San Francisco Planning

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

EXECUTIVE SUMMARY
CONDITIONAL USE

HEARING DATE: SEPTEMBER 2, 2021

Record No.:	**2020-009813CUA**
Project Address:	**18 Palm Avenue**
Zoning:	RM-1 (Residential-Mixed, Low Density) Zoning District 40-X Height and Bulk District
Block/Lot:	1039/038
Project Sponsor:	Steve Walker Steve Walker Studio, Inc. 5309 Fleming Ave Oakland, CA 94619
Property Owner:	Scott Connors 18 Palm Avenue, San Francisco, CA 94118
Staff Contact:	Kalyani Agnihotri – (628) 652-7454 kalyani.agnihotri@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes the expansion of an existing two-story over basement single family dwelling (approximately 927 square feet), without maximizing the principally permitted residential density. The proposal includes the expansion the existing first and third floors with additional bedrooms, bathrooms, laundry, office space, rear stair, roof, electrical, plumbing, and mechanical systems. The project also includes interior remodeling of the existing second floor.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.2, 303 and Interim Zoning Controls – Large Residential Projects in RC, RM, & RTO Districts (2021-000694PCA)[1] to allow the proposed alteration that would result in the expansion of the single-family home, without maximizing the principally permitted residential density within the RM-1 Zoning District.

[1] r0010-21.pdf (sfbos.org)

Issues and Other Considerations

- **Public Comment & Outreach.**
    - Support/Opposition: The Department has received 10 letters in support and 0 letters in opposition to the Project.
    - Outreach: The Sponsor has hosted one meeting within the community, on May 27, 2020.
- **Tenant History:**
    - Are any units currently occupied by tenants: (N)
    - Have Any tenants been evicted within the past 10 years: (N)
    - Have there been any tenant buyouts within the past 10 years: (N)

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the project does not maximize the principally permitted residential density, the proposed alteration is modest in size and retains and upgrades an existing single family home in a moderate manner and design. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Project Sponsor Brief

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PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.2, 303 OF THE PLANNING CODE, AND INTERIM ZONING CONTROLS FOR LARGE RESIDENTIAL PROJECTS IN RC, RM, & RTO DISTRICTS (2021-000694PCA) TO ALLOW THE EXPANSION OF AN EXISTING TWO-STORY OVER BASEMENT SINGLE FAMILY DWELLING (APPROXIMATELY 927 SQUARE FEET), WITHOUT MAXIMIZING THE PRINCIPALLY PERMITTED RESIDENTIAL DENSITY AT 18 PALM AVENUE (ASSESSOR'S BLOCK 1039 LOT 038) WITHIN THE RM-1 (RESIDENTIAL-MIXED, LOW DENSITY) ZONING DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 17, 2021, Steve Walker of Steve Walker Studio, Inc. (hereinafter "Project Sponsor") filed Application No. 2020-009813CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to expand an existing two-story over basement single family dwelling (hereinafter "Project") at 18 Palm Avenue, Block 1039 Lot 038 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") under Class 1 categorical exemption.

On September 2, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-009813CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-009813CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2020-009813CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

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

2. **Project Description.** The Project includes the alteration of the existing two-story over basement single family dwelling to expand the existing first and third floors (approximately 927 square feet) with additional bedrooms, bathrooms, laundry, office space, rear stair, roof, electrical, plumbing, and mechanical systems. The Project also includes interior remodeling of the existing second floor.

3. **Site Description and Present Use.** The Project is located on Lot 038 in Assessor's Block 1039, with lot area approximately 3,600 square feet, which has approximately 30-ft of frontage along Palm Avenue and lot depth of 120 feet. The Project Site contains one existing, two-story over basement dwelling, measuring 4,620 square feet.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RM-1 Zoning District in the Presidio Heights neighborhood. The immediate context is mixed in character with mainly residential, and some institutional uses. The immediate neighborhood includes two-to-three-story residential development to the north, south, east, and west. The Project Site is located within the boundaries of the Jordan Park Historic District. Other zoning districts in the vicinity of the Project Site include RH-1 (D) (Residential, House – One Family, Detached), RM-2 (Residential Mixed, Moderate Density) Zoning Districts.

5. **Public Outreach and Comments.** The Department has received correspondence from 10 people regarding the proposed Project. This correspondence has primarily expressed support to the Project. The Department has not received any letters in opposition to the Project.

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

   A. Residential Density. Planning Code Section 209.1 permits three dwelling units per lot or one dwelling per 800 square feet of lot area within an RM-1 Zoning District.

   The existing use of the property is a single-family dwelling. The Project will not maximize the permitted density within an RM-1 Zoning District with one existing dwelling unit and no new dwelling units are proposed.

   B. Front Setback. Planning Code Section 132 requires a front setback that is based on average of adjacent properties or if subject property has a Legislated Setback.

   The Project has a Legislated Setback of 8 feet and an additional front setback of 4 feet. The Project is compliant with the front setback requirement.

   C. Rear Yard. Planning Code Section 134 requires a minimum rear yard depth of 45 percent of the total

lot depth or the average of adjacent neighbors within an RM-1 Zoning District.

The subject lot is 120 feet long with a required rear yard of 54 feet. A non-compliant rear yard of depth equal to 27 percent of the total depth of the lot exists on the Project Site. The Project does not propose any changes to the existing rear yard.

D. Open Space. Planning Code Section 135 requires either 100 square feet of private open space per dwelling unit, or 133 square feet of common open space per dwelling unit within an RM-1 Zoning District.

The Project proposes a rear yard that is approximately 38 feet deep by 30 feet wide, totaling 1,140 square feet. Additionally, there is an existing, approximately 263 square foot deck on the second floor, proposed for remodel. The Project is compliant with the open space requirement.

E. Dwelling Unit Exposure. Planning Code Section 140 requires that in each dwelling unit in any use district the required windows of at least one room that meets the 120-square-foot minimum superficial floor area requirements of Section 503 of the Housing Code shall face directly onto an open area of either a public street, alley at least 20 feet in width, side yard at least 25 feet in width, rear yard meeting the requirements of the Planning Code, or an open area (whether an inner court or space between separate buildings on the same lot) which is unobstructed for no less than 25 feet in every horizontal dimension.

The primary dwelling unit faces directly onto the required rear yard and Palm Avenue, which both meet the requirements of the Planning Code.

F. Off-Street Parking. Planning Code Section 151 permits 1.5 off-street automobile parking spaces for every dwelling unit provided.

The Project includes an existing 2-car garage for off-street parking spaces. A maximum of 2 off-street parking spaces are permitted for a building with one dwelling unit.

G. Residential Child Care Fee. Planning Code Section 414A requires that any residential development project that results in additional space in an existing dwelling unit of more than 800 gross feet or proposes a net increase in the number of dwelling units on the property, shall be subject to the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes a net increase of 927 gross square feet. Therefore, the Project is subject to the Residential Child Care Impact Fee.

7. **Interim Zoning Controls for Large Residential Projects in RC, RM & RTO Districts.** The Interim Zoning Control requires a mandatory Conditional Use Authorization for any residential development in the RM district, if it does not meet the following criteria:

(1) The Project increases density on a subject lot;

(2) The Project does not include any single unit greater than 2,000 square feet in size, and;

(3) The Project would be subject to Conditional Use Authorization under any other provision of the Planning Code.

(4) The Project proposes an expansion that is 25% or less of the existing residential building, provided that the Project:

a) Does not increase the size of any unit that is already larger than 2,000 square feet in size;

b) Does not create any new unit that is greater than 2,000 square feet in size, and;

c) Does not cause an existing unit that is less than 2,000 square feet in size to be larger than 2,000 square feet in size.

The Project does not propose to maximize the principally permitted residential density. It includes an existing dwelling unit measuring approximately 4,620 square feet, that is greater than 2,000 square feet in size. The proposed expansion is greater than 25% of the existing residential building and it results in an increase in the size of the existing unit that is already larger than 2,000 square feet in size. Therefore, the Project is subject to a Conditional Use Authorization.

8. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

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

The use and size of the Project is compatible with the surrounding neighborhood. The Project would expand an existing approximately 4,620 square foot single-family dwelling unit. The Project will result in a dwelling unit approximately 5,547 square foot in size. The building will be in conformity with the requirements of the Planning Code and consistent with the objectives of the Residential Design Guidelines. Overall, the construction of one additional dwelling unit is necessary, desirable, and compatible with the City at-large.

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

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

The height of the existing building will be increased by 3 feet 4 inches to 31 feet 10 inches, which is within the 40 feet height limit of the RM-1 Zoning District. The proposed work will alter the existing building envelope, yet within the allowable buildable area. The Project will not alter the existing appearance or character of the project vicinity.

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

The Planning Code does not require off-street parking or loading and allows a maximum of 1.5 automobile spaces per dwelling unit. The garage will provide two off-street parking spaces, in addition to one (1) Class 1 bicycle space. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

As the Project is residential in nature, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.

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

The Project is residential in nature and will be landscaped accordingly.

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

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

D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed Project is consistent with the stated purposed of RM-1 District, which is characterized by a mixture of houses and apartment buildings, where overall density of units remains low, buildings are moderately scaled and segmented. The Project is consistent with the Planning Code requirements for dwelling units in an RM-1 Zoning District.

9. **Interim Zoning Controls for Large Residential Projects in RM District[1] Findings.** Interim Zoning Controls, introduced on January 22, 2021, amended Planning Code Sections 209 and 303, subjects parcels in Residential-Commercial Combined (RC), Residential - Mixed (RM) and Residential - Transit Oriented (RTO) districts, to a mandatory Conditional Use Authorization for any residential development that does not maximize their principally permitted residential density, this includes any single unit greater than 2,000 square feet in size, that does not meet site constraint and small expansion exceptions as outlined in the legislation or those developments that would not otherwise be subject to Conditional Use Authorization under any other provision of the Planning Code. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

[1] r0010-21.pdf (sfbos.org)

A. The proposed project is not resultant of demolition, merger, or conversion of affordable or rent-controlled housing, or the removal of a Residential Flat.

The Project Site contains an existing single-family dwelling unit that was constructed in 1900 and is not a replacing affordable or rent-controlled housing and is not removing any Residential Flat.

B. Existing housing and neighborhood character will be conserved and protected to preserve the cultural and economic diversity of our neighborhoods.

The Project retains the existing housing unit on site and promotes the conservation of the neighborhood character by proposing a modest addition and structural upgrades to the existing single-family dwelling.

C. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The existing use of the building is a single-family dwelling, which is being retained. The existing use is characteristic of the neighborhood. The Project proposes to upgrade the existing conditions of the dwelling by adding habitable living space and carrying out necessary structural remediations to ensure safety of the current residents.

D. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project proposes an addition that is in keeping with the scale of development in the district and ensures minimal visual impact to the surrounding neighborhood.

To summarize, the Project proposes a modest addition (measuring approximately 927 square feet) and structural upgrades to the existing single-family dwelling to ensure the retention and maintenance of existing housing stock. The existing unit, built in 1900, is already larger than 2,000 square feet, thereby requiring a Conditional Use Authorization under the Interim Zoning Controls even if a small expansion (less than 25% of existing building) were to be proposed for the improvement of existing conditions. The Project is designed to compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing and height to the existing structures in the neighborhood.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2

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

Policy 2.4
Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

Policy 2.5
Encourage and support the seismic retrofitting of the existing housing stock.

The Project retains and upgrades a single-family home in a manner that is consistent with the prevalent pattern of development within the immediate neighborhood and proposes structural remediation of the existing building along with an addition of approximately 927 square feet. The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code and will improve the existing dwelling unit to ensure long term habitation and safety.

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

Policy 4.1
Develop new housing, and encourage the remodeling of existing housing, for families with children.

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.

The Project proposes to remodel and expand an existing single-family dwelling.

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.

The subject property is within an RM-1 Zoning District which is characterized by low density residential development along with other uses. The Project proposes to remodel and modestly expand the existing dwelling unit. Furthermore, the proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions, and massing for the surrounding neighborhood.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1
EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2
Recognize, protect, and reinforce the existing street pattern, especially as it is related to topography.

Policy 1.3
Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7
Recognize the natural boundaries of districts and promote connections between districts.

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing and height to the existing structures in the neighborhood. The proposed addition has been set back from the existing front façade of the building to ensure that the proposed addition has minimal visual impact. The proposed façade and massing of the addition reflects the existing architectural character and incorporates a moderated front façade in keeping with the neighborhood development pattern.

The Project expansion of the existing first and third floors (approximately 927 square feet) of an existing two-story over basement single family dwelling. The proposed expansion, although does not maximize the principally permitted density of the RM-1 zoning district, is modest in size and will provide necessary structural remediations of the existing dwelling unit. Furthermore, the Project proposes an addition that is consistent with the prevalent pattern of development within the immediate neighborhood. The proposal also includes interior remodeling and facade alterations limited to one new window that is street visible, and four new windows on the side that are not street visible. The proposed addition and alterations are compliant with the Planning Code and the Residential Design Guidelines. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

11. **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 neighborhood-serving retail uses. The Project consists of one existing dwelling unit, which does not affect the existing neighborhood-serving retail uses.

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 possesses existing housing. The Project would expand and structurally improve the existing single-family dwelling on site, thus resulting in the preservation of the existing neighborhood housing stock. The Project 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 does not affect the existing affordable housing stock in the City and therefore, preserves the supply of affordable housing.

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

The Project Site is served by nearby public transportation options. The Project one block away from a Muni bus stop and serviced by a Muni bus line (1 California). In addition, the Project is also serviced by the 33 Ashbury/18th Street bus route. Residents would be afforded proximity to a bus line. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.

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.

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 constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

Currently, the building on the Project Site is classified as a contributor to the eligible Jordan Park Historic District. The Project will be designed in a manner that is compatible with the existing architectural character of the district, using design elements that embody the various architectural styles of Jordan Park.

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

The Project does not affect parks and open space and their access to sunlight and vistas., Since the Project is not more than 40-ft tall, additional study of the shadow impacts was not required per Planning Code Section 295.

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

13. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-009813CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 18, 2021, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 2, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: September 2, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the expansion of an existing two-story over basement single family dwelling (approximately 927 square feet), without maximizing the principally permitted residential density. The proposal includes the expansion the existing first and third floors with additional bedrooms, bathrooms, laundry, office space, rear stair, roof, electrical, plumbing, and mechanical systems; and interior remodeling of the existing second floor The project is located at 18 Palm Avenue, Block 1039, and Lot 039 pursuant to Planning Code Section(s) 209.2, 303 and Interim Zoning Controls For Large Residential Projects in RC, RM, & RTO Districts within the RM-1 District and a 40-X Height and Bulk District; in general conformance with plans, dated August 18, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2020-009813CUA and subject to conditions of approval reviewed and approved by the Commission on September 2, 2021 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 2, 2021 under Motion No XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

   For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,

www.sfplanning.org

Design – Compliance at Plan Stage

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

   For information about compliance, contact the Case Planner, Planning Department at 628.652.7454, www.sfplanning.org

7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

   For information about compliance, contact the Case Planner, Planning Department at 628.652.7454, www.sfplanning.org

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

   For information about compliance, contact the Case Planner, Planning Department at 628.652.7454, www.sfplanning.org

Parking and Traffic

9. **Bicycle Parking.** The Project shall provide no fewer than one (1) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

10. **Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than two (2) off-street parking spaces.

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

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

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

Provisions

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

    For information about compliance, contact the Case Planner, Planning Department at 628.652.7454, www.sfplanning.org

Monitoring - After Entitlement

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

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

14. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

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

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

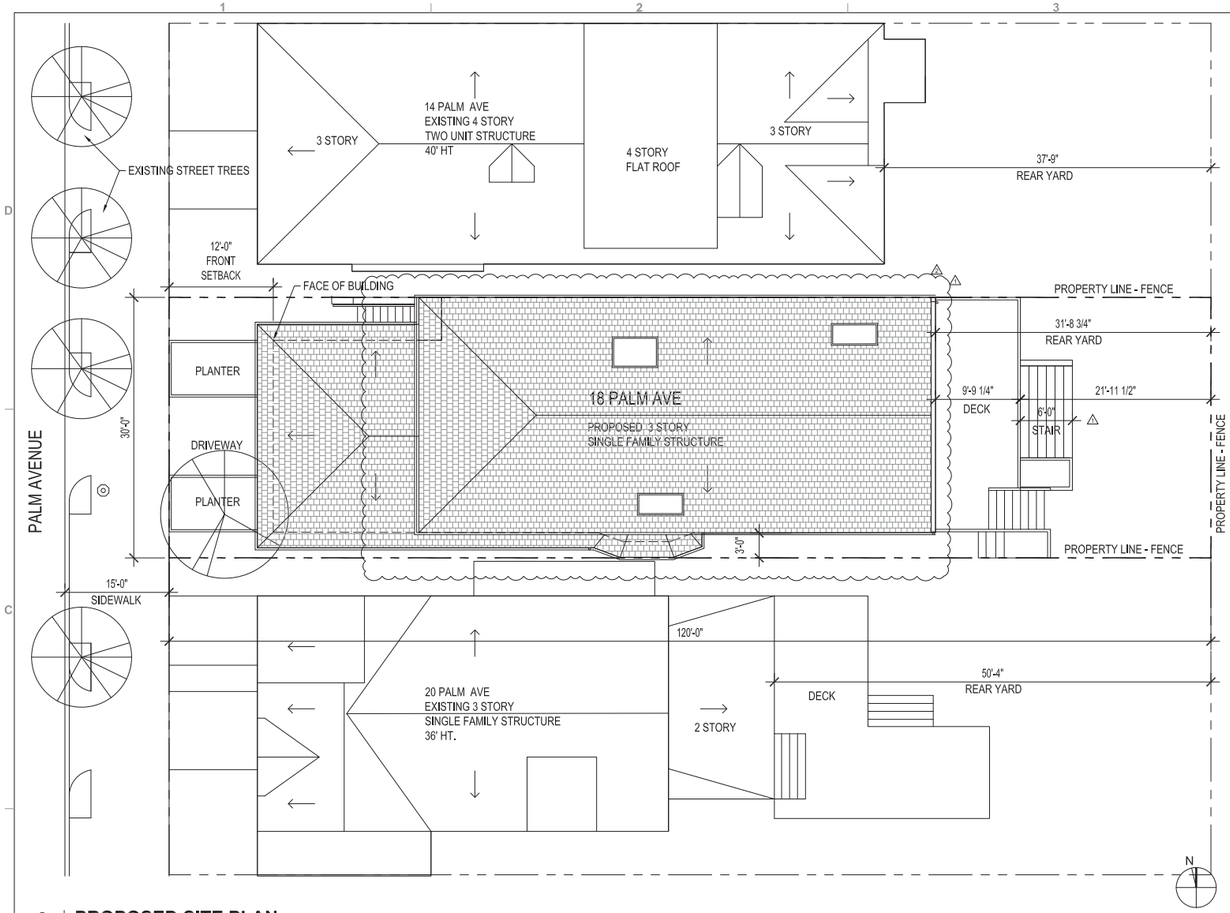
Operation

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

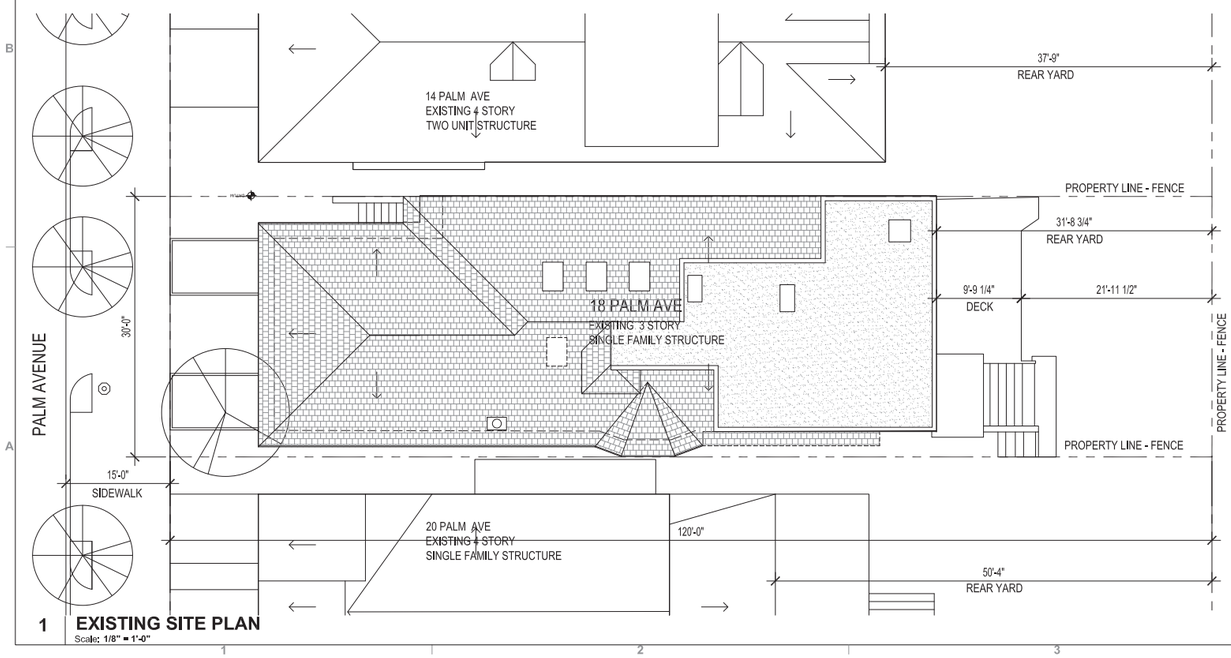
    For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

17. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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



2 **PROPOSED SITE PLAN**
Scale: 1/8" = 1'-0"



1 **EXISTING SITE PLAN**
Scale: 1/8" = 1'-0"

INDEX OF DRAWINGS (41 SHEETS)

PROJECT INFORMATION

ITEM	DATA
SITE ADDRESS:	18 PALM AVENUE
BLOCK / LOT	1039 / 38
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
EXISTING OCCUPANCY:	R-3
PROPOSED OCCUPANCY	R-3
CONSTRUCTION:	TYPE V-B, UN-SPRINKLERED
NUMBER OF STORIES	3
ZONING	RM-1
HEIGHT& BULK DISTRICT	40-X
F.A.R.	1.8 TO 1
LOT AREA	3,600 SF
ALLOWABLE BUILDING AREA	6,480 SF
PROPOSED BUILDING AREA	5,547 SF
BLDG HEIGHT EXISTING	28'-6"
BLDG HEIGHT PROPOSED	33'-0"

BUILDING AREA SF

	EXISTING	PROPOSED	PERMITTED
FIRST LEVEL	1,671	1,963	
SECOND LEVEL	1,973	1,973	
THIRD LEVEL	976	1,611	
TOTAL	4,620	5,547	6,480

PROJECT DIRECTORY

CLIENT: SCOTT & CHRISTINE CONNORS	18 PALM AVE SAN FRANCISCO, CA 94118	P: (510) 219-0163 E: SCOTTRCONNORS@GMAIL.COM
ARCHITECT: STEVE WALKER STUDIO,INC. STEVE WALKER	5309 FLEMING AVE, OAKLAND, CA 94619	P: (925) 350-1946 E: STEVE@STEVEWALKERSTUDIO.COM
GENERAL CONTRACTOR: TEUTONIC CONSTRUCTION JAMIE MCGRATH	850 SHOTWELL STREET SAN FRANCISCO, CA 94110	P: (415) 359-4482 E:JMCGRATH@TEUTONIC-CM.COM
STRUCTURAL ENGINEER:DOLMEN CONSULTING ENGINEERS, INC DIARMUD MAC NEIL	2595 MISSION STREET SUITE 200 SAN FRANCISCO CA 94110	P:(415) 409-9200 xt. 101 E:DIARMUD@DOLMEN-ENGINEERS.NET

SCOPE OF WORK

ALTERATION/ADDITION TO AN EXISTING 3 STORY SINGLE FAMILY RESIDENCE INCLUDING NEW WALLS, STAIR, ROOF AND ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS

DEMO CALCULATIONS (SFPC 317)

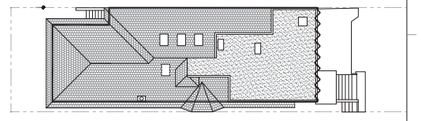
FRONT AND REAR FACADE (LINEAL FEET)

	TO REMAIN	DEMOLISH	TOTAL
WEST FACADE	27.0'	0.0'	27.0'
EAST FACADE	1.25'	25.75'	27.0'
TOTAL	28.25'	25.75'	54.0'
	52%	48%	100%

EXTERIOR WALL REQUIREMENT (LINEAL FEET)

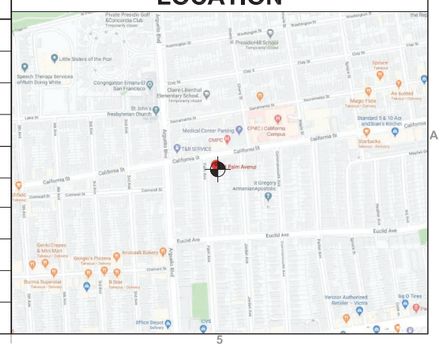
	TO REMAIN	DEMOLISH	TOTAL
WEST FACADE	27.0'	0.0'	27.0'
EAST FACADE	1.25'	25.75'	27.0'
NORTH FACADE	76.2'	0.0'	76.2'
SOUTH FACADE	76.2'	0.0	76.2'
TOTAL	180.65'	25.75'	206.4'
	87%	13%	100%

EXTERIOR WALLS TO BE DEMOLISHED
EXTERIOR WALLS TO REMAIN



VICINITY

LOCATION



18 Palm Avenue

SWS
SWS - Steve Walker Studio, Inc.
5309 Fleming Ave
Oakland, CA 94619
925.350.1946
www.stevewalkerstudio.com

No.	Date	Issues and Revisions	
	05/06/20	SCHEMATIC DESIGN	SW
	06/01/20	BUILDING PERMIT	SW
	08/12/20	PRICING SET	SW
1	03/06/21	PCR-1	SW
2	06/07/21	PCR-2	SW

Scale

Original Sheet 24" x 36"

Ref.
North

N

Stamp

LICENSED ARCHITECT
STEPHEN R. WALKER
No. C-30281
REN. 7/31/21
STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

GENERAL INFORMATION
SITE PLAN

Sheet

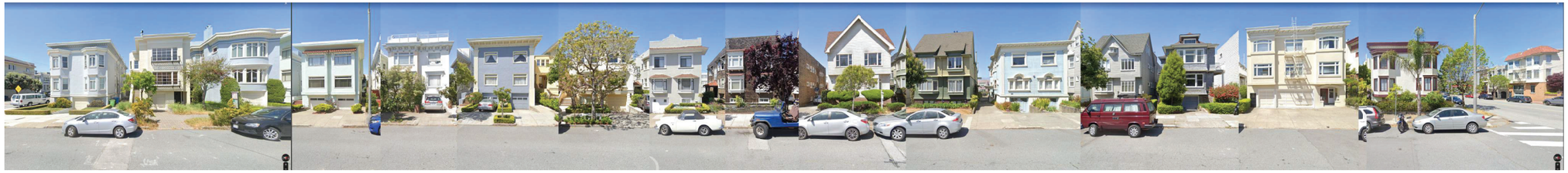
G-001

Project Phase

CONSTRUCTION DOCUMENTS

18 PALM AVE

2 | PALM AVENUE LOOKING EAST
Scale: N.T.S.

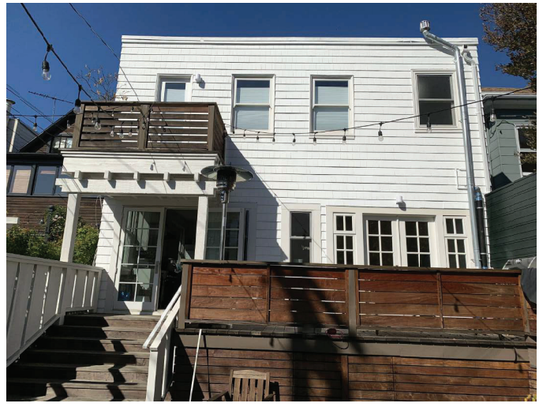


OPPOSITE
18 PALM AVE

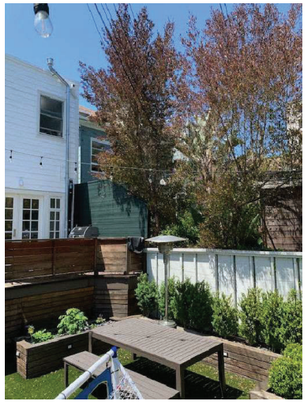
2 | PALM AVENUE LOOKING WEST
Scale: N.T.S.

1 18 PALM AVE FRONT VIEW

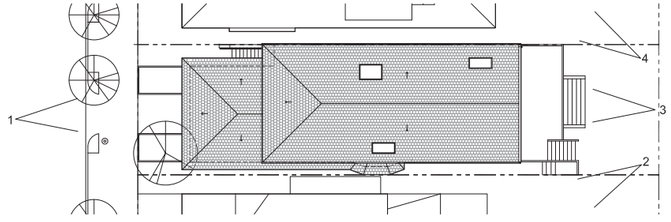
2 20 PALM AVE REAR VIEW



3 18 PALM AVE REAR VIEW



4 14 PALM AVE REAR VIEW



KEY

2 | PROPERTY PHOTOS
Scale: N.T.S.

18 Palm Avenue

SWS | Steve Walker Studio, Inc.
5309 Fernley Ave.
Oakland, CA 94619
925.350.1946
www.stevewalkerstudio.com

No.	Date	Issues and Revisions	
	05/06/20	SCHEMATIC DESIGN	SW
	06/01/20	BUILDING PERMIT	SW

Scale

Original Sheet 24" x 36"

Ref.
North

Stamp

LICENSED ARCHITECT
STEPHEN R. WALKER III
No. C-30281
REN. 7/31/21
STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

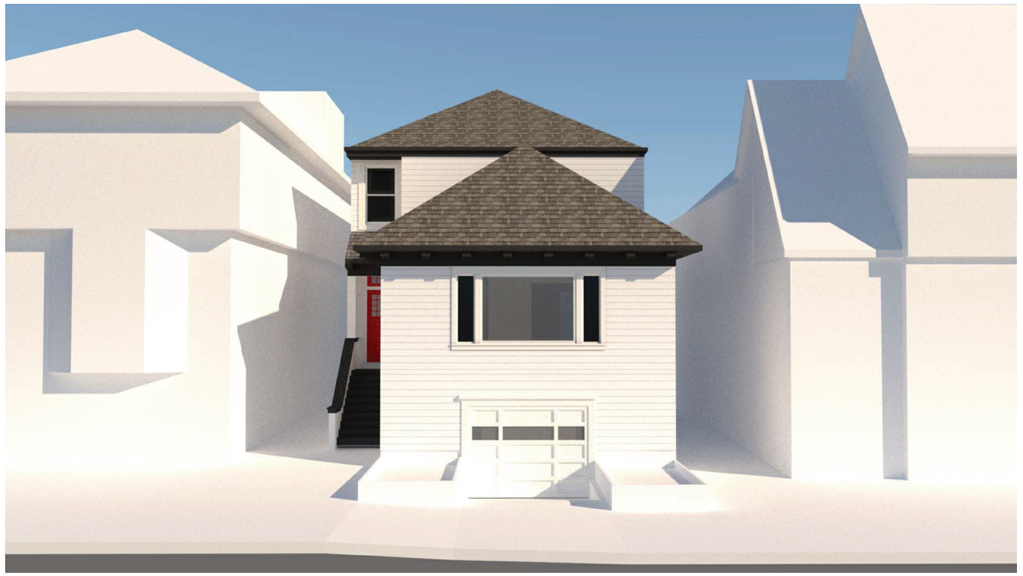
GENERAL INFORMATION
SITE PHOTOS

Sheet

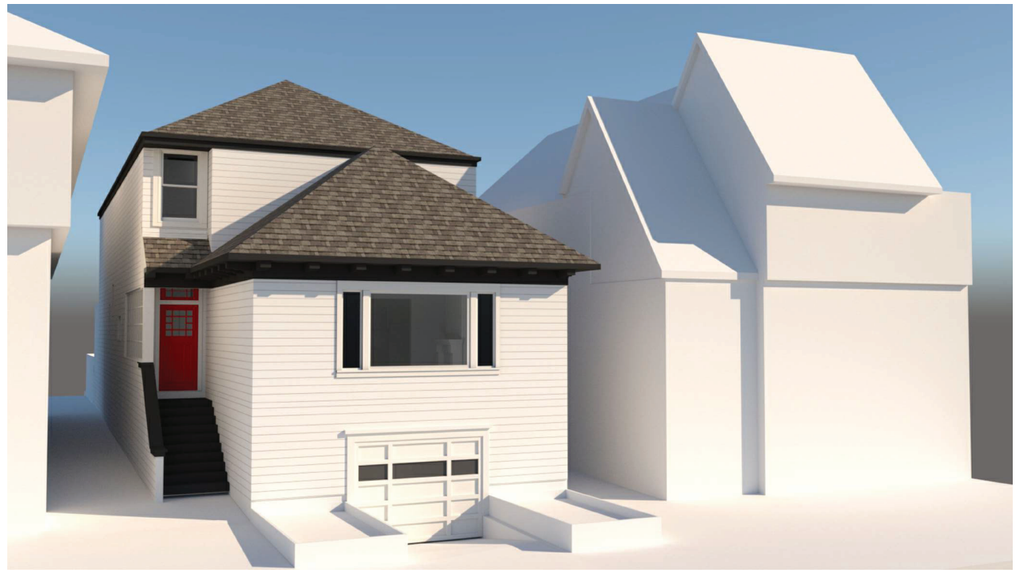
G-002

Project Phase

DESIGN DEVELOPMENT



18 PALM AVE PROPOSED STREET VIEW



18 PALM AVE PROPOSED STREET VIEW

18 PALM AVE COMPOSITE STREET VIEW

18 PALM AVE COMPOSITE STREET VIEW

1 | 3D MODEL PERSPECTIVES

Scale: N.T.S.

18 Palm Avenue

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Castro Ut, CA 94547
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No.	Date	Issues and Revisions	
	05/06/20	SCHEMATIC DESIGN	SW
	06/01/20	BUILDING PERMIT	SW
	08/12/20	PRICING SET	SW
1	03/06/21	PCR-1	SW
2	06/07/21	PCR-2	SW

Scale

Original Size 24" x 36"

Ref.
North

Stamp

LICENSED ARCHITECT
STEPHEN R. WALKER JR.
20281
REN. 7/31/21
STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

PERSPECTIVE VIEWS

Sheet

G-003

Project Phase

CONSTRUCTION DOCUMENTS

GENERAL NOTES

G1	Provide each bedroom, basement, and habitable attics with a minimum of one exterior window with a 44" maximum clear opening height, 5.7 sq. ft. minimum clear openable area (minimum 5.0 sq. ft. at grade floor openings), 24" minimum clear openable height and 20" minimum clear width, or an openable exterior exit door. (CRC R310.2.1 and CRC R310.2.2) Window wells, ladders, and steps shall comply with CRC R310.2.3. Bars, grilles, covers, ands screens shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs to operate the emergency escape and rescue openings. (CRC R310.4)
G2	Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated with Energy Star approved equipment (minimum 50cfm) with an integral humidistat installed. (CRC R303.3.1)
G3	Provide attic cross ventilation: 1/150 of attic area or 1/300 with at least 40% but more than 50% of vents are 3 ft. above eave and balance is at eave.Provide minimum of 1" inch of air space between insulation and roof sheathing. (CRC R806)
G4	The following areas shall have safety glazing: (CRC R308.4) + Sliding/swinging glass doors + Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and swimming pools where the glazing is less than 60 inches above the standing surface within the compartment and within 60 inches horizontally of the water's edge (CRC R308.4.5) + Glazing within a 24" arc of a door that is less than 60 inches above the floor. Glazing installed perpendicular to a door in a closed position and within 24 inches of the door only requires safety glazing if it is on the hinge side of an inswing door. (CRC R308.4.2). + Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18 in. and at least 36 in. above the floor, and adjacent to a walking surface + Within 60in. of the bottom tread of a stairway and less than 36in. above the landing + Glazing in guards and railings + Glazing adjacent to stairways, landings, and ramps within 36in. horizontally of the walking surface less than 36in. above the walking surface
G6	Provide landings and a porch light at all exterior doors. Landings are to be minimum 3 ft deep x width of door. Landings at required egress doors may step down a maximum of 7.75 inches when the door does not swing over the landing and 1.5 inches when door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75 inches maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3-R311.3.2)

FOUNDATIONS & SLABS

F1	Slope drainage 6" within the first 10ft. from the foundation wall. If physical obstructions or lot lines prohibit the 10ft distance, a 2-5 percent slope shall be provided to an approved alternative method of diverting the water away from the foundation. Impervious surfaces shall also be sloped a minimum of 2 percent for 10ft away from structures to an approved drainage way. (CRC R401.3)
F2	Footings shall extend at least 12 inches into the undisturbed ground surface. (CRC R403.1.4)
F3	Stepped footings shall be used when slope of footing bottom is greater than 1 in 10 (V: H)
F4	Concrete slabs: 3 ½" minimum (CRC R506.1). Slabs under living areas and garages shall be reinforced with wire 6" x 6", 10 gauge x 10 gauge welded mesh or equivalent steel reinforcement and 4" thickness of 3/8 minimum gravel under the concrete slab. Separate from soil with a 6 mil polyethylene vapor retarder with joints lapped not less than 6 inches in living areas. A capillary break shall be installed when a vapor retarder is required
F5	Provide 18" X 24" foundation access through the floor or 16"X24" access through a perimeter wall. (CRC R408.4)
F6	Minimum sill bolting: ½" anchor bolts or approved anchors at 6 ft. o.c. maximum for one-story (CRC R403.1.6). Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embed bolts 7" minimum. The anchor bolts shall be placed in the middle third of the width of the plate. Locate end bolts not less than 7 bolt diameters, nor more than 12" from ends of sill members. In SDC D0 and above: Provide 3"X3"X0.229 plate washers on each bolt at braced or shear wall locations, standard cut washers shall be permitted for anchor bolts not located in braced/shear wall lines

CLEARANCES & TREATMENT FOR WOOD FRAMING

C1	Weather exposed glu-lam, beams and posts shall be pressure treated or shall be wood of natural resistance to decay (CRC R317.1.3 & 5)
C2	Columns exposed to the weather or in basements when supported on concrete pier or metal pedestals shall be pressure treated or natural resistance to decay unless the pier/pedestals project 1" above concrete or 6" above earth and the earth is covered by an approved impervious moisture barrier. (CRC R317.1.4 exc. 1)
C3	Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more and the earth is covered by an impervious moisture barrier. (CRC R317.1.4 exc. 2)
C4	Deck posts supported by concrete piers or metal pedestals projecting not less than 1" above a concrete floor or 6" above exposed earth. (CRC R317.1.4 exc. 3)

ROOF

R1	Provide a minimum 22" x 30" access opening to attic (CRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the California Mechanical Code.
R2	Roof drains/gutters required to be installed per the California Plumbing Code with leaf/debris protection also installed.
R3	All roofing shall be tested/listed Class B minimum.
R4	Asphalt shingles with sloped roofs 2/12 to 4/12 shall have two layers of underlayment applied per CRC R905.2.2.

GARAGE

A1	Garage shall be separated from the dwelling unit & attic area by ½ inch gypsum board applied to the garage side. Garage beneath habitable rooms shall be separated by not less than 5/8" type X gypsum board. Structure supporting floor/ceiling assemblies used for required separations shall have ½" gypsum board installed minimum. Door openings from the garage to the dwelling shall be solid wood/steel doors or honeycomb steel doors not less than 1 3/8" thick or a 20 minute rated fire door. Doors shall be self-closing & self-latching. No openings directly into a sleeping room from the garage. When the dwelling and garage has fire sprinklers installed per R309.6 and R313, doors into the dwelling unit from the garage only need to be self-closing and self-latching. (CRC R302.5.1 & T-R302.6) (Carports open on two or more sides and no enclosed areas above do not require a separation
A2	Ducts penetrating the garage to dwelling separation shall be a minimum of 26 gauge with no openings into the garage. (CRC R302.5.2)
A3	Penetrations through the garage to dwelling separation wall (other than ducts as listed above) shall be fire-blocked per CRC section R302.11, item #4.
A4	Garage and carport floor surfaces shall be non-combustible material and slope to drain towards the garage door opening. (CRC R309.1)
A5	Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18" above floor unless it is listed as flammable vapor ignition resistant. Provide protective post or other impact barrier from vehicles (CMC 308.0).

STAIRS AND GUARDS

S1	Exterior stair stringers must be naturally resistant to decay or pressure treated. (CRC R317.1)
S2	Rise shall be maximum 7.75"; Run shall be 10" minimum; headroom 6'-8" minimum; width 36" minimum, 31.5" between a handrail on one side and 27" with handrails on two sides. Variation between riser heights 3/8" maximum. A nosing not less than .75 inches but not more than 1.25 inches shall be provided on stairways with solid risers where the tread depth is less than 11 inches. The leading edge of treads shall project not more than 1.25 inches beyond the tread below. Open risers are permitted, provided the opening between the treads does not permit the passage of a 4" sphere. (Openings are not limited when the stair has a rise of 30" or less). (CRC R311.7)
S3	Stairways with 4 or more risers shall have a handrail on one side 34" to 38" above the tread nosing. Circular handrails shall have an outside diameter of 1.25"-2"; if not circular, it shall have a perimeter dimension of 4"-6.25" with a maximum cross sectional dimension of 2.25". See R311.7.8.3 item# 2 for type II handrails with a parameter over 6.25". A minimum clearance of 1.5" shall be maintained from the wall or other surface. Handrails shall be returned, terminate in newel posts, or safety terminals. (CRC R311.7.8.2)
S4	Guards shall be 42" minimum height (unless acting as a handrail/guard for a stairway; the guard height may be 34"-38" in height), with openings less than 4" inches clear (guards on the open sides of stairs may have 4 3/8" openings). (CRC R312)
S5	Provide landings at the top/bottom of the stairway the width of the stairway. The depth of the landing shall be 36" minimum. (see CRC R311.7.6 for exceptions).
S6	Usable spaces underneath enclosed/unenclosed stairways shall be protected by a minimum of ½" gypsum board. (CRC R302.7)

WALLS

W1	Positive post to beam connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CBC 2304.9.7)
W2	All fasteners used for attachment of siding & into pressure treated lumber shall be of a corrosion resistant type (CRC R317.3).
W3	Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10ft, intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces at the top/bottom of stair stringers. (CRC R302.11)
W4	Provide approved building paper under the building siding and approved flashing at exterior openings (CRC R703.2). Specify a minimum of 2 layers of Grade D paper understucco and 2 layers of 15lb felt (or equivalent) under stone veneer.
W5	Stucco shall have a minimum clearance to earth of 4 inches and 2 inches to paved surfaces with an approved weep screed. (CRC R703.7.2.1) Masonry stone veneer shall be flashed beneath the first course of masonry and provided with weep holes immediately above the flashing. (CRC R703.8.5 and R703.8.6)

DECKS

D1	Guards are required if deck or floor is over 30" above grade, minimum 42" high, with openings less than 4" (CRC R312). Guardrails shall be designed and detailed for lateral forces according to CRC Table 301.5.
D2	Provide deck lateral load connections at each end of the deck and at deck intersections per CRC R507.2.4. Connectors shall have a minimum allowable stress design capacity of 1,500lbs and install with 24" of the end of the deck. 750lb rated devices are allowed (DTT1Z as example) if located evenly at 4 points along the deck.
D3	Posts/columns shall be retrained at the bottom end to prevent lateral displacement; clearly show approved post bases, straps, etc to achieve this per CRC R407.3
D4	Hardware and fasteners to be hot-dipped galvanized, stainless steel, silicon bronzed or copper. (CRC R317.3)

ELECTRICAL

E1	No electrical panels shall be in closets of bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6" high for headroom (CEC 110.26).
E2	A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire placed in the bottom of a footing is required for all new construction. (CEC 250.52(A)(3) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)
E3	All 15/20 ampere receptacles installed per CEC 210.52 shall be listed tamper-resistant receptacles. (CEC 406.12)
E4	All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter. (CEC 210.12)
E5	Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(c)(2)) Provide a minimum of one 20A circuit for bathroom receptacle outlets. (CEC 210.11(C)(3)
E6	Provide at least 1 outlet in basements, garages, laundry rooms, decks, balconies, porches and within 3' of the outside of each bathroom basin. (CEC 210.52 (D), (F) & (G))
E7	Furnaces installed in attics and crawl spaces shall have an access platform (catwalk in attics), light switch and receptacle in the space. Provide a service receptacle for the furnace. (CEC 210.63)
E8	All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))
E9	Garage receptacles shall not serve outlets outside the garage. A minimum of 1 receptacle shall be provided for each car space. (210.52(G)(1))
E10	A 15/20 amp receptacle shall be installed within 50ft of electrical service equipment. (CEC 210.64)
E11	Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, and similar areas counter outlets must be installed in every counter space 12" inches or wider, not greater than 4' o.c., within 24" inches of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 receptacle outlet unless a range top or sink is installed than 2 receptacles may be required. 1 receptacle is required for peninsular counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight counters and 18" for corner installations. (CEC Figure210.52(C)(1))
E12	Receptacles shall be installed at 12' o.c. maximum in walls starting at 6' maximum from the wall end. Walls longer than two feet shall have a receptacle. Hallway walls longer than 10 ft shall have a receptacle in hallways. (CEC 210.52(A))
E13	Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C) Light pendants, ceiling fans, lighting tracks, etc shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
E14	All lighting/fan fixtures located in wet or damp locations shall be rated for the application.(CEC 410.10)
E15	GFCI outlets are required: for all kitchen receptacles that are designed to serve countertop surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, in exterior outlets, within 6' of a laundry/utility/wet bar sinks, laundry areas, and in all garage outlets including outlets dedicated to a single device or garage door opener (CEC 210.8).
E16	Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliancesor with attached garages (CRC R315): + Outside of each separate sleeping area in the immediate vicinity of bedrooms + On every level of a dwelling unit including basements + Alterations, repairs, or additions exceeding 1,000 dollars (May be battery operated
E17	Smoke alarms shall be installed (CRC (R314): + In each room used for sleeping purposes. + Outside of each separate sleeping area in the immediate vicinity of bedrooms. + In each story, including basements. + Shall not be installed within 20ft horizontally of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3(4)). + Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated
E18	All smoke and carbon-monoxide alarms shall be hardwired with a battery backup (smoke alarms shall have a 10-year sealed battery). (CRC R314.4 & R315.1.2)
E19	All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers installed. All receptacles in wet locations shall also be listed weather-resistant type. (CEC 406.9(B)(1)

ENERGY

N1	All ducts in conditioned spaces must include R-4.2 insulation. (California Energy Code 150.1(c)9)
N2	Insulate the first 5' of hot/cold water lines, all lines ¾ inch in diameter or larger, all recirculation piping, piping to storage tanks and all hot water pipes to kitchen fixtures from the water heater. (California Energy Code 150(j)(2))
N3	Isolation water valves required for instantaneous water heaters 6.8kBTU/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a hose bib or other fitting allowing for flushing the water heater when the valves are closed. (CEC 110.3(c)7)
N4	ALL luminaires must be high efficacy (California Energy Code 150.0(k)1A)
N5	Luminaries recessed in insulated ceilings must meet these requirements (California Energy Code 150.0(k)1C): + They must be rated for direct insulation contact (IC). + They must be certified as airtight (AT) construction. + They must have a sealed gasket or caulking between the housing and ceiling to prevent flow of heated or cooled air out of living areas and into the ceiling cavity. + They may not contain a screw base sockets + They shall contain a JA8 compliant light source
N6	In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor. (California Energy Code 150.0(k)2J)
N7	Joint Appendix A (JA8) certified lamps shall be considered high efficacy. JA8 compliantlight sources shall be controlled by a vacancy sensor or dimmer. (Exception: <70sf closets and hallway) (California Energy Code 150.0(k)2K)
N8	Under-cabinet lighting shall be switched separately from other lighting systems. (California Energy Code 150.0(k)2L)
N9	All exterior lighting shall be high efficacy, be controlled by a manual on/off switch and have one of the following controls (the manual switch shall not override the automatic control device): (California Energy Code 150.0(k)3A) + Photo-control and motion sensor + Photo-control and automatic time switch control + Astronomical time clock control turning lights off during the da
N10	All high efficacy light fixtures shall be certified as "high-efficacy" light fixtures by the California Energy Commission.
N11	Contractor shall provide the homeowner with a luminaire schedule giving the lamps used in the luminaires installed. (California Energy Code 10-103(b))
N12	Project shall meet the minimum ventilation and acceptable indoor air quality requirements per ASHRAE Standard 62.2. Window operation is not a permissible method of providing the whole building ventilation airflow required. This is subject to HERS testing. The following label must be attached to the fan switch: "To maintain minimum levels of outside air ventilation required for good health, the fan controlshould be on at all times when the building is occupied, unless there is severe outdoor air contamination." (California Energy Code 150.0(o))

PLUMBING

P1	Underfloor cleanouts shall not be more than 5 FEET from an underfloor access, accessdoor or trap door. (CPC 707.9)
P2	ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
P3	PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or otherwise protected from UV degradation. (CPC 312.14)
P4	The adjacent space next to showers without thresholds shall be considered a "wet location" when using the CRC, CBC, and the CEC. (CPC 408.5)
P5	Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches (32" by 32") and shall also be capable of encompassing a 30" circle. The required area and dimensions shall be measured at a height equal to the top of the threshold and shall be maintained to a point of not less than 70" above the shower drain outlet. (CPC 408.6) Provide curtain rod or door a minimum of 22" in width (CPC 408.5). Showers and tubs with showers require a non-absorbent surfaceup to 6' above the floor. (CRC R307.2)
P6	Water Heaters: Provide pressure relief valve with drain to outside for water heater. (CPC 504.6) Provide seismic strapping in the upper & lower third of the water heater a minimum of 4" above controls. (CPC 507.2) The water heater shall be of an instantaneous type or the following shall be provided (new construction only) (CEC 150(n)): + A 120V receptacles provided within 3ft + A category III or IV vent, or a straight (without bends) Type B vent + Condensate drain that is no more than 2 inches higher than the base of the water heater + Gas supply line with a minimum 200,000 Btu/hr dedicated capacity for the water heater
P7	Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
P8	A 3-inch gravity drain shall be provided at the low point of underfloor spaces, installed so as to provide 1/4-inch per foot grade and terminate at an exterior point of the building protected from blockage. The opening shall be screened with a corrosion-resistant wire mesh with mesh openings of 1/4-inch in dimension. Lengths of the gravity drains over 10 feet in length shall be first approved by the Building Official.(L-V 8.9)
P9	Water heaters located in attics, ceiling assemblies and raised floor assemblies shall show a water-tight corrosion resistant minimum 1 ½" deep pan under the water heater with a minimum ¾ inch drain to the exterior of the building. (CPC 507.5)
P10	Water closet shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (CPC 402.5)
P11	The maximum hot water temperature discharging from a bathtub or whirlpool bath-tub filler shall not exceed 120 degrees F. (CPC 418)
P12	Provide anti-siphon valves on all hose bibs. (CPC 603.5.7)
P13	Floor drains shall be provided with a trap primer. (CPC 1007)
P14	Maximum water flow rates. (CGBSC 4.303.1): + Water Closets: 1.28gpf + Urinals: .125gpf + Kitchen Faucets: 1.8gpm @ 60psi + Lavatory Faucets: 1.2gpm @ 60psi + Showerheads: 2gpm

MECHANICAL

M1	All newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CMC 912.2
M2	Fireplaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible flue dampener control. Continuous burning pilot lights are prohibited. (CEC 150.0(e))
M3	Provide combustion air for all gas fired appliances per CMC Chapter 7.
M4	Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (509.6.2.7)
M5	Gas water heater and furnace are not allowed in areas opening into bathrooms, closets or bedrooms unless installed in a closet equipped with a listed gasketed door assembly and a listed self-closing device with all combustion air obtained from the outdoors. (CPC 504)
M6	Roof top equipment on roofs with over 4/12 slope shall have a level 30"x30" working platform. (CMC 304.2)
M7	Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
M8	Exhaust openings terminating to the outdoors shall be covered with a corrosion resistant screen ¼"-1/2" in opening size (not required for clothes dryers). (CMC 502.1)
M9	Vent dryer to outside of building (not to under-floor area). Vent length shall be 14 ft. maximum. Shall terminate a minimum of 3' from the property line and any opening into the building. (CMC 504.4.2)
M10	Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings into the building and shall not discharge on to a public way. (CMC 502.2.1)
M11	Heating system is required to maintain 68 degrees at 3 ft. above floor level and 2ft from exterior walls in all habitable rooms. (CRC R303.9)

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	05/06/20	SCHEMATIC DESIGN	SW
	06/01/20	BUILDING PERMIT	SW

Scale

Original Sheet 24" x 36"

Ref.
North

Stamp

LICENSED ARCHITECT
STEPHEN R. WALKER III
No. C-30281
REN. 7/31/21
STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

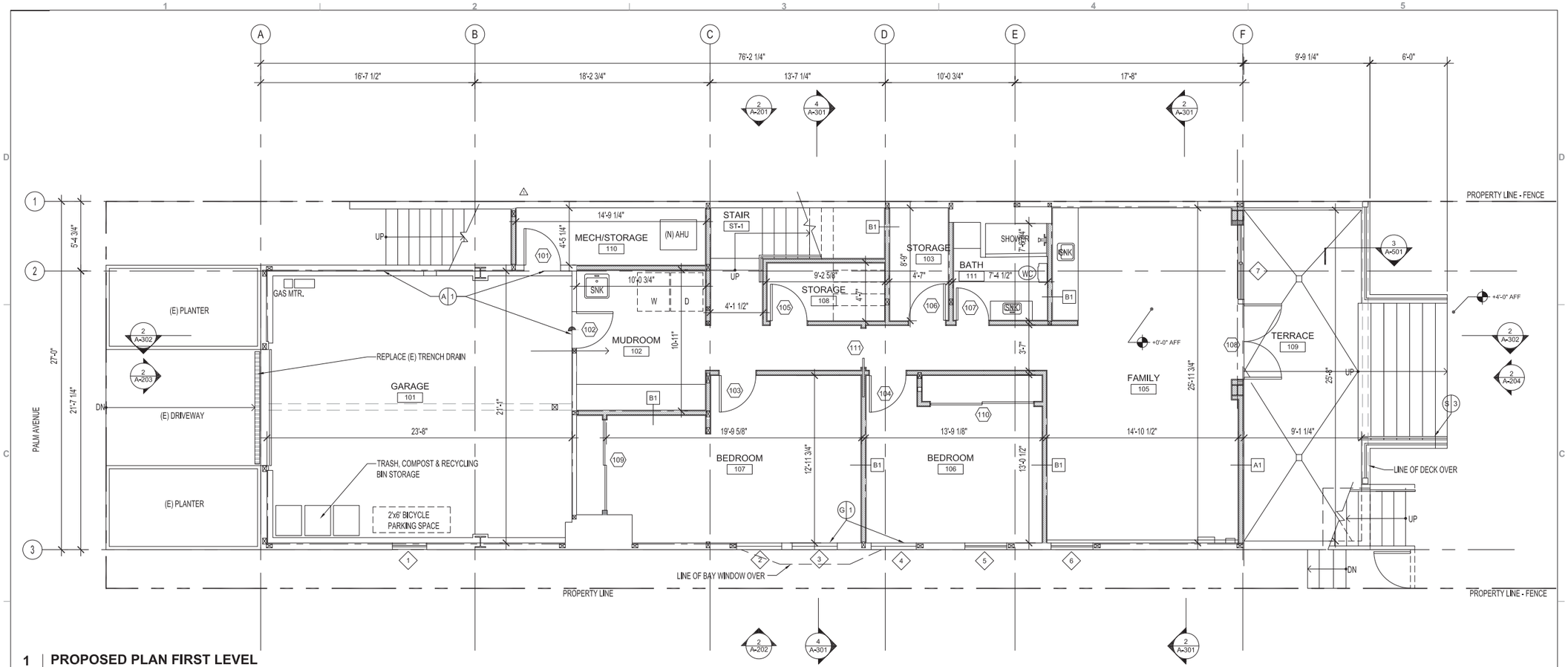
GENERAL KEY NOTES

Sheet

A-001

Project Phase

DESIGN DEVELOPMENT



1 PROPOSED PLAN FIRST LEVEL

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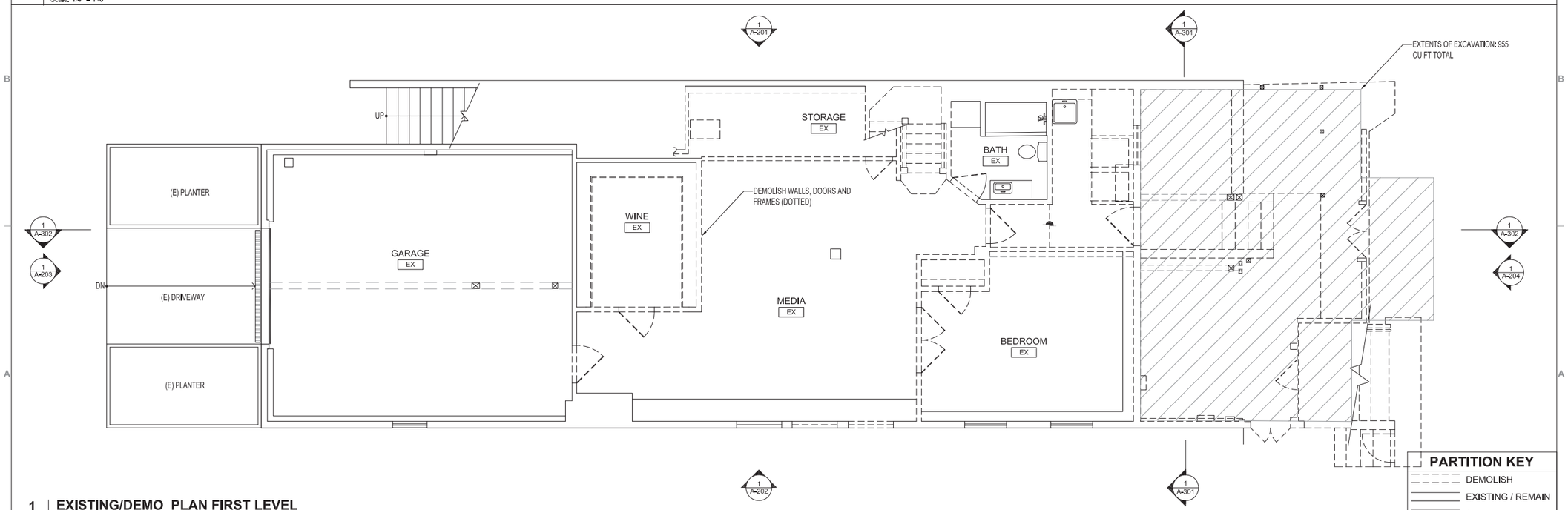

1 EXISTING/DEMO PLAN FIRST LEVEL

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

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	06/01/20	BUILDING PERMIT	SW
	08/12/20	PRICING SET	SW
1	03/06/21	PCR-1	SW
2	06/07/21	PCR-2	SW

Scale: 1/16" 1/8" 1/4" 1" 2"

Original Sheet 24" x 36"

Ref. North

PROJ NORTH

Stamp

LICENSED ARCHITECT STEPHEN R. WALKER III C-23551 REN. 7/31/2021 STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

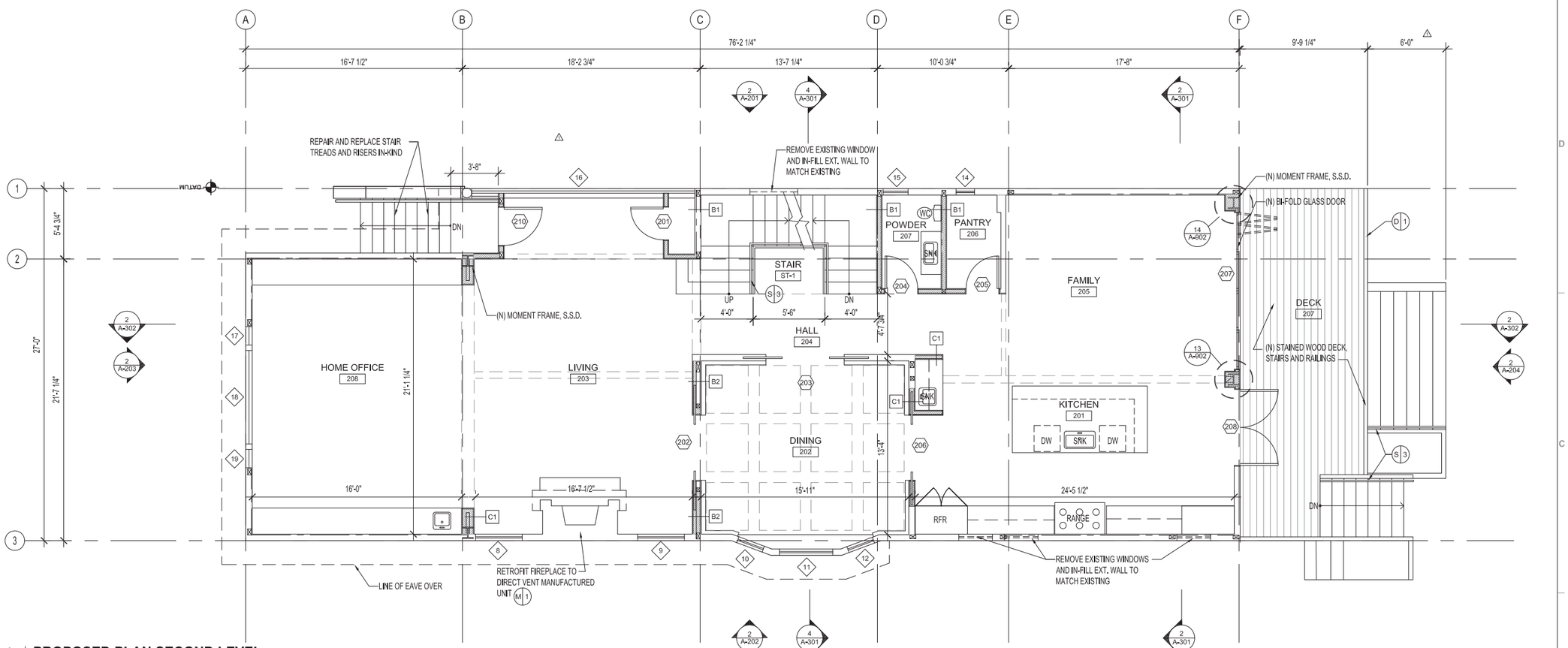
EXISTING / PROPOSED
FIRST LEVEL FLOOR PLAN

Sheet

A-101

Project Phase

CONSTRUCTION DOCUMENTS



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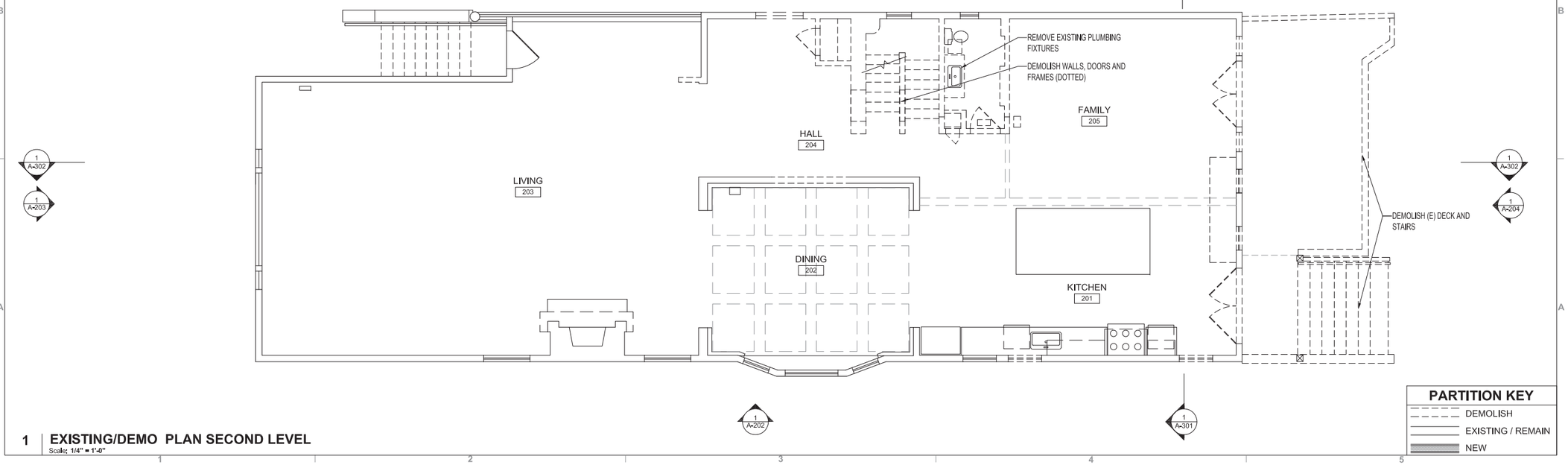

1 | EXISTING/DEMO PLAN SECOND LEVEL
Scale: 1/4" = 1'-0"

18 Palm Avenue

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	08/12/20	PRICING SET	SW
1	03/06/21	PCR-1	SW
2	06/07/21	PCR-2	SW

Scale: 1/8" 1/4" 1/2" 1" 2"

Original Sheet 24" x 36"

Ref. North

PROJ NORTH

N

Stamp

LICENSED ARCHITECT STEPHEN R. WALKER REN. 7/31/21 STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

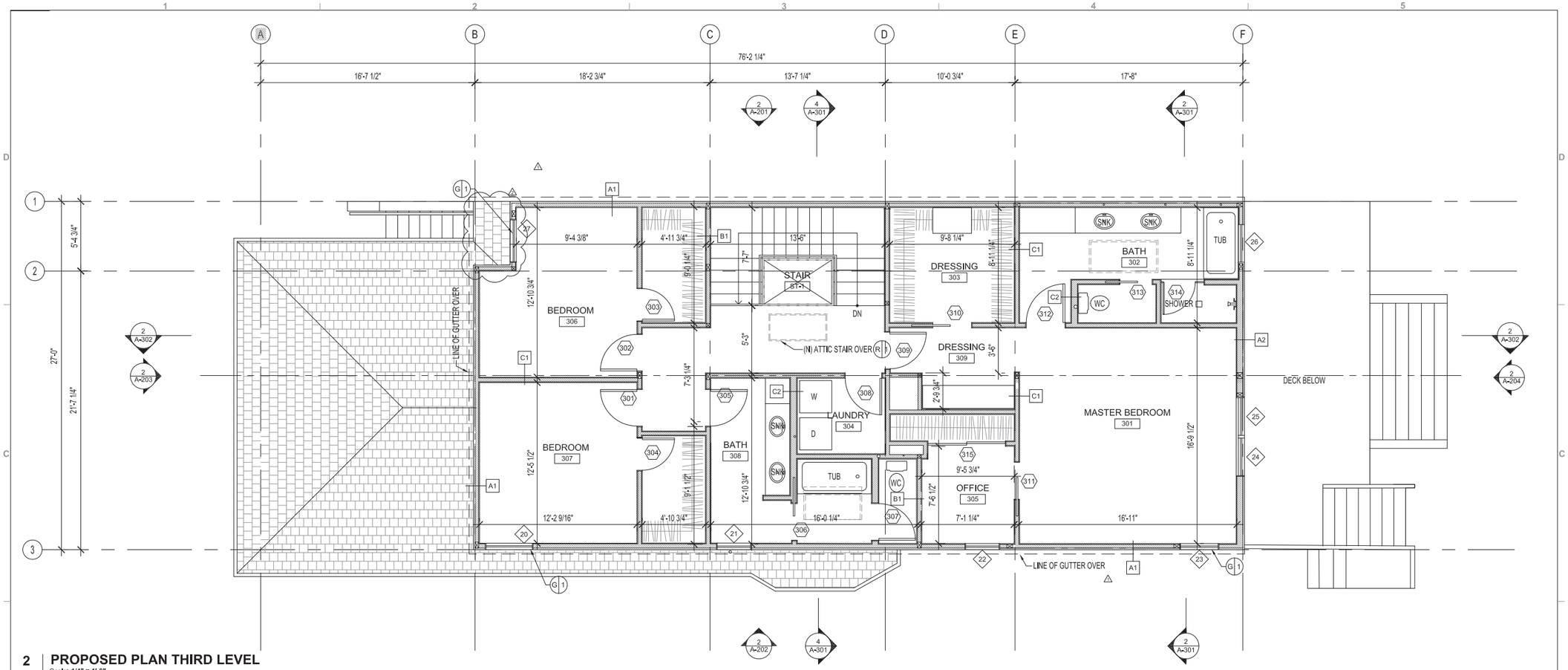
EXISTING / PROPOSED
SECOND LEVEL FLOOR PLAN

Sheet

A-102

Project Phase

CONSTRUCTION DOCUMENTS



2 | PROPOSED PLAN THIRD LEVEL

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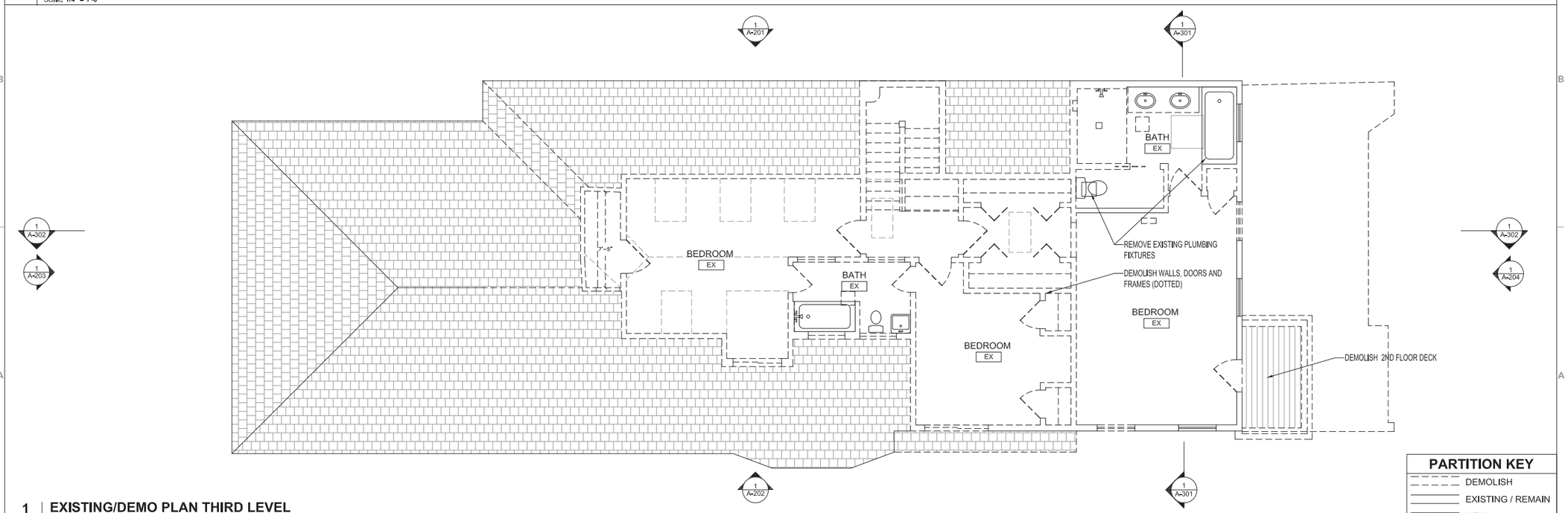

1 | EXISTING/DEMO PLAN THIRD LEVEL

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

PARTITION KEY

- DEMOLISH
- EXISTING / REMAIN
- NEW

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	08/12/20	PRICING SET	SW
1	03/06/21	PCR-1	SW
2	06/07/21	PCR-2	SW

Scale: 1/8" 1/4" 1/2" 1" 2"

Original Sheet 24" x 36"

Ref. North

PROJ NORTH

Stamp

LICENSED ARCHITECT STEPHEN R. WALKER STATE OF CALIFORNIA REN. 7/31/21

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

EXISTING / PROPOSED
THIRD LEVEL FLOOR PLAN

Sheet

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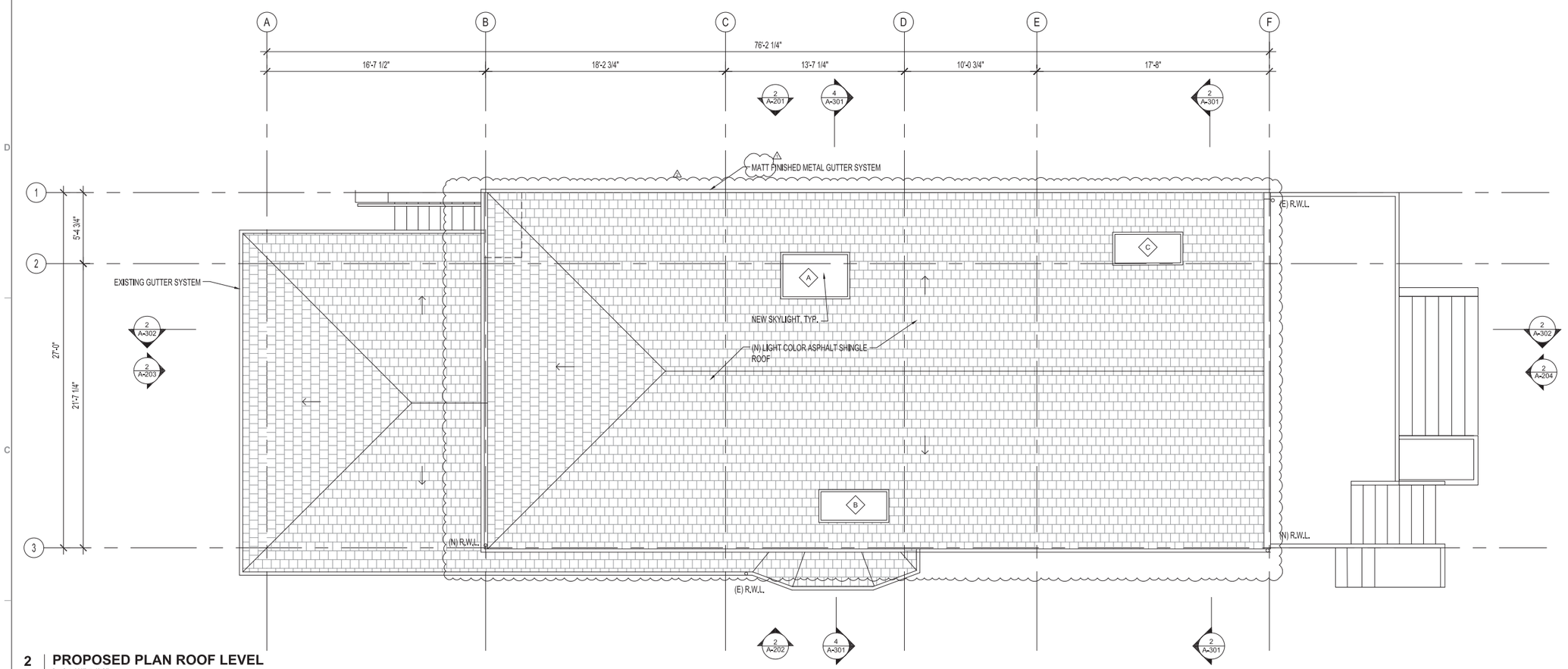
Project Phase

CONSTRUCTION DOCUMENTS



2 PROPOSED PLAN ROOF LEVEL

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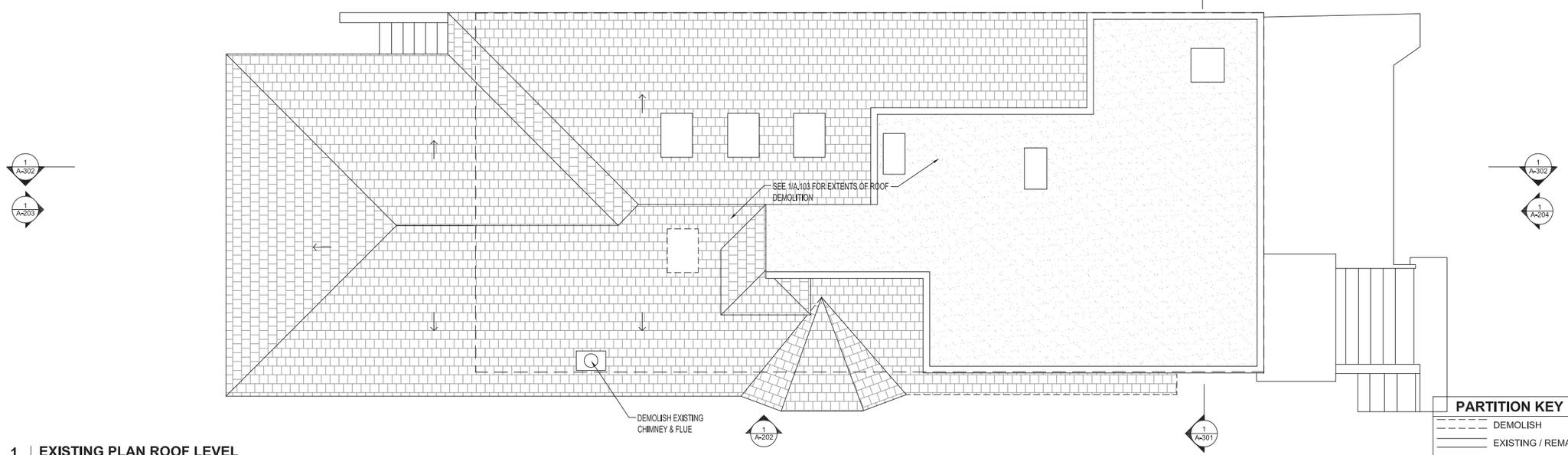

1 EXISTING PLAN ROOF LEVEL

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

PARTITION KEY

- DEMOLISH
- EXISTING / REMAIN
- NEW

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	08/12/20	PRICING SET	SW
1	03/06/21	PCR-1	SW
2	06/07/21	PCR-2	SW

Scale: 1/8" 1/2" 1" 2" — 1/4" = 1'-0"

Original Sheet 24" x 36"

Ref. North

PROJ NORTH

N

Stamp

LICENSED ARCHITECT STEPHEN R. WALKER STATE OF CALIFORNIA
REN. 7/31/21

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

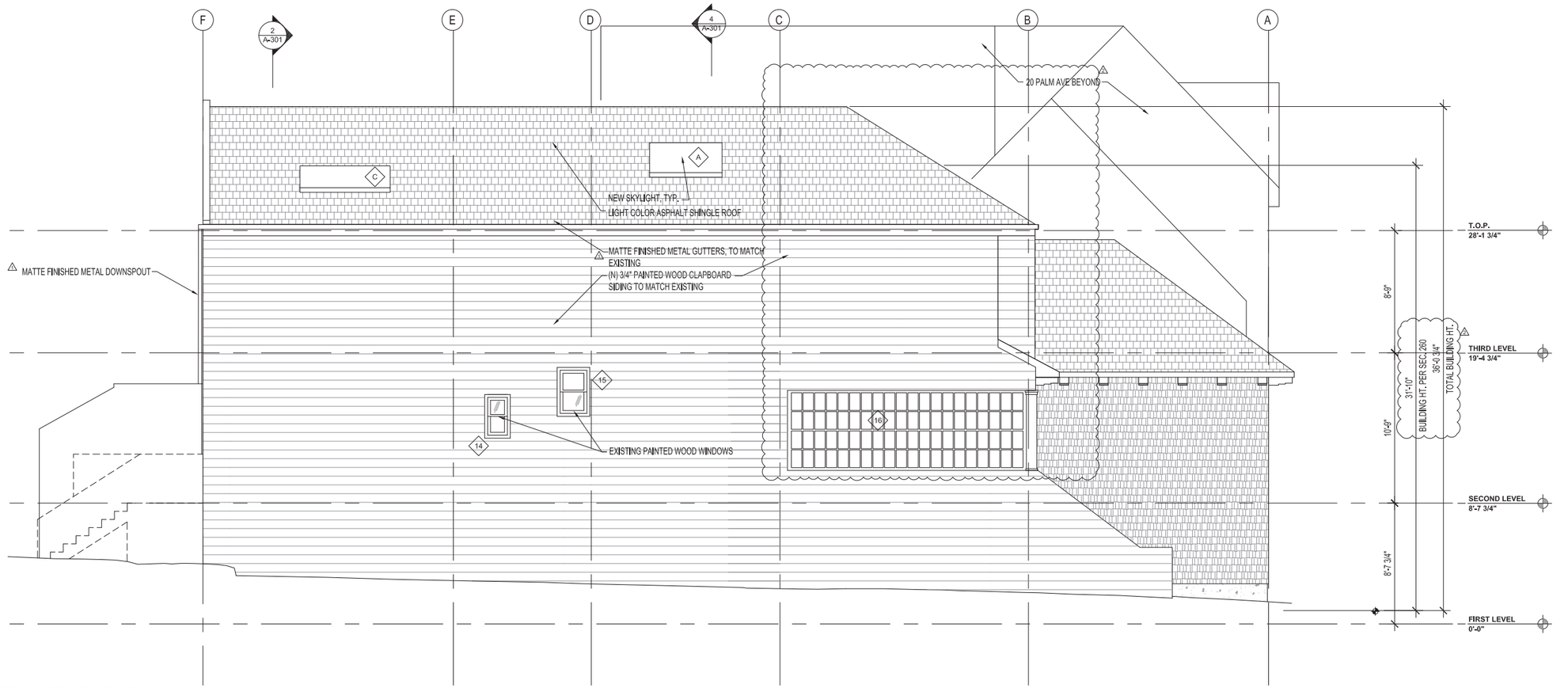
EXISTING / PROPOSED
ROOF LEVEL FLOOR PLAN

Sheet

A-104

Project Phase

CONSTRUCTION DOCUMENTS



2 | PROPOSED NORTH ELEVATION

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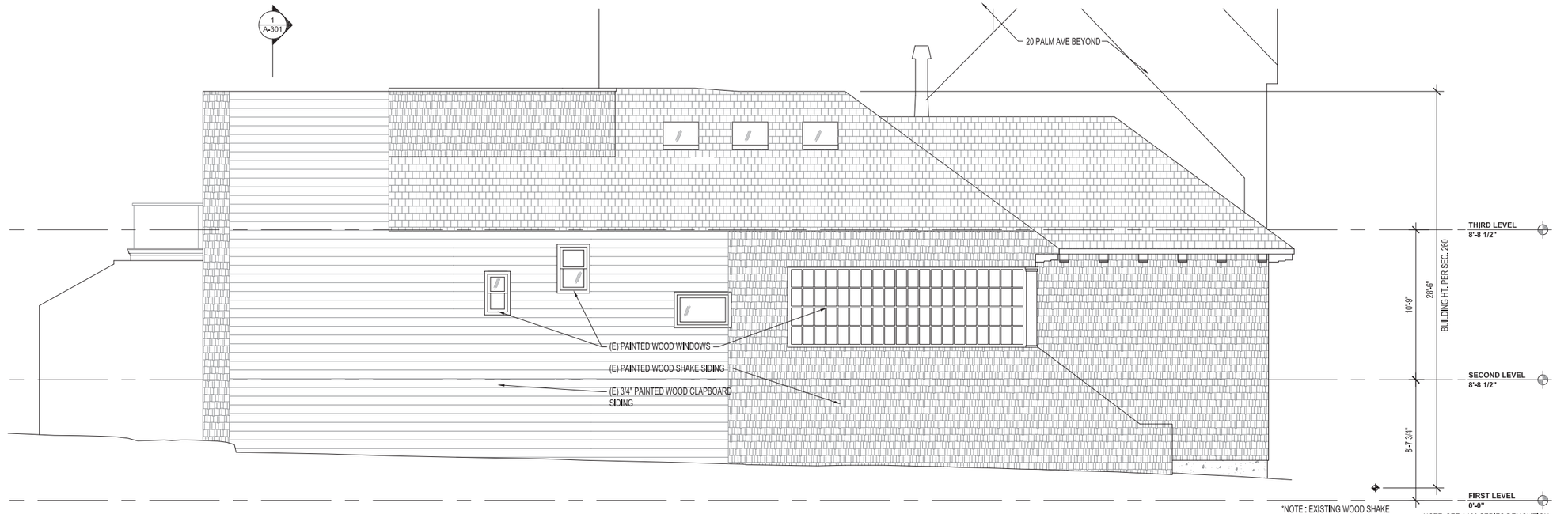

1 | EXISTING NORTH ELEVATION

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

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1	03/06/21	PCR-1	SW
2	06/07/21	PCR-2	SW

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

Original Size 24" x 36"

Ref.
North

Stamp

LICENSED ARCHITECT
STEPHEN R. WALKER
REN. 7/31/21
STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

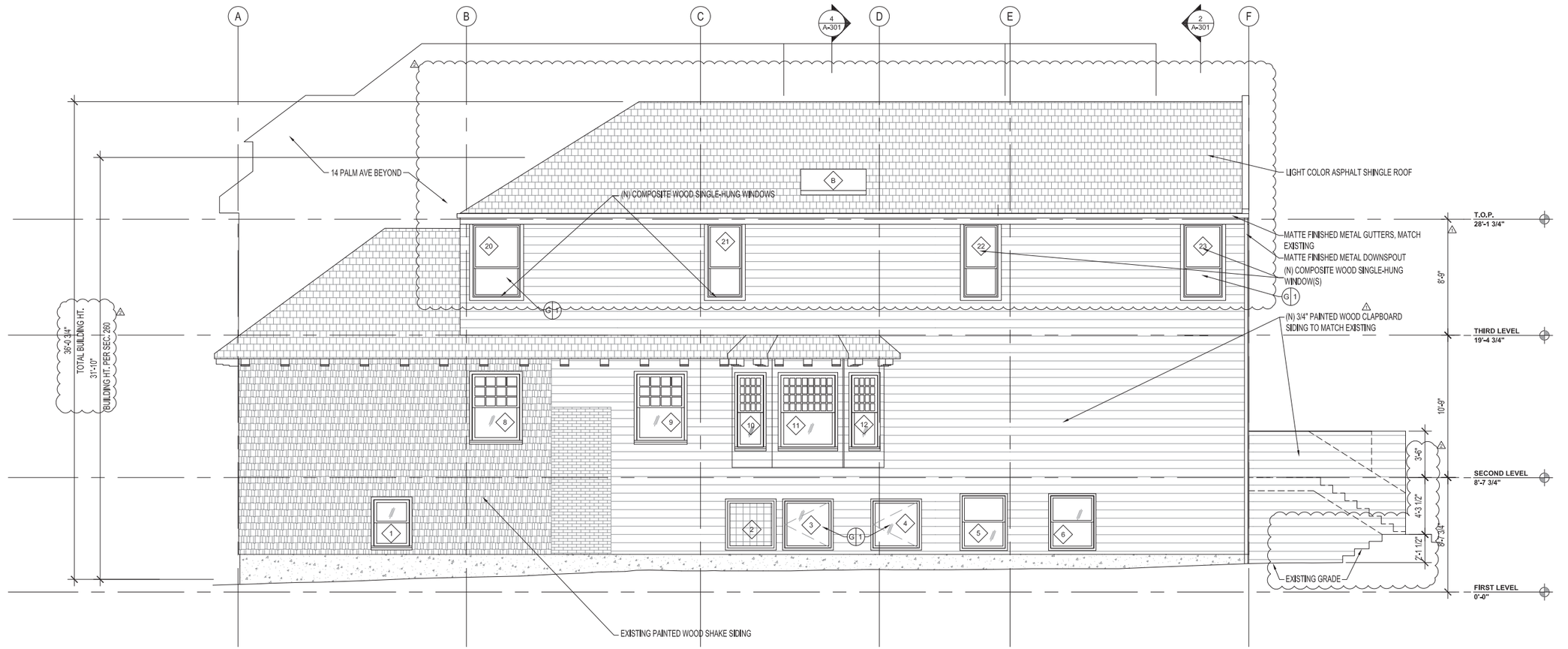
BUILDING ELEVATIONS

Sheet

A-201

Project Phase

CONSTRUCTION DOCUMENTS



2 | PROPOSED SOUTH ELEVATION

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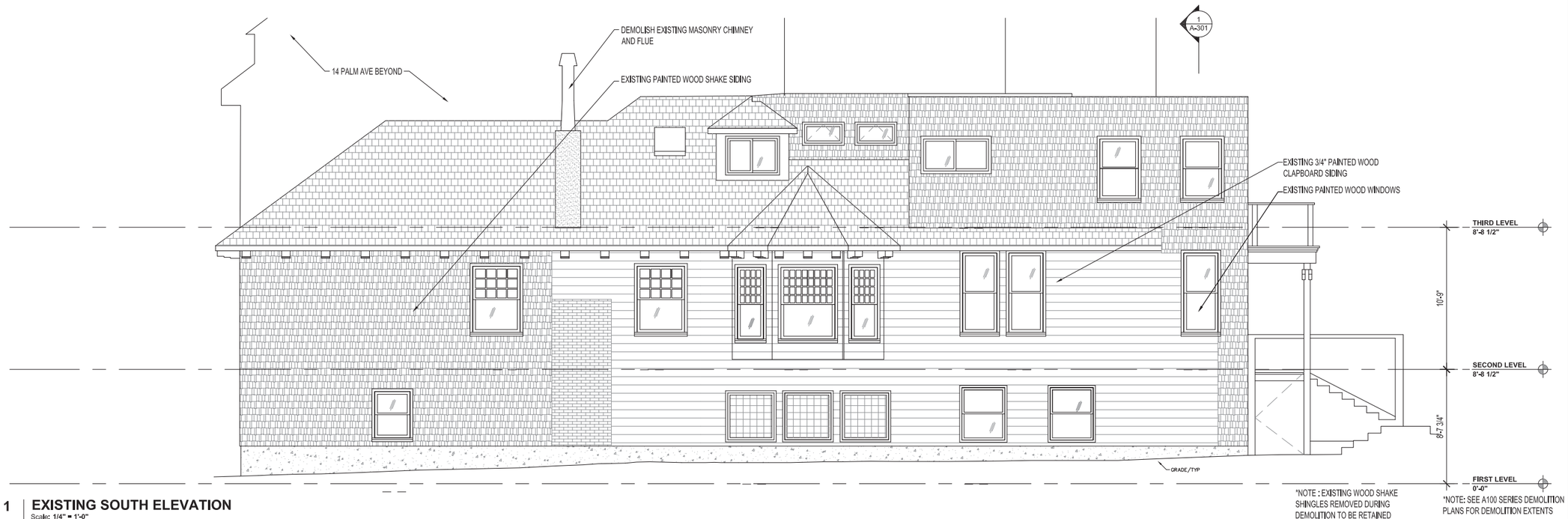

1 | EXISTING SOUTH ELEVATION

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

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2	06/07/21	PCR-2	SW

Scale
1/4" = 1'-0"

Original Size 24" x 36"

Rel. North

Stamp

LICENSED ARCHITECT
STEPHEN R. WALKER III
No. C-30281
REN. 7/31/21
STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

BUILDING ELEVATIONS

Sheet

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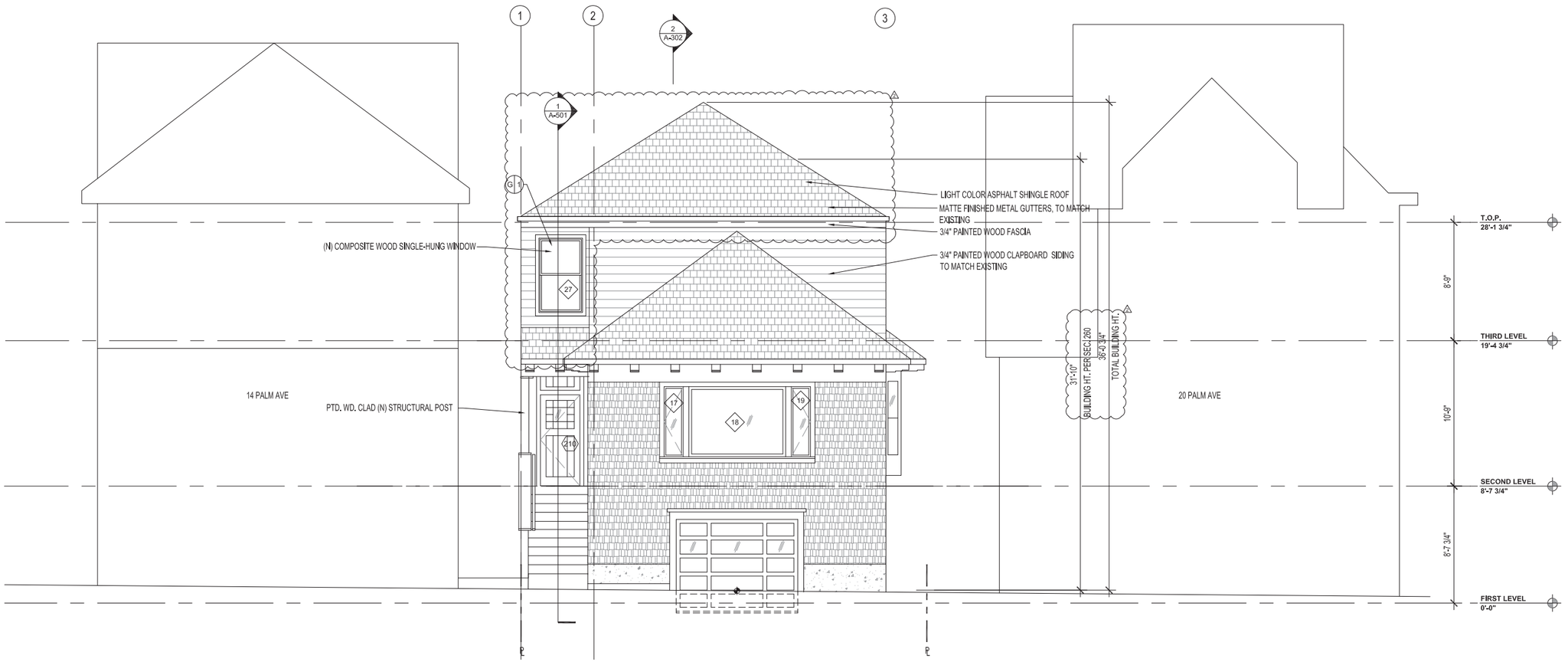
Project Phase

CONSTRUCTION DOCUMENTS



2 PROPOSED WEST ELEVATION

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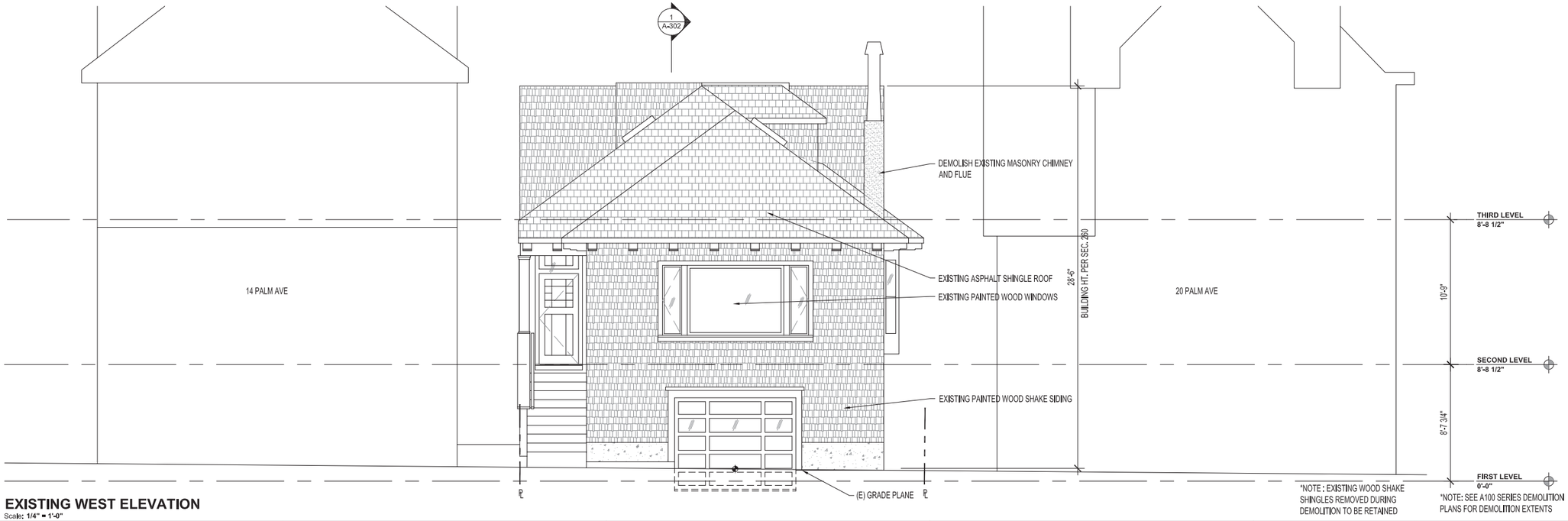

1 EXISTING WEST ELEVATION

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

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	08/12/20	PRICING SET	SW
1	03/06/21	PCR-1	SW
2	06/07/21	PCR-2	SW

Scale
1/8" 1/4" 1" 2"
1/4" = 1'-0"

Original Size: 24" x 36"

Rel.
North

Stamp

LICENSED ARCHITECT
STEPHEN R. WALKER III
C-30081
REN. 7/31/21
STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

BUILDING ELEVATIONS

Sheet

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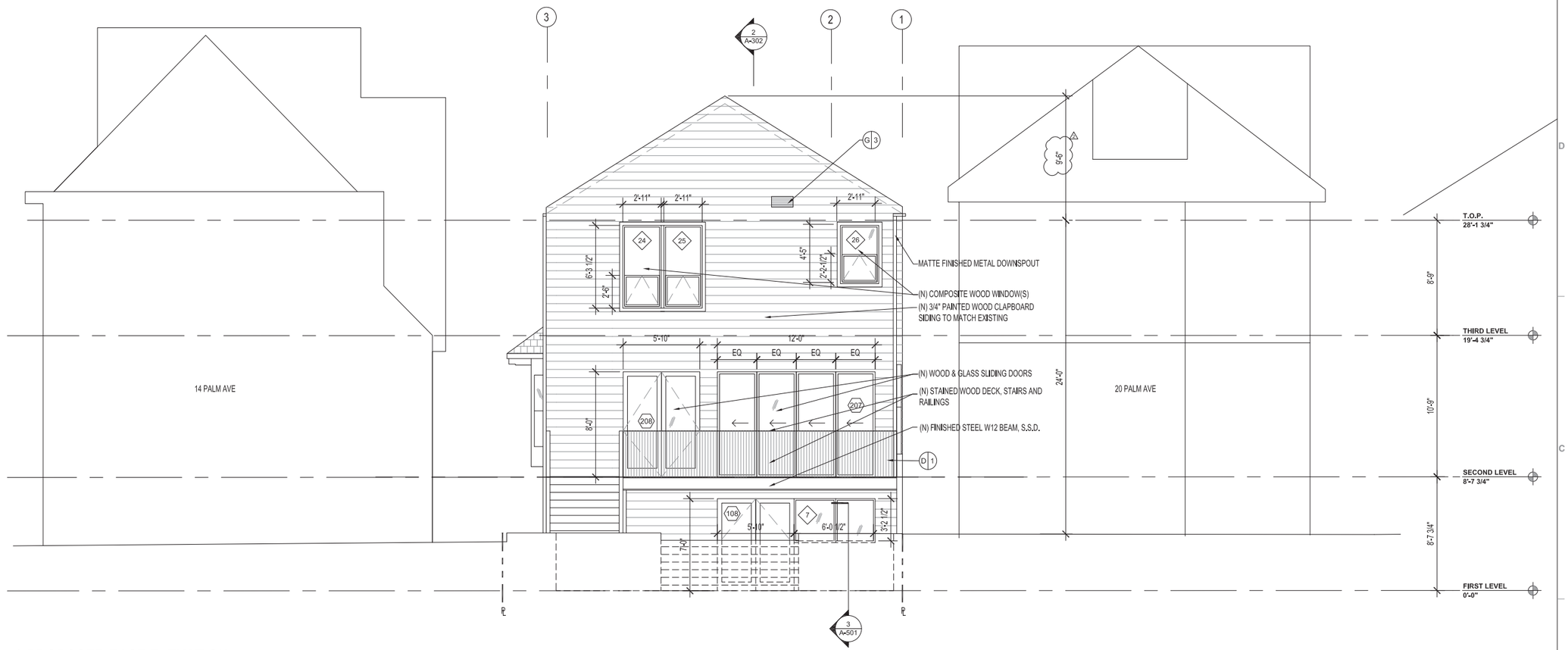
Project Phase

CONSTRUCTION DOCUMENTS



2 | PROPOSED EAST ELEVATION

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

1 | EXISTING EAST ELEVATION

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

18 Palm Avenue

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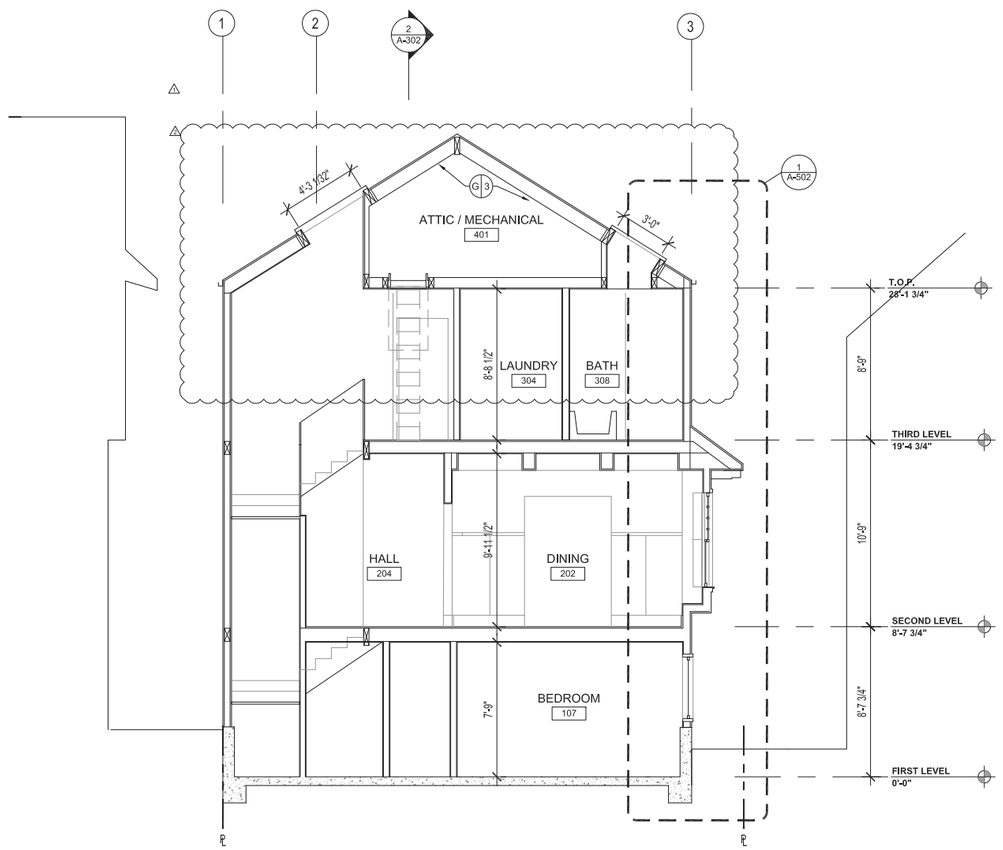
No,	Date	Issues and Revisions	
	05/06/20	SCHEMATIC DESIGN	SW
	06/01/20	BUILDING PERMIT	SW
	08/12/20	PRICING SET	SW
1	03/06/21	PCR-1	SW
2	06/07/21	PCR-2	SW

Scale
1/4" = 1'-0"
Original Sheet 24" x 36"
Ref.
North

Stamp
LICENSED ARCHITECT
STEPHEN R. WALKER
20081
REN. 7/31/21
STATE OF CALIFORNIA

Project Name
18 PALM AVENUE
SAN FRANCISCO, CA 94118
Description
BUILDING ELEVATIONS

Sheet
A-204
Project Phase
CONSTRUCTION DOCUMENTS



4 | **PROPOSED BUILDING SECTION**
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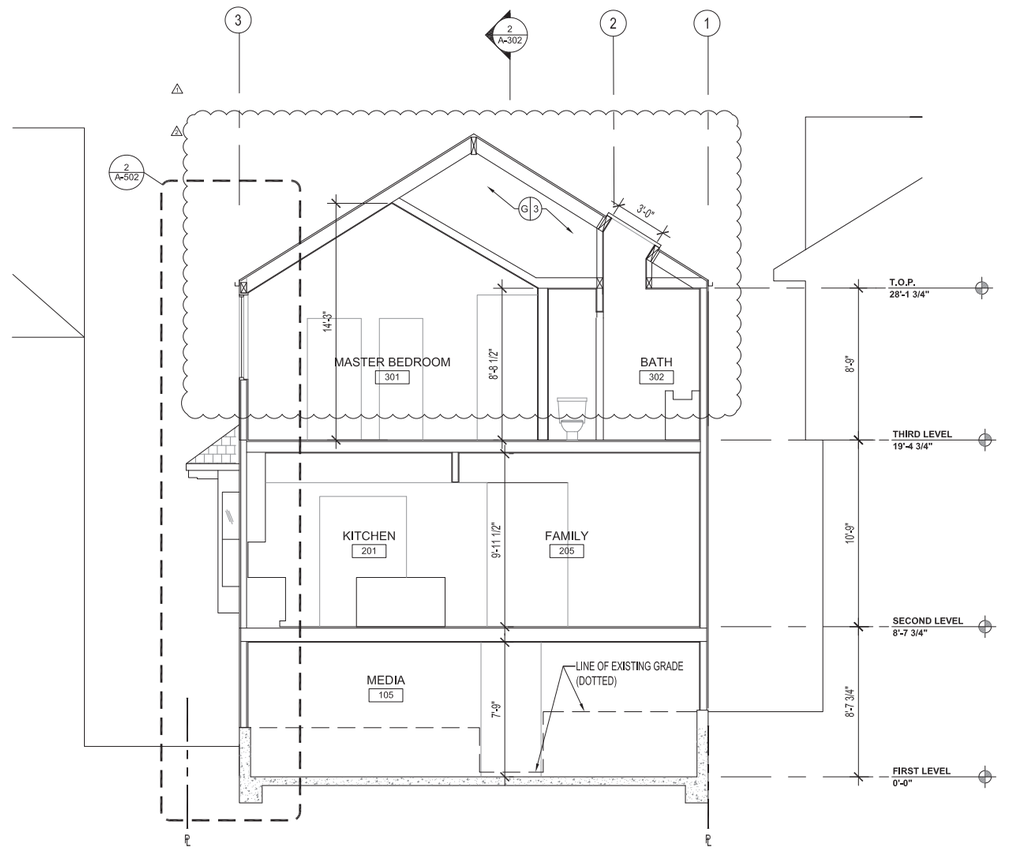

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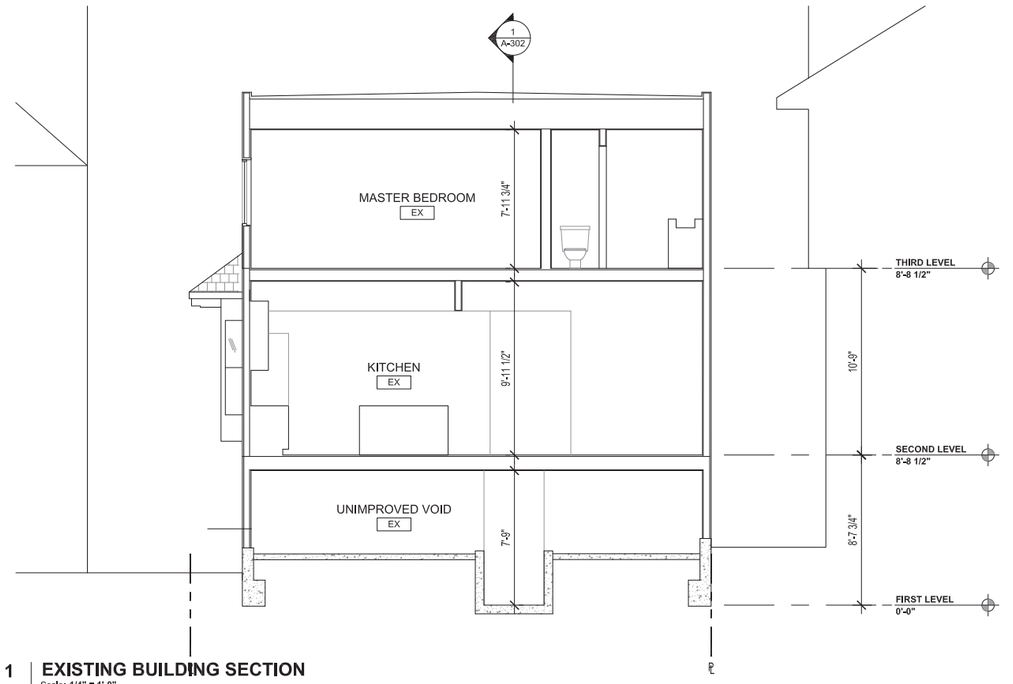

1 | **EXISTING BUILDING SECTION**
Scale: 1/4" = 1'-0"

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No.	Date	Issues and Revisions	
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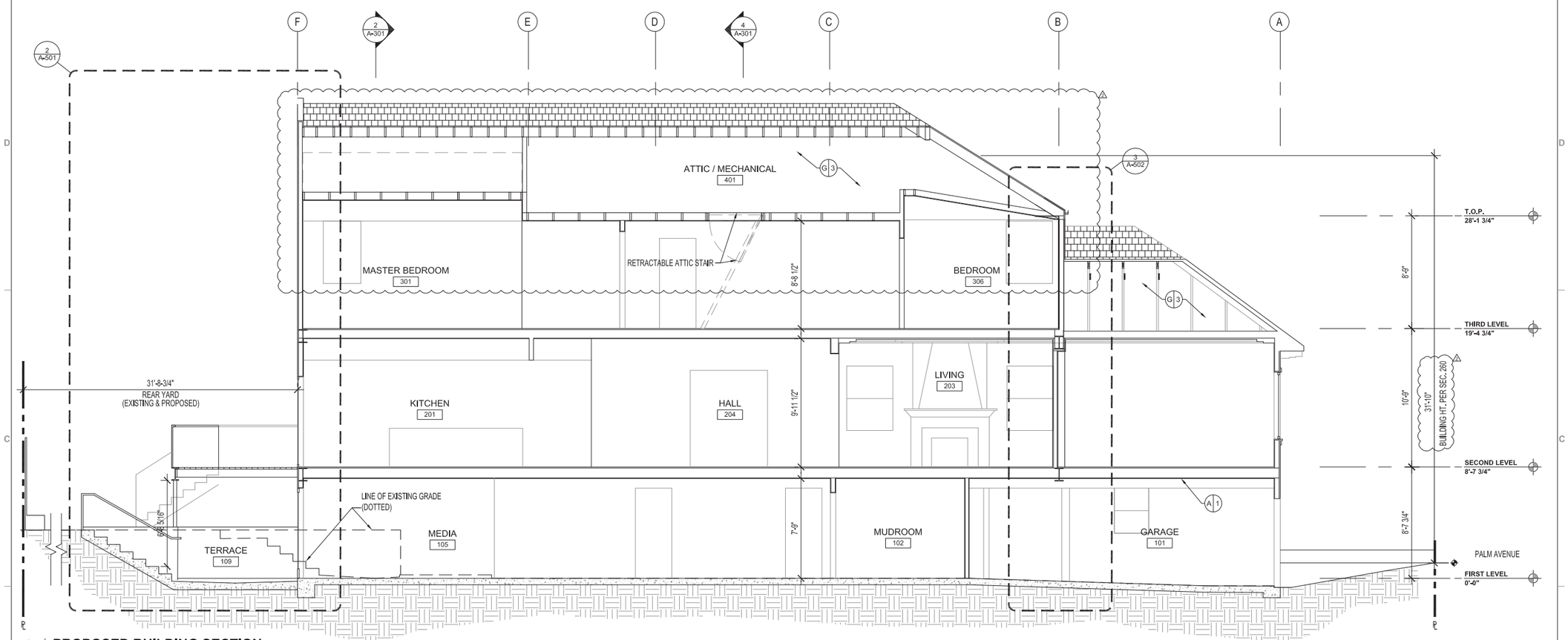
	06/01/20	BUILDING PERMIT	SW
	08/12/20	PRICING SET	SW
1	03/06/21	PCR-1	SW
2	06/07/21	PCR-2	SW

Scale
1/4" = 1'-0"
Original Sheet 24" x 36"
Ref.
North

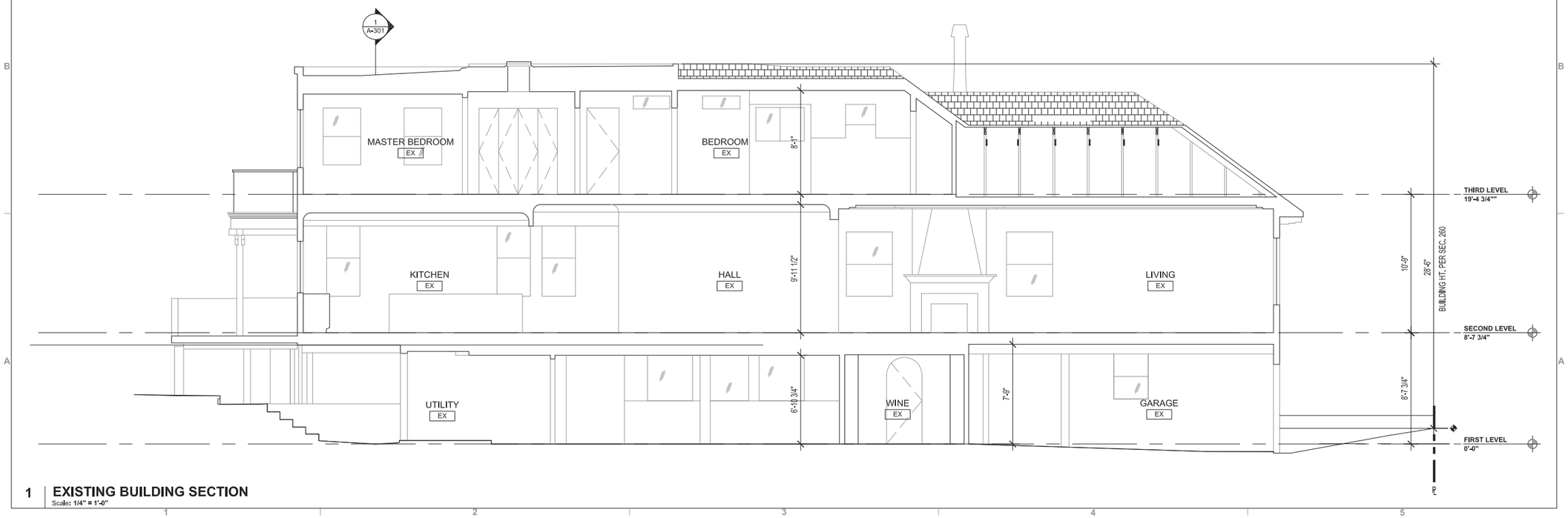
Stamp
LICENSED ARCHITECT
STEPHEN R. WALKER
No. C-20261
REN. 7/31/21
STATE OF CALIFORNIA

Project Name
18 PALM AVENUE
SAN FRANCISCO, CA 94118
Description
BUILDING SECTIONS

Sheet
A-301
Project Phase
CONSTRUCTION DOCUMENTS



2 | PROPOSED BUILDING SECTION
Scale: 1/4" = 1'-0"



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

18 Palm Avenue

SWS
Steve Walker Studio, Inc.
3228 Fernside Blvd.
Alameda, CA 94501
925.350.1946
www.stevewalkerstudio.com

No.	Date	Issues and Revisions	
	05/06/20	SCHEMATIC DESIGN	SW
	06/01/20	BUILDING PERMIT	SW
	08/12/20	PRICING SET	SW
1	03/06/21	PCR-1	SW
2	06/07/21	PCR-2	SW

Scale
1/8" 1/4" 1" 2"
1/4" = 1'-0"

Original Sheet 24" x 36"

Ref.
North

Stamp
LICENSED ARCHITECT
STEPHEN R. WALKER III
REN. 7/31/21
STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description
BUILDING SECTIONS

Sheet
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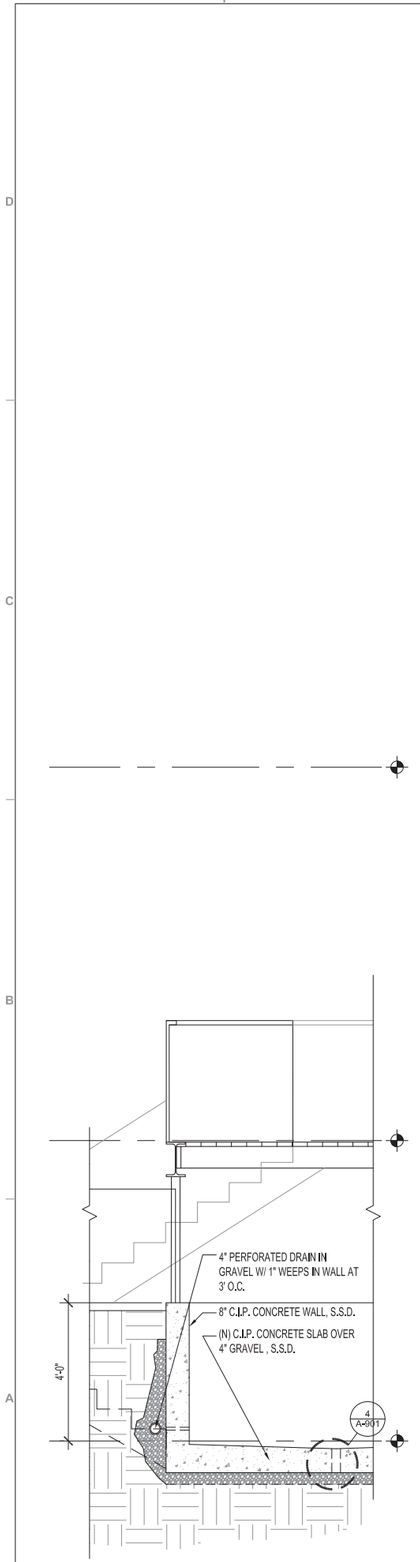
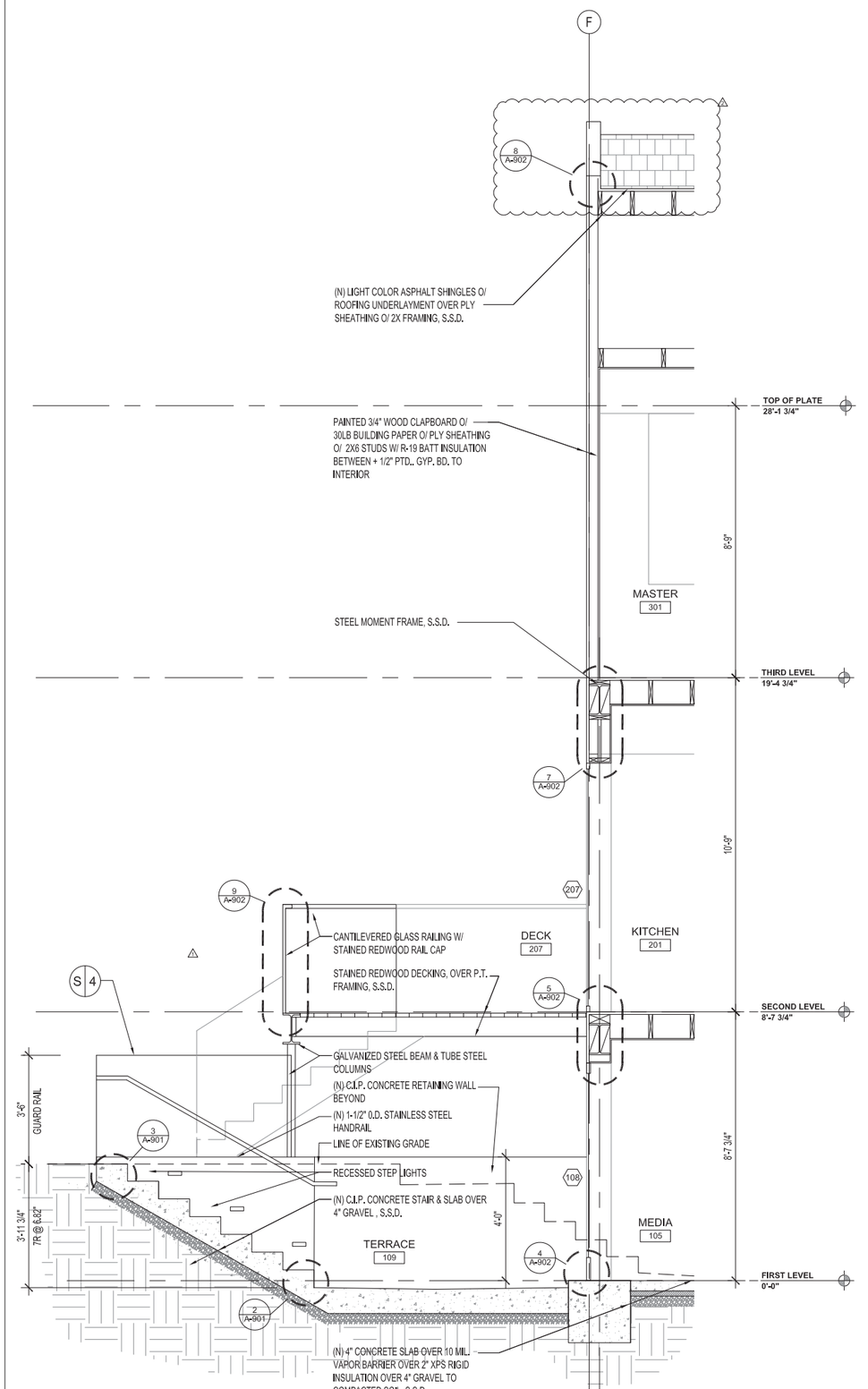
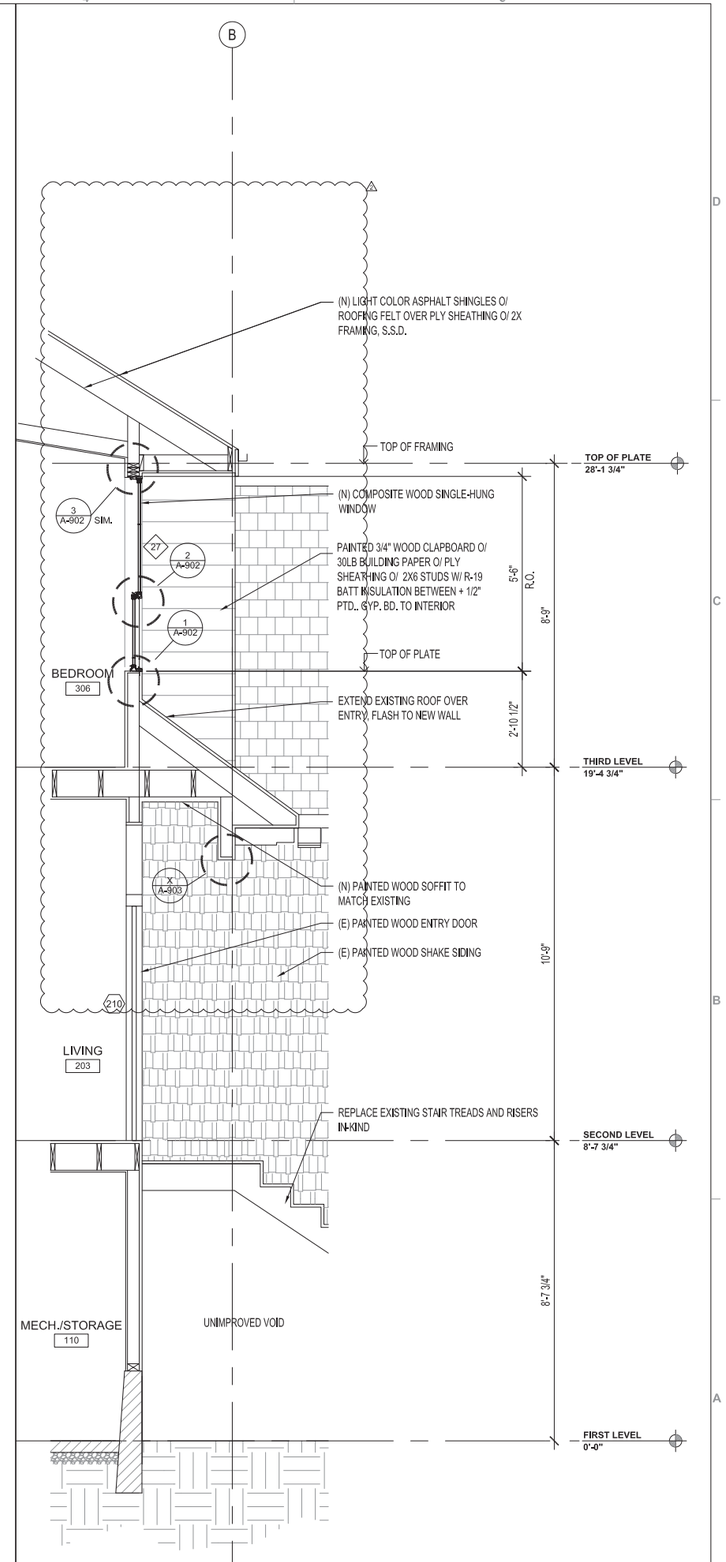
Project Phase
CONSTRUCTION DOCUMENTS



3 **WALL SECTION**
Scale: 1/2" = 1'-0"



2 **WALL SECTION**
Scale: 1/2" = 1'-0"



1 **WALL SECTION**
Scale: 1/2" = 1'-0"

18 Palm Avenue

SWS
Steve Walker Studio, Inc.
3228 Fleming Ave
Oakland, CA 94619
925.350.1946
www.stevewalkerstudio.com

No.	Date	Issues and Revisions	
	05/06/20	SCHEMATIC DESIGN	SW
	06/01/20	BUILDING PERMIT	SW
	08/12/20	PRICING SET	SW
△	03/06/21	PCR-1	SW
△	06/07/21	PCR-2	SW

Scale

Original Sheet 24" x 36"

Ref.
North

Stamp

LICENSED ARCHITECT
STEPHEN R. WALKER
No. C-26201
REN. 7/31/21
STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

WALL SECTIONS

Sheet

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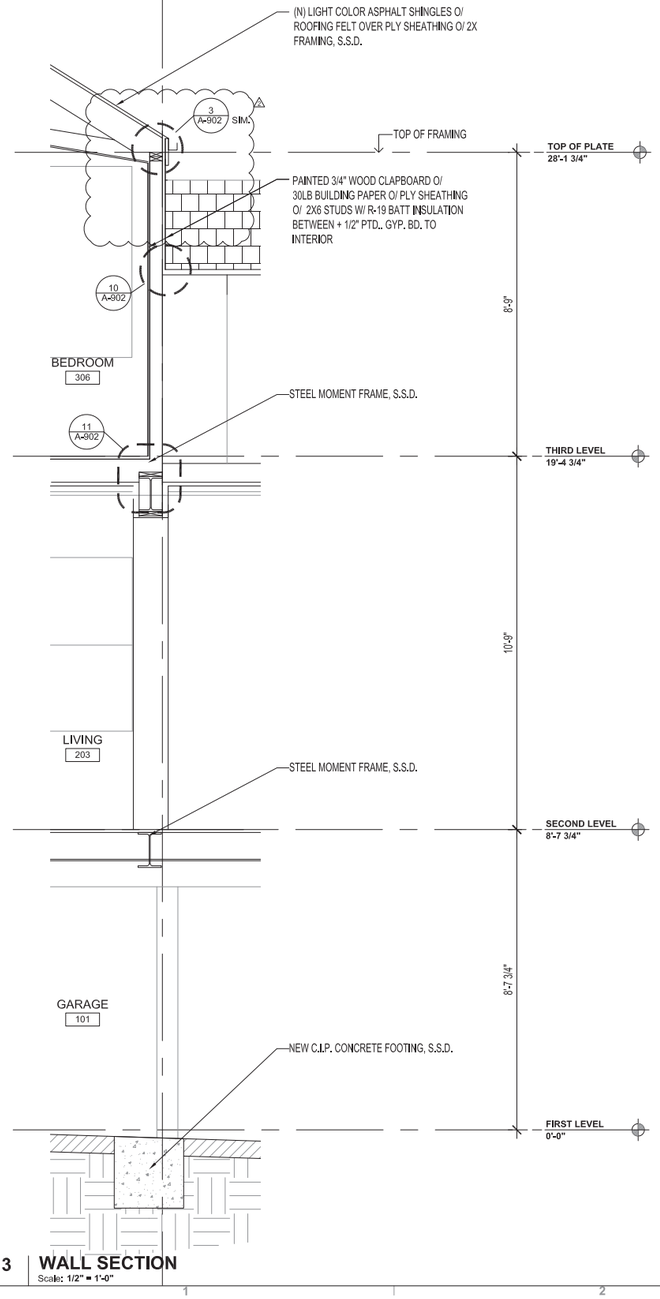
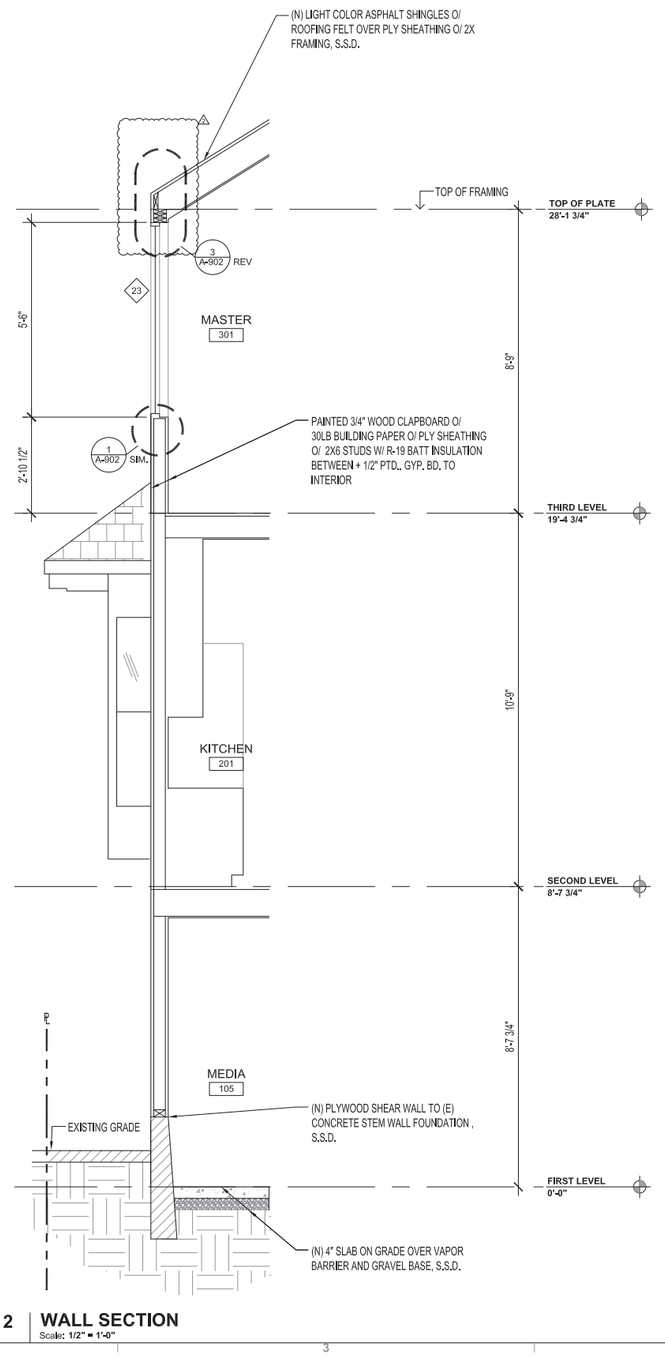
Project Phase

CONSTRUCTION DOCUMENTS



3 **WALL SECTION**
Scale: 1/2" = 1'-0"



2 **WALL SECTION**
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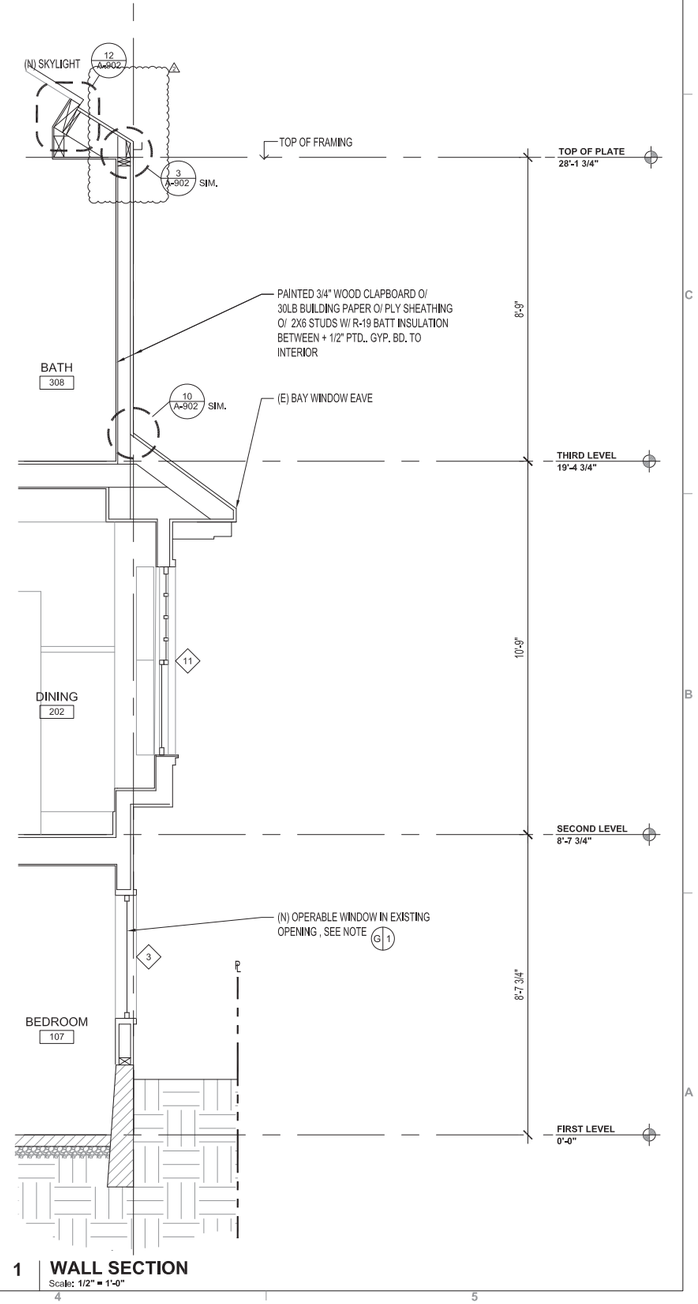

1 **WALL SECTION**
Scale: 1/2" = 1'-0"

18 Palm Avenue

SWS
SWS | Steve Walker Studio, Inc.
3228 Fernside Ave.
Oakland, CA 94619
925.350.1946
www.stevewalkerstudio.com

No,	Date	Issues and Revisions	
	05/06/20	SCHEMATIC DESIGN	SW
	06/01/20	BUILDING PERMIT	SW
	08/12/20	PRICING SET	SW
1	03/06/21	PCR-1	SW
2	06/07/21	PCR-2	SW

Scale

Original Sheet 24" x 36"

Ref.
North

Stamp

LICENSED ARCHITECT
STEPHEN R. WALKER
REN. 7/31/21
STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

WALL SECTIONS

Sheet

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Project Phase

CONSTRUCTION DOCUMENTS

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 1 of 14)**

Project Name: Scott and Christine Connors — **Calculation Date/Time:** 2020-05-27T14:01:32-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 20-05122 SWS-Conners Addition-SF- Res.ribd19x

GENERAL INFORMATION

01	Project Name	Scott and Christine Connors			
02	Run Title	Title 24 Analysis			
03	Project Location	18 Palm Ave			
04	City	San Francisco	05	Standards Version	2019
06	Zip code	94118	07	Software Version	EnergyPro 8.1
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	270
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition&Alteration	13	Number of Bedrooms	10
14	Addition Cond. Floor Area (ft²)	927	15	Number of Stories	3
16	Existing Cond. Floor Area (ft²)	4620	17	Fenestration Average U-factor	0.34
18	Total Cond. Floor Area (ft²)	5547	19	Glazing Percentage (%)	11.87%
20	ADU Bedroom Count	0	21	ADU Conditioned Floor Area	0
22	Is Natural Gas Available?	Yes			

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY

Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	53.82	45.05	8.77	16.3
Space Cooling	0.15	0.21	-0.06	-40
IAQ Ventilation	0	0	0	
Water Heating	5.78	5.12	0.66	11.4
Self Utilization Credit	n/a	0	0	n/a
Compliance Energy Total	59.75	50.38	9.37	15.7

Registration Number: 220-P010930473A-000-000-0000000-0000 — Registration Date/Time: 2020-05-27 14:09:46 — HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.1.108 — Schema Version: rev 20200101 — Report Generated: 2020-05-27 14:02:36

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 2 of 14)**

Project Name: Scott and Christine Connors — **Calculation Date/Time:** 2020-05-27T14:01:32-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 20-05122 SWS-Conners Addition-SF- Res.ribd19x

REQUIRED SPECIAL FEATURES

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

- Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:
- -- None --

Cooling System Verifications:
- -- None --

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing
- Ducts located within the conditioned space (except < 12 lineal ft)

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01 Project Name	02 Conditioned Floor Area (ft²)	03 Number of Dwelling Units	04 Number of Bedrooms	05 Number of Zones	06 Number of Ventilation Cooling Systems	07 Number of Water Heating Systems
Scott and Christine Connors	5547	1	10	5	0	1

ZONE INFORMATION

01 Zone Name	02 Zone Type	03 HVAC System Name	04 Zone Floor Area (ft²)	05 Avg. Ceiling Height	06 Water Heating System 1	07 Water Heating System 2
1st Floor Existing	Conditioned	Furnace #11	1671	8.5	DHW Sys 1	N/A
1st Floor Addition	Conditioned	Furnace #11	292	8.5	DHW Sys 1	N/A
2nd Floor Existing	Conditioned	Furnace #11	1973	8.5	DHW Sys 1	N/A
3rd Floor Existing	Conditioned	Furnace#22	976	8	DHW Sys 1	N/A

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CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 3 of 14)**

Project Name: Scott and Christine Connors — **Calculation Date/Time:** 2020-05-27T14:01:32-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 20-05122 SWS-Conners Addition-SF- Res.ribd19x

ZONE INFORMATION

01 Zone Name	02 Zone Type	03 HVAC System Name	04 Zone Floor Area (ft²)	05 Avg. Ceiling Height	06 Water Heating System 1	07 Water Heating System 2
3rd Floor Addition	Conditioned	Furnace#22	635	8	DHW Sys 1	N/A

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft²)	07 Window and Door Area (ft2)	08 Tilt (deg)	09 Wall Exceptions	10 Status	11 Verified Existing Condition
Left Wall	1st Floor Existing	Default Wall Prior to 197	0	Left	478	0	90	none	Existing	No
Right Wall	1st Floor Existing	Default Wall Prior to 197	180	Right	478	62	90	none	Existing	No
RightWall to Garage	1st Floor Existing	Default Wall Prior to 197	270	Front	184	36	90	none	Existing	No
Front Wall	1st Floor Addition	-R-19 Wall	270	Front	80	0	90	none	New	n/a
Left Wall 2	1st Floor Addition	-R-19 Wall	0	Left	150	0	90	none	New	No
Back Wall	1st Floor Addition	-R-19 Wall	90	Back	220	40	90	none	New	n/a
RightWall	1st Floor Addition	-R-19 Wall	180	Right	150	0	90	none	New	No
Left Wall 3	2nd Floor Existing	Default Wall Prior to 197	0	Left	648	108	90	none	Existing	No
Right Wall 2	2nd Floor Existing	Default Wall Prior to 197	180	Right	648	92	90	none	Existing	No
Front Wall	2nd Floor Existing	Default Wall Prior to 197	270	Front	230	72	90	none	Existing	No
Back Wall 2	2nd Floor Existing	Default Wall Prior to 197	90	Back	230	124	90	none	Existing	No
Left Wall 4	3rd Floor Existing	Default Wall Prior to 197	0	Left	153	0	90	none	Altered	No

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CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 4 of 14)**

Project Name: Scott and Christine Connors — **Calculation Date/Time:** 2020-05-27T14:01:32-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 20-05122 SWS-Conners Addition-SF- Res.ribd19x

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft²)	07 Window and Door Area (ft2)	08 Tilt (deg)	09 Wall Exceptions	10 Status	11 Verified Existing Condition
Right Wall 3	3rd Floor Existing	Default Wall Prior to 197	180	Right	238	30	90	none	Existing	No
Back Wall 3	3rd Floor Existing	Default Wall Prior to 197	90	Back	230	53	90	none	Existing	No
Front Wall 2	3rd Floor Addition	-R-19 Wall	270	Front	230	18	90	none	New	n/a
Left Wall 5	3rd Floor Addition	-R-19 Wall	0	Left	495	0	90	none	New	n/a
RightWall 2	3rd Floor Addition	-R-19 Wall	180	Right	410	34	90	none	New	n/a
Roof 3	2nd Floor Existing	-R-30 Roof Attic-	n/a	n/a	362	n/a	n/a		Altered	No
Roof 4	3rd Floor Existing	-R-30 Roof Attic	n/a	n/a	787.5	n/a	n/a		Altered	No
Roof 5	3rd Floor Addition	-R-30 Roof Attic----	n/a	n/a	603	n/a	n/a		New	n/a
Floor Above	1st Floor Existing	Default Floor No Crawlspa	n/a	n/a	1671	n/a	n/a		Existing	No
Floor above 2	__Garage__	Default Floor No Crawlspa	n/a	n/a	756	n/a	n/a		Existing	No
Front Wall 2	__Garage__	Garage Wall--	0	Left	184	68	90	none	Existing	No
Left Wall 6	__Garage__	Garage Wall--	0	Left	230	18	90	none	Existing	No
Rigt Wall	__Garage__	Garage Wall--	270	Front	230	9.5	90	none	Existing	No
Back Wall 4	__Garage__	Garage Wall--	90	Back	63	0	90	none	Existing	No

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CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 5 of 14)**

Project Name: Scott and Christine Connors — **Calculation Date/Time:** 2020-05-27T14:01:32-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 20-05122 SWS-Conners Addition-SF- Res.ribd19x

OPAQUE SURFACES - CATHEDRAL CEILINGS

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Area (ft²)	07 Skylight Area (ft²)	08 Roof Rise (x in 12)	09 Roof Reflectance	10 Roof Emittance	11 Cool Roof	12 Status	13 Verified Existing Condition	14 Existing Construction
Roof	3rd Floor Existing	-R-30 Roof Attic1	90	Left	13.6	13.5	4	0.1	0.85	No	Altered	No	
Roof 2	3rd Floor Addition	-R-30 Roof Attic----1	90	Left	32.1	32	4	0.1	0.85	No	New	n/a	

ATTIC

01 Name	02 Construction	03 Type	04 Roof Rise (x in 12)	05 Roof Reflectance	06 Roof Emittance	07 Radiant Barrier	08 Cool Roof	09 Status	10 Verified Existing Condition
Attic 2nd Floor Existing	Attic Roof2nd Floor Existing	Ventilated	4	0.1	0.85	No	No	Existing	No
Attic 3rd Floor Existing	Attic Roof3rd Floor Existing	Ventilated	4	0.1	0.85	No	No	Existing	No
Attic 3rd Floor Addition	Attic Roof3rd Floor Addition	Ventilated	4	0.1	0.85	No	No	New	n/a

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
46x42 Exist Window	Window	Right Wall	Right	180			1	12	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
(2)39x48 Exist Window	Window	Right Wall	Right	180			1	26	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
(2)42x42 New Window	Window	Right Wall	Right	180			1	24	0.32	NFRC	0.35	NFRC	Bug Screen	New	n/a
66x84 New Fr. Door	Window	Back Wall	Back	90			1	40	0.32	NFRC	0.35	NFRC	Bug Screen	New	n/a
204x69 Exist Window	Window	Left Wall 3	Left	0			1	98	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No

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CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 6 of 14)**

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Calculation Description: Title 24 Analysis — **Input File Name:** 20-05122 SWS-Conners Addition-SF- Res.ribd19x

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
23x37 Exist Window	Window	Left Wall 3	Left	0			1	6	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
17x42 Exist Window	Window	Left Wall 3	Left	0			1	4	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
(2)43x60 Exist Window	Window	Right Wall 2	Right	180			1	36	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
(2)25X60 Exist Window	Window	Right Wall 2	Right	180			1	20	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
49X60 New Window	Window	Right Wall 2	Right	180			1	20	0.32	NFRC	0.35	NFRC	Bug Screen	New	n/a
31X72Exist Window	Window	Right Wall 2	Right	180			1	16	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
(2)17x62 Exist Window	Window	Front Wall	Front	270			1	15	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
82x62 Exist Window	Window	Front Wall	Front	270			1	37	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
66x84 New Fr. Door 2	Window	Back Wall 2	Back	90			1	40	0.32	NFRC	0.35	NFRC	Bug Screen	New	n/a
144x84 New Fr. Door	Window	Back Wall 2	Back	90			1	84	0.32	NFRC	0.35	NFRC	Bug Screen	New	n/a
31x66 New Window	Window	Right Wall 3	Right	180			1	14	0.32	NFRC	0.35	NFRC	Bug Screen	New	n/a
35x66 New Window	Window	Right Wall 3	Right	180			1	16	0.32	NFRC	0.35	NFRC	Bug Screen	New	n/a
(2)35x83vlew Window	Window	Back Wall 3	Back	90			1	26	0.32	NFRC	0.35	NFRC	Bug Screen	New	n/a
35x53 New Window	Window	Back Wall 3	Back	90			1	13	0.32	NFRC	0.35	NFRC	Bug Screen	New	n/a
39x66 New Window	Window	Front Wall 2	Front	270			1	18	0.32	NFRC	0.35	NFRC	Bug Screen	New	n/a
43x66 New Window	Window	RightWall 2	Right	180			1	20	0.32	NFRC	0.35	NFRC	Bug Screen	New	n/a
31x66 New Window 2	Window	RightWall 2	Right	180			1	14	0.32	NFRC	0.35	NFRC	Bug Screen	New	n/a

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CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 7 of 14)**

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FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
32x42 Exist Window	Window	Rigt Wall	Front	270			1	9.5	0.99	Table 110.6-A	0.74	Table 110.6-B	Bug Screen	Existing	No
2654 New Skylight	Skylight	Roof	Left	0			1	13.5	0.47	NFRC	0.25	NFRC	None	New	n/a
3653 New Skylight	Skylight	Roof 2	Left	0			1	18.5	0.47	NFRC	0.25	NFRC	None	New	n/a
2654 New Skylight 2	Skylight	Roof 2	Left	0			1	13.5	0.47	NFRC	0.25	NFRC	None	New	n/a

OPAQUE DOORS

01 Name	02 Side of Building	03 Area (ft²)	04 U-factor	05 Status	06 Verified Existing Condition
2x#102 Door	RightWall to Garage	36	0.5	New	n/a
36x84 Exist Door	Front Wall	20	0.5	Existing	No
106x84 Roll Up Door	Front Wall 2	63	1	Existing	No
#101 Door	Left Wall 6	18	0.5	New	n/a

SLAB FLOORS

01 Name	02 Zone	03 Area (ft2)	04 Perimeter (ft)	05 Edge Insul. R-value and Depth	06 Carpeted Fraction	07 Heated	08 Status	09 Verified Existing Condition
Slab-on-Grade	1st Floor Existing	1671	137	None	80%	No	Existing	No
Slab-on-Grade 2	1st Floor Addition	292	80	None	80%	No	New	n/a
Slab-on-Grade 3	__Garage__	756	110	None	0%	No	Existing	No

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CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 8 of 14)**

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Calculation Description: Title 24 Analysis — **Input File Name:** 20-05122 SWS-Conners Addition-SF- Res.ribd19x

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
Garage Wall--	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
Default Wall Prior to 197	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
-R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-19	None / None	0.074	Inside Finish: Gypsum Board Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 Exterior Finish: 3 Coat Stucco
-R-30 Roof Attic1	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-30	None / None	0.046	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x4 Inside Finish: Gypsum Board
--R-30 Roof Attic----1	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-30	None / None	0.046	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x4 Inside Finish: Gypsum Board
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
-R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board

Registration Number: 220-P010930473A-000-000-0000000-0000 — Registration Date/Time: 2020-05-27 14:09:46 — HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.1.108 — Schema Version: rev 20200101 — Report Generated: 2020-05-27 14:02:36

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 9 of 14)**

Project Name: Scott and Christine Connors — **Calculation Date/Time:** 2020-05-27T14:01:32-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 20-05122 SWS-Conners Addition-SF- Res.ribd19x

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
--R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Attic Roof2nd Floor Existing	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic Roof3rd Floor Existing	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic Roof3rd Floor Addition	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
--R-30 Roof Attic-	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
-R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
--R-30 Roof Attic----	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
Default Floor No Crawlspa	Exterior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.24	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12

Registration Number: 220-P010930473A-000-000-0000000-0000 — Registration Date/Time: 2020-05-27 14:09:46 — HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.1.108 — Schema Version: rev 20200101 — Report Generated: 2020-05-27 14:02:36

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18 Palm Avenue

SWS

SWS | Steve Walker Studio, Inc.
5329 Fernley Ave.
Oakland, CA 94619
925.350.1946
www.steverwalkerstudio.com

No.	Date	Issues and Revisions	
	05/06/20	SCHEMATIC DESIGN	SW
	06/01/20	BUILDING PERMIT	SW

Scale

Original Sheet 24" x 36"

Ref.
North

Stamp

LICENSED ARCHITECT — JEFFREY R. WALKER — C-30281 REN. 7/31/21 — STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

CA TITLE 24
CERTIFICATES OF COMPLIANCE

Sheet

G-004

Project Phase

DESIGN DEVELOPMENT

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E

Project Name: Scott and Christine Connors **Calculation Date/Time:** 2020-05-27T14:01:32-07:00 **(Page 10 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 20-05122 SWS-Conners Addition-SF- Res.ribd19x

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a	New	NA	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff.	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.95-UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a	New	

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

Registration Number: 220-P010093473A-000-000-0000000-0000 Registration Date/Time: 2020-05-27 14:09:46 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-27 14:02:36

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E

Project Name: Scott and Christine Connors **Calculation Date/Time:** 2020-05-27T14:01:32-07:00 **(Page 11 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 20-05122 SWS-Conners Addition-SF- Res.ribd19x

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
Furnace #11	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	No	1	1
Furnace#22	Heating and cooling system other	Heating Component 2	Cooling Component 2	HVAC Fan 2	Air Distribution System 2	Setback	New	No	1	1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-96
Heating Component 2	Central gas furnace	1	AFUE-96

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	No Cooling	1			Not Zonal	Single Speed	n/a
Cooling Component 2	No Cooling	1			Not Zonal	Single Speed	n/a

Registration Number: 220-P010093473A-000-000-0000000-0000 Registration Date/Time: 2020-05-27 14:09:46 HERS Provider: CalCERTS Inc.

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CERTIFICATE OF COMPLIANCE CF1R-PRF-01E

Project Name: Scott and Christine Connors **Calculation Date/Time:** 2020-05-27T14:01:32-07:00 **(Page 12 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 20-05122 SWS-Conners Addition-SF- Res.ribd19x

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
			Duct Ins. R-value		Duct Location		Surface Area								
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft
Air Distribution System 1	Conditioned space - except 12ft	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	Alteration	No	n/a	n/a
Air Distribution System 2	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist	New	n/a	n/a	n/a

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 2-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

Registration Number: 220-P010093473A-000-000-0000000-0000 Registration Date/Time: 2020-05-27 14:09:46 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-27 14:02:36

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E

Project Name: Scott and Christine Connors **Calculation Date/Time:** 2020-05-27T14:01:32-07:00 **(Page 13 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 20-05122 SWS-Conners Addition-SF- Res.ribd19x

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	n/a
HVAC Fan 2	HVAC Fan	0.45	n/a

PROJECT NOTES

Standard Building (Compliance)

Registration Number: 220-P010093473A-000-000-0000000-0000 Registration Date/Time: 2020-05-27 14:09:46 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-27 14:02:36

CERTIFICATE OF COMPLIANCE CF1R-PRF-01E

Project Name: Scott and Christine Connors **Calculation Date/Time:** 2020-05-27T14:01:32-07:00 **(Page 14 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 20-05122 SWS-Conners Addition-SF- Res.ribd19x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Jam Hezar	Documentation Author Signature: Jam Hezar
Company: Alliance 24 Title	Signature Date: 2020-05-27 14:09:46
Address: 325 Berry Street	CEA/ HERS Certification Identification (if applicable): CEA:R08-10-330
City/State/Zip: San Francisco, CA 94158	Phone: 415-422-9925

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Jam Hezar	Responsible Designer Signature: Jam Hezar
Company: Alliance 24 Title	Date Signed: 2020-05-27 14:09:46
Address: 325 Berry Street	License: CEA:R08-10-330
City/State/Zip: San Francisco, CA 94158	Phone: 415-422-9925

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Easy to Verify at CalCERTS.com

Registration Number: 220-P010093473A-000-000-0000000-0000 Registration Date/Time: 2020-05-27 14:09:46 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.1.108 Schema Version: rev 20200101 Report Generated: 2020-05-27 14:02:36

18 Palm Avenue

SWS
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No.	Date	Issues and Revisions	
	05/06/20	SCHEMATIC DESIGN	SW
	06/01/20	BUILDING PERMIT	SW

Scale

Original Sheet 24" x 36"

Ref.
North

Stamp

LICENSED ARCHITECT
STEPHEN R. WALKER
REG. C-30281
REN. 7/31/21
STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

CA TITLE 24
CERTIFICATES OF COMPLIANCE

Sheet

G-005

Project Phase
DESIGN DEVELOPMENT

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
Scott and Christine Connors	☑ Single Family ☐ Addition Alone ☐ Multi Family ☑ Existing+ Addition/Alteration	5/27/2020

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
18 Palm Ave San Francisco	CA Climate Zone 03	5,547	927	1

INSULATION

Construction	Type	Cavity	Area (ft²)	Special Features	Status
Wall	Wood Framed	- no insulation	478		Existing
Wall	Wood Framed	- no insulation	416		Existing
Slab	Unheated Slab-on-Grade	- no insulation	1,671	Perim = 137'	Existing
Wall	Wood Framed	- no insulation	148		Existing
Door	Opaque Door	- no insulation	34		New
Demising	Wood Framed	- no insulation	60		Existing
Floor	Wood Framed w/o Crawl Space	- no insulation	1,671		Existing
Wall	Wood Framed	R 19	1,343		New

FENESTRATION — Total Area: 689 | Glazing Percentage: 11.9% | New/Altered Average U-Factor: 0.34

Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Right (S)	110.0	0.990	0.74	none	none	N/A	Existing
Right (S)	108.0	0.320	0.35	none	none	N/A	New
Rear (E)	164.0	0.320	0.35	none	none	N/A	New
Left (N)	108.0	0.990	0.74	none	none	N/A	Existing
Front (W)	52.0	0.990	0.74	none	none	N/A	Existing
Skylight	45.5	0.470	0.25	none	none	N/A	New
Rear (E)	53.0	0.320	0.35	none	none	N/A	New
Front (W)	19.0	0.320	0.35	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Central Furnace	96% AFUE	No Cooling	14.0 SEER	Setback	New
1	Central Furnace	96% AFUE	No Cooling	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
Furnace #1	Ducted	Ducted	Conditioned	6.0	Altered
Furnace#2	Ducted	Ducted	Attic	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Small Instantaneous Gas	0	0.85	Standard	New

EnergyPro 6.1 by EnergySoft User Number: 6262 ID: 20-05122 Page 17 of 26

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
Scott and Christine Connors	☑ Single Family ☐ Addition Alone ☐ Multi Family ☑ Existing+ Addition/Alteration	5/27/2020

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
18 Palm Ave San Francisco	CA Climate Zone 03	5,547	927	1

INSULATION

Construction	Type	Cavity	Area (ft²)	Special Features	Status
Wall	Wood Framed	R 19	150		Altered
Wall	Wood Framed	R 19	150		Altered
Demising	Wood Framed	- no intulation	60		Existing
Slab	Wood Framed	R 13	292	Perim = 80'	New
Wall	Wood Framed	- no intulation	540		Existing
Wall	Wood Framed	- no intulation	556		Existing
Wall	Wood Framed	- no intulation	158		Existing
Door	Opaque Door	- no insulation	20		Existing

FENESTRATION — Total Area: 689 | Glazing Percentage: 11.9% | New/Altered Average U-Factor: 0.34

Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

EnergyPro 6.1 by EnergySoft User Number: 6262 ID: 20-05122 Page 18 of 26

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
Scott and Christine Connors	☑ Single Family ☐ Addition Alone ☐ Multi Family ☑ Existing+ Addition/Alteration	5/27/2020

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
18 Palm Ave San Francisco	CA Climate Zone 03	5,547	927	1

INSULATION

Construction	Type	Cavity	Area (ft²)	Special Features	Status
Demising	Wood Framed	- no intulation	60		Existing
Wall	Wood Framed	- no intulation	106		Existing
Roof	Wood Framed Attic	R 30	362		Altered
Wall	Wood Framed	- no intulation	153		Altered
Wall	Wood Framed	- no intulation	208		Existing
Demising	Wood Framed	- no intulation	60		Existing
Roof	Wood Framed Attic	R 30	788		Altered
Wall	Wood Framed	- no insulation	117		Existing

FENESTRATION — Total Area: 689 | Glazing Percentage: 11.9% | New/Altered Average U-Factor: 0.34

Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

EnergyPro 6.1 by EnergySoft User Number: 6262 ID: 20-05122 Page 19 of 26

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
Scott and Christine Connors	☑ Single Family ☐ Addition Alone ☐ Multi Family ☑ Existing+ Addition/Alteration	5/27/2020

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
18 Palm Ave San Francisco	CA Climate Zone 03	5,547	927	1

INSULATION

Construction	Type	Cavity	Area (ft²)	Special Features	Status
Demising	Wood Framed	- no insulation	60		Existing
Demising	Wood Framed	- no insulation	60		Existing
Roof	Wood Framed Attic	R 30	603		New
Demising	Wood Framed	- no insulation	60		Existing

FENESTRATION — Total Area: 689 | Glazing Percentage: 11.9% | New/Altered Average U-Factor: 0.34

Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

EnergyPro 6.1 by EnergySoft User Number: 6262 ID: 20-05122 Page 20 of 26

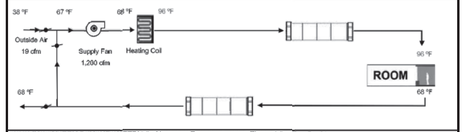
HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
Scott and Christine Connors	5/27/2020
System Name: Furnace #1	Floor Area: 3,936

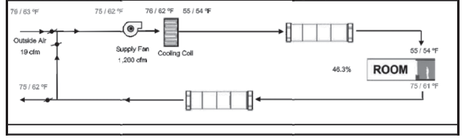
ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Number of Systems	1						
Heating System							
Output per System	60,000	Total Room Loads	2,109	44,758	1,833	2,062	61,665
Total Output (Btuh)	60,000	Return Vented Lighting		0			
Output (Btuh/sqft)	15.2	Return Air Ducts		504			830
Cooling System		Return Fan		0			0
Output per System	0	Ventilation	19	77	-3	19	865
Total Output (Btuh)	0	Supply Fan		1,013			-1,013
Total Output (Tons)	0.0	Supply Air Ducts		504			830
Total Output (Btuh/sqft)	0.0						
Total Output (sqft/Ton)	0.0	TOTAL SYSTEM LOAD		46,857	1,829		62,932
Air System							
CFM per System	1,200	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	1,200	New Furnace-		0	0		60,000
Airflow (cfm/sqft)	0.30						
Airflow (cfm/Ton)	6.0	Total Adjusted System Output (Adjusted for Peak Design Conditions)		0	0		60,000
Outside Air (%)	1.6%						
Outside Air (cfm/sqft)	0.00	TIME OF SYSTEM PEAK			Aug 3 PM		Jan 1 AM

Note: values above given at ARI conditions

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)

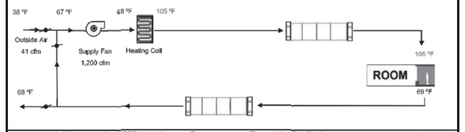


HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

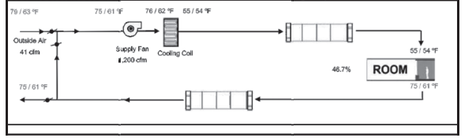
Project Name	Date
Scott and Christine Connors	5/27/2020
System Name: Furnace#2	Floor Area: 1,611

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Number of Systems	1						
Heating System							
Output per System	60,000	Total Room Loads	548	17,430	889	406	15,653
Total Output (Btuh)	60,000	Return Vented Lighting		0			
Output (Btuh/sqft)	37.2	Return Air Ducts		617			946
Cooling System		Return Fan		0			0
Output per System	0	Ventilation	41	172	-2	41	1,325
Total Output (Btuh)	0	Supply Fan		1,013			-1,013
Total Output (Tons)	0.0	Supply Air Ducts		617			946
Total Output (Btuh/sqft)	0.0						
Total Output (sqft/Ton)	0.0	TOTAL SYSTEM LOAD		19,849	888		17,261
Air System							
CFM per System	1,200	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	1,200	New Furnace-		0	0		60,000
Airflow (cfm/sqft)	0.74						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	3.4%	Total Adjusted System Output (Adjusted for Peak Design Conditions)		0	0		60,000
Outside Air (cfm/sqft)	0.03						
Note: values above given at ARI conditions		TIME OF SYSTEM PEAK			Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



18 Palm Avenue

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No.	Date	Issues and Revisions	
	05/06/20	SCHEMATIC DESIGN	SW
	06/01/20	BUILDING PERMIT	SW

Scale

Original Sheet 24" x 36"

Ref.
North

Stamp

LICENSED ARCHITECT — STEPHEN R. WALKER — C-30281 REN. 7/31/21 — STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

CA TITLE 24
MANDATORY MEASURES

Sheet

G-006

Project Phase

DESIGN DEVELOPMENT

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.1 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.* (01/2020)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 118.6(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3A i (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 29 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 29 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 119.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 330 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)4.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-8.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be installed. Connections of metal ducts and inner cors of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

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No.	Date	Issues and Revisions	
	05/06/20	SCHEMATIC DESIGN	SW
	06/01/20	BUILDING PERMIT	SW

Scale

Original Sheet 24" x 36"

Ref.
North

Stamp

LICENSED ARCHITECT
STEPHEN R. WALKER
No. C-30281
REN. 7/31/21
STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

CA ENERGY CODE
MANDATORY MEASURES

Sheet

G-007

Project Phase

DESIGN DEVELOPMENT

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

Form version: March 11, 2020 (For permit applications January 2020 - December 2022)

INSTRUCTIONS:

1. Fill out the project information in the Verification box at the right.
2. Submittal must be a minimum of 11" x 17".
3. This form is for permit applications submitted January 2020 through December 2022.

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS adds any amount of conditioned area, volume, or size
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	•
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.	•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	Environment Code ch. 14 SFGBC 4.103.2.3 CalGreen 4.408.2, 4.408.5	Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Demonstrate ≥65% recovery. See www.dbi.org for details.	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•
	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR AIR QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY

Indoor Water Efficiency

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads[2]	1.8 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush[1] and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush[1]
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

NOTES:

1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)
2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

Water Efficiency of Existing Non-Compliant Fixtures

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

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

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

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

VERIFICATION

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

CONNORS RESIDENCE

PROJECT NAME
1039/038

BLOCK/LOT
18 PALM AVENUE, SAN FRANCISCO

ADDRESS
SINGLE-FAMILY RESIDENTIAL

PRIMARY OCCUPANCY
5,547 SF

GROSS BUILDING AREA
927 SF

INCREASE IN CONDITIONED FLOOR AREA

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

6/1/2020

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

AFFIX STAMP BELOW:

LICENSED ARCHITECT STEPHEN R. WALKER C-30281 REN. 7/31/21 STATE OF CALIFORNIA

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

GREEN BUILDING COMPLIANCE PROFESSIONAL
(name & contact phone #)

FIRM

☐ I am a LEED Accredited Professional

☐ I am a GreenPoint Rater

☐ I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL
(sign & date)

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

18 Palm Avenue

SWS
SWS | Steve Walker Studio, Inc.
5329 Fleming Ave.
Oakland, CA 94618
925.350.1946
www.stevewalkerstudio.com

No.	Date	Issues and Revisions	
	05/06/20	SCHEMATIC DESIGN	SW
	06/01/20	BUILDING PERMIT	SW

Scale

Original Sheet 24" x 36"

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North

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LICENSED ARCHITECT STEPHEN R. WALKER C-30281 REN. 7/31/21 STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

GREEN BUILDING
MANDATORY MEASURES

Sheet

G-008

Project Phase
DESIGN DEVELOPMENT

City and County of San Francisco
Department of Building Inspection

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

Attachment RP

NOTICE

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

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" 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 https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency

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

Energy Inspection Services
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfgov.org/dbi (website) Revised 1/23/2020

Attachment RP

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

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

JOB ADDRESS _____ APPLICATION NO. _____ ADDENDUM NO. ____

ENGINEER/ARCHITECT NAME _____ PHONE NO. _____

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2019 California Energy Code, the following documentation is required for the **plumbing** work in this project:

1. Installation

Plumbing
- ☐ CF2R-PLB-01-E DHW Non-HERS - Multifamily Central Hot Water System Distribution **(IP6)**
- ☐ CF2R-PLB-02-E DHW Non-HERS - Single Dwelling Unit Hot Water System Distribution **(IP5)**
- ☐ CF2R-PLB-03-E DHW Non-HERS - Pool and Spa Heating System **(IP7)**
- ☐ CF2R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution **(IP9)**
- ☐ CF2R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution **(IP8)**

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

Mechanical
- ☐ CF2R-MCH-04-E Non HERS – Evaporative coolers **(IP2)**

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

Required information:

Prepared by: _____ **Date:** _____
Engineer/Architect of Record Signature

Fax: _____ **Email:** _____

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

APPROVAL (Based on submitted reports)

DATE _____ DBI Plumbing Inspector or Energy Inspection Services Staff

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

Revised 1/23/2020

City and County of San Francisco
Department of Building Inspection

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

Attachment RE

NOTICE

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

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" 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 https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency

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

Energy Inspection Services
1660 Mission Street– San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfgov.org/dbi (website) Revised 1/23/2020

Attachment RE

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

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

JOB ADDRESS _____ APPLICATION NO. _____ ADDENDUM NO. ____

ENGINEER/ARCHITECT NAME _____ PHONE NO. _____

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2019 California Energy Code, the following documentation is required for the **electrical** elements in this project:

1. Installation

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

Solar
- ☐ CF2R-PVB-01-E Photovoltaic Systems **(IE18)**
- ☐ CF2R-PVB-02-E Battery Storage Systems **(IE19)**

Required information:

Prepared by: _____ **Date:** _____
Engineer/Architect of Record Signature

Fax: _____ **Email:** _____

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

APPROVAL (Based on submitted reports)

DATE _____ DBI Electrical Inspector or Energy Inspection Services Staff

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

Revised 1/23/2020

City and County of San Francisco
Department of Building Inspection

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

Attachment RB

NOTICE

TITLE-24 LOW-RISE 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 https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency

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) Revised 1/23/2020

Attachment RB

TITLE-24 LOW-RISE RESIDENTIAL ENERGY/GREEN INSPECTION (BUILDING)

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

JOB ADDRESS _____ APPLICATION NO. _____ ADDENDUM NO. ____

ENGINEER/ARCHITECT NAME _____ PHONE NO. _____

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater. Green Building Attachment E shall be completed as per Administrative Bulletin 093 (AB-093).

In accordance with the requirements of the 2019 California Energy Code, 2019 SFGBC and AB-093, the following documentation is required for the **building** elements in this project:

1. Installation

Addition and Alteration
- ☐ CF2R-ADD-02-E Non HERS – Prescriptive Additions Simple **(IB53)**
- ☐ CF2R-ALT-05-E Non HERS – Prescriptive Alterations Simple **(IB54)**

Envelope
- ☐ CF2R ENV-01-E Non HERS – Fenestration Installation **(IB1)**
- ☐ CF2R ENV-03-E Non HERS – Insulation Installation **(IB3)**
- ☐ CF2R ENV-04-E Non HERS – Roofing-Radiant Barrier **(IB4)**
- ☐ CF2R ENV-20-H HERS – Building Envelope Air Leakage Test **(IB55)**
- ☐ CF2R-ENV-21-H HERS – Quality Insulation Installation (QII) - Framing Stage **(IB64)**
- ☐ CF2R-ENV-22-H HERS – Quality Insulation Installation (QII) - Insulation Stage **(IB65)**

Solar Ready
- ☐ CF2R-SRA-01-E – Solar Ready Buildings – New Construction **(IB66)**
- ☐ CF2R-SRA-02-E – Minimum Solar Zone Area Worksheet – New Constructions **(IB69)**

Mechanical
- ☐ CF2R-MCH-01-E Non HERS – Space Conditioning Systems **(IB57)**
- ☐ CF2R-MCH-02-E Non HERS – Whole house fan **(IB13)**
- ☐ CF2R-MCH-20-H HERS – Duct Leakage **(IB58)**
- ☐ CF2R-MCH-21-H HERS – Duct Location **(IB18)**
- ☐ CF2R-MCH-22-H HERS – Space Conditioning System Fan Efficacy **(IB59)**
- ☐ CF2R-MCH-23-H HERS – Space Conditioning System Airflow Rate **(IB60)**
- ☐ CF2R-MCH-24-H HERS – Building Envelope Air Leakage Worksheet **(IB61)**
- ☐ CF2R-MCH-25-H HERS – Refrigerant Charge Verification **(IB62)**
- ☐ CF2R-MCH-25E-E Non HERS – Refrigerant Charge Verification - New Package Unit with Factory Charge **(IB26)**
- ☐ CF2R-MCH-26-H HERS – Verified EER or SEER **(IB27)**
- ☐ CF2R-MCH-27-H HERS – IAQ **(IB63)**
- ☐ CF2R-MCH-28-H HERS – Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C **(IB31)**
- ☐ CF2R-MCH-29-H HERS – Duct Surface Area Reduction; R-Value; Buried Ducts Compliance Credit **(IB32)**
- ☐ CF2R-MCH-30-E HERS – Ventilation Cooling Compliance Credit **(IB55)**
- ☐ CF2R-MCH-31-H HERS – Whole house fan **(IB66)**
- ☐ CF2R-MCH-32-H HERS – Local Mechanical Exhaust **(IB67)**

2. Verification

Existing Conditions
- ☐ CF3R EXC-20-H HERS – HERS Verification of Existing Conditions for Residential Alterations **(VB47)**

Envelope
- ☐ CF3R ENV-20-H HERS – Building Envelope Air Leakage Test **(VB48)**
- ☐ CF3R-ENV-21-H HERS – Quality Insulation Installation (QII) - Framing Stage **(VB56)**
- ☐ CF3R-ENV-22-H HERS – Quality Insulation Installation (QII) - Insulation Stage **(VB57)**

Mechanical
- ☐ CF3R-MCH-20-H HERS – Duct Leakage Test **(VB49)**
- ☐ CF3R-MCH-21-H HERS – Duct Location **(VB12)**
- ☐ CF3R-MCH-22-H HERS – Space Conditioning System Fan Efficacy **(VB50)**
- ☐ CF3R-MCH-23-H HERS – Space Conditioning System Airflow Rate **(VB51)**
- ☐ CF3R-MCH-24-H HERS – Building Envelope Air Leakage Worksheet **(VB52)**
- ☐ CF3R-MCH-25-H HERS – Refrigerant Charge Verification **(VB53)**
- ☐ CF3R-MCH-26-H HERS – Verified EER or SEER **(VB21)**
- ☐ CF3R-MCH-27-H HERS – IAQ **(VB54)**
- ☐ CF3R-MCH-28-H HERS – Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C **(VB25)**
- ☐ CF3R-MCH-29-H HERS – Duct Surface Area Reduction; R-Value; Buried Ducts Compliance Credit **(VB27)**
- ☐ CF3R-MCH-30-H HERS – Ventilation Cooling Compliance Credit **(VB60)**
- ☐ CF3R-MCH-31-H HERS – Whole house fan **(VB58)**
- ☐ CF3R-MCH-32-H HERS – Local Mechanical Exhaust **(VB59)**

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

Required information:

Prepared by: _____ **Date:** _____
Engineer/Architect of Record Signature

Fax: _____ **Email:** _____

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

APPROVAL (Based on submitted reports)

DATE _____ DBI Building Inspector or Energy Inspection Services Staff

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

Revised 1/23/2020

18 Palm Avenue

SWS | Steve Walker Studio, Inc.
5329 Fernhill Ave.
Oakland, CA 94619
925.350.1946
www.stevewalkerstudio.com

No.	Date	Issues and Revisions	
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Original Sheet 24" x 36"

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LICENSED ARCHITECT
STEVEN R. WALKER
LIC. C-30281
REN. 7/31/21
STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

SAN FRANCISCO
M-03

Sheet

G-009

Project Phase

DESIGN DEVELOPMENT

PRE-APPLICATION MEETING

AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

I, Stephen Walker, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.

2. The meeting was conducted at 18 palm Ave (call in number) (location/address) on 5/27/20 (date) from 6-7pm (time).

3. I have included the mailing list, meeting invitation and ~~postmarked letter,~~ sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.

4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, 3rd of June, 20 20 IN SAN FRANCISCO.

Signature

Stephen Walker
Name (type or print)

Architect, Steve Walker Studio, Inc.
Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

18 Palm Avenue
Project Address

PRE-APPLICATION MEETING

PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: 5/27/20
Meeting Time: 6pm
Meeting Address: 18 Palm Ave (call in)
Project Address: 18 Palm Avenue
Property Owner Name: Scott & Christine Connors
Project Sponsor/Representative: Steve Walker, Architect

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	LeeAnn Bailey - 3827 California Street				☐
2.	Linda Howell - 20 Palm Ave				☐
3.					☐
4.					☐
5.					☐
6.					☐
7.					☐
8.					☐
9.					☐
10.					☐
11.					☐
12.					☐
13.					☐
14.					☐
15.					☐
16.					☐

PRE-APPLICATION MEETING

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: 5/27
Meeting Time: 6pm-7pm
Meeting Address: 18 Palm (call in)
Project Address: 18 Palm Avenue
Property Owner Name: Scott & Christine Connors
Project Sponsor/Representative: Steve Walker, Architect

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/ how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group):
LeeAnn Bailey - 3827 California Street. "Everything looks fine to me...thank you for sending."

Project Sponsor Response:
None

Question/Concern #2:
Linda Howell - 20 Palm Ave. She is excited for us and likes the interior. She was curious about the dimensions of the height of the roof at the crest and around our bedrooms. She was not concerned though about her windows along the side of our house losing any light. She hopes that our contractor will do a much better job at cleaning up the site each day than the prior contractor a few years back.

Project Sponsor Response:
Provided drawings that have appropriate dimensions and we reassured her that Teutonic will be very clean and respectful of her personal property

Question/Concern #4:

Project Sponsor Response:

PRE-APPLICATION MEETING

NOTICE OF PRE-APPLICATION MEETING

Date: May 12, 2020 Contractor: Teutonic CM

Dear Neighbor:
You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 18 Palm Avenue, cross street(s) California Street (Block/Lot#: 1039 / 38), Zoning RM-1, in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☐ New Construction subject to Section 311;
- ☑ Any vertical addition of 7 feet or more subject to Section 311;
- ☐ Any horizontal addition of 10 feet or more subject to Section 311;
- ☐ Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-1-B, Section 313;
- ☐ Community Business Priority Processing Program (CBP);

The development proposal is to: Alter and expand the 1st and 3rd floor living Area and renovate existing structure for seismic

Existing # of dwelling units: 1	Proposed: 1	Permitted: 3	
Existing bldg square footage: 4,620 sf	Proposed: 5,847 sf	Permitted: 6,480	
Existing # of stories: 3	Proposed: 3	Permitted: 4	
Existing bldg height: 28'-6"	Proposed: 37'-0"	Permitted: 40'	
Existing bldg depth: 65'	Proposed: 65'	Permitted: 65'	

MEETING INFORMATION:
Property Owner(s) name(s): Scott & Christine Connors
Project Sponsor(s): // /
Contact information (email/phone): SCOTTPCONNORS@GMAIL.COM / 1-510-219-0163
Meeting Address*: 18 Palm Avenue (not other office of this notice)
Date of meeting: 5/27/2020 Time of meeting**: 6PM

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meetig, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

ATTENTION

DUE TO THE SHELTER IN PLACE ORDER WE WILL HOLD A VIA TELEPHONE MEETING I WILL BE MANAGING PHONE CALL FOR ONE HOUR FROM 6-7 PM.

YOU ARE ENCOURAGED TO SEND EMAIL IN ADVANCE WITH ANY COMMENTS OR CONCERNS.

THANK YOU

SCOTT CONNORS
1-510-219-0163

Kathryn Devicenzi
Laurel Heights Assoc of SF
22 Iris Ave
San Francisco, CA 94118

Catherine Stefani
Board of supervisors
1 Carlton B Goodlett Pl Rm 244
San Francisco, CA 94102

Richard Rabbitt
Temescal Terrace Assoc
55 Temescal terrace
San Francisco, CA 94118

Ron Blatman
Presidio Heights Assoc of Neigh
3844 Clay St
San Francisco, CA 94118

Rose Hillson
Jordan Park Improv Assoc
115 Parker Ave
San Francisco, CA 94118

Vas Kiniris
Filmore Merchants & Impr Assoc
2443 Filmore St #198
San Francisco, CA 94115

Traci Teraoka
Sacramento Street Merchant Assoc
3461 Sacramento St
San Francisco, CA 94118

Billy Lee
Oak Grove Group
2505 Oak St
Napa, CA 94559

Jane Natoli
Grow the Richmond
PO Box 590933
San Francisco, CA 94159

Brandon Ponce
California Locust-Bl Neigh Group
3550 California St Apt 9
San Francisco, CA 94118

Michael Chen
Northern Neighbors
1260 Mission St
San Francisco, CA 94103

Dave McMorran
SF Citizens for Considered Dev
355 11th St Suite 200
San Francisco, CA 94103

1039/005
Leland & Kerry Burstein
19 Jordan Ave
San Francisco, CA 94118

1039/006
Max Gingerlee Rev Tr
27 Jordan Ave
San Francisco, CA 94118

1039/038
Connors Leong Living Tr
18 Palm Ave
San Francisco, CA 94110

1039/042
Michael & Lee Napolitana
3827 California St
San Francisco, CA 94118

1039/037
Howell Rev Trust
20 Palm Ave
San Francisco, CA 94118

1039/043
Stottmeister Ingeborg
3821 California St
San Francisco, CA 94118

1040/005
Palm Group LLC
23 Palm Ave
Sab Francisco, CA 94118

1040/006
Laverne Young Trust
29 Palm Ave
San Francisco, CA 94118

1040/063
Mirkin-Peterson Liv Trust
17 Palm Ave
San Francisco CA 94118

1040/065
Veit Julia; Shim, John
19 Palm Ave
San Francisco, CA 94118

1040/064
Mirkin-Peterson Liv Trust
17 Palm Ave #A
San Francisco CA 94118

18 Palm Avenue

SWS
SWS | Steve Walker Studio, Inc.
5309 Fernhill Ave.
Oakland, CA 94619
925.350.1946
www.stevewalkerstudio.com

No.	Date	Issues and Revisions	
	05/06/20	SCHEMATIC DESIGN	SW
	06/01/20	BUILDING PERMIT	SW

Scale

Original Sheet 24" x 36"

Ref.
North

Stamp

LICENSED ARCHITECT
STEPHEN R. WALKER
No. C-30281
REN. 7/31/21
STATE OF CALIFORNIA

Project Name

18 PALM AVENUE
SAN FRANCISCO, CA 94118

Description

SFPD NEIGHBORHOOD
PREAPP MEETING
DOCUMENTATION

Sheet

G-010

Project Phase
DESIGN DEVELOPMENT

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

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
18 PALM AVE		1039038
Case No.		**Permit No.**
2020-009813ENV		202008222389
■ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.
Alteration/addition to an existing 3-story single family residence including new walls, stair, roof and electrical, plumbing and mechanical systems.

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).

■	**Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 - New Construction.** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. **FOR ENVIRONMENTAL PLANNING USE ONLY**
☐	**Other** ____
☐	**Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).** It can be seen with certainty that there is no possibility of a significant effect on the environment. **FOR ENVIRONMENTAL PLANNING USE ONLY**

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (*refer to The Environmental Information tab on the San Francisco Property Information Map)*
☐	**Hazardous Materials:** ☐ **Maher or** ☐ **Cortese** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? **Note that a categorical exemption shall not be issued for a project located on the Cortese List** *if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)*
☐	**Transportation:** Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the site due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or charging?
☐	**Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to The Environmental Information tab on the San Francisco Property Information Map*) **If box is checked, Environmental Planning must issue the exemption.**
☐	**Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:** Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (*refer to The Environmental Planning tab on the San Francisco Property Information Map*) **If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.**
☐	**Seismic Hazard:** ☐ **Landslide or** ☐ **Liquefaction Hazard Zone:** Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? *(refer to The Environmental tab on the San Francisco Property Information Map)* **If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.**

Comments and Planner Signature (*optional*): Don Lewis

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 5: ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. **Reclassification of property status**. *(Attach HRER Part I)* ☐ Reclassify to Category A ☐ Reclassify to Category C a. Per HRER 05/24/2021 *(No further historic review)* b. Other *(specify)*:
■	2. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	3. **Interior alterations to publicly accessible spaces that do not** remove, alter, or obscure **character defining features**.
☐	4. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	5. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

☐	6. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	7. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	8. **Work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*Analysis required*):
☐	9. **Work compatible** with a historic district (Analysis required):
☐	10. **Work that would not materially impair** a historic resource (Attach HRER Part II).

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.

■	**Project can proceed with exemption review**. The project has been reviewed by the Preservation Planner and can proceed with exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Gretel Gunther

STEP 6: EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

■ **No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.**

Project Approval Action:	**Signature:**
Building Permit	Gretel Gunther
If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	05/27/2021

Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code.
In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.
Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.

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

Planner Name:	**Date:**

San Francisco Planning

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

Land Use Information

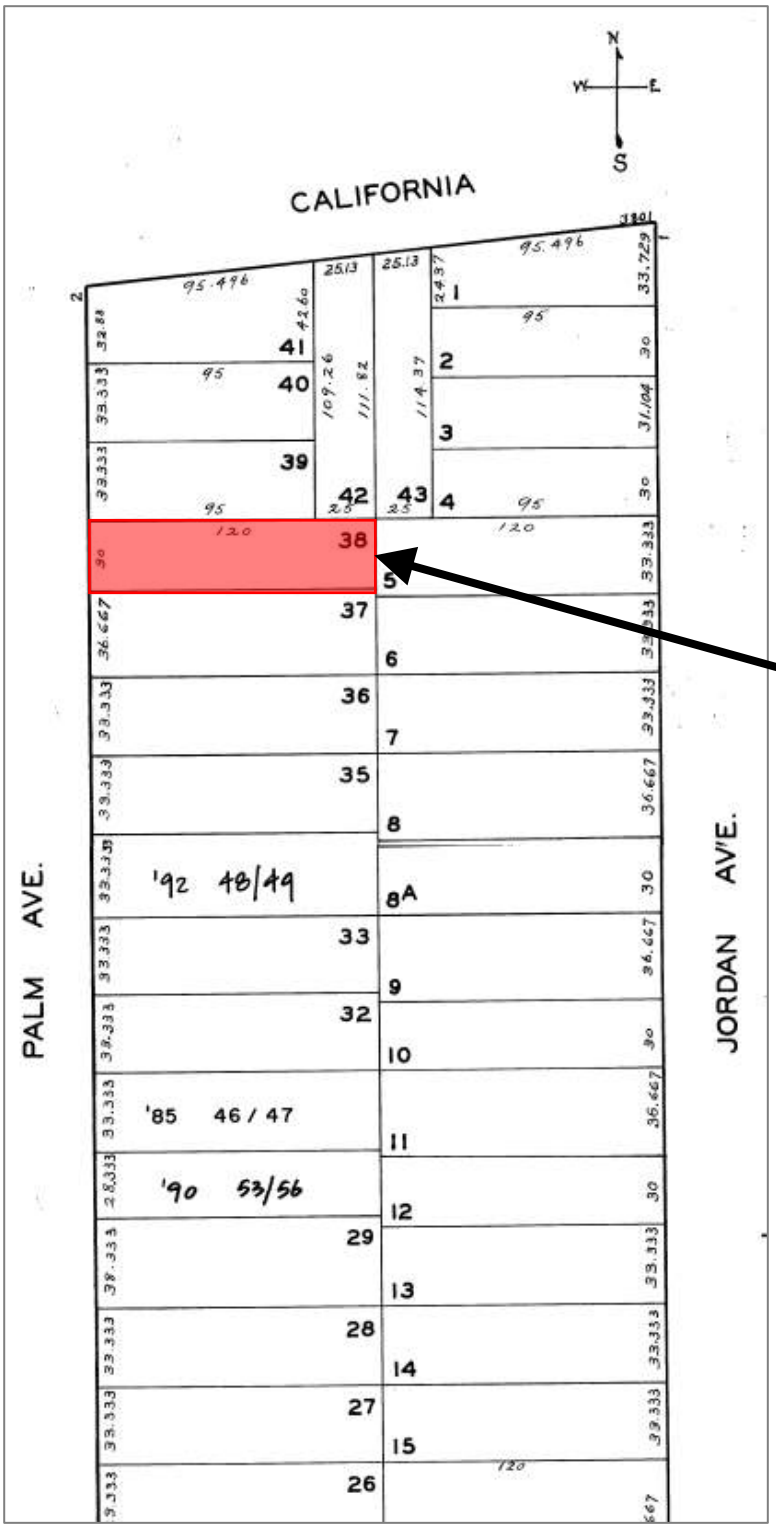
PROJECT ADDRESS: 18 PALM AVE
RECORD NO.: 2020-009813PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	497	497	497
Residential GSF	4,123	5,050	5,050
Retail/Commercial GSF	N/A	N/A	N/A
Office GSF	N/A	N/A	N/A
Industrial/PDR GSF *Production, Distribution, & Repair*	N/A	N/A	N/A
Medical GSF	N/A	N/A	N/A
Visitor GSF	N/A	N/A	N/A
CIE GSF	N/A	N/A	N/A
Usable Open Space	N/A	N/A	N/A
Public Open Space	N/A	N/A	N/A
Other ( )	N/A	N/A	N/A
TOTAL GSF	4,620	5,547	5,547
	EXISTING	**NET NEW**	**TOTALS**
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	N/A	N/A	N/A
Dwelling Units - Market Rate	1	1	1
Dwelling Units - Total	1	1	1
Hotel Rooms	N/A	N/A	N/A
Number of Buildings	1	1	0
Number of Stories	3	3	0
Parking Spaces	2	2	0
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	0	1	1
Car Share Spaces	N/A	N/A	N/A
Other ( )	N/A	N/A	N/A

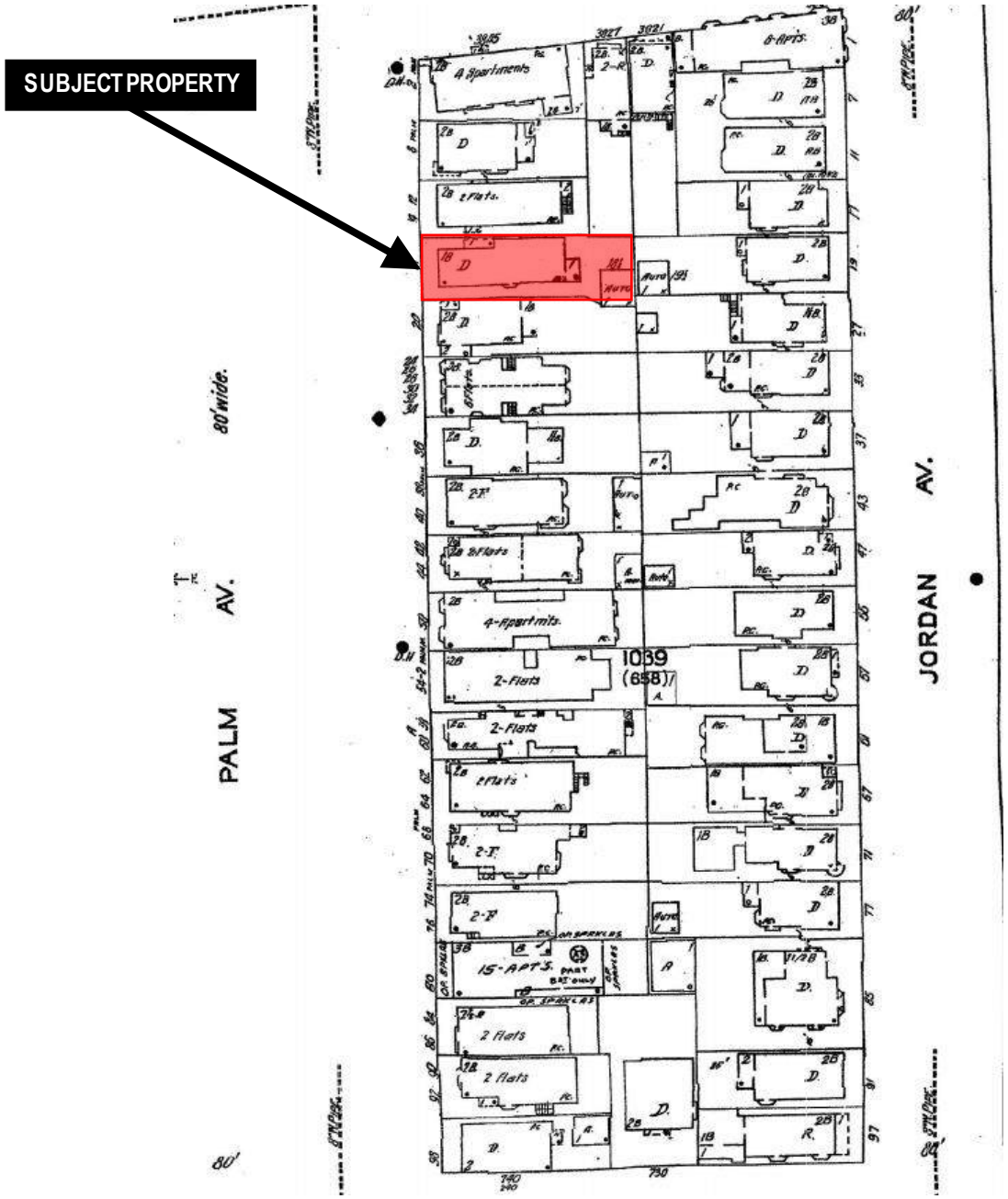
EXHIBIT X

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	N/A	N/A	N/A
One Bedroom Units	N/A	N/A	N/A
Two Bedroom Units	N/A	N/A	N/A
Three Bedroom (or +) Units	1	N/A	1
Group Housing - Rooms	N/A	N/A	N/A
Group Housing - Beds	N/A	N/A	N/A
SRO Units	N/A	N/A	N/A
Micro Units	N/A	N/A	N/A
Accessory Dwelling Units	N/A	N/A	N/A

Parcel Map


CALIFORNIA
PALM AVE.
JORDAN AVE.
SUBJECT PROPERTY
38
'92 48/49
'85 46/47
'90 53/56

Sanborn Map*



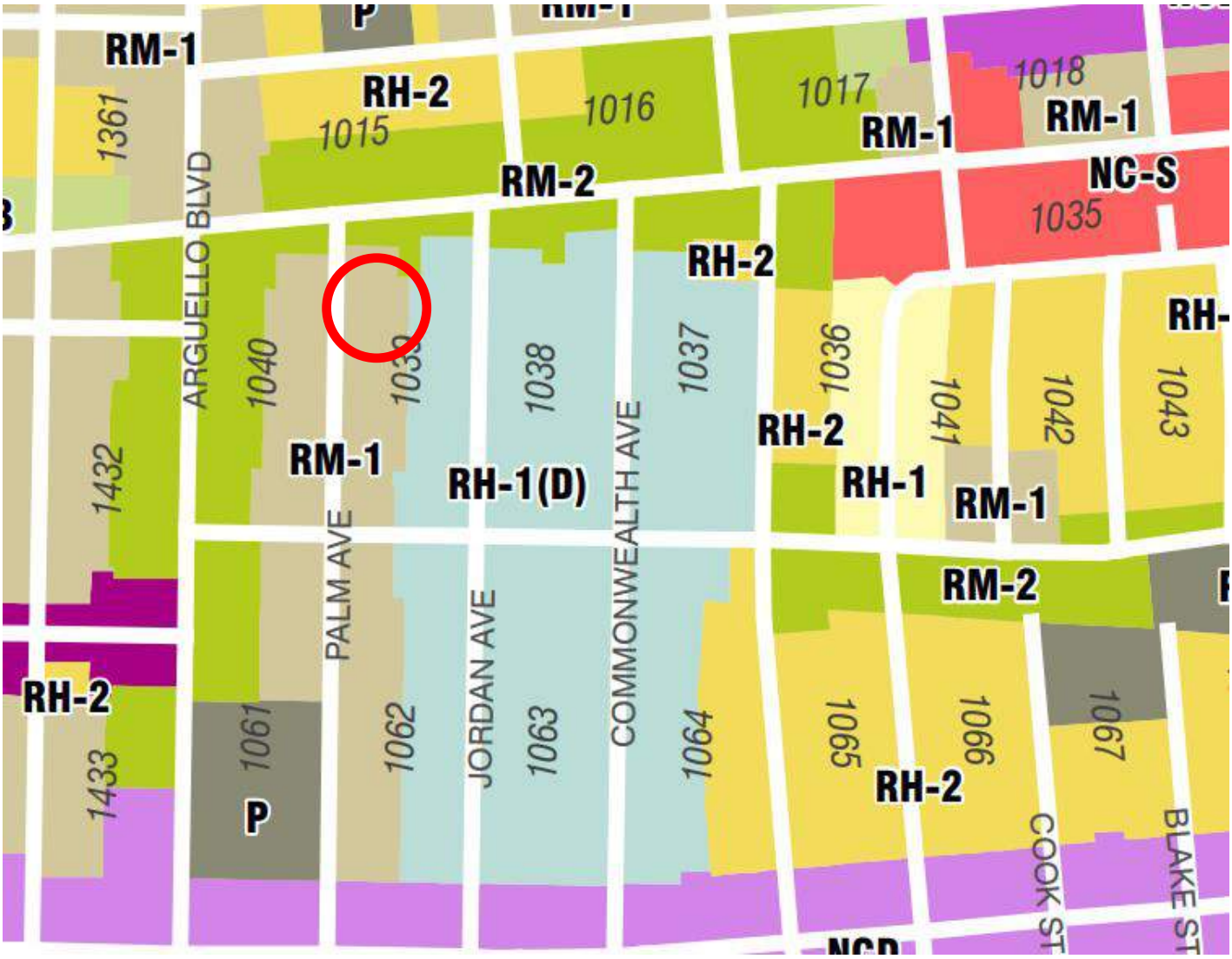
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Aerial Photo – View 1

Aerial Photo – View 2

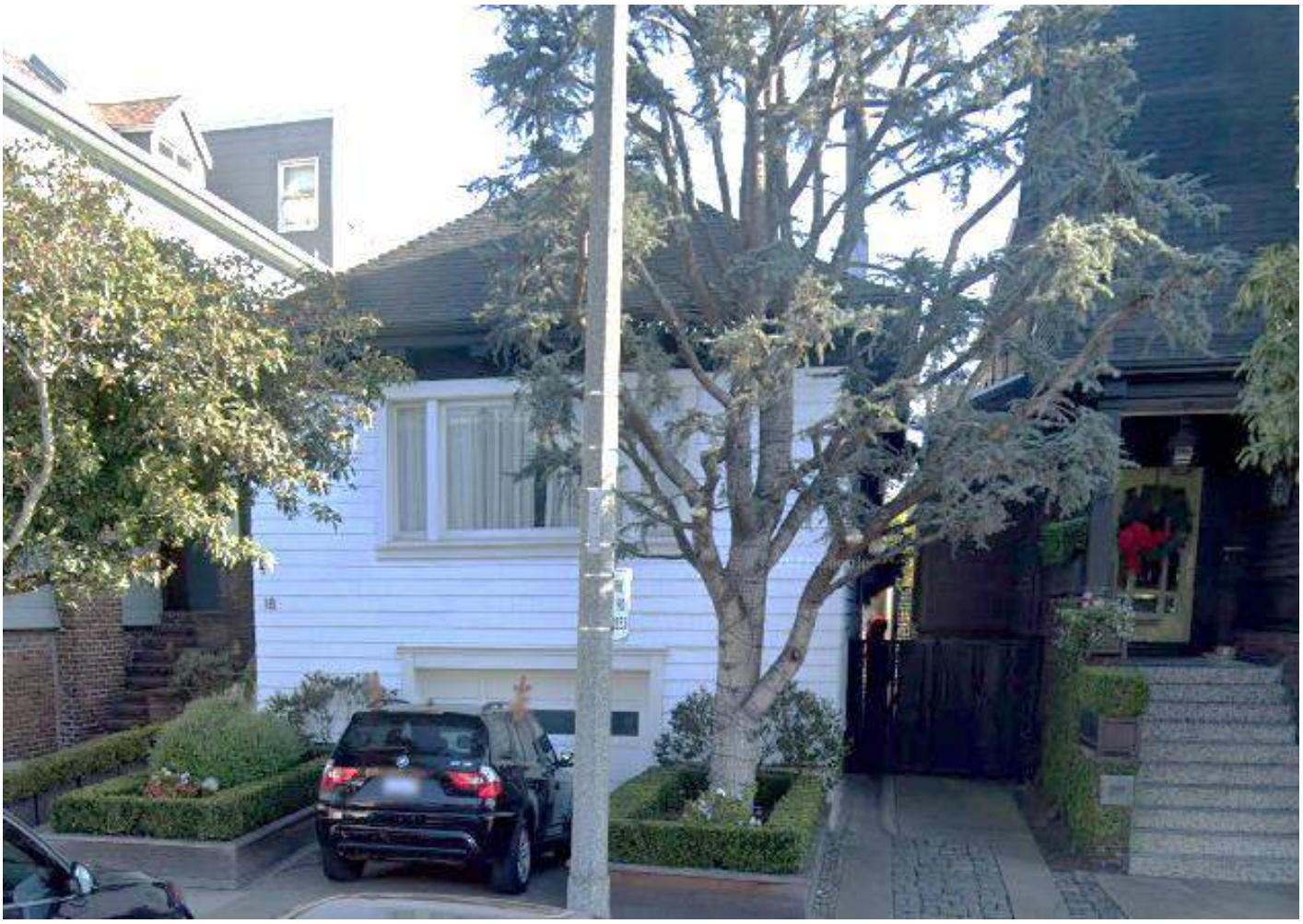
Aerial Photo – View 3

Zoning Map



Conditional Use Authorization
Case Number 2021-009813CUA
18 Palm Avenue

Site Photo



REUBEN, JUNIUS & ROSE, LLP

Tuija Catalano
tcatalano@reubenlaw.com

August 24, 2021

Delivered Via Email

President Joel Koppel
San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: 18 Palm Avenue
Project Sponsor's Brief in Support of the CUA Application
Planning Department Case No. 2020-009813CUA
Hearing Date: September 2, 2021
Our File No.: 12018.01

Dear President Koppel and Commissioners:

Our office represents Christine and Scott Connors, the owners of the property located at 18 Palm Avenue ("Property"). The Property is occupied by a 3-story single-family home, which is proposed to be renovated and improved with a modest addition.

The project benefits include the following:

- Completion of necessary structural improvements and repairs to correct previous deficiencies to make the existing home structurally safe to resist the required seismic loads pursuant to current San Francisco Building Code ;
- Alterations that are necessary to make the home functional for a multi-generational family, allowing Christine and Scott to continue to live in the City with their children and Christine's parents;
- Retention of the existing building as a contributing resource to the Jordan Park Historic District and avoidance of significant exterior alterations that would be contrary to preservation objectives; and
- Proposal of completion of minimal scope of exterior alterations to ensure compatibility with the existing, established residential neighborhood.

A. Project Description

The existing 3-story building had been altered by the prior owner over a period of several years that reconfigured and significantly weakened the structure's ability to resist seismic loads. The building code stipulates that altered seismic force resisting elements must be strengthened to

resist tributary forces to the life safety/collapse prevention forces levels of the current building code. The structural repairs consist of installing new steel moment frames in multiple locations within the home that will tie into a new foundation with added grade beams. In doing so, the house will essentially need to be taken down to the studs. Concurrently with the structural repairs, Christine and Scott are proposing an overall renovation of the home, including a modest, approx. 1,000 sf addition. The building will remain as a 3-story home, with only a slight 4'6" addition to the overall building height. The Project will improve the layout of the existing floors and will result in one additional bedroom that will be necessary in order to allow for a multi-generational use of the existing home.

The existing building was built in 1907 and is a contributing resource to the Jordan Park Historic District. As such it is not possible or desirable to propose significant exterior alterations to the existing building. The scale and appearance of the front portion of the building will remain substantially the same, and e.g. the existing garage door that has existed since 1924 will remain as is together with the surrounding massing. The exterior alterations will be minimally visible from the street perspective, and the additions occur at the rear of the building at the first level, and within the existing roof "footprint" on the third level.

B. Project Outreach and Support

Christine and Scott have reached out to many of their neighbors to go over the Project scope, beyond the required pre-application meeting. Several neighbors have expressed support for the Project, many of whom have provided a letter of support urging the Planning Commission to approve the Project as proposed. The Project supporters include the immediate next door neighbors on both sides of the Property.

Copies of all of the support letters are attached in **Exhibit A**, as follows:

Exh. A-1: Joshua & Stefanie Baker - 8-10 Palm Avenue
Exh. A-2: Tara Widmer & Seth Safier - 14 Palm Avenue
Exh. A-3: Linda Howell - 20 Palm Avenue
Exh. A-4: Tod & Rebecca Sacerdoti - 36 Palm Avenue
Exh. A-5: Eric & Dayna Quanbeck - 112 2nd Avenue
Exh. A-6: Brian & Amy Carr - 3695 Sacramento Street
Exh. A-7: Brad & Camille Marks - 153 Palm Avenue
Exh. A-8: Mark & Liz Farrell - 47 Jordan
Exh. A-9: Kelly Myerberg - 86 Jordan
Exh. A-10: James McGrath - 121 Valley Street

C. Conditional Use Authorization Compliance and Compatibility

The conditional use authorization is only required because of the Interim Zoning Controls that were adopted earlier this year, on Jan. 12, 2021, four months after the initial Project

application was submitted. The Project is fully compliant and consistent with all Planning Code requirements and General Plan policies, and but for the Interim Zoning Controls, only a building permit approval would have been required. Under the Interim Zoning Controls a conditional use authorization is required since the Project involves a unit that exceeds 2,000 sf and the property does not maximize the principally permitted residential density.

As noted above, the Project's primary purpose is to provide for structural repairs and for a small addition to the existing home. Although the single-family scope of the building is not proposed to change, the existing building is a home to a family that is motivated by increasing the capacity and improving the layout of the building so that it can function as a multi-generational home to the Project sponsor, their children and parents.

The Property is located in the RM-1 district, which principally permits 3 units per lot. That said, the Property is also located immediately adjacent to a lower density RH-1(D) district, which permits only one unit per lot and is located to the rear and west of the Property. All of the buildings to the rear of the Property, on subject block no. 1039, facing solely on Jordan Avenue, are improved with single-family dwellings.

The building was originally constructed in 1907 as part of Jordan Park, a residential neighborhood consisting of primarily single-family homes. The Project is desirable by proposing only modest exterior alterations so that the building's status as a contributing resource to the Jordan Park Historic District is not impacted. More significant exterior alterations, such as creating an additional entrance or window exposure to the front facade could be contrary to preservation objectives and could cause a potentially negative impact to the historic resource. The Project is respectful of the historic status, and the minimal exterior changes are barely visible from the street perspective.

The minimal exterior alterations are also desirable because the building size and envelope will change only minimally. This means that the building will remain consistent with the neighborhood character and will not be significantly larger, taller or different from other nearby buildings in terms of size, scale or massing.

The subject block on both sides of Palm Avenue (between California and Euclid) is predominantly improved with 3-story buildings, with few 2-story and few 4-story buildings. Some buildings are slightly taller and some slightly lower in height, but the overall block height is fairly consistent and the subject building will remain entirely compatible with the existing context. Both of the adjacent buildings (at approx. 40' and 36') will remain taller than the subject building (proposed at 33').

The average building size for the subject block of Palm Avenue is approximately 4,400 sf, with several buildings exceeding 6,000 sf, and some exceeding 7,000 sf. The Project will be fully consistent with the block's overall building size and massing as well, and the added square

footage is minimally visible from the street perspective, without changing the block character in any perceivable manner.

D. Summary

The Project team is excited to present the Project to the Planning Commission on September 2, 2021. We respectfully ask the Commission to approve the Project. If you have any questions please do not hesitate to let our team know.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

Tuija I. Catalano

Enclosures: Support letters

cc: Vice President Kathrin Moore
Commissioner Deland Chan
Commissioner Sue Diamond
Commissioner Frank Fung
Commissioner Theresa Imperial
Commissioner Rachael Tanner
Rich Hillis, Planning Director
Kalyani Agnihotri, Project Planner
Jonas Ionin, Commission Secretary

Exhibit A-1

Date: August 23, 2021

Attn: Kalyani Agnihotri
Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: 18 Palm Avenue
Letter in Support of the Project
Planning Dept. Case No. 2020-009813CUA

To Whom It May Concern:

I own a home in close proximity to 18 Palm Avenue. I am familiar with the plans to alter and expand the existing single-family home at 18 Palm Avenue.

I strongly support Christine and Scott Connors and their application to the Planning Department for 18 Palm Avenue, and I urge the Planning Commission to approve the project as proposed.

Sincerely,

Joshua Baker

Name: Stefanie & Joshua Baker

Address: 8-10 Palm Avenue

SF, CA 94118

Exhibit A-2

Date: August 19, 2021

Attn: Kalyani Agnihotri
Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: 18 Palm Avenue
Letter in Support of the Project
Planning Dept. Case No. 2020-009813CUA

To Whom It May Concern:

For over a decade, we have resided at 14 Palm Avenue, which is immediately next door to 18 Palm Avenue. We have reviewed, and are now familiar with, the plans to alter and expand 18 Palm Avenue.

We have no concerns with the existing plans. Indeed, we strongly support Christine and Scott Connors and their application to the Planning Department for 18 Palm Avenue. The Connors are great neighbors, and they deserve to live in a house that meets their familial needs.

On behalf of ourselves, and our entire family, we urge the Planning Commission to approve the 18 Palm Avenue project as proposed. Should you have any questions, please feel free to contact either of us by phone (Tara Widmer @ 415-341-5254 or Seth Safier @ 415-336-6545.)

Sincerely,

Tara Widmer & Seth Safier
14 Palm Avenue, San Francisco, CA 94118

Exhibit A-3

Date: August 16, 2021

Attn: Kalyani Agnihotri
Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

From:
Linda and Larry Howell
20 Palm Avenue
San Francisco, CA 94118

RE: 18 Palm Avenue
Letter in Support of the Project
Planning Dept. Case No. 2020-009813CUA

To Whom It May Concern:

I own the home next to 18 Palm Avenue. I am familiar with the plans to alter and expand the existing single-family home at 18 Palm Avenue.

I strongly support Christine and Scott Connors and their application to the Planning Department for 18 Palm Avenue because the addition will preserve the historical façade , be minimally invasive to their neighbors and because I know that their work will only serve to enhance our neighborhood. In addition, they are great and considerate neighbors who care deeply about our local neighborhood and our City.

I urge the Planning Commission to approve the project as proposed.

Sincerely,

Name: LINDA HOWELL

Address: 20 PALM AVE
SAN FRANCISCO, CA 94118

Exhibit A-4

Date: August 21, 2021

Attn: Kalyani Agnihotri
Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: 18 Palm Avenue
Letter in Support of the Project
Planning Dept. Case No. 2020-009813CUA

To Whom It May Concern:

I own a home in close proximity to 18 Palm Avenue. I am familiar with the plans to alter and expand the existing single-family home at 18 Palm Avenue.

I strongly support Christine and Scott Connors and their application to the Planning Department for 18 Palm Avenue, and I urge the Planning Commission to approve the project as proposed.

Sincerely,

Rebecca & Tod Sacerdoti
36 Palm Avenue
San Francisco, CA 94118

Exhibit A-5

Date: August 19, 2021

Attn: Kalyani Agnihotri
Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: 18 Palm Avenue
Letter in Support of the Project
Planning Dept. Case No. 2020-009813CUA

To Whom It May Concern:

We own a home in close proximity to 18 Palm Avenue. We are familiar with the plans to alter and expand the existing single-family home at 18 Palm Avenue.

We strongly support Christine and Scott Connors and their application to the Planning Department for 18 Palm Avenue because we are confident their work on their home will only enhance our neighborhood and will be minimally invasive to their neighbors and the overall neighborhood. Christine and Scott Connors are very involved in the SF community and work hard to give back to the local community. As such, we believe they should have the ability to remain in the city, in a home that meets their needs.

Please don't hesitate to reach out if you have questions.

I urge the Planning Commission to approve the project as proposed.

Sincerely,

Name: Dayna and Eric Quanbeck

Address: 111 2nd Avenue, San Francisco, CA 94118

Exhibit A-6

Date: August 20, 2021

Attn: Kalyani Agnihotri
Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: 18 Palm Avenue
Letter in Support of the Project
Planning Dept. Case No. 2020-009813CUA

To Whom It May Concern:

We currently own a home in close proximity to 18 Palm Avenue. I am familiar with the plans to alter and expand the existing single-family home at 18 Palm Avenue.

I strongly support Christine and Scott Connors and their application to the Planning Department for 18 Palm Avenue for a number of reasons.

- The home is currently a structural risk to their family. They have 2 young girls and need to keep them safe. This will make the home safer and reduce the risk on the city in the event of a natural disaster.
- We (my husband Brian and i) have reviewed the plans and it will improve the look of the home and the block while keeping it traditional and historical.
- Christine and Scott Connors are upstanding and very active SF community members.
- They understand the impact to the neighborhood construction has. We know they will take the utmost concern for their neighbors during the process in terms of noise and street access.

I urge the Planning Commission to approve the project as proposed.

Sincerely,

Amy R G Carr

Name: Amy R. G. Carr

Address: 3965 Sacramento Street
San Francisco, CA 94118

Exhibit A-7

Date: August 23, 2021

Attn: Kalyani Agnihotri
Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: 18 Palm Avenue
Letter in Support of the Project
Planning Dept. Case No. 2020-009813CUA

To Whom It May Concern:

We own a home in close proximity to 18 Palm Avenue. We are familiar with the plans to alter and expand the existing single-family home at 18 Palm Avenue.

We strongly support Christine and Scott Connors and their application to the Planning Department for 18 Palm Avenue, and we urge the Planning Commission to approve the project as proposed.

Sincerely,

Name: Brad and Camille Marks

Address: 152 Palm Avenue, San Francisco, CA 94118

Exhibit A-8

Date: August 21, 2021

Attn: Kalyani Agnihotri
Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: 18 Palm Avenue
Letter in Support of the Project
Planning Dept. Case No. 2020-009813CUA

To Whom It May Concern:

We own a home in close proximity to 18 Palm Avenue. We are familiar with and fully support the plans to alter and expand the existing single-family home at 18 Palm Avenue.

We strongly support Christine and Scott Connors and their application to the Planning Department for 18 Palm Avenue because the plans will make the house more structurally sound and reflect the needs of their family. This has been a long hard process for them as they attempt to make their home safer so they will be able to enjoy it for many years to come.

I urge the Planning Commission to approve the project as proposed.

Sincerely,

Mark and Liz Farrell

Name: Mark and Liz Farrell

Address: 47 Jordan Ave San Francisco, CA 94118

Exhibit A-9

Date: August 10, 2021

Attn: Kalyani Agnihotri
Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: 18 Palm Avenue
Letter in Support of the Project
Planning Dept. Case No. 2020-009813CUA

To Whom It May Concern:

I own a home in close proximity to 18 Palm Avenue. I am familiar with the plans to alter and expand the existing single-family home at 18 Palm Avenue.

I strongly support Christine and Scott Connors and their application to the Planning Department for 18 Palm Avenue because (insert your reasons for support here).

I urge the Planning Commission to approve the project as proposed.

Sincerely,

Name: Kelly Murphy

Address: 85 JORDAN AVE.
SAN FRANCISCO, CA 94118

Exhibit A-10

August 20, 2021

Attn: Kalyani Agnihotri
Planning Department
City and County of San Francisco
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

RE: 18 Palm Avenue
Letter in Support of the Project
Planning Dept. Case No. 2020-009813CUA

To Whom It May Concern:

I own a home in San Francisco, and I am familiar with the plans to alter and expand the existing single-family home at 18 Palm Avenue.

I would like to express my support for the 18 Palm Avenue Project, and I urge the Planning Commission to approve the project as proposed.

Sincerely,

James McGrath
121 Valley Street