Certificate of Appropriateness Case Report Consent Calendar

HEARING DATE: NOVEMBER 17, 2010

 Filing Date:
 October 12, 2010

 Case No.:
 2010.0932A

Project Address: 814-816 Scott Street

Historic District: Alamo Square

Zoning: RH-3 (Residential, House, Three-Family)

40-X Height and Bulk District

Block/Lot: 0777 / 017

Applicant: Reza Khoshnevisan, SIA Consulting

1256 Howard Street

San Francisco, CA 94103

Staff Contact Shelley Caltagirone - (415) 558-6625

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Reviewed By Tim Frye – (415) 575-6822

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PROPERTY DESCRIPTION

814-816 SCOTT STREET, east side between McAllister and Fulton Streets. Assessor's Block 0777, Lot 017. The two-story, two-unit residence was built in 1888 by an unknown builder/architect for Jane A. Sutherland. The Stick-style building is largely intact with the basement-level garage the most significant alteration. It is located in a RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed project involves enclosing an open-air stair at the rear of the building and constructing two decks, one at the roof and one at the rear of the second floor level. Enclosure of the stair would include altering the fenestration pattern at the rear (east) and north walls. The installation of the roof deck would involve removal of a non-visible portion of the pitched roof. The deck would not require a stair penthouse or alterations to the existing parapet. Cable railings will be used at the eastern edge of the roof deck and at the second-floor-level deck. The project also includes fire-rating the exterior walls. The fire-rated materials will be applied to the interior side of the walls only so that the work will not impact the building's exterior appearance. Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

None.

1650 Mission St.

CA 94103-2479

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Fax:

Planning

Information: 415.558.6377

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated landmark or building within a historic district for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Staff finds that the historic character of the property will be retained by limiting all alterations to portions of the building that are not visible from the public right-of-way and by preserving all character-defining features of the building, including the roof parapets and building scale and mass.

Standard 5

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Staff finds that distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. No features of the front façade will be altered and only non-historic windows will be removed at the rear of the building. The portion of the gabled roof to be removed is not visible from the public right-of-way and is not a distinctive feature of the building.

Standard 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Staff finds that the proposed decks will not destroy historic materials, features, and spatial relationships that characterize the property as they will be located at non-visible portions of the building and will not require removal of any significant materials or features. The work will also be differentiated from the historic portions of the building by the use of contemporary materials. The stair enclosure will be clad with siding that matches the historic wood siding in this location.

Standard 10

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff finds that, if required, the decks could be removed without harming the essential form and integrity of the historic property and the gabled roof could be restored to its original form.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANAYLSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the subject building and with the Alamo Square Historic District.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

ATTACHMENTS

Draft Motion Photographs

Certificate of Appropriateness November 17, 2010

Case Number 2010.0932A 814-816 Scott Street

Plans

SC: G:\DOCUMENTS\Cases\COFA\Case Reports\814 Scott_11.17.10.doc

Historic Preservation Commission Draft Motion

HEARING DATE: NOVEMBER 17, 2010

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 017 IN ASSESSOR'S BLOCK 0777, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on October 12, 2010, Reza Khoshnevisan of SIA Consulting (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to enclose an open-air stair at the rear of the building and construct two decks, one at the roof and one at the rear of the second floor level of the subject property located on lot 017 in Assessor's Block 0777. The work includes altering the fenestration pattern at the rear (east) and north walls and removal of a non-visible portion of the pitched roof.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on November 17, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2009.0932A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the

Motion No. XXXX CASE NO 2009.0932A Hearing Date: November 17, 2010 814-816 Scott Street

Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated September 2, 2010 and labeled Exhibit A on file in the docket for Case No. 2009.0932A based on the following findings:

CONDITIONS OF APPROVAL

None.

FINDINGS

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

- 1. The above recitals are accurate and also constitute findings of the Commission.
- 2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the contributory building and the Alamo Square Historic District.

- That the historic character of the property will be retained by limiting all alterations to portions of the building that are not visible from the public right-of-way and by preserving all character-defining features of the building, including the roof parapets and building scale and mass.
- That distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. No features of the front façade will be altered and only non-historic windows will be removed at the rear of the building. The portion of the gabled roof to be removed is not visible from the public right-of-way and is not a distinctive feature of the building.
- That the proposed decks will not destroy historic materials, features, and spatial relationships that characterize the property as they will be located at non-visible portions of the building and will not require removal of any significant materials or features. The work will also be differentiated from the historic portions of the building by the use of contemporary materials. The stair enclosure will be clad with siding that matches the historic wood siding in this location.
- That, if required, the decks could be removed without harming the essential form and integrity of the historic property and the gabled roof could be restored to its original form.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

SAN FRANCISCO
PLANNING DEPARTMENT

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 5

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

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 1.3

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

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

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PLANNING DEPARTMENT

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POLICY 2.4

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

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the historic district for the future enjoyment and education of San Francisco residents and visitors.

- 4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:
 - The proposed project is for the restoration of a residential property and will not have any impact on neighborhood serving retail uses.
 - B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:
 - The proposed project will strengthen neighborhood character by respecting the character-defining features of the historic district in conformance with the Secretary of the Interior's Standards.
 - C) The City's supply of affordable housing will be preserved and enhanced:
 - *The project will not reduce the affordable housing supply.*
 - D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

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The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

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

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

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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 **GRANTS a Certificate of Appropriateness** for the property located at Lot 017 in Assessor's Block 0777 for proposed work in conformance with the architectural plans dated September 2, 2010 and labeled Exhibit A on file in the docket for Case No. 2010.0932A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on November 17, 2010.

Linda D. Avery Commission Secretary

AYES: X

NAYS: X

ABSENT: X

ADOPTED: November 17, 2010







ELECTRICAL NOTES:

ELECTRICAL SUBPANEL(S) ON FLOOR PLAN(S). PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL(S) SUCH AS CLOTHES CLOSETS.
PANELS IN FIREWALL SHALL BE RELOCATED OR PROPERLY PROTECTED TO MAINTAIN

GFCI PROTECTED OUTLETS AT THE FOLLOWING LOCATIONS.

(A)GARAGE (B)UNFINISHED BASEMENT, CRAWL AND STORAGE SPACES.

(D) EXTERIOR (WATERPROOF)

RECEPTABLE OUTLETS AT THE FOLLOWING LOCATIONS.

(A)12" O.C. MAX, AND WITHIN 6" OF THE END OF WALLS.

(B)ANY WALL SPACE 2 OR MORE FEET WIDE.

(C) AT EACH KITCHEN AND DINING AREA COUNTER SPACE WIDER THAN 12". SO THAT NO POINT IN ANY HALLWAY 10 FEET OR MORE IN LENGTH

LIGHT FIXTURE IN TUB OR SHOWER ENCLOSURES AND EXTERIOR LIGHT FIXTURES SHALL BE

APPLIANCES FASTENED IN PLACE, SUCH AS DISHWASHERS, GARBAGE DISPOSALS, TRASH COMPACTORS, MICROWAVE OVENS, ETC., SHALL BE SUPPLIED BY A SEPARATE BRANCH CIRCUIT RATED FOR THE APPLIANCE OR LOAD SERVED.

RECEPTACLES FOR FIXED APPLIANCES SHALL BE ACCESSIBLE, NOT BEHIND APPLIANCE.

A CIRCUIT SUITABLE FOR THE LOAD WITH A MINIMUM OF 30 AMPERES IS REQUIRED FOR AN

LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATION(S)."

ENERGY NOTES:

PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. UP TO 50% OF WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS MAY BE IN LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES, PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY

EACH ROOM CONTAINING A WATER CLOSET SHALL HAVE AT LEAST ONE LUMINAIRE WITH LAMPS WITH AN EFFICACY OF NOT LESS THAN & LUMENS PER WATT FOR 15 WATT OR SMALLER, 50 LUMENS PER WATT FOR 16 WATT 40WATT, & 60 LUMENS PER WATT FOR 40 WATT 40WATT, & 60 LUMENS PER WATT FOR 40 WATT 40WATT, A 60 LUMENS PER WATT FOR 40 WATT WATT AND THE HEIGHT EFFICACY LUMINAIRE SHALL BE SWITCHED AT AN ENTRANCE TO THE ROOM,

ALL LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.) OR AIR TIGHT (AT) RATED BY UNDERWRITERS LABORATORIES OR OTHER APPROVED LABORATORIES.

PROVIDE FLUORESCENT FIXTURES FOR BATHROOMS, LAUNDRY, UTILITY ROOMS AND GARAGES, OR A MANUAL ON / OCCUPANCY SENSOR CONTROL FOR ALL INCANDESCENT FIXTURES (DIMMERS DO NOT QUALIFY)

PROVIDE FLUORESCENT FIXTURES FOR ALL ROOMS, INCLUDING CLOSETS 70 SQ. FT. OR MORE (OTHER THAN KITCHEN, BATHROOM, LAUNDRY, UTILITY ROOM AND GARAGES), OR PROVIDE OCCUPANCY SENSORS OR DIMMERS.

FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS: INSTALLATION OF FACTORY-BUILT AND MASONRY FIREPLACES SHALL INCLUDE:
(A) CLOSABLE METAL OR GLASS DOORS.
(B) COMBUSTION AIR INTAKE (6 SQ. IN. MINIMUM) TO DRAW AIR FROM OUTSIDE OF THE

BUILDING DIRECTLY INTO FIRE BOX. THE COMBUSTION AIR INTAKE MUST BE EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND LIGHT-FITTING DAMPER OR COMBUSTION AIR

A READLY ACCESSIBLE, OPERABLE AND LIGHT-FITTING DAMPER OF COMBOSTION AIR CONTROL DEVICE.

EXCEPTION: AN OUTSIDE COMBUSTION AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE IS NOT LOCATED ON AN

EXTERIOR WALL.
(C) A FLUE DAMPER WITH AN READILY ACCESSIBLE CONTROL..
EXCEPTION: WHEN A GAS LOG, LOG LIGHTER, OR DECORATIVE GAS APPLIANCE IS INSTALLED
IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OPEN IF REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR THE STATE MECHANICAL CODE.

PLUMBING AND MECHANICAL NOTES:

HEATING SUPPLY AIR DUCTS SHALL BE MIN. NO.26 GA, GALVANIZED SHEET METAL WITH SEALED ANNULAR OR A FIRE DAMPER PROVIDED WHEN THE DUCTS PENETRATE THE OCCUPANCY SEPARATION BETWEEN THE GARAGE AND THE HOUSE.

PLASTIC PLUMBING PIPE SHALL NOT BE USED FOR DOMESTIC WATER SUPPLY AND/OR SANITARY WASTE SYSTEM

SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE.

NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS.

SIZE OF WATER CLOSETS, MAXIMUM ALLOWABLE 1.6 GALLONS PER FLUSH,

SHOWER & TUB/SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES F. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION, U.P.C. 4107.

DOORS & PANELS OF SHOWERS AND BATHTUBS ENCLOSURES AND ADJACENT WALL OPENINGS WITHIN 60° ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.

TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL.

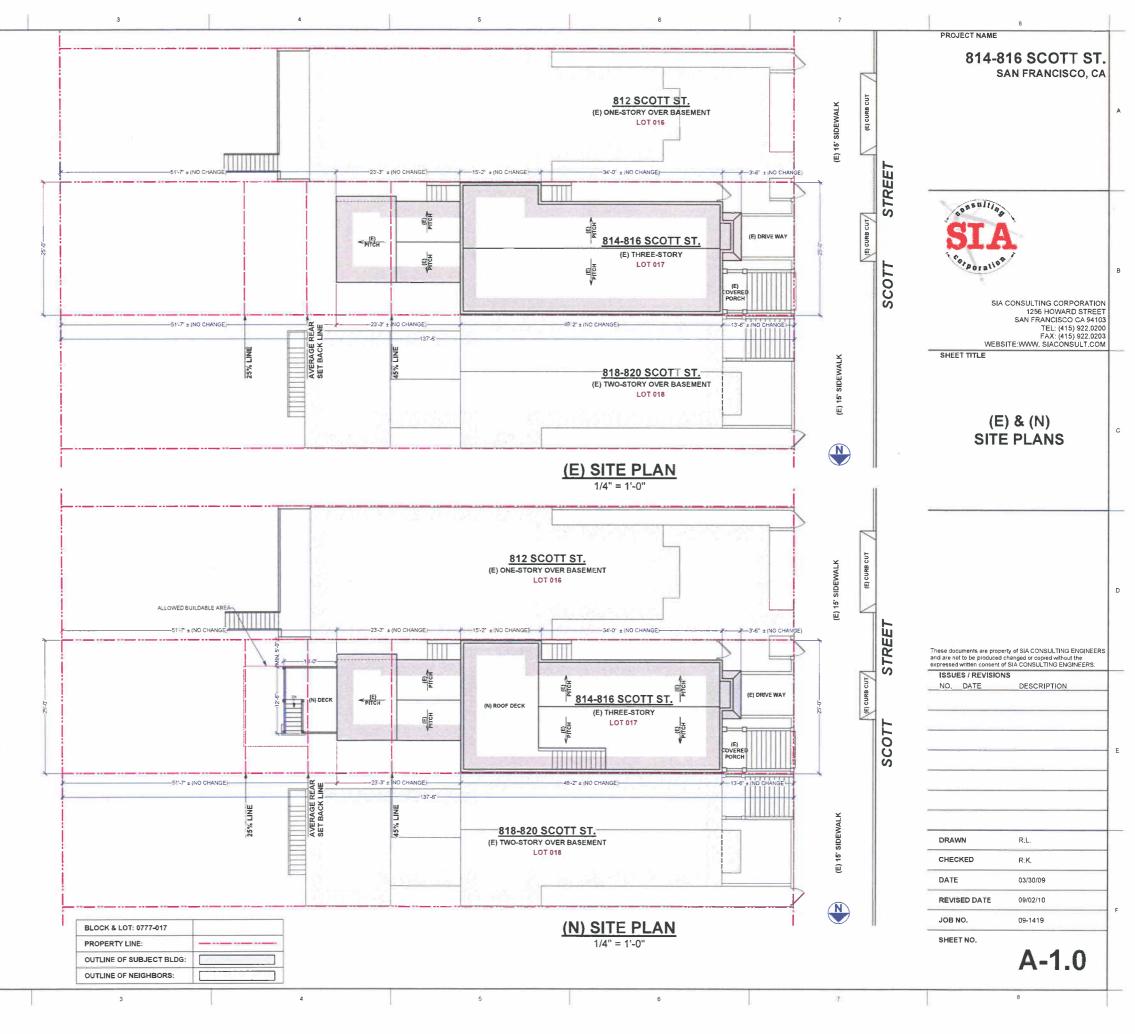
SANITATION NOTES:

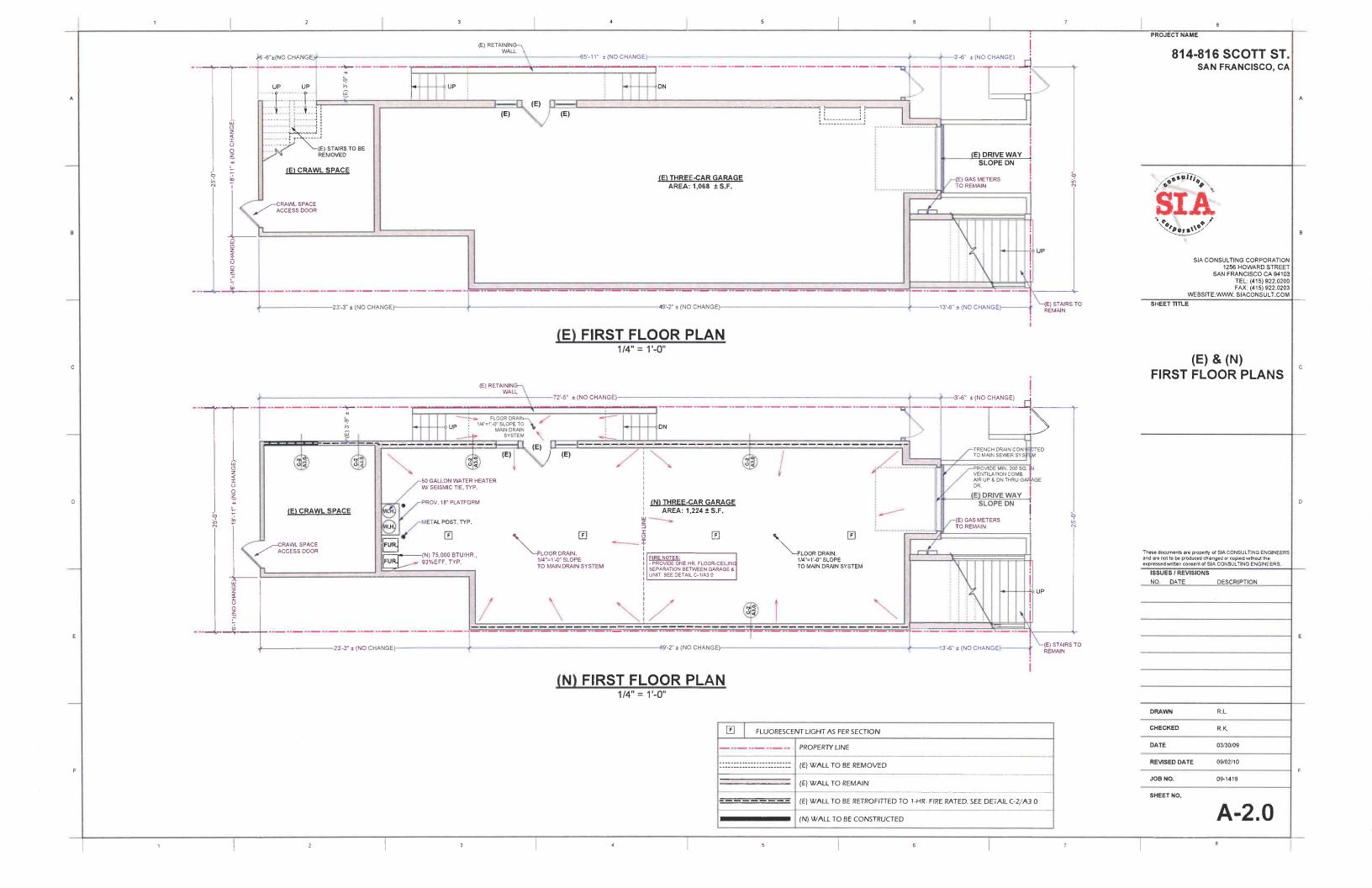
SHOWER STALL FINISH SHALL BE CERAMIC TILE EXTENDING 70 INCHES ABOVE THE DRAIN

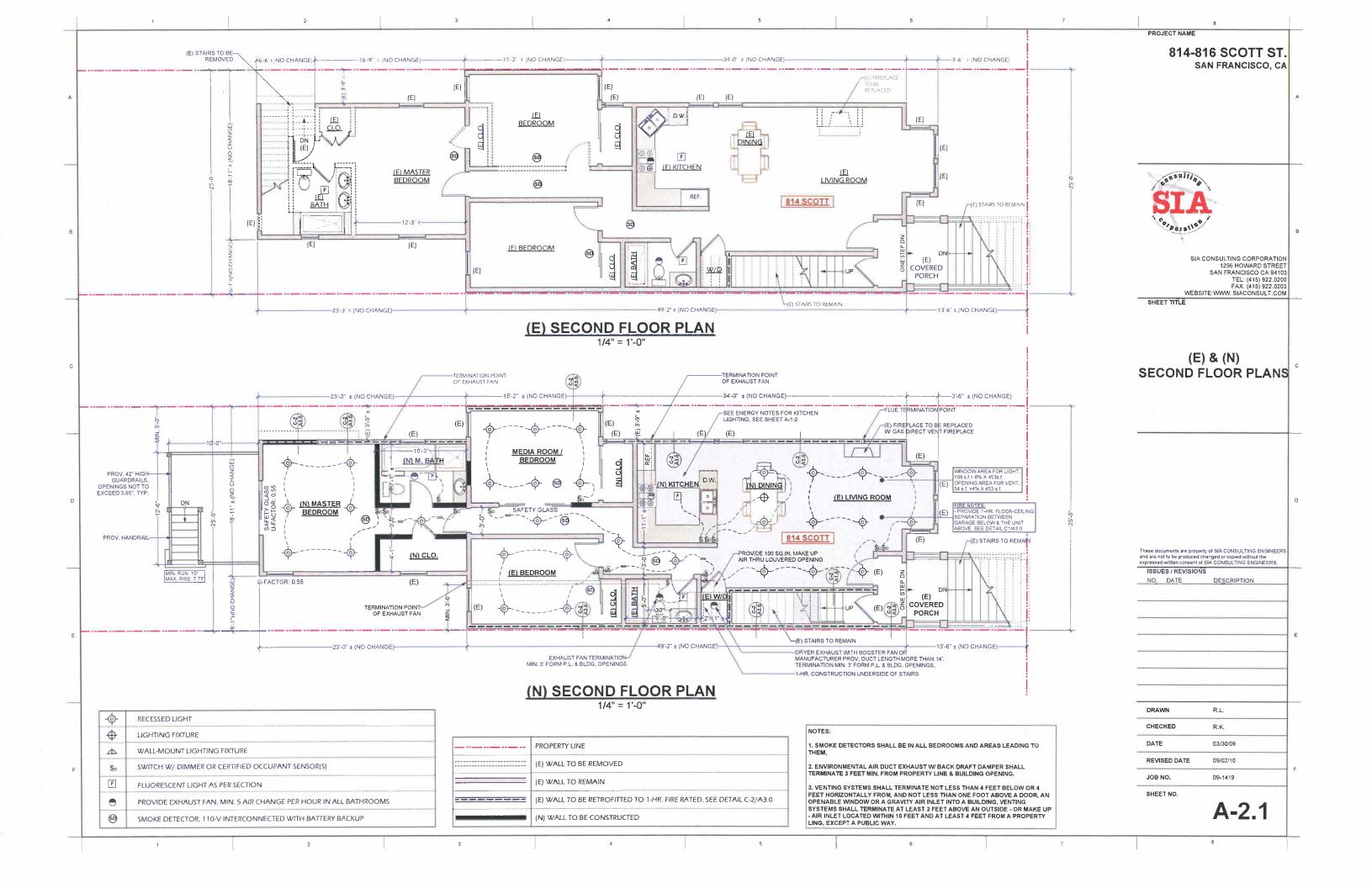
MOISTURE RESISTANT UNDERLAYMENT (e.g., WATER RESISTANT GYP. BD.) TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET U.B.C. 8067.1.3.

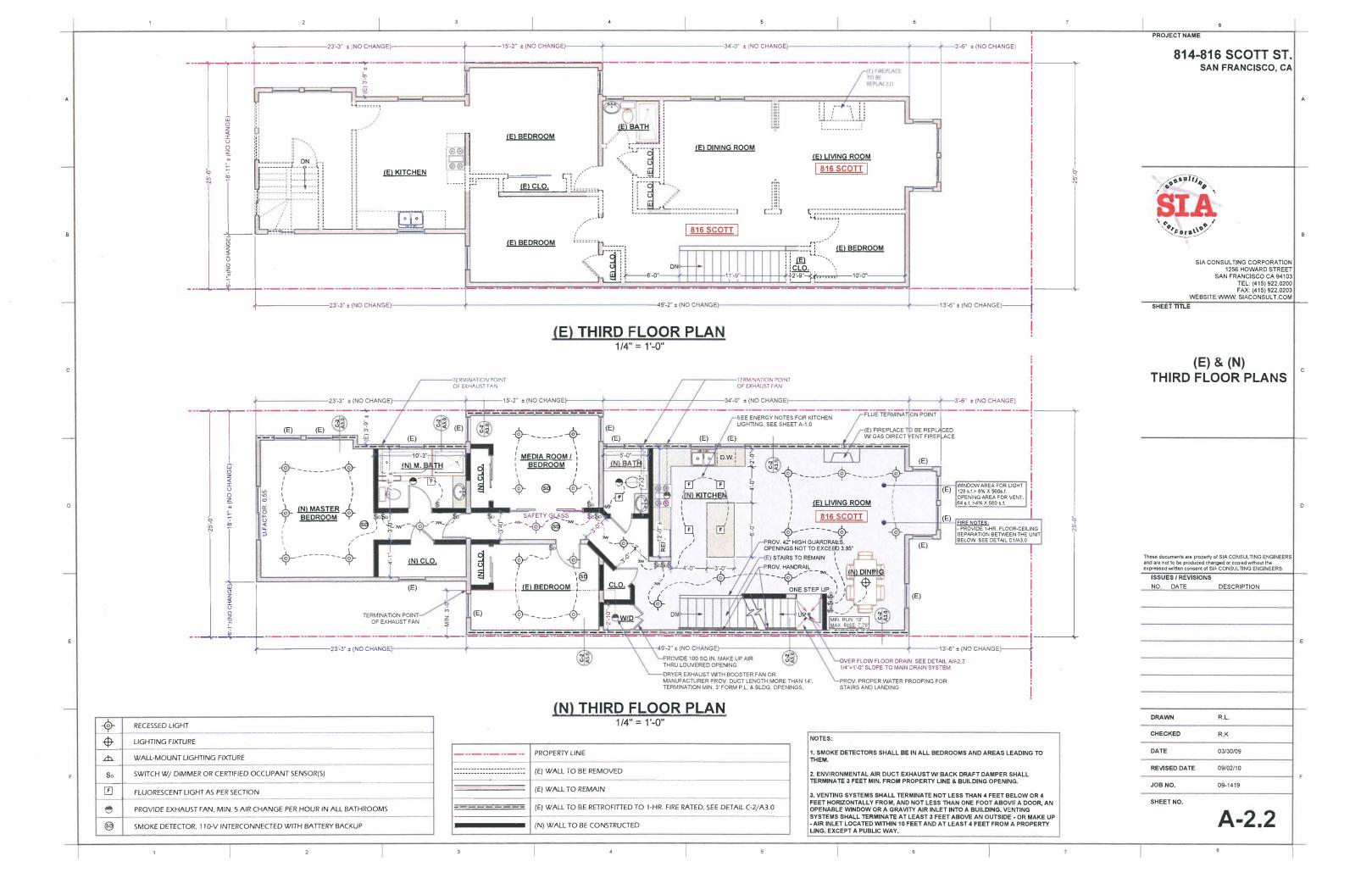
BEDROOM WINDOWS:

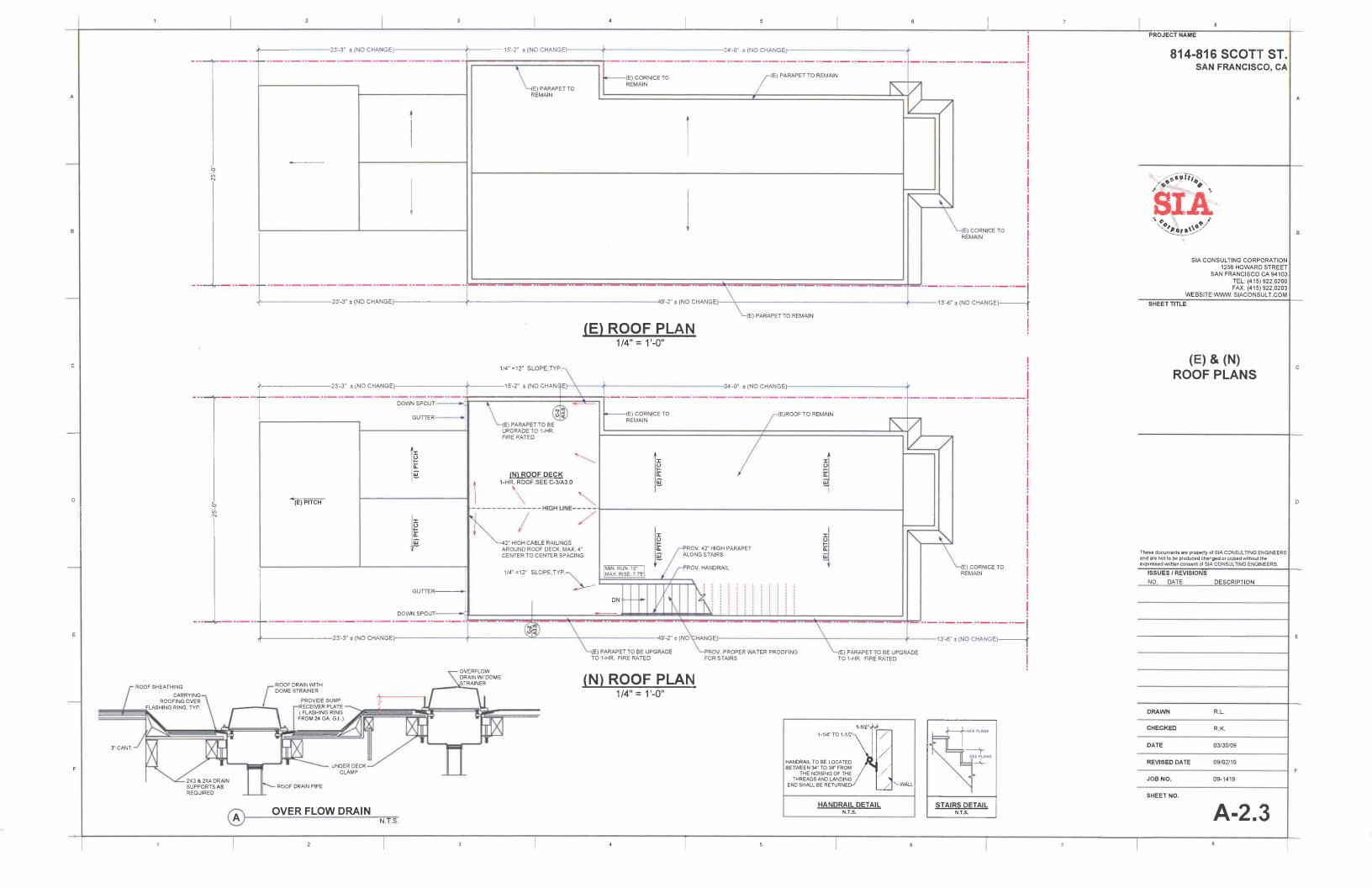
MIN. OPENABLE AREA TO BE 5.7 S.F., MIN WIDTH: 20" MIN HEIGHT: 24" AND MAX SILL HT. 44°













(E) FLOOR-CEILING SYSTEM TO BE UPGRADED, WOOD-FRAMED

WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION

One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resillent turring channels 24" o.c. with 1" Type S drywall screws 8" o.c. at ends and 12" o.c. at intermediate furring channels. Gypsum board

8° o.c. at ends and 12° o.c. at intermediate turing channes, typsum board and joints located midway between continuous channels and attached to additional pieces of channel 64" long with screws 8" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16° o.c. with 6d coated nails, 1-7/8" long, 0.085" shank, 1/4" heads, two per joists. Wood joists supporting 58" interior plywood with exterior glue sublion and 3/8" particle board, 1.5 psf. 3-12" glass fiber insulation batts, 0.7 pcf, friction fit in joist cavities su monded attendable even 10" but wire rook and resilient furring

C-2 WALLS & PARTITIONS TO BE UPGRADED, WOOD-FRAMED

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1-1/4" Type S drywall screws. One Layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between stude End joints backblocked with resilient channels. 3" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at parallel or at right angles to studs with 6d cement coated nails, 1-7/8" long, 0.0915" shank, 15/16" heads, 7" o.c.

Vertical joints staggered 24" on opposite sides. Sound tested with studs spaced 24" o.c. (STC=50). Also sound tested with studs spaced 16" o.c. and with two layers of 5/8" type X gypsum board on the resilient channel side (STC=50). (LOAD-BEARING)

cavities supported alternately every 12" by wire rods and resilient furring

Sound tested with carpet and pad and with insulation stapled to joists.

C-1

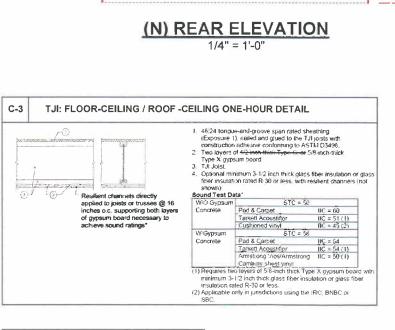
SYSTEM DESCRIPTION

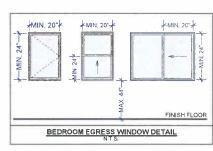
SYSTEM DESCRIPTION

GA FILE NO. WP 3242

GA FILE NO. FC.5120

(E) CORNICE @ (E) CORNICE @ FRONT FACADE ROOF PEAK ELEV. (E) ROOF TO REMAIN (E) PARAPET TO REMAIN (E) PARAPET TO REMAIN -42" HIGH CABLE BAILINGS AROUND ROOF DECK, MAX. 4" CENTER TO CENTER SPACING (N) 8'-0" X 6'-0" DBL GLAZED WINDOW THIRD FLR FIN ELEV. (NO CHANGE) (N) 6'-0" X 6'-8"-PATIO DR. GUARDRAILS OPENINGS NOT TO EXCEED 3 95* SECOND FLR FIN ELEV. (NO CHANGE) -(E) CRAWL SPACE ACCESS FIRST FLR FIN ELEV. (NO CHANGE)





BEDROOM WIDOWS NOTE: MIN. OPENABLE AREA TO BE 5.7 S.F., MIN WIDTH: 20", MIN HEIGHT: 24". AND MAX SILL HEIGHT: 44"

DOORMINDOW FLASHING NOTES

SECTION 1707(8). UNIFORM BUILDING CODE, CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF, SINCE UBC DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE AS RECOMMENDED.	WNDOW BOUGHED FORWARD SILL SEE NOTE
-FOR FLASHING MATERIAL USE 15LB. ASPHALT SATURATED FELT, SELF HEALING BITUTHENE MEMBRANE, OR DUPONT "FLEXWRAP"	ATTACH A FILL STRIP OF ASPHALT-SATURATED ROOPING FELT PAPER AT LEAST 9' WIDE WITH THE TO! THE ROUGH SILL STRUMD THIS SILL STR ALEAST 9' BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW, ATTAC FELT WITH GALL VANIZED ROOPING MAILS OR RUST-RESISTANT STAPLES.
-FOR MOISTURE BARRIER USE "TYVEK" OR EQUIVALENT HOUSEWRAP	OR RUSI-RESISTANT STAPLES.
-CAULK BACK OF WINDOW FRAMES BEFORE SETTING, USE WINDOWS THAT ARE WATERTIGHT.	
	SEE NOTE
	AFTER BILL STRIP IS IN PLACE ATTACH JAMB STRIPS (SIDE OF OPENING, 1 LE) SIDE WITH HISIDE EDGE OF FEIT EWE WITH EDGE OF WINDOW OPENING, ST JAMB STRIPS 1* BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 4* ABOVE TH LOWER EDGE OF THE LINTEL (TOP OF WINDOW OPENING).
FLASHING TO BE 15LB. ASPHALT SATURATED FELT. SELF HEALING BITUTHENE MEMBRANE, OR DUPONT "FLEXWRAP" - TYP.	
	APPLY A BEAD OF CAULKING TO THE BA SURFACES OF THE WINDOW. THEN PLAN THE WINDOW INTO THE ROUGH OP EAN WITH FLANGES OVER THE INSTALLED FLASHING FELT STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHIN OVER THE WINDOW FLANGE. THIS STRIP OF BIT HE WINDOW FLANGE. THIS AS STRIP OF BIT WINDOW. SMEMBRANE AT LEAST 9' WIDE.
FOR MOISTURE BARRIER- USE "TYVEK" OR EQUIVALENT HOUSEWRAP	NOTE A
	STARTING AT THE BOTTOM OF THE WAL (GIL PLATE), LAY WATER, RESISTANT PAPER UNDER THE SILL STRIP CUT AN EXCESS WATER, RESISTANT PAPER (B) EXCHANGE OF THE GILL FLANGE I EACH SIDE OF THE OF PRINCE, SHOWN I DISTALL SUCCEDING COURSES OF WATER, RESISTANT PAPER (B, C, ETC.) OVER JAMB AND HEAD FLANGES IN SHIGHLE-BOARD FASHION.
DOOR/WINDOW WATE	R PROOFING /

SWING HOLLOW CORE DOOR

DOOR SCHEDULE FIRE RATED | CONFIGURATION SIZE KEY# 2'-8" X 6'-8" 2'-6" X 6'-8" SWING HOLLOW CORE DOOR 2'-4" X 6'-8" SWING HOLLOW CORE DOOR 8'-0" X 6'-8" SLIDER W/ SAFETY GLASS 5'-0" X 6'-8" CLOSET SLIDER 4'-0" X 6'-8" CLOSET SLIDER 2'-8" X 6'-8" BI-PARTING SWING DOOR W/ LOUVERED SHUTTER 6'-0" X 6'-8" PATIO SLIDER W/ SAFETY GLASS SWING SOLID CORE DOOR 2'-8" X 6'-8" NOTES - VERIFY IN FIELD FOR EXACT DOOR SIZE PRIOR TO PURCHASE.

	WIN	DOW SCH	EDULE		
KEY#	SIZE	GLAZING	CONFIGURATION	NOTES	
1	3'-0" X 6'-0"	ć à	DBL. GLAZED SINGLE HUNG	U-FACTOR: 0.55	
2	6'-0" X 6'-0"		DBL. GLAZED HORIZONTAL SLIDER	U-FACTOR: 0.5	

814-816 SCOTT ST. SAN FRANCISCO, CA



SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 922.0200 FAX: (415) 922.0203 WEBSITE:WWW. SIACONSULT.COM

SHEET TITLE

(E) & (N) **REAR ELEVATIONS**

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JN NE	EW WINDOWS S	SHALL NOT BE REMOVED UNTIL AFTER F	INAL INSPECTION	DRAWN	R.L.
WIN	DOW SCH	EDULE		CHECKED	R.K.
	GLAZING	CONFIGURATION	NOTES	DATE	03/30/09
	<u> </u>			REVISED DATE	09/02/10
'-0" '-0"	4	DBL. GLAZED SINGLE HUNG DBL. GLAZED HORIZONTAL SLIDER	U-FACTOR: 0.55	JOB NO.	09-1419
FOR	EVACT MANDON	V SIZE PRIOR TO PURCHASE.		SHEET NO.	
		SHALL NOT BE REMOVED UNTIL AFTER F	INAL INSPECTION		A-3.0

SKETCH AND DESIGN DATA

Fire Test: FM FC-181, 8-31-72 SOUND TEST: G&H OC-3MT, 10-13-71

SKETCH AND DESIGN DATA

1 HOUR FIRE

Approx. Weight: 7psf Fire Test: Base

SOUND TEST:

(73 C & P) G&H OC-3MT, 10-13-71

Based on UL R14196, 05NK05371, 2-15-05,

UL Design U305 NRCC TL93-103, 3-98 NRCC TL93-118, 3-98

1 HOUR FIRE

Approx. Weight: 2 ps

50 TO 54 STO

SOUND

50 TO 54 STO

SOUND





PERF	ORMAN	CE CE	RTIFICAT	E: Re	esidential			(Part 1 d	of 5)	CF-
Project Na	me			Buildir		gle Family	y Additio		Altoration	Date
Project Ad	drace			Califo	Mu mia Energy Clim			g+ Addition//	Addition	9/2/20
	Scott Stree	et Şan i	rancisco		Climate Zor		2,95		94	3
FIEL D	INSPEC	TION	ENERGY	CHEC	KLIST					_
			easures If			et he n	rovided n	er Part 2	of 5 of th	ie form
			eatures If						01 0 01 11	13 101111.
		peciai F	eatures II	res, s				or details.		
INSUL.		22.25		0	Area	-	ecial	- D10		
_	uction T			Cavi			tures (se	e Part 2	01 5)	Status
Wall	Wood Framed			R-13	3.828					Existing
Door	Opaque Door			None	40				_	Existing
Floor	Wood Framed		9800	R-19	2,862					Existing
Well	Wood Framed Wood Framed			R-13	96	_				New
Floor Roof	Wood Framed		же	R-19 R-30	1.335					New
Roof	Wood Framed Wood Framed			R-30	7,335					Existing New
1001	## OOO FTBMBC	ACOC		K-30	364					New
FENES	STRATION	1	IJ-				Exte	rior		
Orient		ea(tr²)	_	HGC (Overhang	Sidef				Status
Front (W)		62 0	0.550	0 67	попе	none	Bug S	creen		Existing
Left (N)		61.0	0 550		none	none		creen		Existing
Left (N)		18.0	0 550		none	попе		creen		New
Reer (E)		76.0	0 550		none	none		creen		New
Rear (E)		185.1	0 550	0.67	none	none	Bug S	creen		Existing
Right (S)		185 0	0.550	0.67	поле	none	Bug S	creen		Existing
HVAC	SYSTEMS					_				
	Heating	•	Min. Eff	Con	ling	Mir	. Eff	Thern	nostat	Status
	Central Furnace		93% AFUE		aged Air Conditio		SEER	Setback	Toolat	New
_	Central Furnace		93% AFUE		aged Air Conditio		SEER	Selback		New
	Carrage arrace		80 % N DL	7 60.00	ayac Air Continu		OLLIN	CONDUCK		71011
HVAC	DISTRIBL	ITION						Du	ict	
Locati			ating	Con	ling Du	et Loca	ation		Value	Status
HVAC Sys		Ducted		Ducte		Ceiling Ins		80		Altered
HAVC SVS		Ducted		Ducte		Ceiling Ins		8.0		Altered
		200100						0.0		
WATE	R HEATIN	G								
Qty.	Туре		Gall	ons	Min. Eff	Distri	bution			Status
2	Small Gas		50		0.58	No Pipe	Insulation			New
-										

PERFORMANCE CERTIFICA			(Part 2 of 5)	CF-1F
Project Name	Building Type	☐ Single Family ☑ Multi Family	☐ Addition Alone ☑ Existing+ Addition/Alteration	9/2/201
SPECIAL FEATURES INSPE The enforcement agency should pay special a justification and documentation, and special ve determines the adequacy of the justification, ai the special justification and documentation sub	ttention to the items prification to be used and may reject a build	specified in this ch	ice approach. The enforcement a	al written
the special justification and documentation sub	mitted.			
HERE REQUIRED VERIFICA	TION			
HERS REQUIRED VERIFICA	nd/or verification b	y a certified HER	S Rater. The inspector must r	eceive a
	nd/or verification b	y a certified HER v for final to be g	S Rater. The inspector must r	eceīve a
Items in this section require field testing a	nd/or verification b	y a certified HER y for final to be g	S Rater. The inspector must reven.	eceive a
Items in this section require field testing a	nd/or verification b	y a certified HER v for final to be g	IS Rater. The inspector must r even.	eceive a
Items in this section require field testing a	nd/or verification b	y a certified HER v for final to be g	iS Rater. The inspector must reven.	eceive a
Items in this section require field testing a	nd/or verification b	y a certified HER	is Rater. The inspector must riven.	eceive a
Items in this section require field testing a	nd/or verification b	y a certified HER	IS Rater. The inspector must reven.	eceīve a
Items in this section require field testing a	nd/or verification b	y a certified HER	S Rater. The inspector must reven.	eceïve a
Items in this section require field testing a	nd/or verification b	y a certified HER	S Rater. The inspector must reven.	eceive a
Items in this section require field testing a	nd/or verification b	y a certified HER	S Rater. The inspector must riven,	eceive a
Items in this section require field testing a	nd/or verification b	y a certified HER	S Rater. The inspector must riven,	eceīve a
Items in this section require field testing a	nd/or verification b	y a certified HER	S Pater. The inspector must diven	eceive a
Items in this section require field testing a	nd/or verification b	y a certified HER	S Pater. The inspector must diven	eceive a

PERFO	RMANCE	CERTI	FICATE:	Residen	rtial	(Par	t 3 of 5)	CF-1R
Project Name				Building Type	☐ Single Family ☑ Multi Family	☐ Addition Al- ☑ Existing+ A	one addition/Alteration	Date 9/2/2010
ANNUAL E	NERGY USE					SIES I		
TDV (kE	S Stu/ft²-yr)			Margin				
Space Heat		34 09	29 80	4 28				
Space Cool	ling	6.67	5 97	0 69				
ans		6 55	6 65	-0 10				
Domestic H	ot water	0.00	18 46	-4.05 0.00				
Pumps	Totals	81.71	80.88	0.83				
Dercent Re	tter Than Sta		OU 88	1.3 %				
			PLIES -		RS VERIFI	CATION	REQUIR	ED
							Fe	nestration
	ont Orientation			70 deg	Ext. Walls/R	oof Wal	l Area	Area
	Dwelling Units	5:		00	(W)		275	62
Fuel Availat				al Gas 956	(N)		1,672	79
Raised Floo				956 O	(E) (S)		882 1,672	241 185
Slab on Gra				10	(S) Roof		1,699	185
Average Ce Fenestration	eiling Height:	U-Factor:		55	RUDF		TOTAL:	587
renestration	n Average Average			87		enestration/C		19.2 %
REMARKS		arido.		07		allestration/C	A Hallo.	10 2 70
STATEM	ENT OF CO	OMPLIAN	ICE					
This certific o comply w Efficiency S The documi	vith Title 24. P Standards of th	ance lists the ance Californ	ne building le Administrativ a Code of R	e Regulations egulations.	pecifications nees s and Part 6 the ation is accurate		2.	
This certific to comply w Efficiency S The document Document Company	ate of complia with Title 24, P Standards of the entation author ntation Aut	ance lists the larts 1 the che Californ or hereby of the check of the	ne building le Administrativ a Code of R	e Regulations egulations. he document	s and Part 6 the ation is accurate			2/2010
This certific to comply w Efficiency S The documer Documer Company Address	ate of complia with Title 24, P Standards of the entation author ntation Aut	ance lists the arts 1 the arts 1 the Californ or hereby co	ne building le Administrativ a Code of R	e Regulations egulations. he document	s and Part 6 the ation is accurate			22010
This certific to comply w Efficiency S The documer Company Address City/State/Zip	ate of complia with Title 24, P Standards of the entation author ntation Aut 1256 Howard St San Francisco,	ance lists thats 1 the che Californ or hereby of hor	ne building le Administrativ a Code of Ri ertifies that t	e Regulations egulations. he document Name Renee L Phone 415-922	s and Part 6 the ation is accurate	and complete	9/	Ďate
This certific to comply we Efficiency S The documer Documer Company Address City/State/Zip The individuol of construct with any off duct sealing installer tes Designer	ale of complia with Title 24, P Standards of the entation author ntation Aut 1256 Howard St San Francisco, it ual with overation document her calculation g, verification	ance lists that the californ or hereby of hor CA 94103 Il design rets is consisted or efrigeratication and (per Bus	ne building le Administrativ a Code of Ri ertifies that t sponsibility thent with the d with this punt charge, in field verifica	e Regulations egulations. he document Name Renee L Phone 415-922 hereby certifie other complicate armit applicate sulation instattion by an ap	ation is accurate vec2000 es that the proposance forms and vion, and recognizillation quality, an proved HERS ra	and complete Signed sed building de vorksheets, wees that comp	esign represente	Ďate ed in this set ions, and t design,
This certific to comply w Efficiency S Efficiency S The documer Company Address City/State/Zip. The individual of construct with any off duct sealing installer less Designer Company	ale of complia with Title 24, P standards of the entation author ntation Aut 1256 Howard St San Francisco, I ual with overa tion document her calculation g, verification ting and certif	ance lists that the californ or hereby of hor CA 94103 Il design rets is consisted or efrigeratication and (per Bus crop)	ne building le Administrativ a Code of Ri ertifies that t sponsibility thent with the d with this punt charge, in field verifica	e Regulations egulations. he document Name Renee L Phone 415-922 hereby certifie other complicate armit applicate sulation instattion by an ap	ation is accurate .u .o .o .o .o .o .o .o .o .o	and complete Signed sed building de vorksheets, wees that complete building en	esign represente	Ďate ed in this set ions, and t design,
This certific to comply we Efficiency S The documer Documer Company Address City/State/Zip The individud of construct with any off duct sealing installer tes Designer Company Address	ale of compliant all of compliant all of compliant all of the entation authorized and the entation authorized and entation authorized all of the entation document are calculations, verification of certificing and certifi	ance lists that arts 1 the he Californ or hereby of hor lists are supported by the californ or hereby of hor lists are supported by the californ and refrigerational or refrigerational or (per Bus Cop.)	ne building le Administrativ a Code of Ri ertifies that t sponsibility thent with the d with this punt charge, in field verifica	e Regulations. he document Name Renee L Phone 415-922 nereby certification instatation by an appofessions C	ation is accurate .u .u .ozoo se that the propos ance forms and v ion, and recogn; allation qualifation graphy Tehbozof Tehbozof	and complete Signed sed building de vorksheets, wees that complete building en	esign represente	Ďate ed in this set ions, and t design,

	RTIFIC ct Name	ATE (OF (OMP	LIAN							_	rt 4	of 5)	-	F-1R
,-							Building Ty		Single Viulti F			dition A isting+		n/Alte	ration	9/2	9 2/2010
	QUE SUI		DETA														
Surf		U-	_		Insulation			1				Joint Ap	pendix				
Ty.	De Area	Factor	R-13	y Exterio	riFram	Inter	ior Frame		Tilt	Status	-	4			Locatio		
oor			None	+	+	+-	_	270	90	Existing	4.3	1-A3			nd Floor		
Vali	76		R-13		-	+	_	0	90	Existing	4.5	1-A4			d Floor		
Vall	15		R-13			+	_	90		Existing			_		nd Floor		
Vall	70		R-13					180		Existinu			_		nd Floor		
loor	1,43	0 0 037	R-19					0		Existing					d Floor		
Vall			R 13					180		New	4.3	1-A3			rd Floor		
loor			R-19		+	+-		0	180	New	4.4	1-A4			d Floor		
oof	1.33	0 032	R-30	_	-	-	-	0	0	Existing Existing	4.2	1-A8			d Floor-		
loor Vall	7,43	2 0 037	R-19	-	+-	+	_	90	180	Existing	4.4	1-A4	_		d Floor-		
Vall	80		R-13	_	+	_	_	0		Existing Existing			_		d Floor-		
/all	16		R-13			1	-	90		Existing			_		d Floor-		
Vall	71		R 13					180		Existing					d Floor-		
oof	36		R-30					ō		New	4.2				d Floor-		
loor			R-19					0	180	New	4.4	1-A4		37	d Floor	Additio	vr.
FEN	ESTRATI	ON SUF	RFACE	DETAIL	LS												
ID	Type	Area	U-F	actor	SH	GC"	Azm	Statu	JS	Gla	zing	Type	\neg	Lo	cation/	Comn	ents
1	Window	62.0		Default		Defau		Existin	g Do	uble Non	Mela	Clear		2nd Flo	or-Exis	linu.	
2	Window	32.0		Default		Defau		Existin		uble Non					or-Exis		
3	Window	18.0		Default		Defau				ubie Non				2nd Flo	or-Exis	ba:	
4	Window	40.0		Default Default		Defau Defau				uble Non					or-Exis		
6	Window	41 3 82 0		Default		Defau		Existin Existin		uble Non					or-Exis		
7	Window	82.5		Default		Defau		Existin		uble Non					or-Exist		
8	Window	29.0		Default		Defau		Existin		uble Non					or-Exist		
9	Window	36 0		Default		Defau		New		uble Non					or-Exist		
10	Window	413	0 550	Default	0 67	Defau	11 90	Existin	g iDe	uble Non	Meta	Clear			or-Exist		
11	Window	123 0	0.550	Default	0.67	Defau	tt 18i	Existin	g Do	uble Non	Mela	Clear		3rd Flo	or-Exist	ng	
=							1										
	1) U-Facto	rType	116-/	A = Default	Table fro	m Star	dards, NFI	RC = Lab	seled Va	tlue			_			_	
_	ERIOR SI				Table In	m Star	idards, NFF	(C = Lab	seled Va	alue	_	_	_	_	_		_
					Wind	DIE		Overha	nn.		_	Lett Fi		1	Di	ght Fi	
ID	Exterior	Shade Ti	Vice	SHGC	Hat	Wa	Len		Ext	REX	Dist	Len	Hgt	10		en ne.	Higg
1	Bug Screen			0.78			2011				0.51	Lon	124	-	191	.011	CFM
2	Buy Screen			0.76				\neg						_			
3	Bug Screen			0.78													
4	Blug Screen			0.78													
5	Вир Ѕсгевл		_	0.76			_	_									
7	But Screen		-	0.78				-	\rightarrow	-	_		-	-		_	
8	Buy Screen		-	0.78	-		-	-	-	-	_	-	-	-	_	-	
9	But Screen		-	0.76	_	_	_	_	-	_		-	-	+	-	_	_
10	Bu Screen			0.78				_	-	\rightarrow		_		-		-	_
11	Bu Screen			0.78													
											_						
								-	-					+	-		_
	507							-									
			_	_			-			_	-			-	_		111
nen	yPro 5 1 hy	Energy So	ff	User Num!	per 5396		RunCo	de: 2010	-09-02	13:15:1	ID	09-1416				Path	e 6 of 1

PROJECT NAM

814-816 SCOTT ST. SAN FRANCISCO, CA



SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL (415) 922.0200 FAX. (415) 922.0203 WEBSITE:WWW. SIACONSULT.COM

SHEET TITLE

TITLE 24 (1)

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ISSUES / REVISIONS

 DRAWN
 R.L.

 CHECKED
 R.K.

 DATE
 03/30/09

 REVISED DATE
 09/02/10

 JOB NO.
 09-1419

T-1

CERTIFICAT		-	A 141 L	-init								art 5	UI U		CF-1F
Project Name					Bui	iding Ty			igle Fam ilti Famil		Addition Existing		on/Alt		Date 9/2/201
BUILDING ZONE I	NFOR	MAT	ION												
e100	- 0		-	220700				-	Floor A				_		
System Name HVAC System	-	2-45	60 loor Ex	ne Name	-	Ne	w	Ex	1.430	Alt	ered F	Removed	V	15.730	Year Built
HVAC System	_		loor Ad				42	,	1.430		-		+	462	900
HAVC System			oor-Ex						1.432				+	15 752	906
			oor-Add				52	2						572	
		_				_		-					_		
		_	_		_	-	_	\vdash	-		-		-	_	
						-	_	-			-		+	_	_
											-		_	_	
															_
	_		_		Tabel	-	94		0.05		0		0		
HVAC SYSTEMS			_		Totals	_	94	_	2 862	_	- 0		<i>U</i>	_	
System Name	- 1	Qty.	Ha	ating Typ	n Mir	. Eff.	-	Coolin	ng Type		Min. Eff.	The	rmost	tat Type	Status
HVAC System		1		l Furnace							14 0 SEER			un Type	New
HAVC System		1	Centra	l Furnace							4 0 SEER				New
															1
	- 3				_					-					-
	-	_			-					-			_		+
HVAC DISTRIBUT	ION	_	_		_		_			_		1			_
THAC DISTRIBUT	OIL				-	_	-	_		_	-	Duct		Ducts	1
System Name			Hea	iting	C	ooling		D	ouct Loc	ation		R-Value	е	Tested?	Status
HVAC System		Ducte			Duct				ling Ins, v				8.0		Altered
HAVC System		Ducte	ď		Ducti	ed	Atte	c. Ceili	ling Ins, v	ented			8.0		Altered
					-	_	-			_	-		\rightarrow		-
					-	_	+	_		_	\rightarrow	_	\rightarrow		-
WATER HEATING	SYST	FMS					_								
	7.51	1						_			_			Ext.	1
									ated	Tan			ndby	Tank	
	0		Тур		Dict	bution			tuh)	Cap			is or	Insul. R	- Status
Suttom Name	Cty		all Gas		lo Pipe In			- 18	4.000	1ga/ 50	0.58		/a	Value n/a	New
System Name Standard Gas 50 gal or		1							.,		1	1	_		-
System Name Standard Gas 50 gal or															
Standard Gas 50 gal or	1	\perp			^				HYDR	ONI	CHEATI	NG SYS	STÈN	PIPING	
	1	HEA	TING												
Standard Gas 50 gal or	1	HEA			ater Pipir	ng Len	gth	-							
Standard Gas 50 gal or	1	HEA				ig Len	gth	11on							
Standard Gas 50 gal or	1	HEA			ater Pipir	ig Len	gth	3d ½" sulation				п	ine	Pina	Inerd
Standard Gas 50 gal or	1	HEA	Eff. Premium		ater Pipir	ig Len		Add 1/2 Insulation	s	sten	n Name		ipe ingth	Pipe Diamet	
Standard Gas 50 gal or	ATER		Eff.	Hot Wa	ater Pipir				s	sten	n Name				
Standard Gas 50 gal or	ATER		□ Eff.	Hot Wa	ater Pipir				s	sten	n Name				
Standard Gas 50 gal or	ATER		Oio Eff.	Hot Wa	ater Pipir				S	rsten	n Name				
Standard Gas 50 gal or	ATER		□ Eff.	Hot Wa	ater Pipir				S	rsten	n Name				Insul Thick

MANDATORY MEASURES SUMMARY: Residential Project Name	(Page 1 of 3)	N
Project Name		Da 9
NOTE. Low-nes residential buildings subject to the Standards must comply with all appli the compliance approach used. More stringent energy measures isled on the Certificate I RALT Form) shall supersede the items marked with an asterok (1) below. This Mandal into the permit documents, and the applicable leatures shall be considered by all parties specifications whether they are shown elsewhere in the documents or in this summary. S Form with plans.	of Compliance (CF-1R, CF-1R ory Measures Summary shall b as minimum component perfor	-ADD, e incom mance
Building Envelope Measures:		
	1 TO 101 W	_
§116(a)4. Fenestration products (except field-fabricated windows) have a label listing the Coefficient(\$)HGCi, and infiltration that meets the requirements of §10-11(as:	e certified U-Factor, certified So	lar Hea
\$117 Exterior doors and windows are weather-stripped; all joints and penetrations are co	aufked and sealed.	
\$118(a) insulation specified or installed meets Standards for Insulating Material, Indicate \$118(i). The thermal emittance and solar reflectance values of the cool roofing material installation of a Cool Roof is specified on the CF-18 Form.	type and include on CF-6R Fo	m. (r) whe
150(a). Minimum R-19 insulation in wood-frame ceiling or equivalent U-factor.		
150(b) Loose fill insulation shall conform with manufacturer's installed design labeled F	R-Value	
*§150;ci Minimum R-13 insulation in wood frame wall or equivalent U-factor.		
*§150rd : Minimum R-13 insulation in raised wood-frame floor or equivalent U-factor		
\$150(!) Air retarding wrap is tested, labeled, and installed according to ASTM E1677-95	(2000) when specified on the C	E-10 E
§150 (g): Mandatory Vapor barner installed in Climate Zones 14 or 16.	Section appearing of the C	
\$150(I). Water absorption rate for slab edge insulation material alone without facings is neate is no greater than 2.0 perminch and shall be protected from physical damage and U.	o greater than 0.3%; water vap	or pern
Fireplaces, Decorative Gas Appliances and Gas Loy Measures:		
150(e)1A, Masonly or factory built fireplaces have a closable metal or glass door covering \$150(e)1B. Masonly or factory-built fireplaces have a combustion outside air intake, whice equipped with a with a readily accessible, operable, and tight-fitting damper and or a con-	ch is at least six square inches in hbustion-air control device.	n area
§150(e)2: Continuous burning pilot lights and the use of indoor air for cooling a firebox ja outside of the building, are prohibited.	cket, when that indoor air is ver	nted to
Space Conditioning, Water Heating and Plumbing System Measures:		
§110-§113. HVAC equipment, water heaters, showerheads, laucets and all other regulat Commission.		
§113(c)5. Water heating recirculation loops serving multiple dwelling units and High-Rise valve, backflow pevention, pumb isolation valve, and recirculation loop connection require	rements of §113ici5.	
§115: Continuously burning pilot lights are prohibited for natural gas: fan-type central furr (appliances with an electrical supply voltage connection with pilot lights that consume les spil heaters.	naces, household cooking appli is than 150 Btu/hr are exempt),	ances and po
§150(h). Heating and/or cooling loads are calculated in accordance with ASHRAE, SMA(CNA or ACCA.	
§150(i): Heating systems are equipped with thermostats that meet the setback requirement	ents of Section 112(c)	
§150(j)1A: Storage gas water heaters rated with an Energy Factor no greater than the lewith insulation having an installed thermal resistance of R 12 or greater.	deral minimal standard are exte	
§150()1B, Unfired storage tanks, such as storage tanks or backup tanks for solar water- tanks have R-12 external insulation or R-16 internal insulation where the internal insulation tank.	heating system, or other indirect on R-value is indicated on the e	t hot w xterior
§150(j)2 First 5 feet of hot and cold water pipes closest to water heater tank, non-recirculating sections of hot water pipes are insulated per Standards Table 150-8.		
§150(j)2: Cooling system piping (suction, chilled water, or brine lines), and piping insulate water tank shall be insulated to Table 150-B and Equation 150-A. §150(j)2: Pipe insulation for steam hydronic heating systems or hot water systems >15 p.		
123-A		
§ 150(33A Insulation is protected from damage, including that due to sunlight, moisture, it \$10(3)A Insulation for chilled water piping and refingerant suction lines includes a vapo conditioned spince.	retardant or is enclosed entire	ind. Iy in
\$150 4. Solar water heating systems and/or collectors are certified by the Solar Rating a	and Gertification Comporation.	
Energy 5: o 5:1 blv Energy Soft User Number 5398 RunCode: 2010-09-02T13:15:18		

MANDATORY MEASURES SUMMARY: Residential	(Page 2 of 3)	MF-1F
Project Name		9/2/2010
§150(m)1. All air-distribution system ducts and pienums installed, are sealed and insulate 601, 602, 603, 604, 605 and Standard 6-5, supply-air and return-air ducts and plenums is 42 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape applicable requirements of UL 181, UL 1814, or UL 1818 or aerosol sealant that meets to seed openings greater than 1/4 inch. the combination of mastic and either meght §150(m)1. Building cawies. support platforms for air handlers, and pienums defined or sheet metal, duct board of flexible duct shall not be used for conveying conditioned air. Econtain ducts. Ducts installed in cawies and support platforms shall not be compressed of the ducts. §150(m)102- Joints and seams of duct systems and their components shall not be sealed unless such take justed in combination with mastic and draw bars.	are insulated to a minimum instate or other duct-closure system the he requirements of UL 723. If more table shall be used constructed with materials other tabuliding cavities and support plat to cause reductions in the cross	fled level of Re nat meets the astic or tape is than sealed fforms may -sectional area
150(m)7 Exhaust fan systems have back draft or automatic dampers.		
§150(m)8: Gravity ventilating systems serving conditioned space have either automatic of	or readily accessible, manually o	perated
§150(m)9: insutation shall be protected from damage, including that due to sunlight, moi Cellular foam insutation shall be protected as above or painted with a coating that is wate radiation that can cause degradation of the material.	sture, equipment maintenance, a er retardant and provides shield:	and wind. ng from solar
§ 150(m) 10. Flexible ducts cannot have perous inner cores. § 150(c). All dwelling units shall meet the requirements of ANSI/AS-HRAE Standard 62.2. Quality in Low-Pise Residental Buildings. Window operation is not a permissible method required in Section 4 of that Standard.	2007 Ventilation and Acceptable of providing the Whole Building	Indoor Air Ventilation
Pool and Spa Heating Systems and Equipment Measures:		
\$114(a) Any pool or spa heating system shall be certified to have a "thermal efficiency the Regulations; an on-off switch mounted outside of the heater; a permanent weatherproof shall not use electric resistance heating or a jail of light. \$114(a)). Any pool or spa heating equipment shall be installed with at least 36° of pipe b and return lines, or built-up connections for future solar heating.	plate or card with operating instr	uctions, and
114(b)2. Outdoor pools or spas that have a heat pump or gas heater shall have a cover		
§114(b)3. Pools shall have directional inlets that adequately mix the pool water, and a fin programmed to run only during off-peak electric demand periods.	ne switch that will allow all pump	s to be set of
[150]p) Residential pool systems or equipment meet the pump sizing, flow rate, plaing.	filters, and valve requirements o	/ § 150(p).
Residential Lighting Measures:		
§150(k)1. High efficacy luminaires or LED Light Engine with Integral Heat Sink has an eff contained in Table 150-C, and is not a low efficacy luminaire as specified by §150(k)2.		fficacies
§150 kb3. The wattage of permanently installed luminaires shall be determined as specific \$150 kb4. Ballasts for fluorescent lamps rated 13 Watts or greater shall be electronic and 20 kbts.	shall have an output frequency	
§150(k)5: Permanently installed night lights and night lights integral to a permanently inst only high efficacy lamps meeting the minimum efficacies contained in Table 150-C and st ovidage lamp holder; OR shall be rated to consume no more than five watts of power as of medium screw-base socket.	hall not contain a line-voltage so	ocket or line-
150 kl6. Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the a	pricable requirements of \$150	(k).
150/k37. All switching devices and controls shall meet the requirements of \$150/k)7.		
§150iks. A minimum of S0 percent of the total rated waitage of permanently installed light SEXCEPTION: Up to 50 waits for dwelling units less than or equal to 2,500 feer of 100 severent from the 50% high efficacy requirement when: all low efficacy luminaires in the kiddle sensor, different, energy management system (EMCS), or a multi-scene programment uminaires in garages, laundry rooms, closets greater than 70 square feet, and utility room annual-on cockigant sensor.	s for dwelling units larger than 2, tchen are controlled by a manua ontrol system; and all permanen	500 ft2 may be all on occupan tly installed
§150(k)9. Permanently installed lighting that is internal to cabinets shall use no more than	20 wette of source on Ferral to	ot of

814-816 SCOTT ST. SAN FRANCISCO, CA



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T-2

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REVISED DATE

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SHEET NO.

T-3

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY Project Name Date 9/2/2010 System Name HVAC System ENGINEERING CHECKS Floor Area 1,472 Number of Systems
 COIL COOLING PEAK
 COIL HTG. PEAK

 CFM
 Sensible
 Latent
 CFM
 Sensible

 1,775
 31,574
 1,163
 232
 17,435
 Heating System Output per System Total Room Loads Total Output (Btuh) Return Vented Lighting Output (Btuh/sqft) Return Air Ducts Cooling System Return Fan Ventilation Output per System Total Output (Btuh) Supply Fan Total Output (Tons) Total Output (Bluh/sqft) 35,143 1,163 Total Output (sqft/Ton) TOTAL SYSTEM LOAD CFM per System 800 HVAC EQUIPMENT SELECTION Airflow (cfm) 800 Bryant Heating & Cooling Systems 352AAV036080* 21,261 4,248 Airflow (cfm/sqft) Airflow (elim/Ton) 0 0 % Total Adjusted System Output (Adjusted for Peak Design conditions) Outside Air (%) Outside Air (cfm s 1ft) 800 cfm ROOM 80 / 63 °F 69 / 56 °F 0 cfm 43.9 % ROOM 7 EnergyPro 5.1 by EnergySoft User Number 5396 RunCode: 2010-09-02T13:15:16 ID 09-1419

				9/2/2010
8150/k\10 Permanently insta	alled luminaures in bathroo	ms, attached and detached garages	laundou roome, elegate	and utility rooms
shall be high efficacy. EXCEPTION 1: Permanently occupant sensor certified to o	installed low efficacy lum comply with the applicable	inaires shall be allowed provided that	at they are controlled by	a manual-on
manual-on occupanty senso	r			
closets, and utility rooms sha allowed provided they are co on occupant sensor that com than 1000 square feet locate §150(k)12. Luminaires reces:	Ill be high efficacy luimnau ntrolled by either a dimme plies with the applicable re d on a residential site is no sed into insulated ceilings	rooms or areas other than in kitcher res. EXCEPTION 1 Permanently ins er switch that complies with the appli equirements of §119. EXCEPTION 2 of required to comply with \$150.ky11 shall be listed for zero clearance ins	stalled low efficacy lumin cable requirements of § 2 Lighting in detached s sulation contact (IC) by	naires shall be 119, or by a manua torage building less Underwriters
leakage less then 2 0 CFM at the luminaire housing and ce	t 75 Pascals when tested ilmg.	ng laboratory; and have a label that of accordance with ASTM E283; and	d be sealed with a gaske	at or caulk between
dwelling units, entrances, bal same lot shall be high efficac they are controlled by a manu- and one of the following contro- astronomical time clock not ho control system (EMCS) not ho luminaires used to comply wi- sensing function provided that	lconies, and porches, whice y, EXCEPTION I. Permai ual on/off switch, a motion rols: a photocontrol not ha lawing an override or bypa awing an override or bypa the Exception 1 to §150(k)1 at the motion sensor is aut the motion sensor is aut	ding lighting for private patios in low he are permanently mounted to a res nently installed outdoor low efficacy is ensor not having an override or by wing an override or bypass swiich it as swiich that disables the astronom ss swiich that allows the luminaire it 3 may be controlled by a temporary comatically readivated within six hou or other location subject to Article 6	idential building or to of luminaires shall be allow pass switch that disable nat disables the photoco nical time clock; OR an e be always on EXCEPT override switch which b rs. EXCEPT:ON 3. Perr	her buildings on the ved provided that is the motion senso ntrol: OR an energy managemen ION 2. Outdoor ypasses the motion nanently installed
		emply with Section 148, OR not cont	ain a screw-base socke	l, and consume no
§150(k)15 Lighting for parking	ng lots and carports with a 0, 132, 134, and 147 Light	total of for 8 or more vehicles per si ting for parking garages for 8 or mor		
§150(k)16: Permanently insta dwelling units shall be high e	alled lighting in the enclosi fficacy luminaires. EXCEF	ed, non-dwelling spaces of low-rise in PTION: Permanently installed low efficied to comply with the applicable rec	icacy luminaires shall be	four or more allowed provided
		ice to compri, with the depricable is	DIETHORIS OF STEE	
			purding its of \$113	

(Page 3 of 3) MF-1R

MANDATORY MEASURES SUMMARY: Residential

Project Name		AND COOLING LOAD				Date	
System Name						9/ Floor	2/2010
HAVC System							1,484
ENGINEERING CHECKS		SYSTEM LOAD				_	1,704
Number of Systems	1		COIL	COOLING F	EAK	COIL H	TG. PEAK
Heating System			CFM	Sensible	Latent	CFM	Sensible
Output per System	75,000	Total Room Loads	2,106	36.829	1.160	262	19.716
Total Output (Btuh)	75,000	Return Vented Lighting		0			
Output (Btuh/sqft)	50 5	Return Air Ducts		1 648			1,020
Cooling System		Return Fan		0			(
Output per System	24.900	Ventilation	0	D	0)	0	
Total Guiput (Btuh)	24.900	Supply Fan		744		_	-744
Total Output (Tons)	2.1	Supply Air Ducts		1,648			1,020
Total Output (Btuh/sqff)	16.8		10			. 1	1,02.0
Total Ostput (sqft/Ton)	715.2	TOTAL SYSTEM LOAD	: (1	40,869	1,160		21.006
Air System							
CFM per System	800	HVAC EQUIPMENT SELECTION					
Airflow (cfm)		Bryant Heating & Cooling Systems 352A	AV036080	21,402	4,141	- 1	75,000
Airtiow (cfm/staft)	0.54			21,402	4,141	1	10,000
Airtiow (cfm.Ton)	385,5					-	
Outside Air (%)	0.0 %	Total Adjusted System Output		21,402	4,141		75.000
Outside Air (cfm/sqtt)	0.00	(Adjusted for Peak Design conditions)	13		- 1,111	-	70.000
Note: values above given at ARI c	onditions	TIME OF SYSTEM PEAK	9		Aug 3 PM		Jan 1 AM
Outside Air	69 °F → ■ Heating C	oil Supply Fan	141 %		RC	100M	10 % &
Outside Air 0 cfm	Heating C	oil Supply Fan	→ []	-	RC	MO	10 % 0 %
Outside Air O cfm	Heating C	oil Supply Fan	→ []	eak)	RC	MO	
Outside Ar O cfm	Heating C	oil Supply Fan	Cooling P	eak)_	RC	MO	
Outside Air 0 cfm 0 cfm	Heating C	Supply Fan 800 cfm Supply Fan 800 cfm Supply Fan 800 cfm Supply Fan 800 cfm Supply Fan 800 cfm Supply Fan 800 cfm Supply Fan 800 cfm Supply Fan 800 cfm Supply Fan 800 cfm 800 cfm 800 c	Cooling P	eak)	RC	MO	E
Outside Air 0 cfm 0 cfm 0 com See %	Heating C	oil Supply Fan 800 cfm	Cooling P	eak)	RC	MO	E
Coutside Air O cfm COOLING SYSTEM PSYCHROL O / 63 年	Heating C	Supply Fan 800 cfm Supply Fan 800 cfm Control of the supple for	Cooling P	eaki	RC	7 7	
Outside Air O cfm CG * CG * COOLING SYSTEM PSYCHROI 9 / 63 * Outside Air	Heating C	Supply Fan BOO cfm Solve the solve	Cooling P			7 7 7 62 /	0 =
Outside Air O cfm CG * CG * COOLING SYSTEM PSYCHROI 9 / 63 * Outside Air	Heating C	oil Supply Fan 800 cfm Supply Fan Supply Fan Supply Fan Supply Fan Supply Fan	Cooling P	eak)		7 7	0 =