

REUBEN, JUNIUS & ROSE, LLP

November 13, 2014

By Messenger

President Ann Lazarus and Commissioners
San Francisco Board of Appeals
1650 Mission Street, Room 304
San Francisco, CA 94103

Re: Opposition to Appeal No. 14-158; 14-162
Hearing Date: November 19, 2014
Property: 1264 - 6th Avenue
Building Permit No. 2013.06.26.0594
Our File No.: 8061.01

Dear President Lazarus and Commissioners:

On behalf of Clay Leighton and Andrea Sello, M.D. and family (“Permit Holders”), the owners of the property located at 1264 - 6th Avenue (“Project Site”), we are writing to oppose the appeals of Building Permit No. 2013.06.26.0594 for a single family home renovation and rear addition.

A. INTRODUCTION

The Permit Holders propose to renovate their single family home (“Project”) at 1264 – 6th Avenue and add a horizontal addition at the rear. The home is two stories above a garage (referred to herein after as levels 1 (garage and basement), 2, and 3). The third level will include a roof deck of approximately 4 feet x 16 feet on the rear addition. The Permit Holders have, on all levels, set back the addition approximately 8 feet from the envelope allowed by the Planning Code, and an additional 12 feet along the shared property line with

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Ms. McKenzie and Mr. Miller to the north on the third level to minimize the impact on their light and air. On the third level, the Permit Holders removed a bay, pulled back the bedroom on the south property line approximately 4 feet, and replaced it with a deck to respond to both neighbors' concerns.

B. SITE INFORMATION

Street Address: 1264 – 6th Avenue
Cross Streets: Hugo & Irving
Assessor's Block/Lot: 1754/019
Zoning District: RH-1
Height and Bulk District: 40-X
Proposed Use: One dwelling unit (No change)
Proposed Additions: Horizontal addition at rear of home

C. BACKGROUND

The Leighton Family has lived in their home at 1264 6th Avenue in the Inner Sunset, since 1986 (28 years). The house is over 100 years old. Prior owners added "popouts" to the back of the house on the second and third levels which included porches, rooms and other spaces of varying heights and depths primarily supported by posts rather than foundation. The design and construction of the popouts on both the inside and outside is haphazard and the posts create seismic hazards. The Project would rebuild the back of the house to make it more uniform and to provide a new foundation to replace the posts. The first level will be enclosed and utilized as a basement room, and a new parking space will occupy the existing

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basement towards the front of the home. The middle third of the second level at the rear, currently an ill-designed cut-out between two existing rooms, is being filled in and the space “squared off.” The third level will be modestly expanded to provide more bedroom and bathroom space. The Project will significantly improve the living space, the exterior rear design, and the structural integrity and seismic stability of the home.

No variances have been requested and the Project does not maximize the living space allowed by the Planning Code. The zoning restrictions for the RH-1 zoning district would allow build-out to 4,275 square feet. The addition results in a total of 2,663 square feet of total living space (less than 63% of the maximum). The Project is in line with the policies and objectives of the General Plan and the Planning Code. The Project will upgrade the old home to comply with current building standards and add a modest amount of livable space at the rear, approximately 500 square feet, of which only approximately 125 square feet is beyond the existing footprint of the house.

The Planning Commission determined that there are no exceptional or extraordinary circumstances arising from the Project, and by a unanimous vote the Commission correctly declined to exercise its discretionary review powers.

D. APPELLANTS WERE REPRESENTED BY A LAWYER AND AN ARCHITECT AT THE PLANNING COMMISSION HEARING

Appellants Julie McKenzie and Ken Miller argue that they were not adequately represented at the Planning Commission hearing, and that both they and Appellant Cynthia Smith did not have a sufficient opportunity to present their views. To the contrary, Ms.

McKenzie and Mr. Miller were represented by both a lawyer and an architect at the Planning Commission hearing, and nevertheless failed to demonstrate any exceptional or extraordinary circumstance that would justify Planning Commission intervention. Ms. Smith, who was determined by the Planning Commission to be included in the DR request, was also represented by the same lawyer and architect.

E. RESPONSE TO CLAIMS ASSERTED BY APPELLANTS

1. Appellants' claim: Project does not comply with the Residential Design Guidelines.

Response: The Project meets the standards of the Residential Design Guidelines. There are no changes to the front of the property, except for landscaping as required by the Planning Department. In general, the changes to the rear will unify the design and significantly improve the structure and look of the house. The first levels of both adjacent properties extend beyond the Project's first level rear fill-in. The Appellants have stated no concerns about the proposed first level fill in. On the second level, the plans would square off the back and **only extend the house by two feet** on the property line with Ms. McKenzie and Mr. Miller and **only extend the house by four feet** on the property line with Ms. Smith.

On the third level, the master bedroom is set back 4 feet from the rear of the second level along the south shared property line. Bedroom 1 is set back 12 feet from the rear along the north shared property line. The bulk of the master bedroom has also been set back approximately 9 feet from the north shared property line. These setbacks and the "L" shape

of the rear addition were designed in order to minimize the impact of the third level on both Appellants.

Nothing about the Project is extraordinary or has an extraordinary impact on anyone; it complies with the Residential Design Guidelines.

2. Appellants Claim: Loss of light and shadowing to neighboring properties (Ms. McKenzie and Mr. Miller only).

Response: Fundamentally, the Project Site and the properties of the Appellants have East-West orientations and the houses shade the properties' respective skylights, backyards, etc. in the afternoon. Ms. McKenzie and Mr. Miller have made general statements about the "sharp reduction in light" of the Project but their own shadow studies show only marginal impact at extreme times or seasons. Ms. Smith has made no claim about the impact of the Project on her access to light. The Project has little or no impact on the light available to the Appellants in the majority of daylight hours.

The Residential Design Guidelines suggest various potential design modifications for rear additions to reduce the impact of the potential loss of light on adjacent properties:

- Provide setbacks on the upper floors of the building - *Done.*
- Provide shared light wells to provide more light to both properties - *The "L" shape of the third level was designed to provide adequate light for the Appellants.*
- Incorporate open railings on decks and stairs - *Done.*
- Eliminate the need for parapet walls by using a fire-rated roof - *Done.*

Accordingly, the Permit Holders incorporated substantial design modifications for the Project.

The Appellants, Ms. McKenzie and Mr. Miller, chose to place a skylight near the shared property line in their most recent remodel project. The Project could cause some shadow here because of its proximity to the property line, but the impact is not substantial and does not rise to the standard of “extraordinary.”

Appellants Ms. McKenzie and Mr. Miller have failed to mention that both of their second level skylights are approximately two feet deep. The depth of the skylights themselves substantially or completely blocks any angled light into their house.

3. Appellants Claim: Loss of mid-block open space; out of scale addition; uncharacteristically deep or tall addition.

Response: The new addition is not as deep as the immediate neighbors on either side, or as deep as many of the other buildings in the block. In particular Appellant Ms. Smith’s house currently extends further into the mid-block open space than the Permit Holders’ and will continue to do so even after the proposed addition. The Project Site is in a block with an irregular mid-block open space and a mix of apartment buildings and single family homes. Most of the apartment buildings are four levels, and extend significantly further to the rear. In addition, several of the houses have outbuildings that further obstruct the midblock open space. There is nothing out of scale or uncharacteristically deep or tall about the Project, and there is almost no impact to midblock open space at all.

4. Appellants Claim: Loss of visual openness; “boxed-in” impacts to neighbors.

Response: The Appellants have emphasized the current and proposed depth of the second level as a concern. The house has not been expanded in the last 28 years, while the Leighton family owned it, and in particular, the house has the same dimensions as when Appellants Ms. McKenzie and Mr. Miller purchased their house and made their renovations. Ms. McKenzie and Mr. Miller knew that the second level extended beyond their house when they purchased their home and they willingly chose to proceed. They also decided that it was not important to address this issue when they remodeled their house. Their stated concerns conflict with their actions.

The Project adds only two feet to the rear of the existing house on the second level along the property line shared with Ms. McKenzie and Mr. Miller. The bay window on the first and second levels is set back from Ms. McKenzie and Mr. Miller’s property line by three feet. From inside their house they would not be able to see the bay window and it would not cast a shadow on their living space or deck.

Ms. McKenzie and Mr. Miller have failed to mention that, since they moved in, they have significantly landscaped their backyard with trees and tall shrubs on all property borders. By doing so, they have intentionally created their own “boxed-in” feeling to their backyard and shadowed their own property. It is impossible to reconcile this landscaping design with their claimed concern about the loss of visual openness and alleged “boxed-in” impact.

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With respect to Appellant Cynthia Smith, (1) her house extends beyond the Leighton house on the first and second level (they are not boxing her in), (2) she has put fences on all sides (boxed herself in), and (3) two of the four feet of additional wall on the south property line already exist on the north property line.

5. Appellants Claim: Inadequate disclosure; deception, etc.

Response: Appellants' claims regarding alleged nondisclosure, deception, etc. are baseless. The Permit Holders have followed all City requirements, Codes, and guidelines throughout the Planning process, given accurate notifications, and complied with all requests of City departments regarding disclosure, provision of documents, etc.

F. NEIGHBORHOOD MEETINGS

After meeting with the neighbors in May 2013, the Permit Holders reconfigured the Project on the third level to reduce the potential impact of the Project on both of the immediate neighbors. The Permit Holders pulled the third level bedroom in from the rear wall of the second level by four feet and eliminated a two story bay window on the second and third levels.

Based upon changes requested by the Appellants, the Permit Holders incorporated several modifications to the Project design, but the Appellants have serially changed and added to their proposed modifications, causing a breakdown in settlement negotiations. Over the past year, settlement negotiations involved a number of meetings between the Permit Holders and the Appellants, and between their respective architects.

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G. CONCLUSION

The concerns identified by the Appellants did not approach the minimum standard of exceptional and extraordinary circumstances required by the Planning Code. Slight and reasonable impacts to neighbors are to be expected related to any building or alteration project. The Project is significantly more limited than the allowed height and bulk permitted by Article 2.5 of the Planning Code, and indeed will add only 500 square feet of living space (of which only approximately 125 square feet is beyond the existing footprint) to a structure that is over 100 years old and inadequate for the needs of a contemporary family. Houses that were designed and built 100 years ago are generally lacking in space for kitchens, bathrooms, and closets. The Project Site is no exception.

The Permit Holders' proposed alterations are allowed as a matter of right by the Planning Code. But for the involvement by the Appellants, the Project would have been approved administratively. No variances or Code exceptions were or are requested. The additional space is minimal. The Appellants' briefs fail to sufficiently allege any basis or justification for denying the building permit. Accordingly, the Permit Holders respectfully request that the Board deny the appeal.

President Ann Lazarus and Commissioners
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Thank you for your consideration.

REUBEN, JUNIUS & ROSE, LLP

Dated: November 10, 2014

By: 

David Silverman
Attorneys for the Permit Holders
Clay Leighton and Andrea Sello, M.D.
and Family

cc: Arcelia Hurtado, Vice President
Commissioner Frank Fung
Commissioner Darryl Honda
Commissioner Bobbie Wilson
Cynthia Goldstein
Ken Miller and Julie McKenzie
Cynthia Smith

LIST OF EXHIBITS

Exhibit A - Project Plans

Exhibit B - Photographs of 1264 – 6th Avenue

DOOR SCHEDULE

NO.	Nominal size (W x H)	TYPE	GLAZING	HARDWARE	LEAF THICKNESS	DETAIL	REMARKS
A	6'-0" x 7'-10"	LOEWEN TD2 1824	LOW E STANDARD OPTION TEMPERED	SEE NOTE 2	1-3/4"		
B	5'-6" x 7'-2"	LOEWEN TD2 1670	LOW E STANDARD OPTION TEMPERED	SEE NOTE 2	1-3/4"		
C	2'-8" x 6'-8"		N/A	SEE NOTE 2	1-3/8"		DOOR PANEL STYLE TO MATCH EXISTING IN HOUSE
D	2'-4" x 6'-8"		N/A	SEE NOTE 2	1-3/8"		DOOR PANEL STYLE TO MATCH EXISTING IN HOUSE
E	2'-8" x 6'-8"		N/A	SEE NOTE 2	1-3/8"		DOOR PANEL STYLE TO MATCH EXISTING IN HOUSE
F	3'-0" x 6'-8"	SOLID	N/A	SEE NOTE 2	1-3/4"		
G	3'-0" x 7'-0"	PAIR-POCKET	N/A	SEE NOTE 2	1-3/8"		DOOR PANEL STYLE TO MATCH EXISTING IN HOUSE
H	2'-6" x 6'-8"		N/A	SEE NOTE 2	1-3/8"		DOOR PANEL STYLE TO MATCH EXISTING IN HOUSE
I	2'-6" x 6'-8"	POCKET	N/A	SEE NOTE 2	1-3/8"		DOOR PANEL STYLE TO MATCH EXISTING IN HOUSE
J	2'-4" x 6'-8"	POCKET	N/A	SEE NOTE 2	1-3/8"		DOOR PANEL STYLE TO MATCH EXISTING IN HOUSE
K	2'-6" x 6'-8"	BI-FOLD	N/A	SEE NOTE 2	1-3/8"		DOOR PANEL STYLE TO MATCH EXISTING IN HOUSE
L	1'-6" x 6'-8"		N/A	SEE NOTE 2	1-3/8"		DOOR PANEL STYLE TO MATCH EXISTING IN HOUSE

WINDOW SCHEDULE

NO.	Nominal size (W x H)	TYPE	GLAZING	HARDWARE	DETAIL	REMARKS
LOEWEN WINDOWS						
1	6'-4" x 5'-0"	DH2 3226 CLAD	LOW E2 STANDARD	DBL HUNG SASH LOCK AND LIFT SATIN NICKEL		
2	1'-2" x 5'-0"	CUSTOM PICTURE CLAD	LOW E2 STANDARD			
3	2'-0" x 3'-4"	DH1 2016 CLAD	LOW E2 STANDARD TEMPERED	DBL HUNG SASH LOCK AND LIFT SN		
4	6'-4" x 6'-0"	DH2 3232 CLAD	LOW E2 STANDARD	DBL HUNG SASH LOCK AND LIFT SN		
5	1'-2" x 6'-0"	CUSTOM PICTURE CLAD	LOW E2 STANDARD			
6	7'-0" x 4'-7"	CA3 2114 LFR CLAD	LOW E2 STANDARD	FOLDING CRANK SASH LOCK SN		
7	5'-7" x 6'-0"	DH2 2832 CLAD	LOW E2 STANDARD	DBL HUNG SASH LOCK AND LIFT SN		Window meets egress requirement per SFBC Sec. 1029
8	2'-6" x 7'-0"	PS1 7521 CLAD	LOW E2 STANDARD TEMPERED			
MARVIN WINDOWS						
9	2'-0" x 5'-0" FIELD VER FLY	TILT-PAC- EXTERIOR FRAMED PINE	LOW E STANDARD OPTION	DBL HUNG SASH LOCK AND LIFT SN		
10	2'-6" x 5'-0" FIELD VER FLY	TILT-PAC- EXTERIOR FRAMED PINE	LOW E STANDARD OPTION	DBL HUNG SASH LOCK AND LIFT SN		Window meets egress requirement per SFBC Sec. 1029
11	1'-9" x 3'-0" FIELD VER FLY	TILT-PAC- EXTERIOR FRAMED PINE	LOW E STANDARD OPTION	DBL HUNG SASH LOCK AND LIFT SN		

SKYLIGHT SCHEDULE

NO.	Nominal size (W x H)	TYPE	GLAZING	HARDWARE	DETAIL	REMARKS
MANUFACTURER: VELUX						
1	3'-2" x 3'-2"	VCE 3434: ELECTRIC - CURB MOUNT	LAMINATED (MIN. 42 U-factor / 26 SHGC)	MOUNT IN HALLWAY REMOTE CONTROL IN UPPER HALL	FOLLOW MANUF. RECOMMENDATIONS FOR INSTALLATION	SLOPE SKYLIGHT TO DRAIN.
2	3'-2" x 3'-2"	FCM 3434: FIXED - CURB MOUNT	LAMINATED (MIN. 42 U-factor / 26 SHGC)		FOLLOW MANUF. RECOMMENDATIONS FOR INSTALLATION	SLOPE SKYLIGHT TO DRAIN
3	3'-2" x 2'-2"	FCM 2234: FIXED - CURB MOUNT	WHT. LAMINATED (MIN. 42 U-factor / 26 SHGC)		FOLLOW MANUF. RECOMMENDATIONS FOR INSTALLATION	
4	2'-2" x 4'-2"	VCE 2246: ELECTRIC - CURB MOUNT	WHT. LAMINATED (MIN. 42 U-factor / 26 SHGC)		FOLLOW MANUF. RECOMMENDATIONS FOR INSTALLATION	
5	3'-2" x 2'-2"	VCE 2234: ELECTRIC - CURB MOUNT	WHT. LAMINATED (MIN. 42 U-factor / 26 SHGC)		FOLLOW MANUF. RECOMMENDATIONS FOR INSTALLATION	
6	14" DIAMETER	TMF 014 - SUN TUNNEL	DOMES AS PROVIDED		FOLLOW MANUF. RECOMMENDATIONS FOR INSTALLATION	FRAME A 2 x 3 OPENING AT CLG LEVEL, W/ SUN TUNNEL DIFFUSER SET 14" ABOVE LEVEL OF CLG

DOOR NOTES

- DOOR HARDWARE STYLE: ATHINIA, SATIN NICKEL
- GLASS DOOR MANUFACTURER: LOEWEN, SWING TERRACE
 INTERIOR FINISH: PRIMED WITH 2 COATS, COLOR T.B.D.
 EXTERIOR FINISH: CLAD- FACTORY FINISHED, COLOR T.B.D.
 HANDLE / LATCH: LEVER, T.B.D.
 HARDWARE: ADJUSTABLE HINGES, OIL RUBBED BRONZE
 GLAZING: SEE ABOVE
 THRESHOLD: BULB WEATHER STRIP & DOOR BOTTOM SWEEP
 WEATHER STRIPPING: GC SHALL VERIFY IN FIELD PRIOR TO ORDERING
 JAMB DEPTH: MATCH EXISTING DOORS.
 - INTERIOR WOOD DOORS: MATCH EXISTING DOORS.
 FINISH: ONE COAT PRIMER, TWO COAT FINISH SPRAYED
 SPECIES: STANDARD PAINT GRADE STOCK
 HARDWARE: T.B.D. -ALLOW FOR SCHLAGE, BALDWIN, IVES OR EQUAL
 HANDLE/LATCH: T.B.D.
 - GC SHALL COORDINATE ALL DOOR R.O. & FINISH FIELD DIMS. W/ MANUF. PRIOR TO ORDER AND INSTALL.

WINDOW NOTES

- MANUFACTURER: LOEWEN- DOUBLE HUNG & CASEMENT
 EXTERIOR FINISH: CLAD- FACTORY FINISHED, COLOR T.B.D.
 INTERIOR FINISH: ONE COAT PRIMER, TWO COAT FINISH
 HANDLE/ LATCH: FOLDING CRANK OR SASH LOCK & LIFT. OIL RUBBED BRONZE
 GLAZING: SEE ABOVE
 JAMB DEPTH: GC SHALL VERIFY IN FIELD PRIOR TO ORDER
 SCREEN: WOOD VENEER
- GC SHALL COORDINATE ALL DOOR R.O. & FINISH FIELD DIMS. W/ MANUF. PRIOR TO ORDER AND INSTALL.

REPLACEMENT WINDOW NOTES

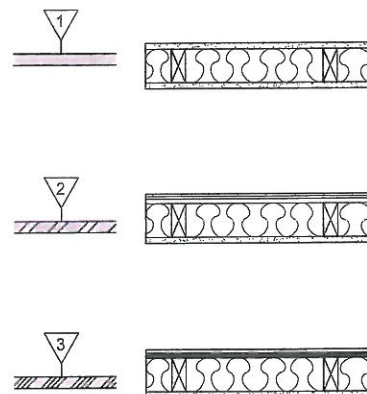
- MANUFACTURER: MARVIN- TILT-PAC
 EXTERIOR FINISH: CLAD- FACTORY FINISHED, COLOR T.B.D.
 INTERIOR FINISH: ONE COAT PRIMER, TWO COAT FINISH
 HANDLE/ LATCH: SASH LOCK & LIFT. OIL RUBBED BRONZE
 GLAZING: SEE ABOVE
 JAMB DEPTH: GC SHALL VERIFY IN FIELD PRIOR TO ORDER
 SCREEN: WOOD VENEER
- GC SHALL COORDINATE ALL DOOR R.O. & FINISH FIELD DIMS. W/ MANUF. PRIOR TO ORDER AND INSTALL.

DOOR AND WINDOW SCHEDULES

NOTES: SEE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS

WALL SCHEDULE

NOTES: SEE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS



INTERIOR WALL: 2X4 STUDS @16" O.C. W/ 5/8" TYPE X GYP. W.B. ON EACH SIDE. TAPE, FINISH GYP. W.B. W/ A MIN. 3 COATS OF JOINT COMPOUND TO A LEVEL 5 FINISH. AT BEDROOM AND BATHROOM WALLS FILL CAVITY W/ R-13 INSULATION.

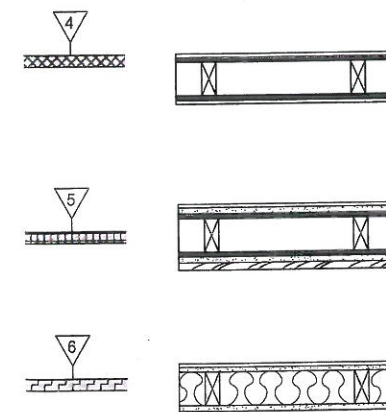
WALL TYPE ∇ , USE 2 X 6 STUDS

INTERIOR WALL: 2X4 STUDS @16" O.C. W/ 1/2" CEMENT BACKER BOARD, WATERPROOF MEMBRANE, MUD SET FINISH AND TILE @SHOWER SIDE. 5/8" TYPE X GYP. W.B. @OPPOSITE SIDE.

WALL TYPE ∇ , USE 2 X 6 STUDS

EXTERIOR WALL: 2X4 STUDS @16" O.C. W/ 5/8" TYPE X GYP. W.B., TAPE AND FINISH GYP. W.B. W/ A MIN. 3 COATS OF JOINT COMPOUND TO A LEVEL 5 FINISH ON INTERIOR SIDE AND 1/2" PLY., BUILDING PAPER AND SPECIFIED SIDING ON EXTERIOR SIDE. FILL CAVITY W/ R-13 INSULATION.

WALL TYPE ∇ , USE 2X6 STUDS. FILL CAVITY W/ R-19 INSULATION.



EXTERIOR WALL: 2X4 STUDS @16" O.C. W/ 1/2" PLY., BUILDING PAPER AND SPECIFIED SIDING ON BOTH SIDES.

EXTERIOR 1 HOUR RATED WALL: 2X4 STUDS @16" O.C. W/ 1/2" PLY., 5/8" TYPE X EXTERIOR GYP. SHEATHING, BUILDING PAPER AND SPECIFIED SIDING ON BOTH SIDES.

WALL TYPE ∇ , USE 2 X 6 STUDS.

EXTERIOR 1 HOUR RATED WALL: 2X4 STUDS @16" O.C. W/ 5/8" TYPE X GYP. W.B., TAPE AND FINISH GYP. W.B. W/ A MIN. 3 COATS OF JOINT COMPOUND TO A LEVEL 5 FINISH ON INTERIOR SIDE. 5/8" TYPE X EXTERIOR GYP SHEATHING, BUILDING PAPER AND SPECIFIED SIDING ON EXTERIOR SIDE. FILL CAVITY W/ R-13 INSULATION.

WALL TYPE ∇ , USE 2X6 STUDS. FILL CAVITY W/ R-19 INSULATION.

REVISIONS	BY
SITE PERMIT 6/26/13	
SITE PERMIT REVISION 6/9/14	1
LESLIE ARNOLD ARCHITECT 63 Yarn Street San Francisco California 94127 tel 415 713 2960 fax 815 331 5196	
LICENSED ARCHITECT LESLIE ARNOLD C23246 Exp. 1-31-15 STATE OF CALIFORNIA	
Residential Remodel for: Andrea Sello and Andrew Leighton 1264 Sixth Avenue San Francisco, CA 94122	
SCHEDULES	
Date:	7/17/14
Scale:	AS NOTED
Drawn:	KPH/LA
Job:	SELLO/LEIGHTON
Sheet:	A1.1
of	Sheets

General Notes

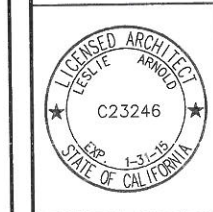
1. Work performed shall comply with the following:
All applicable local and state codes, ordinances and regulations.
Architectural and Structural drawings and notes.
All applicable municipal and zoning codes.
Codes take precedence over drawings and specification.
2. In the event the Contractor encounters on the site material reasonably believed to be Asbestos, Polychlorinated Biphenyl (PCB) or any other hazardous material which has not been rendered harmless, the Contractor shall immediately notify the Owner.
3. On site verification of all dimensions and conditions to be the responsibility of the Contractor. Architect to be notified immediately by Contractor before proceeding with the work should the working drawings differ from site conditions.
4. The Contractor and his/her Sub-Contractors shall study and compare the contract documents and shall at once report to the Architect in writing all errors, inconsistencies or omissions discovered and verify all dimensions on site PRIOR TO COMMENCING THE WORK. If the Contractor proceeds with any of the work so affected without written instruction of the Architect, the Contractor shall make good at his/her own cost any resulting error, damage, or defects. The Contractor shall perform no portion of the work without contract documents or, where required, approved shop drawings for such portion of the work.
5. No deviations from the structural or architectural design without written approval from the Architect or Engineer. Approval by City Inspector does not constitute authority to deviate from plans or specifications.
6. The plans indicate the general extent of new construction necessary for the work, but do not intend to be all-inclusive. All new work necessary to allow for a finished job in accordance with the intention of the drawings is included regardless of whether shown on the drawings or mentioned in the notes.
7. Contractor shall coordinate all work with existing conditions, including but not limited to: irrigation pipes, electrical conduit, water lines, drainage lines, gas lines, waste lines, etc.
8. All dimensions are to face of finish unless otherwise noted. DO NOT SCALE DRAWINGS. If required dimensions are missing from the drawings, contact Architect prior to commencing with work.
9. Building Code requirements take precedence over the drawings and it is the responsibility of anyone supplying labor or material or both to conform with the code and the drawings.
10. Contractor shall check with all equipment and product manufacturers to verify dimensions and details prior to the commencement of work.
11. Submittals: Submit shop drawings of all fabricated items for review before fabrication and installation. Submit manufacturer's product data for all standard premanufactured products.
12. Where specified items are mentioned, the Contractor may submit alternate materials or products for approval by the Architect.
13. Verify clearances for flues, vents, chases, soffits, fixtures, etc. before any construction, ordering of or installation of any item of work.
14. Sealant, caulking and flashing, etc locations shown on drawings are not intended to be inclusive. Follow manufacturer's installation recommendations and standard industry and building practices.
15. Contractor shall provide all necessary blocking, backing, framing, hangers or other support for all items requiring same.
16. "Typical" or "Typ." means for all similar conditions, unless otherwise noted.
17. Details are usually keyed only once (on plans or elevations where they first occur) and are typical for similar conditions throughout, unless otherwise noted.
18. At completion of the work, Contractor shall remove all marks, stains, fingerprints, dust, dirt, splattered paint, and blemishes resulting from the various operations throughout the project.
19. Contractor shall be responsible for repairing any damaged areas, both within and outside the scope of work, that are caused by him or his Subcontractors.
20. Contractor shall be responsible for matching material finish color, etc. in new areas of work with existing areas.
21. The Contractor shall remove all rubbish and waste material on a regular basis for all subcontractors and trades, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside job site.
22. Any change, modification or interpretation of the scope or requirements outlined within these documents, undertaken without consultation and without written approval of the Architect (or any unforeseen conditions resulting therefrom) shall be the responsibility of the Owner or Contractor respectively. Leslie Arnold shall be held harmless from any claims resulting from such activity.

1 GENERAL NOTES

REVISIONS	BY
SITE PERMIT 6/26/13	
SITE PERMIT REVISION 6/9/14	1

ARCHITECT
LESLIE ARNOLD

63 Yuma Street San Francisco California 94127
tel. 415 713 2960 fax 815 331 5196



Residential Remodel for:
Andrea Sello and Andrew Leighton
1264 Sixth Avenue
San Francisco, CA 94122

GENERAL NOTES

Date: 7/17/14

Scale: AS NOTED

Drawn: KPH/LA

Job: SELLO/LEIGHTON

Sheet:
A1.2
of
Sheets

- A1 VICINITY PLAN
PROJECT DIRECTORY, PROJECT DESCRIPTION
- A1.1 SCHEDULES
- A1.2 GENERAL NOTES
- A2 SITE PLAN
EXISTING & PROPOSED
- A3 FIRST FLOOR PLAN
EXISTING & PROPOSED
- A4 SECOND FLOOR PLAN
EXISTING & PROPOSED
- A5 THIRD FLOOR PLAN
EXISTING & PROPOSED
- A6.1 REAR ELEVATION - EXISTING
- A6.2 REAR ELEVATION - PROPOSED
- A7.1 SIDE ELEVATIONS - EXISTING
- A7.2 SIDE ELEVATIONS - PROPOSED
- A8 BUILDING SECTION - NORTH
- A9 BUILDING SECTION - SOUTH
- A10 FRONT PLANTING PLAN
- A11 FIRST FLOOR ELECTRICAL PLAN
- A12 SECOND FLOOR ELECTRICAL PLAN
- A13 THIRD FLOOR ELECTRICAL PLAN

1 CONTRACT DOCUMENTS

PROPERTY OWNER
ANDREA SELLO & ANDREW LEIGHTON
1264 SIXTH AVENUE
SAN FRANCISCO, CA 94122

ARCHITECT
LESLIE ARNOLD ARCHITECT
63 VERNA STREET
SAN FRANCISCO, CA 94127
Tel 415 713-2960
Fax 815 331-5196
Contact: LESLIE ARNOLD

AGENCIES
BUILDING DEPT.
CITY OF SAN FRANCISCO
1660 MISSION ST.
SAN FRANCISCO, CA 94103
Tel 415 558-6070

STRUCTURAL ENGINEER
Double D Engineering
72 Otis Street
San Francisco, CA 94103
Tel 415 551-5150
Contact Don David

GENERAL CONTRACTOR: TBD

6 PROJECT DIRECTORY

THIS APPLICATION IS BEING SUBMITTED TO THE PLANNING AND BUILDING DEPARTMENTS OF THE CITY OF SAN FRANCISCO FOR PLAN -CHECK REVIEW.

THIS APPLICATION INCLUDES WORK ON A THREE STORY, WOOD FRAMED, SINGLE FAMILY RESIDENCE.

PROPOSED WORK INCLUDES:
394 SQ. FT. OF NEW CONDITIONED LIVING AREA BENEATH EXISTING SECOND FLOOR.
278.5 SQ. FT. OF NEW CONSTRUCTION EXTENDS BEYOND EXISTING ENVELOPE.
TOTAL NEW CONDITIONED AREA EQUALS 672.5 SQ. FT.

1. NEW THREE STORY REAR ADDITION WITH THIRD FLOOR 72 SQ. FT. DECK.
2. PROVIDE NEW INTERIOR PARTITIONS AND FINISHES PER PLANS.
3. PROVIDE NEW WINDOWS AND SKYLIGHTS IN NEW REAR ADDITION.
4. PROVIDE NEW MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS IN NEW ADDITION AND IN EXISTING AREAS AS INDICATED ON PLANS.

PROJECT GROSS SQUARE FOOTAGE CALCULATIONS:

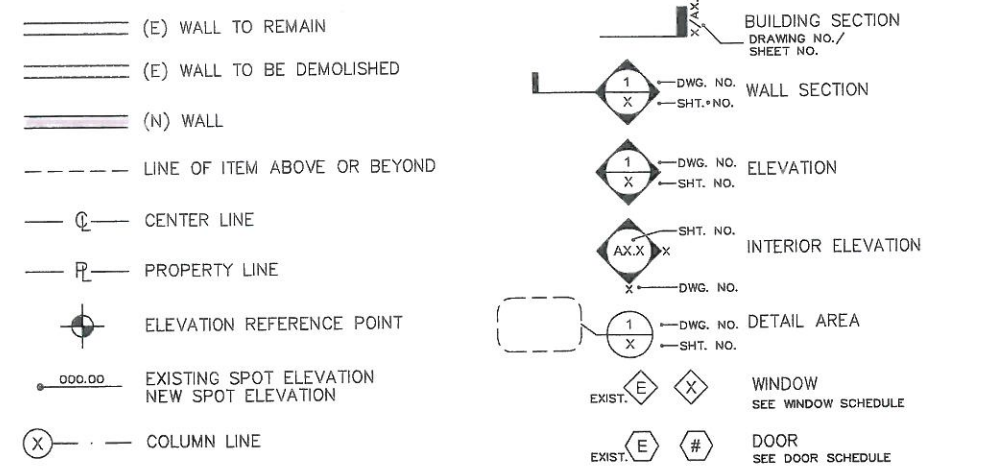
EXISTING CONDITIONED HOUSE AREA: *	2,172.0 SQ. FT.
PROPOSED CONDITIONED HOUSE AREA: *	672.5 SQ. FT.
LESS EXIST'G CONDITIONED AREA CONVERTED TO PARK'G	-182.0 SQ. FT.
TOTAL PROPOSED CONDITIONED AREA:	2662.5 SQ. FT.

EXISTING STORAGE/MECHANICAL AREA:	430.0 SQ. FT.
PROPOSED DECK:	72.0 SQ. FT.
EXIST'G PARKING AREA:	236.0 SQ. FT.
EXIST'G CONDITIONED AREA CONVERTED TO PARKING	182.0 SQ. FT.
PARKING TOTAL:	418.0 SQ. FT.

* INCLUDES STAIR AREA COUNTED HALF VALUE AT EACH FLOOR

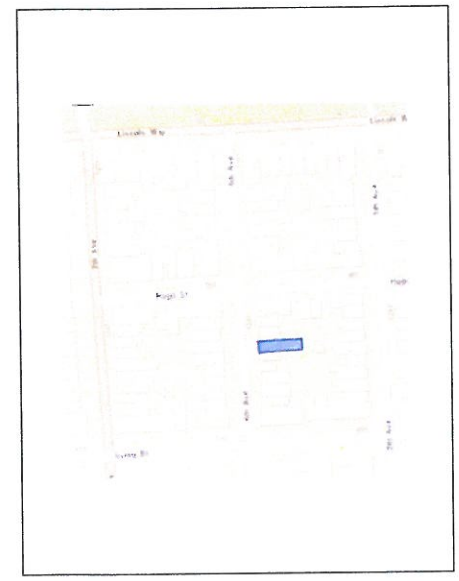
2 DESCRIPTION OF WORK

5 SYMBOLS



3 APPLICABLE CODES

- 2010 CAL. BUILDING CODE
- 2010 CAL. RESIDENTIAL CODE
- 2010 CAL. PLUMBING CODE
- 2010 CAL. ELECTRICAL CODE
- 2010 CAL. MECHANICAL CODE
- 2010 CAL. ENERGY CODE
- 2010 CAL. GREEN BLDG. STANDARD, CHAP. 4



7 VICINITY MAP

4 PROJECT INFORMATION

1264 SIXTH AVENUE
SAN FRANCISCO, CA 94122
LOT: 019, BLOCK: 1754

ZONING: RH-1

OCCUPANCY: R3 - SINGLE FAMILY

TYPE OF CONSTRUCTION: VB

HEIGHT LIMIT: 40-X
YEAR BUILT: 1900

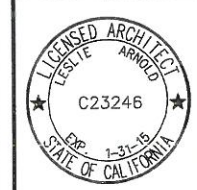
REAR YARD: 25% X 95' = 23'-9"

LOT SIZE: 2,374 SQ. FT.

REVISIONS	BY
SITE PERMIT 6/26/13	

LESLIE ARNOLD • ARCHITECT

63 Verna Street San Francisco California 94127
tel 415 713 2960 fax 815 331 5196



Residential Remodel for:
Andrea Sello and Andrew Leighton
1264 Sixth Avenue
San Francisco, CA 94122

- VICINITY MAP
- PROJECT INFO
- GENERAL NOTES
- PROJECT DIRECTORY
- SYMBOLS

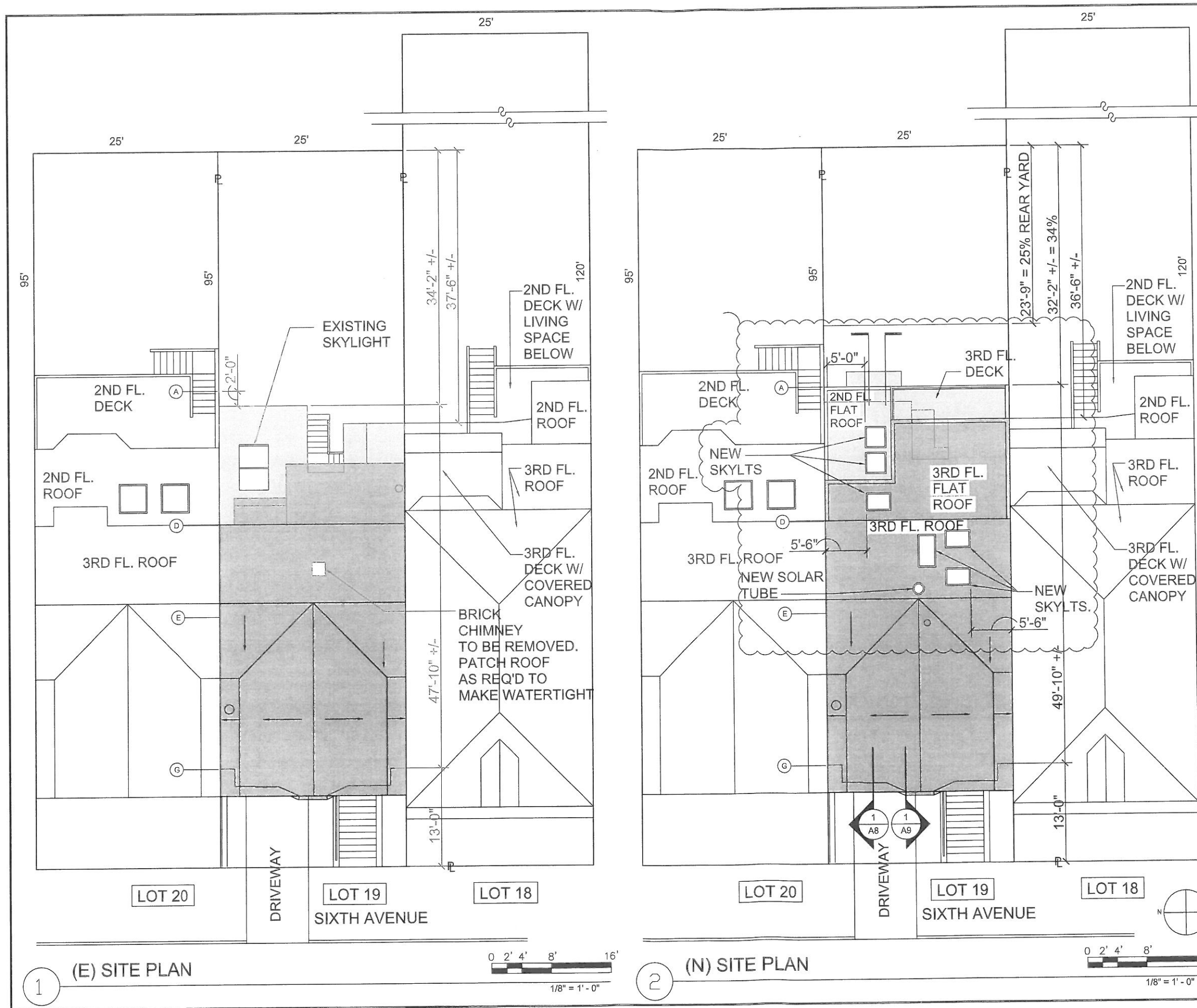
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Drawn: KPH/LA

Job: SELLO/LEIGHTON

Sheet: **A1**
of Sheets



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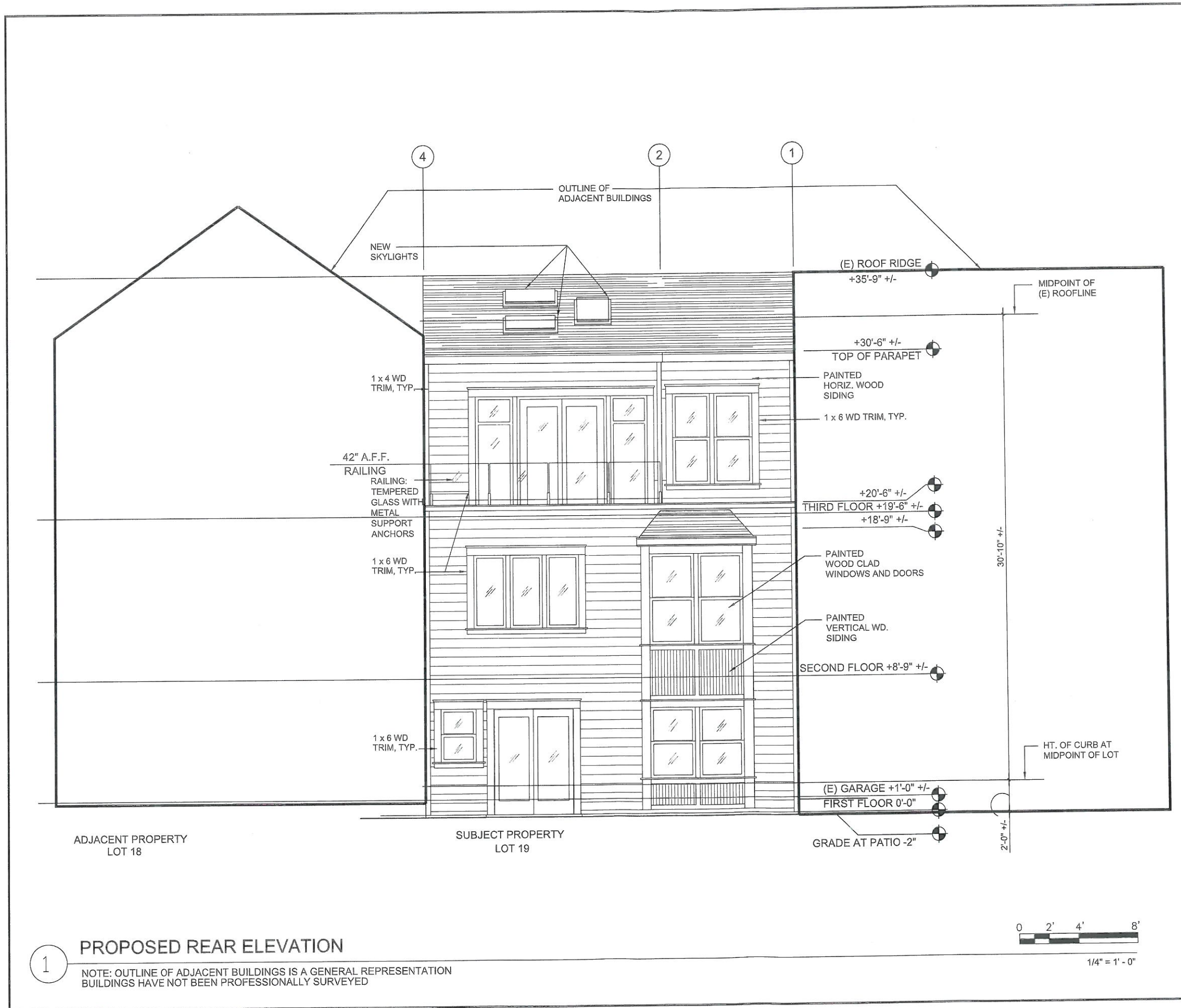


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**-SITE PLAN
-EXISTING & PROPOSED**

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Job: SELLO/LEIGHTON

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of Sheets



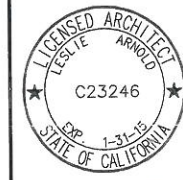
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PROPOSED REAR ELEVATION

NOTE: OUTLINE OF ADJACENT BUILDINGS IS A GENERAL REPRESENTATION BUILDINGS HAVE NOT BEEN PROFESSIONALLY SURVEYED

REVISIONS	BY
SITE PERMIT 6/26/13	
SITE PERMIT REVISION 6/9/14	1

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**-REAR ELEVATION
 - PROPOSED**

Date: 7/17/14

Scale: AS NOTED

Drawn: KPH/LA

Job: SELLO/LEIGHTON

Sheet: **A6.2**

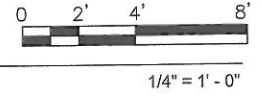
of Sheets



1

EXISTING REAR ELEVATION

NOTE: OUTLINE OF ADJACENT BUILDINGS IS A GENERAL REPRESENTATION BUILDINGS HAVE NOT BEEN PROFESSIONALLY SURVEYED



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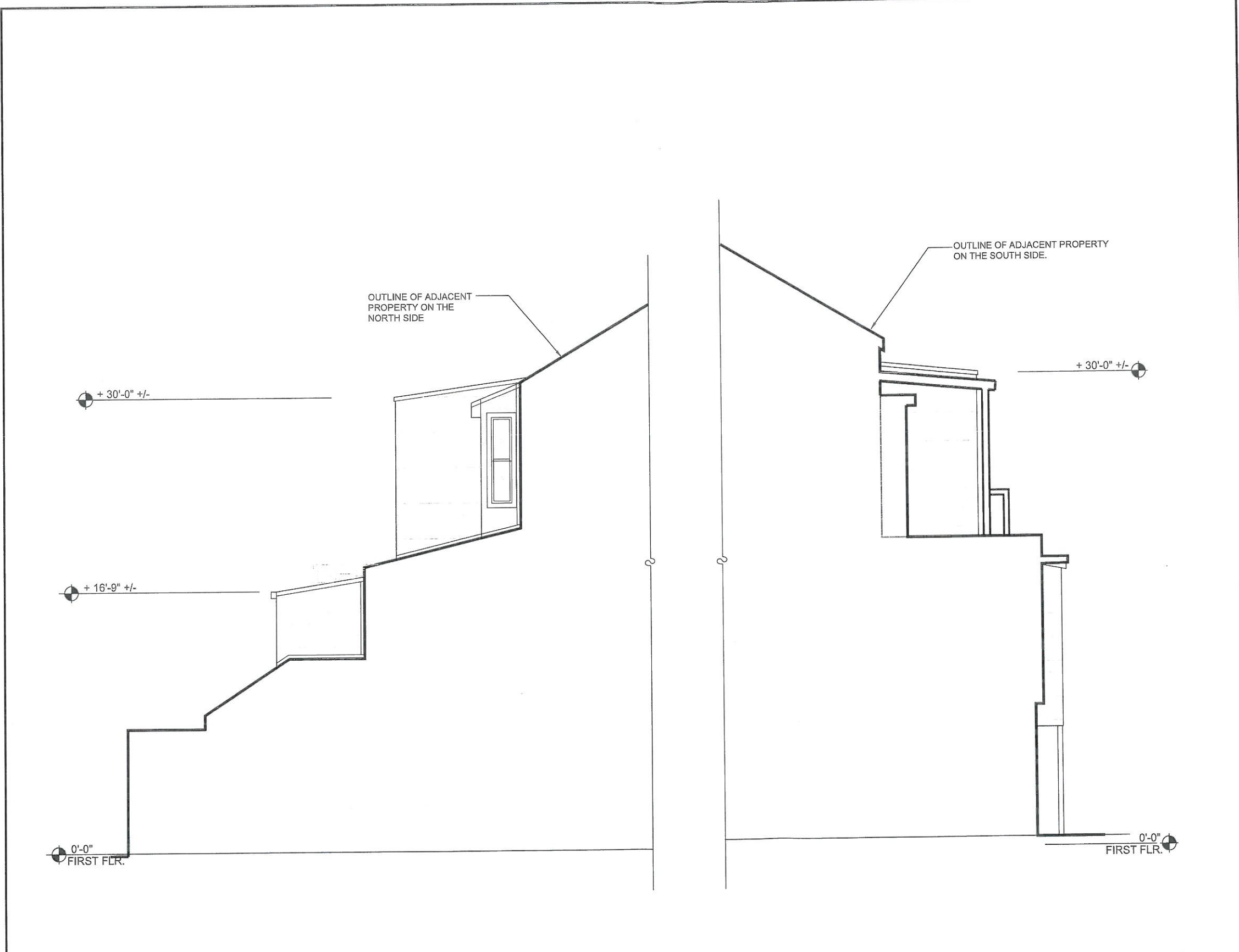


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**-REAR ELEVATION
 - EXISTING**

Date: 7/17/14
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Sheet: **A6.1**
 of Sheets



1

EXISTING NORTH ELEVATION

NOTE: OUTLINE OF ADJACENT BUILDINGS IS A GENERAL REPRESENTATION
BUILDINGS HAVE NOT BEEN PROFESSIONALLY SURVEYED



1/4" = 1' - 0"

2

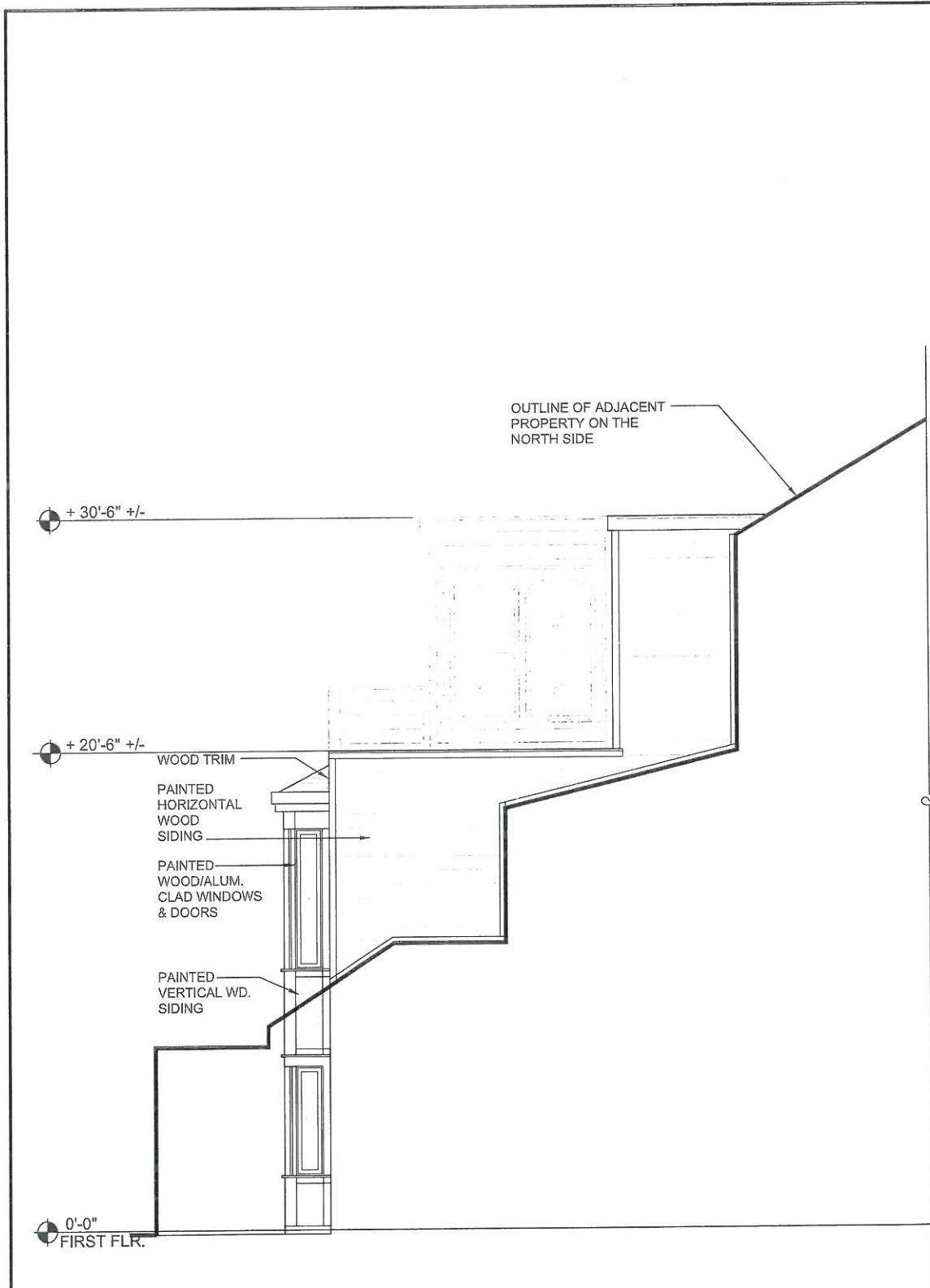
EXISTING SOUTH ELEVATION

NOTE: OUTLINE OF ADJACENT BUILDINGS IS A GENERAL REPRESENTATION
BUILDINGS HAVE NOT BEEN PROFESSIONALLY SURVEYED



1/4" = 1' - 0"

REVISIONS	BY
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LESLIE ARNOLD • ARCHITECT	
63 Verma Street • San Francisco, California 94127 tel 415 713 2960 fax 815 331 5196	
Residential Remodel for: Andrea Sello and Andrew Leighton 1264 Sixth Avenue San Francisco, CA 94122	
-(E) NORTH ELEVATION -(E) SOUTH ELEVATION	
Date:	7/17/14
Scale:	AS NOTED
Drawn:	KPH/LA
Job:	SELLO/LEIGHTON
Sheet:	A7.1
of	Sheets



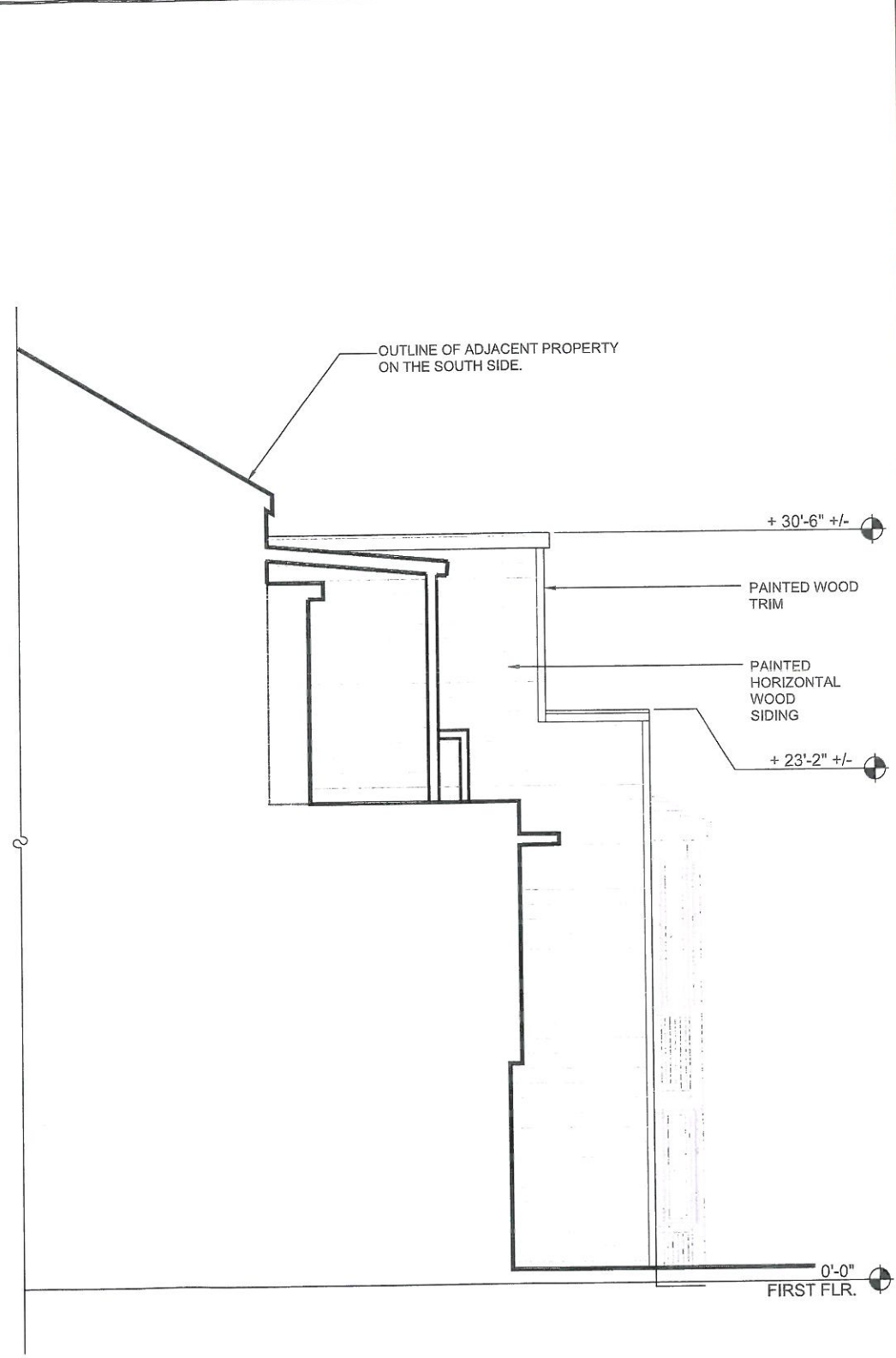
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PROPOSED NORTH ELEVATION

NOTE: OUTLINE OF ADJACENT BUILDINGS IS A GENERAL REPRESENTATION
BUILDINGS HAVE NOT BEEN PROFESSIONALLY SURVEYED



1/4" = 1' - 0"



2

PROPOSED SOUTH ELEVATION

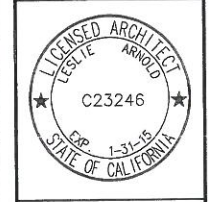
NOTE: OUTLINE OF ADJACENT BUILDINGS IS A GENERAL REPRESENTATION
BUILDINGS HAVE NOT BEEN PROFESSIONALLY SURVEYED



1/4" = 1' - 0"

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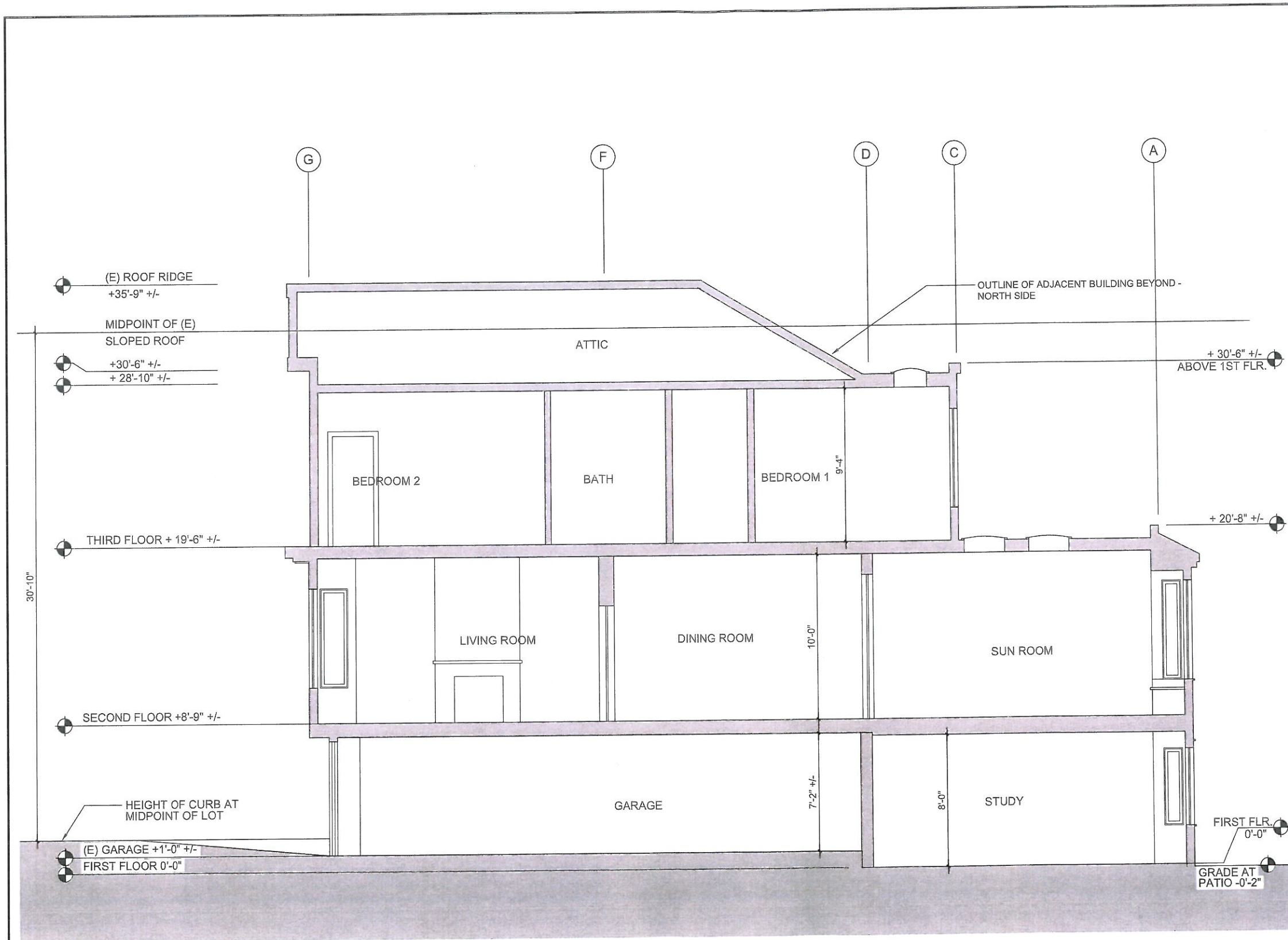


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-(N) NORTH ELEVATION
-(N) SOUTH ELEVATION

Date: 7/17/14
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Job: SELLO/LEIGHTON

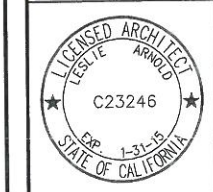
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Residential Remodel for:
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1264 Sixth Avenue
San Francisco, CA 94122

-BUILDING SECTION

Date: 7/17/14

Scale: AS NOTED

Drawn: KPH/LA

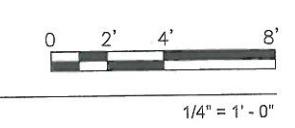
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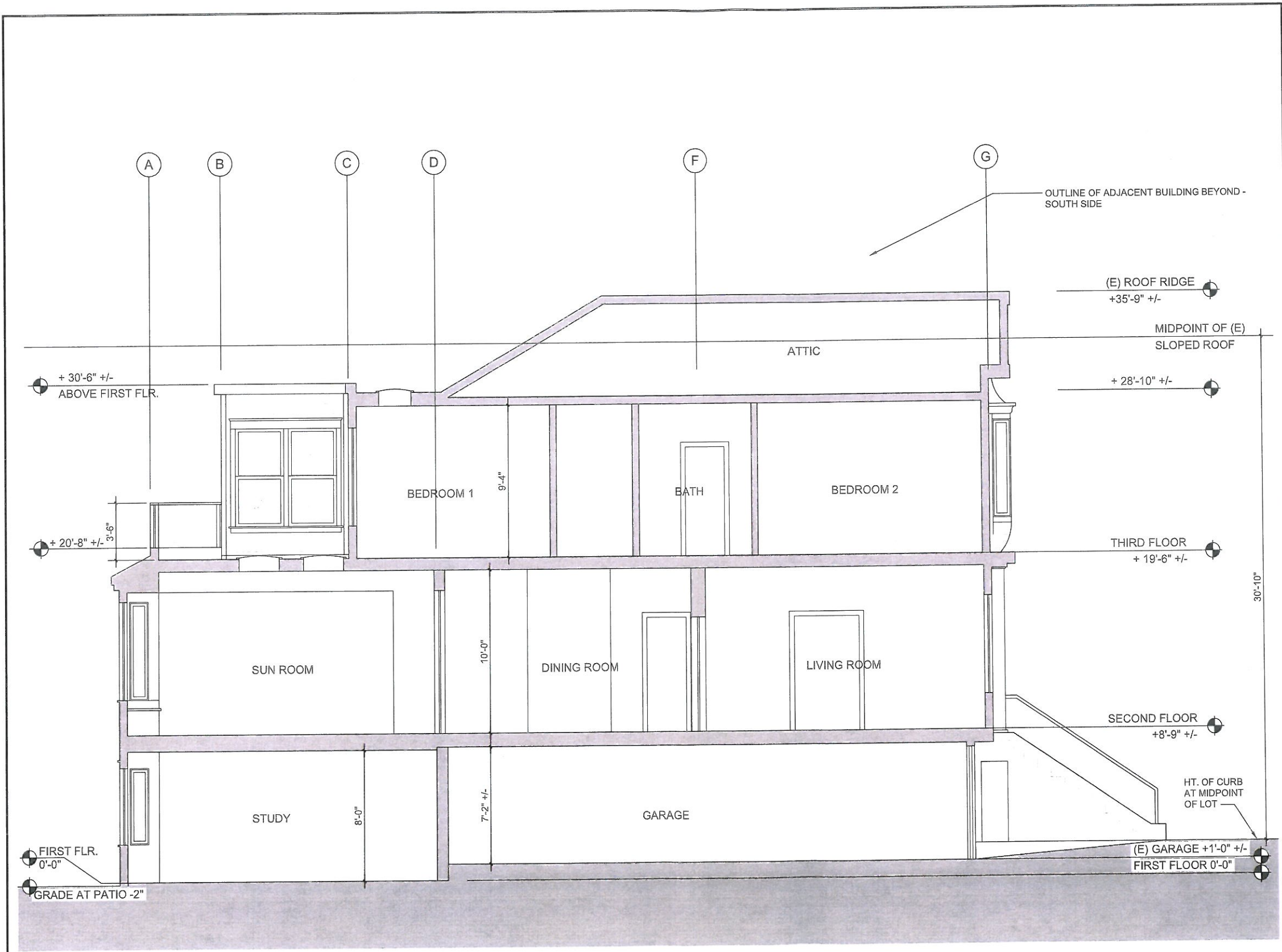
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of Sheets

1 PROPOSED BUILDING SECTION

NOTE: OUTLINE OF ADJACENT BUILDINGS IS A GENERAL REPRESENTATION
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ARCHITECT
 LESLIE ARNOLD
 03 Verma Street San Francisco California 94127
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 Andrea Sello and Andrew Leighton
 1264 Sixth Avenue
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-BUILDING SECTION

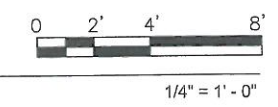
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 Job: SELLO/LEIGHTON

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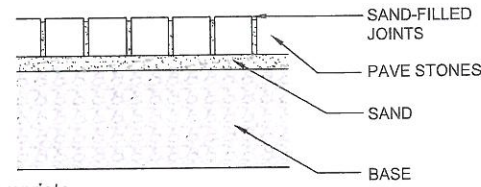
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PROPOSED BUILDING SECTION

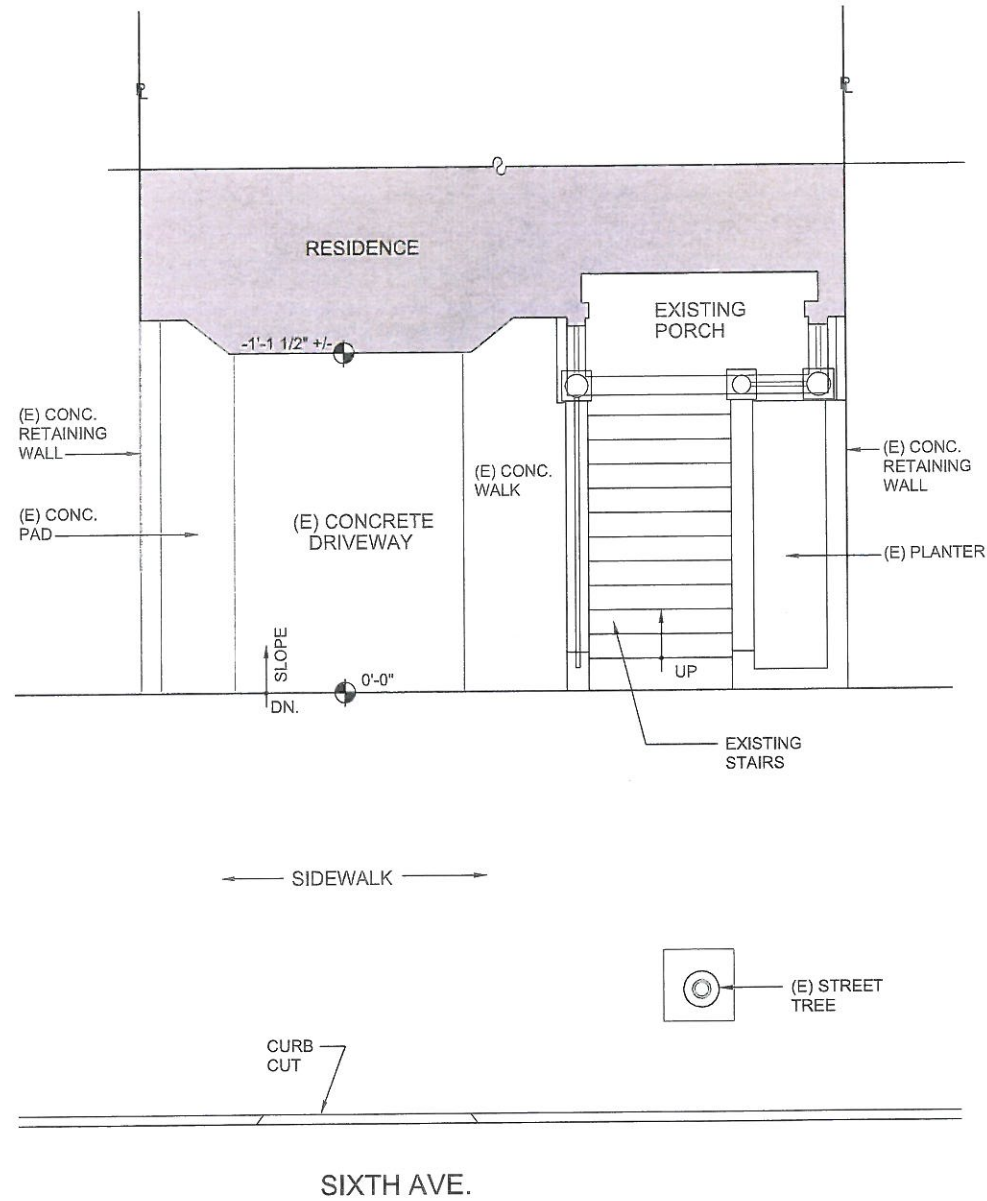
NOTE: OUTLINE OF ADJACENT BUILDINGS IS A GENERAL REPRESENTATION - BUILDINGS HAVE NOT BEEN PROFESSIONALLY SURVEYED.



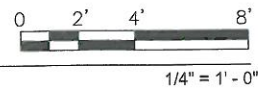
TYPICAL CROSS SECTION OF CONCRETE PAVER INSTALLATION



Note: Planting material to be climate-appropriate. Permeable driveway to be concrete interlocking pavers.



1 (E) FRONT PLANTING AREA

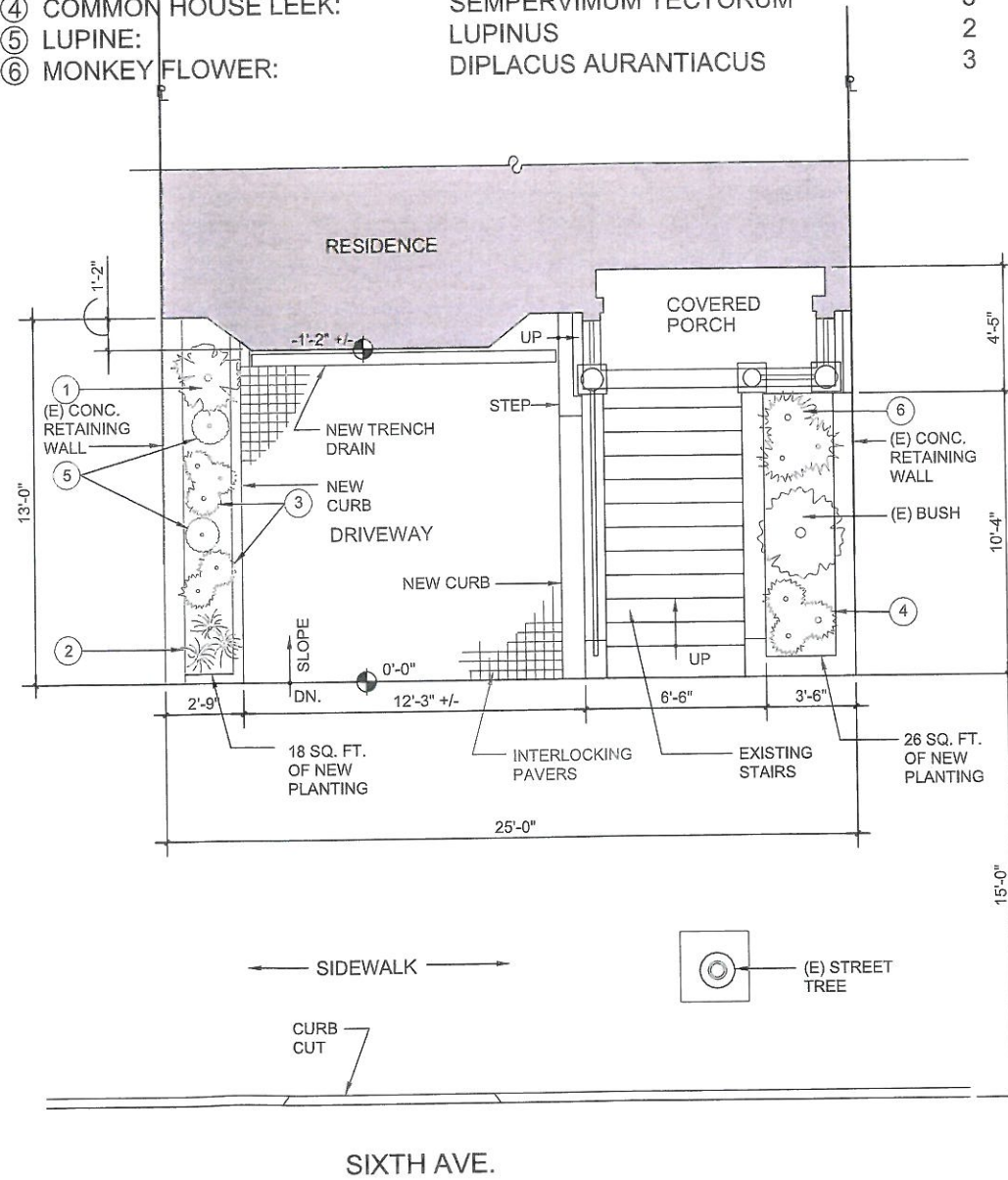


FRONT YARD AREA 312.50 SQ. FT.
 STAIR / LANDING CREDIT (PER SEC. 136(C)(14)) - 94.00 SQ. FT.
 REVISED FRONT YARD AREA 218.50 SQ. FT.

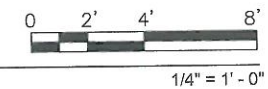
REQUIRED 20% PLANTING AREA 43.70 SQ. FT.
 PROVIDED PLANTING AREA 44.00 SQ. FT.

REQUIRED 50% PERMEABLE AREA 109.25 SQ. FT.
 PROVIDED PERMEABLE AREA 149.00 SQ. FT.

COMMON NAME	SCIENTIFIC NAME	QUANTITY
① WESTERN RED BUD:	CERCIS OCCIDENTALIS	1
② BLUE EYED GRASS:	SISYRINCHIUM BELLUM	3
③ ORANGE SPRING:	CLIVIA-MINIATA	5
④ COMMON HOUSE LEEK:	SEMPERVIVUM TECTORUM	3
⑤ LUPINE:	LUPINUS	2
⑥ MONKEY FLOWER:	DIPLACUS AURANTIACUS	3



1 PROPOSED FRONT PLANTING AREA



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 San Francisco, CA 94122

-FRONT PLANTING AREA
 -EXISTING & PROPOSED

Date: 7/28/14
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 Job: SELLO/LEIGHTON

Sheet: **A10**
 of Sheets

ELECTRICAL/LIGHTING LEGEND

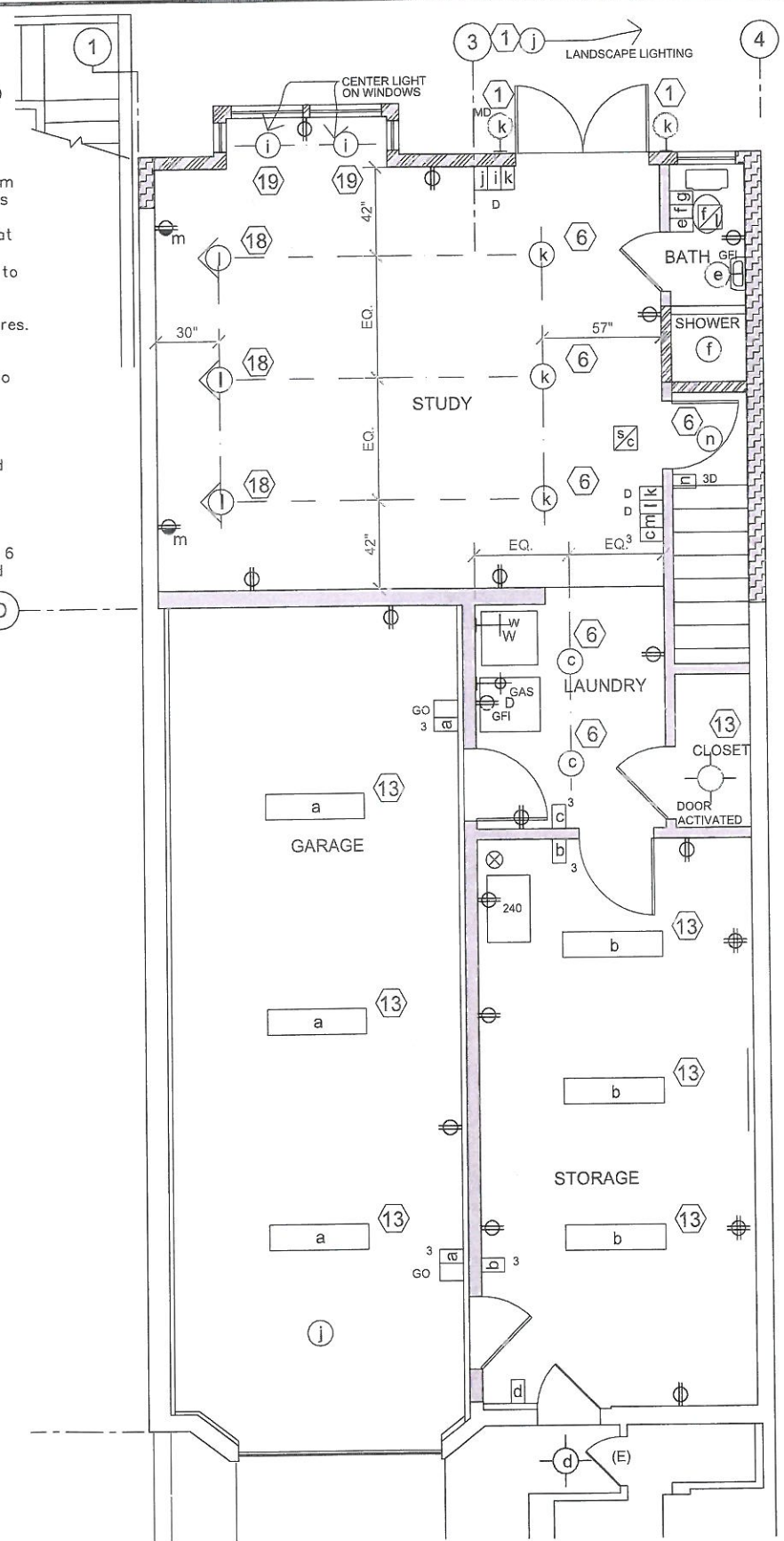
- | | | | |
|-------------------|--|-----------------|------------------------------------|
| ⊕ | DUPLEX OUTLET - 120V | ⊙ | CEILING MOUNTED LIGHT FIXTURE |
| ⊕ _{220V} | DUPLEX OUTLET - 240V | ⊖ | WALL MOUNTED LIGHT FIXTURE |
| ⊕ ₄ | QUAD OUTLET - 120V | ○ | RECESSED LIGHT FIXTURE |
| ⊕ _{GFI} | GROUND FAULT CIRCUIT INTERRUPTER | ⊙ | RECESSED DIRECTIONAL LIGHT FIXTURE |
| ⊕ | HORIZONTAL OUTLET | ▬ | FLUORESCENT STRIP LIGHT |
| ⊕ | DUPLEX - HALF SWITCH | ⊖ _{MD} | MOTION DETECTOR |
| ⊙ | JUNCTION BOX | ⊖ _{OS} | OCCUPANCY SENSOR |
| ⊖ | TELEPHONE | ● | PUCK LIGHT |
| ▬ | STRUCTURED CABLE - CAT-6 | ▬ | RECESSED WALL LIGHT FIXTURE |
| ▬ _{TV} | TV CABLE | Ⓡ | REPLACE (E) LIGHT FIXTURE |
| ⊖ | THERMOSTAT | —○— | TRACK LIGHTING |
| ⊖ | TRANSFORMER | ▬▬ | UNDERCABINET LIGHTING |
| W | WATER | ▬▬▬ | COVE LIGHTING |
| G | GAS | Ⓢ | SPEAKER |
| HB | HOSE BIB | FD | FLOOR DRAIN |
| Ⓢ | SMOKE DETECTOR | ⊕ | SUPPLY AIR REGISTER |
| Ⓢ | FAN / LIGHT COMBINATION | RA | RETURN AIR GRILL |
| Ⓢ | FAN | ⊕ | AUTOMATIC SPRINKLER HEAD |
| ⊖ | SWITCH | | |
| 3 ⊖ | THREE-WAY SWITCH | | |
| D ⊖ | DIMMER SWITCH | | |
| GO ⊖ | GARAGE OPENER SWITCH | | |
| GO ⊖ | GARBAGE DISPOSAL SWITCH | | |
| ⊖ | PLUG MOLD - GFI | | |
| Ⓢ | CARBON MONOXIDE DETECTOR | | |
| Ⓢ | COMBINATION SMOKE & CARBON MONOXIDE DETECTOR | | |
| Ⓢ | SMOKE DETECTOR | | |
| ⊖ | CENTRAL VACUUM | | |
| A | ALARM KEY PAD | | |

ELECTRICAL NOTES:

- Electrical work to conform with the 2010 Electrical Code.
- Lighting to conform with Title 24.
- Install smoke detectors and carbon monoxide detectors per CEC.
- Provide duplex outlets 3 feet or less from doors and 12 feet lineal thereafter, or as indicated on the drawings.
- Electrical light switches to be mounted at 48" a.f.f. or as indicated on drawings. Light switches for general room lighting to be located adjacent to entry door.
- Provide all required accessories for the proper installation of specified light fixtures.
- Provide required electrical service for specified appliances and equipment.
- Installation of electrical bathroom fans to comply with current Plumbing Code for venting.
- All non high efficacy bathroom light fixtures to be on vacancy sensors.
- All recessed light fixtures to be IC rated and air tight.
- All existing electrical switches and receptacles in the area of work to be replaced with new.
- Provide GFI protected receptacles within 6 feet of wet locations and at garage and exterior. Provide tamper resistant receptacles at locations indicated on drawings.
- Dimmers and switches: Lutron Maestro, white.

LIGHTING FIXTURE SCHEDULE			
TYPE	DESCRIPTION	TYPE	DESCRIPTION
1	EXTERIOR SURFACE WALL MOUNT-DECORATIVE, LED	14	RECESSED DOWNLIGHT- SHOWER LIGHT, LED
2	SURFACE WALL MOUNT-DECORATIVE, INCANDESCENT	15	RECESSED DOWNLIGHT-INCANDESCENT
3	PENDANT- DECORATIVE, INCANDESCENT	16	SURFACE WALL MOUNT-DECORATIVE, LED
4	RECESSED PINHOLE DOWNLIGHT-ADJUSTABLE, LOW VOLTAGE	17	SURFACE WALL MOUNT-DECORATIVE, CFL
5	RECESSED DOWNLIGHT WALL WASH-LOW VOLTAGE	18	RECESSED DOWNLIGHT, ADJUSTABLE, LED
6	RECESSED DOWNLIGHT, LED	19	RECESSED MINI DOWNLIGHT, LED
7	PENDANT- DECORATIVE, INCANDESCENT	20	PUCK LIGHT, LED
8	UNDER MOUNT STRIP LIGHT- LED		
9	UNDER MOUNT RECESSED - MINI LIGHTS, LED		
10	RECESSED- COMBINATION FAN/ LIGHT, CFL		
11	SURFACE WALL MOUNT-DECORATIVE, LED		
12	RECESSED STRIP LIGHT- CFL		
13	SURFACE MOUNT- CFL		

GRAYED IN FIXTURE TYPE INDICATES A HIGH EFFICACY LIGHT FIXTURE, CFL OR LED.

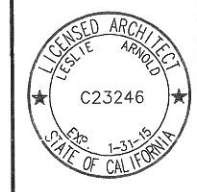


1 LIGHTING FIXTURE SCHEDULE

2 FIRST FLOOR PLAN: ELECTRICAL

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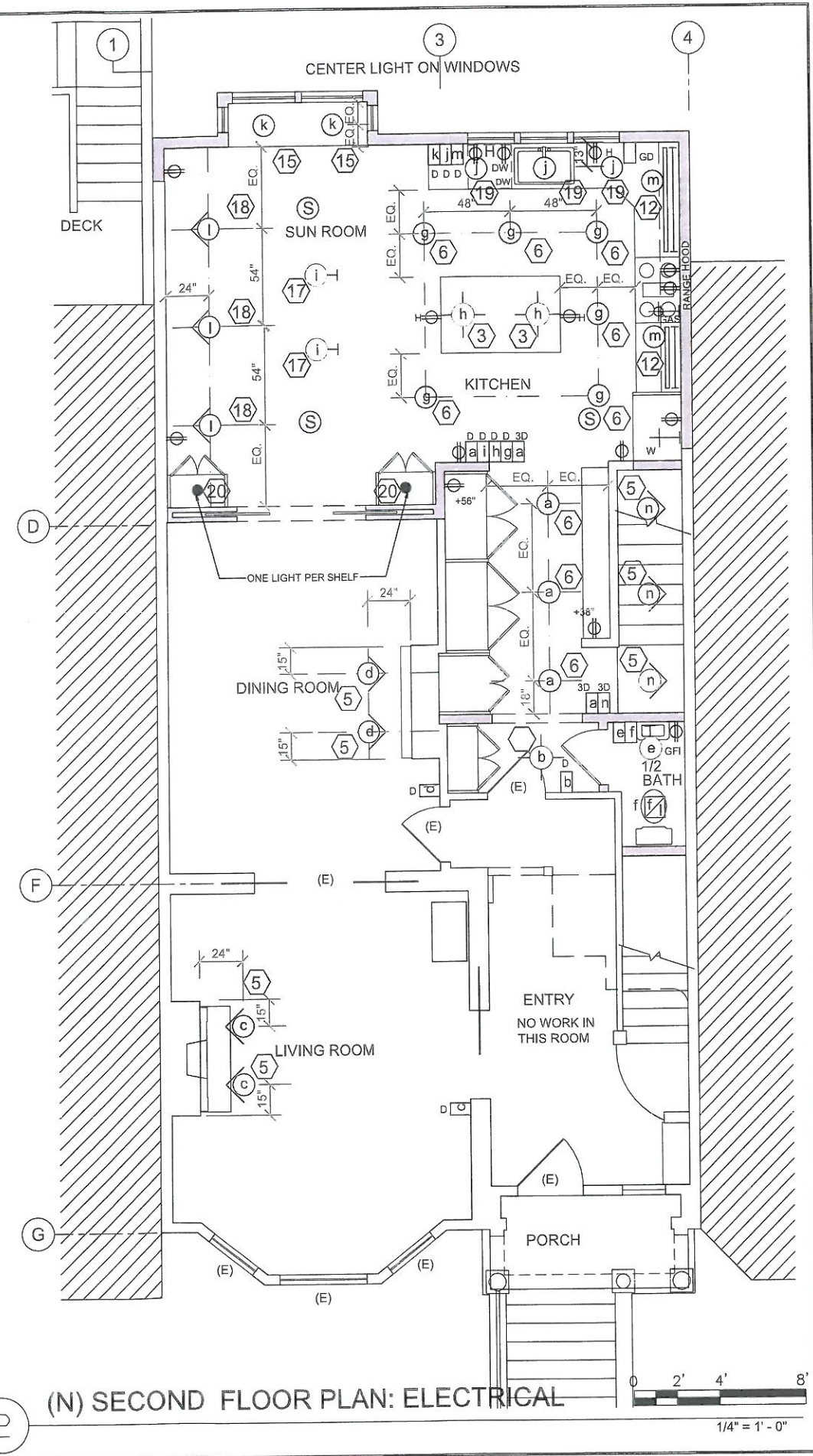


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-FIRST FLR. PLAN ELECTRICAL PLAN

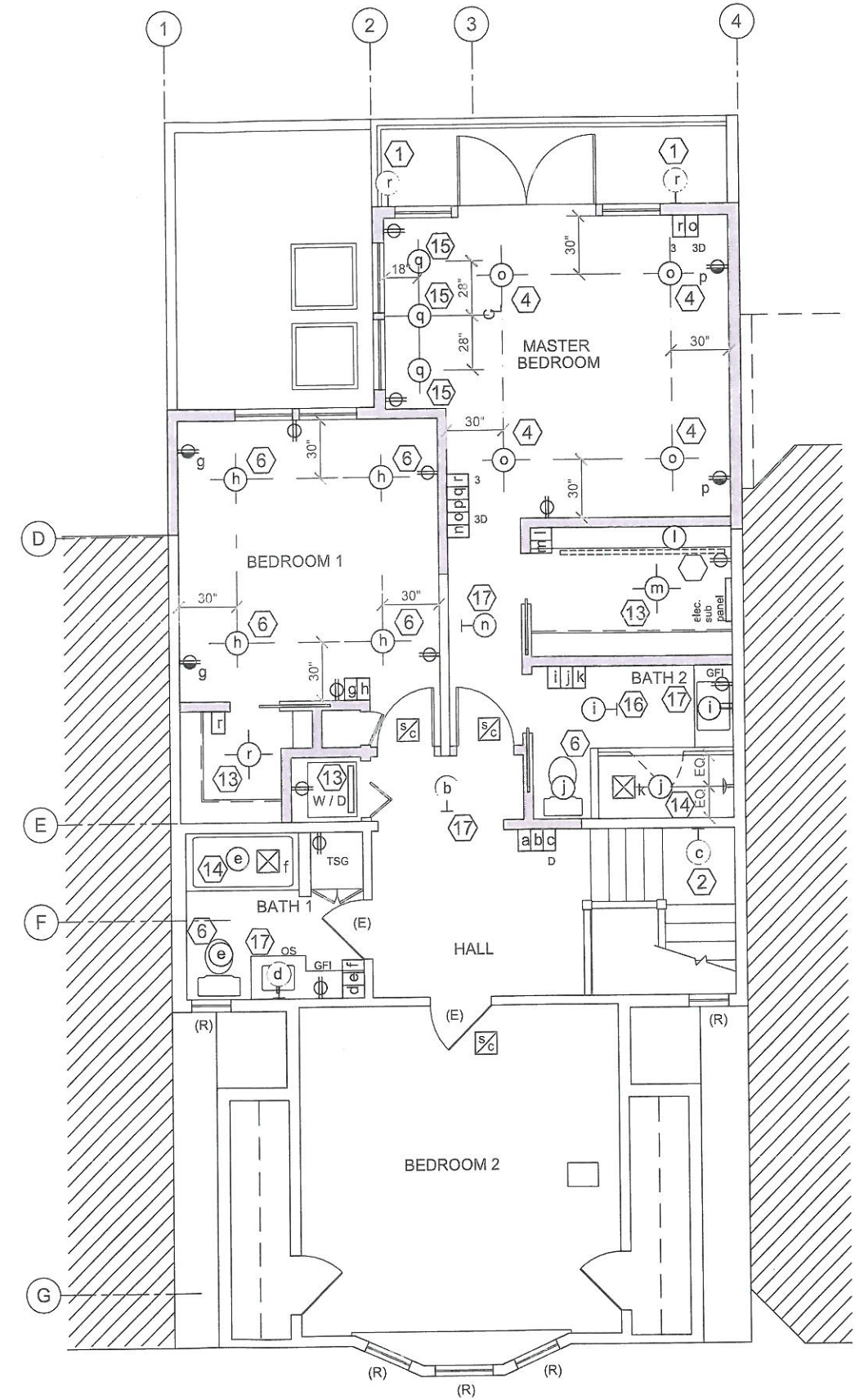
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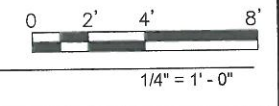


2 (N) SECOND FLOOR PLAN: ELECTRICAL

REVISIONS	BY
SITE PERMIT 6/26/13	
SITE PERMIT REVISION 6/9/14	1
LESLIE ARNOLD - ARCHITECT 63 Yerma Street San Francisco California 94127 tel 415 713 2960 fax 815 331 5196	
Residential Remodel for: Andrea Sello and Andrew Leighton 1264 Sixth Avenue San Francisco, CA 94122	
-SECOND FLR. PLAN ELECTRICAL PLAN	
Date:	7/17/14
Scale:	AS NOTED
Drawn:	KPH/LA/KKE
Job:	SELLO/LEIGHTON
Sheet:	A12

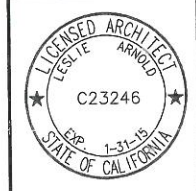


2 (N) THIRD FLOOR PLAN: ELECTRICAL



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Residential Remodel for:
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 San Francisco, CA 94122

-THIRD FLR. PLAN
 ELECTRICAL PLAN

Date: 7/17/14
 Scale: AS NOTED
 Drawn: KPH/LA/KKE
 Job: SELLO/LEIGHTON

Sheet:
A13

PERFORMANCE CERTIFICATE: Residential (Part 1 of 5) **CF-1R**

Project Name: 1264 6th Avenue Building Type: Single Family Addition Alone Date: 7/28/2014
 Multi Family Existing+ Addition/Alteration
 Project Address: 1264 6th Avenue San Francisco California Energy Climate Zone: CA Climate Zone 03 Total Cond. Floor Area: 2,933 Addition: 820 # of Stories: 3

FIELD INSPECTION ENERGY CHECKLIST
 Yes No HERS Measures -- If Yes, A CF-4R must be provided per Part 2 of 5 of this form.
 Yes No Special Features -- If Yes, see Part 2 of 5 of this form for details.

INSULATION Construction Type	Cavity	Area (ft ²)	Special Features (see Part 2 of 5)	Status
Wall Wood Framed	R-19	755		New
Slab Unheated Slab-on-Grade	None	566	Perim = 73'	New
Wall Wood Framed	R-13	309		New
Wall Wood Framed	None	998		Existing
Wall Wood Framed	R-13	732		Altered
Door Opaque Door	None	20		Existing
Roof Wood Framed Rafters	R-11	149		Existing
Floor Wood Framed w/o Crawl Space	None	1,010		Existing

FENESTRATION Orientation	Area (ft ²)	U-Factor	SHGC	Overhang	Sidelines	Exterior Shades	Status
Rear (E)	367.0	0.300	0.20	none	none	Bug Screen	New
Right (S)	12.1	0.300	0.20	none	none	Bug Screen	New
Left (W)	67.1	0.300	0.20	none	none	Bug Screen	New
Front (W)	32.8	0.710	0.73	none	none	Bug Screen	Existing
Right (SW)	15.0	0.710	0.73	none	none	Bug Screen	Existing
Front (NW)	15.0	0.710	0.73	none	none	Bug Screen	Existing
Stylight	14.0	0.710	0.73	none	none	None	New
Front (W)	23.0	0.300	0.20	none	none	Bug Screen	New
Right (SW)	10.0	0.300	0.20	none	none	Bug Screen	New
Front (NW)	10.0	0.300	0.20	none	none	Bug Screen	New
Stylight	28.0	0.710	0.73	none	none	None	New

HVAC SYSTEMS Qty. Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1 Combined Hydronic	see DHW	No Cooling	13.0 SEER	Setback	Altered

HVAC DISTRIBUTION Location	Heating	Cooling	Duct Location	Duct R-Value	Status
FAU	Radiant Floor	Ducted	Attic, Ceiling Ins. vented	6.0	Altered

WATER HEATING Qty. Type	Gallons	Min. Eff	Distribution	Status
1 Large Gas	68	0.96	No Pipe Insulation	Altered

PERFORMANCE CERTIFICATE: Residential (Part 1 of 5) **CF-1R**

Project Name: 1264 6th Avenue Building Type: Single Family Addition Alone Date: 7/28/2014
 Multi Family Existing+ Addition/Alteration
 Project Address: 1264 6th Avenue San Francisco California Energy Climate Zone: CA Climate Zone 03 Total Cond. Floor Area: 2,933 Addition: 820 # of Stories: 3

FIELD INSPECTION ENERGY CHECKLIST
 Yes No HERS Measures -- If Yes, A CF-4R must be provided per Part 2 of 5 of this form.
 Yes No Special Features -- If Yes, see Part 2 of 5 of this form for details.

INSULATION Construction Type	Cavity	Area (ft ²)	Special Features (see Part 2 of 5)	Status
Roof Wood Framed Attic	R-30	919		Altered
Roof Wood Framed Attic	R-30	132		New

FENESTRATION Orientation	Area (ft ²)	U-Factor	SHGC	Overhang	Sidelines	Exterior Shades	Status
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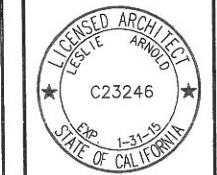
HVAC SYSTEMS Qty. Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
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HVAC DISTRIBUTION Location	Heating	Cooling	Duct Location	Duct R-Value	Status
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WATER HEATING Qty. Type	Gallons	Min. Eff	Distribution	Status
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Residential Remodel for:
 Andrea Sello and Andrew Leighton
 1264 Sixth Avenue
 San Francisco, CA 94122

ENERGY REPORT

Date: 8/04/14

Scale: AS NOTED

Drawn: KPH/LA

Job: SELLO/LEIGHTON

Sheet: **EC1**
 of Sheets

PERFORMANCE CERTIFICATE: Residential (Part 2 of 5) CF-1R

Project Name: 1264 6th Avenue Building Type: Single Family Addition Alone Multi Family Existing+ Addition/Alteration Date: 7/28/2014

SPECIAL FEATURES INSPECTION CHECKLIST

The enforcement agency should pay special attention to the items specified in this checklist. These items require special written justification and documentation, and special verification to be used with the performance approach. The enforcement agency determines the adequacy of the justification, and may reject a building or design that otherwise complies based on the adequacy of the special justification and documentation submitted.

The DHW System Lochinox is a non-NAECA large storage gas water heater. Verify DHW details.

The HVAC System Radiant Heating does not include a cooling system. Field verification is not necessary.

The HVAC System FAU is a Combined Hydronic System that uses a Boiler for DHW and Space Heating. System details are on Part 5 of the CF-1R.

The Existing Roof Roof has a U-Factor greater than the Vintage Defaults. Field verification is required.

HERS REQUIRED VERIFICATION

Items in this section require field testing and/or verification by a certified HERS Rater. The inspector must receive a completed CF-4R form for each of the measures listed below for final to be given.

PERFORMANCE CERTIFICATE: Residential (Part 3 of 5) CF-1R

Project Name: 1264 6th Avenue Building Type: Single Family Addition Alone Multi Family Existing+ Addition/Alteration Date: 7/28/2014

ANNUAL ENERGY USE SUMMARY

	Standard	Proposed	Margin
TDV (kBtu/ft ² -yr)			
Space Heating	38.79	30.54	8.25
Space Cooling	9.85	2.56	7.29
Fans	2.19	1.15	1.04
Domestic Hot Water	15.19	18.12	-2.93
Pumps	0.00	0.00	0.00
Totals	66.02	52.37	13.65
Percent Better Than Standard:			20.7%

BUILDING COMPLIES - NO HERS VERIFICATION REQUIRED

	(W) 270 deg	Ext. Walls/Roof	Wall Area	Fenestration Area
Building Front Orientation:	1.00	(W)	284	81
Number of Dwelling Units:		(N)	968	87
Fuel Available at Site:	Natural Gas	(E)	836	367
Raised Floor Area:	1,010	(S)	1,098	37
Slab on Grade Area:	566	Roof	1,243	43
Average Ceiling Height:	8.0			
Fenestration Average U-Factor:	0.35			TOTAL: 615
Average SHGC:	0.26			Fenestration/CFA Ratio: 21.0%

REMARKS

STATEMENT OF COMPLIANCE

This certificate of compliance lists the building features and specifications needed to comply with Title 24, Parts 1 the Administrative Regulations and Part 6 the Efficiency Standards of the California Code of Regulations.



The documentation author hereby certifies that the documentation is accurate and complete.

Documentation Author

Company: EnergySoft, LLC Name: Hayley Dodd Date: 7/28/2014
 Address: 1025 5th Street, Suite A Phone: (415) 897-8400
 City/State/Zip: Novato, CA 94945 Signed: [Signature]

The individual with overall design responsibility hereby certifies that the proposed building design represented in this set of construction documents is consistent with the other compliance forms and worksheets, with the specifications, and with any other calculations submitted with this permit application, and recognizes that compliance using duct design, duct sealing, verification of refrigerant charge, insulation installation quality, and building envelope sealing require installer testing and certification and field verification by an approved HERS rater.

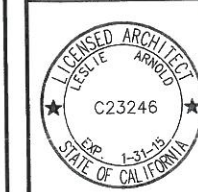
Designer or Owner (per Business & Professions Code)

Company: Leslie Arnold Architecture Name: Leslie Arnold License # Date
 Address: 63 Verma Street Phone: 415 713-2960
 City/State/Zip: San Francisco, CA 94127 Signed: [Signature]

REVISIONS

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SITE PERMIT REVISION 6/9/14	1

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Residential Remodel for:
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 1264 Sixth Avenue
 San Francisco, CA 94122

ENERGY REPORT

Date: 8/04/14

Scale: AS NOTED

Drawn: KPH/LA

Job: SELLO/LEIGHTON

Sheet: **EC2**
 of Sheets

CERTIFICATE OF COMPLIANCE: Residential (Part 4 of 5) CF-1R

Project Name: 1264 6th Avenue Building Type: Single Family Addition Alone Multi Family Existing+ Addition/Alteration Date: 7/28/2014

OPAQUE SURFACE DETAILS

Surface Type	Area	U-Factor	Insulation	Joint Appendix 4	Location/Comments
Wall	92	0.074	R-19	90 New	4.3.1-A5 Main Zone
Wall	221	0.074	R-19	180 New	4.3.1-A5 Main Zone
Wall	155	0.074	R-19	0 New	4.3.1-A5 Main Zone
Slab	566	0.130	None	0 New	4.4.7-A1 Main Zone
Wall	288	0.074	R-19	90 New	4.3.1-A5 Main Zone
Wall	93	0.102	R-13	90 New	4.3.1-A3 2nd Floor Zone
Wall	57	0.102	R-13	180 New	4.3.1-A3 2nd Floor Zone
Wall	25	0.102	R-13	0 New	4.3.1-A3 2nd Floor Zone
Wall	176	0.356	None	180 Existing	4.3.1-A1 2nd Floor Zone
Wall	176	0.102	R-13	180 Existing	4.3.1-A3 (E=4.3.1-A1) 2nd Floor Zone
Wall	99	0.356	None	270 Existing	4.3.1-A1 2nd Floor Zone
Door	20	0.500	None	270 Existing	4.5.1-A4 2nd Floor Zone
Wall	17	0.356	None	225 Existing	4.3.1-A1 2nd Floor Zone
Wall	17	0.356	None	315 Existing	4.3.1-A1 2nd Floor Zone
Wall	192	0.102	R-13	0 Altered	4.3.1-A3 (E=4.3.1-A1) 2nd Floor Zone
Wall	192	0.356	None	0 Existing	4.3.1-A1 2nd Floor Zone

FENESTRATION SURFACE DETAILS

ID	Type	Area	U-Factor	SHGC	Azm	Status	Glazing Type	Location/Comments
1	Window	69.0	0.390	NFRC 0.20	90	New	Loewen Dbl Low-E	Main Zone
2	Window	39.0	0.390	NFRC 0.20	90	New	Loewen Dbl Low-E	Main Zone
3	Window	5.5	0.390	NFRC 0.20	180	New	Loewen Dbl Low-E	Main Zone
4	Window	5.5	0.390	NFRC 0.20	0	New	Loewen Dbl Low-E	Main Zone
5	Window	107.5	0.390	NFRC 0.20	90	New	Loewen Dbl Low-E	2nd Floor Zone
6	Window	6.6	0.390	NFRC 0.20	180	New	Loewen Dbl Low-E	2nd Floor Zone
7	Window	6.6	0.390	NFRC 0.20	0	New	Loewen Dbl Low-E	2nd Floor Zone
8	Window	22.8	0.710	Default 0.73	270	Existing	Double Metal Clear	2nd Floor Zone
9	Window	10.0	0.710	Default 0.73	270	Existing	Double Metal Clear	2nd Floor Zone
10	Window	15.0	0.710	Default 0.73	225	Existing	Double Metal Clear	2nd Floor Zone
11	Window	15.0	0.710	Default 0.73	315	Existing	Double Metal Clear	2nd Floor Zone
12	SkyLight	14.0	0.710	Default 0.73	90	New	Velux Fixed LowE/Arg	2nd Floor Zone
13	Window	23.0	0.300	NFRC 0.20	270	New	Loewen Dbl Low-E	3rd Floor Zone
14	Window	10.0	0.300	NFRC 0.20	225	New	Loewen Dbl Low-E	3rd Floor Zone
15	Window	10.0	0.300	NFRC 0.20	315	New	Loewen Dbl Low-E	3rd Floor Zone
16	SkyLight	29.0	0.710	Default 0.73	90	New	Velux Fixed LowE/Arg	3rd Floor Zone

(1) U-Factor Type: 116-A = Default Table from Standards, NFRC = Labeled Value
 (2) SHGC Type: 116-B = Default Table from Standards, NFRC = Labeled Value

EXTERIOR SHADING DETAILS

ID	Exterior Shade Type	SHGC	Window		Overhang		Left Fin		Right Fin						
			Hgt	Len	Hgt	Len	LExt	RExt	Dist	Len	Hgt	Dist	Len	Hgt	
1	Bug Screen	0.76													
2	Bug Screen	0.76													
3	Bug Screen	0.76													
4	Bug Screen	0.76													
5	Bug Screen	0.76													
6	Bug Screen	0.76													
7	Bug Screen	0.76													
8	Bug Screen	0.76													
9	Bug Screen	0.76													
10	Bug Screen	0.76													
11	Bug Screen	0.76													
12	None	1.00													
13	Bug Screen	0.76													
14	Bug Screen	0.76													
15	Bug Screen	0.76													
16	None	1.00													

CERTIFICATE OF COMPLIANCE: Residential (Part 4 of 5) CF-1R

Project Name: 1264 6th Avenue Building Type: Single Family Addition Alone Multi Family Existing+ Addition/Alteration Date: 7/28/2014

OPAQUE SURFACE DETAILS

Surface Type	Area	U-Factor	Insulation	Joint Appendix 4	Location/Comments
Roof	149	0.084	R-11	90 Existing	4.2.2-A2 2nd Floor Zone
Floor	288	0.238	None	0 Existing	4.4.2-A1 2nd Floor Zone
Floor	1,010	0.238	None	0 Existing	4.4.2-A1 2nd Floor Zone
Wall	176	0.356	None	180 Existing	4.3.1-A1 3rd Floor Zone
Wall	176	0.102	R-13	180 Altered	4.3.1-A3 (E=4.3.1-A1) 3rd Floor Zone
Wall	153	0.356	None	270 Existing	4.3.1-A1 3rd Floor Zone
Wall	14	0.356	None	225 Existing	4.3.1-A1 3rd Floor Zone
Wall	14	0.356	None	315 Existing	4.3.1-A1 3rd Floor Zone
Wall	140	0.356	None	0 Existing	4.3.1-A1 3rd Floor Zone
Wall	140	0.102	R-13	0 Existing	4.3.1-A3 (E=4.3.1-A1) 3rd Floor Zone
Wall	48	0.102	R-13	90 Altered	4.3.1-A3 (E=4.3.1-A1) 3rd Floor Zone
Roof	474	0.031	R-30	90 Altered	4.2.1-A20 (E=4.2.1-A2) 3rd Floor Zone
Roof	445	0.031	R-30	90 Altered	4.2.1-A20 (E=4.2.1-A2) 3rd Floor Zone
Wall	49	0.102	R-13	90 New	4.3.1-A3 3rd Floor Zone
Wall	48	0.102	R-13	180 New	4.3.1-A3 3rd Floor Zone
Wall	37	0.102	R-13	0 New	4.3.1-A3 3rd Floor Zone

FENESTRATION SURFACE DETAILS

ID	Type	Area	U-Factor	SHGC	Azm	Status	Glazing Type	Location/Comments
17	Window	105.0	0.300	NFRC 0.20	90	New	Loewen Dbl Low-E	3rd Floor Zone
18	Window	46.5	0.300	NFRC 0.20	90	New	Loewen Dbl Low-E	3rd Floor Zone
19	Window	75.0	0.300	NFRC 0.20	0	New	Loewen Dbl Low-E	3rd Floor Zone

(1) U-Factor Type: 116-A = Default Table from Standards, NFRC = Labeled Value
 (2) SHGC Type: 116-B = Default Table from Standards, NFRC = Labeled Value

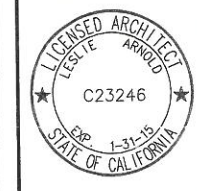
EXTERIOR SHADING DETAILS

ID	Exterior Shade Type	SHGC	Window		Overhang		Left Fin		Right Fin						
			Hgt	Len	Hgt	Len	LExt	RExt	Dist	Len	Hgt	Dist	Len	Hgt	
17	Bug Screen	0.76													
18	Bug Screen	0.76													
19	Bug Screen	0.76													

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SITE PERMIT REVISION 6/9/14	1

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Residential Remodel for:
 Andreea Sello and Andrew Leighton
 1264 Sixth Avenue
 San Francisco, CA 94122

ENERGY REPORT

Date: 8/04/14
 Scale: AS NOTED
 Drawn: KPH/LA
 Job: SELLO/LEIGHTON
 Sheet: **EC3**
 of Sheets

CERTIFICATE OF COMPLIANCE: Residential (Part 4 of 5) **CF-1R**

Project Name: 1264 6th Avenue | Building Type: Single Family Addition Alone Multi Family Existing+ Addition/Alteration | Date: 7/28/2014

OPAQUE SURFACE DETAILS

Surface Type	Area	U-Factor	Insulation				Azim	Tilt	Status	Joint Appendix 4	Location/Comments
			Cavity	Exterior Frame	Interior Frame	Frame					
Roof	132	0.031	R-30				90	0	New	4.2.1-A20	3d Floor Zone

FENESTRATION SURFACE DETAILS

ID	Type	Area	U-Factor ¹	SHGC ²	Azm	Status	Glazing Type	Location/Comments
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(1) U-Factor Type: 116-A = Default Table from Standards. NFRC = Labeled Value
 (2) SHGC Type: 116-B = Default Table from Standards. NFRC = Labeled Value

EXTERIOR SHADING DETAILS

ID	Exterior Shade Type	SHGC	Window		Overhang			Left Fin		Right Fin	
			Hgt	Wd	Len	Hgt	LExt	RExt	Dist	Len	Hgt

EnergyPro 5.1 by EnergySoft | User Number: 0000 | RunCode: 2014-07-28T09:06:41 | ID: 14138 | Page 9 of 13

CERTIFICATE OF COMPLIANCE: Residential (Part 5 of 5) **CF-1R**

Project Name: 1264 6th Avenue | Building Type: Single Family Addition Alone Multi Family Existing+ Addition/Alteration | Date: 7/28/2014

BUILDING ZONE INFORMATION

System Name	Zone Name	Floor Area (ft ²)				Volume	Year Built
		New	Existing	Altered	Removed		
FAU	First Floor New	566				4,528	
	Second Floor New	122				976	
	Second Floor Existing		1,165			8,320	1900
	Third Floor Existing		948			7,584	1900
	Third Floor New	132				1,056	
Totals		820	2,113	0	0		

HVAC SYSTEMS

System Name	Qty	Heating Type	Min. Eff.	Cooling Type	Min. Eff.	Thermostat Type	Status
FAU	1	Combined Hydronic	see below	No Cooling	13.0 SEER	Setback	Altered
pre-altered for above		Combined Hydronic	see below	Split Air Conditioner	8.8 SEER	Setback	

HVAC DISTRIBUTION

System Name	Heating	Cooling	Duct Location	Duct R-Value	Ducts Tested?	Status
FAU	Radiant Floor	Ducted	Attic Ceiling Ins. vented	6.0	<input type="checkbox"/>	Altered
pre-altered for above	Ducted	Ducted	Attic Ceiling Ins. vented	4.2	<input type="checkbox"/>	

WATER HEATING SYSTEMS

System Name	Qty	Type	Distribution	Rated Input (Btu/h)	Tank Cap. (gal)	Energy Factor or RE	Standby Loss or Pilot	Ext Tank Insul. R-Value	Status
Lochiver	1	Large Gas	No Pipe Insulation	110,000	69	0.98	2.00%	n/a	Altered
Default Gas Prior to 1998	1	Small Gas	pre-altered for Above	28,000	50	0.53	n/a	n/a	

MULTI-FAMILY WATER HEATING DETAILS

Control	Qty	HP	Hot Water Piping Length (ft)				Add % Insulation	System Name	Pipe Length	Pipe Diameter	Insul. Thick.
			Plenum	Outside	Buried						
						<input type="checkbox"/>	Lochiver	0	0.50	0.50	

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LESLIE ARNOLD • ARCHITECT

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Residential Remodel for:
 Andrea Sello and Andrew Leighton
 1264 Sixth Avenue
 San Francisco, CA 94122

ENERGY REPORT

Date: 8/04/14
 Scale: AS NOTED
 Drawn: KPH/LA
 Job: SELLO/LEIGHTON
 Sheet: **EC4**
 of Sheets

MANDATORY MEASURES SUMMARY: Residential (Page 1 of 3) MF-1R

Project Name: 1264 6th Avenue Date: 7/28/2014

NOTE: Low-rise residential buildings subject to the Standards must comply with all applicable mandatory measures listed, regardless of the compliance approach used. More stringent energy measures listed on the Certificate of Compliance (CF-1R, CF-1R-ADD, or CF-1R-ALT Form) shall supersede the items marked with an asterisk (*) below. This Mandatory Measures Summary shall be incorporated into the permit documents, and the applicable features shall be considered by all parties as minimum component performance specifications whether they are shown elsewhere in the documents or in this summary. Submit all applicable sections of the MF-1R Form with plans.

Building Envelope Measures:

- § 116(a)1: Doors and windows between conditioned and unconditioned spaces are manufactured to limit air leakage.
- § 116(a)4: Fenestration products (except field-fabricated windows) have a label listing the certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration that meets the requirements of §10-111(a).
- § 117: Exterior doors and windows are weather-stripped; all joints and penetrations are caulked and sealed.
- § 118(a): Insulation specified or installed meets Standards for Insulating Material. Indicate type and include on CF-6R Form.
- § 118(i): The thermal emittance and solar reflectance values of the cool roofing material meets the requirements of §118(i) when the installation of a Cool Roof is specified on the CF-1R Form.
- *§ 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 R-Value.
- *§ 150(c): Minimum R-13 Insulation in wood-frame wall or equivalent U-factor.
- *§ 150(d): Minimum R-19 insulation in raised wood-frame floor or equivalent U-factor.
- § 150(f): Air retarding wrap is tested, labeled, and installed according to ASTM E1677-95(2000) when specified on the CF-1R Form.
- § 150(g): Mandatory Vapor barrier installed in Climate Zones 14 or 16.
- § 150(i): Water absorption rate for slab edge insulation material alone without facings is no greater than 0.3%; water vapor permeance rate is no greater than 2.0 perm/inch and shall be protected from physical damage and UV light deterioration.

Fireplaces, Decorative Gas Appliances and Gas Log Measures:

- § 150(e)1A: Masonry or factory-built fireplaces have a closable metal or glass door covering the entire opening of the firebox.
- § 150(e)1B: Masonry or factory-built fireplaces 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 and or a combustion-air control device.
- § 150(e)2: Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.

Space Conditioning, Water Heating and Plumbing System Measures:

- § 110-§113: HVAC equipment, water heaters, showerheads, faucets and all other regulated appliances are certified by the Energy Commission.
- § 115(c)5: Water heating recirculation loops serving multiple dwelling units and High-Rise residential occupancies meet the air release valve, backflow prevention, pump isolation valve, and recirculation loop connection requirements of §113(c)5.
- § 115: Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces, household cooking appliances (appliances with an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.
- § 150(h): Heating and/or cooling loads are calculated in accordance with ASHRAE, SMACNA or ACCA.
- § 150(i): Heating systems are equipped with thermostats that meet the setback requirements of Section 112(c).
- § 150(j)1A: Storage gas water heaters rated with an Energy Factor no greater than the federal minimal standard are externally wrapped with insulation having an installed thermal resistance of R-12 or greater.
- § 150(j)1B: Unfired storage tanks, such as storage tanks or backup tanks for solar water-heating system, or other indirect hot water tanks have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
- § 150(j)2: First 6 feet of hot and cold water pipes closest to water heater tank, non-recirculating systems, and entire length of recirculating sections of hot water pipes are insulated per Standards Table 150-B.
- § 150(j)2: Cooling system piping (suction, chilled water, or brine lines), and piping insulated between heating source and indirect hot 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 psi, meets the requirements of Standards Table 123-A.
- § 150(j)3A: Insulation is protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
- § 150(j)3A: Insulation for chilled water piping and refrigerant suction lines includes a vapor retardant or is enclosed entirely in conditioned space.
- § 150(j)4: Solar water-heating systems and/or collectors are certified by the Solar Rating and Certification Corporation.

MANDATORY MEASURES SUMMARY: Residential (Page 2 of 3) MF-1R

Project Name: 1264 6th Avenue Date: 7/28/2014

- § 150(m)1: All air-distribution system ducts and plenums installed, are sealed and insulated to meet the requirements of CMC Sections 601, 602, 603, 604, 605 and Standard 6-5; supply-air and return-air ducts and plenums are insulated to a minimum installed level of R-4.2 or enclosed entirely in conditioned space. Openings shall 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 1/4 inch, the combination of mastic and either mesh or tape shall be used.
- § 150(m)1: Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts.
- § 150(m)2D: Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
- § 150(m)7: Exhaust fan systems have back draft or automatic dampers.
- § 150(m)8: Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers.
- § 150(m)9: Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material.
- § 150(m)10: Flexible ducts cannot have porous inner cores.
- § 150(o): All dwelling units shall meet the requirements of ANSI/ASHRAE Standard 62.2-2007 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings. Window operation is not a permissible method of providing the Whole Building Ventilation required in Section 4 of that Standard.

Pool and Spa Heating Systems and Equipment Measures:

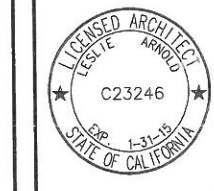
- § 114(a): Any pool or spa heating system shall be certified to have: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater; a permanent weatherproof plate or card with operating instructions; and shall not use electric resistance heating or a pilot light.
- § 114(b)1: Any pool or spa heating equipment shall be installed with at least 96" of pipe between filter and heater, or dedicated suction and return lines, or built-up connections for future solar heating.
- § 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 time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
- § 150(p): Residential pool systems or equipment meet the pump sizing, flow rate, piping, filters, and valve requirements of §150(p).

Residential Lighting Measures:

- § 150(k)1: High efficacy luminaires or LED Light Engine with Integral Heat Sink has an efficacy that is no lower than the efficacies contained in Table 150-C and is not a low efficacy luminaire as specified by §150(k)2.
- § 150(k)3: The wattage of permanently installed luminaires shall be determined as specified by §150(d).
- § 150(k)4: Ballasts for fluorescent lamps rated 19 Watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
- § 150(k)5: Permanently installed night lights and night lights integral to a permanently installed luminaire or exhaust fan shall contain only high efficacy lamps meeting the minimum efficacies contained in Table 150-C and shall not contain a line-voltage socket or line-voltage lamp holder. CR shall be rated to consume no more than five watts of power as determined by §150(d), and shall not contain a medium screw-base socket.
- § 150(k)6: Lighting integral to exhaust fans, in rooms other than kitchens, shall meet the applicable requirements of §150(k).
- § 150(k)7: All switching devices and controls shall meet the requirements of §150(k)7.
- § 150(k)8: A minimum of 50 percent of the total rated wattage of permanently installed lighting in kitchens shall be high efficacy. EXCEPTION: Up to 50 watts for dwelling units less than or equal to 2,500 ft² or 100 watts for dwelling units larger than 2,500 ft² may be exempt from the 80% high efficacy requirement when: all low efficacy luminaires in the kitchen are controlled by a manual on occupant sensor, dimmer, energy management system (EMCS), or a multi-scene programmable control system; and all permanently installed luminaires in garages, laundry rooms, closets greater than 70 square feet, and utility rooms are high efficacy and controlled by a manual-on occupant sensor.
- § 150(k)9: Permanently installed lighting that is internal to cabinets shall use no more than 20 watts of power per linear foot of illuminated cabinet.

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Residential Remodel for:
Andrea Sello and Andrew Leighton
1264 Sixth Avenue
San Francisco, CA 94122

ENERGY REPORT

Date: 8/04/14
Scale: AS NOTED
Drawn: KPH/LA
Job: SELLO/LEIGHTON
Sheet:
EC5
of Sheets

MANDATORY MEASURES SUMMARY: Residential (Page 3 of 3) **MF-1R**

Project Name: **1264 6th Avenue** Date: **7/28/2014**

§150(k)10: Permanently installed luminaires in bathrooms, attached and detached garages, laundry rooms, closets and utility rooms shall be high efficacy.
 EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by a manual-on occupant sensor certified to comply with the applicable requirements of §119.
 EXCEPTION 2: Permanently installed low efficacy luminaires in closets less than 70 square feet are not required to be controlled by a manual-on occupancy sensor.

§150(k)11: Permanently installed luminaires located in rooms or areas other than in kitchens, bathrooms, garages, laundry rooms, closets, and utility rooms shall be high efficacy luminaires. EXCEPTION 1: Permanently installed low efficacy luminaires shall be allowed provided they are controlled by either a dimmer switch that complies with the applicable requirements of §119, or by a manual-on occupant sensor that complies with the applicable requirements of §119. EXCEPTION 2: Lighting in detached storage building less than 1000 square feet located on a residential site is not required to comply with §150(k)11.

§150(k)12: Luminaires recessed into insulated ceilings shall be listed for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory, and have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E289; and be sealed with a gasket or caulk between the luminaire housing and ceiling.

§150(k)13: Luminaires providing outdoor lighting, including lighting for private patios in low-rise residential buildings with four or more dwelling units, entrances, balconies, and porches, which are permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy. EXCEPTION 1: Permanently installed outdoor low efficacy luminaires shall be allowed provided that they are controlled by a manual on/off switch, a motion sensor not having an override or bypass switch that disables the motion sensor, and one of the following controls: a photocontrol not having an override or bypass switch that disables the photocontrol; OR an astronomical time clock not having an override or bypass switch that allows the luminaire to be always on; EXCEPTION 2: Outdoor luminaires used to comply with Exception 1 to §150(k)13 may be controlled by a temporary override switch which bypasses the motion sensing function provided that the motion sensor is automatically reactivated within six hours. EXCEPTION 3: Permanently installed luminaires in or around swimming pool, water features, or other location subject to Article 690 of the California Electric Code need not be high efficacy luminaires.

§150(k)14: Internally illuminated address signs shall comply with Section 148; OR not contain a screw-base socket, and consume no more than five watts of power as determined according to §190(d).

§150(k)15: Lighting for parking lots and carports with a total of for 8 or more vehicles per site shall comply with the applicable requirements in Sections 130, 132, 134, and 147. Lighting for parking garages for 8 or more vehicles shall comply with the applicable requirements of Sections 130, 131, 134, and 146.

§150(k)16: Permanently installed lighting in the enclosed, non-dwelling spaces of low-rise residential buildings with four or more dwelling units shall be high efficacy luminaires. EXCEPTION: Permanently installed low efficacy luminaires shall be allowed provided that they are controlled by an occupant sensor(s) certified to comply with the applicable requirements of §119.

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ENERGY REPORT

Date: 8/04/14

Scale: AS NOTED

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Job: SELLO/LEIGHTON

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