

**BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of  
NAHLA AWAD,

Appeal No. **25-027**

Appellant(s)

VS.

DEPARTMENT OF BUILDING INSPECTION,

PLANNING DEPARTMENT APPROVAL Respondent

## NOTICE OF APPEAL

**NOTICE IS HEREBY GIVEN THAT** on July 11, 2025, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the CANCELLATION on July 3, 2025, of two Alteration Permits (The Planning Department cancelled two building permits for the following reasons: (1) Failure to submit requested or required revisions, and (2) No response from applicant to email dated 3/18/25. Following are the two permits: Permit No. 2020/0228/5795 (vertical fourth story addition and horizontal a third floor addition; add a window on the third floor and relocate two windows on the first floor); Permit No. 2020/0228/5793 (change of use of dwelling unit on third and fourth floors to ADU per Ordinance No. 95-17; landscaping improvements and required front setback)) at 22 Wawona Street.

**APPLICATION NO. 2020/02/28/5795 and 2020/02/28/5793**

**FOR HEARING ON August 27, 2025**

Address of Appellant(s):

Address of Other Parties:

Nahla Awad, Appellant(s)  
22 Wawona Street  
San Francisco, CA 94127

N/A



Date Filed: July 11, 2025

**CITY & COUNTY OF SAN FRANCISCO  
BOARD OF APPEALS**

**PRELIMINARY STATEMENT FOR APPEAL NO. 25-027**

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I / We, **Nahla Awad**, hereby appealing the following departmental action: **CANCELLATION** of **Alteration Permit Nos. 2020/02/28/5795 and 2020/02/28/5793** by the **Planning Department** which was issued or became effective on: **July 3, 2025**, for the property located at: **22 Wawona Street**.

**BRIEFING SCHEDULE:**

Appellant's Brief is due on or before: 4:30 p.m. on **August 7, 2025, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.lamarre@sfgov.org](mailto:julie.lamarre@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [Natalia.fossi@sfgov.org](mailto:Natalia.fossi@sfgov.org), [joseph.ospital@sfgov.org](mailto:joseph.ospital@sfgov.org)

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **August 21, 2025, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.lamarre@sfgov.org](mailto:julie.lamarre@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [Natalia.fossi@sfgov.org](mailto:Natalia.fossi@sfgov.org), [joseph.ospital@sfgov.org](mailto:joseph.ospital@sfgov.org), [nahlaawad664@gmail.com](mailto:nahlaawad664@gmail.com)

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, August 27, 2025, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org). Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

**Please note** that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at [www.sfgov.org/boa](http://www.sfgov.org/boa). You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

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**The reasons for this appeal are as follows:**

See attachment to the preliminary Statement of Appeal.

**Appellant or Agent:**

Signature: Via Email

Print Name: Nahla Awad, appellant

Here is our reason for the appeal.

We are appealing the cancellation of our building permit application due to significant delays and disruptions that were beyond our control. The process was stalled for several months primarily because the building department was relocated, which created confusion and made in-person communication—our usual method—impractical. This move coincided with the COVID-19 pandemic, further complicating communication and causing an extended period during which we received no updates on our application.

When we finally received a response, we were informed that a new plan reviewer had been assigned to our project. Unfortunately, this reviewer requested revisions to items that had already been resolved early in the planning phase with the previous reviewer. This effectively set the process back to the beginning, despite the fact that our design had already been approved and we were only awaiting neighborhood notification.

We believe this situation warrants reconsideration of the cancellation, as the delays and complications arose from circumstances outside of our control and not from any failure on our part to comply with the permitting process.



July 03, 2025

**NOTICE OF CANCELLATION**  
**Building Permit Application No: 202002285793 & 202002285795**  
**Job Address: 22 Wawona St**  
**Cancel Date: September 02, 2025**

NAHLA AWAD  
22 WAWONA STREET  
SAN FRANCISCO, CA 94127

Dear Applicant(s):

The above referenced application has been cancelled by the San Francisco Planning Department for the following reason(s):

- Failure to submit requested or required revisions
- No response from applicant to Email Dated 03/18/2025

If you have questions regarding this matter, please contact Joseph Sacchi from Planning at (628) 652-7308 within 60 days of this letter or else your permit application will be cancelled per 2022 SFBC 106A.3.8 on September 02, 2025.

You may appeal the cancellation of this building permit application to the Board of Appeals (BOA) within fifteen (15) days of the date of this letter, except post-entitlement in conjunction with the creation and/or legalization of one or more housing units. Your eligibility to appeal this cancellation must be confirmed by the BOA. The BOA accepts appeals by email, phone, and in-person by appointment only. If you have questions regarding the appeals process, you may email the Board of Appeals at [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org) or call at (628) 652-1150.

Sincerely,

*Anh Hui Phan*

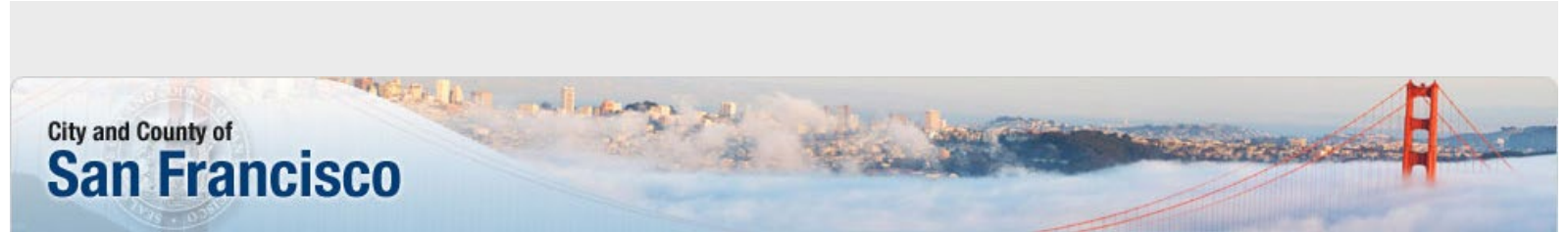
Permit Services  
Department of Building Inspection

cc: NAHLA AWAD & HAYSAM BARJOURD LV  
22 WAWONA STREET  
SAN FRANCISCO, CA 94127

**CERTIFIED MAIL RETURN RECEIPT**  
**CERTIFIED MAIL RETURN RECEIPT ON FILE**

Permit Services  
49 South Van Ness Avenue, Suite 500 - San Francisco CA 94103  
Office (628) 652-3600 – FAX (628) 652-3609 – [www.sfdbi.org](http://www.sfdbi.org)





City and County of  
**San Francisco**

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Welcome to our Permit / Complaint Tracking System!

Permit Details Report

**Report Date:** 7/10/2025 3:37:41 PM

Application Number: 202002285793

Form Number: 3

Address(es): 2919A / 004 / 0 22 WAWONA ST

Description: REFERENCE PA# CHANGE OF USE OF DWELLING UNIT ON 3RD & 4TH FLR TO ADU PER ORD# 95-17. LANDSCAPING PERMITIABILITY IMPROVEMENTS AND REQD FRONT SETBACK.

Cost: \$5,000.00

Occupancy Code: R-3

Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
2/28/2020	TRIAGE	
2/28/2020	FILING	
2/28/2020	FILED	

Contact Details:  
Contractor Details:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Review Result	Hold Description
CPB		3/2/20	3/2/20			3/2/20	TORRES SHIRLEY	628-652-3240		
CP-ZOC		3/2/20	3/10/20	3/10/20		6/6/22	SACCHI JOSEPH	628-652-7300	Issued Comments	6/6/22: Plan review comments on most recent revisions issued by email. - JS joseph.sacchi@sfgov.org 3/31/22: re-assign to planner; contact joseph.sacchi@sfgov.org - NK. Project does not meet State Law. Met with applicant regarding potential redesign options to conform to state law. Pending applicant action and submission of updated planset and planning pre-application meeting documentation. will.hughen@sfgov.org
CP-ZOC	1	3/18/25	3/18/25			3/18/25	SACCHI JOSEPH	628-652-7300	Issued Comments	3/18/25: Emailed sponsor requesting status update. No response to comments issued in June 2022. Response required within 30 days. - JS joseph.sacchi@sfgov.org
CP-ZOC	2	5/22/25	5/22/25			5/22/25	SACCHI JOSEPH	628-652-7300	Issued Comments	5/22/25: 5/16 email from applicant requesting additional time. 30 day extension granted until 6/16. If revisions not received by that date, permit to be routed for cancellation. - JS
CP-ZOC	3	7/1/25	7/1/25			7/1/25	SACCHI JOSEPH	628-652-7300	Issued Comments	Revisions responding to June 2022 plan review comments not received. BPA routed for cancellation. - JS joseph.sacchi@sfgov.org
CP-ZOC	4							628-652-7300		
BLDG								628-652-3780		
MECH								628-652-3780		

SFFD								628-652-3472		
DPW-BSM								628-271-2000		
SFPUC								628-652-6040		
DFCU										
PPC							PHAM ANH HAI	628-652-3780		7/3/25: 60-day Cancellation letter sent out via certified mail per Planning Department(w/5795): HP 7/2/25: Cancellation request from Planning received, route to PPC to send out cancellation letter per Planning (w/5795): HP 3/2/20: To DCP (w/5795): HP
CPB								628-652-3240		

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

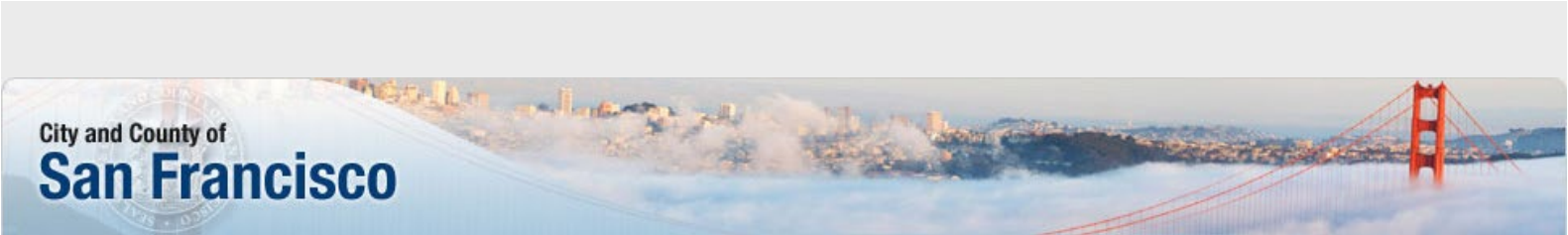
Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ area](#).



City and County of  
**San Francisco**

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Welcome to our Permit / Complaint Tracking System!

Permit Details Report

**Report Date:** 7/10/2025 3:38:03 PM

Application Number: 202002285795  
Form Number: 3  
Address(es): 2919A / 004 / 0 22 WAWONA ST  
Description: VERTICAL & HORIZONTAL ADDITION @ 3RD 7 4TH FLOORS. ADDING A WINDOW ON THE 3RD FLOOR, RELOCATING 2 WINDOWS ON 1ST FLOOR.  
Cost: \$10,000.00  
Occupancy Code: R-3  
Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
2/28/2020	TRIAGE	
2/28/2020	FILING	
2/28/2020	FILED	

Contact Details:  
Contractor Details:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Review Result	Hold Description
CPB		3/2/20	3/2/20			3/2/20	TORRES SHIRLEY	628-652-3240		
CP-ZOC		3/2/20	3/10/20	3/10/20		6/6/22	SACCHI JOSEPH	628-652-7300	Issued Comments	6/6/22: Plan review comments on most recent revisions issued by email. - JS joseph.sacchi@sfgov.org 3/31/22: re-assign to planner; contact joseph.sacchi@sfgov.org - NK. Project does not meet State Law. Met with applicant regarding potential redesign options to conform to state law. Pending applicant action and submission of updated planset and planning pre-application meeting documentation. will.hughen@sfgov.org
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CP-ZOC	2	5/22/25	5/22/25			5/22/25	SACCHI JOSEPH	628-652-7300	Issued Comments	5/22/25: 5/16 email from applicant requesting additional time. 30 day extension granted until 6/16. If revisions not received by that date, permit to be routed for cancellation. - JS
CP-ZOC	3	7/1/25	7/1/25			7/1/25	SACCHI JOSEPH	628-652-7300	Issued Comments	Revisions responding to June 2022 plan review comments not received. BPA routed for cancellation. - JS joseph.sacchi@sfgov.org
CP-ZOC	4							628-652-7300		
BLDG								628-652-3780		
MECH								628-652-3780		

SFFD								628-652-3472		
DPW-BSM								628-271-2000		
SFPUC								628-652-6040		
PPC		7/2/25					PHAM ANH HAI	628-652-3780		7/3/25: 60-day Cancellation letter sent out via certified mail per Planning Department(w/5793); HP 7/2/25: Cancellation request from Planning received, route to PPC to send out cancellation letter per Planning (w/5793); HP 3/2/20: To DCP (w/5793); HP
CPB								628-652-3240		

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

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THE APPELLANT(S) DID NOT SUBMIT A BRIEF



## **BRIEF SUBMITTED BY THE PLANNING DEPT**



# BOARD OF APPEALS BRIEF

**HEARING DATE: August 27, 2025**

August 21, 2025

**Appeal Nos.:** 25-027  
**Project Address:** 22 Wawona Street  
**Block/Lot:** 2919A/004  
**Zoning District:** RH-1(D) (Residential-House, One Family-Detached)  
Family and Senior Housing Opportunity Special Use District  
**Height District:** 40-X  
**Staff Contact:** Natalia Fossi, Deputy Zoning Administrator – (628) 652-7306  
[natalia.fossi@sfgov.org](mailto:natalia.fossi@sfgov.org)

## Introduction

The scope of Building Permit (BP) Nos. 202002285793 and 202002285795 is a horizontal and vertical addition to the existing single-family building and the creation of an Accessory Dwelling Unit (ADU) within the expanded area at the third and fourth floor.

## Background

The following timeline is provided to communicate key events and actions in sequential order:

- October and December of 2019. Permit holder was provided initial comments at the Planning's Department's ADU counter in advance of submittal of these permits. Please see Notice of Incomplete Application dated October 30, 2019 (Exhibit A) and Notice of Incomplete Application dated December 23, 2019 (Exhibit B).

**22 Wawona Street - Board of Appeals Brief**

**Appeal No. 25-027**

**Hearing Date: August 27, 2025**

- March 2020: BP Nos. 202002285793 and 202002285795 were submitted to the Department of Building Inspection (DBI) and subsequently routed to the Planning Department for review.
- July 2020: The Covid-19 pandemic resulted in some delays of review by the Planning Department. The Department requested a Historic Resource Supplemental Application as part of the environmental review due to the project scope and the building's historic resource status. Environmental review was required to be completed prior to development review at that time.
- October 2020: The Appellant submitted the required Historic Resource Supplemental Application to the Planning Department.
- February 2021: The Planning Department issued preliminary comments via email (Exhibit C) informing the Appellant that, as proposed, the permit could not be approved as proposed because the Planning Code prohibited an ADU to be within a vertical addition. A follow-up meeting was conducted to discuss several alternative options and documented via email (Exhibit C). The Department informed the Appellant that the Historic Resource Evaluation review was on hold until the Department received clarification that the project was moving forward and updated plans to determine whether historic review were still required.
- June 2021: After the Planning Department received a complaint that the required Pre-Application meeting was not hosted, the Department informed the Appellant via email (Exhibit C) that the required Pre-Application meeting was not held in accordance with the rules and requested that

the Appellant holder host a new meeting.

- September 2021: Revisions were submitted to the Planning Department.
- October 2021: The Planning Department issued a Plan Check Letter (PCL) in response to the revisions (Exhibit D). The plans lacked sufficient detail and included conflicting information. The PCL included a section about “Required Action” that states: “Within ninety (90) days from the date of this letter, please submit the requested information, or contact the project manager listed above if more time is needed to prepare the requested information. **If the Department has not received the requested information or a request for additional time within 90 days, the application will be cancelled.**”
- March 2022: Revisions were submitted to the Planning Department.
- June 2022: The Planning Department issued updated comments via email (Exhibit E). The plans continued to lack sufficient detail required to evaluate the project and were not consistent with the Department’s Plan Submittal Guidelines. For example, the proposed ADU was not illustrated on the plans. Further, the revised project triggered a Variance from the rear yard requirements of the Planning Code.
- March 2023: The Planning Department met with the Appellant to discuss the comments. No revisions were provided at this time or after the meeting.
- March 2025: Due to the inactivity of this project for at least two years, the Planning Department emailed the Appellant (Exhibit F) requesting a response to the latest comments within 30 days or a response notifying the Department that additional time is needed to prepare the requested information and materials. **The Department informed the permit holder that the permit will be**

routed for cancellation if no response is received within 30 days.

- May 2025: The Planning Department sent a Notice of Intent to Close Permit Application (Exhibit G). The Department received a request from the permit holder via email (Exhibit H) requesting additional time to prepare the requested information and materials. **The Department offered a last extension until June 16, 2025, and informed the permit holder that the permits will be routed for cancellation if the required materials are not received by this deadline** (Exhibit H).
- June 30, 2025: The Planning Department received an email from the permit holder stating “done.” However, no revisions or details were included in that email (Exhibit I). The Department responded that the permits were routed for cancellation because no response was submitted by the (extended) deadline of June 16, 2025 (Exhibit I).

## Conclusion

The Planning Department informs applicants of required deadlines and potential cancellations when projects become inactive or repeatedly fail to respond to comments. Generally, the Department deems a project inactive when there is no activity for at least 90 days. The Appellant was informed several times of deadlines and was provided with extensions. This project was originally filed in 2020 and has been inactive for several years. To this date, the Department has not received the required information and materials that are necessary to conduct an adequate Planning Code review. Specifically, the Department needs a response to the comments provided in June 2022 (Exhibit E). Therefore, the permits were routed to DBI for cancellation, as was communicated to the Appellant.

For the reasons set forth above, the Planning Department respectfully requests that the Board deny the appeal and uphold the cancellation of BP Nos. 202002285793 and 202002285795.



cc: Nahla Awad (Appellant – Property Owner)  
Joe Ospital (Department of Building Inspection)

Enclosures: Exhibit A – Notice of Incomplete Application dated October 30, 2019  
Exhibit B – Notice of Incomplete Application dated December 23, 2019  
Exhibit C – Email communication dated February 2021  
Exhibit D – Plan Check Letter dated October 2021  
Exhibit E – Email communication dated June 2022  
Exhibit F – Email communication dated March 2025  
Exhibit G – Notice of Intent to Close Permit Application dated May 2025  
Exhibit H – Email communication dated May 2025  
Exhibit I – Email communication dated June 2025  
Exhibit J – Most recent plans dated February 2022 and received March 2022

## **EXHIBIT A**



## NOTICE OF INCOMPLETE APPLICATION

### PLAN CHECK COMMENTS

## ACCESSORY DWELLING UNIT (ADU)

Date: 10/30/2019

Project Applicant: Haysam Barjoud  
Project Email: [sambarjoud@gmail.com](mailto:sambarjoud@gmail.com); [nahlaawad@sbcglobal.net](mailto:nahlaawad@sbcglobal.net)

Project Address: 22 Wawona Street  
Assessor's Block/Lot: 2191A/004

Planning Record Number: 2019-020539PIC  
Building Permit Application: 2019xxxxxxx  
Planner Reviewed: Mathew Chandler/Ashley Lindsay

### ADU Over-the-Counter Plan Review for Single Family Dwellings that Do Not Require a Waiver

You have elected to add an Accessory Dwelling Unit pursuant to Planning Code Section [207\(c\)\(6\)](#), allows property owners to add one Accessory Dwelling Unit to their existing single-family homes if they do not require any waivers from the Planning Code ([No Waiver](#) program). This is one of many efforts to increase housing supply in San Francisco that is currently being employed by both the Planning Department and the Department of Building Inspection (DBI).

#### **This permit/ plans passed an initial completion check and is now ready for Intake.**

Your assigned planner will guide this project through the next steps in order to complete the Planning review, which includes final review for Planning Code conformance through the administrative

- Further review with Zoning Administrator
- Recordation of a Notice of Special Restrictions, which requires drafting of the document by staff, notarization by the legal owner(s), and recordation on the property deed.

<b>Zoning:</b>	RH-1(D)	<b>Preservation:</b>	A	Not Art. 10/11
<b>Review of all tabs in PIM:</b>		-Complaints, NSRs		
<b>ADU Checklist/ Application:</b>		Completed and Attached		

#### Notice Required per Planning Code

Yes	Planning Code Section		Comments
<input type="checkbox"/>	<a href="#">Deck Handout</a>	<a href="#">10-day notice for decks</a>	<i>Decks located in required rear yard, meeting requirements for setbacks and open railings only require a 10-day notice at Planning</i>
<input type="checkbox"/>	<a href="#">311</a>	<a href="#">Neighborhood Notification Handout</a>	<p><b>This will be reviewed internally, your assigned planner will follow up.</b></p> <p>This application was reviewed under the “No Waiver” ADU Program governed by Ordinance 95-17. Additional notification, including a pre-application meeting, may be required if this permit must be processed through the “Waiver” ADU program.</p> <p><i>Check for decks, building envelope expansion, firewalls, stairs, infill, etc. This relates to expansion not related to ADU. Ensure compliance with <a href="#">Permit Intake Checklist</a> and verify if Pre-App was required and completed.</i></p>
<input checked="" type="checkbox"/>	<a href="#">207(c)(6)(H)</a>	Notice for ADU	<i>For ADUs, a “Notice for ADU” is sent to owners/ occupants for residence, an online notice is posted and a posted notice is required. No DR can be filed.</i>
Item Review			Comments
Square Footage of Proposed ADU			<i>No action required: On cover Sheet</i>
<p><a href="#">Toters</a> (garbage, compost, recycling) per SF Recology. <i>Please note that SF Planning does not dictate the number of toters that are required, however, plans are required to outline adequate toter storage on the private property. Staff uses the same publicly available information to calculate required number of toters based on number of dwelling units, and thus requires that the plans illustrate where these will be stored.</i></p>			<p><b>Action Required:</b></p> <p>For a residential building with 2 units, 3 toters (32-gallon) are required per SF Recology standards, as available here. Feel free to calculate requirements for different sized toters: <a href="https://www.recology.com/recology-san-francisco/rates/">https://www.recology.com/recology-san-francisco/rates/</a></p> <p>Dimensions, approx., per SF Recology (<a href="https://www.recology.com/wp-content/uploads/2016/07/RSMC_Co ntainer-Vehicle-Spec-Sheet.pdf">https://www.recology.com/wp-content/uploads/2016/07/RSMC_Co ntainer-Vehicle-Spec-Sheet.pdf</a>):</p>

	32 gallon – 19" wide x 24" deep
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Laundry on-site to be retained.					<i>No action required : Existing to remain as shown on A1</i>
Excavation					<p><b>Action Required:</b> Planner to review and verify with agent if any excavation is proposed.</p> <p>If this project proposes excavation, provide the depth of each cut and the total amount to be excavated in cubic yard measurements.</p> <hr/> <p>Certain amounts of excavation <i>may</i> trigger additional Environmental Review. Review SF PIM – Zoning Tab “Other” for sensitive zones (20% slope, liquefaction, archaeological, other), and Step 2 of the Catex checklist.</p> <p><b>Note to Planner:</b> work with sponsor to determine if final project will require excavation.</p>
Compliant/ Legal non- conforming	Not Compliant	Action Required	Planning Code Section		Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">132</a>	Front Setback (required)	<p><b>Action Required:</b> Show on the plans how the required front setback will meet the Landscaping and Permeability requirements listed below.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">132(g)</a>	Green Landscaping	<p><b>Action Required:</b> <b>Show on the plans how the required front setback will meet the Landscaping and Permeability requirements listed below.</b></p> <p>Only in the required front setback. 20% of the front setback requirement is required to be landscaped. The permeable surface may be inclusive of the area counted towards the landscaping</p>

					requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the permeable surface requirement and not the landscape requirement. Also review the <a href="#">Guide to the San Francisco Green Landscaping Ordinance</a> .
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">132(h)</a>	Permeability	<p><b>Action Required:</b>  <b>Show on the plans how the required front setback will meet the Landscaping and Permeability requirements listed below.</b></p> <p>Only in the required front setback. 50% of the front setback area is required to be permeable. Also review the <a href="#">Guide to the San Francisco Green Landscaping Ordinance</a>.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">133</a>	Side Setback	<p>RH-1(D) Only  <i>No action required – Side setback shown on plans Sheet A1.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">134</a>	Rear Yard	<p><b>Action Required:</b>  <b>Show on the plans how the required rear yard setback. * sponsor hand note on plans .</b>  Remember 30% rear yard in effect for RH-1, RH-1(D), RH-1(S).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">135</a>	Open Space	<p><i>No action required. 400 ft common open space x 2 units = 800 sqft of open space required.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">136</a>	Permitted Obstructions	<p><b>This will be reviewed internally, your assigned planner will follow up.</b></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">140</a>	Dwelling Unit Exposure	<p><b>This will be reviewed internally, your assigned planner will follow up.</b></p>
<b>DESIGN FEEDBACK</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">144</a>	Street Frontage: RH, RTO, RTO-M, RM Only	<p><i>No action required</i></p>



Preservation feedback	<b><u>For A resources only:</u></b> <b>This will be reviewed internally, your assigned planner will follow up.</b>
<b>UNIT QUALITY</b>	
Privacy buffer	<b>This will be reviewed internally, your assigned planner will follow up.</b>
Interior Connection	<b>This will be reviewed internally, your assigned planner will follow up.</b>
Defined Entry	<b>This will be reviewed internally, your assigned planner will follow up.</b>
Residential Design	<b>This will be reviewed internally, your assigned planner will follow up.</b>

<b>ADDITIONAL CONSIDERATIONS FOR SOME ZONING DISTRICTS &amp; SOWs</b>			
Is there a proposal for a <b>new or modified</b> curb cut?			
Yes, Action Required <input type="checkbox"/>	<a href="#">155(r)</a> or <a href="#">Guideline s</a> for <a href="#">Adding Garages and Curb Cuts</a>	Curb Cuts	<i>No action required</i>

<b>Planning Impact Fees</b> ( <a href="#">Impact Fee Schedule</a> for most recent rates). <i>In Article 4 of the Planning Code discusses Impact fees which are generally assessed when adding new gross floor area (GFA). For a full description of what is considered new GFA please review the definition of 'floor area, gross' in Section 102 – Definition and Article 4 of the Planning Code. However, these are some common examples when adding one or more units to the property: removing parking space in most zoning districts to be used for habitable space; new area created for habitable space through new horizontal or vertical building expansion, or new area created through excavation to create legal ceiling height. Planner provides a courtesy notice at this time, however the final assessment will be calculated at time of Planning approval. Please review the Impact Fee Schedule for additional information.</i>			
Yes <input checked="" type="checkbox"/>	<a href="#">414A</a>	Residential Child Care Impact Fee	Is off-street vehicle parking removed? Is new GFA being added through expansion, excavation to create legal ceiling height?

Please note that if during the review of the project it is determined that waiver(s) from the open space, exposure, rear yard, and/ or parking requirements of the Planning Code are required to bring the proposed ADU into compliance with the provisions of the Code, the project will be subject to Planning Code Section 207(c)(4). If waivers are granted for the project, the ADU will likely be subject to rent control. Please see the "[Waiver](#)" ADU Fact sheet for more information about Rent Control.

**COUNTER 38: Please submit the requested information within 30 days for this Accessory Dwelling Unit (ADU) application.** If the Department has not received the requested information within 30 days, the application may be routed for cancellation.

Once this permit/ plans have addressed all of the Planning Department's abovementioned comments, your assigned planner will guide this project through the next steps in order to complete the Planning review. This includes the recordation of a Notice of Special Restrictions, which requires drafting of the document by your assigned Planner, notarization by the legal owner(s), and recordation on the property deed.

Please direct any questions concerning this notice to [Mathew.Chandler@sfgov.org](mailto:Mathew.Chandler@sfgov.org). **Key ADU staff is available at the Planning desk (Counter 38), fifth floor, 1660 Mission Street, Mon, Tues, Thurs, Fri between 8am – 4pm; and Wed between 10:15 am – 4pm.** Thank you for your attention to this notice. A prompt and complete response on your part will help expedite our review of the project.

## **EXHIBIT B**



# NOTICE OF INCOMPLETE APPLICATION

## PLAN CHECK COMMENTS

### ACCESSORY DWELLING UNIT (ADU)

Date: 10/30/2019 **12/23/19**

Project Applicant: Haysam Barjoud  
Project Email: [sambarjoud@gmail.com](mailto:sambarjoud@gmail.com); [nahlaawad@sbcglobal.net](mailto:nahlaawad@sbcglobal.net)

Project Address: **22 Wawona Street**  
Assessor's Block/Lot: **2191A/004**

Planning Record Number: **2019-020539PIC**  
Building Permit Application: **2019xxxxxxx**  
Planner Reviewed: **Mathew Chandler/Ashley Lindsay **Kristina Phung****

#### ADU Over-the-Counter Plan Review for Single Family Dwellings that Do Not Require a Waiver

You have elected to add an Accessory Dwelling Unit pursuant to Planning Code Section [207\(c\)\(6\)](#), allows property owners to add one Accessory Dwelling Unit to their existing single-family homes if they do not require any waivers from the Planning Code ([No Waiver](#) program). This is one of many efforts to increase housing supply in San Francisco that is currently being employed by both the Planning Department and the Department of Building Inspection (DBI).

**This permit/ plans passed an initial completion check and is now ready for Intake.**

Your assigned planner will guide this project through the next steps in order to complete the Planning review, which includes final review for Planning Code conformance through the administrative

- Further review with Zoning Administrator
- Recordation of a Notice of Special Restrictions, which requires drafting of the document by staff, notarization by the legal owner(s), and recordation on the property deed.

<b>Zoning:</b>	<b>RH-1(D)</b>	<b>Preservation:</b>	A	Not Art. 10/11
<b>Review of all tabs in PIM:</b>		-Complaints, NSRs		
<b>ADU Checklist/ Application:</b>		Completed and Attached		

#### Notice Required per Planning Code

Yes	Planning Code Section		Comments
<input type="checkbox"/>	<a href="#">Deck Handout</a>	<a href="#">10-day notice for decks</a>	Decks located in required rear yard, meeting requirements for setbacks and open railings only require a 10-day notice at Planning
<input type="checkbox"/>	<a href="#">311</a>	<a href="#">Neighborhood Notification Handout</a>	<p><b>This will be reviewed internally, your assigned planner will follow up.</b></p> <p>This application was reviewed under the “No Waiver” ADU Program governed by Ordinance 95-17. Additional notification, including a pre-application meeting, may be required if this permit must be processed through the “Waiver” ADU program.</p> <p><b>Plans may require internal review, plans differ from 1<sup>st</sup> PCL from MC/AL Will need to check if new 4<sup>th</sup> floor roof can intrude in RRY (PC Sec. 136)</b></p> <p>Check for decks, building envelope expansion, firewalls, stairs, infill, etc. This relates to expansion not related to ADU. Ensure compliance with <a href="#">Permit Intake Checklist</a> and verify if Pre-App was required and completed.</p>
<input checked="" type="checkbox"/>	<a href="#">207(c)(6)(H)</a>	Notice for ADU	For ADUs, a “Notice for ADU” is sent to owners/ occupants for residence, an online notice is posted and a posted notice is required. No DR can be filed.
Item Review			Comments
Square Footage of Proposed ADU			<p>No action required: On cover Sheet</p> <p><b>PLAN COMMENTS:</b> A0.3 – at intake, writing in “ADU per Ord 95-17 – please update PDF set of plans</p> <p>If any new landscaping/permeability improvements in required front</p>



	yard setback, please add
<p><u>Toters</u> (garbage, compost, recycling) per SF Recology. <i>Please note that SF Planning does not dictate the number of toters that are required, however, plans are required to outline adequate toter storage on the private property. Staff uses the same publicly available information to calculate required number of toters based on number of dwelling units, and thus requires that the plans illustrate where these will be stored.</i></p>	<p><b>Action Required:</b> For a residential building with 2 units, 3 toters (32-gallon) are required per SF Recology standards, as available here. Feel free to calculate requirements for different sized toters: <a href="https://www.recology.com/recology-san-francisco/rates/">https://www.recology.com/recology-san-francisco/rates/</a></p> <p>@ intake adding to plans on A1 – please update PDF set of plans also – new door behind stairs to be added</p> <p>Dimensions, approx., per SF Recology (<a href="https://www.recology.com/wp-content/uploads/2016/07/RSMC_Cocontainer-Vehicle-Spec-Sheet.pdf">https://www.recology.com/wp-content/uploads/2016/07/RSMC_Cocontainer-Vehicle-Spec-Sheet.pdf</a>): 32 gallon – 19” wide x 24” deep</p>
Laundry on-site to be retained.	No action required : Existing to remain as shown on A1
Excavation	<p><b>Action Required:</b> Planner to review and verify with agent if any excavation is proposed.</p> <p>If this project proposes excavation, provide the depth of each cut and the total amount to be excavated in cubic yard measurements.</p> <p>Certain amounts of excavation may trigger additional Environmental Review. Review SF PIM – Zoning Tab “Other” for sensitive zones (20% slope, liquefaction, archaeological, other), and Step 2 of the Catex checklist.</p> <p><b>Note to Planner:</b> work with sponsor to determine if final project will require excavation.</p>

Compliant/ Legal non- conforming	Not Compliant	Action Required	Planning Code Section		Comments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">132</a>	Front Setback (required)	<b>Action Required:</b> Show on the plans how the required front setback will meet the Landscaping and Permeability requirements listed below. At intake revising, please fix PDF to match
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">132(g)</a>	Green Landscaping	<b>Action Required:</b> <b>Show on the plans how the required front setback will meet the Landscaping and Permeability requirements listed below. Please update PDF set to match after intake</b>  <b>If any new changes on the plans occur to meet requirement, please add to scope of work on plans and pink building permit form</b> Only in the required front setback. 20% of the front setback requirement is required to be landscaped. The permeable surface may be inclusive of the area counted towards the landscaping requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the permeable surface requirement and not the landscape requirement. Also review the <a href="#">Guide to the San Francisco Green Landscaping Ordinance</a> .
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">132(h)</a>	Permeability	<b>Action Required:</b> <b>Show on the plans how the required front setback will meet the Landscaping and Permeability requirements listed below. Please update PDF set to match after intake</b>

					<p><b>If any new changes on the plans occur to meet requirement, please add to scope of work on plans and pink building permit form</b></p> <p>Only in the required front setback. 50% of the front setback area is required to be permeable. Also review the <a href="#">Guide to the San Francisco Green Landscaping Ordinance</a>.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">133</a>	Side Setback	<p>RH-1(D) Only</p> <p><i>No action required – Side setback shown on plans Sheet A1.</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<a href="#">134</a>	Rear Yard	<p><b>Action Required:</b></p> <p><b>Show on the plans how the required rear yard setback. * sponsor hand note on plans .</b></p> <p>Remember 30% rear yard in effect for RH-1, RH-1(D), RH-1(S).</p> <p>Fixing at intake – please clarify site plan additionally on PDF set of plans</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">135</a>	Open Space	<p><i>No action required. 400 ft common open space x 2 units = 800 sqft of open space required.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">136</a>	Permitted Obstructions	<p><b>This will be reviewed internally, your assigned planner will follow up.</b></p> <p><i>(new bay windows at rear + roof)</i></p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">140</a>	Dwelling Unit Exposure	<p><b>This will be reviewed internally, your assigned planner will follow up.</b></p>
<b>DESIGN FEEDBACK</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<a href="#">144</a>	Street Frontage: RH, RTO, RTO-M, RM Only	<p><i>No action required</i></p>
Preservation feedback		<p><b><u>For A resources only:</u></b></p> <p><b>This will be reviewed internally, your assigned planner will follow up.</b></p>			

UNIT QUALITY	
Privacy buffer	This will be reviewed internally, your assigned planner will follow up.
Interior Connection	This will be reviewed internally, your assigned planner will follow up.
Defined Entry	This will be reviewed internally, your assigned planner will follow up.
Residential Design	This will be reviewed internally, your assigned planner will follow up.

ADDITIONAL CONSIDERATIONS FOR SOME ZONING DISTRICTS & SOWs			
Is there a proposal for a <b>new or modified</b> curb cut?			
Yes, Action Required <input type="checkbox"/>	<a href="#">155(r)</a> or <a href="#">Guidelines</a> for <a href="#">Adding Garages and Curb Cuts</a>	Curb Cuts	No action required

<b>Planning Impact Fees</b> ( <a href="#">Impact Fee Schedule</a> for most recent rates). <i>In Article 4 of the Planning Code discusses Impact fees which are generally assessed when adding new gross floor area (GFA). For a full description of what is considered new GFA please review the definition of 'floor area, gross' in Section 102 – Definition and Article 4 of the Planning Code. However, these are some common examples when adding one or more units to the property: removing parking space in most zoning districts to be used for habitable space; new area created for habitable space through new horizontal or vertical building expansion, or new area created through excavation to create legal ceiling height. Planner provides a courtesy notice at this time, however the final assessment will be calculated at time of Planning approval. Please review the Impact Fee Schedule for additional information.</i>			
Yes <input checked="" type="checkbox"/>	<a href="#">414A</a>	Residential Child Care Impact Fee	Is off-street vehicle parking removed? Is new GFA being added through expansion, excavation to create legal ceiling height?

Please note that if during the review of the project it is determined that waiver(s) from the open space, exposure, rear yard, and/ or parking requirements of the Planning Code are required to bring the proposed ADU into compliance with the provisions of the Code, the project will be subject to Planning Code Section 207(c)(4). If waivers are granted for the project, the ADU will likely be subject to rent control. Please see the "[Waiver](#)" ADU Fact sheet for more information about Rent Control.

**COUNTER 38:** Please submit the requested information within 30 days for this Accessory Dwelling Unit (ADU) application. If the Department has not received the requested information within 30 days, the application may be routed for cancellation.

Planning Record No.: **2019-020539PIC**

Once this permit/ plans have addressed all of the Planning Department's abovementioned comments, your assigned planner will guide this project through the next steps in order to complete the Planning review. This includes the recordation of a Notice of Special Restrictions, which requires drafting of the document by your assigned Planner, notarization by the legal owner(s), and recordation on the property deed.

Please direct any questions concerning this notice to [Mathew.Chandler@sfgov.org](mailto:Mathew.Chandler@sfgov.org). **Key ADU staff is available at the Planning desk (Counter 38), fifth floor, 1660 Mission Street, Mon, Tues, Thurs, Fri between 8am – 4pm; and Wed between 10:15 am – 4pm.** Thank you for your attention to this notice. A prompt and complete response on your part will help expedite our review of the project.

## EXHIBIT C

**From:** [Hughen, Will \(CPC\)](#)  
**To:** [Sam Barjoud](#)  
**Subject:** RE: 22 Wawona  
**Date:** Thursday, June 17, 2021 9:25:00 AM

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Hi there –

My understanding is a planning pre-application meeting for this site was held on a Wednesday at 11:00am.

Per our pre-application meeting requirements pre-application meetings must be held on specified dates and within certain time periods, as described in the instructions documents.

Per [https://sfplanning.org/sites/default/files/forms/PreAppMeeting\\_Application.pdf](https://sfplanning.org/sites/default/files/forms/PreAppMeeting_Application.pdf):

“Meetings are to be conducted within 6:00 p.m. -9:00 p.m., Mon.-Fri.; or within 10:00 a.m. -9:00 p.m., Sat-Sun. If the Project Sponsor has selected a Pre-Application Meeting held at the Planning Department, this meeting will be conducted during regular business hours.”

Thanks - Will

***Please note I will be out of the office starting June 19 and returning July 6.***

**Will Hughen, Planner**  
**Flex Team, Current Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7310 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

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**From:** Hughen, Will (CPC) <will.hughen@sfgov.org>  
**Sent:** Monday, May 3, 2021 7:23 AM  
**To:** Sam Barjoud <sambarjoud@gmail.com>  
**Subject:** Re: 22 Wawona

Hi there -

I received your voicemail regarding the pre-application meeting time duration. If no members of the public attended the meeting you are welcome to document this on the participant sign-up sheet.

When you submit the pre-application documents to planning it is acceptable if this sheet states that no individuals attended.

Happy to answer any additional questions.

Thanks - Will

**Will Hughen, Planner**  
**Flex Team, Current Planning Division**

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7310 | [www.sfplanning.org](http://www.sfplanning.org)

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**From:** Hughen, Will (CPC) <[will.hughen@sfgov.org](mailto:will.hughen@sfgov.org)>

**Sent:** Wednesday, April 21, 2021 12:02 PM

**To:** Sam Barjoud <[sambarjoud@gmail.com](mailto:sambarjoud@gmail.com)>

**Subject:** Re: 22 Wawona

Hi there -

Following up to see if you wanted to set up a time to discuss this project and site. Happy to provide times/dates when I am available if this is desired.

Thanks - Will

**Will Hughen, Planner**

**Flex Team, Current Planning Division**

San Francisco Planning

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**From:** Hughen, Will (CPC) <[will.hughen@sfgov.org](mailto:will.hughen@sfgov.org)>

**Sent:** Monday, April 12, 2021 2:39 PM

**To:** Sam Barjoud <[sambarjoud@gmail.com](mailto:sambarjoud@gmail.com)>

**Subject:** Re: 22 Wawona

Hi there -

I received an appointment invitation regarding this project site and am not available during that time/date. Please refrain from creating appointment invitations for Planning staff. In the future you



are welcome to email me and request to have a discussion. This is so Planning can set up the appointment on our secure platform and determine availability.

**Please confirm if you would like to meet regarding this project site and the purpose of the meeting.**

Once this is confirmed I will provide appointment times/dates options.

Thanks - Will

**Will Huguen, Planner**

**Flex Team, Current Planning Division**

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7310 | [www.sfplanning.org](http://www.sfplanning.org)

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**From:** Huguen, Will (CPC)

**Sent:** Friday, February 26, 2021 8:03 AM

**To:** Sam Barjoud <[sambarjoud@gmail.com](mailto:sambarjoud@gmail.com)>

**Cc:** Kwiatkowska, Natalia (CPC) <[natalia.kwiatkowska@sfgov.org](mailto:natalia.kwiatkowska@sfgov.org)>

**Subject:** RE: 22 Wawona

Hi there –

As a follow-up to my previous email - the Historic Resource Evaluation (HRE) the applicant submitted is on hold until the applicant clarifies if the project will be moving forward and until the applicant provides updated plans for a feasible project (at which time we would review to determine if the HRE is still required).

Thanks –

-Will

**Will Hughen, Planner**

**Flex Team, Current Planning Division**

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7310 | [www.sfplanning.org](http://www.sfplanning.org)

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**From:** Hughen, Will (CPC) <[will.hughen@sfgov.org](mailto:will.hughen@sfgov.org)>

**Sent:** Thursday, February 11, 2021 7:44 AM

**To:** Sam Barjoud <[sambarjoud@gmail.com](mailto:sambarjoud@gmail.com)>

**Subject:** Re: 22 Wawona

Hi there -

Per our conversation please see below.

We discussed 5 options - A, B, C, D, E.

- A: Streamlined Detached State ADU (Streamlined State Law ADU Program)
- B: Ministerial State ADUs: Detached and Junior ADU (Ministerial State Law ADU Program)
- C: Add on to the home as an addition per planning/zoning code (addition of no dwelling units, addition per Planning Code)
- D: Convert the ground level or a portion of the ground level to an ADU per our local ADU program (Local ADU Law Program)
- E: Convert the ground level or a portion of the ground level to an ADU per State Law (Streamlined Converted ADU State Law Program)

Handouts and Details for each option:

- For options A, B, and  
E: [https://sfplanning.org/sites/default/files/documents/publications/FactSheet\\_ADUNoWaiver.pdf](https://sfplanning.org/sites/default/files/documents/publications/FactSheet_ADUNoWaiver.pdf)
- For option  
D: [https://sfplanning.org/sites/default/files/documents/publications/FactSheet\\_ADUWaiver.pdf](https://sfplanning.org/sites/default/files/documents/publications/FactSheet_ADUWaiver.pdf)
- For Option C: Requirements would be per the planning code, which includes height, bulk, yards, etc, as well as residential design guidelines review, preservation review, and more intensive CEQA review.

Assuming Option C is the preferred option, here are next steps:

1. Revise the planset
  - a. For now, you are welcome to send a digital pdf copy of the full updated planset to me directly.
  - b. At a later time, *before Planning approves the permit*, the applicant will be required to submit the updated physical hardcopy paper planset (per DBI requirements 2 full sets are required) per these instructions: <https://sfdbi.org/previoussubmittedpermits> See "Revision Drop-Off for Hardcopy Building Permits Requested by Planning Department."
    - i. This is because the permit was originally submitted as a paper permit.
2. Complete Planning pre-application meeting (**Only for Option C**)
  - a. Options for this are flexible due to the pandemic, but there are still requirements:
    - i. <https://sfplanning.org/resource/pre-application-meeting>
    - ii. [https://sfplanning.org/sites/default/files/forms/PreAppMeeting\\_Application.pdf](https://sfplanning.org/sites/default/files/forms/PreAppMeeting_Application.pdf)
3. Continue environmental review
  - a. An environmental planner will reach out requesting more information if needed. Modifications to the project (including but not limited to changes to design, size of additions, etc) may be required and may impact the CEQA review for this project and/or the level of CEQA review required for this project.

After Steps (1) and (2) above are complete:

1. Staff will review the project per the Planning Code and provide comments
2. Staff will review the project per the Residential Design Guidelines and will provide comments
3. Staff will complete additional CEQA review and provide any comments

Once Planning is ready to approve the permit (ready to stamp, meaning that CEQA review is complete and all comments have been addressed):

1. Planning completes Section 311 Notice (**Only for Option C, unless other options includes work not directly related to and only for any ADUs**)
2. Planning routes the permit to next reviewing agencies

Happy to answer any questions. Thanks --

-Will

**Will Hughen, Planner**

**Flex Team, Current Planning Division**

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**From:** Hughen, Will (CPC) <[will.hughen@sfgov.org](mailto:will.hughen@sfgov.org)>

**Sent:** Monday, February 8, 2021 11:00 AM

**To:** Sam Barjoud <[sambarjoud@gmail.com](mailto:sambarjoud@gmail.com)>

**Subject:** Re: 22 Wawona

Hi Sam -

We are confirmed for February 10 1:00-1:30pm.  
Please see the separate email for the call-in number.

Best -  
-Will

**Will Hughen, Planner**

**Flex Team, Current Planning Division**

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7310 | [www.sfplanning.org](http://www.sfplanning.org)

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**From:** Sam Barjoud <[sambarjoud@gmail.com](mailto:sambarjoud@gmail.com)>

**Sent:** Friday, February 5, 2021 8:16 AM

**To:** Hughen, Will (CPC) <[will.hughen@sfgov.org](mailto:will.hughen@sfgov.org)>

**Subject:** Re: 22 Wawona

February 10, 1:00-1:30pm works for me

Thank you

***Sam Barjoud, PE, SE***  
***ABA Global Inc.***  
***22 Wawona St 1st Floor***  
***SF, CA 94127***  
***Cell: (415) 994-0895***

On Thu, Feb 4, 2021 at 6:50 AM Hughen, Will (CPC) <[will.hughen@sfgov.org](mailto:will.hughen@sfgov.org)> wrote:

Hi Sam –

Thanks for your email. I can set up a call-in number for our meeting. Please confirm your preference from the below options:

February 9, 10:00-10:30am  
February 10, 1:00-1:30pm  
February 15, 11:30am-12:00pm

Best –  
-Will

**Will Hughen, Planner**  
**Flex Team, Current Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7310 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services [here](#).

---

**From:** Sam Barjoud <[sambarjoud@gmail.com](mailto:sambarjoud@gmail.com)>  
**Sent:** Wednesday, February 3, 2021 12:41 PM  
**To:** Hughen, Will (CPC) <[will.hughen@sfgov.org](mailto:will.hughen@sfgov.org)>; Nahla Awad <[nahlaawad@sbcglobal.net](mailto:nahlaawad@sbcglobal.net)>  
**Subject:** Re: 22 Wawona

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

Hi will, we would like to set a zoom meeting with you what time is good for you?

***Sam Barjoud, PE, SE***  
***ABA Global Inc.***

**22 Wawona St 1st Floor  
SF, CA 94127  
Cell: (415) 994-0895**

On Wed, Feb 3, 2021 at 7:59 AM Hughen, Will (CPC) <[will.hughen@sfgov.org](mailto:will.hughen@sfgov.org)> wrote:

Hi there -

I am the planner assigned to the Zoning Review for this permit. A separate planner will be completing the Environmental review, which is ongoing.

I wanted to reach out to let the applicant know that ADU State Law does not permit the proposed ADU as proposed constructed above the existing single-family dwelling. State Law permits attached ADUs at a maximum height of 16 feet so an ADU constructed above an existing single-family home would not meet the maximum height requirement.

There are a variety of alternative ADU options per State Law that can be considered. I strongly encourage the applicant to review our State Law memo, available at the link below:  
[https://sfplanning.org/sites/default/files/documents/publications/FactSheet\\_ADUNoWaiver.pdf](https://sfplanning.org/sites/default/files/documents/publications/FactSheet_ADUNoWaiver.pdf)  
For example, State Law does allow one attached 2+ -bedroom ADU under the State streamlined program to a maximum size of 1,000 square feet or 50% of the existing primary dwelling, whichever is greater.

And of course you could also consider adding on to the existing home not as an ADU if desired. Any additions would need to meet the Planning Code.

Feel free to reach out with any questions. Happy to set up a call to discuss options as well if desired.

Best -  
-Will

**Will Hughen, Planner**

**Flex Team, Current Planning Division**

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7310 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are available by e-mail, and the Planning and Historic Preservation

Commissions are convening remotely. The public is encouraged to participate. Find more information on our services [here](#).

## EXHIBIT D





## PLAN CHECK LETTER

October 5, 2021

*Project Address:* **22 Wawona Street**

*Building Permit Number:* **202002285795**

*Planning Record Number:* **2019-020539PRJ**

*Project Manager* Will Hughen, Planner, [Will.Hughen@sfgov.org](mailto:Will.Hughen@sfgov.org), 628-652-7310

The Project Application for the above address has been reviewed by the Planning Department. This Plan Check Letter indicates (1) any information required to proceed with environmental analysis, (2) any missing information or modifications that must be provided to demonstrate compliance with the Planning Code and proceed with environmental analysis, and (3) any other modifications the Department is seeking in order to support the project. **Please review this Plan Check Letter carefully, and follow the instructions provided in order to advance the review process.**

### Project Review Comments

**1.** Pre-application meeting

- a. Per my email dated 6/17/21 please provide the updated pre-application meeting documents. As a reminder the initial pre-application meeting was not held at a permitted time/date as indicated on the instructions. The pre-application meeting must be held at a designated time/date per the instructions.

**2.** Update the Cover Sheet to correctly identify ADU location

**3.** The ADU is not permitted per the State or Hybrid Programs because the proposed addition for the ADU is located within 4 feet of the side lot lines. The ADU may be permitted per the Local ADU program. Please see the program comparison for additional information:

[https://sfplanning.org/sites/default/files/documents/adu/ADU\\_programs\\_comparison\\_chart.pdf](https://sfplanning.org/sites/default/files/documents/adu/ADU_programs_comparison_chart.pdf)

- a. The applicant can either proceed with the current proposal under the local ADU program or can modify the project to meet State Law. Please clarify if the applicant intends to proceed under the Local program or if the applicant intends to modify the project to meet State ADU law

requirements. Please note that the ADU will be subject to rent control if the Local ADU program is used to add the ADU.

- b. Once the program is chosen please indicate the appropriate ordinance on the planset scope of work ("Ordinance 162-16" for local, "Government Code Section 65852.2" for State)

**4.** Update Scope of Work on Second Sheet and throughout planset to correctly identify proposed project

**5.** Update all measurements under building information to correspond to the current proposal

**6.** Site Plan

- a. On existing site plan specify location of existing front entry stair and all other features as needed. On proposed site plan specify proposed stair and all proposed features in the front and rear of the building as shown on proposed floor plan.
- b. Structures added within the front setback or required rear yard areas would require a variance.
- c. Please dimension the site plan.
- d. Add in required front setback line and required rear yard line per the Planning Code.
- e. Add in required permeability and landscaping improvements per the Planning Code. Detailed requirement is below:
  - i. In the required front yard setback area 20% of the area is required to be landscaped and 50% of the area is required to be permeable. The permeable surface may be inclusive of the area counted towards the landscaping requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the permeable surface requirement and not the landscape requirement. Indicate the front yard setback area, landscaped area, and permeable surface area calculations on the site plan. Also review the Guide to the San Francisco Green Landscaping Ordinance: [http://default.sfplanning.org/publications\\_reports/Guide\\_to\\_SF\\_Green\\_Landscaping\\_Ordinance.pdf](http://default.sfplanning.org/publications_reports/Guide_to_SF_Green_Landscaping_Ordinance.pdf)

**7.** Curb Cut/Street Trees

- a. Indicate existing curb cuts and any proposed street trees. Please contact Public Works regarding street tree requirements.
- b. Please demonstrate on the plans that the curb cut is to be removed and the curb restored. This is required because the automobile parking is proposed for removal.

**8.** Floor Plan

- a. Indicate the total ADU size and proposed ADU unit number on the floor plan.

- b. Indicate the exact areas dedicated to the ADU on the floor plan.
- c. The second floor plan indicates a deck at the front and rear of the building, but it appears the drawings do not fully illustrate these conditions. This front deck is also indicated on the front elevation (there is a proposed railing). Please clarify this project feature and correctly illustrate this throughout the plans. Indicate the proposed materials for the deck on the floor plans and/or the elevations. Please see attached image for locations of these features.
- d. No interior connections between the two proposed units are permitted. Any interior connections must be separated by a common shared corridor/space that exits to exterior spaces. Please remove any direct connections between units. Each unit must be functionally independent, acting in a similar way to a two-unit apartment building in terms of access.
- e. The building currently expands in to the required rear yard area and does not meet the Section 136 "pop-out" provision. Buildings may expand in to the required rear yard area while meeting Section 136. Please update the planset to meet this requirement or file a variance for the expansion in to the required rear yard area. See the buildable area bulletin, page 7, for additional information:  
[https://sfplanning.org/sites/default/files/documents/publications/ZAB\\_05\\_Buildable\\_Area.pdf](https://sfplanning.org/sites/default/files/documents/publications/ZAB_05_Buildable_Area.pdf)

#### 9. Elevations/Sections

- a. Please dimension the elevations and sections.
- b. The Sections do not correlate with the current proposal. Please update the sections to the current proposed project.

#### 10. Please clarify if any excavation is proposed as a part of this project. If so, please clarify how much excavation is proposed in depth below existing grade as well as total cubic yards of earth to be excavated.

Planning will complete preservation, residential design guidelines, and exposure review once the items above are addressed.

#### Required Action

1. Please include a written response to this letter that discusses how you have addressed the items outlined above and in each of the attachments. Please note that the Department may request further revisions to the project as part of the environmental review process (e.g., to avoid a significant impact), or to ensure conformity with the Planning Code, design guidelines and other local ordinances and policies.
2. Within ninety (90) days from the date of this letter, please submit the requested information, or contact the project manager listed above if more time is needed to prepare the requested information. If the Department has not received the requested information or a request for additional time within 90 days, the application will be cancelled.

### **Revision Drop-Off for Hardcopy Building Permits Requested by Planning Department**

If you have an existing Form 1, 2 or 3 Building Permit Application that was originally submitted in hardcopy, you may submit revised plans directly to the Planning Department without an appointment. Customers should come to the 49 South Van Ness Main Entrance to drop-off the plans at the 2nd Floor (Stations No. 39, 43 or 47) between 7:30 am and 3:30 pm. If your Building Permit was submitted through the online permit portal, please upload plans directly into Bluebeam and email your assigned planner that revisions have been uploaded.

#### **Revision Drop-Off Instructions**

1. Provide two sets of revised plans
2. Write the Building Permit Application Number along the side edge of each set of plans
3. Date the plans with the resubmittal date

Revised plans will be routed to the Planning Department within two days of drop-off, and your assigned Planner will review the plans within approximately one week of the plans being routed to Planning.

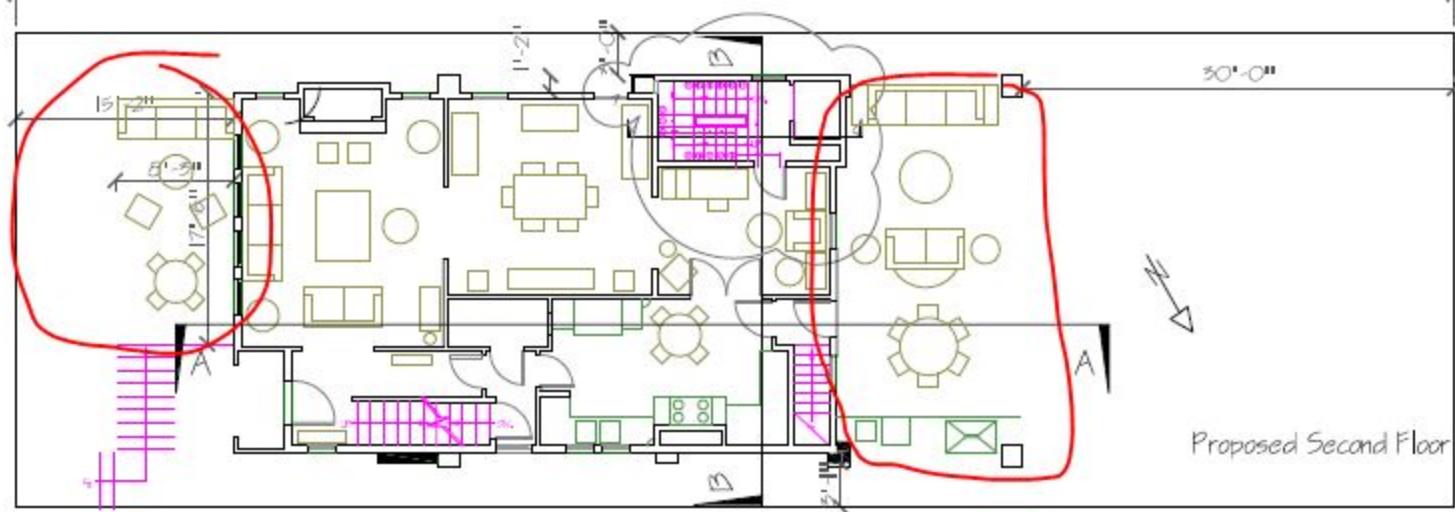
In all instances, Permit Center staff will require you to sign-in through the Permit Center's queue management system upon arrival at 49 South Van Ness.

All revisions to Planning Department entitlement cases (e.g., CUA) must be submitted to the Planning Department via email to your assigned Planner's attention and NOT through the Permit Center. This is a separate submittal from any building plan revisions submitted to DBI through the online portal.

**Please do not come to the Planning Department to discuss this letter. Although our Public Information Counter is open to the public, our offices on the 14<sup>th</sup> Floor are closed during the Coronavirus outbreak but our staff are working remotely.** Please direct all general questions or meeting requests to the project manager listed above. For questions related specifically to environmental review, please contact the environmental planner listed above.

Thank you,

Will Huguen, Planner  
Flex Team, Current Planning Division



## EXHIBIT E

**From:** [Sacchi, Joseph \(CPC\)](#)  
**To:** [sambarjoud@gmail.com](mailto:sambarjoud@gmail.com)  
**Subject:** 22 Wawona St - ADU and Expansion Permit Review Status - 202002285793 and 202002285795  
**Date:** Monday, June 06, 2022 4:42:00 PM  
**Attachments:** [PCL 22 Wawona St.pdf](#)  
[Plans 2.21.22 - 22 Wawona St Comments\\_.pdf](#)

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Hello:

I am the planner who has been re-assigned to review to the ADU and expansion permit application for 22 Wawona St / Building Permit Applications 202002285793 and 202002285795. I have completed a review of the plan version sent to Will Huguen on March 6, and have some comments which will need to be addressed. Please see below for a summary of Planning's responses to your Plan Check Letter comments and plan review markups. I have attached a copy of the PCL response and a copy of the project plans with Planning markups included for reference. Please note, the plans were lacking details required to complete a full review. Please ensure that the plans meet the specifications outlined in Planning's Plan Submittal Guidelines:

[Guidelines\\_Plan\\_Submittal.pdf \(sfplanning.org\)](#)

- The floor plans should be updated with annotations identifying the existing and intended use of rooms
- The elevations should be updated with the type of building materials on all wall surfaces and for windows and doors

Planning Comments – PCL Comments Responses

- In the Plan Check Letter response, you indicate that a pre-application meeting was held on Tuesday, July 6 at 5:15 PM. Please forward a completed and signed copy of the Pre-application Meeting Packet: [PreAppMeeting\\_Application.pdf \(sfplanning.org\)](#)
- "We will proceed with the current proposal under the local ADU program"
  - ADUs permitted under the Local ADU program are required to complete an ADU noticing process; please note, this is separate from the neighborhood notification process required by the expansion.
  - The notice must be completed prior to further Planning Department action on the permit.
  - See step-by-step instructions here: [Post a notice for your ADU | San Francisco \(sf.gov\)](#)
- "No structural added"
  - The plans appear to show the building envelope being expanded into both the required front and rear yards.
- "No change to existing curb cuts and no proposed street trees"
  - Please see DPWs page for an overview of the street tree requirements. If no street trees are proposed, the owner will need to pay an in-lieu fee: [Plant a Street Tree | Public Works \(sfpublicworks.org\)](#)
- "The automobile parking is not proposed for removal and the curb is not going to be restored."
  - If the garage space is not being converted, where will the ADU be located? The ADU is not illustrated on the provided plans.
- "The total ADU size and proposed ADU unit number is added to the notes"
  - This information is not provided on the floor plan
- "Hatch area is ADU area in First Floor"
  - Hatch area not represented on the First Floor floor plans.
- "There is no deck at the front and rear area."

- The proposed 2<sup>nd</sup> floor plan on Sheet A.2 appears to show decks at the front and rear of the building. If this is not correct, update the floor plan.
- “There is no connection between the ADU and Main house”
  - There is not enough information on the floor plans to verify this.
- “The building does meet the Section 136 "pop-out" provision. Adjacent building rear yard is 25'.”
  - The required rear yard in the RH-1(D) Zoning District is 30% of the lot depth. The required rear yard line is not based on the average of adjacent neighbors. The rear expansion encroaches on the required rear yard by 3', and does not meet the criteria for a permitted obstruction per PCS 136. Therefore, the project will need to be modified to restrict the expansion to the buildable area of the lot, or you will need to submit a variance application.

#### Planning – Plan Review Comments

- *Site Plan*: Indicate the front yard setback area, landscaped area, and permeable surface area calculations on the site plan.
- *Site Plan*: Remove the hatch from the rear yard. Unclear what it represents and it obscures dimension labels.
- *Site Plan*: The required rear yard setback in the RH-1(D) Zoning District is 30% of the lot depth – it is not based on the average of adjacent neighbors. A portion of the expansion encroaches on the required rear yard and would require a variance as proposed.
- *Floor Plan*: The PCL response says parking is not being removed. Where is the ADU being proposed?
- *Floor Plan*: Clarify the differences between the existing and proposed second floor plans. There appears to be a new deck at the front of the building? Update the floor plan to meet the Plan Submittal Guidelines.
- *Floor Plan*: Unclear what the orange grid represents. Color markups should not be used.
- *Floor Plan*: The proposed third floor expansion encroaches into the required rear yard by three feet. Modify to be within the buildable area, or apply for a variance.
- *Elevations*: Update to specify which windows and doors are existing and which are new. Label to match the provided window schedule. Indicate the existing and proposed building materials. All significant measurements must be dimensioned and a north arrow provided.

Please let me know if you have any questions about the above, or my review more generally.

**Joseph Sacchi, Planner**

**Flex Team, Current Planning Division**

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7308 | [sfplanning.org](http://sfplanning.org)

[San Francisco Property Information Map](#)



## EXHIBIT F

**From:** [Sacchi, Joseph \(CPC\)](#)  
**To:** [sambarjoud@gmail.com](mailto:sambarjoud@gmail.com)  
**Subject:** 22 Wawona St - ADU and Expansion Permit Status - BPAs 202002285793 and 202002285795  
**Date:** Tuesday, March 18, 2025 3:47:00 PM  
**Attachments:** [Plans\\_2.21.22 - 22 Wawona St Comments..pdf](#)  
[PCL\\_22 Wawona St.pdf](#)

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Hello,

I am writing to request a status update regarding the Accessory Dwelling Unit and residential expansion project proposed for 22 Wawona Street under Building Permit Applications 202002285793 and 202002285795.

Planning most recently issued plan review comments on June 6, 2022. Although a meeting was held to discuss these comments in March 2023, no response has been provided.

Within thirty (30) days from the date of this letter, please submit the requested information, or notify me if more time is needed to prepare the requested information. If the Department has not received the requested information or a request for additional time within 30 days, the application will be cancelled.

Please see below for a summary of Planning's responses to your Plan Check Letter comments and a copy of the project plans with review comments included as markups.

Please note, the plans were lacking details required to complete a full review. Please ensure that the plans meet the specifications outlined in Planning's Plan Submittal Guidelines:

[Guidelines Plan Submittal.pdf \(sfplanning.org\)](#)

- The floor plans should be updated with annotations identifying the existing and intended use of rooms
- The elevations should be updated with the type of building materials on all wall surfaces and for windows and doors

#### Planning Comments – PCL Comments Responses

- In the Plan Check Letter response, you indicate that a pre-application meeting was held on Tuesday, July 6 at 5:15 PM. Please forward a completed and signed copy of the Pre-application Meeting Packet: [PreAppMeeting\\_Application.pdf \(sfplanning.org\)](#)
- "We will proceed with the current proposal under the local ADU program"
  - ADUs permitted under the Local ADU program are required to complete an ADU noticing process; please note, this is separate from the neighborhood notification process required by the expansion.
  - The notice must be completed prior to further Planning Department action on the permit.
  - See step-by-step instructions here: [Post a notice for your ADU | San Francisco \(sf.gov\)](#)
- "No structural added"
  - The plans appear to show the building envelope being expanded into both the required

front and rear yards.

- “No change to existing curb cuts and no proposed street trees”
  - Please see DPWs page for an overview of the street tree requirements. If no street trees are proposed, the owner will need to pay an in-lieu fee: [Plant a Street Tree | Public Works \(sfpublicworks.org\)](https://www.sfpublicworks.org)
- “The automobile parking is not proposed for removal and the curb is not going to be restored.”
  - If the garage space is not being converted, where will the ADU be located? The ADU is not illustrated on the provided plans.
- “The total ADU size and proposed ADU unit number is added to the notes”
  - This information is not provided on the floor plan
- “Hatch area is ADU area in First Floor”
  - Hatch area not represented on the First Floor floor plans.
- “There is no deck at the front and rear area.”
  - The proposed 2<sup>nd</sup> floor plan on Sheet A.2 appears to show decks at the front and rear of the building. If this is not correct, update the floor plan.
- “There is no connection between the ADU and Main house”
  - There is not enough information on the floor plans to verify this.
- “The building does meet the Section 136 "pop-out" provision. Adjacent building rear yard is 25'.”
  - The required rear yard in the RH-1(D) Zoning District is 30% of the lot depth. The required rear yard line is not based on the average of adjacent neighbors. The rear expansion encroaches on the required rear yard by 3', and does not meet the criteria for a permitted obstruction per PCS 136. Therefore, the project will need to be modified to restrict the expansion to the buildable area of the lot, or you will need to submit a variance application.

### Planning – Plan Review Comments

- *Site Plan*: Indicate the front yard setback area, landscaped area, and permeable surface area calculations on the site plan.
- *Site Plan*: Remove the hatch from the rear yard. Unclear what it represents and it obscures dimension labels.
- *Site Plan*: The required rear yard setback in the RH-1(D) Zoning District is 30% of the lot depth – it is not based on the average of adjacent neighbors. A portion of the expansion encroaches on the required rear yard and would require a variance as proposed.
- *Floor Plan*: The PCL response says parking is not being removed. Where is the ADU being proposed?
- *Floor Plan*: Clarify the differences between the existing and proposed second floor plans. There appears to be a new deck at the front of the building? Update the floor plan to meet the Plan Submittal Guidelines.
- *Floor Plan*: Unclear what the orange grid represents. Color markups should not be used.
- *Floor Plan*: The proposed third floor expansion encroaches into the required rear yard by three feet. Modify to be within the buildable area, or apply for a variance.
- *Elevations*: Update to specify which windows and doors are existing and which are new. Label to match the provided window schedule. Indicate the existing and proposed building materials. All significant measurements must be dimensioned and a north arrow provided.

**Joseph Sacchi, Senior Planner**  
**Districts 4, 7 & 11, Current Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7308 | [sfplanning.org](https://sfplanning.org)  
[San Francisco Property Information Map](#)

## EXHIBIT G



## NOTICE OF INTENT TO CANCEL INACTIVE APPLICATIONS

5/16/2025

NAHLA AWAD & HAYSAM BARJOURD LVG TRUST  
22 WAWONA ST  
SAN FRANCISCO, CA 94127

[sambarjoud@gmail.com](mailto:sambarjoud@gmail.com)

VIA EMAIL

RE:	<i>Project Address:</i>	<b>22 Wawona Street</b>
	<i>Assessor's Block/Lot:</i>	<b>2919A / 004</b>
	<i>Planning Record No.:</i>	<b>2019-020539PRJ/ENV</b>
	<i>Building Permit Application:</i>	<b>202002285793 and 202002285795</b>

Dear Applicant:

The request for a Planning Entitlement and/or Building Permit Application for the address above has been inactive for at least 2 years. We understand the last correspondence with Planning Department Staff was on June 6, 2022, when plan review comments were issued. A meeting was held in March 2023 to discuss the comments, but to this date, the requested information has not been received.

We intend to close your case due to inactivity on **May 30, 2025**. To avoid having your case closed, please contact staff with the requested information prior to **May 30, 2025**. In the instance that the Project Sponsor does not desire to move forward with the proposal, please respond to staff in writing requesting closure of the case.

Should you have questions regarding the process for this project, please contact Joseph Sacchi at 628-652-7308 or [Joseph.Sacchi@sfgov.org](mailto:Joseph.Sacchi@sfgov.org).

## EXHIBIT H

**From:** [Sacchi, Joseph \(CPC\)](#)  
**To:** [Sam Barjoud](#)  
**Cc:** [Green, Mary \(CPC\)](#)  
**Subject:** RE: 22 Wawona St - ADU and Expansion Permit Status - BPAs 202002285793 and 202002285795  
**Date:** Thursday, May 22, 2025 11:33:00 AM

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Hi Sam,

Thanks for following up. Planning can offer an extension until Monday, June 16; if plan revisions and the other requested documentation are not received by that date, the building permits will be routed for cancellation. If more time is needed, the project may still proceed but a new application will be required. Let me know if you have any questions.

**Joseph Sacchi, Senior Planner**  
**District 6, Current Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7308 | [sfplanning.org](https://sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Sam Barjoud <sambarjoud@gmail.com>  
**Sent:** Friday, May 16, 2025 10:15 PM  
**To:** Sacchi, Joseph (CPC) <joseph.sacchi@sfgov.org>  
**Subject:** Re: 22 Wawona St - ADU and Expansion Permit Status - BPAs 202002285793 and 202002285795

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

Hello Joseph,  
I hope everything is well with you,  
We need more time to prepare the requested information  
Thank you  
*Sam Barjoud, PE, SE*  
*ABA Global Inc.*  
*Cell: (415) 994-0895*

On Tue, Mar 18, 2025 at 3:49 PM Sacchi, Joseph (CPC) <[joseph.sacchi@sfgov.org](mailto:joseph.sacchi@sfgov.org)> wrote:

Hello,

I am writing to request a status update regarding the Accessory Dwelling Unit and residential expansion project proposed for 22 Wawona Street under Building Permit Applications 202002285793 and 202002285795.



Planning most recently issued plan review comments on June 6, 2022. Although a meeting was held to discuss these comments in March 2023, no response has been provided.

Within thirty (30) days from the date of this letter, please submit the requested information, or notify me if more time is needed to prepare the requested information. If the Department has not received the requested information or a request for additional time within 30 days, the application will be cancelled.

Please see below for a summary of Planning's responses to your Plan Check Letter comments and a copy of the project plans with review comments included as markups.

Please note, the plans were lacking details required to complete a full review. Please ensure that the plans meet the specifications outlined in Planning's Plan Submittal Guidelines:

[Guidelines\\_Plan\\_Submittal.pdf \(sfplanning.org\)](#)

- The floor plans should be updated with annotations identifying the existing and intended use of rooms
- The elevations should be updated with the type of building materials on all wall surfaces and for windows and doors

#### Planning Comments – PCL Comments Responses

- In the Plan Check Letter response, you indicate that a pre-application meeting was held on Tuesday, July 6 at 5:15 PM. Please forward a completed and signed copy of the Pre-application Meeting Packet: [PreAppMeeting\\_Application.pdf \(sfplanning.org\)](#)
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  - ADUs permitted under the Local ADU program are required to complete an ADU noticing process; please note, this is separate from the neighborhood notification process required by the expansion.
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- “No structural added”
  - The plans appear to show the building envelope being expanded into both the required front and rear yards.
- “No change to existing curb cuts and no proposed street trees”

Please see DPWs page for an overview of the street tree requirements. If no street trees are proposed, the owner will need to pay an in-lieu fee: [Plant a Street Tree | Public Works \(sfpublicworks.org\)](https://www.sfpublicworks.org/plant-a-street-tree)

- “The automobile parking is not proposed for removal and the curb is not going to be restored.”
  - If the garage space is not being converted, where will the ADU be located? The ADU is not illustrated on the provided plans.
- “The total ADU size and proposed ADU unit number is added to the notes”
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- “Hatch area is ADU area in First Floor”
  - Hatch area not represented on the First Floor floor plans.
- “There is no deck at the front and rear area.”
  - The proposed 2<sup>nd</sup> floor plan on Sheet A.2 appears to show decks at the front and rear of the building. If this is not correct, update the floor plan.
- “There is no connection between the ADU and Main house”
  - There is not enough information on the floor plans to verify this.
- “The building does meet the Section 136 "pop-out" provision. Adjacent building rear yard is 25'.”
  - The required rear yard in the RH-1(D) Zoning District is 30% of the lot depth. The required rear yard line is not based on the average of adjacent neighbors. The rear expansion encroaches on the required rear yard by 3', and does not meet the criteria for a permitted obstruction per PCS 136. Therefore, the project will need to be modified to restrict the expansion to the buildable area of the lot, or you will need to submit a variance application.

#### Planning – Plan Review Comments

- *Site Plan*: Indicate the front yard setback area, landscaped area, and permeable surface area calculations on the site plan.
- *Site Plan*: Remove the hatch from the rear yard. Unclear what it represents and it obscures dimension labels.

- *Site Plan:* The required rear yard setback in the RH-1(D) Zoning District is 30% of the lot depth – it is not based on the average of adjacent neighbors. A portion of the expansion encroaches on the required rear yard and would require a variance as proposed.
- *Floor Plan:* The PCL response says parking is not being removed. Where is the ADU being proposed?
- *Floor Plan:* Clarify the differences between the existing and proposed second floor plans. There appears to be a new deck at the front of the building? Update the floor plan to meet the Plan Submittal Guidelines.
- *Floor Plan:* Unclear what the orange grid represents. Color markups should not be used.
- *Floor Plan:* The proposed third floor expansion encroaches into the required rear yard by three feet. Modify to be within the buildable area, or apply for a variance.
- *Elevations:* Update to specify which windows and doors are existing and which are new. Label to match the provided window schedule. Indicate the existing and proposed building materials. All significant measurements must be dimensioned and a north arrow provided.

**Joseph Sacchi, Senior Planner**  
**Districts 4, 7 & 11, Current Planning Division**  
 San Francisco Planning  
 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
 Direct: 628.652.7308 | [sfplanning.org](http://sfplanning.org)  
[San Francisco Property Information Map](#)

## EXHIBIT I

**From:** [Sam Barjoud](#)  
**To:** [Sacchi, Joseph \(CPC\)](#); [Green, Mary \(CPC\)](#)  
**Subject:** Re: 22 Wawona St - ADU and Expansion Permit Status - BPAs 202002285793 and 202002285795  
**Date:** Monday, July 07, 2025 9:21:39 AM

---

Hi Joseph

I did not agree with the cancellation. The department delayed us for more than three months when they moved to the new building.

I will check with the board of supervisors because it is not legal.

We spent a considerable amount of money to reach that point.

Thank you

*Sam Barjoud, PE, SE*  
*ABA Global Inc.*  
*Cell: (415) 994-0895*

On Thu, Jul 3, 2025 at 5:06 PM Sacchi, Joseph (CPC) <[joseph.sacchi@sfgov.org](mailto:joseph.sacchi@sfgov.org)> wrote:

Hi Sam,

Based on the expiration of the previously agreed upon extension on June 16, the building permits on file have been routed for cancellation. However, the project can proceed under a new application when complete plans are available.

Please note, the City's review procedures have changed since the paper building permits were filed in 2020. If proceeding with the horizontal and vertical expansions and the Local ADU, you would first need to apply for a Planning Approval Letter, following the submission instructions outlined on this page: [Planning Approval | SF Planning](#)

Prior to applying, please ensure that any applicable pre-application procedures – such as the [Pre-Application Meeting](#) and [Local Program ADU](#) noticing processes - have been completed, and provide the required documentation as part of the application submittal.

Please let me know if I can provide any additional information about next steps.

**Joseph Sacchi, Senior Planner**

**District 6, Current Planning Division**

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7308 | [sfplanning.org](https://sfplanning.org)

[San Francisco Property Information Map](#)

---

**From:** Sam Barjoud <[sambarjoud@gmail.com](mailto:sambarjoud@gmail.com)>  
**Sent:** Monday, June 30, 2025 12:14 PM  
**To:** Sacchi, Joseph (CPC) <[joseph.sacchi@sfgov.org](mailto:joseph.sacchi@sfgov.org)>

**Subject:** Re: 22 Wawona St - ADU and Expansion Permit Status - BPAs 202002285793 and 202002285795

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

Hello Joseph,

Please see our response below.

Hello,

I am writing to request a status update regarding the Accessory Dwelling Unit and residential expansion project proposed for 22 Wawona Street under Building Permit Applications 202002285793 and 202002285795.

Planning most recently issued plan review comments on June 6, 2022. Although a meeting was held to discuss these comments in March 2023, no response has been provided.

Within thirty (30) days from the date of this letter, please submit the requested information, or notify me if more time is needed to prepare the requested information. If the Department has not received the requested information or a request for additional time within 30 days, the application will be cancelled.

Please see below for a summary of Planning's responses to your Plan Check Letter comments and a copy of the project plans with review comments included as markups.

Please note, the plans were lacking details required to complete a full review. Please ensure that the plans meet the specifications outlined in Planning's Plan Submittal Guidelines: [Guidelines\\_Plan\\_Submittal.pdf \(sfplanning.org\)](https://sfplanning.org/Guidelines_Plan_Submittal.pdf)

- The floor plans should be updated with annotations identifying the existing and intended use of rooms. **Done**

- The elevations should be updated with the type of building materials on all wall surfaces and for windows and doors. **Done**

**Does the material need to be noted at every surface on the elevation or one annotation per elevation will suffice, if no change of material is occurring?**

Planning Comments – PCL Comments Re

*Thank you*

*Sam Barjoud, PE, SE*

*ABA Global Inc.*

*Cell: (415) 994-0895*

On Tue, Mar 18, 2025 at 3:49 PM Sacchi, Joseph (CPC) <[joseph.sacchi@sfgov.org](mailto:joseph.sacchi@sfgov.org)> wrote:

Hello,

I am writing to request a status update regarding the Accessory Dwelling Unit and residential expansion project proposed for 22 Wawona Street under Building Permit Applications 202002285793 and 202002285795.

Planning most recently issued plan review comments on June 6, 2022. Although a meeting was held to discuss these comments in March 2023, no response has been provided.

Within thirty (30) days from the date of this letter, please submit the requested information, or notify me if more time is needed to prepare the requested information. If the Department has not received the requested information or a request for additional time within 30 days, the application will be cancelled.

Please see below for a summary of Planning's responses to your Plan Check Letter comments and a copy of the project plans with review comments included as markups.

Please note, the plans were lacking details required to complete a full review. Please ensure that the plans meet the specifications outlined in Planning's Plan Submittal Guidelines: [Guidelines\\_Plan\\_Submittal.pdf \(sfplanning.org\)](#)

- The floor plans should be updated with annotations identifying the existing and intended use of rooms
- The elevations should be updated with the type of building materials on all wall surfaces and for windows and doors

#### Planning Comments – PCL Comments Responses

- In the Plan Check Letter response, you indicate that a pre-application meeting was held on Tuesday, July 6 at 5:15 PM. Please forward a completed and signed copy of the Pre-application Meeting Packet: [PreAppMeeting\\_Application.pdf \(sfplanning.org\)](#)
- “We will proceed with the current proposal under the local ADU program”
  - ADUs permitted under the Local ADU program are required to complete an ADU noticing process; please note, this is separate from the neighborhood notification process required by the expansion.
  - The notice must be completed prior to further Planning Department action on the permit.
  - See step-by-step instructions here: [Post a notice for your ADU | San Francisco \(sf.gov\)](#)
- “No structural added”
  - The plans appear to show the building envelope being expanded into both the required front and rear yards.
- “No change to existing curb cuts and no proposed street trees”
  - Please see DPWs page for an overview of the street tree requirements. If no street trees are proposed, the owner will need to pay an in-lieu fee: [Plant a Street Tree | Public Works \(sfpublicworks.org\)](#)
- “The automobile parking is not proposed for removal and the curb is not going to be restored.”
  - If the garage space is not being converted, where will the ADU be located? The ADU is not illustrated on the provided plans.
- “The total ADU size and proposed ADU unit number is added to the notes”
  - This information is not provided on the floor plan
- “Hatch area is ADU area in First Floor”
  - Hatch area not represented on the First Floor floor plans.



- “There is no deck at the front and rear area.”
  - The proposed 2<sup>nd</sup> floor plan on Sheet A.2 appears to show decks at the front and rear of the building. If this is not correct, update the floor plan.
- “There is no connection between the ADU and Main house”
  - There is not enough information on the floor plans to verify this.
- “The building does meet the Section 136 "pop-out" provision. Adjacent building rear yard is 25'.”
  - The required rear yard in the RH-1(D) Zoning District is 30% of the lot depth. The required rear yard line is not based on the average of adjacent neighbors. The rear expansion encroaches on the required rear yard by 3', and does not meet the criteria for a permitted obstruction per PCS 136. Therefore, the project will need to be modified to restrict the expansion to the buildable area of the lot, or you will need to submit a variance application.

#### Planning – Plan Review Comments

- *Site Plan*: Indicate the front yard setback area, landscaped area, and permeable surface area calculations on the site plan.
- *Site Plan*: Remove the hatch from the rear yard. Unclear what it represents and it obscures dimension labels.
- *Site Plan*: The required rear yard setback in the RH-1(D) Zoning District is 30% of the lot depth – it is not based on the average of adjacent neighbors. A portion of the expansion encroaches on the required rear yard and would require a variance as proposed.
- *Floor Plan*: The PCL response says parking is not being removed. Where is the ADU being proposed?
- *Floor Plan*: Clarify the differences between the existing and proposed second floor plans. There appears to be a new deck at the front of the building? Update the floor plan to meet the Plan Submittal Guidelines.
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- *Elevations*: Update to specify which windows and doors are existing and which are new. Label to match the provided window schedule. Indicate the existing and proposed building materials. All significant measurements must be dimensioned and a north arrow provided.

Joseph Sacchi, Senior Planner

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## EXHIBIT J

22 WAWONA ST.  
BLOCK 2919A, LOT 004

ADDITION OF ONE NO-EXEMPTION ADU, ON THE THIRD AND FOURTH FLOORS

Area of the ADU 1162.5 SF Total

479.5 SF, on the 3rd Floor & 683 SF, on the 4th Floor

Notes:


Architectural Firm:  
ABA  
22 WAWONA ST.  
SAN FRANCISCO, CA 94127  
TEL: (415) 661-6486  
FAX: (415) 661-6259  
E. MAIL: nahlaawad@sbcglobal.net  
Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
Title Sheet

Project # 1901	Sheet # A0.0
Date: Feb 28,2020	
Scale: N/A	

DRAWING INDEX:		SCOPE OF WORK:	
AO.0	TITLE SHEET	Addition of one ADU. The ADU will be an extension of the house on the third floor ( 479.5 sf) , and the addition of a fourth floor ( 683 sf) for a total of 1162.5 sf. The ADU will be accessed through a stair case from the south western side yard.  Fire sprinklers to be added per NFPA 13-R under separate permit throughout entire building in accordance with section 903.3.1.2 and table 504.4	
AO.1	GLOSSARY		
AO.2	DEMO & KEY NOTES		
AO.3	GENERAL NOTES		
AO.3	EGRESS FIRE PLANS		
AO.4	SITE PLAN		
A1	FIRST FLOOR		
A2	SECOND FLOOR		
A3	THIRD FLOOR		
A4	FOURTH FLOOR		
A5	SECTION AA		
A6	SECTION BB		
A7	ELEVATIONS 1		
A8	ELEVATIONS 2		
A9	ELEVATIONS 3		
A10	STAIR		
A11	DOOR & WINDOW SCHEDULES		
A12	FINISHES SCHEDULE		
S1	STRUCTURAL CALCULATIONS		
S2	STRUCTURAL DETAILS		
M1	TITLE 24		
M2	TITLE 24		
M3	TITLE 24		
M4	TITLE 24		
CODE CYCLE:		BUILDING INFORMATION:	
<div>- 2019 CALIFORNIA BUILDING CODE</div> <div>- 2019 CALIFORNIA ELECTRIC CODE</div> <div>- 2019 CALIFORNIA MECHANICAL CODE</div> <div>- 2019 CALIFORNIA PLUMBING CODE</div> <div>- 2019 GREEN BUILDING CODE</div> <div>- 2019 CALIFORNIA FIRE CODE</div> <div>- 2019 CALIFORNIA ENERGY CODE</div> <div>- 2019 SAN FRANCISCO BUILDING CODE</div>		BUILDING DESCRIPTION:	1 BUILDING IN LOT EXISTING 3 STORIES TYPE V-B PROPOSED 4 STORIES
		(E) OCCUPANCY CLASS:	R-3, NO CHANGE
		OCCUPANT LOAD:	OCCUPANT LOAD: 1 PER 200 SF
		(E) # OF UNITS	1 UNIT
		(P) # OF UNITS	2 UNITS
		YEAR BUILT:	1925
		(E) BUILDING AREA	1850 SF
		(E) PARCEL AREA	3000 SF
		(E) NON CONFORMING AREA:	0 SF
		(E) CONSTRUCTION TYPE:	VB
		(P) CONSTRUCTION TYPE:	VB
		(E) # OF FLOORS:	3
		(P) # OF FLOORS:	4
		(E) BUILDING HEIGHT	29'-6" FT
(P) BLDG HEIGHT			
@ 30' - 9" SETBACK FROM STREET:	36'-11" FT		
		3 BEDROOMS	
		2 BATHROOM	
		AREA: 1850 SF	
		1 BEDROOM	
		1.5 BATHROOM	
		AREA: 1162.5	
		TOTAL: 3012.5 SF	
Notes:			

Architectural Firm:			
ABA 22 WAWONA ST. SAN FRANCISCO, CA 94127 TEL: (415) 661-6486 FAX: (415) 661-6259 E. MAIL: nahlaawad@sbcglobal.net			
Architect: Nahla Awad			
Project's Name:			
Barjoud House Block 2919A . lot 004 22 Wawona St, San Francisco, CA 94127			
Sheet's Name:			
Title Sheet			
Project #		Sheet #	
1901		AO.1	
Date:			
Feb 28,2020			
Scale:			
N/A			

DEMPLATION NOTES:

KEYNOTES:

1. DEMOLITION WORK SHOWN IN THESE DRAWINGS MAY NOT BE THE COMPLETE DEMOLITION REQUIRED TO ACCOMPATE NEW WORK. THE INTENT OF THE DRWINGS IS TO GENERALLY SHOW THE SCOPE OF THE WORK EXPECTED OF THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT ARCHITECT IN ADVANCE IF REQUIRED DEMOLITION IS TO EXCEED THE SCOPE SHOWN IN ARCHITECTURAL DRAWINGS. EXCEEDING DEMOLITION SHOWN ON ARCHITECTURAL DEWINGS MAY REQUIRE A PERMIT REVISION

2. WHEN NECESSARE, THE CONTRACTOR WILL COORDONATE THE CAPPING AND PATCHING OF THE EXISTING PLUMBING, ELECTRICAL AND MECHANICAL FIXTURES , SYSTEM AND ASSOCIATED DEVICES TO BE REMOVED WITH THE REST OF THE EXISTING SYSTEMS TO REMAIN . THE CONTRACTOR WILL VERIFY THE WORK REQUIRED TO INSTALL AND PATCH NEW PLUMBING ELECTRICAL AND MECHANICAL FIXTURES AND RELATED EQUIPMENT, AS SHOWN IN THE NEW WORK PLANS, INTO THE REMAINING EXISTING SYSTEM

3. WHEN NECESSARY, THE CONTRACTOR WILL PROTECT EXISTING WOOD FINISH FLOORS AND CARPETS WITH AT LEAST ONE LAYER OF HEAVY KRAFT PAPER AND ONE LAYER OF MASONITE. PROTECTIVE LAYERS SHOULD BE TAPED TO EACH OTHER TO MINIMIZE MOVEMENT AND INTRUSIONS

4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SHORING OF THE EXISTING SUBJECT BUILDING AND OF ANY ADJACENT STRUCTURES ASSOCIATED WITH THE DEMOLITION WORK INDICATED IN THESE DRAWINGGS. THE CONTRACTORS IS OLELY RESPONSIBLE FOR PROCURING PROFESSIONAL SERVICES SUCH AS A STRUCTURAL ENGINEERING, TO DETERMINE IF SHORING DESIGN IS NEEDED .. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBRAINING ADDITIONAL PERNITS, ENGINEERING AND CONSTRUCTION DOCUMENTS RELATED TO THIS WORK

5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMENING WHICH LAWS PERTAINING TO SAFETY OF PEPPSONS, PROPERTY AND ENVIRONMENTAL PROTECTION ARE APPLICABLE TO THIS PROJECT . CONTRACTOR SHALL COMPLY WITH ALL SUCH APPLICABLE LAWS, THIS INCLUDES BUT IS NOT LIMITED TO REMOVAL OF TOXIC MATERIALS ( SUCH AS ASBESTOS OR LEAD) AND WORKPLACE SAFETY REQUIREMENTS ) SUCH AS CAL-OSHA CERTIFICATES)

6. REMOVE AND LEGALLY DISPOSE OF ALL ABANDONED HAVC EQUIPMENT INCLUDING DUCTWORK, ABANDONED ELECTRICAL, TLEPHONE AND DATA CABLING AND DEVICES, ABANDONED WATER PIPES, GAS AND SEWER LINES

7. 100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY IN COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION AND DEMOLITION DEBRIS ORDINANCE

8. EXISTING DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENTS OENINGGS, SHALL REMAIN COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEETMEATAL OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS ENTERING THE SYSTEM

- LEGEND
- (E) WALL TO REMAIN
  - (e) WALL TO BE REMOVED
  - (N) WALL

SITE DEVELOPEMENT

STORM WATER POLLUTION CONTROL:  
A PLAN HAS BEEN DEVELOPED AND WILL BE IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION

GRADING AND PAVING:  
CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURGACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXCEPTION FOR ADDITIONS AND ALTERATIONS WHICH DOES NOT ALTER THE EXISTING DRAINAGE PATH

ELECTRICAL VEHICLE CHARGE FOR NEW CONSTRUCTION:  
FOR ONE AND TWO FAMILY DWELLINGS, INTALL ELECTRIC VEHICLE CHARGING WIRING AND PANELS PER THE REQUIREMENTS

1. SMOKE DETECTOR AND CARBON MONOXIDE DETEORDTOR:  
SMOKE DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND AREAS SERVING THE SLEEPING ROOMS, MIN. OF ONE SMOKE DETECTOR ON EACH LEVEL. ALARMS AT BEDROOMS TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR INTERCONNECTION; WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED WITHIN A DWELLING INITE, SMOKE ALARMA SHALL BE INTERCONNECTED IN SUCH A MAMMER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVE, BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED.

CARBON MONOXIDE DETECTOR: ARE REQUIRED ON THE HALLWAY OUTSIDE ALL BEDROOMS, AT LEAST ONE ON EACH STROY REQUIRED WITHIN A DWELING UNIT. ,

2. STAIRS:  
RISER AND RUN: 4" MIN. RISER, 7" MAX RISER AND 11" MIN TREAD RUN. ( EXCEPTION: STEPS MAY BE 7.75" MAX. RISE AND 10" MIN. RUN FOR STAIRS WITHIN INDIVIDUAL DWELLING UNITS IF OCCUPANT LOAD IS LESS THAN 10, OR FOR STAIRS TO UNOCCUPIED ROOFS) . LARGE ST RISE OR RUN IN A FLIGHT MAY NOT EXCEED SMALLEST BY MORE THAN  $\frac{3}{8}$ ". HANDRAILS REQUIRED ON STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING WITH 12" EXTENSIONS TOP AND BOTTOM . RETURNED TO WALL. HANDRAILS REQUIRED AT BOTH SIDES, EXCEPT WITHIN A DWELLING UNIT. PICKETS AND BALUSTERS: OPENING LESS THAN 4" , 6" MAX. DIAMETER OPENING AT TREAD / RISER/ BALUSTER TRIANGLE.

GUARRAIL: MIN. HEIGHT 42" ( EXCEPTION : WITHIN DWELLING UNITS, 36" MIN. IF HANDRAIL MOUNTED ABOVE GUARDBAIL) . LANDING: REQUIRED AT EVERY 12 VERTICAL FEET MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS.

HEADROOM CLEARANCE: MIN. 80" THROUGHOUT STAIRS. TREAD ANTI-SLIP : ON EXTERIOR STAIRS, PROVIDE TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY AND 0.98 WET

3. STRUCTURE AT EXTERIOR: SUPPORT STRUCTURE FOR EXTERIOR STAIRS AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH ONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISTANT WOOD. ALL CUT ENDS TO BE TREATED WITH COPPER GREEN; OR SIMILAR PRESERVATIVE

4. LIGHT AND VENTILATION: LIGHT TO HABITABLE SPACE ?% OF FLOOR AREA, MIN. 8 SQ FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN 4 SQ. FT. OPENINGS

5. GARAGE VENTILATION: 200 SQ. INCHES MIN FOR GARAGE OF UP TO 1000 SQ FT. FOR EACH ADDITIONAL 200 SQ FR. PROVIDE ADDITIONAL 30 SQ IN. OF CLEAR VENT AREA BATHROOM:

W.C. MIN. OF 24 CLEARANCE IN FRONT OF W.C. 15" FROM CENTERLINE OF BOWL., TO ADJACENT WALL. MAX ALLOWABLE W.C. FLUSH RATE 1.28 GALLONS. MAX SHOWER: 30" MIN DIA. CIRCLE AND 1024 SQ INCHES MIN AREA. 32" X 32" INSIDE THRESHOLD.

SHOWERHEAD FLOW RATE TO BE 2.5 GALLONS / MINUTE MAX.  
WET AREAS: NO GYPSUM BOARD OR GREENBOARD OR PURPLEBOARD ARE ALLOWED ON WET AREAS. USE  $\frac{3}{4}$ "CEMENTITIOUS BACKERS ( HARD BACKER OR 5M) AS TILE OR STONE UNDERLAYMENT.

FAUCETS: FLOW RATE TO BE 2.2 GALLON / MINUTE MAX.

7. LAUNDRY: PROVIDE FLOOR DRAIN IN CENTER OF ROOM, SLOPE MIN  $\frac{1}{4}$ " PER FOOT

8. SKYLIGHTS: ( WITHOUT PARAPATES) LESS THAN 5 FEET FROM PROPERTY LINE TO BE 45 MINUTE RATED ASSEMBLY W/ 1- HR ROOF / CEILING CONSTRUCTION

9. BEDROOM WINDOWS: AT LEAST ONE PER BEDROOM SHALL MEET EGRESS REQUIREMENTS OF MIN WIDTH 20" ( WITH MIN HIGHT OF 41") OR MIN HIGHT OF 24" ( MIN 34.2" MIN WIDTH) TOTALING 5.7 SQ. FT. MIN CLEAR OPENING: BOTTOM OF CLEAR OPENING TO BE 44" MAX ABOVE BEDROOM FLOOR

10. ROOF PARAPETS: AT UNRATED ROOFS, 1-HR RATED PARAPAET, 30" MIN. HIGHT REQUIRED

Notes:	
Architectural Firm:	
ABA 22 WAWONA ST. SAN FRANCISCO, CA 94127 TEL: (415) 661-6486 FAX: (415) 661-6259 E. MAIL: nahlaawad@sbcglobal.net	
Architect: Nahla Awad	
Project's Name:	
Barjoud House Block 2919A . lot 004 22 Wawona St, San Francisco, CA 94127	
Sheet's Name:	
Title Sheet	
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1901	A0.2
Date:	
Feb 28,2020	
Scale:	
N/A	

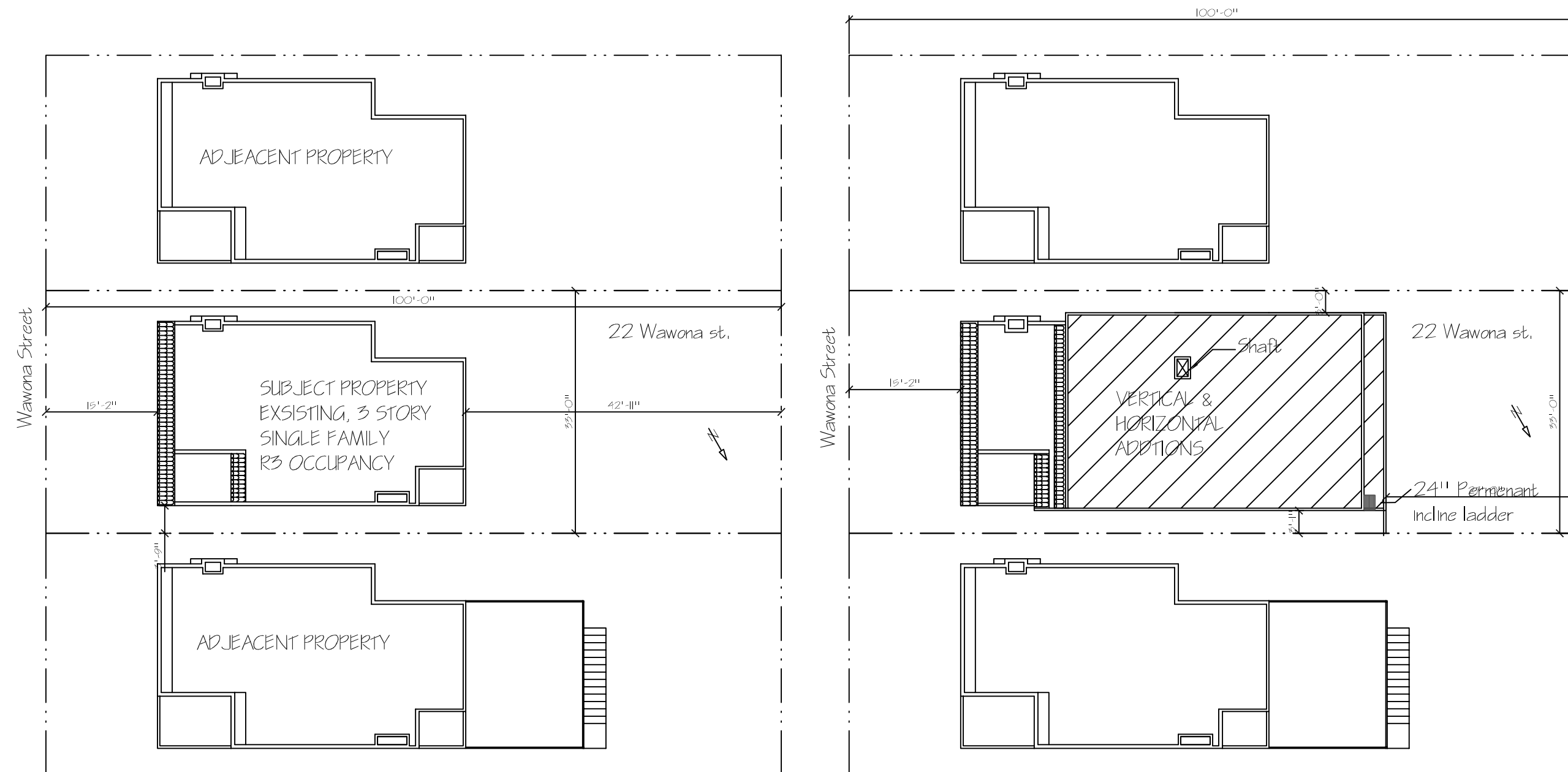
GENERAL NOTES:

1. CONTRACTOR SHAL ADJERE TO ALL CODES, RULES AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING, ACCESS AND THE USE OF FACILITIES AS SET BY LOCAL BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNERS. TITLE 24, C.A.C. ESPECIALLY THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPE ACCESS REQUIREMENTS, ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
2. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THE ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.
4. ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
5. THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK. THE ARCHITECT WILL BE AVAILABLE TO REVIEW ALL WORK ON SITE AND RESOLVE ANY UNCLEAR ITEMS
6. THE CONTRACTOR SHALL CONTACT THE BUILDING MANAGEMENT TO BE ADVISED OF THE RULES OF THE BUILDING WITH RESPECT TO CONSTRUCTION, WHEN AND HOW DEOVERIS AND / OR REMOVAL CAN BE DONE ON REGULAR OR OVERTIME AND IN GENERAL. ANY BUILDING REQUIEMENTS WHICH WILL AFFECT THEIR WORK
7. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL FABRICATIONS, SHOP DWGS, AND FIXTURE CUTS FOR APPROVAL AFTER HAVING CHECKED AND APPROVED THEM FIRST, WHEN APPLICABLE
8. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER THROUGHOUT THE SPACE UNSER CONSTRUCTION, IF REQUIRED

8. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER THROUGHOUT THE SPACE UNSER CONSTRUCTION, IF REQUIRED
9. THE CONTRACTOR SHAL REMOVE FORM THE CONSTRUCTION SITE ALL RUBBISH AND WASTER MATERIALS FOR HIS OWN SUBCONTRORS IF REQUIRED
10. NO WORK DEPENDING ON PARTITION LOCATIONS SHALL BE DONE UNTIL THE CONTRACTOR HAS MAKED PARTION LOCATIONS ON THE FLOOR SLAB IN THE FIELD AND THE ARCHITECT HAS APPROVED THEM
11. THE CONTRACTOR SHALL LEAVE THE PREMISES IN A CLEAN AND ORDERLY MANNER, ON A DAILY BASIS
12. THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVERTIME, SHIPPING, ETC
13. ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURET'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS
14. THE WORK INCLUDED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH A/ A GENERAL CONDITIONS DOCUMENT A-201, 1991 EDITION
15. CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS SHALL GUARNTEE THAT THE WORK IS FREE FROM ANY DEGETS IN WORKMANSHIP AND MATERIALS FOR A PERIOED OF ONE YEAR FROM DATE OF COMPLETION AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO ADDITIONL CHARGE
16. CONTRACTORS TO CARRY EMPLOYER'S LIABILITY INSURANCE OF NOT LESS THAN \$1,000,000 PER OCCURRENCE, AND COMPREHENSIVE GENRAL LIABILITY OF AT LEAST \$2,0000000 COMBINED SINGLE LIMIT FOR BODILY INJURY, DEATH, OR PROPERTY DAMAGE. THE POLICES TO ALSO COVER LANDLORD AND TENANT AS ADDITIONAL INSURED

Notes:

Architectural Firm:		
ABA 22 WAWONA ST. SAN FRANCISCO, CA 94127 TEL: (415) 661-6486 FAX: (415) 661-6259 E-MAIL: nahlaawad@sbcglobal.net		
Architect: Nahla Awad		
Project's Name:		
Barjoud House Block 2919A . lot 004 22 Wawona St, San Francisco, CA 94127		
Sheet's Name:		
General Notes		
Project #	Sheet #	
1901	A0.3	
Date:		
Feb28, 2020		
Scale:		
N/A		



Notes:

Architectural Firm:  
ABA  
22 WAWONA ST.  
SAN FRANCISCO, CA 94127  
TEL: (415) 661-6486  
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E. MAIL: nahlaawad@sbcglobal.net

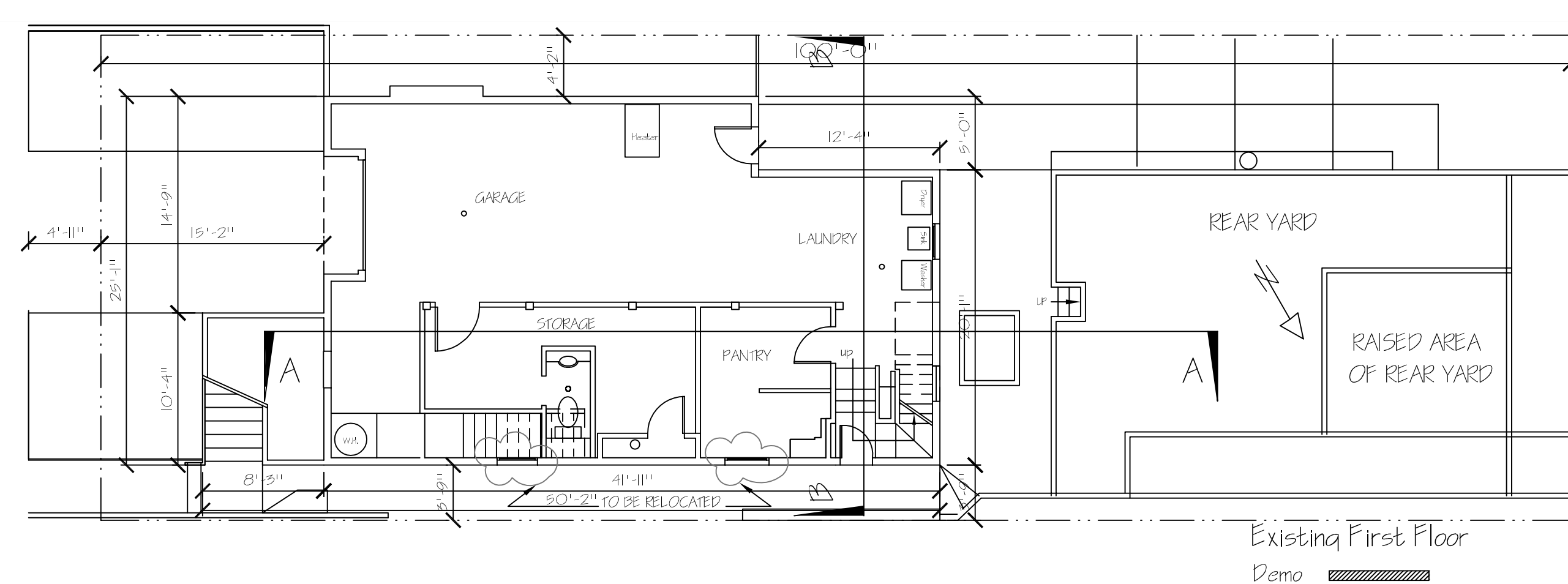
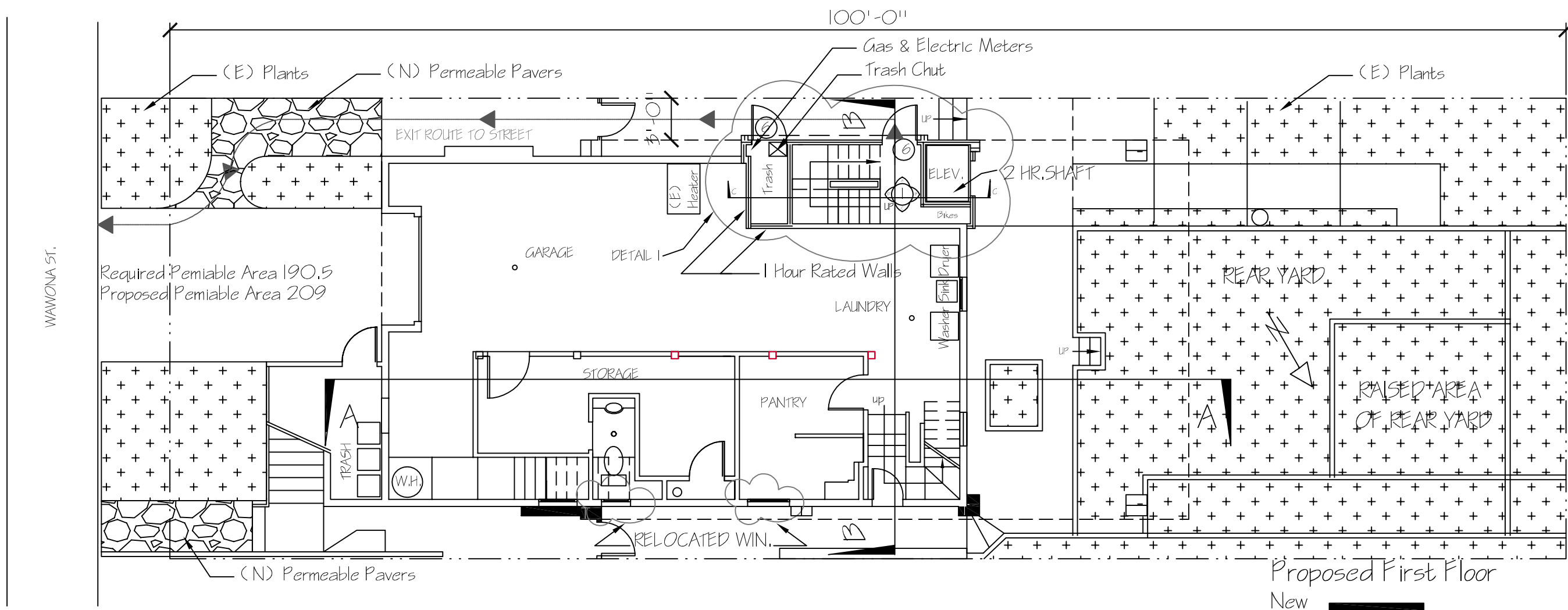
Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
Site Plan

Project #	Sheet #
1901	A0.4
Date:	
Feb 28,2020	
Scale:	
1/16"=1'-0"	





Notes:

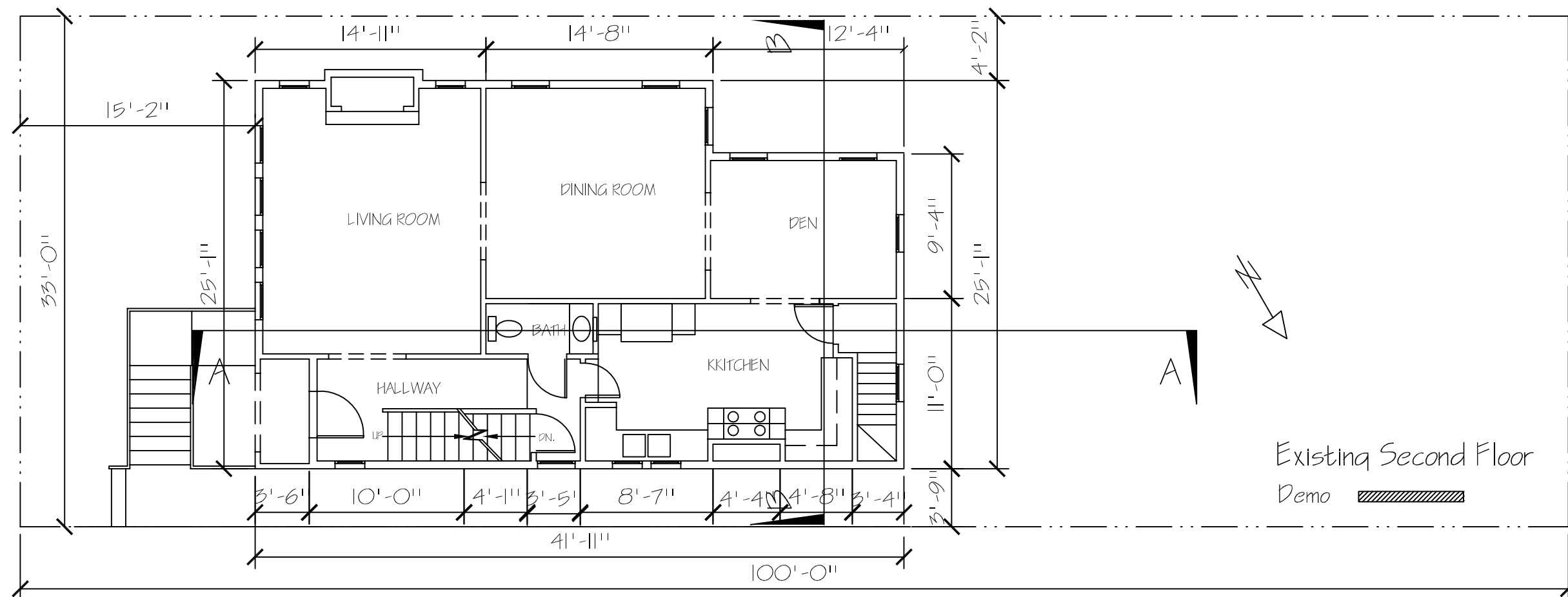
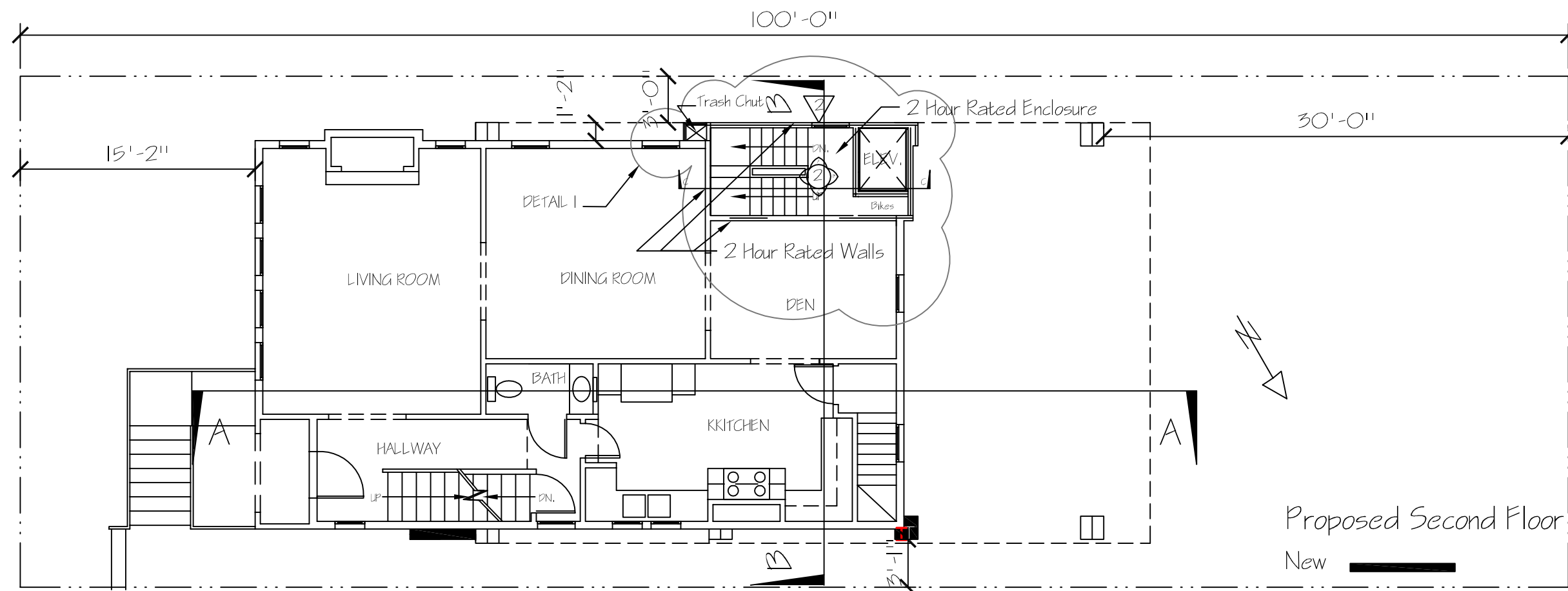
Architectural Firm:  
ABA  
22 WAWONA ST.  
SAN FRANCISCO, CA 94127  
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Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
First Floor

Project #	Sheet #
1901	A1
Date:	
Feb 28, 2020	
Scale:	
1/8" = 1'-0"	



Notes:

Architectural Firm:  
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Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
Second Floor

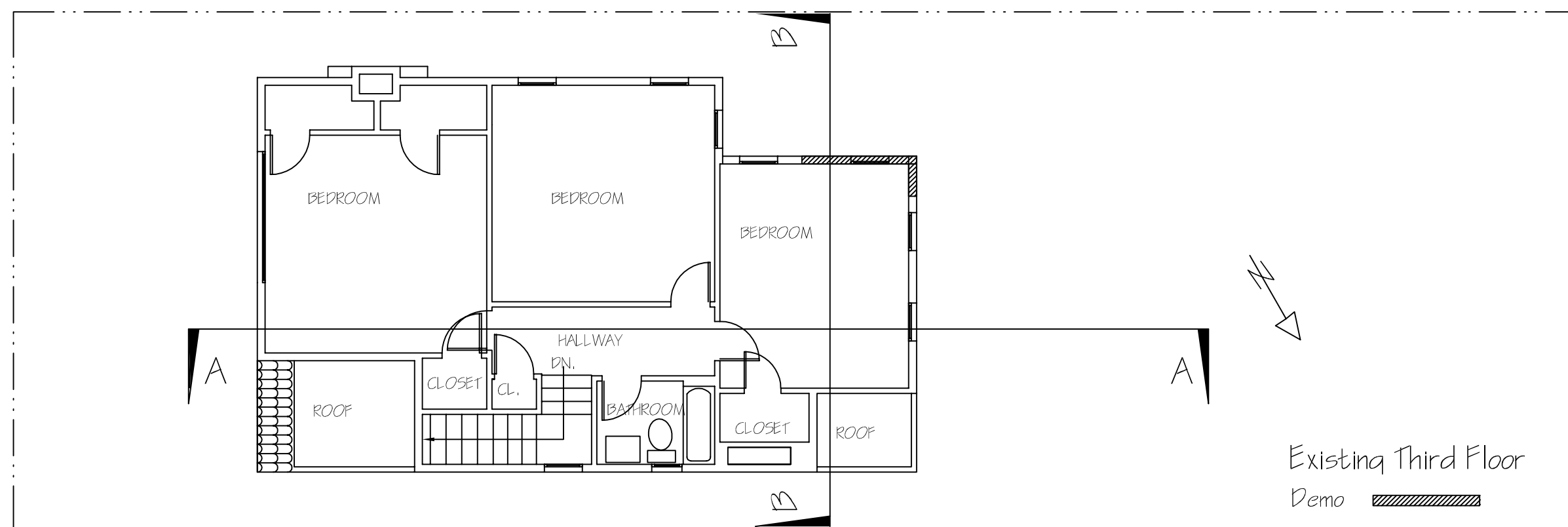
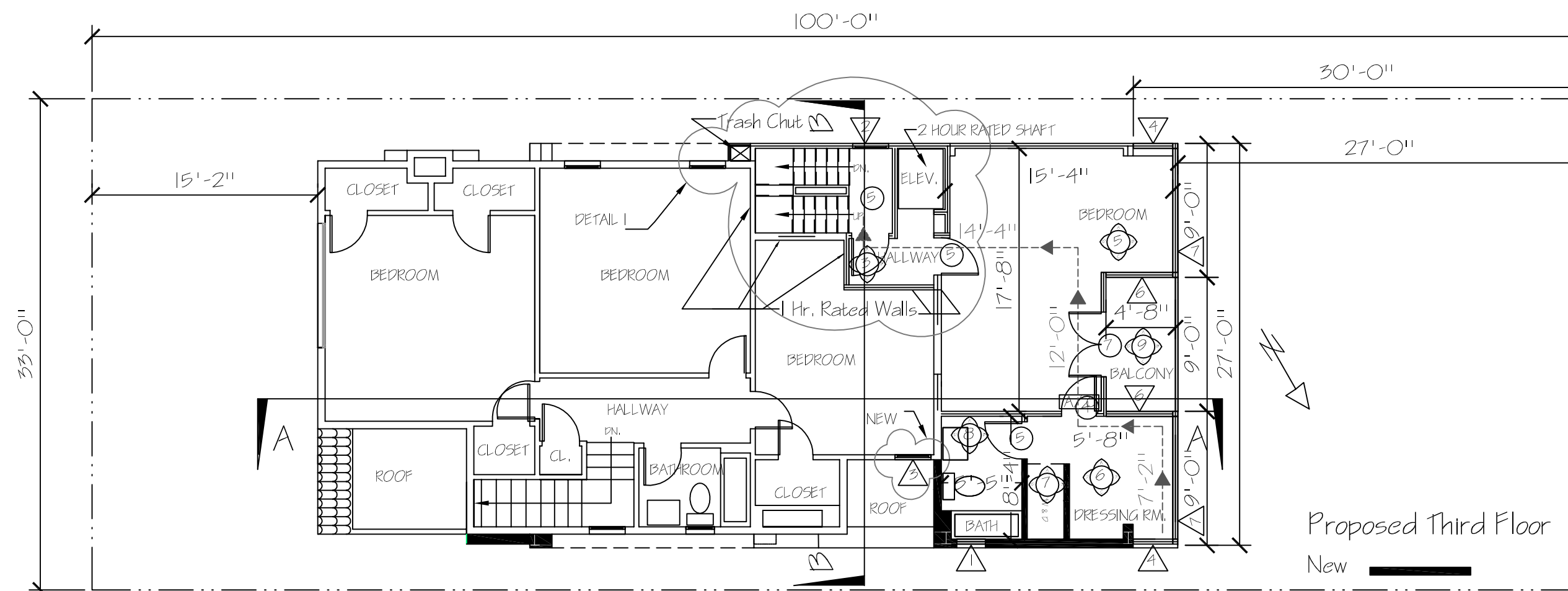
Project #  
1901

Date:  
Feb 28, 2020

Scale:  
1/8"=1'-0"

Sheet #

A2



Notes:

Architectural Firm:

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Architect: Nahla Awad

Project's Name:

Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

Third Floor

Project #

1901

Date:

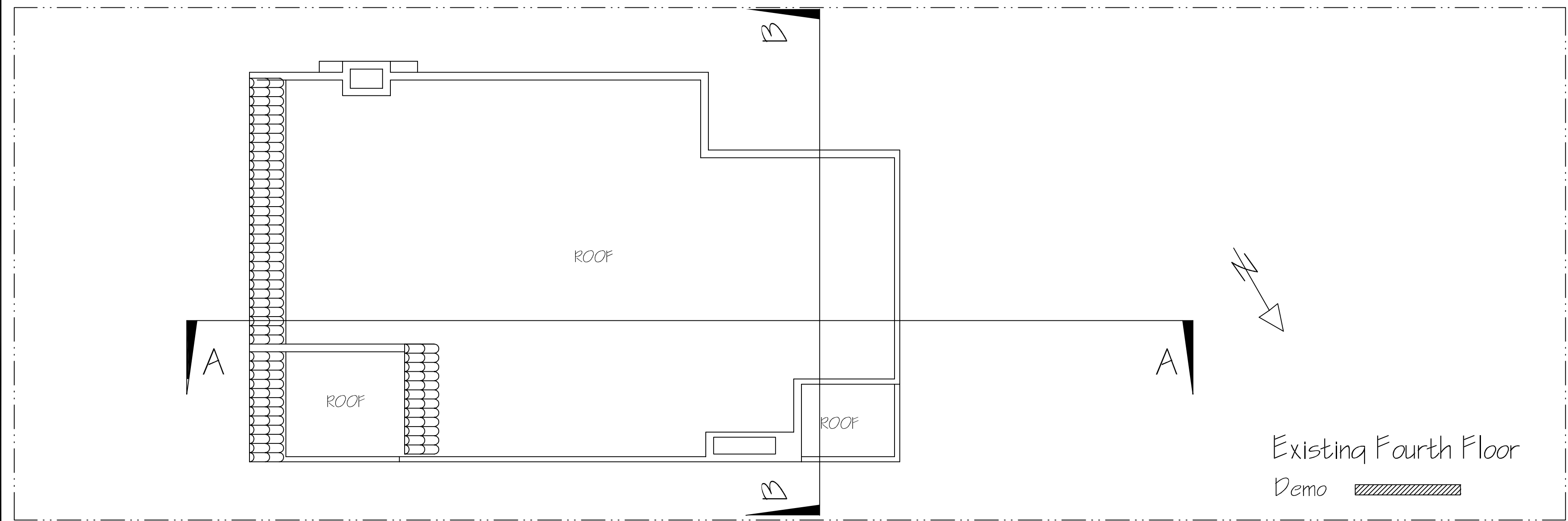
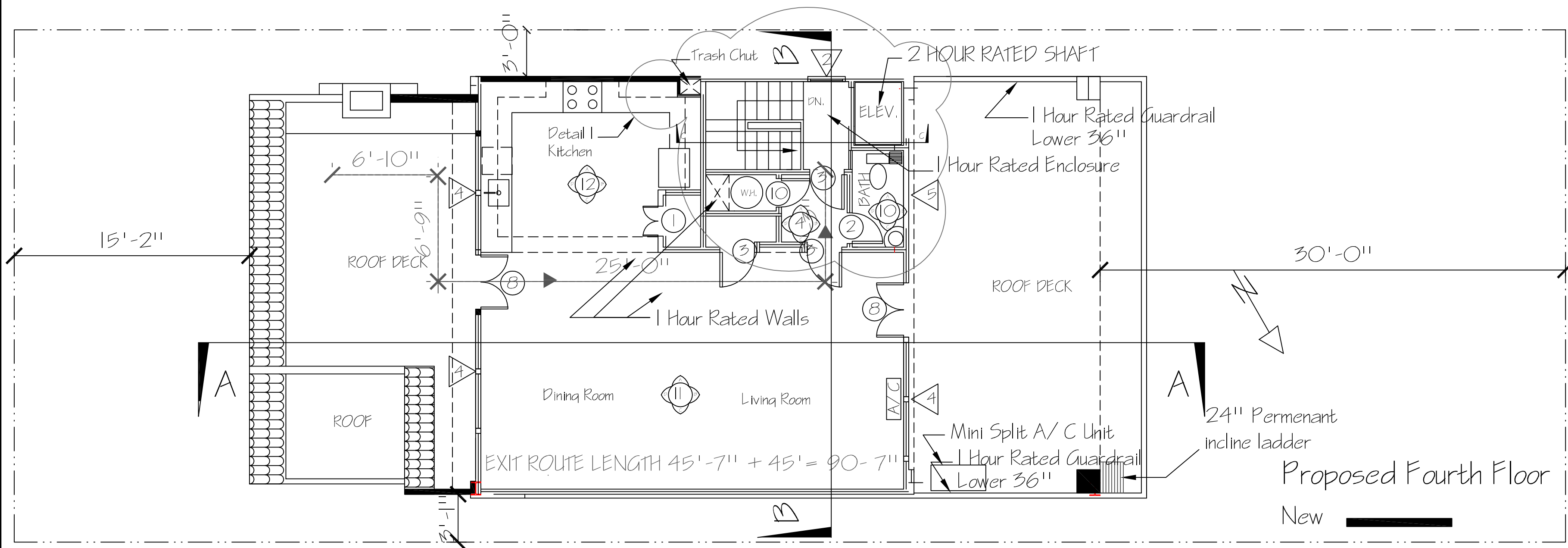
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Sheet #

A3



Notes:

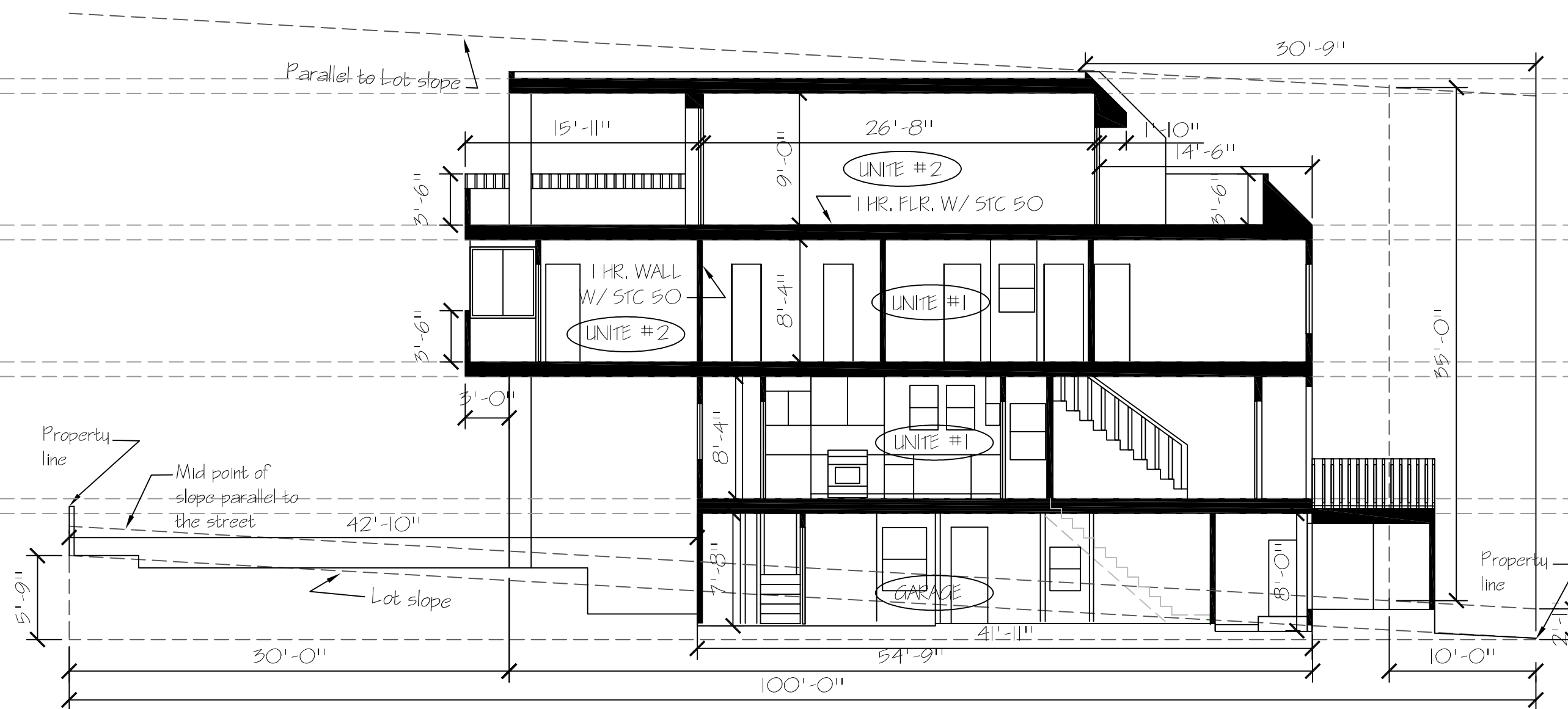
Architectural Firm:  
ABA  
22 WAWONA ST.  
SAN FRANCISCO, CA 94127  
TEL: (415) 661-6486  
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E. MAIL: nahlaawad@sbcglobal.net

Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
Fourth Floor

Project # 1901	Sheet # A4
Date: Feb 28, 2020	
Scale: 1/8" = 1'-0"	



Notes:

Architectural Firm:  
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Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
Section AA

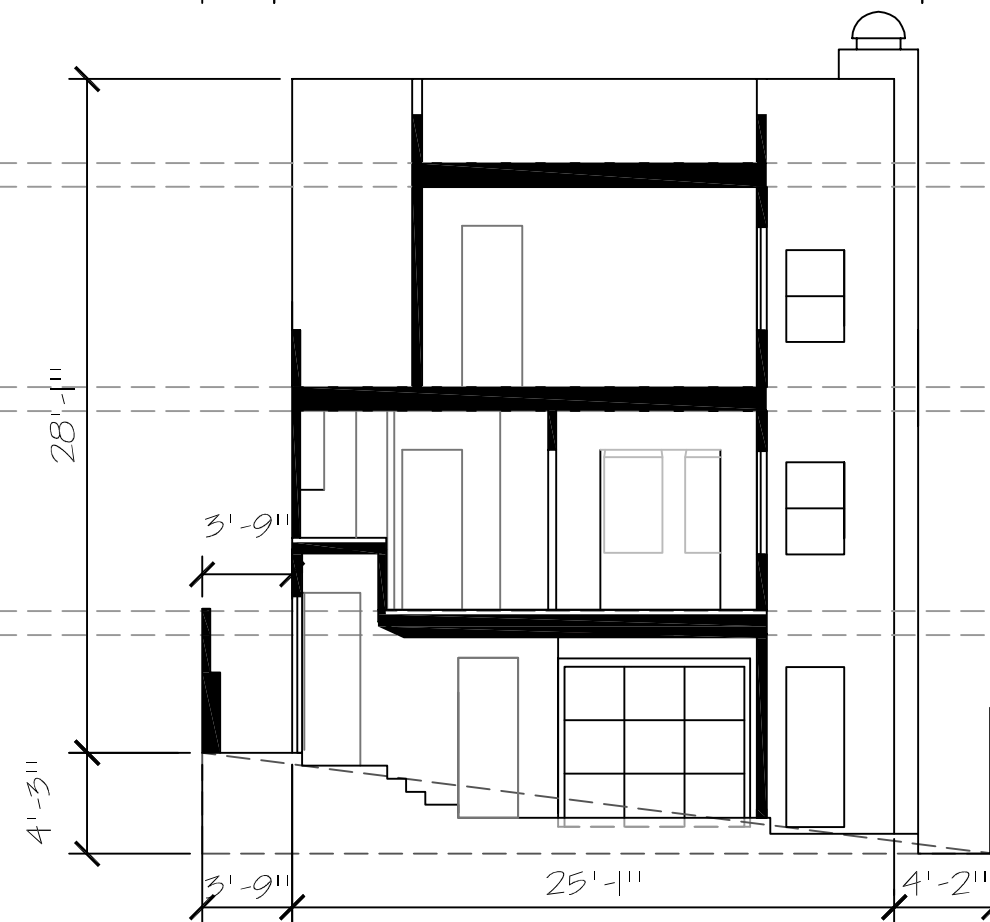
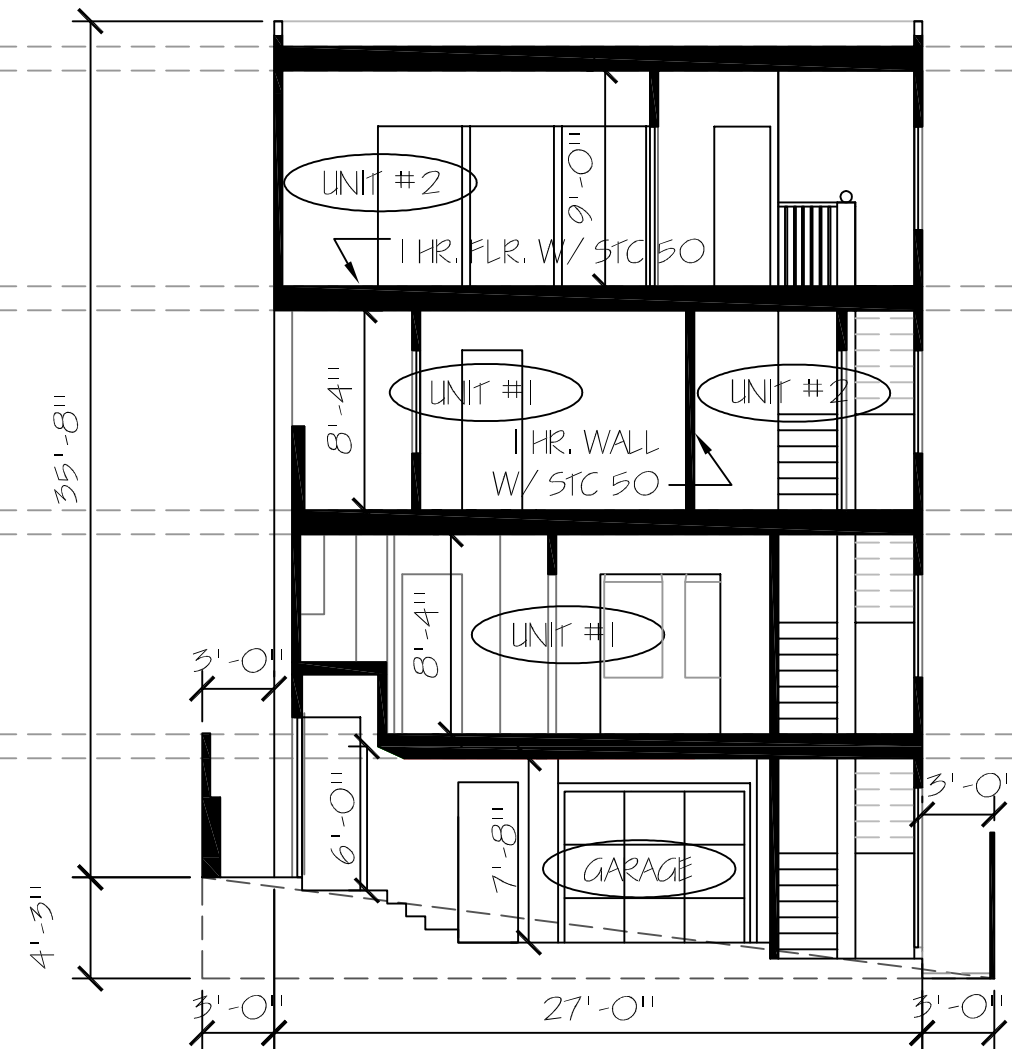
Project #  
1901

Date:  
Feb 28, 2020

Scale:  
1/8" = 1'-0"

Sheet #

A5



Notes:

Architectural Firm:  
ABA  
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Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
Section BB

Project #  
1901

Date:  
Feb 28, 2020

Scale:  
1/8"=1'-0"

Sheet #  
A6



Notes:

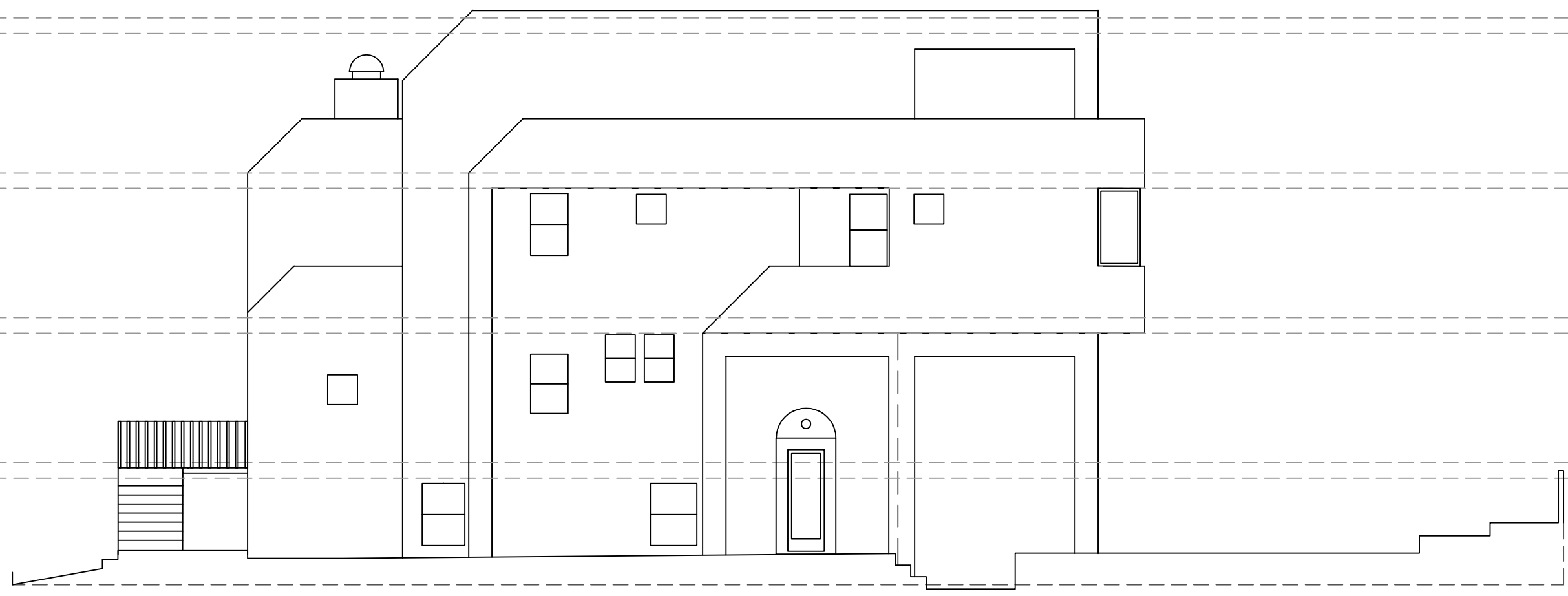
Architectural Firm:  
ABA  
22 WAWONA ST.  
SAN FRANCISCO, CA 94127  
TEL: (415) 661-6486  
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E. MAIL: nahlaawad@sbcglobal.net

Architect: Nahla Awad

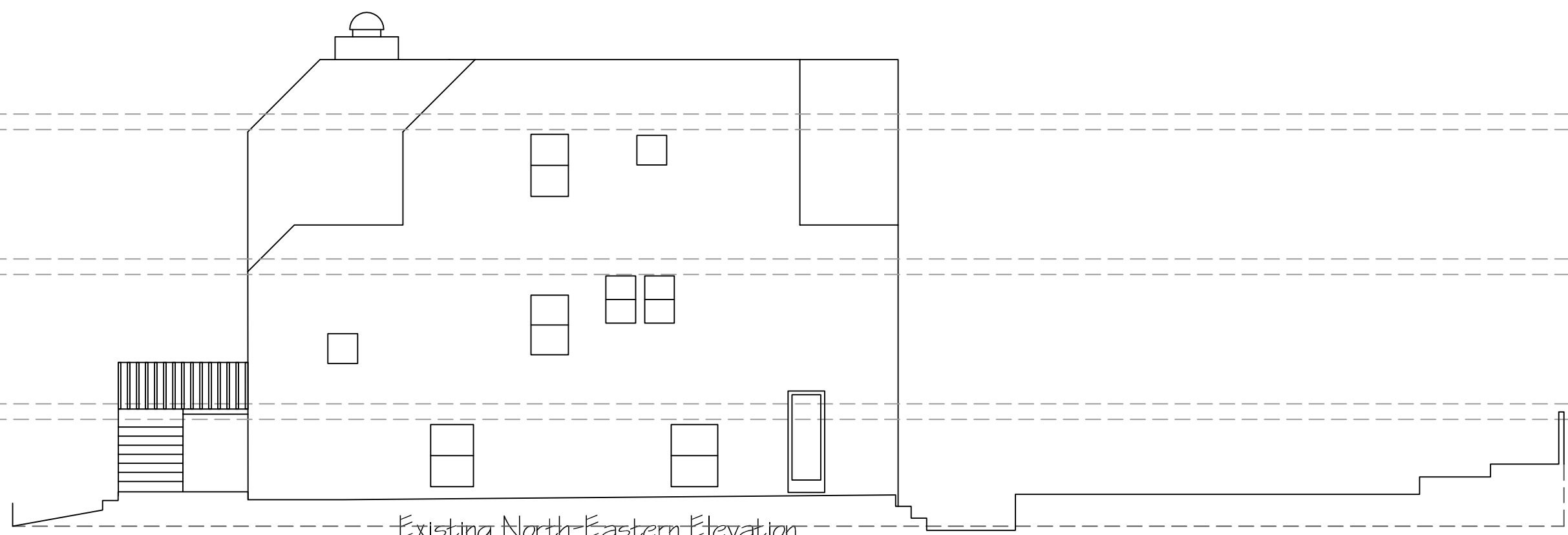
Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
Elevations 1

Project # 1901	Sheet # A7
Date: Feb 28, 2020	
Scale: 1/8" = 1'-0"	



Proposed South Western Elevation



Existing North-Eastern Elevation

Notes:

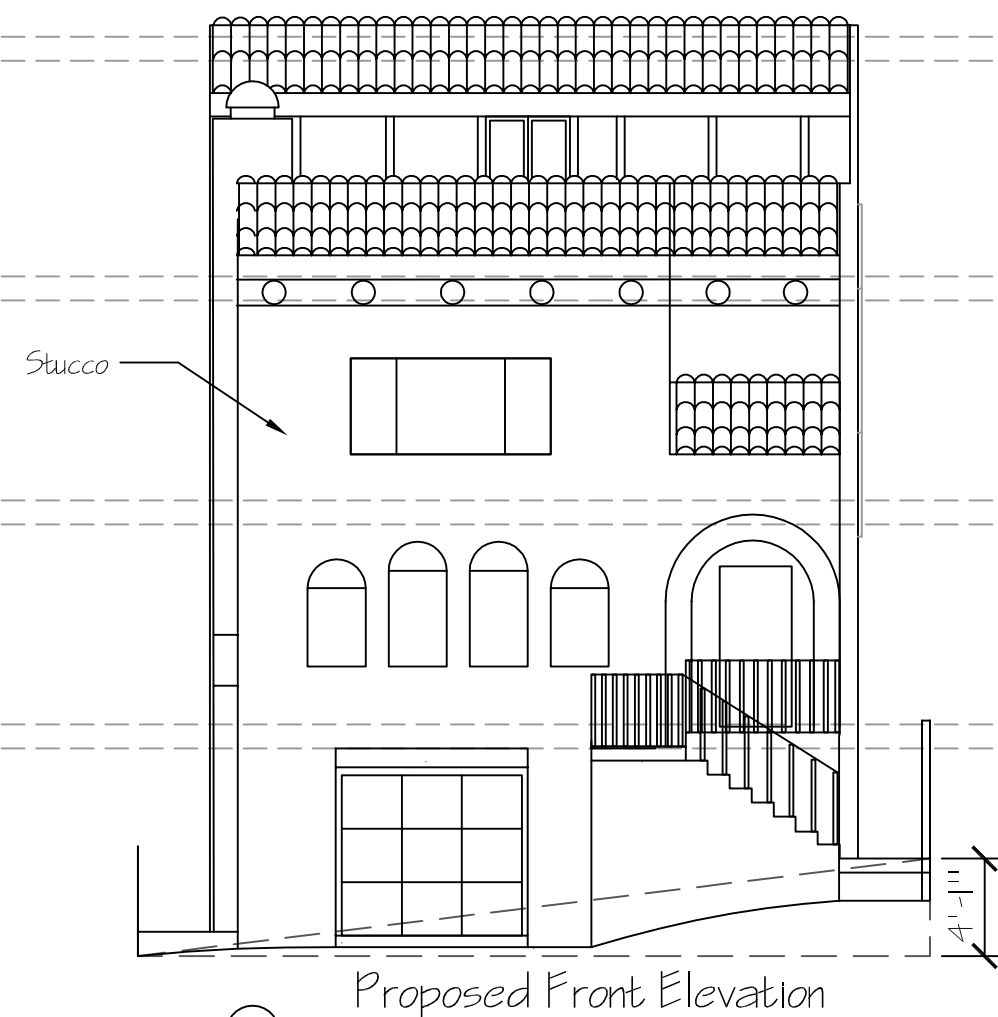

Architectural Firm:  
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Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

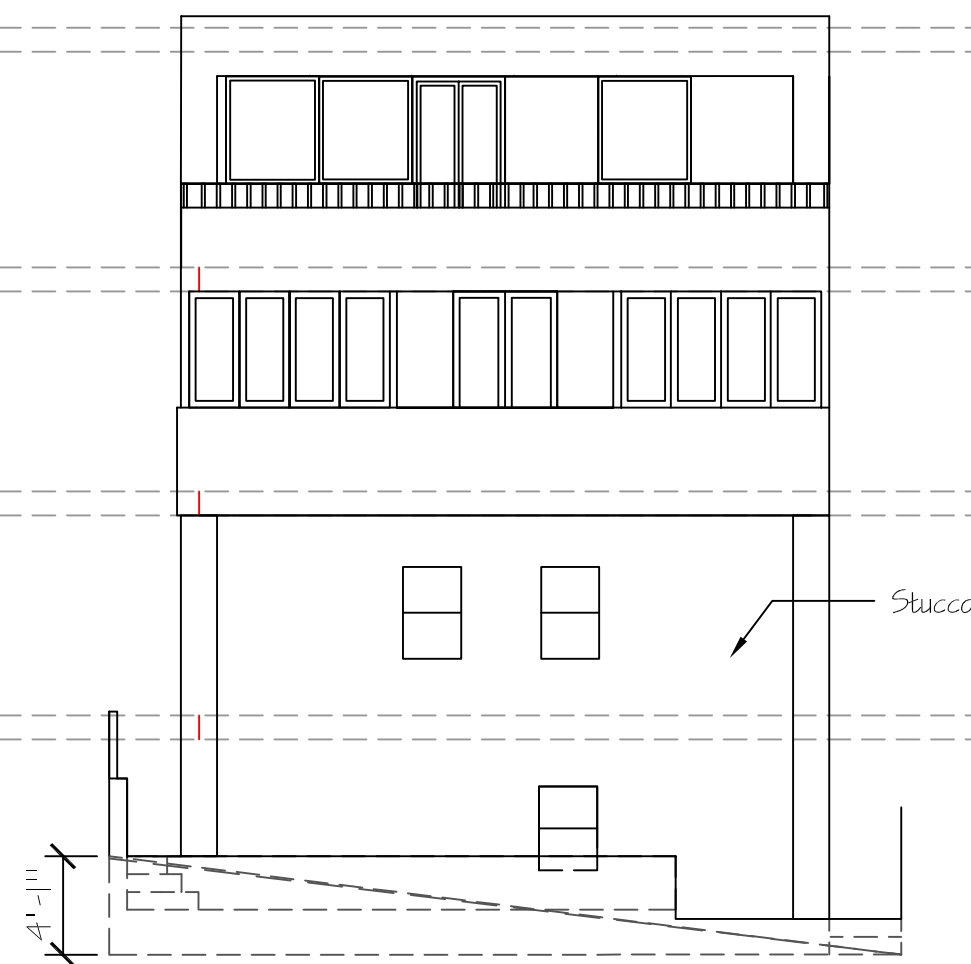
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Elevations 2

Project # 1901	Sheet # A0
Date: Feb 28,2020	
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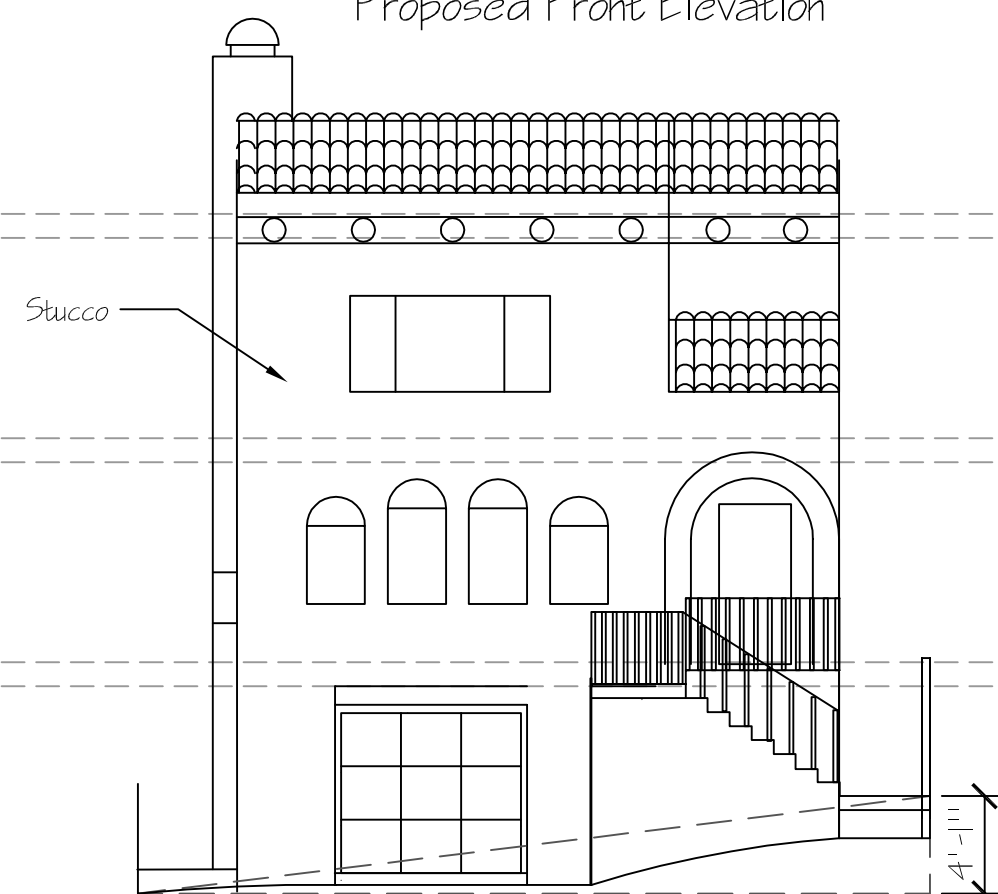




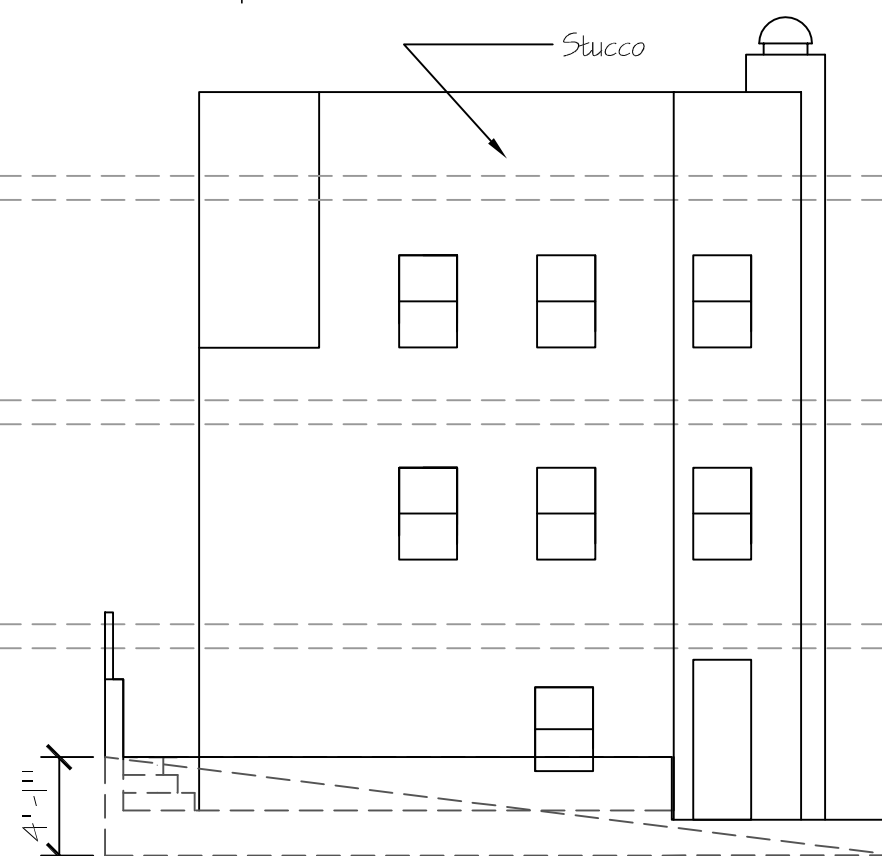
Proposed Front Elevation



Proposed North-Western Elevation



Existing Front Elevation



Existing North-Western Elevation

Notes:

Architectural Firm:

ABA

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Architect: Nahla Awad

Project's Name:

Barjoud House

Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

Elevations 3

Project #

1901

Date:

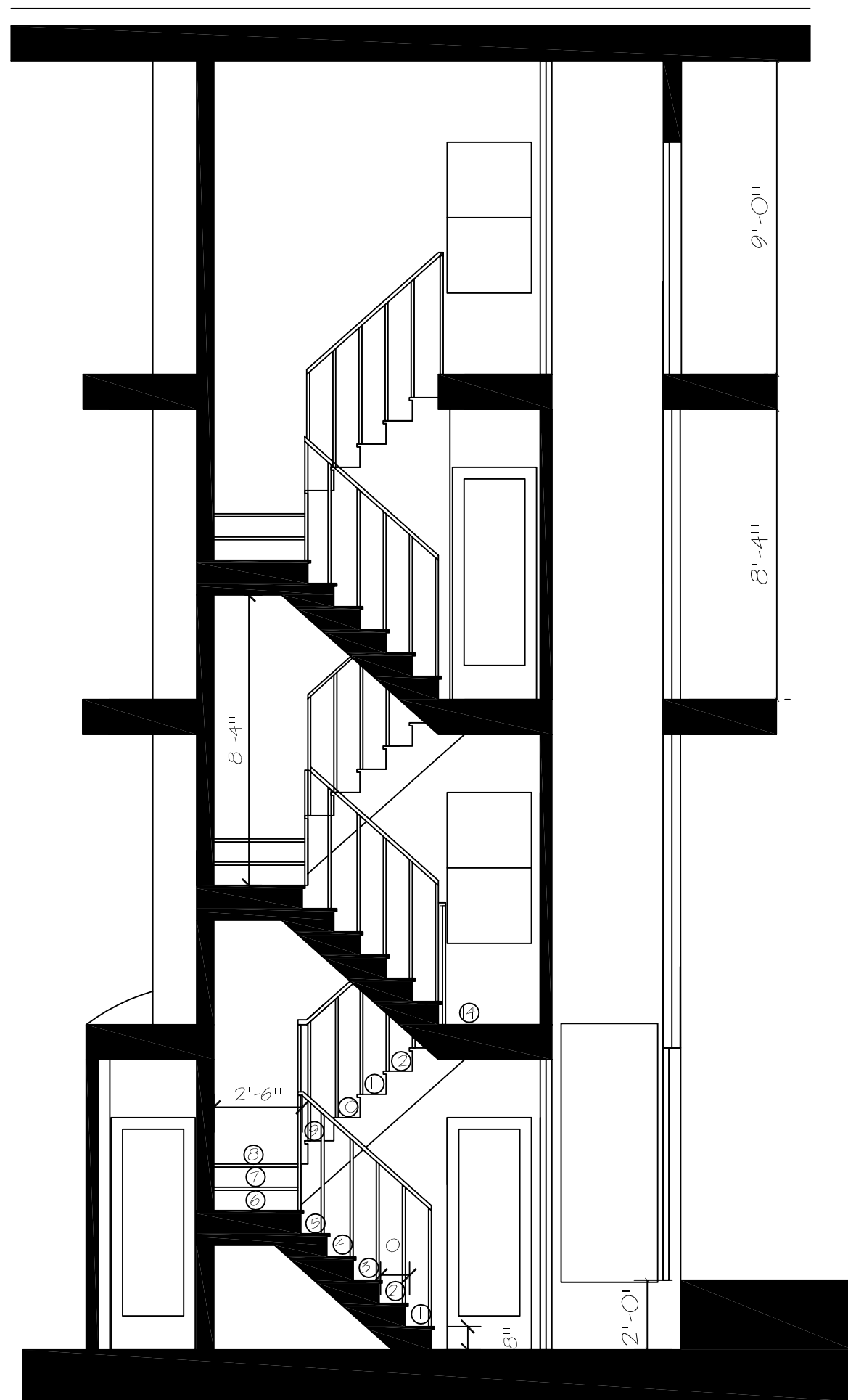
Feb 28,2020

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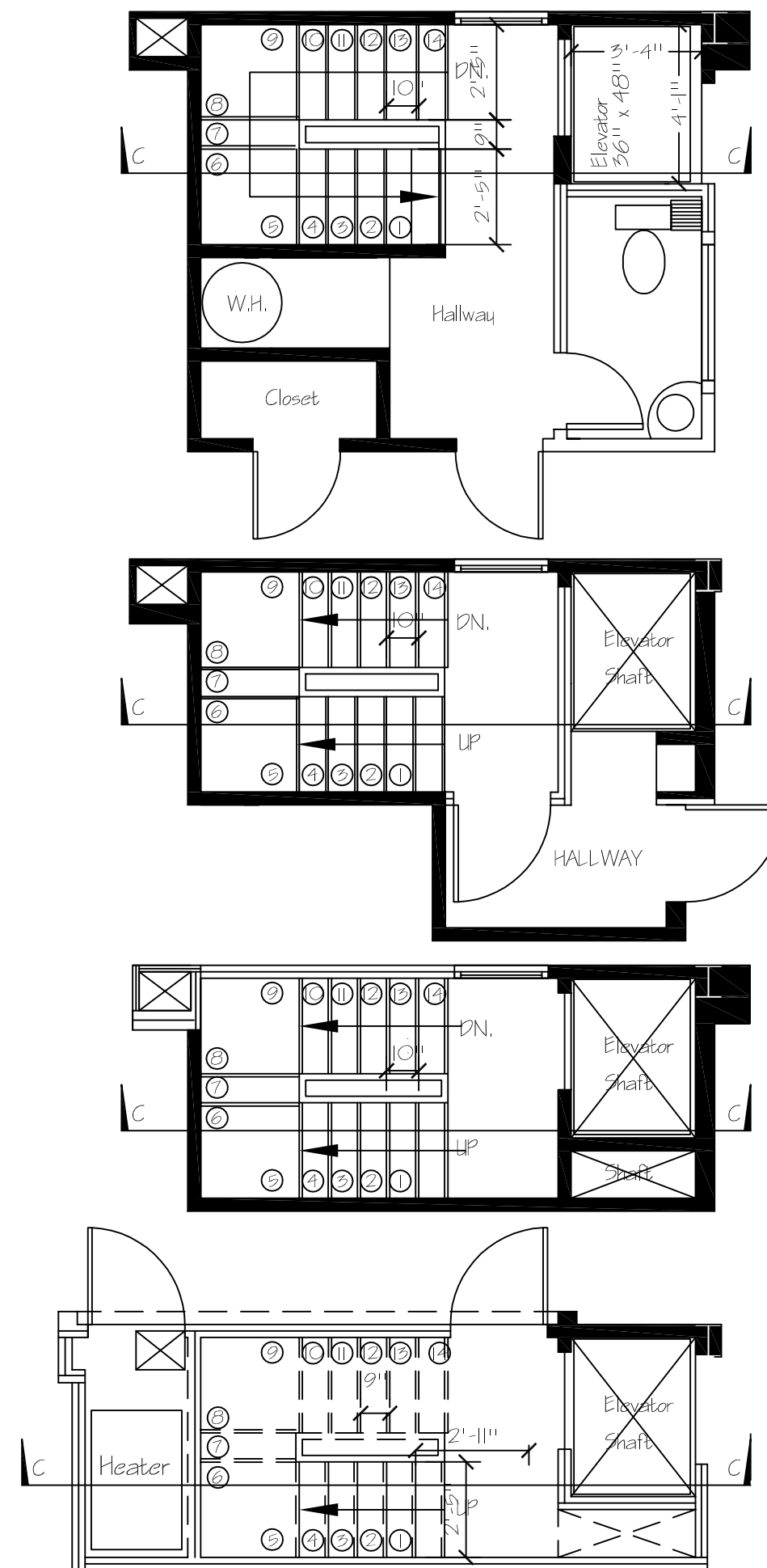
1/8"=1'-0"

Sheet #

09  
A



DETAIL I  
SECTION CC



Notes:

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Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
Stair Case

Project #  
1901

Date:  
Feb 28,2020

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

Sheet #  
A10

WINDOW SCHEDULE						
	WIDTH	HIGHT	TYPE	MATERIAL	NUMBER	NOTES
①	1'-11"	1'-11"	Single hung	Vinyle	1	-
②	2'-5"	4'-8"	Single hung	Vinyle	3	1 Hour Rated
③	2'-5"	4'-8"	Single hung	Vinyle	1	Double Etched Glass
④	7'-4"	4'-10"	Sliding	Vinyle	3	Double Clear Glass
⑤	3'-10"	4'-10"	Vertical Swivle	Vinyle	1	Double Etched Glass
⑥	4'-6"	4'-10"	Sliding	Vinyle	2	Double Clear Glass
⑦	8'-4"	4'-10"	Sliding	Vinyle	2	Double Etched Glass

DOOR SCHEDULE						
	WIDTH	HIGHT	LOCATION	MATERIAL	NO.	NOTES
①	1'-11"	6'-8"	Interior	Wood	1	Two slabs
②	2'-0"	6'-8"	Interior	Wood	1	-
③	2'-3"	6'-8"	Interior	Wood	1	-
④	2'-4"	6'-8"	Interior	Wood	1	-
⑤	2'-6"	6'-8"	Interior	Wood	3	1 Hrr, self-closing, latching w/ smoke gasket
⑥	2'-6"	6'-8"	Exterior	Wood	2	1 Hrr, self-closing, latching w/ smoke gasket
⑦	4'-4"	6'-8"	Exterior	Vinyle	1	French Doors
⑧	3'-6"	8'-0"	Exterior	Vinyle	2	French Doors
⑨	2'-3"	6'-8"	Exterior	Wood	2	1 Hrr, self-closing, latching w/ smoke gasket
⑩	1'-10	6'-8"	INTERIOR	Wood	1	1 Hr. Louvers on top & bottom

Notes:

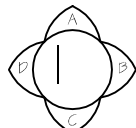
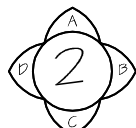

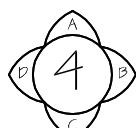
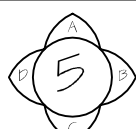
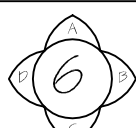
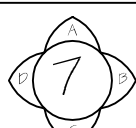
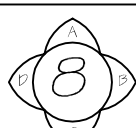
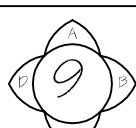
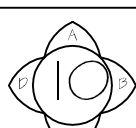
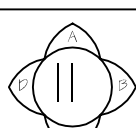
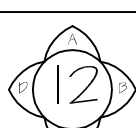
Architectural Firm:  
ABA  
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Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
Door & Window  
Schedule

Project # 1901	Sheet # 11A
Date: Feb 28,2020	
Scale: N/A	

FISINSHES SCHEDULE							
ROOM	WALL A	WALL B	WALL C	WALL D	CEILING	FLOOR	NOTES
	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
	Tile	Tile	Tile	Tile	Paint	Tile	Oil Based - Interior
	Tile	Tile	Tile	Tile	Paint	Tile	Oil Based - Interior
	Tile	Tile	Tile	Tile	Paint	Tile	Oil Based - Exxterior
	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
	Tile	Tile	Tile	Tile	Paint	Tile	Water Based - Interior

Notes:

Architectural Firm:

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Architect: Nahla Awad

Project's Name:

Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

Finishes Schedule

Project #

1901

Date:

Feb 28,2020

Scale:

N/A

Sheet #

A12

CERTIFICATE OF COMPLIANCE

Project Name: Barjoud Residence

Calculation Description: Title 24 Analysis

CF1R-PRF-01E

Calculation Date/Time: 2020-02-07T08:42:15-08:00

Input File Name: 133733-ABA Global-.r1bd19x

(Page 1 of 8)

GENERAL INFORMATION

01	Project Name	Barjoud Residence
02	Run Title	Title 24 Analysis
03	Project Location	22 Wawona Street Block 2919A
04	City	San Francisco
06	Zip code	94127
08	Climate Zone	3
10	Building Type	SingleFamily
12	Project Scope	AdditionOnly
14	New Cond. Floor Area (ft²)	1162.5
16	Existing Cond. Floor Area (ft²)	1850
18	Total Cond. Floor Area (ft²)	3012.5
20	ADU Bedroom Count	0

Addition Alone Project Analysis Parameters

01	02	03	04	05	06
Existing Area (excl. new addition) (ft2)	Addition Area (excl. existing) (ft2)	Total Area (ft2)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms
1850	1162.5	3012.5	3	1	4

COMPLIANCE RESULTS

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

Registration Number: 420-PO10020929A-000-000-00000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 02/21/2020 08:58

Report Version: 2019.1.100

Schema Version: rev 20190401

HERS Provider: Cal Energy

Report Generated: 2020-02-07 08:42:54

CERTIFICATE OF COMPLIANCE

Project Name: Barjoud Residence

Calculation Description: Title 24 Analysis

CF1R-PRF-01E

Calculation Date/Time: 2020-02-07T08:42:15-08:00

Input File Name: 133733-ABA Global-.r1bd19x

(Page 2 of 8)

ENERGY USE SUMMARY

Energy Use (KTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	44.59	33.25	11.34	25.4
Space Cooling	1.01	9.98	-8.97	-888.1
IAQ Ventilation	14.51	14.51	0	0
Water Heating	17.42	14.32	3.1	17.8
Self Utilization Credit	n/a	0	0	n/a
Compliance Energy Total	77.53	72.06	5.47	7.1

REQUIRED SPECIAL FEATURES

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

- Indoor air quality, balanced fan

HERS FEATURE SUMMARY

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

- Building-level Verifications:
- Indoor air quality ventilation
- Cooling System Verifications:
- None --
- Heating System Verifications:
- None --
- HVAC Distribution System Verifications:
- None --
- Domestic Hot Water System Verifications:
- None --

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
First Floor Addition	Conditioned	Res HVAC1	479.5	8.33	DHW Sys 1	N/A

Registration Number: 420-PO10020929A-000-000-00000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 02/21/2020 08:58

Report Version: 2019.1.100

Schema Version: rev 20190401

HERS Provider: Cal Energy

Report Generated: 2020-02-07 08:42:54

Notes:

Project's Name: Barjoud House Block 2919A . lot 004 22 Wawona St, San Francisco, CA 94127	
Architect: Nahla Awad	
Project # 1901	Sheet # M1
Date: Feb 28,2020	
Scale: N/A	

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Type	Azimuth	Orientation	Area (ft <sup>2</sup> )	Skylight Area (ft <sup>2</sup> )	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
1st Add Roof	First Floor Addition	R-30 Roof Rafter	225	n/a	361.5	0	0	0.1	0.85	No
2nd Add Roof	Second Floor Addition	R-30 Roof Rafter	225	n/a	683	0	0	0.1	0.85	No

FENESTRATION / GLAZING													
01	02		03	04		05	06	07	08	09	10	11	14
	Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft <sup>2</sup> )	U-factor	SHGC	SHGC Source	Exterior Shading
	1st Add NE Windows	Window	1st Add Northeast Wall	Right	45			1	40	0.32	NFRC	0.5	NFRC Bug Screen
	1st Add SW Windows	Window	1st Add Southwest Wall	Left	225			1	46	0.32	NFRC	0.5	NFRC Bug Screen
	1st Add NW Windows	Window	1st Add Northwest Wall	Back	315			1	85	0.32	NFRC	0.5	NFRC Bug Screen
	1st Add NW Glass Doors	Window	1st Add Northwest Wall	Back	315			1	31.5	0.32	NFRC	0.5	NFRC Bug Screen
	2nd Add SW Windows	Window	2nd Add Southwest Wall	Left	225			1	10	0.32	NFRC	0.5	NFRC Bug Screen
	2nd Add SE Windows	Window	2nd Add Southeast Wall	Front	135			1	69.8	0.32	NFRC	0.5	NFRC Bug Screen
	2nd Add SE Glass Doors	Window	2nd Add Southeast Wall	Front	135			1	28	0.32	NFRC	0.5	NFRC Bug Screen
	2nd Add NW Windows	Window	2nd Add Northwest Wall	Back	315			1	58.5	0.32	NFRC	0.5	NFRC Bug Screen
	2nd Add NW Glass Doors	Window	2nd Add Northwest Wall	Back	315			1	28	0.32	NFRC	0.5	NFRC Bug Screen

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Second Floor Addition	Conditioned	Res HVAC2	683	9	DHW Sys 1	N/A

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft <sup>2</sup> )	Window and Door Area (ft2)	Tilt (deg)
1st Add Northeast Wall	First Floor Addition	R-15 Wall	45	Right	176.3	40	90
1st Add Southwest Wall	First Floor Addition	R-15 Wall	225	Left	279.1	46	90
1st Add Southeast Wall	First Floor Addition	R-15 Wall	135	Front	58.33	0	90
1st Add Northwest Wall	First Floor Addition	R-15 Wall	315	Back	224.9	116.5	90
2nd Add Northeast Wall	Second Floor Addition	R-15 Wall	45	Right	259.5	0	90
2nd Add Southwest Wall	Second Floor Addition	R-15 Wall	225	Left	259.5	10	90
2nd Add Southeast Wall	Second Floor Addition	R-15 Wall	135	Front	243	97.8	90
2nd Add Northwest Wall	Second Floor Addition	R-15 Wall	315	Back	243	86.5	90
Raised Floor	First Floor Addition	R-19 Floor No Crawlspace	n/a	n/a	418.5	n/a	n/a
2nd Add Raised Floor	Second Floor Addition	R-19 Floor No Crawlspace	n/a	n/a	27	n/a	n/a
Interior Surface 3	First Floor Addition	R-0 Floor No Crawlspace	n/a	n/a	61	n/a	n/a
Interior Surface 4	Second Floor Addition	R-0 Floor No Crawlspace	n/a	n/a	118	n/a	n/a
Interior Surface 5	Second Floor Addition	R-0 Floor No Crawlspace	n/a	n/a	538	n/a	n/a

Notes:

Project #

1901

Date:

Feb 28,2020

Scale:

N/A

Sheet #

M2

Architectural Firm:

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22 WAWONA ST.  
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Architect: Nahla Awad

Project's Name:

Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

Title 24



OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-30 Roof Rafter	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.037	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no Insul. / 2x4 Other Side Finish: Gypsum Board
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x8 @ 16 in. O. C.	R-19	None / None	0.048	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no Insul. / 2x12 Ceiling Below Finish: Gypsum Board

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

Registration Number: 420-P010020929A-000-000-00000000-0000  
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 02/21/2020 08:58  
Report Version: 2019.1.100  
Schema Version: rev 20190401  
HERS Provider: Cal Energy  
Report Generated: 2020-02-07 08:42:54

WATER HEATING SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Fraction (%)	Compact Distribution	HERS Verification					
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	0	None	n/a					

WATER HEATERS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff.	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model / Other	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Natural Gas	Consumer Instantaneous	1	0	0.97-UEF	200000-Btu/Hr	0	n/a	n/a	n/a	n/a	New	n/a

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

SPACE CONDITIONING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Heating Equipment Count	Cooling Equipment Count
Res HVAC1	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	None	None	Setback	1	1
Res HVAC2	Heat pump heating cooling	Heat Pump System 2	Heat Pump System 2	None	None	Setback	1	1

Registration Number: 420-P010020929A-000-000-00000000-0000  
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 02/21/2020 08:58  
Report Version: 2019.1.100  
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HERS Provider: Cal Energy  
Report Generated: 2020-02-07 08:42:54

Notes:

Project #  
1901

Date:  
Feb 28,2020

Scale:  
N/A

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Architect:  
Nahla Awad

Architectural Firm:  
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Sheet #  
M3

CERTIFICATE OF COMPLIANCE

Project Name: Barjoud Residence

Calculation Description: Title 24 Analysis

CF1R-PRF-01E  
(Page 7 of 8)

Calculation Date/Time: 2020-02-07T08:42:15-08:00

Input File Name: 133733-ABA Global-.ribd19x

HVAC - HEAT PUMPS													
01	02		03	04	05	06	07	08	09	10	11		
Name	System Type	Number of Units	Heating		Cooling			Zonality Controlled	Compressor Type	HERS Verification			
			HSPF/COP	Cap 47	Cap 17	SEER	EER						
Heat Pump System 1	Ductless MiniSplit HP	1	8.2	12000	8400	14	10	10	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump		
Heat Pump System 2	Ductless MiniSplit HP	1	8.2	15000	10500	14	10	10	Not Zonal	Single Speed	Heat Pump System 2-hers-htpump		

HVAC HEAT PUMPS - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	No	No	No	No
Heat Pump System 2-hers-htpump	Not Required	0	Not Required	Not Required	No	No	No	No

IAQ (INDOOR AIR QUALITY) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	HERS Verification
Sfam IAQventRpt 1-1	40	0.575	Balanced HRV	65	Yes
Sfam IAQventRpt 2-1	87	0.528736	Balanced HRV	71	Yes

Registration Number: 420-P010020829A-000-000-00000000-0000      Registration Date/Time: 02/21/2020 08:58      HERS Provider: Cal Energy

CA Building Energy Efficiency Standards - 2019 Residential Compliance      Report Version: 2019.1.100      Report Generated: 2020-02-07 08:42:54

Schema Version: rev 20190401

CERTIFICATE OF COMPLIANCE

Project Name: Barjoud Residence

Calculation Description: Title 24 Analysis

CF1R-PRF-01E  
(Page 8 of 8)

Calculation Date/Time: 2020-02-07T08:42:15-08:00

Input File Name: 133733-ABA Global-.ribd19x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name:	David Wigg
Company:	Title 24 Data Corp
Address:	633 Monterey Trail
City/State/Zip:	Frazier Park, CA 93255
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.	
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.	
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name:	Sam Barjoud
Company:	Homeowner - Sam Barjoud
Address:	22 Wawona st.
City/State/Zip:	San Francisco, CA 94127
Documentation Author Signature:	David Wigg
Signature Date:	02/21/2020
CEA/HERS Certification Identification (if applicable):	
Phone:	661-245-6372
Responsible Designer Signature:	Sam Barjoud
Date Signed:	02/21/2020
License:	
Phone:	

NOTICE: This certificate has been generated by California Energy Registry, Inc. ("Cal Energy") using information uploaded by third parties not affiliated or related to Cal Energy. Therefore, Cal Energy is not responsible for, and cannot guarantee,

Registration Number: 420-P010020829A-000-000-00000000-0000      Registration Date/Time: 02/21/2020 08:58      HERS Provider: Cal Energy

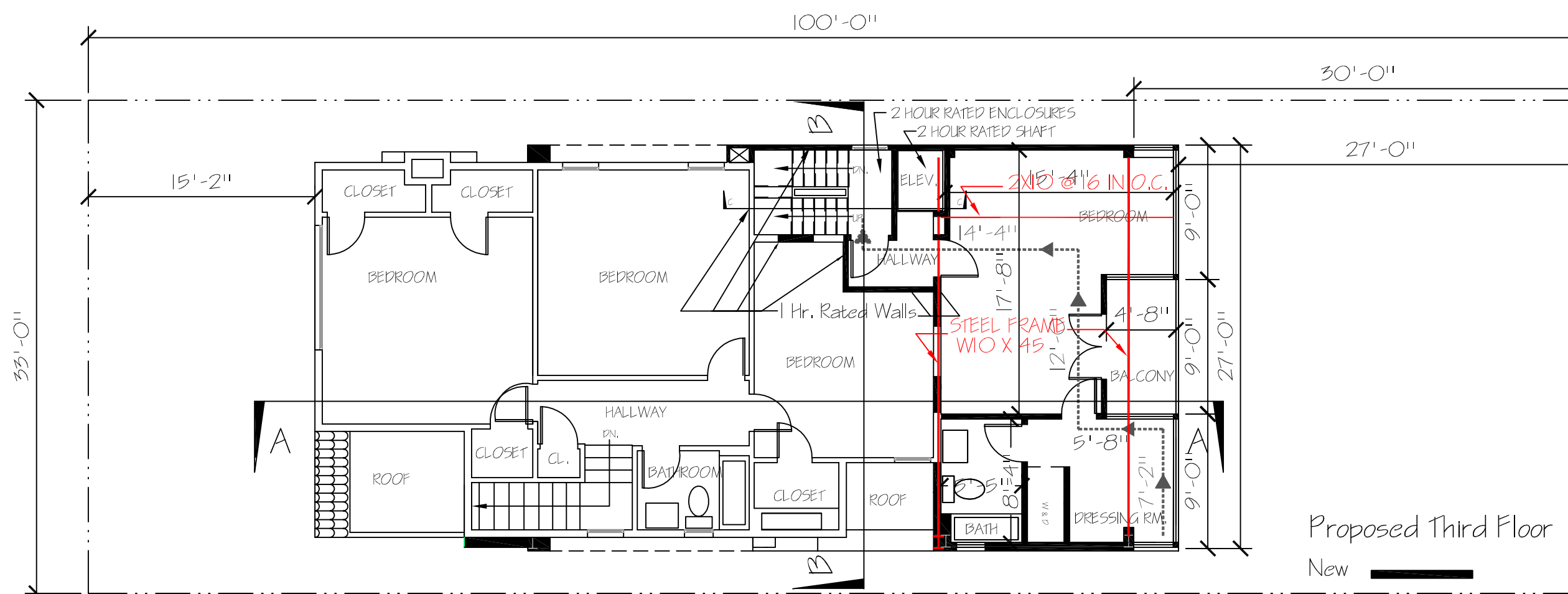
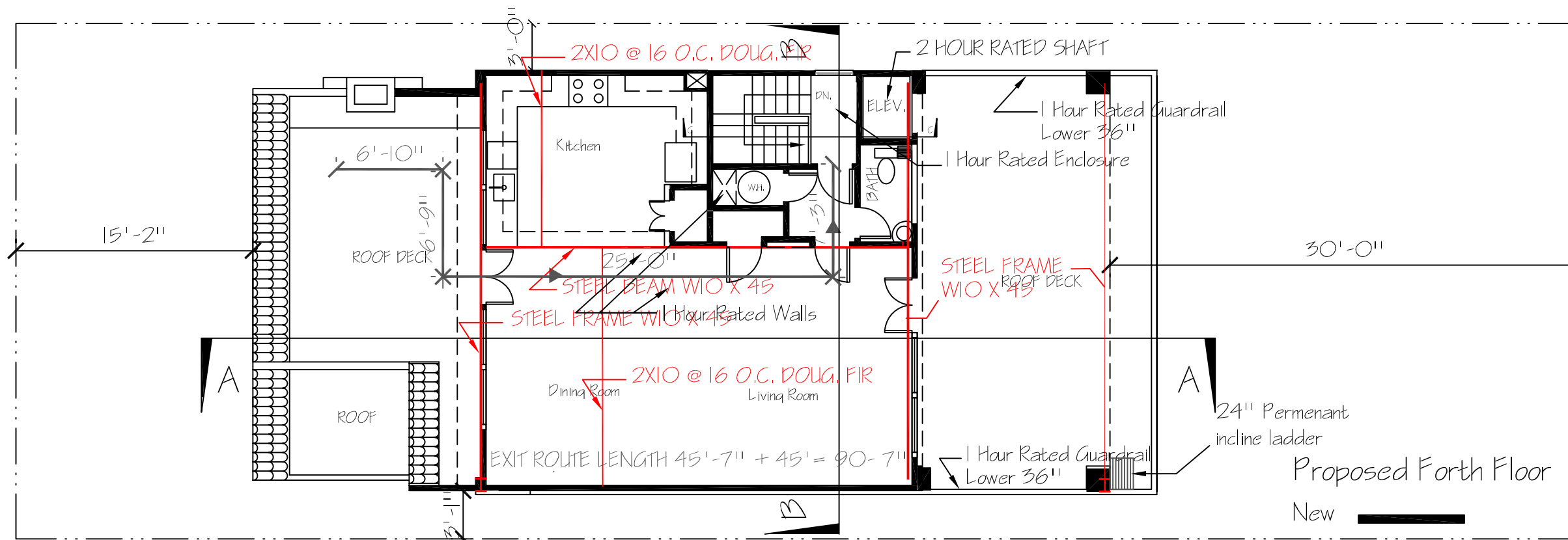
CA Building Energy Efficiency Standards - 2019 Residential Compliance      Report Version: 2019.1.100      Report Generated: 2020-02-07 08:42:54

Schema Version: rev 20190401

Notes:

Architectural Firm:	
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Architect: Nahla Awad	
Project's Name:	
Barjoud House Block 2919A . lot 004 22 Wawona St, San Francisco, CA 94127	
Sheet's Name:	
Title 24	
Project #	Sheet #
1901	M4
Date:	
Feb 28,2020	
Scale:	
N/A	





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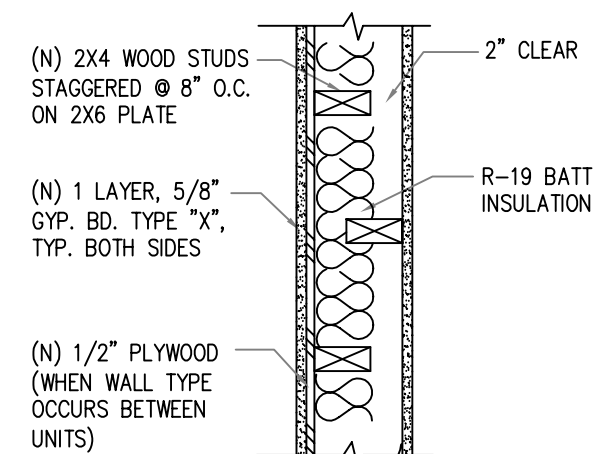
Architectural Firm:  
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Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

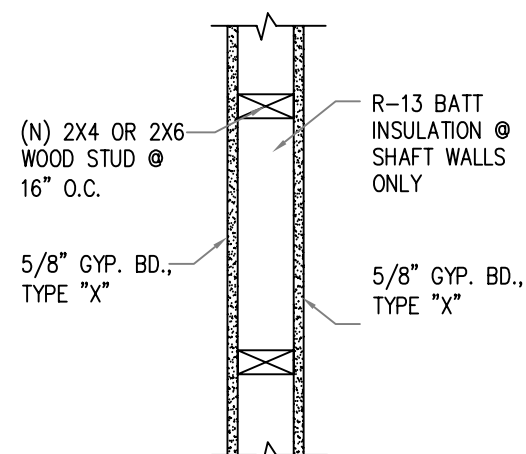
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Structural System

Project #	Sheet #
1901	15
Date:	
Feb 28, 2020	
Scale:	
1/8" = 1'-0"	

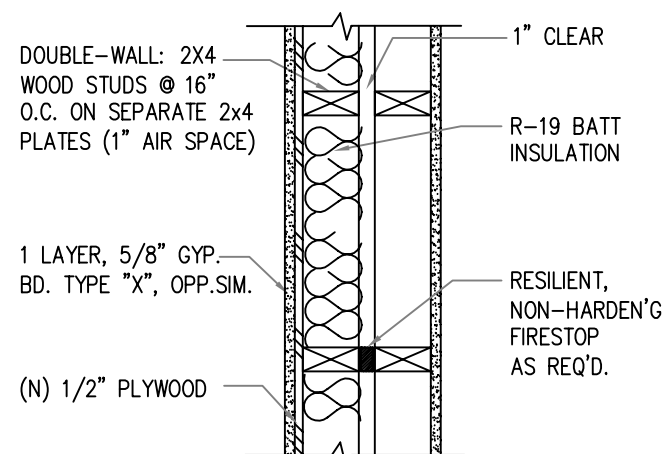


WALL TYPE 1  
1-HR. RATED - STC 50

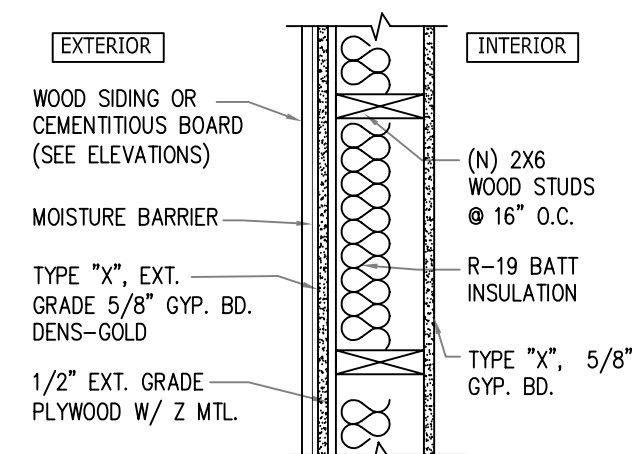
NOTE: WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.



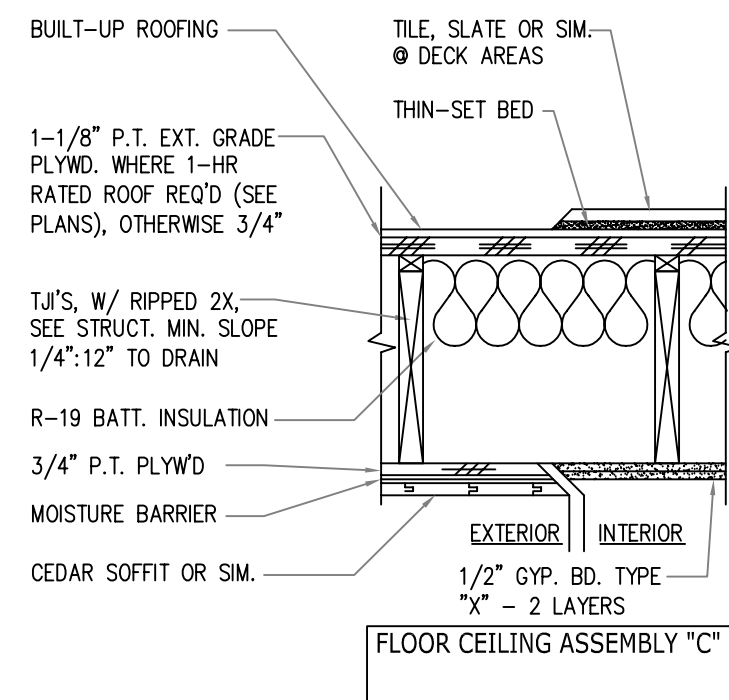
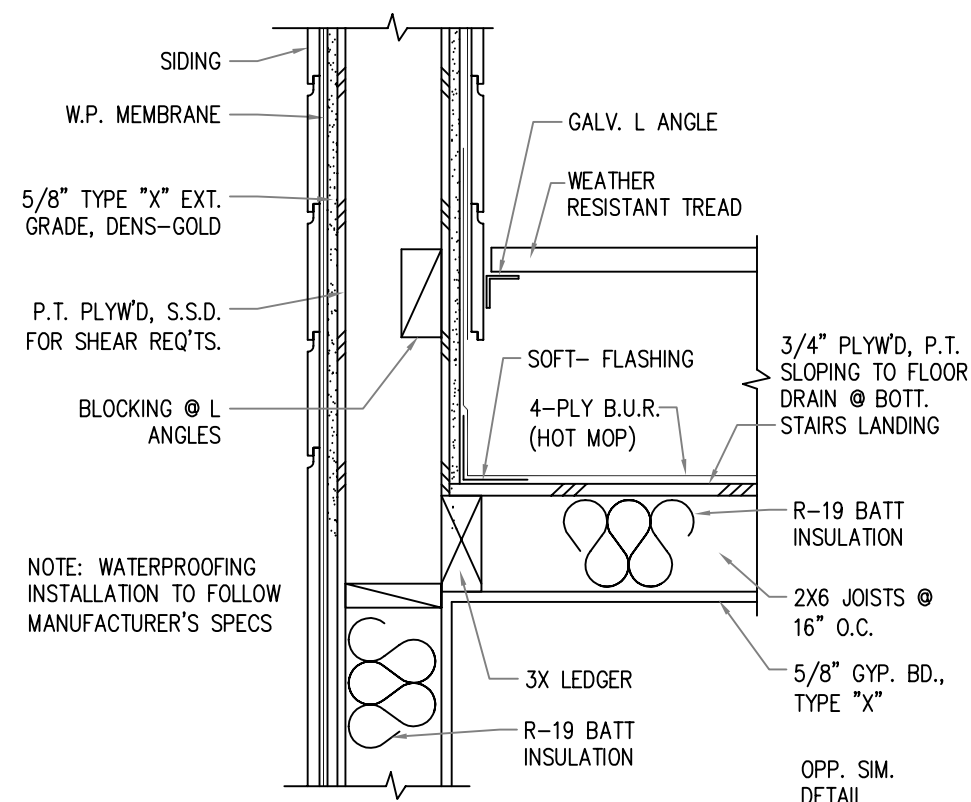
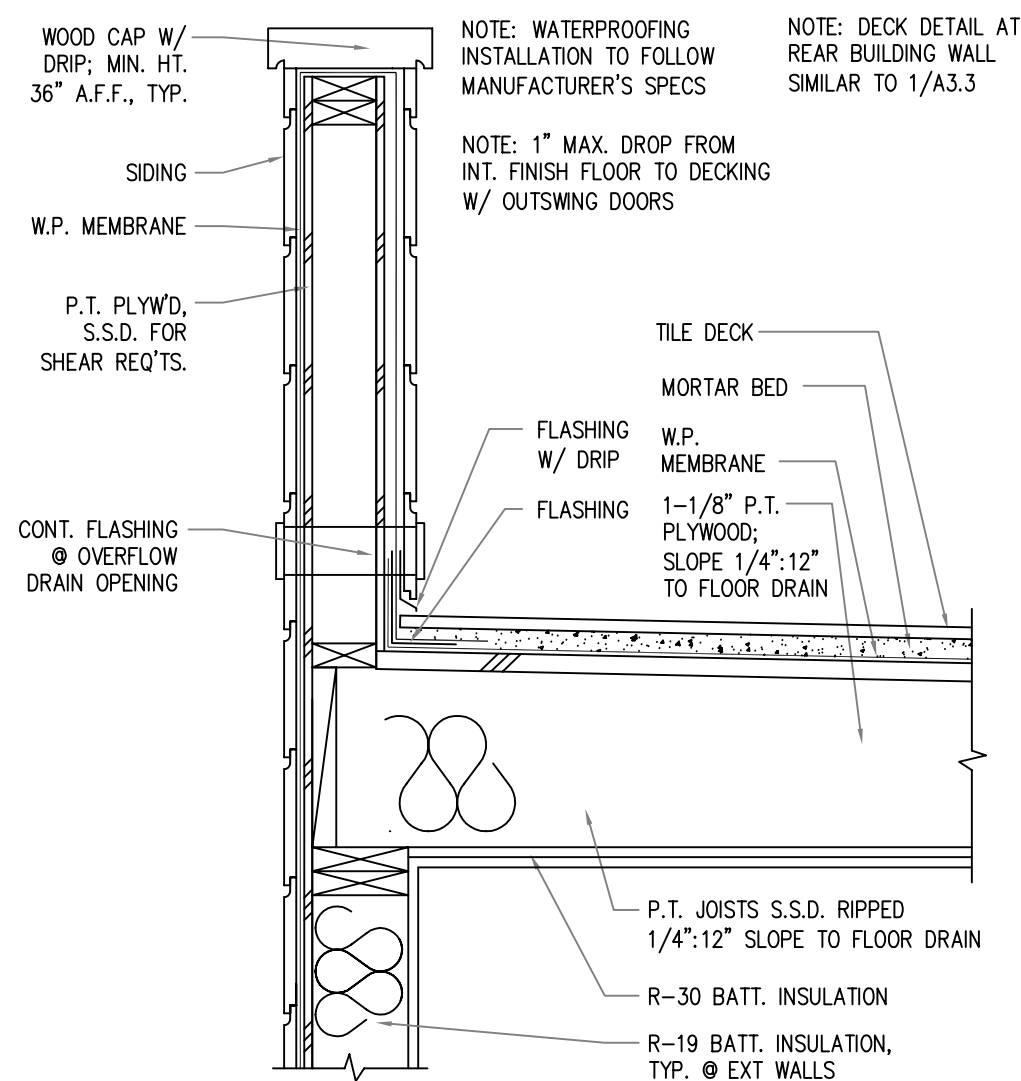
WALL TYPE 2  
1-HR. RATED



WALL TYPE 3



WALL TYPE 4  
1-HR WALL



Notes:

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Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
Structural Details

Project #	Sheet #
1901	28
Date:	
Feb 28, 2020	
Scale:	
1"=1'-0"	

22 WAWONA ST.  
BLOCK 2919A, LOT 004

ADDITION OF ONE NO-EXEMPTION ADU, ON THE FIRST FLOOR

Area of the ADU 617.7 SF Total

617.7 SF, on the 1ST Floor

Notes:

Building Permit Number:  
202002285795


Architectural Firm:

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Architect: Nahla Awad

Project's Name:

Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

Title Sheet

<div><div>Project #</div><div>1901</div></div> <div><div>Date:</div><div>Feb. 28, 2022</div></div> <div><div>Scale:</div><div>N/A</div></div>	<div><div>Sheet #</div><div>A0.0</div></div>
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[illegible]

DEMPLTION NOTES:

1. DEMOLITION WORK SHOWN IN THESE DRAWINGS MAY NOT BE THE COMPLETE DEMOLITION REQUIRED TO ACCOMDATE NEW WORK. THE INTENT OF THE DRAWINGS IS TO GENERALLY SHOW THE SCOPE OF THE WORK EXPECTED OF THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT ARCHIECT IN ADVANCE IF REQUIRED DEMOLITION IS TO EXCEED THE SCOPE SHOWN IN ARCHITECTURAL DRAWINGS. EXCEDDING DEMOLITION SHOWN ON ARCHITECTURAL DEWINGS MAY REQUIRE A PERMIT REVISION
2. WHEN NECESSARE, THE CONTRACTOR WILL COORDONATE THE CAPPING AND PATCHING OF THE EXISTING PLUMBING, ELECTRICAL AND MECHANICAL FIXTURES , SYSTEM AND ASSOCIATED DEVICES TO IDE REMOVED WITH THE REST OF THE EXISTING SYSTEMS TO REMAIN . THE CONTRACTOR WILL VERIFY THE WORK REQUIRED TO INSTALL AND PATCH NEW PLUMBING ELECTRICAL AND MECHANICAL FIXTURES AND RELATED EQUIPMENT, AS SHOWN IN THE NEW WORK PLANS, INTO THE REMAINING EXISTING SYSTEM
3. WHEN NECESSARY, THE CONTRACTOR WILL PROTECT EXISTING WOOD FINISH FLOORS AND CARPETS WITH AT LEAST ONE LAYER OF HEAVY KRAFT PAPER AND ONE LAYER OF MASONITE . PROTECTIVE LAYERS SHOULD BE TAPED TO EACH OTHER TO MINIMIZE MOVEMENT AND INTRUSIONS
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SHORING OF THE EXISTING SUBJECT BUILDING AND OF ANY ADJACENT STRUCTURES ASSOCIATED WITH THE DEMOLITION WORK INDICATED IN THESE DRAWINGS. THE CONTRACTIONS ARE SOLEY RESPONSIBLE FOR PROCURING PROFESSIONAL SERVICES SUCH AS A STRUCTURAL ENGINEERING, TO DETERMINE IF SHORING DESIGN IS NEEDED .. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ADDITIONAL PERMITS, ENGINEERING AND CONSTRUCTION DOCUMENTS RELATED TO THIS WORK
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMENING WHICH LAWS PERTAINING TO SAFETY OF PEPRSONS, PROPERTY AND ENVIRONMENTAL PROTECTION ARE APPLICABLE TO THIS PROJECT . CONTRACTOR SHALL COMPLY WITH ALL SUCH APPLICABLE LAWS. THIS INCLUDES BUT IS NOT LIMITED TO REMOVAL OF TOXIC MATERIALS ( SUCH AS ASBESTOS OR LEAD) AND WORKPLACE SAFETY REQUIREMENTS ) SUCH AS CAL-OSHA CERTIFICATES)
6. REMOVE AND LEGALLY DISPOSE OF ALL ABANDONED HVAC EQUIPMENT INCLUDING DUCTWORK, ABANDONED ELECTRICAL, TLEPHONE AND DATA CABLING AND DEVICES, ABANDONED WATER PIPES, GAS AND SEWER LINES
7. 100% OF MIXED DEBRIS MUST BE TRASPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY IN COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION AND DEMOLITION DEBRIS ORDINANCE
8. EXISTING DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENTS OENINGS, SHALL REMAIN COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEETMETAL OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS ENTERING THE SYSTEM
- LEGEND  
(E) WALL TO REMAIN  
(e) WALL TO BE REMOVED  
(N) WALL

SITE DEVELOPEMENT

STORM WATER POLLUTION CONTROL:  
A PLAN HAS BEEN DEVELOPED AND WILL BE IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION

GRADING AND PAVING:  
CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.  
EXCEPTION FOR ADDITIONS AND ALTERATIONS WHICH DOES NOT ALTER THE EXSISTING DRAINAGE PATH

ELECTRICAL VEHICLE CHARGE FOR NEW CONSTRUCTION:  
FOR ONE AND TWO FAMILY DWELLINGS, INTALL ELECTRIC VEHICLE CHARGING WIRING AND PANELS PER THE REQUIREMENTS

KEYNOTES:

1. SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR:  
SMOKE DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND AREAS SERVING THE SLEEPING ROOMS. MIN. OF ONE SMOKE DETECTOR ON EACH LEVEL. ALARMS AT BEDROOMS TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR INTERCONNECTION; WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED WITHIN A DWELLING INITE, SMOKE ALARMA SHALL BE INTERCONNECTED IN SUCH A MAMMER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEFROOMS OVE. BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED.
- CARBON MONOXIDE DETECTOR: ARE REQUIRED ON THE HALLWAY OUTSIDE ALL BEDROOMS. AT LEAST ONE ON EACH STROY REQUIRED WITHIN A DWELING UNIT. ,
2. STAIRS:  
RISE AND RUN: 4" MIN. RISE, 7" MAX RISER AND 11" MIN TREAD RUN. (EXCEPTION: STEPS MAY BE 7.75" MAX. RISE AND 10" MIN. RUN FOR STAIRS WITHIN INDIVIDUAL DWELLING UNITS IF OCCUPANT LOAD IS LESS THAN 10, OR FOR STAIRS TO UNOCCUPIED ROOFS) . LARGEST RISE OR RUN IN A FLIGHT MAY NOT EXCEED SMALLEST BY MORE THAN 3/4". HANDRAILS REQUIRED ON STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING WITH 12" EXTENSIONS TOP AND BOTTOM . RETURNED TO WALL HANDRAILS REQUIRED AT BOTH SIDES. EXCEPT WITHIN A DWELLING UNIT. PICKETS AND BAL STERS: OPENING LESS THAN 4". 6" MAX. DIAMETER OPENING AT TREAD / RISER / BALUSTER TRIANGLE.
- GUARRAIL: MIN. HEIGHT 42" (EXCEPTION : WITHIN DWELLING UNITS, 36" MIN. IF HANDRAIL MOUNTED ABOVE GUARDRAIL) . LANDING: REQUIRED AT EVERY 12 VERTICAL FEET MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. HEADROOM CLEARANCE: MIN. 80" THROUGHOUT STAIRS. TREAD ANTI-SLIP: ON EXTERIOR STAIRS, PROVIDE TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY AND 0.98 WET
3. STRUCTURE AT EXTERIOR: SUPPORT STRUCTURE FOR EXTERIOR STAIRS AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH ONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISANT WOOD . ALL CUT ENDS TO BE TREATED WITH COPPER GREEN; OR SIMILAR PRESERVATIVE
4. LIGHT AND VENTILATION: LIGHT TO HABITABLE SPACE ? % OF FLOOR AREA, MIN. 8 SQ FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN 4 SQ. FT. OPENINGS
5. GARAGE VENTILATION: 200 SQ. INCHES MIN FOR GARAGE OF UP TO 1000 SQ FT. FOR EACH ADDITIONAL 200 SQ FR. PROVIDE ADDITIONAL 30 SQ IN. OF CLEAR VENT AREA BATHROOM:  
W.C. MIN. OF 24 CLEARANCE IN FRONT OF W.C. 15" FROM CENTERLINE OF BOWL . TO ADJACENT WALL. MAX ALLOWABLE W.C. FLUSH RATE 1.28 GALLONS, MAX SHOWER: 30" MIN DIA. CIRCLE AND 1024 SQ INCHES MIN AREA. 32" X 32" INSIDE THRESHOLD;  
SHOWERHEAD FLOW RATE TO BE 2.5 GALLONS/ MINUTE MAX. WET AREAS: NO GYPSUM BOARD OR GREENBOARD OR PURPLEBOARD ARE ALLOWED ON WET AREAS. USE 1/2" CEMENTIOUS BACKERS ( HARD BACKER OR 5M) AS TILE OR STONE UNDERLAYMENT.  
FAUCETS: FLOW RATE TO BE 2.2 GALLON/ MINUTE MAX.
7. LAUNDRY: PROVIDE FLOOR DRAIN IN CENTER OF ROOM. SLOPE MIN 1/4" PER FOOT
8. SKYLIGHTS: ( WITHOUT PARAPATES) LESS THAN 5 FEET FROM PROPERTY LINE TO BE 45 MINUTE RATED ASSEMBLY W/ 1- HR ROOF / CEILING CONSTRUCTION
9. BEDROOM WINDOWS: AT LEAST ONE PER BEDROOM SHALL MEET EGRESS REQUIREMENTS OF MIN WIDTH 20" ( WITH MIN HIGHT OF 41" ) OR MIN HIGHT OF 24" ( MIN 34.2" MIN WIDTH) TOTALING 5.7 SQ. FT. MIN CLEAR OPENING: BOTTOM OF CLEAR OPENING TO BE 44" MAX ABOVE BEDROOM FLOOR
10. ROOF PARAPETS: AT UNRATED ROOFS, 1-HR RATED PARAPAET, 30" MIN. HIGHT REQUIRED

Notes:  
Building Permit Number:  
202002285795

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Architect: Nahla Awad	
Project's Name:	
Barjoud House Block 2919A . lot 004 22 Wawona St, San Francisco, CA 94127	
Sheet's Name:	
Demo & key Notes	
Project #	Sheet #
1901	A0.2
Date:	
Feb. 28, 2022	
Scale:	
N/A	



GENERAL NOTES:

1. CONTRACTOR SHAL ADJERE TO ALL CODES, RULES AND REGULATIONS GOVERNING CONSTUCTION, BUILODING, ACCESS AND THE USE OF FACULTIES AS SET BY LOCAL BUILDING DEPARTMENY AGENCY AND THE BUILDING OWNERS. TITLE 24, C.A.C. ESPECIALLY THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPE ACCESS REQUIREMENTS, ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.

2. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.

3. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER OF ANY CONFLICTS HEREN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THE ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.

4. ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHNICS SKILLED IN THEIR RESPECTIVE TRADES.

5. THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANING OF EXACT SCOPE OF WORK. THE ARCHITECT WILL BE AVAILABLE TO REVIEW ALL WORK ON SITE AND RESOLVE ANY UNCLEAR ITEMS

6. THE CONTRACTOR SHALL CONTACT THE BUILDING MANAGEMENT TO BE ADVISED OF THE RULES OF THE BUILDING WITH RESPECT TO CONSTRUCTION, WHEN AND HOW DEOIVERIS AND/ OR REMOVAL CAN BE DONE ON REGULAR OR OVERTIME AND IN GENERAL. ANY BUILDING REQUIEMENTS WHICH WILL AFFECT THEIR WORK

7. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL FABRICATIONS, SHOP DWGS, AND FIXTURE CUTS FOR APPROVAL AFTER HAVING CHECKED AND APPROVED THEM FIRST, WHER APPLICABLE

7. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL FABRICATIONS, SHOP DWGS, AND FIXTURE CUTS FOR APPROVAL AFTER HAVING CHECKED AND APPROVED THEM FIRST, WHER APPLICABLE

8. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER THROUGHOUT THE SPACE UNSER CONSTRUCTION, IF REQUIRED

9. THE CONTRACTOR SHAL REMOVE FORM THE CONSTRUCTION SITE ALL RUBBISH AND WASTER MATERIALS FOR HIS OWN SUBCONTRORS IF REQUIRED

10. NO WORK DEPENDING ON PARTITION LOCATIONS SHALL BE DONE UNTIL THE CONTRACTOR HAS MAKED PARTION LOCATIONS ON THE FLOOR SLAB IN THE FIELD AND THE ARCHITECT HAS APPROVED THEM

11. THE CONTRACTOR SHALL LEAVE THE PREMISES IN A CLEAN AND ORDERLY MANNER, ON A DAILY BASIS

12. THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVERTIME, SHIPPING, ETC

13. ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURET'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS

14. THE WORK INCLUDED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH A/ A GENERAL CONDITIONS DOCUMENT A-201, 1991 EDITION

15. CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS SHALL GUARNTEE THAT THE WORK IS FREE FROM ANY DEGETCS IN WORKMANSHIP AND MATERIALS FOR A PERIOED OF ONE YEAR FROM DATE OF COMPLETION AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO ADDITIONL CHARGE

16. CONTRACTORS TO CARRY EMPLOYER'S LIABILITY INSURANCE OF NOT LESS THAN \$1,000,000 PER OCCURRENCE, AND COMPREHENSIVE GENRAL LIABILITY OF AT LEAST \$2,000LOOO COMBINED SINGLE LIMIT FOR BODILY INJURY, DEATH, OR PROPERTY DAMAGE. THE POLICES TO ALSO COVER LANDLORD AND TENANT AS ADDITIONAL INSURED

Notes:  
Building Permit Number:  
202002285795

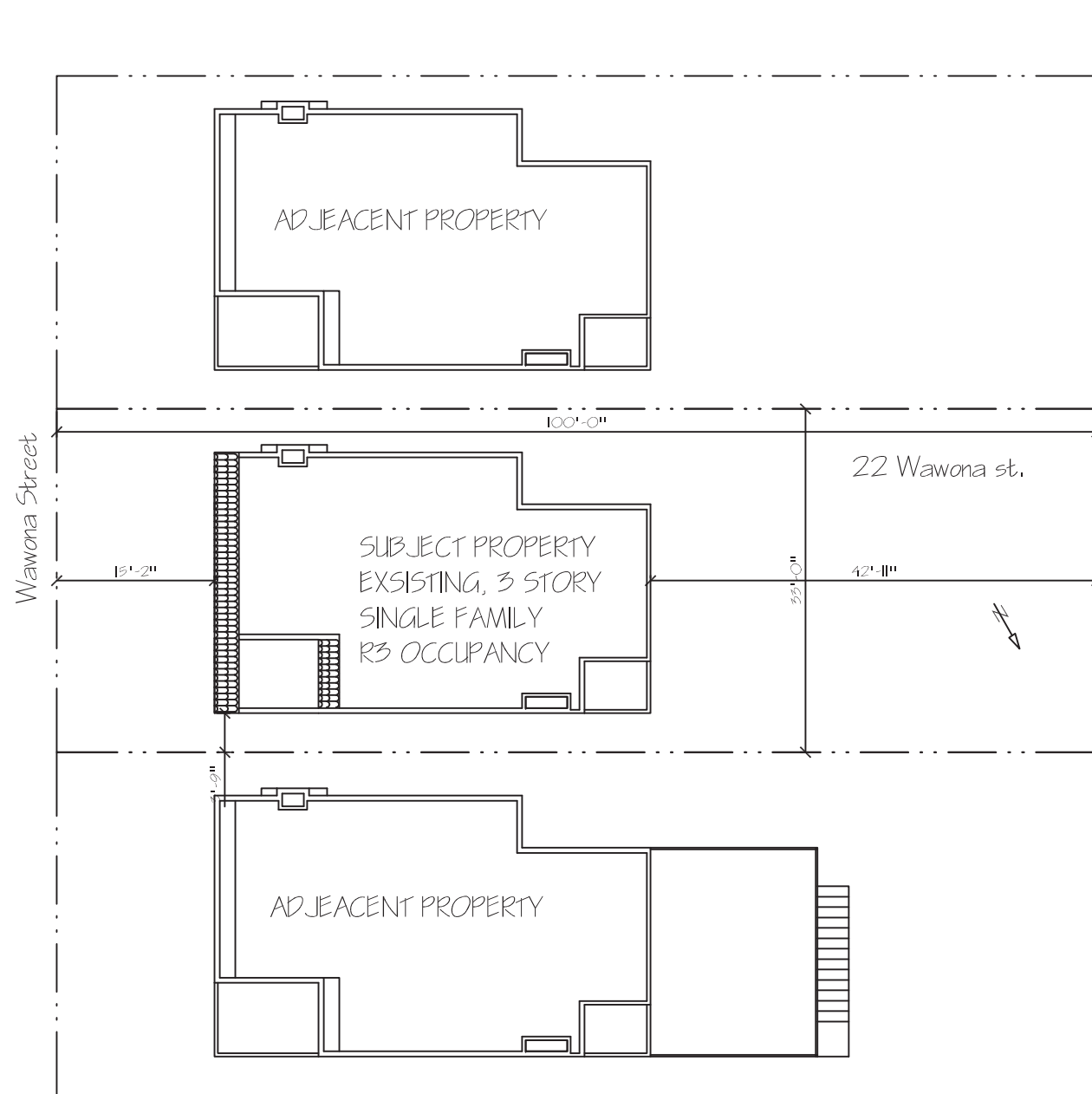
Architectural Firm:  
ABA  
22 WAWONA ST.  
SAN FRANCISCO, CA 94127  
TEL: (415) 661-6486  
FAX: (415) 661-6259  
E. MAIL: nahlaawad@sbcglobal.net

Architect: Nahla Awad

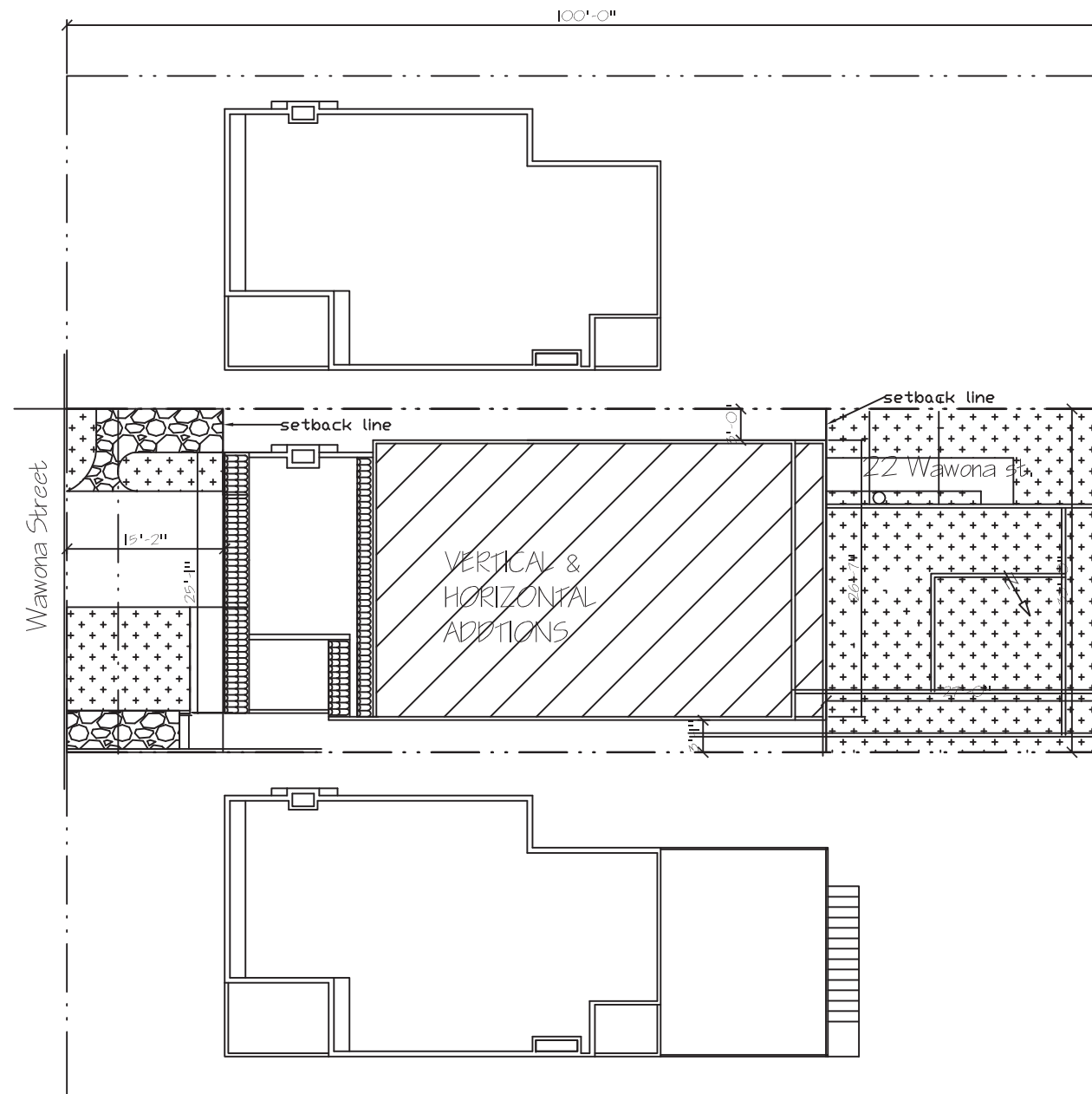
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Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
General Notes

Project #	Sheet #
1901	A0.3
Date:	
Feb. 28, 2022	
Scale:	
N/A	



ESISTING SITE PLAN



PROPOSED SITE PLAN

PROPOSED 

Notes:  
Building Permit Number:  
202002285795

Architectural Firm:  
ABA  
22 WAWONA ST.  
SAN FRANCISCO, CA 94127  
TEL: (415) 661-6486  
FAX: (415) 661-6259  
E. MAIL: nahlaawad@sbcglobal.net

Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

Site Plan

Project #

1901

Date:

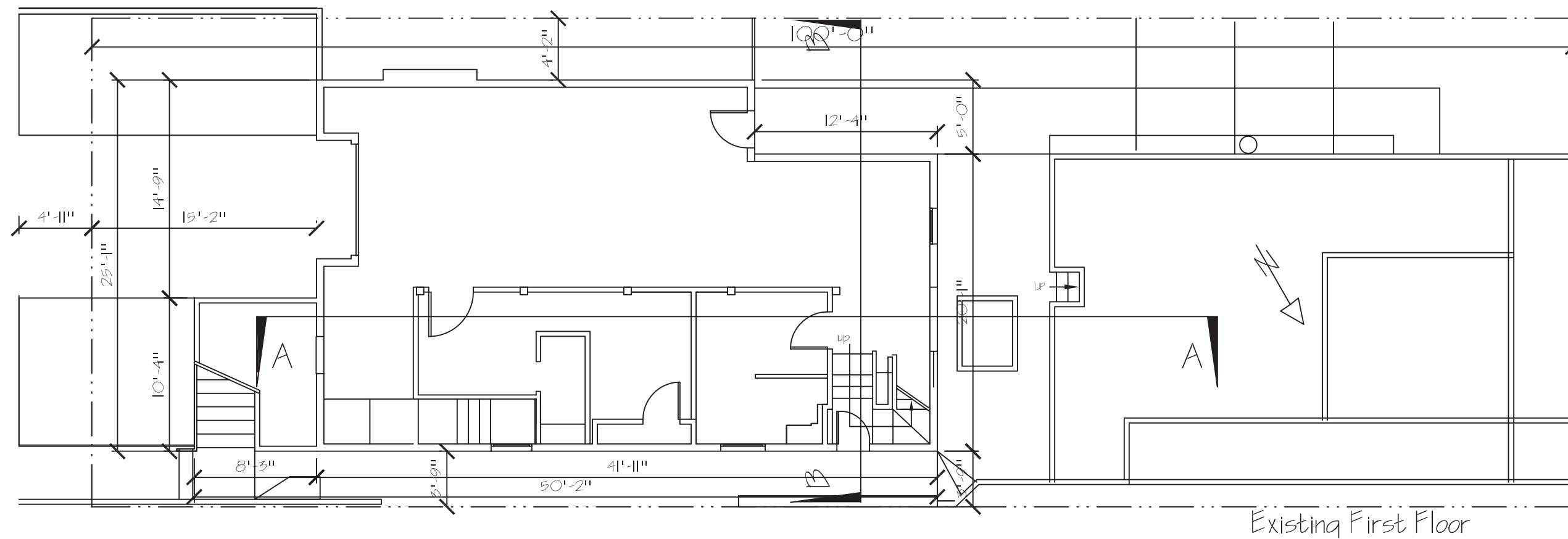
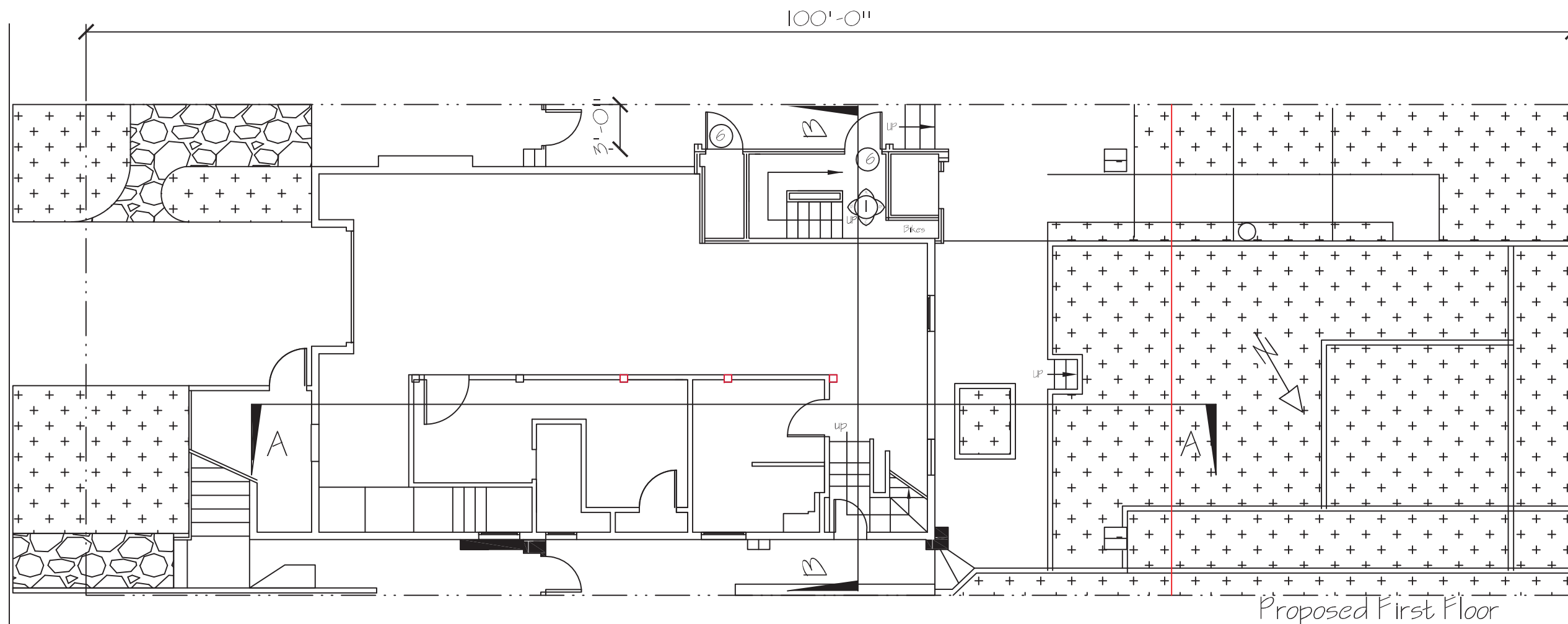
Feb. 28, 2022

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Sheet #

40.4



Notes:

Building Permit Number:	202002285795
-------------------------	--------------

Architectural Firm:

ABA

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SAN FRANCISCO, CA 94127  
TEL: (415) 661-6486  
FAX: (415) 661-6259  
E. MAIL: [nahlaawad@sbcglobal.net](mailto:nahlaawad@sbcglobal.net)

Architect: Nahla Awad

Project's Name:

Barjoud House

Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

First Floor

Project #

1901

Date:

Feb. 28, 2022<sup>7</sup>

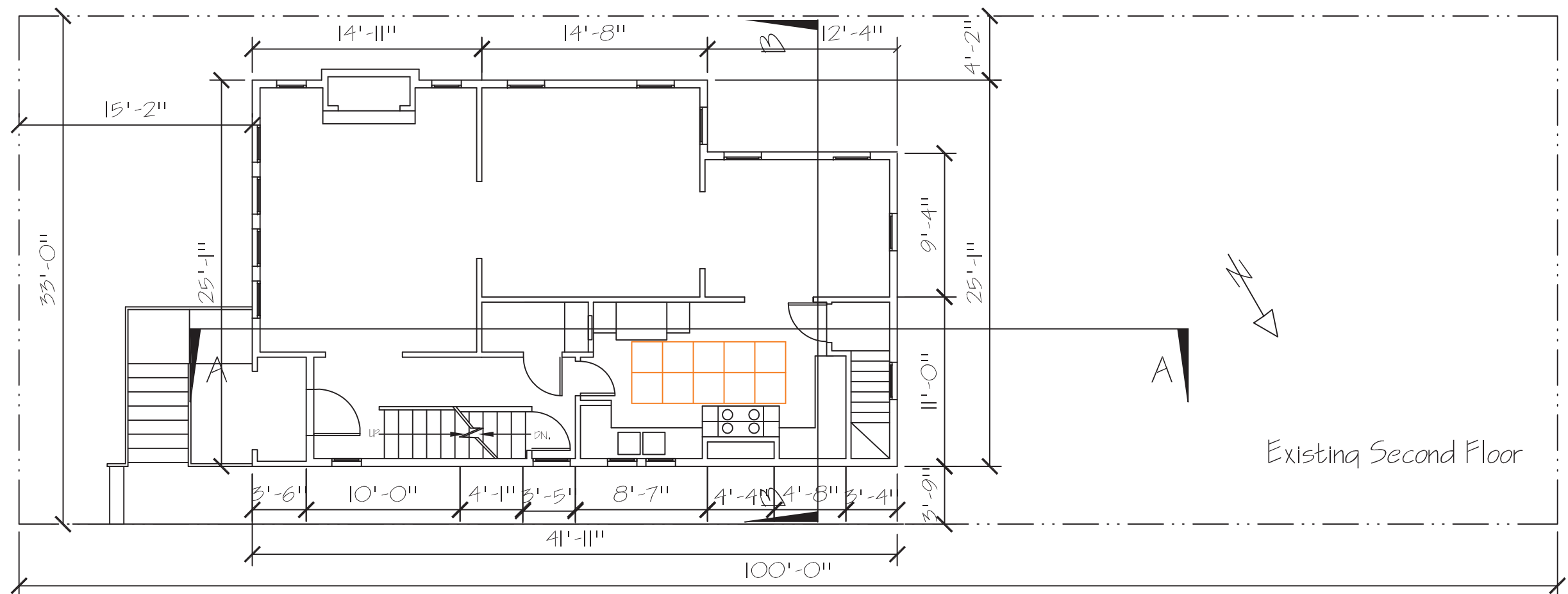
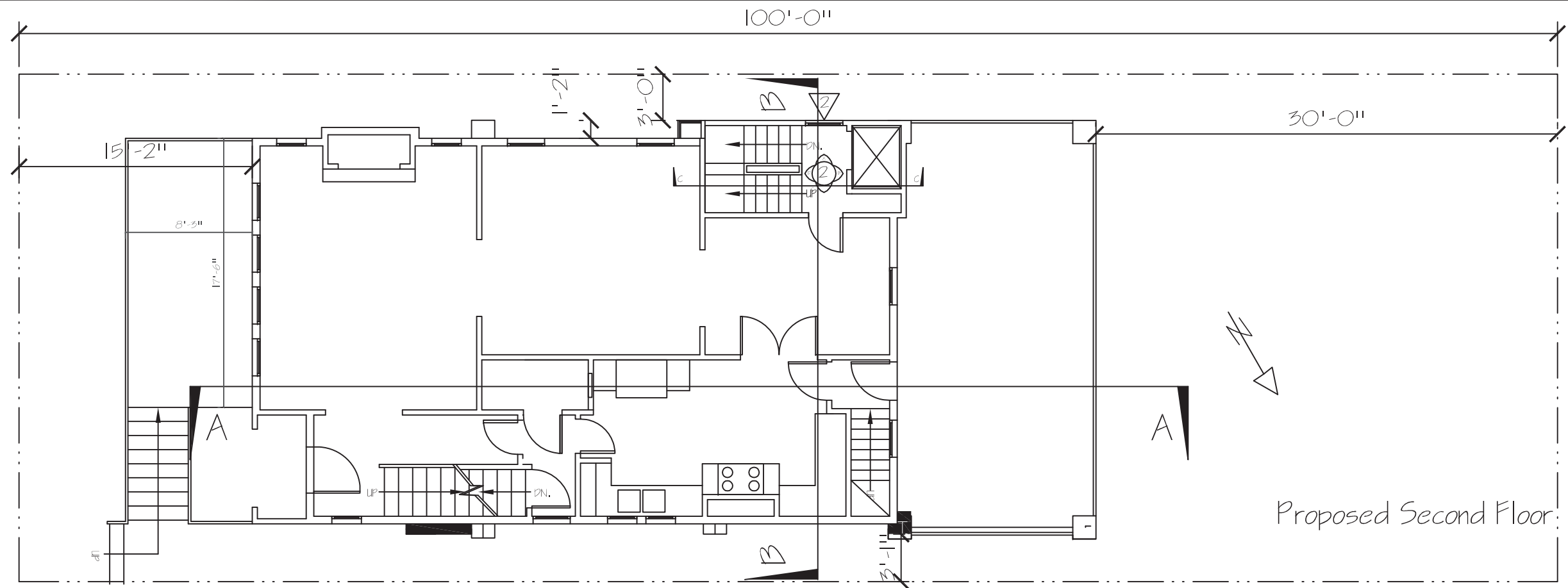
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Sheet #

2





Notes:

Building Permit Number:  
202002285795

Architectural Firm:

ABA  
22 WAWONA ST.  
SAN FRANCISCO, CA 94127  
TEL: (415) 661-6486  
FAX: (415) 661-6259  
E. MAIL: nahlaawad@sbcglobal.net

Architect: Nahla Awad

Project's Name:

Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

Second Floor

Project #

1901

Date:

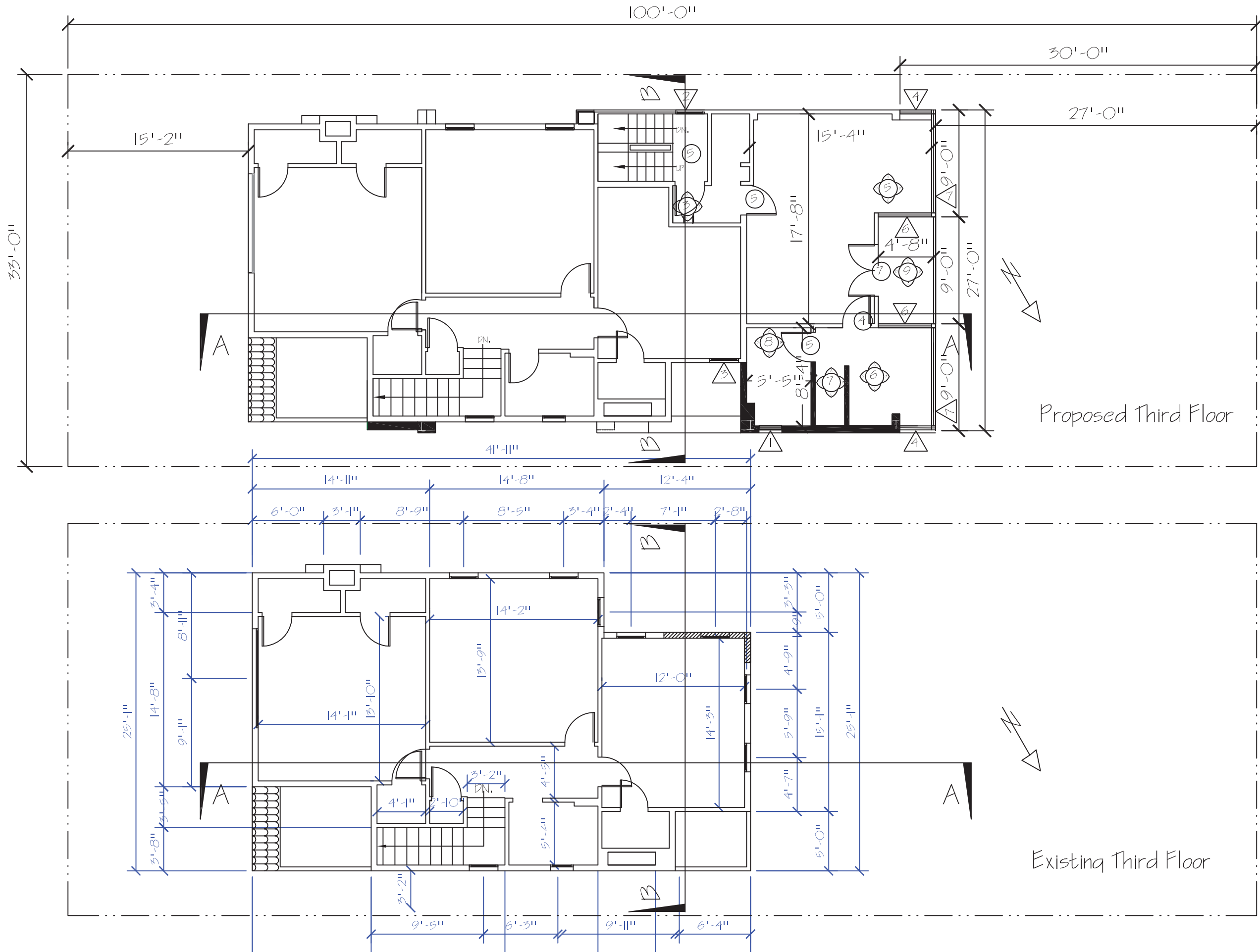
Feb. 28, 2022

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Sheet #

A2



Notes:  
Building Permit Number:  
202002285795

Architectural Firm:  
ABA  
22 WAWONA ST.  
SAN FRANCISCO, CA 94127  
TEL: (415) 661-6486  
FAX: (415) 661-6259  
E. MAIL: nahlaawad@sbcglobal.net

Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

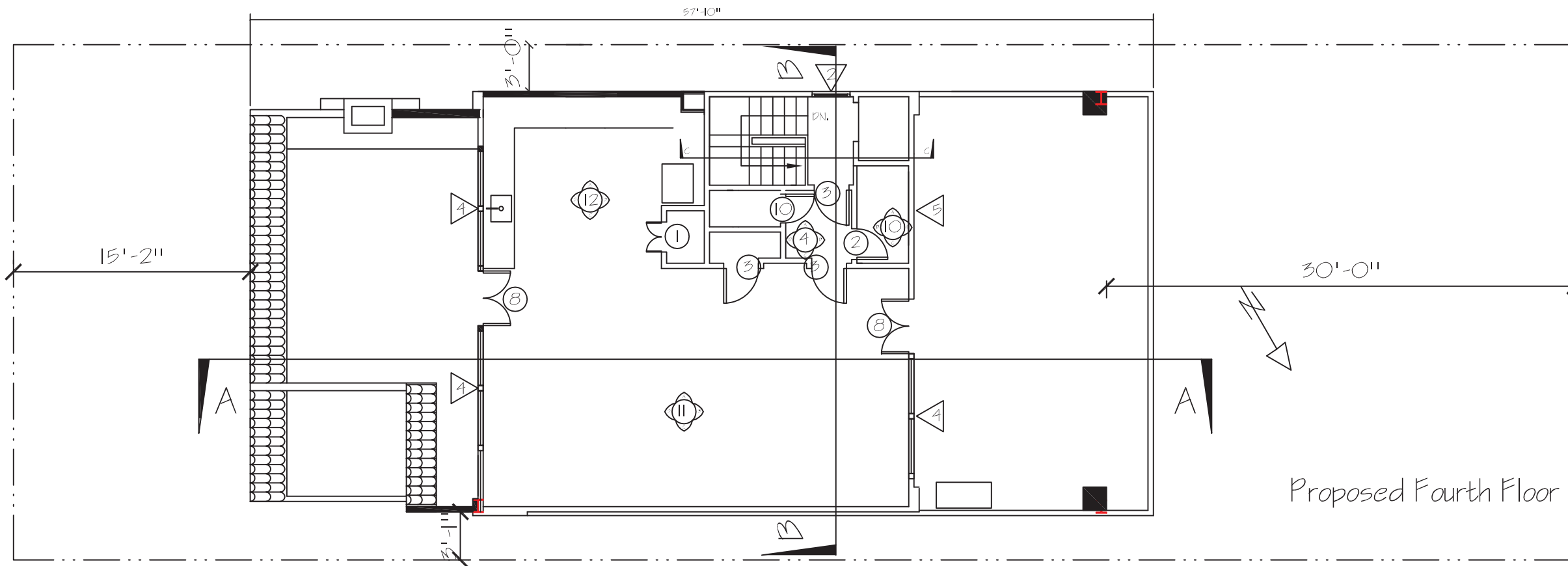
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Third Floor

Project #  
1901

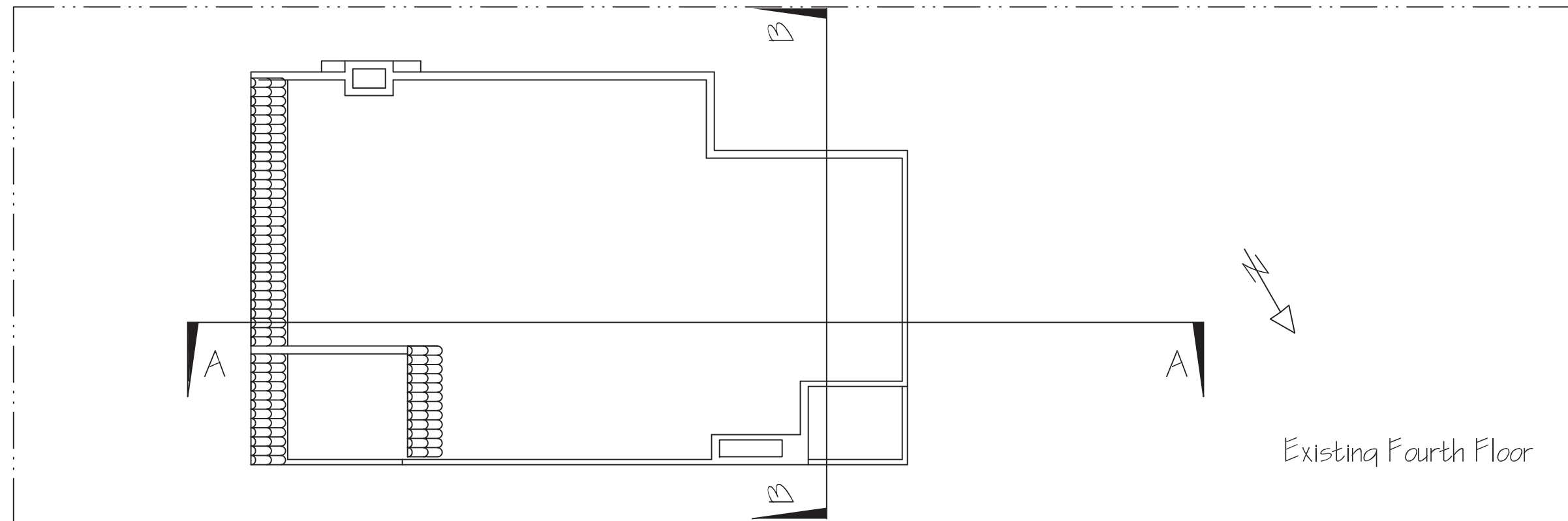
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Feb. 28, 2022

Scale:  
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Sheet #  
A3



Proposed Fourth Floor



Existing Fourth Floor

Notes:

Building Permit Number:  
202002285795

Architectural Firm:

ABA

22 WAWONA ST.  
SAN FRANCISCO, CA 94127  
TEL: (415) 661-6486  
FAX: (415) 661-6259  
E. MAIL: nahlaawad@sbcglobal.net

Architect: Nahla Awad

Project's Name:

Barjoud House

Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

Forth Floor

Project #

1901

Date:

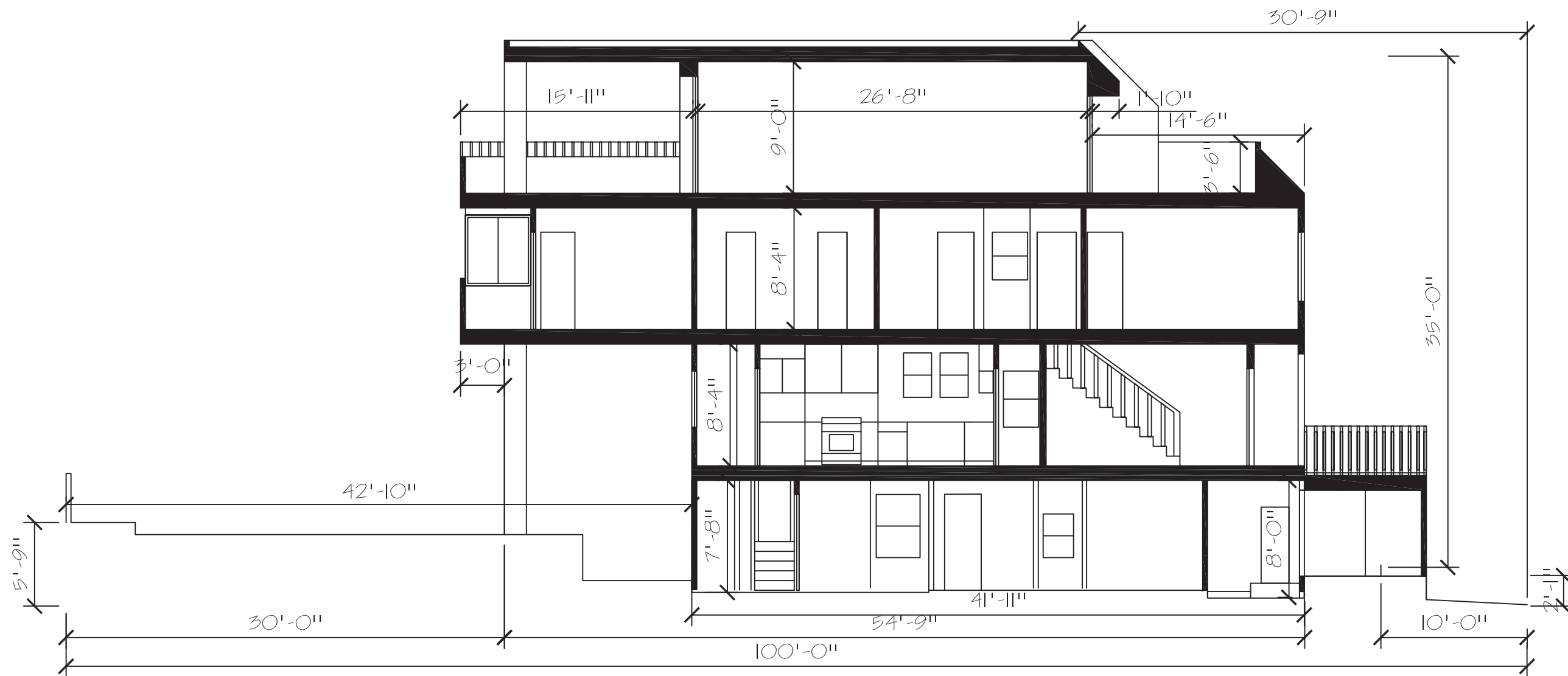
Feb 28, 2022

Scale:

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Sheet #

4/4



Proposed Section AA



Existing Section AA

Notes:

Building Permit Number:  
202002285795

Architectural Firm:

ABA

22 WAWONA ST.  
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TEL: (415) 661-6486  
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E. MAIL: nahlaawad@sbcglobal.net

Architect: Nahla Awad

Project's Name:

Barjoud House

Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

Section AA

Project #

1901

Date:

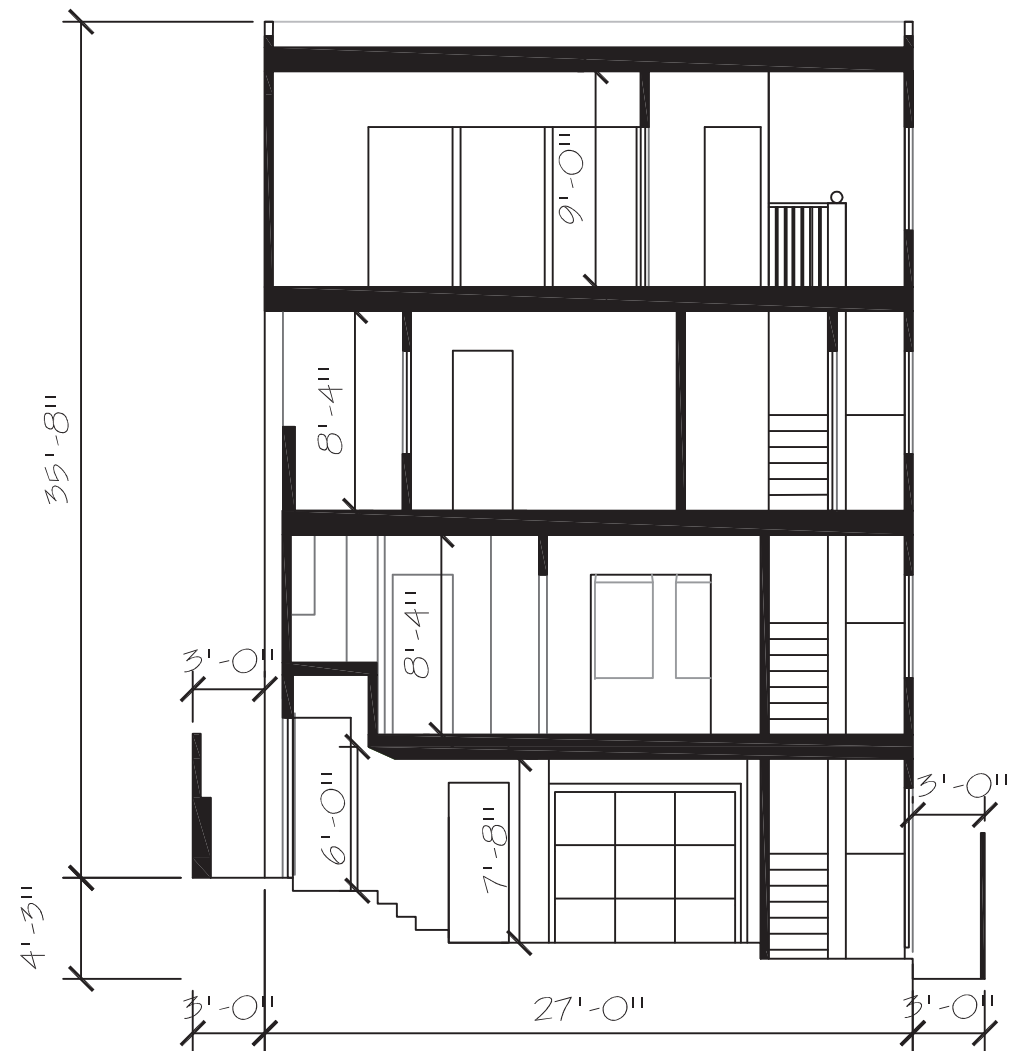
Feb 28, 2022

Scale:

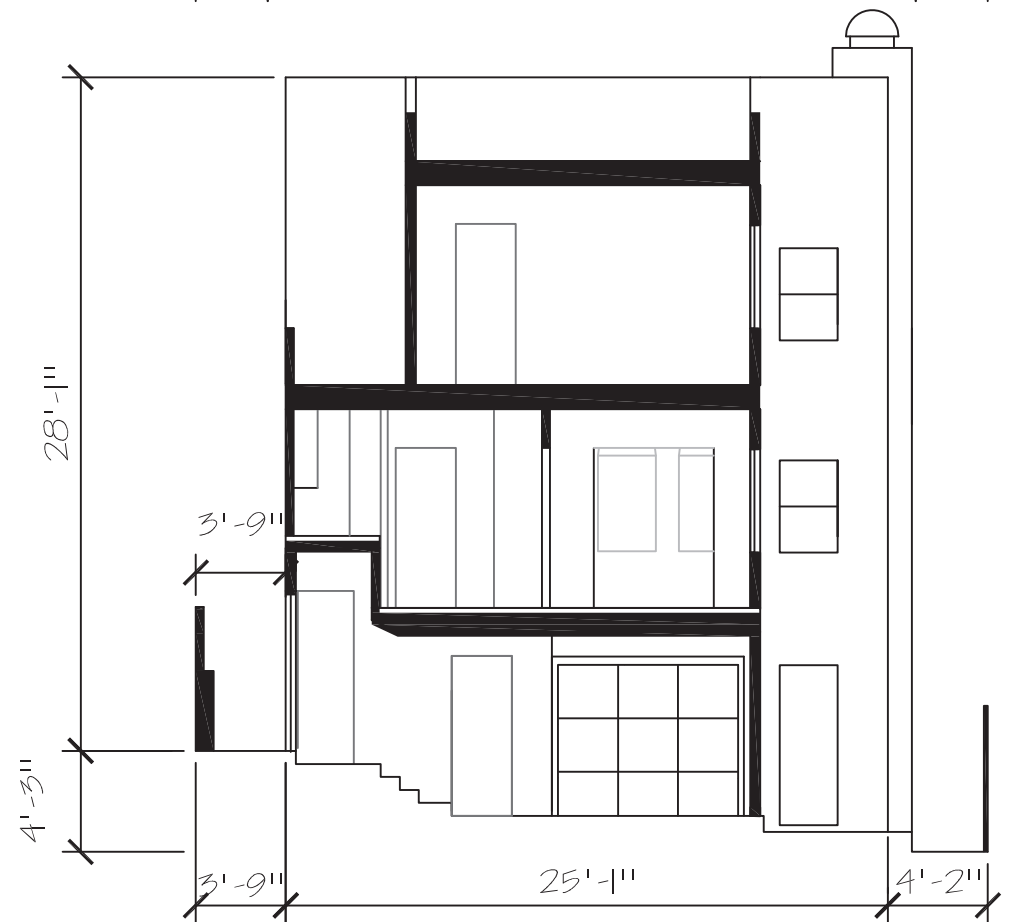
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Sheet #

AS



Proposed Section BB



Existing Section BB

Notes:  
Building Permit Number:  
202002285795

Architectural Firm:  
ABA  
22 WAWONA ST.  
SAN FRANCISCO, CA 94127  
TEL: (415) 661-6486  
FAX: (415) 661-6259  
E. MAIL: nahlaawad@sbcglobal.net

Architect: Nahla Awad

Project's Name:  
Barjoud House  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
SECTION BB

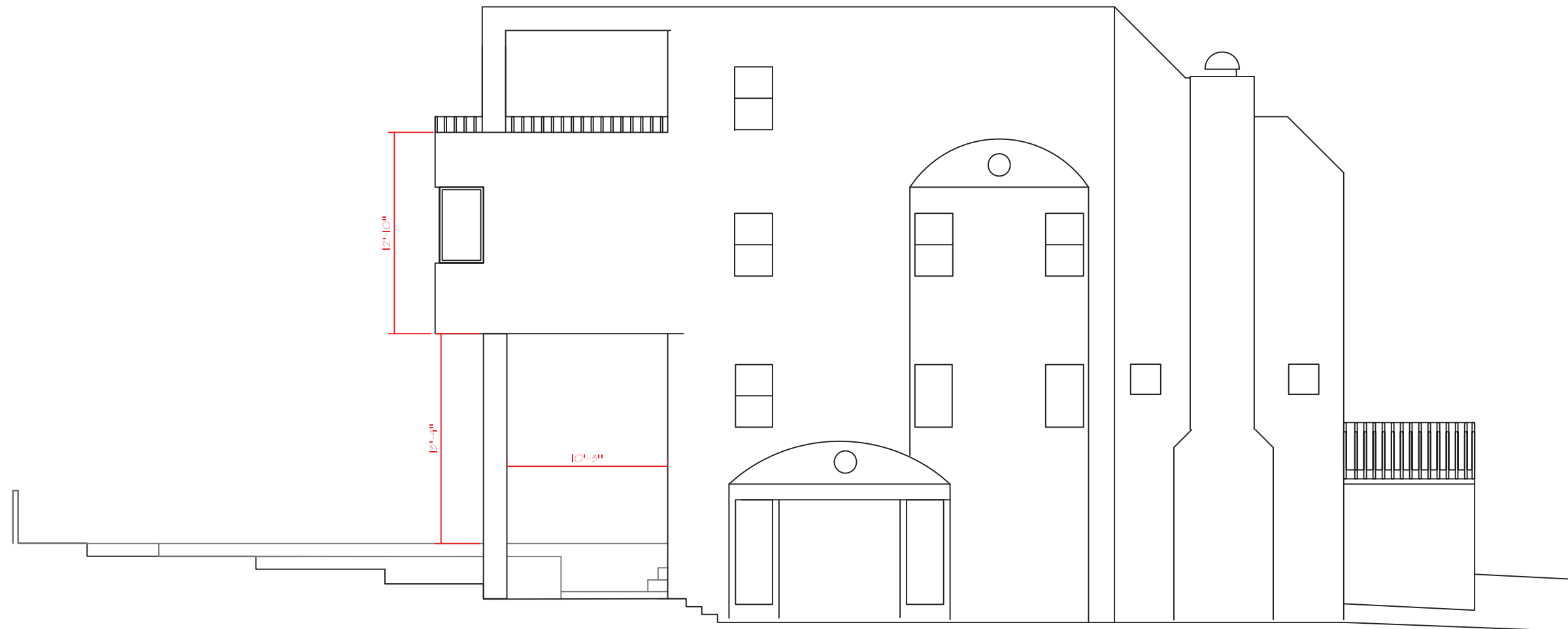
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Date:  
Feb 28, 2022

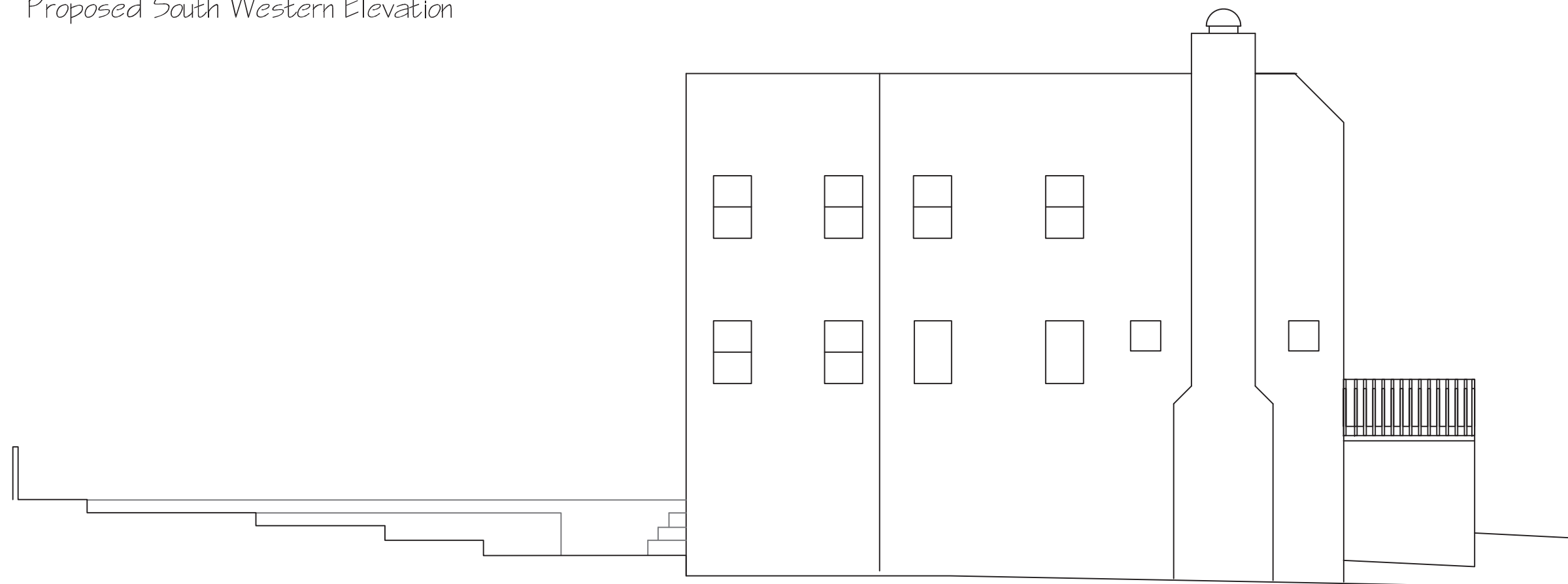
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Sheet #  
CO  
A

Block 2919A . lot 004



Proposed South Western Elevation



Existing South-Western Elevation

Notes:

Building Permit Number:  
202002285795

Architectural Firm:

ABA

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SAN FRANCISCO, CA 94127  
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FAX: (415) 661-6259  
E. MAIL: nahlaawad@sbcglobal.net

Architect: Nahla Awad

Project's Name:

Barjoud House

Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

Elevations 1

Project #

1901

Date:

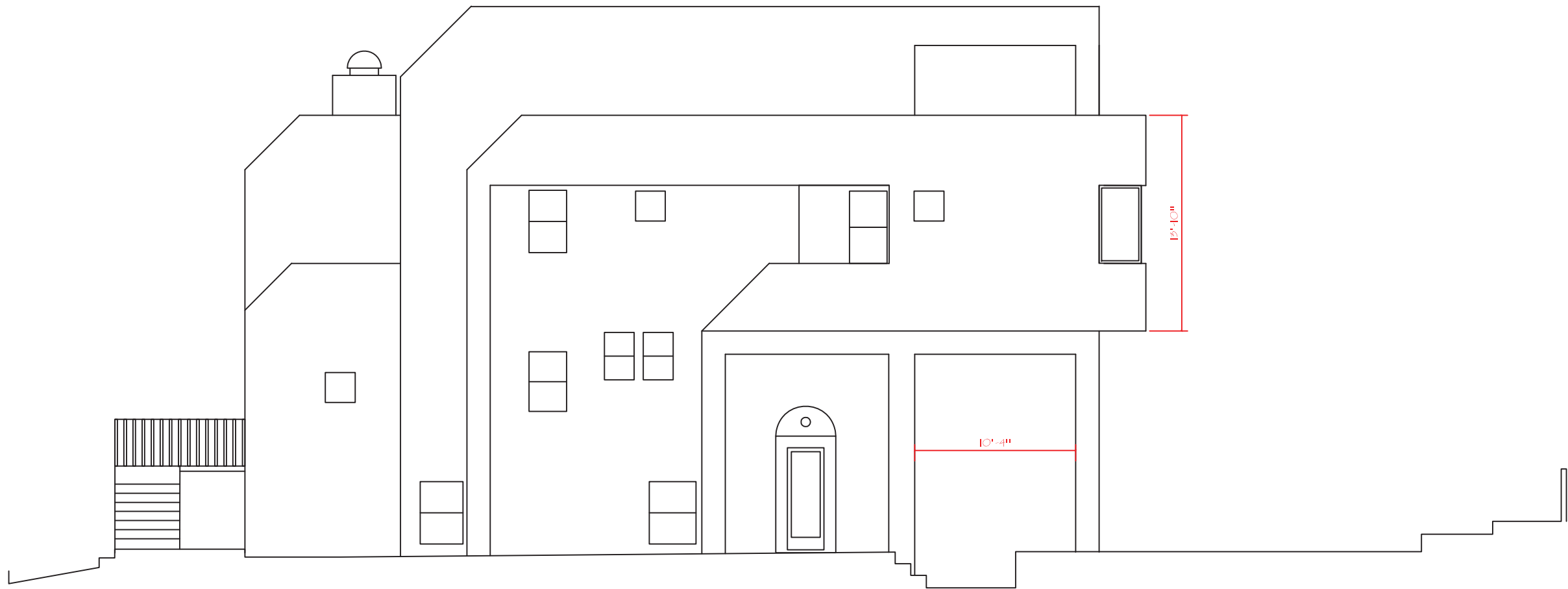
Feb 28, 2022

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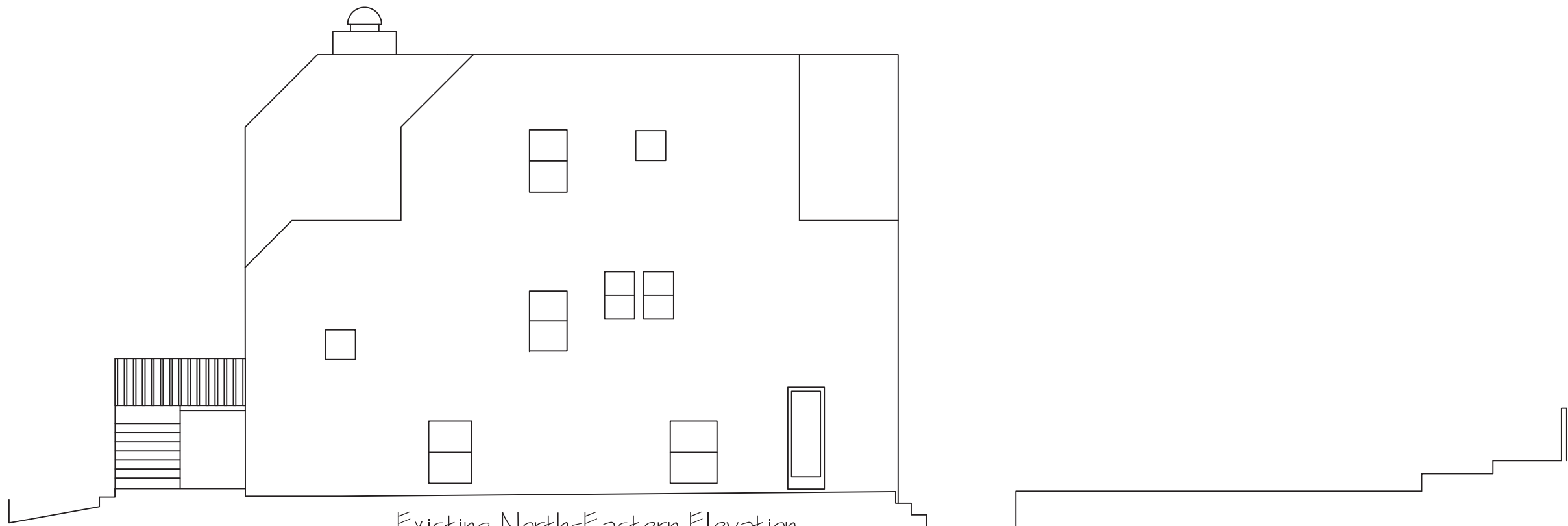
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Sheet #

17  
A



Proposed South Western Elevation



Existing North-Eastern Elevation

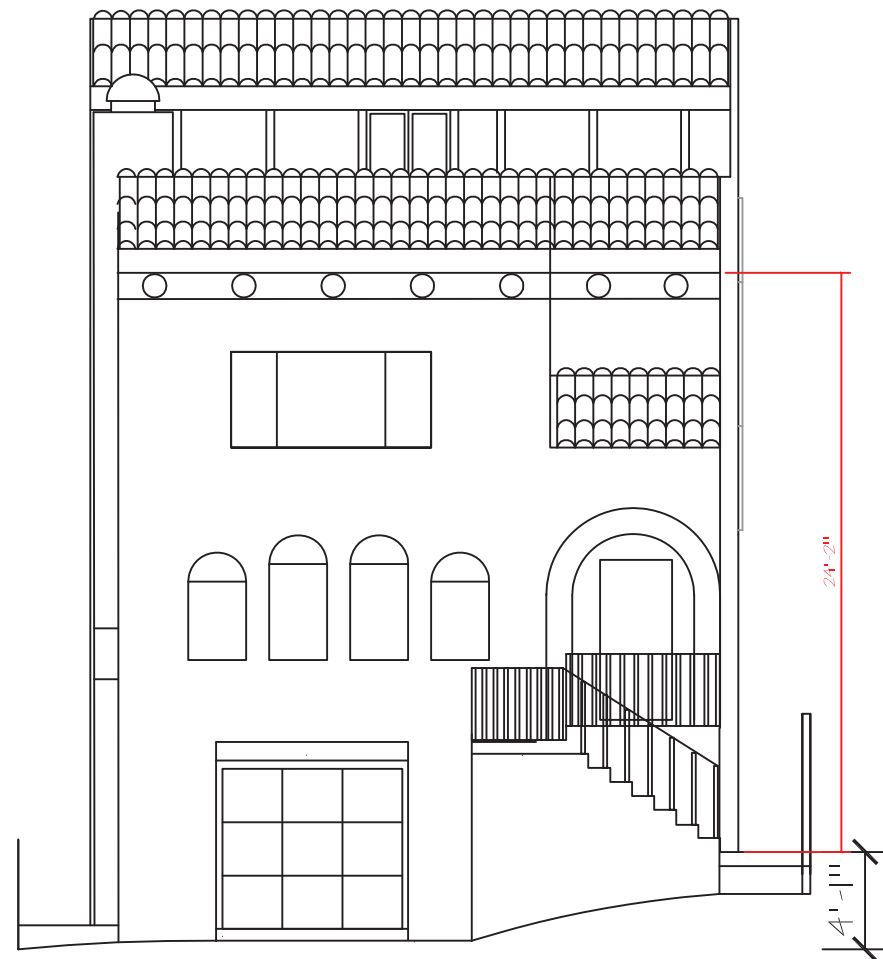
Notes:  
Building Permit Number:  
202002285795

Architectural Firm:  
ABA  
22 WAWONA ST.  
SAN FRANCISCO, CA 94127  
TEL: (415) 661-6486  
FAX: (415) 661-6259  
E. MAIL: nahlaawad@sbcglobal.net  
Architect: Nahla Awad

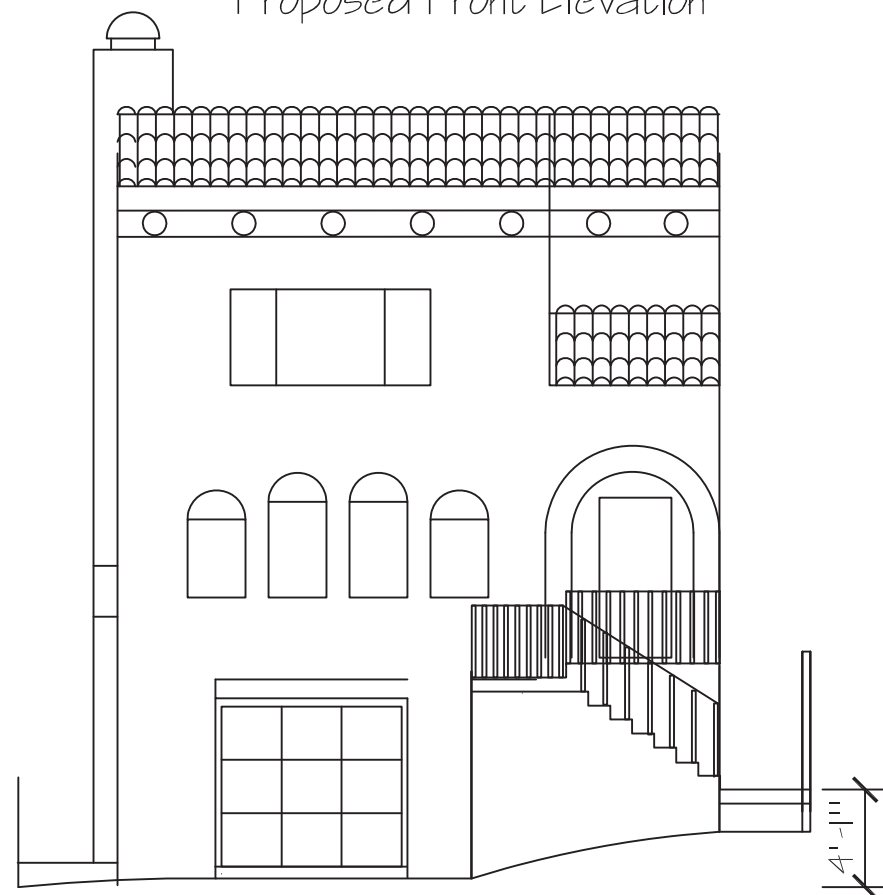
Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
Elevations 2

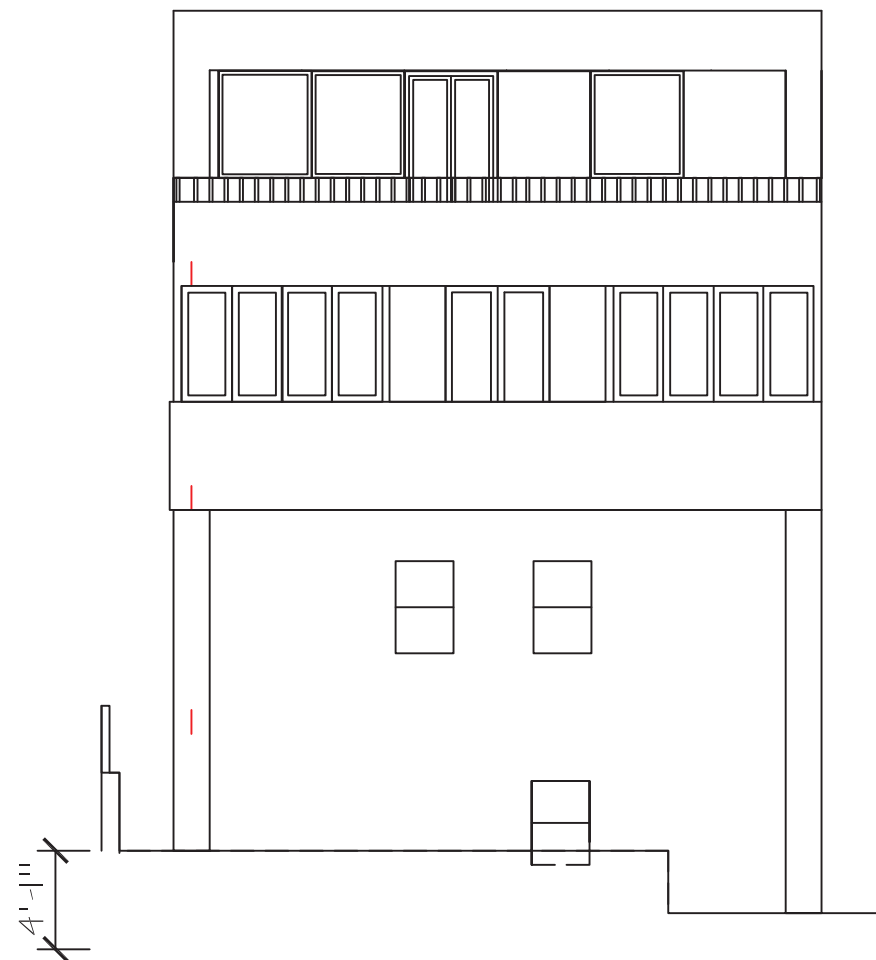
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Date: Feb 28, 2022	
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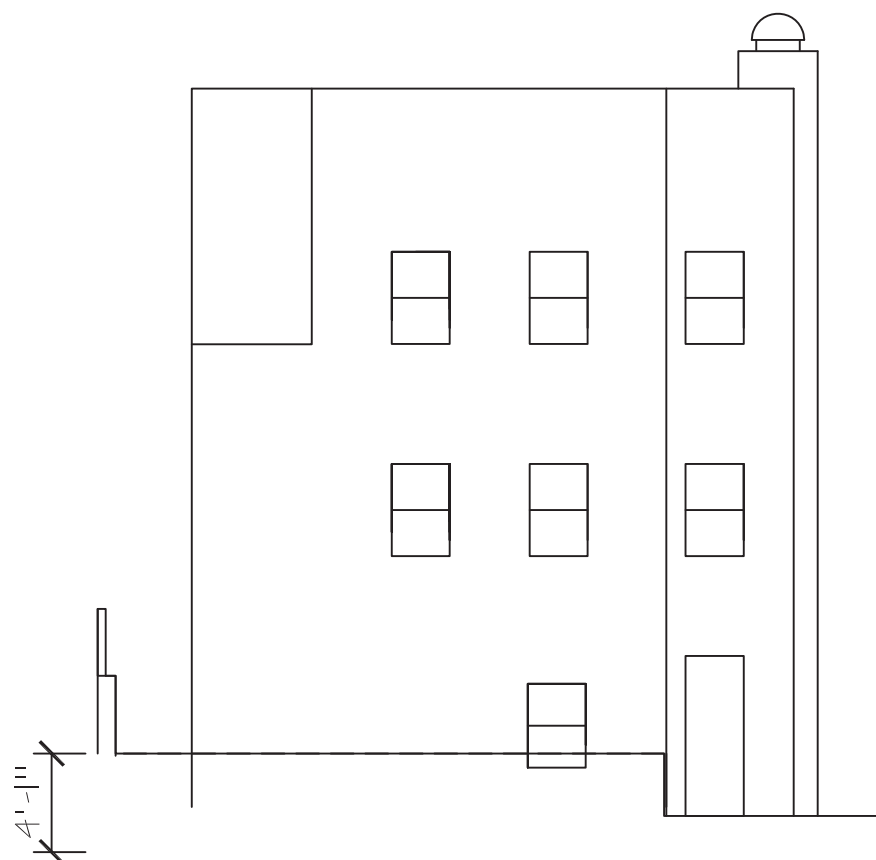
Proposed Front Elevation



Existing Front Elevation



Proposed North-Western Elevation



Existing North-Western Elevation

Notes:

Building Permit Number:  
202002285795

Architectural Firm:

ABA

22 WAWONA ST.  
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TEL: (415) 661-6486  
FAX: (415) 661-6259  
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Architect: Nahla Awad

Project's Name:

Barjoud House

Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

Elevations 3

Project #

1901

Date:

Feb 28, 2022

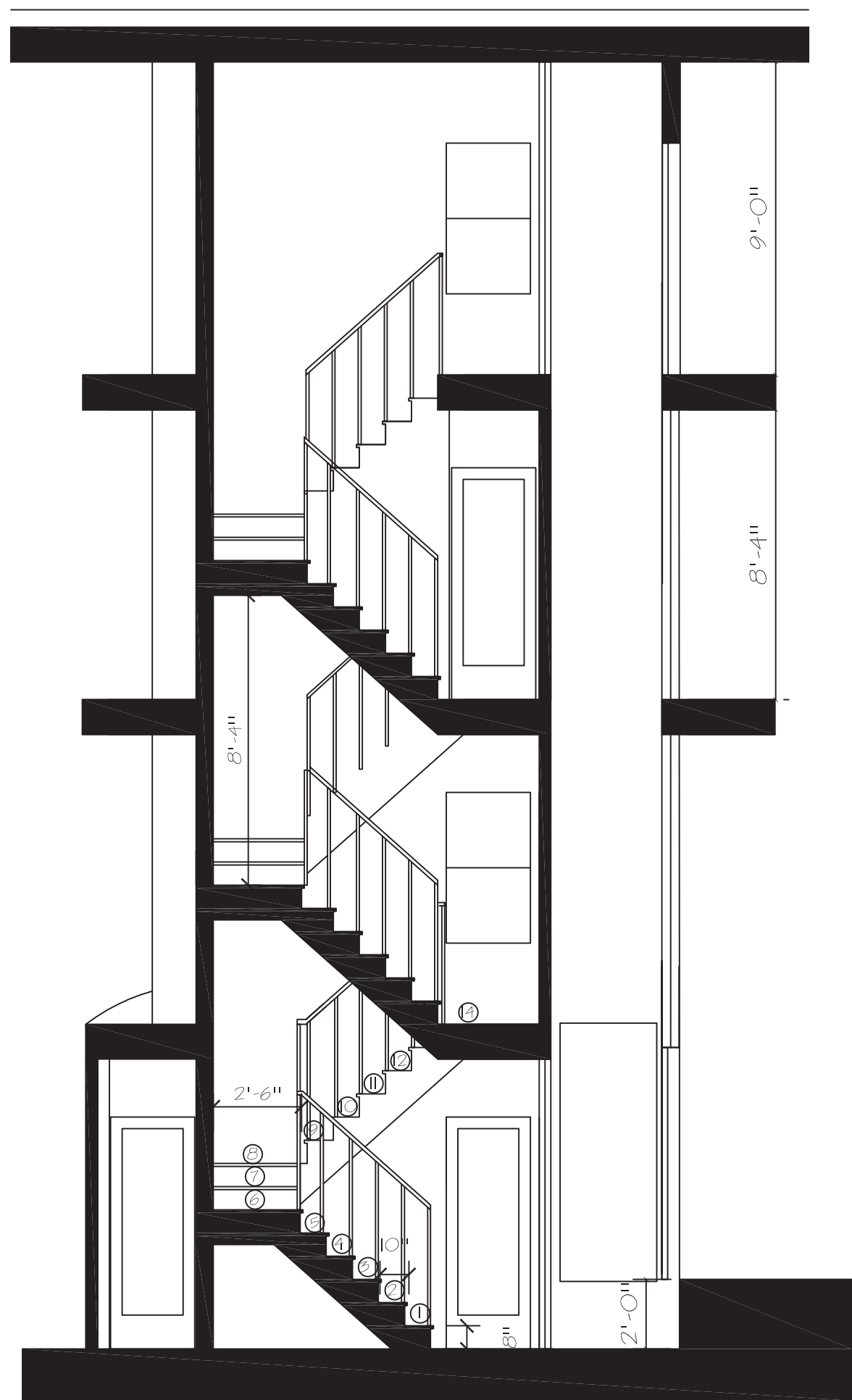
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09



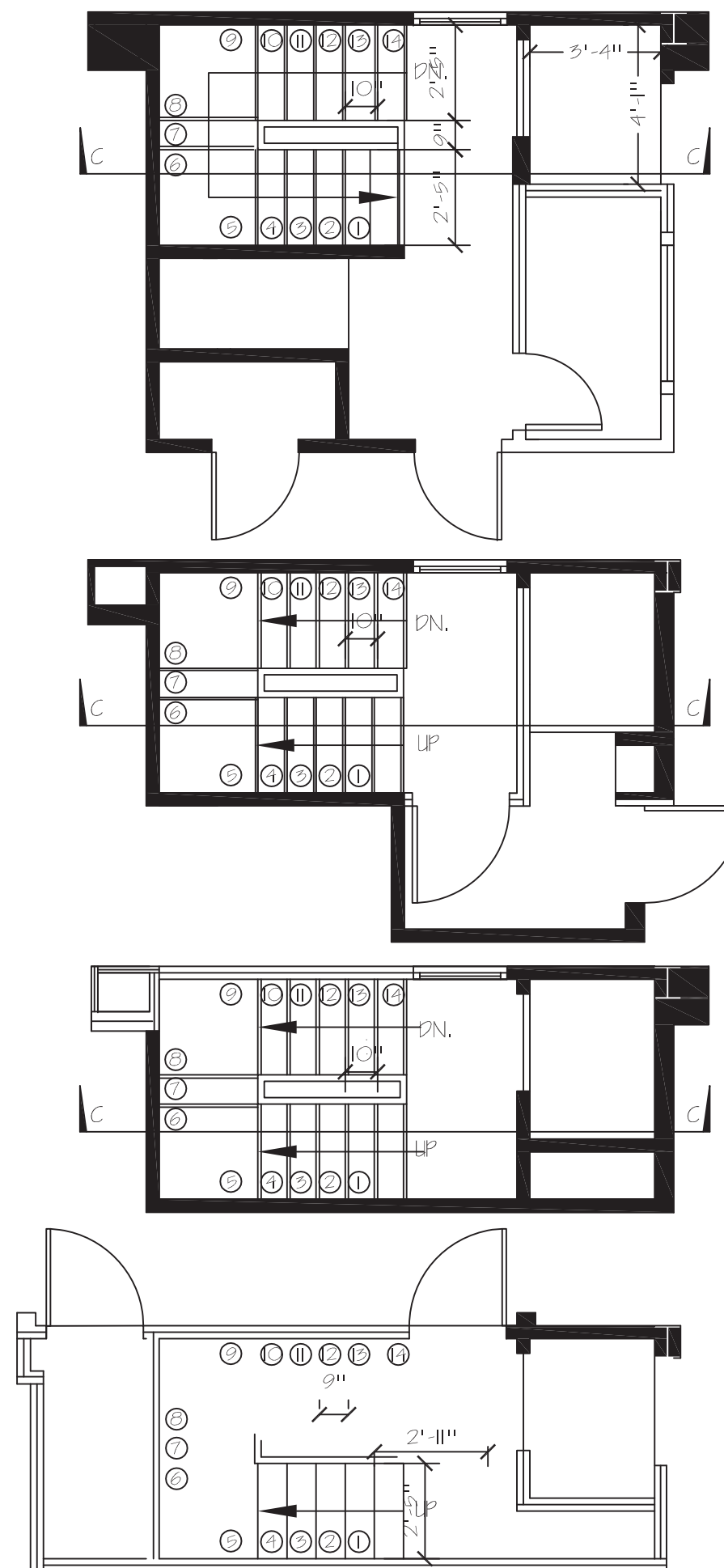


Stairs @ Fourth Floor

Stairs @ Third Floor

Stairs @ Second Floor

Stair @ First Floor



Notes:  
Building Permit Number:  
202002285795

Architectural Firm:  
ABA  
22 WAWONA ST.  
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E. MAIL: nahlaawad@sbcglobal.net  
Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
Stair Case

Project #  
1901  
Date:  
Feb 28, 2022  
Scale:  
1/4"=1'-0"

Sheet #  
A10

WINDOW SCHEDULE						
	WIDTH	HIGHT	TYPE	MATERIAL	NUMBER	NOTES
①	1'-11"	1'-11"	Single hung	Vinyle	1	-
②	2'-5"	4'-8"	Single hung	Vinyle	3	1 Hour Rated
③	2'-5"	4'-8"	Single hung	Vinyle	1	Double Etched Glass
④	7'-4"	4'-10"	Sliding	Vinyle	3	Double Clear Glass
⑤	3'-10"	4'-10"	Vertical Swivle	Vinyle	1	Double Etched Glass
⑥	4'-6"	4'-10"	Sliding	Vinyle	2	Double Clear Glass
⑦	8'-4"	4'-10"	Sliding	Vinyle	2	Double Etched Glass

DOOR SCHEDULE						
	WIDTH	HIGHT	LOCATION	MATERIAL	NO.	NOTES
①	1'-11"	6'-8"	Interior	Wood	1	Two slabs
②	2'-0"	6'-8"	Interior	Wood	1	-
③	2'-3"	6'-8"	Interior	Wood	1	-
④	2'-4"	6'-8"	Interior	Wood	1	-
⑤	2'-6"	6'-8"	Interior	Wood	3	1 Hrr, self-closing, latching w/ smoke qasket
⑥	2'-6"	6'-8"	Exterior	Wood	2	1 Hrr, self-closing, latching w/ smoke qasket
⑦	4'-4"	6'-8"	Exterior	Vinyle	1	French Doors
⑧	3'-6"	8'0"	Exterior	Vinyle	2	French Doors
⑨	2'-3"	6'-8"	Exterior	Wood	2	1 Hrr, self-closing, latching w/ smoke qasket
⑩	1'-10	6'-8"	INTERIOR	Wood	1	1 Hr. Louvers on top & bottom

Notes:

Building Permit Number:  
202002285795

Architectural Firm:

ABA  
22 WAWONA ST.  
SAN FRANCISCO, CA 94127  
TEL: (415) 661-6486  
FAX: (415) 661-6259  
E. MAIL: nahlaawad@sbcglobal.net

Architect: Nahla Awad

Project's Name:

Barjoud House  
Block 2919 A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

Door & Window  
Schedule

Project #	Sheet #
1901	11A
Date:	
Feb 28, 2022	
Scale:	
N/A	

Notes:

Building Permit Number:  
202002285795

FISINSHES SCHEDULE							
ROOM	WALL A	WALL B	WALL C	WALL D	CEILING	FLOOR	NOTES
1	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
2	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
3	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
4	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
5	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
6	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
7	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
8	Tile	Tile	Tile	Tile	Paint	Tile	Oil Based - Interior
9	Tile	Tile	Tile	Tile	Paint	Tile	Oil Based - Interior
10	Tile	Tile	Tile	Tile	Paint	Tile	Oil Based - Exxterior
11	Paint	Paint	Paint	Paint	Paint	Tile	Water Based - Interior
12	Tile	Tile	Tile	Tile	Paint	Tile	Water Based - Interior

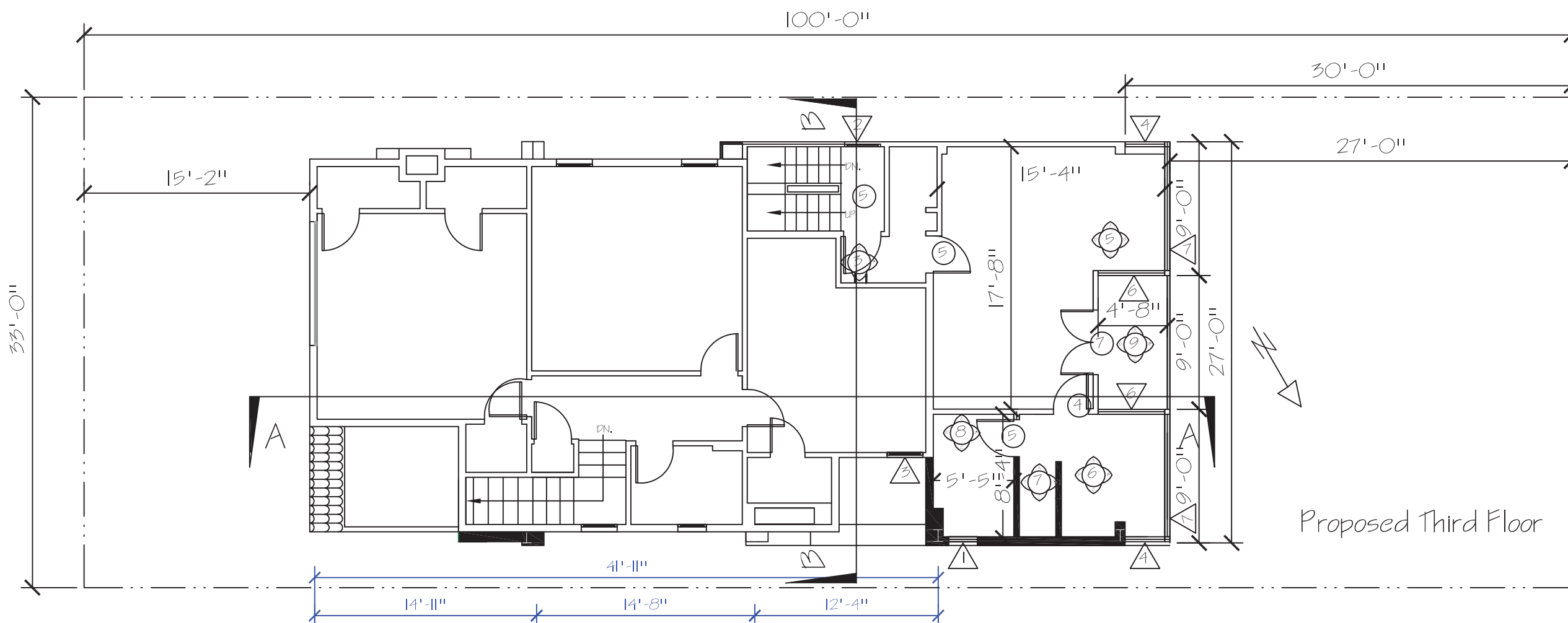
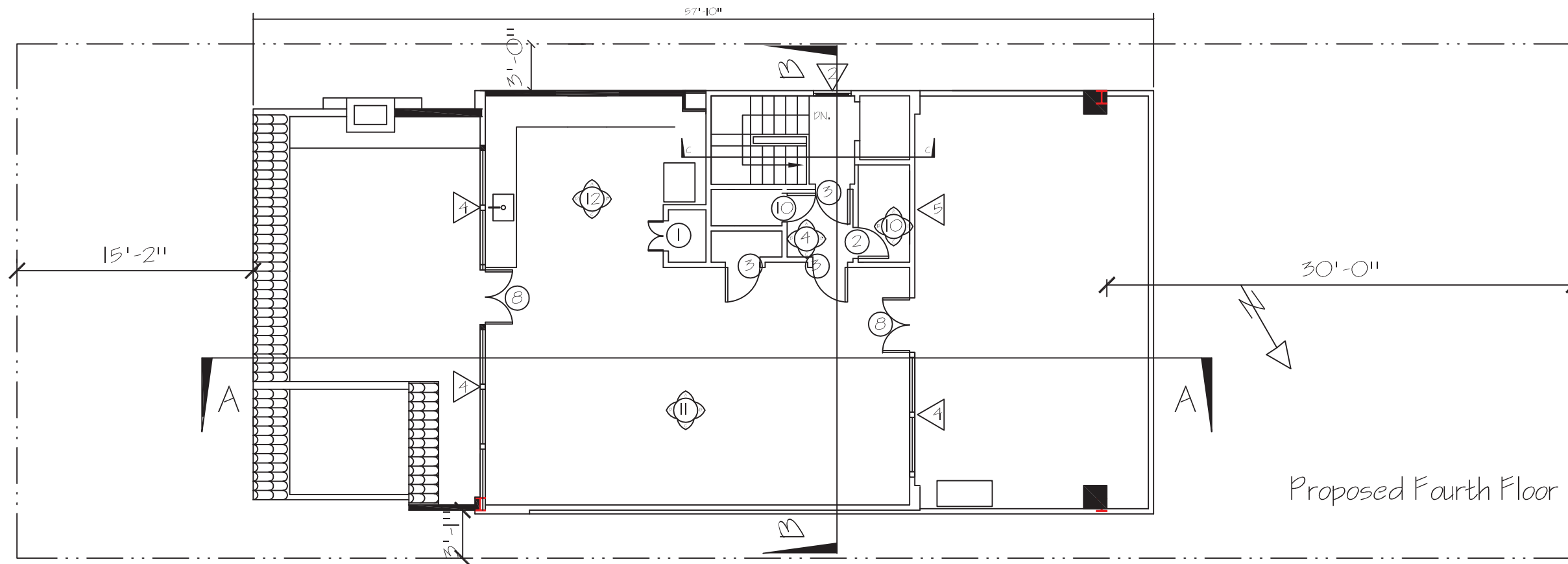
Architectural Firm:  
ABA  
22 WAWONA ST.  
SAN FRANCISCO, CA 94127  
TEL: (415) 661-6486  
FAX: (415) 661-6259  
E. MAIL: nahlaawad@sbcglobal.net  
Architect: Nahla Awad

Project's Name:  
Barjoud House  
Block 2919 A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:  
Finishes Schedule

Project #  
1901  
Date:  
Feb 28, 2022  
Scale:  
N/A

Sheet #  
A12



Notes:

Building Permit Number:  
202002285795

Architectural Firm:

ABA

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FAX: (415) 661-6259  
E. MAIL: nahlaawad@sbcglobal.net

Architect: Nahla Awad

Project's Name:

Barjoud House

Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

Structural  
System

Project #

1901

Date:

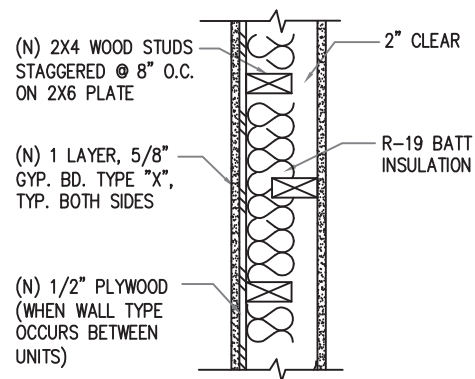
Feb. 28, 2022

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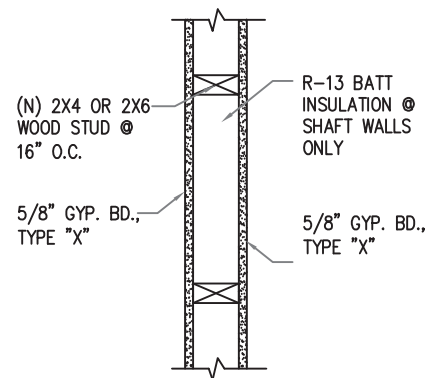
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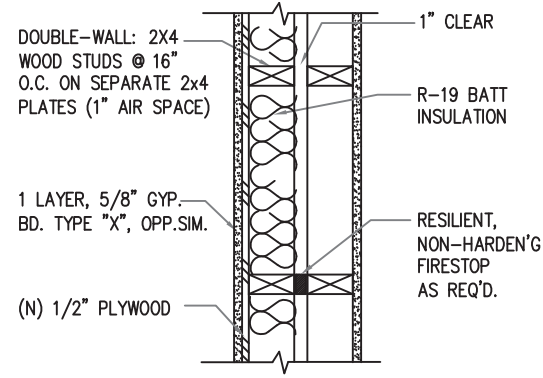
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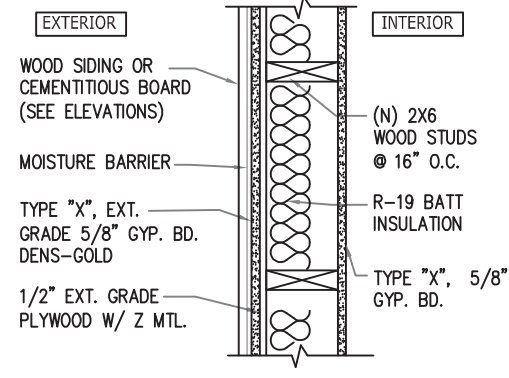
WALL TYPE 1  
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NOTE: WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.



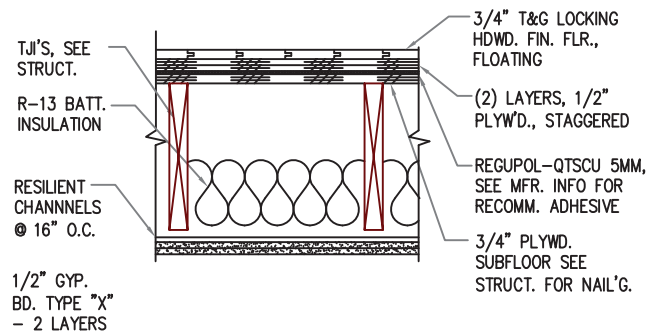
WALL TYPE 2  
1-HR. RATED



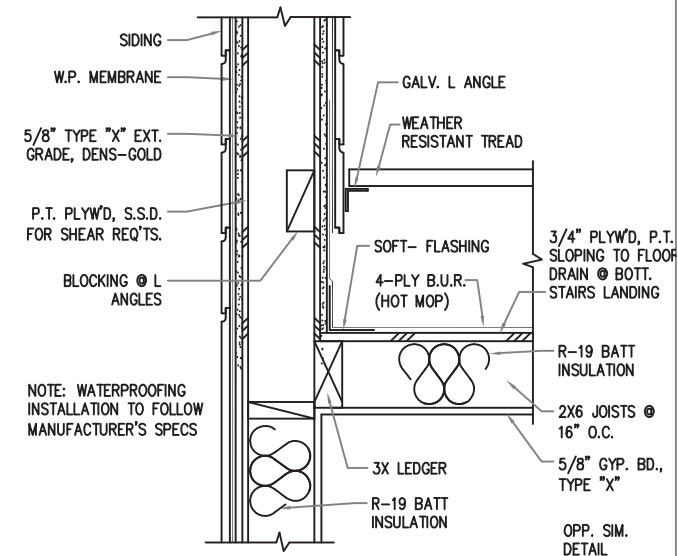
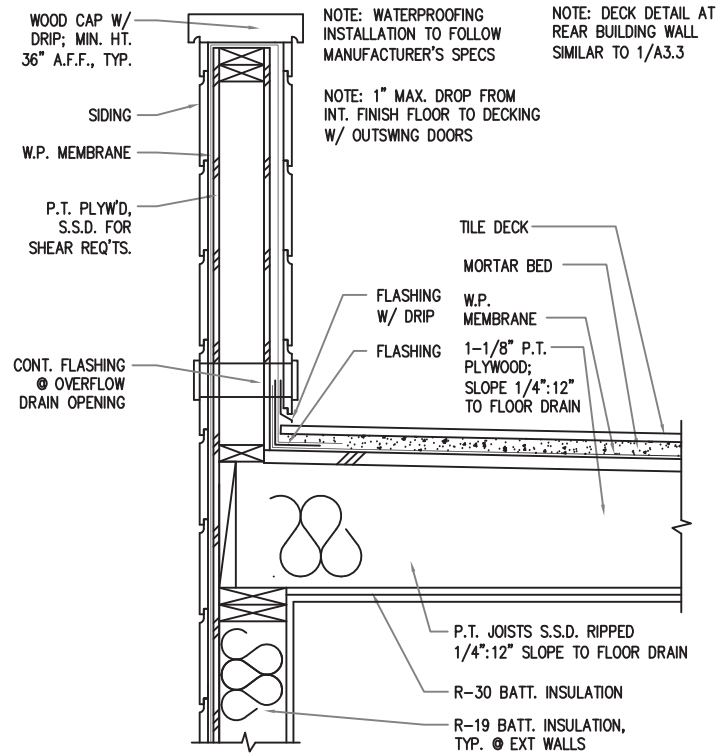
WALL TYPE 3



WALL TYPE 4  
1-HR WALL



FLOOR CEILING ASSEMBLY "A"  
1-HR. RATED - STC 50



Notes:

Building Permit Number:  
202002285795

Architectural Firm:

ABA

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E. MAIL: nahlaawad@sbcglobal.net

Architect: Nahla Awad

Project's Name:

Barjoud House

Block 2919A . lot 004  
22 Wawona St,  
San Francisco, CA 94127

Sheet's Name:

Structural  
Details

Project #

1901

Date:

Feb 28, 2022

Scale:

NTS

Sheet #

S2

# PUBLIC COMMENT

**From:** [Kendall Young](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Cc:** [Stephanie Reidy](#)  
**Date:** Wednesday, August 20, 2025 6:38:46 PM

---

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RE: Letter of Opposition to Appeal No. 25-027; 22 Wawona St., San Francisco

To Board Members and Staff,

I, Kendall Young, am the adjacent neighbor that resides at 28 Wawona St., I have reviewed the following:

Letters from the Board of Appeals: 1. Cancellation of application no. 202002285793 & 202002285795 2. Applicant appeal No. 25-027 to cancellation

3. Department of Building Inspection 2 permits tracking reports, the application and submission of 19 sheets of drawings dated 2/28/2022.

The drawings indicate adding 3 ADUs at the following levels. Located at the existing basement, 3rd floor new extension and 4th floors vertical addition over existing (dwg. A0.1 scope of work). The ADUs in Single Family Dwellings Local Planning Code Section 207.1 only allow 1 ADU and no ADU addition vertically addition allowed over existing building.

As for notification, Accessory Dwelling Units ADU is a change of use (see your notice para 3 line 5).

Planning code section 311 requires notice to neighbors and property owners for permits involving new construction, change of use or building expansion in RH1 district.

The drawings sheet A5 show an addition 4th floor that exceed the height limit of 35 feet. The code sec.260 Height Limits Measurements should be taken from the curb level.

I support the cancellation of these building permits due the non-conforming Planning Code issues.

-Kendall Young,  
neighbor

C: 415-297-6339 E: [kendall@kyaarch.com](mailto:kendall@kyaarch.com)

**From:** [vicki penny](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** Public Comment on Appeal No 25-027- 22 Wawona St  
**Date:** Thursday, August 21, 2025 12:49:25 PM

---

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

Appeal No.: 25-027  
Appeal Title: Awad vs. DBI, PDA  
Subject Property: 22 Wawona Street  
Determination Type: Cancellation of Building Permits  
Permit Nos.: 2020/02/28/5795 and 2020/02/28/5793

I would like to register my opposition to a building permit for the proposed renovation of 22 Wawona Street.

- The owners did not host a pre-application meeting or circulate any information to neighboring property owners about the proposed project prior to requesting a building permit. Neighbors impacted by the proposal were not given a chance to review the plans and register possible concerns.
- The owners have rarely occupied the property since 2020 and do not maintain the property on a regular basis.
- There are no four-story homes on this block of single-family homes on Wawona St. This height and volume is unprecedented. Several homes on the block have incorporated an "in-law" type ADU without the need to add a 4th story.
- We do not oppose the addition of an ADU to the property but are concerned that the plan appears to add a "second apartment" to the upper floors of the house. Showing a 3 unit building rather than the applied for 2 unit. The current plan appears to add an external stairway that would grant access to the upper floors without entering the main level and includes the addition of a kitchen on the 4th floor. The proposal also propose removing any off-street parking for a multi-unit building which impacts the neighborhood.

Thank you.

Vicki and Jim Penny  
27 Wawona St  
San Francisco, CA 94127



**From:** [Stephanie Reidy](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** Fwd: Public Comment on Appeal No 25-027- 22 Wawona St  
**Date:** Friday, August 22, 2025 11:17:19 AM

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

Sorry-forgot to add the following info for the email below...

1. Cancellation of application no. 202002285793 & 202002285795 2. Applicant appeal No. 25-027 to cancellation

----- Forwarded message -----

**From:** **Stephanie Reidy** <[stephreidy@gmail.com](mailto:stephreidy@gmail.com)>  
**Date:** Fri, Aug 22, 2025 at 9:18 AM  
**Subject:** Public Comment on Appeal No 25-027- 22 Wawona St  
**To:** [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org) <[boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org)>

To Board of Appeals,

I would like to register my opposition to a building permit for the proposed renovation of 22 Wawona Street.

-I do not oppose an ADU, but the plans for 22 Wawona are not for an ADU within the envelope of the house. The building plans look more like a multi unit building with vertical and horizontal extensions.

-The plan contains an external stairway that grants access to upper floors without entering the main level.

-A multi unit building on a single family residential block will affect parking.

-I added a room downstairs legally with a bathroom for my elderly mother. We worked within the envelope of the house. We added a deck off the kitchen, but it matches the other houses on the block. It doesn't obstruct views or cast any shadows on the neighbors properties. I'm worried how a vertical and horizontal extension this big will affect our natural light coming into the house.

I'm in full support of the cancellation of these building permits.

Stephanie and Liam Reidy  
16 Wawona Street  
San Francisco, CA 94127

**From:** [j Reinhart](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** Supporting the cancellation of the permit for 22 Wawona  
**Date:** Friday, August 22, 2025 3:31:19 PM

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HI,

I am a neighbor of 22 Wawona and received a notice of an appeal to the cancellation of the permit to vertically and horizontally expand into a multi-ADU property. I would like to STRONGLY support the cancellation of the permit. Expanding this property would be hazardous for the neighborhood for many reasons.

Building a rental house, as they are proposing to do, on this block would devalue many people's lives' investments. It would create unbearable noise for the countless people working from home in the neighborhood. The frequent airbnb guests would cause noise, disturbances, crime and traffic as we have already experienced with other neighbors who have selfishly done the same with their homes in this neighborhood.

Best,  
Concerned neighbor

**From:** [Tim Flaherty](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** 22 Wawona permit application  
**Date:** Friday, August 22, 2025 4:01:59 PM

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I am appealing to you to not grant an extension of the building permit. I am against the construction, which will both vertically and horizontally expand this single-family home into a multi unit building that is out of place for the neighborhood and the size seems totally out of proportion for this neighborhood

Sent from my iPhone

**From:** [Tim Flaherty](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** 22 Wawona St  
**Date:** Friday, August 22, 2025 4:33:41 PM

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

I am appealing to you to not grant a building permit for 22 Wawona St . I am against the construction, which will both vertically and horizontally expand this single-family home into a multi unit building that is out of place and proportion for the neighborhood and the size seems totally out of I am not one a Nimby's , that people talk about but I do believe architecture should be in line with existing buildings on any given block in both size and construction. if they were to put in a detached ADU in their backyard I would have no problem with that ,but I think that this vertical and horizontal extension is totally inappropriate in both size and scope for this single family neighborhood . housing is varied block to block in San Francisco and if investors want to build a multi unit building, they should find an area that has multi unit buildings that already exist on the block. I think the permit department should take into consideration existing housing stock on any particular block and ensure that any new construction fits in style, size and conformity. We have had many second story editions on this block, but they were built in such a fashion as to conform with existing architectural styles and size.

I own the house across the street on WAwona Street and just found out about this request , when I received a postcard from your office in mid August I had no prior knowledge of any building request for that address until now.

B

I am appealing to you to not grant a building permit. I am against the construction, which will both vertically and horizontally expand this single-family home into a multi unit building that is out of place for the neighborhood and the size seems totally out of proportion for this neighborhood. Please deny the appeal for this multi unit building. Tim Flaherty 31,Wawona St. 415 516-0150. You can contact me if you need any more information from me.

Sent from my iPhone

**From:** [Jill Kent](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** Letter of Opposition to Appeal No. 25-027. 22 Wawona Street, SF  
**Date:** Sunday, August 24, 2025 1:36:02 PM

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RE: Letter of Opposition to Appeal No. 25-027; [22 Wawona St., San Francisco](#)

To Board Members and Staff,

I, Jill Kent, am the adjacent neighbor that resides at 39 Wawona St., I have become aware of the following regarding 22 Wawona Street:

Letters from the Board of Appeals: 1. Cancellation of application no. 202002285793 & 202002285795 2. Applicant appeal No. 25-027 to cancellation

3. Department of Building Inspection 2 permits tracking reports, the application and submission of 19 sheets of drawings dated 2/28/2022.

The drawings indicate adding 3 ADUs at the following levels. Located at the existing basement, 3rd floor new extension and 4th floors vertical addition over existing (dwg. A0.1 scope of work). The ADUs in Single Family Dwellings Local Planning Code Section 207.1 only allow 1 ADU and no ADU addition vertically addition allowed over existing building.

As for notification, Accessory Dwelling Units ADU is a change of use (see your notice para 3 line 5). Planning code section 311 requires notice to neighbors and property owners for permits involving new construction, change of use or building expansion in RH1 district.

The drawings sheet A5 show an addition 4th floor that exceed the height limit of 35 feet. The code sec.260 Height Limits Measurements should be taken from the curb level.

I support the cancellation of these building permits due the non-conforming Planning Code issues.

Sincerely,

Jill Kent  
39 [Wawona St.](#)  
[SF, Ca 94127](#)

**From:** [Ibby Mogannam](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** Letter of opposition to appeal no. 25-027; 22 wawona st, San Francisco  
**Date:** Sunday, August 24, 2025 6:23:05 PM

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

RE: Letter of Opposition to Appeal No. 25-027; [22 Wawona St., San Francisco](#)

To Board Members and Staff,

I am an owner of a house on Wawona Street. I have become aware of the following regarding 22 Wawona Street:

Letters from the Board of Appeals: 1. Cancellation of application no. 202002285793 & 202002285795 2. Applicant appeal No. 25-027 to cancellation 3. Department of Building Inspection 2 permits tracking reports, the application and submission of 19 sheets of drawings dated 2/28/2022.

The drawings indicate adding 3 ADUs at the following levels. Located at the existing basement, 3rd floor new extension and 4th floors vertical addition over existing (dwg. A0.1 scope of work). The ADUs in Single Family Dwellings Local Planning Code Section 207.1 only allow 1 ADU and no ADU addition vertically addition allowed over existing building.

As for notification, Accessory Dwelling Units ADU is a change of use (see your notice para 3 line 5). Planning code section 311 requires notice to neighbors and property owners for permits involving new construction, change of use or building expansion in RH1 district.

The drawings sheet A5 show an addition 4th floor that exceed the height limit of 35 feet. The code sec.260 Height Limits Measurements should be taken from the curb level.

**I support the cancellation of these building permits due to the non-conforming Planning Code issues.**

Sincerely,

I. Mogannam  
8 [Wawona St.](#)  
[SF, Ca 94127](#)

**From:** [Marsha Tse](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** Protest the appeal of 22 Wawona permits  
**Date:** Sunday, August 24, 2025 9:36:17 PM

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

RE: Letter of Opposition to Appeal No. 25-027; 22 Wawona St., San Francisco

To Board Members and Staff,

I, Marsha Tse, am the adjacent neighbor that resides at 55 Wawona St., I have become aware of the following regarding 22 Wawona Street:

Letters from the Board of Appeals: 1. Cancellation of application no. 202002285793 & 202002285795 2. Applicant appeal No. 25-027 to cancellation

3. Department of Building Inspection 2 permits tracking reports, the application and submission of 19 sheets of drawings dated 2/28/2022.

The drawings indicate adding 3 ADUs at the following levels. Located at the existing basement, 3rd floor new extension and 4th floors vertical addition over existing (dwg. A0.1 scope of work). The ADUs in Single Family Dwellings Local Planning Code Section 207.1 only allow 1 ADU and no ADU addition vertically addition allowed over existing building.

As for notification, Accessory Dwelling Units ADU is a change of use (see your notice para 3 line 5). Planning code section 311 requires notice to neighbors and property owners for permits involving new construction, change of use or building expansion in RH1 district.

The drawings sheet A5 show an addition 4th floor that exceed the height limit of 35 feet. The code sec.260 Height Limits Measurements should be taken from the curb level.

I support the cancellation of these building permits due the non-conforming Planning Code issues.

Thank you,

Marsha Tse  
55 Wawona St  
San Francisco, CA 94127