

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
SCOTT GUERIN,)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent)

Appeal No. **24-033**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on April 29, 2024, 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 April 15, 2024, of Alteration Permit No. 2022/22/25/523 (the permit was cancelled, at the request of the Planning Department, because there was no response from the applicant (6/23/23 and 1/8/24); description of permit: comply with NOV No. 202172279; replace existing substandard retaining walls at rear yard adjacent to downhill properties (4757 19th Street & 30 Eagle Street); new reinforced concrete retaining wall with drilled piers; structural foundation system to be shared with neighbors) at the subject property 46 Eagle Street.

APPLICATION NO. 2022/11/15/6523

FOR HEARING ON June 12, 2024

Address of Appellant(s):

Address of Other Parties:

Scott Guerin, Appellant(s) c/o George of Wolff, Attorney for Appellant(s) Wolff Law Office 50 California Street, #1514 San Francisco, California 94126	N/A
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Date Filed: April 29, 2024

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

PRELIMINARY STATEMENT FOR APPEAL NO. 24-033

I / We, **Scott Guerin**, hereby appeal the following departmental action: **CANCELLATION** of **Alteration Permit No. 2022/11/15/6523** by the **Department of Building Inspection** which was issued or became effective on: **April 15, 2024**, for the property located at: **46 Eagle Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **May 23, 2024, (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, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org matthew.greene@sfgov.org

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **June 6, 2024, (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, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org scott.a.guerin@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, June 12, 2024, 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. 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. 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.

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Scott Guerin, appellant

Appeal for Cancellation of Permit Number 202211156523

Applicant: Scott Guerin, 46 Eagle Street, San Francisco, CA, 94114

The notice states that the permit is canceled due to no response. However, I have not received any correspondence from the Dept., and neither has my General Contractor (SFT Construction) or Structural Engineer (Altos Engineering). This permit is for the repair of rear yard retaining walls involving 5 properties: 4757 19th St., 4741 19th St., 30-32 Eagle St., 46 Eagle St. We have not been able to proceed with construction because the neighbors on 19th Street have refused to grant access. The permit is in response to NOV 202172279 dated March 25, 2021 which resulted from a complaint filed by the previous owner of 4741 19th St. The NOV states "a retaining wall at the north east corner of property is displaying evidence of stress with vertical cracks and leaning towards property at 4741 19th St". The inspection records include a photograph of a large vertical crack at the northeast corner of the retaining walls. The NOV states that "Recorded survey indicates wall is solely within the property line of 46 Eagle St." The Complaint Data Sheet states "Complainant stated that the survey is recorded under the recorder office. When asked if he had a copy he stated inspector 'should look it up in the recorder's office.'" [sic] The complainant also refused to provide me with a legible copy of the survey. The survey is not available for download on the Recorder's office website. Upon recently receiving a certified copy of the survey, I learned that the survey shows the entire north wall is on 4757 19th St., including the large vertical crack highlighted in the NOV. A survey commissioned by the previous owner of 46 Eagle St., also recorded at the Recorder's office, indicates that the large vertical crack at the northeast corner is on 4757 19th Street. In addition, I have on several occasions had the opportunity to visit each of the yards in question to inspect the walls, twice in the company of structural engineers with photographs taken. It is evident that this is not a single retaining wall, but rather several retaining walls. In particular, there is an abrupt change in the age and composition of the building materials at each of the two downhill property lines (30-32 Eagle's line with 4741 19th; and 4757 19th's line with 4741 19th). These property lines do not involve 46 Eagle St. This is a clear indication that there are several retaining walls, each built by the respective downhill neighbors for their benefit. Based on the findings of the surveys and the evidence of multiple walls built by the downhill neighbors, it is not the primary responsibility of 46 Eagle to repair these walls. Therefore, I am asking the downhill neighbors to at least make an equitable contribution to the cost of construction, in addition to providing the necessary access. At the time I received the NOV, shortly after purchasing 46 Eagle, I did not have access to all of this information and did not fully understand my rights to and grounds for an appeal.

I am asking the Board not to cancel the permit while I continue to negotiate with the neighbors. I am also asking the Board to take any action within its authority that could bring this matter to a speedy resolution. I would urge the board to revoke the NOV, since it is based on inaccurate claims and has led the neighbors to incorrectly assume that repair of the walls is solely the responsibility of 46 Eagle.



April 15, 2024

NOTICE OF CANCELLATION
Building Permit Application No: 202211156523
Job Address: 46 Eagle Street
Cancel Date: June 14, 2024

GUERIN SCOTT ALAN
46 EAGLE ST
SAN FRANCISCO, CA 94114

Dear Applicant(s):

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

- No response from applicant dated: 6/23/23, 1/8/24

If you have questions regarding this matter, please contact Rich Sucre from Planning at (628) 652-7364 within 60 days of this letter or else your permit application will be cancelled per 2019 SFBC 106A.3.8 on **June 14, 2024.**

You may appeal the cancellation of this building permit application to the Board of Appeals within fifteen (15) days of the date of this letter. To file an appeal, bring a copy of this letter to the Board of Appeals, Suite 1475 of 49 South Van Ness, San Francisco. If you have questions regarding the appeals process, please call the Board of Appeals at (628) 652-1150.

If you have further questions, please call the Department of Building Inspection, Permit Processing Center at (628) 652-3783.

Sincerely,


Mandy Lei
Permit Processing Center

CC: ALEXANDER SANTOS
ALTOS STRUCTURAL ENGINEERING
1865 GOLDEN GATE AVENUE, #2
SAN FRANCISCO, CA 94115

CERTIFIED MAIL RETURN RECEIPT

CERTIFIED MAIL RETURN RECEIPT ON FILE

Permit Processing Center (PPC)
49 South Van Ness Avenue – San Francisco CA 94103
Office (628) 628-3200 – www.sfdbi.org

Permit Details Report

Report Date: 4/29/2024 8:28:08 AM

Application Number: 202211156523
 Form Number: 3
 Address(es): 2711 / 012 / 0 46 EAGLE ST
 Description: COMPLY W/ NOV 202172279. REPLACE (E) SUBSTANDARD RETAINING WALLS AT REARYARD ADJACENT TO DOWNHILL PROPERTIES(NORTH 4757 19TH STREET, WEAST - 30 EAGLE ST. NEW REINFORCED CONCRETE RETAINING WALL WITH DRILLED PIERS . STRUCTURAL FOUNDATION SYSTEM TO BE SHARED WITH NEIGHBORS.
 Cost: \$78,000.00
 Occupancy Code: R-3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
11/15/2022	TRIAGE	
11/15/2022	FILING	
11/15/2022	FILED	

Contact Details:

Contractor Details:

License Number: 1009086
 Name: FARZAD TORABIAN
 Company Name: SFT CONSTRUCTION CORP
 Address: 322 06TH ST * SAN FRANCISCO CA 94103-0000
 Phone: 4157071046

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Review Result	Hold Description
CES		11/15/22	11/15/22			11/15/22		628-652-3430		M.CHUNG OK TO PROCESS
INTAKE		11/15/22	11/15/22			11/15/22	BROWN SHARAE	415-999-9999		
CPB		11/30/22	11/30/22			12/5/22	CHEUNG DEREK	628-652-3240		12/5: PAYMENT RECEIVED, ROUTE TO PPC. - DC 11/30: CONVERT FROM FORM 8 TO FORM 3 EPR. FILING FEE SENT - DC
CP-ZOC		11/28/22	11/28/22			11/28/22	OROPEZA EDGAR	628-652-7300		Approved per planning code section 136 (13) Retaining walls that are necessary to maintain approximately the grade existing at the time of construction of a building - for the following scope of work -COMPLY W/ NOV 202172279. REPLACE (E) SUBSTANDARD RETAINING WALLS AT REARYARD ADJACENT TO DOWNHILL PROPERTIES(NORTH 4757 19TH STREET, WEAST - 30 EAGLE ST. NEW REINFORCED CONCRETE RETAINING WALL WITH DRILLED PIERS . STRUCTURAL FOUNDATION SYSTEM TO BE SHARED WITH NEIGHBORS.
CP-ZOC		12/5/22	12/6/22			12/6/22	OROPEZA EDGAR	628-652-7300		Bluebeam session approval - Approved per planning code section

									136 (13) Retaining walls that are necessary to maintain approximately the grade existing at the time of construction of a building - for the following scope of work - COMPLY W/ NOV 202172279. REPLACE (E) SUBSTANDARD RETAINING WALLS AT REARYARD ADJACENT TO DOWNHILL PROPERTIES(NORTH 4757 19TH STREET, WEAST - 30 EAGLE ST. NEW REINFORCED CONCRETE RETAINING WALL WITH DRILLED PIERS . STRUCTURAL FOUNDATION SYSTEM TO BE SHARED WITH NEIGHBORS. E.O 12/6/2022
BLDG		12/5/22	1/26/23	1/26/23			CHAN PHILIP	628-652-3780	Comments in BB. Email sent. 1/26/2023
CP-ZOC		5/31/23					OROPEZA EDGAR	628-652-7300	4/12/24 - Permit cancelled and routed to DBI due to inactivity and no response from applicant.
PPC		12/5/22	12/5/22				LEI MANDY	628-652-3780	In Progress 4/15/24: 60-day cancellation letter sent out via certified mail per Planning Department; ml 4/12/2024: Received form Planning cancellation memo for non response from applicant. Email sent to PPC (MML) to send out cancellation letter for (4 permits) - 202211156523, 202211287195, 202211287199, 202305308843;nl 5/31/2023: Permit application added to session for sharing plans (4 permits) - 202211156523, 202211287195, 202211287199, 202305308843;nl 12/5/2022: Invite sent to applicant to join BB session;nl 12/5/2022: Bluebeam session created, invite sent to CP-ZOC and BLDG to start electronic plan review (convert Form 8 to form 3 - planning approved form 8);nl
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.

[Station Code Descriptions and Phone Numbers](#)

[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.

[Contact SFGov](#) [Accessibility](#) [Policies](#)
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BRIEF SUBMITTED BY THE APPELLANT(S)

Appellant Brief

Appeal for Cancellation of Permit Number 202211156523

Applicant: Scott Guerin, 46 Eagle Street, San Francisco, CA, 94114

The notice states that the permit is canceled due to no response. However, I have not received any correspondence from the Department, and neither has my General Contractor (SFT Construction) or Structural Engineer (Altos Engineering). This permit is for the repair of rear yard retaining walls involving 5 properties: 4757 19th St. (2711/035), 4741 19th St. (2711/036), 30-32 Eagle St. (2711/040-041), 46 Eagle St. (2711/012; see EXHIBIT 1 for a recorded survey showing the 5 properties and the retaining walls in question). We have not been able to proceed with construction because there is a dispute over on whose property the crack is located and who should pay for and be responsible for the repairs. There are several different walls, all apparently quite old, and of different construction methods or compositions, most of which appear to have been constructed for the benefit of the downhill property owners, to give them flat rear yards. The crack of concern to the SFDBI is on only one of those walls, and is not on 46 Eagle's property, so the NOV does not actually apply to 46 Eagle.

NOV 202172279 dated March 25, 2021

The permit is in response to NOV 202172279 dated March 25, 2021 which resulted from a complaint filed by the previous owner of 4741 19th St. The NOV states "a retaining wall at the north east corner of property is displaying evidence of stress with

vertical cracks and leaning towards property at 4741 19th St” (see EXHIBIT 2 for a copy of the NOV). Photographs taken by the inspector were obtained from a record’s request and are included as EXHIBIT 3. The photos feature a large vertical crack at the north east corner of the retaining walls.

Surveys show that the large vertical crack is not at 46 Eagle

The NOV states that “Recorded survey indicates wall is solely within the property line of 46 Eagle St.” The Complaint Data Sheet states “Complainant stated that the surevey is recorded under the recoderd office. Whe asked if he had a copy he stated inspector ‘should look it up in the recorders office.’” [sic] (see EXHIBIT 2) The complainant also refused to provide me with a legible copy of the survey. The survey is not available for download on the Recorder’s office website. Upon recently receiving a certified copy of the survey, I learned that the survey shows the entire north wall is on 4757 19th St., including the large vertical crack highlighted in the NOV (see EXHIBIT 4 for certified copy of survey). A survey commissioned by the previous owner of 46 Eagle St. also shows that the large vertical crack at the northeast corner is at 4757 19th St. (see EXHIBIT 1).

Evidence of multiple walls built by downhill properties for their benefit

I have visited each of the properties involved several times and taken photographs, twice in the company of structural engineers. There is an abrupt change in the age and

composition of the building materials at each of the two downhill property lines. Importantly, neither of these property lines involve 46 Eagle St.

EXHIBIT 5 shows photographs of the property line between 30-32 Eagle St. and 4741 19th St. There is an abrupt change in the age and composition of the building materials at the property line. Importantly, this property line does not involve 46 Eagle St.

There is also an abrupt change in the age and composition of the materials between 4757 19th St. and 4741 19th St. However, this is difficult to see in a photograph because the wall is covered by thick ivy at 4757 19th St. (see EXHIBIT 6). On site inspections have shown that this wall is mostly red brick with two large buttresses.

These observations are a clear indication that there are several retaining walls. Since the walls stop at the downhill property lines that do not involve 46 Eagle, this indicates that the walls were built by the downhill neighbors for their benefit.

Ongoing dispute with neighbors over construction access and responsibility for repairs

Based on the findings of the surveys and the evidence of multiple walls built by the downhill neighbors, it is not the primary responsibility of 46 Eagle to repair these walls. Therefore, I am now asking the downhill neighbors to at least make an equitable contribution to the cost of construction, in addition to providing the necessary access.

Request that the board does not cancel the permit

I am asking the Board not to cancel the permit while I continue to negotiate with the neighbors.

Request that the board revoke NOV 202172279

At the time I received the NOV, shortly after purchasing 46 Eagle, I did not have access to all of this information and did not fully understand my rights to and grounds for an appeal. I am asking the Board to revoke the NOV because it is based on false claims. Both surveys indicate that the large vertical crack featured in the NOV is not located at 46 Eagle, but rather 4757 19th St. The original complainant refused to provide the inspector with a copy of the survey. The NOV has led the downhill neighbors to conclude that they have no responsibility for repair of the retaining walls.

I would also urge the Board to take any action under its authority that could help bring this matter to a speedy resolution and allow repairs to proceed.

List of exhibits

EXHIBIT 1. Survey commissioned by previous owner of 46 Eagle St. Annotation in red has been added to clarify the street address of each lot.

EXHIBIT 2. NOV 202172279

EXHIBIT 3. Photograph of large vertical crack taken by Inspector on March 19, 2021.

EXHIBIT 4. Survey commissioned by previous owner of 4741 19th St.

EXHIBIT 5. Photographs of property line between 30-32 Eagle St. and 4741 19th St.

EXHIBIT 6. Photograph of the retaining wall covered by thick ivy at 4757 19th St.

EXHIBIT 7. Plans for repair of retaining walls to address NOV 202172279.

EXHIBIT 1

GENERAL NOTES

- 1) ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. MONUMENT LINES AS SHOWN.
- 2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- 3) RECORD = MEASURED UNLESS OTHERWISE NOTED.

- 4) THIS RECORD OF SURVEY IS FILED IN ACCORDANCE WITH SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS' ACT, SUBDIVISION (B) 1-5.
- 5) DETAILS NEAR FOUND MONUMENTS AND BUILDING CORNERS ARE NOT TO SCALE AND ARE EXAGGERATED FOR CLARITY
- 6) DISTANCES FROM BUILDING CORNERS TO PROPERTY LINES WERE MEASURED 4" UP FROM THE GROUND UNLESS OTHERWISE NOTED.
- 7) BUILDING CORNER TIES ON PROPERTIES OTHER THAN THE SUBJECT PROPERTY ARE SHOWN TO SUPPORT A PREVAILING PATTERN OF OCCUPATION AND ARE NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE.
- 8) ALL 1"X36" IRON MONUMENTS PER (R2) WERE SEARCHED FOR AND NOT FOUND.
- 9) SURVEY TAGS PER (R3) WERE SEARCHED FOR AND NOT FOUND.

REFERENCES

- (R1) GRANT DEED RECORDED NOVEMBER 30, 2011 AS DOC:2011-J309214. ON FILE IN THE OFFICE OF THE RECORDER.
- (R2) G.S HILLS SUBDIVISION OF LOTS 3 AND 5, BLOCK 11 OF THE MARKET STREET HOMESTEAD. BOOK "C" AND "D" OF MAPS PAGE 158. RECORDED MARCH 15, 1909. ON FILE IN THE OFFICE OF THE RECORDER.
- (R3) 59 CM 69-71. RECORDED APRIL 30, 1999. ON FILE IN THE OFFICE OF THE RECORDER.
- (R4) CITY AND COUNTY OF SAN FRANCISCO MONUMENT MAP NO. L-19-4. DATED NOVEMBER 1934. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (R5) CITY AND COUNTY OF SAN FRANCISCO MARKET STREET HOMESTEAD MAP. ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
- (R6) GRANT DEED RECORDED NOVEMBER 2, 1994 AS DOC:94-F707094. ON FILE IN THE OFFICE OF THE RECORDER.
- (R7) JJ MAPS 10. RECORDED SEPTEMBER 8, 2020. ON FILE IN THE OFFICE OF THE RECORDER.

RECORDER'S STATEMENT

FILED THIS 20 DAY OF JANUARY, 2021 AT 11:24 M., IN BOOK 55 OF SURVEY MAPS, AT PAGE 32-33, AT THE REQUEST OF FORESIGHT LAND SURVEYING, INC.

SIGNED: Carmen Chu
 COUNTY RECORDER
 CITY AND COUNTY OF SAN FRANCISCO
 STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BEARING OF S84°59'38"E BETWEEN THE FOUND MONUMENTS ON EAGLE AND YUKON STREETS AS SHOWN ON MAP REFERENCE (R3) WAS TAKEN AND USED AS THE BASIS OF BEARINGS AS SHOWN HEREON.

CITY AND COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 20 DAY OF JANUARY, 2021.

James M. Ryan



Doc # 2021014949

City and County of San Francisco
 Carmen Chu, Assessor-Recorder
 1/28/2021 11:24:14 AM
 Survey Map JJ 32 - 33
 Pages 2

Fees	\$11.00
Taxes	\$0.00
Other	\$0.00
\$B2 Fees	\$75.00
Paid	\$86.00



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF D.A HUR IN DECEMBER 2018.

Gregory T. Ippolito
 GREGORY T. IPPOLITO, L.S. 8649



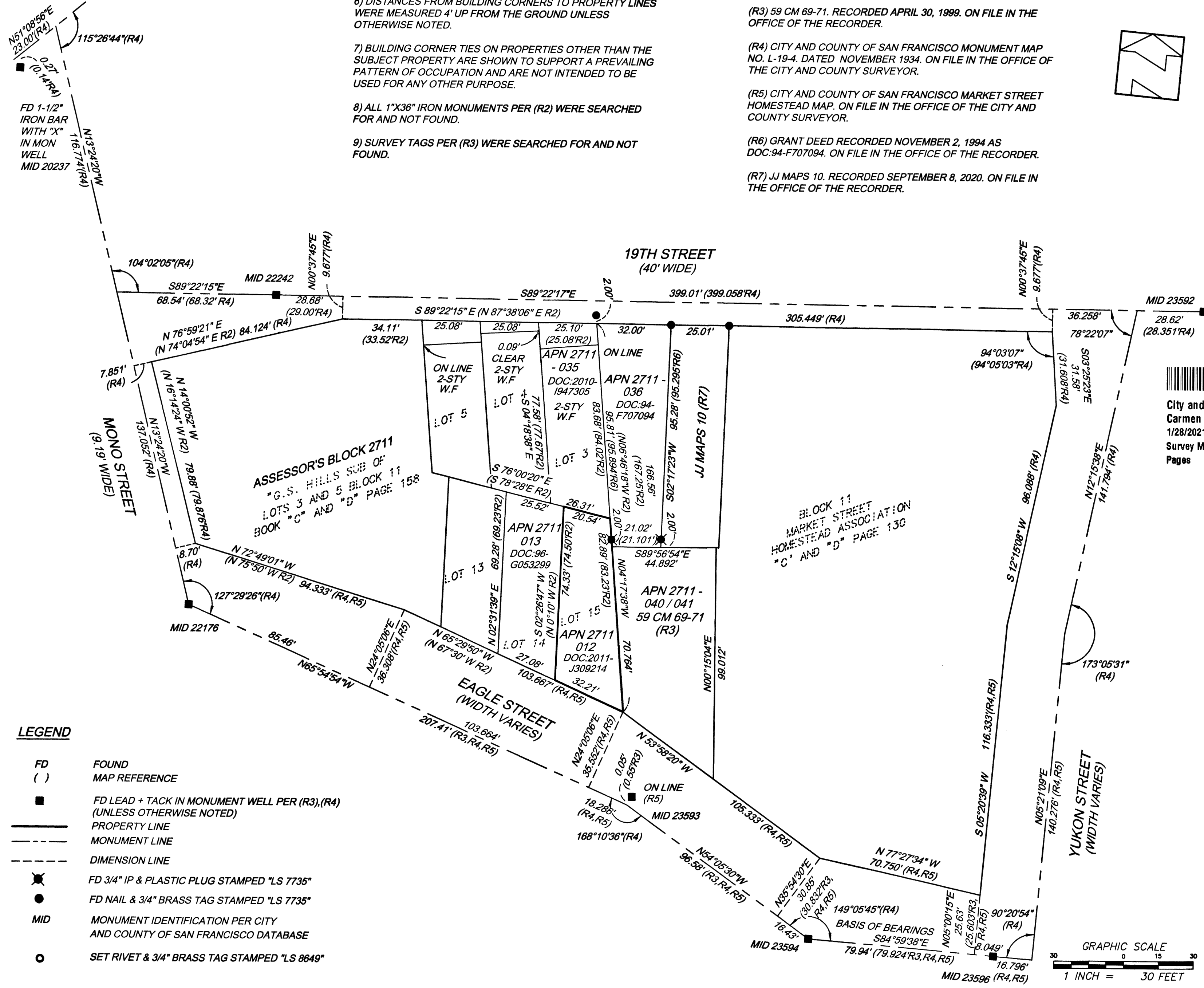
RECORD OF SURVEY #10533

OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT GRANT DEED RECORDED NOVEMBER 30, 2011 AS DOC:2011-J309214 OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO BEING LOT 15 PER BOOK "C" & "D" PAGE 158

FORESIGHT LAND SURVEYING, INC

301 CALIFORNIA DRIVE SUITE #2 BURLINGAME, CA 94010
 JANUARY, 2021 415-735-6180 JOB#19011 SHEET 1 OF 2

APN: 2711 - 012 / 46 EAGLE STREET



LEGEND

- FD FOUND
- () MAP REFERENCE
- FD LEAD + TACK IN MONUMENT WELL PER (R3),(R4) (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- - - MONUMENT LINE
- - - DIMENSION LINE
- FD 3/4" IP & PLASTIC PLUG STAMPED "LS 7735"
- FD NAIL & 3/4" BRASS TAG STAMPED "LS 7735"
- MID MONUMENT IDENTIFICATION PER CITY AND COUNTY OF SAN FRANCISCO DATABASE
- SET RIVET & 3/4" BRASS TAG STAMPED "LS 8649"

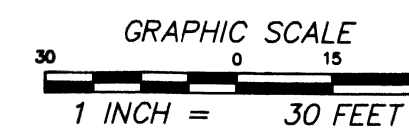


EXHIBIT 2



DEPARTMENT OF BUILDING INSPECTION

Inspection Services
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA 94103-1226

DATE: 05/11/2021

PROPERTY ADDRESS:
46 EAGLE ST

BLOCK: 2711 LOT: 012

Building Complaint #: 202172279

GUERIN SCOTT ALAN
GUERIN SCOTT ALAN
46 EAGLE ST
SAN FRANCISCO CA 94114

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 03/25/2021 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

ASSESSMENT OF COSTS NOW IMPOSED:

Therefore, pursuant to Section 102A.3 of the San Francisco Building Code you will be assessed costs arising from department time accrued pertaining but not limited to: (1) site inspections and reinspections, (2) case management, update, and data entry, (3) case inquiries (meetings, office visits, phone calls, emails, response to correspondence etc), (4) permit history research, (5) notice/hearing preparation, (6) staff appearances/reports at hearings, (7) case referrals, and (8) monthly violation monitoring.

AVOID FURTHER ASSESSMENT:

To keep the assessment of costs at a minimum, and avoid the accrual of further time spent on the actions above such as administrative hearing preparation, and monthly violation monitoring, etc., please complete all work within thirty (30) days. Contact the Code Enforcement Division at (628) 652-3430 if you have questions concerning the referenced Notice of Violation.

IF PERMITS ARE REQUIRED:

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits. Obtain final sign-off from the Building Inspector on the building job card and sign-offs from the Plumbing or Electrical Inspectors for the plumbing permit or for the electrical permit. Otherwise, the work will be deemed incomplete.

CASE WILL BE CLOSED WHEN ALL WORK & ASSESSMENT OF COSTS PAID:

This case will not be closed and assessment of costs will continue to accrue until (1) all required work is completed as verified by site inspections, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid.

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!

DBI 2024 - 46 EAGLE STREET - 2024000030



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION NOTICE: 1
 City and County of San Francisco
 49 South Van Ness Ave, Suite 400 San Francisco, CA

NUMBER: 202172279
 DATE: 25-MAR-21

ADDRESS: 46 EAGLE ST

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES) BLOCK: 2711 LOT: 012

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: GUERIN SCOTT ALAN
 MAILING GUERIN SCOTT ALAN
 ADDRESS 46 EAGLE ST
 SAN FRANCISCO CA

PHONE #: --

94114

PERSON CONTACTED @ SITE: GUERIN SCOTT ALAN

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input checked="" type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

A complaint has been filed with this department regarding a potentially hazardous condition. At above location, a retaining wall at north east corner of property is displaying evidence of stress with vertical cracks and leaning towards property at 4741 19th St. Wall is constructed of cementitious masonry units and brick approx 10ft tall. Recorded survey indicates wall is solely within the property line of 46 Eagle St.

Code/Section: SFBC 102A, 102A.3

Monthly monitoring fee applies.

Code/Section: SFBC 110A, Table 1A-K

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4 628-652-3437
- FILE BUILDING PERMIT WITHIN DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
- CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
 SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Obtain evaluation from licensed design professional (suggest structural engineer) within 3 days of receipt of this notice regarding structural stability of wall and provide copy with timeline to correct the faulty condition. Failure to comply with this notice will result in further action from this department.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT) NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
- OTHER: REINSPECTION FEE \$

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Donal J Duffy

PHONE # 628-652-3437

DIVISION: BID

DISTRICT :

By:(Inspectors's Signature) _____

HEARING INFORMATION FORM

PROPERTY ADDRESS: 46 Eagle Street		<input checked="" type="checkbox"/> FIRST NOTICE: 3/25/2021	COMPLAINT NO.
DIRECTOR'S HEARING DATE: 7/13/2021		<input type="checkbox"/> FWL: _	202172279
CONTINUED DIRECTOR'S HEARING DATE: 8/10/2021		<input type="checkbox"/> VCS/VB WN: _	
SOURCE BY: BID <input checked="" type="checkbox"/> EID <input type="checkbox"/> PID <input type="checkbox"/> CES <input type="checkbox"/> INS <input type="checkbox"/>		BLOCK: 2711	LOT: 012
CES REFERRAL DATE: 5/12/2021		INSPECTOR: Inspector Name	
OCCUPANCY/USE _R-3		BASEMENT <input type="checkbox"/> _	
CONST. TYPE	_N	STORIES	_1
		NO OF UNITS	1

PRIORITY CATEGORY:

<input type="checkbox"/> WORK W/O PERMIT	<input type="checkbox"/> SOFT STORY PROGRAM	<input type="checkbox"/> ILLEGAL OCCUPANCY	<input type="checkbox"/> CANCEL PERMIT
<input type="checkbox"/> EXPIRED PERMIT	<input type="checkbox"/> STRUCTURALLY UNSAFE	<input type="checkbox"/> ILLEGAL UNIT	<input type="checkbox"/> OTHER
<input type="checkbox"/> FIRE DAMAGE	<input checked="" type="checkbox"/> LIFE HAZARD	<input type="checkbox"/> BOILER PROGRAM	<input type="checkbox"/> BUILDING ENARGEMENT
<input type="checkbox"/> EXCEEDING SCOPE OF PERMIT	<input type="checkbox"/> VACANT BUILDING / COMMERCIAL STOREFRONT PROGRAM	<input type="checkbox"/> INADEQUATE MAINTENANCE (BLIGHT CONDITIONS)	

VIOLATION DESCRIPTION:

A complaint has been filed with this department regarding a potentially hazardous condition. At above location, a retaining wall at north east corner of property is displaying evidence of stress with vertical cracks and leaning towards property at 4741 19th St. Wall is constructed of cementious masonry units and brick approx 10ft tall. Recorded survey indicates wall is soley within the property line of 46 Eagle St.

INSPECTOR'S COMMENTS/STATUS:

Obtain evaluation from licensed design professional (suggest structural engineer) within 3 days of receipt of this notice regarding structural stability of wall and provide copy with timeline to correct the faulty condition. Failure to comply with this notice will result in further action from this department.

PERMIT STATUS: FILED / APPROVED / ISSUED / STATUS: WORK IN PROGRESS / EXPIRED / CANCELLED

BUILDING #	
ELECTRICAL #	
PLUMBING #	

INSPECTOR'S RECOMMENDATIONS:

<input type="checkbox"/> RETURN TO SOURCE
<input type="checkbox"/> CONTINUED FOR 30 DAYS
<input checked="" type="checkbox"/> ISSUE ORDER OF ABATEMENT-7 DAY OOA
<input type="checkbox"/> OTHER

CONDITIONS:

All permits required for compliance of this violation must be completed and final within 30 days.

HEARING OFFICIAL:

DECISION: Owner Represented: Y / N Building Unsafe (SFBC102): Y / N Hearing Continued Y / N

1. 7/13/21 Ok to issue 30-day continuance per H.O(S. P) with conditions that engineer's report is submitted to CES to determine if emergency actions are required to stabilize retaining wall. If report is not submitted case to be re-calendar for next available DH. Owner present at DH. MH
2. 8/10/21-14 advisement with a 7 day OOA per H.O(S.P). Advisement consists of owner providing an engineers report to verify that retaining wall is stable and if any emergency action is required. If report is not summited then an order of abatement should be issued. Owner was present at DH. Mh
- 3.
- 4.

DIRECTOR'S HEARING RESULT:

Director's Hearing Result <input type="checkbox"/>	AAB <input type="checkbox"/> / City Attorney Ref. <input type="checkbox"/>
<input checked="" type="checkbox"/> OOA: <input checked="" type="checkbox"/> OOA W/ADVISEMENT: 14 DAYS <input checked="" type="checkbox"/> CONTINUED DH: 8/10/2021 <input type="checkbox"/> RETURN TO SOURCE: _	<input type="checkbox"/> AAB-Hearing Date: _ <input type="checkbox"/> AAB- Decision: _ <input type="checkbox"/> Litigation Ref: _ <input type="checkbox"/> City Att. Ref: _ <input type="checkbox"/> LIEN Process: Y <input type="checkbox"/> / N <input type="checkbox"/>
	Return to Source <input type="checkbox"/> Approved By: Mauricio Hernandez Date: _ <input type="checkbox"/> BID <input type="checkbox"/> EID <input type="checkbox"/> PID <input type="checkbox"/> CES



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

Pursuant to SFBC 107.5 and 106.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor), (628) 652-1150

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If **Order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102.2 & 110.**

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligent expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264 of the Revenue and Taxation Code.

WARNING: Section 103 of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107.5 y 106.4.7 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 102.2 y 110 de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rápidamente y continuamente acusado después de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103 de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, desculde, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas por delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

根據《三藩市建築法規》(簡稱 SFBC) 第 107.5 項和第 106.4.7 項條款的規定，對沒有許可證便已開始的工程和或正在進行的工程、或者超許可範圍的工程，將收取調查費。當事人可以在許可證發出日起 15 天之內，調查費可以向許可上訴委員會提出上訴。該委員會地址在 South Van Ness 街 49 號 14 樓，電話：(628) 652-1150。

警告：如不按照要求立即採取行動、以糾正上述違規行為，將導致建築檢查局付諸強制糾正程序的執行。倘對此房地產頒發的強制糾正程序令一經在市府備案，則自這道通知張貼日起的各項與此糾正程序令有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 102.2 項和第 110 項條款。

警告：《三藩市房屋法規》(即 SFHC) 第 204(b) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次違犯者罰款 200 元，每檢檢字的最高罰款可達 7,500 元。此項法規還規定對每一違章犯罪者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。

警告：任何人通過出租房屋獲得收入、而該房屋已被建築檢查局定為低於規定標準者，能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折或稅款中扣除稅務。如果在此廣告公布六個月後，改正工程沒有完成，或者沒有積極、運籌地進行，我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264(c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：《三藩市建築法規》第 103 項條款規定：對於任何違反、不聽從、蔑視、忽視或拒絕遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果被定罪，對每天所發生的、每一單獨的犯法行為，將付最高 500 元的罰款，和/或者監禁六個月。



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
49 South Van Ness Avenue, Suite #400 • San Francisco, CA 94103

- FIRST NOTICE
 SECOND NOTICE
 OTHER: _____

COMPLAINT NUMBER

202172279

ADDRESS 46 EAGLE ST

DATE 3/25/21

OCCUPANCY / USE R-3

BLOCK 2711 LOT 012

CONST. TYPE SN

STORIES 1 BASEMENT

If checked, this information is based upon site observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER / AGENT _____

PHONE # _____

MAILING ADDRESS _____

CITY _____

ZIP _____

PERSON CONTACTED @ SITE _____

PHONE # _____

VIOLATION DESCRIPTION:

- WORK WITHOUT PERMIT (SFBC 106.1.1); ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);
 EXPIRED PERMIT (SFBC 106A.4.4) CANCELLED PERMIT (SFBC 106.3.7) PA# _____;
 UNSAFE BUILDING (SFBC 102); SEE ATTACHMENTS

CODE / SECTION #

A COMPLAINT HAS BEEN FILED WITH THE DEPARTMENT REGARDING	SFBC 102A
A POTENTIALLY HAZARDOUS CONDITION AT ABOVE LOCATION	102A 3
A RETAINING WALL AT NORTH FACE CORNER OF	TABLO 18-K
PROPERTY IS DISPLAYING EVIDENCE OF STRESS WITH VERTICAL	110A
CRACKS AND LEANING TOWARD PROPERTY AT 4741 19TH ST.	
WALL IS CONSTRUCTED OF CEMENTITIOUS MASONRY UNITS AND	
BRICK APPROX 10FT TALL. RECORDING SURVEY INDICATES WALL	
IS SOLELY WITHIN THE PROPERTY LINE OF 46 EAGLE ST	

BC - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104A.2.4

FILE BUILDING PERMIT APPLICATION WITHIN _____ DAYS (WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.

OBTAIN PERMIT WITHIN _____ DAYS AND COMPLETE ALL WORK WITHIN _____ DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

CORRECT VIOLATIONS WITHIN _____ DAYS. NO PERMIT REQUIRED.

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED _____, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

OBTAIN EVALUATION FROM LICENSED DESIGN PROFESSIONAL (SUGGEST STRUCTURAL ENGINEER)
 WITHIN 30 DAYS OF RECEIPT OF THE NOTICE REGARDING STRUCTURAL STABILITY OF WALL
 AND PROVIDE COPY WITHIN TIMEFRAME TO CORRECT THE FAULTY CONDITION. FAILURE TO
 COMPLY WITH THE NOTICE WILL RESULT IN FURTHER ACTION BY THE DEPARTMENT

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

9x Permit Fee (Work w/o Permit after 9/1/60)

2x Permit Fee (Work Exceeding Scope of Permit)

Other _____

Reinspection Fee \$ _____

No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT _____

VALUE OF WORK PERFORMED WITHOUT PERMITS _____

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR DUFFY

(Inspector — Print Name)

OFFICE HOURS _____ TO _____ AM AND _____ TO _____ PM

PHONE # 628-652-3437

By: (Inspector's Signature) David Duffy

DISTRICT # _____

CC: DCP EID PID BID HIS CED PRS DAD SFFD DPH PS

Building Inspection Division
49 South Van Ness Ave, Suite #400 628-652-3450

Housing Inspection Division
49 South Van Ness Ave, Suite #400 628-652-3700

Electrical Inspection Division
49 South Van Ness Ave, Suite #400 628-652-3450

Plumbing Inspection Division
49 South Van Ness Ave, Suite #400 628-652-3450

Code Inspection Division
49 South Van Ness Ave, Suite #400 628-652-3430

DBI 2024 - 46 EAGLE STREET - 2024000034

Pursuant to SFBC 107A.5 and 106A.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor), (628) 652-1150.

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid, SFBC 102A.2 & 110A.

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure, if correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(6) of the Revenue and Taxation Code.

WARNING: Section 103A of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107A.5 y 106A.4.7 de el Código de Construcción, de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince dias de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 102A.2 y 110A de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rápidamente y contínuamente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesion de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103A de el Código de edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, se niega a cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas per delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

Sang-ayon sa SFBC 107A.5 at 106A.4.7 ang bayad sa pagsusuri ay sisilingin sa mga gusaling naumpisahan na o ginawa na walang permit o sa mga gawaing labis sa sakop ng permit. Ang gayong singil ay maaring lapela sa Board of Permit Appeals sa loob ng 15 na araw mula sa pag-isyu ng permit sa 49 South Van Ness Ave., suite 1475 (14th palapag), (628)652-1150.

BABALA: Ang kabiguan na gumawa ng aksiyon tulad ng kinakailangan upang iwasto ang mga nasabing paglabag ay magresulta sa paglilitis ng abatement ng Kagawaran ng Inspeksyon ng Gusali. Kung meron Order of Abatement ang natala laban sa isang ari-arian, ang may-ari ay sisilingin o di kaya ang ari-arian ay gagamitin na lien sa lahat ng mga gastos na natamo sa proseso ng pagpapalupad mula sa unang "Paunawa sa Paglabag" hanggang sa lahat ng gastos ay mabayaran, SFBC 102A.2 & 110A.

BABALA: Ang Seksyon 204 ng Housing Code ng San Francisco ay nagtatakda ng agad-agad na multa na \$100 sa bawat halimbawa ng unang hindi pagsunod, at susundan ng multa na \$200 sa bawat paglabag sa pangalawang hindi pagsunod, hanggang sa sukduhan na \$7,500 sa bawat gusali. Ang seksyon na ito ay itinatakda na magsasampa rin ng kasong kriminal bilang isang misdemeanor sa bawat paglabag at magresulta sa multa na hindi bababa ng \$1,000 sa bawat araw o di kaya sa anim na buwan na pagkabilanggo o parehong ipapataw.

BABALA: Sinumang kumikita sa pag-upa ng pagbahay na tinukoy ng Kagawaran ng Inspeksyon ng Gusali na substandard, ay hindi maaring ibawas ang ganoong kita sa buwis sa estado ng kitang personal, at gayundin sa buwis na kita sa interes sa bangko at korporasyon, at sa depresasyon o mga buwis na maiiugnay sa gusaling substandard. Kung ang Gawain sa pagwawasto ay hindi nakumpleto o hindi masigasig, mabilis at tuloy-tuloy ang paggawa matapos ang anim (6) na buwan mula sa petsa nitong paunawa, ay magpapadala ng abiso sa Franchise Tax Board na itinakda sa Seksyon 17264(6) ng Revenue and Taxation code.

BABALA: Ang Seksyon 103A ng Building Code ng San Francisco ay nagtatakda ng mga multang sibil hanggang sa \$500 sa bawat araw sa sinumang lumabag, sumuway, magtanggap, magpabaya o tumanggap sumunod o di kaya sumalungat sa pagpatupad ng mga probisyon nitong code. Nagpapataw din itong seksyon ng mullang misdemeanor kapag nahatulan, ng hanggang sa \$500 at o di kaya anim na buwan na pagkabilanggo sa bawat magkahiwalay na pagkasala para sa bawat araw na nangyari ang ganoong pagkasala.

根據《三藩市建築物條例》第107.5條款和第106.4.7條款，對未經許可的建築工程或者工程超過許可證範圍的檢查，將會收取檢查費用。對該費用可以作出上訴，可以在許可證發出的15天之內，向“上訴委員會”(Board of Appeals)作出上訴。上訴委員會地址：49 South Van Ness Ave., Suite 1475 (14th Floor)，電話：(628) 652-1150。

警告：如果沒有立即採取行動更正以上的違例情況，可能會引致樓宇檢查局展開執法行動。如果執法命令正式記錄於該物業，業主可能會收到賬單，或者該物業會被抵押，用於支付從張貼第一張“違例通知”開始，在執法過程當中所產生的所有費用，直至所有費用付清為止。
《三藩市建築物條例》第102.2條款和第110條款。

警告：三藩市房屋條例第204條對最初的違例會立即處以每項100元的罰款，接下來會對第二次的違例處以每項200元的罰款，最高可以對每座建築物處以7,500元的罰款，該條例還可以對每項違例處以輕微罪行的刑事檢控，可處以每日最少1,000元的罰款或6個月的監禁，或兩者並罰。

警告：任何從樓宇檢查局認定為低於標準的房屋中獲取租金收入的個人，對於該低於標準的建築結構，將不能用於減免州的個人所得稅和銀行以及企業的所得稅利息、折舊或適用於該房屋的稅項。如果在該通知日期的6個月之後，更正工程尚未完成，或者沒有努力、快速和繼續進行有關工程，有關通知將會根據《收入及稅務條例》第17264 (6) 條款寄給加州平稅委員會。

警告：三藩市建築物條例第103條款可給予每天最高可至500元的行政罰款，對任何違反、不遵從、擱置、騷擾或拒絕遵守或反對執行該條例的任何條款，該條款可給予輕微罪行的刑事檢控，可處以每項違例期間的違例期間的每一天，處於最高500元和/或最高6個月的監禁。

HEARING INFORMATION FORM



Department of Planning and Building
49 South Van Ness Ave, Suite 400
San Francisco, CA 94103-1226

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202172279

OWNER/AGENT: GUERIN SCOTT ALAN
GUERIN SCOTT ALAN
46 EAGLE ST
SAN FRANCISCO CA

DATE FILED: 19-JAN-21
LOCATION: 46 EAGLE ST
BLOCK: 2711 LOT: 012
SITE:

94114

RATING: OCCUPANCY CODE

OWNER'S PHONE --
CONTACT NAME
CONTACT PHONE --

RECEIVED BY: TTRUONG DIVISION: BID
COMPLAINT SOURCE: WEB FORM

COMPLAINANT: THOMAS BURDAN

ASSIGNED TO DIVISION: BID

COMPLAINANT'S PHONE

DESCRIPTION: date last observed: 17-JAN-21; time last observed: 2 pm; identity of person performing the work: No work has been performed; floor: Ground lev; exact location: None of the Above; building type: Residence/Dwelling RETAINING WALL COLLAPSE;; additional information: This issue is ongoing for 3+ years. I had land survey completed and filed with the city of San Francisco indicating retaining wall is severely cracked AND leaning towards my property. Survey clearly indicates retaining wall is on neighbor's property.;
INSTRUCTIONS:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	DUFFY	1100		

REFERRAL INFORMATION

DATE	REFERRED BY	TO	COMMENT
------	-------------	----	---------

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIVISION	INSPECTOR	STATUS	COMMENT
19-JAN-21	CASE OPENED	BID	B HOWARD	CASE RECEIVED	
19-JAN-21	OTHER BLDG/HOUSING VICINS		D DUFFY	CASE UPDATE	case reviewed, to be assigned to complaint investigation team. MH/tt
17-MAR-21	OTHER BLDG/HOUSING VICCES		M HERNANDEZ	CASE UPDATE	Spoke to complainant regarding complaint process. Complainant stated that the surevey is recorded under the recoderd office. Whe asked if he had a copy he stated inspector "should look it up in the recorders office". Advise that inspector assign to the case will reach out to set an appointment. Mh
19-MAR-21	OTHER BLDG/HOUSING VIC	BID	D DUFFY	CASE UPDATE	Siteinspection,took photos.

HEARING INFORMATION FORM



City and County of San Francisco
Department of Building Inspection
49 South Van Ness Ave, Suite 400
San Francisco, CA 94103-1226

COMPLAINT DATA SHEET

COMPLAINT NUMBER : 202172279

COMPLAINT ACTION BY DIVISION

<u>DIVISION</u>	<u>DATE</u>	<u>DESCRIPTION</u>	<u>ACTION COMMENT</u>
-----------------	-------------	--------------------	-----------------------

<u>NOV (HIS)</u>	<u>NOV (BID)</u>		
------------------	------------------	--	--

EXHIBIT 3

HEARING INFORMATION FORM





HEARING INFORMATION FORM

EXHIBIT 4

LEGEND

DOC. NO. DOCUMENT NUMBER
 FOUND MONUMENT IDENTIFICATION PER SAN FRANCISCO DATABASE
 MID PERP. PERPENDICULAR
 R/W RIGHT-OF-WAY
 SNF SEARCHED FOR NOT FOUND
 STY STORY
 WF WOOD FRAME
 WFC WOOD FRAME
 WFC INDICATES RECORD REFERENCE
 FOUND LEAD PLUG WITH BRASS TACK SET IN CONCRETE IN MONUMENT WELL UNLESS OTHERWISE NOTED
 SET 3/4" IRON PIPE, WITH YELLOW PLASTIC TACK & TACK "LS 7735"
 SET TACK & 1/2" TAG "LS 7735"

SUBJECT BOUNDARY LINE
 ADJOINING LOT LINE / RIGHT-OF-WAY LINE
 MONUMENT LINE PER (3)(9)
 BUILDING LINE

RECORD REFERENCES

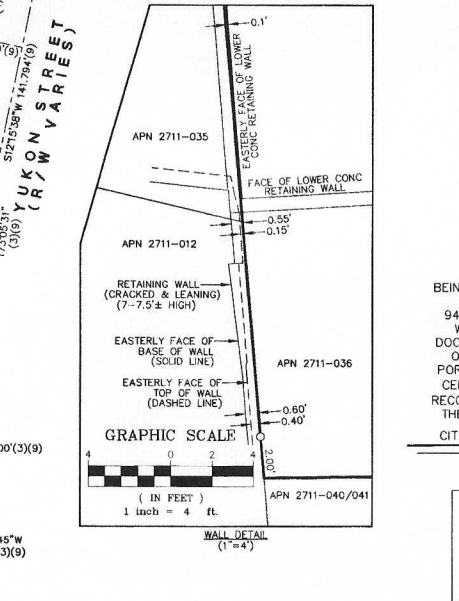
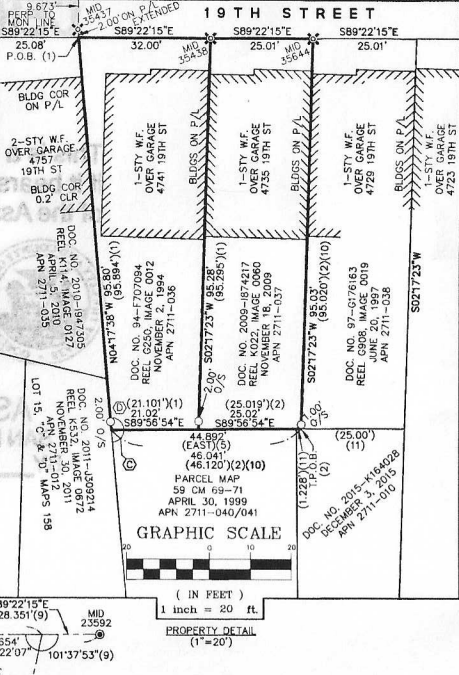
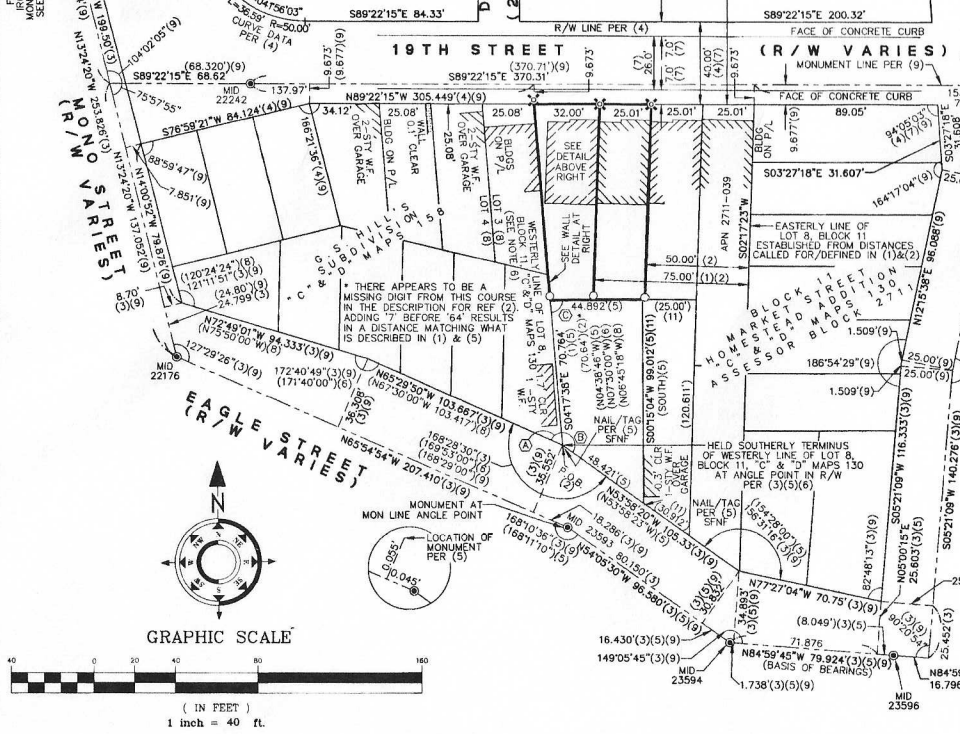
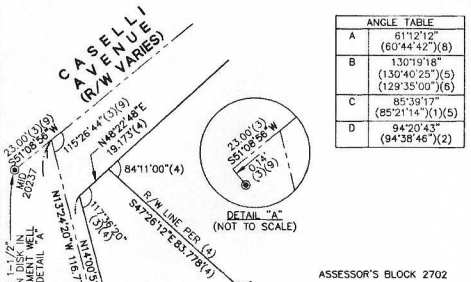
(1) DOCUMENT NO. 94-F707094, REEL G250, IMAGE 0012, NOVEMBER 2, 1994 **
 (2) DOCUMENT NO. 2009-1874217, REEL K022, IMAGE 0060, NOVEMBER 18, 2009 **
 (3) MONUMENT MAP OF MARKET STREET HOMESTEAD NORTHERLY SECTION MARKET ST HOMESTEAD NLY. MON. MAP.PDF
 (4) (OFFICE OF THE CITY AND COUNTY SURVEYOR) MAP SHOWING THE EXTENSION OF NINETEENTH STREET WESTERLY TO CASELLI AVENUE, ALSO THE REALIGNMENT OF YUKON STREET WESTERLY FROM CASELLI AVENUE AND NINETEENTH STREET. "M" MAPS 72, DECEMBER 1931 **
 (5) PARCEL MAP, 59 CM 69-71, APRIL 30, 1999 **
 (6) "MARKET STREET HOMESTEAD ASSOCIATION" "C" & "D" MAPS 130, OCTOBER 26, 1868 **
 (7) SPECIAL GRADE MAP Y-2, SPECIAL GRADE MAP Y-2 PDF (OFFICE OF THE CITY AND COUNTY SURVEYOR)
 (8) "S. HILLS SUBDIVISION" "C" & "D" MAPS 158, SEPTEMBER 1888 **
 (9) MONUMENT MAP L-118-14 (OFFICE OF THE CITY AND COUNTY SURVEYOR)
 (10) DOCUMENT NO. 97-6176163, REEL G088, IMAGE 0019, JUNE 20, 1997 **
 (11) DOCUMENT NO. 2015-K16-028, DECEMBER 3, 2015 **

BASIS OF BEARINGS

THE BEARING NORTH 84°59'45" WEST, BETWEEN THE MONUMENTS ON THE MONUMENT LINE OF EAGLE STREET, WESTERLY TO YUKON STREET, AS SAID MONUMENTS, MONUMENT LINE AND STREETS ARE SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON APRIL 30, 1999 IN BOOK 59 OF CONDOMINIUM MAPS AT PAGES 69-71, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

NOTES:

1. THIS SURVEY IS BEING FILED IN ACCORDANCE WITH SECTION 8762 (B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
 2. ALL DISTANCES AND DIMENSIONS HEREON ARE IN FEET AND DECIMALS THEREOF.
 3. DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINES.
 4. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE MEASURED.
 5. LOCATIONS OF BUILDS SHOWN HEREON ARE MEASURED 3.0' ABOVE GROUND.
 6. EXISTING BUILDING LOCATIONS WERE HELD AS THE DIVIDING LINE BETWEEN LOTS 3 & 4, "C" & "D" MAPS 130, MEASURING EASTERLY 25.08' (25'-1") ALONG 19TH STREET ESTABLISHES THE NORTH-WESTERLY CORNER OF SAID LOT 3 SAID POINT BEING ACCEPTED AS BEING ON THE DIVIDING LINE BETWEEN LOTS 5 AND 8, "C" & "D" MAPS 130.



SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF THOMAS BURDAN AND JONATHAN WILSON IN JULY, 2019.

Troy J. Erickson
 TROY J. ERICKSON, P.L.S. #735
 LICENSE EXPIRES: 12-31-2021

PROFESSIONAL LAND SURVEYOR
 STATE OF CALIFORNIA
 NO. 7735

FIELD SURVEY COMPLETION

THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON 10/16/2019
 ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT THIS 26TH DAY OF AUGUST 2020.

Bruce R. Storrs
 BRUCE R. STORRS, L.S. 6914
 CITY AND COUNTY SURVEYOR
 CITY AND COUNTY OF SAN FRANCISCO

PROFESSIONAL LAND SURVEYOR
 STATE OF CALIFORNIA
 NO. 6914

RECORDER'S STATEMENT:

FILED THIS 27TH DAY OF SEPTEMBER 2020 AT 1:59
 IN BOOK 55 OF SURVEY MAPS AT PAGE 10, AT THE REQUEST OF
 MUIR CONSULTING, INC.

SIGNED: *Carmen Chu*
 COUNTY RECORDER
 CITY AND COUNTY OF SAN FRANCISCO
 STATE OF CALIFORNIA

Doc # 2020014175

RECORD OF SURVEY #10370

BEING ALL OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED TO THOMAS N. BURDAN, RECORDED ON NOVEMBER 2, 1994 AS DOCUMENT NUMBER 94-F707094, REEL G250, IMAGE 0012 AND ALL OF THE LANDS OF JONATHAN WILSON AND GILLIAN LOUISE HIRST, RECORDED ON NOVEMBER 18, 2009 AS DOCUMENT NUMBER 2009-1874217, REEL K022, IMAGE 0060, ALL IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, BEING A PORTION OF LOT 8, IN BLOCK 11, AS SAID LOT AND BLOCK IS SHOWN ON THAT CERTAIN MAP ENTITLED "MARKET STREET HOMESTEAD ASSOCIATION" FILED FOR RECORD ON OCTOBER 26, 1868 IN BOOK "C" AND "D" OF MAPS AT PAGE 130, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA

JULY 2020

MUIR CONSULTING, INC.

460 N. YOSEMITE AVE., SUITE #9
 OAKDALE, CA 95361
 (209) 845-8630 FAX (209) 845-8639

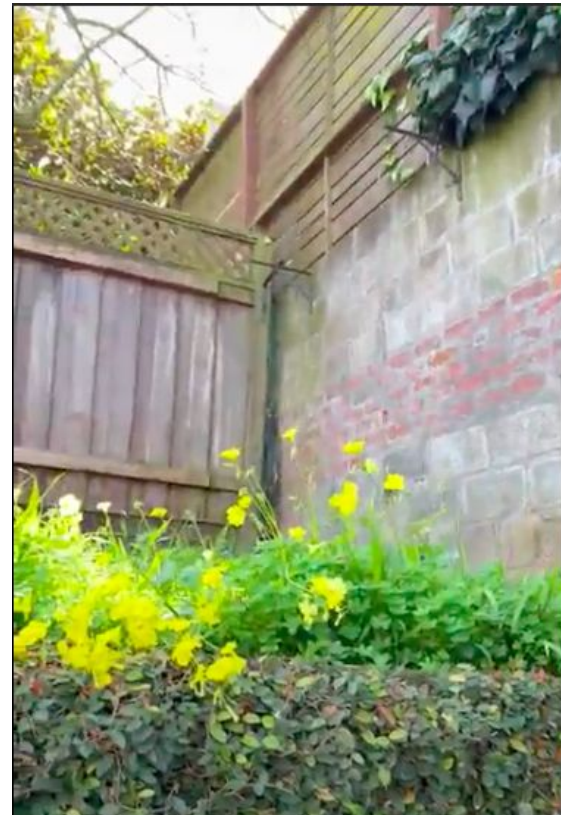
SURVEYING • G.I.S. • G.P.S.
 www.muirconsulting.com

SHEET 1 OF 1
 APNS: 2711-036, 2711-037 4735 & 4741 19TH STREET

EXHIBIT 5



30-32 Eagle Facing North Towards 4741 19th



4741 19th Facing South Towards 30-32 Eagle

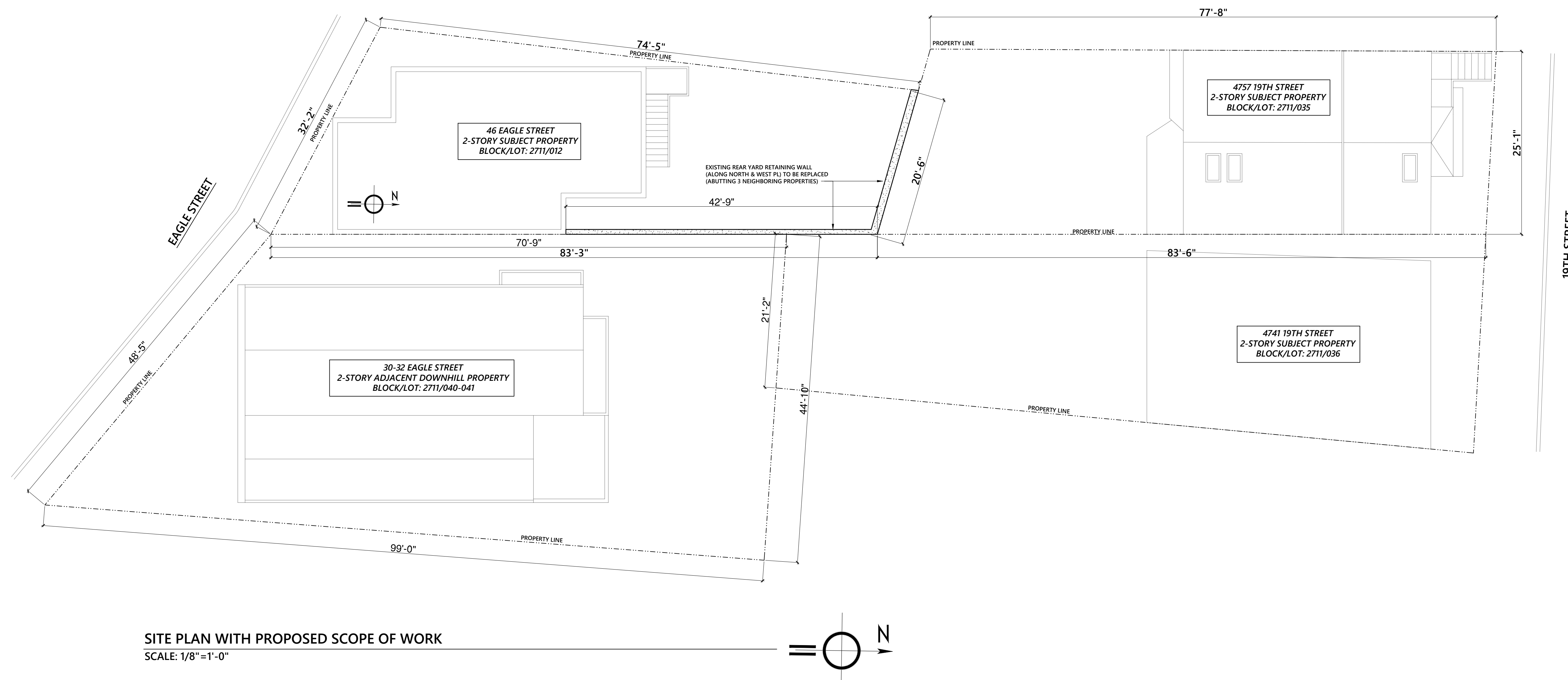
Still frames from videos recorded March 8, 2024

EXHIBIT 6



Photo taken January 7, 2023 at 4757 19th St. facing 4741 19th St.

EXHIBIT 7



SITE PLAN WITH PROPOSED SCOPE OF WORK
SCALE: 1/8"=1'-0"



REAR YARD RETAINING WALL REPLACEMENT

46 EAGLE STREET (BLOCK/LOT: 2711/012)

30-32 EAGLE STREET (2711/040-041)

4741 19TH STREET (2711/036)

4757 19TH STREET (2711/035)
SAN FRANCISCO, CALIFORNIA 94114

2022/1115/6523
2022/1128/7195
2022/1128/7199

#	DATE	ISSUES & REVISIONS	BY
0	11/13/22	PERMIT SUBMISSION	AS
1	05/19/23	RESPONSE TO PC #1	AS
2	08/14/23	RESPONSE TO PC #2 REV PER EVAL OF (E) WALL	AS

DRAWN BY: A.S.
SHEET TITLE:

TITLE SHEET, DRAWING INDEX,
GENERAL BUILDING INFORMATION

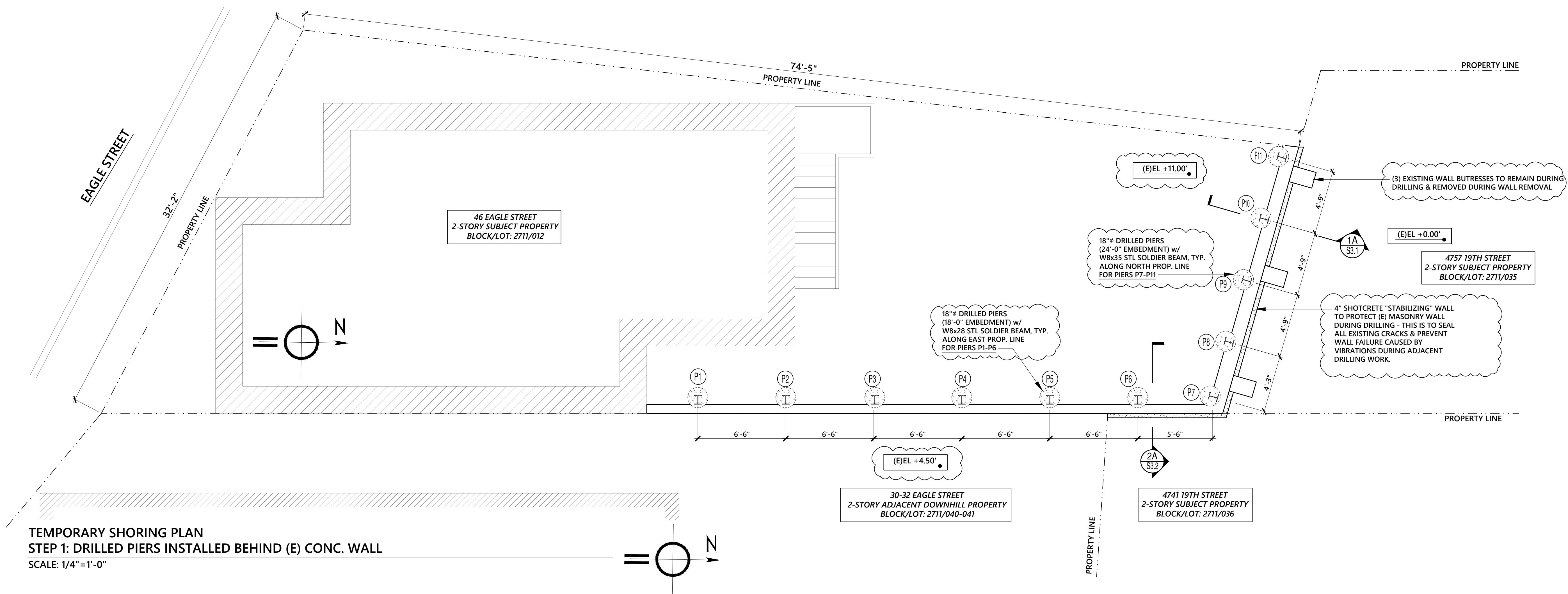
SHEET NUMBER

S1

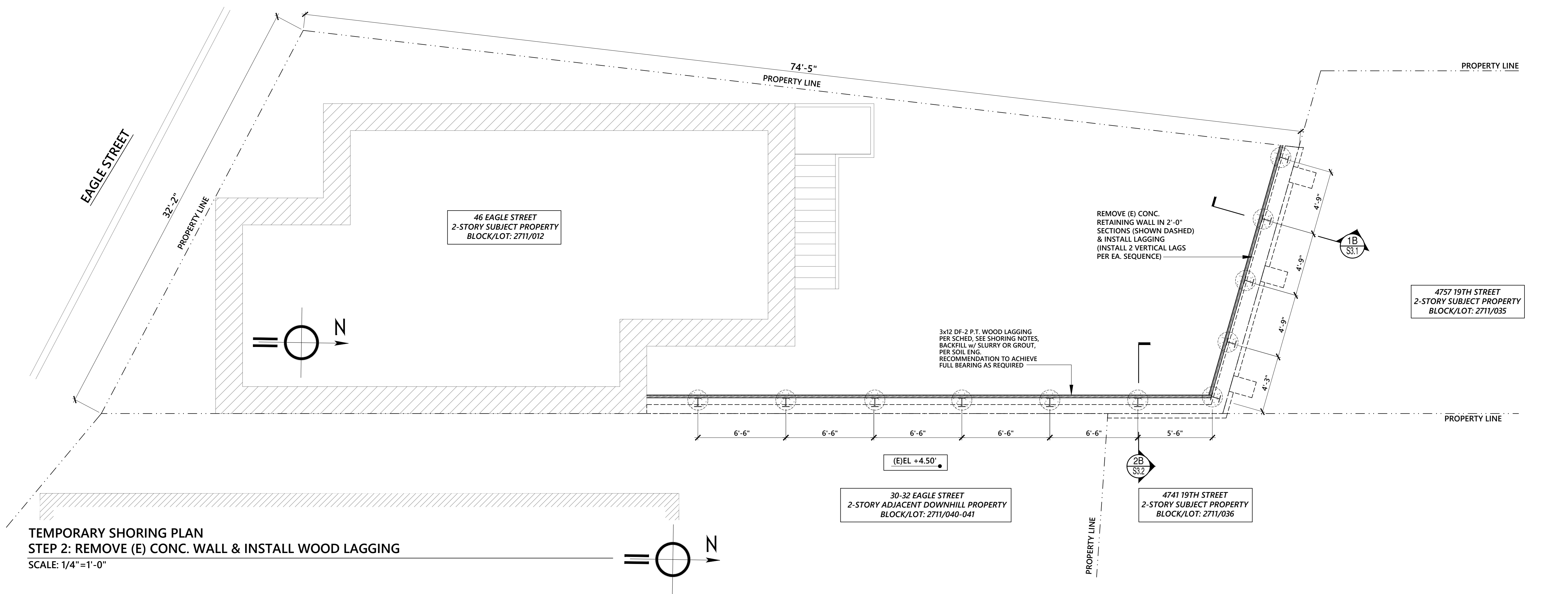


REAR YARD RETAINING WALL REPLACEMENT

46 EAGLE STREET (BLOCK/LOT: 2711/012)
 30-32 EAGLE STREET (2711/040-041)
 4741 19TH STREET (2711/036)
 4757 19TH STREET (2711/035)
 SAN FRANCISCO, CALIFORNIA 94114



TEMPORARY SHORING PLAN
STEP 1: DRILLED PIERS INSTALLED BEHIND (E) CONC. WALL
 SCALE: 1/4"=1'-0"



TEMPORARY SHORING PLAN
STEP 2: REMOVE (E) CONC. WALL & INSTALL WOOD LAGGING
 SCALE: 1/4"=1'-0"

2022/1115/6523
2022/1128/7195
2022/1128/7199

#	DATE	ISSUES & REVISIONS	BY
0	11/13/22	PERMIT SUBMISSION	AS
1	05/19/23	RESPONSE TO PC #1	AS
2	08/14/23	RESPONSE TO PC #2 REV PER EVAL OF (E) WALL	AS

DRAWN BY: A.S.
 SHEET TITLE:
SITE PLAN:
 TEMPORARY SHORING PLAN

SHEET NUMBER
S2.1



REAR YARD RETAINING WALL REPLACEMENT

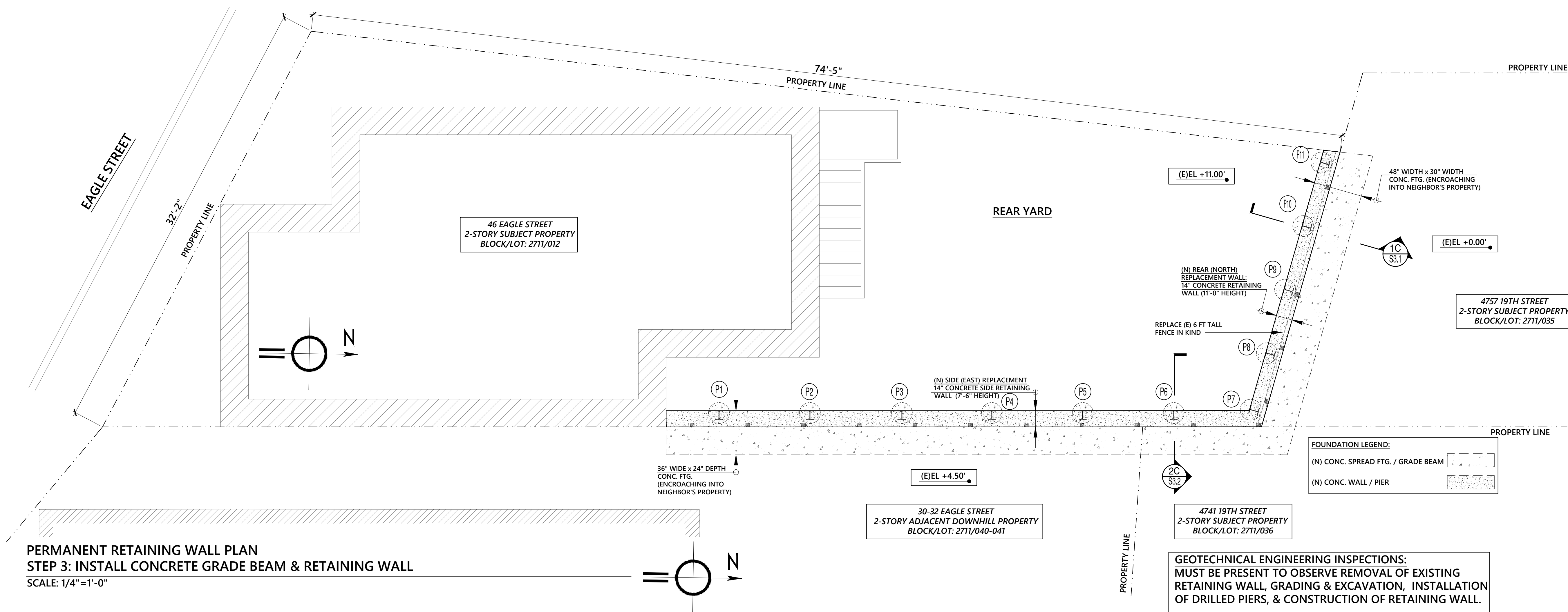
46 EAGLE STREET (BLOCK/LOT: 2711/012)

30-32 EAGLE STREET (2711/040-041)

4741 19TH STREET (2711/036)

4757 19TH STREET (2711/035)

SAN FRANCISCO, CALIFORNIA 94114



PERMANENT RETAINING WALL PLAN
STEP 3: INSTALL CONCRETE GRADE BEAM & RETAINING WALL
SCALE: 1/4"=1'-0"

GEOTECHNICAL ENGINEERING INSPECTIONS:
MUST BE PRESENT TO OBSERVE REMOVAL OF EXISTING
RETAINING WALL, GRADING & EXCAVATION, INSTALLATION
OF DRILLED PIERS, & CONSTRUCTION OF RETAINING WALL.

GEOTECHNICAL REVIEW LETTER

Peters & Ross
Geotechnical & Geoenvironmental
Consultants

May 26, 2023
Project No. 22111.001

Building Official
City and County of San Francisco
DBI - Plan Review Services
1660 Mission Street, 2nd Floor
San Francisco, CA 94103

Geotechnical Plan Review Letter No. 2 - 46 Eagle Street, San Francisco, CA
Application No. 202211156523 - Block/Lot 2711/012

Dear Building Official:

In accordance with the request of Mr. Alex Santos, Peters & Ross has reviewed the revised structural plans (6 sheets) and associated revised calculations (32 pages) prepared by Altos Structural Engineering of San Francisco, California, dated November 13, 2022 and revised May 19, 2023. The purpose of our review was to assess if the plans complied with the geotechnical recommendations presented in our report dated April 6, 2022.

Based on our review of the plans, we find that they substantially conform to the geotechnical recommendations presented in our report.

We appreciate the opportunity to provide geotechnical engineering services on this project. If you have any questions, please call.

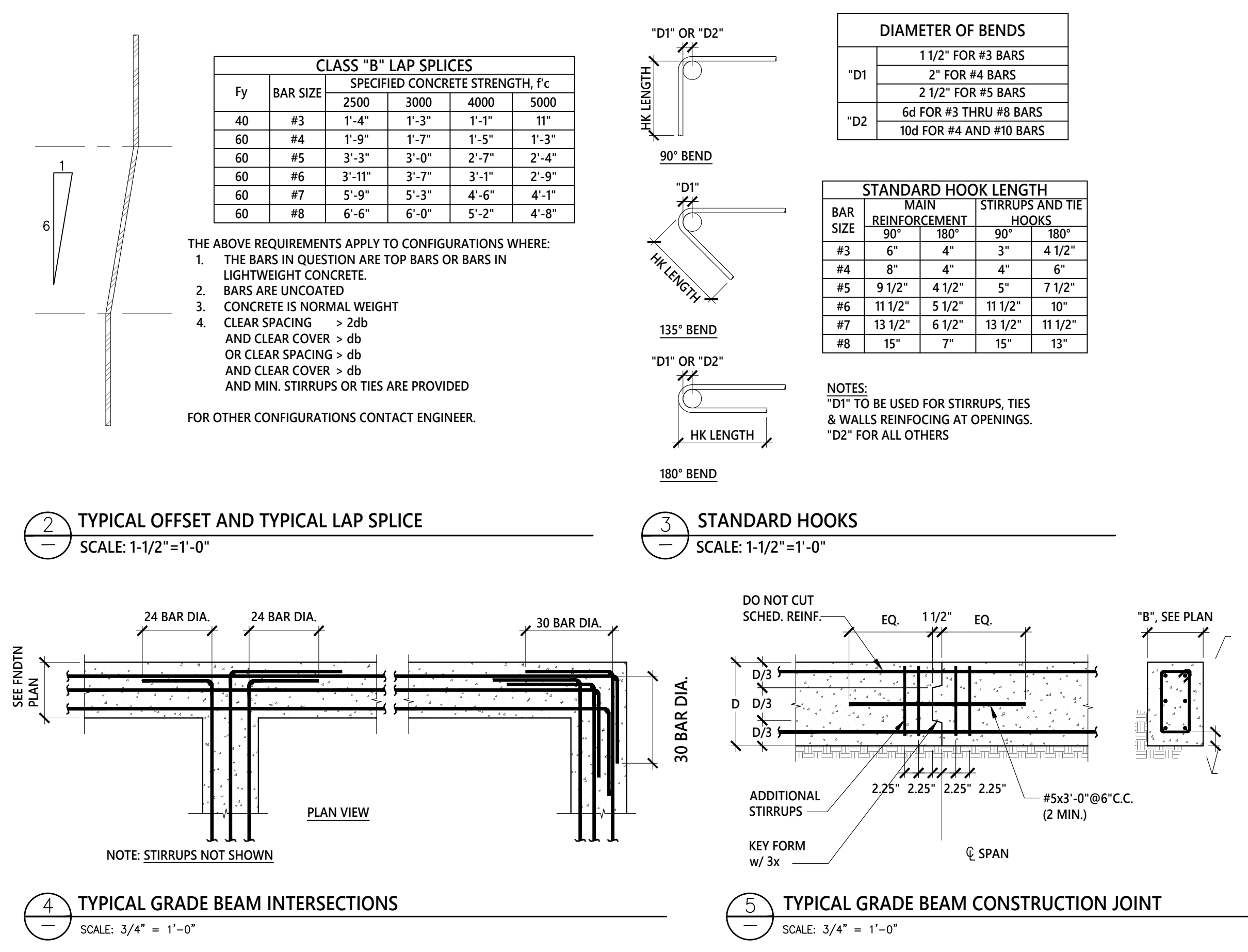
Very truly yours,

Peter K. Mundy
Peter K. Mundy, P.E., G.E.
Geotechnical Engineer 2217



SEQUENCE OF NEW RETAINING WALL CONSTRUCTION

- REAR (NORTH) RETAINING WALL REPLACEMENT SEQUENCE:
- INSTALL SHOTCRETE CAPPING WALL OF EXISTING MASONRY FOUNDATION WALL ALONG 4757 19TH STREET & 4741 19TH STREET. THIS IS AN ADDED MEASURE OF SAFETY TO ENSURE STABILITY OF THE EXISTING MASONRY WALL DURING DRILLING WORK.
 - DRILL PIERS P1-P11 INTO BEDROCK OR SOIL (MINIMUM 8'-0" DRILLED INTO CHERT BEDROCK) & 15 FT BELOW FUTURE GRADE BEAM. IF REFUSAL CONDITIONS ARE ENCOUNTERED ABOVE DESIGN DEPTH, CONTACT GEOTECHNICAL & STRUCTURAL ENGINEER.
 - PLACE W8x SOLDIER BEAM INSIDE DRILLED PIERS.
 - POUR 3000 PSI CONCRETE DRILLED PIER TO ELEVATION OF BOTTOM OF GRADE BEAM.
 - REMOVE (E) MASONRY / SHOTCRETE CAP WALL INCREMENTALLY IN SECTIONS WHILE INSTALLING LAGGING - MAXIMUM OF 2 FEET VERTICAL SECTIONS. INSTALL DRAIN ROCK BEHIND LAGGING.
 - ONCE EXISTING CONCRETE WALL HAS BEEN REMOVED COMPLETELY AND LAGGING IS IN PLACE, INSTALL WATERPROOFING / DRAINAGE SHEET AROUND STEEL BEAM & LAGGING.
 - INSTALL REBAR FOR WALL TO BE SHOTCRETED & GRADE BEAM (TO BE CAST-IN-PLACE).
 - POUR CONCRETE FOR GRADE BEAM.
 - SHOOT SHOTCRETE FOR NEW RETAINING WALL.



#	DATE	ISSUES & REVISIONS	BY
0	11/13/22	PERMIT SUBMISSION	AS
1	05/19/23	RESPONSE TO PC #1	AS
2	08/14/23	RESPONSE TO PC #2 REV PER EVAL OF (E) WALL	AS

DRAWN BY: A.S.
SHEET TITLE:
SITE PLAN:
PERMANENT RETAINING WALL PLAN

SHEET NUMBER
S2.2



REAR YARD RETAINING WALL REPLACEMENT

46 EAGLE STREET (BLOCK/LOT: 2711/012)
 30-32 EAGLE STREET (2711/040-041)
 4741 19TH STREET (2711/036)
 4757 19TH STREET (2711/035)
 SAN FRANCISCO, CALIFORNIA 94114

2022/1115/6523
2022/1128/7195
2022/1128/7199

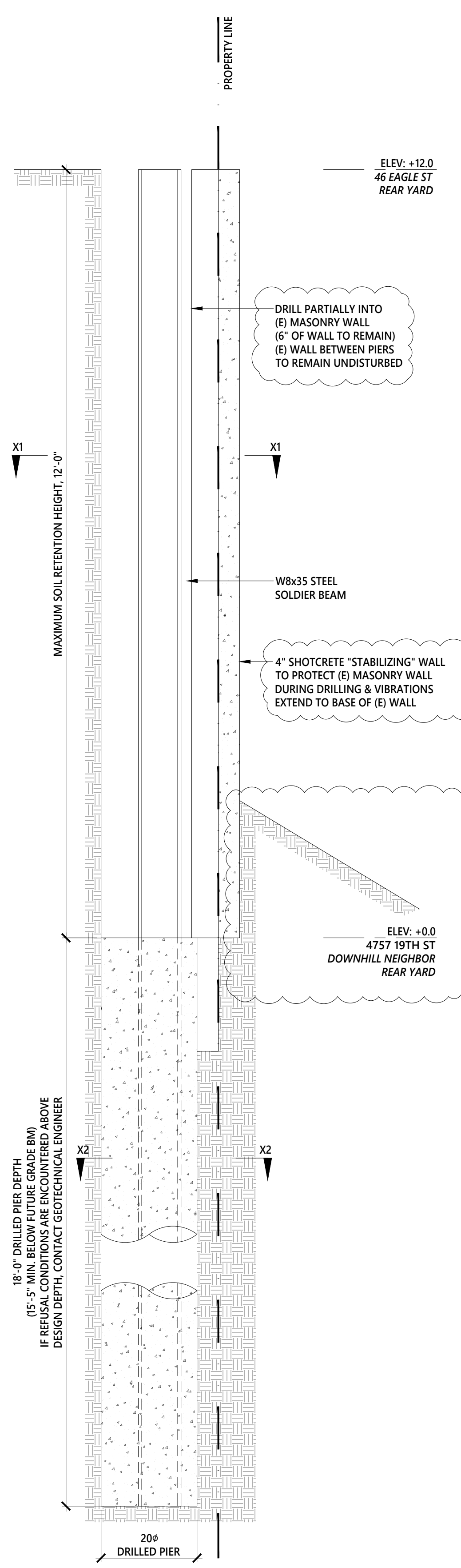
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1	05/19/23	RESPONSE TO PC #1	AS
2	08/14/23	RESPONSE TO PC #2 REV PER EVAL OF (E) WALL	AS

DRAWN BY: A.S.
 SHEET TITLE:
**STRUCTURAL DETAILS:
 SOLDIER BEAM & DRILLED PIER
 TEMPORARY SOIL SHORING &
 PERMANENT CONCRETE WALL
 ALONG NORTH PL**

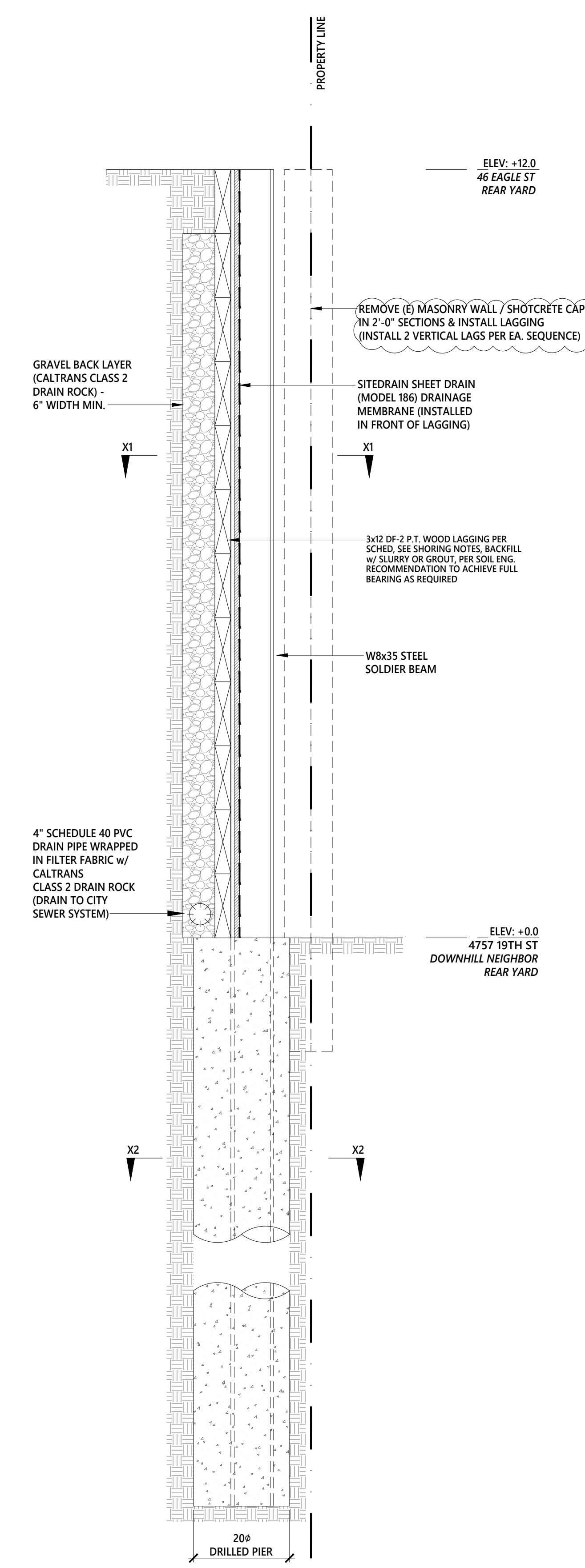
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S3.1

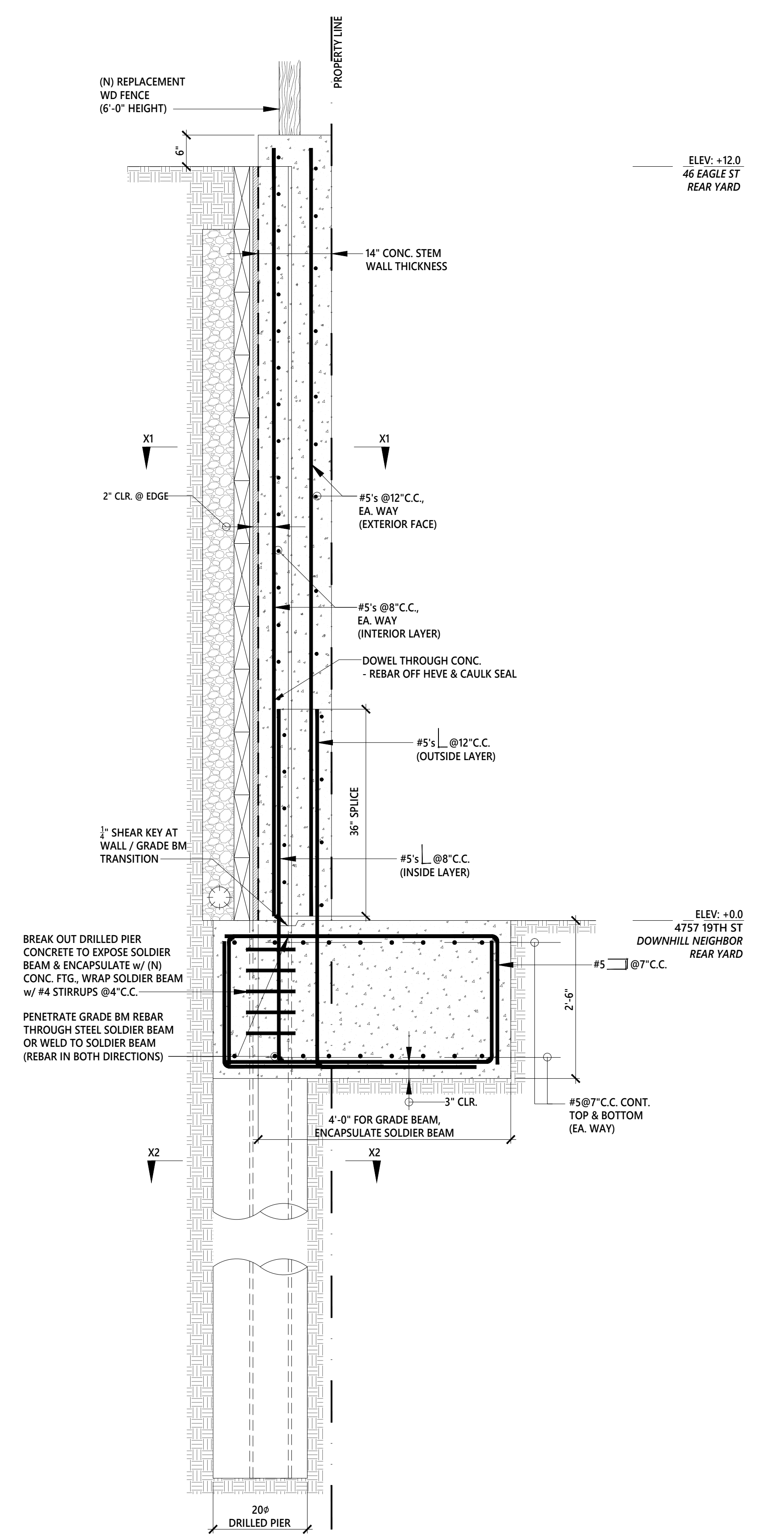
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE STRUCTURAL ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.



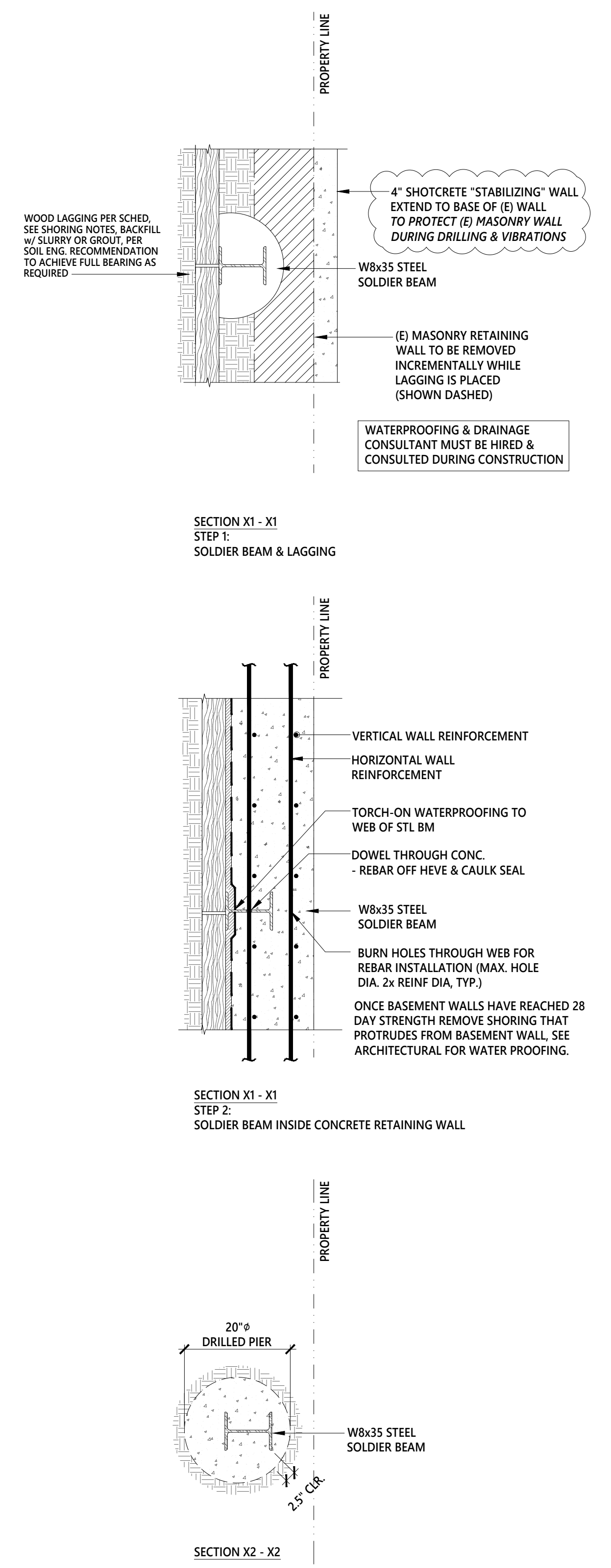
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1B SCALE: 3/4" = 1'-0"



1C SCALE: 3/4" = 1'-0"



1 SCALE: 3/4" = 1'-0"

SOLDIER BEAM & DRILLED PIER TEMPORARY SOIL SHORING & PERMANENT CONCRETE WALL ALONG NORTH PL (12'-0" RETAINING WALL REPLACEMENT)



REAR YARD RETAINING WALL REPLACEMENT

46 EAGLE STREET (BLOCK/LOT: 2711/012)

30-32 EAGLE STREET (2711/040-041)

4741 19TH STREET (2711/036)

4757 19TH STREET (2711/035)

SAN FRANCISCO, CALIFORNIA 94114

2022/1115/6523

2022/1128/7195

2022/1128/7199

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1	05/19/23	RESPONSE TO PC #1	AS
2	08/14/23	RESPONSE TO PC #2 REV PER EVAL OF (E) WALL	AS

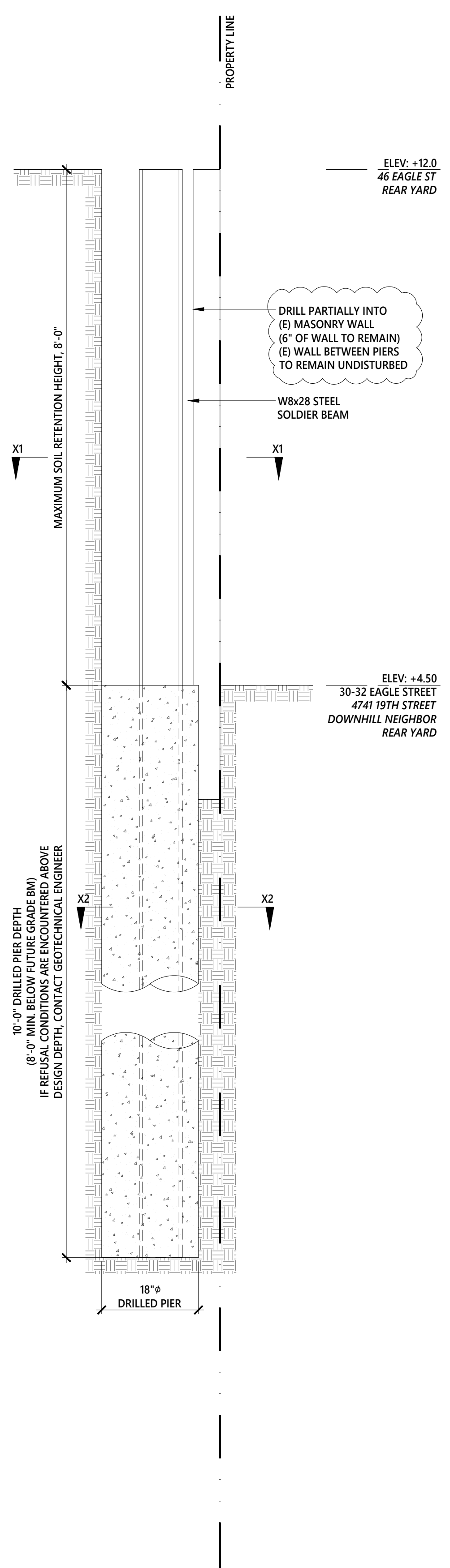
DRAWN BY: A.S.

SHEET TITLE:
**STRUCTURAL DETAILS:
 SOLDIER BEAM & DRILLED PIER
 TEMPORARY SOIL SHORING &
 PERMANENT CONCRETE WALL
 ALONG EAST PL**

SHEET NUMBER

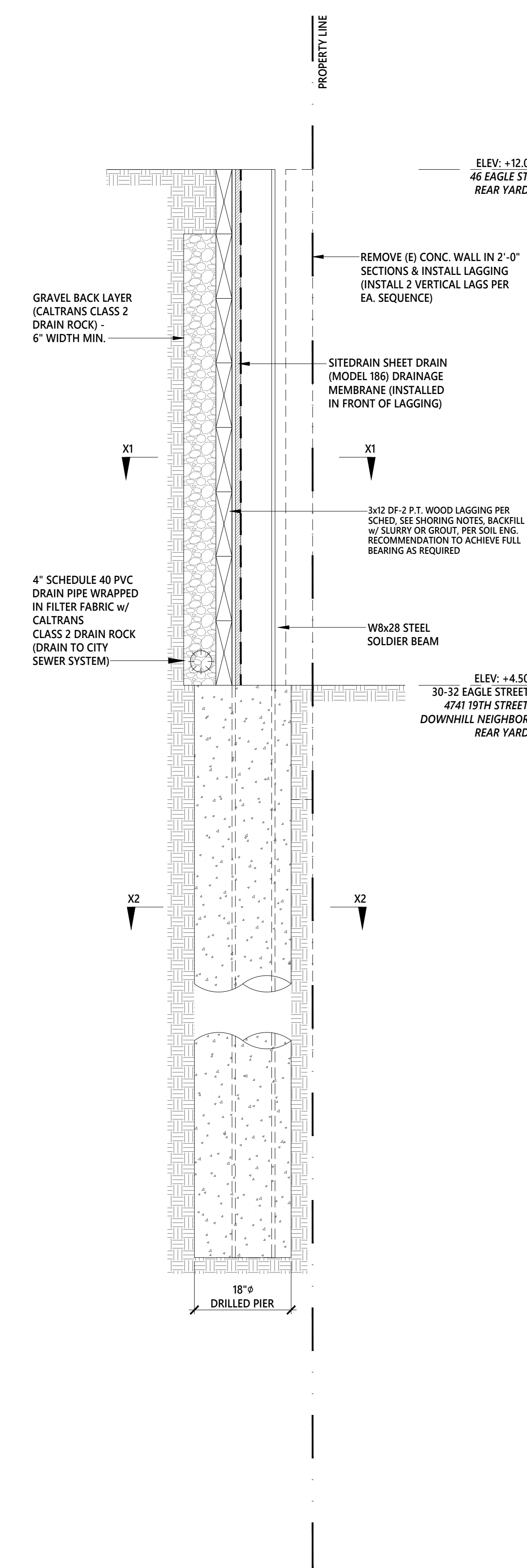
S3.2

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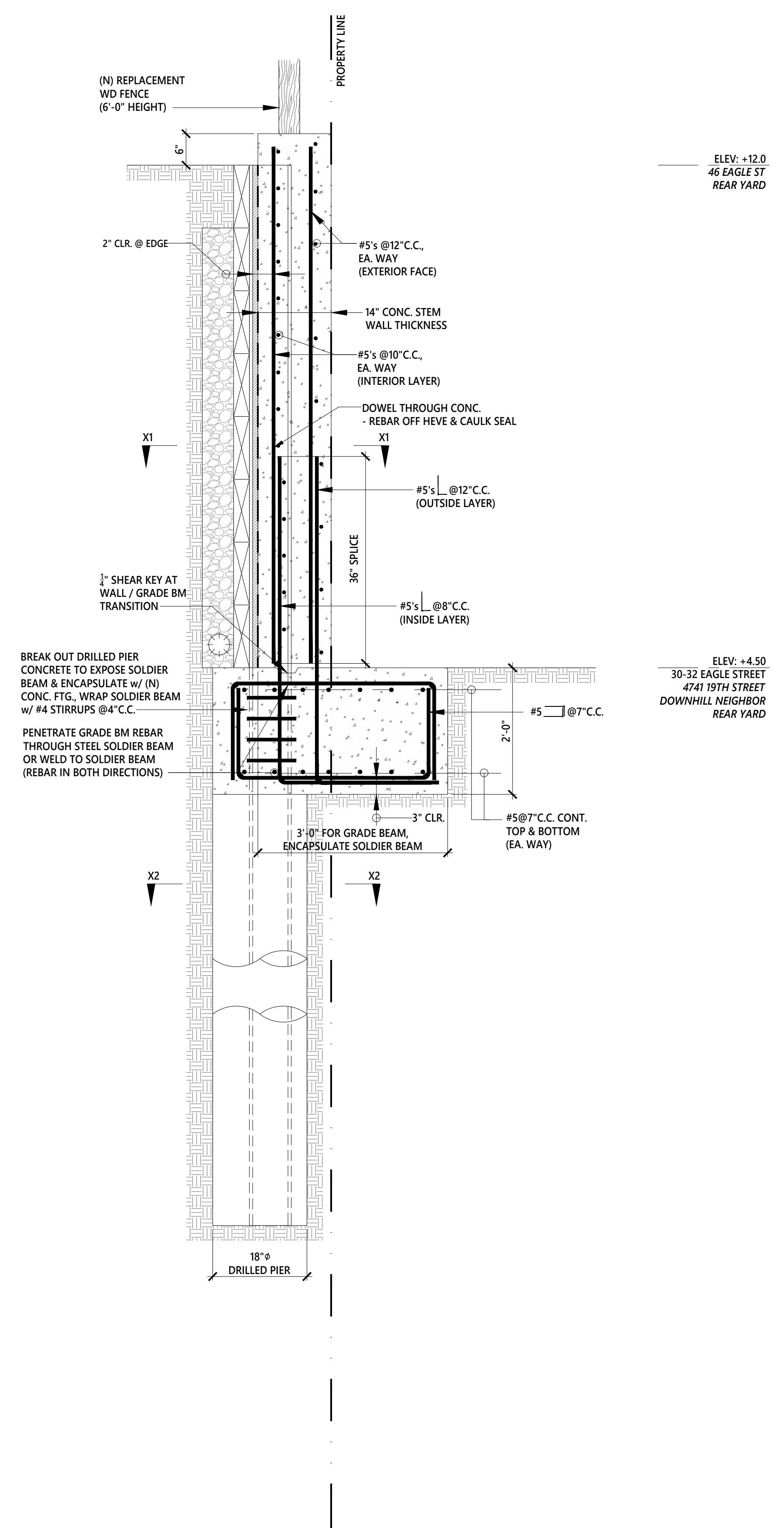
2A

SCALE: 3/4" = 1'-0"



2B

SCALE: 3/4" = 1'-0"



2C

SCALE: 3/4" = 1'-0"

2

SOLDIER BEAM & DRILLED PIER TEMPORARY SOIL SHORING & PERMANENT CONCRETE WALL ALONG EAST PL (8'-0" RETAINING WALL REPLACEMENT)

SCALE: 3/4" = 1'-0"

