BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
HUNTER LEIGH and MARIA LEIGH,)
Appellant(s))
)
vs.)
)
DEPARTMENT OF BUILDING INSPECTION,)
Respondent

Appeal No. **22-072**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on October 14, 2022, 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 ISSUANCE on September 30, 2022 to Surinder Sandu, of an Electrical Permit (rewire all three remodel floors new 200-amp service) at 1863 Pine Street.

APPLICATION NO. E202209302726

FOR HEARING ON November 30, 2022

Address of Appellant(s):	Address of Other Parties:
Hunter Leigh and Maria Leigh, Appellant(s) c/o Ryan Patterson, Attorney for Appellant(s) Zacks Freedman & Patterson, P.C. 601 Montgomery Street, Suite 400 San Francisco, CA 94111	Surinder Sandu, Permit Holder(s) 1552 Beach Street Oakland, CA 94608

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
HUNTER LEIGH and MARIA LEIGH,)
Appellant(s))
)
vs.)
)
DEPARTMENT OF BUILDING INSPECTION,)
Respondent

Appeal No. **22-073**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on October 14, 2022, 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 ISSUANCE on September 30, 2022 to Surinder Sandu, of a Plumbing Permit (all new hot and cold waste and ventilation throughout floors including four bathrooms, six sinks, kitchen sink and washer /dryer, dishwasher, water heater, storm drain, three shower pans, and one tub) at 1863 Pine Street.

APPLICATION NO. PP20220930335

FOR HEARING ON November 30, 2022

Address of Appellant(s):	Address of Other Parties:
Hunter Leigh and Maria Leigh, Appellant(s) c/o Ryan Patterson, Attorney for Appellant(s) Zacks Freedman & Patterson, P.C. 601 Montgomery Street, Suite 400 San Francisco, CA 94111	Surinder Sandu, Permit Holder(s) 1552 Beach Street Oakland, CA 94608

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
HUNTER LEIGH and MARIA LEIGH,)
Appellant(s))
)
vs.)
)
DEPARTMENT OF BUILDING INSPECTION,)
Respondent

Appeal No. **22-074**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on October 14, 2022, 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 ISSUANCE on September 30, 2022 to Surinder Sandu, of a Plumbing Permit (install fan 80,000 BTU, and six fans and one kitchen hood) at 1863 Pine Street.

APPLICATION NO. PM20220930337

FOR HEARING ON November 30, 2022

Address of Appellant(s):	Address of Other Parties:
Hunter Leigh and Maria Leigh, Appellant(s) c/o Ryan Patterson, Attorney for Appellant(s) Zacks Freedman & Patterson, P.C. 601 Montgomery Street, Suite 400 San Francisco, CA 94111	Surinder Sandu, Permit Holder(s) 1552 Beach Street Oakland, CA 94608

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
HUNTER LEIGH and MARIA LEIGH,)
Appellant(s))
)
vs.)
)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **22-075**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on October 31, 2022, 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 ISSUANCE on October 27, 2022 to Surinder Sandu, of an Alteration Permit (Revision to permit #202102084273; add bathroom on third floor; add shower on first floor; slope ceiling in the kitchen) at 1863 Pine Street.

APPLICATION NO. 2022/06/06/5684

FOR HEARING ON November 30, 2022

Address of Appellant(s):	Address of Other Parties:
Hunter Leigh and Maria Leigh, Appellant(s) c/o Ryan Patterson, Attorney for Appellant(s) Zacks Freedman & Patterson, P.C. 601 Montgomery Street, Suite 400 San Francisco, CA 94111	Surinder Sandu, Permit Holder(s) 1552 Beach Street Oakland, CA 94608

Date Filed: October 14, 2022

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 22-072

I / We, **Hunter and Maria Leigh**, hereby appeal the following departmental action: **ISSUANCE** of **Electrical Permit No. E202209302726** by the **Department of Building Inspection** which was issued or became effective on:

September 30, 2022, to: **Surinder Sandu,** for the property located at: **1863 Pine Street**.

BRIEFING SCHEDULE:

The Appellants may, but are not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellants' Brief is due on or before: 4:30 p.m. on **November 10, 2022**, **(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 and surinder1@comcast.net.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **Tuesday, November 22, 2022**, **(note this is two days earlier than the Board's regular briefing schedule due to the Thanksgiving holiday)**. 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 and ryan@zfplaw.com.

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Hearing Date: **Wednesday, November 30, 2022, 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.

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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: Ryan Patterson, attorney for appellants

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

October 14, 2022

STATEMENT OF APPEAL

Re: 1863 Pine Street
BPA Nos. E202209302726, PP20220930335, and PM20220930337

The subject permits were approved in error or by abuse of discretion, including but not limited to the following basis:

> **The permits propose detrimental work in a party wall that is co-owned by the Appellants, without the Appellants' permission.**

The Appellants hope to resolve this matter amicably with the Permit Holders but must appeal these permits to preserve their rights.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC

Ryan J. Patterson
Attorneys for Hunter and Maria Leigh

San Francisco | 601 Montgomery Street, Suite 400, San Francisco, CA 94111 · Tel: (415) 956-8100 · Fax: (415) 288-9755
East Bay | 1970 Broadway, Suite 1270, Oakland, CA 94612 · Tel: (510) 469-0555
Central Coast | 2805 Porter Street, Soquel, CA 95073 · Tel: (831) 309-4010
www.zfplaw.com | *Please direct correspondence to San Francisco office*

Electrical Permit Details Report

Report Date: **10/14/2022 1:09:53 PM**

Application Number: E202209302726
Address(es): 0664 / 020 : 1863 PINE ST
Description: REWIRE ALL 3 REMODEL FLOORS NEW 200 AMP SERVICE

Stage:

Action Date	Stage	Comments
9/30/2022	ISSUED	
9/30/2022	FILED	

Contractor Details:

License Number: 874124
Name: ALIREZA ERAMI
Company Name: KASHANEH CONSTRUCTION
Address: 1552 BEACH ST OAKLAND, CA 94608-0000
Phone:

Appointment Details:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
10/17/2022	PM	VS	IVR Scheduled	ROUGH COVER / INSPECTION	1

Inspection Details:

Inspector	Activity Date	Activity Code	Activity Code Descr.	Description

For information, or to schedule an inspection, call: 558-6030.

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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City and County of San Francisco © 2022

Date Filed: October 14, 2022

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 22-073

I / We, **Hunter and Maria Leigh**, hereby appeal the following departmental action: **ISSUANCE** of **Plumbing Permit No. PP20220930335** by the **Department of Building Inspection** which was issued or became effective on: **September 30, 2022**, to: **Surinder Sandu,** for the property located at: **1863 Pine Street**.

BRIEFING SCHEDULE:

The Appellants may, but are not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellants' Brief is due on or before: 4:30 p.m. on **November 10, 2022**, **(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 and surinder1@comcast.net.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **Tuesday, November 22, 2022**, **(note this is two days earlier than the Board's regular briefing schedule due to the Thanksgiving holiday)**. 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 and ryan@zfplaw.com.

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

Hearing Date: **Wednesday, November 30, 2022, 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.

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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: Ryan Patterson, attorney for appellants

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

October 14, 2022

STATEMENT OF APPEAL

Re: 1863 Pine Street
BPA Nos. E202209302726, PP20220930335, and PM20220930337

The subject permits were approved in error or by abuse of discretion, including but not limited to the following basis:

> **The permits propose detrimental work in a party wall that is co-owned by the Appellants, without the Appellants' permission.**

The Appellants hope to resolve this matter amicably with the Permit Holders but must appeal these permits to preserve their rights.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC

Ryan J. Patterson
Attorneys for Hunter and Maria Leigh

San Francisco | 601 Montgomery Street, Suite 400, San Francisco, CA 94111 · Tel: (415) 956-8100 · Fax: (415) 288-9755
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Central Coast | 2805 Porter Street, Soquel, CA 95073 · Tel: (831) 309-4010
www.zfplaw.com | *Please direct correspondence to San Francisco office*

Plumbing Permit Details Report

Report Date:	**10/14/2022 1:10:59 PM**
Application Number:	PP20220930335
Address(es):	0664 / 020 : 1863 PINE ST
Description:	ALL NEW HOT AND COLD WASTE AND VENTILATION THROUGOUT FLOORS INCLUDING 4 BATHROOMS , 6 SINKS , KITCHEN SINK AND WASHER /DRYER , DISHWASHER , WATER HEATER, STROM DRAIN., 3 SHOWER PANS, AND 1 TUBS

Stage:

Action Date	Stage	Comments
9/30/2022	ISSUED	
9/30/2022	FILED	

Contractor Details:

License Number:	874124
Name:	ALIREZA ERAMI
Company Name:	KASHANEH CONSTRUCTION
Address:	1552 BEACH ST T OAKLAND CA, 94608-0000
Phone:	5102772326

Appointment Details:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
10/17/2022	PM	VS	IVR Scheduled	ROUGH IN PLUMBING	1

Inspection Details:

Activity Date	Inspector	Inspection Description	Inspection Status

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

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City and County of San Francisco © 2022

Date Filed: October 14, 2022

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 22-074

I / We, **Hunter and Maria Leigh**, hereby appeal the following departmental action: **ISSUANCE** of **Plumbing Permit No. PM20220930337** by the **Department of Building Inspection** which was issued or became effective on: **September 30, 2022**, to: **Surinder Sandu,** for the property located at: **1863 Pine Street**.

BRIEFING SCHEDULE:

The Appellants may, but are not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellants' Brief is due on or before: 4:30 p.m. on **November 10, 2022**, **(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 and surinder1@comcast.net**.**

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **Tuesday, November 22, 2022**, **(note this is two days earlier than the Board's regular briefing schedule due to the Thanksgiving holiday)**. 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 and ryan@zfplaw.com.

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Hearing Date: **Wednesday, November 30, 2022, 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.

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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: Ryan Patterson, attorney for appellants

ZACKS, FREEDMAN & PATTERSON

A PROFESSIONAL CORPORATION

October 14, 2022

STATEMENT OF APPEAL

Re: 1863 Pine Street
BPA Nos. E202209302726, PP20220930335, and PM20220930337

The subject permits were approved in error or by abuse of discretion, including but not limited to the following basis:

> **The permits propose detrimental work in a party wall that is co-owned by the Appellants, without the Appellants' permission.**

The Appellants hope to resolve this matter amicably with the Permit Holders but must appeal these permits to preserve their rights.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC

Ryan J. Patterson
Attorneys for Hunter and Maria Leigh

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East Bay | 1970 Broadway, Suite 1270, Oakland, CA 94612 · Tel: (510) 469-0555
Central Coast | 2805 Porter Street, Soquel, CA 95073 · Tel: (831) 309-4010
www.zfplaw.com | *Please direct correspondence to San Francisco office*

Plumbing Permit Details Report

Report Date: **10/14/2022 1:10:59 PM**

Application Number: PM20220930337
Address(es): 0664 / 020 : 1863 PINE ST
Description: INSTALL FAN 80,000 BTU, AND 6 FANS AND 1 KITCHEN HOOD

Stage:

Action Date	Stage	Comments
9/30/2022	ISSUED	
9/30/2022	FILED	

Contractor Details:

License Number: 874124
Name: ALIREZA ERAMI
Company Name: KASHANEH CONSTRUCTION
Address: 1552 BEACH ST T OAKLAND CA, 94608-0000
Phone: 5102772326

Appointment Details:

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

Inspection Details:

Activity Date	Inspector	Inspection Description	Inspection Status

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

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City and County of San Francisco © 2022

Date Filed: October 31, 2022

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 22-075

I / We, **Hunter and Maria Leigh**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2022/06/06/5684** by the **Department of Building Inspection** which was issued or became effective on: **October 27, 2022**, to: **Surinder Sandu,** for the property located at: **1863 Pine Street**.

BRIEFING SCHEDULE:

The Appellants may, but are not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellants' Brief is due on or before: 4:30 p.m. on **November 10, 2022**, **(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 and surinder1@comcast.net**.**

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **Tuesday, November 22, 2022**, **(note this is two days earlier than the Board's regular briefing schedule due to the Thanksgiving holiday)**. 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 and ryan@zfplaw.com.

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Hearing Date: **Wednesday, November 30, 2022, 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.

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The reasons for this appeal are as follows:

Not submitted.

Appellant or Agent:

Signature: Via Email

Print Name: Ryan Patterson, attorney for appellants

Permit Details Report

Report Date: **10/28/2022 4:14:37 PM**

Application Number:	202206065684
Form Number:	8
Address(es):	0664 / 020 / 0 1863 PINE ST
Description:	REVISION TO PERMIT #202102084273. ADD BATHROOM ON 3RD FLOOR. ADD SHOWER ON 1ST FLOOR. SLOPE CEILING AT KITCHEN.
Cost:	$34,600.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
6/6/2022	TRIAGE	
6/6/2022	FILING	
6/6/2022	FILED	
10/27/2022	APPROVED	
10/27/2022	ISSUED	

Contact Details:

Contractor Details:

License Number: OWN
Name: OWNER OWNER
Company Name: OWNER
Address: OWNER * OWNER CA 00000-0000
Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	6/6/22	6/6/22			6/6/22	SHAWL HAREGGEWAIN	
2	CP-ZOC	6/6/22	6/6/22			6/6/22	ENCHILL CHARLES	N/A - Revision to approved permit. Replacement of half-bath with full-bath with no exterior changes. Additional minor interio modifications (non-visible). Charles Enchill
3	BLDG	6/6/22	6/6/22			6/6/22	WALLS MARK	
4	MECH	6/6/22	6/6/22			6/6/22	TAN (PETER) JIA JIAN	Approved OTC
5	SFPUC	6/6/22	6/6/22	6/6/22	6/6/22	6/6/22	CHUNG DIANA	Requested documents received, hold released - 06/06/22. On Hold until PDFs of the requested drawings are received - 06/06/22. OTC - Permit has been assessed a Capacity Charge. DBI will collect. See Invoice attached to application. Return to Applicant - 06/06/22.
6	CPB	10/27/22	10/27/22			10/27/22	BUFKA SUSAN	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

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

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

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.

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BRIEF SUBMITTED BY THE APPELLANT(S)

RYAN J. PATTERSON (SBN 277971)
LAURA F. STRAZZO (SBN 312593)
ZACKS, FREEDMAN & PATTERSON, PC
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Tel: (415) 956-8100
Fax: (415) 288-9755

Attorneys for Appellants,
Hunter Leigh and Maria Leigh

SAN FRANCISCO BOARD OF APPEALS

HUNTER LEIGH and MARIA LEIGH Appellants, vs. CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION, Respondent. SURINDER SANDU, Permit Holder.	Appeal Nos.: 22-072, 22-073, 22-074, 22-075 **APPELLANTS' CONSOLIDATED BRIEF** **Permit Nos**.: E202209302726, PP20220930335, PM20220930337, BPA 202206065684 **Subject Address**: 1863 Pine Street **Hearing Date**: November 30, 2022

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

I. INTRODUCTION

This consolidated appeal concerns Department of Building Inspection Permits E202209302726, PP20220930335, PM20220930337, and BPA 202206065684, for 1863 Pine Street. Appellants filed this appeal because Permit Holder failed to get their approval to complete work in their shared party wall, misrepresented the existing condition of the wall to DBI to get the permits approved, installed utilities inside their wall without permits, and now seeks to legalize this work (on Appellants' property) without Appellants' consent. By misrepresenting the existing condition of the wall, Permit Holder put Appellants, who have small children, and their home at risk. Permit Holder's work has already caused damage to Appellants' property and allowed asbestos dust to enter Appellants' property through vents in the party wall.

Appellants request that the Board of Appeals grant the appeal, require Permit Holder to remove all unpermitted utilities installed inside the shared party wall, and require that any additional work in the party wall require the signoff of Appellants. Furthermore, the Board of Appeals should require Permit Holder to install all utilities for 1863 Pine Street on his own property.

II. FACTUAL BACKGROUND

Appellants Hunter and Maria Leigh own 1861 Pine Street, which shares a party wall and foundation with 1863 Pine Street (the subject property). The party wall is a shared wall between two adjoining buildings. The party wall is jointly owned by Appellants and Permit Holder, straddles the property line, and is subject to a party wall agreement recorded on title. (Declaration of Hunter Leigh ("Leigh Decl."), **Exhibit A**.) In Spring 2022, Permit Holder began a gut remodel of 1863 Pine Street. The demolition work caused hazardous asbestos laden dust and debris to enter Appellants home, through air ducts in the party wall, where they live with their small

children. (Leigh Decl., **Exhibit B**.) In order to prevent further contamination, Appellants went without heat for weeks and were forced to pay out of pocket to have the Permit Holder's asbestos dust cleaned out of their air ducts.

Furthermore, without permission from Appellants, Permit Holder removed the entire interior of the party wall except for Appellants' drywall (which Permit Holder also damaged). Without permits or Appellants' permission, Permit Holder installed electrical, plumbing, and water-heater flues inside the shared party wall, crossing the property line. Appellants believe that Permit Holder intends to install additional utilities in the party wall without seeking permission from Appellants.

2: New flue installed in party wall without permits

1: New plumbing pipes and electrical installed in party wall without permits

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Permit Holder's building plans misrepresent the party wall as an exterior wall and fail to disclose that the work in the wall extends over the property line onto Appellants' property. As recently as 2019, the Department of Building Inspection required prior owners of these properties to ***jointly*** apply for building permits for work done in the shared party wall. (Declaration of Laura Strazzo ("Strazzo Decl."), **Exhibits 3, 4.**)

On September 30, 2022, Appellants' structural engineer conducted a site inspection at 1863 Pine Street. He found some concerning work had been completed in the party wall that could affect the wall's structural integrity. (Declaration of Arne Halterman ("Halterman Decl."), **Exhibit A**.) Appellants then notified Permit Holder that he could not install utilities in the shared party wall without a permit and without their permission. Instead of addressing Appellants' concerns, Permit Holder sought permits to legalize the unpermitted work he was performing in the shared party wall. Permit Holder applied for utility permits E202209302726, PP20220930335, and PM20220930337 on September 30, 2022, again without consulting or obtaining the approval of Appellants. There is no disclosure in these permit applications to put DBI on notice that the utilities would be installed in a shared party wall and across a property line onto the neighbors' property.

Appellants repeatedly asked Permit Holder to share his plans for the party wall with Appellants. Permit Holder claimed that his architect would not allow him to share the plans. (Leigh Decl., **Exhibit B**.) Perhaps the real reason is that the architect knows his plans contain a substantial misrepresentation. The approved plans on file at DBI show the wall as a fire-rated exterior wall wholly on 1863 Pine Street, rather than the reality: it is a shared party wall straddling the property line. (Leigh Decl., **Exhibit C**.)

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On October 31, 2022, the Department of Building Inspection issued NOV 202297936, which determined that Permit Holder demolished more interior walls than allowed, bored holes in the shared party wall that exceeded the allowable size, and damaged the structural integrity of the shared wall. (Strazzo Decl., **Exhibit 1**.) The same day, Permit Holder applied for BPA 202206065684 to add a bathroom on the third-floor against the shared party wall. Appellants believe that Permit Holder intends to install utilities for this bathroom in the shared party wall without seeking Appellants' approval. On November 3, 2022, the Planning Department issued a Notice of Enforcement against Permit Holder, finding that he completed "construction beyond the scope of Department of Building Inspection and Planning Department approvals . . . ." (Strazzo Decl., **Exhibit 2**.)

III. LEGAL ARGUMENTS

A. Permit Holder Cannot Complete Work in the Party Wall, and Across the Property Line in Appellants' home, Without Appellants' Approval Because Work on Two Properties Requires Two Permits for Two Addresses

There is no dispute that the party wall is commonly owned and straddles the property line. Any work in the party wall crosses the property line and therefore requires the approval of both owners. (SFBC, § 106A.4.7.) DBI has required two permits – one for each address – for work in this same party wall in the past. In 2016, DBI issued a notice of violation (NOV 201632291) to the previous property owners for work done in the shared party wall that crossed the property line and caused damage to 1863 Pine Street. (Strazzo Decl., **Exhibit 3**.) DBI required that *both* owners apply for permits to abate the violation because the necessary work crossed the property line. The owners applied for BPA No. 201909161741, and the NOV was subsequently abated. (Strazzo Decl., **Exhibit 4**.)

Like the work completed by the prior owners in the party wall, Permit Holder's proposed scope of work includes significant work inside the party wall, including installing plumbing,

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electrical, and flues. Permit Holder failed to disclose to DBI and the Planning Department that the work was in the co-owned party wall – crossing the property line – and instead falsely showed the wall as an exterior wall entirely on his side of the property line. (Leigh Decl., **Exhibit C**.) Because of this, Permit Holder skirted the normal rules and was able to obtain permits without Appellants' approval. To date, Permit Holder has refused to share his plans concerning what he proposes to install inside the party wall. (Leigh Decl., **Exhibit B**; Strazzo Decl., **Exhibit 5**.) However, Permit Holder has cut and bored studs, removed brick, and installed utilities inside the wall without permits and in violation of San Francisco Building Code § 106A.

Therefore, the Board of Appeals should impose conditions on these permits so that no work can continue in the party wall without Appellants' consent; require Permit Holder to remove the utilities that he installed in the shared party wall without permits; and forbid Permit Holder from installing any additional utilities in the party wall without *two* permits for the *two* properties where work is proposed to take place.

B. The Party Wall Agreement Requires Appellants' Permission for Work in the Party Wall

The party wall agreement, recorded on title to both properties, provides that the party wall "shall constitute and remain . . . common property of the owners of the parcels . . . ." (Leigh Decl., **Exhibit A**.) 1861 Pine Street may not use the party wall if the use "interfere[s] with the equal use of the other half of the wall" by 1863 Pine Street. (*Id.*) If any portion of the party wall is rebuilt, it shall be "of like quality as the present wall." Furthermore, each owner "shall be responsible for any damage or destruction caused by his own negligence." (*Id.*)

Permit Holder violated the party wall agreement in numerous ways. First, he demolished significant portions of the party wall (without Appellants' consent), which interfered with Appellants' equal use of the wall and caused asbestos laden dust to clog their air ducts and

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endanger their young children. He then installed new – not replacement in kind – unpermitted and unsanctioned utilities in the wall that were not there before and not of "like quality as the present wall." Moreover, Permit Holder has caused damage to Appellants' property due to his negligence. For example, even as recently as November 8, 2022, the work damaged Appellants' property by punching through their drywall. Appellants immediately notified Permit Holder of the damage, but he did not respond. (Strazzo Decl., **Exhibit 5**.) Permit Holder has repeatedly failed to follow the parties' agreements, inform Appellants of work occurring in their shared wall, and repair the damage he has caused to their property.

The Board of Appeals should grant the appeal as Permit Holder cannot install utilities in the shared party wall without Appellants' consent, which he does not have.

C. Permit Holder's Proposed Modifications to the Party Wall Do Not Include Proper Fire Protection

Permit Holder's submitted plans show the subject wall as an exterior wall. However, under the code, party walls must be fire walls, cannot have openings, and must create separate buildings. (SFBC, § 706.1.1.) This is because a shared fire wall must protect the adjacent property and prevent a fire from collapsing the wall. (SFBC, § 706.2.) Permit Holder has already installed penetrations in the party wall that are larger than his submitted structural plans allow. (Halterman Decl., **Exhibit A**.)

The building plans Permit Holder submitted for his remodel show the subject wall as an exterior wall, not a shared wall. (Leigh Decl., **Exhibit C**.) This misrepresentation is critical because there are specific fire-separation requirements for a party wall. CA Building Code § 706.1.1 provides that "any wall located on a lot line between adjacent building, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall . . . . Party

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walls shall be constructed without openings and shall create separate buildings." "Where a fire wall separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply." (CABC, § 706.1.) "Fire walls shall be designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions." (CABC, § 706.2.) No property owner shall permit "any condition, arrangement or act which will increase, or may cause an increase of, the hazard or menace of fire to a greater degree than customarily recognized as normal . . . ." (CABC, § 102A.1.)

Permit Holder's submitted plans show the subject wall as an exterior wall. However, under the code, party walls must be fire walls, cannot have openings, and must create separate buildings. (CABC, § 706.1.1.) This is because a shared fire wall must protect the adjacent property and prevent a fire from collapsing the wall. (CABC, § 706.2.) Permit Holder has already installed penetrations in the party wall that are larger than his submitted structural plans allow. (Halterman Decl., **Exhibit A**.)

Furthermore, misrepresenting the conditions of his property allowed Permit Holder to obtain permits without complying with the stricter fire wall requirements of the building code. (SFBC, § 107.2.4.) As a result, proper fire separation may not be included. (Declaration of Mario Ballard ("Ballard Decl."), ¶ 4.) Since the party wall is shared with another home and must provide fire safety to both properties, Permit Holder's misrepresentation on his submitted plans is significant and potentially dangerous. The potential fire danger is further exacerbated because Permit Holder has already installed flues and plumbing in the party wall, which are not shown on any submitted plans. (CABC, § 102A.1.)

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D. The Board Should Require Permit Holder to Place His Utilities on His Own Property

Prior to Permit Holder's current construction, 1863 Pine Street's utilities were not installed in the party wall. He now seeks to install new utilities in that wall without Appellants' consent and in violation of DBI's requirement that work across the property line requires the consent of both owners.

Permit Holder has acted in bad faith toward Appellants throughout his construction. First, he submitted plans that falsely labeled the party wall as his own exterior wall, entirely on his property. Permit Holder caused asbestos laden dust to enter Appellants' home and endanger their small children.[1] Appellants went without heat for weeks and had to have their air ducts cleaned. He removed large portions of the party wall without obtaining Appellants' permission. His work has caused damage to Appellants' property, which Permit Holder has taken no action to correct. He installed unpermitted utilities inside the shared wall without permission and without properly disclosing the risk to DBI. When Appellants sought to work with Permit Holder and resolve the dispute, he unilaterally filed for the subject permits to try and legalize work he had already performed. This work was not approved by Appellants, creates a life-safety hazard, violates the party wall agreement, and creates potential fire and water-damage risk to Appellants' property.

Therefore, the Board of Appeals should exercise its discretion to impose conditions on these permits that require that Permit Holder to install all utilities on his own property, and not in the shared party wall or on the Appellants' property.

[1] Appellants also question whether properly licensed hazardous-materials abatement contractors were used.

IV. CONCLUSION

Appellants respectfully request that the Board of Appeals impose conditions to these permits that no work can be performed in the party wall without Appellants' consent, require Permit Holder to remove all utilities already installed in the shared party wall, and forbid Permit Holder from installing any utilities in the party wall.

November 10, 2022

Respectfully submitted,

ZACKS, FREEDMAN & PATTERSON, PC

Laura Strazzo

Ryan J. Patterson
Laura F. Strazzo
Attorney for Appellants

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LAURA F. STRAZZO (SBN 312593)
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601 Montgomery Street, Suite 400
San Francisco, CA 94111
Tel: (415) 956-8100
Fax: (415) 288-9755

Attorneys for Appellants,
Hunter and Maria Leigh

SAN FRANCISCO BOARD OF APPEALS

HUNTER LEIGH and MARIA LEIGH Appellants, vs. CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION, Respondent. SURINDER SANDU, Permit Holder.	Appeal Nos.: 22-072, 22-073, 22-074, 22-075 **DECLARATION OF HUNTER LEIGH IN SUPPORT OF APPELLANTS' CONSOLIDATED BRIEF** **Permit Nos**.: E202209302726, PP20220930335, PM20220930337, BPA 202206065684 **Subject Address**: 1863 Pine Street **Hearing Date**: November 30, 2022

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I, Hunter Leigh, declare as follows:

1. I am an appellant in this matter. Unless otherwise stated, I have personal knowledge of the facts stated herein and, if called as a witness, could and would testify competently thereto.

2. I own 1861 Pine Street along with my wife, Maria Leigh. We purchased the property in 2020. Our property shares a party wall with 1863 Pine Street. The wall is subject to a party wall agreement. Attached as **Exhibit A** is a true and correct copy of the party wall agreement.

3. In spring 2022, Permit Holder began a gut remodel of 1863 Pine Street. The demolition work caused hazardous asbestos laden dust and debris to enter our home through air ducts in the party wall. We were very concerned about the asbestos because we have two small children. We immediately brought this to Permit Holder's attention. In order to prevent further contamination, we went without heat for weeks and were forced to pay out of pocket to have the the asbestos laden dust cleaned out of our air ducts. Attached as **Exhibit B** are true and correct emails between us and Permit Holder.

4. During construction, Permit Holder removed almost the entire party wall without our permission. His work has also caused numerous cracking and damage to our property, including damage to our drywall on November 8, 2022.

5. Without permits or our permission, Permit Holder installed electrical and plumbing systems inside the shared party wall. I am informed and believe that Permit Holder intends to install further utilities in the party wall based on the scope of work in the electrical and plumbing permits he has applied for to date.

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6. We met with Permit Holder in September 2022 to try and come to an agreement about his work in the party wall. During the meeting, we told Permit Holder that he needed our permission to do work in the party wall. Attached as **Exhibit C** is a true and correct email we sent to Permit Holder following our meeting.

7. However, Permit Holder instead applied for plumbing and electrical permits to legalize work he had already completed in the party wall, including E202209302726, PP20220930335, and PM20220930337. We have also requested that Permit Holder share copies of his proposed plans for the party wall with us, but he has claimed that his architect has refused to share them with us.

8. We submitted a public records requests to the Planning Department and DBI. In response, the Planning Department produced plans to us. Attached as **Exhibit D** are true and correct copies of plans that were produced to us pursuant to our records request.

I declare under penalty of perjury under the laws of State of California that the foregoing is true and correct. Executed this date at San Francisco, California.

November 10, 2022

Hunter Leigh

Hunter Leigh

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EXHIBIT A

PARTY WALL AGREEMENT

THIS AGREEMENT, made and executed this 1st day of November 1949, by and between EDWIN A. FREEMAN and [illegible] FREEMAN, hereinafter called the first parties, and [illegible] and OLLIE WALTON, his wife, hereinafter called the second party;.

W I T N E S S E T H:

WHEREAS, the first parties are the owners of certain parcels of real property situated in the City and County of San Francisco, State of California, hereinafter described; and

WHEREAS, the first parties are granting and conveying to the second party one of the parcels of said real property; and

WHEREAS, there are separate buildings and other improvements situated on each of said parcels, and said parcels of property are contiguous and the buildings and improvements erected thereon adjoin so as to use and form a common party wall, and to form a common boundary between said parcels, and part of the buildings and improvements erected on one parcel encroach upon the adjoining parcel;

IT IS THEREFORE MUTUALLY AGREED AS FOLLOWS:

1. That the said common party walls now forming the boundaries of any of said parcels of land shall constitute and remain common party walls and common property of the owners of the parcels of real property which they adjoin, and each of the owners of the adjoining parcels of land may use said common party walls in any lawful manner that does not interfere with the equal use of the other half of the wall by the owner of the adjoining parcel of land.

25411 NOV-4'49

2. If it shall hereafter become necessary or desirable to repair or rebuild the whole, or any portion of any of said party walls, the expense of such repairing or rebuilding shall be borne equally by the owners of the real property upon which said party wall is erected, and whenever said party wall, or any portion thereof, shall be rebuilt it shall be erected on the same spot and on the same line, and be of the same size and of the same or similar material, and of like quality with the present wall. In case of damage to, or destruction of, said wall either one of the owners of the adjoining property shall have the right to repair or to rebuild said wall, and the expense of such repairing and rebuilding shall be borne equally between them. Provided, however, that each of said owners shall be responsible for any damage or destruction caused by his own negligence.

3. It is further agreed that so long as the said buildings, or either of them, shall remain standing, any overlapping, overhanging or encroachment of any part of said building upon the land of the other party shall be with the irrevocable, express permission and consent of the parties hereto, and that all pipes, wires, sewers and conduits and other similar devices now in service for the necessary convenience of the occupants of either building so that they may be properly serviced by public utilities, such as water, gas and electricity, sewage disposal and the like, shall be allowed to remain in the same condition and places that they are now situated, and each of the parties hereto gives to the other, his servants, agents, employees and invitees, the right to inspect, use, replace, repair and service the same when necessary, and to go upon the property of the other when necessary to do so in order to fulfill his part of this agreement.

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4. This agreement is binding upon the heirs, representatives assignees or successors in interest of the parties hereto and shall be a continuing and permanent agreement running with and attached to the parcels of land herein described, and all provisions hereof shall remain in full force and effect until altered or changed in writing executed by all of the owners of said parcels of property.

5. That the real property owned by the FIRST PARTIES, which is the subject of the agreement is described as follows:

Parcel 1

BEGINNING at a point on the southerly line of Pine Street, distant thereon 126 feet and 3 inches easterly from the easterly line of Octavia Street; running thence easterly along said line of Pine Street 16 feet and 1-1/2 inches; thence at a right angle southerly 66 feet; thence at a right angle westerly 16 feet and 1-1/2 inches; thence at a right angle northerly 66 feet to the point of beginning.

BEING a portion of Western Addition Block No. 159.

Parcel 2

BEGINNING at a point on the southerly line of Pine Street, distant thereon 142 feet and 4-1/2 inches easterly from the easterly line of Octavia Street; running thence easterly along said line of Pine Street 16 feet and 2 inches; thence at a right angle southerly 66 feet; thence at a right angle westerly 16 feet and 2 inches; thence at a right angle northerly 66 feet to the point of beginning.

BEING a Portion of Western Addition Block No. 159.

Parcel 3

BEGINNING at a point on the southerly line of Pine Street, distant thereon 158 feet and 6-1/2 inches easterly from the easterly line of Octavia Street, and running thence easterly along said line of Pine Street 16 feet and 5-1/2 inches; thence at a right angle southerly 66 feet; thence at a right angle westerly 16 feet and 5-1/2 inches, and thence at a right angle northerly 66 feet to the point of beginning.

BEING portion of Western Addition Block No. 159.

6. That first parties are granting and conveying said parcel 2 to the second party, and parcel 1 adjoins parcel 2 and lies westerly to it, and parcel 3 adjoins parcel 2 and lies easterly to parcel 2.

WITNESS our hands in the City and County of San Francisco, State of California, on the date first above written.

Edward T. Freeman

Emily D. Freeman

First Parties

Edward A. Walton

Allie W. Walton

Second Party

State of California,
City & County of San Francisco } ss.

On this 2nd day of November A. D. 19 49 before me, HARRY A. FINIGAN a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Edward A. Freeman and Emily D. Freeman his wife - First Parties Edward A. Walton and Allie Walton, his wife, Second Party known to me to be the persons whose names are subscribed to the within Instrument, and acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.

Harry A. Finigan

My Commission Expires Oct. 25, 1952

Notary Public in and for said County and State of California.

Crocker's Blank No. 185—ACKNOWLEDGMENT—General

Y25411

BOOK 5297 PAGE 406

CALIFORNIA-PACIFIC TITLE INSURANCE CO.
AT 30 MIN. PAST 8 A. M.

NOV 4 - 1949

Liber _____ Official Records, p. _____
City and County of San Francisco, California

14 Thos. A. Toomey. RECORDER

280

4.

25411-4 11-4-49

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SAN FRANCISCO, CALIFORNIA 94111

EXHIBIT B

Gmail

Maria and Hunter Leigh <hunterandmaria@gmail.com>

Notes from Pine St

11 messages

Maria and Hunter Leigh <hunterandmaria@gmail.com> Mon, May 2, 2022 at 10:40 AM
To: Surinder1 <surinder1@comcast.net>

Hey Surinder,

A couple updates from us:

1. We had our vents cleaned two days after you resealed and they pulled a ton of stuff out. They said our vents were an 8/10 in terms of how much stuff there was in them. In addition, they said they were full of asbestos dust and particles, and that the wrapping visible on your side is asbestos wrapping. Needless to say that's an alarming word to hear, but they do think the sealing job they did should hold us for a while at least on our side of the wall. I'm attaching the bill for the vent cleaning, we would appreciate it if you could cover the costs since it's as a result of the construction. Additionally, we would like confirmation that the person removing the ductwork will be certified in asbestos removal and to know in advance when it will be happening so we can be extra cautious about dust and the children.

2. The backyard is still covered in dust, especially our back porch - from floor to ceiling - which is behind I believe where you removed the outdoor bathroom. If you could have a crew come clean one day this week that would be great - because it is dust, it is important that they use damp rags, not just brooms so that the dust is properly removed. Given the dust / contaminants mentioned above, we aren't using the space until it's clean.

3. We'd love a sense of the project schedule. Seems demolition went as planned, which is great. What's the timeline from here, what are the milestones? When would you expect to be getting to the vent work? Do you know who will be doing the work?

4. The failure to identify and contain the asbestos has us increasingly concerned about lead paint on the back wall when you get that far. Are there additional steps you all can take when it comes to the paint so none of the children on either side here are exposed? When the back wall was done on the other side, they fully enclosed the back and the scaffolding to ensure no dust traveled between yards and came over immediately to clean the one time it did.

Thanks!

Inv_41422HL_from_Air_Doctor_93964.pdf
78K

Maria and Hunter Leigh <hunterandmaria@gmail.com> Mon, May 9, 2022 at 9:05 PM
To: Surinder1 <surinder1@comcast.net>

Hey Surinder, just following up here. We'd love to address the below points this week if possible. Thanks!
[Quoted text hidden]

Surinder1 <surinder1@comcast.net> Tue, May 10, 2022 at 6:27 PM
To: Maria and Hunter Leigh <hunterandmaria@gmail.com>

Hi Hunter,

As you probably know, demo is complete now and we are working on foundation in the basement.
There should not be any dust flying now. The soil they are digging for foundation is wet.

We will plan to fully enclose the back wall when we start working on the outside of our back wall
It will be three to four months before we get to work on that wall.

The schedule is somewhat uncertain at this time.
First we will have to complete the foundation on three sides (not on your side).

Foundation on your side is in good shape – was redone recently.

It is expected to take us two to three months for the new foundation on three sides.

We will meet to discuss your vents.
I will let you know when I will be visiting the property next.

Thanks,
Surinder
[Quoted text hidden]

Maria and Hunter Leigh <hunterandmaria@gmail.com> Fri, Jun 3, 2022 at 3:38 PM
To: Surinder1 <surinder1@comcast.net>

Hey Surinder,

Thought we saw you at the property a couple times and would still like to connect on all aspects of the the vents. Please let us know when you will next be at the property.

We have noticed that someone has begun to sweep the foundation dirt off our front stairs which we appreciate, but the dust we were mentioning is actually on our back porch and cannot be accessed without coming through our property. Please let us know some times when someone might be able to come to clean that area. They will need a ladder to reach the high places as well as wet rags to trap the dust.

Another new issue we are tracking is the pile of debris building up against the fence in the back. Seems like a big fire hazard and we'd love it if it could be cleared out as soon as possible.

Thanks!
[Quoted text hidden]

Surinder1 <surinder1@comcast.net> Sat, Jun 4, 2022 at 1:38 PM
To: Maria and Hunter Leigh <hunterandmaria@gmail.com>

Hi Hunter,

I have been visiting 1863 Pine Street only to address some emergencies.
I have not been able to schedule a visit so that I can inform you guys in advance.

I will schedule a visit soon and then we can discuss your vents.

In the meantime, I will request Jesus (team leader) to contact you guys to clean-up your back yard.

The wood pile in our backyard is waiting on a larger dumpster which we plan to arrange right after all the dirt from the foundation dig is gone.
Dirt and bricks requires a smaller dumpster, wood requires a larger dumpster.

I am requesting Jesus to try to get the larger dumpster and get rid of the wood pile as soon as possible.

Thanks for your patience,
[Quoted text hidden]

Surinder1 <surinder1@comcast.net> Mon, Aug 1, 2022 at 1:56 PM
To: Maria and Hunter Leigh <hunterandmaria@gmail.com>

Hi Hunter,

Just heads up…
We expect to start drywall work end of August.
So you guys have this month of August to take care of the vents.

Regards,
[Quoted text hidden]

Maria and Hunter Leigh <hunterandmaria@gmail.com> Mon, Aug 1, 2022 at 2:16 PM
To: Surinder1 <surinder1@comcast.net>

Thanks for the update, That may be difficult, as we are out of town for the beginning of the month but we will try. Who is doing the work on your side, I assume you are putting in new duct work on your side too? Can we use your person to do ours as well? When is that work happening?
[Quoted text hidden]

Maria and Hunter Leigh <hunterandmaria@gmail.com> Mon, Aug 1, 2022 at 3:55 PM
To: Surinder1 <surinder1@comcast.net>

Oh - and what did you decide about sound proofing? If you're starting dry wall work then the soundproofing should be going in before then yeah?
[Quoted text hidden]

Surinder1 <surinder1@comcast.net> Mon, Aug 1, 2022 at 4:03 PM
To: Maria and Hunter Leigh <hunterandmaria@gmail.com>

We are in the process of deciding now.
We will let you know as soon as we decide.
[Quoted text hidden]

Surinder1 <surinder1@comcast.net> Mon, Aug 1, 2022 at 4:31 PM
To: Maria and Hunter Leigh <hunterandmaria@gmail.com>

As we discussed, we plan to install insulation in the walls and one layer of drywall at our expense.
We do plan to get an estimate of added cost for putting additional layer of drywall with sound-proofing compound in the middle.
We plan to let you know of the additional cost.
If you guys accept the additional cost, we will do that.
[Quoted text hidden]

Maria and Hunter Leigh <hunterandmaria@gmail.com> Mon, Aug 1, 2022 at 4:35 PM
To: Surinder1 <surinder1@comcast.net>

Sounds good. Keep us in the loop.
[Quoted text hidden]

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EXHIBIT C

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: Maria and Hunter Leigh <hunterandmaria@gmail.com>
Date: Wednesday, October 5, 2022 at 8:43 PM
To: Surinder Sandhu <surinder1@comcast.net>, Jack Burrows <reconciergesf@gmail.com>, Arne Halterman <arne@haltermanengineering.com>
Subject: Pine Street Party Wall

Hey Surinder and Jack,

Thank you again for meeting last week, we found it tremendously helpful to talk through the issues directly and to see the work on the party wall from your side. We wanted to write and summarize the salient points that we took away from the meeting around our current major concerns. We are bolding action items that need more urgent follow up.

1. Party Wall Interior - Arne made several notes about potential issues with studs and cross beams post plumbing work as it stood during the visit. He also mentioned that any ducts that were being replaced should be replaced in their former locations. All parties agreed we will need access as work continues to review the state of the party wall for further damage; we continued to assert that the removal of the brick and introduction of new elements needs our agreement and approval as a co-owner of the party wall and that we have never been asked for nor have given agreement or approval.
2. Party Wall Soundproofing - Both sides agree that sound insulation is important for the sustained happiness of both households and future owners. Arne recommended a second wall throughout all levels as the best solution for preventing sound transfer (his example is the wall that is currently being framed in the basement closest to the back yard). **Surinder agreed to propose and provide detailed soundproofing solutions to us for review and approve prior to installation.**
3. Ducts - Surinder agreed to pay for both the initial cleaning and a future cleaning when all work is

done. **Surinder to get quotes for a cleaning and a duct removal and replacement for comparison. Surinder to provide subcontractor information for review.**

4. Siding - Surinder agreed to cover replacing the siding, anchoring into the new wall on his side, flashing and proofing the upper story cut, and to termite treat the already damaged areas. **With SF heading to the rainy season, the upper story work has some urgency to prevent further water intrusion.**
5. Cosmetics - Surinder agreed to cover cosmetic damage on our side of the party wall, including but not limited to sanding/slip coats where necessary, repainting full walls for matching purposes, sealing baseboards, cracks, and holes.
6. **Plans - Jack is going to request plans from the architect and to reassure him of our respect for his copyright and provide the plans to us.**
7. Main Level Fence - noting that this is a new exterior wall on the 1863 side of the existing lattice - Surinder agreed that the lattice and wainscotting will have to be made water-tight from his side before covering it with his planned work.

We appreciate your diligence and please let us know if there are elements we missed.

Thanks!

--

[redacted]

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

EXHIBIT D

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:
   2019 CALIFORNIA BUILDING CODE (CBC)
   2019 CALIFORNIA PLUMBING CODE (CPC)
   2019 CALIFORNIA MECHANICAL CODE (CMC)
   2019 CALIFORNIA ELECTRICAL CODE (CEC)
   2019 CALIFORNIA RESIDENTIAL CODE (CRC)
   2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
   2019 CALIFORNIA FIRE CODE (CFC)
   2019 CALIFORNIA ENERGY CODE
   + ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, INCLUDING THE CITY OF SAN FRANCISCO BUILDING CODE (SFBC), THE SAN FRANCISCO MUNICIPAL CODE (SFMC) CHAPTER 19, AND THE REQUIREMENTS OF ALL OTHER AGENCIES HAVING JURISDICTION OVER THIS PROJECT
2. IN THE EVENT OF CONFLICTS IN CODE REGULATIONS, THE MOST STRINGENT REQUIREMENTS APPLY. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER, IN WRITING, OF ANY DISCREPANCY BETWEEN THE APPLICABLE CODES AND THESE DOCUMENTS.
3. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT, OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT IN WRITING AND COMPLY WITH ALL SF & EPA REGULATIONS.
4. MANUFACTURER'S DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR, AND PERFORMANCE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND, IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT, BEFORE COMMENCING WORK
6. CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.
7. ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, TO FINISH FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.N.
8. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT CASEWORK, FURNISHINGS AND ALL OTHER ITEMS REQUIRING SAME.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT.
10. CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR MATERIALS.
11. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
12. "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS, U.O.N.
13. DETAILS ARE USUALLY KEYED ONLY ONE PLACE (ON PLANS OR ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.
14. CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
15. AT COMPLETION OF THE WORK, CONTRACTOR SHALL SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPLATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK THAT ARE CAUSED BY HIM/HER OR SUB-CONTRACTORS.
17. WHERE ADJOINING DOORS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, U.O.N.
18. ALL PIPE, CONDUIT, AND DUCT PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALL AND CEILING SHALL BE SEALED WITH FIREPROOFING PLASTER OR FIRESTOPPING TO FULL DEPTH OF SLAB OR THICKNESS OF WALL/CEILING.
19. ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATED THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
20. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNERS.
21. CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.
22. A 6'-8" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.
23. CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.
24. COMMON ABBREVIATIONS:
   (E) = EXISTING
   (N) = NEW/PROPOSED
   (P.A.) = PREVIOUSLY APPROVED
   GWB = GYP. BD. = GYPSUM WALLBOARD
   MTL = METAL, S.S. = STAINLESS STEEL
   GSM = GALVANIZED SHEET METAL
   GM = GALVANIZED METAL
   SSD = SEE STRUCTURAL DRAWINGS
   AFF = ABOVE FINISHED FLOOR
   BUR = BUILT-UP ROOFING

SYMBOLS

Existing Wall to Remain
New Wall
Wall to be Demolished
1 HR Rated Assembly
Item Above View Plane
Gypsum Wall Board
Plywood
MDF
Hardwood
Concrete
Earth
Steel
Aluminum
Batt Insulation
Rigid Fiber Insulation

Elevation Reference (1 / A.01) — Drawing Number / Sheet Number
Interior Elevation Refere (D / A.01) — Drawing / Sheet Number
Section Reference (1 / A.01) — Drawing Number / Sheet Number
Detail Reference (1 / A.01) — Drawing Number / Sheet Number
Reference Grid (Face of Structure, 1) — Grid Number
Reference Grid (Column Center Line, 1) — Grid Number
Wall Construction Type (1)
Align Finish Faces
Door Number (19) — See Door Schedule
Window Number (16) — See Window Schedule
Revision Number (1)
Area of Revision
Direction of Grain
Align
Elevation Target (GROUND 00.00)

CODE NOTES

1. PER SFBC 907.2.10.1.2, PROVIDE SMOKE DETECTORS ON EVERY FLOOR AND IN EVERY SLEEPING ROOM AND HALLWAY OUTSIDE OF SLEEPING ROOMS.

2. PER SFBC TABLE 602, PROVIDE ONE HOUR RATED STRUCTURE EVERYWHERE WITHIN 5 FEET OF AND PARALLEL TO THE PROPERTY LINE.

3. PER SFBC 406.1.4, PROVIDE GWB ASSEMBLIES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS (MIN. 1/2" GWB BETWEEN THE DWELLING & ITS ATTIC AREA. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GWB OR EQ).

4. PROVIDE MIN. 1 EMERGENCY ESCAPE & RESCUE WINDOW PER SFBC 1026 AT ALL SLEEPING ROOMS.

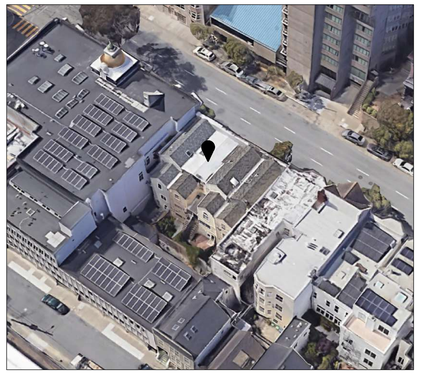
CONSULTANTS

GEOTECHNICAL ENGINEER
ROMIG ENGINEERS
1390 El Camino Real, Second Floor
San Carlos, CA 94070
(650) 591-5224

STRUCTURAL ENGINEER
Joe Terhemen Igber
SEDR Consulting
3805 Broadway
Oakland, CA

AERIAL PHOTOS

1. AERIAL PHOTO FRONT OF PROPERTY LOOKING SOUTH-EAST



2. AERIAL PHOTO REAR OF PROPERTY LOOKING NORTH-WEST

VICINITY MAP

N.T.S.

PROJECT DATA

ADDRESS	1863 PINE STREET SAN FRANCISCO, CA 94109
BLOCK	0664
LOT	020
ZONING	RH-2
CONSTRUCTION TYPE	V-A
OCCUPANCY	R-3
SPRINKLER	YES
LOT SIZE	1064 SF

SETBACKS	EXISTING	PROPOSED
REAR	16'-6"	NO CHANGE
FRONT	5'-2"	NO CHANGE
EAST	0'-0"	NO CHANGE
WEST	0'-0"	NO CHANGE

BUILDING HEIGHT	EXISTING	PROPOSED
T.O. ROOF	*33'- 3"	*33'-3"
NO. OF STORIES	3	3

*BUILDING HEIGHT TAKEN @ MIDPOINT T.O. CURB AND INCLUDES CORNICE

BUILDING AREA	
(E) LEVEL 1	729 SF
(E) LEVEL 2	733 SF
(E) LEVEL 3	707 SF
TOTAL (E) AREA	2169 SF
PROPOSED LEVEL 1	729 SF
PROPOSED LEVEL 2	733 SF
PROPOSED LEVEL 3	707 SF
TOTAL (E) AND (N) AREA	2169 SF

DELTA
0 SF
0 SF
0 SF
0 SF
0 SF
0 SF

PROJECT DESCRIPTION

INTERIOR REMODEL OF (E) 2169 SF HOME W/ 3 LEVELS INCLUDING RE-CLADDING OF REAR FACADE AND (N) FENESTRATION ON THE REAR FACADE . NO CHANGE OR INCREASE TO EXISTING FLOOR AREA.
ALL WINDOWS ON REMAINING EXISTING FACADES WILL BE REPLACED (IN-KIND) WITH NO CHANGE TO EXISTING OPENING OR AREA. SITE IMPROVEMENTS INCLUDE COSMETIC IMPROVEMENTS TO THE REAR YARD, AND A RE-BUILT (IN-KIND) REAR STAIR. ADDITIONAL STRUCTURAL WORK INCLUDED THROUGHOUT AS WELL TO SUPPORT CHANGES.

DRAWING INDEX

ARCHITECTURAL

A0.0	COVER SHEET
	SITE SURVEY
A1.0	EXISTING + PROPOSED SITE PLANS
A2.0	DEMOLITION + PROPOSED FLOOR PLANS - LEVEL 1
A2.1	DEMOLITION + PROPOSED FLOOR PLANS - LEVEL 2
A2.2	DEMOLITION + PROPOSED FLOOR PLANS - LEVEL 3
A2.3	DEMOLITION + PROPOSED ROOF PLANS
A3.0	EXISTING + PROPOSED FRONT ELEVATIONS
A3.1	EXISTING + PROPOSED REAR ELEVATIONS
A3.2	EXISTING + PROPOSED TRANSVERSE SECTION
A3.3	EXISTING + PROPOSED LONGITUDINAL SECTION
A4.0	CONTEXT PHOTOS
A4.1	CONTEXT PHOTOS

13 SHEETS TOTAL

ARCHITECT

contact THE OPEN WORKSHOP
address 2830 20TH ST #208
SAN FRANCISCO CA 94110
phone 917.657.1290
email neeraj.bhatia@theopenworkshop.ca

STAMP

RESERVED FOR PLANNING/ DBI

PROJECT

1863
PINE
STREET

contacts SURINDER SANDHU
address 1863 PINE STREET
SAN FRANCISCO, CA
email surinder1@comcast.net

ISSUE

SCALE
NO SCALE

DATE
02.08.2021

TITLE SHEET NO.
COVER SHEET

A0.0

GENERAL NOTES:

(1) ALL DISTANCES: (RECORD) = MEASURED, UNLESS OTHERWISE NOTED.

(2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL THE UTILITIES MARKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

(3) PRIOR TO ANY DIGGING, CALL U.S.A. (811) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

(4) GROUND CONDITIONS SHOWN HEREON REFLECT CONDITIONS ON THE DATE OF THE SURVEY.

(5) ENCROACHMENT UPON AND BY THE ADJOINING PRIVATE PROPERTY(IES) ARE HEREBY NOTED AND IT SHALL BE THE RESPONSIBILITY SOLELY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY ISSUE WHICH MAY ARISE THEREFROM.

(6) SINCE A CURRENT POLICY OF TITLE INSURANCE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE CONSULTANT IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS WHICH WOULD NORMALLY BE DISCLOSED BY SUCH A POLICY. INCLUDING THE LOCATION AND PRESENCE OF EASEMENTS.

(7) ROOF/EAVE ELEVATIONS WERE TAKEN AT HIGHEST RELEVANT POINT(S) VISIBLE FROM THE GROUND.

(8) TREES WERE LOCATED BY ESTIMATING THE CENTER OF THE TREE WHERE IT ENTERS THE GROUND & IDENTIFYING THE DIAMETER AT BREAST HEIGHT. TREE TYPES MAY BE VERIFIED BY A CERTIFIED ARBORIST, IF NECESSARY.

(9) ONLY ACCESSIBLE SURFACE UTILITIES VISIBLE ON THE DATE OF THIS SURVEY ARE SHOWN. THIS SURVEY DOES NOT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE UTILITIES, FOOTING, FOUNDATIONS AND/OR BASEMENTS OF BUILDINGS. ALL USERS ARE ADVISED TO CONTRACT SEPARATELY WITH AN UNDERGROUND UTILITY LOCATION COMPANY AND TO REVIEW PUBLIC, QUASI-PUBLIC AND GIS UTILITY DATA SOURCES IF THEY WANT MORE INFORMATION.

(10) THE BUILDING FOOTPRINT SHOWN IS AT GROUND LEVEL UNLESS OTHERWISE NOTED.

(11) ONLY VISIBLE ACCESSIBLE GROUND LEVEL PERIMETER FEATURES ARE SHOWN. NON ACCESSIBLE / OVERHEAD / SUBTERRANEAN ENCROACHMENTS MAY EXIST.

(12) THE INFORMATION SHOWN ON THIS MAP SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING OR CONSTRUCTION. ANY LAYOUT OR CONSTRUCTION SHALL BE BASED ON SITE STAKING PERFORMED BY THIS OFFICE.

13) ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S STAMP AND WET SIGNATURE IS NOT CONSIDERED AN ORIGINAL VERSION OF THIS MAP.

BASIS OF ELEVATION

FOUND LETTER "O" IN OPEN TOP HPF'S HYDRANT AT THE SOUTHEAST CORNER OF PINE AND GOUGH STREETS. ELEVATION = 242.122' CITY AND COUNTY OF SAN FRANCISCO VERTICAL DATUM.

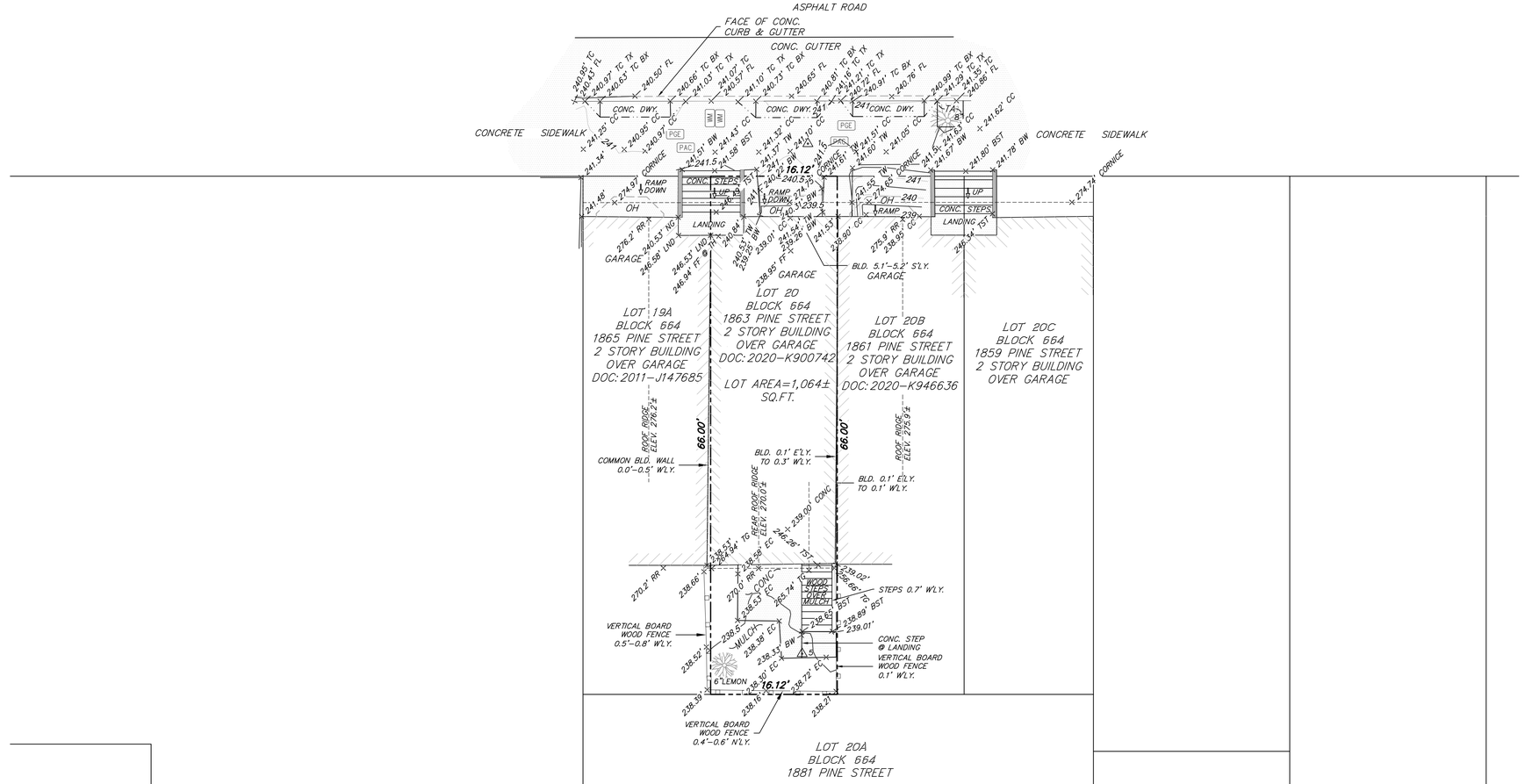
BASIS OF SURVEY

GRANT DEED RECORDED FEBRUARY 10, 2020 AS DOC:2020-K900742. OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO.

LEGEND

BLD	BUILDING	LND	LANDING
BST	BOTTOM OF STEP	NG	GROUND
BW	BASE OF WALL	PAC	PACIFIC BELL
BX	BOTTOM OF DRIVEWAY "X"	PGE	PAC GAS AND ELECTRIC
CC	CEMENT CONCRETE	RR	ROOF RIDGE
CONC	CEMENT CONCRETE	TA	TREE AREA
DWY	DRIVEWAY	TC	TOP OF CURB
EC	EDGE OF CEMENT CONCRETE	TG	TOP OF ROOF GUTTER
ELEV	ELEVATION	TST	TOP OF STEP
FF	FINISHED FLOOR	TW	TOP OF WALL
FL	FLOWLINE	TX	TOP OF DRIVEWAY "X"
		WM	WATER METER

	PROPERTY LINE	PAC	PAC BOX
	DECK OR OVERHANG	PGE	PGE BOX
	FLOWLINE	XX.XX' ×	SPOT ELEVATION
	GRADE BREAK	△ xxx	SURVEY CONTROL POINT
	ROOF LINE	x"	TREE (DIAMETER IN INCHES)
	WOOD FENCE OR RAILING	WM	WATER METER
xxx	CONTOUR (0.5' INTERVAL)		



VICINITY MAP

DATE: JULY 16, 2020	
SCALE: 1"=8'	
DRAWN: P.H.-D.	
CHECKED: G.T.I.	
DATE:	REVISION

PROFESSIONAL LAND SURVEYOR GREGORY T. TAPOLYAI STATE OF CALIFORNIA

10-5-20

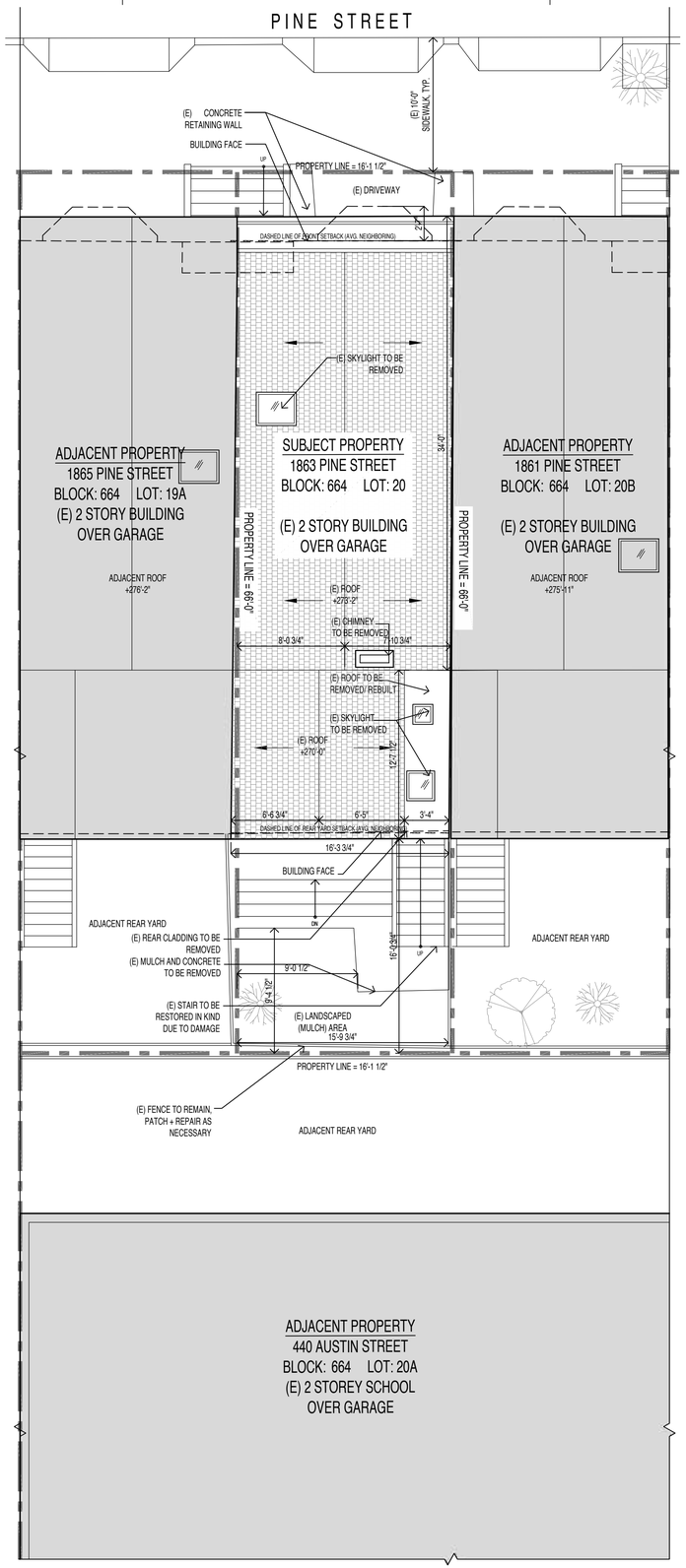
FORESIGHT
LAND SURVEYING
301 CALIFORNIA DRIVE, SUITE #2
BURLINGAME, CA 94010
415-735-6180

SITE SURVEY
1863 PINE STREET
SAN FRANCISCO, CA
BLOCK 664, LOT 20

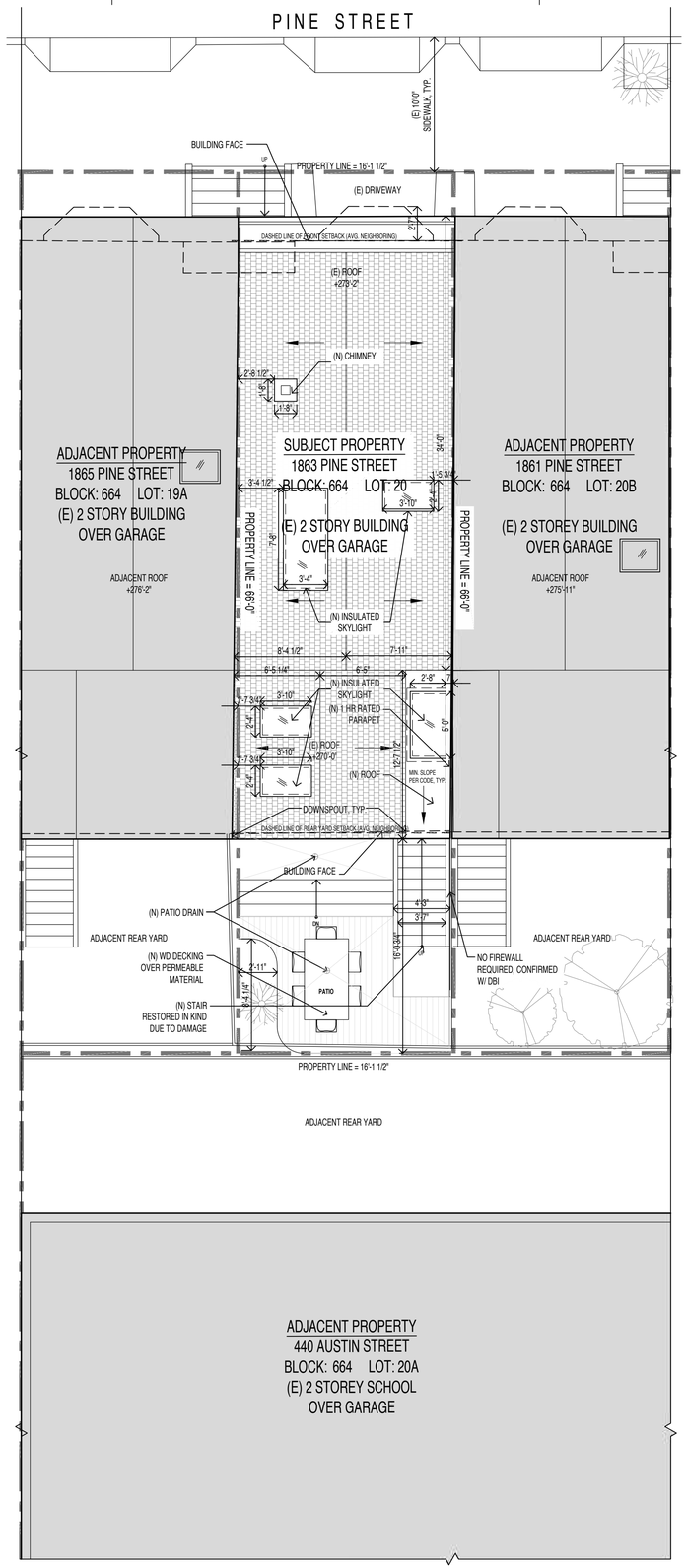
GRAPHIC SCALE
8 0 4 8
1 INCH = 8 FEET

SHEET 1 OF 1 SHEETS

JOB No. 20058



1 EXISTING SITE PLAN



2 PROPOSED SITE PLAN

ARCHITECT

contact THE OPEN WORKSHOP
address 2830 20TH ST #208
SAN FRANCISCO CA 94110
phone 917.657.1290
email neeraj.bhatia@theopenworkshop.ca

STAMP

RESERVED FOR PLANNING/ DBI

PROJECT

1863
PINE
STREET

contacts SURINDER SANDHU
address 1863 PINE STREET
SAN FRANCISCO, CA
email surinder1@comcast.net

ISSUE

SCALE

3/16"=1'-0"

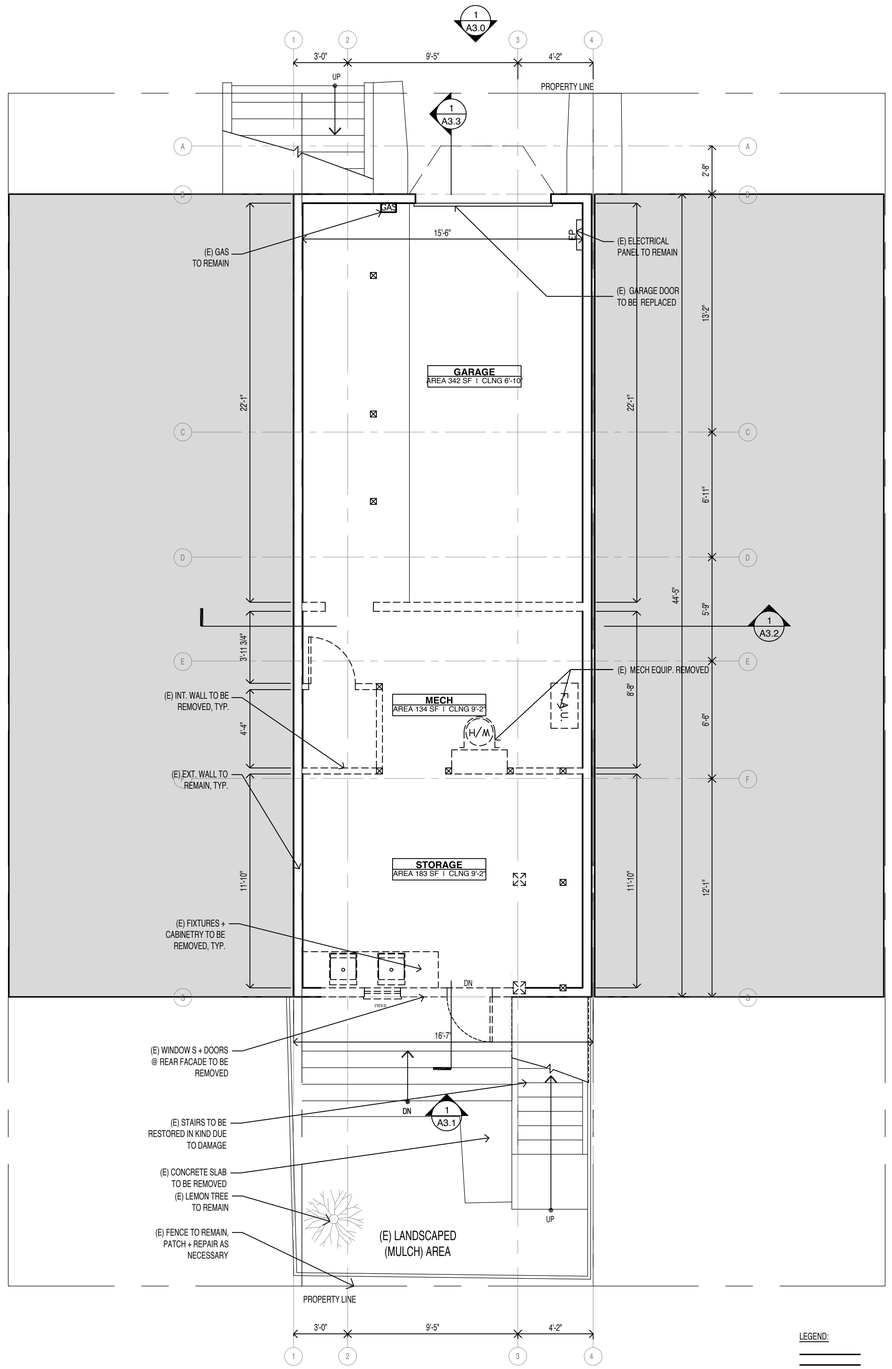
DATE

02.08.2021

TITLE SHEET NO.

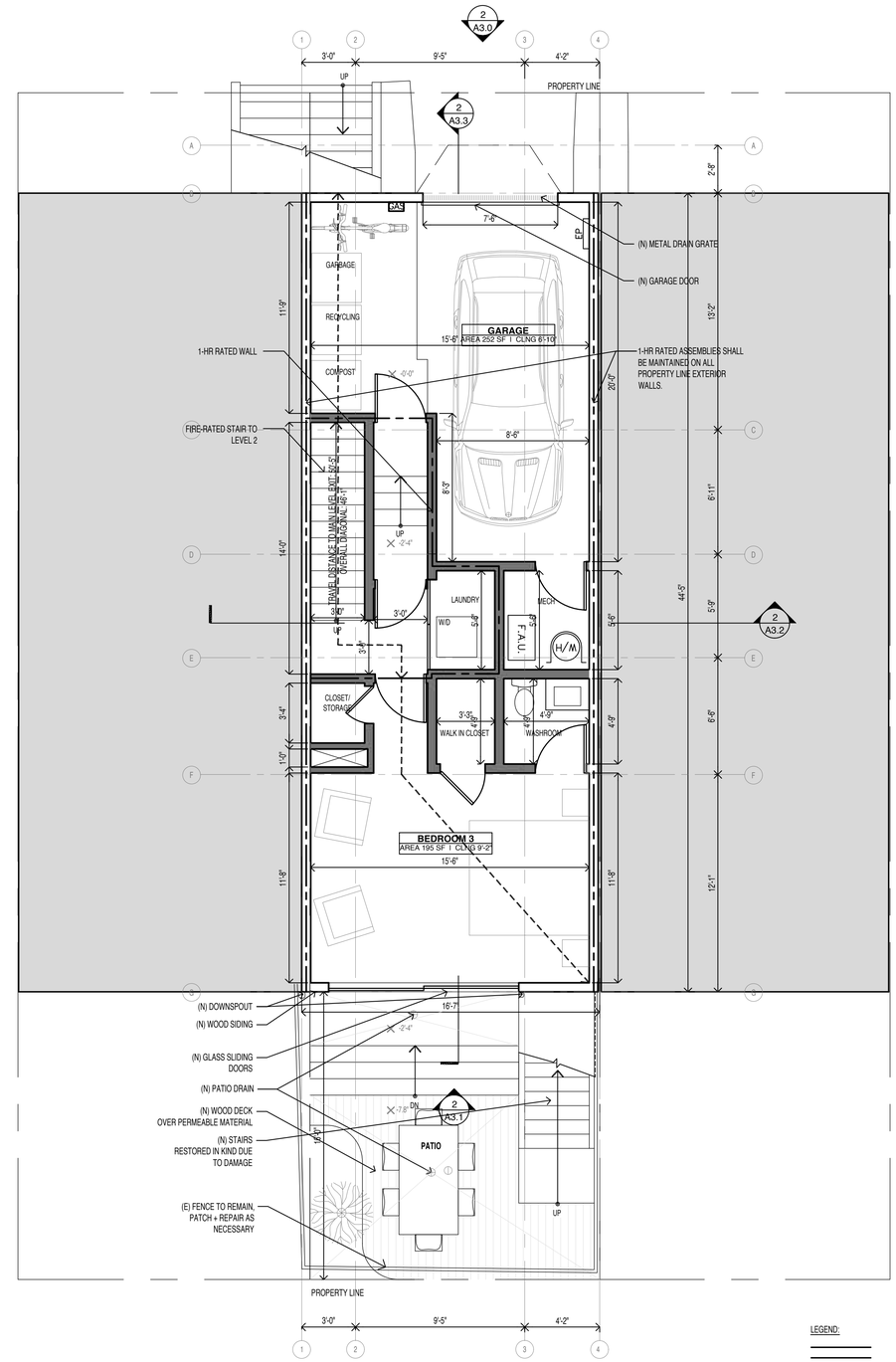
EXISTING + PROPOSED SITE PLANS

A1.0



1 DEMOLITION FLOOR PLAN - LEVEL 1

GROSS FLOOR AREA: 729 SF
NET FLOOR AREA: N/A SF



2 PROPOSED FLOOR PLAN LEVEL 1

GROSS FLOOR AREA: 729 SF
NET FLOOR AREA: 195 SF

ARCHITECT

contact THE OPEN WORKSHOP
address 2830 20TH ST #208
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STAMP

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PROJECT

1863
PINE
STREET

contacts SURINDER SANDHU
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SAN FRANCISCO, CA
email surinder1@comcast.net

ISSUE

SCALE

1/4"=1'-0"

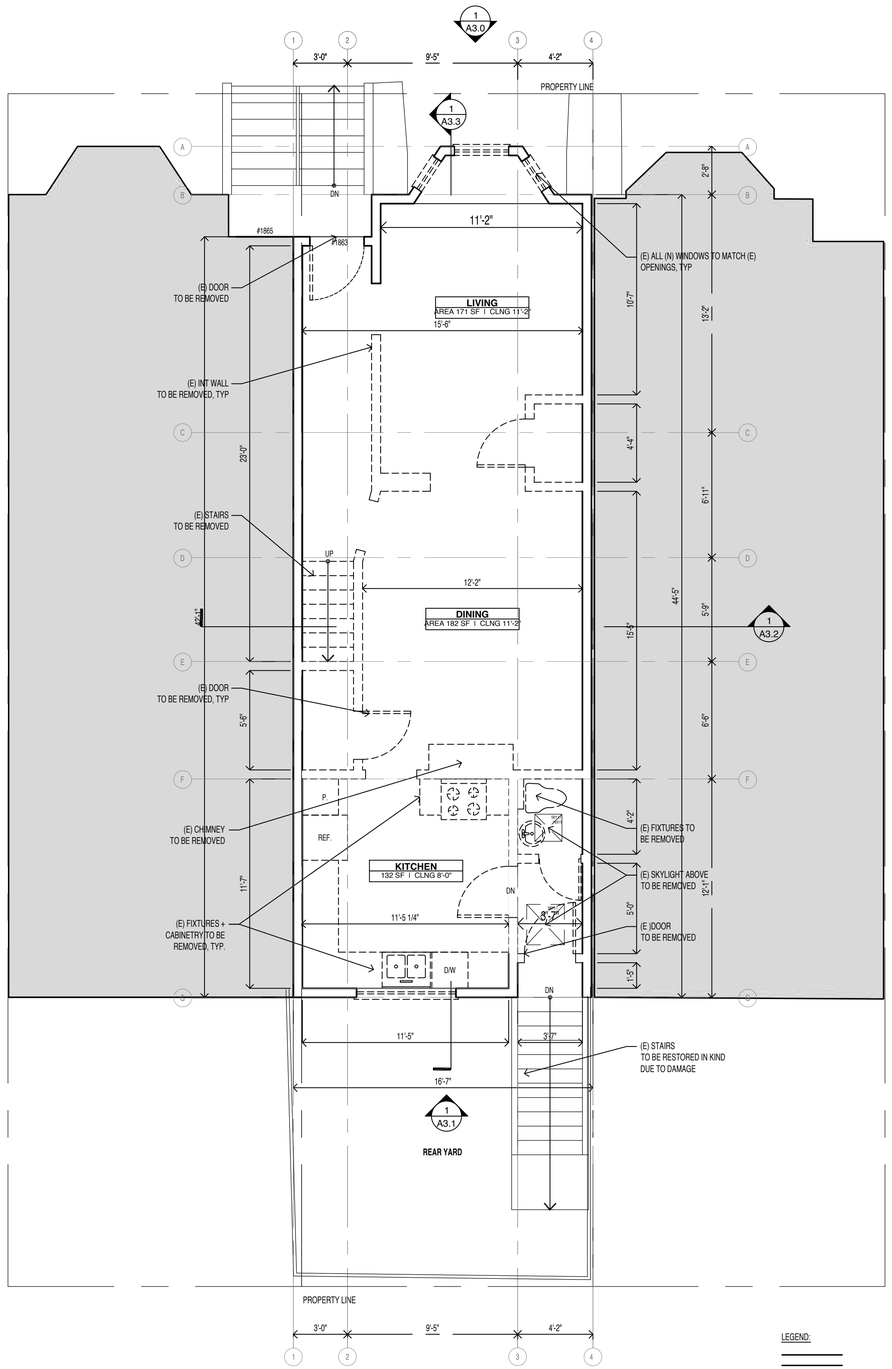
DATE

02.08.2021

TITLE SHEET NO.

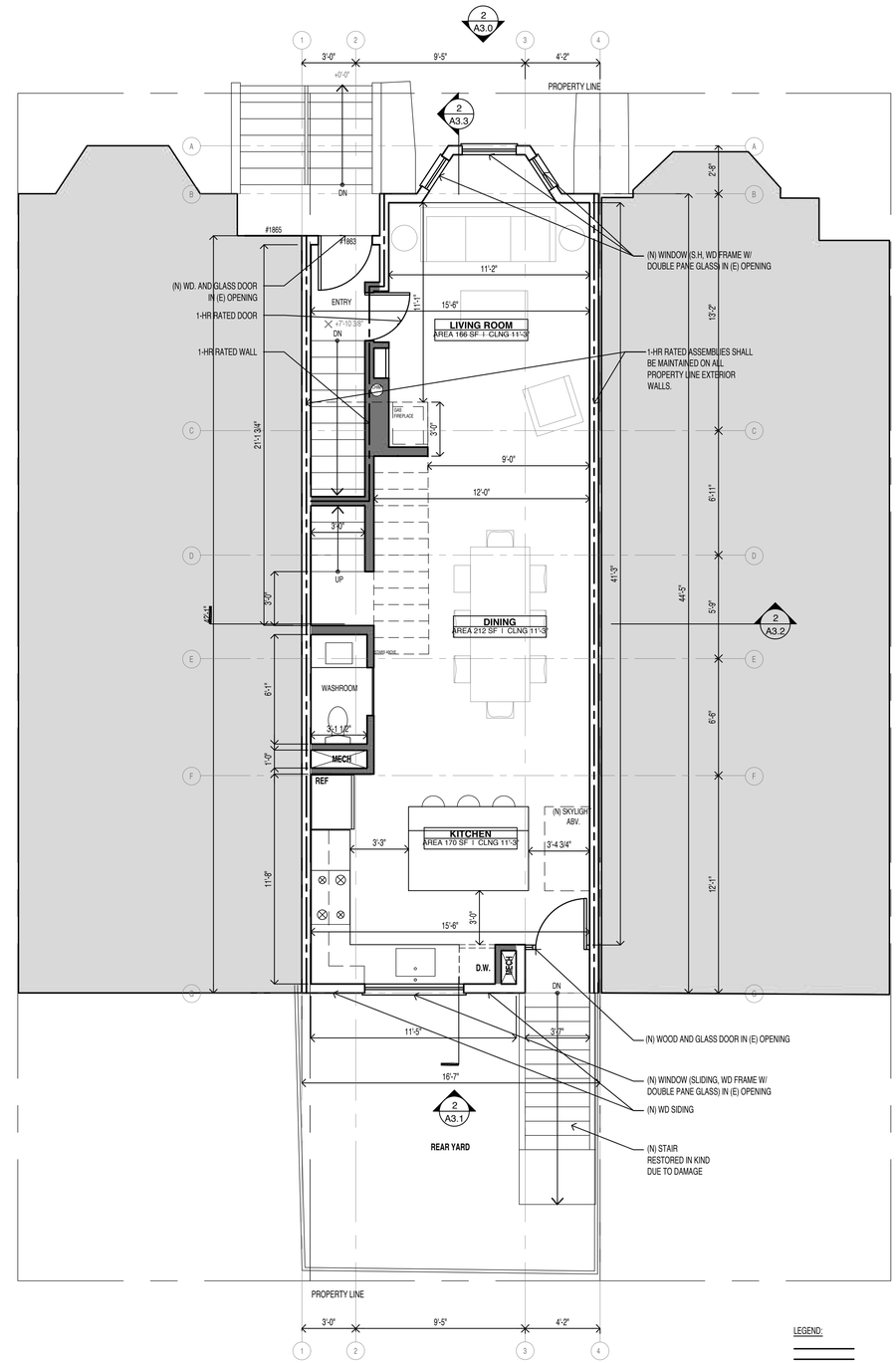
DEMOLITION + PROPOSED FLOOR PLANS - LEVEL 1

A2.0



1 DEMOLITION FLOOR PLAN - LEVEL 2

GROSS FLOOR AREA: 733 SF
NET FLOOR AREA: 485 SF



2 PROPOSED FLOOR PLAN LEVEL 2

GROSS FLOOR AREA: 733 SF
NET FLOOR AREA: 548 SF

ARCHITECT

contact THE OPEN WORKSHOP
address 2830 20TH ST #208
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email neeraj.bhatia@theopenworkshop.ca

STAMP

RESERVED FOR PLANNING/ DBI

PROJECT

1863
PINE
STREET

contacts SURINDER SANDHU
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SAN FRANCISCO, CA
email surinder1@comcast.net

ISSUE

SCALE

1/4"=1'-0"

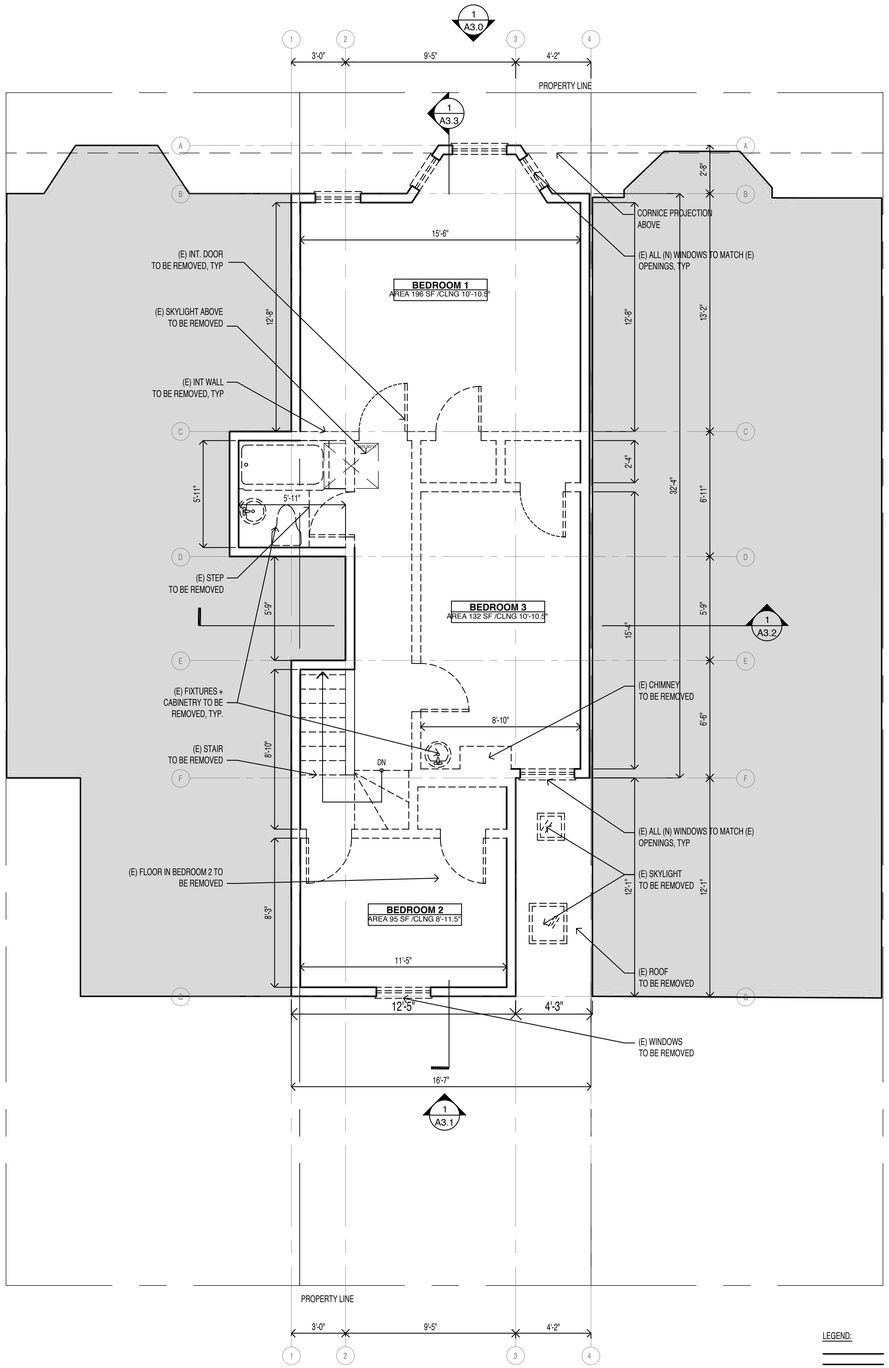
DATE

02.08.2021

TITLE SHEET NO.

DEMOLITION + PROPOSED
FLOOR PLANS -
LEVEL 2

A2.1



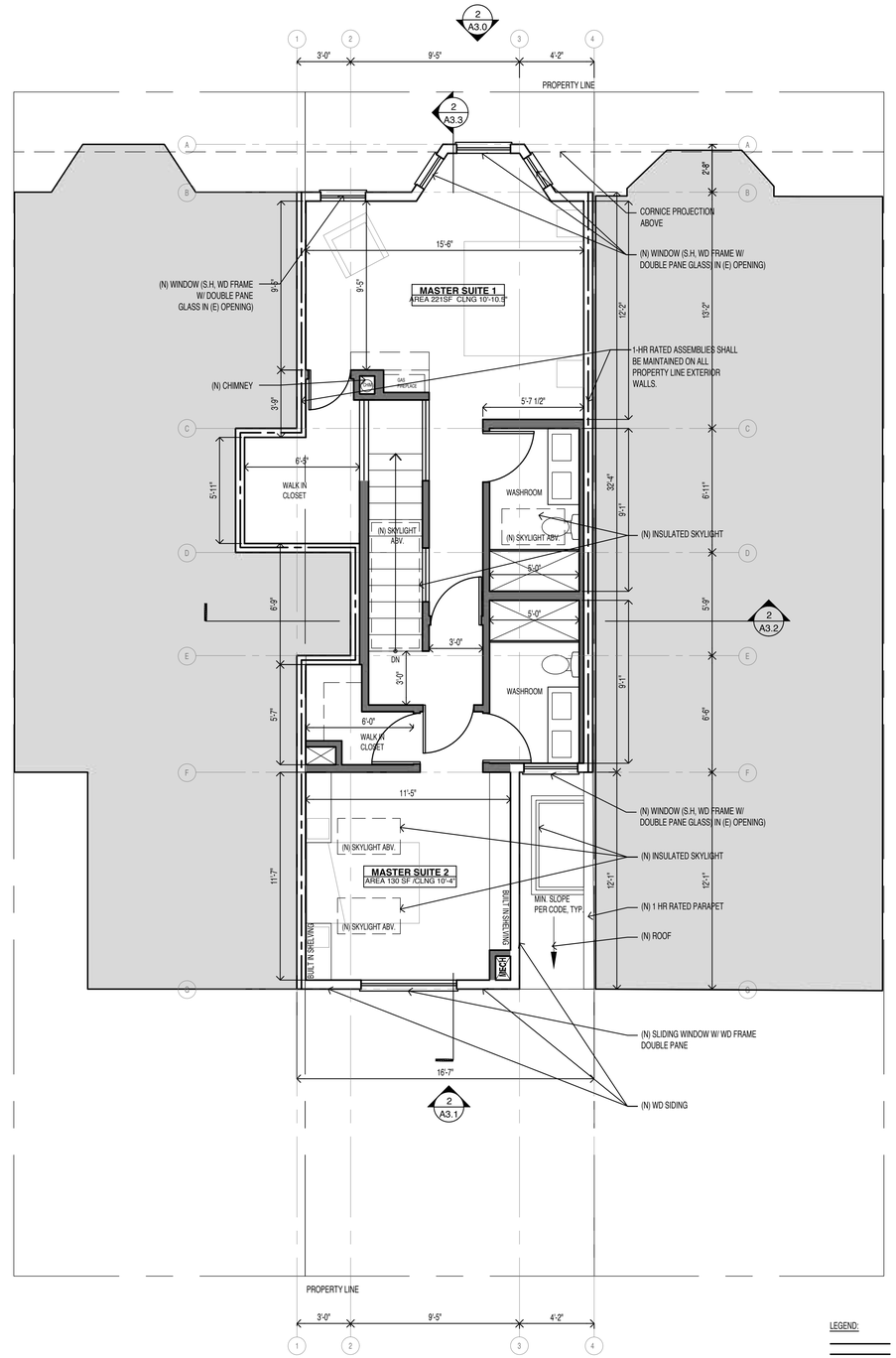
LEGEND:

(E) WALL TO REMAIN

(E) WALL TO BE REMOVED

1 DEMOLITION FLOOR PLAN - LEVEL 3

GROSS FLOOR AREA: 707 SF
NET FLOOR AREA: XXX SF



LEGEND:

(E) WALL

(N) WALL

2 PROPOSED FLOOR PLAN - LEVEL 3

GROSS FLOOR AREA: 707 SF
NET FLOOR AREA: 611 SF

ARCHITECT

contact THE OPEN WORKSHOP
address 2830 20TH ST #208
SAN FRANCISCO CA 94110
phone 917.657.1290
email neeraj.bhatia@theopenworkshop.ca

STAMP

RESERVED FOR PLANNING/ DBI

PROJECT

1863 PINE STREET

contacts SURINDER SANDHU
address 1863 PINE STREET
SAN FRANCISCO, CA
email surinder1@comcast.net

ISSUE

SCALE

1/4"=1'-0"

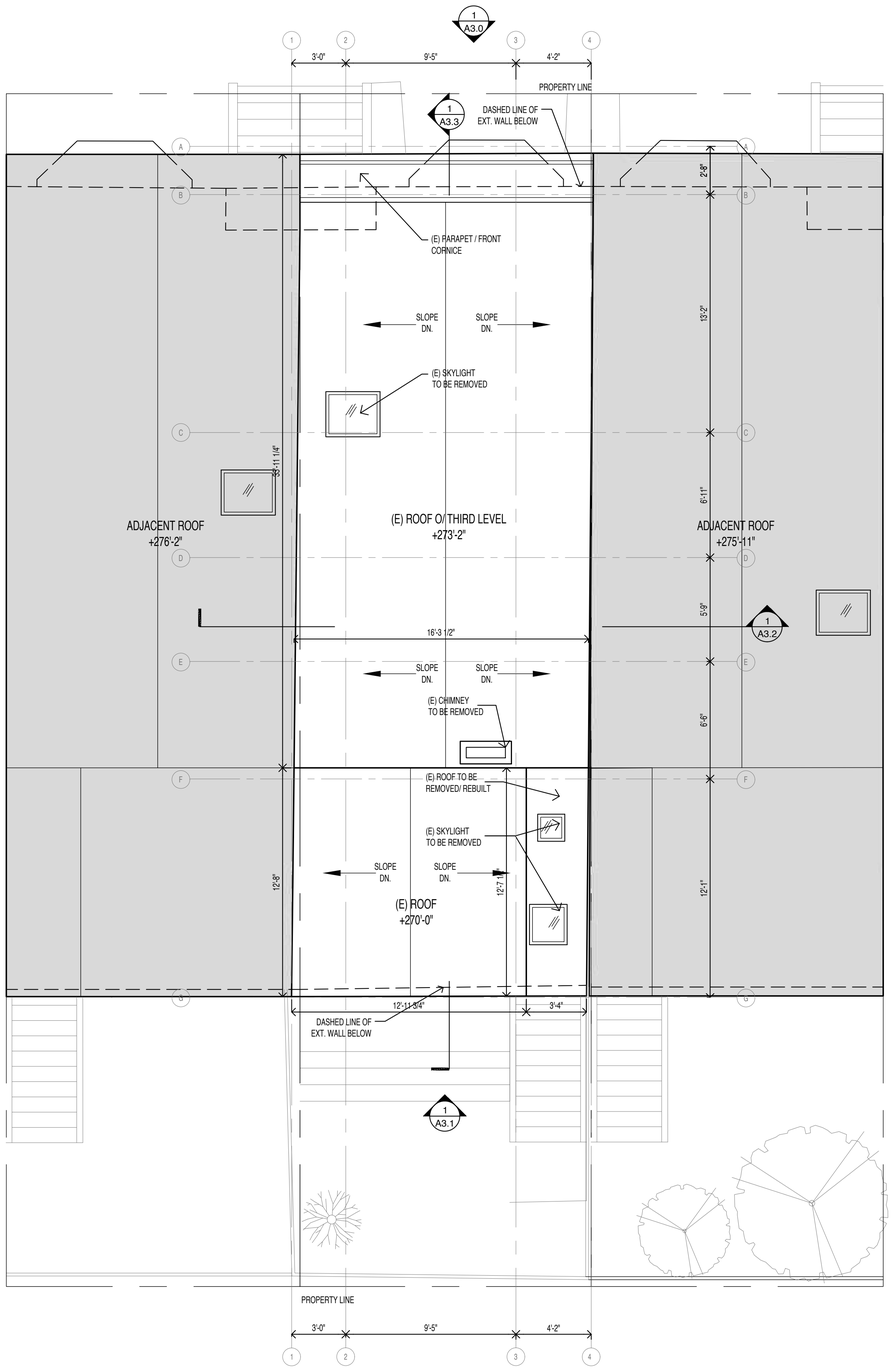
DATE

02.08.2021

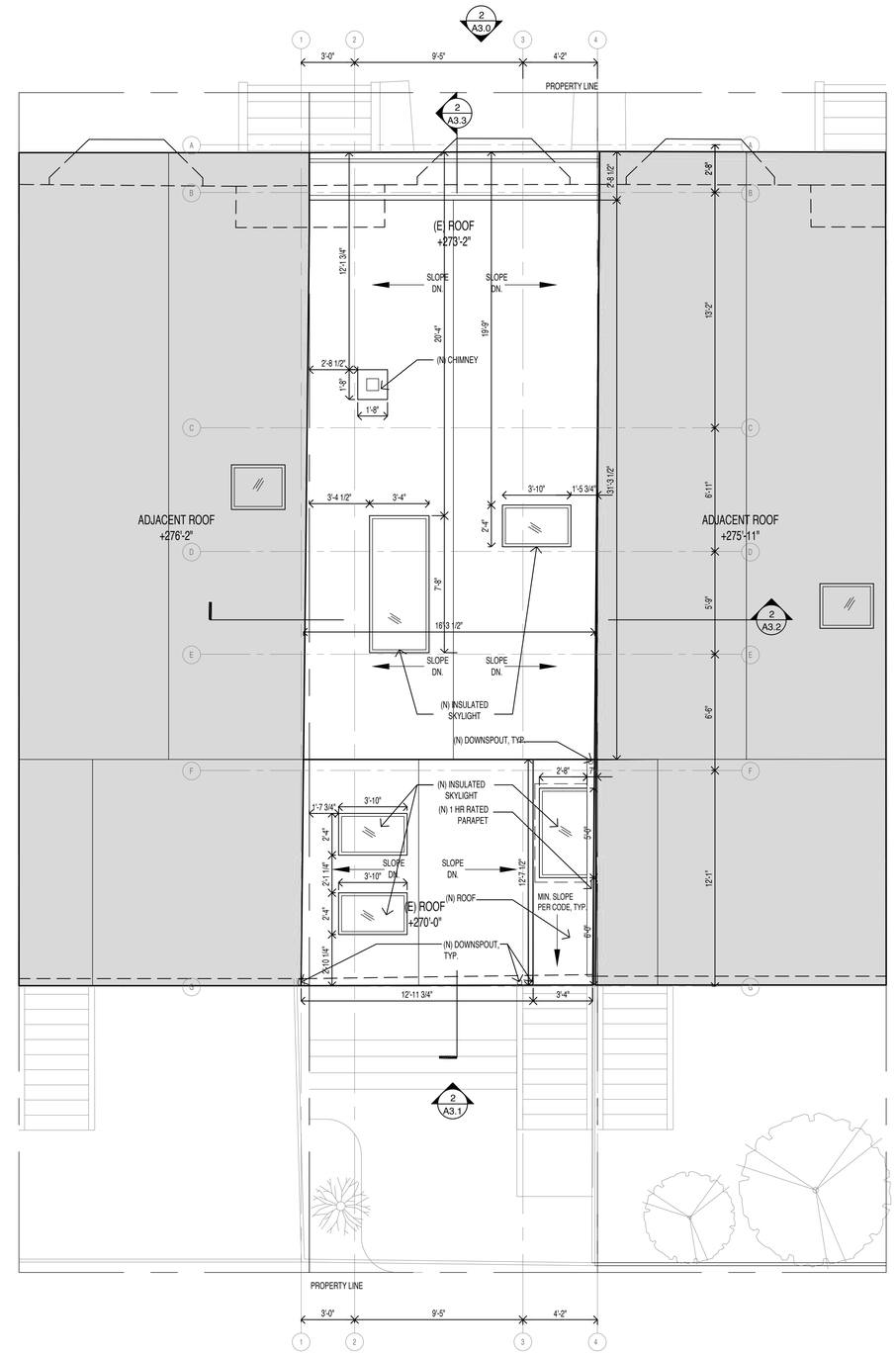
TITLE SHEET NO.

DEMOLITION + PROPOSED FLOOR PLANS - LEVEL 3

A2.2



1 EXISTING ROOF PLAN



2 PROPOSED ROOF PLAN

ARCHITECT

contact THE OPEN WORKSHOP
address 2830 20TH ST #208
SAN FRANCISCO CA 94110
phone 917.657.1290
email neeraj.bhatia@theopenworkshop.ca

STAMP

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PROJECT

1863
PINE
STREET

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SAN FRANCISCO, CA
email surinder1@comcast.net

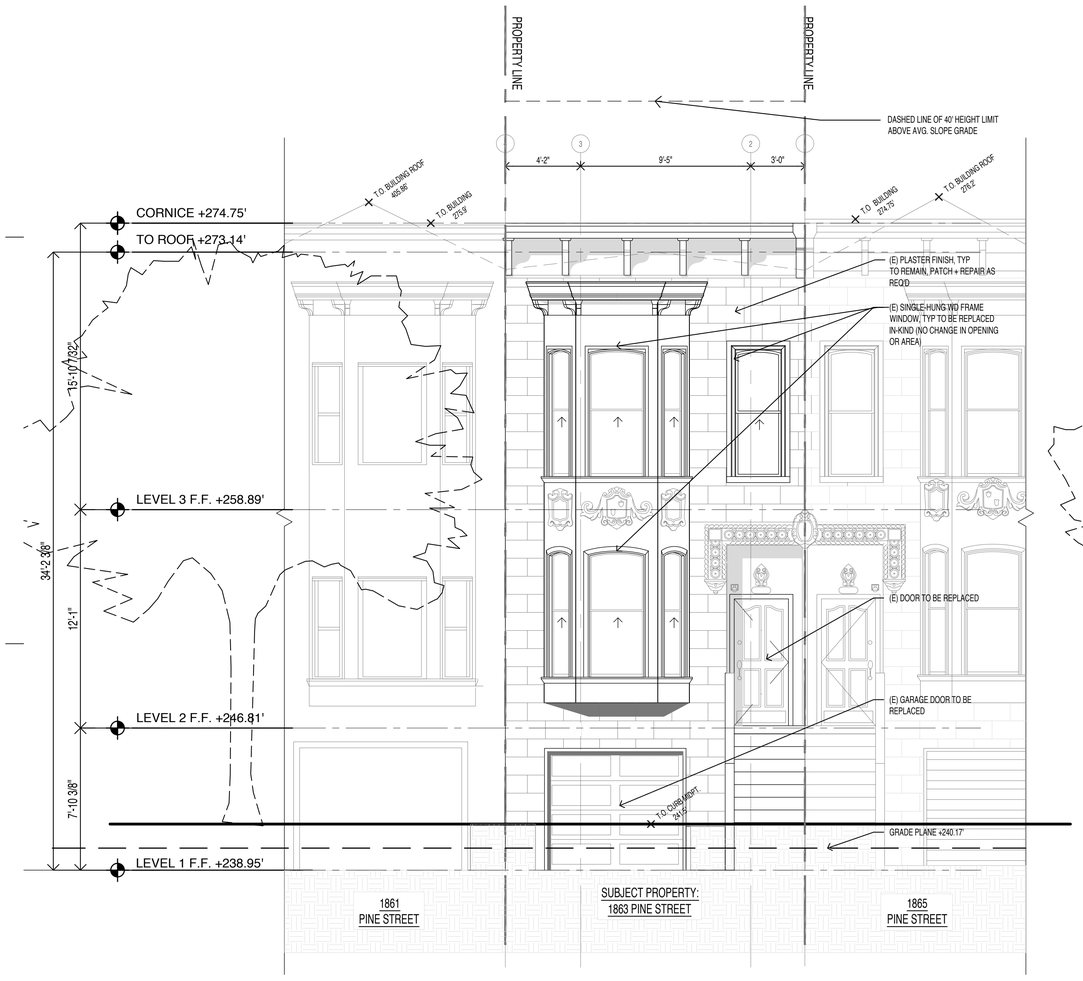
ISSUE

SCALE
1/4"=1'-0"

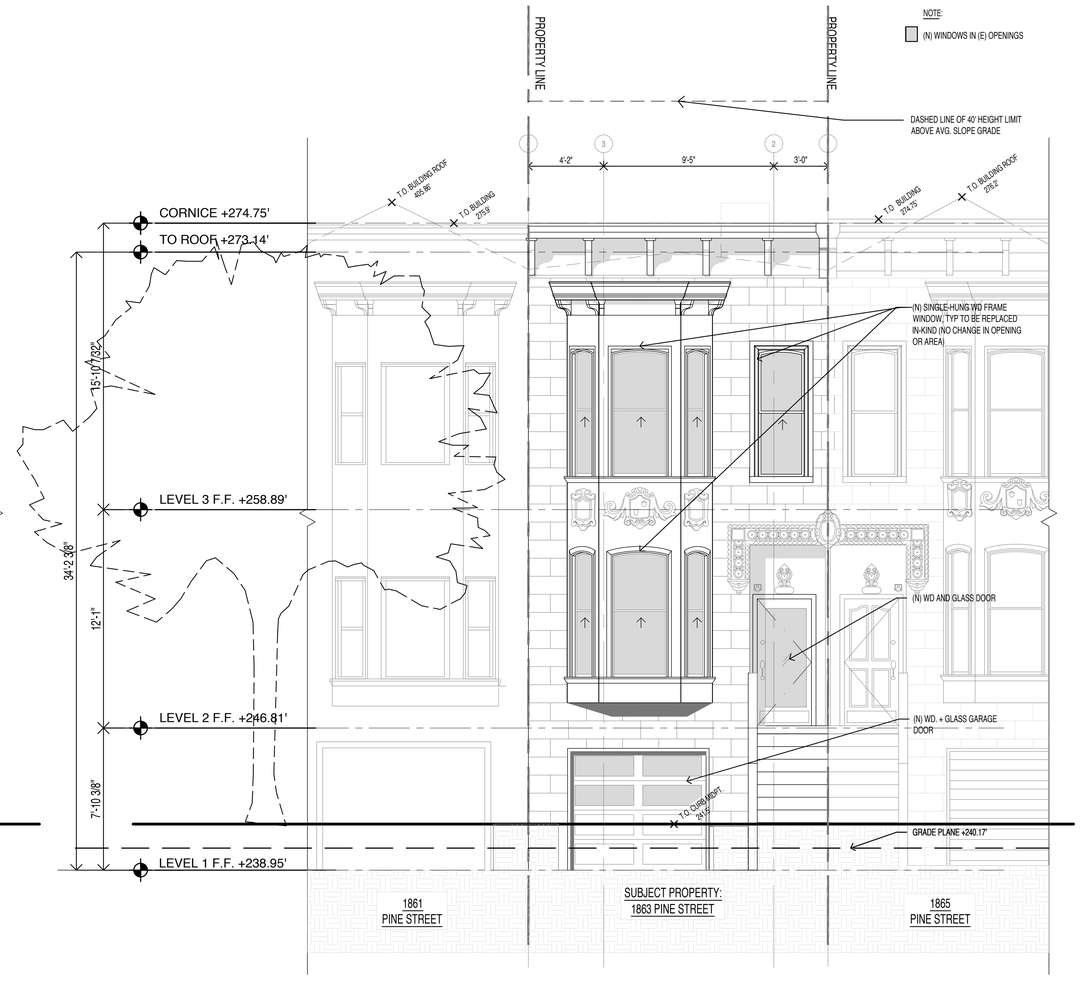
DATE
02.08.2021

TITLE SHEET NO.
EXISTING + PROPOSED
ROOF PLAN

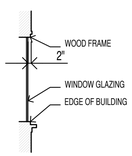
A2.3



1 FRONT ELEVATION – EXISTING



2 FRONT ELEVATION – PROPOSED



3 TYP. WINDOW SECTION

ARCHITECT

contact THE OPEN WORKSHOP
address 2830 20TH ST #208
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email neeraj.bhatia@theopenworkshop.ca

STAMP

RESERVED FOR PLANNING/ DBI

PROJECT

1863
PINE
STREET

contacts SURINDER SANDHU
address 1863 PINE STREET
SAN FRANCISCO, CA
email surinder1@comcast.net

ISSUE

SCALE

1/4" = 1'-0"

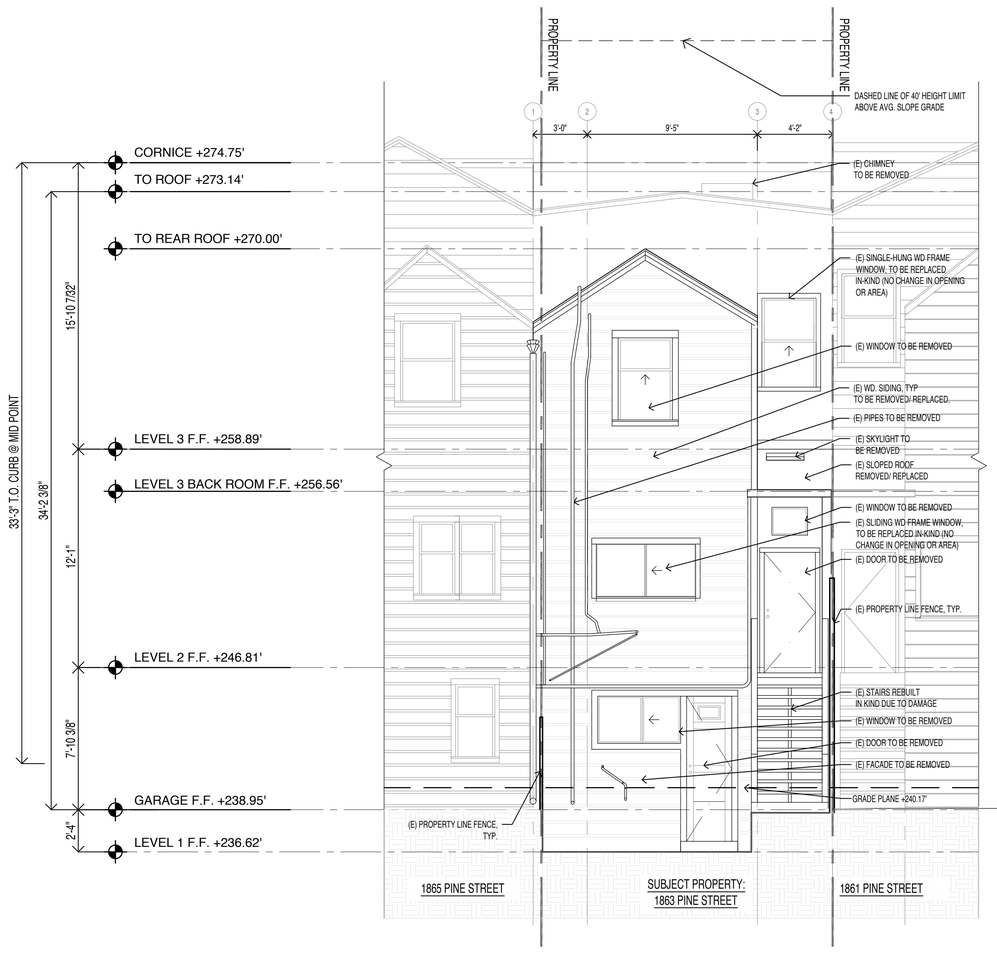
DATE

02.08.2021

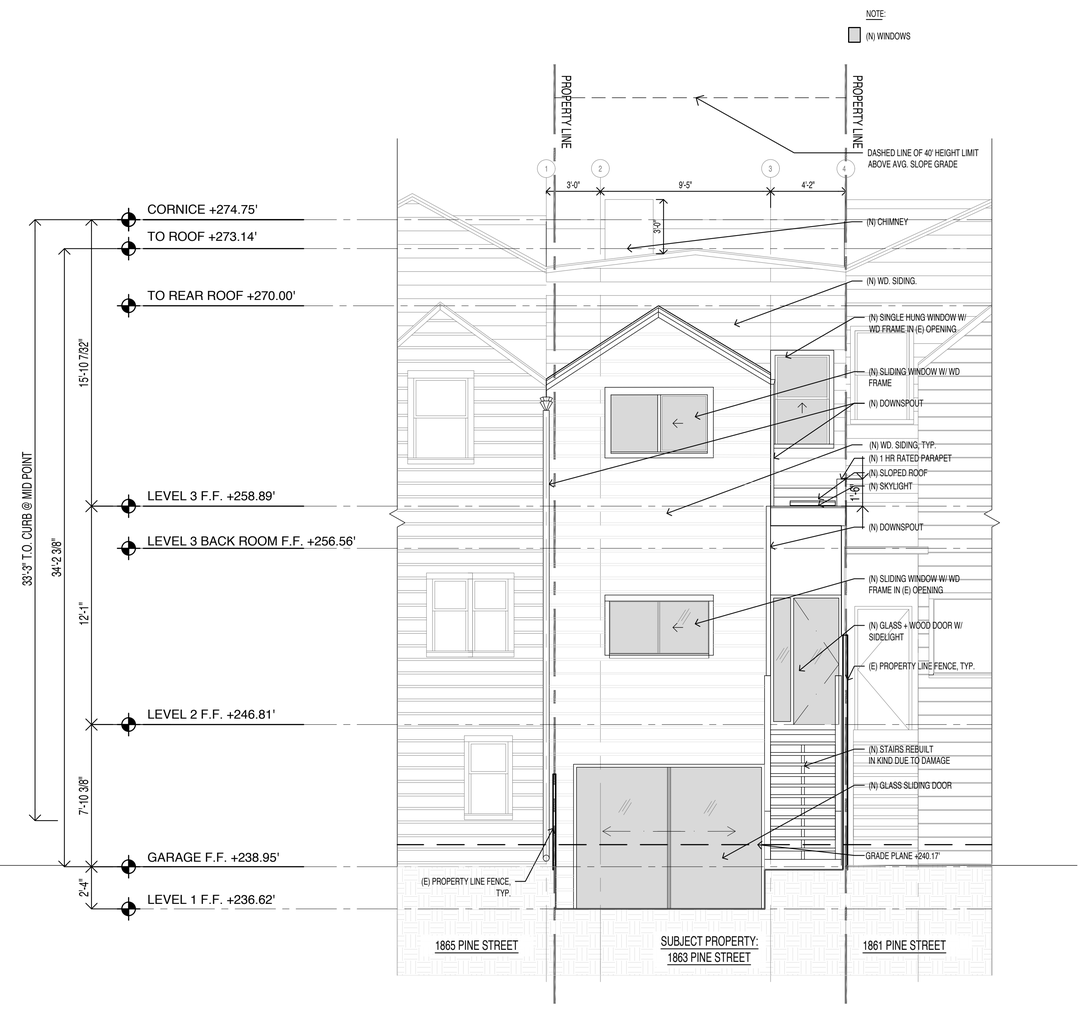
TITLE SHEET NO.

EXISTING + PROPOSED
FRONT ELEVATIONS

A3.0



1 REAR ELEVATION – EXISTING



2 REAR ELEVATION – PROPOSED

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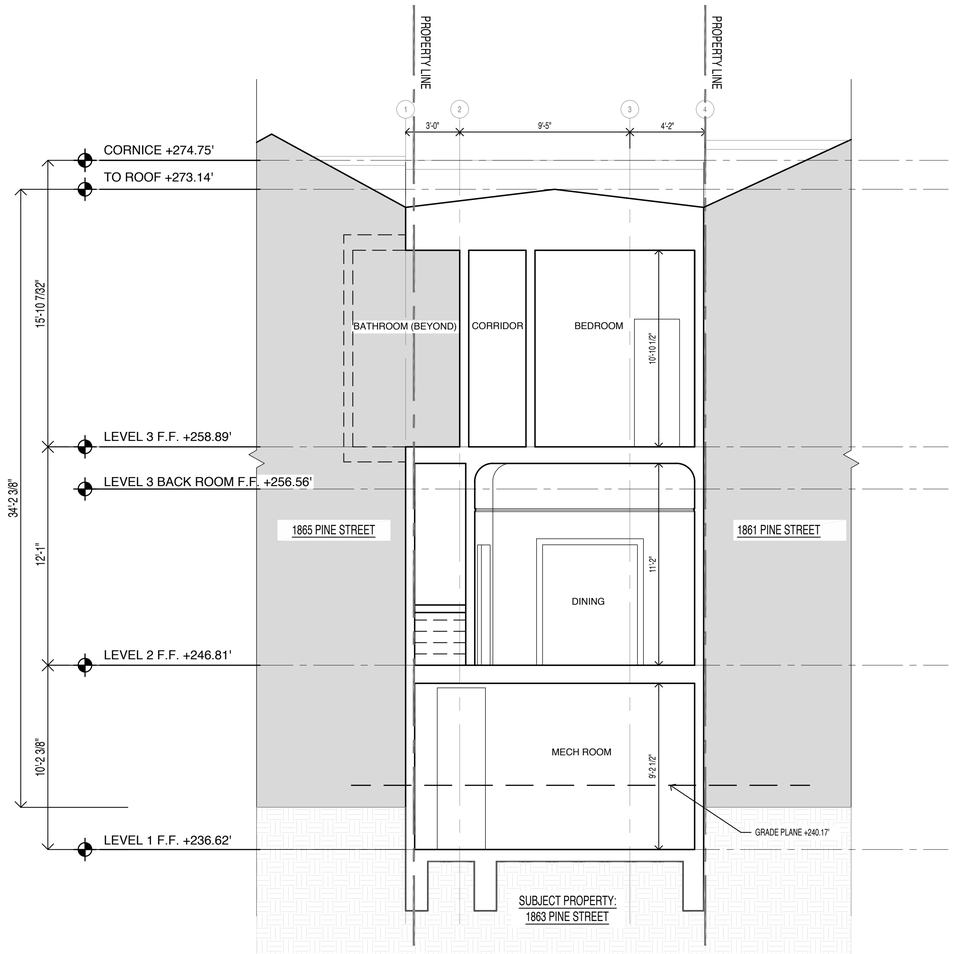
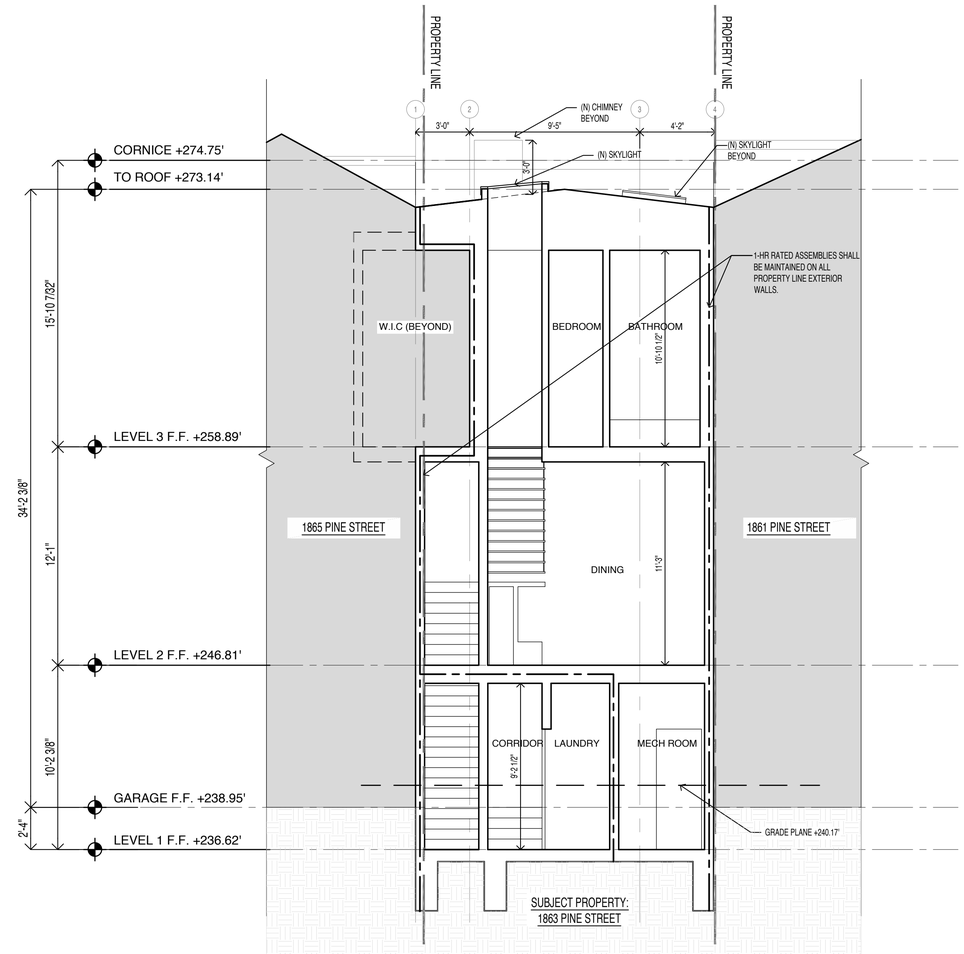
EXISTING + PROPOSED
REAR ELEVATIONS

A3.1



1 TRANSVERSE SECTION - EXISTING



2 TRANSVERSE SECTION – PROPOSED

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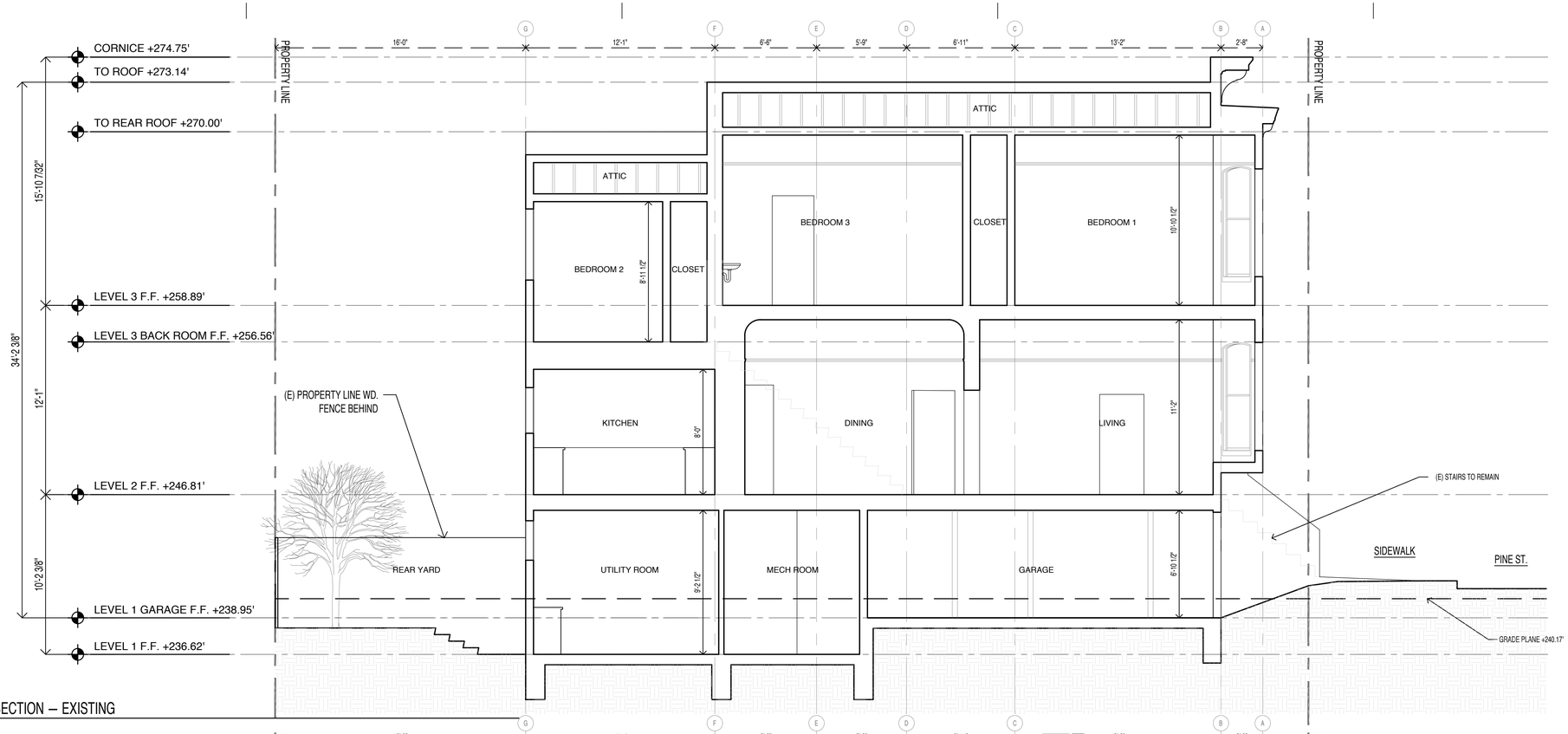
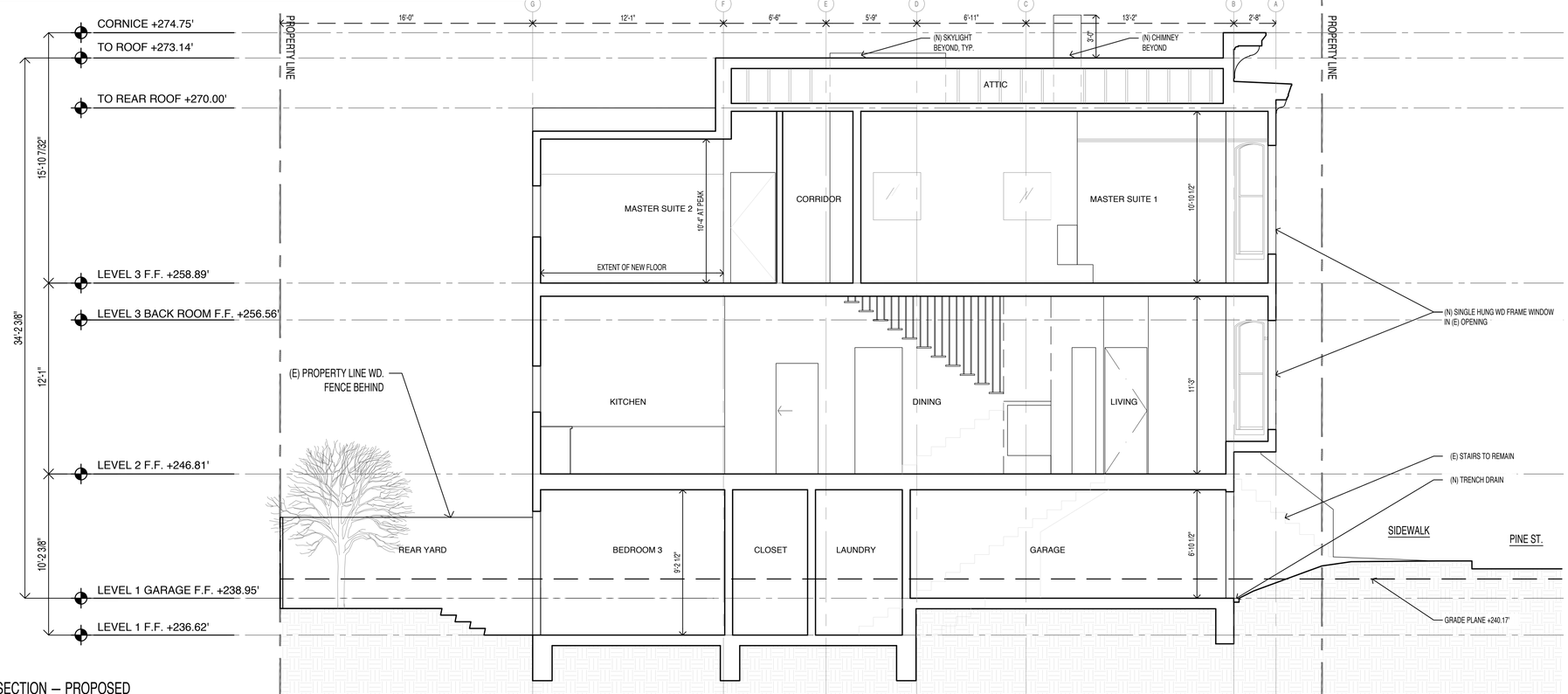
EXISTING + PROPOSED
TRANSVERSE SECTIONS

A3.2



1 LONGITUDINAL SECTION – EXISTING



2 LONGITUDINAL SECTION – PROPOSED

ARCHITECT

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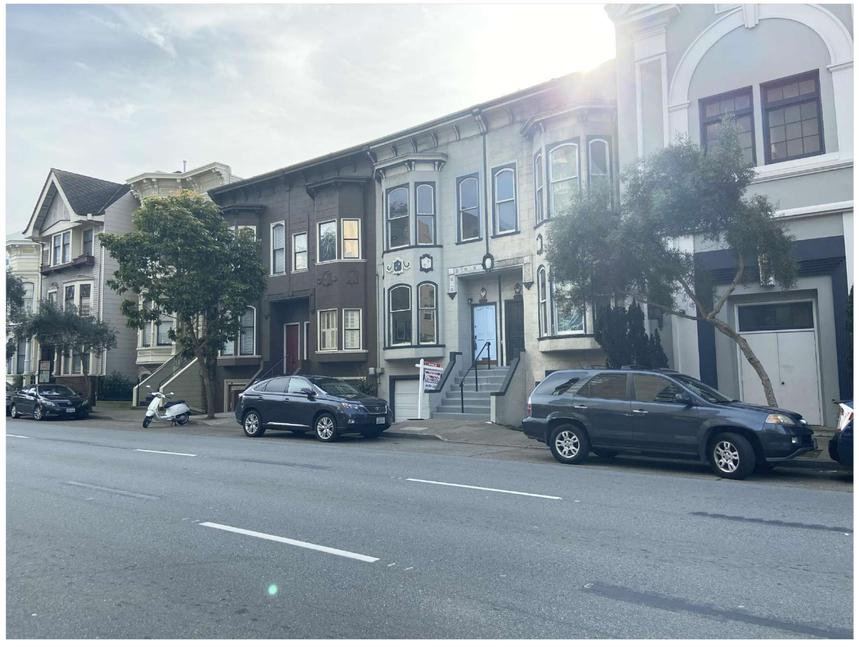
EXISTING + PROPOSED
LONGITUDINAL SECTIONS

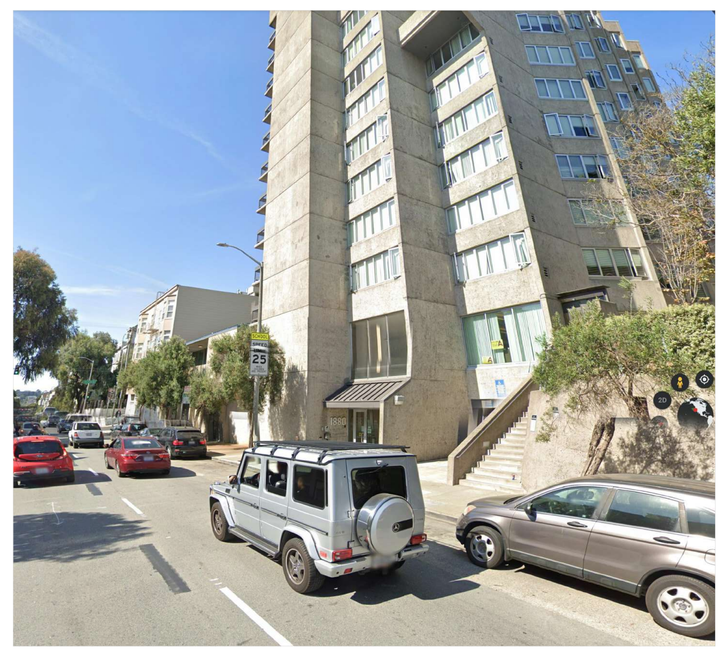
A3.3



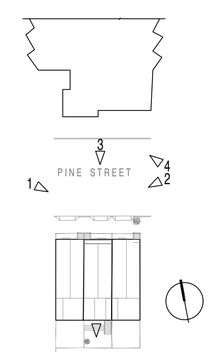
1 FRONT LOOKING SOUTH EAST

2 FRONT LOOKING SOUTH WEST

3 FRONT FACADE



4 PROPERTIES OPPOSITE LOOKING WEST



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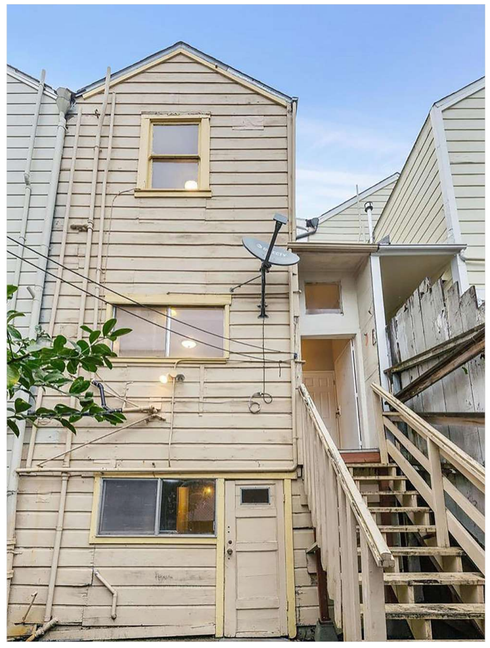
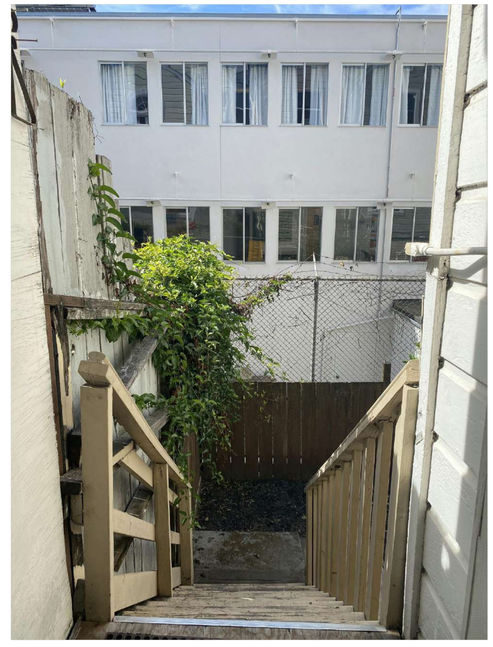
TITLE SHEET NO.

CONTEXT PHOTOS

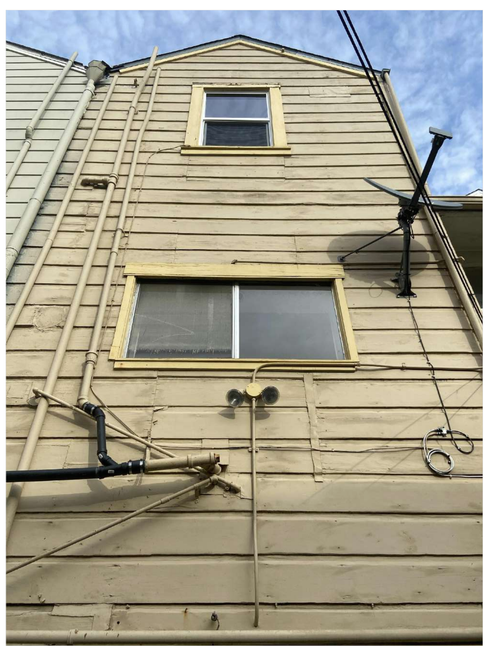
A4.0



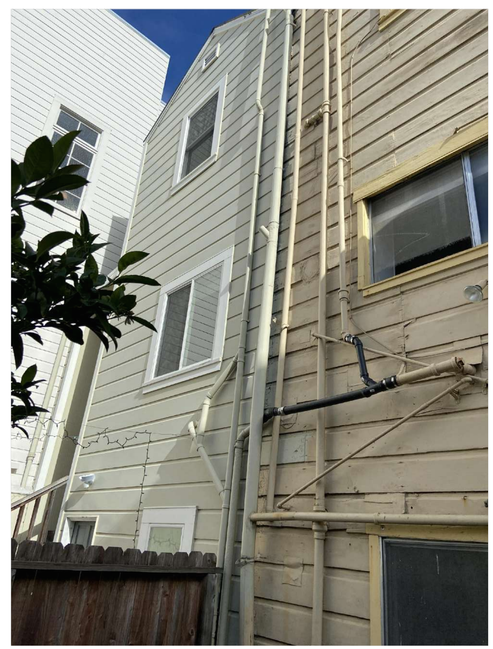
1 REAR FACADE AND ADJACENT PROPERTY EAST



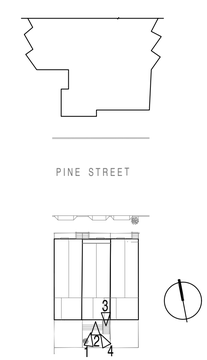
2 PROPERTY OPPOSITE REAR YARD



3 REAR FACADE DETAIL



4 ADJACENT PROPERTY ON WEST



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TITLE SHEET NO.

CONTEXT PHOTOS

A4.1

GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:
   2019 CALIFORNIA BUILDING CODE (CBC)
   2019 CALIFORNIA PLUMBING CODE (CPC)
   2019 CALIFORNIA MECHANICAL CODE (CMC)
   2019 CALIFORNIA ELECTRICAL CODE (CEC)
   2019 CALIFORNIA RESIDENTIAL CODE (CRC)
   2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
   2019 CALIFORNIA FIRE CODE (CFC)
   2019 CALIFORNIA ENERGY CODE
   + ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, INCLUDING THE CITY OF SAN FRANCISCO BUILDING CODE (SFBC), THE SAN FRANCISCO MUNICIPAL CODE (SFMC) CHAPTER 19, AND THE REQUIREMENTS OF ALL OTHER AGENCIES HAVING JURISDICTION OVER THIS PROJECT
2. IN THE EVENT OF CONFLICTS IN CODE REGULATIONS, THE MOST STRINGENT REQUIREMENTS APPLY. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER, IN WRITING, OF ANY DISCREPANCY BETWEEN THE APPLICABLE CODES AND THESE DOCUMENTS.
3. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT, OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT IN WRITING AND COMPLY WITH ALL SF & EPA REGULATIONS.
4. MANUFACTURER'S DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR, AND PERFORMANCE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND, IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT, BEFORE COMMENCING WORK
6. CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.
7. ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, TO FINISH FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.N.
8. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT CASEWORK, FURNISHINGS AND ALL OTHER ITEMS REQUIRING SAME.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT.
10. CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR MATERIALS.
11. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
12. "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS, U.O.N.
13. DETAILS ARE USUALLY KEYED ONLY ONE PLACE (ON PLANS OR ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.
14. CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
15. AT COMPLETION OF THE WORK, CONTRACTOR SHALL SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPLATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK THAT ARE CAUSED BY HIM/HER OR SUB-CONTRACTORS.
17. WHERE ADJOINING DOORS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, U.O.N.
18. ALL PIPE, CONDUIT, AND DUCT PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALL AND CEILING SHALL BE SEALED WITH FIREPROOFING PLASTER OR FIRESTOPPING TO FULL DEPTH OF SLAB OR THICKNESS OF WALL/CEILING.
19. ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATED THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIMHERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
20. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNERS.
21. CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.
22. A 6'-8" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.
23. CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.
24. COMMON ABBREVIATIONS:
    (E) = EXISTING
    (N) = NEW/PROPOSED
    (P.A.) = PREVIOUSLY APPROVED
    GWB = GYP. BD. = GYPSUM WALLBOARD
    MTL = METAL, S.S. = STAINLESS STEEL
    GSM = GALVANIZED SHEET METAL
    GM = GALVANIZED METAL
    SSD = SEE STRUCTURAL DRAWINGS
    AFF = ABOVE FINISHED FLOOR
    BUR = BUILT-UP ROOFING

SYMBOLS

- Existing Wall to Remain
- New Wall
- Wall to be Demolished
- 1 HR Rated Assembly
- Item Above View Plane
- Gypsum Wall Board
- Plywood
- MDF
- Hardwood
- Concrete
- Earth
- Steel
- Aluminum
- Batt Insulation
- Rigid Fiber Insulation

- Elevation Reference (1 / A.01) — Drawing Number, Sheet Number
- Interior Elevation Refere (D / A.01) — Drawing, Sheet Number
- Section Reference (1 / A.01) — Drawing Number, Sheet Number
- Detail Reference (1 / A.01) — Drawing Number, Sheet Number
- Reference Grid (Face of Structure, 1) — Grid Number
- Reference Grid (Column Center Line, 1) — Grid Number
- Wall Construction Type (1)
- Align Finish Faces
- Door Number (19) — See Door Schedule
- Window Number (16) — See Window Schedule
- Revision Number (1)
- Area of Revision
- Direction of Grain
- Align
- Elevation Target (GROUND 00.00)

CODE NOTES

1. PER SFBC 907.2.10.1.2, PROVIDE SMOKE DETECTORS ON EVERY FLOOR AND IN EVERY SLEEPING ROOM AND HALLWAY OUTSIDE OF SLEEPING ROOMS.

2. PER SFBC TABLE 602, PROVIDE ONE HOUR RATED STRUCTURE EVERYWHERE WITHIN 5 FEET OF AND PARALLEL TO THE PROPERTY LINE.

3. PER SFBC 406.1.4, PROVIDE GWB ASSEMBLIES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS (MIN. 1/2" GWB BETWEEN THE DWELLING & ITS ATTIC AREA. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GWB OR EQ).

4. PROVIDE MIN. 1 EMERGENCY ESCAPE & RESCUE WINDOW PER SFBC 1026 AT ALL SLEEPING ROOMS.

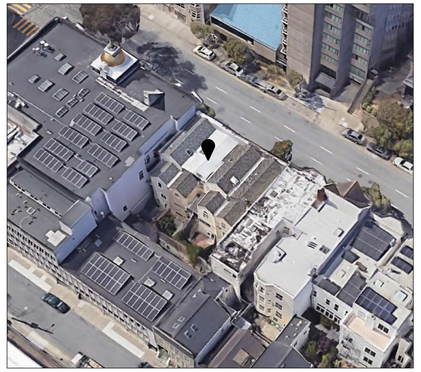
CONSULTANTS

GEOTECHNICAL ENGINEER
ROMIG ENGINEERS
1390 El Camino Real, Second Floor
San Carlos, CA 94070
(650) 591-5224

STRUCTURAL ENGINEER
Joe Terhemen Igber
SEDR Consulting
3805 Broadway
Oakland, CA

AERIAL PHOTOS

1. AERIAL PHOTO FRONT OF PROPERTY LOOKING SOUTH-EAST



2. AERIAL PHOTO REAR OF PROPERTY LOOKING NORTH-WEST

VICINITY MAP

N.T.S.

PROJECT DATA

ADDRESS	1863 PINE STREET SAN FRANCISCO, CA 94109
BLOCK	0664
LOT	020
ZONING	RH-2
CONSTRUCTION TYPE	V-A
OCCUPANCY	R-3
SPRINKLER	YES
LOT SIZE	1064 SF

SETBACKS	EXISTING	PROPOSED
REAR	16'-6"	NO CHANGE
FRONT	5'-2"	NO CHANGE
EAST	0'-0"	NO CHANGE
WEST	0'-0"	NO CHANGE

BUILDING HEIGHT	EXISTING	PROPOSED
T.O. ROOF	*33'-3"	*33'-3"
NO. OF STORIES	3	3

*BUILDING HEIGHT TAKEN @ MIDPOINT T.O. CURB AND INCLUDES CORNICE

BUILDING AREA		DELTA
(E) LEVEL 1	729 SF	0 SF
(E) LEVEL 2	733 SF	0 SF
(E) LEVEL 3	707 SF	0 SF
		0 SF
TOTAL (E) AREA	2169 SF	0 SF
		0 SF
PROPOSED LEVEL 1	729 SF	
PROPOSED LEVEL 2	733 SF	
PROPOSED LEVEL 3	707 SF	
TOTAL (E) AND (N) AREA	2169 SF	

INTERIOR DEMOLITION CALCULATIONS	
LEVEL 1 (E) INTERIOR WALLS	13.39 SF
LEVEL 2 (E) INTERIOR WALLS	32.77 SF
LEVEL 3 (E) INTERIOR WALLS	37.65 SF
LEVEL 1 DEMO WALLS	8.40 SF
LEVEL 2 DEMO WALLS	21.14 SF
LEVEL 3 DEMO WALLS	32.12 SF
TOTAL (E) INTERIOR WALLS	83.81 SF
TOTAL DEMO WALLS	61.66 SF
PERCENT DEMOLITION INT. WALLS:	73.5%

1

PROJECT DESCRIPTION

INTERIOR REMODEL OF (E) 2169 SF HOME W/ 3 LEVELS INCLUDING RE-CLADDING OF REAR FACADE AND (N) FENESTRATION ON THE REAR FACADE . NO CHANGE OR INCREASE TO EXISTING FLOOR AREA.
ALL WINDOWS ON REMAINING EXISTING FACADES WILL BE REPLACED (IN-KIND) WITH NO CHANGE TO EXISTING OPENING OR AREA. SITE IMPROVEMENTS INCLUDE COSMETIC IMPROVEMENTS TO THE REAR YARD, AND A RE-BUILT (IN-KIND) REAR STAIR. ADDITIONAL STRUCTURAL WORK INCLUDED THROUGHOUT AS WELL TO SUPPORT CHANGES.

DRAWING INDEX

ARCHITECTURAL

A0.0	COVER SHEET
	SITE SURVEY
A1.0	EXISTING + PROPOSED SITE PLANS
A2.0	DEMOLITION + PROPOSED FLOOR PLANS - LEVEL 1
A2.1	DEMOLITION + PROPOSED FLOOR PLANS - LEVEL 2
A2.2	DEMOLITION + PROPOSED FLOOR PLANS - LEVEL 3
A2.3	DEMOLITION + PROPOSED ROOF PLANS
A3.0	EXISTING + PROPOSED FRONT ELEVATIONS
A3.1	EXISTING + PROPOSED REAR ELEVATIONS
A3.2	EXISTING + PROPOSED TRANSVERSE SECTION
A3.3	EXISTING + PROPOSED LONGITUDINAL SECTION
A4.0	CONTEXT PHOTOS
A4.1	CONTEXT PHOTOS
	13 SHEETS TOTAL

ARCHITECT

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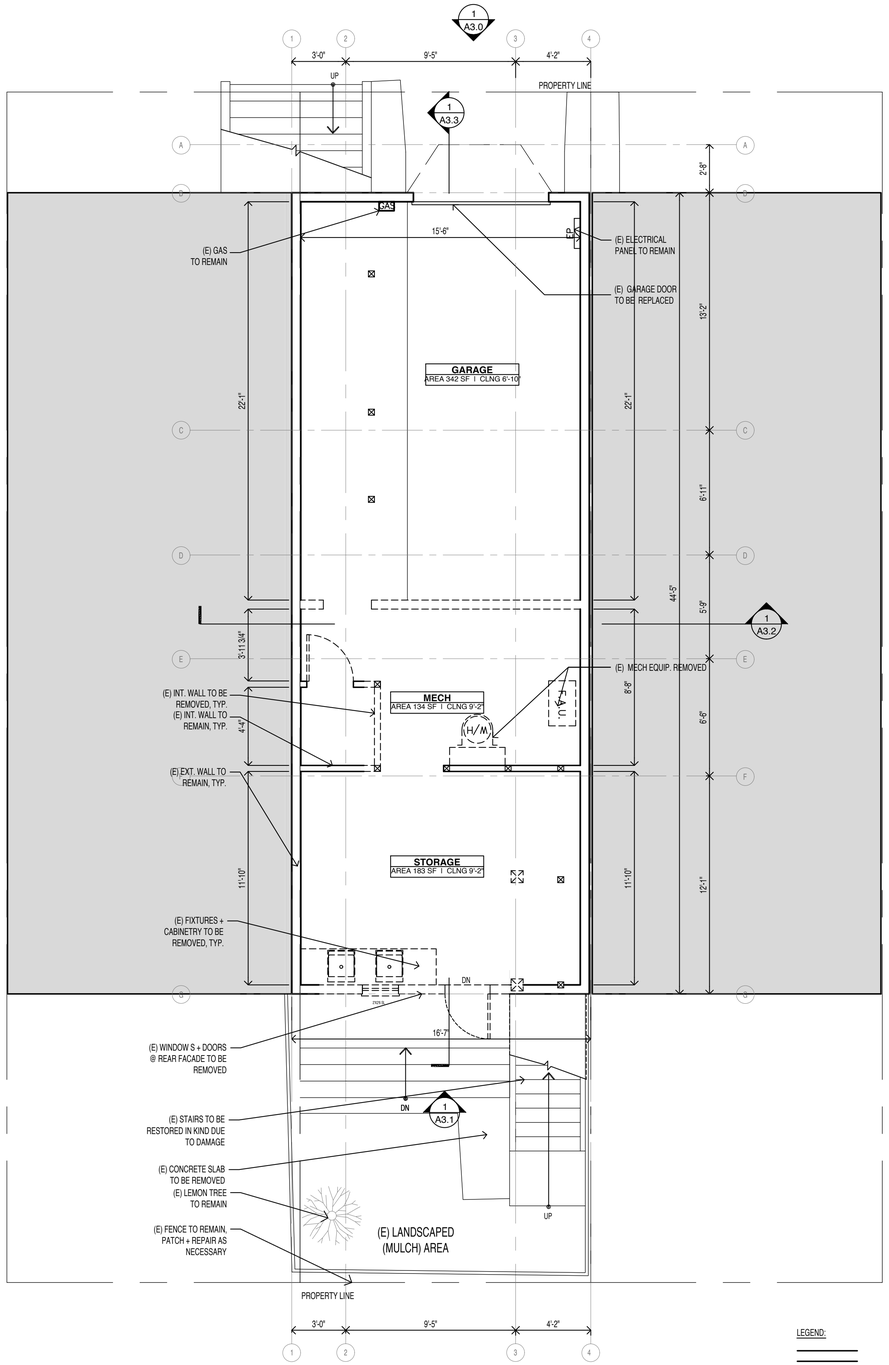
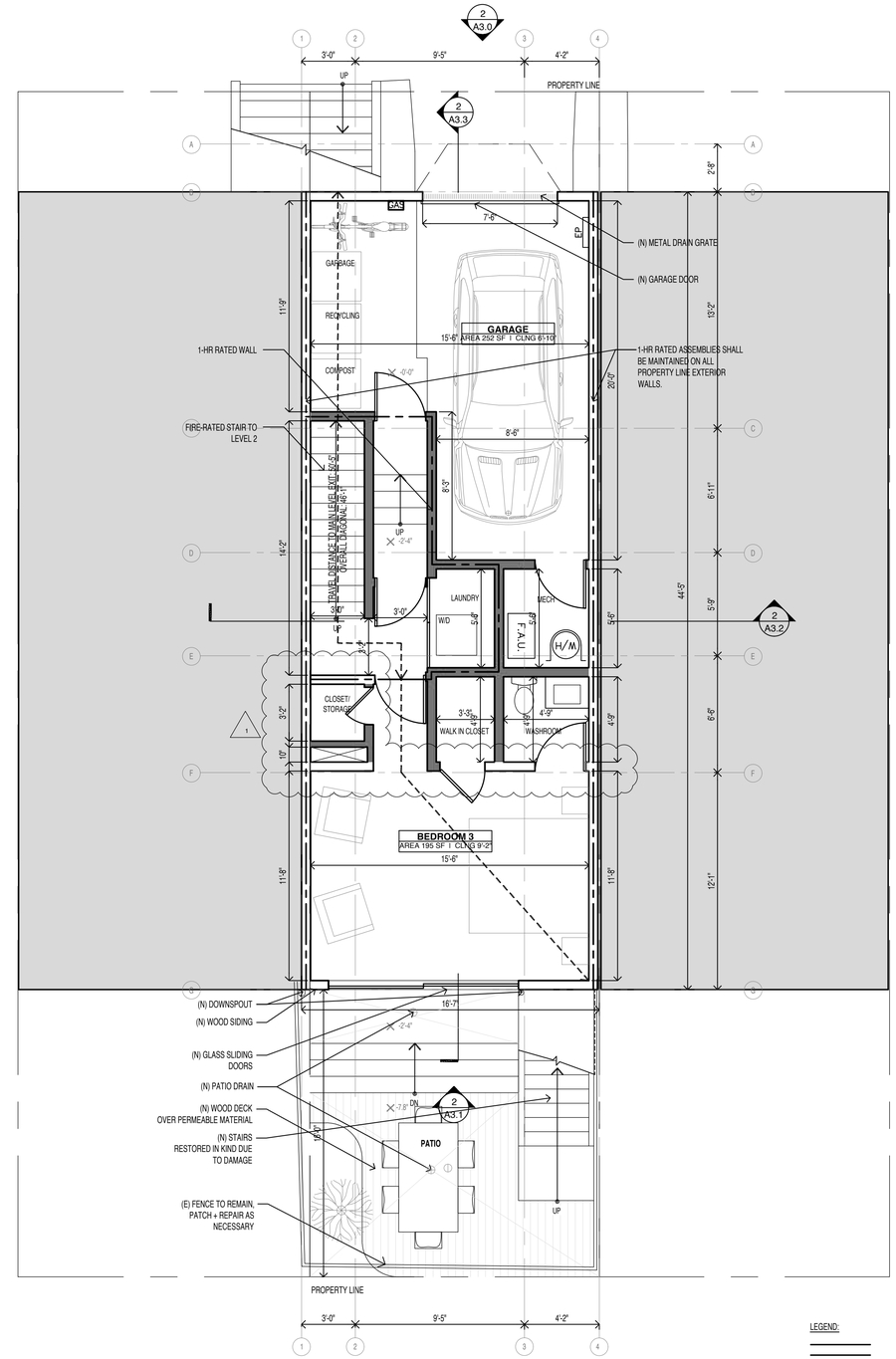
TITLE COVER SHEET

SHEET NO. A0.0



1 DEMOLITION FLOOR PLAN - LEVEL 1

GROSS FLOOR AREA: 729 SF
NET FLOOR AREA: N/A SF



2 PROPOSED FLOOR PLAN LEVEL 1

GROSS FLOOR AREA: 729 SF
NET FLOOR AREA: 195 SF

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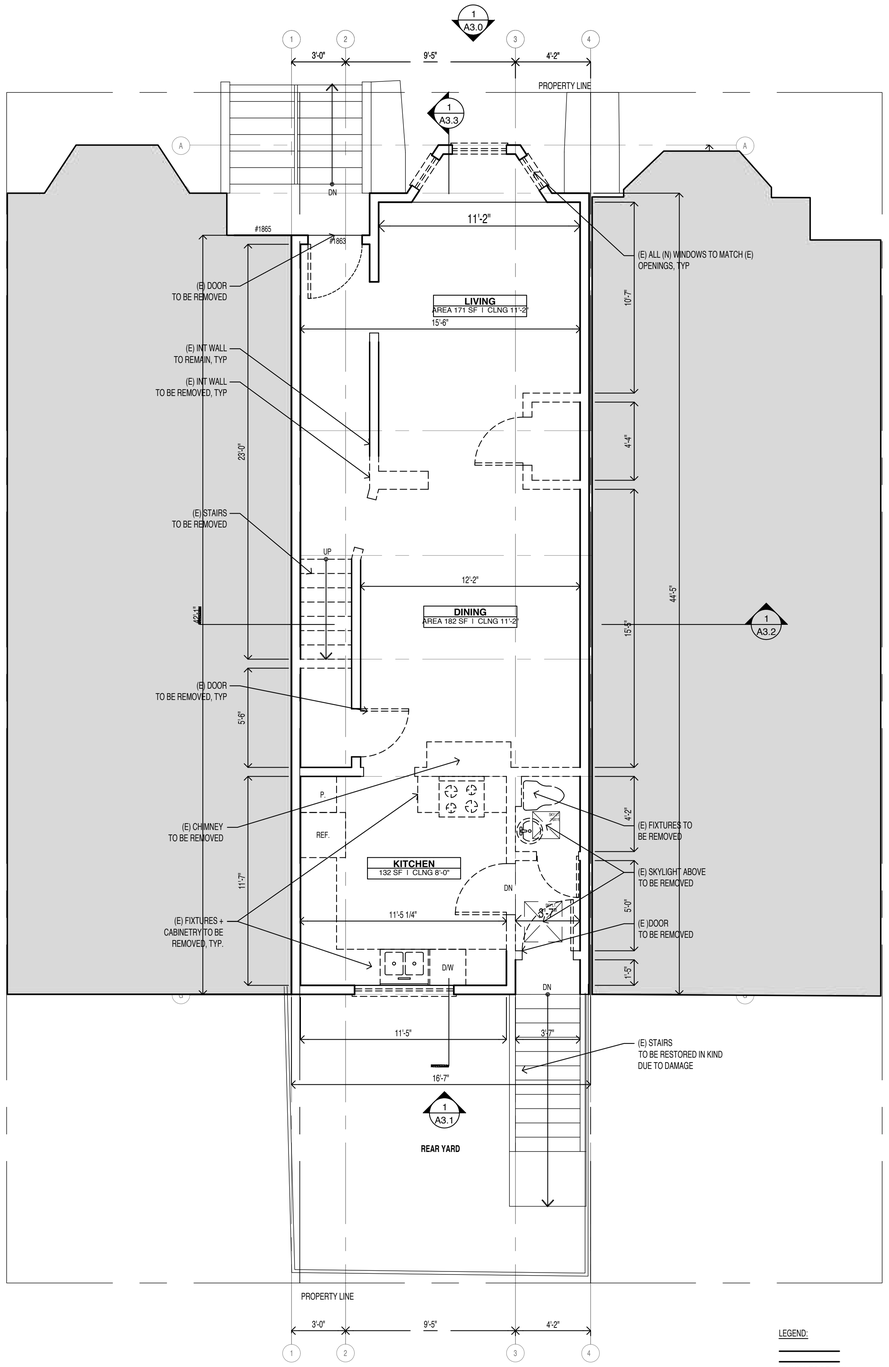
DEMOLITION + PROPOSED FLOOR PLANS - LEVEL 1

A2.0



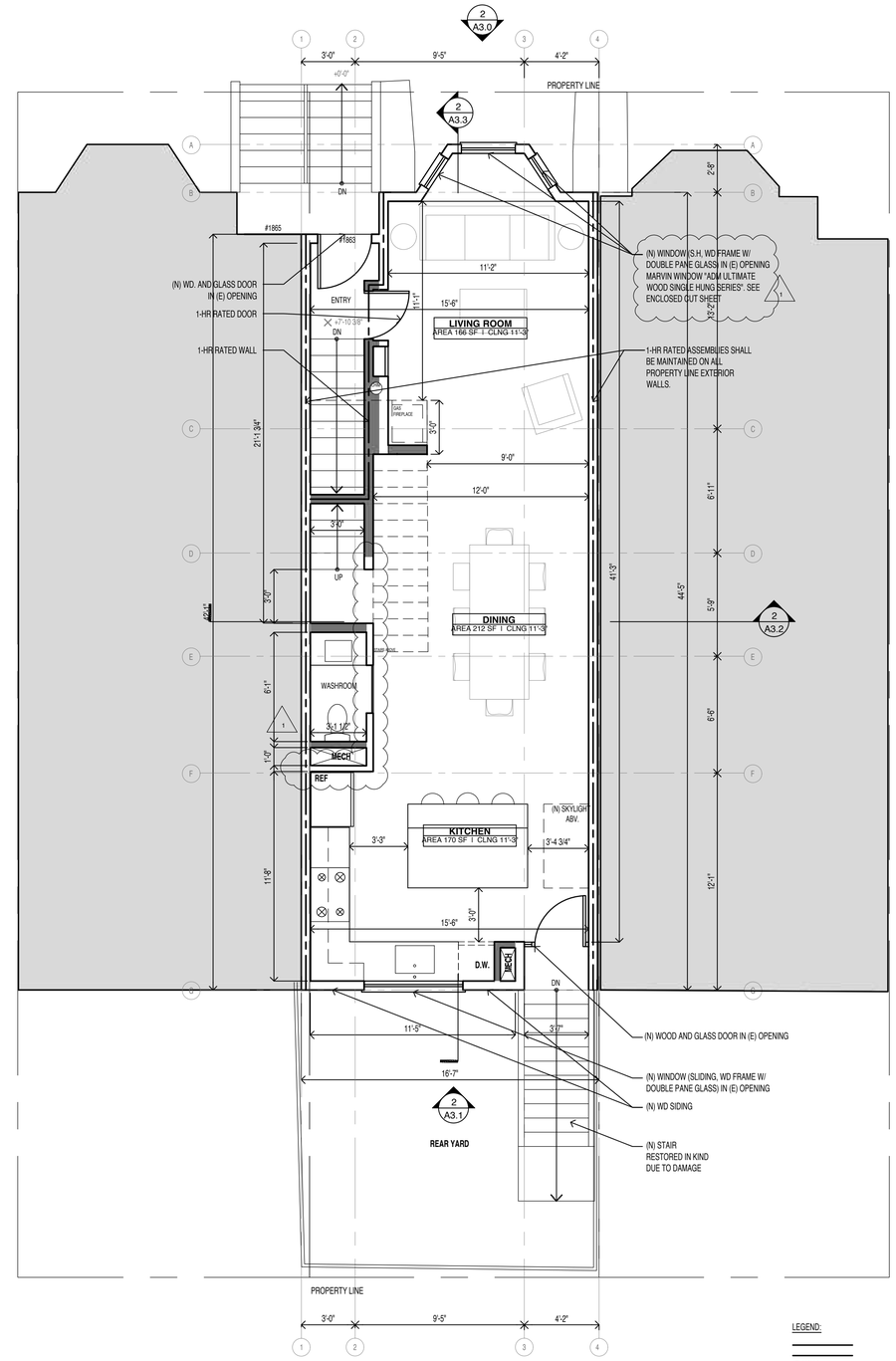
LEGEND:

(E) WALL TO REMAIN

(E) WALL TO BE REMOVED

1 DEMOLITION FLOOR PLAN - LEVEL 2

GROSS FLOOR AREA: 733 SF
NET FLOOR AREA: 485 SF



LEGEND:

(E) WALL

(N) WALL

2 PROPOSED FLOOR PLAN LEVEL 2

GROSS FLOOR AREA: 733 SF
NET FLOOR AREA: 548 SF

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1863 PINE STREET

contacts SURINDER SANDHU
address 1863 PINE STREET
SAN FRANCISCO, CA
email surinder1@comcast.net

ISSUE

REV-1 1 02.22.2021

SCALE

1/4"=1'-0"

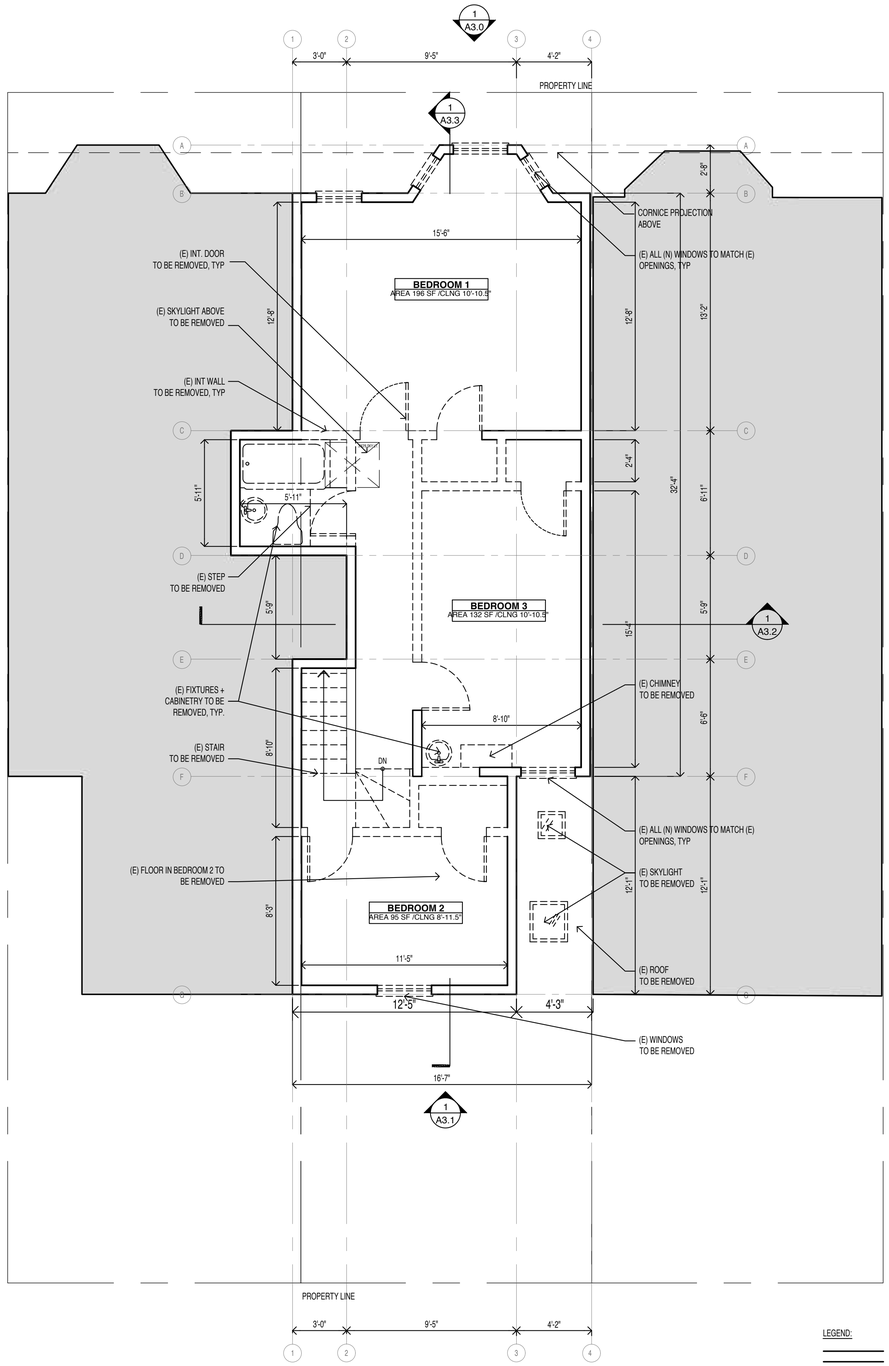
DATE

02.08.2021

TITLE SHEET NO.

DEMOLITION + PROPOSED FLOOR PLANS - LEVEL 2

A2.1



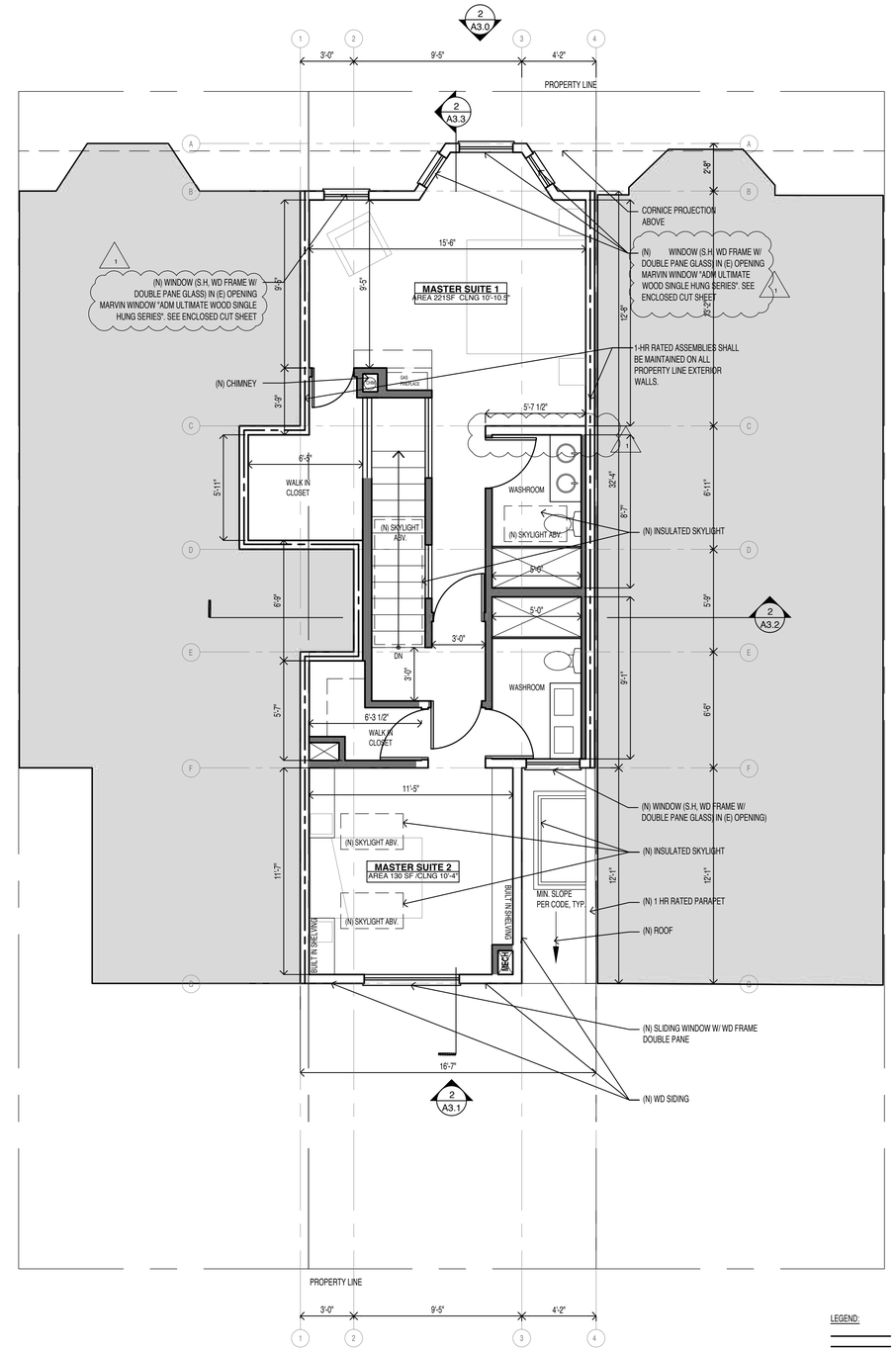
LEGEND:

(E) WALL TO REMAIN

(E) WALL TO BE REMOVED

1 DEMOLITION FLOOR PLAN - LEVEL 3

GROSS FLOOR AREA: 707 SF
NET FLOOR AREA: XXX SF



LEGEND:

(E) WALL

(N) WALL

2 PROPOSED FLOOR PLAN - LEVEL 3

GROSS FLOOR AREA: 707 SF
NET FLOOR AREA: 611 SF

ARCHITECT

contact THE OPEN WORKSHOP
address 2830 20TH ST #208
SAN FRANCISCO CA 94110
phone 917.657.1290
email neeraj.bhatia@theopenworkshop.ca

STAMP

RESERVED FOR PLANNING/ DBI

PROJECT

1863 PINE STREET

contacts SURINDER SANDHU
address 1863 PINE STREET
SAN FRANCISCO, CA
email surinder1@comcast.net

ISSUE

REV-1 1 02.22.2021

SCALE

1/4"=1'-0"

DATE

02.08.2021

TITLE SHEET NO.

DEMOLITION + PROPOSED
FLOOR PLANS -
LEVEL 3

A2.2

RYAN J. PATTERSON (SBN 277971)
LAURA F. STRAZZO (SBN 312593)
ZACKS, FREEDMAN & PATTERSON, PC
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Tel: (415) 956-8100
Fax: (415) 288-9755

Attorneys for Appellants,
Hunter and Maria Leigh

SAN FRANCISCO BOARD OF APPEALS

HUNTER LEIGH and MARIA LEIGH Appellants, vs. CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION, Respondent. SURINDER SANDU, Permit Holder.	Appeal Nos.: 22-072, 22-073, 22-074, 22-075 **DECLARATION OF LAURA STRAZZO IN SUPPORT OF APPELLANTS' CONSOLIDATED BRIEF** **Permit Nos**.: E202209302726, PP20220930335, PM20220930337, BPA 202206065684 **Subject Address**: 1863 Pine Street **Hearing Date**: November 30, 2022

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

I, Laura Strazzo, declare as follows:

1. I am an attorney for Appellants in this matter. Unless otherwise stated, I have personal knowledge of the facts stated herein and, if called as a witness, could and would testify competently thereto.

2. Attached as **Exhibit 1** is a true and correct copy of NOV 202297936 issued to 1863 Pine Street on October 31, 2022, which I downloaded from DBI's website on November 1, 2022.

3. Attached as **Exhibit 2** is a true and correct copy of the Planning Department's Notice of Enforcement issued to 1863 Pine Street on November 3, 2022. I downloaded the Notice of Enforcement from the Planning Department's website on November 7, 2022.

4. Attached as **Exhibit 3** is a true and correct copy of NOV 201632291, which was issued to the prior owners of 1861 Pine Street in 2016. This record was produced by DBI pursuant to a Public Records Act request.

5. Attached as **Exhibit 4** is a true and correct copy of BPA No. 201909161741. This record was produced by DBI pursuant to a Public Records Act request.

6. Attached as **Exhibit 5** is a true and correct email I sent to Permit Holder's counsel on November 8, 2022.

I declare under penalty of perjury under the laws of State of California that the foregoing is true and correct. Executed this date at San Francisco, California.

November 10, 2022

Laura Strazzo

Laura Strazzo

ZACKS, FREEDMAN & PATTERSON, PC
601 Montgomery Street, Suite 400
San Francisco, California 94111

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

EXHIBIT 1

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 Ave, Suite 400 San Francisco, CA

Notice: 1

COMPLAINT NUMBER: 202297936

DATE: 10/31/2022

ADDRESS : 1863 PINE ST **BLOCK : 0664 LOT : 020**

OCCUPANCY/USE : R-3 | RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES LESS THAN 3 STORIES

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

ON SITE CONTACT : SANDHU SURINDER & KAUR SARBJEE

VIOLATION DESCRIPTION:

☐	WORK WITHOUT PERMIT	103A
Y	ADDITIONAL WORK-PERMIT REQUIRED	106A.4.7
☐	EXPIRED PERMIT	106A.4.4
☐	CANCELLED PERMIT PA#:	106A.3.7
☐	UNSAFE BUILDING	102A
☐	SEE ATTACHMENTS	

CODE VOILATION DESC :

CORRECTIVE ACTION:

☐ STOP ALL WORK SFBC 104.2.4
Y FILE BUILDING PERMIT WITHIN **30** DAYS
Y (WITH PLANS) A copy of this notice must accompany the permit application
Y OBTAIN PERMIT WITHIN **60** DAYS AND COMPLETE ALL WORK WITHIN **180** DAYS, INCLUDING FINAL INSPECTION 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 COMMENT DESCRIPTION : Obtain a revision permit with plans to address the new walls built that weren't on the originial plans. Fix the structual studs on the bearing wall that were over bored. Any fence in a backyard need to be 6' or less or have a permit to be taller.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☐ 9x Permit Fee (Work w/o Permit after 9/1/60)
☐ Other
☐ Reinspection Fee $
☐ approx. date of work w/o permit
☐ value of work performed without permits $
☐ 2x Permit Fee (Work Exceeding Scope of Permit)
☐ NO penalty (Work w/o permit prior to 9/1/60)

CONTACT INSPECTOR : Sean M Birmingham BID / 10 628-652-3604

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

Pursuant to SF BC 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 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 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 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 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 C6digo 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 Peimisos (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 immediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendra 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 esten pagados, se le cobraran al dueno del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 102.2 y 110 de el Código de Construcci6n 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 incanformidad, aumentando hasta un maximo de $7,500 por cada edificio. Esta Sección tambien 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, depreciaci6n o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rapidamente y contua.mente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesi6n 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 Edicios de San Francisco impone multas civiles hasta de $500 porcada dia a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecuci6n de las provisiones de este c6digo. Esta sección tambien 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 Jas ofensas y por cada día que dicha ofensa occura.

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，對沒有許可證就已開始的工程和或正在進行的工程、或者超過許可範圍的工程，將收取調查費。當事人可以在許可證發出日起 15 天之內，調查委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：如不按照要求立即采取行動，以糾正上述違規行為，將啓動屋宇檢查局的強制糾正程序的執行。鑑對此房地產發發的強制糾正程序令一經在市府備案，則自這個通知張貼日起的各項費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《三藩市理條法規》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：對每一違章初犯要立即罰款 100 元。二次違犯者罰款 200 元。每個條宇的最高罰款可達 7,500 元。此項法規還規定對每一違規個案可提出刑事控告，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、而該房屋已被建築審查局宣布爲低於規定標準，不能從加州個人所得稅、銀行和公司所得稅利息、以及與到低於規定標準的建築有關的折舊或稅款中相除稅款。如果在此通告公布六個月後，改正工程沒有完成，或者沒有積極、迅速和連續地進行，我們將按《稅收收法規》（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：《三藩市違憲法規》第 103 項條款規定：對於任何違反、不遵從、忽略、或拒絕遵守此法規者，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、每一單獨的犯法行爲，將付下高達 500 元的罰款，和／或者監禁六個月。

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
City and County of San Francisco © 2022

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

EXHIBIT 2

San Francisco Planning

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

NOTICE OF ENFORCEMENT

November 3, 2022

Property Owner
Sandhu Surinder & Kaur Sarbjeet
1863 Pine Street
San Francisco, CA 94109

Site Address:	1863 Pine Street
Assessor's Block/Lot:	0664/020
Zoning District:	RH-2, Residential- House, Two Family
Complaint Number:	2022-010534ENF
Code Violation:	Section 175: Unpermitted Expansion and Alterations Section 311: Residential Permit Review Procedures
Administrative Penalty:	Up to $250 Each Day of Violation
Enforcement T & M Fee:	$1,580 (Minimum Fee for confirmed violations, Additional charges may apply)
Response Due:	Within 15 days from the date of this Notice
Staff Contact:	Chaska Berger, (628) 652-7402, chaska.berger@sfgov.org

The Planning Department received a complaint that a Planning Code violation exists on the above referenced property that must be resolved. As the owner of the subject property, you are a responsible party. The purpose of this notice is to inform you about the Planning Code Enforcement process so you can take appropriate action to bring your property into compliance with the Planning Code. Details of the violation are discussed below:

Description of Violation

Our records indicate that the subject property is currently authorized for Single-Family Residential use pursuant to the Report of Residential Building Record (3-R Report). The subject property is considered a Historic Resource located within the Japantown Community & Cultural Historic District. The subject property is located within the RH-2 (Residential House: Two Family) Zoning District.

On April 12, 2022, Building Permit Application No. 202102084273 was issued with the following scope of work: "Interior remodel with no change to (e) floor area. Exterior includes cosmetic improvements for front facade, re-cladding rear facade with additional flazing. Replace all windows on remaining facades. Cosmetic upgrades to rear yard. Rebuild rear stairs. Structural work as well to support changes."

The violation pertains to the construction beyond the scope of Department of Building Inspection and Planning Department approvals that was undertaken on the subject property.

On October 31, 2022, Planning Department Staff, Chaska Berger, and Department of Building Inspection, Inspector Sean Birmingham, conducted a site visit. Planning observed additional interior wall demolition, a building expansion at the rear, and the construction of a fence had been undertaken in excess of prior approvals.

1. Interior Wall Removal

   Seventy-one percent of the interior walls measured in linear feet was noted on the plans and in the approval. However, during the site visit, it was noted that more than 75% of the interior walls as measured in linear were removed.

2. Building Expansion

   An area at the rear of approximately 42 square feet appears to have been expanded without the benefit of a building permit or Planning Department review.

3. Rear Fence

   A fence has been constructed at the rear that appears to be greater in height than 6 feet. A building permit is required for a fence that is six feet or greater in height at the side or rear property lines.

Public Notification

Alteration of buildings are subject to the notification and review procedures required by Section 311. Pursuant to Planning Code Section 311, an alteration shall be defined as an increase to the exterior dimensions of a building except those features listed in Section 136(c)(1) through Section 136(c)(24) and 136(c)(26). Also, an alteration in residential districts shall also include the removal of more than 75% of a residential building's existing interior wall framing.

Pre-Application Meeting

Pre-Application (Pre-App) Community Outreach Process is required prior to submitting permits or land use application for projects with certain scopes of work, including a vertical addition of 7 feet or more or any horizontal addition of 10 feet or more.

Pursuant to Planning Code Section 171 structures and land in any zoning district shall be used only for the purposes listed in the Planning Code as permitted in that district, and in accordance with the regulations established for that district. Pursuant to Planning Code Section 175, a Building Permit is required for the construction, reconstruction, enlargement, alteration, relocation, or occupancy of any structure in compliance with the Planning Code. Failure to comply with any Planning Code provisions constitutes a violation of the Planning Code and is subject to an enforcement process under Planning Code Section 176.

How to Correct the Violation

The Planning Department requires that you immediately proceed to abate the violation as follows:

1. Contact the assigned Planner to confirm receipt of this notice and outline a timeline for abatement.

2. If you intend to propose to legalize the alleged expansion at the rear, please conduct a Pre-Application Meeting prior to submitting a Project Application.

   Pre-Application Meeting
   Pre-Application (Pre-App) Community Outreach Process is required prior to submitting permits or land use application for projects with certain scopes of work, including a vertical addition of 7 feet or more or any horizontal addition of 10 feet or more.

   - https://sfplanning.org/resource/pre-application-meeting
   - https://sfplanning.org/sites/default/files/forms/PreAppMeeting_Application.pdf

3. File a Project Application to seek legalization of the alleged building expansion and interior wall demolition exceeding 75% removal. This application is available from the Planning Department's website.

   - https://sfplanning.org/resource/prj-application
   - https://sfplanning.org/sites/default/files/forms/PRJ_Application.pdf
   - https://sfplanning.org/sites/default/files/forms/PRJ_InfoPacket.pdf

4. File a Building Permit Application to seek legalization of the interior wall removal, building expansion, and fence with accurate plans including floor plans of the following three conditions: 1) pre-existing (legal condition), 2) currently existing/as-built, and 3) proposed plans (as you wish to legalize).

Please visit DBI website, https://sf.gov/apply-building-permit for information on the permit application process. This permit must be diligently pursued and completed.

Please be advised that upon review of above applications and plan submittals, if it is determined that additional planning applications and processes are required, the Planning Department will notify you to make such submittals.

The responsible party will need to provide adequate evidence to demonstrate that either no violation exists or that the violation has been abated. Please provide evidence including dimensioned approved plans, permits, photos, etc. An additional site visit may also be required to verify compliance. You may also need to obtain a building permit for any other alterations done at the property. The work approved under any permits to abate violation must commence promptly and be continued diligently to completion with a final inspection and/or issuance of certificate of final completion.

For questions regarding the building permit process, please contact the Department of Building Inspection (DBI) at:

49 South Van Ness Avenue, 2nd/5th Floor
San Francisco, CA 94103
Phone: 628.652.3200
Email: dbicustomerservice@sfgov.org
Website: www.sfdbi.org

For questions regarding the planning permit review process, please contact the **Planning Department** at:

49 South Van Ness Avenue, 2nd Floor
San Francisco, CA 94103
Phone: 628.652.7300
Email: pic@sfgov.org
Website: www.sfplanning.org

For questions about this enforcement case, please email the assigned enforcement planner as noted above. For questions about the Building Code or building permit process, please email DBI at the email address noted above.

Timeline to Respond

The timeline to respond to this Notice of Enforcement is **fifteen (15) days from the date of this notice**. Delays in abatement of the violation beyond this timeline will result in further enforcement action by the Planning Department, including issuance of Notice of Violation and assessment of administrative penalties at $250 per day.

Please contact the assigned Enforcement Planner with any questions, to submit evidence of correction, and discuss the corrective steps to abate the violation. Should you need additional time to respond to and/or abate the violation, please discuss this with the assigned Enforcement Planner, who will assist you in developing a reasonable timeline.

Penalties and Appeal Rights

Failure to respond to this notice by abating the violation or demonstrating compliance with the Planning Code **within fifteen (15) days from the date of this notice** will result in issuance of a **Notice of Violation** by the Zoning Administrator. Administrative penalties of up to **$250 per day** will also be assessed to the responsible party for each day beyond the timeline to respond provided for the Notice of Violation if the violation is not abated. The Notice of Violation provides the following appeal options.

1. Request for Zoning Administrator Hearing. The Zoning Administrator's final decision is then appealable to the Board of Appeals.

2. Appeal of the Notice of Violation to the Board of Appeals. The Board of Appeals may not reduce the amount of penalty below $100 per day for each day the violation exists, excluding the period of time the matter was pending either before the Zoning Administrator or before the Board of Appeals.

Enforcement Time and Materials Fee

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for 'Time and Materials' to recover the cost of correcting Planning Code violations and violations of Planning Commission and Planning Department's Conditions of Approval. Accordingly, the responsible party is subject to an amount of $1,580 or more for "Time and Materials" cost associated with the Code Enforcement investigation. This fee is separate from the administrative penalties described above and is not appealable.

Other Applications Under Consideration

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any separate applications for work proposed on the same property. Therefore, any applications not related to abatement of the violation on the subject property will be placed on hold until a corrective action is taken to abate the violation. We want to assist you to bring the subject property into full compliance with the Planning Code. You may contact the enforcement planner noted above for any questions on the enforcement and appeal process.

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

EXHIBIT 3

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
1660 Mission St. San Francisco, CA 94103

NOTICE: I

NUMBER: 201632291
DATE: 17-AUG-16

ADDRESS: 1861 PINE ST

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES **BLOCK:** 0664 **LOT:** 020B

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

OWNER/AGENT: DEMASI PEDRO LOURENCO & JULI/ **PHONE #:** --
MAILING ADDRESS DEMASI PEDRO LOURENCO & JUL
1861 PINE ST
SAN FRANCISCO CA
94109

PERSON CONTACTED @ SITE: DEMASI PEDRO LOURENCO & JULIAN **PHONE #:** --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ **WORK WITHOUT PERMIT**	106.1.1
☑ **ADDITIONAL WORK-PERMIT REQUIRED**	106.4.7
☐ **EXPIRED OR** ☐ **CANCELLED PERMIT PA#:**	106.4.4
☐ **UNSAFE BUILDING** ☐ **SEE ATTACHMENTS**	102.1

Removed and replaced (E) prop line foundation of neighboring property at 1863 Pine Street without written consent from 1863 prop owner. Beyond scope of permit application # 201506199474 with possible settlement and damage to prop line walls and floor. Code/Section #: 106A.4.7

CORRECTIVE ACTION:

☑ **STOP ALL WORK SFBC 104.2.4** 415-558-6116

☑ **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.**

File for building permit with plans to legalize R/R of 1863 Pine Street prop line foundation.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☑ 2x 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 W/O PERMITS $10000**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Raymond A Berrios
PHONE # 415-558-6116 DIVISION: BID DISTRICT : 10
By:(Inspectors's Signature) _____

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
1660 Mission St. • San Francisco, CA 94103 - 2414

☒ FIRST NOTICE
☐ SECOND NOTICE
☐ OTHER: _____

COMPLAINT NUMBER: 201632291

ADDRESS: 1861 PINE ST
DATE: 8-17-16
OCCUPANCY / USE: R3
BLOCK _____ LOT _____
CONST. TYPE: VN
STORIES: 3 ☐ 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 103A); ☒ ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);
☐ EXPIRED PERMIT (SFBC 106A.4.4); ☐ CANCELLED PERMIT (SFBC 106A.3.7) PA# _____;
☐ UNSAFE BUILDING (SFBC 102A); ☐ SEE ATTACHMENTS

	CODE / SECTION #
REMOVED & REPLACED (E) PROP LINE FOUNDATION	106A.4.7
OF NEIGHBORING PROPERTY @ 1863 PINE ST W/OUT	
WRITTEN CONSENT FROM 1863 PROPOWNER BEYOND SCOPE	
OF PERMIT APP.# 201506199474 w/ POSSIBLE SETTLEMENT	
& DAMAGE TO PROP LINE WALLS & FLOOR	

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.

FILE F/ BUILDING PERMIT W/ PLANS TO LEGALIZE R/R OF 1863 PINE ST PROP LINE FOUNDATION.

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 10,000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: RAYMOND A. BERRIOS
(Inspector — Print Name)
OFFICE HOURS 7:30 TO 8:30 AM AND 3 TO 4 PM
PHONE # 415-558-6124
By: (Inspector's Signature) R Berrios DISTRICT # 10
CC: ☐ DCP ☐ EID ☐ PID ☐ BID ☐ HIS ☐ CED ☐ PRS ☐ DAD ☐ SFFD ☐ DPH ☐ PS

☐ Building Inspection Division 3rd Floor, 1660 Mission St. 558-6096
☐ Housing Inspection Services 6th Floor, 1660 Mission St. 558-6220
☐ Electrical Inspection Division 3rd Floor, 1660 Mission St. 558-60
☐ Plumbing Inspection Division 3rd Floor, 1660 Mission St. 558-6054
☐ Code Enforcement Division 3rd Floor, 1660 Mission St. 558-6454

M 9003 05 (Rev. 02/10)

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

EXHIBIT 4

Permit Details Report

Report Date: **10/25/2019 3:06:02 PM**

Application Number:	201909161741
Form Number:	8
Address(es):	0664 / 020B / 0 1861 PINE ST 0664 / 020 / 0 1863 PINE ST
Description:	REV TO PA201506199474: TO COMPLY WITH NOV201682291. REV TO PLANS SHOWING SHARED FOUNDATION & FLOOR JOIST OF 1861/1863 PINE STREET.
Cost:	$1.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
9/16/2019	TRIAGE	
9/16/2019	FILING	
9/16/2019	FILED	
9/19/2019	APPROVED	
9/19/2019	ISSUED	
10/24/2019	COMPLETE	5188800 Final Inspection/Approved

Contact Details:

Contractor Details:

License Number:	944258
Name:	JAMES SMITH
Company Name:	MC GOWAN BUILDERS
Address:	1430 SANCHEZ AV * BURLINGAME CA 94010-0000
Phone:	

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	9/16/19	9/16/19			9/16/19	VICTORIO CHRISTOPHER	
2	BLDG	9/16/19	9/16/19			9/16/19	PANG DAVID	
3	PAD-STR	9/16/19	9/16/19			9/16/19	PANG DAVID	
4	CPB	9/19/19	9/19/19			9/19/19	YU ZHANG REN	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
10/24/2019	AM	WS	Web Scheduled	FINAL INSPECT/APPRVD	1
10/15/2019	AM	WS	Web Scheduled	PRE-FINAL	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
10/24/2019	Kevin McHugh	FINAL INSPECT/APPRVD	FINAL INSPECT/APPRVD
10/15/2019	James Kelly	PRE-FINAL	CORRECTION REQUIRED

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0	10/24/2019	MGREENE	2	BOLTS INSTALLED IN CONCRETE	
0	10/24/2019	MGREENE	4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel
0	10/24/2019	MGREENE	5A1	SINGLE PASS FILLET WELDS < 5/16"	
0	10/24/2019	MGREENE	18A	BOLTS INSTALLED IN EXISTING CONCRETE	
0	10/24/2019	MGREENE	24E	WOOD FRAMING	
0	10/24/2019	MGREENE	20	HOLDOWNS	

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

EXHIBIT 5

Laura Strazzo

From: Laura Strazzo
Sent: Tuesday, November 8, 2022 3:53 PM
To: tng@buchalter.com
Cc: aguerra@buchalter.com; Tiffany Stamper; Ryan Patterson; akern@buchalter.com
Subject: 1863 Pine Street
Attachments: image_67367681.JPG

Counsel,

Please be advised that your client's work in the parties' jointly owned party wall is causing damage to my clients' property. Today's work pierced my clients' drywall as shown in the attached photo. As you know, the party wall agreement states that your client is responsible for any damage or destruction to the wall caused by his own negligence. As you also know, the following permits are currently suspended due to the pending appeals: E202209302726, PP20220930335, PM20220930337, BPA 202206065684. To the extent that any work is being conducted under these permits, it must be immediately halted. Otherwise, your client must refrain from causing any additional damage to my clients' property. We also request that you immediately provide us with any mechanical or other building plans that show any utilities your client has installed or plans to install in the party wall.

Sincerely,

Laura Strazzo
Zacks, Freedman & Patterson, PC
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Telephone: (415) 956-8100
Facsimile: (415) 288-9755
www.zfplaw.com

Zacks, Freedman & Patterson proudly announces the opening of two additional offices, one in the East Bay and one in Monterey Bay.
Please see our website for further details.

This communication and its contents may contain confidential and/or privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies. Unless expressly stated, nothing in this communication should be regarded as tax advice."

RYAN J. PATTERSON (SBN 277971)
LAURA F. STRAZZO (SBN 312593)
ZACKS, FREEDMAN & PATTERSON, PC
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Tel: (415) 956-8100
Fax: (415) 288-9755

Attorneys for Appellants,
Hunter and Maria Leigh

SAN FRANCISCO BOARD OF APPEALS

HUNTER LEIGH, MARIA LEIGH Appellants, vs. CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION, Respondent. SURINDER SANDU, Permit Holder.	Appeal Nos.: 22-072, 22-073, 22-074, 22-075 **DECLARATION OF ARNE HALTERMAN IN SUPPORT OF APPELLANTS' CONSOLIDATED BRIEF** **Permit Nos**.: E202209302726, PP20220930335, PM20220930337, BPA 202206065684 **Subject Address**: 1863 Pine Street **Hearing Date**: November 30, 2022

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

I, Arne Halterman, declare as follows:

1. I am the principal of Halterman Engineer. Unless otherwise stated, I have personal knowledge of the facts stated herein and, if called as a witness, could and would testify competently thereto.

2. I have a Bachelor of Science Degree in Civil Engineering from University of California at Berkeley and a Master of Science Degree in Structural Engineering from University of Illinois at Urbana-Champaign.

3. I am a structural engineer, licensed to practice in the State of California.

4. I was hired by Appellants to evaluate structural issues with the ongoing construction at 1863 Pine Street, particularly in the shared party wall. As part of my evaluation, I conducted a site inspection at 1861 Pine Street on September 21, 2022 and at 1863 Pine Street on September 30, 2022. I also visited the San Francisco Building Department Record's Office on October 14, 2022 to view the permit drawings on file.

5. Attached as **Exhibit A** is a true and correct copy of the memorandum I drafted concerning my findings dated October 19, 2022.

6. Attached as **Exhibit B** is a true and correct copy of my curriculum vitae.

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

November 9, 2022

Arne Halterman

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

EXHIBIT A

HALTERMAN
ENGINEERING

P.O. Box 370084
Montara, CA 94037
415-676-9390

Project No.: 22042.01

Date: 10/19/2022

Ryan Patterson
Zacks, Freedman & Patterson, PC
601 Montgomery Street, Suite 400
San Francisco, CA 94111

RE: 1861 Pine Street, San Francisco – Party Wall Structural Issues

Ryan,

I have been engaged by Hunter and Maria Leigh, the home owners at 1861 Pine Street, to evaluate structural issues with the ongoing construction work of the shared party wall; this wall is shared with the 1863 Pine Street structure.

I have visited the site on two occasions:

1. September 21, 2022 – Observed the inside of the 1861 Pine Street property
2. September 30, 2022 – Observed the inside of the 1863 Pine Street property

I also visited the San Francisco Building Department Record's Department on October 14, 2022 to view the permit drawings on file. The permit drawings that I reviewed were for the Interior Remodel (Permit # 2019-0916-1741).

Based on my review of the permit drawings and observations of the ongoing construction, I have a few structural comments that should be addressed. These comments, with associated photographs, are noted below:

1. The existing party wall between 1861 Pine Street and 1863 Pine Street is a structural bearing wall. As such, the existing wall studs and plates should remain in place and not be altered in a way to make them weaker. The structural engineer for the 1863 Pine Street project should ensure that the typical wood-framed details for notches and holes in studs and plates are followed. (For example, in my review of the structural engineering drawings for the Interior Remodel, the maximum permissible hole dimension through the exterior bearing wall studs is limited to 1 1/8" diameter.)

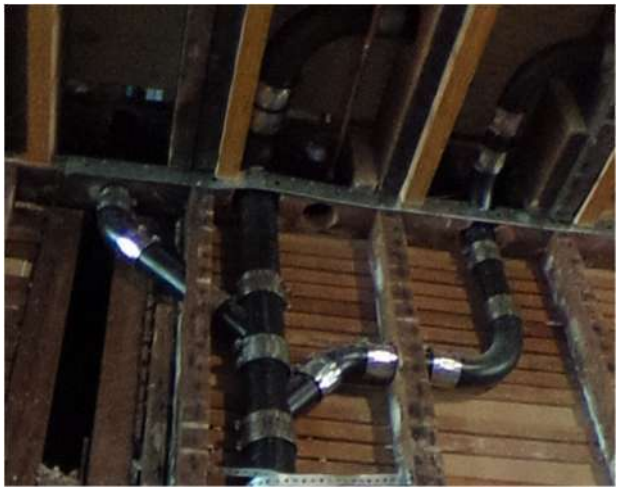


Photo 1: New Drain Lines installed in Shared Property Line Bearing Wall

Comment: The sizes of the pipe penetrations through the studs and the double-top plates appears to exceed the permissible penetration size as noted in the structural drawings.

Photo 2: A New Vent Line installed at the Shared Property Line Bearing Wall

Comment: The sizes of the pipe penetrations through the double-top plates appears to exceed the permissible penetration size as noted in the structural drawings.

Photo 3: A new Steel Moment Frame Column installed in the plane of the Shared Property Line Bearing Wall

Comment: Since the shared property line bearing wall supports floor joists from both the 1861 Pine and 1863 Pine properties, the existing double-top plate is required at the locations of these joists. Please note that the joist “tails” from the 1861 Pine Street can typically be observed to bear on this top plate. However, at the location of the steel moment frame, it is not clear that this plate is intact for the 1861 Pine Street joist to bear on. The contractor and engineer should confirm that the joists from the 1861 Pine Street have full support at this location.

2. The exterior siding on the south sides of the adjacent buildings was originally constructed across the property lines. If this siding is cut at the property lines, it should be properly sealed:

Photo 4: Existing South Face of 1861 Pine Street and 1859 Pine Street (for Reference only)

Photo 5: Cut siding at Property Line between 1861 Pine Street and 1863 Pine Street

Comment: As can be observed in the Photo 4 above, the existing exterior siding was constructed as continuous "shiplap", and this siding extended across property lines to provide continuous water-proofing of the attached building. When this continuous siding is cut, it should be properly sealed to prevent water and/or bug infiltration. As observed the above Photo 5, the existing siding between 1861 Pine and 1863 Pine has been cut, and the cut ends of the siding should be properly sealed. While this comment is not structural in nature, if water and/or bug infiltration were to occur, it will become a structural concern.

If there are any questions regarding my findings and comments, please feel free to reach out to discuss. I trust that my finding and comments will be forwarded onto the neighboring parties, and that these comments will be properly addressed.

Prepared by,

Arne Halterman, S.E.
PRINCIPAL

EXHIBIT B

ARNE HALTERMAN, SE

arne@haltermanengineering.com

415 676 9390

I have more than twenty years of structural engineering experience and have skill with a wide variety of structural materials and analysis methods. I have led projects of a variety of types and sectors, including new construction, seismic retrofit and restoration, peer review projects, and shoring design.

EDUCATION:

- Masters, Structural Engineering
  University of Illinois, Urbana-Champaign
- B.S. Civil Engineering
  University of California, Berkeley

LICENSES:

- Registered Structural Engineer,
  State of California License No. S5090
- Registered Professional Engineer,
  State of California License No. 65800

PROFESSIONAL AFFILIATIONS:

- Member of the Structural Engineers Association of Northern California (SEAONC)
- American Concrete Institute (ACI)
- Tau Beta Pi, Engineering Honor Society

WORK EXPERIENCE:

- Principal - Halterman Engineering (2020 to Present)
- Associate Principal – Holmes Structures, San Francisco (2012-2020)
- Associate Principal – Degenkolb Engineers, San Francisco (2002-2012)
- Lecturer @ San Francisco State University (2005) – Reinforced Concrete Design

PUBLICATIONS/PRESENTATIONS:

- 2016 Structural Engineers Association of Northern California Summer Seminar – "An Overview of Non-Ductile Concrete Buildings for Practicing Engineers"
- 2011 U.S. Department of Energy Natural Phenomena Hazards Workshop – "The Uranium Processing Facility Finite Element Meshing Discussion"
- 2011 Structural Engineers Association of Central California Dinner Meeting – "The Walt Disney Family Museum"
- 2000 World Conference of Earthquake Engineering, New Zealand – "Analytical Studies of Shear-Yielding Moment-Resistant Steel Frames"

RECENT SELECT PROJECTS:

9016 Hopen Place, Los Angeles, CA
Project Type: Residential Earth Shoring
Design of earth shoring for basement excavation and foundation work for new residential project.

Contractor: Rick Holz, Inc. Construction

321 North Cliffwood, Los Angeles, CA
Project Type: Residential Earth Shoring
Design of earth shoring for basement excavation and foundation work for new residential project.

Contractor: Rick Holz, Inc. Construction

547 7th Street, Santa Monica, CA
Project Type: Residential Earth Shoring
Design of earth shoring for basement excavation and foundation work for new residential project.

Contractor: R.T. Abbott Construction

MacArthur Hotel, Los Angeles, CA
Project Type: Commercial Earth Shoring
Design of earth shoring for deep basement excavation and foundation work for seismic retrofit project.

Contractor: George Hopkins Construction

419 South Spring Street, Los Angeles, CA
Project Type: Commercial Earth Shoring
Basement excavation shoring for seismic retrofit of existing building in Los Angeles. Scope included design of earth shoring, coordination with contractor and various sub-contractors, LADBS and BOE responses.

Contractor: Angeles Contractor

5950 West Jefferson, Los Angeles, CA
Project Type: Commercial Earth Shoring
Excavation shoring for block-wide multi-family development in Los Angeles. Scope included design of earth shoring, coordination with contractor and various sub-contractors, LADBS and BOE responses.

Contractor: Lusardi Construction

357 Crown Drive, Los Angeles, CA
Project Type: Residential Addition
Design of temporary house shoring for adjacent building excavation.

Confidential Project, Los Angeles, CA
Project Type: Commercial Earth Shoring
Design of excavation shoring, building shoring, underpinning, bracing, and jacking for building in Downtown Los Angeles.

Contractor: Shawmut Construction

2510 Green Street, San Francisco, CA
Project Type: New Residential
Design of Residential renovation, addition, and earth shoring. Work included deep foundation work, seismic strengthening, structural renovation and addition, and earth shoring work of Pacific Heights home.

Contractor: Farallon Construction

50 Belbrook, Atherton, CA
Project Type: New Residential
Design of new 10,000+ sq. ft. house, guesthouse, pool, and out-building structures. Work included deep foundation design, post-tensioned concrete sub-structure, steel and wood-framed superstructure, and temporary basement earth shoring.

Contractor: Cello-Maudru Construction

925 Mountain Home Road, Woodside, CA
Project Type: New Design of Residential Sub-terranean Addition
Design of sub-terranean garage and addition. Design included house and earth shoring of the adjacent structure during construction.

Post Homestead, Big Sur, CA
Project Type: Renovation and Tenant Improvement
Renovation of historic Post Homestead near Big Sur. Design included full renovation, tenant improvement, and shoring design during construction.

1 Belvedere Way, Belvedere, CA
Project Type: New Residential
Excavation shoring for steep hillside construction project. Scope included design of earth shoring, coordination with contractor and sub-contractor.

Shoring Subcontractor: Partners Construction

241 Telegraph Avenue, San Francisco, CA
Project Type: Residential Addition
Design of temporary rooftop shoring and scaffolding for top-story exterior construction with challenging neighbors.

Contractor: Dijeau Poage Construction

20 Raycliff Terrace, San Francisco, CA
Project Type: Residential Addition
Design of temporary house shoring for building excavation and complete foundation replacement.

Shoring Subcontractor: Partners Construction

323 Cumberland Street, San Francisco, CA
Project Type: New Residential Construction
Design of temporary earth shoring for building excavation and complete foundation installation.

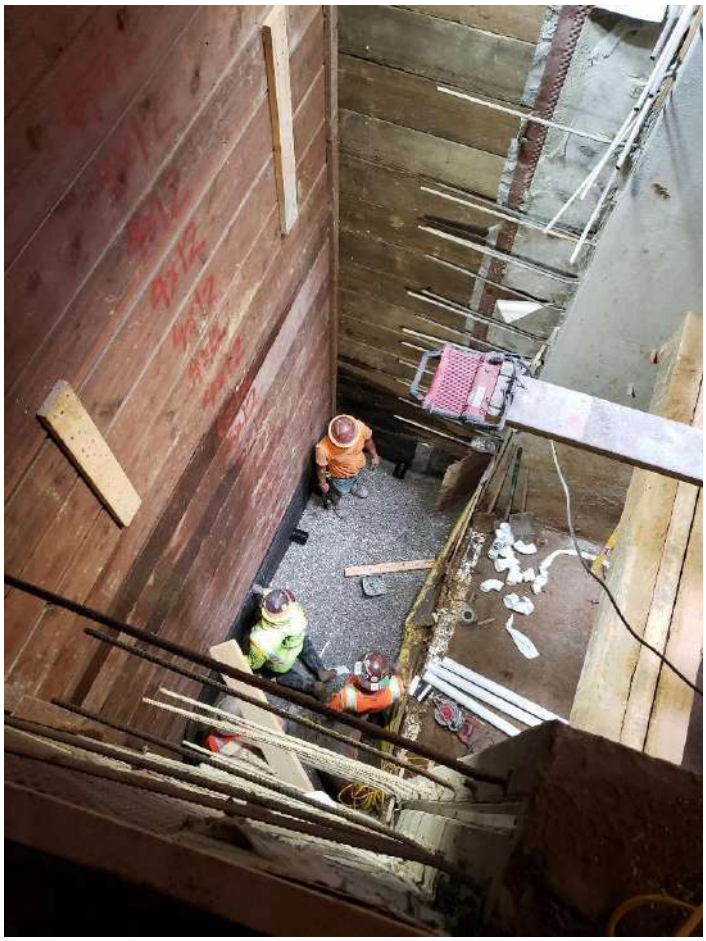
Contractor: Design Line Construction

2509 Pacific Avenue, San Francisco, CA
Project Type: Residential Construction
Design of temporary earth shoring for building excavation, complete foundation installation, and full building renovation. Project site has zero-lot line in dune sand with adjacent buildings constructed of brick foundations.

Shoring Subcontractor: Nuport Construction

2625 Scott Street, San Francisco, CA
Project Type: Residential Construction
Design of temporary earth shoring for building excavation, complete foundation installation, and full building renovation. Project shoring consisted of sectional pit construction with concurrent house shoring.

Contractor: Farallon Construction



2747 Vallejo Street, San Francisco, CA
Project Type: Residential Construction
Design of temporary earth shoring for deep basement excavation, complete foundation installation, and full building renovation. Project shoring consisted of braced sectional pit construction, permeation grouting, and house shoring.

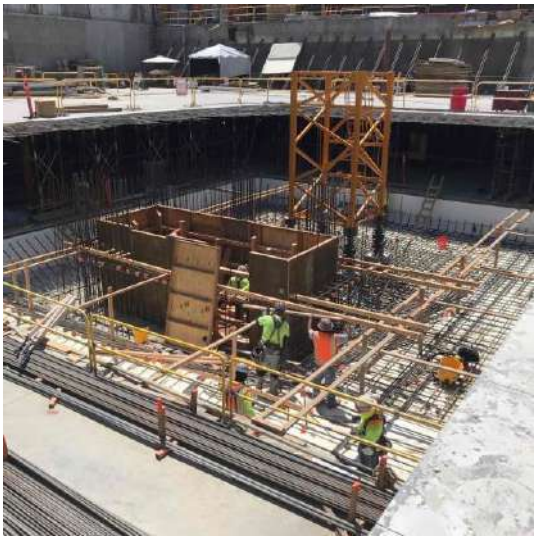
Contractor: Toboni Construction

3731 Jackson Street, San Francisco, CA
Project Type: Residential Construction
Design of temporary earth shoring and building shoring for basement excavation, complete foundation installation, and full building renovation. Project shoring consisted of braced sectional pit construction and house shoring.

Shoring Subcontractor: Partners Construction

3455 Washington Street, San Francisco, CA
Project Type: Residential Construction
Design of temporary earth shoring and building shoring for basement excavation, complete foundation installation, and full building renovation. Project shoring consisted of braced soldier beam and lagging, permeation grouting, and house shoring.

Contractor: Farallon Construction



843 North Spring Street, Los Angeles, CA
Project Type: Commercial Earth Shoring
Design of excavation shoring, building shoring, manlift bracing, and Means & Methods for re-construction of building in Downtown Los Angeles.

Contractor: Shawmut Construction

1465 Masonic Avenue, San Francisco, CA
Project Type: New Residential Construction
Design of temporary earth shoring for building excavation and complete foundation installation.

Contractor: Design Line Construction

Confidential Project, Hayward, CA
Project Type: Government Building Shoring
Design of building shoring for construction of new government facility.

Contractor: Centric Construction

166 Woodland Avenue, San Francisco, CA
Project Type: New Residential Construction
Design of temporary earth shoring for building excavation and complete foundation installation.

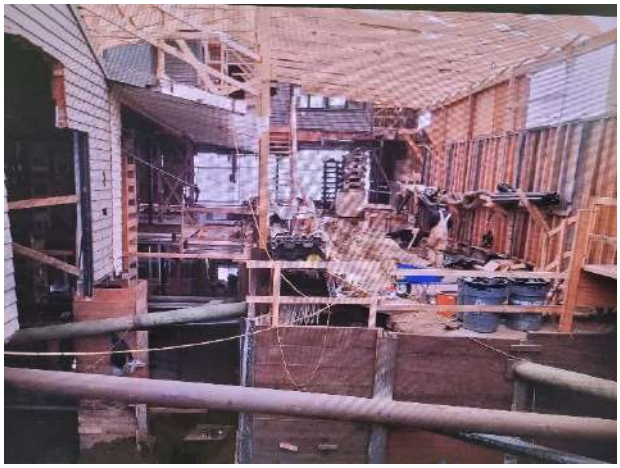
Contractor: Design Line Construction

600 Roble Avenue, Pinole, CA
Project Type: New Senior Living Facility
Design of temporary earth shoring for site excavation and new facility installation.

Contractor: Impact Builders

Lincoln Street, Carmel-by-the-Sea, CA
Project Type: New Residential Construction
Design of temporary earth shoring for basement excavation for new single-family structure.

Contractor: Stocker Allaire

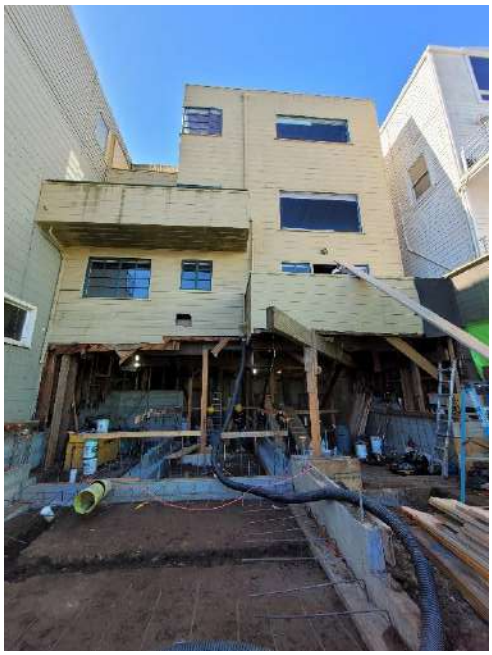


3610 Washington Street, San Francisco, CA
Project Type: Residential Construction
Design of temporary earth shoring for basement excavation for new single-family structure. Shoring included geo-grouting, tiebacks, internally braced soldier beams, and jacking of existing structures.

Contractor: Thompson Suskind

312 Beach Road, Belvedere, CA
Project Type: Residential Construction
Design of retaining walls, landscape features, and ADU on a steep site in Belvedere.

Contractor: Nuport Construction



135 Graystone Terrace, San Francisco, CA
Project Type: Residential Construction
Design of temporary earth shoring and sequencing for basement excavation for single-family structure, with zero-lot line construction.

Shoring Sub-contractor: Kenneally Construction

RYAN J. PATTERSON (SBN 277971)
LAURA F. STRAZZO (SBN 312593)
ZACKS, FREEDMAN & PATTERSON, PC
601 Montgomery Street, Suite 400
San Francisco, CA 94111
Tel: (415) 956-8100
Fax: (415) 288-9755

Attorneys for Appellants,
Hunter and Maria Leigh

SAN FRANCISCO BOARD OF APPEALS

HUNTER LEIGH and MARIA LEIGH Appellants, vs. CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION, Respondent. SURINDER SANDU, Permit Holder.	Appeal Nos.: 22-072, 22-073, 22-074, 22-075 **DECLARATION OF MARIO BALLARD IN SUPPORT OF APPELLANTS' CONSOLIDATED BRIEF** **Permit Nos**.: E202209302726, PP20220930335, PM20220930337, BPA 202206065684 **Subject Address**: 1863 Pine Street **Hearing Date**: November 30, 2022

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

I, Mario Ballard, declare as follows:

1. I make this declaration in support of the above-captioned appeal. Unless otherwise stated, I have personal knowledge of the facts stated herein and, if called as a witness, could and would testify competently thereto.

2. I am an expert in building code provisions related to fire-safety standards. I served as Captain for the Bureau of Fire Prevention in the San Francisco Fire Department ("SFFD"), where I managed the Plan Review Division and supervised all new city developments from 2001 through 2007. Prior to that, I served as a Lieutenant for the SFFD where I conducted plan review and inspection services including building code review, automatic sprinkler system design review, design review, fire alarm system design review, and filed inspections. A true and correct copy of my resume is attached as **Exhibit A**.

3. On November 8, 2022, I reviewed building records for 1863 Pine Street (0664/020) in detail for E202209302726, PP20220930335, PM20220930337, BPA 202206065684 and the submitted plan sets for the current remodel project.

4. It is my opinion that utilities cannot be installed inside a party wall if there is not proper fire separation. The plans for the project show an exterior wall entirely on 1863 Pine Street's side of the property line. This is false. The wall in question is actually a party wall straddling the property line with 1861 Pine Street. San Francisco Building Code § 107.2.4 requires that construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with the code. Because the plans did not properly reflect the existing condition, proper fire separation may be insufficient.

///

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

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

November 10, 2022

Mario Ballard

Mario Ballard

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

ZACKS, FREEDMAN & PATTERSON, PC
601 MONTGOMERY STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94111

EXHIBIT A

MARIO BALLARD & Associates

1335 Sixth Avenue, San Francisco, California 94122
(415) 640-4283
marioballardsf@aol.com

Mario Ballard, Principal

CAREER SUMMARY

Principal, Mario Ballard and Associates	5/1/2007-Present
Principal, Zari Consulting Group	1/1/2013-Present
Captain, Bureau of Fire Prevention, Plan Review Division	2001- 4/21/2007
Lieutenant, Bureau of Fire Prevention, Plan Check Division	1994 - 2001
Inspector, San Francisco Fire Department	1991 - 1994
Firefighter, San Francisco Fire Department	1974 - 1991
Linebarger Plumbing and Construction, SF CA	1974 - 1980
Servadei Plumbing Company, SF CA	1974
United States Army, Army Security Agency	1972 - 1974

LICENSES

ICC, International Code Conference Certified Building Plans Examiner

CERTIFICATIONS

ICC Advanced Occupancy
ICC Advanced Schematic Design
ICC Building Areas and Fire Design
ICC Advanced Types of Construction
ICC Advanced Means of Egress
CFCA Certificate of Training of Locally Adopted Ordinances and Resolutions
IFC Institute Certificate Application of the UBC for Fire Code Enforcement
ICBO Certificate on Course Completion on Fundamentals of Exiting
ICBO Certificate on Course Completion Complex Exiting
ICBO Certificate on Course Completion Building Use and Construction Type
ICBO Certificate on Course Completion Fire Protection, Building Size and Location
ICBO Course Overview of the Uniform Building Code
California Fire Chief's Association Fire Prevention Officers' Section Fire Alarm Levels I & II
Fire Sprinkler Advisory Board of Northern California & Sprinkler Fitter Local 483 Fire Sprinkler Seminar
National Fire Sprinkler Association, Inc., Hydraulics for Sprinklers
EDI Code International, Innovative Code Enforcement Techniques
Certification State of California Title 19/Title 24

EDUCATION

Fire Strategy & Tactics Fire Service Supervision Fire Prevention 1A, 1B, 1C Fire Prevention 2A, 2B Fire Prevention Officer Level One Firefighter Level One and Two Arson 1A, 1B Hazardous Materials 1A, 1B Instructor 1A Fire Management 1A	1981-1993
City College of San Francisco	1970-1972

COMMITTEE INVOLVEMENT

Building Code Advisory Committee
Hunters Point Development Team
Mission Bay Task Force
Treasure Island Development Team
Trans-Bay Transit Center
Muni Metro, Light Rail Third Street Corridor
Department of Building Inspection MIS Case Development
San Francisco Board of Examiners Fire Department Representative
Member California Fire Chief's Association Fire Prevention Officers
BOMA Code Advisory Committee
Mayor's Office of Economic Development Bio-Teck Task Force
Hunters Point Redevelopment Task Force
Building Code Standards Committee 1996-1999
Participant in the Eighth Annual California Fire Prevention-Institute Workshop, "*Providing the Optimum in Fire and Life Safety Training*"
Participant North/South California Fire Prevention Officers Workshops 1996 - 1998
Guest Speaker at SMACNA (Sheet Metal and Air Conditioning Contractors National Association)

PUBLIC SERVICE

Rooms That Rock For Chemo (RTR4C), Director Secretary San Francisco Spina Bifida Association, (Past) Vice President	2011-Present

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

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SAN FRANCISCO BOARD OF APPEALS

HUNTER LEIGH and MARIA LEIGH, Appellants, v. CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION, Respondents. SURINDER SANDU, Permit Holder.	APPEALS NOS.: 22-072, 22-073, 22-074, 22-075 **RESPONDENT SURINDER SANDHU'S BRIEF** **Permit Nos.**: E202209302726, PP20220930335, PM20220930337, BPA 202206065684 **Subject Address**: 1863 Pine Street Hearing Date: November 30, 2022 Time:

TABLE OF CONTENTS

Page

I. INTRODUCTION 1

II. FACTUAL BACKGROUND 1

A. The History of the Properties 1

B. The Party Wall Agreement and the Party Wall 2

C. The DBI Approved the Submitted Plans for 1863 Pine Street and Lawfully Issued the Building Permits 3

D. The Condition of the Party Wall Was Unexpected 4

E. Appellants Have Various Utilities Installed Within the Party Wall 4

F. Mr. Sandhu Never "Removed the Entire Interior of the Party Wall" 5

G. The Leighs' Poorly Performed Duct Work 6

III. THE BREAKDOWN IN COMMUNICATION 7

A. The Permits At Issue 8

IV. LEGAL ARGUMENTS 8

A. The Board of Appeals 8

B. Nothing in State Law or the San Francisco Municipal Code Requires Respondent to Obtain Appellants' Approval for Work on Respondent's Side of the Party Wall 9

C. Nothing in State Law or the San Francisco Municipal Code Authorizes the City to Enforce a Private Contractual Agreement for a Party Wall 10

D. The San Francisco Municipal Code Does not Require Respondent to Obtain a Joint Permit for Work to Their Half of the Party Wall 10

E. Respondent Never Misrepresented the Nature of the Party Wall in its Plans 11

F. Respondent Has Not Acted in Bad Faith 12

V. CONCLUSION 12

DECLARATIONS:

Declaration of Surinder Sandhu in Support of Respondent's Consolidated Brief
Declaration of Francisco J. Matos in Support of Respondent's Consolidated Brief
Declaration of Neeraj Bhatia in Support of Respondent's Consolidated Brief
Declaration of Joe Igber in Support of Respondent's Consolidated Brief
Declaration of Alicia Guerra in Support of Respondent's Consolidated Brief

I. INTRODUCTION

This consolidated appeal is about a private dispute between two neighbors sharing a party wall. Appellants Hunter Leigh and Maria Leigh ("Appellants" or "the Leighs") essentially seek to prevent Respondent Surinder Sandhu from installing any utilities on his side of the party wall, and demand that all existing utilities (including those that predated Mr. Sandhu's ownership of the property) be removed. Appellants make this demand despite the fact that they have also installed many utilities on their side of the party wall, some of which protruded into Mr. Sandhu's property.

By Appellants' own admission, their consolidated appeal of Surinder Sandhu's building permits has nothing to do with the San Francisco Department of Building Inspection's ("DBI") lawful approval of those permits in accordance with the San Francisco Building Code. The Appellants never submitted evidence that the four DBI-approved building permits actually violated State Law or the San Francisco Municipal Code. Instead, Appellants ask this Board to interpret and enforce a private agreement between the parties, which is outside of the purview of the Board.[1]

Mr. Sandhu, the Permit Holder and Respondent, requests that the Board of Appeals reject the consolidated appeal and uphold the validity of the four building permits that are subject to the consolidated appeal. No authority supports the Appellants' request that the Board of Appeals require Respondent to obtain Appellants' permission before conducting any work under the DBI-approved building permits. To conclude otherwise would allow Appellants to continue to hold Respondent hostage by making false representations and unreasonable demands, unsupported by facts or the law.

II. FACTUAL BACKGROUND

A. The History of the Properties

At issue are two properties: 1861 Pine Street in San Francisco currently owned by the Leighs and 1863 Pine Street in San Francisco currently owned by Mr. Sandhu. These properties are row houses and were built in around 1900, more than a century ago. (Declaration of Surinder Sandhu ("Sandhu Decl."), ¶ 5.) Mr. Sandhu's row house is listed on both the National Register of Historic Places and California Register of Historical Resources as a property in a historic district.

[1] In any event, as discussed below, there is no violation of the private agreement between the parties.

(Sandhu Decl., Exh. A.)

In 2016, prior to the Leighs' or Mr. Sandhu's ownership of the respective properties, the prior owners of 1861 Pine Street underwent extensive remodeling of the property, including, but not limited to, the remodel of the bathroom, kitchen, and adding a bathroom on the lower level (PW20160314869), installation of a furnace including flues and drains, and installation of flue for the water heater (PMW20160427070), and installation of subpanel for the kitchen and bathroom remodel, as well as converting the back of the garage into a living space (EW201602246462). Some of the work was unauthorized. The DBI issued a Notice of Violation dated August 17, 2016 (the "2016 NOV") stating that the owners of 1861 Pine Street removed and replaced the property line foundation of the neighboring property (1863 Pine Street) without written consent from 1863 Pine Street's property owner. The work was beyond the scope of the permit causing possible settlement and damage to the property line walls and floor. The issues were eventually abated and settled in late 2019 after extensive litigation between the property owners. (Sandhu Decl., Exh. C.)

Mr. Sandhu purchased 1863 Pine Street on February 10, 2020, and the Leighs purchased 1861 Pine Street on June 30, 2020. (Sandhu Decl., ¶ 5.)

B. The Party Wall Agreement and the Party Wall

On November 4, 1949, the then-owners of 1861 Pine Street and 1863 Pine Street entered into and recorded a Party Wall Agreement (the "Agreement"), attached as Exhibit A to Appellant Hunter Leigh's Declaration.[2] The Agreement states that the party wall forming the boundaries of the parcels "shall constitute and remain common party walls and common property of the owners of the parcels ..., and ***each of the owners of the adjoining parcels of land may use said common party walls in any lawful manner that does not interfere with the equal use of the other half of the wall by the owner of the adjoining parcel of land***." (Emphasis added.) The wall shared by the owners of 1861 Pine Street and 1863 Pine Street is hereinafter referred to as the "Party Wall."

The Agreement does not further define the Party Wall. Mr. Sandhu contends that the Party Wall consists of the 2 x 4 vertical framing studs erected between 1861 Pine Street and 1863 Pine Street that provides structural support. This definition is consistent with the language in the Party

[2] There is also a Party Wall Agreement between the owners of 1863 Pine Street and 1865 Pine Street.

Wall Agreement. It is also consistent with the prior owners' maintenance and repair of the Party Wall, as discussed further below. There are certainly other elements by the Party Wall, such as lath and plaster to fill the gaps between the vertical framing studs, and some stacks of bricks originally used as a fire insulator.

Both owners of 1861 Pine Street and 1863 Pine Street installed various utilities in the lath and plaster on their respective sides of the Party Wall over the years. The Agreement recognizes that some utilities were installed before the parties executed the Agreement. (Agreement, ¶ 3 [all pipes, wires, sewers and conduits and other similar devices for the necessary convenience of the occupants may continue to exist].)

The Agreement does ***not*** require owners to seek each other's approval to install utilities on the Party Wall. To conclude otherwise would render the properties useless as one property owner could hold the other property owner hostage by refusing to provide permission for a property owner to install basic utilities on the wall, like what the Leighs are currently doing.

C. The DBI Approved the Submitted Plans for 1863 Pine Street and Lawfully Issued the Building Permits

On or around February 8, 2021, Mr. Sandhu's architect submitted demolition and interior remodel plans to the DBI for its review and approval. (Declaration of Francisco Matos ("Matos Decl."), ¶ 5.) The General Notes of the plans state that the contractor shall "take corrective action before proceeding with the work" if "unsafe or otherwise unsatisfactory conditions are encountered." In addition, the General Notes state that "Contractor [were] to replace or repair any damage to existing areas to remain, as determined by the owner." (*See* Building Plans (Approved April 12, 2022), G000, General Note 7.)

The plans and the many photographs included in the plans clearly depicted that 1863 Pine Street is "sandwiched" between two properties (1861 Pine Street and 1865 Pine Street). (Declaration of Neeraj Bhatia ("Bhatia Decl."), ¶ 5.) The plans also acknowledged the nature of the Party Wall by labeling those walls with a one-hour fire rating. (*See* Building Plans (Approved April 12, 2022), p. A-101.) (Bhatia Decl., ¶ 7.) There was no misrepresentation of the nature of the Party Wall in Mr. Sandhu's submission of the plans.

The DBI did not ask that flues and plumbing be included in the drawings when it approved the mechanical drawings, nor did the DBI ever requested utility drawings. (Matos Decl., ¶ 5.) On or around September 27, 2021, the DBI issued a building permit for the proposed construction work at 1863 Pine Street (the "Project"). (Matos Decl., ¶ 6.)

D. The Condition of the Party Wall Was Unexpected

On or around April 4, 2022, Mr. Sandhu's team began demolition based on the DBI-approved plans. (Sandhu Decl., ¶ 7.) Upon removal of the existing drywalls/lath and plaster on Mr. Sandhu's side of the Property, Mr. Sandhu's team informed Mr. Sandhu that there were some stacks of fire insulating bricks behind the drywalls/lath and plaster. (Sandhu Decl., ¶ 8.) The stacks were incomplete as around half of those bricks had already been removed.[3] (*Id.*) The bricks were in poor condition, and were no longer firmly attached to one another. (*Id.*) In other words, one could easily pick apart each brick by hand. The bricks did not provide any structural support, and in fact were causing an unexpected seismic load on the property. (Declaration of Joe Igber ("Igber Decl."), ¶ 5.) In the areas where the bricks had already been removed, the contractor found new fiberglass insulation (instead of new bricks). (Sandhu Decl., Exh. D.)

Given that half of the bricks were previously removed, and that the bricks were in poor condition, based on the recommendations of his structural engineer, Mr. Sandhu elected to remove the remaining bricks, with the intent to replace them with an equivalent or better fire insulating material with a one-hour fire rating, as the plans depicted. (Sandhu Decl., ¶ 9.) Mr. Sandhu's actions are consistent with the DBI-approved plans. In accordance with Note 3 on the DBI-approved building plans, Mr. Sandhu took corrective actions before proceeding with the work after discovering the unsafe and unsatisfactory conditions of the insulating bricks. (Building Plans (Approved April 12, 2022), p. A-101.)

E. Appellants Have Various Utilities Installed Within the Party Wall

Where owners of 1861 Pine Street removed the lath and plaster and insulating bricks, they elected to replace the materials with drywalls and fiberglass insulation. (Sandhu Decl., Exh. D.)

[3] Specifically, the bricks on the second floor (towards the front of the property) and in the basement of the Property (the East wall) had already been removed.

In addition, owners of 1861 Pine Street installed various utilities, including electrical and HVAC systems, within the Party Wall that protruded into Mr. Sandhu's Property. (Sandhu Decl., ¶¶ 10-11.) It did not appear that the DBI ever required the then-owners to obtain a joint permit for this type of work.

F. Mr. Sandhu Never "Removed the Entire Interior of the Party Wall"

The Leighs claim that Mr. Sandhu "removed the entire interior of the party wall except for Appellants' drywall." This is simply not true, as shown in the photograph below.

The left side of the photograph shows that the prior owners of 1861 Pine removed the original lath and plaster on their side of the property and replaced that with drywalls, leaving only the 2 x 4 vertical framing studs. The bricks in that area (and in other areas) had also been removed by owners of 1861 Pine Street. The right side of the photograph shows the original lath and plaster on Appellants' side of the property. Mr. Sandhu removed the bricks that were in front of the lath and plaster that remains. (Sandhu Decl., ¶ 12.) Mr. Sandhu did not remove any of Appellants' original lath and plaster in that area because he did not need to cut through the original lath and plaster to gain access to the stack of bricks. The owners of 1861 Pine Street would, however, have had to cut through their original lath and plaster to gain access to the stack of bricks and to remove them. This shows that prior owners of 1861, like Mr. Sandhu, also only treated the vertical framing studs as the Party Wall, and not the other elements by the Party Wall as the "Party Wall."

So, the Leighs' contention that Mr. Sandhu "removed the entire interior of the party wall except for Appellants' drywall" is patently false. (Appellants' Brief, 2:5-6.) ***A lot of the elements were previously removed by owners of 1861 Pine Street.*** The only elements that Mr. Sandhu removed were the lath and plaster on Mr. Sandhu's side of the Property and the remaining fire insulating bricks behind the lath and plaster (of which half had already been removed by prior owners of 1861 Pine Street). (Sandhu Decl., ¶ 12.) The insulating bricks have lost their practical purpose and their shelf life when Mr. Sandhu discovered them, presumably due to the age of those bricks and due to prior removal of sections of those bricks by owners of 1861 Pine Street. The bricks had been there for many decades. It is common knowledge that construction methodologies have since advanced.[4] (Igber Decl., ¶ 5.) A heavy stack of bricks is no longer used as a fire and sound barrier in modern construction, nor is it the preferred material for such purposes due to its weight and burden on the structural integrity of the properties. (Igber Decl., ¶ 5.) The property owners also did not apparently maintain and repair the bricks over the years. Evidence shows that a lot of the bricks had been removed by prior owners of 1861 Pine Street and replaced by fiberglass. These facts repeatedly were explained to the Leighs before they filed the pending appeals.

G. The Leighs' Poorly Performed Duct Work

The Party Wall condition was not the only thing that Mr. Sandhu discovered upon removing the drywalls. The Leighs' ducts were exposed after Mr. Sandhu removed the drywalls, revealing that the Leighs' ducts were not properly sealed at the joints of the replacement duct. (Sandhu Decl., ¶ 13.) The gaps are visible to the naked eye. There also are clearly visible sheet metal screws used to connect the new ductwork to the older existing ductwork during the new HVAC system installation at 1861 Pine Street. (*Id.*) These screws did not create a continuous seal between the old and new ductwork, penetrated the asbestos sheath of the old ductwork, and protrude past the Party Wall and into the Property line of 1863 Pine Street. (*Id.*) The photograph below shows one

[4] However, it appears that the Leighs are demanding that 100 year old bricks (partially removed by the Leighs' predecessor) to be reinstalled by the Party Wall at Mr. Sandhu's cost. (Appellants' Brief, 6:2-3.)

of the replacement joints connected to the dated duct that is not sealed, with the improperly drilled metal screws, causing air transmission between the properties at no fault of Mr. Sandhu.

III. THE BREAKDOWN IN COMMUNICATION

Mr. Sandhu's structural engineer, Joe Igber, and the Leighs' structural engineer, Arne Halterman met at 1863 Pine Street on September 30, 2022 with the goal of resolving the Leighs' concerns. (Igber Decl., ¶ 6.) At the time, Mr. Halterman acknowledged that any potential structural deficiencies of the Party Wall were minor and easily addressed, and could be caused by existing plumbing and mechanical ducting that predated Mr. Sandhu's remodeling work. (Igber Decl., ¶¶ 6-7.) Mr. Halterman and the Leighs were shown the existing and/or abandoned utilities on Mr. Sandhu's side of the Party Wall. (Igber Decl., ¶ 7.) Subsequently, Mr. Halterman and the Leighs did not provide any solutions that they deemed appropriate. (Igber Decl., ¶ 8.)

Although Mr. Sandhu was not responsible for the original condition of the Party Wall, as good neighbors, Mr. Sandhu had offered various solutions to the Leighs at Mr. Sandhu's cost. Such solutions include upgrading fire and sound insulator at Mr. Sandhu's property (better than the fiberglass insulation on the Leighs' property), properly sealing all of the Leighs' ducts that were previously not sealed properly by the Leighs' vendors, reimbursing the Leighs for two vent cleanings, and reimbursing the Leighs for cosmetic repairs to the Leighs' interior drywall. (Sandhu Decl., ¶ 14.)

In response, the Leighs demanded that Mr. Sandhu "immediately remove all utilities from the party wall," including those that already existed prior to Mr. Sandhu's ownership, and did not acknowledge the existence of the Leighs utilities that their predecessor installed on the Party Wall without Mr. Sandhu's permission. (*Id.*)

A. The Permits At Issue

The Leighs filed four appeals opposing Mr. Sandhu's permits: (1) E2022093002726 (for rewiring three floors with new 200 AMP service), (2) PP20220930335 (for new hot and cold water and ventilation throughout all floors), (3) PM20220930337 (for installation of new fans and a kitchen hood), and (4) BPA202206065684 (add bathroom on the third floor, add shower on the first floor, slope ceiling at kitchen).[5]

Notably, because the Leighs filed their appeals two weeks since the electrical and plumbing permits were issued on September 30, 2022, Mr. Sandhu had actually completed such work by the time the Leighs filed their appeals. (Sandhu Decl., 15.) Electrical and plumbing inspections had already been scheduled to occur on October 17, 2022. (*Id.*) The electrical inspection indeed occurred because the inspector did not receive notice of the pending appeals in time. (*Id.*) ***Mr. Sandhu's electrical work based on permit E2022093002726 passed inspection on October 17, 2022.*** (*Id.*) However, the inspector later called Mr. Sandhu and indicated that he was not able to update the system due to the appeal status.[6] (*Id.*)

IV. LEGAL ARGUMENTS

A. The Board of Appeals

Under the San Francisco City Charter and the San Francisco Municipal Code, the Board of

[5] Appellants also mention that the DBI issued NOV202297936 (NOV) on October 31, 2022 and the Planning Department issued a Notice of Enforcement (NOE) on November 3, 2022. These notices have nothing to do with the issues before the Board of Appeals—whether Mr. Sandhu could perform the work reflected on his DBI-approved plans based on the permits issued. The October 31, 2022 NOV noted new walls built that were not on the original plans, repairs that were needed on structural studs, and a permit for the backyard fence. Contrary to Appellants' claims, the NOV did not state that the Permit Holder "damaged the structural integrity of the shared wall." (Appellants' Brief, 4:3-4.) The NOV stated "[f]ix the structural studs on the bearing wall that were over bored." (NOV at p. 1). The November 3, 2022 NOE noted similar issues regarding interior walls, a 42 square feet expansion in space pre-dating Mr. Sandhu's ownership that needs to be legalized, and the permit for the backyard fence. Mr. Sandhu is already working with the DBI and the Planning Department to resolve these items, and is expected to submit revised plans showing how Mr. Sandhu addressed all of these items in the near future. (Sandhu Decl., ¶ 16.)

[6] The plumbing work was also completed before the Leighs filed their appeals but the plumbing inspector did not perform the inspection on October 17, 2022 due to the appeals.

Appeals is only authorized to hear and determine appeals pertaining to limited concerns. Those concerns are: (1) where it is alleged there is error or abuse of discretion in any order, decision, or determination made by the Zoning Administrator in the enforcement of the provisions of any ordinance; or (2) from rulings, decisions, and determinations of the Zoning Administrator granting or denying applications for variances from any rule, regulation, or requirement. (S.F. City Charter, § 4.106(c).) Failure to obtain permission from a neighbor is not identified as one of the concerns within the Board of Appeal's purview. Nor does the San Municipal Code grant the Board authority to interpret or enforce a private agreement.

B. Nothing in State Law or the San Francisco Municipal Code Requires Respondent to Obtain Appellants' Approval for Work on Respondent's Side of the Party Wall

Appellants' chief claim is that Respondent failed to obtain Appellants' "approval" in order to complete Respondent's Project. (Appellants' Brief, 4:16-18.)

Neither the San Francisco Planning Department nor DBI required that Respondent obtain Appellants' approval for work on Respondent's side of the Party Wall either prior to, or as a condition of issuance of the building permits. Appellants have not cited to any section, nor can they, of the S.F.P.C., S.F. Building Code ("S.F.B.C."), or California Building Code ("C.B.C.") which would require a neighbor's prior approval of work covered by a lawfully issued building permit before conducting repairs to one-half of a party wall located entirely on the Permit Holder's property. In fact, Appellants' only citation to support its claim is to S.F.B.C. section 106A.4.7. Section 106A.4.7 only requires "a separate permit for alteration work" for changes or additional work *after* a building permit has already been approved.[7] Respondent has complied with this requirement by applying for and obtaining a building permit for his renovation of his side of the Party Wall. (Matos Decl., ¶¶ 5-6.) Nothing otherwise requires them to obtain the Appellant's approval before proceeding with the Project at issue here.

[7] Nor does Section 106A.4.7 suggests that "[a]ny work in the party wall crosses the property line and therefore requires the approval of both owners." (See Appellants' Brief, 4:17-18.) The entire section does not even refer to the concept of a "party wall."

C. Nothing in State Law or the San Francisco Municipal Code Authorizes the City to Enforce a Private Contractual Agreement for a Party Wall

Appellants incorrectly claim that the Party Wall Agreement requires Respondent to seek approval from Appellants prior to conducting any work on Respondent's half of the Party Wall. However, Appellants cite to nothing in State law or the San Francisco Municipal Code which would authorize the City to enforce the private Party Wall Agreement. As detailed previously, nothing in any of the City ordinances authorizes the City to adjudicate alleged violations of private agreements. Moreover, Appellant has failed to establish such authority in its brief.

Thus, pursuant to its authority under the City Charter, the Board of Appeals may only evaluate errors or decisions in enforcing City ordinances. Here, that extends only to the building permits issued by the Planning Department, or DBI, or allegations that the appropriate permits were not obtained. But permits were obtained here before the work started and no evidence has been provided that the permits were issued in error. The Board of Appeals may not adjudicate the private Party Wall Agreement or whether Appellants or Respondent are in violation of it. Simply put, the Party Wall Agreement has no relevance to the review of the lawfully issued building permits here.[8] The City lawfully issued the four building permits based on the DBI stamped approved building plans for Respondents' renovation Project.

D. The San Francisco Municipal Code Does not Require Respondent to Obtain a Joint Permit for Work to Their Half of the Party Wall

Appellants incorrectly argue that because DBI has previously required joint building permits for work affecting both properties, joint permits are again required for Respondent's maintenance of the Party Wall. Again, Appellants fail to cite to any City ordinance or policy requiring joint permits, but instead point to the 2016 NOV issued to Appellants' predecessors in interest for work done by the then-owners of 1861 Pine Street. The 2016 NOV was never issued for work on the Party Wall. Rather, the 2016 NOV was issued due to the removal and replacement

[8] In any event, as discussed above, there is no violation of the Party Wall Agreement. The Agreement expressly recognizes that ***each of the owners may use the Party Wall in any lawful manner that does not interfere with the equal use of the other half of the wall by the owner of the adjoining parcel of land.*** Mr. Sandhu's work are all within his half of the wall. Mr. Sandhu's work does not interfere with Appellants' use of their half of the wall.

of the foundation of 1863 Pine Street, without the consent of the owner, which caused settlement and damage to 1863 Pine Street. (Appellants' Brief, Strazzo Decl., Ex. 3.) Because that work involved the foundation of 1863 Pine Street, it naturally required the consent of that owner. Further, that dispute was ultimately resolved via a private settlement agreement between the then-owners of 1861 and 1863 Pine Street. (Sandhu Decl., Exh. C.)

Even though Appellants assert that this prior NOV is analogous, the facts simply do not align. Here, unlike as in the prior case, Respondent filed plans for building permits to reinforce their half of the Party Wall—work that is entirely located on Respondent's property. The work at issue pertains to installation of utilities, unrelated to the foundation of the properties. Respondent's plans depicted the Party Wall as a "Property Line Exterior Wall." (Building Plans (Approved April 12, 2022), p. A-101.) As detailed previously, nothing in the C.B.C. or S.F.B.C. require Respondent to obtain approval or a joint permit of a co-owner of a party wall—especially when that work does not cross over to the neighboring property and does not pertain to the neighbor's side of the party wall. Thus, Appellants' claim that a joint permit was required here is patently false.

E. Respondent Never Misrepresented the Nature of the Party Wall in its Plans

Appellants incorrectly claim that the Respondent did not show the Party Wall as a fire-rated shared wall (Appellants' Brief, Leigh Decl., Exhibit C). Respondent's plans clearly state that the Party Wall is a "1-Hour Rated Assembly" on the "Property Line Exterior Wall." (Building Plans, (Approved April 12, 2022), p. A-101.) Moreover, the plans clearly depict the 1861 Pine St. property as an "Adjacent Property" extending to the "Exterior Wall." (*Id.*) Thus, the plans Respondent filed with the City clearly depict the Party Wall as it divides the Properties.

As much as Appellant disagrees, whether the wall is termed "exterior wall" or "shared wall" makes no difference as long as the subject wall meets State and City Code requirements, otherwise DBI would not have issued the building permits. Nothing in Section 706 prohibits utilities in a fire wall. C.B.C. standards applicable to party walls, prohibit fire walls on lot lines from including "openings" or "air transfer openings." (C.B.C., §§ 706.8, 706.11.) The Party Wall here was designed for a one-hour fire partition rating and to the standards of California Building Code section 708. (Guerra Decl., Ex. A, McGill Letter). Moreover, placing utilities, including plumbing and

duct work, within one side of a fire-rated party wall is standard practice and does not affect the wall's ability to function as intended during a fire when properly protected by fire stopping systems in accordance with Section 714. (Guerra Decl., Ex. A, McGill Letter). Respondent complied with all applicable State and City requirements as to how the Party Wall was shown on plans, and for the design and construction of the Party Wall to prevent against fire danger. (Guerra Decl., Ex. A, McGill Letter.)

F. Respondent Has Not Acted in Bad Faith

Contrary to Appellants' assertion, Respondent complied with the law and their obligations as neighbors. All plans submitted to the City marked the Party Wall as a "Property Line Exterior Wall." (Building Plans, (Approved April 12, 2022), p. A-101.) Respondent has made every effort to accommodate Appellants' concerns with respect to the Project, despite Respondent is not legally required to do so. Respondent has kept open lines of communication with Appellants, even agreeing to meet with them. (Leigh Decl., exs. B, C.) Even Appellants acknowledged that Respondent's meeting with them was "tremendously helpful to talk through the issues directly." (Leigh Decl., Exh. C, p. 1.) To now claim that Respondent has been acting in bad faith with respect to this Project is insincere at best and irrelevant to the determination of the validity of the Building Permits.

V. CONCLUSION

Respondent Surinder Sandhu (the Permit Holder) respectfully requests that the Board of Appeals reject the consolidated appeal and uphold the validity of the subject permits.

DATED: November 22, 2022

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SAN FRANCISCO BOARD OF APPEALS

HUNTER LEIGH and MARIA LEIGH, Appellants, v. CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION, Respondents. SURINDER SANDU, Permit Holder.	APPEALS NOS.: 22-072, 22-073, 22-074, 22-075 **DECLARATION OF SURINDER SANDHU IN SUPPORT OF RESPONDENT'S CONSOLIDATED BRIEF** **Permit Nos.**: E202209302726, PP20220930335, PM20220930337, BPA 202206065684 **Subject Address**: 1863 Pine Street Hearing Date: November 30, 2022 Time: 5:00 p.m.

I, Surinder Sandhu, declare as follows:

1. I make this declaration in support of the above-captioned appeal. Unless otherwise stated, I have personal knowledge of the facts stated herein and, if called as a witness, could and would testify competently thereto.

2. I am the owner of the residence row house located at 1863 Pine Street in San Francisco (the "Property"). I am familiar with the brief and associated declarations filed by the Hunter and Maria Leigh, my neighbors and owners of the property at 1861 Pine Street (the "Appellants"), to this appeal.

3. I came to this country in 1973 to study at Washington University in Saint Luis, Missouri, where I completed Master's Degree in Engineering. After graduation, I decided to work and stay here in the United States. I loved the people, the system of justice, the concepts of freedom, individuality, and the "pursuit of happiness" here in the U.S. I have always enjoyed the process of creating enduring designs, and leaving things better than when I found them. Based on these principles I have always prioritized doing things right rather than doing things merely for profit.

4. I have systematically gone about improving the structure of my Property, including significant and costly upgrades to the seismic and structural integrity of the property that will benefit not only my Property but also the neighboring properties at 1861 and 1865 Pine Street. I have never tried to gain any unfair advantage by misrepresenting the facts, as claimed by the Appellants. I have never tried to gain any unfair advantage by replacing substandard building materials either. I simply have been doing what I have always done in doing things right, despite the cost.

5. The existing row house is over 120 years old, being built in around 1900. I purchased the Property on or around February 10, 2020. Attached hereto as **Exhibit A** is the property sheet for 1863 Pine Street from the San Francisco Property Information Map database. Attached hereto as **Exhibit B** is a photograph of the exterior of both 1861 and 1863 Pine Street.

6. Attached hereto as **Exhibit C** is a true and correct copy of a Notice of Satisfaction of All Conditions of Settlement in *Hattie Owens v. Pedro Demasi, et al.*, Case No. CGC-17-558294, Superior Court of California, County of San Francisco.

7. On or around September 27, 2021, the City Department of Building Inspection issued a building permit for my proposed renovation of the house on my Property (the "Project"). On or around April 4, 2022, my construction team began demolition and the construction work pursuant to the permits lawfully issued by DBI.

8. Upon removal of the existing drywall and lath and plaster from my side of the Party Wall, my contractor informed me that there were stacks of fire insulating bricks behind the lath and plaster. Approximately half of those bricks had been removed by a previous owner of the 1861 Pine Street because the lath and plaster by those bricks on 1861 Pine Street was also removed. The remaining bricks were in poor condition and no longer attached to one another. In areas where bricks had been previously removed by owners of 1861 Pine Street, my contractor found new fiberglass insulation which was apparently installed after the brick removal. Attached hereto as **Exhibit D** is a photograph showing the new fiberglass insulation that owners of 1861 Pine Street installed.

9. Based on the advice of my construction team, the recommended course of action was to remove the remaining bricks and to replace them with a modern and more efficient fire insulation material, as depicted in the plans filed with the City.

10. After my contractor began work on my side of the Party Wall, we also observed that the Appellants, or their predecessors in interest to the 1861 Pine Street residence, installed utilities within the Party Wall that protruded into my house. Attached as **Exhibit E** is a photograph of Appellants' electrical outlet installed within the Party Wall. The lath and plaster was removed by either the Leighs or prior owners of 1861 Pine Street, so the photograph reflects the electrical utility protruding into 1863 Pine Street through the drywalls.

11. Other utilities installed within the Party Wall by owners of 1861 Pine Street include, but are not limited to, a combination of older ductwork and newer ductwork to service the new HVAC system. On information and belief, the new HVAC system was installed in

around 2017 by the then-owners of 1861 Pine Street. It did not appear that the DBI required any joint permits for this work at the time even though the utilities clearly were installed within the Party Wall.

12. I did not remove any of the original lath and plaster on Appellants' side of the property at 1861 Pine Street. I only removed the lath and plaster on my side of the property at 1863 Pine Street, and the remaining fire insulating bricks.

13. During this renovation of the Party Wall, my construction team noticed that the Appellants' previously-installed ducts servicing Appellants' property were not properly sealed at the joints of the replacement duct. The gaps in the ducts are visible to the naked eye, which was causing air transmission between the properties, at no fault of my own. There are also clearly visible sheet metal screws used to connect the new ductwork to the older existing ductwork during the new HVAC system installation at 1861 Pine Street. These screws did not create a continuous seal between the old and new ductwork, penetrated the asbestos sheath of the old ductwork, and protrude past the Party Wall and into the Property line of my Property.

14. Soon after I started my Project, I discussed with Appellants to try to address their concerns about the construction. In the spirit of being a good neighbor, I offered to upgrade fire and sound insulator at my property (better than the fiberglass insulation on the Appellants' property), properly seal all of Appellants' ducts that were previously not sealed properly by the their vendors, reimburse Appellants for two vent cleanings, and reimburse Appellants for cosmetic repairs to Appellants' interior drywall. Rather than accept my gesture of goodwill, the Appellants demanded I remove my utilities from the Party Wall, including those utilities that existed in the Party Wall before I owned my Property. The Appellants refused to acknowledge that their utilities on the Party Wall extend onto my Property.

15. On or around September 30, 2022, the City lawfully issued electrical and plumbing permits consistent with plans my construction team filed with the City. By the time that the Appellants appealed the permits (two weeks after they were issued), the work under those permits was already complete. City inspections of the electrical and plumbing work were scheduled for October 17, 2022. The electrical inspector did not receive notice of the pending

appeal prior to the inspection date. Therefore, the electrical inspector completed the inspection on that date and the work passed the inspection. However, the inspector later informed me that he was not able to update the system to reflect the inspections because of the Appellants' appeal.

16. Upon receiving the Notice of Violation issued by the DBI, and the Notice of Enforcement issued by the Planning Department, I promptly communicated with the departments and I am in the process of resolving these issues. I expect to submit revised plans addressing all issues in the near future. These plans include: (1) building my rear fence to 8 feet in height—the same height that the Appellants established when they built their fence in 2021 and asked me to share in the expense along our good neighbor line, which I did gladly as a gesture of goodwill; and (2) reframing compromised interior walls with new lumber in the same location as they existed before pursuant to the DBI-approved notes on my issued building permits (Notes 3 and 7)—those walls were significantly compromised due to a variety of reasons, including, but not limited to, fire, pest infestation, dry rot, etc.

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

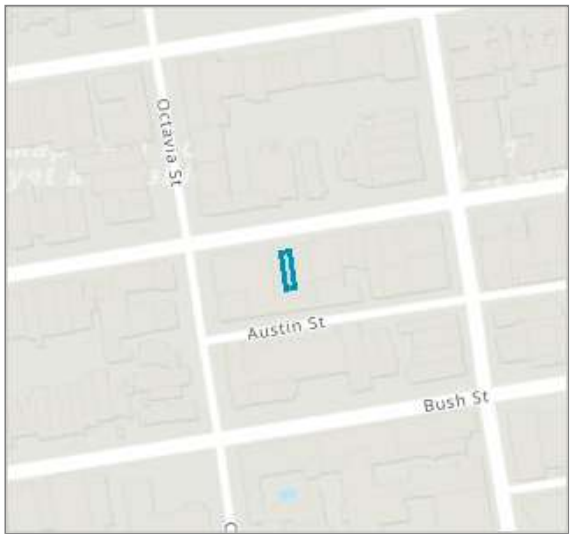
DATED: November 22, 2022

Surinder Sandhu

EXHIBIT A

San Francisco Planning

Report for:**1863 PINE ST**



Property

General information related to properties at this location.

Parcel (Block/Lot)	Parcel History	Address(es) for this Parcel	Reports
0664/020		1863 Pine St, San Francisco, CA 94109	Assessor Summary Assessor Recorded Documents Secured Property Tax Rolls

Planning District

District 5 Western Addition

Current Planning Team

Team Manager: Elizabeth.Gordon-Jonckheer@sfgov.org

Schools (K-12) Within 600ft

Stuart Hall High School

Port Facilities

None

City Properties

None

Supervisor District

District (April 2022-2032): District 5 (Dean Preston)

District (2012-April 2022): District 5 (Dean Preston)

Census Tract

2020 Census Tract 015201

Neighborhood (Planning Dept)

Western Addition

Neighborhood Groups Map

Services nearby (street cleaning, parks, MUNI, etc.)

Transportation (transit, ped & bike safety, etc.)

Recommended Plants

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at SF Plant Finder

Official Maps

Assessor's Block Map
Block Map 2009
Block Book Maps 1980
Block Book Maps 1960-65
Block Book Maps 1946
Block Book Maps 1935
Historic Sanborn Map

Assessor

Parcel	0664020
Address	1863 PINE ST

Assessed Values		**Construction Type**	Wood or steel frame
Land	$1,071,274.00	**Use Type**	Dwelling
Structure	$459,117.00	**Units**	1
Fixtures	-	**Stories**	2
Personal Property	-	**Rooms**	6
Last Sale	2/10/2020	**Bedrooms**	3
Last Sale Price	$1,485,000.00	**Bathrooms**	1
Year Built	1900	**Basement**	-
Building Area	1,390 sq ft		
Parcel Area	1,062 sq ft	**Parcel Shape**	-
Parcel Frontage	-	**Parcel Depth**	-

Zoning Information

Planning Department Zoning and other regulations.

Zoning Districts

RH-2 - Residential- House, Two Family

Height & Bulk Districts

40-X

Special Use Districts

None

Special Sign Regulations

None

Legislative Setbacks

None

Cultural Districts

Coastal Zone

Not in the Coastal Zone

Port

Not under Port Jurisdiction

Redevelopment Areas

None

Neighborhood-Specific Impact Fees

In addition to those impact fees that apply throughout the City, the following neighborhood-specific impact fees apply to this particular property:

None

Japantown Cultural District

Limited and Nonconforming Uses

None

Planning Areas

Japantown

Public Realm and Streetscape Plans

None

An overview of Development Impact Fees can be found on the Impact Fees Website

Mayor's Invest in Neighborhoods Initiative Areas

None

Community Benefit Districts

None

Other Notices and Regulations

Accessory Dwelling Units

May be eligible for adding new accessory dwelling unit(s).
Read more about this regulation
Added:

Vision Zero Program

The project is located on a 'high-injury corridor', identified through the City's Vision Zero Program. The Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project. If the project is required to submit a streetscape plan per Section 138.1 of the Planning Code, planners should refer the project to the Department's Streetscape Design Advisory Team for consideration of additional pedestrian safety streetscape measures
Added:

Design Guidelines

Area Specific Design Guidelines

Residential Design Guidelines
The Residential Design Guidelines articulate expectations regarding the character of the built environment and are intended to promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the city. These guidelines are integral to the Department's design review process for residential districts.

Urban Design Guidelines
The Urban Design Guidelines are an implementation document for Urban Design Policy in the General Plan. Sites in National Register, California Register, Article 10 and Article 11 Historic Districts are exempt. They apply in Residential districts only for projects with non-residential uses or residential projects with twenty-five units or more or with a frontage longer than 150'.

Citywide Design Guidelines

Architectural Design Guide for Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit
This design guide should provide guidance on how to maintain the historical character of a building when conducting seismic retrofit.
General information only. Use of this information for specific applications should be determined in each instance by the user and only upon the professional advice of competent experts.

Design Guide Standards for Bird-Safe Buildings
These guidelines should be applied to new construction and alterations that require treatment options fo meet the Bird-Safe Building Standards.

Guide to the San Francisco Green Landscaping Ordinance

The guide describes the Green Landscaping Ordinance and helps san Francisco residents and property owners understand the benefits, requirements, and ways to comply with the ordinance.
Planning Code; Public Works Code

Guidelines for Adding Garages and Curb Cuts
These guidelines explain the criteria in which new garages and curb cuts are reviewed when installing to an existing or an historic building.

Guidelines for Ground Floor Residential Design
The Ground Floor Residential Design Guidelines (Draft) promote buildings that enhance the pedestrian experience and the livability of dwelling by encouraging the ground floor to contribute to active, safe, and comfortable streets.
Draft Document

Standards for Storefront Transparency
These standards promote a transparent storefront that welcomes customers inside with producets and services on display, discourage crime with more "eyes on the street," reduced energy consumption with use of natural light, and enhances the curb appeal and value of the tsore and the entire neighborhood.
Planning Code Requirements for Commercial Buildings

Better Streets Plan
The Better Streets Plan contains guidelines that focus on pedestrian comfort, safety, and the usability of streets as public spaces. They contain pedestrian-oriented guidelines for curb lines, crosswalks, and other street design features to enable generous, usable public spaces.

Commission Guide for Formula Retail
The purpose of this document is to evaluate the appropriateness of each individual formula retail establishment's use, design, and necessity to help preserve the character of the City's neighborhoods.
Aligns with Planning Code Sections 303.1, 703.3, 803.6(c), Article 6, Article 11

Standards for Window Replacement
With such a variety of different window shapes, muntin profiles, methods of operation and configurations, windows can alter the appearance of a building or overall neighborhood character. These standards are meant to inform the applicant on these details and provide design standards that allow new or replacement windows to be approved.

Zoning Letters of Determination

None

Official Zoning Maps

View Zoning District Map - ZN2
View Height District Map - HT2
View Special Use District Map - SU2
View Preservation District Map - PD2
View Special Sign District Map - Citywide - SS01
View Special Sign District Map - Detailed - SS02

Environmental Information

The two sections below list environmental monitoring requirements and general environmental topics related to this property.

CEQA Information

Known environmental issues related to this property are listed below. Under the California Environmental Quality Act (CEQA), certain types of work on this property may require additional environmental review.

Air Pollutant Exposure Zone

Health Code Article 38

Site is located in an area with elevated pollutant concentrations. Sensitive use buildings, as defined in the Applicability section of the Ordinance, must comply with Health Code Article 38.

CEQA Impact: An Environmental Evaluation Application may be required for projects that generate air pollutants.

Read more about this regulation

Added: 12/7/2014

Archeologically Sensitive Areas

Not applicable.

Cortese List – State Database of Hazardous Sites

California Government Code Section 65962.5

Not applicable.

Flooding: 100-Year Storm Flood Risk Zone (Stormwater)

Not applicable.

Flooding: FEMA FIRM Flood Hazards (Coastal)

This location does not fall within a Special Flood Hazard Area (SFHA) pursuant to the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRM). Read more about the City's Floodplain Management Program and the Floodplain Management ordinance or contact the City Administrator's Office at floodplainadminister@sfgov.org.

FEMA FIRM Map Panel 0116A

AREA OF LOW OR MINIMAL FLOOD RISK

This location has an area of Low or Minimal Flood Risk - Flood Zone: X Unshaded

"Shaded" Zone X represents areas of moderate or low flood risk – these areas are subject to inundation during a flood having a 0.2-percent-annual-chance of occurrence, or during the 1-percent-annual-chance flood with depth less than 1 foot. "Unshaded" Zone X represents areas of minimal flood risk or areas that FEMA did not study or map. For San Francisco, FEMA did not study or map inland areas where stormwater flooding occurs during heavy rains. Flood insurance purchase requirements do not apply in these areas, but flood insurance may be purchased at reduced cost.

Maher Ordinance

Health Code Article 22A

Not applicable.

Seismic Hazard – Landslide
Not applicable.

Seismic Hazard – Liquefaction
Not applicable.

Serpentine Rock
Not applicable.

Slopes of 20% or Greater
Not applicable.

Slopes of 25% or Greater
Not applicable.

Slope Protection Areas - San Francisco Building Code
Not applicable.

Historic Preservation

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative, to confirm the status of your property please speak to a Preservation Technical Specialist. Tel: 628.652.7300; Email: pic@sfgov.org. For a glossary of terms, visit the Help section of this site.

Historic Evaluation

Planning Dept. Historic Resource Status:
A - Historic Resource Present

Parcel:	0664/020
Building Name:	
Address:	1863 PINE ST
Status Reason:	National Register Historic District, California Register Historic District

National Register of Historic Places

Eligible Japantown Community & Cultural Historic District

The area of Japantown has been, and is, defined more by its cultural identity as the historic center

Article 10 Designated Historic Districts and Landmarks

None

Article 11 Preservation Designation

None

Mills Act

Properties with Mills Act approval.
None

Legacy Business Registry

None

of Japanese society in San Francisco than by its architectural identity. However, the built environment does reflect the history of the Nikkei (individuals of Japanese ancestry) from initial occupancy of existing infrastructure by predominantly Japanese and Japanese Americans to the eventual construction of purpose-built community institutions and other structures. The Western Addition site of the present Japantown was an established Victorian-era neighborhood, home to a mix of European immigrants and their native-born offspring. The 1900 Census shows a concentration of persons born in German speaking parts of Europe in the area, the second most prevalent national group in San Francisco. There were no Japanese households in the area at that time. However, immediately after the earthquake, San Francisco's Japanese relocated here in significant numbers. This process was recorded and encouraged by editorials in the publication Shin-Sekai (The New World) which predicted that rents in the area would soon be forced down as ruined parts of the city were rebuilt. The community prospered through the 1920s and 1930s. By 1940, the Japanese population of Japantown, although by then second in size to Little Tokyo in Los Angeles, numbered over 5,000—with more than 200 Japanese-owned businesses. The building types that comprise Japantown are institutional structures either purpose-built or associated by usage with the Japanese community, commercial structures in the core of Japantown, and residential structures in the core area, especially those historically adapted as hotels or boarding houses for the Japanese community. These property types are united and defined primarily by their cultural and historic associations with the Japanese community in Japantown. Physically, most buildings are Victorian-era frame structures that pre-date the Japantown period (1906-1986).

California Register of Historical Resources

Eligible Japantown Community & Cultural Historic District

The area of Japantown has been, and is, defined more by its cultural identity as the historic center of Japanese society in San Francisco than by its

architectural identity. However, the built environment does reflect the history of the Nikkei (individuals of Japanese ancestry) from initial occupancy of existing infrastructure by predominantly Japanese and Japanese Americans to the eventual construction of purpose-built community institutions and other structures. The Western Addition site of the present Japantown was an established Victorian-era neighborhood, home to a mix of European immigrants and their native-born offspring. The 1900 Census shows a concentration of persons born in German speaking parts of Europe in the area, the second most prevalent national group in San Francisco. There were no Japanese households in the area at that time. However, immediately after the earthquake, San Francisco's Japanese relocated here in significant numbers. This process was recorded and encouraged by editorials in the publication Shin-Sekai (The New World) which predicted that rents in the area would soon be forced down as ruined parts of the city were rebuilt. The community prospered through the 1920s and 1930s. By 1940, the Japanese population of Japantown, although by then second in size to Little Tokyo in Los Angeles, numbered over 5,000—with more than 200 Japanese-owned businesses. The building types that comprise Japantown are institutional structures either purpose-built or associated by usage with the Japanese community, commercial structures in the core of Japantown, and residential structures in the core area, especially those historically adapted as hotels or boarding houses for the Japanese community. These property types are united and defined primarily by their cultural and historic associations with the Japanese community in Japantown. Physically, most buildings are Victorian-era frame structures that pre-date the Japantown period (1906-1986).

Historic Resource Evaluation Responses

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the project area.

None

Historic Resource Assessments

None

Historic and Cultural Resource Surveys

The San Francisco Citywide Cultural Resources Survey (SF Survey) is underway! SF Survey is a multi-year effort to identify and document places and resources of cultural, historical, and architectural importance to San Francisco's diverse communities. As a part of this effort, staff have been auditing past survey findings to ensure accuracy. To learn more, please visit https://sfplanning.org/sfsurvey.

None

Historic Context Statements

None

Architecture

Unknown

Planning Applications

Permits are required in San Francisco to operate a business or to perform construction activity. The Planning Department reviews most applications for these permits to ensure that the projects comply with the Planning Code. The 'Project' is the activity being proposed. For a glossary of terms, visit Planning Code section 102, or the Help section of this site.

2022-010458GEN Generic (GEN) IDR - 1863 Pine St

Opened: 10/19/2022 **Status:** Closed - Informational 10/20/2022
Assigned Planner: Son Chanbory: Chanbory.Son@sfgov.org / 628-652-7346
Immediate Disclosure Request - 1863 Pine St

2022-009917GEN Generic (GEN) PRR - 1863 Pine St

Opened: 10/4/2022 **Status:** Closed - Informational 10/4/2022
Assigned Planner: Son Chanbory: Chanbory.Son@sfgov.org / 628-652-7346
Public Records Request - 1863 Pine St

2021-009767PRL Project Light (PRL) 1863 PINE ST

Opened: 9/24/2021 **Status:** Closed 9/24/2021
Assigned Planner: Kline Heidi: heidi.kline@sfgov.org / 628-652-7338
excavation to lower gf slab and redo foundation.

2021-002767PRL Project Light (PRL) 1863 PINE ST

Opened: 3/18/2021 **Status:** Closed 3/18/2021
Assigned Planner: Langlie Michelle: michelle.langlie@sfgov.org / 628-652-7410
OTC APPROVAL AS FOLLOWS: REMODEL OF SINGLE FAMILY HOME PER PLANS. REMODEL AT UPPER FLOORS

Permitted Short Term Rentals

This section does not include pending or denied applications. Eligible applicants at qualifying properties may host short-term rentals while an application is pending.

None

Building Permits

Applications for Building Permits submitted to the Department of Building Inspection.

Active Permits

Permit 202206065684

Status: SUSPEND - 10/31/2022 **Address:** 1863 PINE ST

Revision to permit #202102084273. Add bathroom on 3rd floor. Add shower on 1st floor. Slope ceiling at kitchen.

Originally Filed:	6/6/2022	**Parcel:**	0664/020
Existing Use:	1 FAMILY DWELLING	**Existing Units:**	1
Proposed Use:	1 FAMILY DWELLING	**Proposed Units:**	1
Construction Cost:	$34,600.00		

Completed Permits

Permit 202210285413

Status: ISSUED - 10/28/2022 **Address:** 1863 PINE ST

Reroofing

Originally Filed:	10/28/2022	**Parcel:**	0664/020
Existing Use:	1 FAMILY DWELLING	**Existing Units:**	1
Proposed Use:	1 FAMILY DWELLING	**Proposed Units:**	1
Construction Cost:	$12,000.00		

Permit 202102084273

Status: ISSUED - 4/12/2022 **Address:** 1863 PINE ST

Interior remodel with no change t0 (e) floor area. Exterior includes cosmetic improvements for front facade, re-cladding rear facade with additional flazing. Replace all windows on remaining facades. Cosmetic upgrades to rear yard. Rebuild rear stairs. Structural work as well to support changes.

Originally Filed:	2/8/2021	**Parcel:**	0664/020
Existing Use:	1 FAMILY DWELLING	**Existing Units:**	1
Proposed Use:	1 FAMILY DWELLING	**Proposed Units:**	1
Construction Cost:	$180,000.00		

Permit 202102084270

Status: ISSUED - 9/27/2021 **Address:** 1863 PINE ST

Structural work includes foundation replacement. Excavation at garage. Level floor by 2'-6" and addition of an exterior stair in rear yard

Originally Filed:	2/8/2021	**Parcel:**	0664/020
Existing Use:	1 FAMILY DWELLING	**Existing Units:**	1
Proposed Use:	1 FAMILY DWELLING	**Proposed Units:**	1
Construction Cost:	$15,000.00		

Permit 202008272755

Status: COMPLETE - 10/13/2020 **Address:** 1863 PINE ST

Exterior painting

Originally Filed:	8/27/2020	**Parcel:**	0664/020
Existing Use:	1 FAMILY DWELLING	**Existing Units:**	1
Proposed Use:	1 FAMILY DWELLING	**Proposed Units:**	1
Construction Cost:	$5,000.00		

Permit 201909161741

Status: COMPLETE - 10/24/2019 **Address:** 1863 PINE ST

Rev to pa201506199474: to comply with nov201632291. Rev to plans showing shared foundation & floor joist of 1861/1863 pine street.

Originally Filed:	9/16/2019	**Parcel:**	0664/020
Existing Use:	1 FAMILY DWELLING	**Existing Units:**	1
Proposed Use:	1 FAMILY DWELLING	**Proposed Units:**	1
Construction Cost:	$1.00		

Permit 201908279911

Status: COMPLETE - 10/15/2019 **Address:** 1863 PINE ST

To comply with nov # 201629391. Replacement of shared foundation @ property line between 1831&1863 pine st.

Originally Filed:	8/27/2019	**Parcel:**	0664/020
Existing Use:	1 FAMILY DWELLING	**Existing Units:**	1
Proposed Use:	1 FAMILY DWELLING	**Proposed Units:**	1
Construction Cost:	$1.00		

Permit 9019935

Status: EXPIRED - 4/2/1992 **Address:** 1863 PINE ST

Sheetrock over lath & plaster, repair back stairs, paint rm

Originally Filed:	9/28/1990	**Parcel:**	0664/020
Existing Use:	1 FAMILY DWELLING	**Existing Units:**	1
Proposed Use:	1 FAMILY DWELLING	**Proposed Units:**	1
Construction Cost:	$1,800.00		

Additional Permits

Additional Permits (electrical, plumbing, etc) lodged with the Department of Building Inspections.

Other Permits

Other miscellaneous permits reviewed by the Planning Department. Depending on the activity being proposed a permit may need to be obtained from the Fire Department, Department of Public Health,

Police Department, Alcoholic Beverage Commission or other organization. The Planning Department reviews most applications for these permits in order to ensure compliance with the Planning Code.

Active Permits
None

Completed Permits
None

Complaints

The Planning Department and the Department of Building Inspection operate programs that ensure compliance with the San Francisco Planning Code and Building Inspection Commission Codes respectively. Additionally, they respond to customer complaints of potential code violations and initiate fair and unbiased enforcement action to correct those violations and educate property owners to maintain code compliance.

Planning Department Complaints

Active

2022-010534ENF Enforcement (ENF) 1863 Pine St

Opened: 10/26/2022 **Status: Under Review 11/3/2022**
Assigned Planner: Berger Chaska: chaska.berger@sfgov.org / 628-652-7402
Property owner demolished more than 75% of internal walls in violation of Planning Code section 311.

Completed
None

Department of Building Inspection Complaints

View Complaint 202297936 (1863 PINE ST)
View Complaint 202290165 (1863 PINE ST)
View Complaint 201629391 (1863 PINE ST)

Appeals

Appeals related to Planning Department review. More information on Board of Appeals records can be found here.

Board of Appeals

22-075

File Date: 10/31/2022 **Hearing Date:** 11/30/2022
Close Date: **Rehearing Request:**
Hearing Result: -/-

Description of Appeal: ISSUANCE/Alteration Permit/Department of Building Inspection

22-073

File Date: 10/14/2022 **Hearing Date:** 11/30/2022

Close Date:
Rehearing Request:
Hearing Result: -/-

Description of Appeal: ISSUANCE/Plumbing Permit/Department of Building Inspection

22-073

File Date: 10/14/2022
Hearing Date: 11/30/2022
Close Date:
Rehearing Request:
Hearing Result: -/-

Description of Appeal: ISSUANCE/Plumbing Permit/Department of Building Inspection

Other Appeals

None

Block Book Notifications (BBNs) & Notices of Special Restrictions (NSRs)

A Block Book Notification (BBN) is a request made by a member of the public to be notified of permits on any property that is subject to the San Francisco Planning Code. You can also sign up to be emailed when new planning applications or building permits are filed in your neighborhood through our Permits in Your Neighborhood website.
A Notice of Special Restriction (NSR) is a document recorded to the Office of the Assessor-Recorder and lists specific conditions and/or limitations associated with a property. The NSRs listed below are limited to those related to the Planning Code. Other NSRs on the property may be recorded with the Office of the Assessor-Recorder.

Block Book Notifications

There are 2 active Block Book Notifications on this property. For legal reasons we cannot display this information but you may contact the San Francisco Planning Department for more details: tel: 628.652.7300, email: pic@sfgov.org

Notice of Special Restrictions

None

EXHIBIT B

1861 Pine Street
1863 Pine Street

EXHIBIT C

BUCHALTER
A Professional Corporation
ALICIA GUERRA (SBN: 188482)
TIFFANY F. NG (SBN: 301436)
BRAEDEN MANSOURI (SBN: 322094)
425 Market Street, Suite 2900
San Francisco, CA 94105
Telephone: 415.227.0900
Fax: 415.227.0770
Email: aguerra@buchalter.om
tng@buchalter.com
bmansuri@buchalter.com

Attorneys for Respondent
SURINDER SANDHU, erroneously named as
Surinder Sandu

SAN FRANCISCO BOARD OF APPEALS

HUNTER LEIGH and MARIA LEIGH,

Appellants,

v.

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION,

Respondents.

SURINDER SANDU,

Permit Holder.

APPEALS NOS.: 22-072, 22-073, 22-074, 22-075

DECLARATION OF FRANCISCO J. MATOS IN SUPPORT OF RESPONDENT'S CONSOLIDATED BRIEF

Permit Nos.: E202209302726, PP20220930335, PM20220930337, BPA 202206065684

Subject Address: 1863 Pine Street

Hearing
Date: November 30, 2022
Time: 5:00 p.m.

I, Francisco J. Matos, declare as follows:

1. I make this declaration in support of the above-captioned appeal. Unless otherwise stated, I have personal knowledge of the facts stated herein and, if called as a witness, could and would testify competently thereto.

2. I am the principal and founder of Architects SF, Inc. I regularly design projects located in the City of San Francisco and I am familiar with the City's ordinances and policies related to building design. I have a Bachelor of Architecture from the Syracuse University School of Architecture and a Master's in Business Administration from the University of San Francisco.

3. I am an architect, licensed to practice in the State of California, with more than 20 years in experience.

4. I was hired by Respondent Surinder Sandhu as the architect of record for their renovation project located at 1863 Pine Street in San Francisco and to produce drawings for the building permit. I have reviewed the brief and associated declarations filed by the Appellants to this appeal.

5. On or around February 8, 2021, I submitted demolition and interior remodel plans to the San Francisco Department of Building Inspection ("DBI") for its review and approval. The proposed work is located within Mr. Sandhu's property, on Mr. Sandhu's side of the party wall. During this process, the DBI did not ask that flues and plumbing be included in the drawings when it approved the mechanical drawings, nor did the DBI ever requested utility drawings.

6. On or around September 27, 2021, the DBI issued a building permit for the proposed construction work at 1863 Pine Street.

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

DATED: November 21, 2022

Francisco J. Matos

Home My Network Jobs

Francisco J. Matos, CA Lic. Architect, MBA, LEED AP

Principal at ARCHITECTS SF, INC.

- [redacted] ARCHITECTS SF, INC.
- University of San Francisco - Graduate School of Management

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About

San Francisco - Bay Area based Architect with proven track record of successful project delivery with above client expectations. Principal at Architects SF. Call me to get your building drawings and fast construction permits in San Francisco - Bay Area

Featured

Image

Image

Image

Activity

679 followers

Francisco J. hasn't posted lately

Francisco J.'s recent posts and comments will be displayed here.

Show all activity →

Experience

Principal
ARCHITECTS SF, INC.
Jan 2001 - Present · 21 yrs 11 mos
San Francisco Bay Area

Architectural Designer
Andrew Skurman Architect
Feb 2008 - Jan 2009 · 1 yr
San Francisco Bay Area

• Assisted project architect with the preparation of documents and drawings for design reviews approval and building permit for a single family estates on Belvedere, CA ...see more

Construction Products Specifier
Datum
2004 - 2007 · 3 yrs

• Co-Founded company in 2004 and began offering an innovative service to sell and market nationally distributed construction products through Internet directory and yearly catalog ...see more

Project Architect
Erwin Rodriguez and Associates
2000 - 2004 · 4 yrs

• Worked in teams on multiple large-scale housing (market rate & low-income) & commercial project
• Coordinated construction plans with in-house survey, civil, structural, electrical, and mech ...see more

Architecture Internship
Alfonso Architects
1995 · Less than a year
Tampa/St. Petersburg, Florida Area

• SD, DD drawings & model for a large scale "life style" commercial mall development project
• Worked directly with owner & design consultants both in FL & PR to incorporate requirements

Show all 7 experiences →

Education

University of San Francisco - Graduate School of Management
MBA
2008 - 2010

Volunteered at Community Housing Partnership

Year Study Abroad in Florence Italy

The Taft School

http://www.taftschool.org/

Show all 4 education →

Licenses & certifications

LEED AP - Leadership in Energy and Environmental Design, Accredited Professional
Green Building Council
Issued Jan 2009 · No Expiration Date

Licensed Architect
California Architects Board
Issued Jan 2001 · No Expiration Date
Credential ID C-34078

Volunteering

Volunteer
Habitat for Humanity Greater San Francisco
Economic Empowerment

Volunteer
Community Housing Partners
Economic Empowerment

Skills

Project Planning

19 endorsements

Interior Design

21 endorsements

Construction Drawings

Endorsed by Ricardo Baerga, CSI, CCS, CCCA, LEED AP, NCARB and 1 other who is highly skilled at this

13 endorsements

Show all 42 skills →

Honors & awards

Publication Award -
Issued by Construction Specifications Institute

Languages

Spanish
Native or bilingual proficiency

Organizations

International Code Council

Interests

Top Voices Companies Groups Schools

Susan Cain
#1 New York Times bestselling author of BITTERSWEET and QUIET. Unlikely award-winning speaker. Top Ten LinkedIn Influencer. Lover of quiet, seeker of kindred spirits.
2,002,541 followers

+ Follow

Bill Gates
Co-chair, Bill & Melinda Gates Foundation
36,045,159 followers

+ Follow

Show all 15 Top Voices →

BUCHALTER
A Professional Corporation
ALICIA GUERRA (SBN: 188482)
TIFFANY F. NG (SBN: 301436)
BRAEDEN MANSOURI (SBN: 322094)
425 Market Street, Suite 2900
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Email: aguerra@buchalter.om
tng@buchalter.com
bmansuri@buchalter.com

Attorneys for Respondent
SURINDER SANDHU, erroneously named as
Surinder Sandu

SAN FRANCISCO BOARD OF APPEALS

HUNTER LEIGH and MARIA LEIGH, Appellants, v. CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION, Respondents. SURINDER SANDU, Permit Holder.	APPEALS NOS.: 22-072, 22-073, 22-074, 22-075 **DECLARATION OF NEERAJ BHATIA IN SUPPORT OF RESPONDENT'S CONSOLIDATED BRIEF** **Permit Nos.**: E202209302726, PP20220930335, PM20220930337, BPA 202206065684 **Subject Address**: 1863 Pine Street Hearing Date: November 30, 2022 Time: 5:00 p.m.

I, Neeraj Bhatia, declare as follows:

1. I make this declaration in support of the above-captioned appeal. Unless otherwise stated, I have personal knowledge of the facts stated herein and, if called as a witness, could and would testify competently thereto.

2. I am the Founding Principal of the architecture and design firm The Open Workshop. I have a Bachelor of Environmental Studies degree and a Professional Bachelor of Architecture Honors degree from the University of Waterloo, Canada. I also have a Master of Science in Architecture degree from the Massachusetts Institute of Technology.

3. I am an architect, licensed to practice in the State of California, with 15 years of experience.

4. I was hired by Surinder Sandhu to design the house and prepare schematic design plans for his renovation project located at 1863 Pine Street in San Francisco. Accordingly, I designed the renovation project and prepared drawings needed to obtain the planning permit. Those Architectural drawings (Drawing names beginning with the letter "A") were attached as Exhibit D to the Declaration of Hunter Leigh.

5. Those drawings included photographs that clearly depicted the subject properties as row-houses with no separation in between. The drawings also clearly depicted the residence at 1863 Pine Street as "sandwiched" between the neighboring residences at 1861 and 1865 Pine Street.

6. I have reviewed the brief and associated declarations filed by the Appellants to this appeal, as well as the plans that were submitted to the City as part of the building permit application package for the renovation project.

7. The plans acknowledged the nature of the party walls and included a fire rating for such walls.

8. Attached as **Exhibit A** is a true and correct copy of my curriculum vitae.

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

DATED: November 21, 2022

Neeraj Bhatia

EXHIBIT A

NEERAJ BHATIA

SM.Arch
B.Arch
B.E.S
R.A, OAA

@theopenworkshop
neeraj.bhatia@theopenworkshop.ca

www.theopenworkshop.ca

BIO

THE OPEN WORKSHOP is an architectural urbanism practice founded in 2013. The work of the office has been exhibited widely, most notably in the 2021 Venice Biennale, 2019 Seoul Biennale, Documenta 14, 2017 Seoul Biennale, and 2016 Lisbon Triennale. The office has received numerous awards including the Architectural League Young Architects Prize, Emerging Leaders Award from Design Intelligence, and the Canadian Prix de Rome. The office recently published a monograph documenting the first five years of the practice, entitled, "New Investigations in Collective Form" (Actar). The Open Workshop is directed by Neeraj Bhatia, who received a B.E.S and B.Arch from the University of Waterloo and SM.Arch from MIT.

EDUCATION

2005-2007 — MASSACHUSETTS INSTITUTE OF TECHNOLOGY, USA
SM.ArchS Masters of Science in Architecture
Research Concentration Group: Architecture and Urbanism
SM.ArchS Thesis: *The Infrastructural Space of Appearance*
Committee: Alexander D'Hooghe, Ann Pendleton-Jullian, William Mitchell & Richard Sennett

1999-2005 — UNIVERSITY OF WATERLOO, CANADA
B.Arch Professional Bachelors of Architecture Honors Degree

1999-2003 — UNIVERSITY OF WATERLOO, CANADA
B.E.S Bachelors of Environmental Studies

PREVIOUS PROFESSIONAL EXPERIENCE

2008-2010	DIAMOND AND SCHMITT ARCHITECTS Toronto, Canada	Intern Architect
2008	TEEPLE ARCHITECTS Toronto, Canada	Intern Architect
2007	LATERAL OFFICE Toronto, Canada	Associate & Consultant
2004 - 2005	BRUCE MAU DESIGN INC. Toronto, Canada	Consultant, Graphic Designer
2004	OFFICE FOR METROPOLITAN ARCHITECTURE New York, USA	Designer
2004	EISENMAN ARCHITECTS New York, USA	Designer
2002, 2003	HLW INTERNATIONAL New York, USA (2003) & London, UK (2002)	Designer, Urban Designer
2002	COOP HIMMELB(L)AU Vienna, Austria	Designer
2001	PROVENCHER ROY ET ASSOCIES ARCHITECTES Montréal, Canada	Designer
2001	URBAN STRATEGIES INC. URBAN PLANNERS Toronto, Canada	Urban Designer

SELECT PROJECT LIST

2021-22 — 17 APOLLO ROAD, Tiburon
1200 sf Horizontal Addition and interior remodel

2020-22 — Edersee House, Germany
1200 sf New Construction House

2018-20 — 254 ROOSEVELT WAY, San Francisco
2600 sf Horizontal and Vertical Addition and Interior Remodel

2017-2018 — Public Theater, Viseu, Portugal
1400 sf outdoor theater

BUCHALTER
A Professional Corporation
ALICIA GUERRA (SBN: 188482)
TIFFANY F. NG (SBN: 301436)
BRAEDEN MANSOURI (SBN: 322094)
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Telephone: 415.227.0900
Fax: 415.227.0770
Email: aguerra@buchalter.om
tng@buchalter.com
bmansuri@buchalter.com

Attorneys for Respondent
SURINDER SANDHU, erroneously named as
Surinder Sandu

SAN FRANCISCO BOARD OF APPEALS

HUNTER LEIGH and MARIA LEIGH, Appellants, v. CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION, Respondents. SURINDER SANDU, Permit Holder.	APPEALS NOS.: 22-072, 22-073, 22-074, 22-075 **DECLARATION OF JOE IGBER IN SUPPORT OF RESPONDENT'S CONSOLIDATED BRIEF** **Permit Nos.**: E202209302726, PP20220930335, PM20220930337, BPA 202206065684 **Subject Address**: 1863 Pine Street Hearing Date: November 30, 2022 Time: 5:00 p.m.

I, Joe Igber, declare as follows:

1. I make this declaration in support of the above-captioned appeal. Unless otherwise stated, I have personal knowledge of the facts stated herein and, if called as a witness, could and would testify competently thereto.

2. I am the President and Founder of SEDR Structural Engineering Consulting. I have a Bachelor of Science Degree in Civil Engineering from the University of California, Berkeley and a Master of Science Degree in Structural Engineering from the University of California, Berkeley.

3. I am a civil engineer, licensed to practice in the State of California, and have more than 10 years in experience.

4. I was hired by Surinder Sandhu as the engineer of record for his renovation project located at 1863 Pine Street in San Francisco. I have reviewed the brief and associated declarations filed by the Appellants to this appeal.

5. After demolition at 1863 Pine Street began, I was made aware of a stack of fire insulating bricks situated behind the drywalls. To my knowledge, the bricks did not provide any structural support, and in fact were causing an unexpected seismic load on the property. A heavy stack of bricks is no longer used as a fire and sound barrier in modern construction, nor is it the preferred material for such purposes due to its weight and burden on the structural integrity of the properties.

6. At the request of Mr. Sandhu, I attended a site meeting with the neighbors at 1861 Pine Street ("Appellants"), and Appellants' structural engineer, Arne Halterman, on September 30, 2022. This meeting intended to resolve concerns related to the alleged structural deficiencies of the Party Wall dividing 1863 and 1861 Pine Street. Mr. Halterman noted that these deficiencies were minor and easily addressed.

7. Issues identified at the September 30 meeting included plumbing and mechanical ducting, some of which predated the current remodeling work, which were identified as being the cause for the minor structural deficiencies occurring at the Party Wall. We all noted additional deficiencies located at the Party Wall: some caused by new construction, others caused by older

utilities that served both properties (both in service and abandoned).

8. At this September 30 meeting, I offered to collaborate with Mr. Halterman. However, he never provided any alternative solutions.

9. I devised a plan on behalf of Mr. Sandhu to address these alleged deficiencies, and as of the date of this Declaration, I am satisfied that these solutions have been sufficiently executed by Respondent and their contractor.

10. Prior to the September 30 meeting, I was asked to address issues where utilities penetrated the top plate and where plumbing lines, both past and present, had intersected studs within the party wall. I prepared markups for Mr. Sandhu's contractor to address these issues. This drawing, and the solutions envisioned, were offered to all parties at the September 30 meeting. At no time did Mr. Halterman request to review the drawing which, at the time of the meeting, Respondent's contractor was actively implementing.

11. In Exhibit A to the Declaration prepared by Mr. Halterman, I noticed that Photo 1 identified a deficiency that Respondents have since addressed. In Photo 1, where utilities penetrated the top plate, a metal strap has been applied to the double top plate along the entire section of wall where the top plate was affected and it is tied into a parallel ceiling beam for increased structural integrity. That metal strap has also been inspected by the City Department of Building Inspection, which has deemed this remediation sufficient.

12. To address the joist tails issues at the steel moment frame, identified in Photo 3 of Mr. Halterman's Declaration, new studs have been placed on either side of the steel moment frame directly below the joist tails. I am satisfied that this sufficiently supports the second floor of 1861 Pine Street in this area.

13. Based on the September 30 meeting and the lack of response from Appellants, I identified and implemented a few solutions to address the intersection of three studs by the new plumbing lines, and to address areas of the stud wall where old utility lines had been previously removed throughout the history of these two properties. As a result, new studs have been sistered to old studs where significant portions of the old studs had been removed by prior owners of 1861 and 1863 Pine Street to install wall furnaces that service both properties. In addition, new studs

have been installed next to the studs where new plumbing lines intersected the existing studs in three places.

14. Attached as **Exhibit A** is a true and correct copy of my curriculum vitae.

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

DATED: November 21, 2022

Joe Igber

EXHIBIT A

SEDR Consulting

JOE TERHEMEN IGBER, PE

PRESIDENT

EDUCATION

University of California, Berkeley
Masters Degree in Structural Engineering, 2005

University of California, Berkeley
Bachelors Degree in Civil Engineering, 2004

REGISTRATION

California Civil Engineer, 2011 (#C78132)

GENERAL EXPERTISE

Joe is an experienced professional with proven organizational and communication skills within the construction industry. He is a self-motivated, critical thinker that values collaboration.

He has years of experience with foundations, structural rehabilitation, new construction, and the design of timber, steel, concrete, and reinforced masonry structures.

Joe created SEDR Consulting to provide a more communicative approach to structural engineering. It's his engineering expertise as well as his dedication to collaboration and communication that make his projects a success.

RELEVANT PROJECT LIST

- 955 Post Street Multifamily - San Francisco
- Backroads Headquarters - Berkeley
- Berkeley Hills House - Berkeley
- El Cerrito Natural Grocery - El Cerrito
- Hillsborough House - Hillsborough
- Petaluma River Bridge Demolition - Petaluma
- Rodeo Creek Bridge Demolition - Rodeo
- Soft Story Seismic Retrofit - San Francisco

DETAILED PROJECT EXPERIENCE

955 Post Street San Francisco, CA (On going)

Structural Engineering for 75,200 sf, 8-story, 70 unit reinforced concrete multifamily residential building with retail at the ground floor. Twenty units will be available as low-income housing. The rental units will include 24 one-bedroom units, 36 two-bedroom units and the rest as three-bedroom units. To fit beautifully into its Polk Gulch neighborhood, the building is designed with historic character and a vertically-placed brick façade.

Backroads Headquarters, Berkeley

The owner of this two-story, timber framed office headquarters in Berkeley wanted to increase the amount of light coming into the building. This conversion removed the well-crafted, yet somewhat cumbersome, layout of scissor trusses and replaced them with long span, curved, glue laminated beams.

El Cerrito Natural Grocery Co., El Cerrito

On this commercial project, an existing CMU building, once used as a bank, was converted to the annex of an adjacent grocery store. Steel moment frames and a concrete shear wall were employed for the building's lateral system.

San Francisco House, San Francisco

In the tightly packed confines of city life in San Francisco, close collaboration with a longtime client and the builder converted a timber framed residence from two to four stories with steel moment frames and a completely upgraded foundation.

BUCHALTER
A Professional Corporation
ALICIA GUERRA (SBN: 188482)
TIFFANY F. NG (SBN: 301436)
BRAEDEN MANSOURI (SBN: 322094)
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bmansuri@buchalter.com

Attorneys for Respondent
SURINDER SANDHU, erroneously named as
Surinder Sandu

SAN FRANCISCO BOARD OF APPEALS

HUNTER LEIGH and MARIA LEIGH, Appellants, v. CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION, Respondents. SURINDER SANDU, Permit Holder.	APPEALS NOS.: 22-072, 22-073, 22-074, 22-075 **DECLARATION OF ALICIA GUERRA IN SUPPORT OF RESPONDENT'S CONSOLIDATED BRIEF** **Permit Nos.**: E202209302726, PP20220930335, PM20220930337, BPA 202206065684 **Subject Address**: 1863 Pine Street Hearing Date: November 30, 2022 Time: 5:00 p.m.

I, Alicia Guerra, declare as follows:

1. I am an attorney licensed to practice law before all courts in the State of California and am a Shareholder in the law firm of Buchalter, counsel for Respondent Surinder Sandhu. I have personal knowledge of the facts set forth below, and unless otherwise stated, I am competent to testify to them.

2. I retained Mr. Connor McGill, P.E., a Registered Fire Protection Engineer with The Fire Consultants, Inc., to conduct a site inspection on November 18, 2022 of the property located at 1863 Pine Street in San Francisco (the "Property") to review the condition of the row house and specifically the improvements to the party wall located on the Property.

3. Attached hereto as **Exhibit A** is a true and correct copy of a Letter from Connor McGill, P.E., dated November 22, 2022, confirming the results of his site inspection and concluding that the building plans for the Property complied with applicable California Building Code, California Fire Code and San Francisco Building Code requirements.

4. Attached hereto as **Exhibit B** is a true and correct copy of Mr. McGill's resume.

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

DATED: November 22, 2022

Alicia Guerra

EXHIBIT A

The Fire Consultants, Inc.

November 22, 2022

VIA EMAIL: aguerra@buchalter.com

Ms. Alicia Guerra
Buchtalter
425 Market Street, Suite 2900
San Francisco, CA 94105

1863 PINE STREET – SAN FRANCISCO
PARTY WALL FIRE SEPARATION

Dear Ms. Guerra,

The Fire Consultants, Inc. (TFC) has prepared this letter to summarize findings from our fire/life safety review of the wall separating 1863 and 1861 Pine Street in San Francisco, CA. This review will address utilities placed inside the wall

The San Francisco property information map shows that these buildings, along with 1859 and 1965 Pine Street, were built in 1900. However, property maps, one dated 1935 and another dated 1946, attached to this letter show these buildings as one property. The 1960 property map notes these as four properties. Based on the common exterior architecture of these buildings and the property maps, it appears that these now separate properties were constructed as one building. In 1949, a Party Wall Agreement was signed and recorded by the City of San Francisco that details the shared use of the walls separating the different dwelling units. At the time of the property line agreement, the 1948 San Francisco Building Code (SFBC) was enforced. Table 9E from the 1948 SFBC, shown in Figure 1, states that a wood frame building may be constructed as large as 12,500 ft^2 without sprinklers, and a single story is not allowed to be larger than 7,500 ft^2.

The building that includes residences 1859, 1861, 1863, and 1865 Pine Street have a combined square footage of approximately 6,257 ft^2 based on the assessor's report from the San Francisco Property Information Map. This is well below the maximum building area. The buildings are also allowed to be 3 stories tall and include a basement as

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Walnut Creek, CA 94596

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fax: (925) 979.9994

internet:
www.thefireconsultants.com

shown Figure 1. With the building being within the maximum allowable height and area a fire wall is not required to separate the residences as separate buildings.

TYPE OF CONSTRUCT. (Article 9)	HEIGHT LIMITATIONS	AREA LIMITATIONS
4 LIGHT INCOMBUSTIBLE (Sec. 906)	45' Towers 10' Towers unlimited for nonhaz. occup. (Sec. 906-b) 3 Stories (Sec. 1004)	(c) **Area allowable.** Type 4 buildings, one story in height, may be built outside the fire limits, unlimited in area if used for nonhazardous occupancies (Article 17) only and if constructed of incombustible material throughout. For other occupancies the single floor area between exterior, division, or party walls in Type 4 structures, shall exceed the limits set forth in Table 9-D of this section. TABLE NO. 9-D Maximum Floor Area (Square feet) When building fronts on Number of stories above basement: 1 — 1 Street: 7,500; 2 Streets: 10,000; 3 Streets: 12,500 2 — 1 Street: 7,500; 2 Streets: 10,000; 3 Streets: 12,500 All areas in Table No. 9-D may be increased one hundred per cent if the entire building is completely equipped with an approved system of automatic sprinklers.
5 WOOD FRAME (Sec. 907)	40' 35' on slope 30' on slope for single family dwelling 3 Stories & Basement (Sec. 907d)	(e) **Area allowable.** No single floor area in any Type 5 building shall have an area exceeding 7,500 square feet. However, Type 5 buildings not exceeding 30 feet in height and not occupied by business units (Article 16) with combustible contents exceeding 30 pounds per square foot, nor by industrial use units (Article 15), and without mezzanine, gallery, basement, or other open space under the first floor, shall have floor areas not exceeding the limits set forth in Table No. 9-E. TABLE NO. 9-E Maximum Floor Area (Square Feet) When building fronts on Number of Stories: 1 — 1 Street: 7,500; 2 Streets: 10,000; 3 Streets: 12,500 All areas in Table No. 9-E may be increased one hundred per cent if the entire building is completely equipped with an approved system of automatic sprinklers. Open and unobstructed private rights of way forty feet or more in width and connecting with the bounding street or streets shall be considered as the equivalent of a public street.

KEY TO BUILDING CODE

Figure 1. Maximum Building Height and Area Table from the 1948 San Francisco Building Code

I, Connor McGill P.E, went to the residence of 1963 Pine Street on November 18, 2022, and observed the party wall and reviewed its construction condition as it relates to the fire protection rating of the wall. The wall is primarily constructed with rough sawn 2 x 4 wood construction, which appears to be from the original construction. The wall is shown in Figure 1 on the next page.

Figure 2. Level 1 party wall construction with original wood studs (dark color) and new lumber (light color)

At one point, the wall was covered with lath and plaster as a finish but has since been replaced with gypsum wallboard. The gypsum wallboard that was identifiable from the 1863 Pine Street side of the party wall stated it was 5/8-inch type X gypsum board. This would be consistent for use with a 1 hour rated assembly. While this wall is a party wall it was not constructed to the requirements of today's 2019 California Building Code (CBC) Requirements for a party wall under the fire wall requirements of Section 706.1.1. Based on the age of the building and its original construction as one building, this wall was likely not required to be rated as a fire wall at the time of its construction and the time of the Party Wall Agreement. Section 1802 of the 1948 SFBC states that, "In buildings used as hotels and apartment houses all partitions must extend to the ceiling and must be lathed and plastered." This type of construction (dependent on the thickness of the plaster) would be equivalent to a 1 hour rated fire partition. There is no other requirement in Article 18 for Residential Units that would require fire rated separation.

If these four units were built today as one building (as they originally had been) and separated into different dwelling units, Section 420.2 of the 2019 CBC would require a 1-hour fire partition to separate the different dwelling units. Separate buildings are typically required to be separated by property lines or fire walls. Fire walls are designed to separate buildings for the purpose of increasing the building's allowable area. While the 2019 edition of the CBC Section 706.1.1 states:

"Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings shall be constructed as a fire wall in accordance with Section 706."

Section 706.1.1 refers to two buildings, and not one building with property lines splitting it up for the purpose of property ownership. Section 706.1.1, exception 2 further clarifies that the existing wall is not required to be a fire wall:

"Fire walls are not required on lot lines dividing a building for ownership purposes where the aggregate height and area of the portions of the building located on both sides of the lot line do not exceed the maximum height and area requirements of this code. For the code official's review and approval, he or she shall be provided with copies of dedicated access easements and contractual agreements that permit the owners of portions of the building located on either side of the lot line access to the other side for purposes of maintaining fire and life safety systems necessary for the operation of the building."

It is my professional opinion that given the building appears to be originally built as one building and separated at one point into separate dwelling units with party wall agreements, the wall separating each dwelling unit should be a minimum 1-hour rated fire partition that allows for utilities in the wall when the penetrations are properly protected. This is supported by the 1948 San Francisco Building Code that only required a lath and plaster wall separating apartments and hotel-like spaces for residential occupancies. Once the improvements to the existing party wall are completed, the party wall will comply with the applicable building code provisions and fire separation requirements.

REGISTERED PROFESSIONAL ENGINEER
CONNOR McGILL
No. FP 1942
FIRE PROTECTION
STATE OF CALIFORNIA

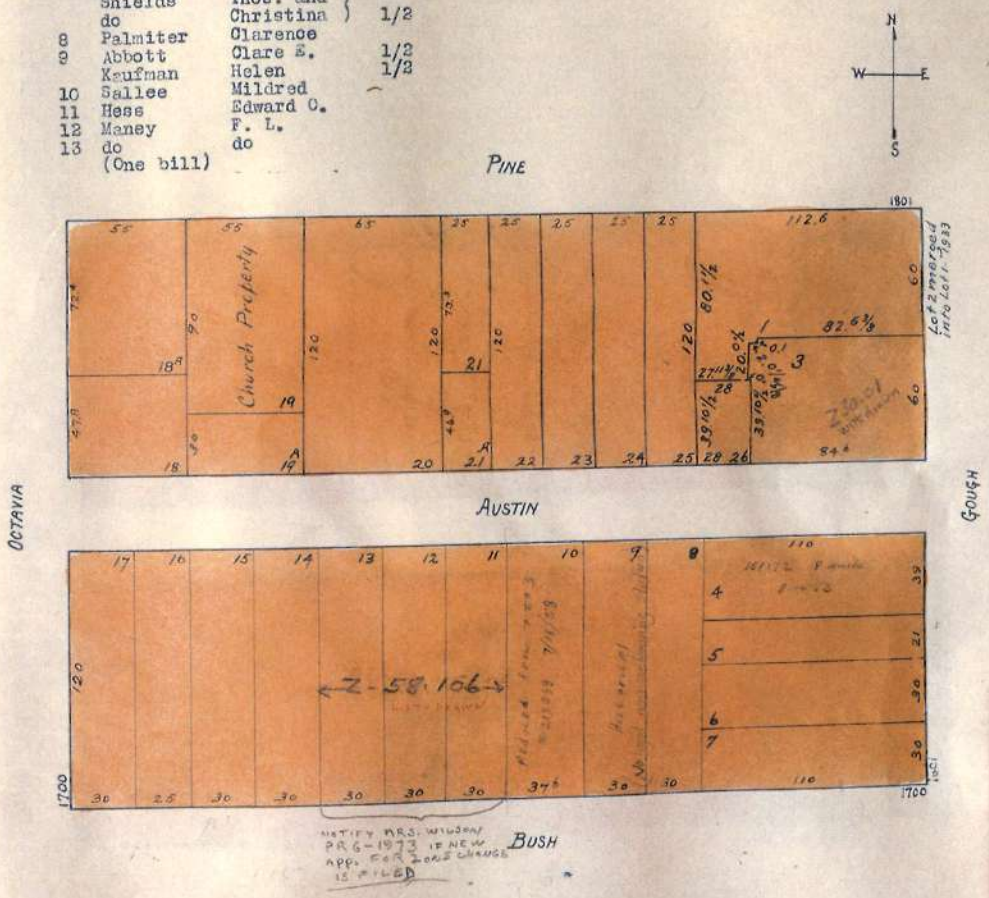
Connor McGill, P.E.

11/22/2022
Date

CAM/BDG
22-2671/PRCM 1963 Pine Street Party Wall

LOT BLOCK NO. 664

1	Coffer	Anna	
2	Merged into	Lot 1 - 1933	
3	Coffer	Anna	
4	Paulsen	Adolf	
5	Levin	Lewis	
6	do	do	
7	Thomas	Grace S.	1/2
	Shields	Thos. and	
	do	Christina	1/2
8	Palmiter	Clarence	
9	Abbott	Clare E.	1/2
	Kaufman	Helen	1/2
10	Sallee	Mildred	
11	Hess	Edward C.	
12	Maney	F. L.	
13	do	do	
	(One bill)		

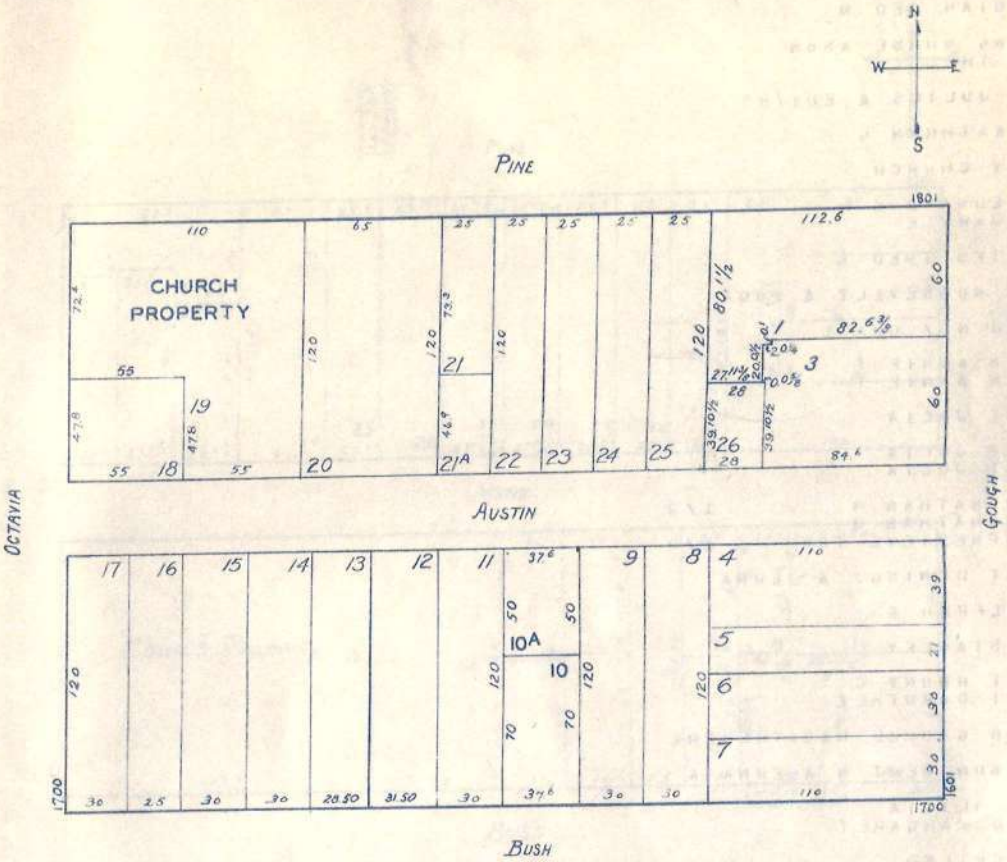


14	Grozelier	Cecile and
	Verdier	Adele
15	Welch	Jos. N.
16	Eastern	Hotel Co.
17	Cailleaud	Henry
18	Walkinshaw	Eleanor
18A	Sommer	Samuel and Rose
19	Buddhist Church of S. F.	Inc. (Exempt)
19A	do	do (Non exempt)
20	Zellerbach and Levison	
21	Garrard	Chester A. and
	do	Carrie
21A	Rosekrans	I. Newton
22	Holmberg	Annabelle
23	Markgraf	Mary
24	Lane	Joseph J.
25	Hopper	Alice
26	Coffer	Anna

FORMERLY WESTERN ADDITION
BLOCK NO. 159

1923 ORD. 1417
DOCKET —

LOTS MERGED
LOTS 5 INTO LOT 1 1933
18A 19A " " 19 1943



LOTS MERGED

Lot 2 merged into lot 1 - 1933
Lots 18A + 19A merged into lot 19 - 1943

664

W A BLK. 159

REVISED '57

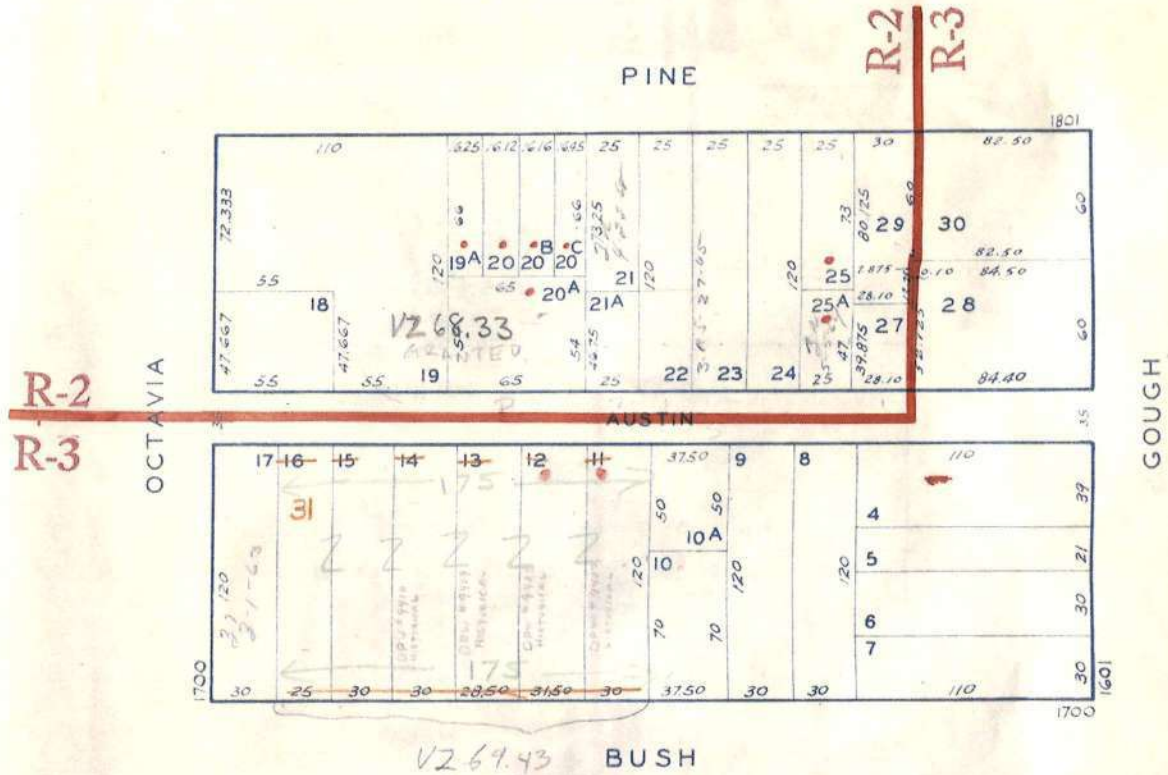
~~R-5~~

N
W E
S

ZM 74.4; Lots 18/27,28 From R-5 TO R-2; Lots 4/10A, 17,28 & 31, From R-5 TO R-3 ; Ord. No. 266-74, App. June 6, 1974; Eff. July 6, 1974

ZM72.16
NOTIFY NES OR SULLIVAN OF ANY APPLICATIONS
ALL LOTS IN BLOCK 664

649



BLK
673

EXHIBIT B

The Fire Consultants, Inc.

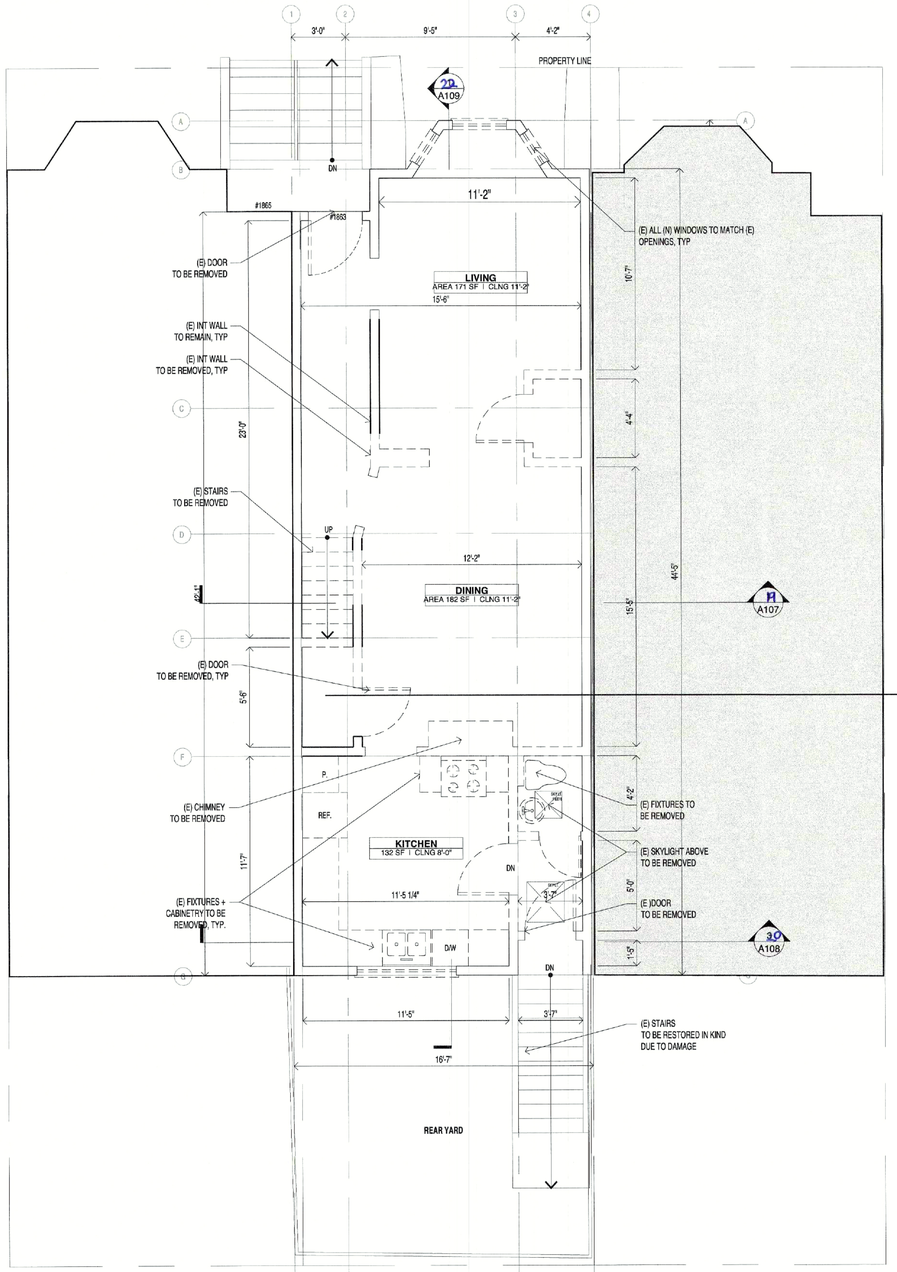
CONNOR A. MCGILL, P.E.

Connor A. McGill is a Project Manager for The Fire Consultants, Inc. and is a registered fire protection engineer with over 10 years of experience providing fire protection, building code consulting, and fire protection system designs and evaluations. He is a registered Fire Protection Engineer in California. Mr. McGill holds a Bachelor of Science degree in Mechanical Engineering and a Master of Science degree in Fire Protection Engineering from California Polytechnic State University San Luis Obispo.

Mr. McGill has worked with architects, developers, engineers, owners, and authorities having jurisdiction with the application of the model and state codes to design projects including high-rise buildings, health care facilities, semiconductor manufacturing and research and development facilities, hotels, high-pile storage, atria, convention centers, courthouses, mixed-use residential developments, and various other project types. Mr. McGill has performed code studies and has developed alternate approaches to fire protection and life safety designs to achieve a comparable level of protection as required by the applicable codes. These alternate approaches have also included the use of timed egress analyses, smoke filling and smoke spread calculations and assessments, structural fire resistance calculations, and computation fluid dynamics (CFD) computer modeling to evaluate the fire protection and life safety features in buildings. He also worked for several years as a contracted fire inspector under a previous employer for both the City of Sunnyvale and the City of Mountainview.

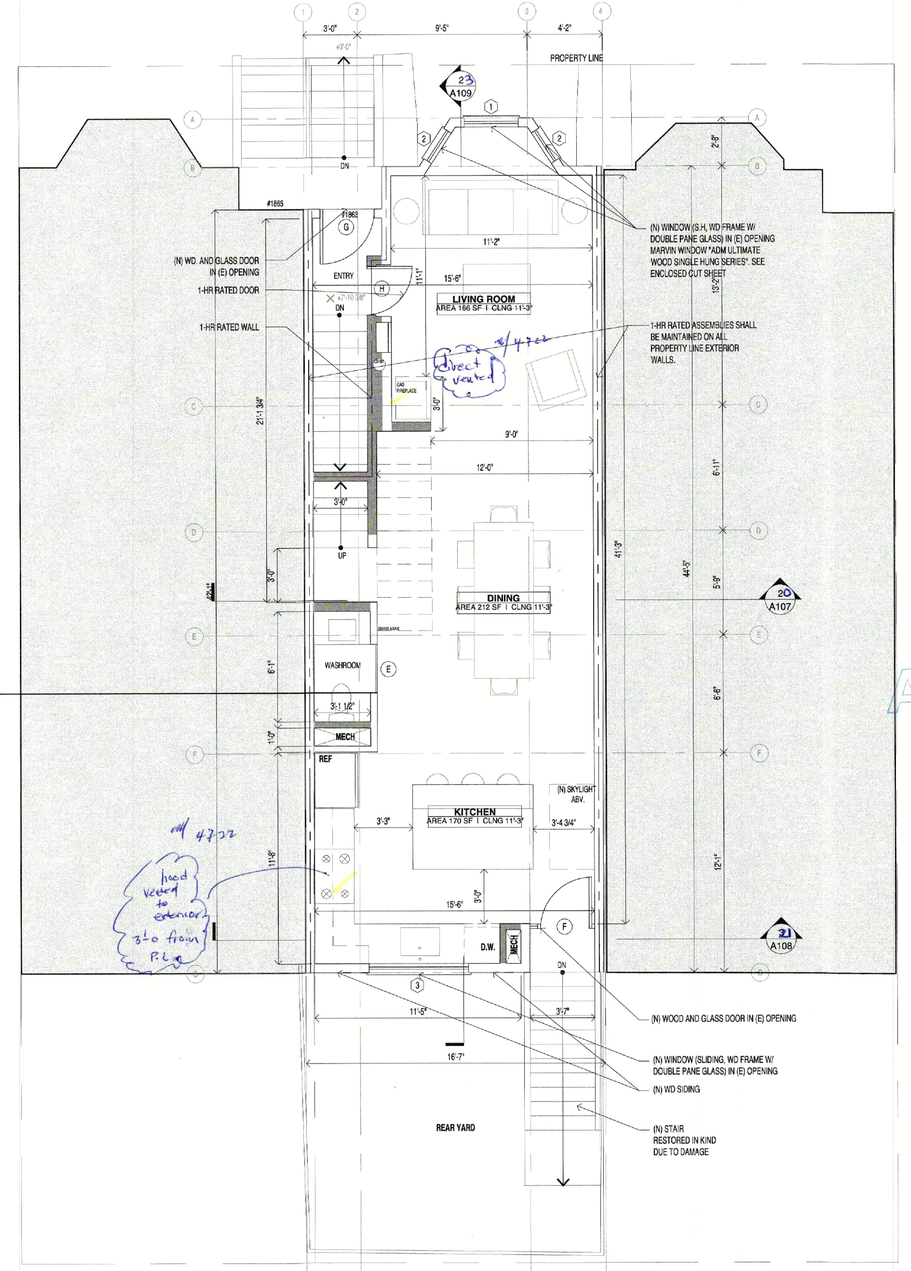
Mr. McGill has experience on various recent core and shell and tenant improvement design and commissioning for technology companies, including projects for Google, Nvidia, Drop Box, and Facebook. This experience has included the development of code compliance approaches to address building separation and egress-related issues and various alternate design approaches addressing smoke control system designs, building separation, and other complex fire protection-related issues. Mr. McGill has experience in creating Dust Hazard Analysis and other hazmat-related documentation including hazard mitigation analysis for stationary electrical battery storage systems and various other Hazard occupancy related code challenges such as flammable and combustible liquids in a high pile storage scenario.

Mr. McGill has current or previous professional affiliations or membership in the Society of Fire Protection Engineers (SFPE)



GROSS FLOOR AREA: 733 SF
NET FLOOR AREA: 485 SF

6 DEMOLITION FLOOR PLAN - LEVEL 2
1/4"=1'-0"



GROSS FLOOR AREA: 733 SF
NET FLOOR AREA: 548 SF

7 PROPOSED FLOOR PLAN - LEVEL 2
1/4"=1'-0"

LEGEND:
(E) WALL TO REMAIN

LEGEND:
(E) WALL
(N) WALL

APPROVED
Dept of Building Insp.
- San Francisco -
APR 12 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

APPROVED BY RYAN BALBA
MAR 04 2022
PLANNING DEPARTMENT

RECEIVED
FEB 03 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING ACCEPTED

Jeff Lai, DBI
APR 07 2022

ARCHITECTS SF
SF ARCHITECTS
Phone: (415) 519-4954
Email: francisco@architects-sf.com
Address: 1390 Market Street Suite 1612 San Francisco, CA 94102

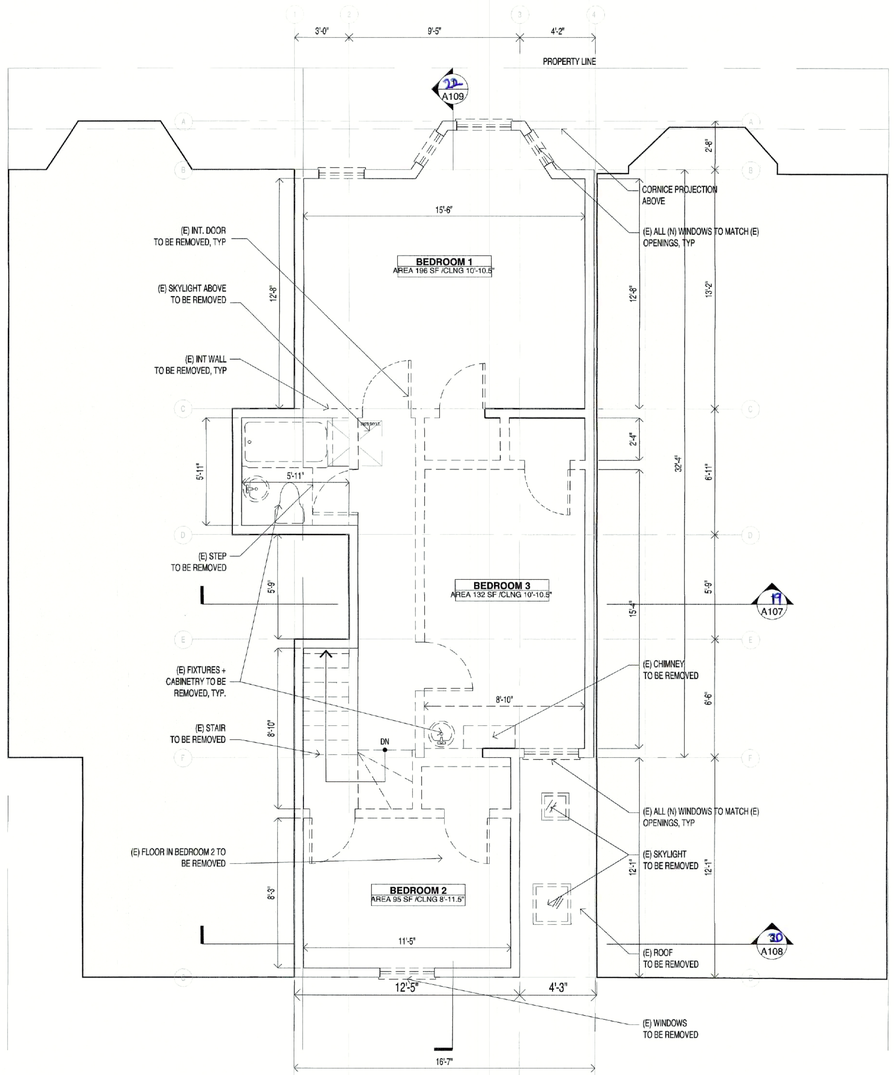
#	Revisions	Date

LICENSED ARCHITECT
Francisco J Mateos
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
1863 PINE STREET
SAN FRANCISCO, CA 94109
APN - 0664-020

DRAWING TITLE:
EXISITING & PROPOSED FLOOR PLAN

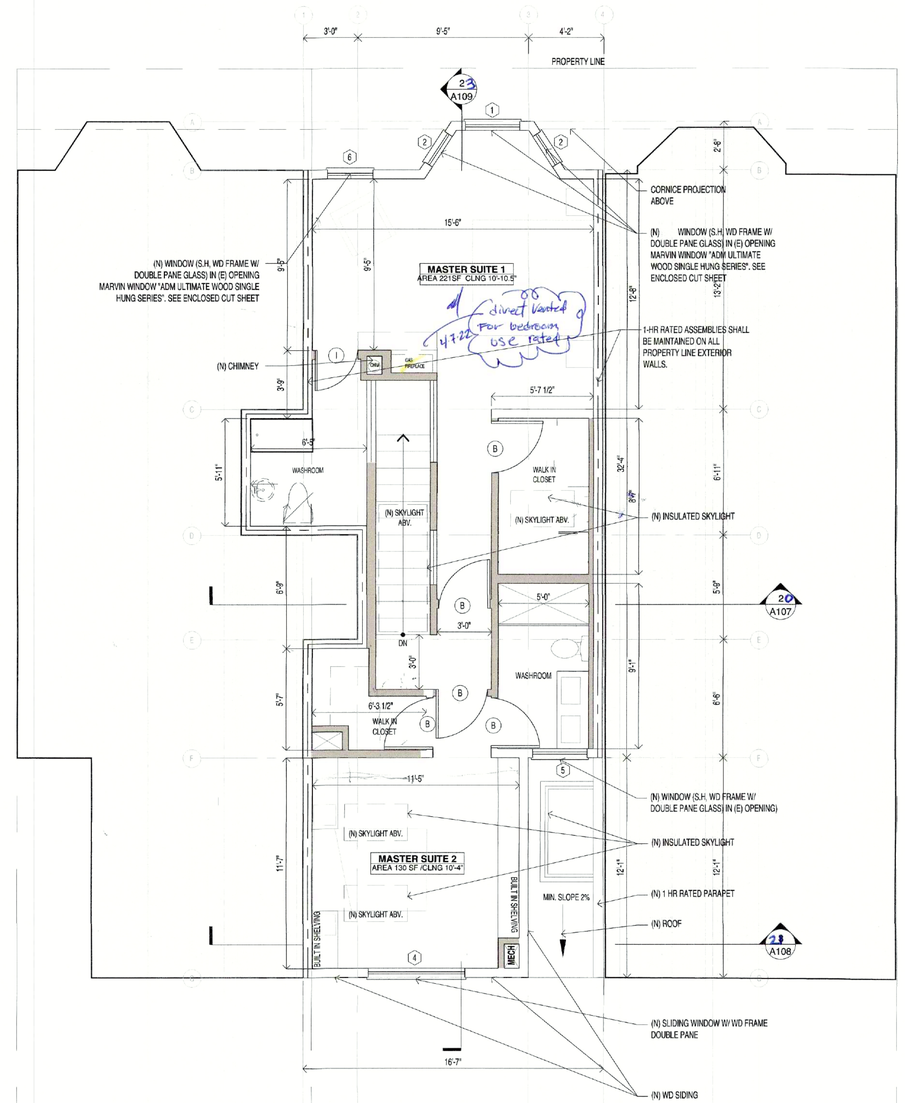
A-102



GROSS FLOOR AREA: 707 SF
NET FLOOR AREA: XXX SF

LEGEND:
(E) WALL TO REMAIN

8 DEMOLITION FLOOR PLAN - LEVEL 3
1/4"=1'-0"



GROSS FLOOR AREA: 707 SF
NET FLOOR AREA: 611 SF

LEGEND:
(E) WALL
(N) WALL

9 PROPOSED FLOOR PLAN - LEVEL 3
1/4"=1'-0"

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APR 12 2022
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DIRECTOR
DEPT. OF BUILDING INSPECTION

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Jeff Lai, DBI
APR 07 2022

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MAR 04 2022
PLANNING DEPARTMENT

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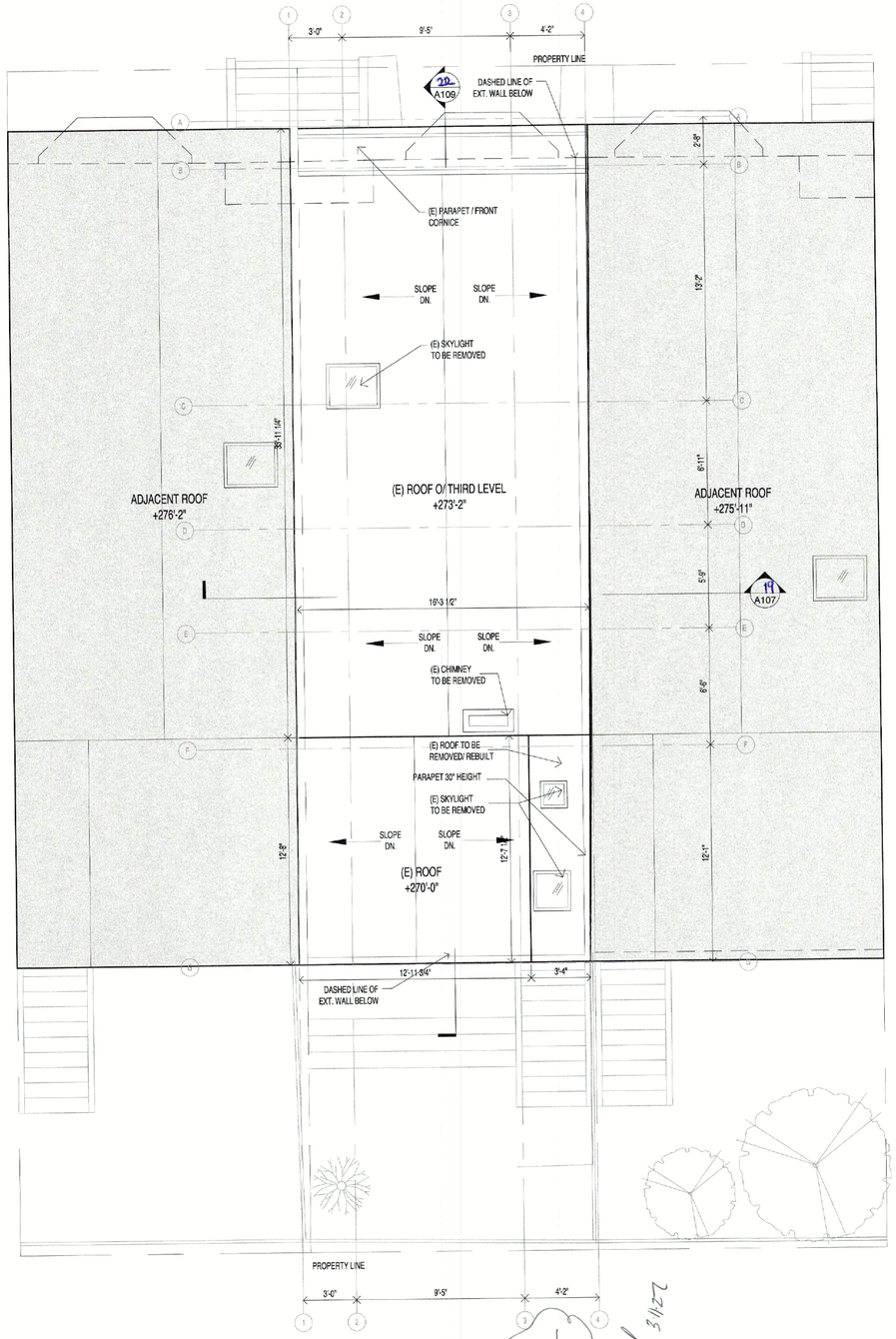
#	Revisions	Date

LICENSED ARCHITECT
Francisco J Matos
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

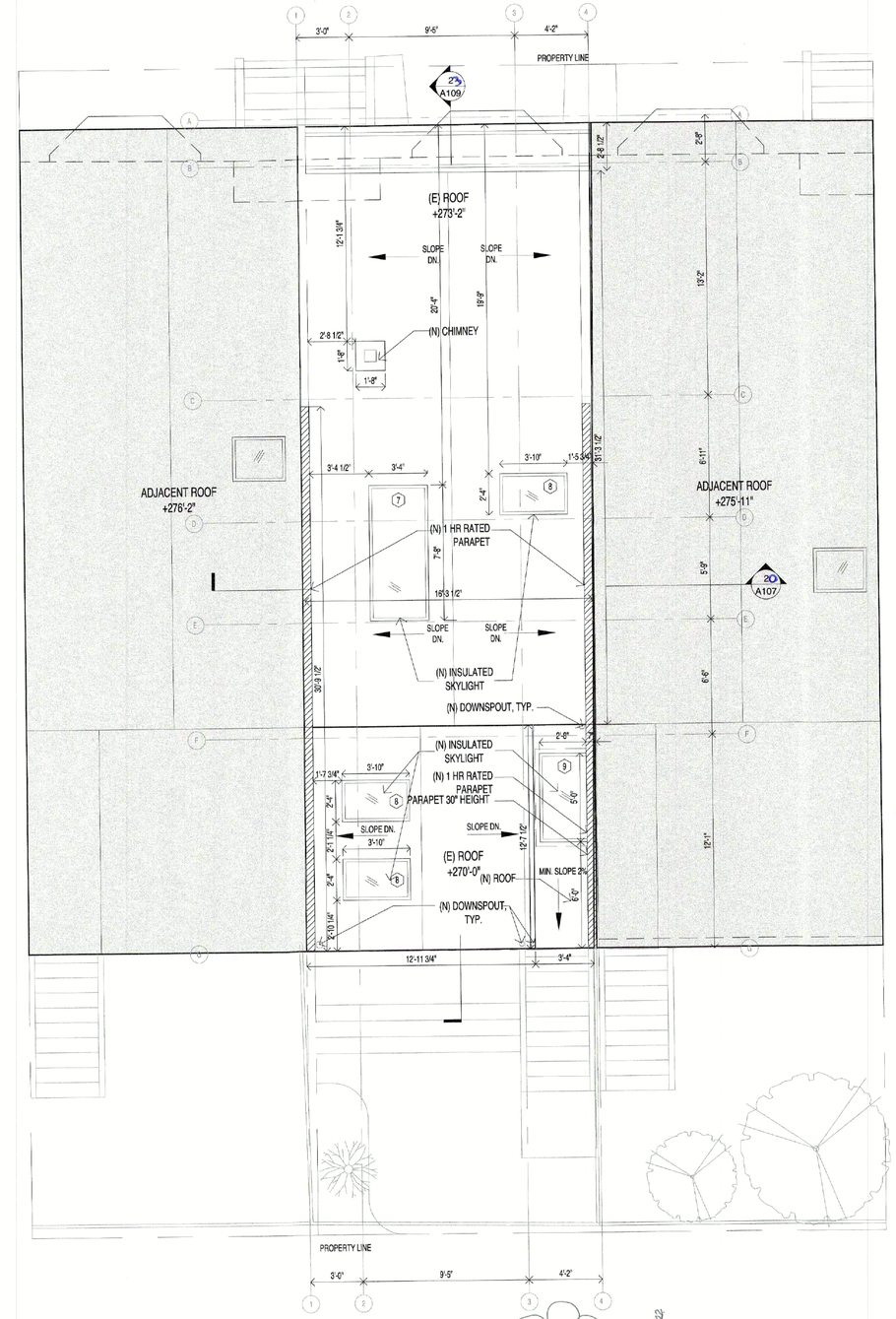
PROJECT:
1863 PINE STREET
SAN FRANCISCO,CA 94109
APN - 0664-020

DRAWING TITLE:
EXISITING & PROPOSED FLOOR PLAN

A-103



10 **EXISITNG ROOF PLAN**
1/4"=1'-0"



11 **EXISITNG ROOF PLAN**
1/4"=1'-0"

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DEPT. OF BUILDING INSPECTION

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MAR 04 2022
PLANNING DEPARTMENT

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Jeff Lai, DBI
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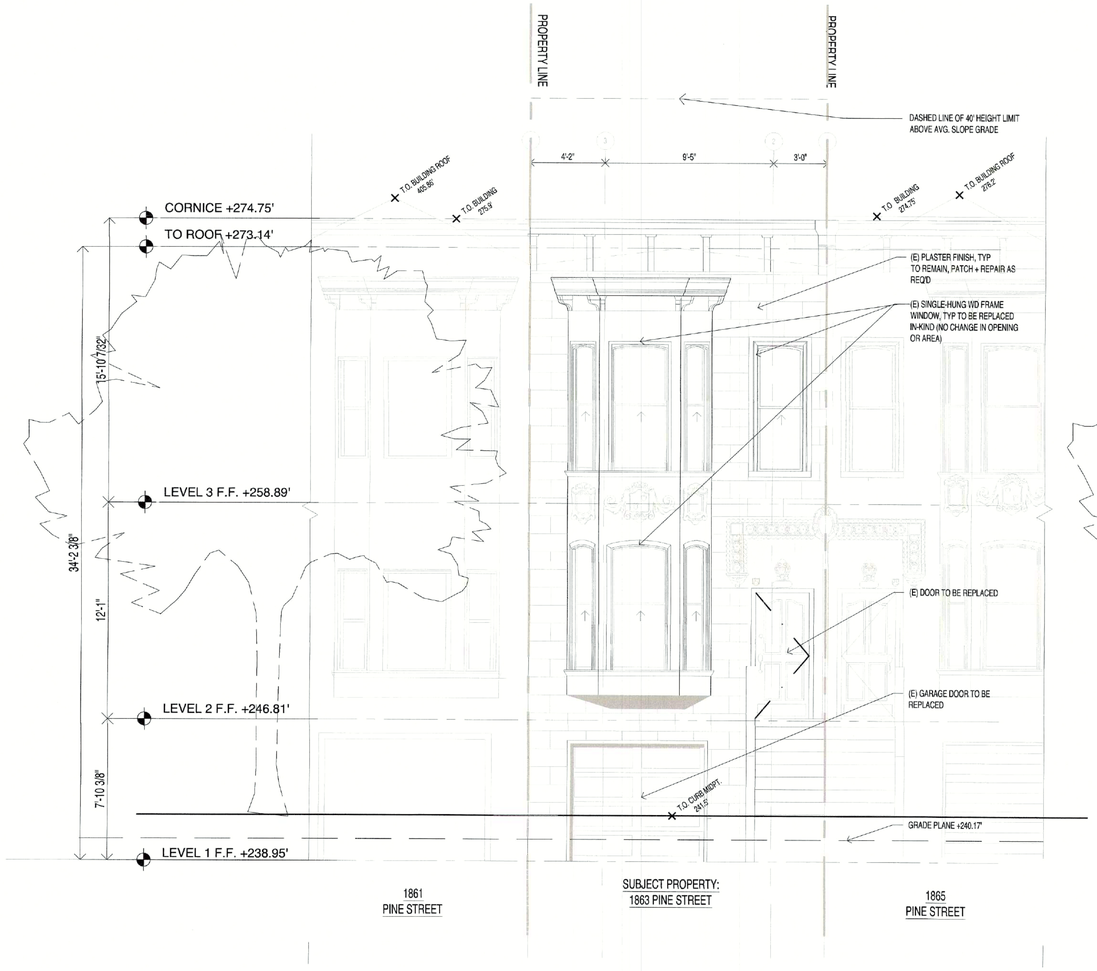
#	Revisions	Date

LICENSED ARCHITECT
Francisco J Matos
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

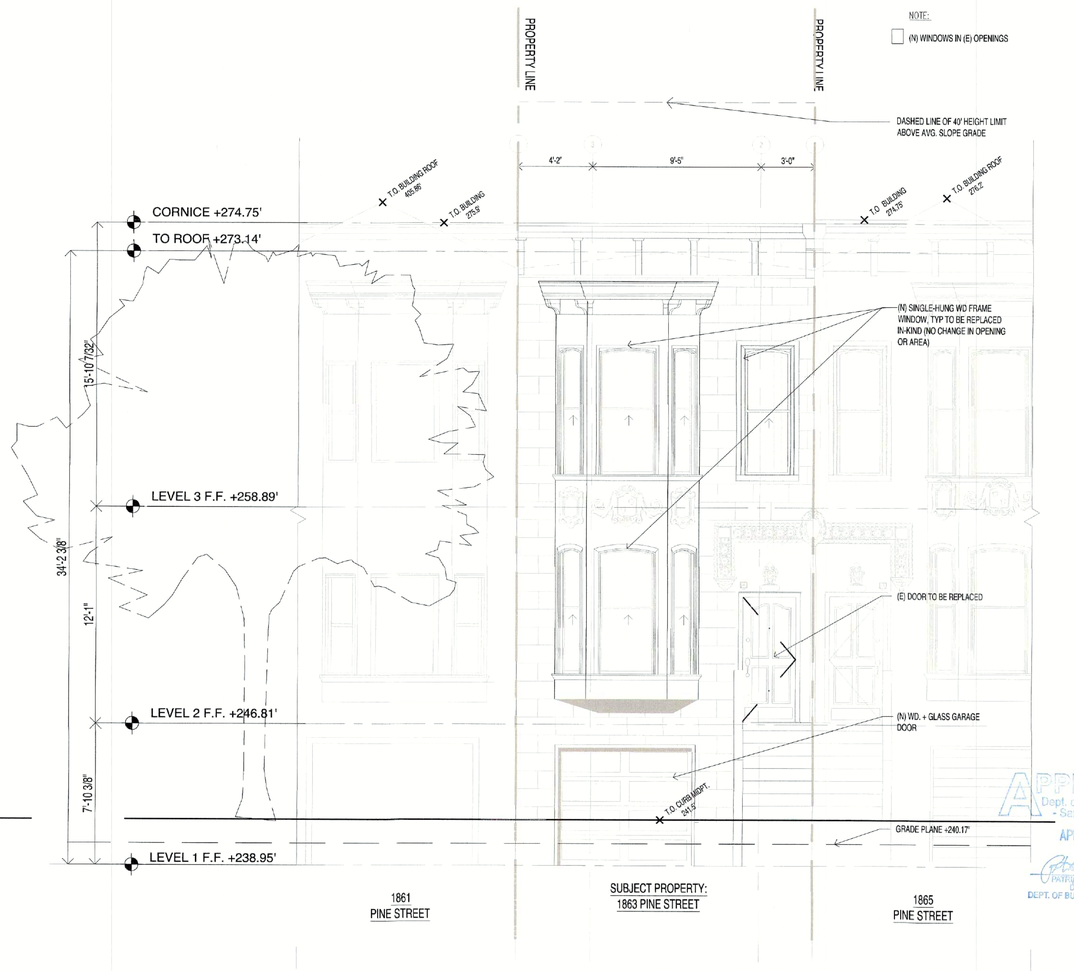
PROJECT:
1863 PINE STREET
SAN FRANCISCO,CA 94109
APN - 0664-020

DRAWING TITLE:
EXISITING & PROPOSED ROOF PLAN

A-104



12 EXISITING FRONT ELEVATION
1/4"=1'-0"



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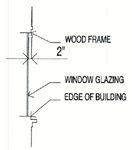
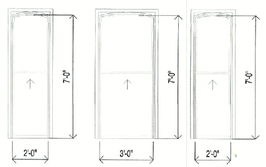
APR 12 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

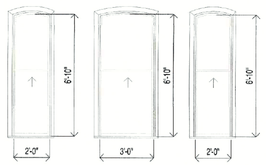
13 PROPOSED FRONT ELEVATION
1/4"=1'-0"



14 TYP. WINDOW SECTION
1/4"=1'-0"



15 LEVEL 2 WINDOW ELEVATION
1/4"=1'-0"



16 LEVEL 1 WINDOW ELEVATION
1/4"=1'-0"

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MAR 04 2022
DEPT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED

Jeff Lai, DBI
APR 07 2022

APPROVED BY RYAN BALBA
MAR 04 2022
PLANNING DEPARTMENT

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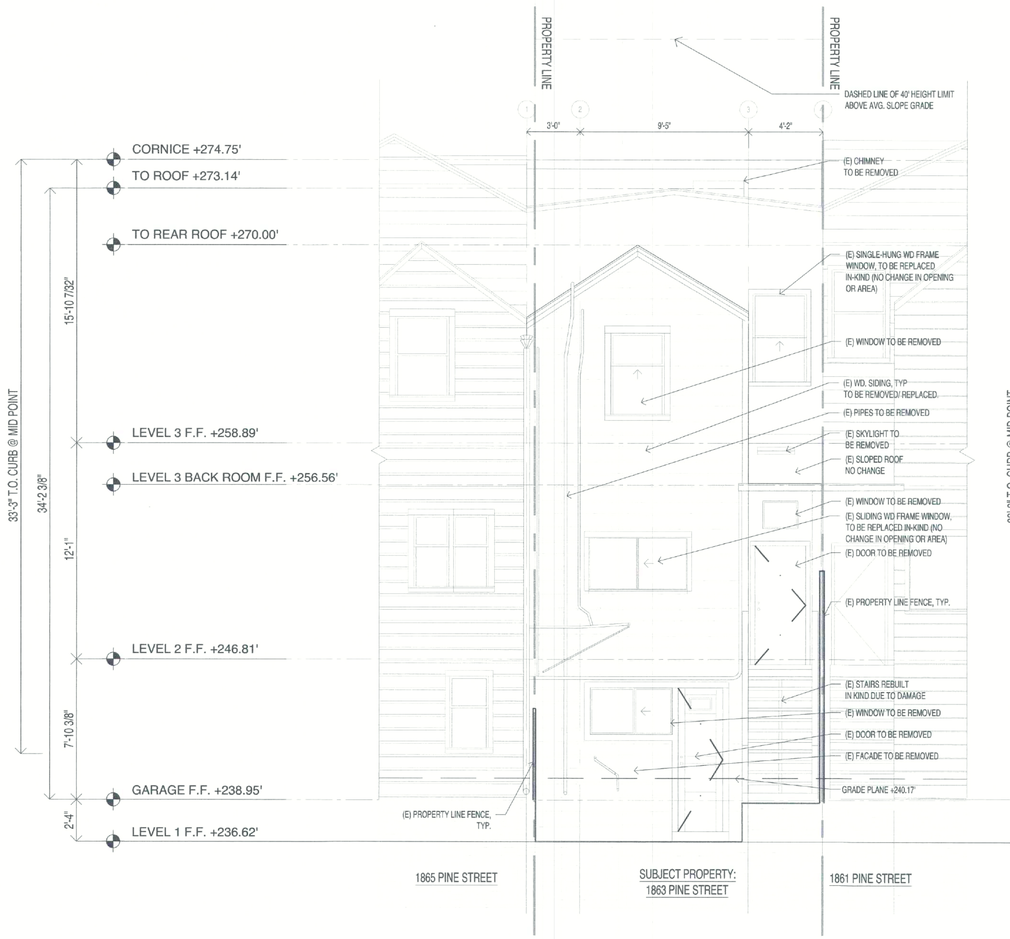
#	Revisions	Date

LICENSED ARCHITECT
Francisco J Mateos
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

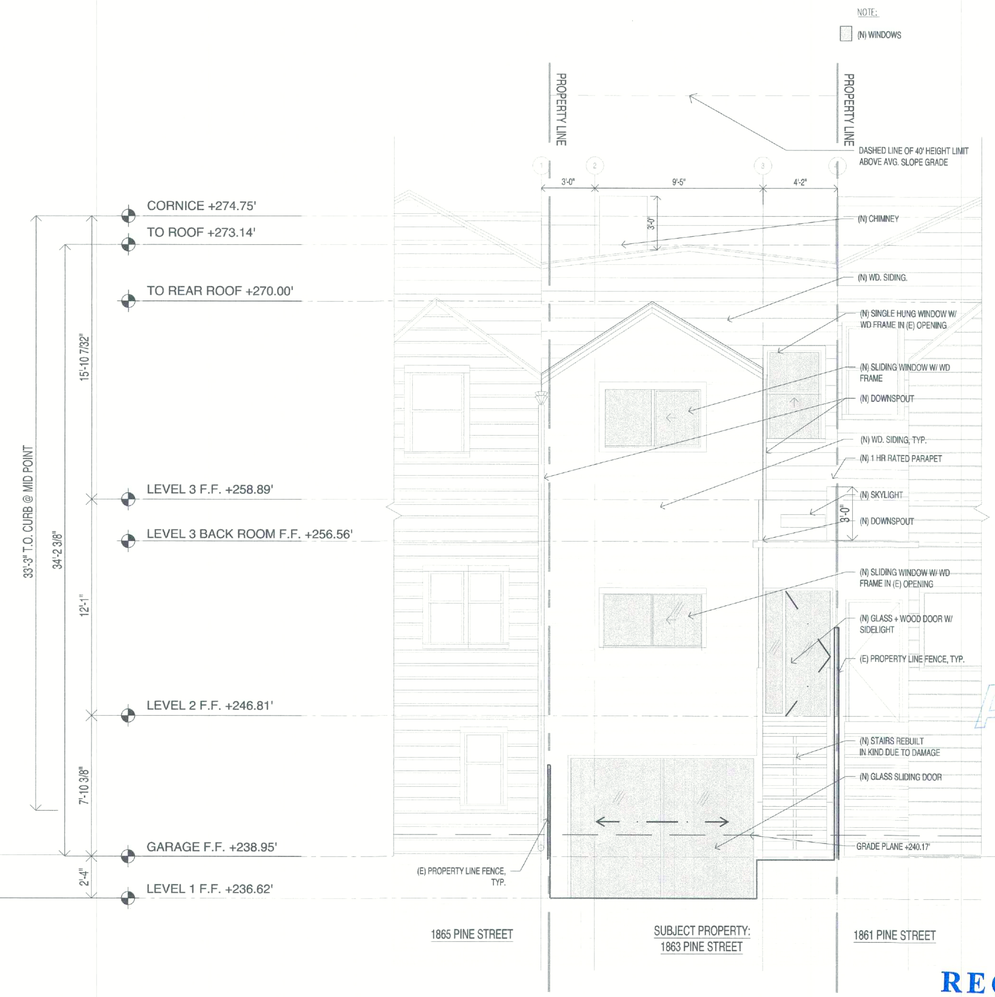
PROJECT:
1863 PINE STREET
SAN FRANCISCO,CA 94109
APN - 0664-020

DRAWING TITLE:
EXISITING & PROPOSED ELEVATIONS

A-105



17 EXISITING REAR ELEVATION
1/4"=1'-0"



18 PROPOSED REAR ELEVATION
1/4"=1'-0"

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- San Francisco -
APR 12 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

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MAR 04 2022
PLANNING DEPARTMENT

Jeff Lai, DBI
APR 07 2022

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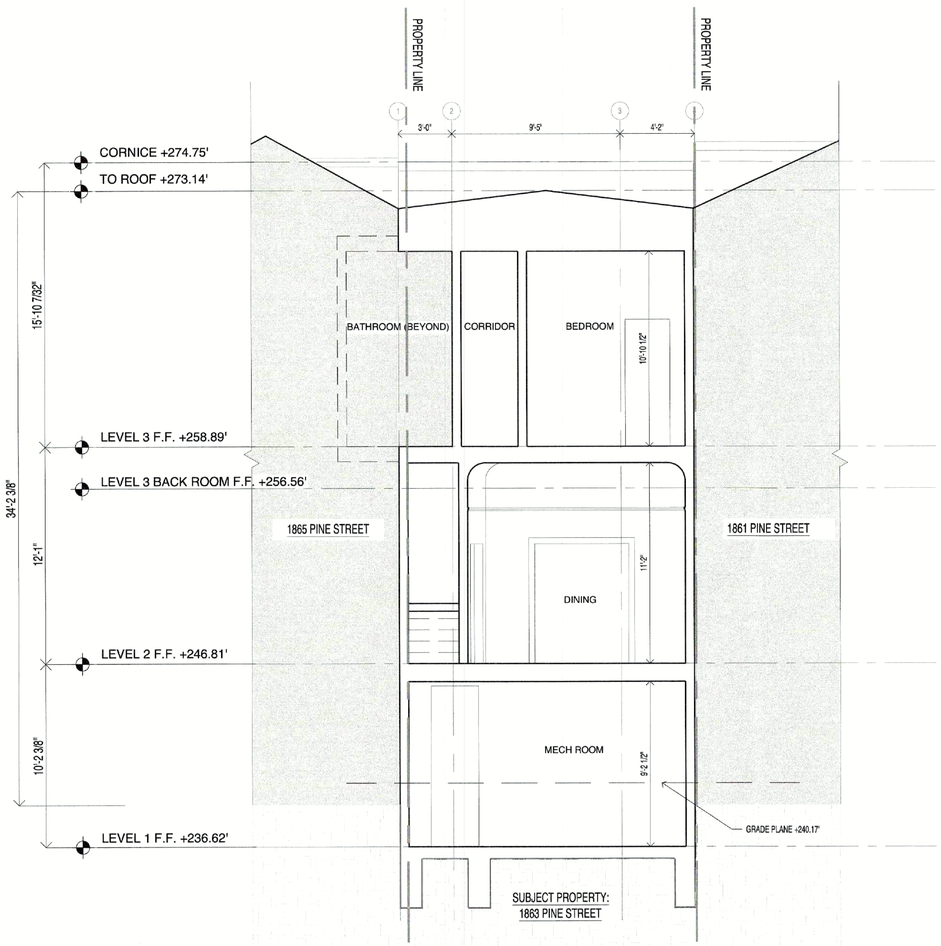
#	Revisions	Date

LICENSED ARCHITECT
Francisco J. Mata
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

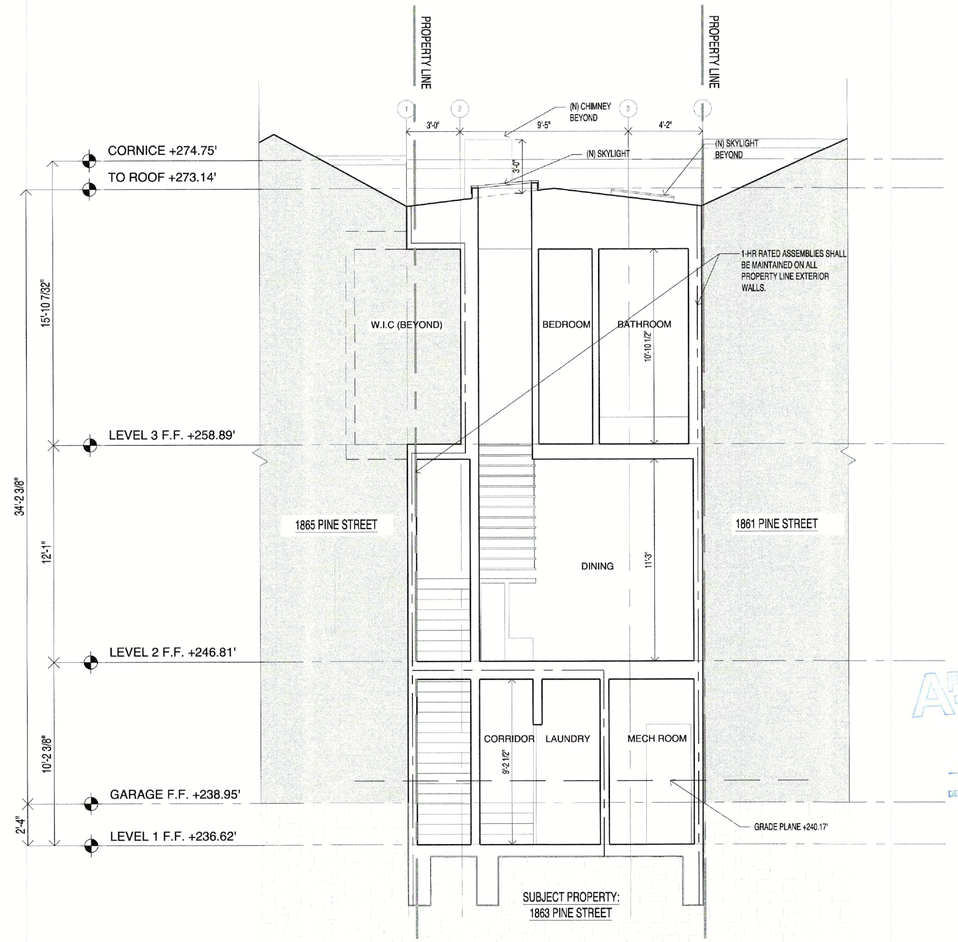
PROJECT:
1863 PINE STREET
SAN FRANCISCO,CA 94109
APN - 0664-020

DRAWING TITLE:
EXISITING & PROPOSED ELEVATIONS

A-106



19 **EXISITING TRANSVERSE SECTION**
1/4"=1'-0"



20 **PROPOSED TRANSVERSE SECTION**
1/4"=1'-0"

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- San Francisco -
APR 12 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

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MAR 04 2022
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SF ARCHITECTS
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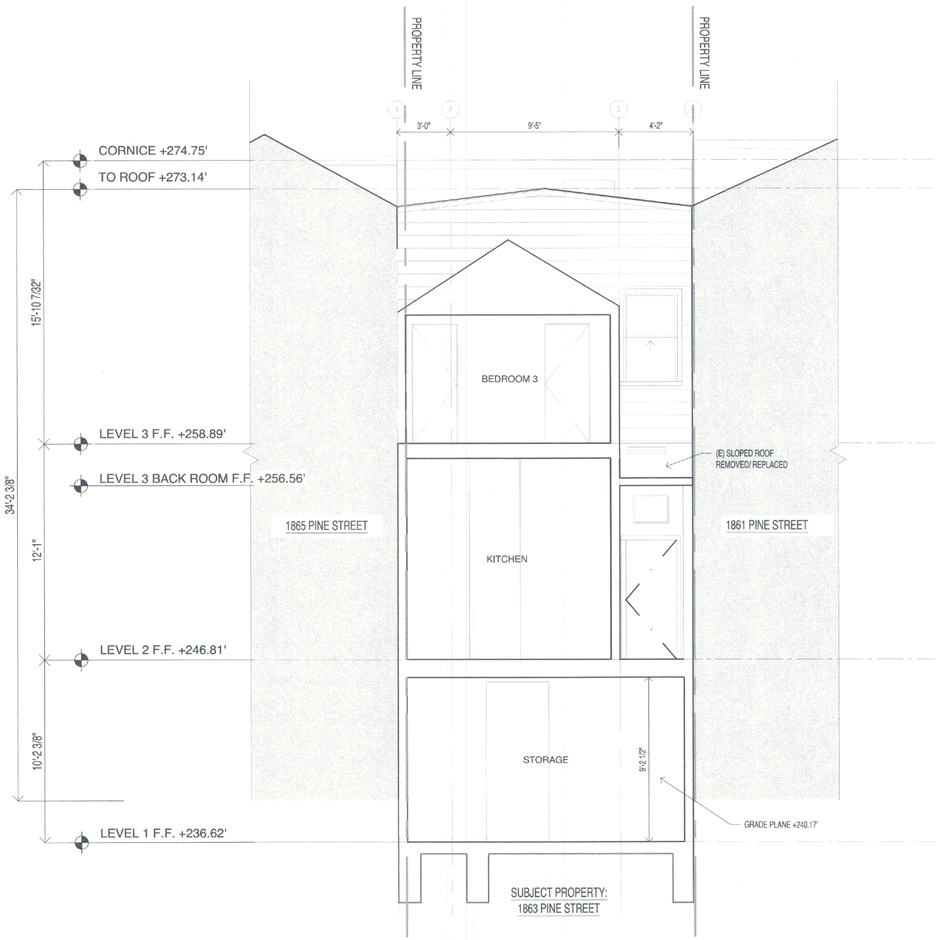
#	Revisions	Date

LICENSED ARCHITECT
Francisco J Mateos
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

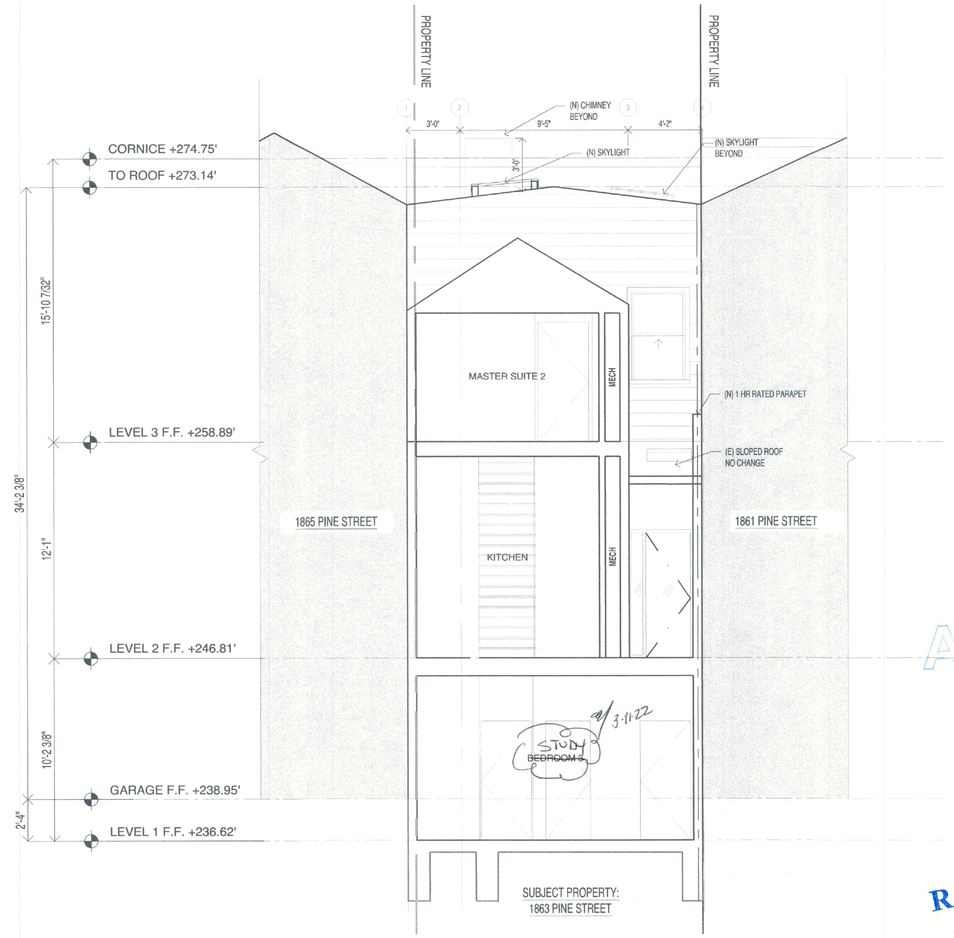
PROJECT:
1863 PINE STREET
SAN FRANCISCO,CA 94109
APN - 0664-020

DRAWING TITLE:
EXISITING & PROPOSED TRANSVERSE SECTION

A-107



20 EXISITING TRANSVERSE SECTION
1/4"=1'-0"



21 PROPOSED TRANSVERSE SECTION
1/4"=1'-0"

APPROVED
Dept. of Building Insp.
- San Francisco -
APR 12 2022
DEPT. OF BUILDING INSPECTION

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MAR 04 2022
DEPT OF BUILDING INSPECTION
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APPROVED BY RYAN BALBA
MAR 01 2022
PLANNING DEPARTMENT

ARCHITECTS SF
SF ARCHITECTS
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Address: 1390 Market Street Suite 1612 San Francisco, CA 94102

#	Revisions	Date

LICENSED ARCHITECT
Francisco J Mejia
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

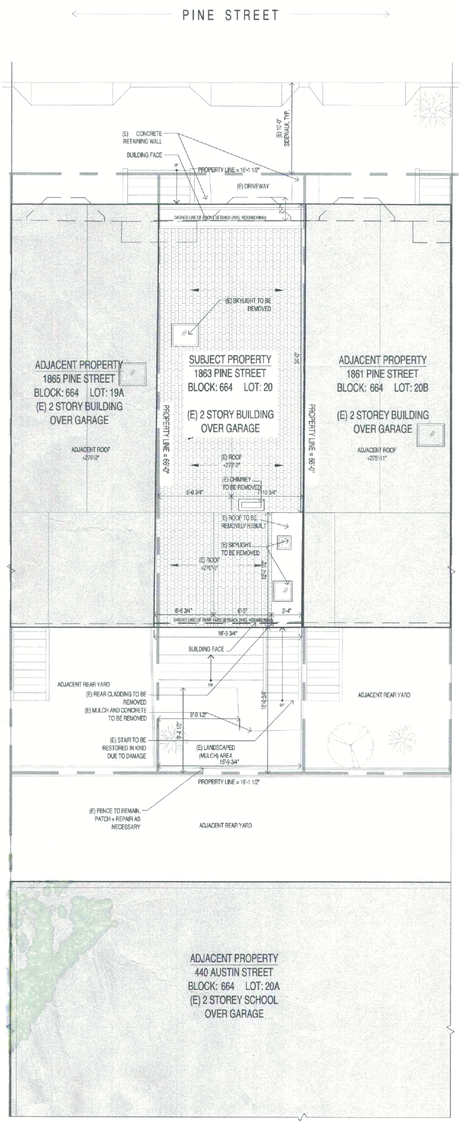
PROJECT:
1863 PINE STREET
SAN FRANCISCO,CA 94109
APN - 0664-020

DRAWING TITLE:
EXISITING & PROPOSED TRANSVERSE SECTION

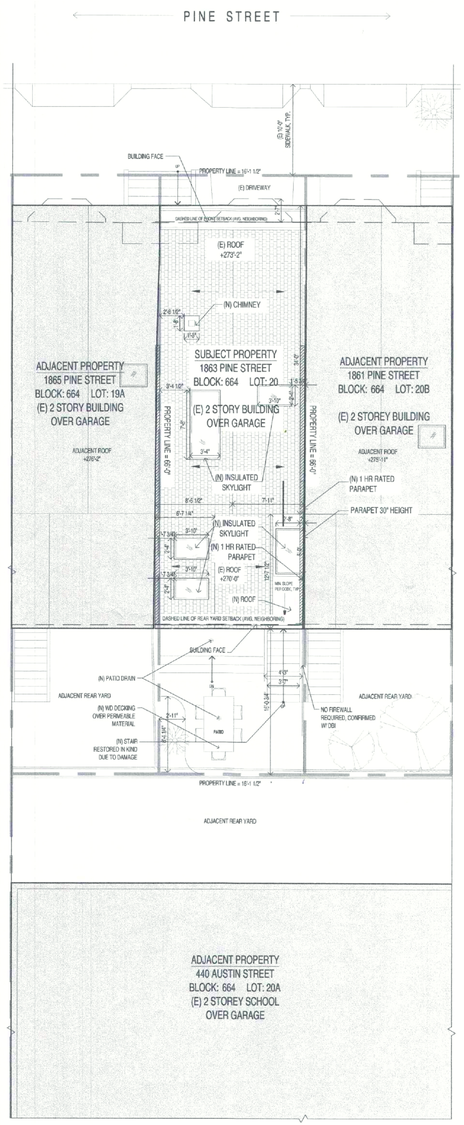
A-108

INTERIOR REMODEL

1863 PINE STREET SAN FRANCISCO, CA 94109

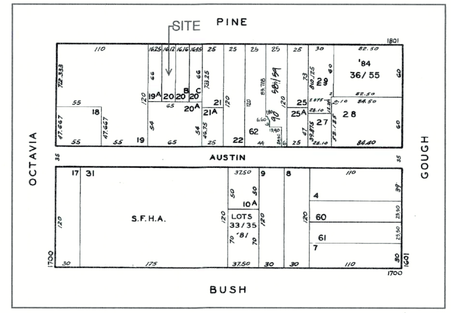


1 **EXISITING SITE PLAN**
1/8"=1'-0"



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

Capacity Charges
Water:
Wastewater:
3/18/22
SFPUC 3/18/22
Jeffrey Fong



3 **BLOCK PLAN**
NO SCALE

N

GENERAL NOTE

1. CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY LOCATIONS, CONDITIONS AND DETAILS REQUIRED TO COMPLETE THE WORK.
2. DISPOSAL SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT LAWS AND REGULATIONS.
3. THE CONTRACTOR SHALL USE MATERIALS THAT ARE COMPATIBLE TO EXISTING MATERIALS AND COMPLY WITH APPLICABLE REGULATIONS. BEFORE PROCEEDING, EXAMINE THE SURFACES TO BE MODIFIED AND THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF UNSAFE OR OTHERWISE UNSATISFACTORY CONDITIONS ARE ENCOUNTERED, TAKE CORRECTIVE ACTION BEFORE PROCEEDING WITH THE WORK. CUT USING SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING. RESTORE FINISHES OF PATCHED AREAS AND, WHERE NECESSARY, EXTEND FINISH RESTORATION INTO ADJOINING SURFACES.
4. ALL MATERIAL SHALL BE INSTALLED WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
5. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE SITE AND SHALL VERIFY ALL MEASUREMENTS.
6. EXISTING OPENING FRAME SHALL REMAIN UNALTERED. ALL NEW WINDOWS OR DOORS SHALL FIT THE EXISTING ROUGH OPENING.
7. PERFORM ALL WORK IN A WORKMANLIKE MANNER. CONTRACTOR TO REPLACE OR REPAIR ANY DAMAGE TO EXISTING AREAS TO REMAIN, AS DETERMINED BY THE OWNER.

APPLICABLE CODES
2019 EDITION OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
PART 1 - California Building Code Volumes 1 & 2
PART 2 - California Mechanical Code
PART 3 - California Plumbing Code
PART 4 - California Electrical Code
PART 5 - California Existing Buildings Code
PART 6 - California Fire Code
PART 7 - California Energy Code
PART 8 - California Residential Building Code
PART 9 - California Green Building Standards Code
PART 10 - California Historical Building Code
SAN FRANCISCO BUILDING & PLANNING CODE

Jeff Joe DBI
APR 07 2022

SCOPE OF WORK

INTERIOR REMODEL OF (E) 2169 SF HOME W/ 3 LEVELS INCLUDING RE-CLADDING OF REAR FACADE AND (N) FENESTRATION ON THE REAR FACADE . NO CHANGE OR INCREASE TO EXISTING FLOOR AREA. ALL WINDOWS ON REMAINING EXISTING FACADES WILL BE REPLACED (IN-KIND) WITH NO CHANGE TO EXISTING OPENING OR AREA. SITE IMPROVEMENTS INCLUDE COSMETIC IMPROVEMENTS TO THE REAR YARD, AND A RE-BUILT (IN-KIND) REAR STAIR. ADDITIONAL STRUCTURAL WORK INCLUDED THROUGHOUT AS WELL TO SUPPORT CHANGES.

STRUCTURAL WORK INCLUDES FOUNDATION REPLACEMENT. EXCAVATION AT GARAGE. LEVEL FLOOR BY 2'-6" AND ADDITION OF AN EXTERIOR STAIR IN REAR YARD.

3/1/23
Under a separate permit

RECEIVED
MAR 04 2022
DEPT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED

OWNER	
NAME	SURINDER SANDHU
EMAIL	SURINDER1@COMCAST.NET
PHONE	650-713-8575

TEAM	
ARCHITECTS-SF	FRANCISCO MATOS
DIRECTION	1390 Market Street Suite 1612 San Francisco, CA 94102
PHONE	(415) 519-4954
EMAIL	francisco@architects-sf.com
WEB	http://www.architects-sf.com

PROJECT DATA	
ADDRESS	1863 PINE STREET SAN FRANCISCO, CA 94109
BLOCK	0664
LOT	020
OCCUPANCY CLASSIFICATION	R-3
CONSTRUCTION TYPE	~~V-A~~ VB 1/31/22
SPRINKLER SYSTEM	YES
BUILDING HEIGHT	(E) 33' 3" (P) 33' 3"
STORY COUNT	(E) 3 (P) 3
LOT SIZE	1,064 SF
RESTRICTIONS	N/A
PARKING SPACE	2
REQUIRED FRONT SETBACK	5' 2"
REQUIRED SIDE SETBACK	0' 0"
REQUIRED REAR SETBACK	16' 6"

GROSS SQUARE FOOTAGE		
	EXISTING	PROPOSED
FIRST FLOOR	729 SQ.FT	729 SQ.FT
SECOND FLOOR	733 SQ.FT	733 SQ.FT
THIRD FLOOR	707 SQ.FT	707 SQ.FT
TOTAL GROSS SQUARE FOOTAGE	2,169 SQ.FT	2,169 SQ.FT

SHEET LIST	
GENERAL	
G-000	TITLE, COVER SHEET& SHEET INDEX
ARCHITECTURE DRAWING	
A-001	T-24
A-002	TITLE 24 LOW-RISE RESIDENTIAL ENERGY INSPECTION (PLUMBING)
A-003	SAN FRANCISCO GREEN BUILDING
A-004	NOTES
A-005	NOTES & DEMO CAL.
A-101	PROPOSED SITE PLAN
A-102	1ST EXITING FLOOR PLAN
A-103	1ST PROPOSED FLOOR PLAN
A-104	2ND EXISITNG & PROPOSED FLOOR PLAN
A-105	EXISTING & PROPOSED ELEVATIONS
A-106	EXISTING & PROPOSED ELEVATIONS
A-107	EXISTING & PROPOSED ELEVATIONS
A-108	EXISITNG & PROPOSDED SECTIONS
A-109	EXISITNG & PROPOSDED SECTIONS
A-110	EXISTING & PROPOSED SECTIONS
A-111	CONTEXT PHOTO
A-112	CONTEXT PHOTO & DETAILS
A-113	DOOR & WINDOW SCHEDULE
A-114	REFLECTED CEILING PLAN
STRUCTURAL DRAWING	
S100	GENERAL NOTES
S200 - S201	FRAMING PLANS
S300 - S301 - S302 - S303 S400 - S401 - S402 - S403	DETAILS

APPROVED BY RYAN BALBA
MAR 04 2022
PLANNING DEPARTMENT

APPROVED
Dept. of Building Insp.
- San Francisco -
APR 12 2022
PATRICK O'RIORDAN
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SF ARCHITECTS
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#	Revisions	Date

LICENSED ARCHITECT
Francisco J Matos
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
1863 PINE STREET
SAN FRANCISCO,CA 94109
APN - 0664-020

DRAWING TITLE:
GENERAL INFORMATION

G-000

2022-0308-4173

CERTIFICATE OF COMPLIANCE

Project Name: Pine Street Remodel
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2022-04-07T10:39:27-07:00
Input File Name: Pine Street Remodel (1863) Rev 3-29-22.ribd19x

CF1R-PRF-01E
(Page 1 of 11)

GENERAL INFORMATION					
01	Project Name	Pine Street Remodel			
02	Run Title	Title 24 Analysis			
03	Project Location	1863 Pine Street			
04	City	San Francisco	05	Standards Version	2019
06	Zip code	94109	07	Software Version	EnergyPro 8.3
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	0
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition+Alteration	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft^2)	425	15	Number of Stories	3
16	Existing Cond. Floor Area (ft^2)	2169	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	2594	19	Glazing Percentage (%)	14.95%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Is Natural Gas Available?	Yes			

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

ENERGY USE SUMMARY				
Energy Use (kTED/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent improvement
Space Heating	63.6	50.96	12.64	19.9
Space Cooling	0.26	0.26	0	0
IAQ Ventilation	0	0	0	
Water Heating	11.32	10.04	1.28	11.3
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**75.18**	**61.26**	**13.92**	**18.5**

Registration Number: 222-P010067324A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-04-07 11:59:06
Report Version: 2019.2.000
Schema Version: rev 20200901

HERS Provider: CalCERTS Inc.
Report Generated: 2022-04-07 10:39:59

CERTIFICATE OF COMPLIANCE

Project Name: Pine Street Remodel
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2022-04-07T10:39:27-07:00
Input File Name: Pine Street Remodel (1863) Rev 3-29-22.ribd19x

CF1R-PRF-01E
(Page 2 of 11)

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Ducts with high level of insulation
• Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
Building-level Verifications: • -- None -- Cooling System Verifications: • -- None -- Heating System Verifications: • -- None -- HVAC Distribution System Verifications: • Duct leakage testing Domestic Hot Water System Verifications: • -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Pine Street Remodel	2594	1	4	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Living Area	Conditioned	HVAC System1	2169	9	DHW Sys 1	N/A
New Living	Conditioned	HVAC System1	425	9	DHW Sys 1	N/A

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CF1R-PRF-01E
(Page 3 of 11)

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Left Wall	Living Area	R-0 Wall	90	Left	162	0	90	none	Existing	No
Rear Wall	Living Area	R-0 Wall	180	Back	144	84.6	90	none	Existing	No
Right Wall	Living Area	R-0 Wall	270	Right	288	0	90	none	Existing	No
Front Wall	Living Area	R-0 Wall	0	Front	144	42.3	90	none	Existing	No
Left Wall 2	Living Area	R-0 Wall	90	Left	423	13.7	90	none	Existing	No
Rear Wall 2	Living Area	R-0 Wall	180	Back	144	49.1	90	none	Existing	No
Right Wall 2	Living Area	R-0 Wall	270	Right	423	13.7	90	none	Existing	No
Front Wall 2	Living Area	R-0 Wall	0	Front	144	48.4	90	none	Existing	No
Left Wall 3	Living Area	R-0 Wall	90	Left	423	14	90	none	Existing	No
Rear Wall 3	Living Area	R-0 Wall	180	Back	144	42.5	90	none	Existing	No
Right Wall 3	Living Area	R-0 Wall	270	Right	423	14	90	none	Existing	No
Interior Surface	Living Area+__Garage__	R-15 Wall	n/a	n/a	226	19.8	n/a		Altered	No
Interior Surface 2	New Living+Living Area	R-0 Wall1	n/a	n/a	50	0	n/a		New	n/a
Interior Surface 3	New Living+Living Area	R-0 Wall1	n/a	n/a	50	0	n/a		New	n/a
Interior Surface 4	New Living+Living Area	R-0 Wall1	n/a	n/a	50	0	n/a		New	n/a
Interior Surface 5	New Living+Living Area	R-0 Wall1	n/a	n/a	50	0	n/a		New	n/a
Roof 4	Living Area	R-11 Roof Attic	n/a	n/a	12.6	n/a	n/a		Existing	No
Roof 5	Living Area	R-11 Roof Attic	n/a	n/a	654.8	n/a	n/a		Existing	No

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CF1R-PRF-01E
(Page 4 of 11)

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Interior Surface 6	New Living	R-0 Roof No Attic1	n/a	n/a	425	n/a	n/a		New	n/a
Interior Surface 7	Living Area	R-0 Floor No Crawlspace	n/a	n/a	4	n/a	n/a		Existing	No
Interior Surface 8	Living Area	R-0 Floor No Crawlspace	n/a	n/a	729	n/a	n/a		Existing	No
Interior Surface 9	Living Area	R-0 Floor No Crawlspace	n/a	n/a	707	n/a	n/a		Existing	No
Front Wall 3	__Garage__	R-0 Wall	0	Front	144	0	90	none	Existing	No
Left Wall 4	__Garage__	R-0 Wall	90	Left	234	0	90	none	Existing	No
Rear Wall 4	__Garage__	R-0 Wall	180	Back	144	0	90	none	Existing	No
Right Wall 4	__Garage__	R-0 Wall	270	Right	234	0	90	none	Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	Living Area	R-11 Roof Attic1	0	Front	13.5	13.4	4	0.1	0.85	No	Existing	No	
Roof 2	Living Area	R-11 Roof Attic1	0	Front	32.8	32.2	4	0.1	0.85	No	Existing	No	
Roof 3	__Garage__	R-0 Roof No Attic	0	Front	252	0	4	0.1	0.85	No	Existing	No	

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic Living Area	Attic Roof/Living Area	Ventilated	4	0.1	0.85	No	No	Existing	No

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CF1R-PRF-01E
(Page 5 of 11)

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Door J	Window	Rear Wall	Back	180			1	84.6	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
Door G	Window	Front Wall	Front	0			1	21.8	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
Window 1	Window	Front Wall	Front	0			1	20.5	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
Window 2	Window	Left Wall 2	Left	90			1	13.7	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
Door F	Window	Rear Wall 2	Back	180			1	28.1	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
Window 3	Window	Rear Wall 2	Back	180			1	21	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
Window 2 2	Window	Right Wall 2	Right	270			1	13.7	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
Window 6	Window	Front Wall 2	Front	0			1	27.4	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
Window 1 2	Window	Front Wall 2	Front	0			1	21	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
Window 2 3	Window	Left Wall 3	Left	90			1	14	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
Window 5	Window	Rear Wall 3	Back	180			1	19	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
Window 4	Window	Rear Wall 3	Back	180			1	23.5	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
Window 2 4	Window	Right Wall 3	Right	270			1	14	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No
9	Skylight	Roof	Front	0			1	11.4	0.3	NFRC	0.35	NFRC	None	Altered	No
8	Skylight	Roof 2	Front	0			1	8.9	0.3	NFRC	0.35	NFRC	None	Altered	No
8 2	Skylight	Roof 2	Front	0			1	8.9	0.3	NFRC	0.35	NFRC	None	Altered	No
8 3	Skylight	Roof 2	Front	0			1	8.9	0.3	NFRC	0.35	NFRC	None	Altered	No
7	Skylight	Roof 2	Front	0			1	25.5	0.3	NFRC	0.35	NFRC	None	Altered	No

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft^2)	U-factor	Status	Verified Existing Condition
Door B	Interior Surface	19.8	0.2	Altered	No

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CF1R-PRF-01E
(Page 6 of 11)

SLAB FLOORS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab	Living Area	729	66	none	0	80%	No	Existing	No
Slab-on-Grade	New Living	425	80	none	0	80%	No	New	n/a
Slab-on-Grade 2	__Garage__	252	84	none	0	0%	No	Existing	No

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-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-0 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-11 Roof Attic1	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-11	None / None	0.085	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-11 / 2x4 Inside Finish: Gypsum Board
R-15 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board

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CF1R-PRF-01E
(Page 7 of 11)

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-0 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Attic Roof/Living Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.544	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-11 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-11	None / None	0.081	Over Ceiling Joists: R-19 insul. Cavity / Frame: R-11 / 2x4 Inside Finish: Gypsum Board
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
R-0 Roof No Attic1	Interior Ceiling	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.202	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

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RECEIVED
APR 07 2022
DEPT. OF BUILDING INSPECTION
STANDARD FOR QUALITY IMAGING
ACCEPTED

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CF1R-PRF-01E
(Page 8 of 11)

WATER HEATING SYSTEMS

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

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (hr/ft2)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.95 UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a	New	

WATER HEATING - HERS VERIFICATION

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

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APPROVED
Dept. of Building Insp.
- San Francisco -
APR 12 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

Jeff Lai, DBI
APR 07 2022

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC System1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	No	1	1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-95

HVAC - COOLING UNIT TYPES

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

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
			Duct Ins. R-value		Duct Location		Surface Area								
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 ft
Air Distribution System 1	Unconditioned garage	Non-Verified	R-8	R-8	Garage	Garage	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	New	n/a	n/a	n/a

HVAC DISTRIBUTION - HERS VERIFICATION

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

HVAC - FAN SYSTEMS

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

HERS RATER VERIFICATION OF EXISTING CONDITIONS

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Timothy Carstairs	Documentation Author Signature: Timothy Carstairs
Company: Carstairs Energy Inc.	Signature Date: 2022-04-07 11:43:44
Address: 2238 Bayview Heights Drive, Suite E	CEA / HERS Certification Identification (if applicable): r16061042
City/State/Zip: Los Osos, CA 93402	Phone: 805-904-9048

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: Francisco Matos	Responsible Designer Signature: Francisco Matos
Company: Architect SF	Date Signed: 2022-04-07 11:59:08
Address: 1390 Market Street, STE 1612	License: E2429215
City/State/Zip: SAN FRANCISCO , CA 94102	Phone: 415-519-4954

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

Easy to Verify at CalCERTS.com

RECEIVED
APR 07 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING ACCEPTED

APPROVED
Dept. of Building Insp.
- San Francisco -
APR 12 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

Jeff Lai, DBI
APR 07 2022

Form version: April 1, 2021 (For permit applications January 2020 - December 2022)

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

INSTRUCTIONS:

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

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

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY

Indoor Water Efficiency

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads2	1.8 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush1 and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush1
Urinals	Wall mount: 0.125 gallons / flush
	Floor mount: 0.5 gallons / flush

NOTES:

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

Water Efficiency of Existing Non-Compliant Fixtures

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

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

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

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

Jeff Lai, DBI
APR 07 2022

VERIFICATION

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

PROJECT NAME: Pine St

BLOCK/LOT: 0664 - 020

ADDRESS: 1863 Pine St

PRIMARY OCCUPANCY: R3

GROSS BUILDING AREA: 269

INCREASE IN CONDITIONED FLOOR AREA: Ø 425

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

3.11.22

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

AFFIX STAMP BELOW:

APPROVED
Dept. of Building Insp.
- San Francisco -
APR 12 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

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

GREEN BUILDING COMPLIANCE PROFESSIONAL
(name & contact phone #)

FIRM

- ☐ I am a LEED Accredited Professional
- ☐ I am a GreenPoint Rater
- ☐ I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL
(sign & date)

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

ARCHITECTS SF
SF ARCHITECTS
Phone: (415) 519-4954 | Email: francisco@architects-sf.com | Address: 1390 Market Street Suite 1412 San Francisco, CA 94102

#	Revisions	Date

PROJECT:
1863 PINE STREET
SAN FRANCISCO, CA 94109
APN - 0664-020

DRAWING TITLE:
SAN FRANCISCO GREEN BUILDING

A-003

RECEIVED
JAN 12 2022
DEPT. OF BUILDING INSPECTION

GENERAL CONSTRUCTIONS

1. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK PERFORMED COMPLIES WITH THE 2019 CALIFORNIA BUILDING, PLUMBING, ELECTRICAL, MECHANICAL, ENERGY, AND FIRE CODES, ALL NAPA COUNTY AMENDMENTS, AND CONFORMS WITH INDUSTRY BEST PRACTICES.
2. BEYOND INSTRUCTIONS PROVIDED IN THE PLANS, THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, RULES & REGULATIONS OF ALL GOVERNING AGENCIES.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE & MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CERTIFICATIONS SHALL NAME THE OWNER AS ADDITIONALLY INSURED.
4. DRAWINGS & SPECIFICATIONS ARE INTENDED AS ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL FIELD CONDITIONS & SHALL BE CHECKED BY CONTRACTOR. THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND REPORT DISCREPANCIES WITH THIS PLAN'S AUTHOR WHENEVER APPROPRIATE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK INCLUDING BUT NOT LIMITED TO THE PROTECTION OF PEDESTRIANS & ADJACENT PROPERTIES.
6. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION. FAILURE TO OBTAIN AUTHORIZATION FROM THE OWNER OR THE OWNER'S REPRESENTATIVE MAY INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.
7. SHOP & FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFTSMEN & WORKERS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST-ESTABLISHED PRACTICE OF THE INDUSTRY.
8. THIS PLAN'S AUTHOR SHALL NOT BE RESPONSIBLE FOR WORK PERFORMED THAT DEVIATE FROM APPROVED PERMITTED PLANS.
9. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE WORK PERFORMED AND FOR THE METHODS AND MATERIALS USED.
10. 10.CONTRACTOR SHALL SCHEDULE AND PERFORM THE WORK DURING NORMAL WORKING HOURS UNLESS OTHERWISE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. ANY OVERTIME REQUIRED SHALL BE INCLUDED IN THE BID. NO CHANGES TO THE CONTRACT AMOUNT WILL BE AUTHORIZED AS A RESULT OF OVERTIME INCURRED.
11. 11. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB CLEANING & PREVENT DUST & DEBRIS FROM EMANATING FROM THE CONSTRUCTION AREA. REMOVE AND LAWFULLY DISPOSE OF ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTOR'S OPERATIONS DAILY. REMOVE RUBBISH AND DEBRIS AS IT ACCUMULATES AND KEEP AREA BROOM CLEAN. CONTRACTOR SHALL NOT STORE RUBBISH ON SITE FOR ANY EXTENDED PERIOD OF TIME. NO SMOKING ON THE SITE. THE JOBSITE SHALL BE LEFT BROOM CLEANED AT THE END OF EACH WORKDAY.
12. WHEN WORK IS PERFORMED WITHIN OR IN PROXIMITY OF OCCUPIED BUILDINGS, THE CONTRACTOR SHALL EMPLOY ALL AVAILABLE TECHNIQUES FOR NOISE ABATEMENT, INCLUDING BUT NOT LIMITED TO MUFFLERED AIR COMPRESSORS AND NOISE SUPPRESSED PNEUMATIC & ELECTRIC TOOLS.
13. CONTRACTOR SHALL PROVIDE PROTECTION TO FINISHES & FIXTURES TO REMAIN OR NEWLY INSTALLED FINISHES & FIXTURES TO KEEP THEM IN THEIR BEST POSSIBLE CONDITION AT DELIVERY OF THE CONCLUDED PROJECT.
14. THE CONTRACTOR SHALL FAVOR GREEN BUILDING METHODS AND ENVIRONMENTALLY PREFERRED PRODUCTS AND MATERIALS.
15. ALL PRODUCTS AND MATERIALS ARE TO BE STORED IN MOISTURE-FREE ENVIRONMENT DURING THE ENTIRE CONSTRUCTION PROCESS.
16. THERE SHALL BE NO DUMPING OF ANY KIND IN THE GROUND OR IN THE DRAINS. PLANTS, SHRUBS AND TREES ARE TO BE PROTECTED AND PRESERVED UNLESS OTHERWISE AGREED WITH THE OWNER OR THE OWNER'S REPRESENTATIVE.
17. THE CONTRACTOR SHALL INFORM THE OWNER AND THE OWNER'S REPRESENTATIVE OF THE TIMELINE DURING CONSTRUCTION IN SUCH A WAY THAT CONSTRUCTION DOCUMENTS AND ORDER SHEETS CAN BE UPDATED AND PRODUCED IN ADVANCE TO ASSIST THE CONTRACTOR.
18. TO ENSURE GOOD COORDINATION, CONTRACTOR SHALL PROVIDE THIS PLAN'S AUTHOR APPROXIMATELY NO MORE AND NO LESS THAN 10 DAYS OF NOTICE TO REQUEST ROUGH PLUMBING FIXTURE ORDER SHEET, ROUGH ELECTRICAL FIXTURE SELECTION SHEET, APPLIANCE ORDER SHEET, FINISH PLUMBING ORDER SHEET, BATH HARDWARE ORDER SHEET, LIGHTING FIXTURES ORDER SHEET, GROUT AND PAINT/STAIN COLOR SELECTION SHEET, ETC.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER CONTRACTOR'S SUPERVISION AND SHALL MAINTAIN CURRENT CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
20. FINAL LOCATIONS OF ALL EQUIPMENT, SERVICES, PANEL BOARDS, FIXTURES, SWITCHES AND OUTLETS, WATER HEATER, FURNACES, BOILERS, ETC. SHALL BE APPROVED BY THIS PLAN'S AUTHOR PRIOR TO INSTALLATION.
21. ALL INSTALLED PLUMBING, MECHANICAL & ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY, SMOOTHLY & FREE OF VIBRATION. SEE MANUFACTURERS' RECOMMENDATIONS FOR ACOUSTICALLY SOUND CONSTRUCTION METHODS.
22. CONTRACTOR IS TO DISCUSS WITH OWNER OR THE OWNER'S REPRESENTATIVE THE VARIOUS INSULATION OPTIONS PRIOR TO ENGAGING THE SUB, INCLUDING BUT NOT LIMITED TO BATS, FOAM, AND CELLULOSE. THE OWNER OR THE OWNER'S REPRESENTATIVE SHOULD BE ENABLED TO VALUE-ENGINEER THEIR DECISION GIVEN THAT, WHILE CONCEALED, INSULATION MATTERS IN THE LONG-TERM ENERGY PERFORMANCE OF THE BUILDING.
23. CONTRACTOR IS TO ENSURE THAT INSULATION IS INSTALLED SO THAT IT IS THE MOST EFFECTIVE. PRIOR TO CLOSING UP THE WALLS, INSULATION INSTALLATION IS TO BE VERIFIED BY A THIRD-PARTY PROFESSIONAL AND/OR THIS PLAN'S AUTHOR.
24. THE CONTRACTOR SHALL FURNISH TO THE OWNER AN OWNER MANUAL FOR THE HOME, WHICH SHALL INCLUDE BUT NOT BE LIMITED TO MANUFACTURER'S INSTRUCTION, OPERATION & MAINTENANCE MANUALS FOR PRODUCTS & EQUIPMENT, SPECIAL TOOLS, ACCESSORIES, SPARE PARTS, ETC.
25. UPON COMPLETION OF THE WORK OR SHORTLY BEFORE, THE CONTRACTOR SHALL DIRECT THE OWNER AND THE OWNER'S REPRESENTATIVES (ARCHITECT, DESIGNER, ENGINEERS) TO PREPARE PUNCH LIST OF CORRECTIONS.
26. ALL WORK SHALL ACCOUNT FOR MATERIAL EXPANSION & CONTRACTION, SHRINKAGE, BUILDING MOVEMENTS, ETC, SUFFICIENT TO PREVENT CRACKS, BUCKLING, WARPING OR OTHER DEFORMATION DUE TO HUMIDITY & TEMPERATURE CHANGE & NORMAL LOADING.
27. MOISTURE BARRIERS AND MOISTURE REDUCTION SYSTEMS SHALL BE USED WHENEVER APPROPRIATE, ACCORDING TO INDUSTRY'S BEST PRACTICE AND/OR MANUFACTURER'S RECOMMENDATIONS.
28. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE.
29. FILTERED COLLECTION IS INSTALLED AT ROOF AND DECK RUNOFF TO MINIMIZES DEBRIS BUILD UP AND PREVENT BLOCKAGES.
30. DETACHED PLANTER BOXES TO HAVE NO SOIL TO WOOD CONTACT. MEMBRANES WILL BE APPLIED.
31. CONTRACTOR IS REQUIRED TO OBTAIN FINAL INSPECTION NO LATER THAN 3 MONTHS AFTER SUBSTANTIAL COMPLETION OF WORK UNLESS OTHERWISE AGREED WITH CLIENT. IF UNCLEAR, SUBSTANTIAL COMPLETION OF THE WORK SHALL BE DEFINED AS 10% OF WHAT IS LEFT TO PAY TO THE GENERAL CONTRACTOR BY THE CLIENT.
32. CONTRACTOR SHALL CARRY ADEQUATE INSURANCE AND ENSURE THAT ALL SUB-CONTRACTORS ALSO CARRY THEIR OWN. THERE SHALL BE NO UNLICENSED NOR UNINSURED TRADES PERFORMING WORK ON THE JOB.
33. OMISSIONS AND/OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED IN THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE BUILDER. FOR CLARIFICATIONS WHEREVER APPROPRIATE, DON'T HESITATE TO CONTACT THE PROFESSIONAL OF RECORD.
34. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES AND SAFETY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING.
35. USE WRITTEN DIMENSIONS SHOWN ON PLANS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE PROFESSIONAL OF RECORD IMMEDIATELY. WHERE DIMENSIONS ARE NOT PROVIDED, OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH WORK. OPENINGS THROUGH WALLS AND FLOORS FOR MECHANICAL, PLUMBING AND ELECTRICAL.
36. NO OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE APPROVAL OF THE PROFESSIONAL OF RECORD. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT APPROVAL OF THE PROFESSIONAL OF RECORD.
37. THE CONTRACTOR SHALL INFORM THE PROFESSIONAL OF RECORD IN WRITING OF ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATIONS FROM THE PLANS UNLESS THE CONTRACTOR HAS SPECIALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATIONS PRIOR TO IMPLEMENTATION OF MODIFICATIONS, AND THE PROFESSIONAL OF RECORD WAS GIVEN THE TIME TO REVISE AND PROVIDE CLARIFICATIONS AS REQUESTED.
38. EXTERIOR DOOR THRESHOLDS AND DOOR/WINDOW HARDWARE AND SCREENS ARE TO BE PROTECTED DURING CONSTRUCTION SUCH THAT THEY ARE DELIVERED IN LIKE NEW CONDITION.
39. THE JOB HAS TO BE MAINTAINED IN A BROOM CLEAN CONDITION AT ALL TIMES DURING CONSTRUCTION. THE HOUSE AT FINISH HAS TO BE DELIVERED COMPLETELY CLEAN, ALL WINDOWS CLEANED AND READY TO MOVE IN.
40. BUILDING MATERIALS ARE TO BE KEPT ELEVATED FROM THE FLOOR/GROUND THEY REST ON AND KEPT DRY AT ALL TIMES.
41. CONTRACTOR SHOULD SURVEY AND MONITOR THE MOVEMENT OF SHORING AND SETTLEMENT OF ADJACENT STRUCTURES DURING. EXCAVATION, AND MONITOR REPORT ANY UNEXPECTED DEFLECTION TO ENGINEERING TEAM AT THE EARLIEST OPPORTUNITY SHOULD ANY BE DISCOVERED.

CONSTRUCTION RULES

1. PROVIDE DUST ABATEMENT BY SPRAYING DURING EXCAVATION.
2. MAINTAIN A CLEAN JOBSITE IN GENERAL TO MINIMIZE INCONVENIENCE TO NEIGHBORS.
3. PORTABLE TOILET TO BE CONCEALED WITH DECORATIVE HOUSING OR TO BE LOCATED BEHIND CONSTRUCTION BARRIER.
4. CONTRACTOR TO VERIFY SITE CONDITIONS TO ENSURE IF CITY MONUMENT IS LOCATED IN PUBLIC RIGHT OF WAY THAT CARE IS TAKEN TO ENSURE.

DIMENSION NOTES

1. DIMENSIONS ARE ROUNDED TO THE INCH ON THIS PLAN
2. DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
3. DATUM POINTS, INCLUDING FOR HEIGHTS IN ELEVATIONS AND SECTIONS, ARE TO SUPERSEDE OTHER MEASUREMENTS IN THE PLANS, INCLUDING BUT NOT LIMITED TO FLOOR TO CEILING HEIGHTS.
4. THE GENERAL CONTRACTOR IS TO REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS WITH DESIGN TEAM BEFORE PERFORMING THE WORK.

DEMOLITION NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND MEANS FOR TEMPORARY SHORING AS NEEDED TO PREVENT DAMAGE AND MINIMIZE SETTLEMENT OF EXISTING AND ADJACENT STRUCTURE(S). CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
2. EFFORTS SHALL BE EXERCISED TO PROTECT THE BUILDING FINISHES AND OTHER ITEMS TO REMAIN.
3. THE CONTRACTOR SHALL MAINTAIN BUILDING SECURITY AT ALL TIMES.
4. THE PROPERTY IS KEPT DRY FROM THE RAIN AND ALL BUILDING MATERIALS ARE TO BE STORED IN DRY AREAS
5. ALL MATERIALS, FIXTURES, DEBRIS REMOVED DURING DEMOLITION ARE TO BE DOCUMENTED. EXTENSIVE EFFORTS ARE TO BE MADE TO RECYCLE EVERYTHING. THE DESIGN TEAM IS TO REVIEW SUBCONTRACTOR BID FOR DEMOLITION IN ADVANCE TO VERIFY ANTICIPATED DIVERSION RATE.
6. PRIOR TO DEMOLITION, THE CONTRACTOR SHALL CONDUCT A PRE-DEMOLITION JOB SITE MEETING TO SCHEDULE THE WORK WITH THE DESIGN TEAM AND KEY SUBCONTRACTORS.
7. CONTRACTOR IS TO TAKE PRECAUTIONS TO ADEQUATELY PROTECT ANYONE FROM POSSIBLE INJURY.
8. DEMOLITION IS TO BE CONDUCTED SO AS TO ENSURE MINIMUM INTERFERENCE WITH STREETS' WALKS, OR OTHER OCCUPIED OR USED FACILITIES.
9. BUILDERS SHALL BE MINDFUL OF DEMO CALCULATIONS AND DEMO METHODS.
10. DEMOLITION OTHER THAN THAT EXPLICITLY STATED AND SHOWN ON THE ARCHITECTURAL DEMO PLANS IS ILLEGAL UNDER P.C. 317 AND ANY MODIFICATIONS REQUIRE A PERMIT REVISION AND APPROVAL FROM THE PLANNING DEPARTMENT.
11. GENERAL CONTRACTOR SHALL READ AND UNDERSTAND THE DEMOLITION CALCULATIONS AND SHALL NOT EXCEED THE AMOUNT OF DEMOLITION PERMITTED.

GENERAL CONSTRUCTIONS

1. PROVIDE EACH BEDROOM, BASEMENT, AND HABITABLE ATTICS WITH A MINIMUM OF ONE EXTERIOR WINDOW WITH A 44" MAXIMUM CLEAR OPENING HEIGHT, 5.7 SQ. FT. MINIMUM CLEAR OPENABLE AREA (MINIMUM 5.0 SQ. FT. AT GRADE FLOOR OPENINGS), 24" MINIMUM CLEAR OPENABLE HEIGHT AND 20" MINIMUM CLEAR WIDTH, OR AN OPENABLE EXTERIOR EXIT DOOR. (CRC R310.2.1 AND CRC R310.2.2) WINDOW WELLS, LADDERS, AND STEPS SHALL COMPLY WITH CRC R310.2.3. BARS, GRILLES, COVERS, ANDS SCREENS SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN 15LBS TO OPERATE THE EMERGENCY ESCAPE AND RESCUE OPENINGS. (CRC R310.4) PHOTOVOLTAIC PANELS & MODULES SHALL NOT BE BELOW AN EMERGENCY ESCAPE AND RESCUE OPENING WITHIN 36". (CRC 324.6.2.2)
2. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED WITH ENERGY STAR APPROVED EQUIPMENT (MINIMUM 50CFM) WITH AN INTEGRAL HUMIDISTAT INSTALLED. (CRC R303.3.1)
3. PROVIDE ATTIC CROSS VENTILATION: 1/150 OF ATTIC AREA OR 1/300 WITH AT LEAST 40% BUT NOT MORE THAN 50% OF VENTS ARE A MAXIMUM 3 FT. BELOW THE RIDGE OR HIGHEST SPACE IN THE ATTIC AND THE BALANCE IS PROVIDED IN THE LOWER THIRD OF THE ATTIC SPACE (NOT LIMITED TO EAVES OR CORNICE VENTS). AS AN ALTERNATIVE IN CLIMATE ZONE 16, THE NET AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS IN- STALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. BAFFLES ARE REQUIRED AT VENTS FOR INSULATION. PROVIDE MINIMUM OF 1" INCH OF AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING. (CRC R806)
4. ENCLOSED RAFTER SPACES SHALL HAVE A 1-INCH CLEAR CROSS VENTILATION. (PROPERLY SIZED RAFTERS FOR INSULATION) (CRC R806.3)
5. UNDER FLOOR CROSS VENTILATION: MINIMUM 1/150 OF UNDER FLOOR AREA. WHEN A CLASS 1 VAPOR RETARDER IS INSTALLED ON THE GROUND SURFACE, THE MINIMUM AREA OF VENTILATION MAY BE LIMITED TO 1/1500 OF UNDER-FLOOR SPACE. ONE VENTILATION OPENING SHALL BE WITHIN THREE (3) FEET OF EACH CORNER OF THE BUILDING (CRC R408.1). UNVENTED CRAWL SPACES SHALL COMPLY WITH CRC R408.3.
6. EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES EXPOSED TO WATER, WHERE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER REQUIRE CONSTRUCTION DOCUMENTS WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS (CRC 106.1.5). MUST BE INSPECTED AND APPROVED BEFORE CONCEALING BARRIER. (CRC 109.1.5.3)
7. ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES EX- POSED TO RAIN, SNOW OR DRAINAGE FROM IRRIGATION SHALL BE PROVIDED WITH CROSS- VENTILATION AREA OF AT LEAST 1/150. (CRC 317.1.6)
8. PROVIDE LANDINGS AND A PORCH LIGHT AT ALL EXTERIOR DOORS. LANDINGS ARE TO BE MINIMUM 3 FT DEEP X WIDTH OF DOOR. LANDINGS AT REQUIRED EGRESS DOORS MAY STEP DOWN A MAXIMUM OF 7.75 INCHES WHEN THE DOOR DOES NOT SWING OVER THE LANDING AND 1.5 INCHES WHEN DOOR SWINGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF 7.75 INCHES MAXIMUM; A LANDING IS NOT REQUIRED IF A STAIR WITH TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE AND THE DOOR DOES NOT SWING OVER THE STAIRWAY. (CRC R311.3- 311.3.2)
9. MEZZANINES SHALL NOT BE GREATER THAN 1/3 OF THE STORY UNLESS FIRE SPRINKLERS ARE INSTALLED THEN THE AREA CAN BE ½ OF THE STORY. (CRC 325.3)
10. THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)
    - 10.1. SLIDING/SWINGING GLASS DOORS
    - 10.2. GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZON- TALLY OF THE WATER'S EDGE (CRC R308.4.5)
    - 10.3. GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2)
    - 10.4. GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE
    - 10.5. WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
    - 10.6. GLAZING IN GUARDS AND RAILINGS
    - 10.7. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE
11. PROVIDE FALL PROTECTION IN ACCORDANCE WITH C.R.C. SECTION R312.2.1 FOR THE OPERABLE WINDOWS WITH SILLS LOCATED LESS THAN 24 INCHES ABOVE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE, OR SURFACE ON THE OUTSIDE OF THE BUILDING. C.R.C. SECTION R312.2

FONDATIONS & CONCRETE SLABS

1. SLOPE DRAINAGE 6" WITHIN THE FIRST 10FT. FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10FT DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR 10FT AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (CRC R401.3)
2. STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 1 IN 10 (V:H). STEP FOOTING DETAIL SHALL BE SHOWN ON BUILDING ELEVATIONS AND FOUNDATION PLAN. (CRC R403.1.5)
3. CONCRETE SLABS: 3 ½" MINIMUM (CRC R506.1). SLABS SHALL HAVE A 4" THICKNESS OF 3/8" MINIMUM GRAVEL UNDER THE CONCRETE SLAB. SEPARATE FROM SOIL WITH A 6-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES. A CAPILLARY BREAK SHALL BE INSTALLED WHEN A VAPOR RETARDER IS REQUIRED PER CGBC SECTION 4.505.
4. PROVIDE AN 18" X 24" UNDER-FLOOR ACCESS, UNOBSTRUCTED BY PIPES OR DUCTS AND WITHIN 5' OF EACH UNDER-FLOOR PLUMBING CLEANOUT AND NOT LOCATED UNDER A DOOR TO THE RESIDENCE, IS REQUIRED. PROVIDE A SOLID COVER OR SCREEN. (CRC 408.4 & CPC 707.9)
5. MINIMUM SILL BOLTING: ½" ANCHOR BOLTS OR APPROVED ANCHORS AT 6 FT. O.C. MAXIMUM FOR ONESTORY. (CRC R403.1.6) USE ANCHOR BOLTS AT 4 FT. O.C. MAXIMUM FOR THREE STORY CONSTRUCTION. EMBED BOLTS 7" MINIMUM. THE ANCHOR BOLTS SHALL BE PLACED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. LOCATE END BOLTS NOT LESS THAN 7 BOLT DIAMETERS, NOR MORE THAN 12" FROM ENDS OF SILL MEMBERS. IN SDC D0 AND ABOVE: PROVIDE 3"X3"X0.229 PLATE WASHERS ON EACH BOLT AT BRACED OR SHEAR WALL LOCATIONS, STANDARD CUT WASHERS SHALL BE PERMITTED FOR ANCHOR BOLTS NOT LOCATED IN BRACED/SHEAR WALL LINES. (CRC R403.1.6.1 & R602.11.1)

CLEARANCES & TREATMENT FOR WOOD FRAMING

1. WEATHER EXPOSED GLUED-LAM, BEAMS AND POSTS SHALL BE PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY (CRC R317.1.3 & 5)
2. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS, WHEN SUPPORTED ON CONCRETE PIER OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE PIER/PEDESTALS PROJECT 1" ABOVE CONCRETE OR 6" ABOVE EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 1)
3. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8" OR MORE, AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 2)
4. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR WOOD OF NATURAL RESISTANCE TO DECAY UNLESS PROJECTING NOT LESS THAN 1" ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH. (CRC R317.1.4 EXC. 3)
5. WOOD JOIST SHALL BE PROVIDED WITH 18" CLEARANCE TO EARTH AND GIRDERS 12" TO EARTH, OR SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY WHEN LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION. (CRC R317.1 (1))

WALLS

1. POSITIVE CONNECTION SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT. (CRC R502.9 & CBC 2304.10.7)
2. ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO PRESSURE TREATED LUMBER SHALL BE OF A CORROSION RESISTANT TYPE. (CRC R317.3)
3. FIRE-BLOCK IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, VERTICALLY AT CEILING/FLOOR LEVELS, & HORIZONTALLY AT 10FT. INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILINGS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS. (CRC R302.11)
4. PROVIDE APPROVED BUILDING PAPER UNDER THE BUILDING SIDING AND APPROVED FLASHING AT EXTERIOR OPENINGS. (CRC R703.2) SPECIFY A MINIMUM OF 2 LAYERS OF GRADE D PAPER UNDER STUCCO AND 2 LAYERS OF 15LB FELT (OR EQUIVALENT) UNDER STONE VENEER.
5. STUCCO SHALL BE NOT LESS THAN THREE COAT WHERE APPLIED OVER METAL LATH OR WIRE FABRIC LATH, AND SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4 INCHES AND 2 INCHES TO PAVED SURFACES WITH AN APPROVED WEEP SCREED. (CRC R703.7.2.1) MASONRY STONE VENEER SHALL BE FLASHED BENEATH THE FIRST COURSE OF MASONRY AND PROVIDED WITH WEEP HOLES IMMEDIATELY ABOVE THE FLASHING. (CRC R703.8.5 AND R703.8.6)

WILDLAND URBAN INTERFACE (WUI)

1. EXTERIOR WALL COVERINGS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT, HEAVY TIMBER, LOG WALL OR FIRE RESISTIVE CONSTRUCTION. (CRC R337.7)
2. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE FOUNDATION TO THE ROOF AND TERMINATE AT 2 INCH NOMINAL SOLID BLOCKING BETWEEN RAFTERS AND OVERHANGS. (CRC R337.7.3.2)
3. OPEN/ENCLOSED ROOF EAVES AND SOFFITS, EXTERIOR PORCH CEILINGS, FLOOR PROJECTIONS, UN-DER-FLOOR AREAS AND UNDERSIDES OF APPENDAGES TO COMPLY WITH IGNITION RESISTANT CON-STRUCTION REQUIREMENTS. (CRC R337.5-9)
4. SPACES CREATED BETWEEN ROOF COVERINGS AND ROOF DECKING SHALL BE FIRE STOPPED BY APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72LB MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. (CRC R337.5.2)
5. INDICATE ON THE PLANS WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 26AWG AND INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72LB MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 AND AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH. (CRC R337.5.3)
6. ATTIC GABLE AND EAVES ABOVE 12FT AND UNDER-FLOOR VENTILATION SHALL BE PROVIDED WITH FULLY COVERED METAL WIRE MESH, VENTS, OR OTHER MATERIALS THAT HAVE A MINIMUM 1/16 INCH AND MAXIMUM 1/8 INCH OPENINGS, NON-COMBUSTIBLE AND CORROSION RESISTANT. ALL OTHER EAVE VENTS SHALL BE LISTED/APPROVED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS. (CRC R337.6)
7. INDICATE ON PLANS EXTERIOR GLAZING SHALL HAVE A MINIMUM OF ONE-TEMPERED PANE, GLASS BLOCK, HAVE A FIRE RESISTIVE RATING OF 20 MINUTES OR BE TESTED TO MEET PERFOR-MANCE REQUIREMENTS OF SFM STANDARD 12-7A-2. (CRC R337.8.2)
8. OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NONCOMBUSTIBLE MESH SCREEN 1/8" MAX OPENINGS (R337.8.2.2
9. EXTERIOR DOORS INCLUDING GARAGE DOORS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT MATERIAL, MINIMUM 1 3/8 INCH SOLID CORE, MINIMUM 20 MINUTE FIRE RESISTIVE RATING OR SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1. (CRC R337.8.3)
10. GARAGE DOOR PERIMETER GAP MAXIMUM 1/8". METAL FLASHING, JAMB AND HEADER OVERLAP, AND WEATHER-STRIPPING MEETING SECTION REQUIREMENTS ARE PERMITTED. (R337.8.4)
11. THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS WITHIN 10FT OF GRADE LEVEL SHALL BE IGNITION RESISTANT MATERIAL, EXTERIOR FIRE-RETARDANT TREATED WOOD OR NONCOMBUSTIBLE MATERIAL. (CRC R337.9)

PLUMBING

1. UNDERFLOOR CLEANOUTS SHALL NOT BE MORE THAN 5' FROM AN UNDERFLOOR ACCESS, ACCESS DOOR OR TRAP DOOR. (CPC 707.9)
2. ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. (CPC 312.13)
3. PVC PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT, .04" THICK WRAP OR OTHERWISE PROTECTED FROM UV DEGRADATION. (CPC 312.14)
4. UNDERGROUND WATER SUPPLY LINES SHALL HAVE A 14 AWG BLUE TRACER WIRE. (CPC 604.10.1)
5. THE ADJACENT SPACE NEXT TO SHOWERS WITHOUT THRESHOLDS SHALL BE CONSIDERED A "WET LOCATION" WHEN USING THE CRC, CBC, AND THE CEC. (CPC 408.5)
6. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES (32" BY 32") AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70" ABOVE THE SHOWER DRAIN OUTLET. (CPC 408.6) PROVIDE CURTAIN ROD OR DOOR A MINIMUM OF 22" IN WIDTH. (CPC 408.5) SHOWERS AND TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (CRC R307.2) MINIMUM SHOWER RE-CEPTOR SLOPE IS 1/8" PER FOOT. (408.5)
7. SHOW LOCATION AND SIZE OF THE WATER HEATER ON PLANS. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CPC 504.6) PROVIDE SEISMIC STRAPPING IN THE UPPER & LOWER THIRD OF THE WATER HEATER A MINIMUM OF 4" ABOVE CONTROLS. (CPC 507.2) THE WATER HEATER SHALL BE OF AN INSTANTANEOUS TYPE OR THE FOLLOWING SHALL BE PROVIDED (NEW CONSTRUCTION ONLY) (CEC 150(N)):
    - 7.1. A 120V RECEPTACLES PROVIDED WITHIN 3FT
    - 7.2. A CATEGORY III OR IV VENT, OR A STRAIGHT (WITHOUT BENDS) TYPE B VENT
    - 7.3. CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE WATER HEATER
    - 7.4. GAS SUPPLY LINE WITH A MINIMUM 200,000 BTU/HR DEDICATED CAPACITY FOR THE WATER HEATER
    - 7.5. A DEDICATED 120/240, 3 WIRE CIRCUIT WITH 10AWG WIRE TO A RECEPTACLE OUT-LET WITHIN 3' OF THE WATER HEATER. THE UNUSED CONDUCTOR SHALL BE ELECTRI-CALLY ISOLATED AND HAVE A RESERVED CIRCUIT BREAKER SPACE. BOTH ENDS OF THE CONDUCTOR SHALL BE LABELED "SPARE" AND BE ELECTRICALLY ISOLATED. A RESERVE SINGLE-POLE CIRCUIT BREAKER SPACE NEAR THIS CIRCUIT LABELED "FUTURE 240V USE." (CEC 150.0(N))
8. DOMESTIC HOT WATER LINES SHALL BE INSULATED. INSULATION SHALL BE THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE AND MINIMUM 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER. (CPC 609.11)
9. A 3-INCH GRAVITY DRAIN SHALL BE PROVIDED AT THE LOW POINT OF THE SPACE, INSTALLED WHICH PROVIDES 1/4-INCH PER FOOT GRADE AND TERMINATE AT AN EXTERIOR POINT OF THE BUILDING PROTECTED FROM BLOCKAGE. THE OPENING SHALL BE SCREENED WITH A CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4-INCH IN DIMENSION. LENGTHS OF THE GRAVITY DRAINS OVER 10 FEET IN LENGTH SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL. (L-V 8.8)
10. WATER HEATERS LOCATED IN ATTICS, CEILING ASSEMBLIES AND RAISED FLOOR ASSEMBLIES SHALL SHOW A WATER-TIGHT CORROSION RESISTANT MINIMUM 1 ½" DEEP PAN UNDER THE WATER HEATER WITH A MINIMUM ¾ INCH DRAIN TO THE EXTERIOR OF THE BUILDING. (CPC 507.5)
11. WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH (15" ON EACH SIDE) AND 24" MINIMUM CLEARANCE IN FRONT. (CPC 402.5)
12. INDICATE ON THE PLANS THAT THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATHTUB FILLER SHALL NOT EXCEED 120 DEGREES F. (CPC 408.3)
13. PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (CPC 603.5.7)
14. FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (CPC 1007)
15. CLEARLY LABEL ON THE PLANS THE MAXIMUM WATER FLOW RATES PER THE (CGBSC 4.303.1):
    - 15.1. WATER CLOSETS: 1.28GPF
    - 15.2. URINALS: .125GPF
    - 15.3. KITCHEN FAUCETS: 1.8GPM @ 60PSI
    - 15.4. LAVATORY FAUCETS: 1.2GPM @ 60PSI
    - 15.5. SHOWERHEADS: 1.8GPM

BATHROOM & LAUNDRY

1. BATHROOMS AND LAUNDRY NOTE:1.WATER CLOSET SETTING: WATER CLOSET SHALL BE SET NO CLOSER THAN 15 INCHES FROM ITSCENTER TO ANY SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO ANYOTHER PLUMBING FIXTURE. [CPC §402.5]
2. WATER CLOSET CLEARANCE: THE MINIMUM CLEAR SPACE IN FRONT OF THE WATER CLOSET SHALL BE NOT LESS THAN 24 INCHES. [CPC §402.5]
3. SHOWER SIZE: SHOWER COMPARTMENT SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCHDIAMETER CIRCLE. THE MINIMUM REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THRESHOLD. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70 INCHES ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS OTHER THAN THE FIXTURE VALVE OR VALVES, SHOWERHEAD, SOAP DISHES, SHELVES AND SAFETY GRAB BARS OR RAILS. [CPC §408.6]
4. SHOWER DOORS: SHOWER DOORS SHALL OPEN OUTWARD SO AS TO MAINTAIN A 22 INCH UNOBSTRUCTED OPENING WIDTH. [CPC §408.5]
5. BACKING BOARD MATERIALS: SHOWER AND TUB/SHOWER WALLS SHALL BE PROVIDED WITH A MOISTURE RESISTANT UNDERLAYMENT (E.G., FIBER-CEMENT BACKER BOARD, FIBER-REINFORCED GYPSUM PANEL, GLASS MAT GYPSUM BACKING PANEL, OR FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS) TO A MINIMUM HEIGHT OF 72 INCHES ABOVE THE FLOOR. [CRC SEC.R307.2, R702.4].
6. WATER CONSERVING PLUMBING FIXTURES:
    - 6.1. MAXIMUM FLOW RATE FOR WATER CLOSETS IS 1.28 GALLONS PER FLUSH. [CGBSC 4.303.1.1]
    - 6.2. MAXIMUM FLOW RATE FOR SHOWERHEADS IS 1.8 GALLONS PER MINUTE. FOR MULTIPLE SHOWERHEADS SERVING ONE SHOWER, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 POUNDS PER SQUARE INCH, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HANDHELD SHOWER IS CONSIDERED A SHOWERHEAD. [CGBSC 4.303.1.3]
    - 6.3. FLOW RATE FOR LAVATORY FAUCETS IS 1.2 GALLONS PER MINUTE MAXIMUM AND 0.8 GALLONS PER MINUTE MINIMUM. [CGBSC 4.303.1.4.1]
    - 6.4. PRIOR TO FINAL INSPECTION ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE UPGRADED WITHWATER-CONSERVING FIXTURES AS REQUIRED BY CIVIL CODE Â§1101.1.
    - 6.5. A COMPLETED AND SIGNED CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING INSPECTOR.
7. ELECTRICAL REQUIREMENTS:
    - 7.1. AT LEAST ONE 120-VOLT, 20-AMP CIRCUITSHALL BE PROVIDED FOR BATHROOM RECEPTACLE OUTLETS OR PROVIDE A DEDICATED
    - 7.2. 20-AMP CIRCUIT FOR EACH INDIVIDUAL BATHROOM BEING ALTERED. BATHROOM LIGHTING SHALL NOT BE ON AN OUTLET CIRCUIT. [CEC §210.11(C)3]
    - 7.3. AT LEAST ONE 20-AMP CIRCUIT SHALL BE PROVIDED FOR LAUNDRY APPLIANCES. LAUNDRY LIGHTING SHALL NOT BE ON AN OUTLET CIRCUIT. [CEC §210.11(C)2]
    - 7.4. AT LEAST ONE RECEPTACLE OUTLET SHALL BE PROVIDED WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL THAT IS ADJACENT TO THE BASIN, OR ON THE SIDE OR FACE OF THE BASIN CABINET NOT MORE THAN 12 INCHES BELOW THE COUNTER TOP. [CEC §210.52(D)]
    - 7.5. ALL RECEPTACLE OUTLETS IN THE REMODELED BATHROOM(S) AND IN LAUNDRY AREA SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. [CEC §210.8(A)]
    - 7.6. RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF A SINK, BATHTUB OR SHOWER STALL SHALL BE GFCI PROTECTED. [CEC §210.8(A)]
    - 7.7. ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT [CEC §406.12]
8. LIGHTING REQUIREMENTS:
    - 8.1. ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICACY. [CENC §150.0(K)1A AND TABLE 150.0-A]
    - 8.2. IN BATHROOMS AND LAUNDRY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR. [CENC §150.0 (K)2J]
    - 8.3. LUMINARIES RECESSED INTO INSULATED CEILINGS:
    - 8.4. SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED);
    - 8.5. SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT(AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS;
    - 8.6. SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING;
    - 8.7. IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING; AND
    - 8.8. SHALL NOT CONTAIN SCREW BASE SOCKETS. [CEES SEC.150(K)12].
    - 8.9. ALL LUMINARIES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS". [CEC §410.10 (D)]
9. VENTILATION REQUIREMENTS: EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING: [CRC Â§R303.3, CMC Â§402.5 AND CGBSC Â§4.506.1]
    - 9.1. FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING.
    - 9.2. BATHROOM EXHAUST FAN(S) MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.
    - 9.3. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT IN).
    - 9.4. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM. [CENC §150.0(K)2B]
    - 9.5. TOILET ROOMS, WHICH ARE NOT EQUIPPED WITH A WINDOW THAT PROVIDES A VENTILATION OPENING OF AT LEAST 1.5 SQUARE FEET, SHALL BE PROVIDED WITH MECHANICAL VENTILATION WITH AN EXHAUST CAPACITY OF AT LEAST 50 CUBIC FEET PER MINUTE.[CRC §R303.3]
    - 9.6. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (E.G., BATH FAN, DRYER VENT, ETC.) SHALL BE AT LEAST 3 FEET FROM A PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET. [CMC §502.2.1]
10. DRYER MOISTURE EXHAUST: MOISTURE EXHAUST DUCT SHALL TERMINATE TO THE OUTSIDE AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO A COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET WITH 2 ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. [CMC §504.4.2.1 AND §504.1.1]
11. LAUNDRY MAKEUP AIR: A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE LAUNDRY CLOSET DOOR OR BY OTHER APPROVED MEANS. [CMC §504.4.1]
12. BUILDING ENVELOPE MODIFICATIONS: EXTERIOR WALL, FLOOR AND ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED. R-13 (2X4 WALL), R-19 (2X6 WALL), R-19 (FLOOR), R-30 (ATTIC ROOF), AND R-19 (CATHEDRAL CEILING) INSULATION. [CENC §150.0 (A)(C)(D)]
13. GLAZING AND WET SURFACES: SAFETY GLAZING SHALL BE PROVIDED IN WALLS OR ENCLOSURES CONTAINING BATHTUBS OR SHOWERS OR FACING TUBS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. EXCEPTION:GLAZING THAT IS MORE THAN 60 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA OR WHIRLPOOL. [CRC §R308.4.5]
14. WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS SHALL HAVE A U-FACTOR EQUAL TO 0.32 OR LOWER. EXCEPTIONS: REPLACEMENT SKYLIGHTS, OR NEW SKYLIGHTS UP TO 16 SQUARE FEET, MAY HAVE A U-FACTOR OF 0.55. WHEN 75 SQUARE FEET OR LESS OF FENESTRATION IS REPLACED WINDOWS MAY HAVE A U-FACTOR OF 0.40. [CENC §150.2(B)]
15. FOR WINDOW MODIFICATIONS IN HILLSIDE FIREZONES 2 AND 3, REFER TO WINDOW AND DOOR CODE COMPLIANCE CHECKLIST.
16. SMOKE ALARMS: DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC §314]
    - 16.1. IN EACH EXISTING SLEEPING ROOM.
    - 16.2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
    - 16.3. ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
    - 16.4. INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC §R314.3.
17. CARBON MONOXIDE ALARMS: DWELLINGS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, OR FUEL BURNING APPLIANCES, OR FIRE PLACE ARE TO BE EQUIPPED WITH CARBON MONOXIDE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC §315.3]
    - 17.1. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
    - 17.2. ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
    - 17.3. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
18. ALARM INTERCONNECTION AND POWER: SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EXCEPTION: WHERE REPAIRS OR ALTERATIONS TO EXISTING BUILDINGS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO ACCESSBY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. [CRC §314 AND §315]

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#	Revisions	Date

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- San Francisco -
APR 12 2022
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DRAWING TITLE:
NOTES

A-004

ELECTRICAL

1. NO ELECTRICAL PANELS IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" INCHES IN FRONT OF PANELS. 30" WIDE OR WIDTH OF EQUIPMENT AND 6'-6" HIGH FOR HEADROOM. (CEC 110.26)
2. PROVIDE A MINIMUM 3 LUG INTERSYSTEM BONDING BUSBAR AT THE MAIN ELECTRICAL SERVICE. (CEC 250.94)
3. ALL AUTOMATIC GARAGE DOOR OPENERS THAT ARE INSTALLED IN A RESIDENCE SHALL HAVE A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE. (CBC 406.2.1)
4. A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20' OF REBAR OR #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (CEC 250.52(A)(3)) BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCES-SIBLE AND OF AN APPROVED TYPE. (CEC 250.104)
5. ALL 15/20 AMPERE RECEPTACLES INSTALLED PER CEC 210.52 SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)
6. ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER. (CEC 210.12)
7. PROVIDE A MINIMUM OF ONE 20A CIRCUIT TO BE USED FOR THE LAUNDRY RECEPTACLE. (CEC 210.11(C)(2)) PROVIDE A MINIMUM OF ONE 20A CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS. (CEC 210.11(C)(3)
8. PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES AND WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN. (CEC 210.52 (D), (F) & (G))
9. FURNACES INSTALLED IN ATTICS AND CRAWL SPACES SHALL HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS), LIGHT SWITCH AND RECEPTACLE IN THE SPACE. PROVIDE A SERVICE RECEPTACLE FOR THE FURNACE. (CEC 210.63)
10. ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (CEC 210.52(E))
11. GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE THE GARAGE, EXCEPTION: GARAGE CIRCUIT MAY SERVE READILY ACCESSIBLE OUTDOOR RECEPTACLE OUTLETS. ((CEC 210.11 (C)(4)) A MINIMUM OF 1 RECEPTACLE SHALL BE PROVIDED FOR EACH CAR SPACE. (210.52(G)(1))
12. AT LEAST ONE WALL SWITCHED LIGHTING OUTLET OR FIXTURE SHALL BE INSTALLED IN EVERY HABITA-BLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICAL POWER, EQUIPMENT SPACES (ATTICS, BASEMENTS, ETC). (CEC 210.70)
13. KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES AND SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" INCHES OR WIDER, NOT GREATER THAN 4' O.C., WITHIN 24" INCHES OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52 (C)) ISLAND COUN-TER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS IN-STALLED THAN 2 RECEPTACLES MAY BE REQUIRED. 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COUNTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER IN-STALLATIONS. (CEC FIGURE 210.52(C)(1))
14. RECEPTACLES SHALL BE INSTALLED AT 12' O.C. MAXIMUM IN WALLS STARTING AT 6' MAXIMUM FROM THE WALL END. WALLS LONGER THAN TWO FEET SHALL HAVE A RECEPTACLE. HALLWAY WALLS LONGER THAN 10 FT SHALL HAVE A RECEPTACLE IN HALLWAYS. (CEC 210.52(A))
15. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (CEC 406.9(C) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN 3FT HORIZONTALLY AND 8FT VERTICALLY ABOVE A SHOWER AND/OR BATHTUB THRESHOLD. (CEC 410.10(D))
16. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE RATED FOR THE APPLI-CATION. (CEC 410.19)
17. GFCI OUTLETS ARE REQUIRED: FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUN-TERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN UNFINISHED BASEMENTS, CRAWL SPACE LIGHTING OUTLETS, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR SINKS, LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS INCLUDING OUT-LETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER. (CEC 210.8)
18. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLI-ANCES OR WITH ATTACHED GARAGES (CRC R315):
    - 18.1. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
    - 18.2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
    - 18.3. ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS (MAY BE BATTERY OPERATED)
19. SMOKE ALARMS SHALL BE INSTALLED (CRC R314):
    - 19.1. IN EACH ROOM USED FOR SLEEPING PURPOSES.
    - 19.2. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
    - 19.3. IN EACH STORY, INCLUDING BASEMENTS.
20. AT THE TOP OF STAIRWAYS BETWEEN HABITABLE FLOORS WHERE AN INTERVENING DOOR OR OBSTRUCTION PREVENTS SMOKE FROM REACHING THE SMOKE DETECTOR.
21. SHALL NOT BE INSTALLED WITHIN 20FT HORIZONTALLY OF COOKING APPLIANCES AND NO CLOSER THAN 3FT TO MECHANICAL REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR (314.3(4)).
22. ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS. (MAY BE BATTERY OPERAT-ED.)
23. ALL SMOKE AND CARBON-MONOXIDE ALARMS SHALL BE HARDWIRED WITH A BATTERY BACKUP (SMOKE ALARMS SHALL HAVE A 10-YEAR SEALED BATTERY). (CRC R314.4 & R315.1.2)
24. SMOKE DETECTORS WITHIN 10 FEET TO 20 FEET OF THE STOVE SHALL BE IONIZATION TYPE WITH ALARM SILENCING SWITCH. CRC R314.3.3.
25. ALL 15/20 AMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE IN-USE (BUBBLE) COVERS IN-STALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED WEATHER-RESISTANT TYPE. (CEC 406.9(B)(1))

MECHANICAL

1. ALL NEWLY INSTALLED GAS FIREPLACES SHALL BE DIRECT VENT AND SEALED-COMBUSTION TYPE. (CMC 912.2)
2. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL MEET THE U.S. EPA NEW SOURCE PER-FORMANCE STANDARD EMISSION LIMITS AND SHALL HAVE A PERMANENT LABEL CERTIFYING EMISSION LIMITS.
3. TOP CHIMNEY MUST EXTEND A MINIMUM OF 2 FT. ABOVE ANY PART OF THE BUILDING WITHIN 10 FT. (CMC 802.5.4)
4. FIREPLACES SHALL HAVE CLOSABLE METAL OR GLASS DOORS, HAVE COMBUSTION AIR INTAKE DRAWN FROM THE OUTSIDE AND HAVE A READILY ACCESSIBLE FLUE DAMPENER CONTROL. CON-TINUOUS BURNING PILOT LIGHTS ARE PROHIBITED. (CEC 150.0(E))
5. PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER CMC CHAPTER 7.
6. GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL INSULATION SHIELD A MINIMUM 2" ABOVE INSULATION. (CMC 509.6.2.7)
7. GAS WATER HEATER AND FURNACE ARE NOT ALLOWED IN AREAS OPENING INTO BATHROOMS, CLOSETS OR BEDROOMS UNLESS INSTALLED IN A CLOSET EQUIPPED WITH A LISTED GASKETED DOOR ASSEMBLY AND A LISTED SELF-CLOSING DEVICE WITH ALL COMBUSTION AIR OBTAINED FROM THE OUTDOORS. (CPC 504)
8. ROOF TOP EQUIPMENT ON ROOFS WITH OVER 4/12 SLOPE SHALL HAVE A LEVEL 30"X30" WORK-ING PLATFORM. (CMC 304.2)
9. EXHAUST OPENINGS TERMINATING TO THE OUTDOORS SHALL BE COVERED WITH A CORROSION RESISTANT SCREEN ¼"-1/2" IN OPENING SIZE (NOT REQUIRED FOR CLOTHES DRYERS). (CMC 502.1)
10. VENT DRYER TO OUTSIDE OF BUILDING (NOT TO UNDER-FLOOR AREA). VENT LENGTH SHALL BE 14 FT. MAXIMUM. SHALL TERMINATE A MINIMUM OF 3' FROM THE PROPERTY LINE AND ANY OPENING INTO THE BUILDING. (CMC 504.4.2)
11. ENVIRONMENTAL AIR DUCTS SHALL NOT TERMINATE LESS THAN 3' TO A PROPERTY LINE, 10' TO A FORCED AIR INLET, 3' TO OPENINGS INTO THE BUILDING AND SHALL NOT DISCHARGE ON TO A PUB-LIC WAY. (CMC 502.2.1)
12. PROVIDE MINIMUM 100 SQUARE INCHES MAKE-UP AIR FOR CLOTHES DRYERS INSTALLED IN CLOS-ETS. (CMC 504.4.1(1))
13. HEATING SYSTEM IS REQUIRED TO MAINTAIN 68 DEGREES AT 3 FT. ABOVE FLOOR LEVEL AND 2FT FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (CRC R303.10)
14. WOOD BURNING APPLIANCES SHALL NOT BE INSTALLED IN A NEW OR EXISTING PROJECT THAT IS NOT ONE OF THE FOLLOWING:
    - 14.1. A PELLET-FUELED WOOD BURNING HEATER.
    - 14.2. A U.S. EPA PHASE II CERTIFIED WOOD BURNING HEATER.
    - 14.3. AN APPLIANCE OR FIREPLACE DETERMINED TO MEET THE U.S. EPA PARTICULATE MATTER EMIS-SION STANDARD OF LESS THAN 7.5 GRAMS PER HOUR FOR A NON-CATALYTIC WOOD FIRED APPLI-ANCE OR 4.1 GRAMS PER HOUR FOR A CATALYTIC WOOD FIRED APPLIANCE AND IS APPROVED IN WRITING BY THE APCO.

GREEN BUILDING

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COM-MON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE (CGBSC 4.106.2):
    - 1.1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE
    - 1.2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUT-TER, OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
2. ALL NEW RESIDENTIAL CONSTRUCTION WITH ATTACHED PRIVATE GARAGES SHALL HAVE THE FOLLOW-ING FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS (CGBSC 4.106.4):
3. INSTALL A MINIMUM 1-INCH CONDUIT CAPABLE OF SUPPLYING A 208/240V BRANCH CIRCUIT TO A SUITABLE BOX LOCATION FOR EV CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE AND/OR SUBPANEL.
4. THE MAIN PANEL AND/OR SUBPANEL SHALL BE OF SUFFICIENT SIZE TO INSTALL A 40-AMPERE DEDICATED BRANCH CIRCUIT. THE DEDICATED OVERCURRENT PROTECTION SPACE SHALL BE LA-BELED "EV CAPABLE".
5. MULTIPLE SHOWER HEADS SERVING A SINGLE SHOWER SHALL HAVE A COMBINED FLOW RATE OF 1.8 GPM OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (CGBSC 4.303.1.3.2)
6. RESIDENTIAL PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH EITHER A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LAND-SCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT. AUTOMATIC IRRIGATION SYS-TEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS AND/OR WEATHER BASED CONTROLLERS WITH RAIN SENSORS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CGBSC 4.304)
7. RECYCLE AND/OR REUSE A MINIMUM OF 65 PERCENT OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE. (CGBSC 4.408.2)
8. (CLEARLY NOTE ON THE PLANS) AT TIME OF FINAL INSPECTION, A BUILDING OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, ETC SHALL BE PROVIDED CONTAINING THE FOLLOWING: (CGBSC 4.410)
    - 8.1. DIRECTIONS THAT MANUAL SHALL REMAIN ONSITE FOR THE LIFE OF THE BUILDING
    - 8.2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT, APPLIANCES, ROOF/YARD DRAIN-AGE, IRRIGATION SYSTEMS, ETC.
    - 8.3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS
    - 8.4. PUBLIC TRANSPORTATION AND CARPOOL OPTIONS
    - 8.5. MATERIAL REGARDING IMPORTANCE OF KEEPING HUMIDITY LEVELS BETWEEN 30-60 PERCENT
    - 8.6. INFORMATION REGARDING ROUTINE MAINTENANCE PROCEDURES
    - 8.7. STATE SOLAR ENERGY INCENTIVE PROGRAM INFORMATION
    - 8.8. A COPY OF ANY REQUIRED SPECIAL INSPECTION VERIFICATIONS THAT WERE REQUIRED (IF ANY)
9. THE PROJECT SHALL MEET MINIMUM POLLUTANT CONTROL REQUIREMENTS FOR ADHESIVES, SEAL-ANTS, CAULKS, PAINTS, CARPET, RESILIENT FLOORING SYSTEMS, ETC. (CGBSC 4.504)
10. DUCT OPENINGS RELATED TO HVAC SYSTEMS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM. (CGBSC 4.504.1)

TITLE 24 ENERGY

1. ALL LUMINAIRES MUST BE HIGH EFFICACY (150.0(K)1A)
2. LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (150.0(K)1C):
    - 2.1. THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
    - 2.2. THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION.
    - 2.3. THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING TO PREVENT FLOW OF HEATED OR COOLED AIR OUT OF LIVING AREAS AND INTO THE CEILING CAVITY.
    - 2.4. HARDWIRED BALLASTS OR DRIVERS, ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE FROM BELOW THE CEILING WITHOUT REQUIRING CUTTING HOLES IN CEILING.
    - 2.5. THEY MAY NOT CONTAIN A SCREW BASE SOCKETS
3. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ON LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANT SENSOR PROVIDED THE OCCUPANT SENSOR IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION). (150.0(K)2I)
4. JOINT APPENDIX A (JA8) CERTIFIED LAMPS SHALL BE CONSIDERED HIGH EFFICACY. JA8 COMPLIANT LIGHT SOURCES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. (EXCEPTION: <70SF CLOSETS AND HALLWAY) (150.0(K)2K)
5. UNDER-CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS. (150.0(K)2L)
6. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY, BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND HAVE ONE OF THE FOLLOWING CONTROLS (THE MANUAL SWITCH SHALL NOT OVERRIDE THE AUTOMATIC CONTROL DEVICE): (150.0(K)3A)
    - 6.1. PHOTO-CONTROL AND MOTION SENSOR
    - 6.2. PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL
    - 6.3. ASTRONOMICAL TIME CLOCK CONTROL TURNING LIGHTS OFF DURING THE DAY
7. ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH-EFFICACY" LIGHT FIXTURES BY THE CALIFORNIA ENERGY COMMISSION.
8. CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES INSTALLED. (10-103(B))
9. THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5 FEET ABOVE THE FINISHED FLOOR SHALL NOT BE GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. (150(K)1B)
10. PROVIDE A GASKET/ INSULATION ON ALL INTERIOR ATTIC/UNDER-FLOOR ACCESSES. (110.7)
11. PROVIDE VERIFICATION ON THE PLANS HOW THE BUILDING WILL MEET THE MINIMUM VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY REQUIREMENTS PER ASHRAE STANDARD 62.2. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE BUILDING VENTILATION AIRFLOW REQUIRED. THIS IS SUBJECT TO HERS TESTING. THE FOLLOWING LABEL MUST BE ATTACHED TO THE FAN SWITCH: "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION." (CALIFORNIA ENERGY CODE 150.0(O)) A MINIMUM 100 CFM INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS VERIFIED.

INTERIOR DEMOLITION CALCULATIONS BY AREA (SQUARE FEET)

LEVEL 1 (E) INTERIOR WALLS	13.39 SF
LEVEL 2 (E) INTERIOR WALLS	32.77 SF
LEVEL 3 (E) INTERIOR WALLS	37.65 SF
LEVEL 1 DEMO WALLS	8.40 SF
LEVEL 2 DEMO WALLS	21.14 SF
LEVEL 3 DEMO WALLS	32.12 SF
TOTAL (E) INTERIOR WALLS	83.81 SF
TOTAL DEMO WALLS	61.66 SF
PERCENT DEMOLITION INT. WALLS:	73.5%

INTERIOR DEMOLITION CALCULATIONS BY LINEAR FEET (SEE DETAILED BREAKDOWN BELOW)

LEVEL 1 (E) INTERIOR WALLS	34.25 LF
LEVEL 2 (E) INTERIOR WALLS	64.08 LF
LEVEL 3 (E) INTERIOR WALLS	70.08 LF
LEVEL 1 DEMO WALLS	19.5 LF
LEVEL 2 DEMO WALLS	40.32 LF
LEVEL 3 DEMO WALLS	59.29 LF
TOTAL (E) INTERIOR WALLS	168.41 LF
TOTAL DEMO WALLS	119.11 LF
PERCENT DEMOLITION INT. WALLS:	70.7%

LEVEL 1

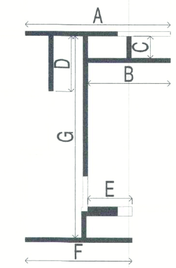
	EXISTING (LF)	WALL REMOVED (LF)
A	1'-3"	1'-3"
B	11'-7"	11'-7"
C	(2) 4'-5"	(2) 10"
D	5'-0"	5'-0"
E	7'-7"	0'-0"
TOTAL	34.25 LF	19.5 LF

LEVEL 2

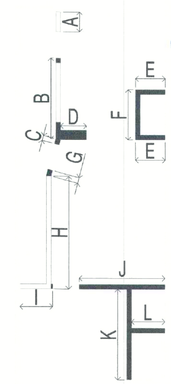
	EXISTING (LF)	WALL REMOVED (LF)
A	2'-1"	0'-0"
B	8'-7.25"	2'-3.2"
C	0'-6.5"	0'-6.5"
D	2'-9"	2'-9"
E	(2) 3'-2"	(2) 3'-2"
F	5'-4"	5'-4"
G	0'-7.25"	0'-7.25"
H	12'-0"	0'-0"
I	3'-6"	0'-2"
J	9'-2"	9'-2"
K	9'-7"	9'-7"
L	3'-7"	3'-7"
TOTAL	64.08 LF	40.32 LF

LEVEL 3

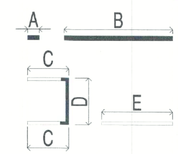
	EXISTING (LF)	WALL REMOVED (LF)
A	15'-6"	9'-10"
B	8'-10"	8'-10"
C	2'-4"	2'-4"
D	5'-11"	5'-11"
E	4'-9"	3'-2.5"
F	11'-5"	11'-5"
G	21'-6"	17'-9"
TOTAL	70.08 LF	59.29 LF



LEVEL 3



LEVEL 2



LEVEL 1

DEMO
EXISTING WALL

APPROVED
Dept. of Building Insp.
- San Francisco -
APR 12 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

APPROVED BY RYAN BALBA
MAR 04 2022
PLANNING DEPARTMENT

RECEIVED
MAR 04 2022
DEPT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED

ARCHITECTS SF
SF ARCHITECTS
Address: 1390 Mercant Street Suite 1.612 San Francisco, CA 94102
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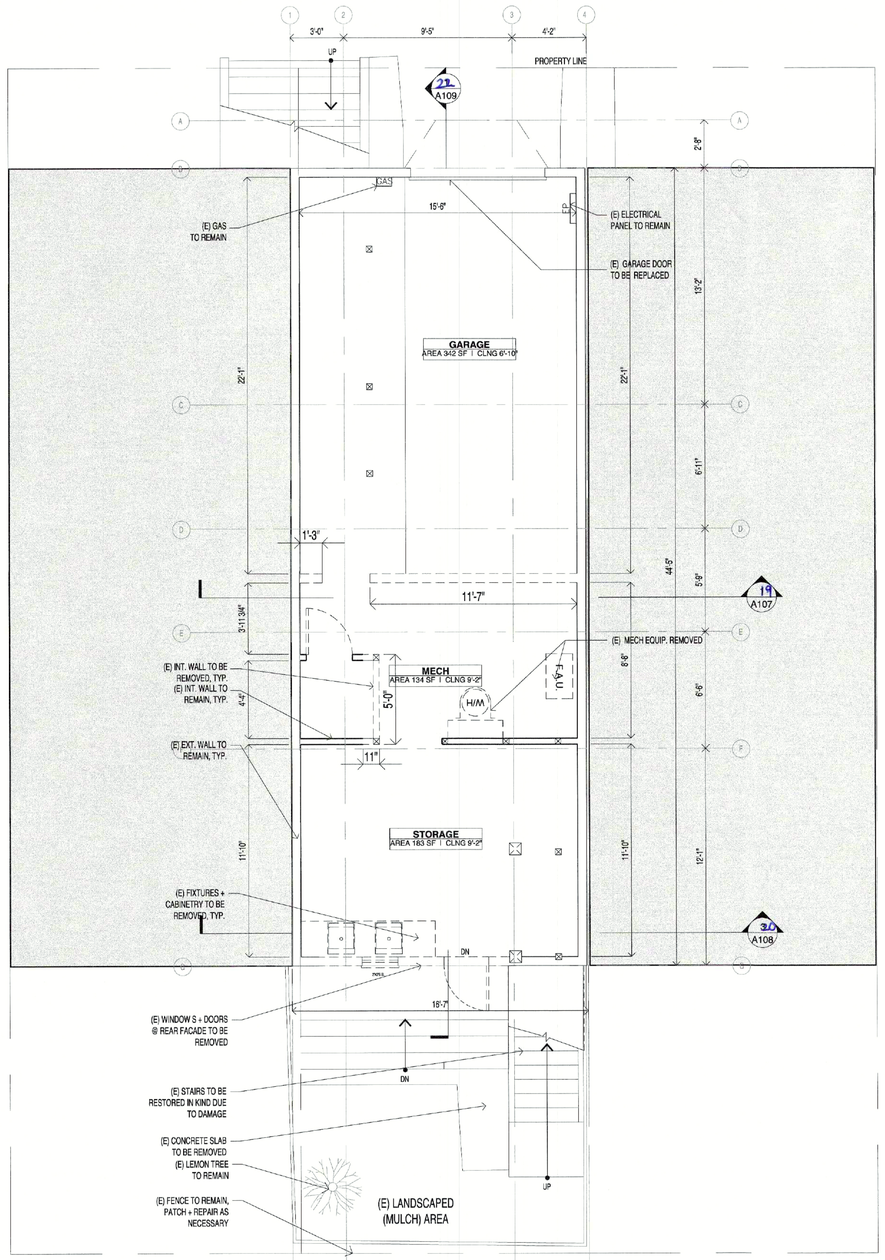
#	Revisions	Date

LICENSED ARCHITECT
Francisco J Matos
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
1863 PINE STREET
SAN FRANCISCO,CA 94109
APN - 0664-020

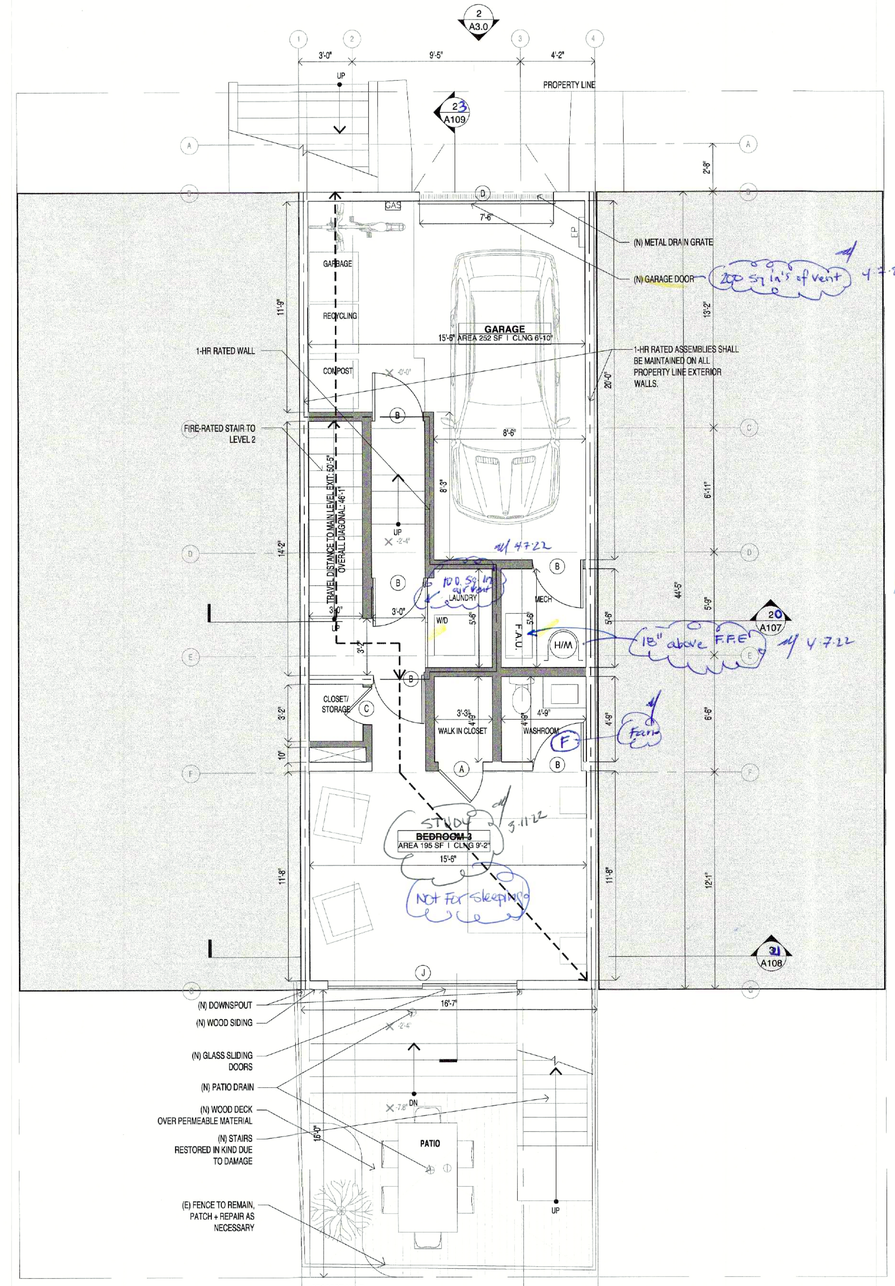
DRAWING TITLE:
NOTES & DEMO CAL.

A-005



GROSS FLOOR AREA: 729 SF
NET FLOOR AREA: N/A SF

4 DEMOLITION FLOOR PLAN - LEVEL 1
1/4"=1'-0"



GROSS FLOOR AREA: 729 SF
NET FLOOR AREA: 195 SF

5 PROPOSED FLOOR PLAN - LEVEL 1
1/4"=1'-0"

LEGEND:
(E) WALL TO REMAIN
(E) WALL TO BE REMOVED
(E) WALL
(N) WALL

APPROVED
Dept. of Building Insp.
- San Francisco -
APR 12 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

APPROVED BY RYAN BALBA
MAR 04 2022
PLANNING DEPARTMENT

RECEIVED
FEB 03 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING ACCEPTED

Jeff Lai, DBI
APR 07 2022

LICENSED ARCHITECT
Francisco J Mata
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

ARCHITECTS SF
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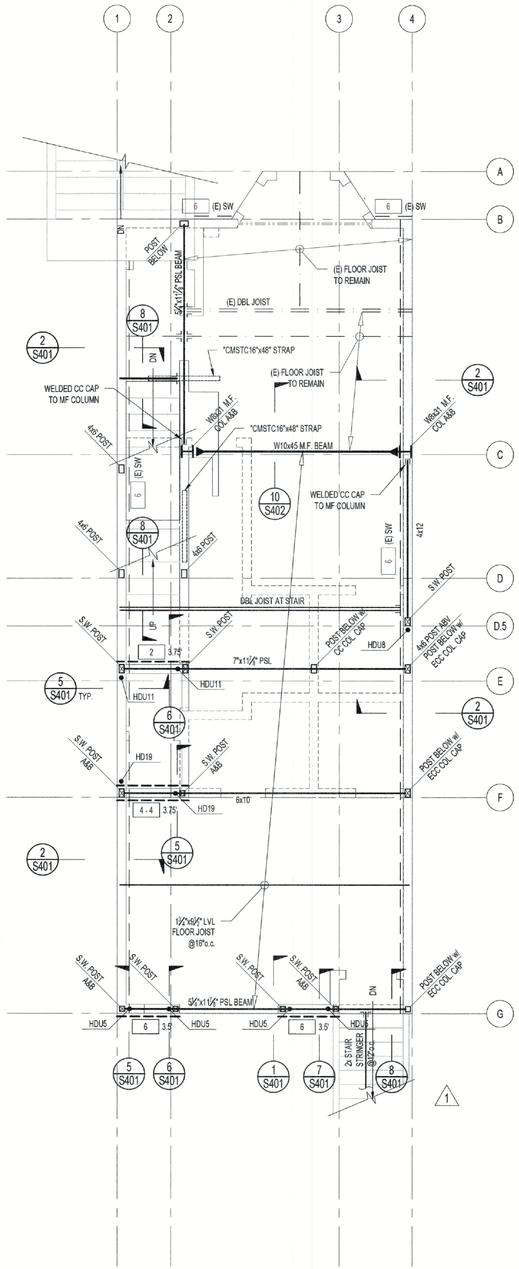
#	Revisions	Date

PROJECT:
1863 PINE STREET
SAN FRANCISCO, CA 94109
APN - 0664-020

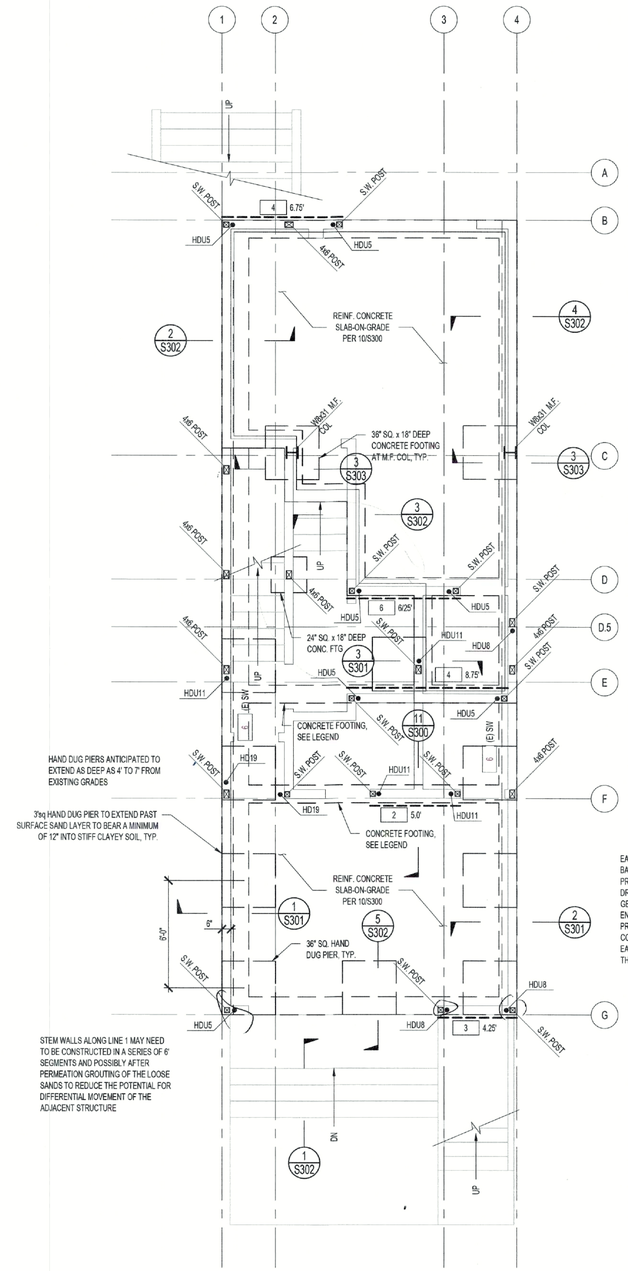
DRAWING TITLE:
EXISITING & PROPOSED FLOOR PLAN

A-101



2 SECOND FLOOR FRAMING PLAN

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



1 FIRST FLOOR FRAMING AND FOUNDATION PLAN

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

EARTHWORK, RECOMPACTION OF EXISTING FILL, UTILITY TRENCH BACKFILLING, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, FOUNDATION AND SLAB CONSTRUCTION, AND SITE DRAINAGE SHOULD BE PERFORMED AS RECOMMENDED IN THE GEOTECHNICAL REPORT, DATED AUGUST 4, 2020, PREPARED BY ROMIG ENGINEERS, INC. ROMIG ENGINEERS SHOULD BE NOTIFIED 48 HOURS PRIOR TO THE START OF EARTHWORK AND FOUNDATION CONSTRUCTION, AND SHOULD OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION, AS RECOMMENDED IN THE GEOTECHNICAL REPORT.

LEGEND

- WALL ABOVE FRAMING PLAN
- WALL BELOW FRAMING PLAN
- ROOF SHEATHING ⅞" APA RATED SHEATHING NAILED w/10d @6"o.c. AT EDGE AND 10d @12"o.c. AT FIELD (NO BLKG REQ'D), SEE 4/S400.
- "#" DENOTES SHEAR WALL TYPE & EDGE NAIL SPACING AND "**.**" DENOTES MINIMUM SHEAR WALL LENGTH. SEE SHEET 9/S300 FOR SHEAR WALL SCHEDULE. SEE DETAIL 4/S400 FOR SHEAR WALL FRAMING AND TYP. PENETRATIONS IN SHEAR WALL
- "###" DENOTES SHEAR WALL HOLDOWN TYPE. SEE TYPICAL DETAIL 8/S300 FOR INFO AND MIN. END POST SIZE
- S.W. POST A&B — SEE DETAIL 8/S300 FOR SHEAR WALL POST. SHEAR WALL POST ABOVE & BELOW WILL BE FRAMED PER DETAIL 8/S401
- S.W. POST — SEE DETAIL 9/S300 FOR SHEAR WALL POST SIZE
- DENOTES SIMPSON HANGER PER SCHEDULE 7/S400, U.O.N.
- DENOTES SIMPSON CONCEALED FLANGE HANGER PER SCHEDULE 7/S400, U.O.N.
- SEE HEADER SCHEDULE ON 11/S400 FOR HEADER SIZES, UNLESS NOTED ON PLAN.
- 2 — 12" WIDE x 18" CONCRETE FOOTING, U.O.N.

N

REFERENCE NORTH

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APPROVED
Building Inspection - San Francisco
APR 12 2022
CHIEF BUILDING INSPECTOR
DEPT. OF BUILDING INSPECTION

RECEIVED
MAR 04 2022
DEPT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING
ACCEPTED

1863 PINE STREET
1863 PINE ST
SAN FRANCISCO, CA

REGISTERED PROFESSIONAL ENGINEER
JOE FERHMEN TEGER
No. C78132
Exp. 9-30-22
STATE OF CALIFORNIA

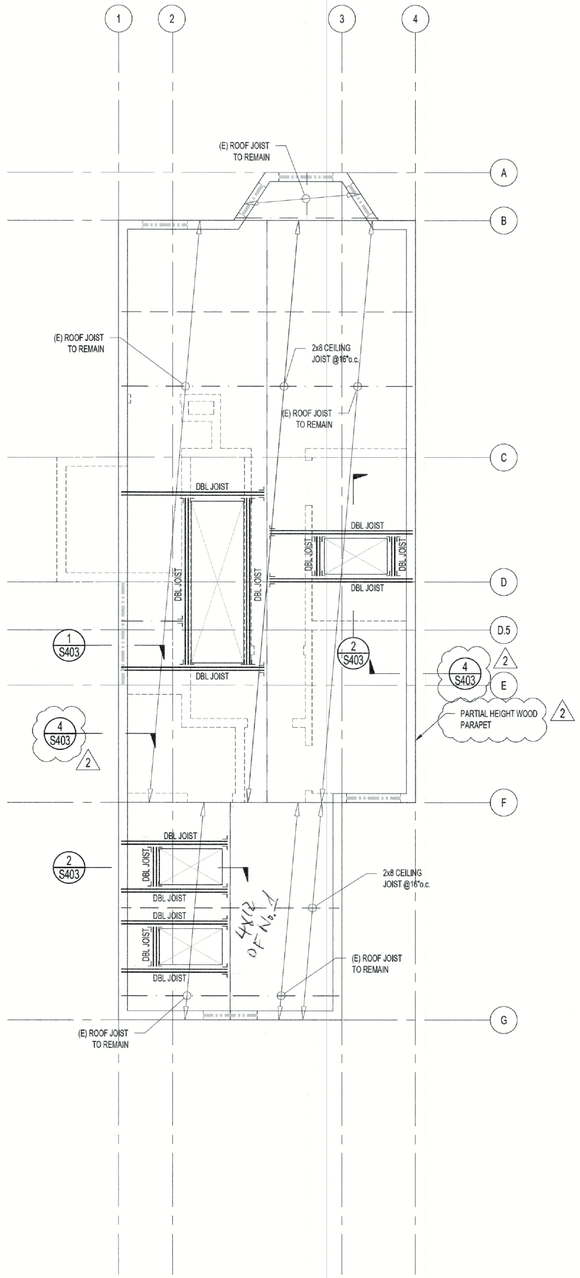
DATE:	ISSUE:
09/20/21	PERMIT SET
01/29/22	PLAN CHECK 1
02/13/22	PLAN CHECK 2

PROJECT NUMBER: o2033

TITLE: FRAMING PLANS

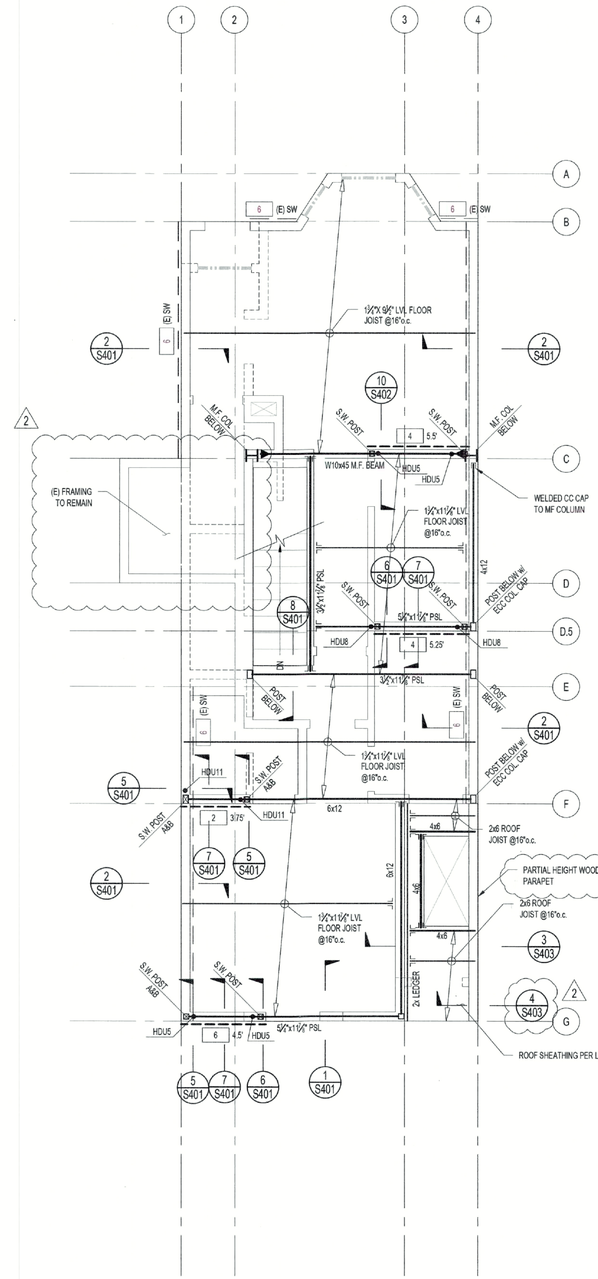
SCALE:

SHEET: S200



2 ROOF FRAMING PLAN

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



1 THIRD FLOOR FRAMING PLAN

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

LEGEND

- WALL ABOVE FRAMING PLAN
- WALL BELOW FRAMING PLAN
- ROOF SHEATHING⅜" APA RATED SHEATHING NAILED w/10d @6"o.c. AT EDGE AND 10d @12"o.c. AT FIELD (NO BLKG REQ'D). SEE 4/S400.
- "#" DENOTES SHEAR WALL TYPE & EDGE NAIL SPACING AND "**.**" DENOTES MINIMUM SHEAR WALL LENGTH. SEE SHEET 9/S300 FOR SHEAR WALL SCHEDULE. SEE DETAIL 4/S400 FOR SHEAR WALL FRAMING AND TYP. PENETRATIONS IN SHEAR WALL
- "###" DENOTES SHEAR WALL HOLDOWN TYPE. SEE TYPICAL DETAIL 8/S300 FOR INFO AND MIN. END POST SIZE
- S.W. POST A48 — SEE DETAIL 8/S300 FOR SHEAR WALL POST. SHEAR WALL POST ABOVE & BELOW WILL BE FRAMED PER DETAIL 8/S401
- S.W. POST — SEE DETAIL 8/S300 FOR SHEAR WALL POST SIZE
- DENOTES SIMPSON HANGER PER SCHEDULE 7/S400, U.O.N.
- DENOTES SIMPSON CONCEALED FLANGE HANGER PER SCHEDULE 7/S400, U.O.N.
- SEE HEADER SCHEDULE ON 11/S400 FOR HEADER SIZES, UNLESS NOTED ON PLAN.
- 12" WIDE x 18" CONCRETE FOOTING, U.O.N.

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APPROVED - SAN FRANCISCO - APR 12 2022 DEPT. OF BUILDING INSPECTION

RECEIVED MAR 04 2022 DEPT OF BUILDING INSPECTION THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED

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REGISTERED PROFESSIONAL ENGINEER JOE TERHEMEN No. C78132 Exp. 9-30-22 STATE OF CALIFORNIA

DATE:	ISSUE:
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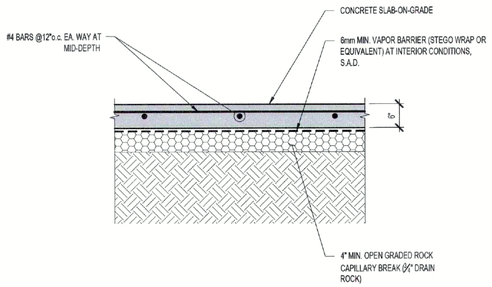
02/13/22	PLAN CHECK 2

PROJECT NUMBER: o2033

TITLE: FRAMING PLANS

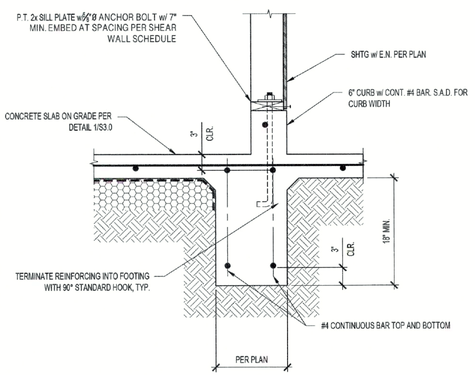
SCALE:

SHEET: S201



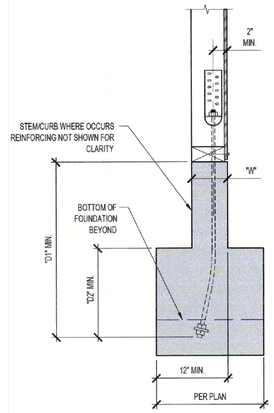
10 CONCRETE SLAB-ON-GRADE

1"=SCALE: 1'-0"

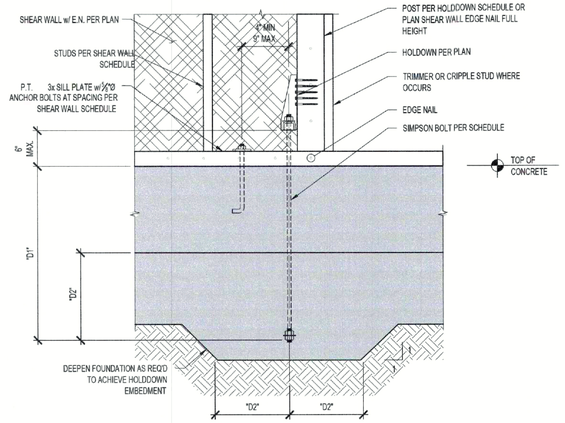


11 SILL PLATE AT CONTINUOUS FOOTING

SCALE: 1-1/2"=1'-0"



A: SECTION



B: ELEVATION

HOLDOWN SCHEDULE AT FOUNDATION							
			CONCRETE STRENGTH (f'c = 2,500 PSI MIN.)				
HOLDOWN TYPE	MIN. END POST SIZE		SIMPSON ANCHOR BOLT	STEM/CURB MIN. WIDTH "W"	MIN. EMBEDMENT "D1"	MIN. EMBEDMENT & CLEARANCE "D2"	ALTERNATIVE ANCHOR BOLT (SEE NOTE 5)
	2x4 WALL	2x6 WALL					
HDU2	4x4	4x6	SB⅝x24	6"	1'-6"	N/A	SSTB24
HDU4	4x4	4x6	SB⅝x24	6"	1'-6"	N/A	N/A
HDU5	4x4	4x6	SB⅝x24	6"	1'-6"	N/A	N/A
HDU8	4x6	6x6	SB⅝x24	6" (SEE NOTE 7)	1'-6"	N/A	N/A
HDU11	4x8	6x8	SB1x30	6" (SEE NOTE 7)	2'-0"	N/A	N/A
HDU14	4x8	6x8	PAB8 (SEE NOTE 6)	N/A	N/A	1'-5"	N/A
HD19	4x8	6x8	PAB9 (SEE NOTE 6)	N/A	N/A	1'-7"	N/A

1. REFER TO THE PLANS FOR HOLDOWN SIZE AND HOLDOWN POST SIZES.
2. FOR HOLD DOWN ASSEMBLIES, USE SIMPSON HOLDOWNS OR APPROVED EQUAL
3. BOLTS THROUGH FLOOR AND EMBEDDED IN FOUNDATION SHALL BE F1154 STEEL, GRADE A36, ALL THREAD.
4. HOLDOWNS SHALL NOT BE SUBSTITUTED FOR SILL PLATE ANCHOR BOLTS
5. EMBEDMENT PER MANUFACTURER'S REQUIREMENTS
6. USE STANDARD STEEL FOR THE SIMPSON PRE-ASSEMBLED ANCHOR BOLTS AND OVERSIZE PENETRATION IN P.T. SILL PLATE
7. MAXIMUM STEM/CURB HEIGHT EQUALS 1½"
8. HOLDOWN ANCHOR BOLT NUT SHOULD BE FINGER TIGHT PLUS ¼ TO ½ TURN WITH HAND WRENCH.

8 HOLDOWN ANCHORAGE AT FOUNDATION

SCALE: 1"=1'-0"

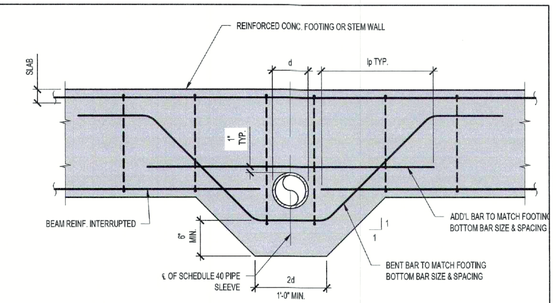
SHEAR WALL SCHEDULE:

TYPE PER PLAN	"APA RATED" ½" WALL SHEATHING STRUCT 1	10d EDGE NAIL SPACING	WALL STUDS & BLOCKING AT ABUTTING PANEL EDGES	P.T. 3x SILL PLATE TO CONCRETE	2x SOLE PLATE TO RIMBLOCKING	SOLID SAWN OR LSL RIMBLOCKING JOIST MIN. WIDTH	DBL. 2x TOP PLATE CONNECTION TO RIMBLOCKING		ALLOWABLE SHEAR (PLF)
				½"Ø ANCHOR BOLTS	SDS¼"x6" WOOD SCREWS U.O.N.		"LTP4" OR "A35" CLIPS U.O.N.	SDS¼"x6" WOOD SCREWS	
6	ONE SIDE	6"o.c.	2x	48"o.c.	16d NAILS @6"o.c.	1½"	16"o.c.	8"o.c.	340
4	ONE SIDE	4"o.c.	2x	32"o.c.	8"o.c.	1½"	12"o.c.	8"o.c.	510
3	ONE SIDE	3"o.c.	3x OR DBL. 2x	32"o.c.	6"o.c.	1½"	8"o.c.	6"o.c.	665
2	ONE SIDE	2"o.c.	3x OR DBL. 2x	16"o.c.	6"o.c.	3½"	8"o.c.	6o.c.	870

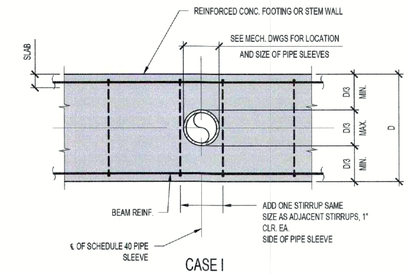
NOTES: (THIS SCHEDULE IS BASED ON AWC SDPWS-2008 TABLE 4.3A)
1. USE COMMON OR GALVANIZED BOX NAILS FOR ALL NAILING. 10d COMMON NAIL SHALL HAVE .148" DIAMETER AND 16d COMMON NAIL SHALL HAVE .162" DIAMETER. 10d GALVANIZED BOX NAIL SHALL HAVE .128" DIAMETER AND 16d GALVANIZED BOX NAIL SHALL HAVE .135" DIAMETER.NAILS SHALL HAVE ½" MIN. PENETRATION INTO FRAMING MEMBER OR BLOCKING.
2. THIS SCHEDULE SHALL APPLY TO NAILING AT ALL STUDS, WALL SHEATHING JOINTS, TOP PLATES, SILL PLATES, SOLE PLATES, RIMS, AND BLOCKING.
3. NAILING AT INTERMEDIATE MEMBERS (FIELD NAILING) SHALL BE 10d NAIL @12"o.c.
4. WALL SHEATHING SHALL BE APPLIED OVER STUDS SPACED AT 16"o.c.
5. ALL SILL FASTENING TO CONCRETE SHALL HAVE AS A MINIMUM ½"Ø ANCHOR BOLTS w/SIMPSON H.D.G. BPS⅝X-6 (BPS ⅝X-3 AT 2x4 WALLS) BEARING PLATE WASHER OR EQUIVALENTBEARING PLATE SHALL EXTEND TO WITHIN ½" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING. ANCHOR BOLTS SHALL BE EMBEDDED 7" MIN. IN CONCRETE WALL OR FOUNDATION.
6. NAILS PENETRATING PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153, CLASS D.
7. DBL. 2x STUDS AT ABUTTING PANEL EDGES SHALL BE FASTENED TOGETHER w/ 16d NAILS AT EDGE NAIL SPACING.
8. NAILING SPACED AT 3"o.c. ORLESS SHALL BE STAGGERED ½" MIN. AND INSTALLED ½" MIN. FROM EDGE OF WALL SHEATHING AND STUD.

9 SHEAR WALL SCHEDULE

SCALE: 1"=1'-0"



CASE II

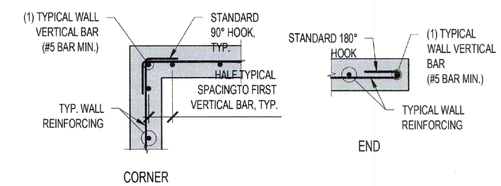


CASE I

NOTES:
PENETRATIONS THRU STRUCTURAL MEMBERS ARE PERMITTED ONLY WITH THE REVIEW OF THE STRUCTURAL ENGINEER.

1 PIPE SLEEVE THOUGH CONCRETE FOOTING OR STEM WALL

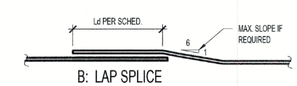
SCALE: 1"=1'-0"



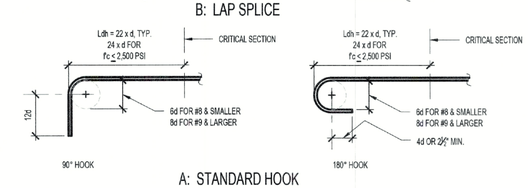
2 PLAN VIEW OF CONCRETE FOOTINGS

SCALE: 1"=1'-0"

DEVELOPMENT LENGTH AND LAP SPLICE (Ld) SCHEDULE (INCHES) CLASS B						
SIZE	LOCATION	CONCRETE COMPRESSIVE STRENGTH (PSI)				
		2,500	3,000	4,000	5,000	6,000
#4	HORIZ. TOP BAR	41	38	33	29	27
	ALL OTHER BARS	32	29	25	23	21
#5	HORIZ. TOP BAR	51	47	41	36	33
	ALL OTHER BARS	39	36	31	28	26



B: LAP SPLICE



A: STANDARD HOOK

NOTES:
1. d = REBAR DIAMETER.
2. LAP SPLICE LENGTHS ARE BASED ON 60 KSI REBAR YIELD STRENGTH AND NORMAL CONCRETE WEIGHT.
3. TOP BAR IS A HORIZONTAL BAR (OTHER THAN IN WALLS) PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW BARS.
4. LAP SPLICE LENGTHS ARE BASED ON MINIMUM CLEAR COVER GREATER THAN ONE BAR DIAMETER AND MINIMUM CLEAR SPACING GREATER THAN TWO BAR DIAMETERS.
5. IF EITHER REQUIREMENT IN NOTE 4 IS NOT SATISFIED, INCREASE LAP SPLICE LENGTH BY 50%.

3 REBAR DEVELOPMENT LENGTHS

SCALE: 1"=1'-0"

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APPROVED
APR 12 2022
DEPT. OF BUILDING INSPECTION

RECEIVED
MAR 04 2022
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REGISTERED PROFESSIONAL ENGINEER
JOE TERHEMEN
No. C76132
Exp. 9-30-22
STATE OF CALIFORNIA

DATE:	ISSUE:
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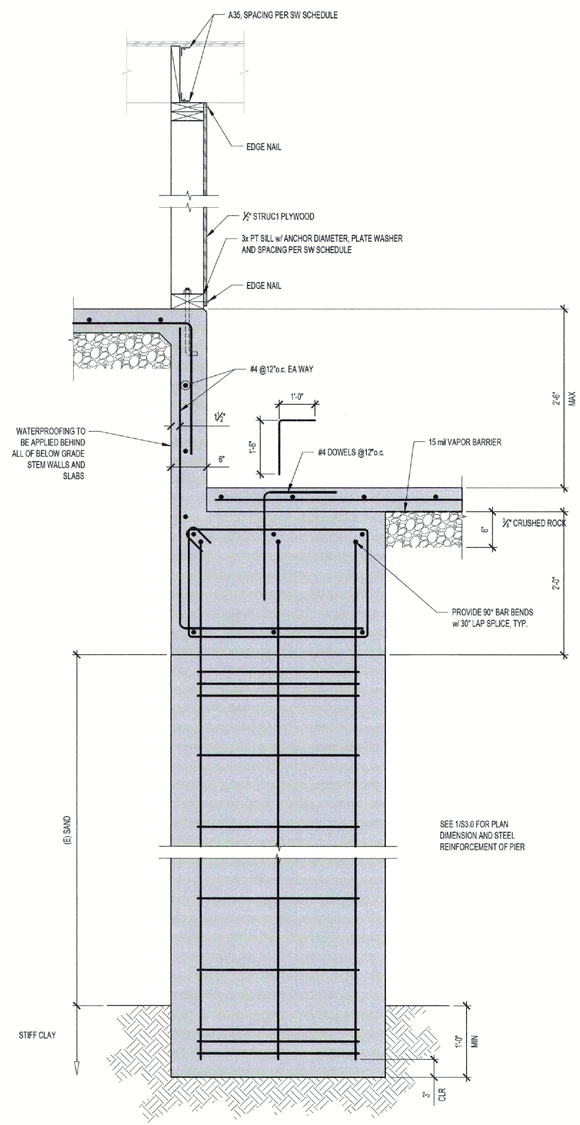
02/13/22	PLAN CHECK 2

PROJECT NUMBER: o2033

TITLE: DETAILS

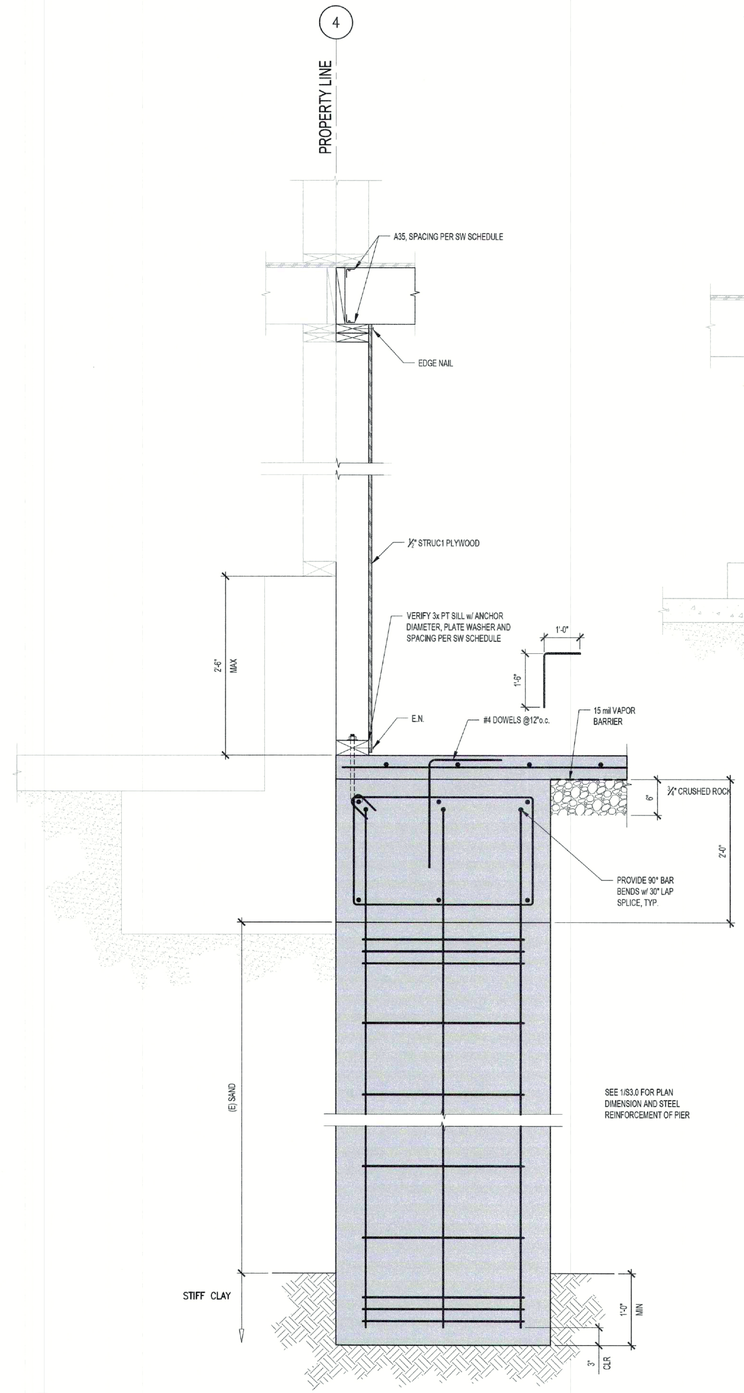
SCALE:

SHEET: S300



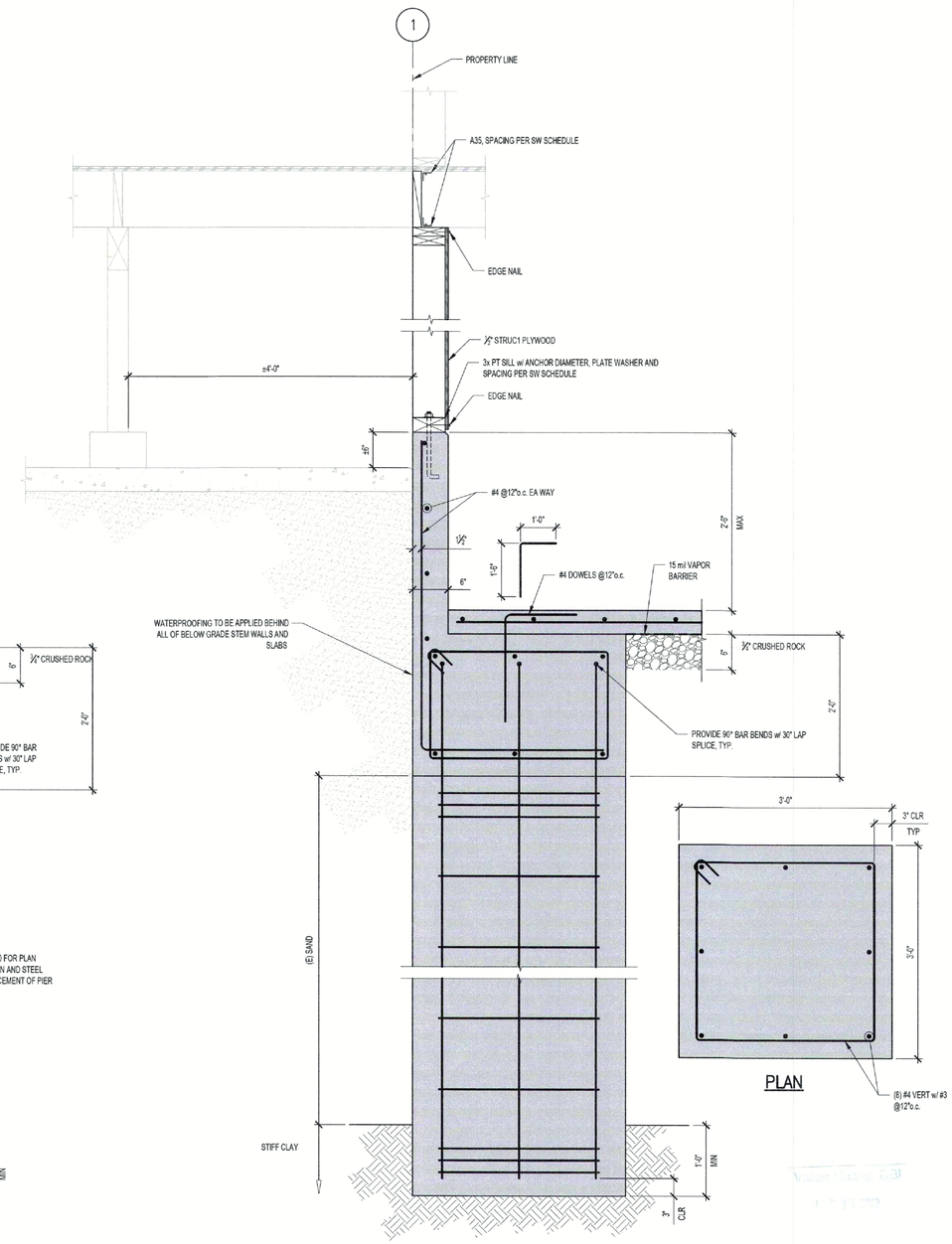
3 INT FTG/RET WALL

SCALE: 1"=1'-0"



2 FTG/RET WALL @ PROPERTY LINE

SCALE: 1"=1'-0"



1 FTG/RET WALL @ PROPERTY LINE

SCALE: 1"=1'-0"

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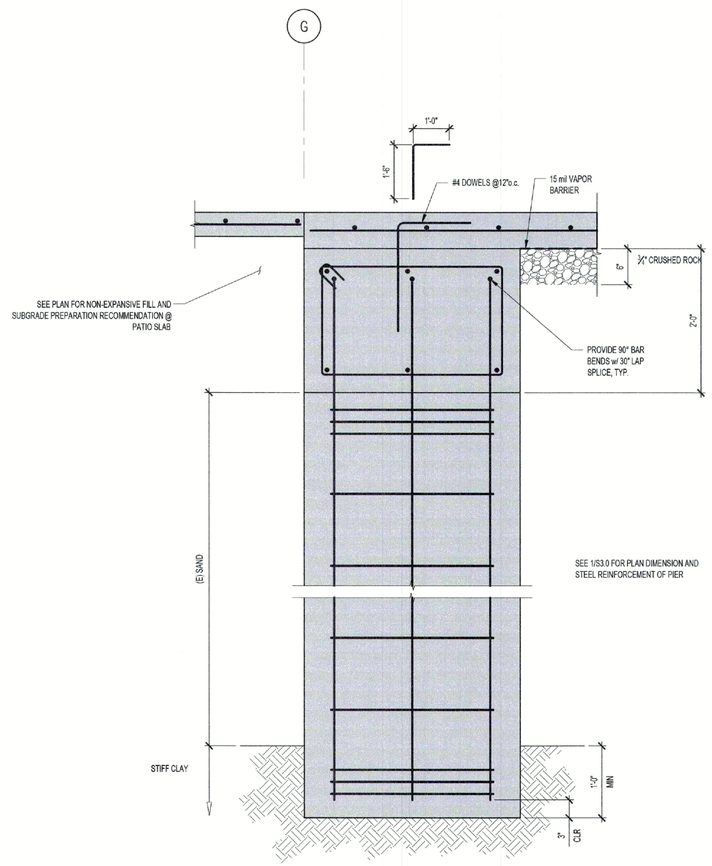
TITLE: DETAILS

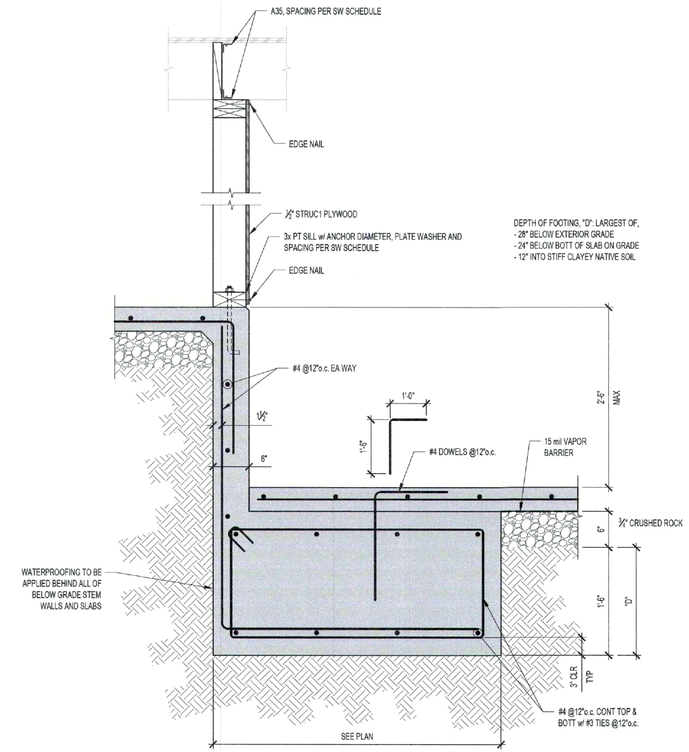
SCALE:

SHEET: S301



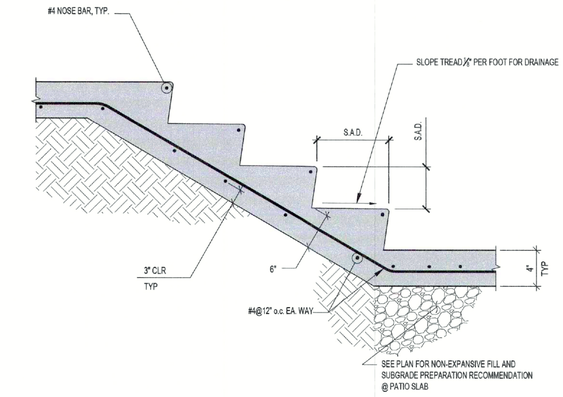
5 FTG/RET WALL @ PROPERTY LINE

SCALE: 1"=1'-0"



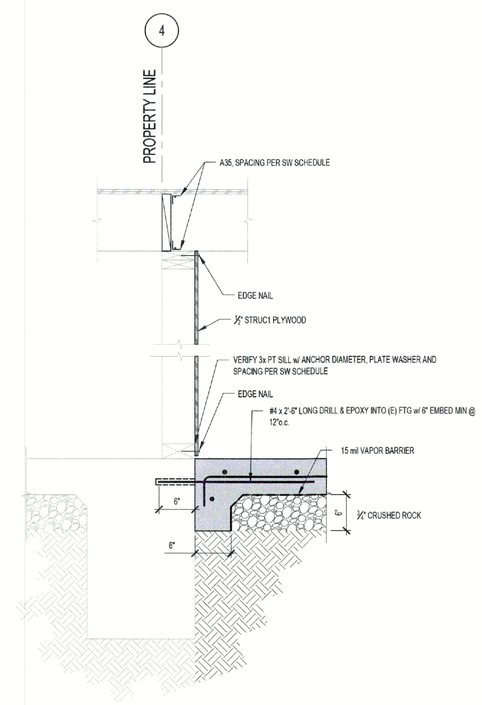
3 INT FTG/RET WALL

SCALE: 1"=1'-0"



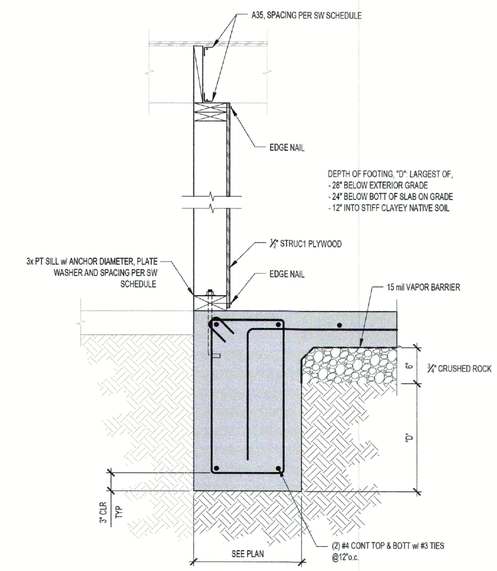
1 TYP. SECTION AT CONCRETE STAIR

SCALE: 1"=1'-0"



4 FTG @ PROPERTY LINE

SCALE: 1"=1'-0"



2 FTG @ PROPERTY LINE

SCALE: 1"=1'-0"

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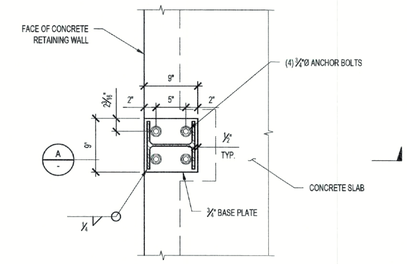
PROJECT NUMBER: o2033

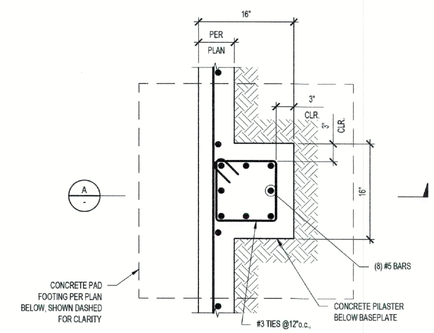
TITLE: DETAILS

SCALE:

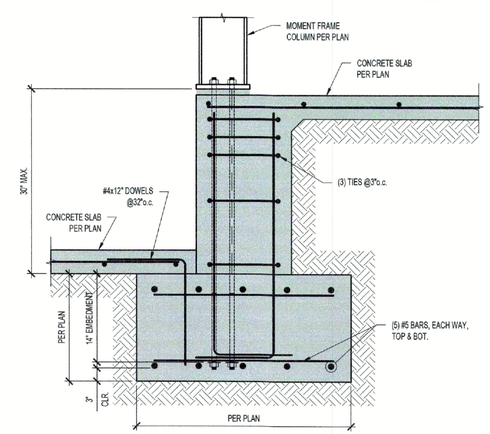
SHEET: S302



PLAN VIEW: MF BASE PLATE



PLAN VIEW: CONCRETE PILASTER



A: SECTION

3 MOMENT FRAME BASE PLATE DETAIL

SCALE: 1"=1'-0"

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JOE TERREMEN
No. C78132
Exp. 9-30-22
STATE OF CALIFORNIA

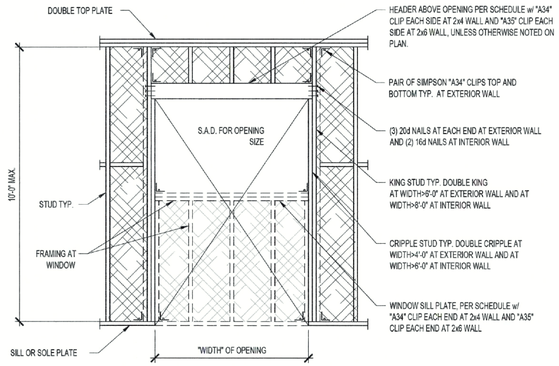
DATE:	ISSUE:
09/20/21	PERMIT SET
01/29/22	PLAN CHECK 1
02/13/22	PLAN CHECK 1

PROJECT NUMBER: o2033

TITLE: DETAILS

SCALE:

SHEET: S303



MAX. WIDTH OF OPENING	MIN. HEADER SIZE		MIN. WINDOW SILL PLATE SIZE	
	2x4 STUD WALL	2x6 STUD WALL	2x4 STUD WALL	2x6 STUD WALL
3'-6"	4x6	6x6	2x4	2x6
6'-0"	4x8	6x6	2-2x4	2-2x6
8'-0"	4x10	6x8	3-2x4	2-2x6
OVER 8'	PER PLAN	PER PLAN	PER PLAN	PER PLAN

NOTES:
CONNECTIONS, HEADER AND SILL PLATE SIZES ON THIS DETAIL APPLY TO ALL OPENINGS UNLESS NOTED OTHERWISE.

11 TYPICAL OPENING IN STUD WALL

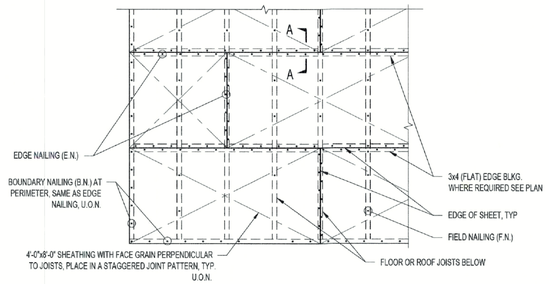
SCALE: N.T.S.

JOIST AND BEAM HANGER SCHEDULE			
JOIST / BEAM	FACE MOUNT HANGER	TOP FLANGE HANGER	CONCEALED FLANGE HANGER
2x12	HU212	HU212TF	LUC210Z
(2) 2x12	LUS210-2	-	-
3x6	HU36	HU36TF	HUC36
4x6	HU46	HU46TF	HUC46
4x8	HU48	HUS48TF	HUC48
4x10	HUS410	HUS410TF	HUCQ410-SDS
4x12	HU412	HUS412TF	HUCQ412-SDS
3 1/2"x9 1/2" LSL/PSL	HHUS410	BA3.56/9.5	HUCQ410-SDS
3 1/2"x11 7/8" LSL/PSL	HHUS410	BA3.56/11.88	HUCQ412-SDS
6x10 OR 5 1/2"x9 1/2" PSL	HGUS5.50/10	GLTV5.59	HUCQ610-SDS
8x12 OR 5 1/2"x11 7/8" PSL	HGUS5.50/12	GLTV5.511	HUCQ612-SDS
7"x9 1/2" PSL	HHUS7.25/10	GLTV49.5-2	HUC410-2
7"x11 7/8" PSL	HHUS7.25/10	GLTV411.88-2	HUC412-2

NOTE:
1. USE JOIST AND BEAM HANGERS PER SCHEDULE, U.O.N. ON PLANS OR DETAILS
2. FOR BUILT-UP MEMBERS, USE HANGERS PER BEAM OF EQUIVALENT WIDTH
3. USE FACE MOUNTED HANGER WHENEVER POSSIBLE, SUBSTITUTE WITH TOP FLANGE HANGER AS NECESSARY AT CONTRACTOR'S OPTION, U.O.N.
4. USE CONCEALED FLANGE HANGERS ONLY WHERE INDICATED ON PLANS
5. HANGERS PRODUCED BY SIMPSON STRONG-TIE, U.O.N., OR EQUIVALENT APPROVED BY STRUCTURAL ENGINEER OF RECORD.
6. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS
7. PROVIDE MAXIMUM FASTENERS LISTED BY MANUFACTURER
8. CONTACT STRUCTURAL ENGINEER OF RECORD FOR BEAM SIZES NOT SHOWN

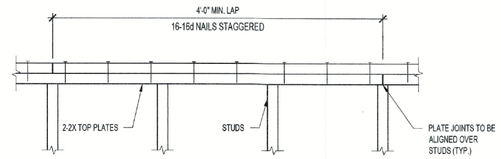
7 TYPICAL JOIST & BEAM HANGER SCHEDULE

SCALE: N.T.S.



4 TYPICAL HORIZONTAL DIAPHRAGMS

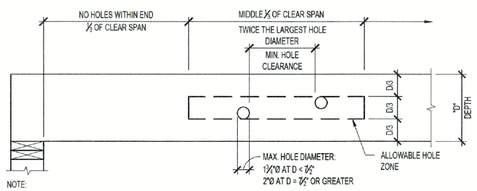
SCALE: N.T.S.



NOTE:
APPLIES TO FULL LENGTH OF WALL U.O.N. AND ALL THE WAY ACROSS BLDG ALONG LINE OF WALL AND OVER OPENINGS SUCH AS DOORS AND WINDOWS.

1 TOP PLATE SPLICE

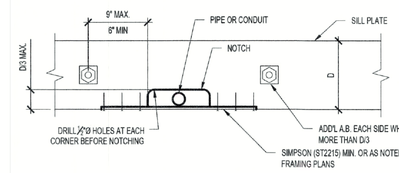
SCALE: N.T.S.



NOTE:
1. ROUND HOLES ONLY.
2. NOTCHES NOT PERMITTED IN THE TOP OR BOTTOM EDGE.
3. HOLES AND NOTCHES NOT PERMITTED IN CANTILEVERS.
4. HOLES AND NOTCHES NOT PERMITTED WHERE DEPTH IS 5" OR LESS.
5. ALLOWABLE HOLE ZONE SHOWN IS SUITABLE FOR BEAMS WITH UNIFORM LOADS ONLY, CONTACT THE STRUCTURAL ENGINEER FOR BEAMS SUPPORTING POSTS AND BEAMS.

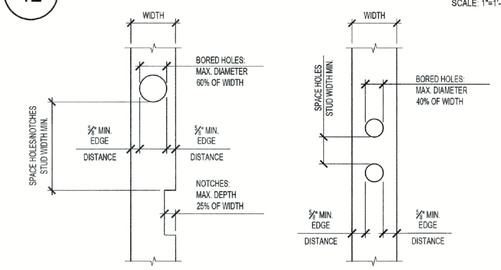
12 HOLES & NOTCHES IN LSL/LVL/PSL

SCALE: 1"=1'-0"



8 HOLES & NOTCHES IN SILL PLATES

SCALE: N.T.S.



INTERIOR NON-BEARING WALLS

EXTERIOR WALLS AND BEARING WALLS

NOTE:
PORTION OF STUD REMAINING AT NOTCHES OR HOLES SHALL BE SOUND WOOD WITHOUT EXCESSIVE STRENGTH-REDUCING PROPERTIES SUCH AS KNOTS, BREAKS, SPLITS, EXCESSIVE SLOPE OF GRAIN, ETC.

13 HOLES & NOTCHES IN STUDS

SCALE: N.T.S.

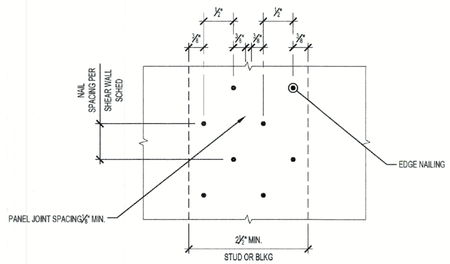
NOTE:
1. HOLES AND NOTCHES NOT PERMITTED IN THE BOTTOM EDGE.
2. HOLES AND NOTCHES NOT PERMITTED WHERE DEPTH IS 5" OR LESS.
3. APPLY PRESERVATIVE TO HOLES IN PRESSURE TREATED WOOD.

9 HOLES & NOTCHES IN SAWN LUMBER JOISTS

SCALE: N.T.S.

14 SILL PLATE BOLTING

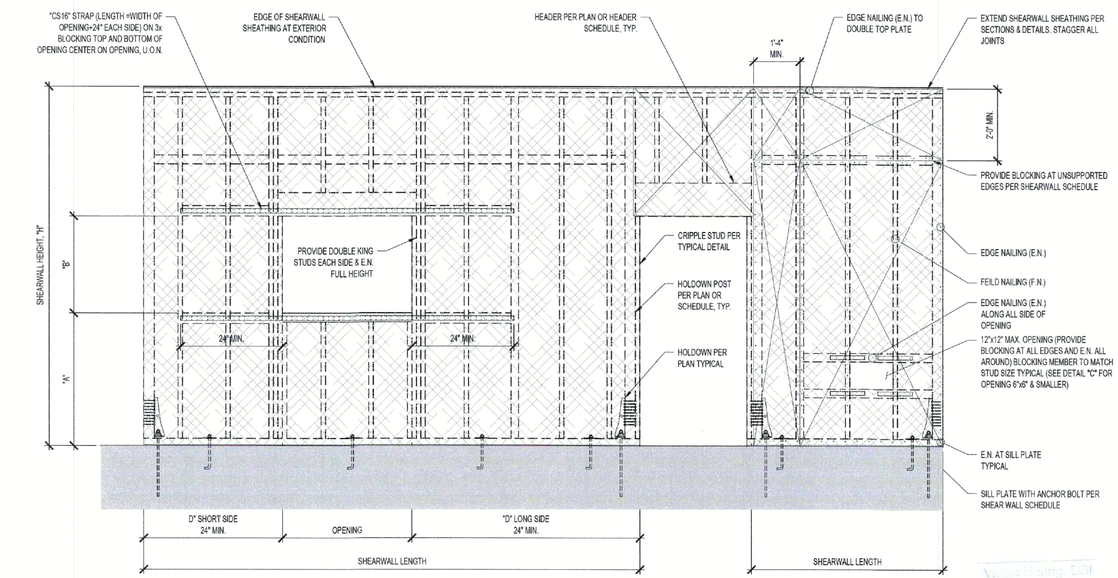
SCALE: N.T.S.



NOTE:
USE 3x STUD & BLKG AT ALL PANEL EDGES AND STAGGER EDGE NAILING WHEN EDGE NAILING IS SPACED AT 2" o.c. OR LESS

10 STAGGERED PANEL EDGE NAILING

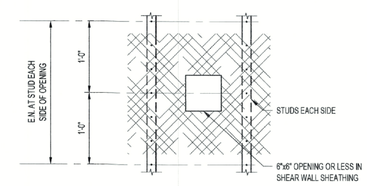
SCALE: 1"=1'-0"



A: TYPICAL PERFORATED SHEARWALL

B: TYPICAL SHEARWALL

NOTES:
1. ALL NAILS SHALL HAVE A MINIMUM EDGE DISTANCE OF 3/8" FOR STUD AND SHEARWAL SHEATHING.
2. PROVIDE STUD OR BLOCKING AT ALL JOIST UNLESS NOTED OTHERWISE. SEE SHEARWALL SCHEDULE FOR ADDITIONAL REQUIREMENTS.
3. PROVIDE EDGE NAILING AT ALL POSTS, ENDS OF WALLS AND EDGES OF ALL OPENINGS FULL HEIGHT.
4. LONG LENGTH OF ALL SHEATHING PANELS SHALL RUN PARALLEL TO STUDS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. SEE SHEARWALL SCHEDULE FOR NAILING REQUIREMENTS AT PANEL EDGES.
6. VERTICAL JOINTS OF SHEATHING PANELS SHALL BE STAGGERED.
7. NO OPENINGS IN SHEAR WALL PANELS ARE ALLOWED UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL PLANS.
8. NOTIFY ENGINEER OF RECORD IF B/D MORE THAN 2.



C: DETAIL

6 TYPICAL SHEARWALL FRAMING

SCALE: 1/2"=1'-0"

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MAR 12 2022
DEPT OF BUILDING INSPECTION

RECEIVED
MAR 04 2022
DEPT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED

1863 PINE STREET
1863 PINE ST
SAN FRANCISCO, CA

REGISTERED PROFESSIONAL ENGINEER JOE FERHEMEN
No. C78132
Exp. 9-30-22
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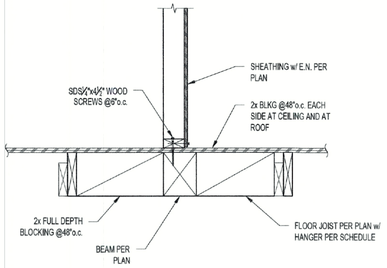
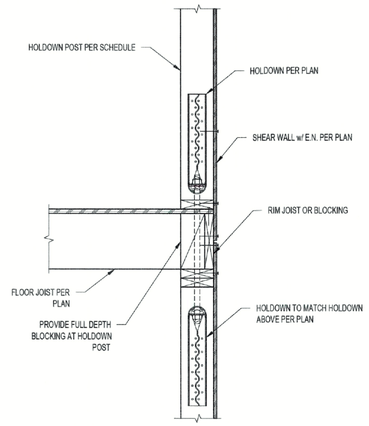
SCALE:

SHEET: S400

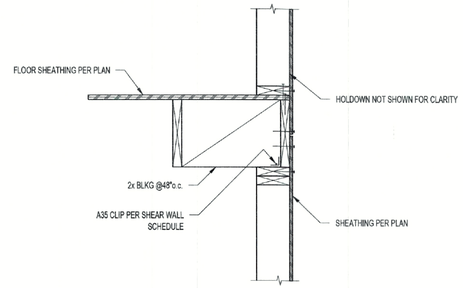


7 ROOF FRAMING AT SHEAR WALL

SCALE: 1"=1'-0"

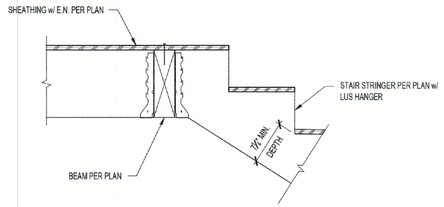


A: SECTION



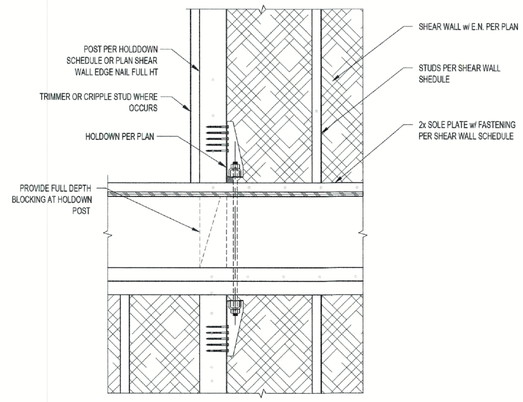
1 FRAMING AT SHEAR WALL

1"=SCALE: 1'-0"



8 STAIR STRINGER AT LANDING

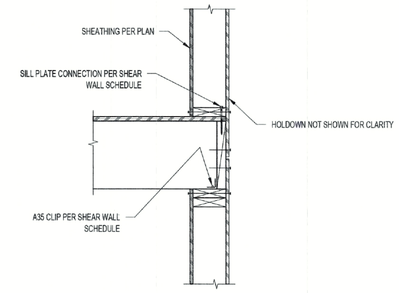
1"=SCALE: 1'-0"



B: ELEVATION

5 HOLDOWN AT FRAMED FLOOR

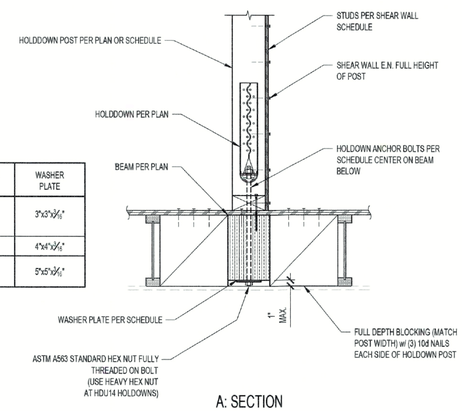
SCALE: 1" = 1'-0"



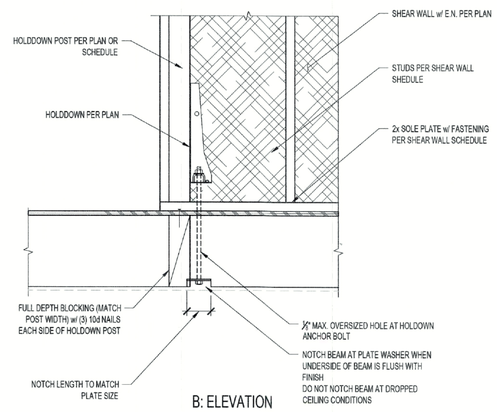
2 FRAMING AT SHEAR WALL

1"=SCALE: 1'-0"

HOLDOWN TYPE	WASHER PLATE
HDU2 HDU4 HDU5	3"x3"x3/16"
HDU8	4"x4"x3/16"
HDU11 HDU14	5"x5"x3/16"



A: SECTION



B: ELEVATION

6 HOLDOWN TO WOOD BEAM

SCALE: N.T.S.

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SAN FRANCISCO, CA

REGISTERED PROFESSIONAL ENGINEER
JOE TERNEMEN TEGER
No. C78132
Exp. 9-30-22
OF CALIFORNIA

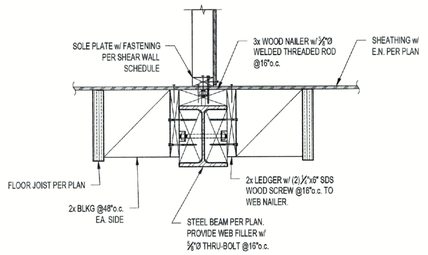
DATE:	ISSUE:
09/20/21	PERMIT SET
01/29/22	PLAN CHECK 1
02/13/22	PLAN CHECK 2

PROJECT NUMBER: o2033

TITLE: DETAILS

SCALE:

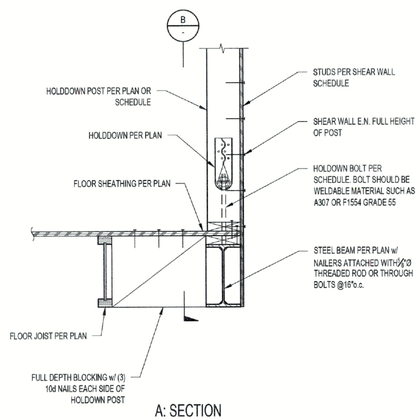
SHEET: S401



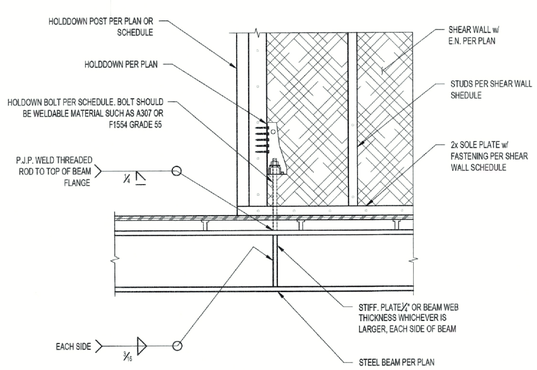
A: PLAN

10 FLOOR FRAMING AT STEEL BEAM

SCALE: 1"=1'-0"



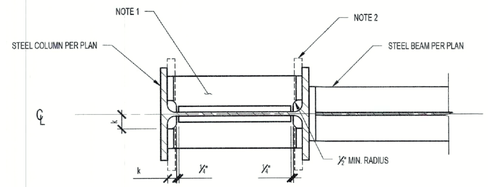
A: SECTION



B: ELEVATION

12 HOLDOWN AT STEEL BEAM

SCALE: 1"=1'-0"

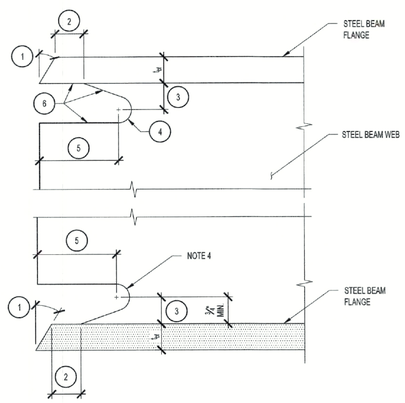


A: PLAN

NOTES:
1. WIDTH TO MATCH EDGE OF BEAM FLANGE, 4" MIN., PREFERRED ALTERNATIVE: EXTEND PLATE FLUSH WITH COLUMN FLANGES.
2. REMOVE WELD BACKING TO ¼" MAX. FROM EDGE OF CONTINUITY PLATE. GRIND END OF WELD SMOOTH (0.0005 IN). NOT FLUSH. DO NOT GOUGE COLUMN FLANGE.

7 CONTINUITY PLATES

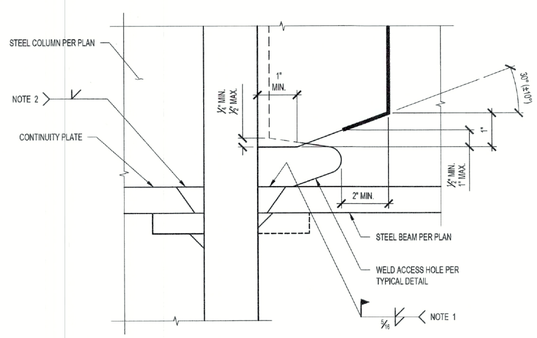
SCALE: 1-1/2"=1'-0"



NOTES:
1. WELD ACCESS HOLES SHALL MEET THE REQUIREMENTS OF AISC 360-10 SECTION J1.6.
2. BEVEL AS REQUIRED BY AWS D1.1 FOR SELECTED GROOVE WELD PROCEDURE.
3. LARGER OF t_f OR ½" (+/-½$_{tol}$)
4. ½$_{tol}$ TO t_f, ½" MINIMUM (+/-½$_{tol}$)
5. ½" MINIMUM RADIUS
6. 3t_{tol} (+/-½")
7. SURFACE ROUGHNESS NOT TO EXCEED 0.0005". NO NOTCHES OR GOUGES.

8 WELD ACCESS HOLE

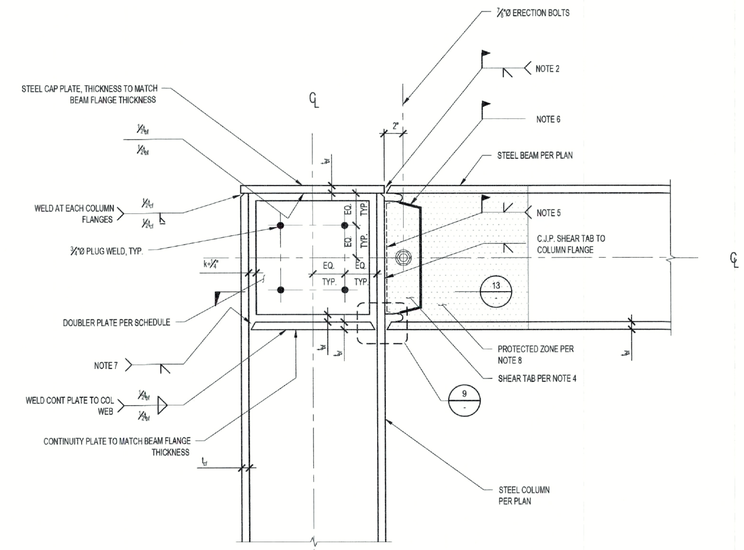
SCALE: 1-1/2"=1'-0"



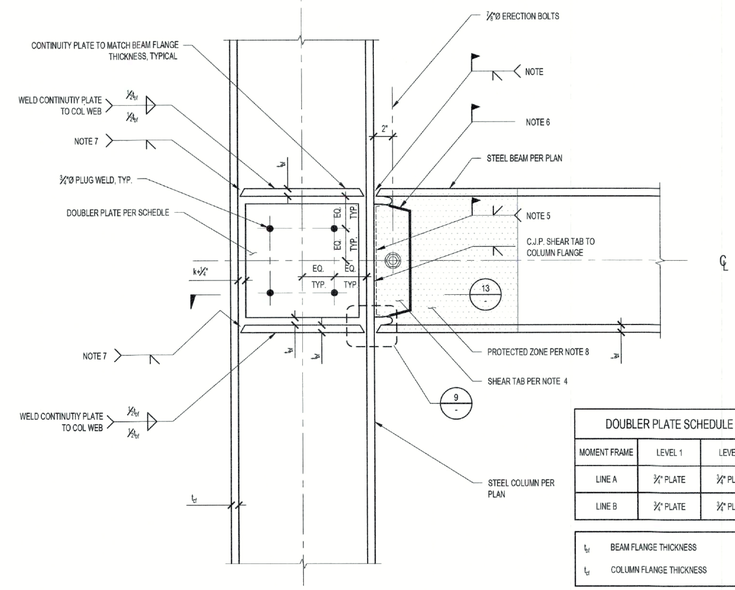
NOTES:
1. CJP GROOVE WELD AT TOP AND BOTTOM FLANGES. "DEMAND CRITICAL WELD" PER AISC 341-10. AT BOTTOM FLANGE, REMOVE WELD BACKING, BACKGOUGE AND ADD ⅜" FILLET WELD.
2. CJP GROOVE WELD CONTINUITY PLATE EACH SIDE. EITHER (1) REMOVE WELD BACKING, BACKGOUGE AND ADD ⅜ FILLET WELD, OR (2) LEAVE BACKING IN PLACE AND ADD ½" FILLET UNDER BACKING.

9 WELDING DETAIL

SCALE: 1-1/2"=1'-0"



B: SECTION



DOUBLER PLATE SCHEDULE		
MOMENT FRAME	LEVEL 1	LEVEL 2
LINE A	½" PLATE	½" PLATE
LINE B	½" PLATE	½" PLATE

t_f BEAM FLANGE THICKNESS
t_c COLUMN FLANGE THICKNESS

A: SECTION

NOTES:
1. ALL COMPLETE JOINT PENETRATION (CJP) GROOVE WELDS OF BEAM FLANGES AND BEAM WEBS TO COLUMNS ARE DEMAND CRITICAL WELDS AND SHALL SATISFY THE REQUIREMENTS OF SECTION A3.4B AND I2.3 WITH MINIMUM CHARPY V-NOTCH (CVN) TOUGHNESS OF 20 FT-LBS AT 0° FAHRENHEIT PER AWS CLASSIFICATION STANDARDS AND 40 FT-LBS AT 70° FAHRENHEIT PER AWA D.8/D1.8M
2. CJP GROOVE WELD AT TOP & BOTTOM FLANGES. AT TOP FLANGE ONLY, EITHER (a) REMOVE WELD BACKING, BACKGOUGE AND ADD ⅜ FILLET WELD, OR (b) LEAVE BACKING IN PLACE AND ADD ½" FILLET UNDER BACKING. AT BOTTOM FLANGE, REMOVE WELD BACKING, BACKGOUGE AND ADD ½" MINIMUM FILLET WELD.
3. WELD ACCESS HOLE. SEE DETAIL 5/-
4. SHEAR TAB THICKNESS EQUAL TO THAT OF BEAM WEB. SHEAR TAB LENGTH SHALL BE AS TO ALLOW 1/4" OVERLAP WITH THE WELD ACCESS HOLE AT TOP AND BOTTOM, AND THE WIDTH SHALL EXTEND 2" MIN. BACK ALONG THE BEAM, BEYOND THE END OF THE WEB ACCESS HOLE.
5. CJP (CRITICAL DEMAND) GROOVE WELD BEAM WEB TO COLUMN FLANGE EXTENDING BETWEEN WELD ACCESS HOLES
6. FILLET WELD SHEAR TAB TO BEAM WEB. WELD SIZE SHALL BE EQUAL TO THE THICKNESS OF THE SHEAR TAB MINUS ¼". WELD SHALL BE CONTINUOUS ALONG SHEAR TAB AND EXTEND OVER THE TOP AND BOTTOM.
7. CJP GROOVE WELD CONTINUITY PLATE EACH SIDE. EITHER (1) REMOVE WELD BACKING, BACKGOUGE AND ADD ⅜ FILLET WELD, OR (2) LEAVE BACKING IN PLACE AND ADD ½" FILLET UNDER BACKING.
8. THE PROTECTED ZONE CONSISTS OF THE PORTION OF BEAM BETWEEN THE FACE OF THE COLUMN AND A DISTANCE OF ONE BEAM DEPTH FROM THE FACE OF THE COLUMN. WITHIN THE PROTECTED ZONE, HOLES, TACK WELDS, ERECTION AIDS, AIR-ARC GOUGING, AND UNSPECIFIED THERMAL CUTTING FROM FABRICATION OR ERECTION OPERATIONS ARE NOT ALLOWED. STEEL HEADED STUD ANCHORS AND DECKING ATTACHMENTS THAT PENETRATE THE BEAM FLANGE SHALL NOT BE PLACED ON BEAM FLANGES WITHIN THE PROTECTED ZONE. ARC SPOT WELDS AS REQUIRED TO SECURE DECKING SHALL BE PERMITTED. WELDED, BOLTED, SCREWED OR SHOT-IN ATTACHMENTS SHALL NOT BE PLACED WITHIN THE PROTECTED ZONE.

6 MOMENT CONNECTION STEEL BEAM TO STEEL COLUMN

SCALE: 1"=1'-0"

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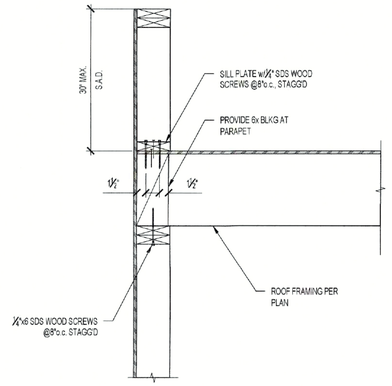
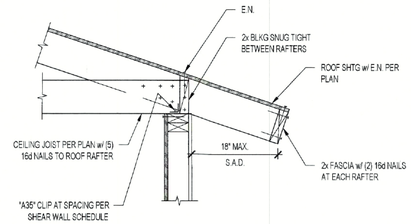
SHEET: S402



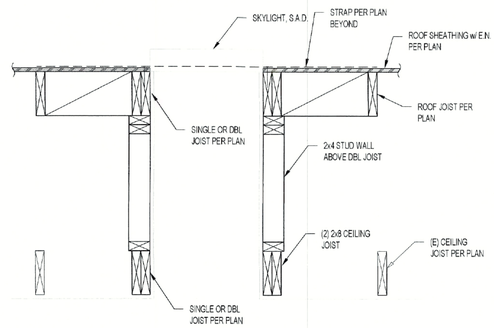
4 PARAPET FRAMING

SCALE: 1"=1'-0"



1 FRAMING AT ROOF RAFTERS

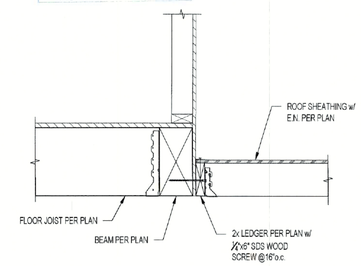
SCALE: 1"=1'-0"



2 SKYLIGHT FRAMING

SCALE: 1"=1'-0"

RECEIVED
MAR 11 2022



3 LOW ROOF FRAMING

SCALE: 1"=1'-0"

STRUCTURAL ENGINEER:

SEDR Consulting
237 Clara Street
San Francisco
California
94107

3805 Broadway
Oakland
California
94611

T:510.525.9491
joe@sedrconsulting.com

ARCHITECT:

The Open Workshop
2830 20th Street, #208
San Francisco
California
94110

T:917.657.1290
neeraj.bhatia
@theopenworkshop.ca

1863 PINE STREET
1863 PINE ST
SAN FRANCISCO, CA

REGISTERED PROFESSIONAL ENGINEER
JOE TERHEMEN IGBER
No. C78132
Exp. 9-30-22
STATE OF CALIFORNIA

DATE:	ISSUE:
09/20/21	PERMIT SET
01/29/22	PLAN CHECK 1
02/13/22	PLAN CHECK 2

PROJECT NUMBER: o2033

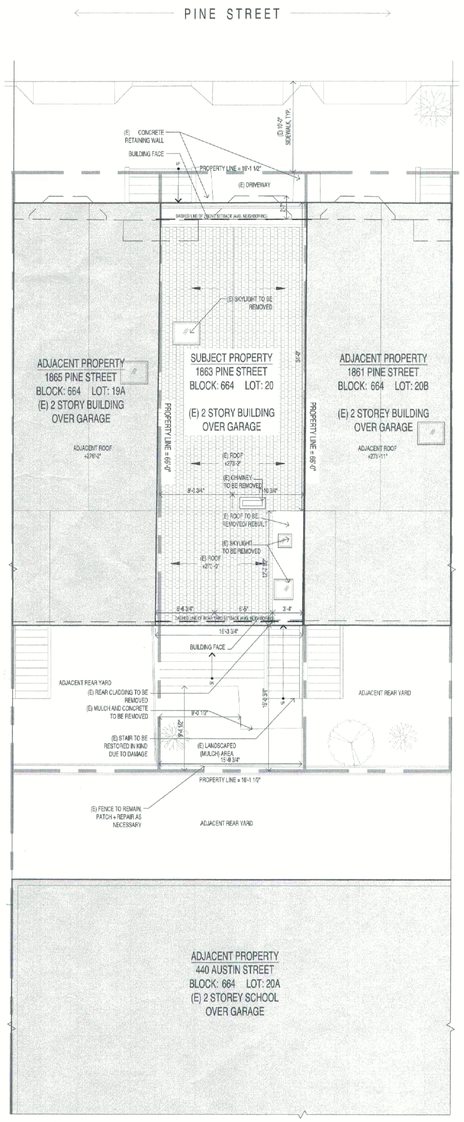
TITLE: DETAILS

SCALE:

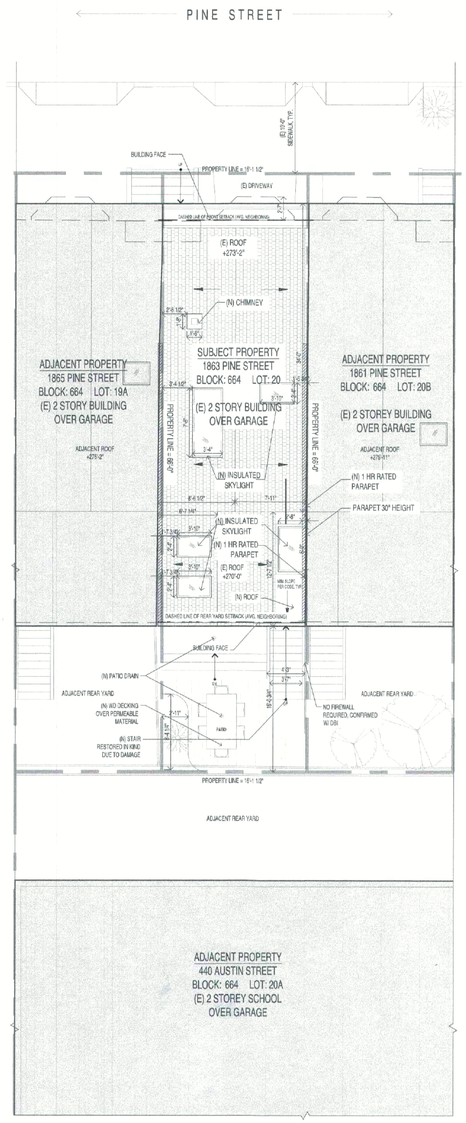
SHEET: S403

INTERIOR REMODEL

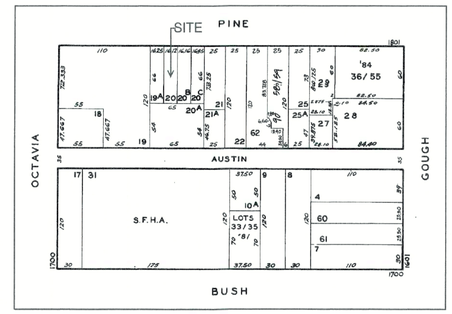
1863 PINE STREET SAN FRANCISCO, CA 94109



1 **EXISITING SITE PLAN**
1/8"=1'-0"



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



3 **BLOCK PLAN**
NO SCALE

GENERAL NOTE

1. CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY LOCATIONS, CONDITIONS AND DETAILS REQUIRED TO COMPLETE THE WORK.
2. DISPOSAL SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT LAWS AND REGULATIONS.
3. THE CONTRACTOR SHALL USE MATERIALS THAT ARE COMPATIBLE TO EXISTING MATERIALS AND COMPLY WITH APPLICABLE REGULATIONS. BEFORE PROCEEDING, EXAMINE THE SURFACES TO BE MODIFIED AND THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF UNSAFE OR OTHERWISE UNSATISFACTORY CONDITIONS ARE ENCOUNTERED, TAKE CORRECTIVE ACTION BEFORE PROCEEDING WITH THE WORK. CUT USING SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING. RESTORE FINISHES OF PATCHED AREAS AND, WHERE NECESSARY, EXTEND FINISH RESTORATION INTO ADJOINING SURFACES.
4. ALL MATERIAL SHALL BE INSTALLED WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
5. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE SITE AND SHALL VERIFY ALL MEASUREMENTS.
6. EXISTING OPENING FRAME SHALL REMAIN UNALTERED. ALL NEW WINDOWS OR DOORS SHALL FIT THE EXISTING ROUGH OPENING.
7. PERFORM ALL WORK IN A WORKMANLIKE MANNER. CONTRACTOR TO REPLACE OR REPAIR ANY DAMAGE TO EXISTING AREAS TO REMAIN, AS DETERMINED BY THE OWNER.

APPLICABLE CODES
2019 EDITION OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
PART 1 - California Building Code Volumes 1 & 2
PART 2 - California Mechanical Code
PART 3 - California Plumbing Code
PART 4 - California Electrical Code
PART 5 - California Existing Buildings Code
PART 6 - California Fire Code
PART 7 - California Energy Code
PART 8 - California Residential Building Code
PART 9 - California Green Building Standards Code
PART 10 - California Historical Building Code
SAN FRANCISCO BUILDING & PLANNING CODE

SCOPE OF WORK

PERMIT REVIEW

Revision to permit 2021.0208.4273
· add bathroom to third floor
· add shower to first floor
· slope ceiling @ kitchen
6.6.22 6.6.22

OWNER	
NAME	SURINDER SANDHU
EMAIL	SURINDER1@COMCAST.NET
PHONE	650-713-8575

TEAM	
ARCHITECTS-SF	FRANCISCO MATOS
DIRECTION	1390 Market Street Suite 1612 San Francisco, CA 94102
PHONE	(415) 519-4954
EMAIL	francisco@architects-sf.com
WEB	http://www.architects-sf.com

PROJECT DATA	
ADDRESS	1863 PINE STREET SAN FRANCISCO, CA 94109
BLOCK	0664
LOT	020
OCCUPANCY CLASSIFICATION	R-3
CONSTRUCTION TYPE	V-A
SPRINKLER SYSTEM	YES
BUILDING HEIGHT	(E) 33' 3" (P) 33' 3"
STORY COUNT	(E) 3 (P) 3
LOT SIZE	1,064 SF
RESTRICTIONS	N/A
PARKING SPACE	2
REQUIRED FRONT SETBACK	5' 2"
REQUIRED SIDE SETBACK	0' 0"
REQUIRED REAR SETBACK	16' 6"

GROSS SQUARE FOOTAGE		
	EXISTING	PROPOSED
FIRST FLOOR	729 SQ.FT	425 SQ.FT
SECOND FLOOR	733 SQ.FT	733 SQ.FT
THIRD FLOOR	707 SQ.FT	707 SQ.FT
TOTAL GROSS SQUARE FOOTAGE	2,169 SQ.FT	2,169 SQ.FT

SHEET LIST	
GENERAL	
G-000	TITLE, COVER SHEET& SHEET INDEX
ARCHITECTURE DRAWING	
A-101	EXITING & PROPOSAL FLOOR PLAN LEVEL 1
A-102	EXITING & PROPOSAL FLOOR PLAN LEVEL 2
A-103	EXITING & PROPOSAL FLOOR PLAN LEVEL 3
A-109	EXISITNG & PROPOSDED SECTIONS

Peter Tam, DBI
JUN 08 2022

APPROVED
Dept. of Building Insp.
- San Francisco -
OCT 27 2022
PATRICK O'RIORDAN
DEPT. OF BUILDING INSPECTION

SFPUC- Please be advised
Your plans and fixtures count indicate a larger water meter is required. Please apply for a water meter upgrade at SFPUC New Service Installations, 525 Golden Gate Ave, 2nd Floor, San Francisco CA 94102. Telephone: (415) 551-2940

SFPUC Capacity Charges
See attached SFPUC Capacity Charge Invoice for total amount due. DBI will collect charges.

Capacity Charges
Water #9660
Wastewater $2,534.00
DC 6/6/22
SFPUC
Diana Chung

RECEIVED
JUN 6 - 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED

Mark Walls, DBI
JUN 06 2022

ARCHITECTS SF
SF ARCHITECTS
Address: 1390 Market Street Suite 1612 San Francisco, CA 94102
Phone: (415) 519-4954 | Email: francisco@architects-sf.com

#	Revisions	Date
1	Revision Plan	5/11/22

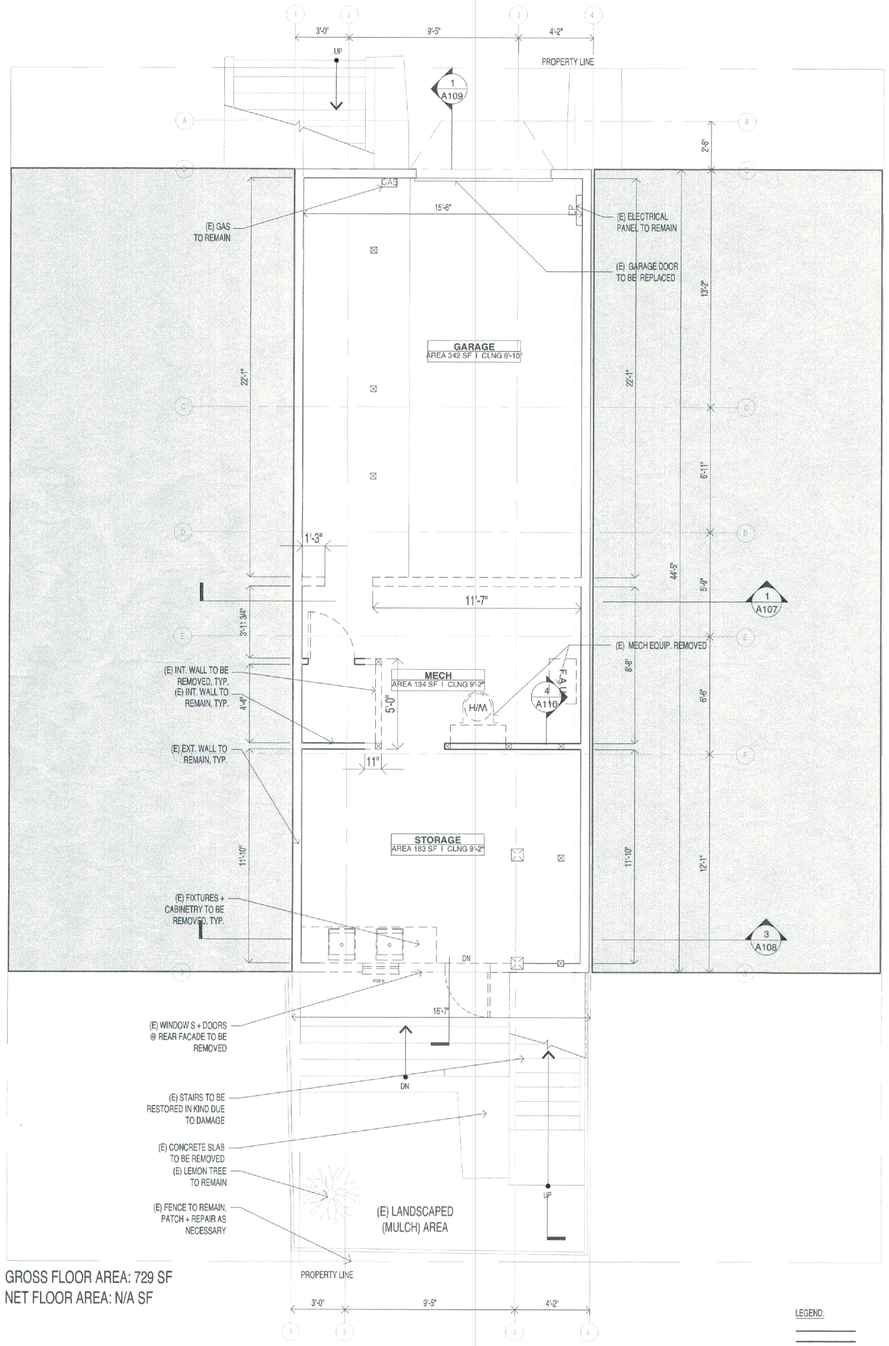
LICENSED ARCHITECT
Francisco J Matos
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

2022-06-06-5684

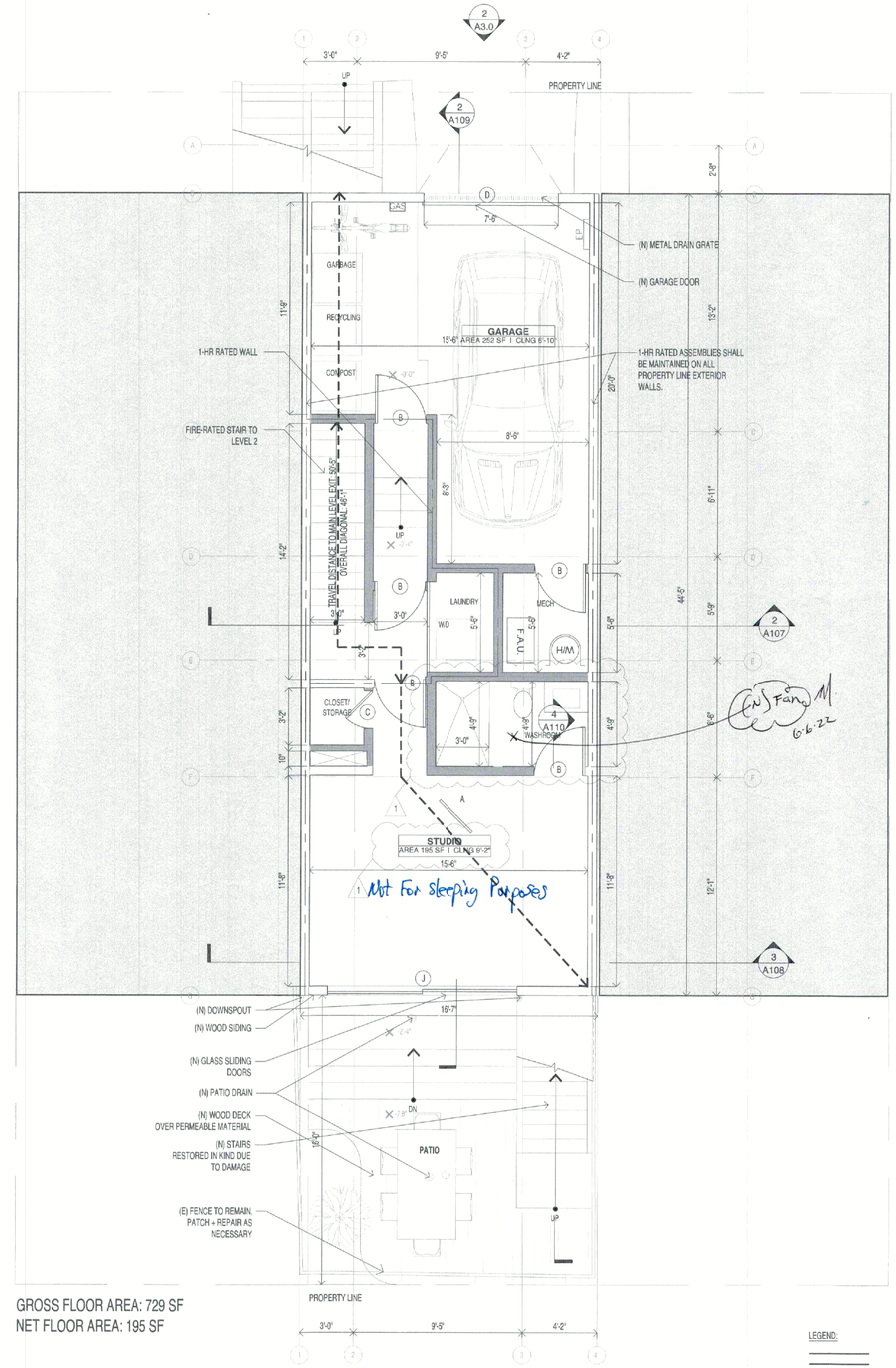
PROJECT:
1863 PINE STREET
SAN FRANCISCO,CA 94109
APN - 0664-020

DRAWING TITLE:
GENERAL INFORMATION

G-000



4 DEMOLITION FLOOR PLAN - LEVEL 1
1/4"=1'-0"



5 PROPOSED FLOOR PLAN - LEVEL 1
1/4"=1'-0"

Peter Tan, L.
JUN 06 2022

RECEIVED
JUN 6 - 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED

Mark Walls, DBI
JUN 06 2022

ARCHITECTS SF
SF ARCHITECTS
Phone: (415) 519-4954
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Address: 1390 Market Street Suite 1412 San Francisco, CA 94102

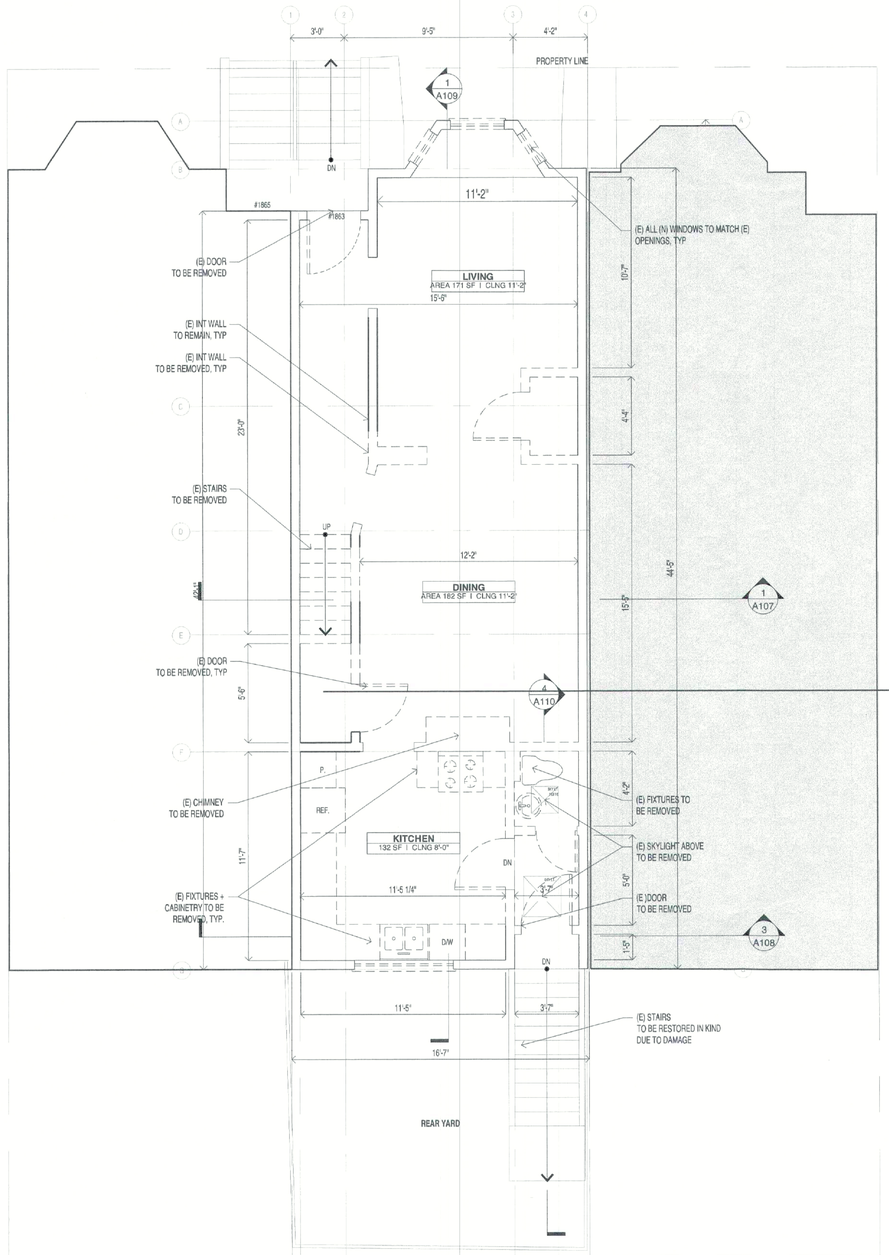
#	Revisions	Date

LICENSED ARCHITECT
Francisco J Mateo
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
1863 PINE STREET
SAN FRANCISCO, CA 94109
APN - 0664-020

DRAWING TITLE:
EXISITING & PROPOSED FLOOR PLAN

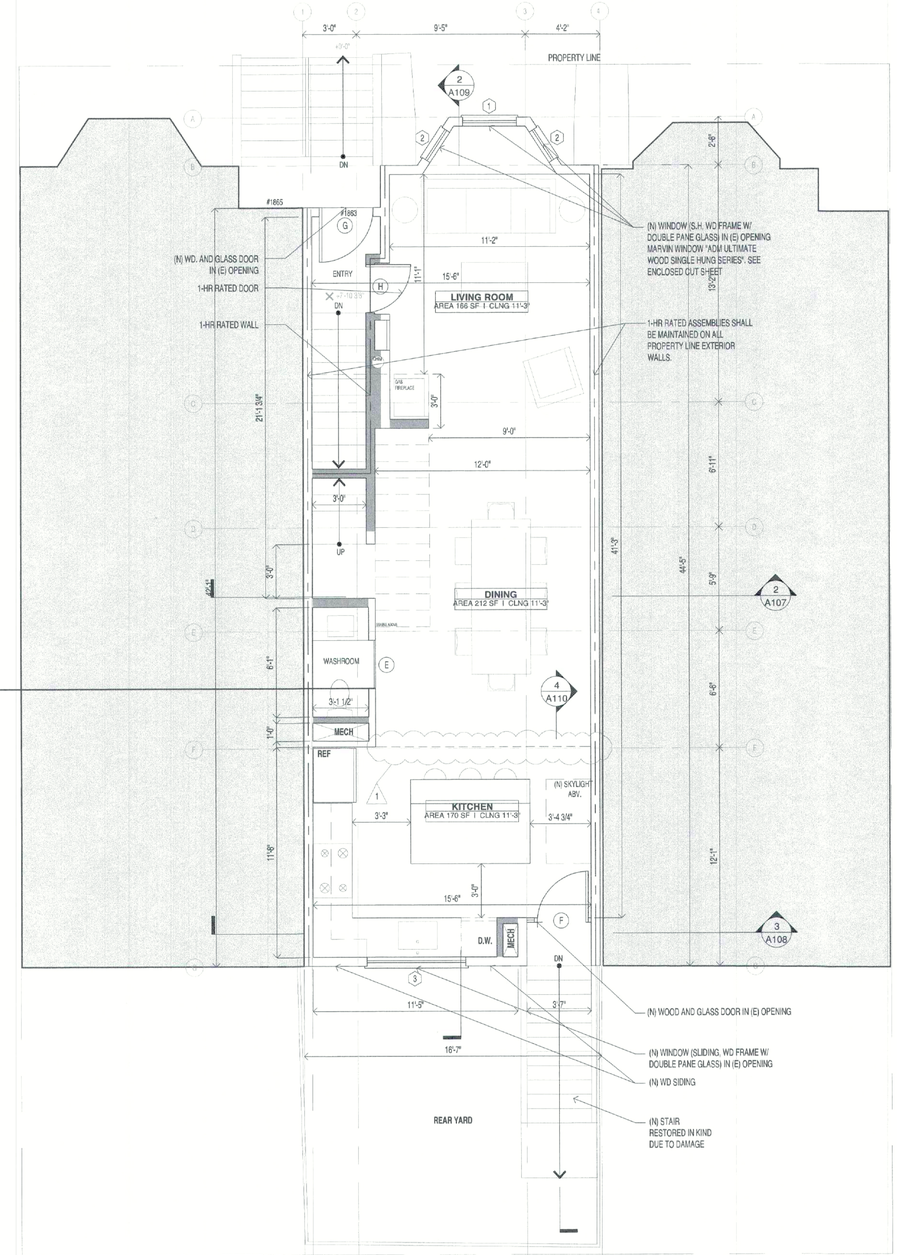
A-101



GROSS FLOOR AREA: 733 SF
NET FLOOR AREA: 485 SF

LEGEND:
(E) WALL TO REMAIN

6 DEMOLITION FLOOR PLAN - LEVEL 2
1/4"=1'-0"



GROSS FLOOR AREA: 733 SF
NET FLOOR AREA: 548 SF

LEGEND:
(E) WALL
(N) WALL

7 PROPOSED FLOOR PLAN - LEVEL 2
1/4"=1'-0"

Peter Tan, DBI
JUN 06 2022

APPROVED
Dept. of Building Insp. - San Francisco -
OCT 27 2022
PLANS EXAMINER
DEPT. OF BUILDING INSPECTION

RECEIVED
JUN 6 - 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED

Mark Walls, DBI
JUN 06 2022

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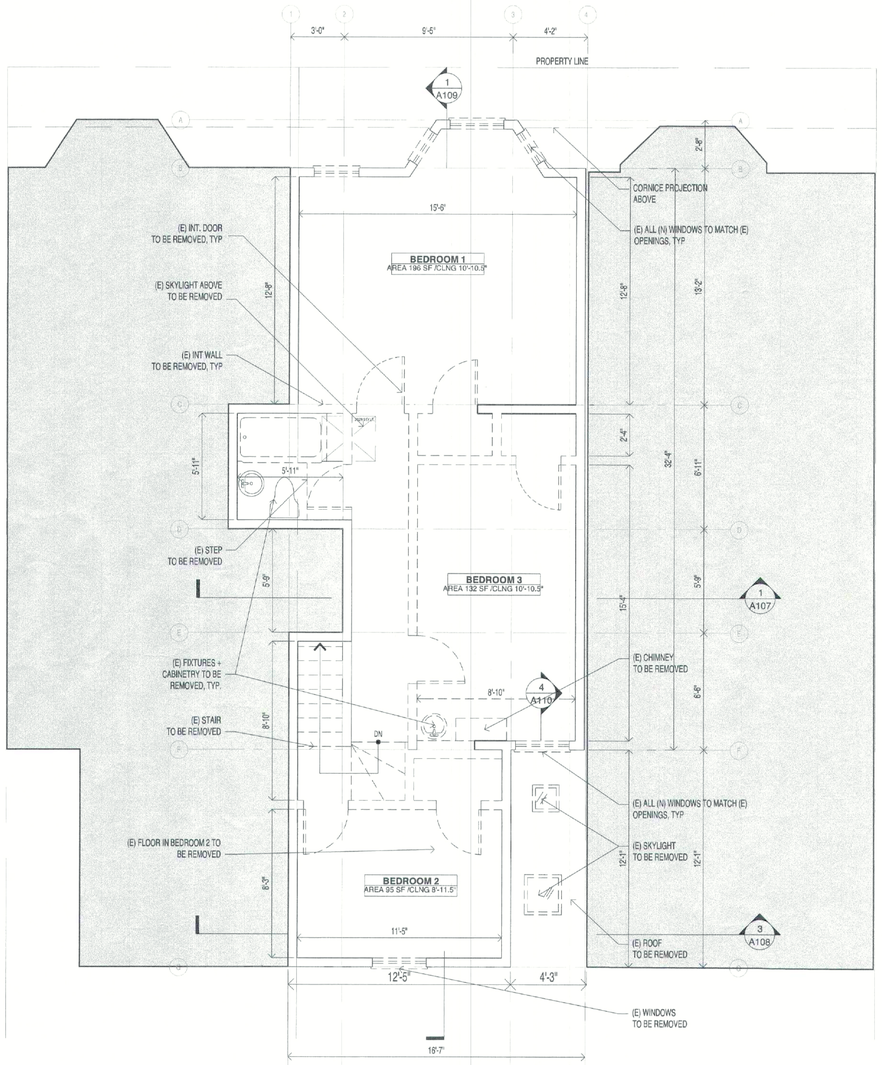
#	Revisions	Date
1	Revision Plan	5/11/22

LICENSED ARCHITECT
Francisco J. Mena III
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
1863 PINE STREET
SAN FRANCISCO, CA 94109
APN - 0664-020

DRAWING TITLE:
EXISITING & PROPOSED FLOOR PLAN

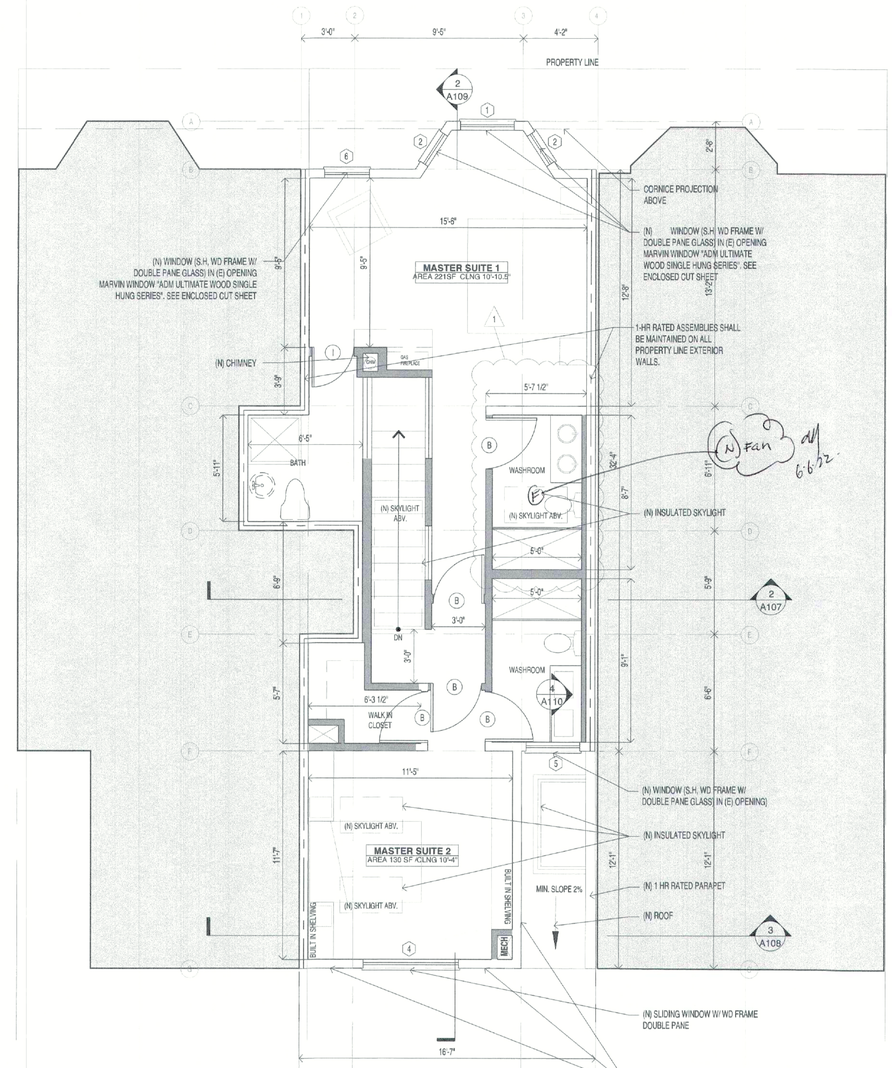
A-102



GROSS FLOOR AREA: 707 SF
NET FLOOR AREA: XXX SF

LEGEND:
(E) WALL TO REMAIN

8 DEMOLITION FLOOR PLAN - LEVEL 3
1/4"=1'-0"



GROSS FLOOR AREA: 707 SF
NET FLOOR AREA: 611 SF

LEGEND:
(E) WALL
(N) WALL

9 PROPOSED FLOOR PLAN - LEVEL 3
1/4"=1'-0"

Peter Tam, DBI
JUN 06 2022

APPROVED
Dept. of Building Insp. - San Francisco -
OCT 27 2022
PATRICK O'RIORDAN
DEPT. OF BUILDING INSPECTION

RECEIVED
JUN 6 - 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED

Mark Walls, DBI
JUN 06 2022

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SF ARCHITECTS
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Email: francisco@architects-sf.com

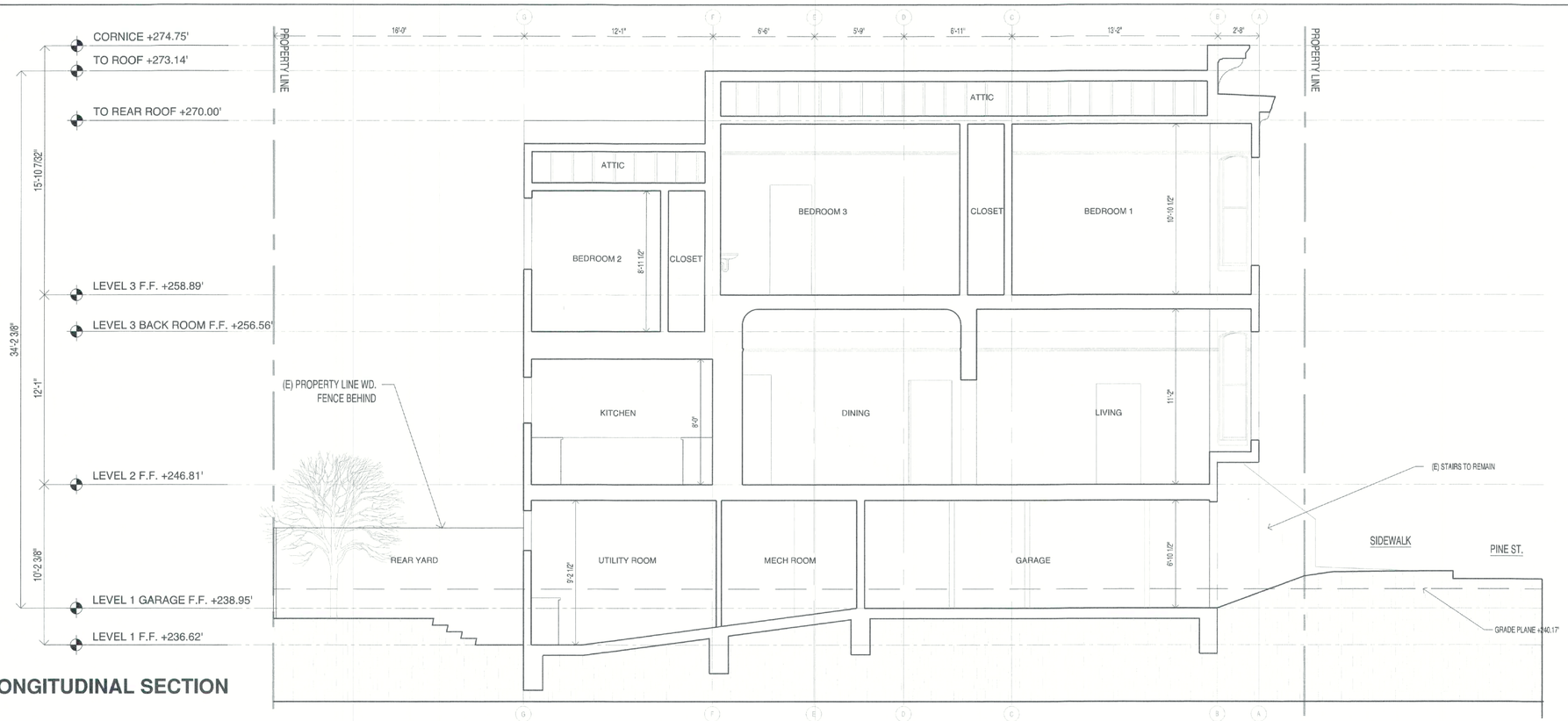
#	Revisions	Date
1	Revision Plan	5/11/22

LICENSED ARCHITECT
Francisco J Mendez
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

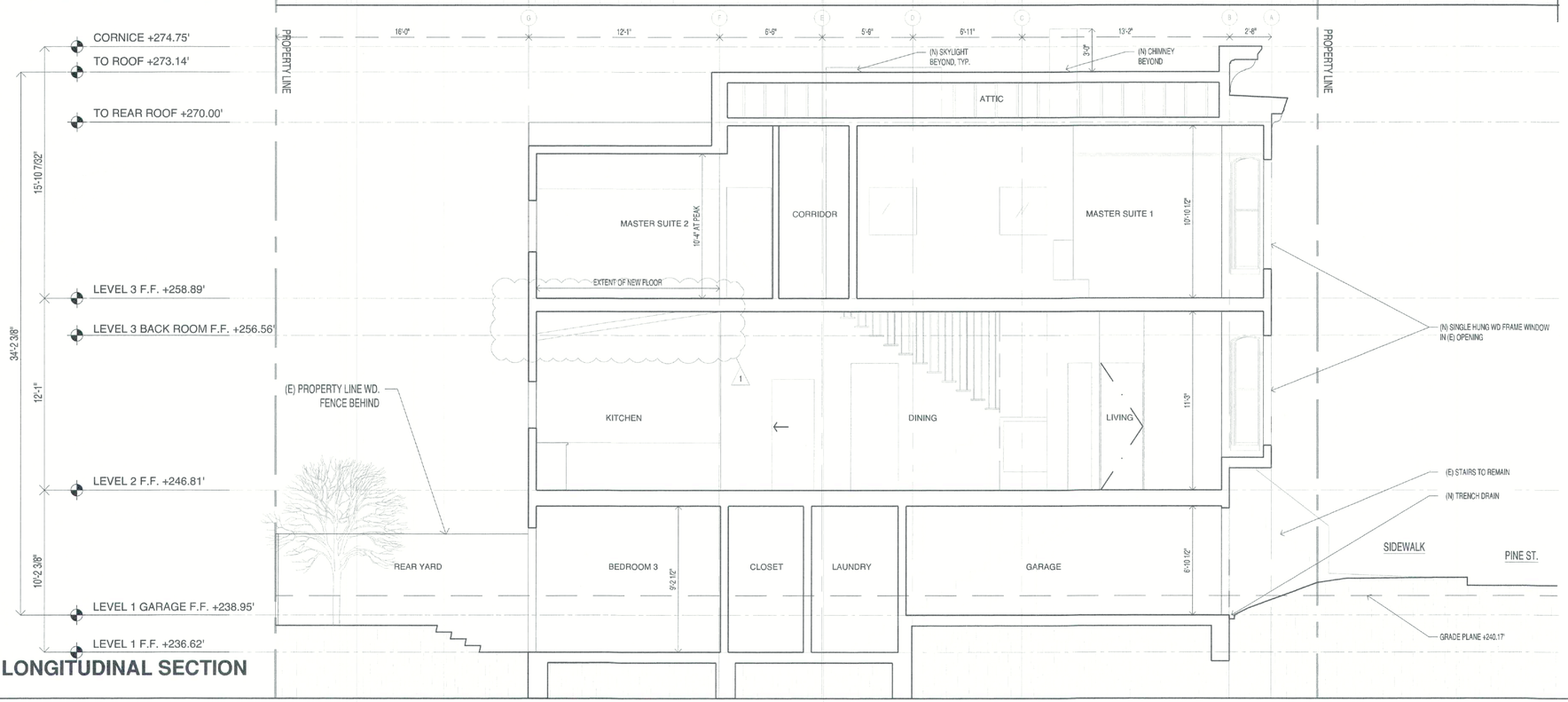
PROJECT:
1863 PINE STREET
SAN FRANCISCO, CA 94109
APN - 0664-020

DRAWING TITLE:
EXISITING & PROPOSED FLOOR PLAN

A-103



22 EXISITING LONGITUDINAL SECTION
1/4"=1'-0"



23 PROPOSED LONGITUDINAL SECTION
1/4"=1'-0"

APPROVED
Dept. of Building Insp.
- San Francisco -
OCT 27 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

RECEIVED
JUN 6 - 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED
Mark Walls, DBI
JUN 06 2022

ARCHITECTS SF
SF ARCHITECTS
Phone: (415) 519-4954 | Email: francisco@architects-sf.com | Address: 1390 Market Street Suite 1612 San Francisco, CA 94102

#	Revisions	Date
1	Revision Plan	5/11/22

LICENSED ARCHITECT
Francisco J Matos
C-34078
02-28-2023
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT:
1863 PINE STREET
SAN FRANCISCO, CA 94109
APN - 0664-020

DRAWING TITLE:
EXISITING & PROPOSED LONGITUDINAL SECTION

A-109