

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
LAN LE, _____)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION, _____)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **21-099**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on October 29, 2021, 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 22, 2021 to Pat Dianda, of an Alteration Permit (Replace in kind bottom set of stairs due to dry rot.) at 792 Hayes Street.

APPLICATION NO. 2021/09/08/7960
FOR HEARING ON December 8, 2021

Address of Appellant(s):

Address of Other Parties:

Lan Le, Appellant(s) 1859 Powell Street, #157 San Francisco, CA 94133	Pat Dianda, Permit Holder(s) c/o Abraham Zavala, Agent for Permit Holder(s) 400 Oyster Point Boulevard, Suite 438 South San Francisco, CA 94080
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Date Filed: October 29, 2021

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

PRELIMINARY STATEMENT FOR APPEAL NO. 21-099

I / We, **Lan Le**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2021/09/08/7960** by the **Department of Building Inspection** which was issued or became effective on: **October 22, 2021**, to: **Pat Dianda**, for the property located at: **792 Hayes Street**.

BRIEFING SCHEDULE:

The Appellant may, but is 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.

Appellant's Brief is due on or before: 4:30 p.m. on **November 18, 2021, (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 should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, scott.sanchez@sfgov.org and azdesign@azdesignandengineering.com.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **December 2, 2021, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, scott.sanchez@sfgov.org and lanple@yahoo.com.

The Board's physical office is closed to the public and hard copies of the brief do NOT need to be submitted.

Only photographs and drawings may be submitted by the parties at the hearing.

Hearing Date: **Wednesday, December 8, 2021, 5:00 p.m.**, 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 change to the briefing schedule.

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

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a copy of the packet of 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:

Signature: Via Email

Print Name: Lan Le, appellant

October 28, 2021

To whom it may concern:

RE: APPEAL OF PERMIT #202109087960/792 HAYES STREET, SAN FRANCISCO, CA

My name is Lan Le and I am the owner of the adjacent property at 796 Hayes Street/604 Webster Street. On October 10/22/2021, the owner at 792 Hayes Street (Block: 0805; Lot: 018), through his civil engineer, Mr. Abraham Zavala obtained a permit for the repairs of my back staircase. The scope of work for this permit is physically located on my lot at 796 Hayes Street (Block: 0805; Lot: 019). I do not authorize my neighbor to take out a permit claiming ownership of my staircase as being on his lot (Block 0805; Lot: 018) or make any repairs on my property under this permit. I have contacted the building department and provided a land survey as well as voiced my objection to the above permit. The permit was obtained through misrepresentation and my recourse at this time is to appeal this permit. The engineer is also under investigation by the board for professional of engineers for his misrepresentation on this permit and drawings.

I do not consent to a permit issued for 792 Hayes Street that contains any scope of work within my property at 796 Hayes Street/604 Webster Street.

I request that the above permit 202109087960 be repealed.

Thank you for your consideration in this matter.

Sincerely,



Lan Le

1859 Powell Street,#157, San Francisco, CA 94133

Tel: (415) 595 8359/LanLe@yahoo.com

Permit Details Report

Report Date: 10/26/2021 4:37:26 PM

Application Number: 202109087960
 Form Number: 8
 Address(es): 0805 / 018 / 0 792 HAYES ST
 Description: Replace in kind bottom set of stairs due to dry rot.
 Cost: \$7,500.00
 Occupancy Code: R-3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
9/8/2021	TRIAGE	
9/8/2021	FILING	
9/8/2021	FILED	
10/22/2021	APPROVED	
10/22/2021	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	BID-INSP	9/8/21	9/8/21			9/8/21	GREENE MATT	
2	CP-ZOC	9/8/21	9/8/21			9/8/21	WU ELTON	9-8-2021: Approved: Project includes replacing stairs in-kind located at the rear of the property. Scope includes less than 50% of repair
3	INTAKE	9/8/21	9/8/21			9/8/21	LEE ERIC	
4	PAD-STR	9/9/21	9/9/21			9/9/21	CHAN JANEY	9/9/21: OTC Approved.
5	CPB	10/22/21	10/22/21			10/22/21	SHAWL HAREGGEWAIN	

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
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

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

Station Code Descriptions and Phone Numbers

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

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

[Contact SFGov](#) [Accessibility](#) [Policies](#)
City and County of San Francisco © 2021

BRIEF SUBMITTED BY THE APPELLANT(S)

APPELLANT'S BRIEF- CASE NO: #21-099

SECTION I: LIST OF EXHIBITS

- A. Land Survey for 794-796 Hayes/604 Webster Street by Martin M. Ron Associates in 2003;
- B. Permit Holder Application for 792 Hayes Street #202109087960;
- C. Drawings for 792 Hayes Street permit Application 202109087960;
- D. Email from Mr. Elton Wu (Planner) to Mr. Abraham Zavala, Permit Holder's Agent;
- E. Email from Mr. Jimmy Cheung (DBI) to Mr. Abraham Zavala, Permit Holder's Agent;
- F. Complaint investigation against Mr. Abraham Zavala from the CA Board of Engineers;
- G. Appellant's Permit Application for 796 Hayes St/604 Webster Street 202104088172 for back staircase restoration issued on 5/17/2021;
- H. Appellant drawings for 796 Hayes Street/604 Webster Street Permit Application 202104088172;
- I. 792 Hayes complaint for illegal unit in 2000-2004;
- J. 792 Hayes permit to legalize the rooms on the ground floor in 2004;
- K. 792 Hayes existing complaint for illegal unit since 2020'
- L. 604 Webster Street -backstair repair permit #201912240650.

SECTION II: BACKGROUND

Appellant Lan Le owns the corner adjacent property at 794-796 Hayes Street/604 Webster Street (a triplex) to permit holder's property at 792 Hayes Street (a single family dwelling). Appellant has attached a land survey done by Martin M. Ron Associates in 2003 showing Appellant's property boundary lines (Exhibit #A) as well as the rear section of the adjacent property at 792 Hayes Street.

There is a staircase that opens from the back door of Appellant's unit located at 604 Webster Street that was built and completed around 2003 when this unit was remodeled/converted from a commercial unit to a residential unit by the previous owner under Permit # 9923266S. This staircase

was specifically built for the use of unit 604 Webster Street to access their open space on the ground floor courtyard.

Permit holder Dianda operated an illegal unit in the early 2000s and received a notice of violation for his in-law unit on the ground floor- on or around 2004 (Exhibit # I). In response to this notice of violation in 2004, Mr. Dianda hired Mr. Abraham Zavala to do a drawing and pulled a permit to legalize the rooms on the ground floor and connect the main house with the ground floor via an interior staircase. After this permit was issued in 2004, the notice of violation was mysteriously closed/abated while no work or inspections were performed on site according to the online permit tracking (Exhibit J&I). The in-law unit continued to exist and rented until last year when another complaint was filed for its existence (Exhibit # K).

Because Mr. Dianda operated an illegal in-law unit on the ground floor and no interior staircase was built, he built a staircase from the side of his building, trespassing onto the landing in the back of Appellant's unit 604 Webster Street and accessing Appellant's back staircase to get to the ground where he has a back door to access his laundry room- where the residents of the main house (2nd and 3rd floors) come down to do laundry without going through the in-law unit at 792A Hayes st.

After Appellant purchased the triplex at 794-796 Hayes/604 Webster Street around December 2018, she found out the back staircase of unit 604 Webster Street was in a state of disrepair. In December 2019, Appellant pulled a repair permit (Permit #201912240650) to fix this back staircase (Exhibit # L) with a scope of work of less than 50% and like kind materials. Unfortunately upon removing the wooden steps, the staircase frame is cracked underneath and has dry rot so the entire staircase had to be rebuilt up to current code. This required a drawing by a licensed architect. The pandemic hit in early 2020 and the building department was closed slowing this project. Appellant made contact with the original architect, Mr. William Pashelinsky who did the drawing of this staircase in 2003 to draw plans for Appellant to get a new permit to restore this back staircase.

Appellant was successful in obtaining a permit to rebuild this back staircase and it was issued on May 17, 2021 (Exhibits #G & #H).

Unfortunately, Permit holder Dianda filed a lawsuit claiming an easement for this staircase (no easement has ever been recorded) against Appellant and filed an injunction preventing Appellant to rebuild her staircase according to the plans which mandated a firewall to be rebuilt due to the proximity of the properties at 792 Hayes Street and 794-796 Hayes St/604 Webster Street.

Then Permit Holder Dianda again hired Mr. Abraham Zavala to draw plans to obtain a permit to rebuild the back staircase their way. A permit was filed and issued on 9/8/2021 which leads to Appellant filing this appeal.

SECTION III: 792 HAYES PERMIT APPLICATION #202109087960

Permit holder through his agent Mr. Abraham Zavala submitted a permit application (Exhibit B) with a set of drawings (Exhibit # C) and obtained approval for this permit through misrepresentations. The following items are Appellant's objections for this permit.

1. The permit application indicates an address at 792 Hayes Street with a block and lot as 0805/018. But the scope of work: "Replace in kind bottom set of stairs due to dry rot" is located on Appellant's block and lot 0805/019. Furthermore, there is no "set of stairs due to dry rot". There is only Appellant's backstair case that has dry rot. Permit holder now is claiming he owns or has the right to pull a permit to perform repairs or do construction on Appellant's property. Appellant does not consent or authorize the way this permit is being written or represented to the Building Department. Appellant objects to this permit and any work or construction that this permit allows.
2. On the 2nd page of this permit application, the planner, Mr. Elton Wu marked the approval as: "Project includes replacing stairs in-kind located at the rear of the property. Work is less than 50% of repair." Appellant does not want and cannot repair her staircase at 50% or less due to

the extensive damage discovered in early 2020. The entire staircase has to be removed and rebuilt from scratch up to current code.

Appellant has contacted Mr. Elton Wu (planner) to inquire about this permit after it was approved and his understanding or lack of understanding of the scope of work. He wrote an email to Mr. Abraham Zavala regarding its validity after I mentioned the above items (Exhibit # D). Also Appellant met with Mr. Jimmy Cheung, the Acting Over the Counter Manager (Exhibit #E) to go over this permit application and its drawings. Mr. Cheung also expressed his reservation about this permit by advising Appellant to file an appeal should it be issued. He also wrote an email to Mr. Abraham Zavala (Exhibit # E).

In summary, the San Francisco building department staff represented to Appellant that they rely on the Engineer, Mr. Zavala for his representations in the permit application and drawings and they are not the ones at fault for issuing something that is incorrectly represented to them. As a result, Appellant also filed a complaint against Mr. Zavala with the Board of Professional Engineers in Sacramento which also launched an investigation in this matter (Exhibit # F).

SECTION IV: 796 HAYES PERMIT/604 WEBSTER APPLICATION #202104088172

Appellant has obtained her own permit with its own drawings to rebuild her back staircase at 796 Hayes St/604 Webster Street on 5/17/2021 (Exhibits 3G&#H). There is already a permit in place with its rightful owner and an appropriate scope of work approved by the San Francisco Building Department without any appeal filed by the property owner at 792 Hayes Street.

SECTION V: CONCLUSION AND REQUEST BY APPELLANT

The permit holder through his agent Mr. Abraham Zavala obtained permit 202109087960 at 792 Hayes through misrepresentations on his application and plans. Appellant object to this permit's approval. Appellant requests that the Board of Appeals denies this permit #202109087960.

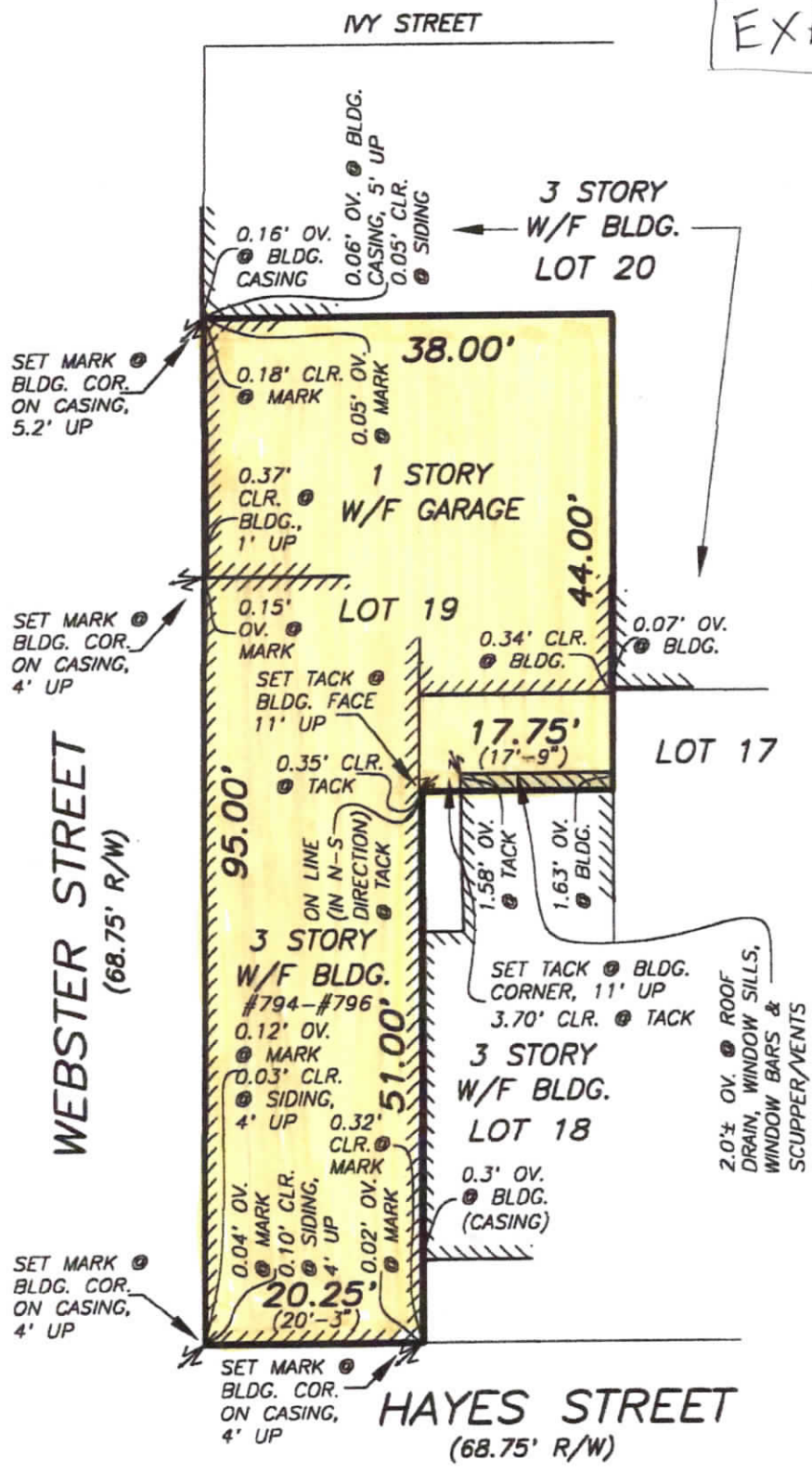
Respectfully submitted on November 18, 2021 in San Francisco, California.

A handwritten signature in black ink, appearing to read 'Lan Le', followed by a long horizontal line extending to the right.

Lan Le

Appellant

EXHIBIT # A



LEGEND

- CLR. CLEAR OF PROPERTY LINE
- OV. OVER PROPERTY LINE
- R/W RIGHT OF WAY
- BLDG. BUILDING
- W/F WOOD FRAME
- COR. CORNER
- PL PROPERTY LINE
- N-S NORTH-SOUTH

SURVEY REFERENCE

FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT NO. T-289007-RR, DATED NOVEMBER 25, 1998.

BASIS OF SURVEY

CITY OF SAN FRANCISCO MONUMENT MAP NOS. 25, 26 & 28 ON FILE IN THE OFFICE OF THE CITY ENGINEER.

GENERAL NOTES

1. DETAILS NEAR PROPERTY LINES ARE NOT TO SCALE.
2. ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.



BOUNDARY SURVEY

AT #794-796 HAYES ST.
FOR ROBERT TAMARO

ASSESSOR' BLOCK 805
SAN FRANCISCO, CA.

BY JP CHKD. BR DATE 3-17-03 SCALE 1"=16' SHEET 1 OF 1 JOB NO. S-5312

MARTIN M. RON ASSOCIATES, INC.
LAND SURVEYORS

859 HARRISON STREET
SAN FRANCISCO, CA. 94107
(415) 543-4500

EXHIBIT #B

BLDG. 3/8
FORM

APPROVED FOR ISSUANCE

APPLICATION NUMBER
201-0908-7960

OSHA APPROVAL REQUIRED

BID # 202021096

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM 8 OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SAN FRANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
AND SPECIFICATIONS SUBMITTED HERewith AND
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE
HEREINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

DATE FILED 9/08/21	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 792 HAYES ST	BLOCK & LOT 0805/018
PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB \$ 7,500. = DCP FEE	(2B) REVISED COST: BY: [Signature] DATE: 9/9/21

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. VB	(5A) NO. OF STORIES OF OCCUPANCY: 3	(6A) NO. OF BASEMENTS AND CELLARS: 0	(7A) PRESENT USE: RESIDENTIAL (1 UNIT)	(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS: 1
(4) TYPE OF CONSTR. VB	(5) NO. OF STORIES OF OCCUPANCY: 3	(6) NO. OF BASEMENTS AND CELLARS: 0	(7) PROPOSED USE (LEGAL USE) RESIDENTIAL (1 UNIT)	(8) OCCUP. CLASS R-3	(9) NO. OF DWELLING UNITS: 1

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? NO <input checked="" type="checkbox"/>
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(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
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(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
PAT DIARDA	792 HAYES ST SF	94102		

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

REPLACE IN KIND BOTTOM SET OF STAIRS DUE TO DRY-ROT

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO <input checked="" type="checkbox"/>
(25) ARCHITECT OR ENGINEER (DESIGN <input checked="" type="checkbox"/> CONSTRUCTION <input type="checkbox"/>	ADDRESS AZ DESIGN & ENGINEERING, INC. 255 REICHLIN AVE 94044	CALIF. CERTIFICATE NO. C60620	
(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS UNKNOWN		

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
 OWNER
 LESSEE
 CONTRACTOR

ARCHITECT
 AGENT
 ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.


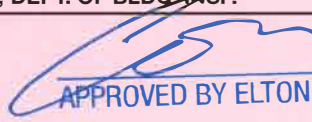

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

- () I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- () II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
Carrier _____
Policy Number _____
- () III. The cost of the work to be done is \$100 or less.
- () IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- (X) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: Abraham Zaida
Date: 9/08/21

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:  Janey Chan, DBI SEP 09 2021 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: <u>9/08/2021</u> REASON: <u>ok to Process. Bid</u> <u>Matt Greep</u> NOTIFIED MR.
<input type="checkbox"/>	APPROVED: PROJECT INCLUDES REPLACING STAIRS IN-KIND LOCATED AT THE REAR of THE PROPERTY. WORK IS LESS THAN 50% of REPAIR.  APPROVED BY ELTON WU SEP 08 2021 DEPARTMENT OF CITY PLANNING PLANNING DEPARTMENT	DATE: _____ REASON: _____ NOTIFIED MR.
<input type="checkbox"/>	APPROVED: _____ BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR.
<input type="checkbox"/>	APPROVED: _____ MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR.
<input type="checkbox"/>	APPROVED:  Janey Chan, DBI SEP 09 2021 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR.
<input type="checkbox"/>	APPROVED: _____ BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR.
<input type="checkbox"/>	APPROVED: _____ DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR.
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR.
<input type="checkbox"/>	APPROVED: _____ HOUSING INSPECTION DIVISION	DATE: _____ REASON: _____ NOTIFIED MR.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

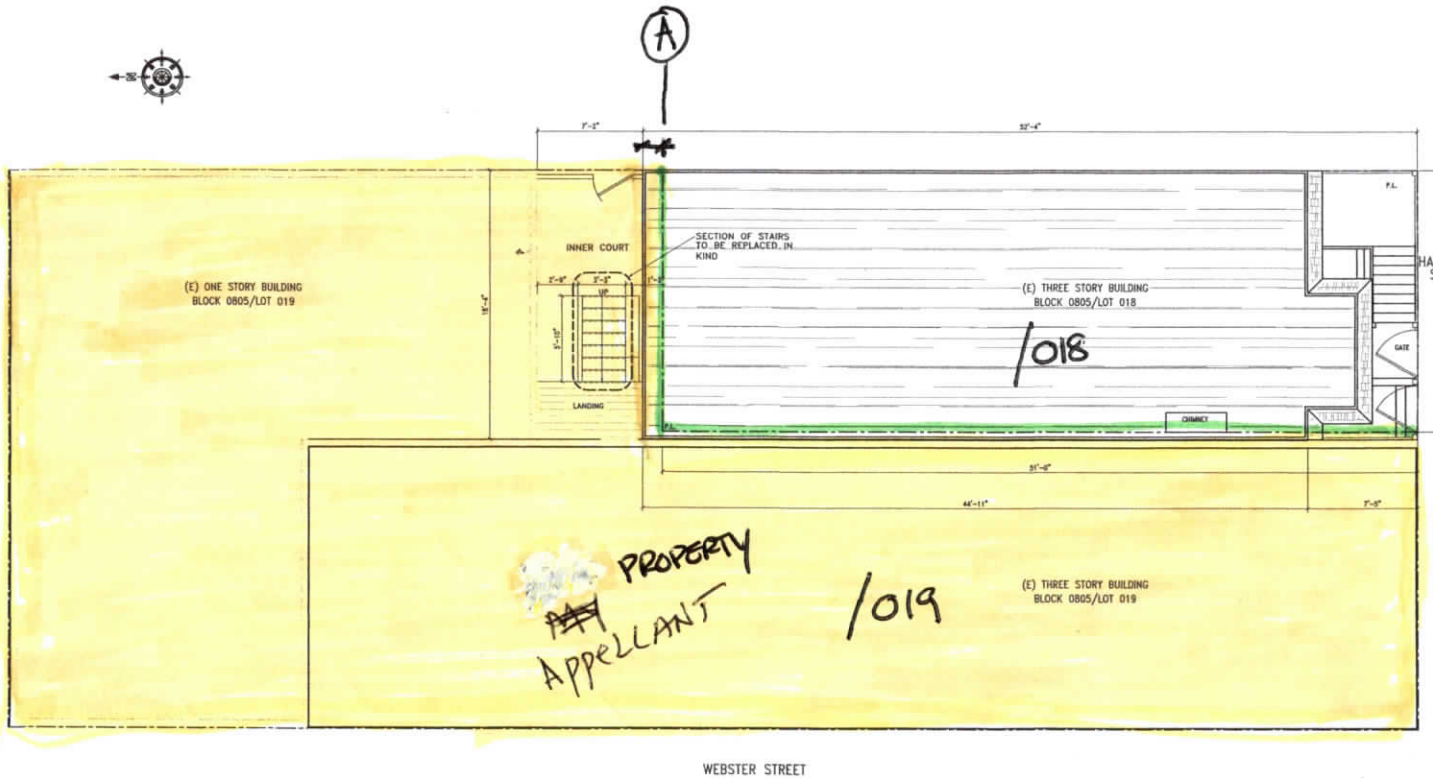
OWNER'S AUTHORIZED AGENT

EXHIBIT #C

792 HAYES STREET, SAN FRANCISCO CA 94102

LOCATION MAP

VICINITY MAP

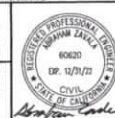


(E) SITE PLAN
1/4"=1'-0"

APPROVED BY ELTON WU
SEP 08 2021
PLANNING DEPARTMENT



AZ DESIGN AND ENGINEERING, INC.
255 REICHLING AVENUE, PACIFICA, CALIFORNIA 94044
Ph: (650) 553-4031 / Ph: (650) 553-4044 / azdesign@azdesignandengineering.com
REPLACE EXISTING REAR YARD STAIRS
792 HAYES STREET, SAN FRANCISCO CA 94102



REVISION/DATE	SITE PLAN AND PROJECT INFO
1. FILING SET 9/08/2021	<p>AO</p> <p>SCALE: AS SHOWN SEE AZ DATE: AUG/2020</p>

SCOPE OF WORK	INDEX OF DRAWINGS (5 PAGES)
1. REPLACE IN KIND A SECTION OF EXISTING SET OF STAIRS.	ARCHITECTURAL A0 SITE PLAN AND PROJECT INFORMATION A1 (E) FLOOR PLANS STRUCTURAL S0 STRUCTURAL NOTES S0.1 STRUCTURAL NOTES S1 DECK FRAMING PLAN AND STRUCTURAL DETAILS
LOT/OWNER INFORMATION	
792 HAYES ST., SAN FRANCISCO, CALIFORNIA 94102 BLOCK/LOT: 0805/018 LOT AREA: 905.25 SQ. FT ZONE DISTRICT: R-4 OCCUPANCY CLASS: R3 TYPE OF CONSTRUCTION: V-B FIRE SPRINKLERS: NO (E) NUMBER OF BUILDINGS: 1 UNITS: 1 STORIES: 3	
OWNER(S) INFORMATION:	
PAT DIANDA 792 HAYES STREET SAN FRANCISCO, CALIFORNIA 94102	
APPLICABLE CODES	
2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA HISTORICAL BUILDING CODE 2019 CALIFORNIA EXISTING BUILDING CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDINGS STANDARD CODE 2019 CALIFORNIA REFERENCED STANDARDS CODE 2019 SAN FRANCISCO BUILDING CODE AND AMENDMENTS 2019 SAN FRANCISCO ELECTRICAL CODE & AMENDMENTS 2019 SAN FRANCISCO MECHANICAL CODE & AMENDMENTS 2019 SAN FRANCISCO PLUMBING CODE AND AMENDMENTS 2019 SAN FRANCISCO GREEN BUILDING CODE/AMENDMENTS 2019 SAN FRANCISCO HOUSING CODE 2019 SAN FRANCISCO PLANNING CODE 2019 SAN FRANCISCO FIRE CODE	

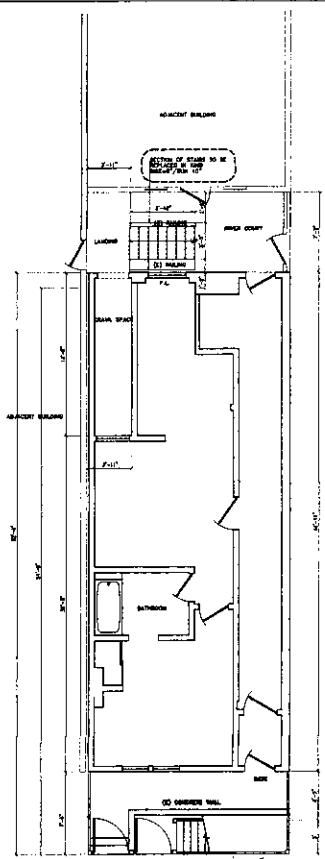
SYMBOLS	
(X) NOTE MARK	(A) COLUMN/GRID LINE MARK
(A1) DOOR MARK	W MATCH MARK AND LINE
(W) WINDOW MARK - LETTERS	(S) SECTION CUT MARK
(L) LOUVER MARK - NUMBERS	(E) EXTERIOR ELEVATION MARK
(A) TOILET ACCESSORY	(I) INTERIOR ELEVATION MARK
(T) REVISION MARK	(D) DETAIL MARK

NOTES

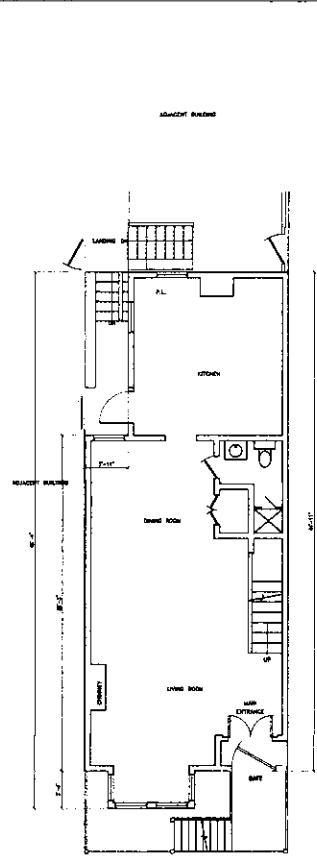
RECIPIENT OF THESE PLANS & SPECIFICATIONS UNDERSTANDS THAT COPYRIGHT IN THESE PLANS & SPECIFICATIONS ARE OWNED BY AZ DESIGN & ENGINEERING INC. THESE PLANS & SPECIFICATIONS CONTAIN PROPRIETARY AND CONFIDENTIAL INFORMATION OF AZ DESIGN & ENGINEERING INC. THE RECIPIENT AGREES TO RETURN THESE PLANS & SPECIFICATIONS IN STRICT CONFIDENCE AND AGREE NOT TO REPRODUCE THESE PLANS & SPECIFICATIONS TO ANY OTHER PARTY AND FURTHER AGREES NOT TO MAKE COPIES OF THESE PLANS & SPECIFICATIONS. THE RECIPIENT AGREES TO USE THESE PLANS & SPECIFICATIONS ONLY FOR THE LIMITED PURPOSE FOR WHICH AZ DESIGN & ENGINEERING INC. HAS MADE THESE PLANS & SPECIFICATIONS AVAILABLE, AND RECIPIENT AGREES TO RETURN ALL PLANS & SPECIFICATIONS TO AZ DESIGN & ENGINEERING INC. EITHER UPON COMPLETION OF THE INTENDED PURPOSE OF UPON THE REQUEST OF AZ DESIGN & ENGINEERING INC. WHICHEVER COMES FIRST.

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY TO ALL CONTRACTORS AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO RETURN, INCIDENT AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM NEGLIGENCE OF DESIGN PROFESSIONALS.

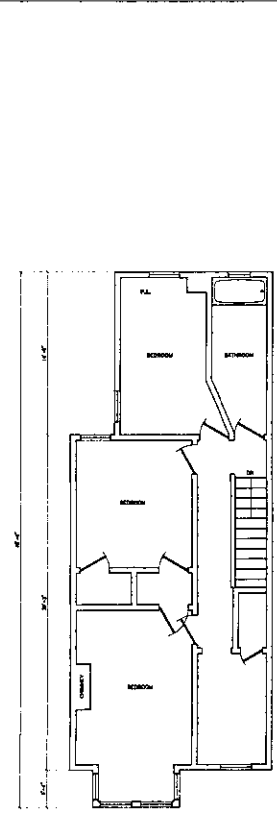
792 HAYES ST. 256 076-8060-7960



(E) BASEMENT FLOOR PLAN
1/4"=1'-0"



(E) FIRST FLOOR PLAN
1/4"=1'-0"



(E) SECOND FLOOR PLAN
1/4"=1'-0"

RECEIVED
SEP 23 2011

RECEIVED
SEP 23 2011

APPROVED BY: [Signature]
SEP 23 2011
PLANNING DEPARTMENT



AZ DESIGN AND ENGINEERING, INC.
255 BEECHLING AVENUE, PACIFICA, CALIFORNIA 94044
PH: (650) 353-4821 / FAX: (650) 353-4844 / azdesignandengineering.com
REPLACE EXISTING REAR YARD STAIRS
792 HAYES STREET, SAN FRANCISCO CA 94102



PROJECT NO. / DATE	FLOOR PLAN
1. PLAN SET 6/20/2011	
DATE OF ISSUE	
DATE OF REVISION	
BY	
CHECKED	
DATE	

A1

GENERAL NOTES:

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE 2019 EDITION.
2. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONNECTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF ALL OTHER DISCIPLINES.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY AND PROTECTION OF THE BUILDING AND CONTENTS DURING CONSTRUCTION, AND SHALL BE SOLELY RESPONSIBLE FOR PROVIDING A SAFE PLACE TO WORK. THE CONTRACTOR SHALL DESCRIBE HOW TO ENSURE SAFETY OF PERSONS AND PROPERTY AGAINST DAMAGE BY FALLING DEBRIS AND OTHER HAZARDS IN CONNECTION WITH THIS WORK, AND SHALL PROVIDE ADEQUATE HOARDING AND BRACING DURING ALL DEMOLITION AND CONSTRUCTION.
4. DIMENSIONS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ENGINEER OF RECORD.
5. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS AS FAR AS THE BEST AVAILABLE KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER AND OR ARCHITECT OF ANY DISCREPANCIES.
6. ALL STRUCTURAL STEERING WHICH ARE TO BE COMPLETED BY CONTRACTORS TO BE FIELD ERECTED SHALL BE SUPPLIED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH THE SUPPLIER'S INSTRUCTIONS AND REQUIREMENTS.
7. THE CONTRACTOR SHALL VERIFY THE SITE PRIOR TO BID TO ACCEPT ANY CONDITIONS WHICH MAY AFFECT THE WORK OR COST THEREOF.
8. LOADS APPLIED TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE AND DEAD LOADS APPLIED IN THE DESIGN OF THE STRUCTURE ARE INDICATED IN THE DESIGN OPTION NOTES. DO NOT APPLY ANY CONSTRUCTION LOADS UNLESS STRUCTURAL DRAWING IS PROPERLY CONNECTED TOGETHER AND UNLESS ALL TEMPORARY BRACING IS IN PLACE.
9. DO NOT SCALE DIMENSIONS.

DEMOLITION

1. UNLESS OTHERWISE INDICATED, ALL ITEMS NOTED TO BE DEMOLISHED SHALL BECOME THE CONTRACTOR'S PROPERTY AND BE REMOVED FROM THE SITE.

ERECTING

1. THE STRUCTURAL DIMENSIONS IN THESE REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL MEMBERS AND CONNECTIONS HAVE BEEN COMPLETELY INSPECTED, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

FOUNDATION/CONCRETE WORK

1. ALL FOUNDATIONS SHALL BE ON FIRM, UNDISTURBED, UNPAID SOILS OR ENGINEERED FILLS AT DEPTHS SHOWN ON THE DRAWINGS.
2. ALL FOOTING EXCAVATIONS SHALL BE HELD OVER EXCAVATIONS IN WHICH SHALL BE FILLED WITH CONCRETE. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE.
3. IF EXCESS WATER IS ENCOUNTERED DURING DRILLING, WE RECOMMEND THAT IT BE ALLOWED TO ACCUMULATE IN THE DRILLED PIER SHAFT UNTIL CONCRETE IS PLACED, AT THE TIME OF CONCRETE PLACEMENT, THE WATER SHOULD BE GRADUALLY LIFTED FROM THE PIER HEADS BY THE TRAP METHOD TO REDUCE BLENDS-INDUCED CAVING. IN ANY EVENT, IT IS PRELUDE TO POUR THE CONCRETE AS SOON AS POSSIBLE AFTER DRILLING.

CONCRETE AND REINFORCEMENT

1. CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 1.1 5,000 PSI COMPRESSIVE STRENGTH
 - 1.2 13% CHLORIDES
 - 1.3 13% AIR ENTRAINMENT
2. ALL EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL BE CLEAN.
3. FORMS SHOULD BE PROPERLY COATED.
4. ALL LATHING AND OTHER REINFORCING MATERIAL SHALL BE REMOVED BEFORE ADDITIONAL CONCRETE IS PLACED AGAINST HARDENED CONCRETE.
5. CONCRETING SHALL BE CARRIED OUT IN SUCH MANNER THAT CONCRETE IS AT ALL TIMES PLACED AND PLACED IN SUCH MANNER THAT SPACES BETWEEN REINFORCEMENT, CONCRETING SHALL BE CAREFULLY WETTED OR BLENDED CONTINUOUSLY BY FORCE MAINLINES SHALL NOT BE INTERRUPTED IN THE STRUCTURE.
6. ALL REINFORCEMENT SHALL BE METAL COIL, UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL. REINFORCEMENT PARTIALLY SHEATHED IN CONCRETE SHALL NOT BE FIELD BENT, EXCEPT AS SHOWN ON THE DESIGN DRAWINGS OR PERMITTED BY THE BUILDING OFFICIAL.
7. WHEN CONCRETE IS PLACED, METAL REINFORCEMENT SHALL BE FREE OF OIL, GREASE OR OTHER MATERIALS COATINGS ADVERSELY AFFECTING BONDING CAPACITY.
8. REINFORCING STEEL SHALL CONFORM TO ASTM A615, INCLUDING SUPPLEMENT 3-1, GRADE 60 FOR 1/2" BARS AND LARGER AND GRADE 40 FOR 1/4" BARS AND SMALLER STEEL SHALL BE TESTED CLEAR AND FREE OF RUST SCALE.
9. WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A185, AND SHALL BE LAPPED IF MINIMUM 6" SPACES.

CONCRETE PROTECTION FOR REINFORCEMENT

CAST-IN-PLACE CONCRETE NON-REINFORCED

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

1. CONCRETE CURT AGAINST AND PERMANENTLY EXPOSED TO SURF OF MINIMUM COVER
2. CONCRETE EXPOSED TO SURF OR WEATHER:
 - NO. 3 THROUGH NO. 18 BARS (MINIMUM COVER)
 - NO. 3 BAR, 1/4" OR 1/2" WIRE AND SMALLER (1/2" MINIMUM COVER)
 - CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH GROUND

SLAB, WALLS, JOISTS

- NO. 14 AND NO. 18 BARS (1/2" MINIMUM COVER)
- NO. 11 BAR AND SMALLER (1/2" MINIMUM COVER)

BEAMS, COLUMNS

PRIMARY REINFORCEMENT: TIE, STIRRUPS, SPALLS (1/2" MINIMUM COVER)

SHIELDS, FOLDED PLATE MEMBERS:

- NO. 3 BAR AND LARGER (1/2" MINIMUM COVER)
- NO. 3 BAR AND SMALLER (1/2" MINIMUM COVER)

MINIMUM DIAMETERS OF BARS

- NO. 3 THROUGH NO. 8 BARS AND MINIMUM DIAMETER
- NO. 9, 10 AND NO. 11 BARS (MINIMUM DIAMETER)
- NO. 14 AND NO. 18 (1/2" MINIMUM DIAMETER)

WELDED WIRE FABRIC

- NO. 3 THROUGH NO. 8 BARS AND MINIMUM DIAMETER
- NO. 9, 10 AND NO. 11 BARS (MINIMUM DIAMETER)
- NO. 14 AND NO. 18 (1/2" MINIMUM DIAMETER)

REINFORCEMENT

1. GENERAL
- 1.1 DESCRIPTION
- 1.2 DEMONSTRATION
- 1.3 QUALITY CONTROL
- 1.4 CONTRACTOR QUALIFICATIONS
- 1.5 CONSTRUCTION TESTING
- 1.6 TOLERANCES
- 1.7 COVER OF REINFORCEMENT AS PER CBC SEC. 1807.7
- 1.8 PROTECTION TEST
- 1.9 PROTECTION TEST
- 1.10 PROTECTION TEST
- 1.11 PROTECTION TEST
- 1.12 PROTECTION TEST
- 1.13 PROTECTION TEST
- 1.14 PROTECTION TEST
- 1.15 PROTECTION TEST
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- 1.46 PROTECTION TEST
- 1.47 PROTECTION TEST
- 1.48 PROTECTION TEST
- 1.49 PROTECTION TEST
- 1.50 PROTECTION TEST

CONCRETE TESTING

WHEN SPOKETS ARE USED FOR STRUCTURAL MEMBERS, A SPECIAL INSPECTOR IS REQUIRED BY SECTION 1701.6, ITEM 12. THE SPECIAL INSPECTOR SHALL PROVIDE CONTINUOUS INSPECTION OF THE PLACEMENT OF THE REINFORCEMENT AND SPOKETS AND SHALL SUBMIT A STATEMENT INDICATING COMPLIANCE WITH THE PLANS AND SPECIFICATIONS.

STRUCTURAL STEEL AND BOLTS

1. W/ BRASS LINE AND STEEL
2. W/ BRASS LINE AND GRADE 8
3. ALL OTHER STEEL, LINE AIR STEEL
4. BOLTS USE A307 STEEL
5. ELECTRODES USE E7018 STEEL
6. FULL PENETRATION JOINTS USE E7018 ELECTRODES WITH 1/16" THICKNESS OF 1/2" DIA. 1/4" 3/16"

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE ALARM AND SIGNALING CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA HAZARDOUS WASTE CODE
2019 CALIFORNIA HORIZONTAL CODE

UNIQUELY OFFERED WALLBOARDS APPLIED PANEL, OR PERM TO FINISHED ROOM.

THICKNESS OF OFFERED WALL BOARD (INCH)	PLANE OF FINISH SURFACE	DIR. OF OFFERED WALLBOARD SHEETS IN RELATION TO DIR. OF FINISH MEMBERS	MAX SPACING OF FINISH MEMBERS @ INCHES		MAX SPACING OF FASTENERS @ INCHES		WALL TO WOOD
			WALL	CEILING	WALL	CEILING	
1/2	VERTICAL	OTHER DIRECTION	16	8	16	8	NO 15 GAGE, 1-1/2" LONG, 1/8" DIA. HEAD
		HORIZONTAL	16	7	12	12	1/2" DIA. 1-1/2" LONG, 1/8" DIA. HEAD
	HORIZONTAL	PERPENDICULAR	24	7	12	12	1/2" DIA. 1-1/2" LONG, 1/8" DIA. HEAD
		OTHER DIRECTION	24	8	12	12	1/2" DIA. 1-1/2" LONG, 1/8" DIA. HEAD
5/8	VERTICAL	OTHER DIRECTION	16	8	16	8	NO 15 GAGE, 1-1/2" LONG, 1/8" DIA. HEAD
		HORIZONTAL	16	7	12	12	1/2" DIA. 1-1/2" LONG, 1/8" DIA. HEAD
	HORIZONTAL	PERPENDICULAR	24	7	12	12	1/2" DIA. 1-1/2" LONG, 1/8" DIA. HEAD
		OTHER DIRECTION	24	8	12	12	1/2" DIA. 1-1/2" LONG, 1/8" DIA. HEAD

WALL OR BOARD FASTENERS WITH ADHESIVE MAX @ INCHES

COLLIER HORIZONTAL AS ABOVE	END	EDGES		FIELD		
		WALL	CEILING			
1/2	HORIZONTAL	OTHER DIRECTION	16@8	16	24	AS REQUIRED FOR 1/2" AND 5/8" OFFERED WALLBOARDS, SEE NOTE.
OR	HORIZONTAL	PERPENDICULAR	24@8	24	24	
5/8	VERTICAL	OTHER DIRECTION	24@8	24	24	

NOTE: IF SPECIAL INSPECTIONS CALLED BY THE CITY BUILDING DEPARTMENT AND/OR THE ENGINEER OF RECORD ARE NOT PERFORMED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY WORK DONE IN REGARD OF THE EXECUTION OF THE SPECIAL INSPECTION ITEMS.

SPECIAL INSPECTION

1. GENERAL: IN ADDITION TO THE INSPECTIONS REQUIRED BY 2019 CBC SECTION 1701 WHICH WILL BE MADE BY THE BUILDING OFFICIAL OR ARCHITECT REPRESENTATIVE, THE CONTRACTOR SHALL EMPLOY A SPECIAL INSPECTOR DURING THE CONSTRUCTION OF THE FOLLOWING TYPES OF WORK. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CBC SECTION CHAPTER 17. ALL SPECIAL INSPECTIONS TO BE MADE ON A CONTINUOUS BASIS UNLESS OTHERWISE NOTED.
2. SPECIAL INSPECTIONS CALLED BY THE CITY BUILDING DEPARTMENT AND/OR THE ENGINEER OF RECORD ARE NOT PERFORMED DURING CONSTRUCTION OF THE WORK IS NOT RESPONSIBLE FOR ANY WORKING DURING THE EXECUTION OF THE SPECIAL INSPECTION ITEMS.
3. SELECTION OF THE SPECIAL INSPECTOR: THE OWNER SHALL SUBMIT TO THE ENGINEER A LIST OF (3) FIRMS CHERRY TO PERFORM THE SPECIAL INSPECTIONS DURING THE SPECIAL INSPECTION PERIOD. THE SPECIAL INSPECTOR SHALL HAVE AT LEAST 5 YEARS EXPERIENCE IN THE WORK TO BE INSPECTED. THE ENGINEER SHALL RECOMMEND THE FIRM FROM THOSE SUBMITTED.
4. FIELD INSPECTOR: ALL FIELD INSPECTORS SHALL HAVE A MINIMUM OF (1) YEAR EXPERIENCE IN THE SPECIFIC CONSTRUCTION BEING INSPECTED.

NOTE:

- USE EPOXY E701 OR E702 (WITH C-841-40) FOR ANCHOR BOLTS INTO EXISTING CONCRETE, TYP.
- APPLICATION: SURFACES TO RECEIVE EPOXY MUST BE CLEAN AND BOUND FOR DEPENDABLE RESULTS EPOXY SHOULD BE APPLIED TO DRY SURFACES. EPOXY SHOULD NOT BE INSTALLED IN OR THROUGH STANDING WATER.
- INSPECTION REPORT ANCHORS REQUIRE SPECIAL INSPECTION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND TO HAVE KNOWLEDGE AND UNDERSTANDING PRIOR TO COMMENCING THIS WORK.

NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR OTHERWISE INTENDED BY THE ARCHITECTURAL DOCUMENTS AND CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY AND ALL CONSTRUCTION DEFICIENCIES.

THE DEVELOPER AND/OR GENERAL CONTRACTOR SHALL HOLD WHOLLY, SOLELY AND EXCLUSIVELY AS DESIGN AND ENGINEERING, INC. AND ITS OFFICES, REPRESENTATIVES AND EMPLOYEES FROM ANY FACTORS OF CLAIM OF ANY KIND OR NATURE, INTENDED BY THE INITIAL OWNER AND/OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF ARCHITECT AND ENGINEERING, INC.

DESIGN PROCEDURE TO BE USED IS A-46. SUBSTITUTION BASE SHEAR TO BE 75 PERCENT OF THE VALUE REQUIRED FOR SIMILAR NEW CONSTRUCTION.

Stamp: Gary Chan, DBP, SEP 19 2021

REVISIONS:

NO.	DATE	DESCRIPTION
1	9/16/2021	PLUMB SET

PROVISIONAL NOTES:

SO



AZ DESIGN AND ENGINEERING, INC.
 255 REZCOLDING AVENUE, PACIFIC, CALIFORNIA 94044
 TEL: (800) 333-4412 / FAX: (800) 333-4414 / info@azdesignandengineering.com
REPLACE EXISTING REAR YARD STAIRS
 792 HAYES STREET, SAN FRANCISCO CA 94102



REVISION/DATE	PROVISIONAL NOTES
1. PLUMB SET 9/16/2021	

Table 10.1 - Reinforcement Schedule

REINFORCEMENT OF CONCRETE

DESCRIPTION OF REINFORCEMENT	REINFORCEMENT SCHEDULE	REINFORCEMENT SCHEDULE
1. Slab on beam and column	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
2. Slab on beam and column with drop panel	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
3. Slab on beam and column with drop panel and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
4. Slab on beam and column with drop panel and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
5. Slab on beam and column with drop panel and edge beam and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.

Table 10.2 - Reinforcement Schedule

REINFORCEMENT OF CONCRETE

DESCRIPTION OF REINFORCEMENT	REINFORCEMENT SCHEDULE	REINFORCEMENT SCHEDULE
1. Slab on beam and column	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
2. Slab on beam and column with drop panel	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
3. Slab on beam and column with drop panel and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
4. Slab on beam and column with drop panel and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
5. Slab on beam and column with drop panel and edge beam and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.

Table 10.3 - Reinforcement Schedule

REINFORCEMENT OF CONCRETE

DESCRIPTION OF REINFORCEMENT	REINFORCEMENT SCHEDULE	REINFORCEMENT SCHEDULE
1. Slab on beam and column	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
2. Slab on beam and column with drop panel	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
3. Slab on beam and column with drop panel and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
4. Slab on beam and column with drop panel and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
5. Slab on beam and column with drop panel and edge beam and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.

Table 10.4 - Reinforcement Schedule

REINFORCEMENT OF CONCRETE

DESCRIPTION OF REINFORCEMENT	REINFORCEMENT SCHEDULE	REINFORCEMENT SCHEDULE
1. Slab on beam and column	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
2. Slab on beam and column with drop panel	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
3. Slab on beam and column with drop panel and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
4. Slab on beam and column with drop panel and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
5. Slab on beam and column with drop panel and edge beam and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.

Table 10.5 - Reinforcement Schedule

REINFORCEMENT OF CONCRETE

DESCRIPTION OF REINFORCEMENT	REINFORCEMENT SCHEDULE	REINFORCEMENT SCHEDULE
1. Slab on beam and column	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
2. Slab on beam and column with drop panel	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
3. Slab on beam and column with drop panel and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
4. Slab on beam and column with drop panel and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
5. Slab on beam and column with drop panel and edge beam and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.

Table 10.6 - Reinforcement Schedule

REINFORCEMENT OF CONCRETE

DESCRIPTION OF REINFORCEMENT	REINFORCEMENT SCHEDULE	REINFORCEMENT SCHEDULE
1. Slab on beam and column	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
2. Slab on beam and column with drop panel	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
3. Slab on beam and column with drop panel and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
4. Slab on beam and column with drop panel and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
5. Slab on beam and column with drop panel and edge beam and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.

Table 10.7 - Reinforcement Schedule

REINFORCEMENT OF CONCRETE

DESCRIPTION OF REINFORCEMENT	REINFORCEMENT SCHEDULE	REINFORCEMENT SCHEDULE
1. Slab on beam and column	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
2. Slab on beam and column with drop panel	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
3. Slab on beam and column with drop panel and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
4. Slab on beam and column with drop panel and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
5. Slab on beam and column with drop panel and edge beam and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.

Table 10.8 - Reinforcement Schedule

REINFORCEMENT OF CONCRETE

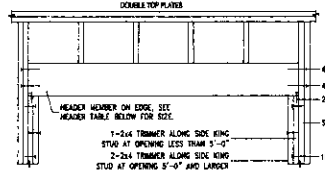
DESCRIPTION OF REINFORCEMENT	REINFORCEMENT SCHEDULE	REINFORCEMENT SCHEDULE
1. Slab on beam and column	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
2. Slab on beam and column with drop panel	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
3. Slab on beam and column with drop panel and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
4. Slab on beam and column with drop panel and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.
5. Slab on beam and column with drop panel and edge beam and edge beam and edge beam	Top: 1/2" dia. @ 18" o.c. Bottom: 1/2" dia. @ 18" o.c.	1/2" dia. @ 18" o.c.

TYPICAL DEVELOPMENT LENGTH & LAP SPICE SCHEDULE-CONCRETE

BAR SIZE	BASIC DEVELOPMENT LENGTH (d), INCHES				LAP SPICE LENGTH, INCHES				DEVELOPMENT OF BAR w/ STD. HOOK (d), INCHES			
	Fc=4000	Fc=4000	Fc=5000	Fc=5000	Fc=4000	Fc=4000	Fc=5000	Fc=5000	Fc=4000	Fc=4000	Fc=5000	Fc=5000
#3	17	15	13	22	19	17	8	6	7			
#4	22	19	17	29	25	22	11	10	9			
#5	28	24	22	36	31	28	14	12	11			
#6	35	29	26	43	37	34	17	15	13			
#7	43	35	31	51	44	40	20	17	15			
#8	51	41	37	59	51	46	23	19	17			
#9	60	48	44	68	59	53	26	22	20			
#10	70	57	51	79	70	63	29	25	22			
#11	79	65	59	89	79	71	31	27	24			

MODIFICATION FACTORS:
 THE LENGTHS NOTED ABOVE SHALL BE MULTIPLIED BY THE FOLLOWING FACTORS, AS APPLICABLE:
 1.3 FOR TOP BARS MORE THAN 12" CONC. CAST BELOW
 1.5 FOR LIGHT WEIGHT CONCRETE
 1.3 FOR BARS WITH LESS THAN 3 BAR DIAMETERS CLEAR SPACING OR FOR BARS WITH LESS THAN 1 BAR DIAMETER OF CONCRETE COVER
 1.5 FOR EVERY COVER BARS 12" DIA.
 THE MODIFICATION FACTORS NOTED ABOVE SHALL BE COMBINED WHEN MULTIPLE CONDITIONS OCCUR. FOR EXAMPLE, FOR TOP BARS IN LIGHT WEIGHT CONCRETE, THE SPICE LENGTH NOTED ABOVE SHALL BE MULTIPLIED BY 1.3x1.5=1.95

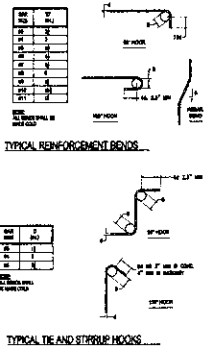
NOTES:
 1. SPLICES OF HORIZONTAL REINFORCEMENT IN WALLS SHALL BE STACKED.
 2. SPLICES IN WALLS CONTAINING TWO COURSES OF REINFORCEMENT SHALL NOT OCCUR IN THE SAME LOCATION.
 3. LAP SPLICES IN CONCRETE MASONRY SHALL BE AS SPECIFIED IN TYP. LAP SPICE SCHEDULE - MASONRY.
 4. USE MECHANICAL COUPLERS FOR 1/4" AND LARGER BARS.
 5. TOP BAR FACTOR DOES NOT APPLY TO BARS IN WALLS.



HEADER SCHEDULE (TO BE USED LOOK ON THE PLAN)

WIDTH OF OPENING	2-1/2\"/>		
2-1/2" MAX.	4B	4B	4B
3\"/>			
3\"/>			
4\"/>			

NOTE: A #3 WALL HEADER MAY BE USED IN LIEU OF THE HEADER NOTED IN THE TABLE. CHECK JACK STUDS IF #3 IS USED. TYP. HEADERS NOTED IN TABLE SHALL BE PROVIDED OVER ALL WINDOWS, DOORS AND OTHER OPENINGS, UNLESS OTHERWISE NOTED.



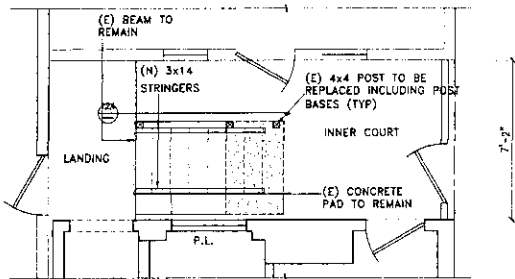
AZ DESIGN AND ENGINEERING, INC.
 255 RECYCLING AVENUE, PACIFICA, CALIFORNIA 94044
 PH: (650) 955-4832 / FAX: (650) 353-4844 / email: jg@azdesign.com
REPLACE EXISTING REAR YARD STAIRS
 792 HAYES STREET, SAN FRANCISCO CA 94102



REVISIONS
 NO. DATE BY
 1 1/28/2020 JG
 2 1/28/2020 JG
 3 1/28/2020 JG
 4 1/28/2020 JG
 5 1/28/2020 JG
 6 1/28/2020 JG
 7 1/28/2020 JG
 8 1/28/2020 JG
 9 1/28/2020 JG
 10 1/28/2020 JG

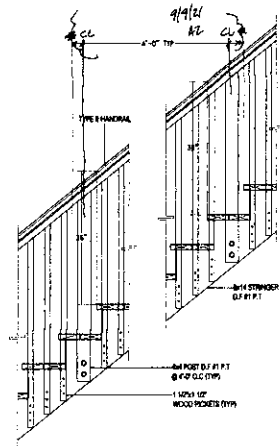
STRUCTURAL NOTES
 1. FLOOR SET 1/28/2020
 2. SEE PLAN FOR ALL DIMENSIONS
 3. SEE PLAN FOR ALL REVISIONS
 4. SEE PLAN FOR ALL NOTES

S0.1

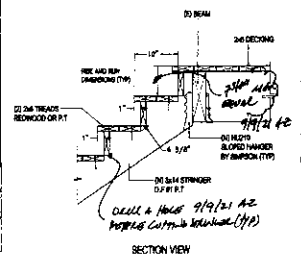


STAIRS FLOOR PLAN
1/2"=1'-0"

DETAIL # 5 N.T.S. DETAIL # 3 N.T.S.

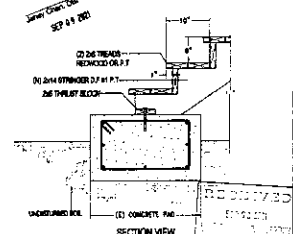


NEW RAILING



SECTION VIEW

DETAIL # 2 N.T.S.



SECTION VIEW

DETAIL # 4 N.T.S. DETAIL # 1 N.T.S.



AZ DESIGN AND ENGINEERING, INC.
255 MCKENNA AVENUE, PACIFICA, CALIFORNIA 94044
PH: (415) 553-4833 / FX: (415) 553-4844 / info@azdesignandengineering.com
REPLACE EXISTING REAR YARD STAIRS
792 HAYES STREET, SAN FRANCISCO CA 94102



PROFESSION/DATE	FLOOR PLANS
1. FILED SET	8/09/2011
SCALE	
DATE	
BY	
CHECKED	
DATE	

S1

EXHIBIT #D

792 Hayes Street- Proposed Project

From: Wu, Elton (CPC) (elton.wu@sfgov.org)
To: ABRAHAM@AZDESIGNANDENGINEERING.COM
Cc: lanple@yahoo.com
Date: Tuesday, September 28, 2021, 10:01 AM PDT

Hello Abraham,

I am here to inform you regarding the validity of 792 Hayes Street's proposed staircase. One of your neighbors has contacted the Planning Department regarding the area of work and if it is within 792 Hayes Street's property lines. I have cc-ed them into this email chain as well. Please make sure you present your project in full disclosure to us. If you need to do any edits or changes to the plans, please do so and have them routed back to Planning for review. Thanks

Elton Wu, Assistant Planner (he/him/his)

Southeast Team, Current Planning Division

San Francisco Planning Department

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

Direct: 628.652.7415 | www.sfplanning.org

[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

EXHIBIT # E

792 Hayes PA#2021-0908-7960

From: Cheung, Jimmy (DBI) (jimmy.cheung@sfgov.org)

To: abraham@azdesignandengineering.com

Cc: lanple@yahoo.com

Date: Thursday, October 7, 2021, 12:11 PM PDT

Abraham, the neighbor at 796 Hayes has notified me that the stair replacement may actually be on her property. While I have no jurisdiction to stop a permit from being issued, I suspect she will be appealing the permit once it's issued. I have cc'd her to this email.

Sincerely,

Jimmy Cheung, PE

Civil Engineer

Acting Over the Counter Manager

Department of Building Inspection

49 South Van Ness Avenue

San Francisco, CA 94103

Email: jimmy.cheung@sfgov.org

Phone: 1-628-652-4848



BOARD FOR PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND GEOLOGISTS

2535 Capitol Oaks Drive, Suite 300, Sacramento, California, 95833-2944

Telephone: (916) 999-3600 – Toll Free: 1-866-780-5370

Facsimile: (916) 263-2246

www.bpelsg.ca.gov



October 11, 2021

EXHIBIT # F

Lan Le
1859 Powell Street, #157
San Francisco, CA 94133

RE: Complaint Investigation Case No. 2021-10-300
against Abraham Zavala, Civil Engineer License No. C60620

Dear Lan Le:

The Enforcement Unit of the California Board for Professional Engineers, Land Surveyors, and Geologists has received your complaint against Abraham Zavala, Civil Engineer License No. C60620, regarding alleged violations of the Professional Engineers Act (Business and Professions Code section 6700, et seq.), the Professional Land Surveyors' Act (Business and Professions Code section 8700, et seq.), and/or the Board Rules (Title 16, California Code of Regulations section 400, et seq.). The Enforcement Unit would like to thank you for bringing this matter to our attention.

The purpose of this letter is to inform you that the Enforcement Unit has opened a complaint investigation case regarding the allegations made in your complaint. If you have any additional information or documentation regarding this matter, please send it to my attention at the Board's address referencing the above-mentioned case number.

As the Enforcement Unit's investigation progresses, we will keep you apprised of the status of the investigation and advise you in writing of the outcome upon completion of the investigation.

If you have any questions regarding this matter, please do not hesitate to contact me by telephone at (916) 999-3589 or by email at Daniel.Quanchi@dca.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "D. Quanchi".

For Daniel Quanchi
Enforcement Analyst

APPROVED
Dept. of Building Insp.
San Francisco

MAY 17 2021

Patrick O'Riordan
PATRICK O'RIORDAN
INTERIM DIRECTOR
DEPT. OF BUILDING INSPECTION

DOP
FEE

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER
202104889172

OSHA APPROVAL REQ'D
APPROVAL NUMBER

EXHIBIT # G

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF
BUILDING INSPECTION OF SAN FRANCISCO FOR
PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS
AND SPECIFICATIONS SUBMITTED HERewith AND
ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE
HEREINAFTER SET FORTH.

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DATE FILED 4/7/2021	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 796 HAYES ST / 604 WEBSTER ST	BLOCK & LOT 0805/09
PERMIT NO. 1338904	ISSUED 4/17/21	(2A) ESTIMATED COST OF JOB \$5000	(2B) REVISED COST: BY: SK OR DATE: 4/23/21

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. 5	(5A) NO. OF STORIES OF OCCUPANCY: 3	(6A) NO. OF BASEMENTS AND CELLARS: 1	(7A) PRESENT USE: 3 RESIDENTIAL UNITS	(8A) OCCUP. CLASS R-2	(9A) NO. OF DWELLING UNITS: 3
---------------------------	--	---	--	--------------------------	----------------------------------

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. 5	(5) NO. OF STORIES OF OCCUPANCY: 3	(6) NO. OF BASEMENTS AND CELLARS: 1	(7) PROPOSED USE (LEGAL USE) 3 RESIDENTIAL UNITS	(8) OCCUP. CLASS R-2	(9) NO. OF DWELLING UNITS: 3
--------------------------	---------------------------------------	--	---	-------------------------	---------------------------------

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
--	--	--	--

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF. LIC. NO.	EXPIRATION DATE
-------------------------	---------	-----	-------	-----------------	-----------------

(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
LANE	1859 DOWELL ST #157	SAN FRANCISCO	CA	94133

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

REBUILD DRY ROTTED AND DAMAGED EXTERIOR STAIRS
(SEE PLANS)

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/>	ADDRESS	CALIF. CERTIFICATE NO.
--	---------	------------------------

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS
--	---------

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
 OWNER
 LESSEE
 CONTRACTOR

ARCHITECT
 AGENT
 ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

() I. I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

() II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier _____
Policy Number _____

() III. The cost of the work to be done is \$100 or less.

() IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

() V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: *Lane* Date: 4/7/2021

RESTORATION OF STAIRS

796 HAYES STREET
SAN FRANCISCO, CA.

GENERAL NOTES:

INTENT OF DOCUMENTS:

It is the intent of these Contract Documents to establish a high quality of material and workmanship, but not necessarily to note and call for every last item of work to be done. Any item not specifically covered but deemed necessary for satisfactory completion of the work shall be accomplished by the Contractor in a manner consistent with the quality of the work without additional cost to the Owner. All materials and methods of installation shall be in accordance with industry standards and manufacturers recommendations.

A. All materials and workmanship shall conform to the requirements of the following codes and regulations and any other local and state laws and regulations:

San Francisco Building 2019 Edition
San Francisco Fire Code 2019 Edition
San Francisco Plumbing Code 2019 Edition
San Francisco Electrical Code 2019 Edition
San Francisco Mechanical Code 2019 Edition

Verify all existing conditions and dimensions at the project site. Notify the Architect and/or Engineer of any discrepancies before beginning construction.

B. Provide adequate and proper shoring and bracing to maintain safe conditions at all times. The contractor shall be solely responsible for providing adequate shoring and bracing as required for protection of life and property during the construction of the project.

C. At all times the Contractor shall be solely and completely responsible for all conditions at the jobsite, including safety of persons and property, and all necessary independent engineering reviews of these conditions.

The Architects jobsite reviews are not intended nor shall they be construed to include a review of the adequacy of the contractors safety measures.

D. Unless otherwise shown or noted, all typical details shall used where applicable.

E. All details shall be construed typical at similar conditions.

F. All Drawing conflicts shall be brought to the attention of the Architect and/or Consulting Engineer for clarification before work proceeds.

G. The Contractor shall supply all labor, materials, equipment and services, including water and power, necessary for the proper execution of the work shown on these drawings. All materials shall be new and workmanship shall be good quality. All workman and subcontractors shall be skilled in their trade. Any inspections, special or otherwise, that are required by the building codes, local builing departments, on these plans shall be done by an independent inspection company.

H. Finishes: Replace patch, repair and refinish all existing surfaces affected by the new work. All new finishes shall match the adjacent surface. All surfaces shall align.

I. The General Contractor shall visit the site and familiarize themselves with the existing site conditions prior to finalizing of any proposal to the owner. The general Contractor shall be responsible to inform the owner or Architect of potential existing conditions that need to be addressed and or modified in order to complete the work as herein described in these Drawings.

J. The General Contractor shall be responsible for all means and methods of construction including but not limited to leveling, shimming, and blocking. The General Contractor shall make specific note of such items that can not be known prior to the commencement of construction.

ABBREVIATIONS:

@	AT	HGT./HT.	HEIGHT
CL	CENTERLINE	INSUL.	INSULATION
Ø	DIAMETER OR ROUND	MFG.	MANUFACTURING
(E)	EXISTING	MAX.	MAXIMUM
(N)	NEW	MTL.	METAL
(R)	REPLACE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	O.C.	ON CENTER
BM.	BEAM	PR.	PAIR
BLDG.	BUILDING	PKT.	POCKET
CBC	CALIFORNIA BUILDING CODE	P.T.	PRESSURE TREATED
CLR.	CLEAR	REF.	REFRIGERATOR
CLOS.	CLOSET	REQ'D	REQUIRED
CONC.	CONCRETE	REQ'T	REQUIREMENT
DECK'G	DECKING	RTG.	RETAINING
DET.	DETAIL	R & S	ROD AND SHELF
DIA.	DIAMETER	RM.	ROOM
DISP.	DISPOSAL	SIM.	SIMILAR
DW.	DISHWASHER	S.C.	SOLID CORE
DR.	DOOR	SQ. FT.	SQUARE FOOT/FEET
DBL.	DOUBLE	STOR.	STORAGE
DN.	DOWN	STRUCT.	STRUCTURAL
DRWGS.	DRAWINGS	TEMP.	TEMPERED
D	DRYER	TRANS.	TRANSPARENT
EA.	EACH	TYP.	TYPICAL
F	FAHRENHEIT	U.O.N.	UNLESS OTHERWISE NOTED
FIN.	FINISH	V.I.F.	VERIFY IN FIELD
F.R.	FIRE RATED	W	WASHER
FLR.	FLOOR	WH.	WATER HEATER
FT.	FOOT OR FEET	WP	WATERPROOF
FR.	FRENCH	WDO.	WINDOW
FURN.	FURNISH	W/W	WITH
FURR.	FURRING	WD.	WOOD
GA.	GAUGE		
GL.	GLAZING		
GYP.	GYP SUM		
GYP.BD.	GYP SUM BOARD		

DRAWING SYMBOLS

101	DOOR NUMBER
201	WINDOW NUMBER
101	SKYLIGHT NUMBER
1	DRAWING REVISION
1 A 6.02	DETAIL NUMBER AND DRAWING REFERENCE
1	ITEM NUMBER
0'-0"	GRADE
PL	PROPERTY LINE
1 A 3.01	ELEV. NO. DRAWING REFERENCE

DRAWING INDEX:

A 1.01 GENERAL NOTES, SITE PLAN, AND DRAWING INDEX
A 2.03 PLANS
A 4.01 DETAILS
3 DRAWINGS

PROJECT INFORMATION:

BLOCK: 0805
LOT: 019

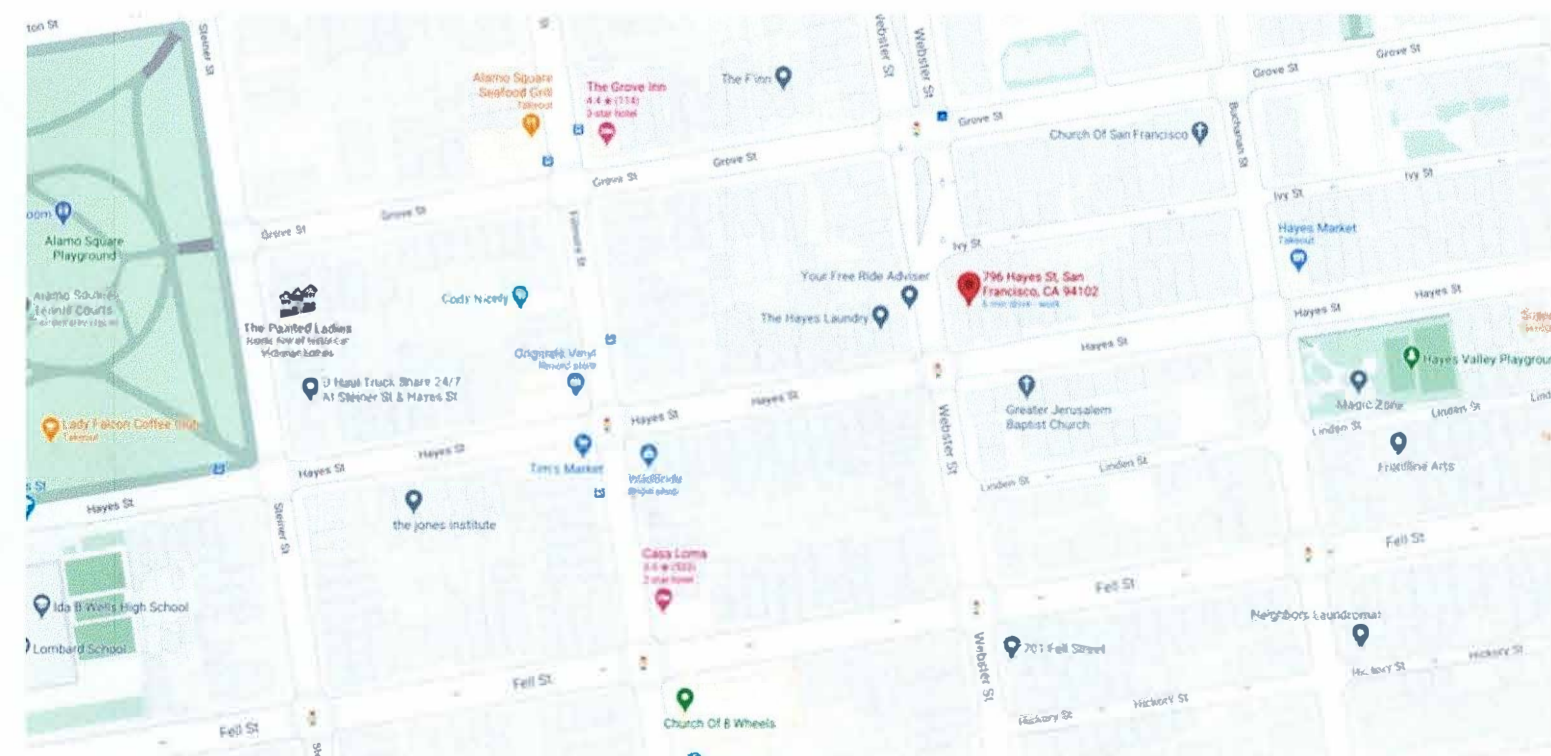
OCCUPANCY: R-2
BUILDING TYPE 5 B
EXISTING: 3 RESIDENTIAL UNITS, STORAGE SPACE, AND GARAGE

ZONING: RH-3
50-X HGT/BULK DISTRICT

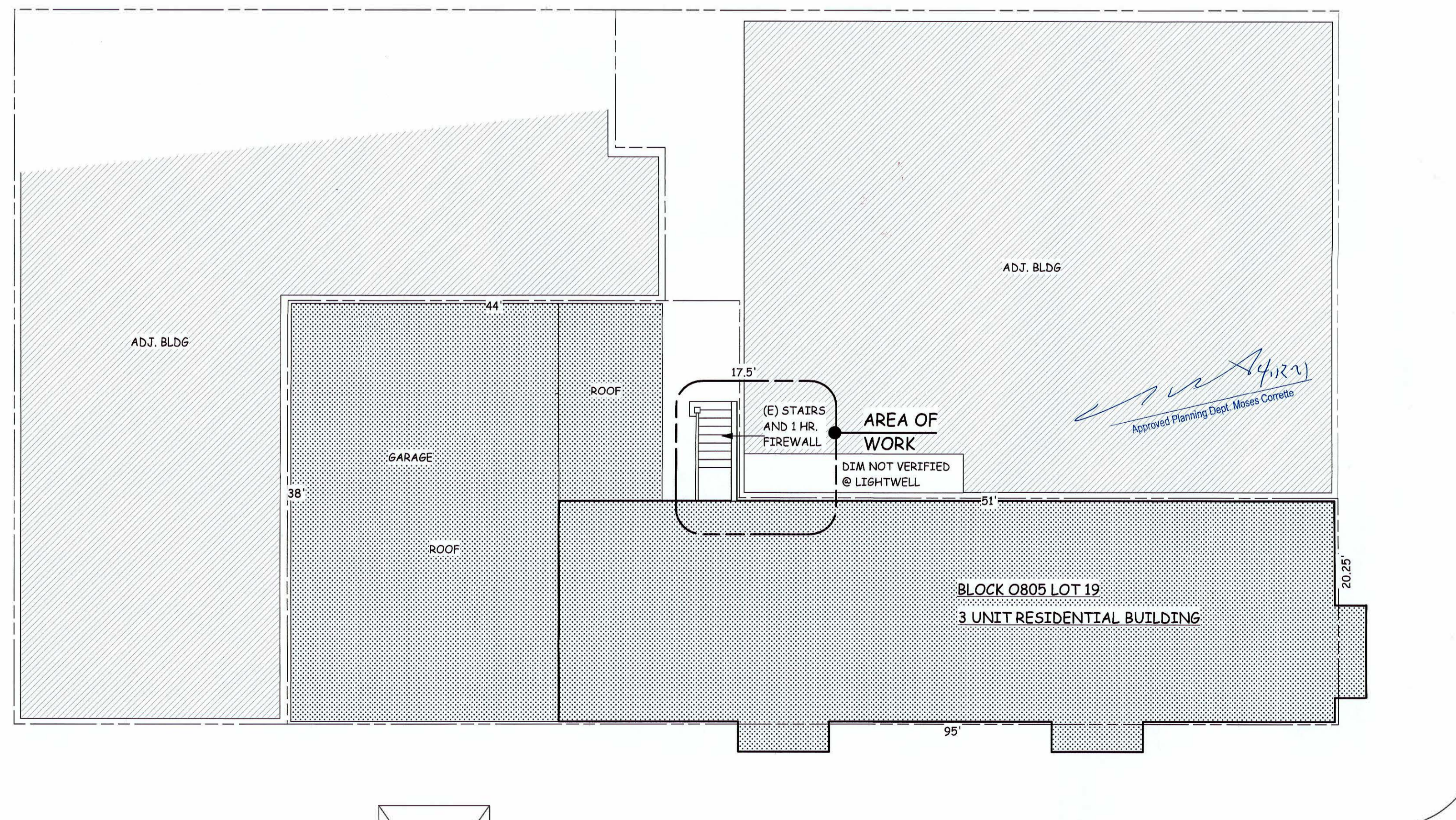
SCOPE OF WORK:

REBUILD DRY ROTTED AND DAMAGED EXTERIOR STAIRS PER PERMIT: 9923266

EXHIBIT #H

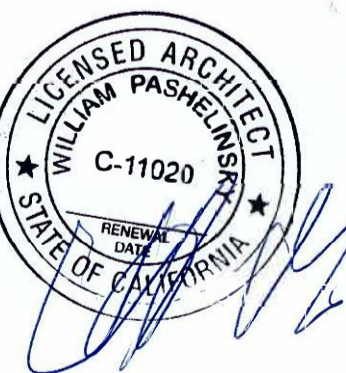


VICINITY MAP



SITE PLAN (E)
1/8" = 1'-0"

WEBSTER STREET



NO. DATE DESCRIPTION

PROJECT NO. 2021.11
SHEET

A-1.01

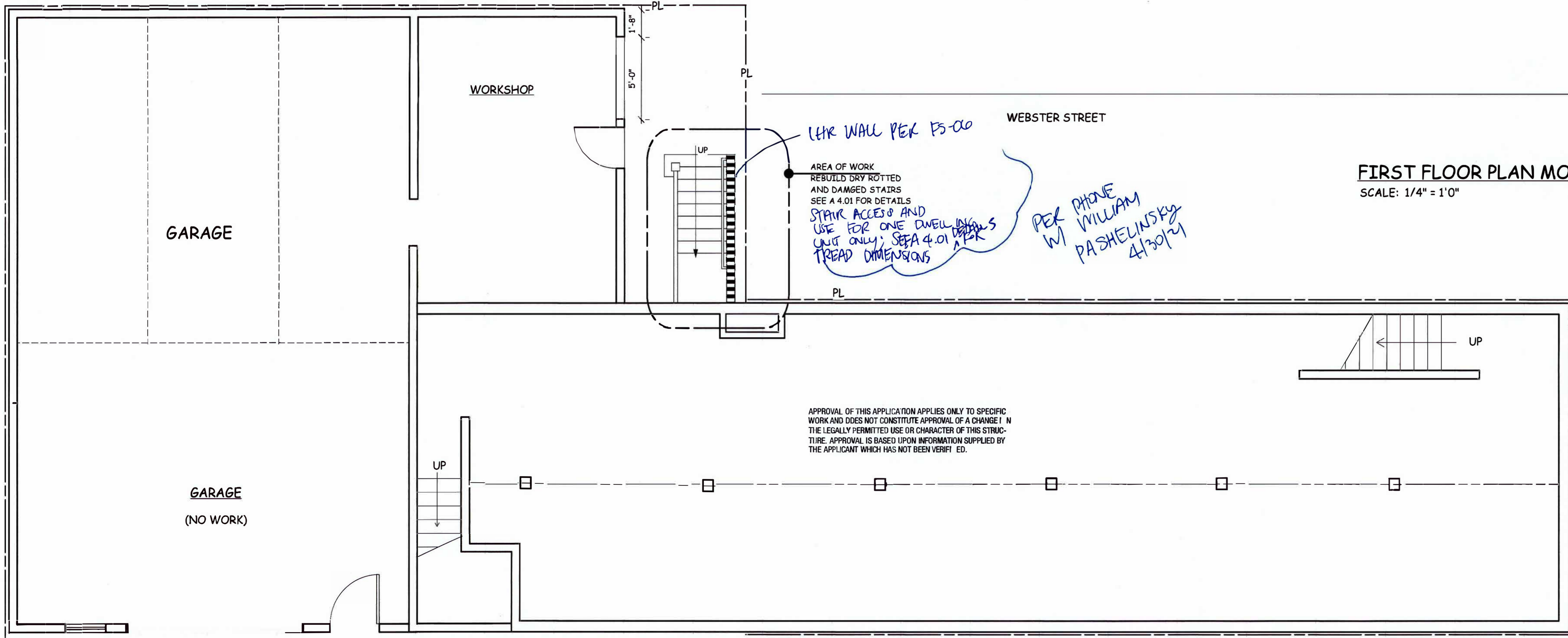
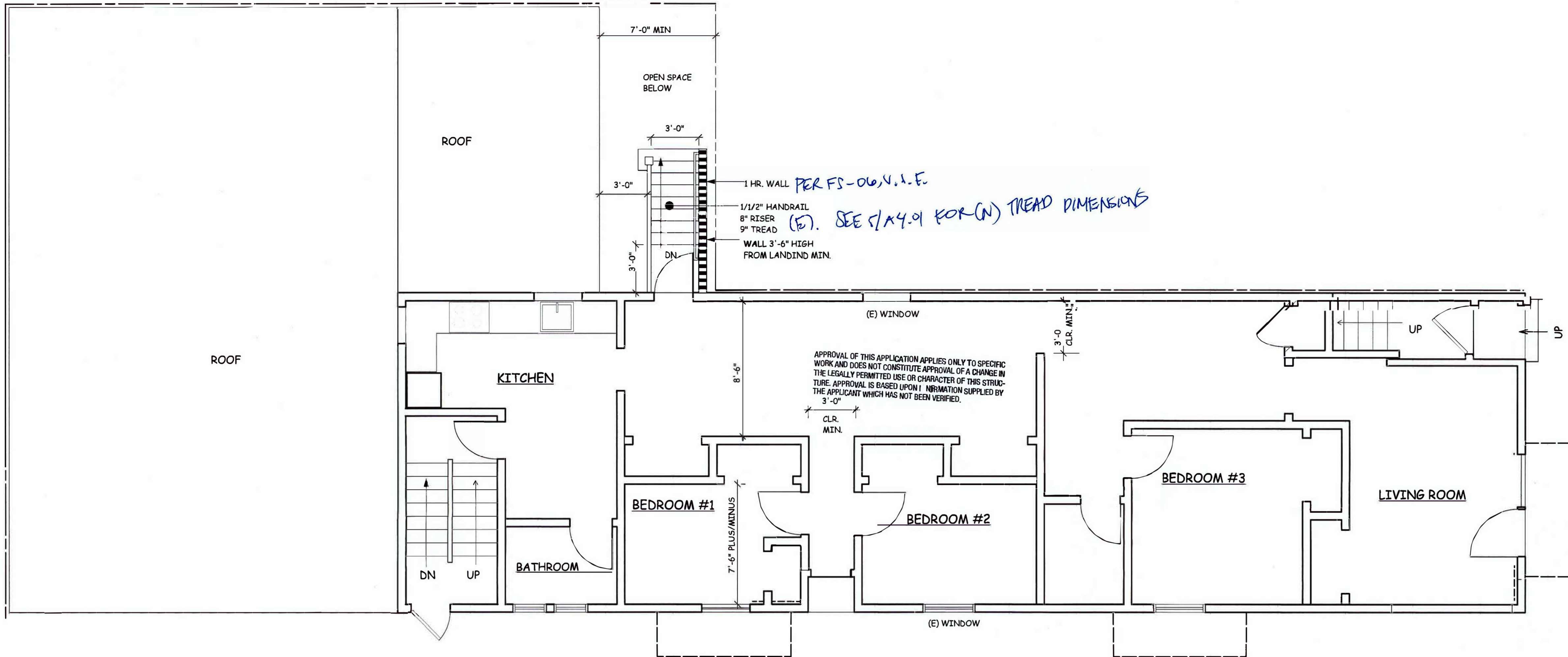
2021-0408-8172

WILLIAM PASHELINSKY
ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA. 94117
415 806 3464

RESTORATION OF EXISTING STAIRS
796 HAYES STREET/604 WEBSTER STREET
SAN FRANCISCO, CA.

WALL SCHEDULE

EXISTING CONSTRUCTION	
NEW INTERIOR WALL: 5/8" F. R. GYP. BD. EA. SIDE OVER 2X4 WD. STUDS @ 16" O.C.	
1 HR. FIRE RATED PROPERTY LINE WALL: 2 LAYERS 5/8" F.R. GYP. BD. OVER (E) WD. STUDS.	
NEW GYP. BD. AT EXISTING WALL: 5/8" F.R. GYP. BD. OVER (E) WD. STUDS	
EXISTING BRICK	
FILL IN EXTERIOR OPEN'G REDWOOD RUSTIC SIDING OVER BLDG. PAPER OVER 2 X WD TUDS @ 16" O.C.	
1 HR. WALL EXTERIOR WALL: VIEWABLE SIDE: HARDI SIDING OVER BLDG F.R. GYP. SHEATHING OR 5/8" TYPE X GYP BD P.L. SIDE: 5/8" P.T. PLYWD OVER OVER BLDG. PAPER OVER F.R. GYP. SHEATHING.	



APPROVED
 Dept. of Building Insp.
 - San Francisco -
 MAY 17 2021
 PATRICK O'BRIEN
 INTERIM DIRECTOR
 DEPT. OF BUILDING INSPECTION

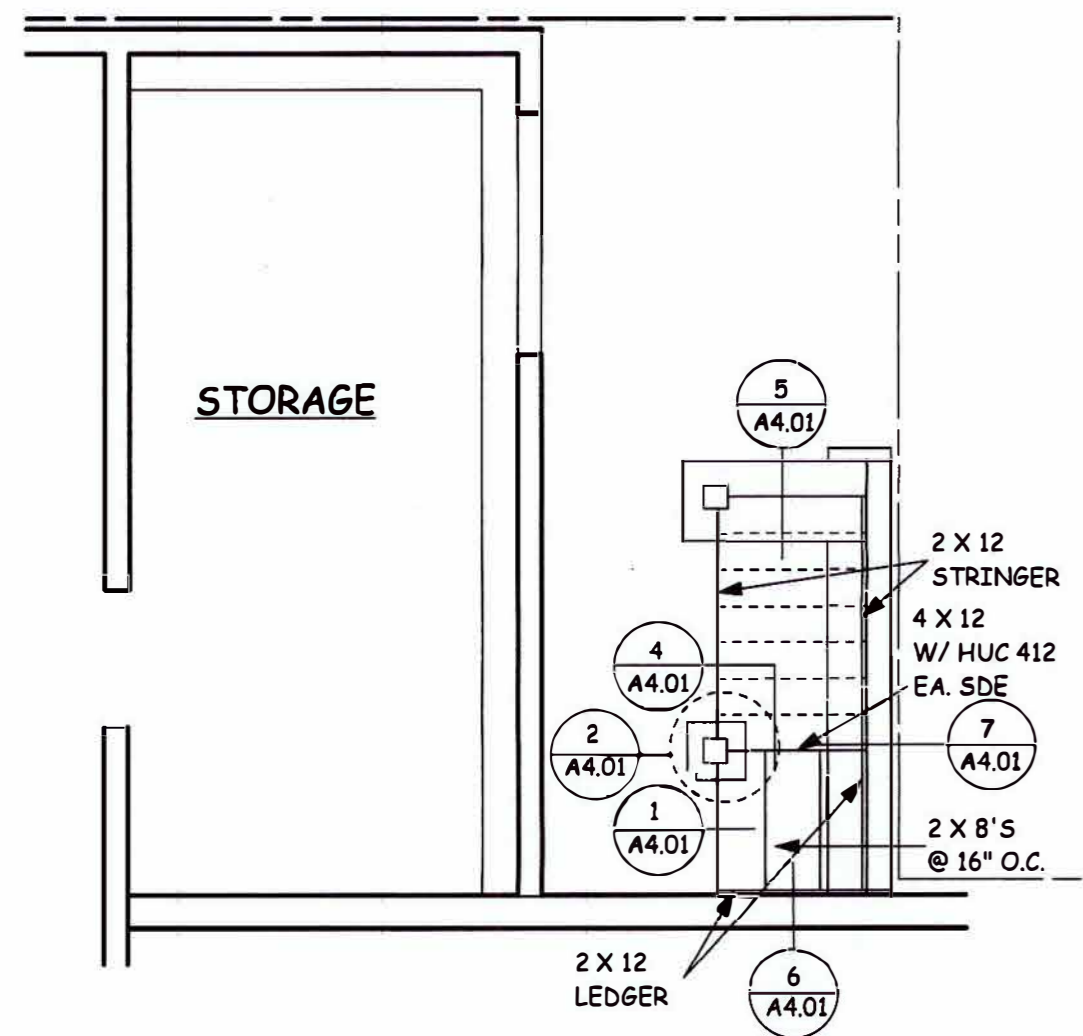
FIRST FLOOR PLAN MODIFICATIONS
 SCALE: 1/4" = 1'0"

BASEMENT PLAN MODIFICATIONS
 SCALE: 1/4" = 1'-0"

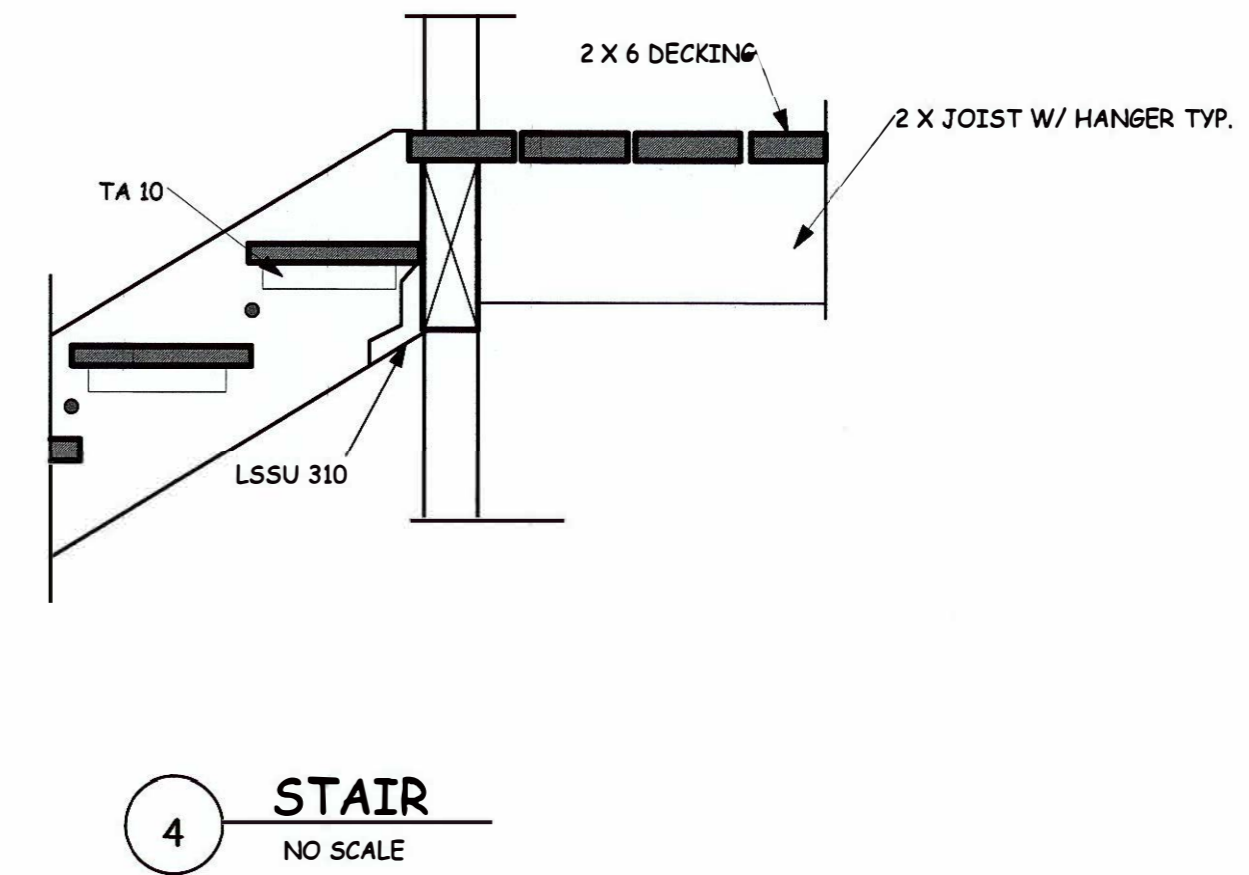
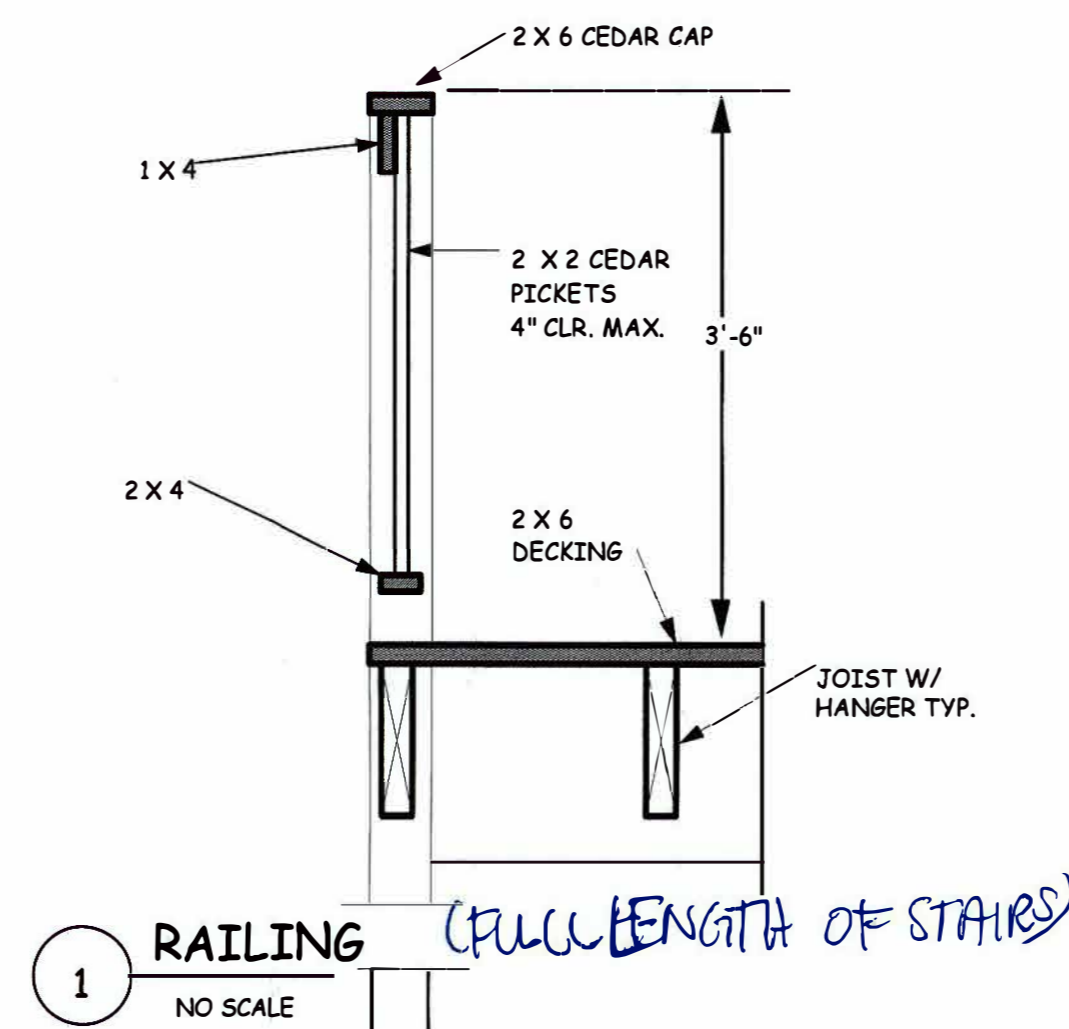
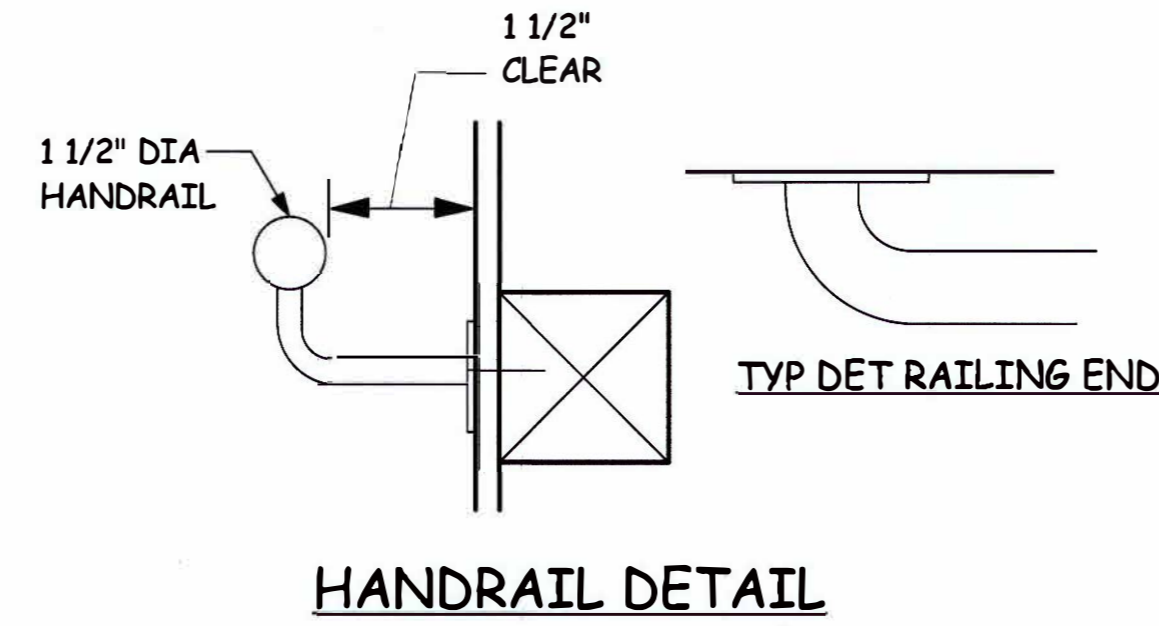
RECEIVED
 APR 08 2021
 DEPT. OF BUILDING INSPECTION
 THIS PLAN MEETS THE QUALITY
 STANDARD FOR IMAGIN
 ACCEPTED



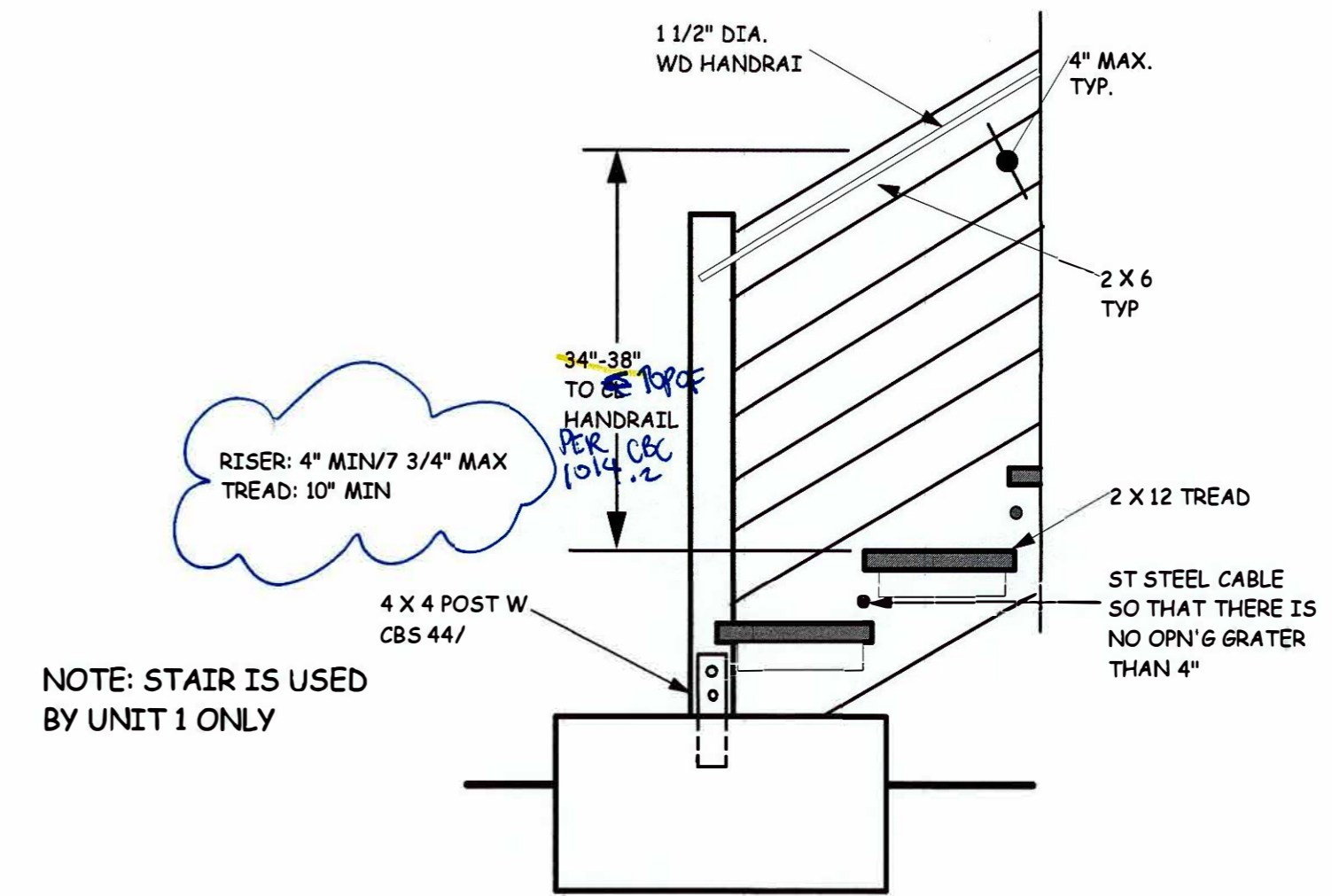
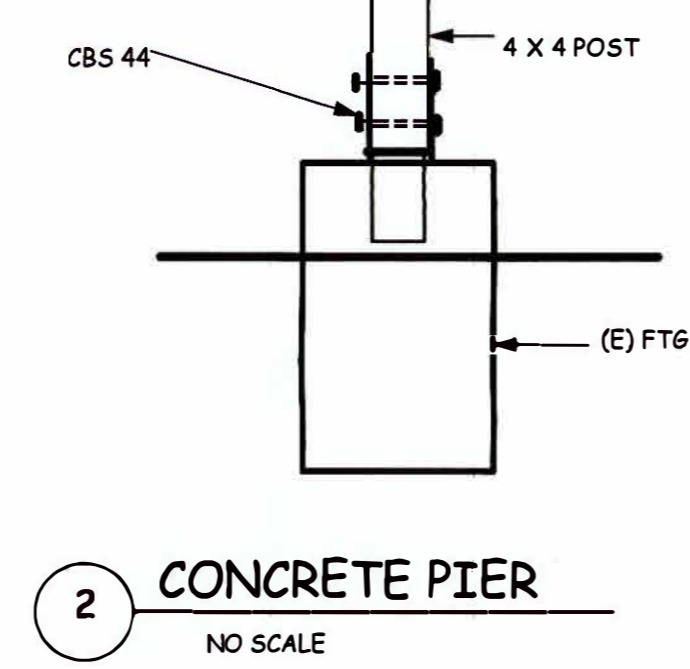
NO.	DATE	DESCRIPTION



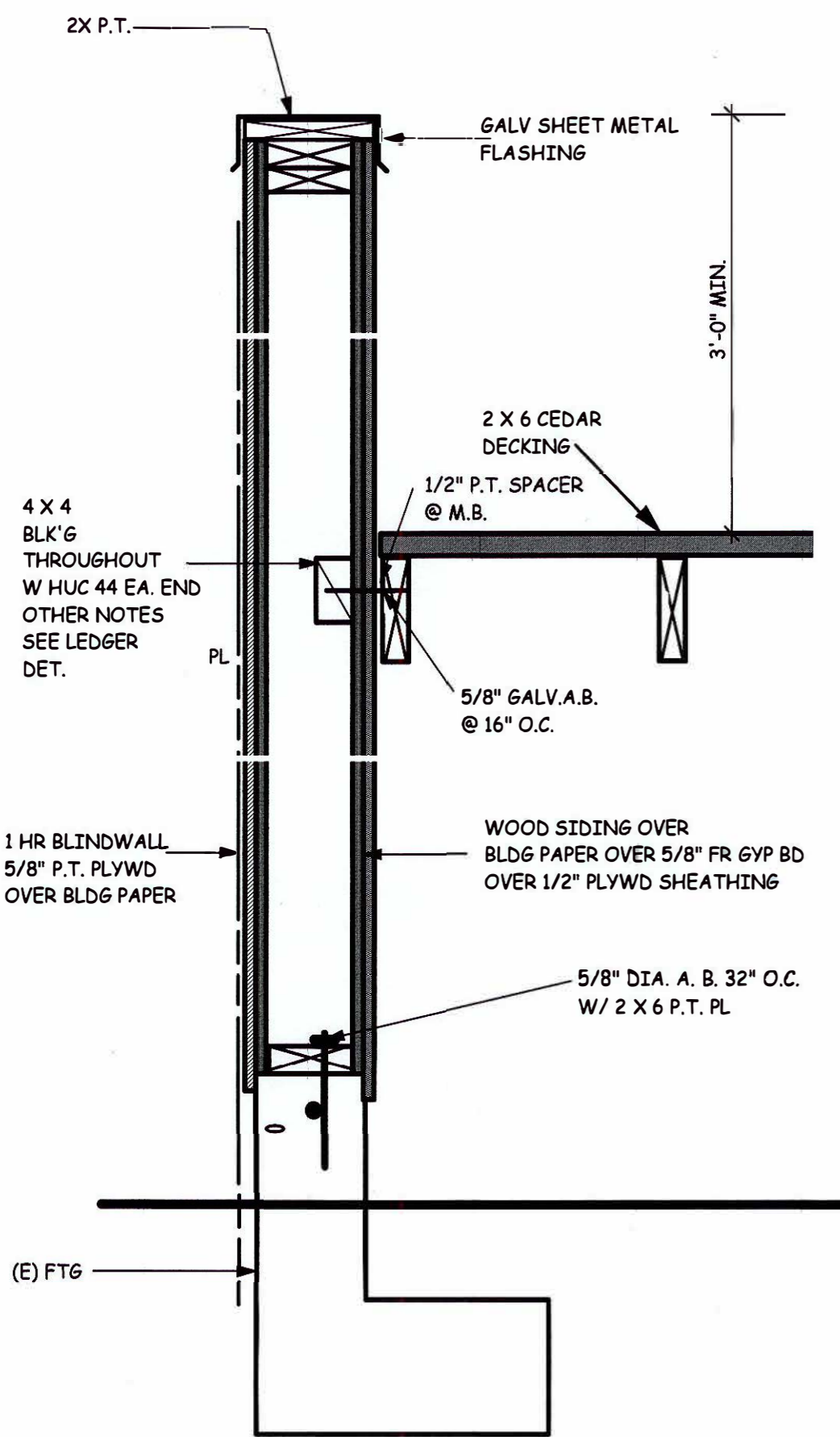
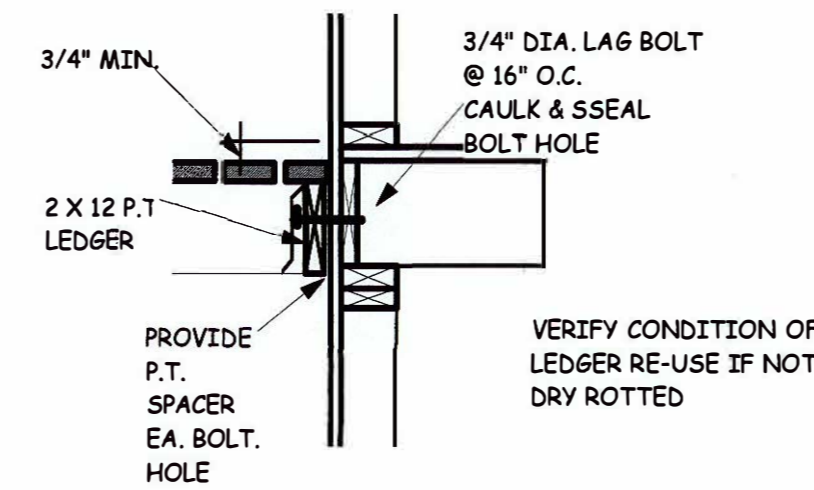
REAR STAIRS
 1/4" = 1'-0"



- NOTES:
 SEE FRAMING PLAN FOR SIZE OF MEMBERS NOT SPECIFIED ON THESE DETAILS.
 1). RAILING AND BALISTERS TO BE CLEAR ALL HEART REDWD, CEDAR, OR, IPE
 2). DECKING AND TREADS TO BE 2 X 6 CLEAR HEART "B", CEDAR, OR IPE. TREADS MAY BE P.T.
 3). POSTS, BEAMS, EXPOSED JOIST, AND STRINGERS TO BE CONSTRUCTION P.T.
 4). JOISTS AND LEDGER TO BE P.T.



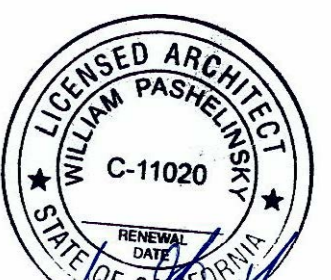
NOTE: STAIR IS USED BY UNIT 1 ONLY



7 ONE HOUR PROPERTY LINE WALL



Patricia O'Riordan
 PATRICIA O'RIRDAN
 INTERIM DIRECTOR
 DEPT. OF BUILDING INSPECTION



4/13
 Approved Planning Dept. Moses Corrales

NO.	DATE	DESCRIPTION

EXHIBIT # I

COMPLAINT DATA SHEET

Complaint Number: 200011551

Owner/Agent: OWNER DATA SUPPRESSED **Date Filed:**

Owner's Phone: -- **Location:** 792 HAYES ST

Contact Name: -- **Block:** 0805

Contact Phone: -- **Lot:** 018

Complainant: COMPLAINANT DATA SUPPRESSED **Site:** 792 HAYES ST., #A

Rating:

Occupancy Code: R-3

Received By: Rosario Ilustre

Division: HIS

Complainant's Phone:

Complaint Source: TELEPHONE

Assigned to: HIS

Division:

Description: POSSIBLE ILLEGAL UNIT.

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	SALVETTI	10646		

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
11/27/00	ILLEG CNVRSN/# UNITS	HIS	Mansur	CASE RECEIVED	
11/29/00	ILLEG CNVRSN/# UNITS	HIS	Mansur	UNABLE TO ENTER	SCHEDULED APPOINTMENT FOR 11/30/00
11/30/00	ILLEG CNVRSN/# UNITS	HIS	Mansur	INSPECTION OF PREMISES MADE	The basement has been converted into a floor of occupancy consisting of occupide (rented) space with a full kitchen and cooking appliances, full bathroom, one bedroom and living room. Currently awaiting for Micro film permit records and CFCs.
12/12/00	ILLEG CNVRSN/# UNITS	HIS	Mansur	CASE CONTINUED	Microfilm information received. No CFC record on file. Building was reverted from 2 unit into one family dwelling. Sent notice for appointment to proprty owner.
12/28/00	ILLEG CNVRSN/# UNITS	HIS	Mansur	FIRST NOV SENT	
01/11/01	ILLEG CNVRSN/# UNITS	HIS	Salvetti	CASE CONTINUED	ordered all microfilm records.
09/18/01	ILLEG CNVRSN/# UNITS	HIS	Salvetti	PERMIT RESEARCH	09/18/2001: NO PROGRESS - FINAL WARNING LETTER SENT
02/11/04	ILLEG CNVRSN/# UNITS	HIS	Salvetti	PERMIT RESEARCH	BPA#20040193743 issued 01/09/04 to clear NOV, legalizing rooms on bsmt.
11/11/04	ILLEG CNVRSN/# UNITS	HIS	Salvetti	CASE ABATED	

COMPLAINT ACTION BY DIVISION

NOV (HIS): 12/28/00 **NOV (BID):** 12/28/00

Inspector Contact Information

[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.

EXHIBIT # J

Permit Details Report

Report Date: 10/29/2021 8:09:34 PM

Application Number: 200401093743
Form Number: 8
Address(es): 0805 / 018 / 0792 HAYES ST
Description: CONNECT (E)1/F W/(E) 2/F TO CLEAR NOV 200011551, LEGALIZE ROOMS ON BSMT
Cost: \$25,000.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
1/9/2004	TRIAGE	
1/9/2004	FILING	
1/9/2004	FILED	
1/9/2004	PLANCHECK	
1/9/2004	APPROVED	
1/9/2004	ISSUED	

Contact Details:

AZ DESIGN & ENGINEERING INC. - 6505534031

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CP-ZOC	12/1/03	12/1/03			12/1/03	USER DCP	RE-PPROVED BY GIL CHAVIS ON 1/9/2004
2	PAD-MECH	1/6/04	1/6/04			1/6/04	CAYABYAB MERLIN	
3	CNT-PC	1/7/04	1/7/04			1/7/04	HUANG VIVIAN	
4	CPB	1/9/04	1/9/04			1/9/04	CHUNG JANCE	

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
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

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

Station Code Descriptions and Phone Numbers

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

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

EXHIBIT # K

COMPLAINT DATA SHEET

Complaint Number: 202021046

Owner/Agent: OWNER DATA SUPPRESSED

Owner's Phone: --

Contact Name: --

Contact Phone: --

Complainant: COMPLAINANT DATA SUPPRESSED

Date Filed:

Location: 792 HAYES ST

Block: 0805

Lot: 018

Site:

Rating:

Occupancy Code:

Received By: AGEE

Division: BID

Complainant's Phone:

Complaint Source: WEB FORM

Assigned to:

Division: BID

Description: date last observed: 21-FEB-20; time last observed: 2/24/2020; floor: Ground flo; unit: A; exact location: In-Law Unit; building type: Residence/Dwelling ILLEGAL UNIT; WORK W/O PERMIT; ; additional information: Illegal unit rented to tenant. Illegal full kitchen at the rear window. Work without permit on ground floor.;

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR ID	DISTRICT	PRIORITY
BID	MALCHOW 6329		

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
02/25/20	OTHER BLDG/HOUSING VIOLATION	INS	Malchow	CASE UPDATE	Case reviewed and assigned to complaint investigation team per MH; ag
02/25/20	CASE OPENED	BID	Kelly	CASE RECEIVED	

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

Inspector Contact Information

[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.

Exhibit # 2

Permit Details Report

Report Date: 11/18/2021 4:12:27 PM

Application Number: 201912240650
Form Number: 8
Address(es): 0805 / 019 / 0 604 WEBSTER ST
Description: REPAIR REAR STAIRS TREAD AND RISERS IN KIND. REPLACE HANDRAIL IN KIND.
WORK LESS THAN 50%
Cost: \$1,000.00
Occupancy Code: R-2
Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
12/24/2019	TRIAGE	
12/24/2019	FILING	
12/24/2019	FILED	
12/24/2019	APPROVED	
12/24/2019	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	CP-ZOC	12/24/19	12/24/19			12/24/19		APPROVED BY DCP JEANIE POLING
2	BLDG	12/24/19	12/24/19			12/24/19	WONG IRENE	
3	CPB	12/24/19	12/24/19			12/24/19	LEE KIM	

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
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

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

Station Code Descriptions and Phone Numbers

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

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

AZ DESIGN AND ENGINEERING, Inc.

November 30, 2021

Julia Rosemberg

Executive Director, San Francisco Board of Appeals

49 South Van Ness Avenue, Suite 1475

San Francisco, CA 94103

Subject: 792 Hayes Street, San Francisco CA 94102

Application Number 2021-0908-7960

Block 0805 Lot 018

Dear Mrs. Rosemberg,

This letter is regarding the appeal of the building permit 2021-0908-7960 for the property that is the subject of this email.

Prior to 1885, lot 018 was part of a larger lot identified as lot 019, see attached copy from the planning records of block book maps from 1935 (exhibit 1). In 1885, the first building was built on the lot and remained as the only building on that lot until 1900 when the second building (792 Hayes) was built. The buildings shared a small courtyard at the end of the second building. In the block books map of 1946 (exhibit 2), the lot remained undivided. In the block book maps from 1960-1965 (exhibit 3), the single lot became known as lots 18 and 19. The existing layout for both building is illustrated on the Sanborn Map (exhibit 4).

AZ DESIGN AND ENGINEERING, Inc.

Back in 2000, I met Mr. Pat Dianda and visited the building for the first time. At some point during the years 2000 and 2001 we prepared plans for a first floor remodel. At the time, the rear yard situation seemed different from other buildings. A set of stairs connected the second floor of the house with the little courtyard and there was a direct exit from the first floor into the courtyard plus a window at the rear wall of the building (exhibit 5). No obstructions were present at the time that would suggest two different properties. I noticed that the rear property line was close to the rear wall of the building, a bit strange but not a different condition from other buildings built at the time.

Now forward to 2021, I received a call from Mr. Dianda to review approved plans provided to him by the neighbor next door to replace the rear stairs of the building due to dry rot damage. The plans proposed to replace the stairs and block Mr. Dianda's access from the second floor of his house to the stairs with a short fire wall. I reviewed the plans to repair the stairs and indicated missing items on those plans. At the same time, I indicated to him that the San Francisco Code allows for replacement in-kind in some instances (see attached copy of section 1011.12.3, exhibit 6).

After discussing the issue further, Mr. Dianda asked me to prepare plans to replace the stairs without the short wall that will block his access to the bottom fly of stairs. Under the assumption that these stairs were part of the legal use of his building, I prepared the plans for a replacement in-kind as allowed by the SF Building code section 1011.12.3 (exhibit 6). I have to mention that previous to this and back in 1985, a permit to repair and replace the stairs for this same address was obtained and completed in 1987 (exhibit 7).

A Z DESIGN AND ENGINEERING, Inc.

The stairs, in question starting at the courtyard and up to the second floor of the building, have 8 steps to the intermediate landing and then 6 more steps to the next landing. In total, the lower section of the L-shaped stairs represents about 50% of the stairs/landing system, see attached floor plan (Exhibit 5).

While working on the plans, I clearly indicated the property lines and block and lot numbers of each building on the site plan as well as the location of the stairs within the context of the building (Exhibit 8). During the approval process of the plans and along with those plans, I brought photographs (exhibit 9 and 10) of the entire area and compared these photographs with what was noted on the plans. The Planning Department verified (senior and junior planners) that the amount of repair was within the 50% of the total length of the stairs. After the Planning Department signed off, I moved to the building revision and repeated the same process.

At this point in my career, I have prepared and processed (for our own projects) hundreds of applications in the bay area and I have never had a problem due to lack of clarity or integrity.

After the time from when the permit was approved and having further conversations with Mr. Dianda and based on what he recalls, I came to the conclusion that there is nothing in writing that protects him from the neighbor building the stairs. However, given that the stairs have been accessed by him for 35 years without problems or blockages, a prescriptive easement could be an option and the section of the stairs in question could be rebuilt

AZ DESIGN AND ENGINEERING, Inc.

without a wall blocking the stairs. Nonetheless, this is at the discretion of the property owner.

If you have any questions please call me.

Sincerely,

Abraham Zavala

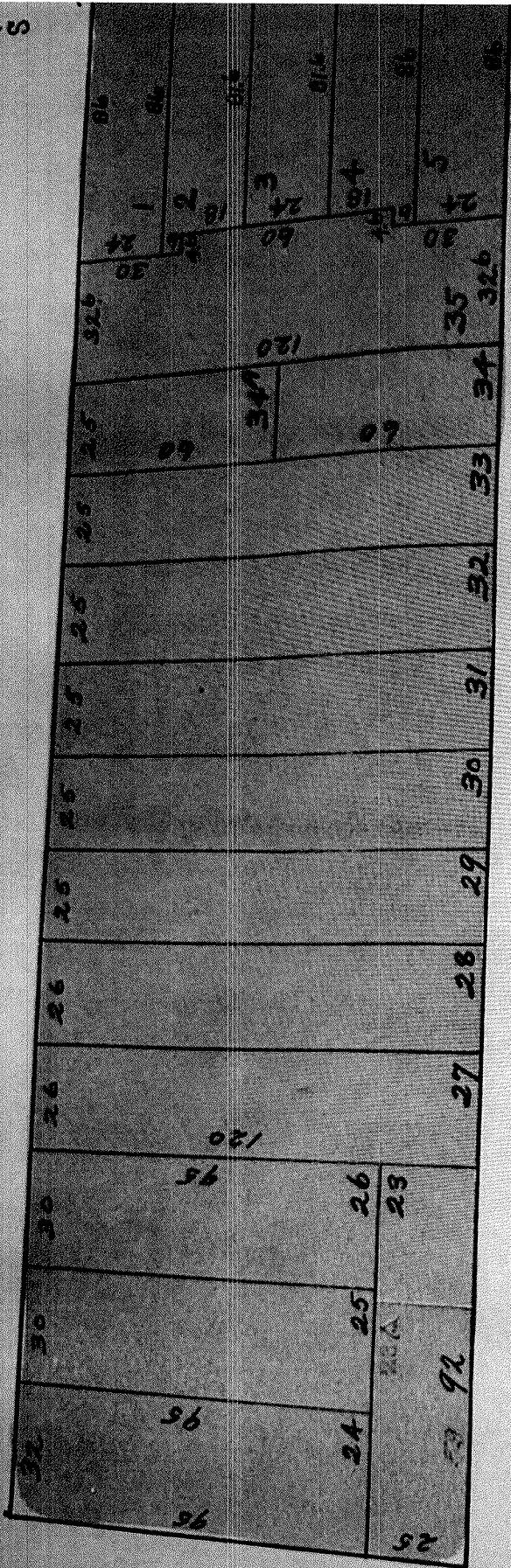
Abraham Zavala, President

AZ Design and Engineering, Inc.

RCE C60620, Exp. 12/31/22

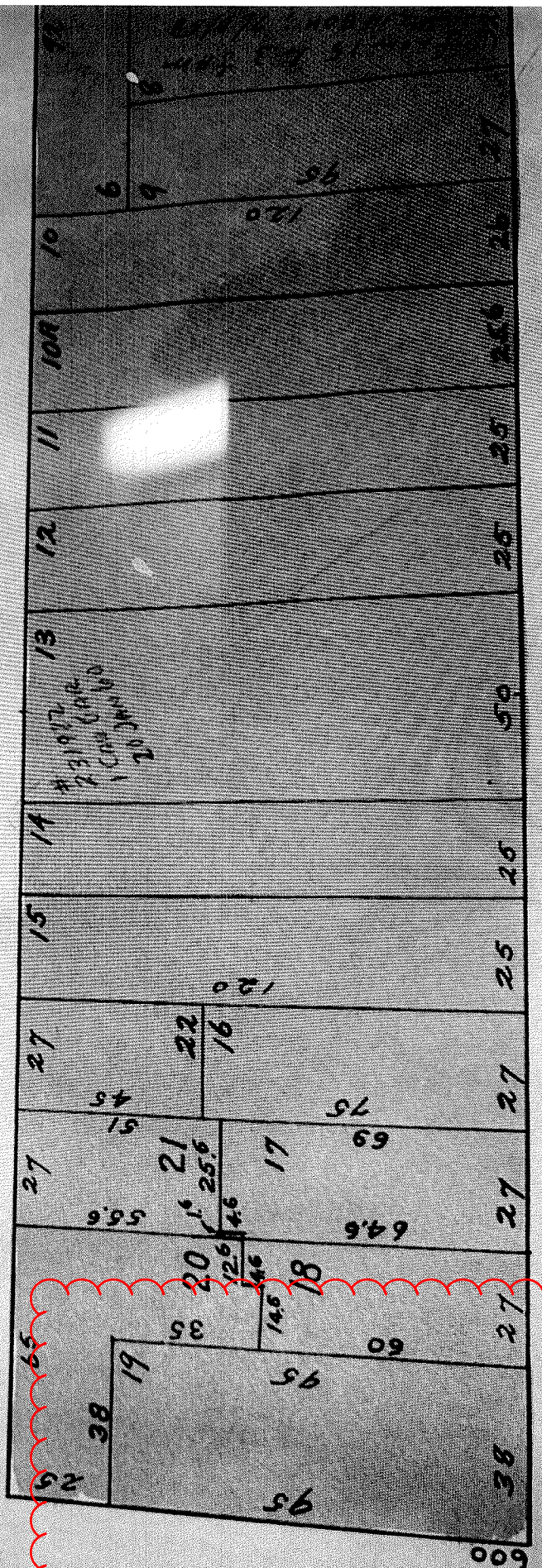
WEBSTER

GROVE

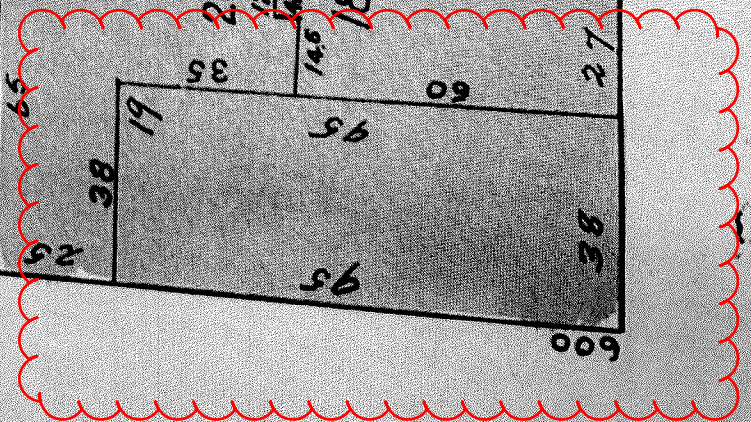


Block Book MAPS 1935

IVY



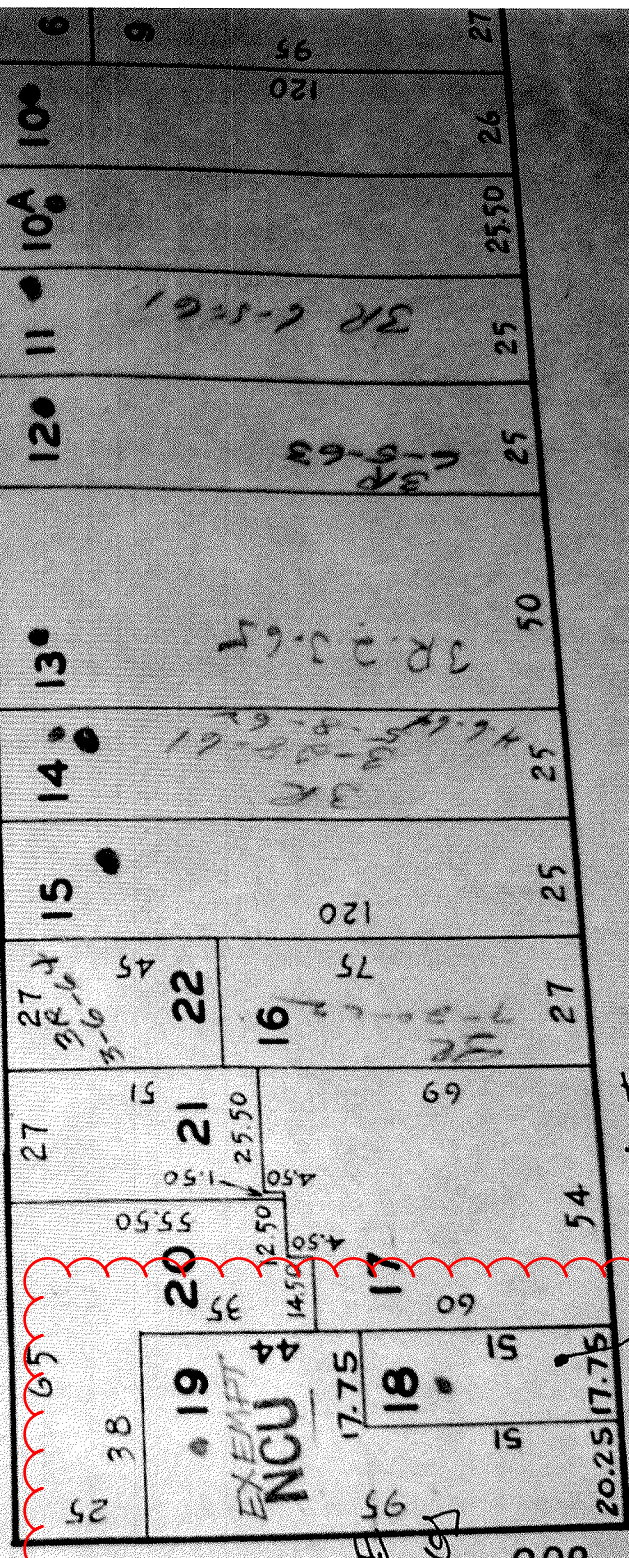
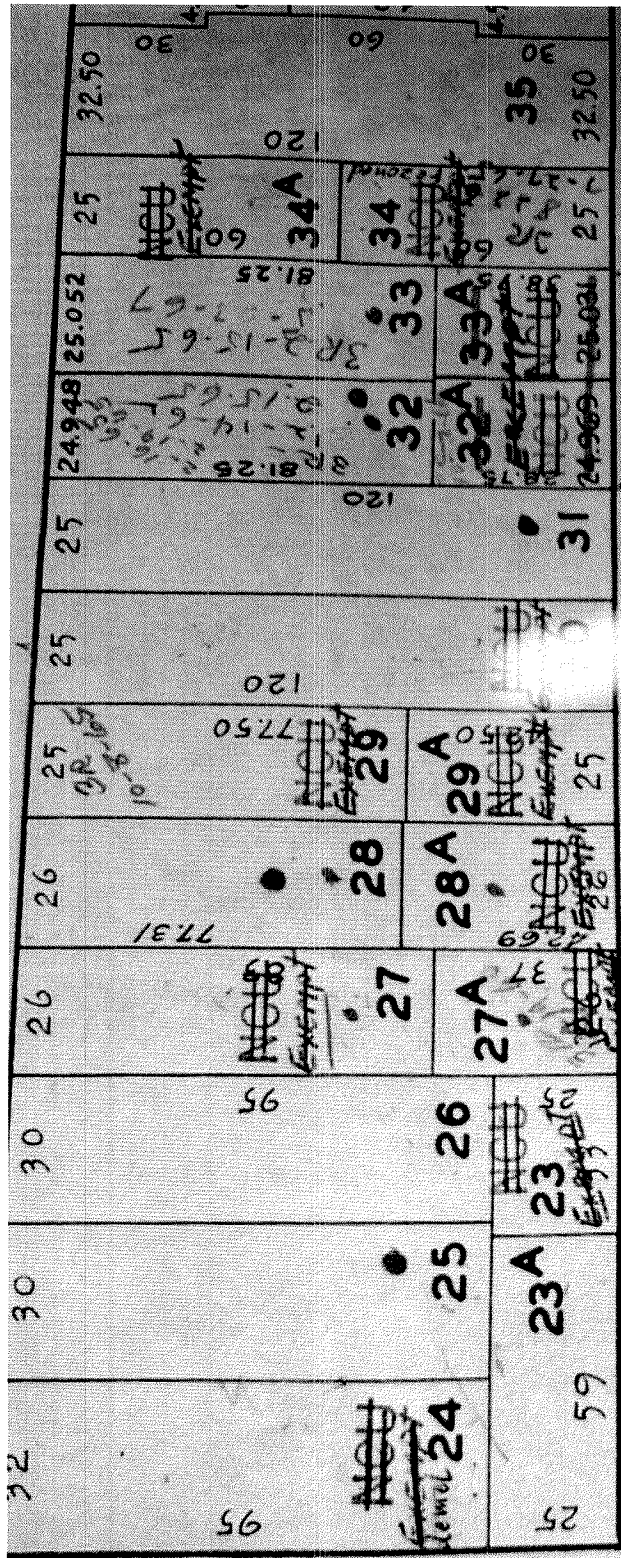
HAYES



R-3
~~GM~~
R-4

792 HAYES WAS
BUILT IN 1900
AS PER PLANNING
RECORDS THEREFORE
THE TWO BUILDINGS
SHARED LITTLE
YARD

Block BOOL MAPS 1960-1965



HAYES

NEW LOT

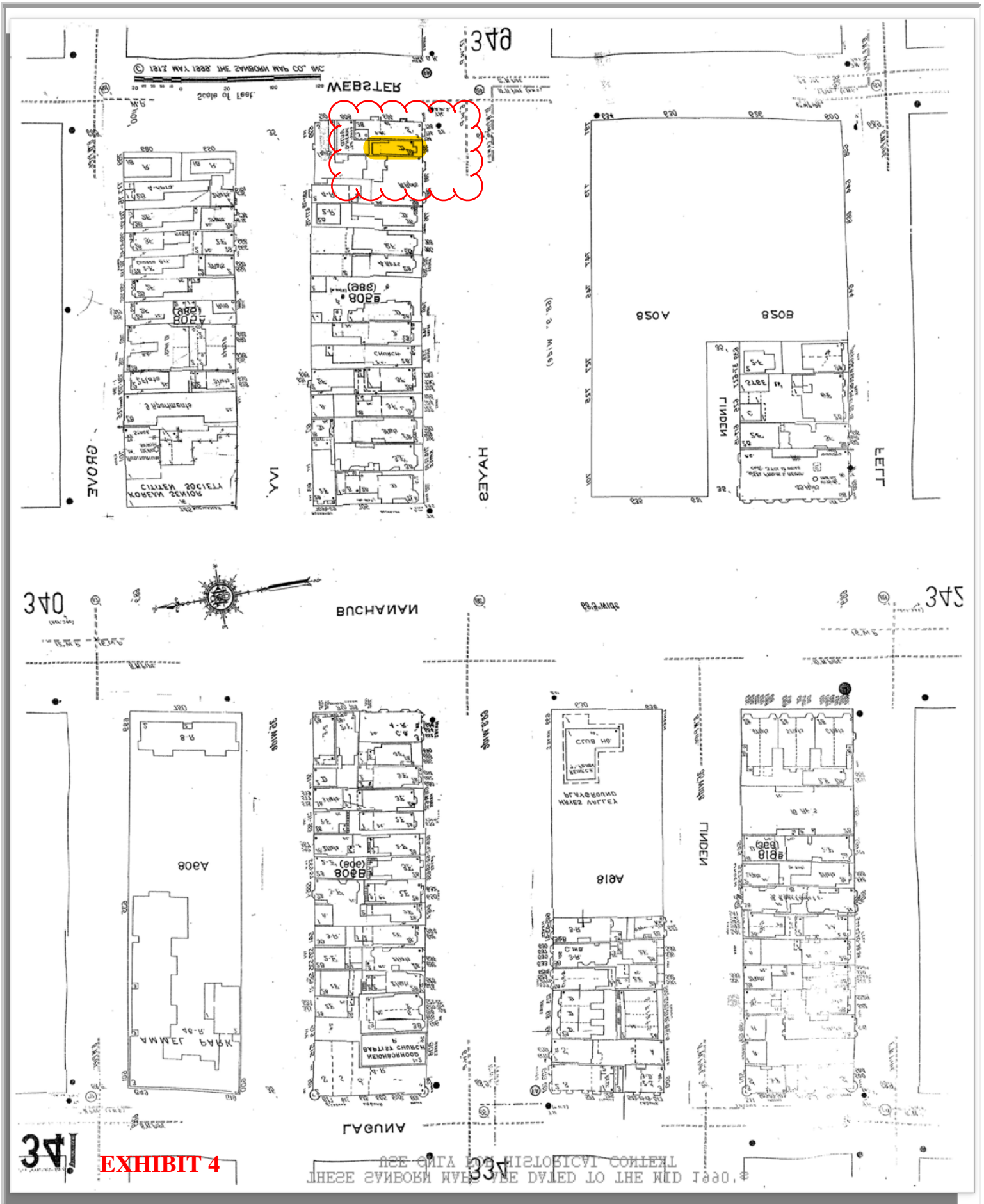
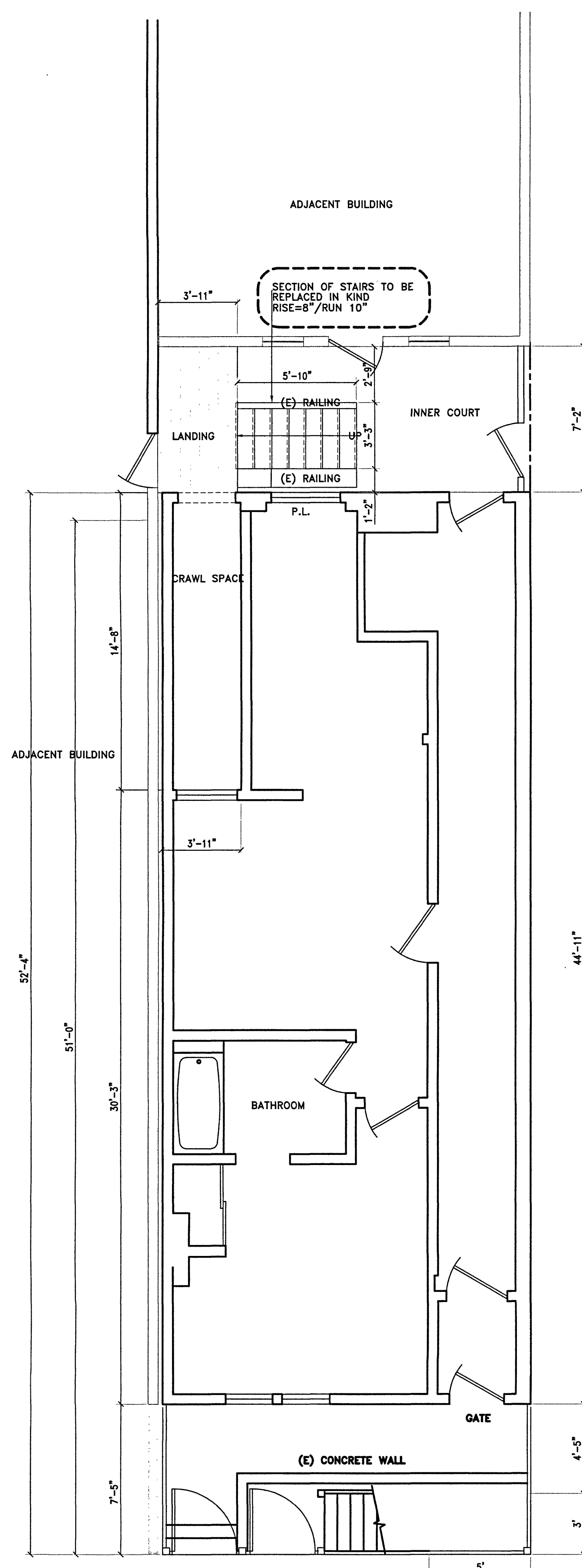
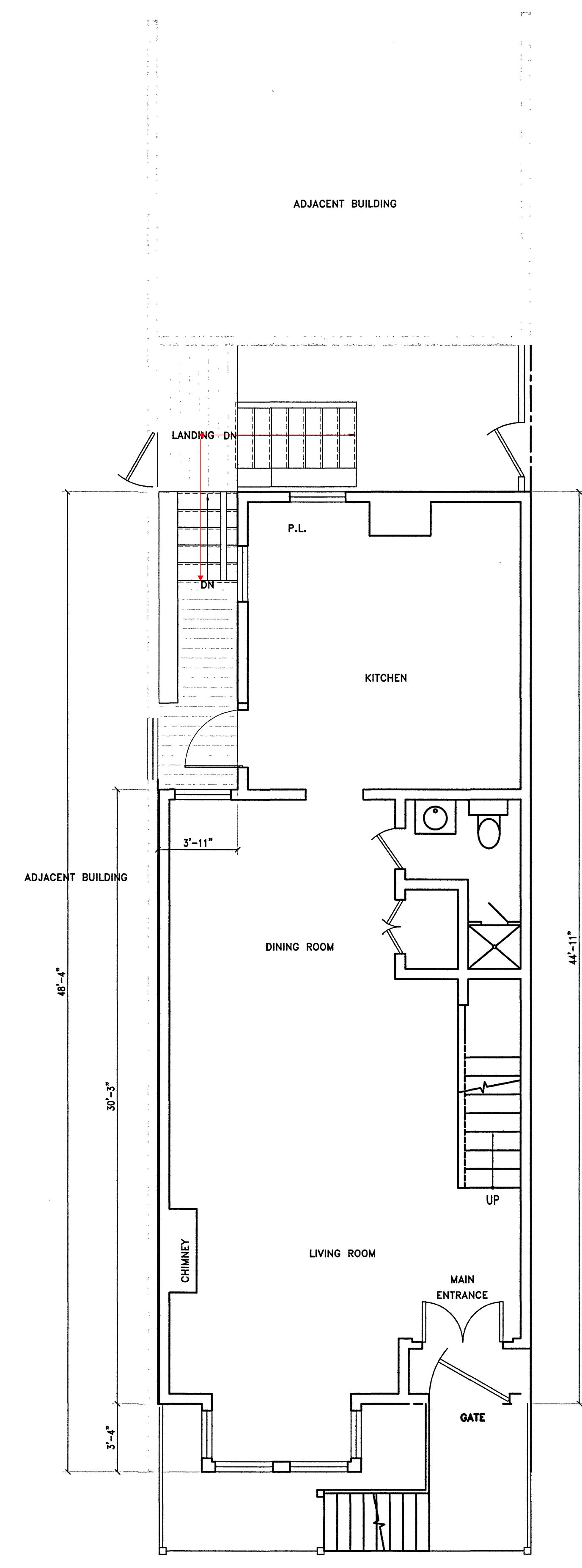


EXHIBIT 4

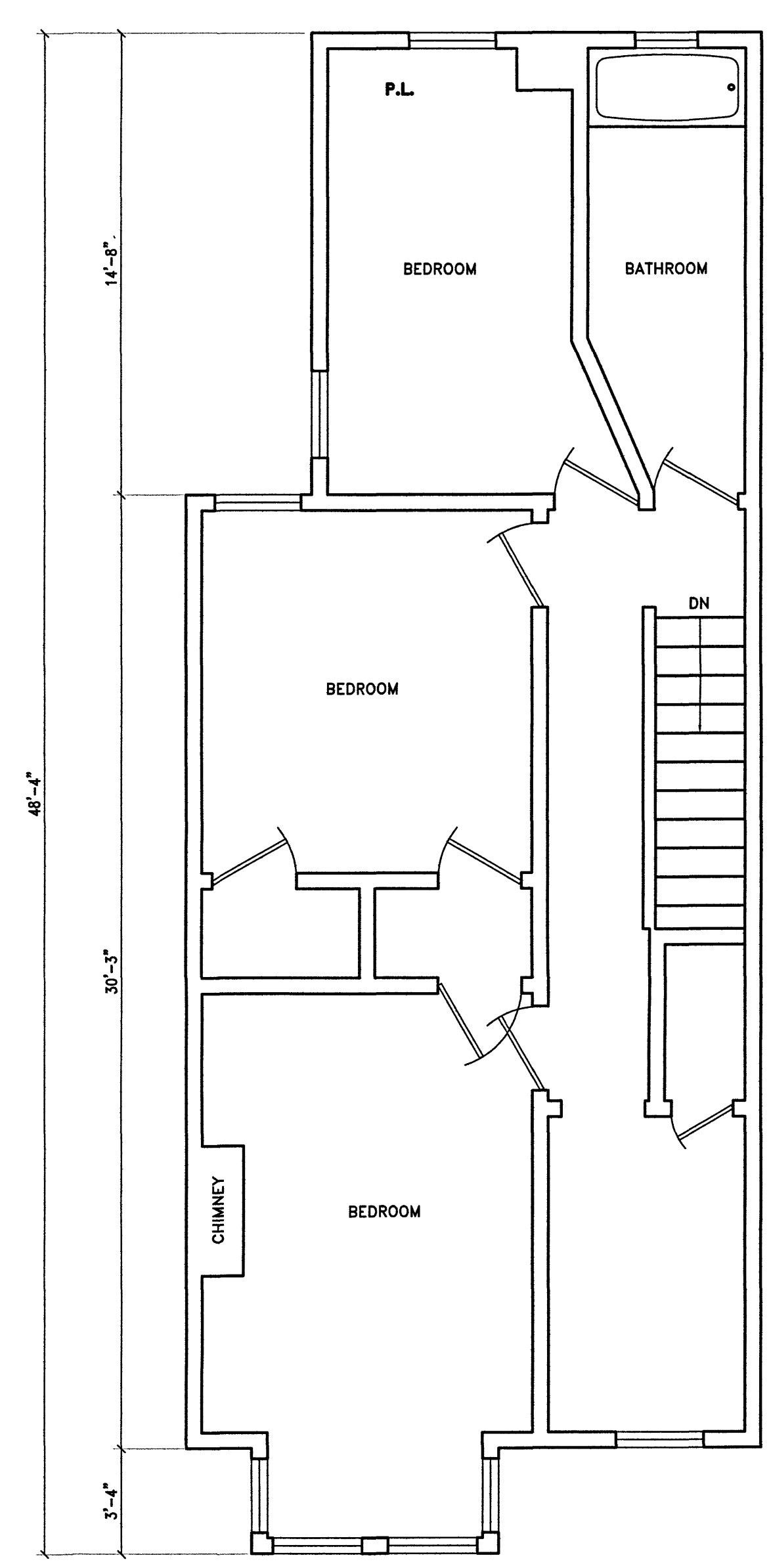
USE ONLY FOR HISTORICAL CONTEXT
THESE SANBORN MAPS ARE DATED TO THE MID 1900S



(E) BASEMENT FLOOR PLAN
1/4"=1'-0"



(E) FIRST FLOOR PLAN
1/4"=1'-0"

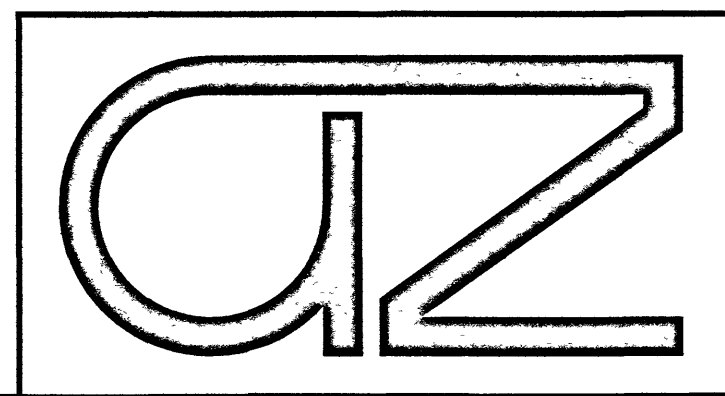


(E) SECOND FLOOR PLAN
1/4"=1'-0"

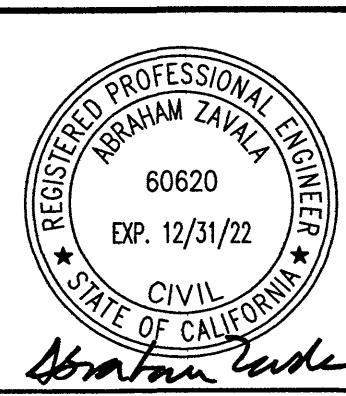
Janey Chan, D.S.
SEP 09 2021
RECEIVED
SEP 09 2021
CITY OF SAN FRANCISCO
PLANNING DEPARTMENT

EXHIBIT 5

Janey Chan
APPROVED BY ELFOR...
SEP 08 2021
PLANNING DEPARTMENT



AZ DESIGN AND ENGINEERING, INC.
255 REICHLING AVENUE, PACIFICA, CALIFORNIA 94044
Ph: (650) 553-4031 / Ph: (650) 553-4044 / azdesign@azdesignandengineering.com
REPLACE EXISTING REAR YARD STAIRS
792 HAYES STREET, SAN FRANCISCO CA 94102



REVISION/DATE		FLOOR PLANS	
1. FILING SET	9/08/2021	A1	
SCALE: AS SHOWN	DRAWN / REVIEWED: NZ / AZ		
DATE: AUG/2020	JOB No: AM1198		

Chapter 10

MEANS OF EGRESS

SECTION 1010 – DOORS, GATES AND TURNSTILES

1010.1.2 Revise item 4 as follows:

4. Other than the main egress door at the primary entry, doors within or serving a single dwelling unit in Groups R-2 and R-3.

SECTION 1011 – STAIRWAYS

1011.5.5 Modify the first sentence of the first paragraph as follows:

For all occupancies except R-3 one and two family dwellings and townhouses nosings shall have a curvature or bevel of not less than $1/16$ (1.6 mm) but not more than $9/16$ (14.3 mm) from the foremost projection of the tread. Risers shall be solid and vertical or sloped under the tread above from the underside of the nosing above at an angle not more than 30 degrees (0.52 rad) from the vertical.

1011.5.5 Add a second paragraph as follows:

For R-3 one and two family dwellings and townhouses, the radius of curvature at the nosing shall be no greater than 9/16 inch (14 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1-1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm).

Exception: A nosing projection is not required where the tread depth is no less than 11 inches (279 mm). [CRC R311.7.5.3]

1011.5.5.1 Modify the first sentence of the first paragraph as follows:

For all occupancies except R-3 one and two family dwellings and townhouses the leading edge (nosings) of treads shall project not more than 1/4 inches (32 mm) beyond the tread below.

CODIFICATION NOTE

1. So in Ord. [264-19](#).

1011.12 Add a sentence to the end of the Exception as follows:

Exception: Other than where required by Section 1011.12.1, in buildings without an occupied roof access to the roof from the top story shall be permitted to be by an alternating tread device, a ships ladder or a permanent ladder. Stairs or ladders used only to attend equipment or window wells are exempt from the requirements of this chapter.

1011.12.3 Add section as follows:

1011.12.3 Stairway replacement. Stairways that replace existing stairways in residential occupancies and which complied with the code in effect at the time they were constructed, and which have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy, may be reconstructed in the same configuration and construction as the existing stairways.

SECTION 1012 – RAMPS

1012.2 Add an exception as follows:

Exception: For R-3 one and two family dwellings and townhouses, where it is technically infeasible to comply because of site constraints, ramps may have a maximum slope of one unit vertical in eight horizontal (12.5 percent). [CRC R311.8.1]

SECTION 1013 – EXIT SIGNS

EXHIBIT 6

1013.1 Add the following sentence after the exceptions:

Doorways or other openings leading to a fire escape, except within individual dwelling units, shall be provided with a sign reading

Permit Details Report

Report Date: 11/20/2021 2:32:02 PM

Application Number: 8503982
Form Number: 8
Address(es): 0805/018/0 792 HAYES ST
Description: REPAIR AND REPLACE FRONT AND REAR STAIRS
Cost: \$3,500.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
4/18/1985	FILED	
4/18/1985	APPROVED	
4/18/1985	ISSUED	
6/9/1987	COMPLETE	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
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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
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

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

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

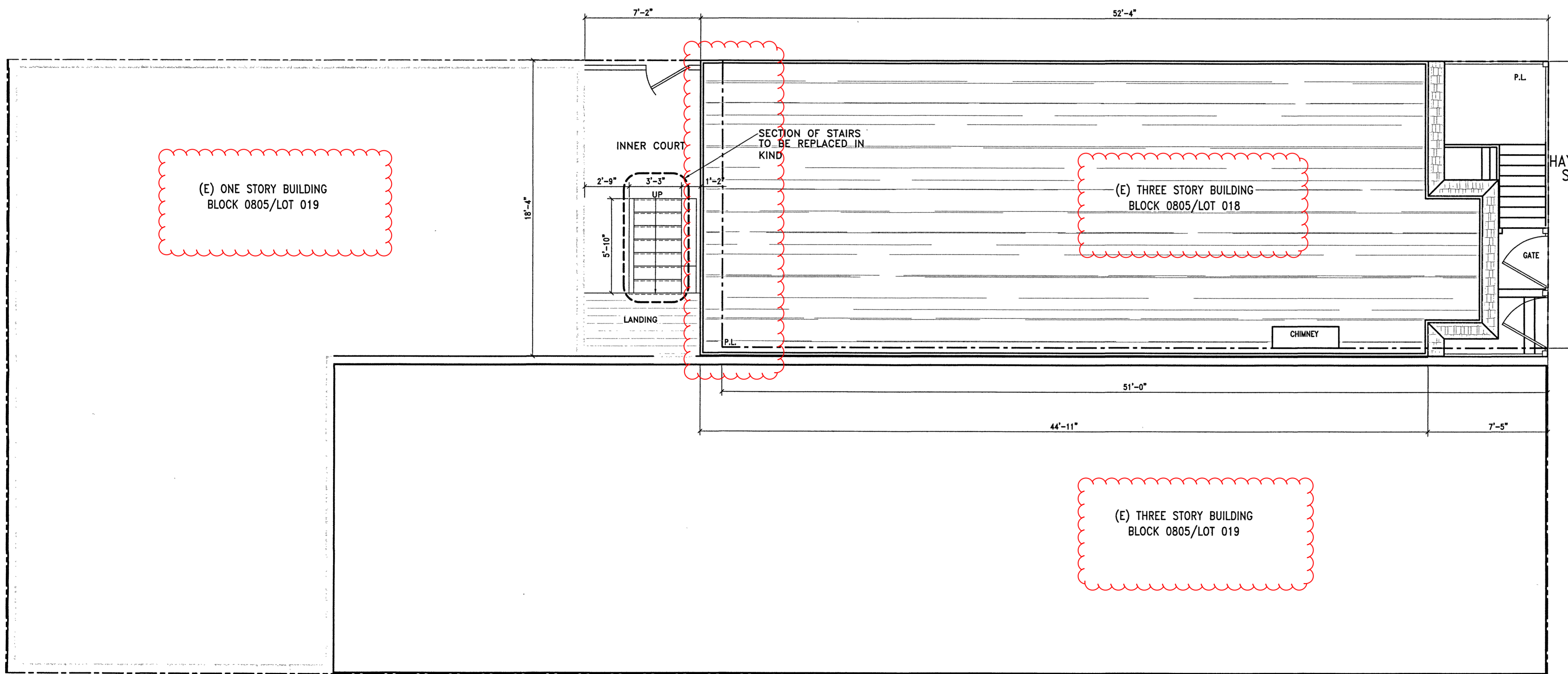
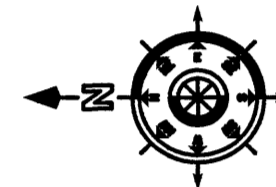
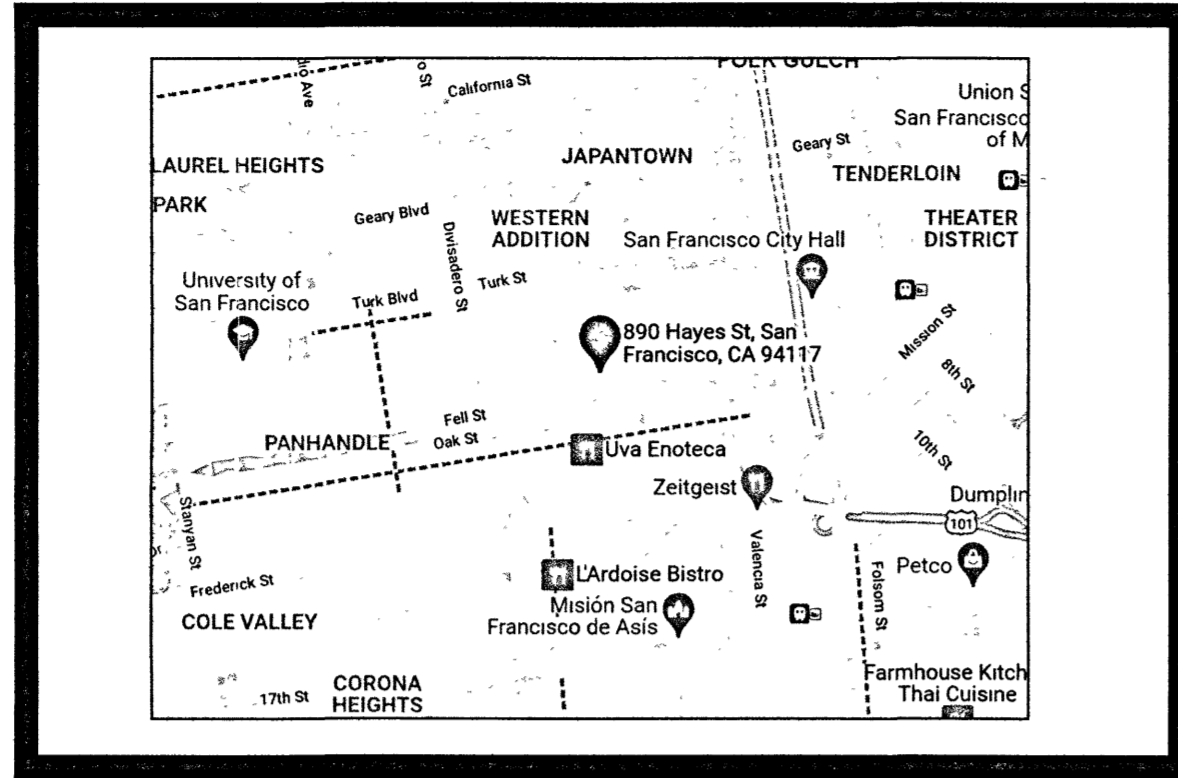
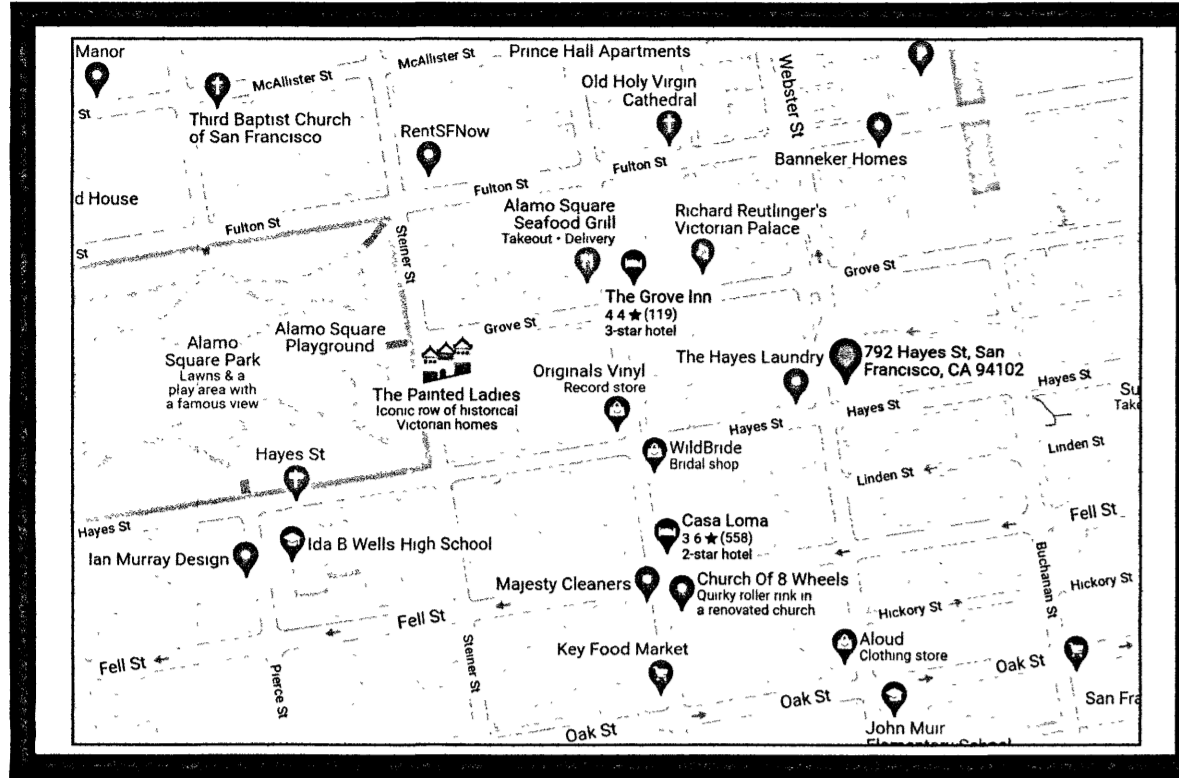
Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

792 HAYES STREET, SAN FRANCISCO CA 94102

LOCATION MAP

VICINITY MAP



SCOPE OF WORK

1. REPLACE IN KIND A SECTION OF EXISTING SET OF STAIRS.

INDEX OF DRAWINGS (5 PAGES)

ARCHITECTURAL
A0 SITE PLAN AND PROJECT INFORMATION
A1 (E) FLOOR PLANS

STRUCTURAL
S0 STRUCTURAL NOTES
S0.1 STRUCTURAL NOTES
S1 DECK FRAMING PLAN AND STRUCTURAL DETAILS

LOT/OWNER INFORMATION

792 HAYES ST., SAN FRANCISCO, CALIFORNIA 94102	
BLOCK/LOT:	0805/018
LOT AREA:	905.25 SQ. FT
ZONE DISTRICT:	R-4
OCCUPANCY CLASS:	R3
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLERS:	NO
(E) NUMBER OF BUILDINGS:	1
UNITS:	1
STORIES:	3
OWNER(S) INFORMATION:	
PAT DIANDA	
792 HAYES STREET	
SAN FRANCISCO, CALIFORNIA 94102	

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA HISTORICAL BUILDING CODE
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDINGS STANDARD CODE
2019 CALIFORNIA REFERENCED STANDARDS CODE
2019 SAN FRANCISCO BUILDING CODE AND AMENDMENTS
2019 SAN FRANCISCO ELECTRICAL CODE & AMENDMENTS
2019 SAN FRANCISCO MECHANICAL CODE & AMENDMENTS
2019 SAN FRANCISCO PLUMBING CODE AND AMENDMENTS
2019 SAN FRANCISCO GREEN BUILDING CODE&AMENDMENTS
2019 SAN FRANCISCO HOUSING CODE
2019 SAN FRANCISCO PLANNING CODE
2019 SAN FRANCISCO FIRE CODE

SYMBOLS

(X)	NOTE MARK	(A)	COLUMN/ GRID LINE MARK
(A1)	DOOR MARK	(3/A2)	MATCH MARK AND LINE
(A)	WINDOW MARK - LETTERS	(3/A2)	SECTION CUT MARK
(3)	LOUVER MARK - NUMBERS	(3/A2)	EXTERIOR ELEVATION MARK
(A)	TOILET ACCESSORY	(3/A2)	INTERIOR ELEVATION MARK
(1)	REVISION MARK	(3/A2)	DETAIL MARK

NOTES

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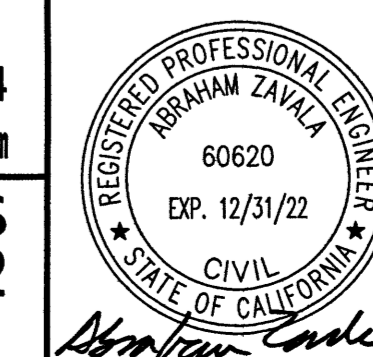
EXHIBIT 8

(E) SITE PLAN
1/4"=1'-0"

APPROVED BY ELTON WU
SEP 08 2021
PLANNING DEPARTMENT



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255 REICHLING AVENUE, PACIFICA, CALIFORNIA 94044
Ph: (650) 553-4031 / Ph: (650) 553-4044 / azdesign@azdesignandengineering.com
REPLACE EXISTING REAR YARD STAIRS
792 HAYES STREET, SAN FRANCISCO CA 94102



REVISION/DATE	SITE PLAN AND PROJECT INFO
1. FILING SET 9/08/2021	A0
SCALE: AS SHOWN / DRAWN / REVIEWED / DATE: AUG/2021	

792 HAYES ST. 09E-S080-122



