

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

Appeal of  
TAM CHUN SHAN, YUK YU CHUNG & CERISE CHENG, )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, )  
PLANNING DEPARTMENT APPROVAL Respondent )

Appeal No. 14-154

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on September 05, 2014, 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 August 22, 2014, to 834 - 44th Avenue LLC, of an Alteration Permit (convert two-story, single-family home into a three-story, two-unit building with two off-street parking spaces) at 834 - 44th Avenue.

**APPLICATION NO. 2011/10/04/6071S**

**FOR HEARING ON November 19, 2014**

Address of Appellant(s):

T.C. Shan, Y. Y. Chung & Cerise Cheng, Appellants  
c/o John Lau, Agent for Appellant  
3900 Geary Blvd. #201  
San Francisco, CA 94118

Address of Other Parties:

834 - 44th Avenue LLC, Permit Holder  
1090 Eddy Street #100  
San Francisco, CA 94109



**FILE**

Date Filed:

**BOARD OF APPEALS**

SEP 05 2014

APPEAL # 14-154

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

**PRELIMINARY STATEMENT OF APPEAL**

I / We, **Tam Chun Shan, Yuk Yu Chung and Cerise Cheng**, hereby appeal the following departmental action:  
**ISSUANCE of Alteration Permit BPA NO. 2011/10/04/6071S** by the **Department of Building Inspection** which was issued or became effective on: **August 22, 2014**, to: **834 - 44th Avenue LLC**, for the property located at: **834 - 44th Avenue**.

**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: **October 30, 2014, (no later than three (3) Thursdays prior to the hearing date)**, up to 12 pages in length, double-spaced, with unlimited exhibits, with an original and 10 copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day.

Respondent's and Other Parties' Briefs are due on or before: **November 13, 2014, (no later than one (1) Thursday prior to hearing date)**, up to 12 pages in length, doubled-spaced, with unlimited exhibits, with an original and 10 copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day.

*Permit Holder*

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

Hearing Date: **Wednesday, November 19, 2014, 5:00 p.m., City Hall, Room 416, One Dr. Carlton B. Goodlett Place.**

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 submit an original and 10 copies of all documents of support/opposition no later than one (1) Thursday prior to hearing date by 4:30 p.m. 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 at the Board's office. 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.

**If you have any questions please call the Board of Appeals at 415-575-6880**

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

see attached

Appellant or Agent (Circle One):

Signature: *Tam C. Shan*

Print Name: YUK YU CHUNG

DESIGN CONSULTANTS GROUP, INC  
3900 Geary Blvd. Suite 201, San Francisco, CA 94118  
Tel: (415) 831-7180 Fax: (415) 831-7181

September 5, 2014

San Francisco Board of Permit Appeal  
(Hand Delivered)

RE: 834 44<sup>th</sup> Avenue  
Permit Application #: 2011.1004.6071 issued 8/22/2014

BOARD OF APPEALS  
SEP 05 2014  
APPEAL # 14-154

Dear Sir/ Madman:

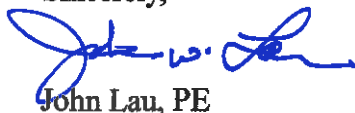
I am filing this appeal on behalf of Tam Chun Shan & Yuk Yu Chun (owns) of 830 44<sup>th</sup> Avenue, and Cerise Cheng (owner) of 840 44<sup>th</sup> Avenue. They are the owners of the adjacent buildings located on the north and south sides of 834 44<sup>th</sup> Avenue.

We believed that the Description on the Permit Application stipulated on the permit application is wrong and misleading. The description of the Project states: "convert two story single family home into a three story two units building with two off street parking". Additionally, there was a complaint and Notice of Violation #200670970 which ended up with an Unlawful Demolition Order issued by DBI on April 9, 2007. The Hearing Record indicated that 95% of the pre-2004 building had been removed and most of the current existing building was built without the proper permits which is coincidentally being removed in the current approved project. Some of the remaining work such as foundations and remaining pre-2004 walls are too close to the property lines and the main concern of the 2006 Notice of Violation complaint is not being addressed.

We believe the entire permit application should be reviewed. A demolition permit should be applied, and a new building permit should be submitted as stated in the Item of FINDINGS #3 of Unlawful Residential Demolition Hearing dated April 9, 2007.

When that is complied, the new building should be built with proper gaps between property lines walls, matching the existing light well from ground up, and elimination of the front set back at the 3<sup>rd</sup> floor as it creates an unsafe feature for Owners of 830 44<sup>th</sup> Avenue.

Sincerely,

  
John Lau, PE

APF Dept. of Building Inspection  
AUG 22 2014

Capacity Charges  
Water: \$ 1489.00  
Wastewater: \$ 4392.50  
TOM C. HULL  
DIRECTOR  
BUILDING INSPECTION  
APR 25/14



SITE PERMIT

OCT 04 2011

THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO OTHER MAJOR STARTER UNTIL CONSTRUCTION PLANS ARE APPROVED.

**SPUSD**

BUILDING ENLARGEMENT  
DESCRIPTION  
 VERTICAL  
 HORIZONTAL

APPROVAL FORM 3/8

APPROVAL OF PERMIT ISSUANCE  
JUN 15 2014  
JUN 15 2014

APPLICATION NUMBER  
20110046071

BOARD OF APPEALS  
SEP 05 2014  
APPEAL # 14-154

050-201166022  
7178, 2006 70223, 2006 69706, 2007 88114, 2007 88115

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS  
FORM 3  OTHER AGENCIES REVIEW REQUIRED  
FORM 6  OVER-THE-COUNTER ISSUANCE  
2 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.

DATE FILED 10-04-11	PLAN SET RECEIPT NO. 11105892	(1) STREET ADDRESS OF JOB 834 44TH AVE	BLOCK & LOT BLOCK: 1686 LOT: 033
PERMIT NO. 1333951	ISSUED AUG 2 2 2014	(2A) ESTIMATED COST OF JOB \$800,000	(2B) REVISED COST: 800,000 <sup>20</sup> \$/9/14

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING					
(A) TYPE OF CONSTR. 5B	(B) NO. OF STORIES OF OCCUPANCY 2	(C) NO. OF BASEMENTS AND CELLARS 0	(D) PRESENT USE RESIDENTIAL	(E) OCCUP. CLASS R-3	(F) NO. OF DWELLING UNITS 1
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION					
(A) TYPE OF CONSTR. 5B	(B) NO. OF STORIES OF OCCUPANCY 3	(C) NO. OF BASEMENTS AND CELLARS 0	(D) PROPOSED USE (LEGAL USE) RESIDENTIAL - MULTI FAMILY	(E) OCCUP. CLASS R-3	(F) NO. OF DWELLING UNITS 2

(10) IS AUTO RAILROAD TO BE CONSTRUCTED OR ALTERED? YES  NO

(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES  NO

(12) ELECTRICAL WORK TO BE PERFORMED? YES  NO

(13) PLUMBING WORK TO BE PERFORMED? YES  NO

(14) GENERAL CONTRACTOR  
KADIMA SCHOEPP 7090 ENNY #100 94107 400-4999 547772 12/15/15

(15) OWNER - LEASEE (CHECK ONE)  
MICHAEL DAYAN 254 5TH ST SF 94105-1090 415-730-2361

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)  
NEW FINISHES AND OPENINGS AT STREET FACADE NEW FINISHES AT INTERIOR ON ALL FLOORS NEW PLUMBING AND ELECTRICAL FIXTURES AT ALL FLOORS NO CHANGE TO EXTERIOR ENVELOPE OF BUILDING ADDITION OF 3RD FLOOR OF NEW DWELLING UNIT UNDER APP # 2004 1216-1565 THIS APPLICATION WILL REVISE PERMIT APP # 2004 1216-1565 INTO A THREE STORY TWO UNIT BUILDING WITH TWO OFF STREET PARKING

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 FT. NO	(19) DOES THIS ALTERATION CREATE DECK OR PORCH, EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW CHANGED FLOOR AREA SQ. FT. NO	(21) WILL SIDEWALK OVER CURB-SIDEWALK SPACE BE REPAIRED ON ALTERATION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) ARCHITECT OR DESIGNER (DESIGN) CONSTRUCTION GEDDES ULINSKAS ARCHITECTS 52 SECOND ST, 3RD FLOOR SF 94105 C-27862	(24) CONSTRUCTION LICENSE (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LICENSE, ENTER "UNKNOWN") N/A				

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, to be closer than 6' to any wire carrying more than 750 volts See San Francisco Building Code, California Penal Code.

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

Grades shall be shown on drawings accompanying this application are assumed to be correct. If actual grades here are not the same as shown revised drawings showing correct grades, cuts and fills together with complete details of retaining walls and fill bearings required 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 INSTALLATION. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (1) (1) (12) (13) (22) OR (24).

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

In drawings of building materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX  
 OWNER  ARCHITECT  
 LEASEE  AGENT  
 CONTRACTOR  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 or 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 coverage under (a), or (b) designated below or shall indicate item (a), or (b), or (c), whichever is applicable. If however item (c) is checked item (a) 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 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.
- ( ) 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: STATE  
Policy Number: 1011479-C
- ( ) II. 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 workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply therein with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- (x) V. I certify on the honor (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 workers' 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: *Stephanie By*  
Date: 10-04-11  
OFFICE COPY

**CONDITIONS AND STIPULATIONS**

10/4/2014 OK to proceed

REFER TO: APPROVED: *NBSA*

DATE: 10/4/2014  
REASON: OK to proceed  
CCS

APPROVED: TO CONSTRUCT TWO-STORY HORIZ ADDITIONS WITH ROOF DECK AT THE FRONT & REAR OF THE BUILDING. PROJECT INCLUDES ADDING A 2ND DWELING UNIT, FACADE ALTERATIONS AND A VERTICAL ADDITION SET BACK 15 FEET FROM THE FRONT BUILDING WALL PER PLANS (REVISION 6).  
*04.01.14*  
R7-228 05-2-14  
DEPARTMENT OF CITY PLANNING

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED: REVIEWED BY FIRE DEPT. FIRE DEPT. INSPECTIONS NOT REQUIRED  
*461*  
John Darmanin, SFFD  
OCT 04 2011  
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

BOARD OF APPEALS  
SEP 05 2014  
APPEAL # 14-154

APPROVED: *NBSA*

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED: *Paul G. Ann Tam*  
CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED: DPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL CALL 554-7149 TO SCHEDULE  
By *LTC 4-28-14*  
LTC 6-6-14  
Liong Tian Cy, DPW/BSM  
BUREAU OF ENGINEERING

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED: SFPUC Capacity Charges  
See attached SFPUC Capacity Charge Invoice for total amount due. DBI will collect 50% or more of the total amount before the Site Permit is issued. Any balance will be billed and collected by SFPUC directly.  
SFPUC *4/25/14*  
ARY KUMAR  
DEPARTMENT OF PUBLIC HEALTH *SFPUC*

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED: *NBSA*

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

APPROVED: *MA SP*

NOTIFIED MR. \_\_\_\_\_  
DATE: \_\_\_\_\_  
REASON: \_\_\_\_\_

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

Number of attachments  OWNERS AUTHORIZED AGENT \_\_\_\_\_

H D 11/19/14

FILE

DESIGN CONSULTANTS GROUP, INC  
3900 Geary Blvd. Suite 201, San Francisco, CA 94118  
Tel: (415) 831-7180 Fax: (415) 831-7181

BOARD OF APPEALS  
OCT 30 2014  
APPEAL # 14-154

October 30, 2014

**Appellants' Brief**

**Appeal of Issuance of Alteration Building Permits  
834 44<sup>th</sup> Avenue, between Cabrillo and Fulton Streets**

**Appeal Title: Shan, Chung & Cheng vs DBI**

**Permit No: BPA NO. 2011/10/04/6071S**

**Appeal No: 14-154**

**Hearing Date: November 19, 2014**

Board of Appeals  
1650 Mission Street, Room 304  
San Francisco, CA 94103

Dear President Lazarus and Commissioners:

The filing of this appeal is on behalf of Tam Chun Shan & Yuk Yu Chun (owners) of 830 44<sup>th</sup> Avenue and Cerise Cheng (owner) of 840 44<sup>th</sup> Avenue. They are the owners of the adjacent buildings located on the north and south sides of 834 44<sup>th</sup> Avenue.

There is a long history of complaints from the Appellants on the construction of the project at 834 44<sup>th</sup> Avenue ever since the approval of BPA NO. 2004/12/16/1565 on September 28, 2005 and commencement of construction started shortly after. The complaints resulted in a Director Hearing on February 14, 2007 with a NOTICE OF DECISION issued by the Director of DBI on April 11, 2007. However, the Director's decision was appealed to the Board of Appeals, and it was heard on June 20, 2007

with the Decision to uphold the Director of Building Inspection's Decision to revoke Building permit Application No. 2004/12/16/1565.

The Decision of DBI Director and the Board of Appeals' Decision are attached as EXHIBIT A.

There are 2 key elements of the Director's Order. They are 1.) It was concluded that an unlawful residential demolition took place at 834 44<sup>th</sup> Avenue, and (2)

BPA#200412161565 shall be revoked and a five years moratorium on issuance of building permits with respect to 834 44<sup>th</sup> Avenue shall be imposed. Please note that the Decision of The DBI Director should be in effect After the Board of Appeals' Decision dated June, 20, 2007, and no permit application should be applied until after June 20, 2012, and yet the current permit was applied on October 4, 2011.

We believed that the BPA# 2011/1004/6071 should be revoked because the Description of the Project on the Permit Application is wrong and misleading. The description of the Project states: **"convert two story single family home into a three story two units building with two off street parking"**. Please see EXHIBIT B for COPY OF BPA# 2011.1004. and NOTICE FROM DBI REGARDING APPROVAL AND ISSUANCE OF SITE

PERMIT. However, the existing building elements used in the building plans to be considered as exiting building were construction under BPA#200412161565 which had been determined by Building Inspection Department that had many violations and should be demolished. In addition, there are many items on a number of Notices of violations had not been taken care off. Furthermore, Please see EXHIBIT C for PLANNING DEPARTMENT'S 311 NOTIFICATION ON THE PROJECT and APPELENTS' COMMUNICATIONS TO THE PLANNING DEPARTMENT EXPRESSED

CONCERNS REGARDING THE PROJECT. HOWEVER, Being Ignorant, NO DISCRETIONARY REVIEW REQUEST WAS FILED.

The Appellants have no objection for a new building to go up on the site but request that the project sponsor to respond and follow the instruction from the DBI Director on how best to cure the unlawful Demolition and remove all undocumented construction at the site, and remove any constructed elements that were constructed without following the approved plans and infringed over the property lines on both sides of the current building. For History of the problems with the at building at 834 44<sup>th</sup> Avenue with additional supplemental Appellants' brief, please see EXHIBIT D.

We request the Board of Appeals to rule in favor of the Appellants.

Sincerely,



John Lau, PE

Attachments:

EXHIBITS

- A. DBI DIRECTOR'S HEARING REGARDING UNLAWFUL DEMOLITION and BOARD OF APPEALS DECISION TO UPHOLD DBI's DECISION
- B. COPY OF BPA# 2011.1004. and NOTICE FROM DBI REGARDING APPROVAL AND ISSUANCE OF SITE PERMIT
- C. PLANNING DEPARTMENT'S 311 NOTIFICATION ON THE PROJECT and APPELANTS' COMMUNICATIONS TO THE PLANNING DEPARTMENT EXPRESSED CONCERNS REGARDING THE PROJECT. HOWEVER< NO DISCRETIONARY REVIEW IS FILED.
- D. SUPPLEMENTAL TO APPELLANTS' BRIEF with HISTORY of THE PROJECT. PREPARED BY JAMES LI, CONSULTING ENGINEER



**EXHIBIT A**

**DBI DIRECTOR'S HEARING REGARDING UNLAWFUL DEMOLITION and  
BOARD OF APPEALS DECISION TO UPHOLD DBI's DECISION**

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of  
EDWARD IP.

Appeal No. 07-048

Appellant(s)

vs.

DEPT. OF BUILDING INSPECTION.

Respondent

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** the above named appellant(s) appeals to 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 Notice of Decision by the Director of the Dept. of Building Inspection, dated April 11, 2007, regarding allegations of an unlawful residential demolition at 834 - 44<sup>th</sup> Avenue.

Address & Tel. of Appellant(s):

Edward Ip, Appellant(s)  
c/o Brett Gladstone, Attorney for Appellant(s)  
177 Post Street, Penthouse  
SF, CA 94108  
415.434.9500 (tel)  
415.394.5188 (fax)


Address & Tel. of Permit Holder(s):

N/A

I, Sigrid Williams declare under penalty of perjury that the foregoing is true and correct.

Entered on April 19, 2007 at San Francisco, California.

FOR HEARING ON June 20, 2007

  
Appellant or Agent

**NOTICE OF DECISION & ORDER**

The aforementioned matter came on regularly for hearing before the Board of Appeals of the City & County of San Francisco on February 6, 2008, and the subject Notice of Decision was **UPHELD** by the Board of Appeals.

**PURSUANT TO** § 4.106 of the Charter of the City & County of San Francisco and Article 1, § 14 of the Business & Tax Regulations Code of the said City & County, and the action above stated, the Board of Appeals hereby orders

that the subject Notice of Decision by the Director of the Department of Building Inspection, which revokes Building Permit Application No. 2004/12/16/1565, is **UPHELD**.

BOARD OF APPEALS  
CITY & COUNTY OF SAN FRANCISCO

Last Day to Request Rehearing: Feb. 19, 2008  
Request for Rehearing: None  
Rehearing: None  
Notice Released: Feb. 26, 2008

  
Michael L. Garcia, President

If this decision is subject to review under Code of Civil Procedure § 1094.5, then the time within which judicial review must be sought is governed by California Code of Civil Procedure § 1094.6.



# AFFIDAVIT OF SERVICE

**Edward Ip, Appellant**  
**c/o Heston Chau, Agent for Appellant**  
**1832 Buchanan Street #206**  
**SF, CA 94115**

I, Victor F. Pacheco, Legal Asst. & Interim Dept. Head for the Board of Appeals, hereby certify that on this 26<sup>th</sup> day of February, 2008, I served the attached Notice(s) of Decision & Order for Appeal No(s). 07-048, Ip vs. DBI, subject property at 834-44th Ave., on the appellant(s) by mailing a copy via U.S. mail, first class, to the address above.

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

2/26/2008  
Date

Victor F. Pacheco  
Victor F. Pacheco

cc: DBI TSD (if applicable), DBI BID (if applicable), DBI CPB (if applicable), DBI HID (if applicable), DBI Records Management (if applicable), Planning Dept. (if applicable), & Redevelopment Agency (if applicable)

OTHER PARTIES  
OR CONCERNED CITIZENS:

N/A



## DIRECTOR'S HEARING REGARDING THE ALLEGATIONS OF UNLAWFUL RESIDENTIAL DEMOLITION AT 834 - 44<sup>TH</sup> AVENUE

### NOTICE OF DECISION

The Director's Hearing regarding the allegations of unlawful demolition with respect to 834 - 44<sup>th</sup> Avenue, San Francisco, California came on regularly for hearing on February 14, 2007 with Barbara Moy, Bureau Chief with the Department of Public Works Bureau of Street Use and Mapping, presiding.

### CONCLUSION AND ORDER

I have reviewed the evidence presented in the hearing, along with the Hearing Officer's findings, conclusions, and recommendations dated April 9, 2007 attached herein. It is my decision that an Unlawful Residential Demolition as defined in the San Francisco Building Code Section 103.3 occurred at 834 - 44<sup>th</sup> Avenue and that the penalties shall be as set forth in the attached recommendation, adopted by reference.

This decision may be appealed to the Board of Appeals within 15 days from the date of said decision, per SF Charter Section 4.106 and SF Business and Tax Regulations, code Article 1, Section 8. For more information about making such an appeal, contact Mr. Robert Feldman at 575-6880, 1860 Mission Street, 3<sup>rd</sup> Floor, San Francisco, CA 94103.

April 11, 2007

  
Isam Hasenin, PE, CBO  
Director

cc: Assessor Recorder  
Deputy City Attorney John Malamut  
Carla Johnson, Acting Deputy Director, Inspection Services  
Joe Duffy, Acting Chief Building Inspector  
Property owner, 834 - 44<sup>th</sup> Ave  
Pat Buscovich, representative for owner 834 - 44<sup>th</sup> Ave  
Barbara Moy, Bureau Chief, BSM, Hearing Officer

P:\demolition\nofice of decision\834-44thavenue.doc



Gavin Newsom, Mayor  
Fred V. Abadi, Ph.D., Director



(415) 554-5810  
FAX (415) 554-5843  
<http://www.sfdpw.org>

Department of Public Works  
Bureau of Street-Use and Mapping  
875 Stevenson Street, Room 460  
San Francisco, CA 94103-0942

Barbara L. Moy, Bureau Manager

April 9, 2007

Mr. Isam Hasenin, P.E., CBO  
Director  
Department of Building Inspection  
1660 Mission Street, 6<sup>th</sup> floor  
San Francisco, CA 94103

834 44<sup>th</sup> Avenue  
Unlawful Residential Demolition Hearing

On February 14, 2006 at the Department of Building Inspection's request, I conducted a Director's Hearing regarding the allegations of unlawful demolition with respect to 834 - 44<sup>th</sup> Avenue, San Francisco, California. The hearing was held in Room 2001 at 1660 Mission Street commencing at 9:30 a.m.

A number of witnesses were sworn and testified. They were as follows:

- Edward Sweeney, Senior Building Inspector, DBI, BID
- Pat Buscovich, representing the owner of 834 - 44<sup>th</sup> Avenue
- Martin Chiu, owner of 841 - 43<sup>rd</sup> Avenue
- Helen Tam, owner of 840 - 44<sup>th</sup> Avenue
- Cerise Cheng, owner of 840 - 44<sup>th</sup> Avenue
- Aida Hom, owner of 842 - 44<sup>th</sup> Avenue

Exhibits were received in evidence and the proceedings were recorded on audiotape.

**EVIDENCE**

The evidence submitted to me as the hearing officer on the issues involved was as follows:

1. DBI submittal book, comprised of:
  - a) Summary report
  - b) Authorities (SFBC, Section 103.3)
  - c) Complaint records (CTS#200669766)
  - d) Notices of Violation (First 5-17-06 / Second 5-24-06)
  - e) Photographs of the property site
  - f) Notification of Director' Hearing for Unlawful Demolition and Revocation of Permits
  - g) Building permit application no. 2004-12-16-1565S /S1 (Form 3 - 9/28/05)
  - h) Official permit history for this property address
  - i) Correspondence received

April 9, 2007  
Mr. Isam Hasenin, P.E., CBO  
834 – 44<sup>th</sup> Avenue  
Unlawful Residential Demolition Hearing  
Page 2

### FINDINGS

1. On September 28, 2005, a Form 3 alteration permit PA#200412161565 was issued to add a third floor and to add a second dwelling unit to an existing single family dwelling.
2. The original building at 834 – 44<sup>th</sup> Avenue prior to construction commencing under BPA # 200412161565 was a two (2) story, single family dwelling. The building had one floor of occupancy over a garage. According to the assessors property profile 834 – 44<sup>th</sup> Avenue was listed as having 1,882 square feet.
3. On May 16, 2006, complaint #200669766 was filed alleging that a possible Unlawful Demolition may have occurred. On May 19, 2006, District Building Inspector Hajnal issued Notice of Violation #200669766 for exceeding the scope of work approved under permit application 200412161565. Inspector Hajnal observed and noted in the NOV that 100% of the interior and exterior elements of the second floor had been demolished and additionally that 100% of the first story ceiling framing and all of the first story partition walls had been removed.
4. On May 23, 2006, Senior Building Inspector Edward Sweeney verified that approximately 95% of the previously existing building had been removed. The only building elements remaining were less than forty lineal feet of the original property line walls on the north and south side of the building at the ground floor level. The remaining building elements comprised approximately five to ten percent of the original structure.
5. Section 103.32 of the San Francisco Building Code defines a Demolition as *... any alteration which destroys or removes, as those terms are defined by the Director of the Department of Building Inspection, principal portions of an existing structure containing one or more residential units. This section further defines Principal Portion as ... construction which determines the shape and size of the building envelope (such as the exterior walls, roof and interior bearing elements), or that construction which alters two-thirds or more of the interior elements (such as walls, partitions, floors, and ceilings).* Additionally, Webster's Third New International Dictionary of the English Language, Unabridged (as allowed by SFBC Section 201.1 defines Remove to mean, "to move by lifting, pushing aside or taking away or off".

April 9, 2007  
 Mr. Isam Hasenin, P.E., CBO  
 834 - 44<sup>th</sup> Avenue  
 Unlawful Residential Demolition Hearing  
 Page 3

**CONCLUSION AND RECOMMENDATION FOR DIRECTOR'S ORDER**

- 1) Based upon the above findings, I conclude that an unlawful residential demolition within the meaning of SFBC Sections 103.3, 103.3.1, and 103.3.2 took place at 834 44<sup>th</sup> Ave.
- 2) The following permit obtained for this project, BPA# 200412161565, shall be revoked and a five year moratorium on the issuance of building permits with respect to 834 44<sup>th</sup> Ave shall be imposed pursuant to SFBC section 103.3.1. Said moratorium shall commence on the date of the Director's decision. Pursuant to SFBC 103.3.1, the only permits that may be issued during said moratorium are permits for the demolition of the previously existing building (Form 6 Building Permit), and a permit for the construction of a new building (Form 1-2), with the same number of dwelling units that existed previously, with the same proportion of residential to non-residential units, and the same or fewer square feet as the building or structure that existed prior to the issuance BPA 200412161565.
- 3) Notice of the five year moratorium on permits set forth above is to be recorded with respect to 834 44<sup>th</sup> Ave at the Office of the Assessor-Recorder.
- 4) The property owner(s) shall be assessed for all costs in connection with detecting all violations of SFBC Section 103.3, and for all costs in connection with the Director's Hearing held on February 14<sup>th</sup>, 2007. The Department of Building Inspection shall send a notice of the amount due for said costs to the property owner(s), which notice shall indicate that payment is due within 60 days of the date of mailing the Director's decision. Furthermore, if payment is not received within 90 days of the date of mailing the decision, a lien shall be placed on the property at 834 44<sup>th</sup> Ave in accordance with Section 102.18 and 102.9 of the SFBC.
- 5) The contractor or contractors involved in the subject project shall be assessed a civil penalty in the amount of \$5,000 in accordance with Section 103.3.7 of the SFBC.
- 6) The owners of the subject property shall be assessed a civil penalty in the amount of \$1,000 in accordance with Section 103.3.7 of the SFBC.

Recommended by:

*Barbara L. Moy*  
 Barbara Moy, Hearing Officer  
 Bureau Chief  
 Department of Public Works  
 Bureau of Street Use and Mapping

April 9, 2007  
Mr. Isam Hasenin, P.E., CBO  
834 -- 44<sup>th</sup> Avenue  
Unlawful Residential Demolition Hearing  
Page 4

cc: Deputy City Attorney John Malamut  
Carla Johnson, Acting Deputy Director, Inspection Services  
Joe Duffy, Acting Chief Building Inspector

P:\demolition\notice of decision, hearing officers recommendation\834-44th avenue.doc



**EXHIBIT B**

COPY OF BPA# 2011.1004. and NOTICE FROM DBI REGARDING APPROVAL AND  
ISSUANCE OF SITE PERMIT

R  
^

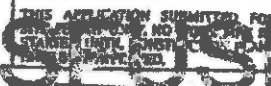
AUG 22 2014

Capacity Charges  
1487.00  
4392.50  
4157.00  
4157.00



SITE PERMIT

OCT 04 2011



BUILDING ENLARGEMENT  
DESCRIPTION  
 VERTICAL  
 HORIZONTAL

FORM 318

2014-2016 70223, 2016 69706, 2007 88114, 2007 78215

SFUSD Lee

APPLICATION FOR BUILDING PERMIT  
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3  OTHER AGENCIES REVIEW REQUIRED

FORM 8  OVER-THE-COUNTER ISSUANCE

2 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.

BOARD OF APPEALS

SEP 05 2014

APPEAL # 14-154

DATE RECEIVED 10-04-11	PERMIT NO. 11105892	ADDRESS 834 4TH AVE	BLOCK: 1686 LOT: 033
DATE ISSUED 10/09/11	ISSUE DATE AUG 23 2014	ESTIMATED COST \$200,000	PERMIT FEE 800,000

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

TYPE OF PERMIT 5D	NUMBER OF UNITS 2	NUMBER OF STORIES 0	LEGAL DESCRIPTION OF EXISTING BUILDING RESIDENTIAL	PERMIT FEE PK-3	NUMBER OF PERMITS 1
TYPE OF PERMIT 5B	NUMBER OF UNITS 3	NUMBER OF STORIES 0	DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION RESIDENTIAL - MULTI FAMILY	PERMIT FEE RJC-3	NUMBER OF PERMITS 2

APPLICANT: **LEADIMA SCHOEPP** 1090 ENNY #100 94109 400 4999 547172 121515  
 ARCHITECT: **MICHAEL DAYAN** 215 241 5TH ST SF 94105 834 4TH AVE LLC 1090 415-730-2361  
 PROJECT: **NEW FINISHES AND OPENING UP OFFICE FACADE NEW FINISHES AT INTERIOR ON ALL FLOORS NEW PLUMBING AND ELECTRICAL FIXTURES AT ALL FLOORS NO CHANGE TO EXTERIOR ENVELOPE OF BUILDING ADDITION ON 2ND FLOOR OF NEW DWELLING UNIT UNDER APP # 2004 1216 1562 THE APPLICATION WILL RECEIVE PERMIT APP # 2004 1216 1565 INTO A THREE STORY TWO UP IT BUILDING WITH OFF STREET PARKING**  
 ARCHITECT: **GEDDES ULINSKAS ARCHITECTS** 52 SECOND ST, 3RD FLOOR SF 94105 C-27862

IMPORTANT NOTICES

No change shall be made in the location, size, or character of the building without first obtaining a Building Permit and paying each charge. See the Permit Fee Schedule and the Permit Fee Schedule.

No part of the building or any portion thereof shall be occupied, used, or altered in any way until the building has been inspected and approved by the Building Inspector.

Approved by the Building Inspector, the building permit shall be issued for the job. The permit is not valid unless the applicant has paid the permit fee and the building has been inspected and approved by the Building Inspector.

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APPLICANT CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT I AM THE OWNER OR AGENT OF THE BUILDING AND ALL INFORMATION CONTAINED IN THIS APPLICATION, ALL THE PLANS AND SPECIFICATIONS AND ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

APPLICANT SIGNATURE

DATE

NOTICE TO APPLICANT

PERMIT FEE COLLECTOR: The permit fee collector is responsible for collecting the permit fee and for issuing the permit. The permit fee collector is also responsible for issuing the permit fee receipt and for providing the permit fee receipt to the Building Inspector.

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OFFICE COPY

10-04-11

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:	10/4/2014 DATE: 10/4/2014 REASON: OK to proceed CCS NOTIFIED MR. [Signature]
<input type="checkbox"/>	APPROVED TO CONSTRUCT TWO-STORY HORIZ ADDITION WITH ROOF DECK AT THE FRONT & REAR OF THE BUILDING. PROJECT INCLUDES ADDING A 2ND DWELLING UNIT, FACADE ALTERATIONS AND A VERTICAL ADDITION SET BACK 15 FEET FROM THE FRONT BUILDING WALL PER PLANS (REVISION 6). 04-01-14 05-2-14	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	REVIEWED BY FIRE DEPT. FIRE DEPT. INSPECTIONS NOT REQUIRED John Darmanin, SFFD OCT 04 2014	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input checked="" type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: <p>BY <u>LTG 6-6-14</u>                  LTG 4-28-14                  Long Thin Co, SPWBSM</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: <p>SFPUC Capacity Charge:                  See attached SFPUC Capacity Charge Invoice for total amount due. 60% will be paid 60% or more of the total amount before the Site Permit is issued. Any balance will be billed and collected by SFPUC directly.</p> SFPUC [Signature] 4/25/14 6/10/14	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:	DATE: _____ REASON: _____ NOTIFIED MR. _____

BOARD OF APPEALS

SEP 05 2014

APPEAL # 14-154

I agree to comply with all conditions or stipulations of the written license or department noted on this application, and understand that violation of conditions or stipulations, which are hereby made a part of this application.

No. of copies of conditions

COPYING AUTHORITY



**Notification of Structural Addition**  
Date Permit Issued 08/22/2014

Notice Sent Date 22-AUG-14

Date: 08/22/2014

**TAM CHUN SHAN & YUK YU CHUNG**

830 44TH AVE  
SAN FRANCISCO CA 94121

Pursuant to ordinance #218-76, you are hereby notified that permit/application no. 201110046071, has been issued for a structural addition to the building located at 834 44TH AV.

This ordinance requires that all owners of property immediately adjacent to the subject building be notified of the issuance of the permit. (Adjacent property is located at 830 44TH AV).

This structural addition consists in general of

**CONVERT TWO STORY SINGLE FAMILY HOME INTO A THREE STORY TWO UNIT BUILDING WITH TWO OFF STREET PARKING.**

**\*\*\*IMPORTANT INFORMATION\*\*\***

No action needs to be taken by you. However, if you wish for further information on the proposed work or to inspect the building permit application and plans, you may come to Records Management Division. After reviewing, you have the right, if you desire, to file an appeal to the issuance of the permit at the Board of Permit Appeals, but it is mandatory that it be filed within **FIFTEEN (15)** days of the permit issuance date noted above. For further information regarding the appeal method and procedure, take this notice to the Office of the Board of Permit Appeals after reviewing the documents.

**To View Documents:**  
Records Management Division  
1660 Mission Street, 4th Floor  
San Francisco, CA 94103  
(415) 558-6080  
Mon. - Fri. except holidays  
8:00 AM - 4:00 PM

**To File A Permit Appeal:**  
The Office of the Board of Permit Appeals  
1650 Mission Street, 3rd Floor  
San Francisco, CA 94103  
(415) 575-6880  
Mon. - Fri. except holidays  
8:00 AM - 4:00 PM

Under the San Francisco Charter of 1996, Section 4.106(b), the Board of Appeals has no jurisdiction over building and demolition permits that are issued pursuant to a Conditional Use Authorization of the Planning Commission.

Permit Holder  
Name **MICHAEL DAYAN**  
Address **254 - 05TH STREET**  
**SAN FRANCISCO CA 94105**

Very truly yours,  
**PERMIT SERVICES**  
**CENTRAL PERMIT BUREAU**  
(415) 558 - 6070

**EXHIBIT C**

**PLANNING DEPARTMENT'S 311 NOTIFICATION ON THE PROJECT and APPELENTS' COMMUNICATIONS TO THE PLANNING DEPARTMENT EXPRESSED CONCERNS REGARDING THE PROJECT. HOWEVER< NO DISCRETIONARY REVIEW IS FILED.**



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On October 4, 2011, the Applicant named below filed Building Permit Application No. 2011.10.04.6071 with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	834 44 <sup>th</sup> Avenue	Applicant:	Bear Design (Dan Berringer)
Cross Street(s):	Fulton & Cabrillo	Address:	4428 California Street
Block/Lot No.:	1686/833	City, State:	San Francisco, CA 94118
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 863-8990

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	Approx. 2 feet	No Change
Side Setbacks	None	No Change
Building Depth	Approx. 60 feet	Approx. 75 feet
Rear Yard	Approx. 58 feet	Approx. 43 feet
Building Height	Approx. 23 feet	Approx. 34-38 feet
Number of Stories	2	3
Number of Dwelling Units	1	2
Number of Parking Spaces	1	2
PROJECT DESCRIPTION		
The proposal is to construct two-story horizontal additions with roof decks at the front and rear of the building. The project includes adding a second dwelling unit, façade alterations, and constructing a vertical addition set back 15 feet from the front building wall. See attached plans.		

For more information, please contact Planning Department staff:

Planner: Christine Lamorena

Telephone: (415) 575-9085

E-mail: christine.lamorena@sfgov.org

Notice Date: 02/11/2014

Expiration Date: 03/13/2014

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

**James Li P.E.**  
**CONSULTING ENGINEER**

1279 Hillcrest Blvd, Millbrae, CA 94030

Tel: (415) 810-0188

Fax: (650) 692-3898

Christine Lamorena  
Planning Department  
City and County of San Francisco  
1650 Mission Street  
San Francisco, CA 94103

Date: March 5, 2014

Project: Building Application for Alteration  
834 44<sup>th</sup> Ave.  
PA# 2011.10.04.6071

Hi Christine,

My client owns the property on 830 44th Avenue, next to this project. We received the notice of building permit application (section 311-312) from you last month.

After studying the drawings we received, we have the following objections:

1. The existing structure was built without proper permit and inspections. The old building was demolished without proper permit and the current structure was built without any permit for new building. An Unlawful demolition was issue by DBI on 2008. Therefore, it is an illegal construction. Foundation and framing were not inspected properly.
2. The current structure has some major issues. The following are some of them:
  - The Building Code requires proper separation between buildings and the current structure was built right against the neighbors houses without any separations.
  - The siding and trims of the blind wall encroach into our property.
  - Concrete foundation was built over the property line encroach into our property.
  - The foundation, exterior wall, and stair in our property were damaged by the former owner.
3. For the design of the proposed structure, we would like to see:
  - The roof deck at front of 3<sup>rd</sup> floor creates safety issue for us. Please eliminate it.
  - Please provide a light well at the north to match our existing light well.

In conclusion, the current structure shall be demolished and the proposed building shall be modified to adjust our objections.

Sincerely yours.

James Li P.E.

**RECEIVED**

**MAR 13 2014**

**CITY & COUNTY OF  
PLANNING DEPARTMENT  
RECEPTION DESK**

Christine Lamorena  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103 PH: (415) 558-6415 (Assistant)  
PH: (415) 558-6309 (Direct)  
FX: (415) 558-6409  
Commissions.Secretary@sfgov.org

Date March 12, 2014

Project: Building application complaint and/or comments

Dear Planning Department

Hi Christine Lamorena, President Cindy Wu, Rodney Fong and all commissioners, secretary, staff

We both seniors are San Francisco residents at 830 44th Avenue, San Francisco CA 94121 for thirty years plus five months. From 1983 until 2014, we stay in San Francisco, employed and now retired gratefully for our remaining life safely and healthily as seniors.

In 2007, property next door at 834 44th avenue, San Francisco CA 94121 (PA # 2011.10.04.6071) was cited with unlawful residential demolition violation within SFBC 103 because it was a property with incompliance with City's Codes.

These issues including but not limited to

- 1, hazardous and illegal earthquake codes,
- 2, exterior or outside walls which require separation between building and current structure,
- 3, seriously encroached concrete against our foundation of the property over property line and
- 4, roof deck which hazardous to health and air ventilation, pollution, and safety.

Please eliminate the roof deck at front of third floor.

Light well issue is one of our deepest concern. Matching our existing light well is important.

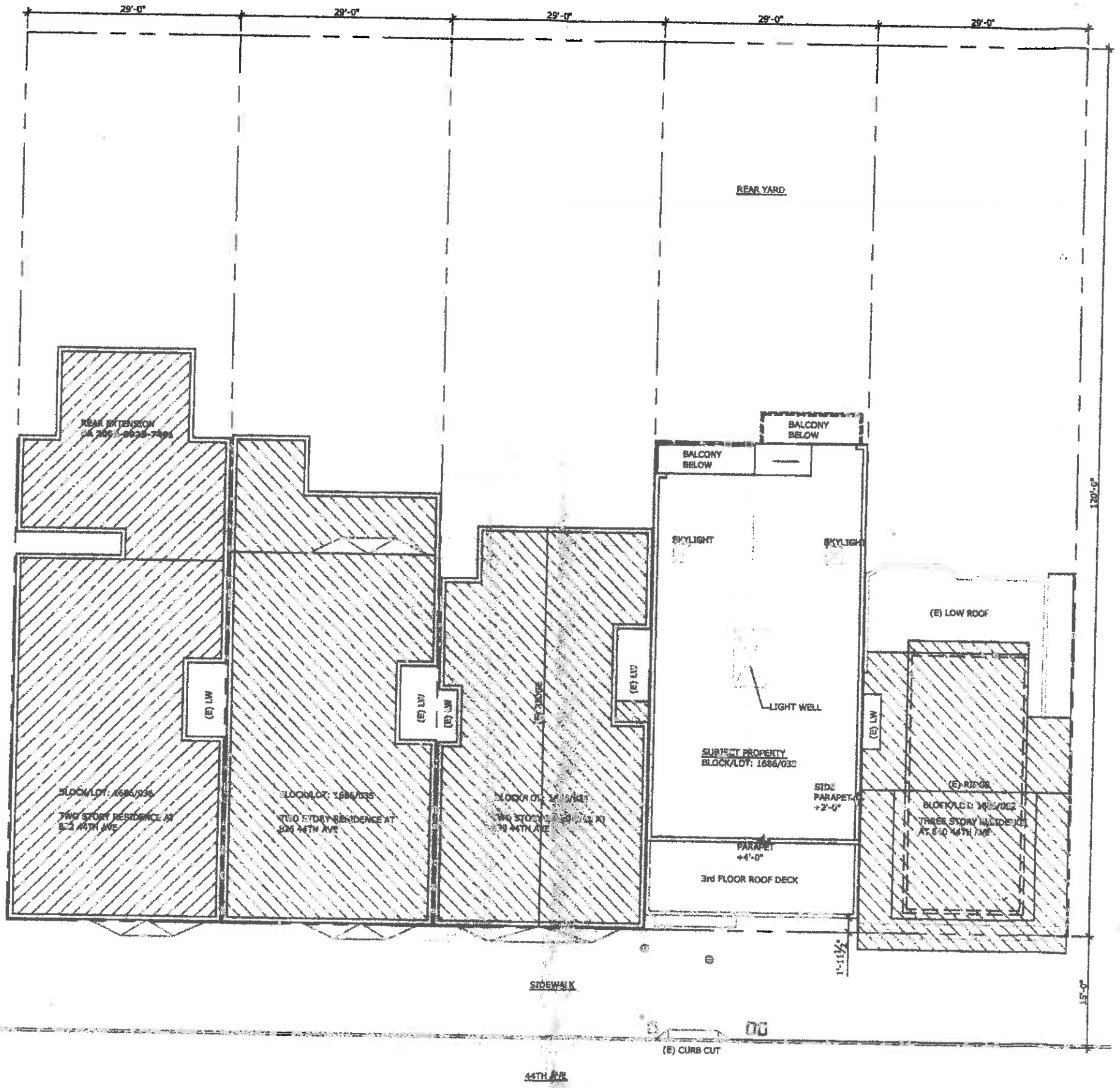
Alteration and addition endanger seniors extremely in safety and stressful burden us.

We deeply worry alot. Somebody can easily access into our property through roof deck, skyline and/or light well.

I firmly object and request further investigation, inspection and elimination illegitimate addition and alterations with compliance to city's codes.

Chun Shan Tam  
Owner at 830 44th Avenue,  
San Francisco, CA 94121  
415-387-4390





1 Existing Site Plan

SCALE: 1/16"=1'-0"



ENGINEER  
**BEAR DESIGN**  
 2190 Bush Street  
 San Francisco, CA 94115  
 (415) 863-8900 Business  
 (415) 946-3345 Fax

PROJECT  
**Vertical & Horizontal Addition**  
 834 44th Ave.  
 San Francisco, CA 94121  
 Block / Lot: 1686 / 033  
 Owner: Ralph Dayan

PROJECT NO  
**2421**

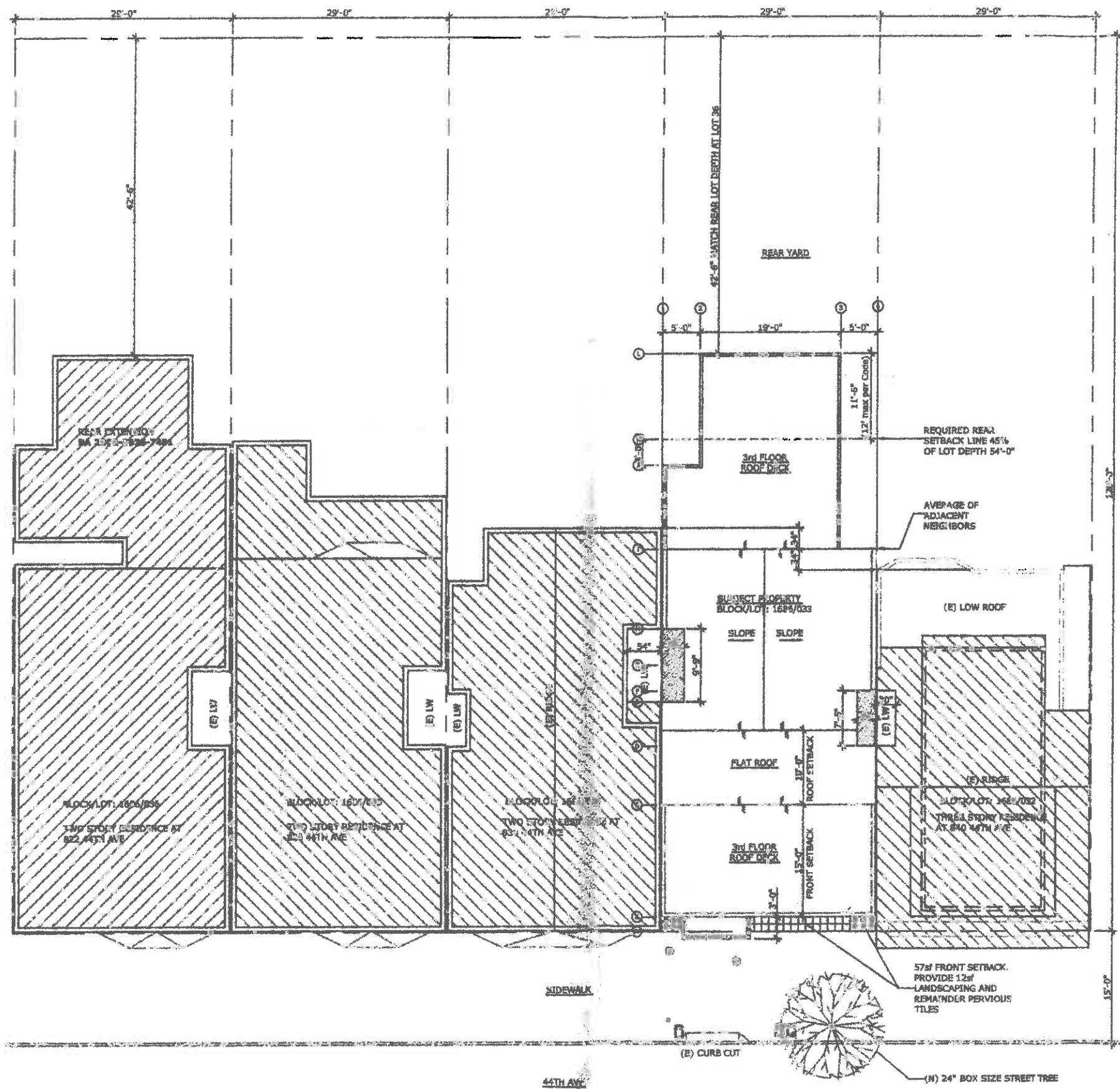
1-22-2014

SHEET CONTENTS

Existing Site Plan

SHEET NUMBER

**A1**



2 Proposed Site Plan

SCALE: 1/16" = 1'-0"



ENGINEER  
**BEAR DESIGN**  
 2190 Bush Street  
 San Francisco, CA 94115  
 (415) 863-8900 Business  
 (415) 946-3345 Fax

PROJECT  
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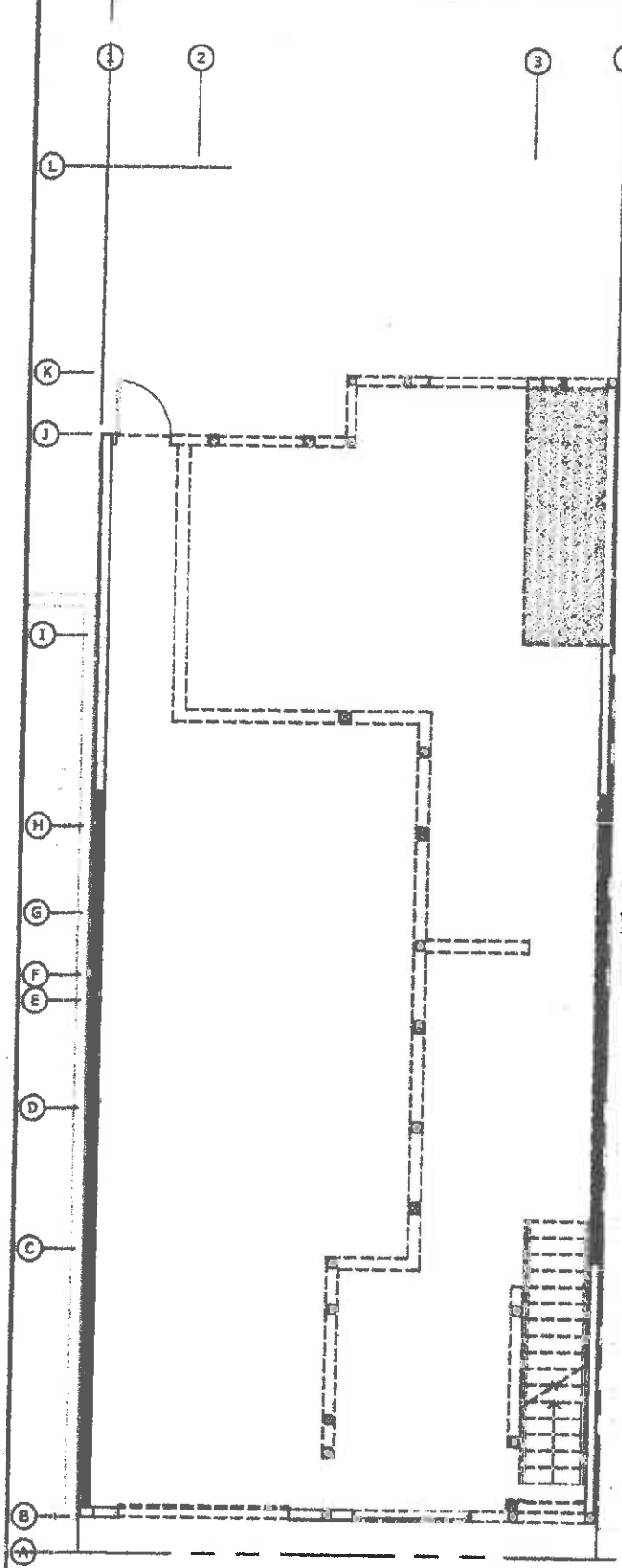
1-22-2014

SHEET CONTENTS

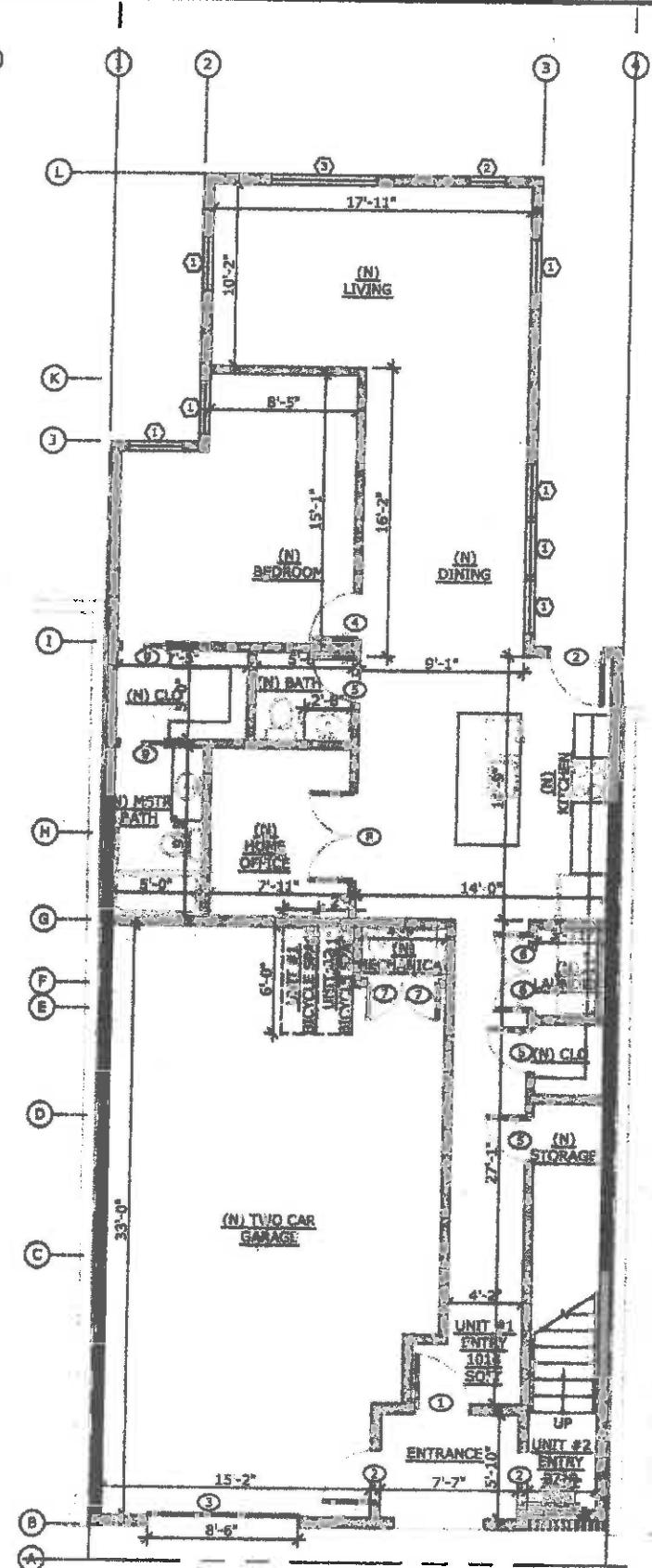
Proposed Site Plan

SHEET NUMBER

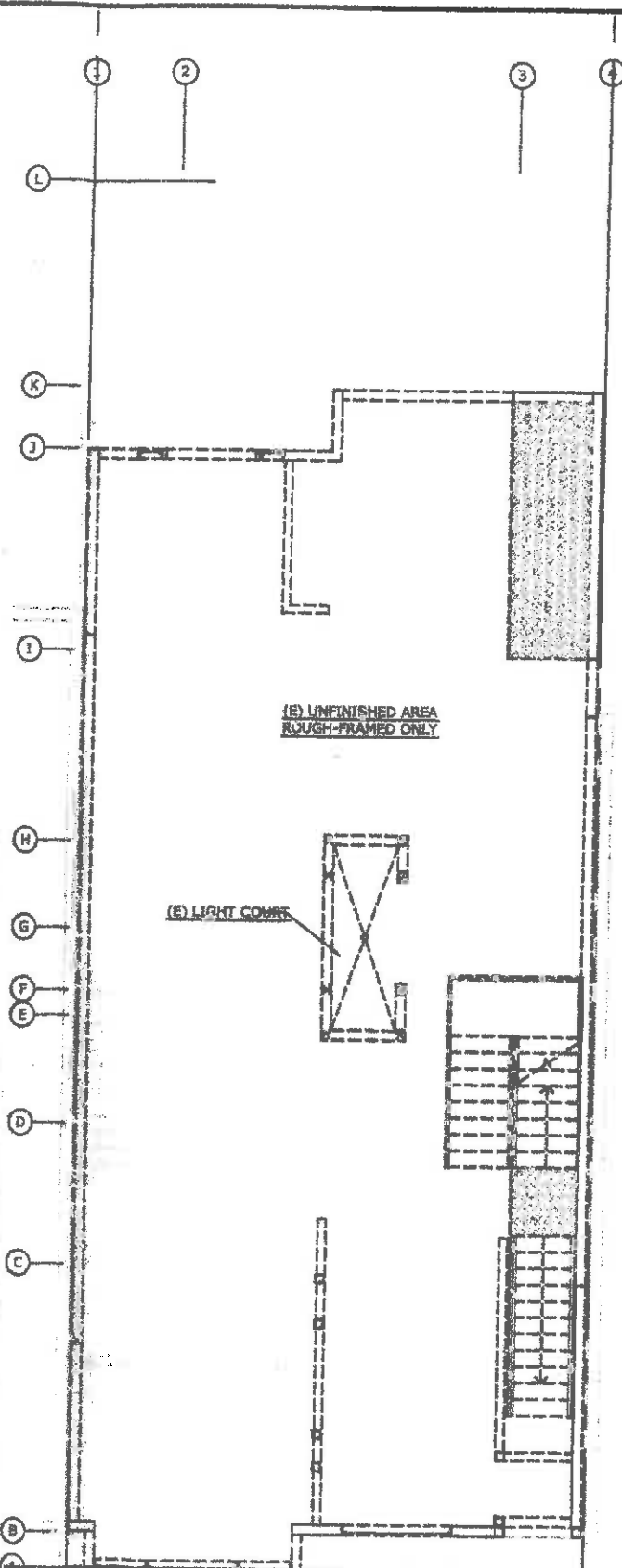
**A2**



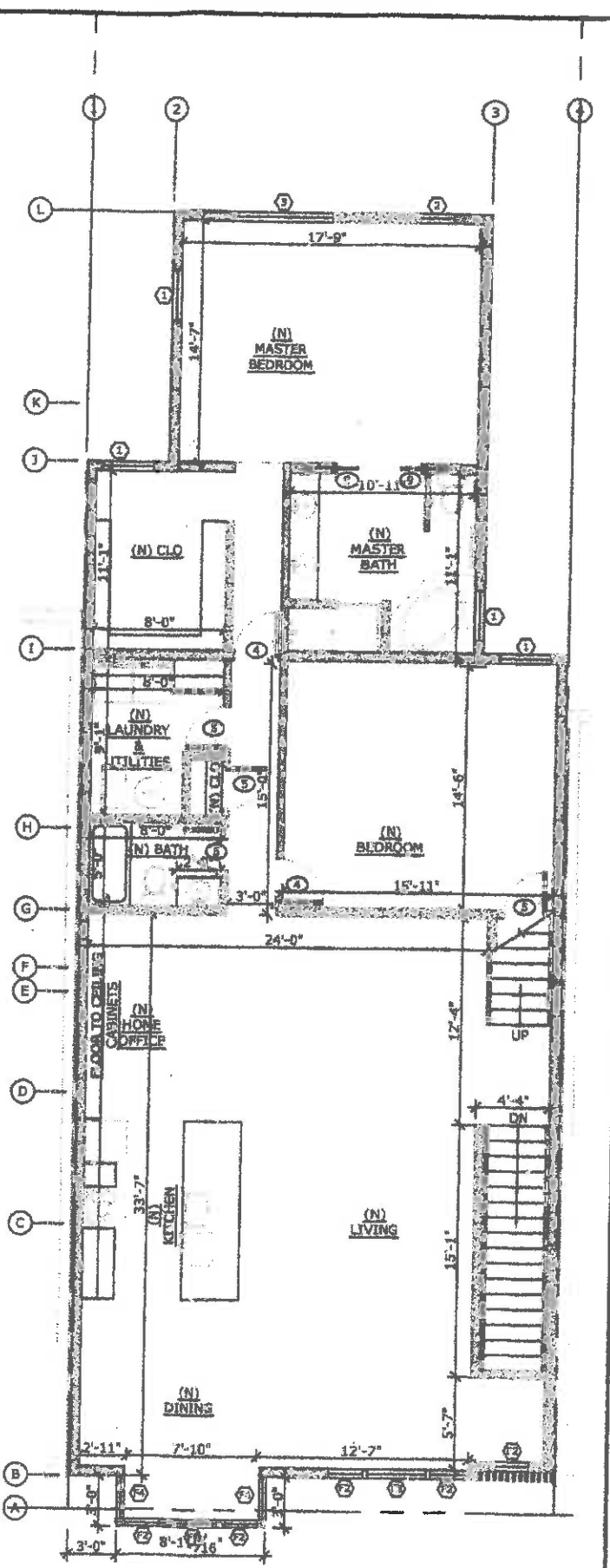
1 Existing First Floor Plan  
SCALE: 1"=1'-0"



2 Proposed First Floor Plan  
SCALE: 1"=1'-0"



3 Existing Second Floor Plan  
SCALE: 1"=1'-0"



4 Proposed Second Floor Plan  
SCALE: 1"=1'-0"

ENGINEER  
**BEAR DESIGN**  
2190 Bush Street  
San Francisco, CA 94115  
(415) 863-8900 Business  
(415) 946-3345 Fax

PROJECT  
Vertical & Horizontal Addition  
834 44th Ave.  
San Francisco, CA 94121  
Block / Lot: 1686 / 033  
Owner: Ralph Dayan

PROJECT NO  
2421

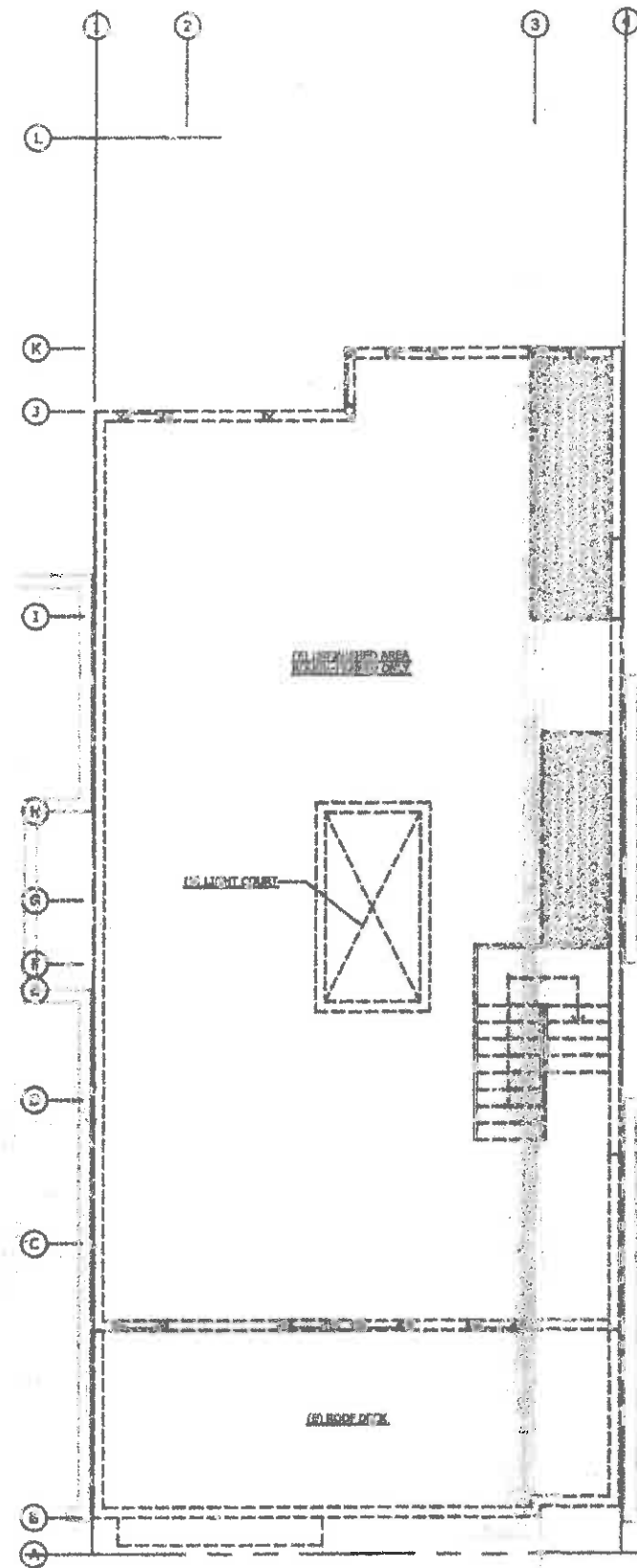
1-22-2014

SHEET CONTENTS  
Existing & Proposed  
First & Second Floor  
Plans

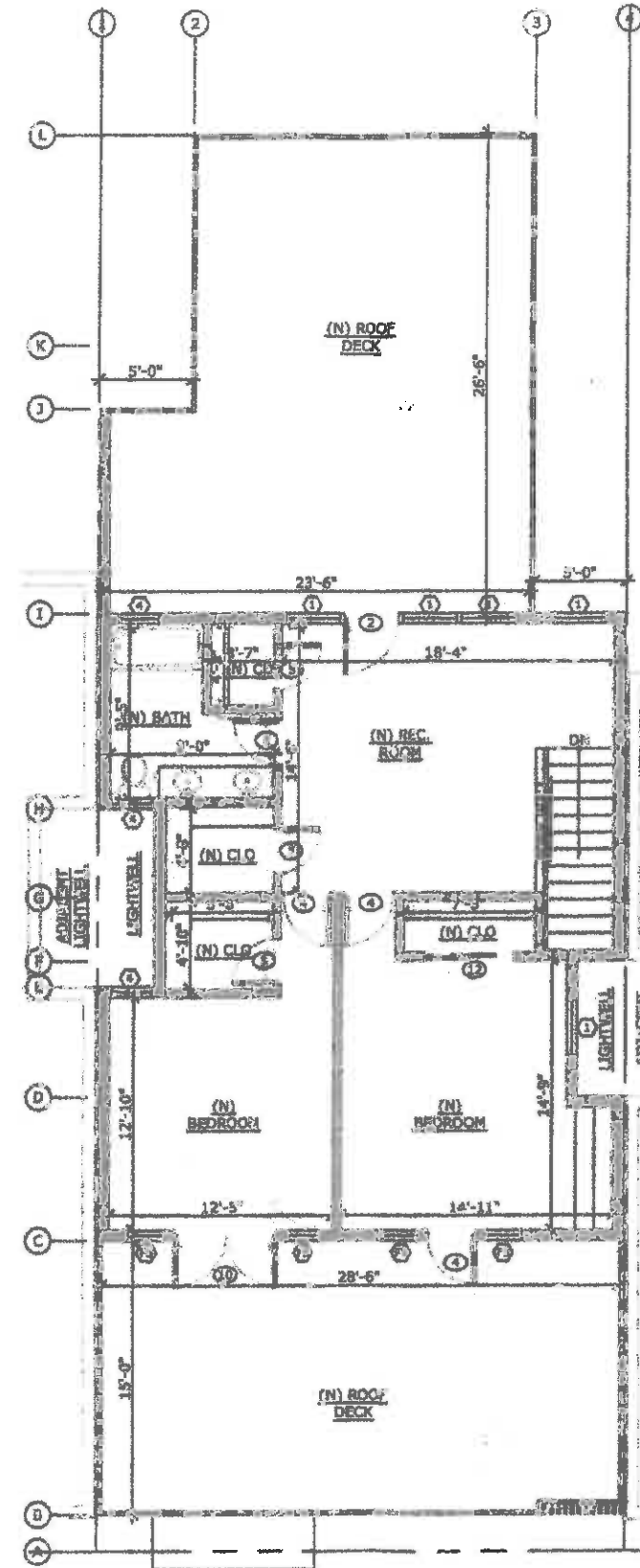


SHEET NUMBER

**A3**



5 Existing Third Floor Plan SCALE: 1"=1'-0"



6 Proposed Third Floor Plan SCALE: 1"=1'-0"

ENGINEER  
**BEAR DESIGN**  
 2190 Bush Street  
 San Francisco, CA 94115  
 (415) 863-8900 Business  
 (415) 946-3345 Fax

PROJECT  
**Vertical & Horizontal Addition**  
 834 44th Ave.  
 San Francisco, CA 94121  
 Block / Lot: 1686 / 033  
 Owner: Ralph Dayan

PROJECT NO  
**2421**

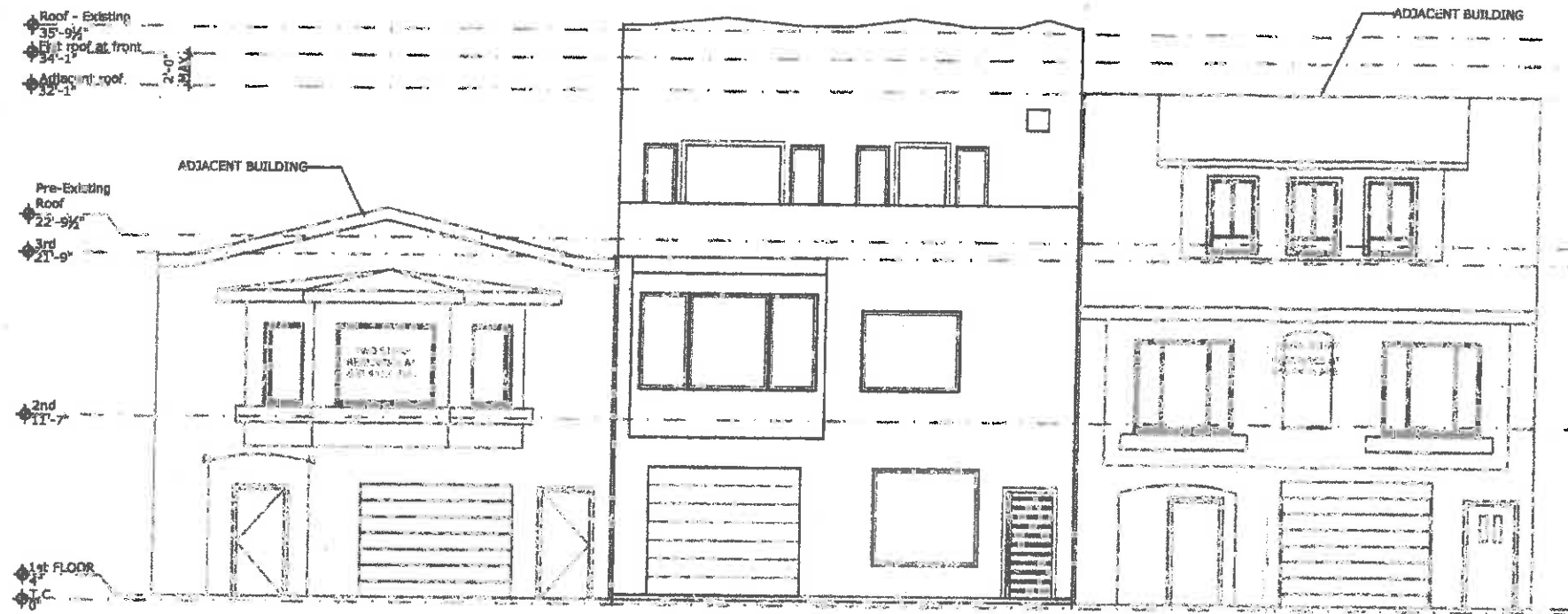
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SHEET CONTENTS

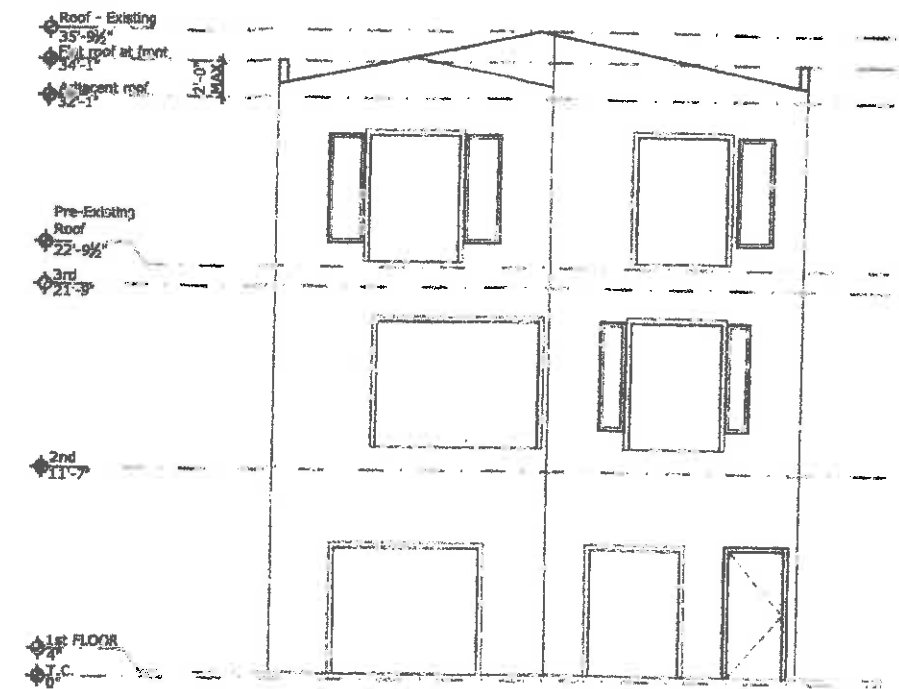
Existing & Proposed  
 Third Floor Plans

SHEET NUMBER

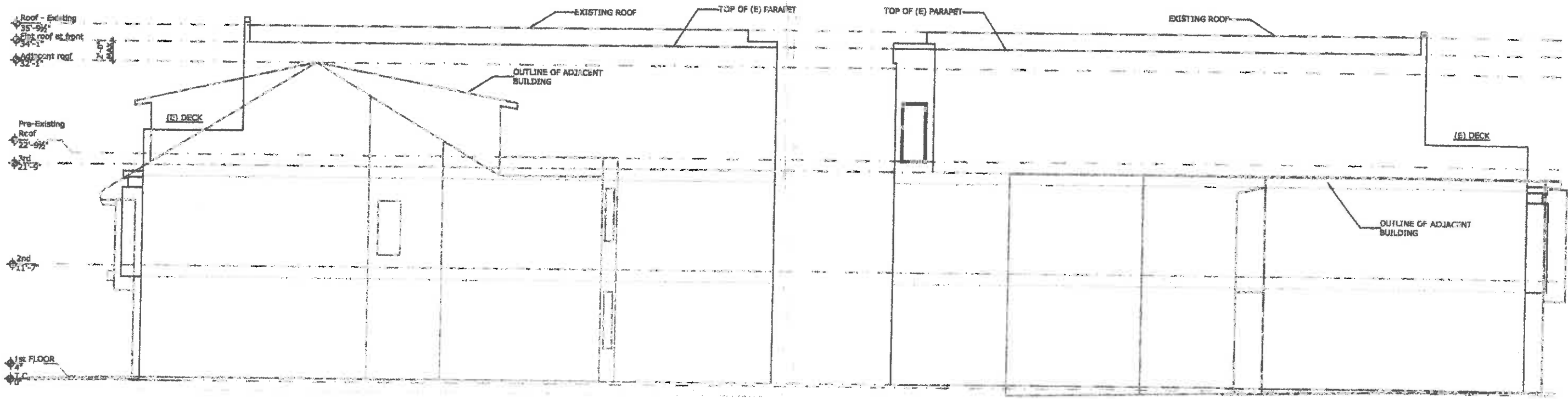
**A4**



1 Existing Front (West) Elevation  
SCALE: 3/32"=1'-0"



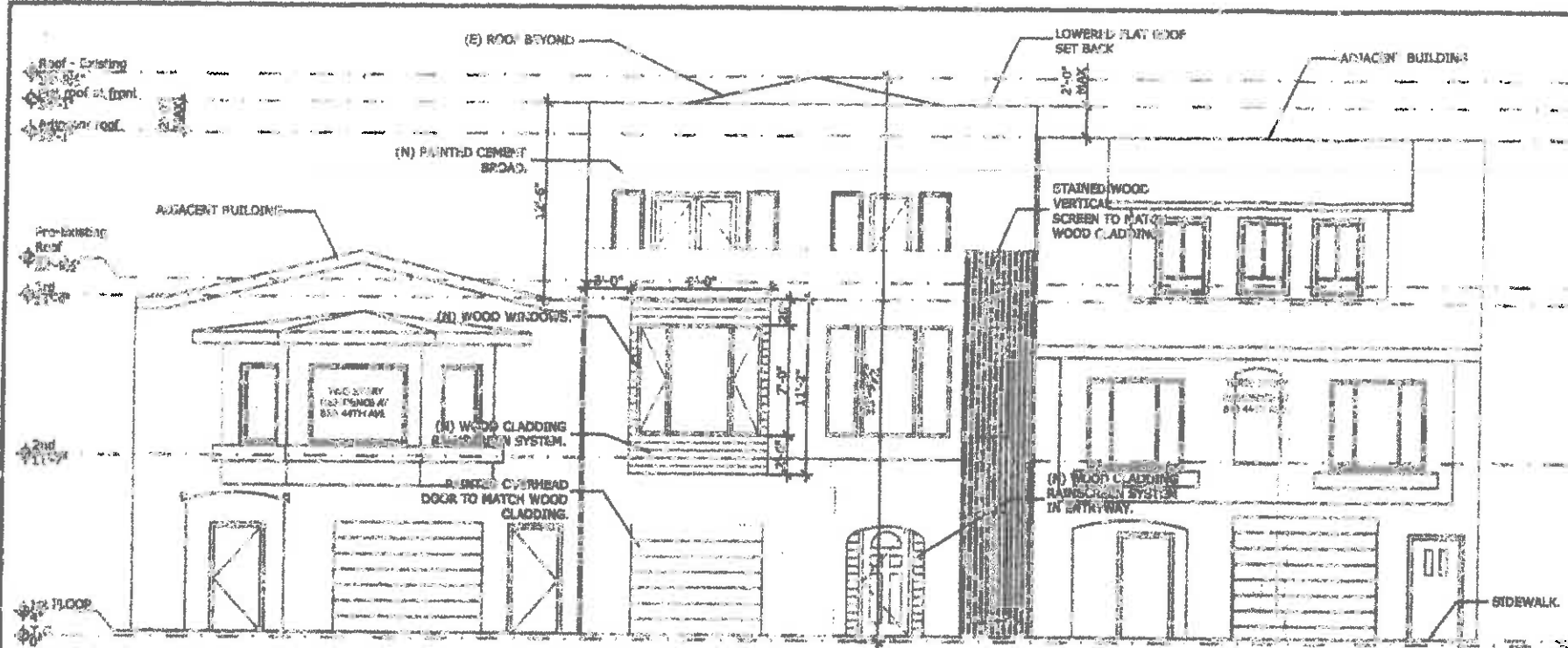
2 Existing Rear (East) Elevation  
SCALE: 3/32"=1'-0"



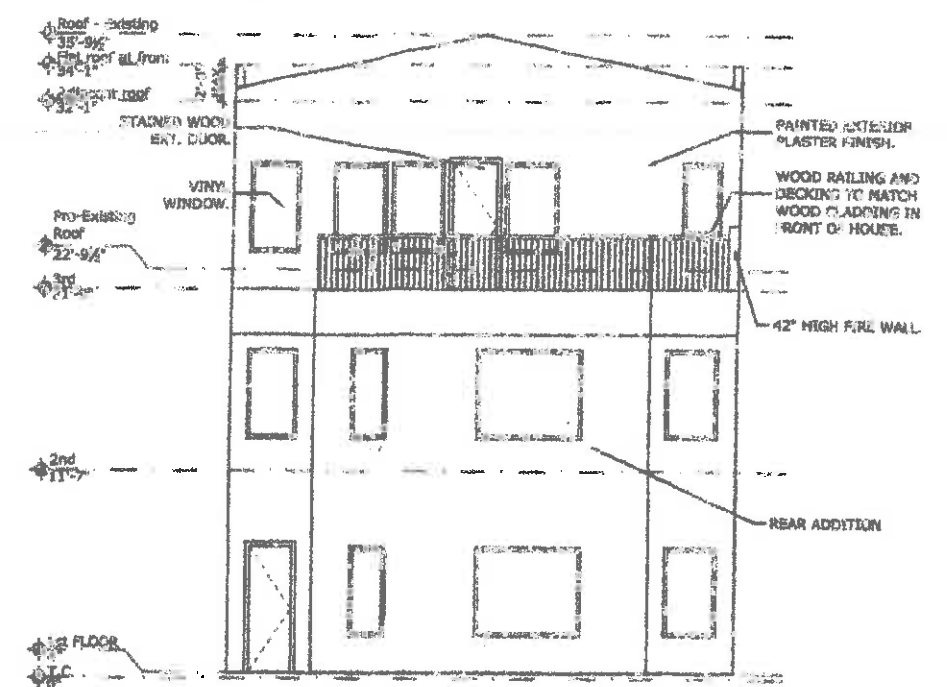
3 Existing Side (South) Elevation  
SCALE: 3/32"=1'-0"

4 Existing Side (North) Elevation  
SCALE: 3/32"=1'-0"

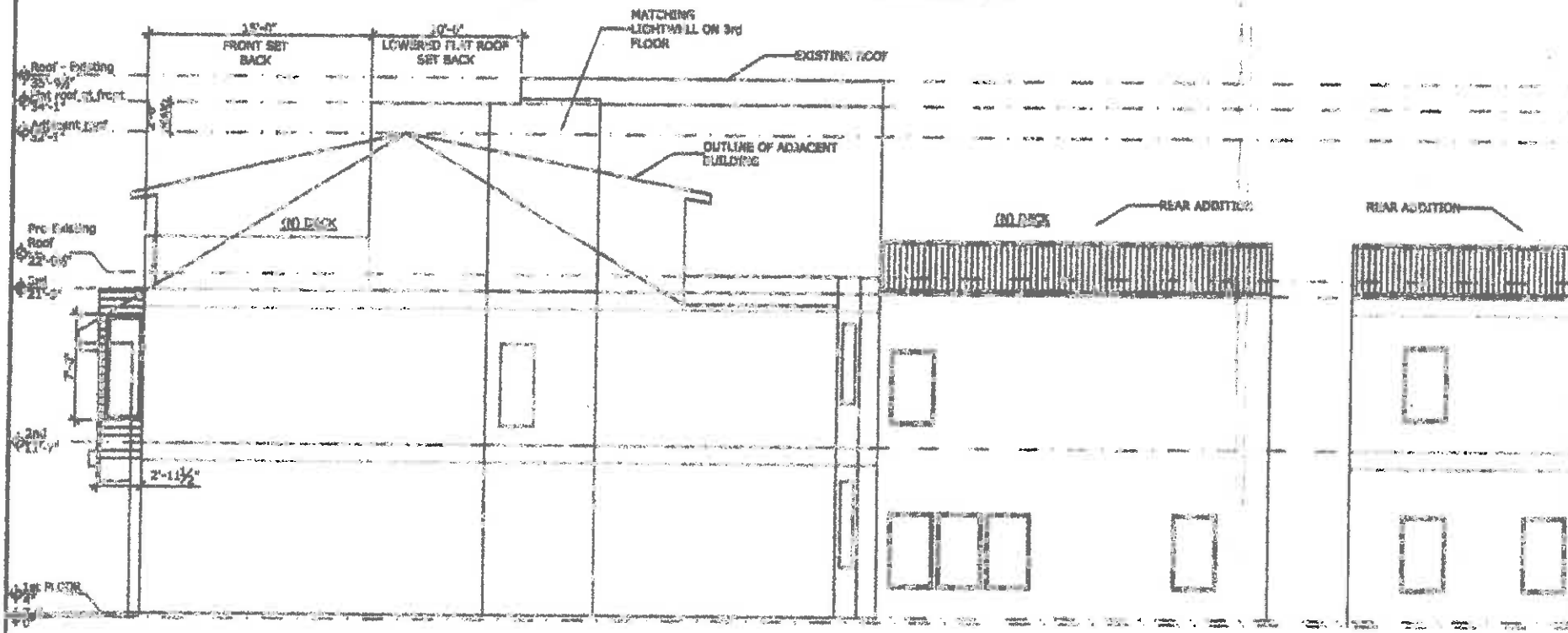
<p>ENGINEER</p> <p><b>BEAR DESIGN</b> 2190 Bush Street San Francisco, CA 94115 (415) 863-8900 Business (415) 946-3345 Fax</p>	<p>PROJECT</p> <p>Vertical &amp; Horizontal Addition 834 44th Ave. San Francisco, CA 94121 Block / Lot: 1686 / 033 Owner: Ralph Dayan</p>	<p>PROJECT NO</p> <p>2421</p> <p>1-10-2014</p>	<p>SHEET CONTENTS</p> <p>Existing Elevations</p>	<p>SHEET NUMBER</p> <p><b>A5</b></p>
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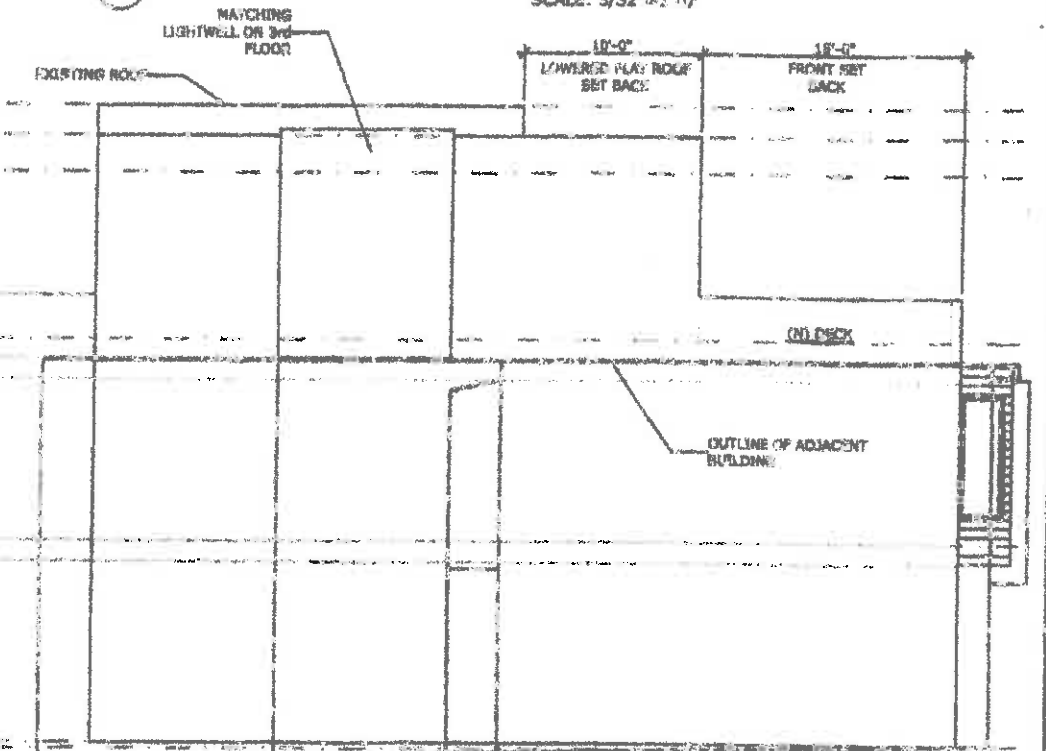
1 Proposed Front (West) Elevation  
SCALE: 3/32" = 1'-0"



2 Proposed Rear (East) Elevation  
SCALE: 3/32" = 1'-0"



3 Proposed Side (South) Elevation  
SCALE: 3/32" = 1'-0"



4 Proposed Side (North) Elevation  
SCALE: 3/32" = 1'-0"

<p>ENGINEER</p> <p><b>BEAR DESIGN</b></p> <p>2190 Bush Street San Francisco, CA 94115 (415) 863-8900 Business (415) 946-3345 Fax</p>	<p>PROJECT</p> <p>Vertical &amp; Horizontal Addition 834 44th Ave. San Francisco, CA 94121 Block / Lot: 1686 / 033 Owner: Ralph Dayan</p>	<p>PROJECT NO</p> <p>2421</p> <p>1-10-2014</p>	<p>SHEET CONTENTS</p> <p>Proposed Elevations</p>	<p>SHEET NUMBER</p> <p><b>A6</b></p>
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**EXHIBIT D**

**SUPPLEMENTAL TO APPELLANTS' BRIEF with HISTORY of THE PROJECT.  
PREPARED BY JAMES LI, CONSULTING ENGINEER**

**James Li P.E.**  
**CONSULTING ENGINEER**

1279 Hillcrest Blvd, Millbrae, CA 94030

Tel: (415) 810-0188

Fax: (650) 692-3898

*SUPPLEMENTAL*  
*TO* APPELLANT BRIEF *&*  
*PROJECT HISTORY*

**APPEAL to BPA #2011/10/04/6071S, 834 40TH AVENUE**

My client owns the property on 830 44th Avenue; we believe ***BPA #2011/10/04/6071S shall be denied .***

**A. History:**

On December 16, 2004, permit application PA#2004.12.16.1565 was filed by the former owner to alter the existing building at 834 40th Avenue. It was approved and the permit was issued on September 28, 2005 (see Exhibit #6). Construction started shortly after that.

In early 2006, we found some damages to our house created by this construction. We hired a structural engineer to perform an inspection and found 14 major problems (see exhibit #1).

On May 17, 2006, Notice of Violation #200670970 was issued by Building Department because the demolition exceeded the scope of allowable demolition as approved under PA#2004.12.16.1565 (see Exhibit #2).



**On April 9, 2007, an Unlawful Residential Demolition Hearing was conducted for this property. Building Department issued an Unlawful Demolition Order. In this Order, a demolition permit application and a new building permit application shall be submitted.**

On July 17, 2007, The former owner agreed that all 14 items in our engineer's report will be addressed to the satisfaction of the Board of Appeals through Chief Building Inspector Laurence Kornfield (see Exhibit #3).

On August 15, 2007, The former owner agreed to fix all items again except the method to repair the foundation (see Exhibit #4).

**But none of the items were fixed because the former owner had filed bankruptcy.**

On October 4, 2011, PA#2011.1004.6071 was filed by the new owner. When this permit was under review by Planning, my client filed a complaint to the Planning Department. At that time, the planner was off. When she came back, she told us that we have missed the deadline to file a discretionary review (see Exhibit #5).

**B. Why this permit shall be denied.**

- 1. The existing building was altered in violations with the building code. 95% of the old building components was demolished and re-constructed without proper building permit. An Unlawful Demolition Order was issued. In the Unlawful Demolition Order, a demolition permit application and a new building permit application shall be submitted. Not an alteration permit application like this one.**

- 2. Building components that were altered in 2006 without permit were shown as existing on the new plans. Since these building components were constructed without proper permit so they are illegal construction. How can an addition be built on an illegal construction. These building components should be shown as new components in the new plans and shall be designed to comply with the current Building Code.**
  
- 3. Siding in our exterior wall next to this building was removed by the former contractor. New siding has to be re-installed to our exterior wall. But I don't see how the siding will can be re-install without demolished this subject existing building.**
  
- 4. Items cited in our engineer report in 2007 were not addressed in the new plans.**

**In here, I would like to point out some of the remaining problems:**

- On Detail 3/S-4 of the approved plans under PA#2004.12.16.1565, a separation between buildings was shown. But the foundation was constructed against our foundation without any separation. It encroached into our property (see photo #3).
  
- On sheet A-1 of the approved plans under PA#2004.12.16.1565, the exterior walls next to the north and south property lines were shown as existing walls. However, these walls were removed and replaced (see photos in Notice of Violation issued by the Building Department on May 17, 2006). In addition, these walls were constructed over the property line by removing our siding and then built right

against our wood studs. The exterior siding, trims, and flashing on the neighbor's exterior wall were clearly over our building (see photos #1, 2,&4).

- Foundation, exterior wall, and stairs in our property were damaged by the neighbor's contractor. these damages should be repaired and cost should be paid for by the neighbor.

**C. The design issues to the proposed plans:**

- The roof deck at front of 3<sup>rd</sup> floor creates a safety issue for us. we would like to eliminate it (see photos #5).
- Please provide a light well at the north to match our existing light well.

Sincerely yours.



James Li P.E.

## 1. Reinstall Exterior Wall back to our Property



Mr. Ip removed from our property a section portion of our exterior wall and replaced it with a board as part of his wall. The exterior wall of this section portion of our building is missing.

Mr. Ip needs to reinstall a exterior wall back to our property and set a one and a half inches clear seperation between our properties.



## 2. Property Encroachment

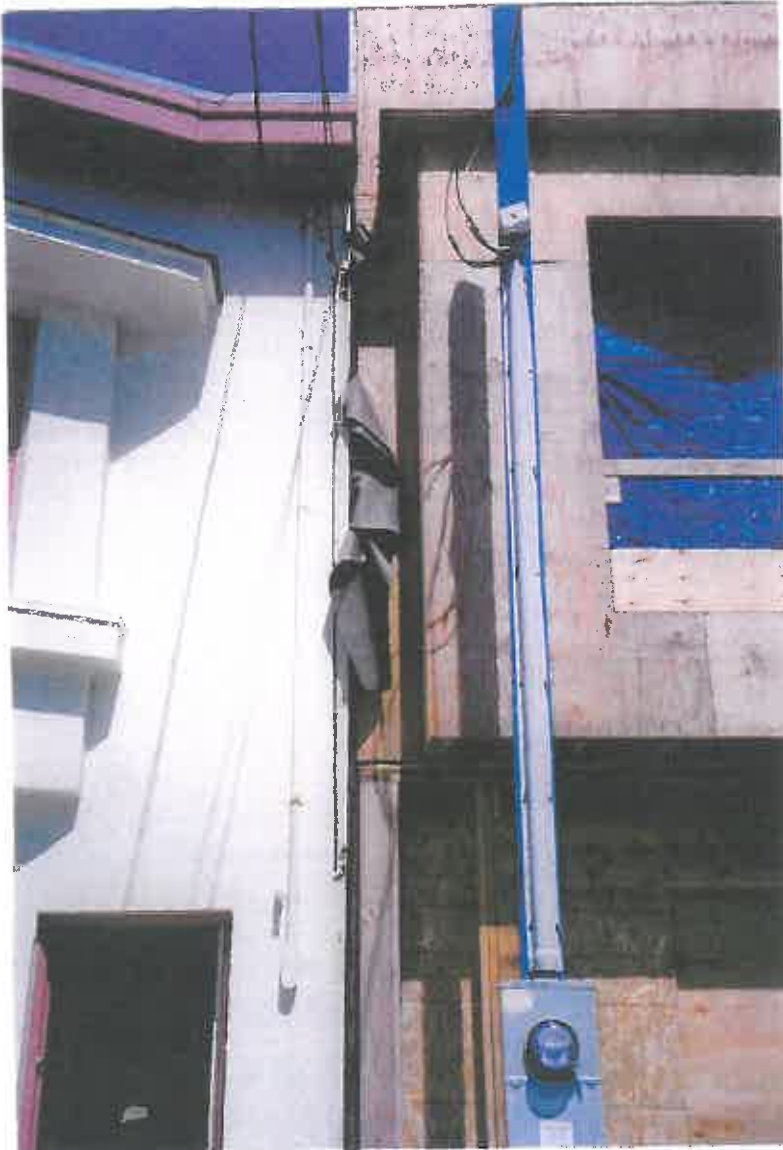
Some of the construction was overbuilt to our side.

1). In the rear of the house.

There should not be any encroachment to our property.

Need to remove all wood trim and flashing. Building separation setback one and a half inches clear from our building.





2). In the front of the house.

Encroachment into our building.

The trim and siding on the exterior wall of his building needs to be removed. There needs to be a one and a half inches clear separation between our buildings.



### 3. Foundation Encroachment



1). The front of the house

Mr. Ip took out our wood and encroached his foundation into our property.

Need to setback foundation one and a half inches from our property and repair all damages.



2). The side of the house.

There is foundation encroachment to our property. Crack and damaged our wall.

Need to repair all damages and setback one and a half inches from our property.

## 4. Damages to our Building



During construction, there were damages made to our building.

Mr. Ip needs to repair all damages.

1). Crack in the front wall.



2). Section of the foundation in the front fell off.



3). Crack in the back wall.



4). Section of the foundation fell off on the side of our building.

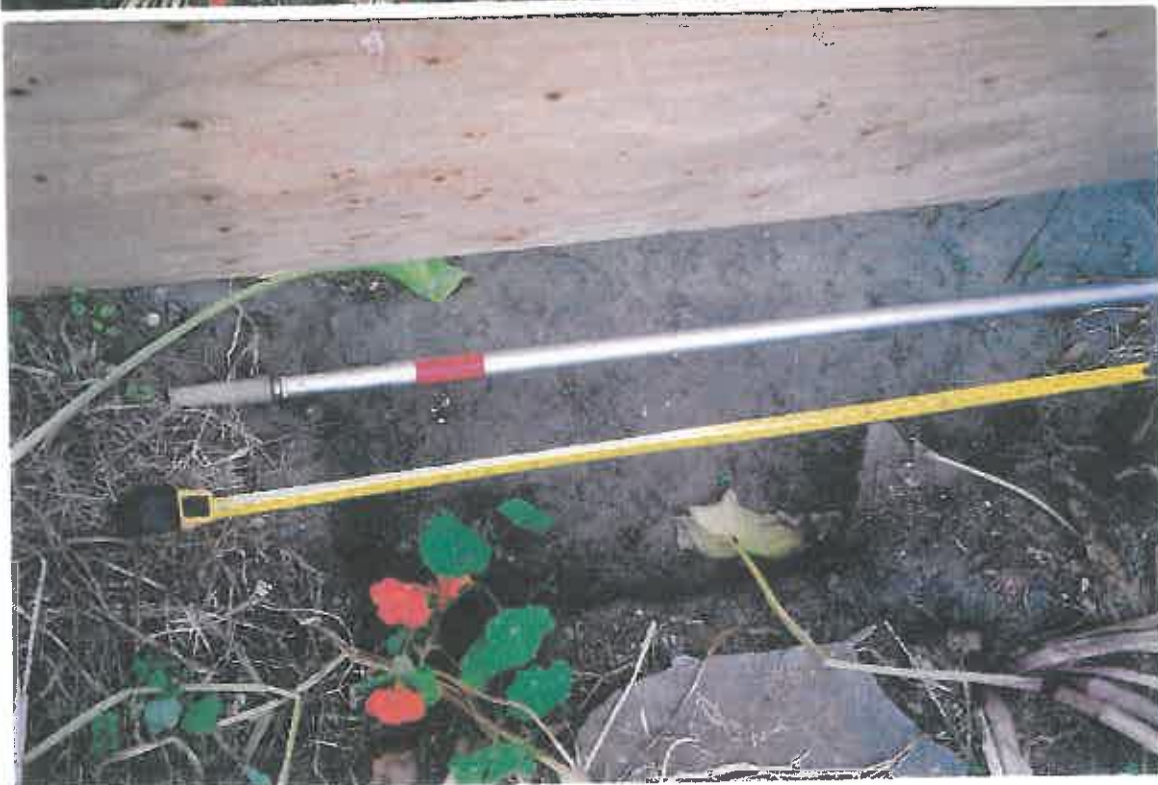
## 5. Deck Concern

Because our roof and his deck are at the same level, it is very easy for them to climb over to our roof. Also, it is very convenient for them to throw things over to our roof. We are concerned about potential fire hazards and safety that can occur on our roof, therefore we strongly oppose to a deck next to our roof.



## 6. Backyard Damage

Mr. Ip dug a huge hole in our backyard without our permission, acknowledgement, and consent. He did this repeatedly throughout the entire construction process and harassed us when we made any comments. This is just one of many examples of Mr. Ip's lack of consideration and respect for his neighbors. We want to know what he is trying to do to our yard and demand that he make public his intentions and plans to us so we know what he is doing and have a say on our behalf.



# Exhibit #1

Mr. and Mrs. Tam Chun Shan  
830 44<sup>th</sup> Avenue  
San Francisco, CA 94121

RE: Construction of 834-44 Avenue

Dear Mr. and Mrs. Tam,

As requested, my associate Mr. Paul Lei visited your home to observe the construction of 834 44<sup>th</sup> Avenue, the building immediately south of your home at 830 44<sup>th</sup> Avenue in order to confirm your belief that the on-going construction has an adverse impact on your property.

The followings are the summary of Mr. Lei's observation:

1. **Building Dimension:** According to the approved project plans Sheet A-2, the width of the building at the first floor is 28'-10", and on Sheet A-3, the width of the second floor is 28'-9". There should be a minimum of 1" gaps between buildings for ventilation between buildings. As observed, the building as built has its exterior butted against the south wall of 830 - 44<sup>th</sup> Avenue leaving no gap between buildings. Please see attached photos. #1 and #2
2. On the left side of the building, the approved plans called for Stucco finishes matching existing. Instead it is now finished with Hardi-Planks which are not acceptable according to the neighbors. Please see attached photos. #10 and #20.
3. The concrete footing of 834 44<sup>th</sup> Avenue touch the existing wood members of 830 44<sup>th</sup> Avenue. Photos. # 3, #4, and #5 shows the front walls between the building, and showing the construction has removed the sidings of 830 44<sup>th</sup> Avenue, and poured its new foundation next to the old foundation of 830 44<sup>th</sup> Avenue, Photo #6 shows the light-well area of 830 44<sup>th</sup> Avenue where as the construction removed the sidings of 830 44<sup>th</sup> Avenue and replaced with a piece of new plywood. Please note that the construction paper of the north wall of 834 44<sup>th</sup> Avenue butts against plywood, there is no gap for them to replace sidings for 830 44<sup>th</sup> Avenue, and whatever the finish needed for the wall of 834 44<sup>th</sup> Avenue will encroach into the lightwell of 830 44<sup>th</sup> Avenue.
4. The new foundation of 834 44<sup>th</sup> Avenue encroaches into 830 44<sup>th</sup> Avenue as shown on photos #7, and #8. Please note that the vertical boards are fence of the lightwell of 830 44<sup>th</sup> Avenue, new concrete foundation of 834 44<sup>th</sup> Avenue was poured right underneath it.
5. Photos #9 and #10 shows that metal flashing covers the gap between building at the rear and cut off ventilations between buildings.
6. Photo #9 shows nailing of flashing on 830 44<sup>th</sup> Avenue without permission. (needs to remove)
7. The construction of 834 44<sup>th</sup> Avenue damaged the footing and garage slab. Please see Photo #11, and #12. (The crack on the floor slab has been repaired.)
8. The ceiling at the living room was damaged (with new cracks). Please see Photo #13.
9. The construction also damaged the porch roof and leaking occurred. Please see photos #14 and #16.
10. The construction also removed the exterior wall panels (plywood siding). A piece of plywood was installed without proper water-proofing. (No construction paper underneath the plywood.)
11. The flashing installed on top of the roof of 830 44<sup>th</sup> avenue will lead more water to the roof of 830 44<sup>th</sup> Avenue. When they stucco over the flashings or build sidings over the flashing, it will create problem for the Owner of 830 44<sup>th</sup> Avenue when they need to put a vertical addition in the future.

Mr. and Mrs. Tam Chun Shan  
830 44<sup>th</sup> Avenue  
Page 2 of 2

12. During constructions, contractor and his workmen use the roof of 830 44<sup>th</sup> Avenue without getting permission.
13. The Owner is concerned about the guard wall at the front deck is not high enough for security issue. People will climb over. Something higher should be installed.
14. The dry rotted and termite infested wood members should be remove prior to continuation of construction. Please see Photo #3.

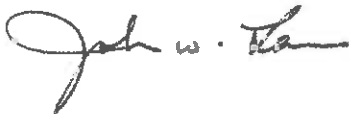
In reviewing the plan, there seemed to be a mistake during the Planning review. Since 830 44<sup>th</sup> Avenue has a lightwell along his south wall, the 3<sup>rd</sup> story addition of 834 44<sup>th</sup> Avenue should have a matching light-well.

I have also discussed this matter with Mr. Edward Sweeney, Acting Deputy Director/Chief Building Inspector of the Department of Building Inspection. He explained that this case is with the Board of Permit Appeal, and most likely that they cannot over-rule the Building Department's determination that this is an illegal demolition case and most likely that no construction work will be allowed on 834 44<sup>th</sup> Avenue for 5 years. He also advised that the encroachment issue should be resolved through legal process.

Since you are seeking legal advice, I am suggesting that you have an attorney to state your case and prepare a written response and deliver it to the Board of Permit Appeal by June 14. In that response, may be you can ask the Board of Permit Appeal to grand special permission for the Owner of 834 44<sup>th</sup> Avenue to perform correction works affecting Owners of both adjacent properties. If this is not possible, please seek advice from the attorney.

Should you have any question, please don't hesitate to call me.

Sincerely,



John W. Lau, PE



ITO #2



PHOTO #5



PHOTO #6





17/10



8# 010



PHOTO #9

830



PHOTO #10





photo # 12



PHOTO #13

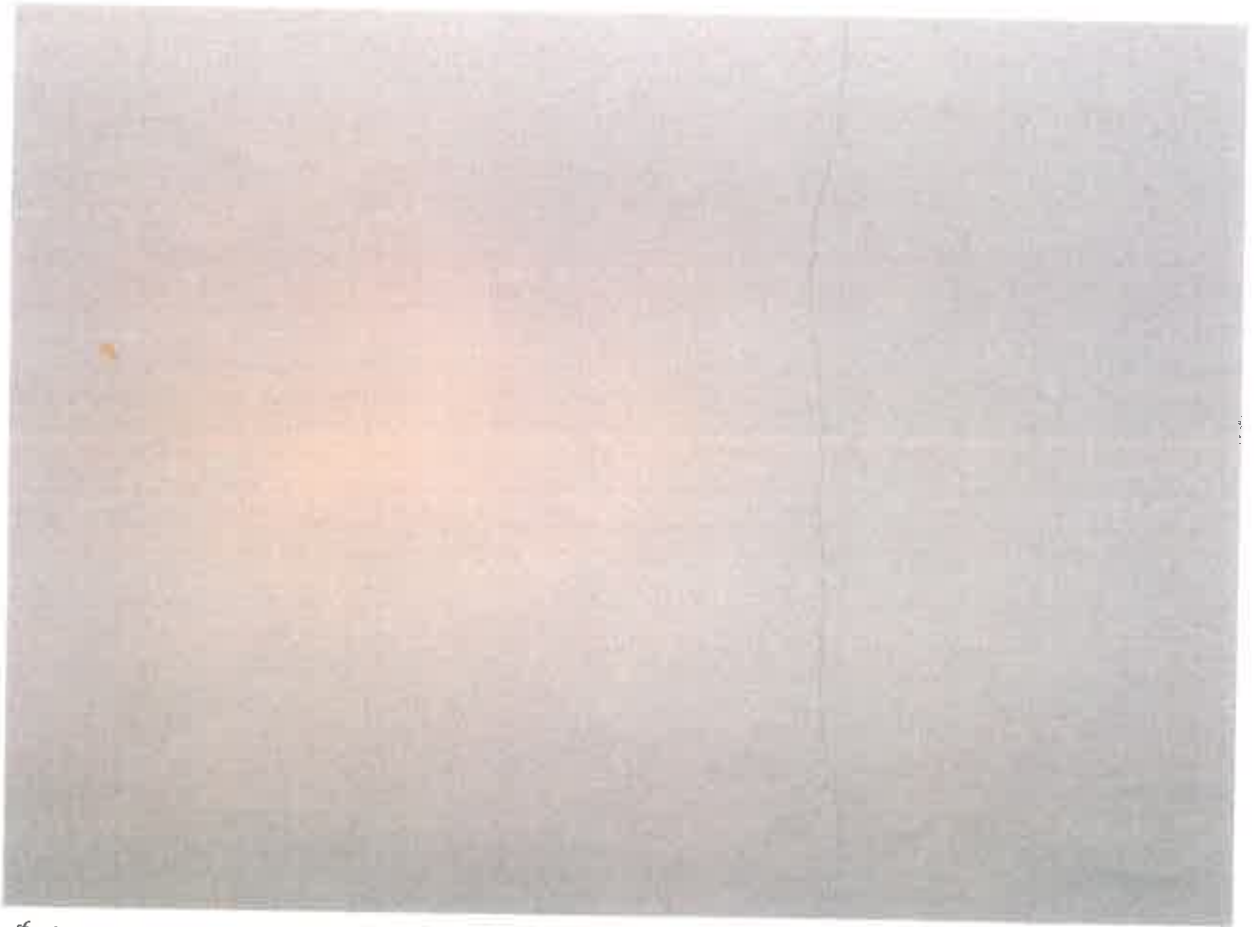


PHOTO #14



PHOTO #15



PHOTO #16



PHOTO #17

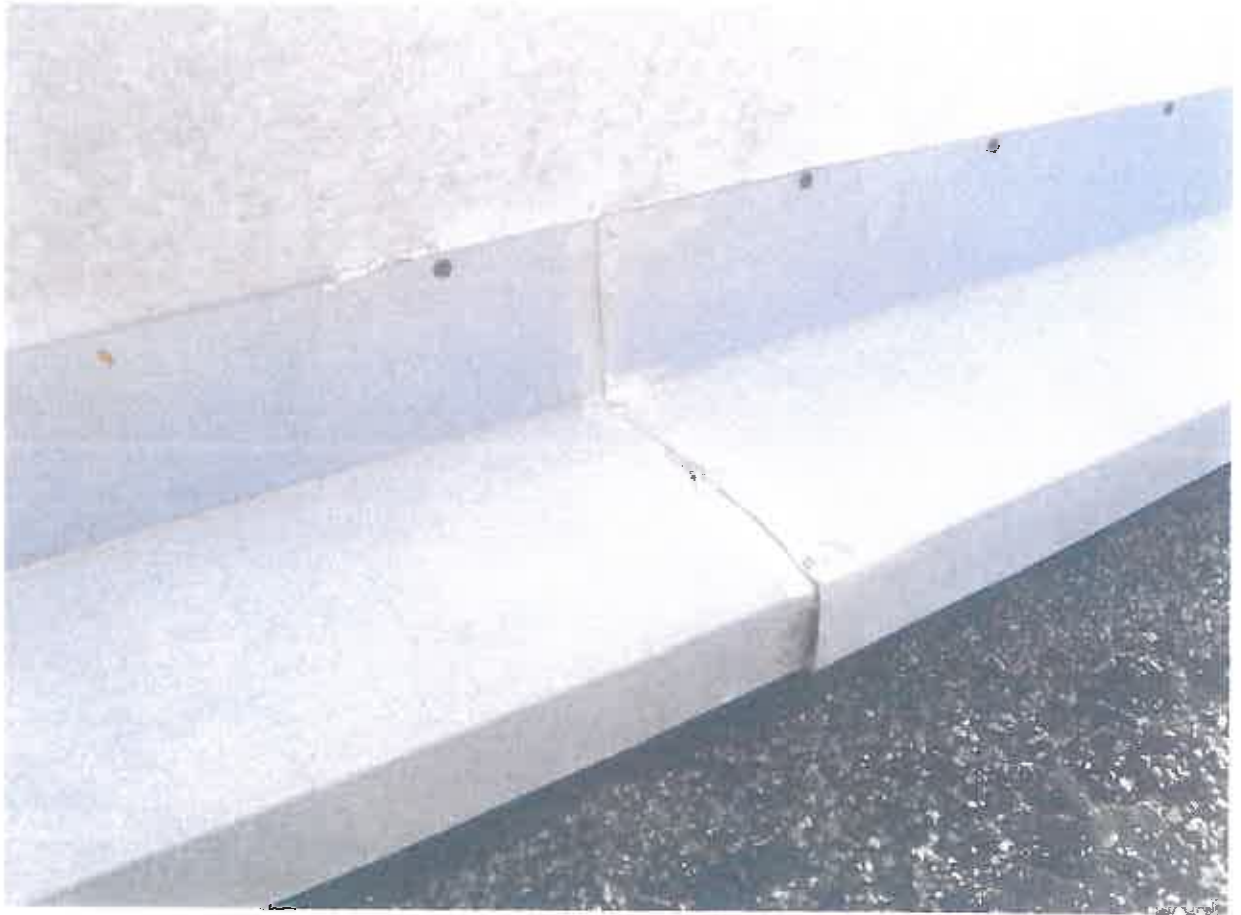


PHOTO #18



6-2-11-11

PHOTO # 19

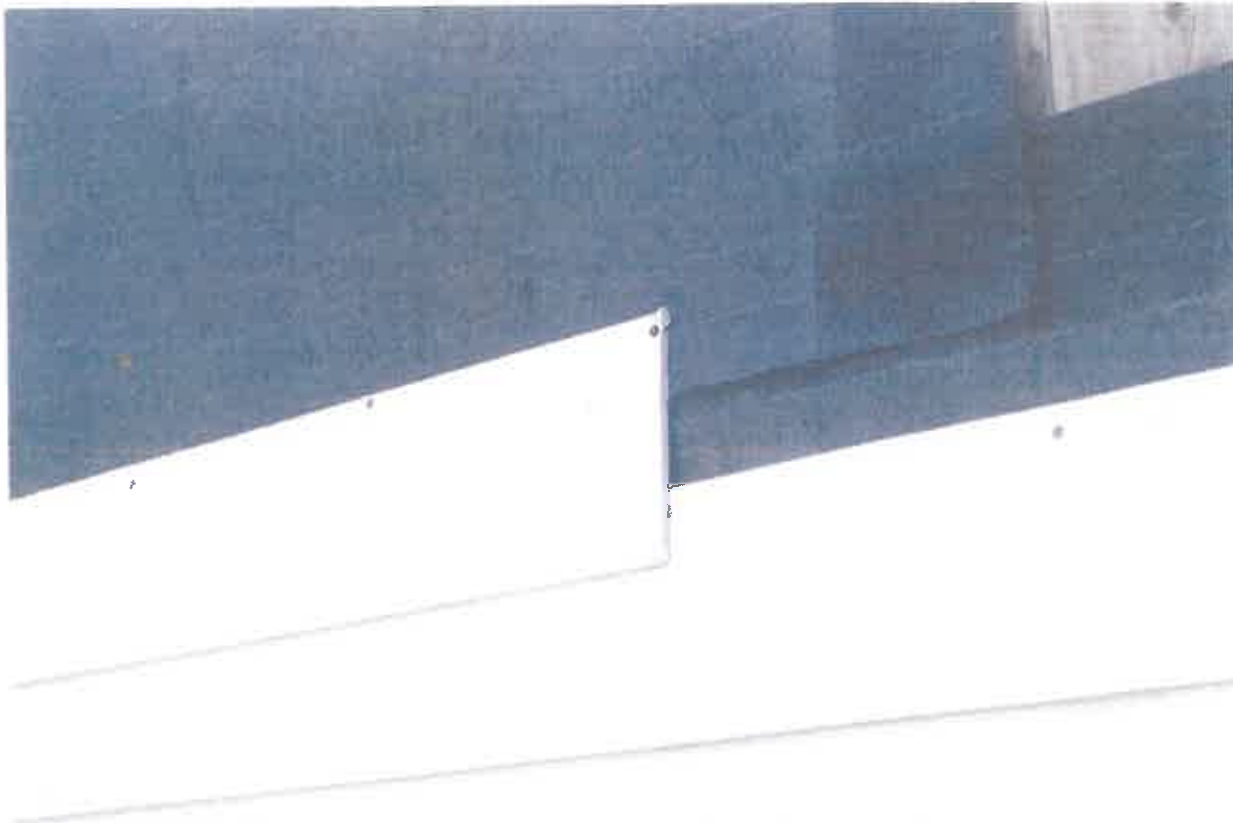


PHOTO # 20



6/1



COMPLAINT NUMBER

DEPARTMENT OF BUILDING INSPECTION

- FIRST NOTICE
SECOND NOTICE
OTHER:

City and County of San Francisco
1660 Mission St. San Francisco, CA 94103 - 2414

ADDRESS 334 44TH AVE

OCCUPANCY / USE R3 - 2 UNIT RESIDENTIAL

CONST. TYPE TYPE II

200609766
DATE 5/17/06

BLOCK 1686 LOT 03

STORIES 3 BASEMENT

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

OWNER / AGENT EDUARDO IP PHONE #

MAILING ADDRESS CITY ZIP

PERSON CONTACTED @ SITE PHONE #

VIOLATION DESCRIPTION:

- WORK WITHOUT PERMIT (SFBC 106.1.1); ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106.4.7);
EXPIRED PERMIT (SFBC 106.4.4); CANCELLED PERMIT (SFBC 106.3.7) PAF
UNSAFE BUILDING (SFBC 102); SEE ATTACHMENTS

YOU HAVE EXCEEDED THE SCOPE OF ALLOWABLE DEMOLITION AS APPROVED UNDER P.A.# 200412161565. SPECIFICALLY YOU HAVE DEMOLISHED 100% OF THE INTERIOR & EXTERIOR ELEMENTS @ THE 2ND STORY, 100% OF THE FLOOR/CEILING ASSEMBLY BETWEEN THE 1ST & 2ND STORY, 100% OF THE INTERIOR @ THE 1ST STORY AND OVER 50% OF THE EXTERIOR @ THE 1ST STORY. THE PREVIOUSLY APPROVED SCOPE OF WORK DOES NOT ALLOW FOR THE EXTENT OF DEMOLITION THEREFOR THIS CONSTITUTES AN UNLAWFUL DEMOLITION

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

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

- FILE BUILDING PERMIT APPLICATION WITHIN 15 DAYS WITH PLANS
OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED.
YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDING
FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS

STOP ALL WORK. FILE A NEW 50% PERMIT APPLICATION, W/PLANS FOR REVIEW BY THE PLANNING & BUILDING DEPARTMENTS. THE REVISED PLANS MUST SHOW EXISTING CONDITIONS BEFORE DEMOLITION, A DEMOLITION PLAN SHOWING FULL EXTENT OF CURRENT DEMOLITION AND A PROPOSED PLAN. INCLUDE COPY OF INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

- 1x Fee (Work w/o Permit after 9/1/00)
2x Fee (Work Exceeding Scope of Permit)
Other
Reinspection Fee \$
No penalty (Work w/o permit prior to 9/1/00)

APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED WITHOUT PERMIT

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR STEVE HAINAL

OFFICE HOURS 7:30 TO 8:30 AM AND 3:00 TO 4:00 PM

PHONE # 558-6134

- By: (Inspector's Signature) District #
CC: BCP EID PID BID HIS CED CPC DAD SFFD DPH RPC
Building Inspection Division 3rd Floor, 1660 Mission St. 558-6
Housing Inspection Services 6th Floor, 1660 Mission St. 558-6
Electrical Inspection Division 3rd Floor, 1660 Mission St. 558-6
Plumbing Inspection Division 3rd Floor, 1660 Mission St. 558-6
Code Enforcement Division 3rd Floor, 1660 Mission St. 558-6





THE CITY OF SAN FRANCISCO  
 of the San Francisco Municipal Code Regs. of the Dept. of Building Inspection  
 Substandard or Nonconforming Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION

- FIRST NOTICE  
 SECOND NOTICE  
 OTHER: \_\_\_\_\_

COMPLAINT NUMBER

City and County of San Francisco  
 1680 Mission St. • San Francisco, CA 94103 - 2414

ADDRESS R34 44th Ave

DATE 5/12/06

OCCUPANCY / USE R3 2 UNIT RESIDENTIAL

BLOCK 1680 LOT R3

CONST. TYPE TYPE 3

STORIES 2  BASEMENT

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

OWNER / AGENT EDMUND IP

PHONE # \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ ZIP \_\_\_\_\_

PERSON CONTACTED @ SITE EDMUND IP PHONE # \_\_\_\_\_

**VIOLATION DESCRIPTION:**

- WORK WITHOUT PERMIT (SFBC 106.1.1);  ADDITIONAL WORK-PERMIT REQUIRED (SFBC 104.4.7);  
 EXPIRED PERMIT (SFBC 106.4.3);  CANCELLED PERMIT (SFBC 105.3.7) PA# \_\_\_\_\_  
 UNSAFE BUILDING (SFBC 102);  SEE ATTACHMENTS

CODE / SECTION

YOU HAVE FAILED TO COMPLY WITH THE PREVIOUS NOTICE OF VIOLATION DATED 5/17/06 WHICH WAS ISSUED FOR AN UNLAWFUL DEMOLITION. IN PARTICULAR, YOU HAVE NOT COMPLIED WITH THE ORDER TO STOP ALL WORK.

SFBC 103

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

**CORRECTIVE ACTION:**

- STOP ALL WORK SFBC 104.2.4  
 FILE BUILDING PERMIT APPLICATION WITHIN \_\_\_\_\_ DAYS (WITH PLANS) A Copy of This Notice Must Accompany the Permit Application.  
 OBTAIN PERMIT WITHIN \_\_\_\_\_ DAYS AND COMPLETE ALL WORK WITHIN \_\_\_\_\_ DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.  
 CORRECT VIOLATIONS WITHIN \_\_\_\_\_ DAYS.  NO PERMIT REQUIRED.

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED 5/17/06. THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS  
 FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNING!

YOU WILL BE NOTIFIED OF THE TIME AND PLACE OF THE DIRECTOR'S HEARING.

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation  
 1x Fee (Work w/o Permit after 9/1/00)  2x Fee (Work Exceeding Scope of Permit)  
 Other \_\_\_\_\_  Retrospection Fee \$ \_\_\_\_\_  No penalty (Work w/o permit prior to 9/1/00)

APPROX. DATE OF WORK W/O PERMIT \_\_\_\_\_ VALUE OF WORK PERFORMED WITHOUT PERMITS \_\_\_\_\_

**BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION**

CONTACT INSPECTOR STEVE HANNAH  
 (Inspector - Print Name)

OFFICE HOURS 7:30 TO 8:30 AM AND 3:00 TO 4:00 PM

PHONE # 558-6154

By: (Inspector's Signature) [Signature] DISTRICT # 5

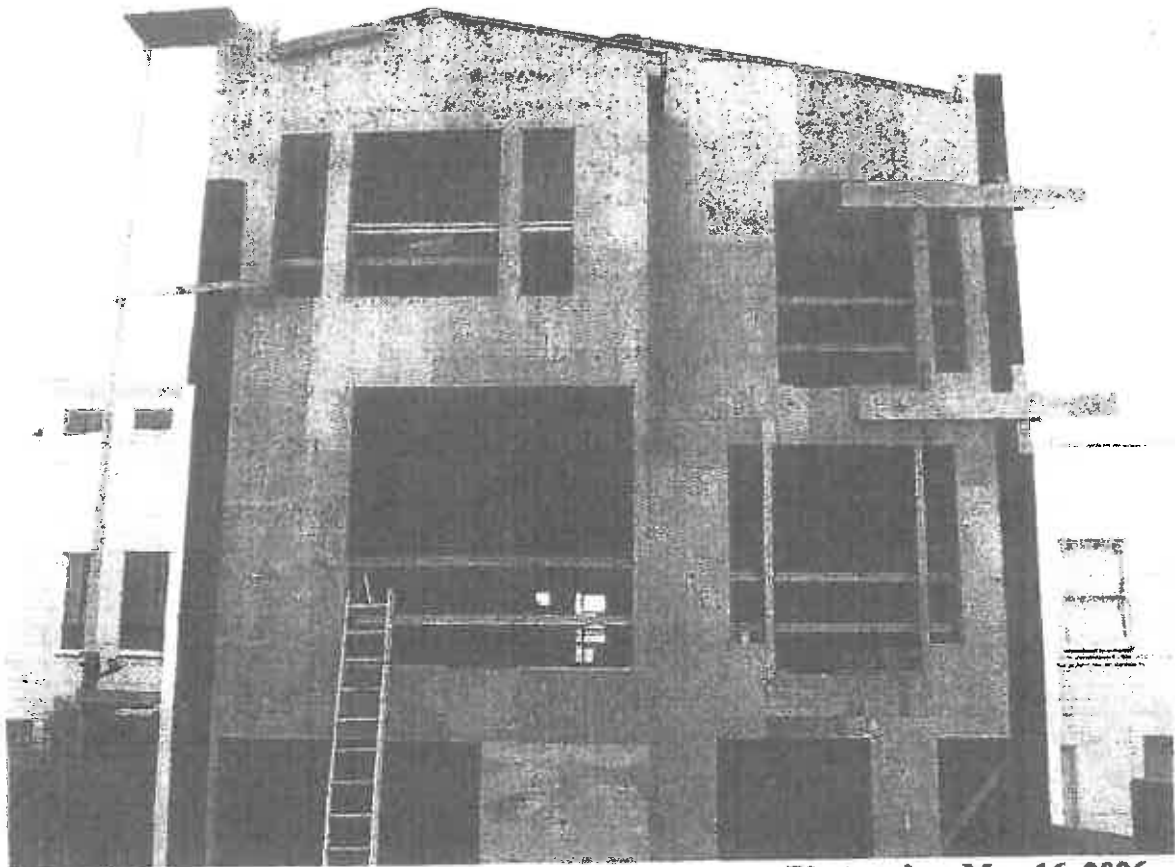
CC:  DCP  EID  FID  SID  HIS  CED  CPC  DAD  SFPD  DPH  RPC

- Building Inspection Division  
 3rd Floor, 1680 Mission St. 550-E  
 Plumbing Inspection Division  
 6th Floor, 1680 Mission St. 553-E  
 Electrical Inspection Division  
 3rd Floor, 1680 Mission St. 558-E  
 Plumbing Inspection Division  
 3rd Floor, 1680 Mission St. 558-E  
 Code Enforcement Division  
 3rd Floor, 1680 Mission St. 558-E



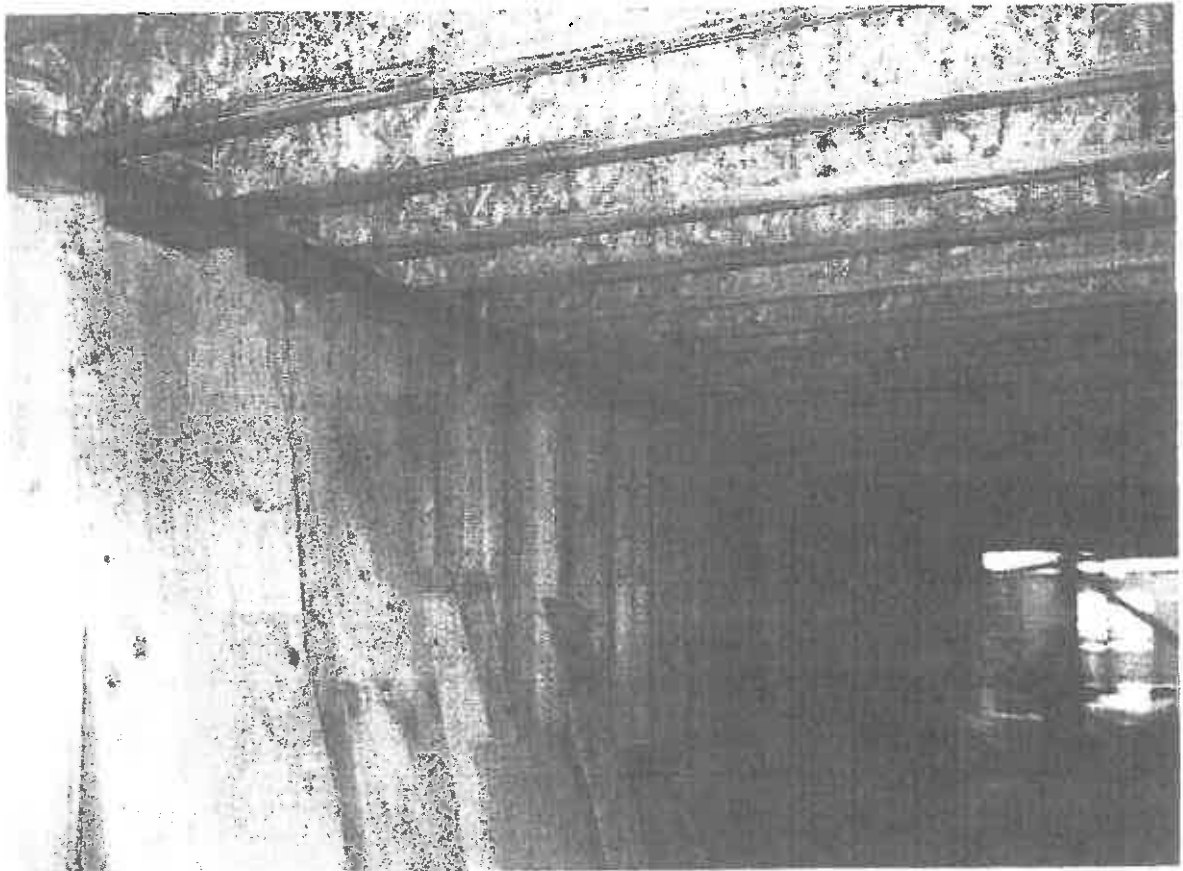
**834-44<sup>th</sup> Ave**

**Photo taken May 16, 2006**



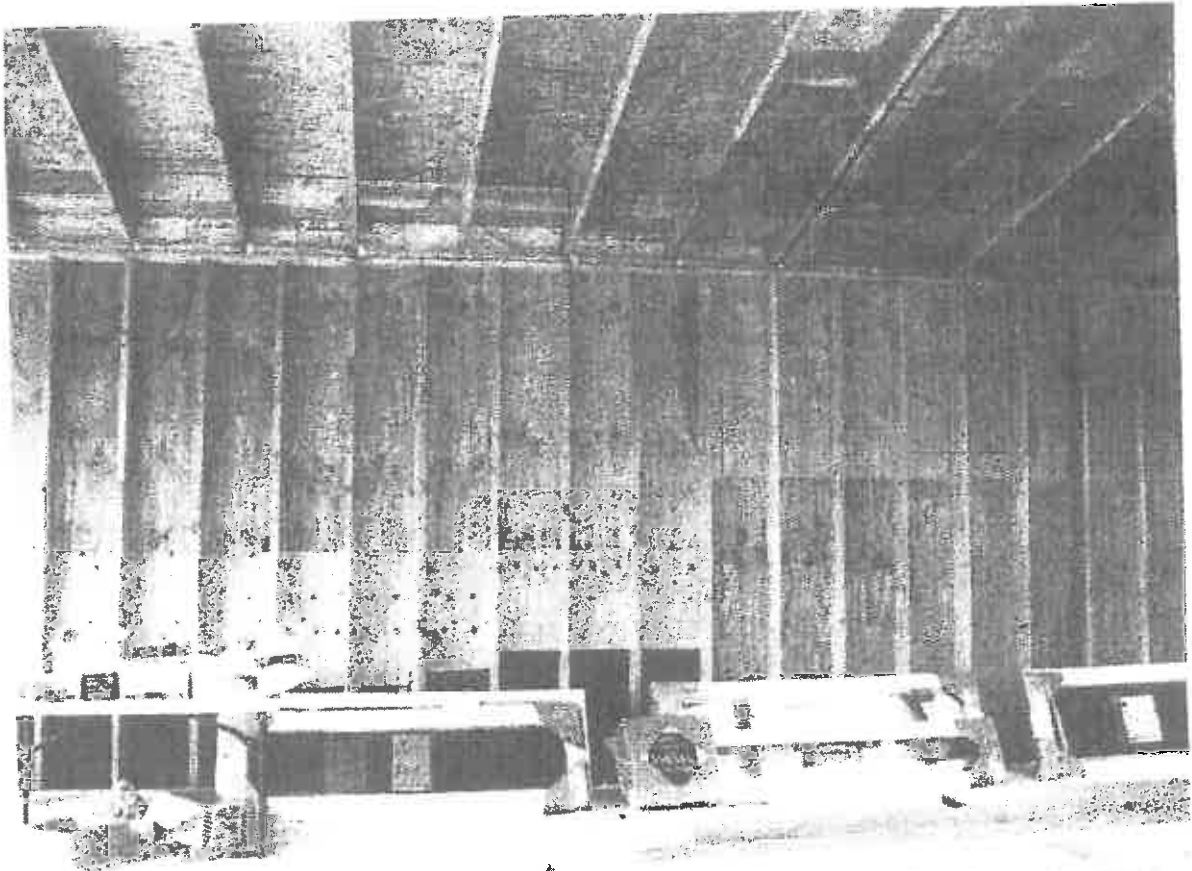
834-44<sup>th</sup> Ave.

Photo taken May 16, 2006



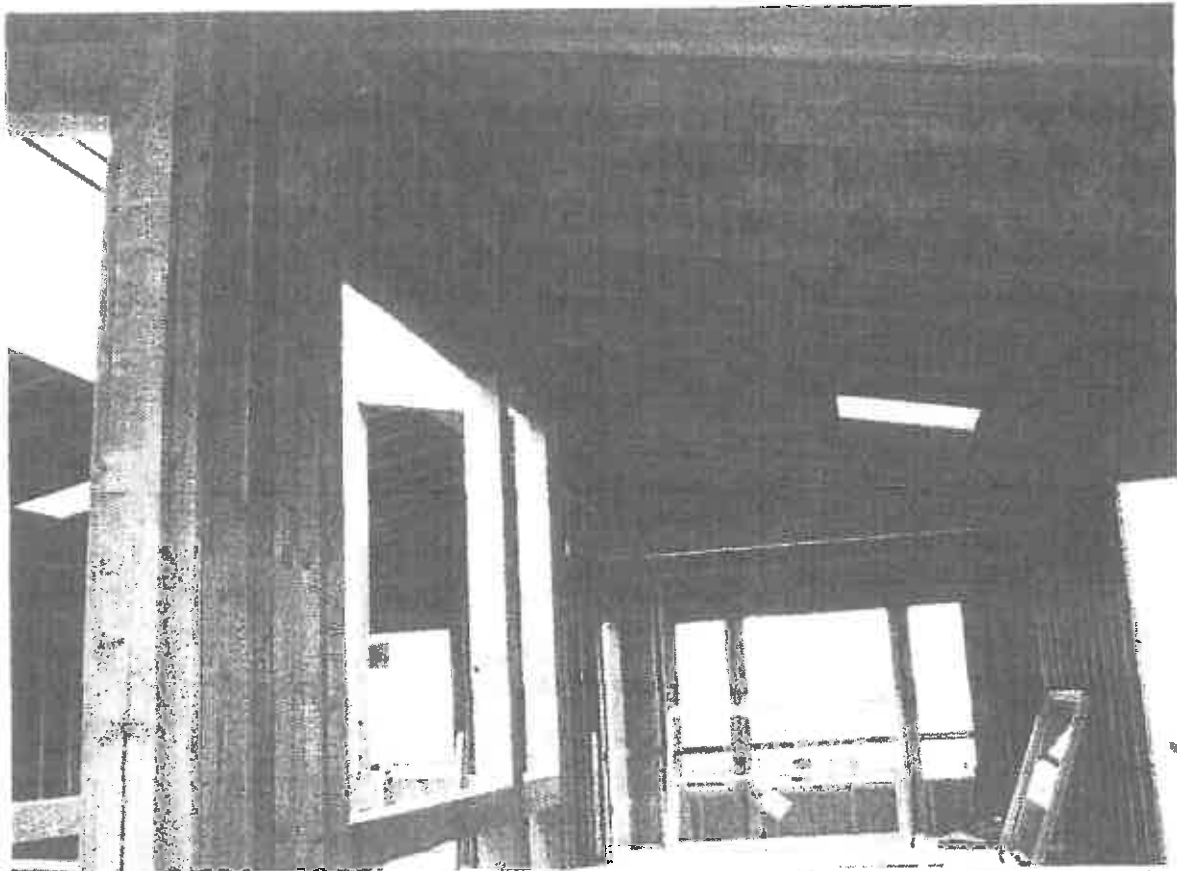
834-44<sup>th</sup> Ave.

Photo taken May 16, 2006



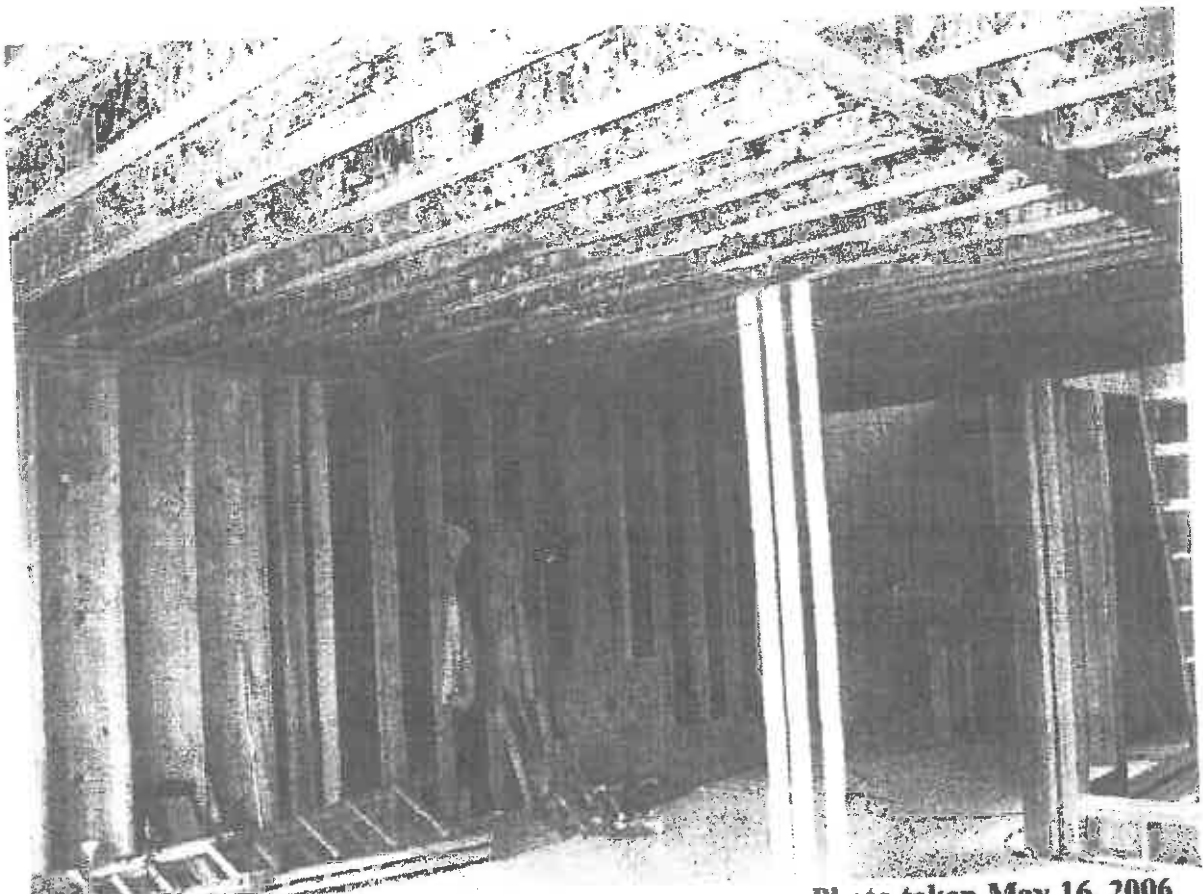
834-44<sup>th</sup> Ave.

Photo taken May 16, 2006



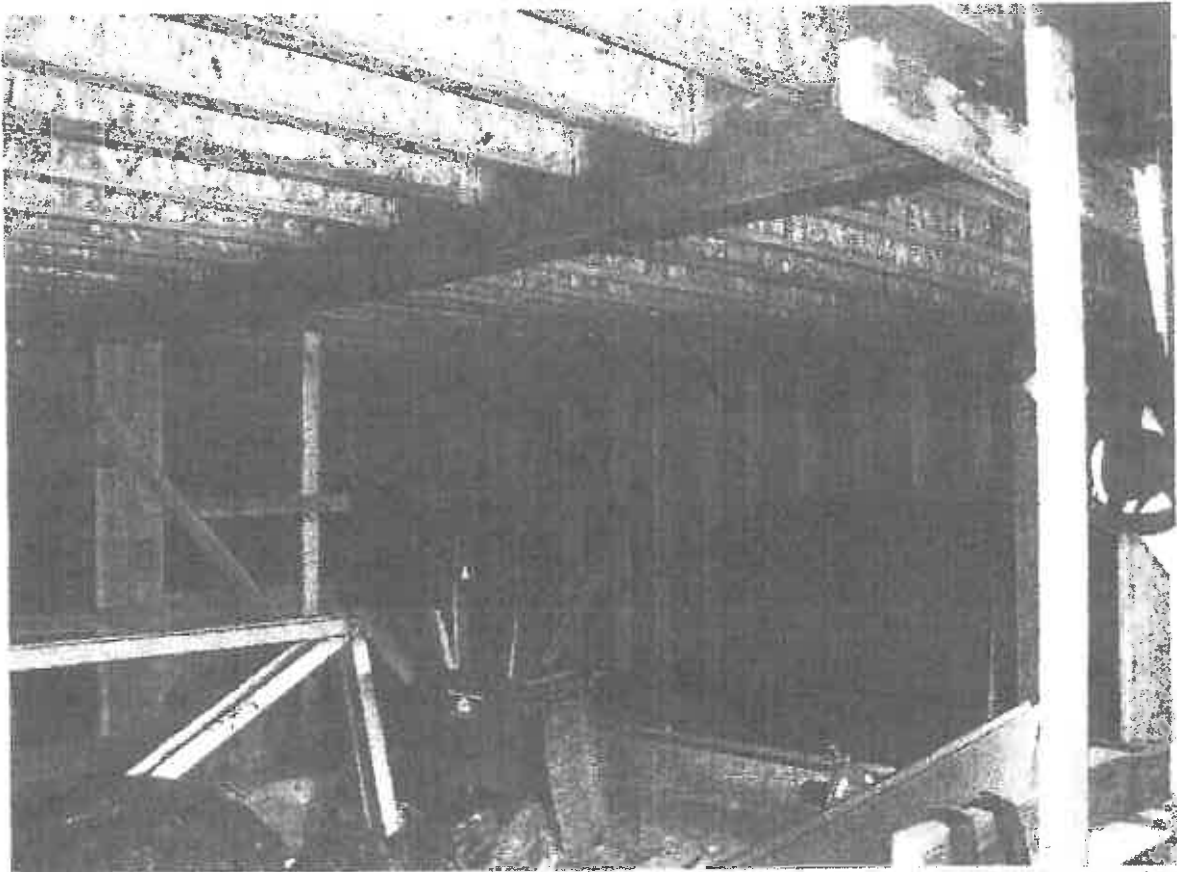
834-44<sup>th</sup> Ave.

Photo taken May 16, 2006



834-44<sup>th</sup> Ave.

Photo taken May 16, 2006



834-44<sup>th</sup> Ave.

Photo taken May 16, 2006



# Exhibit #3

M. BRETT GLADSTONE

GLADSTONE & ASSOCIATES  
ATTORNEYS AT LAW  
PENTHOUSE, 177 POST STREET  
SAN FRANCISCO, CALIFORNIA 94108

TELEPHONE (415) 434-9500  
FACSIMILE (415) 394-5188  
admin@gladstoneassociates.com

July 17, 2007

By Hand

Scott Bassin  
Law Offices of Scott Bassin  
3406 Judah St  
San Francisco, CA 94122

Re: Construction at 834 44th Avenue

Dear Mr. Bassin:

Enclosed is a letter that your client's engineer sent to your client. My client has reviewed this letter with his engineering consultant. My client has agreed that all 14 items on this list will be addressed to the satisfaction of the Board of Appeals through Chief Building Inspector Laurence Kornfield, who advised the Board of Appeals he would handle this when he spoke at the end of the hearing of several weeks ago.

As I mentioned to you at the phone, we hope your client will consider whether it is indeed the wisest thing to create a gap separation between the foundations of the two buildings. The two structures are both benefited by keeping a joint foundation in place. My client can certainly create a wider separation between the two buildings above the foundation, as your client requests, but the foundations are rarely separated in San Francisco.

Once you meet with your clients, please contact me back so we can discuss an amicable settlement further. As I mentioned, we have requested a postponement of the upcoming hearing at the Board so that my client's architect may have more time to present new plans to the Building Department through Mr. Lawrence Kornfield. The new date is stated in the enclosed letter.

Very truly yours,



M. Brett Gladstone

Encl.

cc: Edmund Ip; Patrick Busocivch

# Exhibit #4

M. BRETT GLADSTONE

GLADSTONE & ASSOCIATES  
ATTORNEYS AT LAW  
PENTHOUSE, 177 POST STREET  
SAN FRANCISCO, CALIFORNIA 94108

TELEPHONE (415) 434-9500  
FACSIMILE (415) 394-5188  
admin@gladstoneassociates.com

August 15, 2007

VIA FAX (415) 753-0381 AND US MAIL

Scott Bassin, Esq.  
Law Offices of Scott Bassin  
3406 Judah Street  
San Francisco, CA 94122

Re: 834 - 44<sup>th</sup> Avenue

Dear Mr. Bassin:

I am writing following Brett Gladstone's conversation with you a couple of weeks ago regarding maintaining the foundation at the subject properties. As you two discussed, the concern of all the professionals that have been contacted related to this question is that your client's foundation will be *weakened* if the Ips separate their foundation from your clients' foundations. It seems unwise for your clients to seek separation of the foundations and we ask that they agree that the Ips' foundation should stay in place.

The Ips wish to resolve this matter amicably and before we must all appear back before the Board of Appeals in a few weeks. As far as we can tell, there is only one matter left to be resolved between the parties: what will happen with the Ips' foundation. Please let me know by **August 23, 2007** whether or not your clients are agreeable to Mr. Ip leaving his foundation in place and supporting the foundations on either side.

Very Truly Yours,

  
Niall Vignoles

cc: Client -  
Patrick Buscovich

**LAW OFFICES OF  
SCOTT I. BASSIN  
A PROFESSIONAL CORPORATION  
3406 JUDAH STREET  
SAN FRANCISCO, CALIFORNIA 94122**

-----  
**TELEPHONE (415) 753-5245  
FACSIMILE (415) 753-0381**

September 11, 2007

Yuk Yu Chung  
830 -44<sup>th</sup> Ave.  
San Francisco, Ca. 94121

Re: 834 -44<sup>th</sup> Ave.

Dear M. Chung:

I have received several letters from the attorney for Mr. Ip. They want to work out some settlement with you and are willing to meet most of your issues. Enclosed are correspondence I have received from the attorney.

Please contact me so that I can appropriately respond to these letters and so that the matter can reach resolution.

Thank you.

Very truly yours,



Scott I. Bassin

SIB:dws  
Enclosures

# Exhibit #5

To: S.F. planning Department  
1650 Mission St #400  
S.F. CA 94103

Chun Shan Tam  
830-44<sup>th</sup> Ave  
S.F. CA 94121  
(415) 387-4390  
2-18-2014

親愛的 S.F. planning Department.

你好!

我們夫婦住在 830-44<sup>th</sup> Ave S.F. CA 94121 有 30 年 5 月  
(1983.9 ~ 2014.2)

我們是退休工人, 過去兩人在 S.F. War Memorial and  
performing Art Center 工作 319 年 妻子 yuk yu Chung  
Tam 工作 28 年.

2/13/2014 接到你單位 Section 311/312 文件.  
我們投訴如下:

1. 834-44<sup>th</sup> Ave 2007 年決定為危樓 並全部拆除, 以免  
地震傷害我們;
2. 834-44<sup>th</sup> Ave 違例扩建外牆 要求對方外牆 距離 3"-6" 空間
3. 834-44<sup>th</sup> Ave 建牆時侵入我地基違建, 除拆除外我們  
保留破壞我 ① 基地牆, ② 外牆, ③ 屋頂賠償權利;
4. 要求 834-44<sup>th</sup> Ave 由地下室天台建立 (LW) 給我屋空間  
確保我方休息光綫, 不受水管流水嘈吵聲危害.  
約 (9'-5')

5. 要求 834-44<sup>th</sup> Ave 关闭三楼正面 (即 44<sup>th</sup> Ave side) 洋台;  
理由: ① 对我屋顶不安全; ② 对我邻居不安全;

③ 对 44<sup>th</sup> Ave 住户不安全 (如: 828, 826, 824... 等)

④ 对 44<sup>th</sup> Ave 行人不安全 (如 乱扔石头, 垃圾等...)

我们建议: 要高楼保护矮楼, 互相信任共保安全 (如图)

希望 planning Department 代表我们合法权益, 尽快  
(Section 311/312) 图纸的方案。

谢谢!

830-44<sup>th</sup> Ave  
J.FCA 94121  
姓: Chun Shan Tam

(415) 517-3632 2/18/2014  
(415) 806-8893



# James Li P.E.

## CONSULTING ENGINEER

1279 Hillcrest Blvd, Millbrae, CA 94030

Tel: (415) 810-0188

Fax: (650) 692-3898

Christine Lamorena  
Planning Department  
City and County of San Francisco  
1650 Mission Street  
San Francisco, CA 94103

Date: March 5, 2014

Project: Building Application for Alteration  
834 44<sup>th</sup> Ave.  
PA# 2011.10.04.6071

Hi Christine,

My client owns the property on 830 44th Avenue, next to this project. We received the notice of building permit application (section 311-312) from you last month.

After studying the drawings we received, we have the following objections:

1. The old building was demolished without proper permit and the current structure was built without a new building permit. An Unlawful demolition was issue by DBI on 2008. Therefore, it is an illegal construction. Foundation and framing were not inspected properly.

2. The current structure has some major issues. The following are some of them:

- The Building Code requires proper separation between buildings and the current structure was built right against the neighbors houses without any separations.
- The siding and trims of the blind wall encroach into my client's property.
- Concrete foundation was built over the property line encroaching into my client's property.
- The foundation, exterior wall, and stair in our property were damaged by the former owner.

3. For the design of the proposed structure, we would like to see:

- The roof deck at front of 3<sup>rd</sup> floor creates safety issue for us. Please eliminate it.
- Please provide a light well at the north to match our existing light well.

It is our opinion that the current structure shall be demolished and the proposed building shall be modified to adjust our objections.

Sincerely yours.

James Li P.E.

# Exhibit #6

# RENOVATIONS AND ADDITIONS FOR PENNY AND EDMUND IP AND FAMILY AT 834 44TH AVENUE, SAN FRANCISCO

ANDREW MORRALL ARCHITECT  
www.andrewmorrallarchitect.com

2730 MISSION STREET  
SAN FRANCISCO CA. 94110  
PHONE: 415-282-0616

FINAL PLANS  
MAY 4 2005  
SHEET NO. 1000000000  
SCALE: 1/8" = 1'-0"  
DATE: 05/02/05



IMPROVEMENTS FOR THE RESIDENCE OF:  
PENNY, EDMUND IP &  
AND FAMILY  
834 44TH AVENUE  
SAN FRANCISCO, CA.

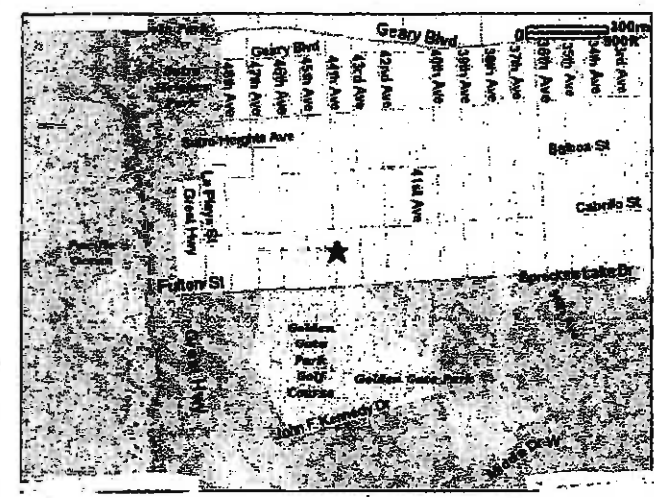
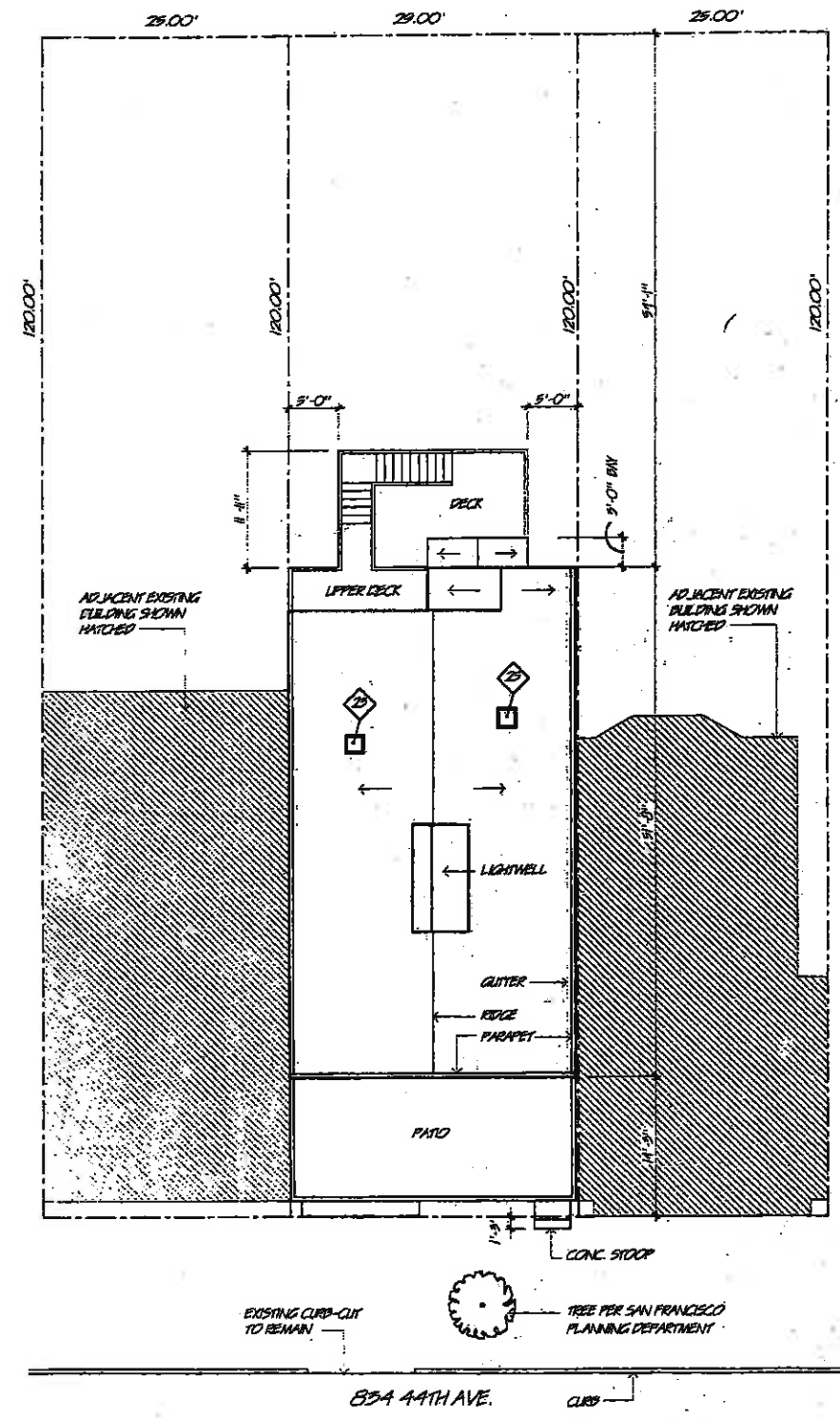
2004/12/16/1565/S1

SHEET TITLE  
SITE PLAN  
PROJECT DATA

DATE: ISSUANCE:

12.13.04 PLANNING SUBMITTAL  
05.02.05 BUILDING SUBMITTAL

SHEET NUMBER:  
**A-0**



PROJECT NORTH VICINITY MAP

### PROJECT DATA

PROJECT ADDRESS: 834 44TH AVENUE, SAN FRANCISCO CA.  
EXISTING SQUARE FOOTAGE:  
FIRST FLOOR: 620 SQ. FT. LIVING, 620 SQ. FT. GARAGE  
SECOND FLOOR: 1398 SQ. FT. LIVING

NEW SQUARE FOOTAGE:  
FIRST FLOOR: 867 SQ. FT. LIVING (UNIT 1), 745 SQ. FT. GARAGE  
16 SQ. FT. COMMON  
SECOND FLOOR: 1674 SQ. FT. LIVING (UNIT 2), 100 SQ. FT. COMMON AREA  
THIRD FLOOR: 1394 SQ. FT. LIVING (UNIT 2)  
ZONING: R12

OCCUPANCY: R3  
BUILDING TYPE: V-HR  
DESCRIPTION OF PROJECT:  
REVEAL EXISTING 2 LEVELS OF AN EXISTING 2 LEVEL BUILDING  
ADD A THIRD LEVEL.

OWNER:  
PENNY AND EDMUND IP  
834 44TH AVENUE  
SAN FRANCISCO, CA. 94121  
415-494-0273

ARCHITECT:  
ANDREW MORRALL  
2730 MISSION STREET  
SAN FRANCISCO, CA. 94110  
415-282-0616

STRUCTURAL DESIGNER:  
AG SCHMIDT INC.  
PETER SCHMIDT  
4415 CORWELL ROAD, SUITE 200  
CONCORD, CA. 94518

PRE-CONSTRUCTION SITE MEETING REQUIRED BY DPW/BSM STREET INSPECTION  
Call (615) 554-7149 To Schedule

SUBJECT TO ALL CONDITIONS OF DPW/BSM:  
Order Number: AT 1565-051  
Permit: 0515-1517

DPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL.  
CALL 554-7149 TO SCHEDULE.

Where underpinning of adjacent property is necessary, complete details must be approved by the Department of Building Inspection before excavation begins. Notify adjoining property owner in writing of proposed excavation as required by law - Sec. 85a Civil Code, State of California. All underpinning to be supported by registered civil engineer including temporary shoring and sequence of operation.

### SHEET INDEX

- A-0 SITE PLAN, PROJECT DATA
- A-0.1 TITLE 24 ENERGY DOCUMENTS
- A-1 DEMOLITION PLANS
- A-2 FIRST FLOOR PLAN, WINDOW SCHEDULES
- A-3 SECOND & THIRD FLOOR PLANS
- A-4 FRONT & REAR ELEVATIONS
- A-5 SIDE ELEVATIONS
- A-6 CROSS SECTIONS
- A-7 WALL SECTIONS
- A-8 DETAILS
- A-9 FIRST FLOOR ELECTRICAL / MECHANICAL PLAN
- A-10 SECOND & THIRD FLOOR ELECTRICAL / MECHANICAL PLANS
- A-11 EXISTING FLOOR PLANS
- S-1 GENERAL NOTES
- S-2 FOUNDATION AND SECOND FLOOR PLAN
- S-3 THIRD FLOOR PLAN AND ROOF FRAMING PLAN
- S-4 FOUNDATION DETAILS
- S-4.1 FOUNDATION DETAILS
- S-5 FLOOR DETAILS
- S-5.1 FLOOR DETAILS
- S-5.2 FLOOR DETAILS
- S-6 ROOF DETAILS

SPECIAL INSPECTION REQUIRED PER SPEC SECTION 1701, SFGC '98  
SEE ATTACHED

WARRANT INFORMATION (Vehicle Code 3480) The grant may involve the following conditions: (1) no more than a pre-1979 building, or (2) no more than a building under national pre-1979 building code and better systems, may be a requirement (30%). In addition, there are structural work, plumbing, mechanical and foundation work. Details for the above are contained in the DPW/BSM Street Inspection Sign-off Card. For further information, see the DPW/BSM Street Inspection Sign-off Card (4-12) 554-7149.

Contact the district building inspector at the start of each call 554-7149. For plumbing inspections including call 628-6054. For electrical inspection scheduling, call 628-6030. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

APPROVED  
PENNY AND EDMUND IP  
ANDREW MORRALL ARCHITECT  
PLANNING DEPARTMENT  
Route any change in Building Dimensions, Elevation Materials, Window Location, Site or Materials or Use to the Planning Department for approval.

2004 12 16 1565



**Certificate of Compliance: Residential (Part 1 of 2) CF-1R**

IP Project: 5/22/2005  
 834 44th Ave., San Francisco  
 Building Permit #  
 Permit Assessor: (510) 428-0803  
 Compliance Authority: 3  
 Compliance Method: Performance  
 Compliance Method (Percentage or Comments):  
 Compliance Method: Performance

GENERAL INFORMATION  
 Total Conditioned Floor Area: 4,000 Average Ceiling Height: 8.8 ft  
 Total Conditioned Shop Area: 528 ft<sup>2</sup>  
 Building Type:  
 Single Family Detached  
 Addition  
 Single Family Attached  
 Existing Building  
 Multi-Family  
 Existing Plus Addition

Floor Orientation: West 270 deg Floor Construction Type: X Slab Floor  
 Number of Dwelling Units: 2  
 Number of Stories: 2 Raised Floor

**BUILDING SHELL INSULATION**

Component	Frame Type	Assembly U-Value	Location/Comments (Walls, Floors, Ceilings, etc.)
Exterior Walls	CMU	0.20	Exterior Walls
Exterior Windows	Insulated Glass	0.35	Exterior Windows
Exterior Doors	Insulated	0.30	Exterior Doors
Roof	Insulated	0.15	Roof
Floor	Insulated	0.15	Floor
Basement Floor	Insulated	0.25	Basement Floor

**PERMEATION**

Type	Orientation	Airtightness (ACH50)	Penetration U-Value	Exterior Sealing	Overwrap	Slow Flow	Yes/No
Roof	Horizontal	0.15	0.15	Yes	Yes	Yes	
Walls	Vertical	0.20	0.20	Yes	Yes	Yes	
Floors	Horizontal	0.15	0.15	Yes	Yes	Yes	
Basement	Vertical	0.25	0.25	Yes	Yes	Yes	
Windows	Vertical	0.35	0.35	Yes	Yes	Yes	
Doors	Vertical	0.30	0.30	Yes	Yes	Yes	

**Certificate of Compliance: Residential (Part 2 of 2) CF-1R**

IP Project: 5/22/2005  
 HVAC SYSTEMS  
 Heating Equipment: Mini Split Type and Location: Living Room Thermostat: Living Room  
 Cooling Equipment: Mini Split Type and Location: Living Room Thermostat: Living Room

**WATER HEATING SYSTEMS**

Water Heater System Name	Type	Capacity (gal)	Energy Factor	Location	Comments

**COMPLIANCE STATEMENT**  
 This report is a summary of the findings of the energy audits and performance evaluations conducted in accordance with Title 24, Part 1 and 2 of the California Code of Regulations, and the applicable regulations to implement them. This certificate has been signed by the individual who conducted the energy audit. This report is intended to provide the contractor with the information needed to complete the project in accordance with the applicable regulations. The contractor is responsible for ensuring that the project is completed in accordance with the applicable regulations. The contractor is responsible for ensuring that the project is completed in accordance with the applicable regulations.

**Certificate of Compliance: Residential (Addendum) CF-1R**

IP Project: 5/22/2005  
 Special Features and Modeling Assumptions  
 The local enforcement agency should pay special attention to the items specified in this checklist. These items require special written justification and documentation, and special verification to be used with the performance approach. The local enforcement agency determines the substance of the justification, and may reject a building or design that otherwise complies based on the substance of the special justification and documentation submitted.

**MEASUREMENT VERIFICATION**  
 These findings must be confirmed under the supervision of a certified MEV reviewer under the supervision of a CEI-approved MEV reviewer. The MEV reviewer must document the field verification and diagnostic testing of these systems as a part of the MEV report.

**Mandatory Measures Checklist: Residential (Page 1 of 2) MF-1R**

**Building Envelope Measures**

5-101a: Minimum R-13 ceiling insulation.  Compliant  
 5-101b: Minimum R-13 exterior wall insulation.  Compliant  
 5-101c: Minimum R-13 exterior door insulation.  Compliant  
 5-101d: Minimum R-13 exterior window insulation.  Compliant  
 5-101e: Minimum R-13 exterior floor insulation.  Compliant  
 5-101f: Minimum R-13 exterior foundation insulation.  Compliant  
 5-101g: Minimum R-13 exterior basement insulation.  Compliant  
 5-101h: Minimum R-13 exterior crawlspace insulation.  Compliant  
 5-101i: Minimum R-13 exterior porch insulation.  Compliant  
 5-101j: Minimum R-13 exterior deck insulation.  Compliant  
 5-101k: Minimum R-13 exterior balcony insulation.  Compliant  
 5-101l: Minimum R-13 exterior terrace insulation.  Compliant  
 5-101m: Minimum R-13 exterior stoop insulation.  Compliant  
 5-101n: Minimum R-13 exterior landing insulation.  Compliant  
 5-101o: Minimum R-13 exterior porch insulation.  Compliant  
 5-101p: Minimum R-13 exterior deck insulation.  Compliant  
 5-101q: Minimum R-13 exterior balcony insulation.  Compliant  
 5-101r: Minimum R-13 exterior terrace insulation.  Compliant  
 5-101s: Minimum R-13 exterior stoop insulation.  Compliant  
 5-101t: Minimum R-13 exterior landing insulation.  Compliant

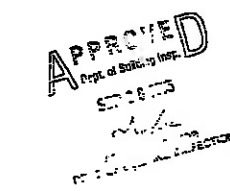
**Mandatory Measures Checklist: Residential (Page 2 of 2) MF-1R**

**Space Conditioning, Water Heating and Plumbing System Measures (continued)**

5-201a: Heating and cooling equipment.  Compliant  
 5-201b: Heating and cooling equipment.  Compliant  
 5-201c: Heating and cooling equipment.  Compliant  
 5-201d: Heating and cooling equipment.  Compliant  
 5-201e: Heating and cooling equipment.  Compliant  
 5-201f: Heating and cooling equipment.  Compliant  
 5-201g: Heating and cooling equipment.  Compliant  
 5-201h: Heating and cooling equipment.  Compliant  
 5-201i: Heating and cooling equipment.  Compliant  
 5-201j: Heating and cooling equipment.  Compliant  
 5-201k: Heating and cooling equipment.  Compliant  
 5-201l: Heating and cooling equipment.  Compliant  
 5-201m: Heating and cooling equipment.  Compliant  
 5-201n: Heating and cooling equipment.  Compliant  
 5-201o: Heating and cooling equipment.  Compliant  
 5-201p: Heating and cooling equipment.  Compliant  
 5-201q: Heating and cooling equipment.  Compliant  
 5-201r: Heating and cooling equipment.  Compliant  
 5-201s: Heating and cooling equipment.  Compliant  
 5-201t: Heating and cooling equipment.  Compliant  
 5-201u: Heating and cooling equipment.  Compliant  
 5-201v: Heating and cooling equipment.  Compliant  
 5-201w: Heating and cooling equipment.  Compliant  
 5-201x: Heating and cooling equipment.  Compliant  
 5-201y: Heating and cooling equipment.  Compliant  
 5-201z: Heating and cooling equipment.  Compliant

IMPROVEMENTS FOR THE RESIDENCE OF:  
**PENNY, EDMUND IP & FAMILY**  
 834 44TH AVENUE  
 SAN FRANCISCO, CA.

SHEET TITLE:  
**TITLE 24**



DATE: ISSUANCE

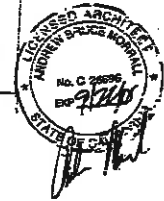
12.13.04 PLANNING SUBMITTAL  
 05.02.05 BUILDING SUBMITTAL

SHEET NUMBER:  
**A-0.1**

FINAL PLANS

MAY 14 2005

SEAL OF THE ARCHITECT  
No. C 28896  
EXPIRES 12/31/05



DEMOLITION PLAN NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE AND PROPER SHORING TO MAINTAIN SAFE CONDITIONS AT ALL TIMES UNTIL STRUCTURAL ELEMENTS (REFER TO S.D.) ARE PERMANENTLY ATTACHED. DRAWINGS INDICATE STRUCTURE (REFER TO S.D.) IN FINAL FORM CAPABLE OF SUPPORTING DESIGN LOADINGS (REFER TO S.D.)
2. REMOVE EXISTING CONC. SLAB, ENTIRE FLOOR. MAINTAIN EXISTING GRADE.
3. REMOVE EXISTING EXTERIOR STAIR, FENCE AND CONCRETE PAVING.
4. REMOVE PORTION OF EXISTING WALL FOR NEW DOOR ROUGH OPENING. REFER TO ARCHITECTURAL FLOOR PLANS, SHEET A2 & A3
5. REMOVE EXISTING DOOR AND FRAME ONLY. LEAVE SURROUNDING WALL FINISHING AND HEADER INTACT.
6. REMOVE EXISTING CEILING JOISTS AND ROOF RAFTERS, ENTIRE FLOOR.

IMPROVEMENTS FOR THE RESIDENCE OF:

PENNY, EDMUND IP &  
AND FAMILY

834 44TH AVENUE  
SAN FRANCISCO, CA.

SHEET TITLE:

DEMOLITION PLANS



DATE: ISSUANCE:

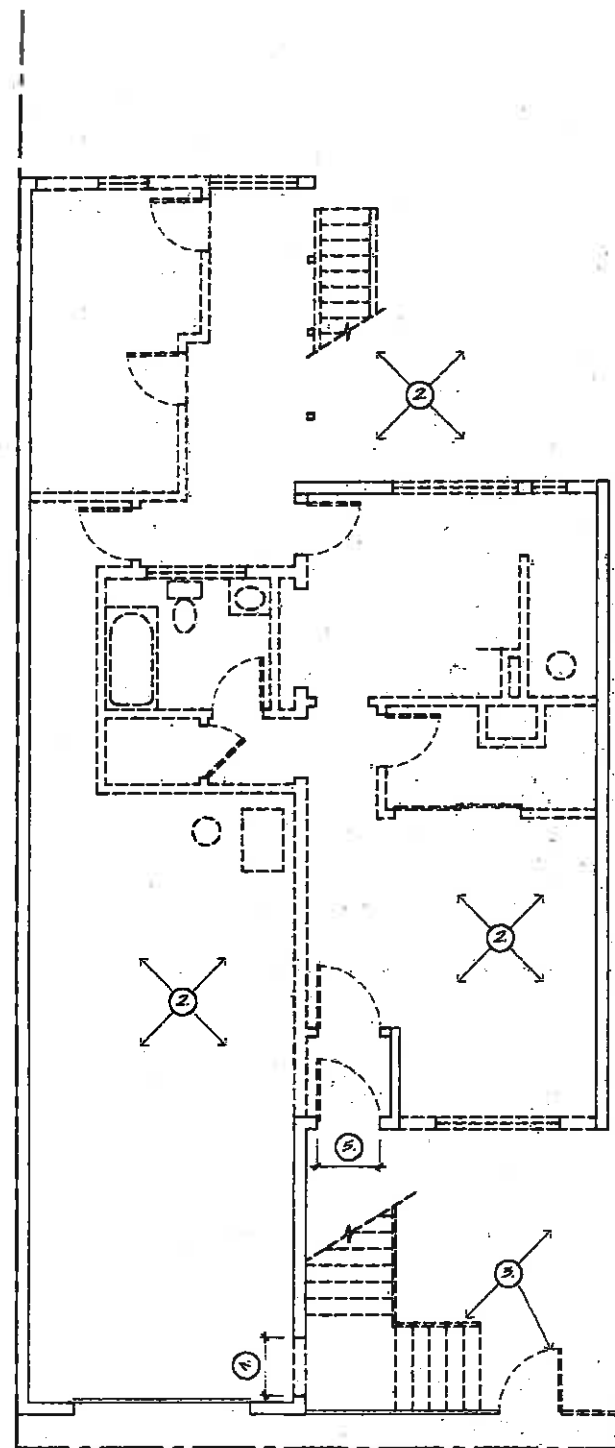
10.13.04 SCHEMATIC DESIGN MEETING 2

11.29.04 NEIGHBORHOOD PRESENTATION

05.02.05 BUILDING SUBMITTAL

SHEET NUMBER:

A-1

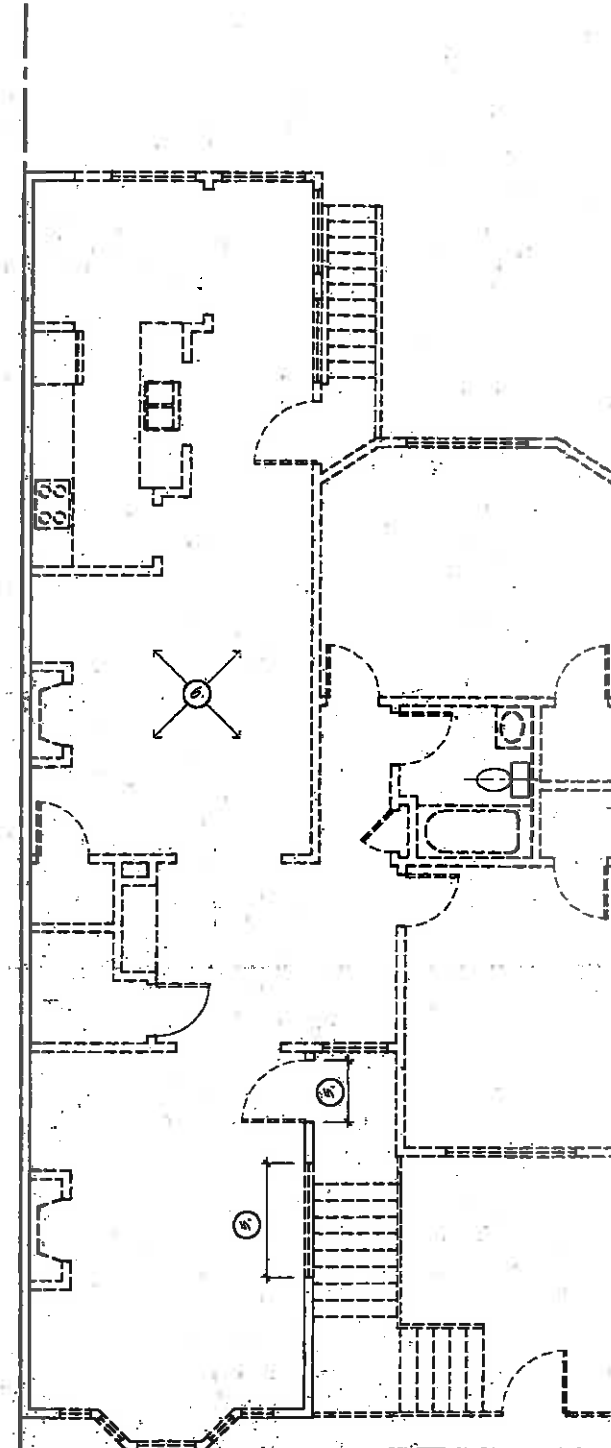


PROJECT NORTH

FIRST FLOOR DEMOLITION PLAN

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

- EXISTING TO REMAIN
- - - - - EXISTING TO BE DEMOLISHED



PROJECT NORTH

SECOND FLOOR DEMOLITION PLAN

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

- EXISTING TO REMAIN
- - - - - EXISTING TO BE DEMOLISHED

APPROVED  
FOR PLANS AND APPLICATION  
Shirley A. Jones  
PLANNING DEPARTMENT

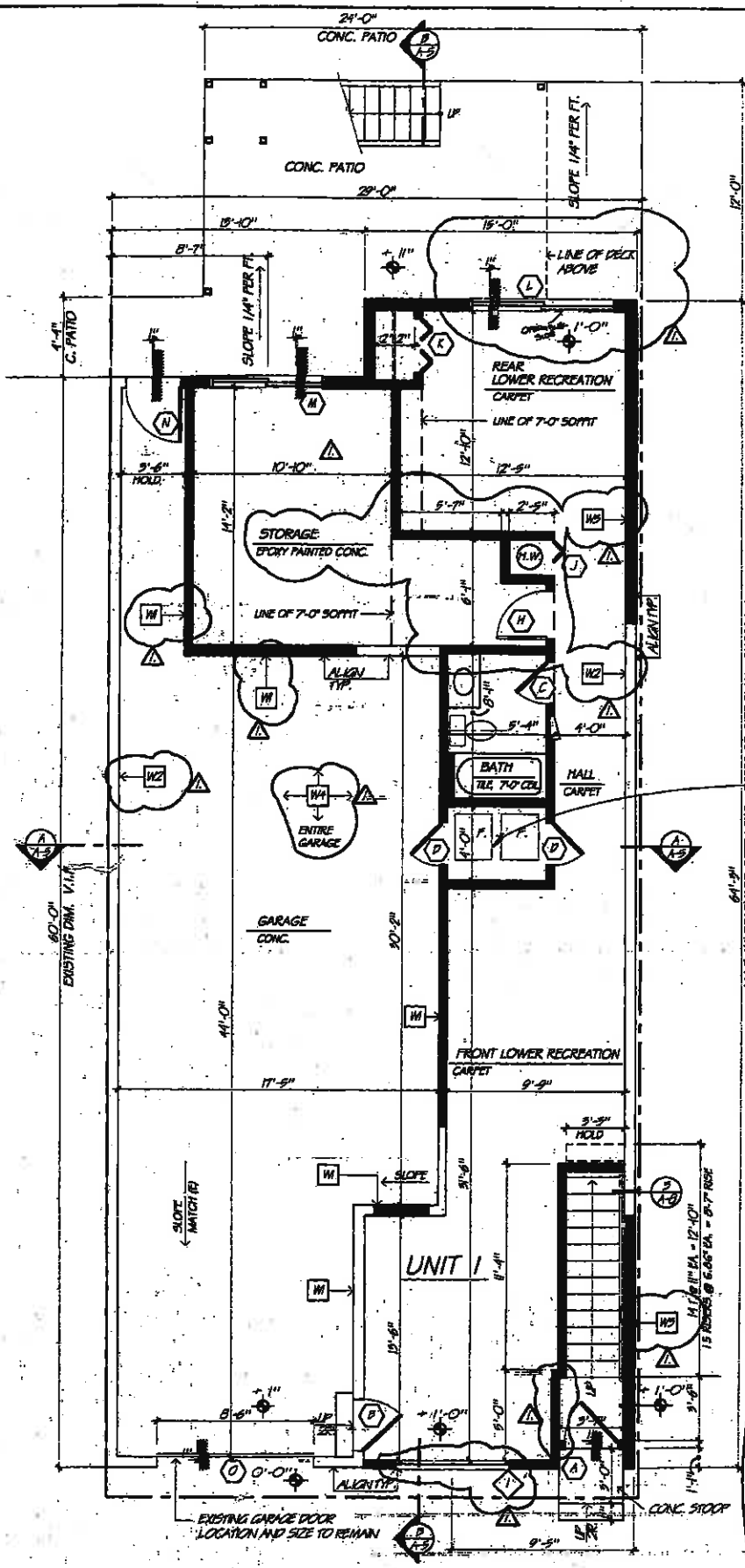
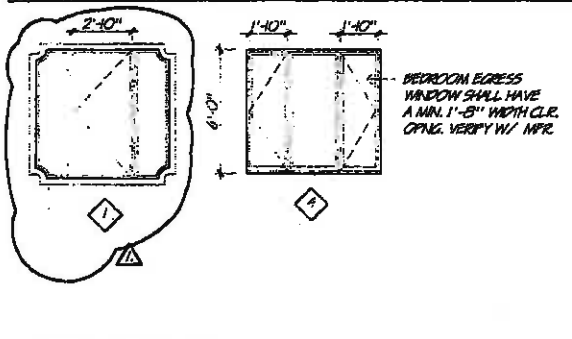
Approved Issued Wilson  
Route any changes in Building Dimensions, Exterior Materials, Window Location, Size or Materials, or Use to the Planning Department for reapproval.

### DOOR SCHEDULE

QTY / DOOR TAG	DOOR TYPE	DOOR SIZE	DOOR HARDWARE	COMMENTS
(1) A	CLEVER ENTRY DOOR	3'-0" X 6'-8"	ENTRANCE LOCK / DEAD BOLT	
(2) B	SOLID CORE 20 MIN. RATED FLUSH	1 3/4" THICK 2'-8" X 6'-8"	ENTRANCE LOCK / DEAD BOLT	SELF-CLOSING
(1) C	HOLLOW CORE FLUSH	2'-4" X 6'-8"	PRIVACY	
(2) D	SOLID CORE 20 MIN. RATED FLUSH	1 3/4" THICK 2'-8" X 6'-8"	ENTRANCE LOCK / DEAD BOLT	SELF-CLOSING
(1) E	POCKET DOOR FLUSH	2'-4" X 6'-8"		
(2) F	HOLLOW CORE FLUSH	2'-4" X 6'-8"	PRIVACY	
(4) G	POCKET DOOR FLUSH	2'-4" X 6'-8"		
(1) H	HOLLOW CORE FLUSH	2'-6" X 6'-8"	PRIVACY	
(1) I	NOT USED			
(1) J	NOT USED			
(1) K	NOT USED			
(1) L	SLIDING GLASS DOOR	6'-0" X 6'-8"	ENTRANCE LOCK / DEAD BOLT	MILGARD OR EQ. TEMP. G.L.S.
(1) M	SLIDING GLASS DOOR	6'-0" X 6'-8"	ENTRANCE LOCK / DEAD BOLT	MILGARD OR EQ. TEMP. G.L.S.
(1) N	SOLID CORE FLUSH	3'-0" X 6'-8"	ENTRANCE LOCK / DEAD BOLT	
(1) O	SECTIONAL OVERHEAD GARAGE DOOR	8'-6" X 6'-8" (EX. SIG. OPNG.)		
(4) P	BI-FOLD FLUSH	2'-2" X 6'-8"		
(4) Q	SOLID CORE FLUSH	2'-6" X 6'-8"	PRIVACY	
(2) R	SOLID CORE 20 MIN. FLUSH	3'-0" X 6'-8"	ENTRANCE LOCK / DEAD BOLT	SELF-CLOSING
(1) S	SOLID CORE 20 MIN. RATED FLUSH	2'-6" X 3'-8"	PASSAGE	SELF-CLOSING
(1) T	SOLID CORE FLUSH	2'-4" X 6'-8"	PRIVACY	
(2) U	BI-FOLD FLUSH	FR. 4'-0" X 6'-8"		
(2) V	SOLID CORE FLUSH	2'-8" X 6'-8"	PRIVACY	
(3) W	OUTSWING FRENCH DOOR VINYL	FR. 2'-6" X 6'-8"	ENTRANCE LOCK / DEAD BOLT	MILGARD OR EQ. TEMP. G.L.S.
(1) X	NOT USED			
(1) Y	SLIDING GLASS DOOR	6'-0" X 7'-0"	ENTRANCE LOCK	MILGARD OR EQ. TEMP. G.L.S.
(1) Z	SLIDING GLOSET FLUSH	5'-0" X 6'-8"		
(1) AA	NOT USED			
(1) BB	OUTSWING VINYL FRENCH DOOR	2'-6" X 6'-8"	ENTRANCE LOCK / DEAD BOLT	MILGARD OR EQ. TEMP. G.L.S.
(1) CC	OUTSWING VINYL FRENCH DOOR	FR. 3'-0" X 7'-4"	ENTRANCE LOCK / DEAD BOLT	MILGARD OR EQ. TEMP. G.L.S.
(1) DD	OUTSWING VINYL FRENCH DOOR	5'-0" X 7'-4"	ENTRANCE LOCK / DEAD BOLT	MILGARD OR EQ. TEMP. G.L.S.
(1) EE	BI-FOLD FLUSH	2'-8" X 6'-8"		

### WINDOW SCHEDULE

QTY / WINDOW TAG	WINDOW TYPE	WINDOW RAUGH OPENING WxH	TEMPERED	EGRESS
(1) 1	FIXED W/ CASEMENT REFER TO BELOW	6'-6" X 6'-3"	TEMPERED	
(2) 2	VERTICAL SLIDER (DOUBLE HUNG)	2'-0" X 7'-0"	TEMPERED	
(1) 3	FIXED	6'-5" X 7'-0"	TEMPERED	
(1) 4	CASEMENT W/ FIXED (REFER TO BELOW)	6'-5" X 6'-0"		BEDROOM EGRESS
(4) 5	FIXED	2'-0" X 7'-0"	TEMPERED	
(2) 6	FIXED	2'-9" X 7'-0"	TEMPERED	
(2) 7	VERTICAL SLIDER OVER FIXED (REFER TO BELOW)	2'-0" X 6'-8"	TEMPERED	
(2) 8	VERTICAL SLIDER OVER FIXED (REFER TO BELOW)	1'-6" X 6'-8"	TEMPERED	
(3) 9	FIXED	1'-2" X 6'-0"	TEMPERED	
(1) 10	FIXED (REFER TO BELOW)	1'-2" X 1'-4"		
(4) 11	VERTICAL SLIDER OVER FIXED (REFER TO BELOW)	2'-0" X 7'-4"	TEMPERED	
(3) 12	FIXED	2'-0" X 1'-6"	TEMPERED	
(2) 13	FIXED	2'-0" X 6'-0"		
(2) 14	FIXED	5'-0" X 2'-0"		
(1) 15	FIXED	5'-0" X 6'-0"		
(2) 16	FIXED	1'-5" X 2'-0"	TEMPERED	
(1) 17	TRAPEZOID (REFER TO BELOW)	1'-5" X 6'-0" X 6'-3"		
(1) 18	TRAPEZOID (REFER TO BELOW)	1'-5" X 6'-3" X 6'-0"		
(2) 19	AWNING	2'-9" X 1'-6"	TEMPERED	
(1) 20	TRAPEZOID (REFER TO BELOW)	2'-9" X 6'-2 1/2" X 6'-9"		
(1) 21	TRAPEZOID (REFER TO BELOW)	2'-9" X 5'-9" X 6'-2 1/2"		
(2) 22	CASEMENT (REFER TO PLAN FOR SHING)	1'-9" X 6'-0"		
(2) 23	SKYLITES "VELLUX MODEL # PCM 2222"	INSIDE CLSD 22 1/2" X 22 1/2"		
(1) 24	FIXED	2'-0" X 5'-9"		
(1) 25	SLIDER	5'-0" X 5'-9"		
(1) 26	FIXED	5'-0" X 7'-0"	TEMPERED	



**REVISED FIRST FLOOR PLAN**  
 687 SQUARE FEET LIVING SPACE 16.50 FT COMMON AREA  
 GARAGE: 745 SQUARE FEET  
 SCALE: 1/4" = 1'-0"  
 NEW WALL CONSTRUCTION  
 EXISTING WALL

**RATED WALL TYPES**

W1 THE WALL (1) LAYER 5/8" TYPE 'X' GIP DO. BOTH SIDES OF WD. SILD CONSR. (REFER TO S.D.) GA# WP2605

W2 EXISTING WALL

W3 THE WALL (2) LAYERS OF TYPE 'X' 5/8" GIB APPLIED TO INTERIOR FACE OF WD. SILD CONSR. (REFER TO S.D.) GA# RC2801 SIM.

W4 THE CEILING (2) LAYERS OF TYPE 'X' 5/8" GIB APPLIED TO UNDER FACE OF WD. JOIST CONSR. (REFER TO S.D.) GA# RC2801

W5 THE WALL SHAFY WALL- INTERIOR FACE OF SHAFY WALL: ONE LAYER 1" X 24" SHAFY LINER 1" GOLD BOND FIRE-SHIELD MFR. NATIONAL GYPSUM COMPANY INSERTED BETWEEN 2 / 12" FLOOR AND CEILING. RUNNERS W/ TAB-FLANGE SECTION OF 2 1/2" STEEL I SLIDS BETWEEN PANELS OPPOSITE SIDE: ONE LAYER 5/8" TYPE 'X' GIB GA# WP 6905

NOTE: INSTALL 1 HOUR RATED AUTOMATIC CLOSING DAMPERS PER SECTION 715 OF THE C.B.C.

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 PHONE: 415-282-0616

IMPROVEMENTS FOR THE RESIDENCE OF:  
**PENNY, EDMUND IP & FAMILY**  
 834 44TH AVENUE  
 SAN FRANCISCO, CA.

SHEET TITLE:  
**DOOR / WINDOW SCHEDULE**  
**FIRST FLOOR PLAN**

APPROVED  
 PLANNING DEPARTMENT  
 DATE: 12.13.04  
 ISSUANCE: 07.11.05

SHEET NUMBER:  
**A-2**

2004/12/16/1565/51/23  
 415/5951/91/15002

**LIGHT & VENTILATION SCHEDULE**

FIRST FLOOR					
ROOM NAME	ROOM S.F.	LIGHT REQUIRED	LIGHT PROVIDED	VENTILATION REQUIRED	VENTILATION PROVIDED
FRONT LOWER RECREATION	303 S.F.	30.3 S.F.	22.4 S.F.		24 S.F.
REAR LOWER RECREATION	163 S.F.	16.3 S.F.	REFER TO NOTE 1 BELOW	8.15 S.F.	REFER TO NOTE 2 BELOW
SECOND FLOOR					
ROOM NAME	ROOM S.F.	LIGHT REQUIRED	LIGHT PROVIDED	VENTILATION REQUIRED	VENTILATION PROVIDED
UNIT 1 FAMILY ROOM	190 S.F.	19 S.F.	20 S.F.	9.5 S.F.	20 S.F.

NOTE 1: THE GLAZING AREA IS NOT BELOW A DECK  
NOTE 2: THE VENTILATION AREA IS NOT BELOW A DECK

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*Ad. Morrall*

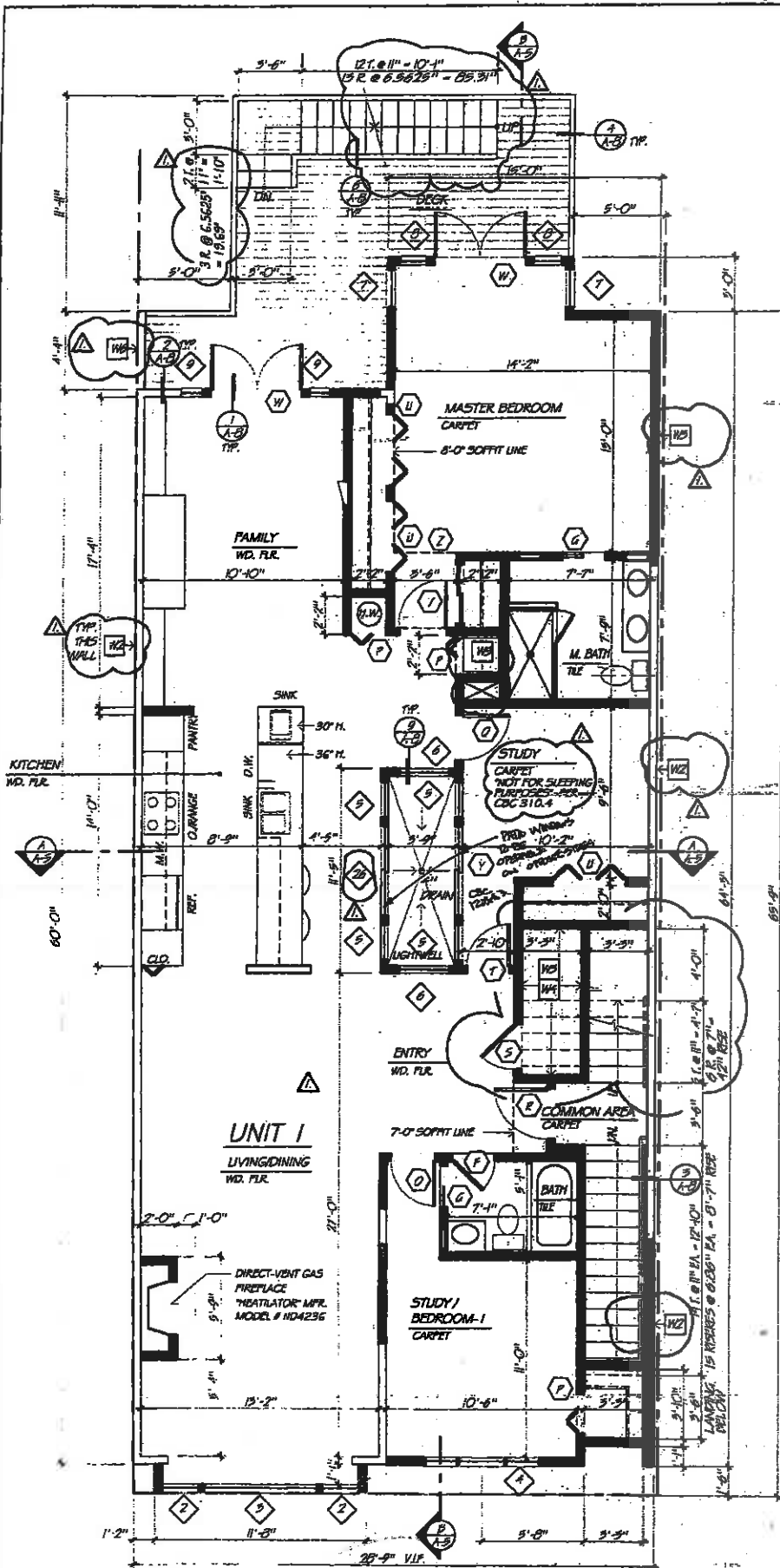
IMPROVEMENTS FOR THE RESIDENCE OF:  
**PENNY, EDMUND IP & FAMILY**  
834 44TH AVENUE  
SAN FRANCISCO, CA.

SHEET TITLE:  
**REVISED SECOND FLOOR PLAN  
NEW THIRD FLOOR PLAN**

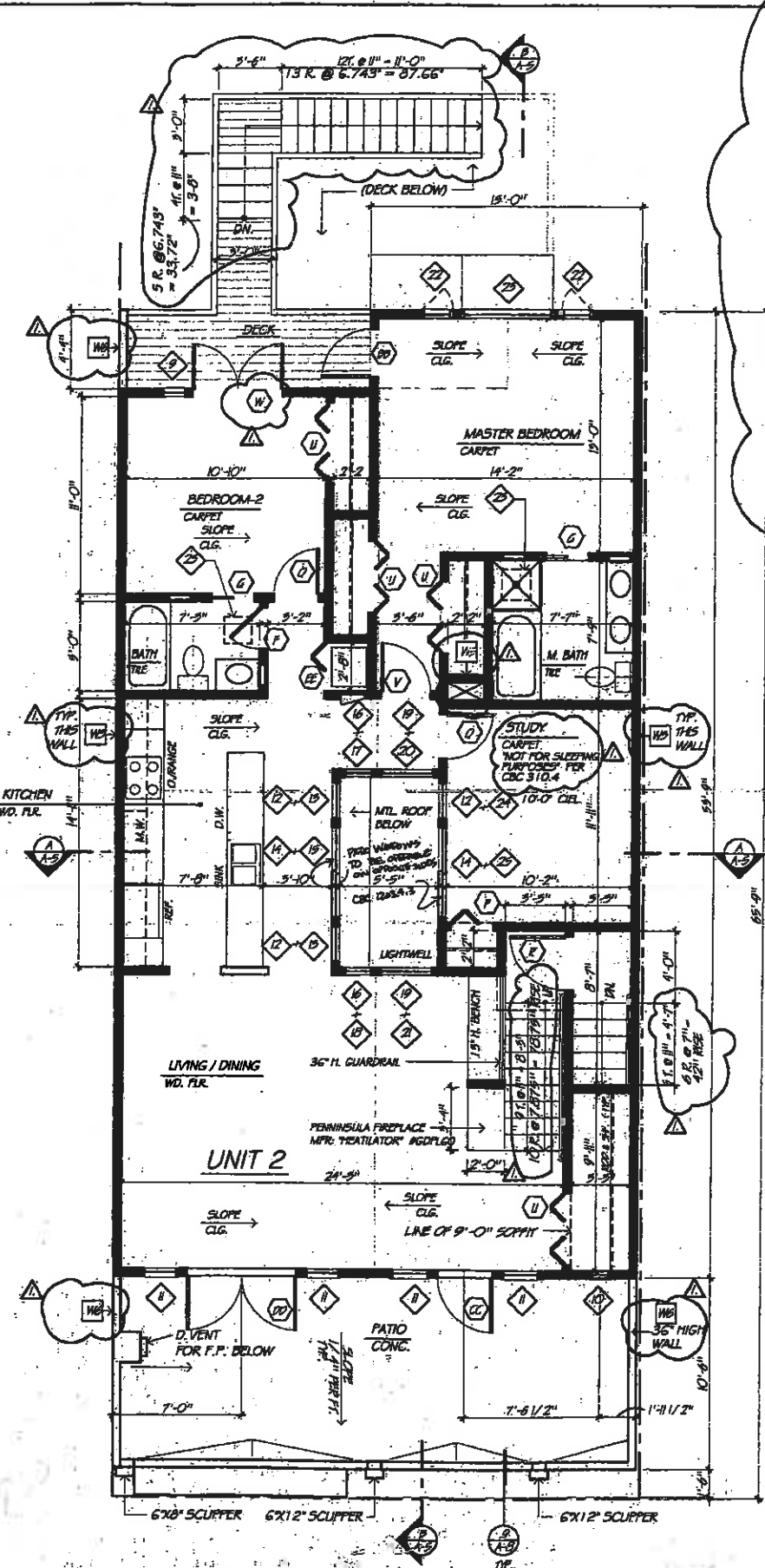
**APPROVED**  
PER PLANS AND APPLICATION  
DATE: 12.13.04  
ISSUANCE:  
05.02.05  
07.11.05

12.13.04 PLANNING SUBMITTAL  
05.02.05 BUILDING SUBMITTAL  
07.11.05 RESPONSE TO BUILDING SUBMITTAL

SHEET NUMBER:  
**A-3**



**REVISIED SECOND FLOOR PLAN**  
1,674 SQ. FT. LIVING SPACE UNIT 1, 100 SQ. FT. COMMON AREA  
SCALE: 1/4" = 1'-0"

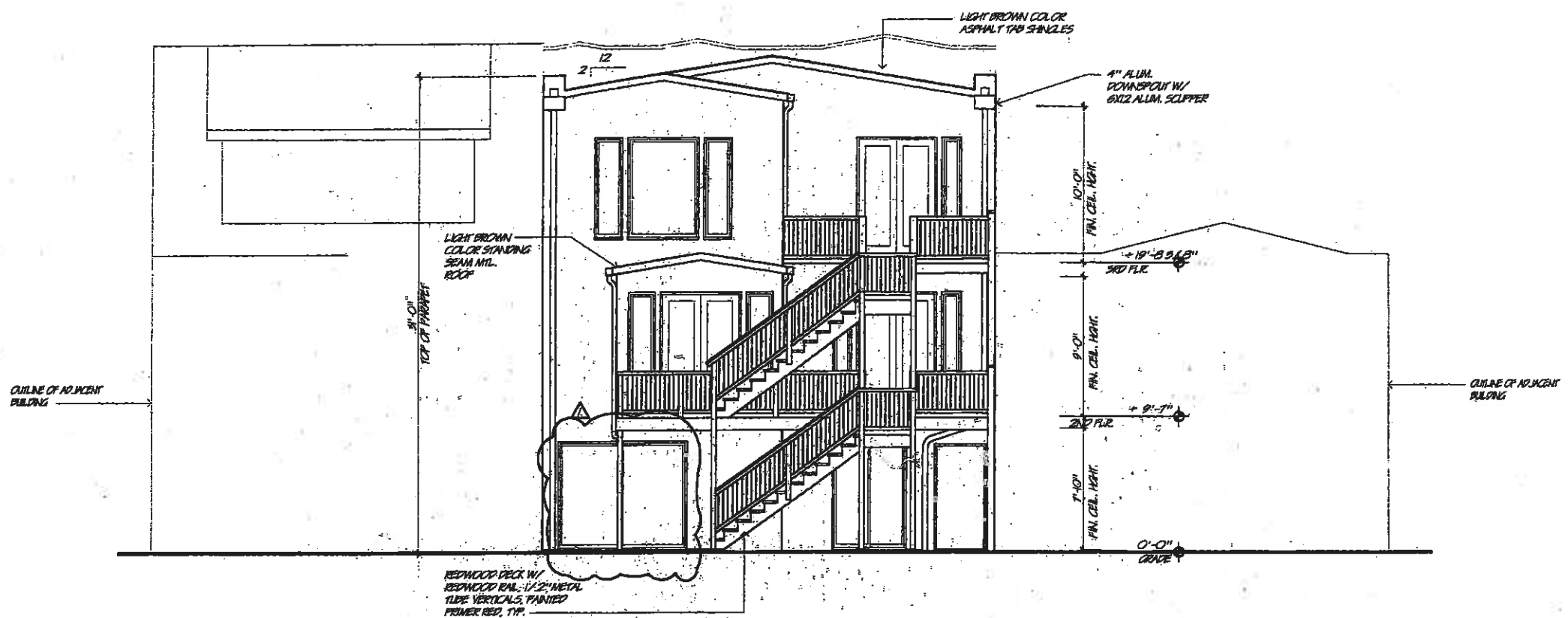


**NEW THIRD FLOOR PLAN**  
1,394 SQUARE FEET  
SCALE: 1/4" = 1'-0"

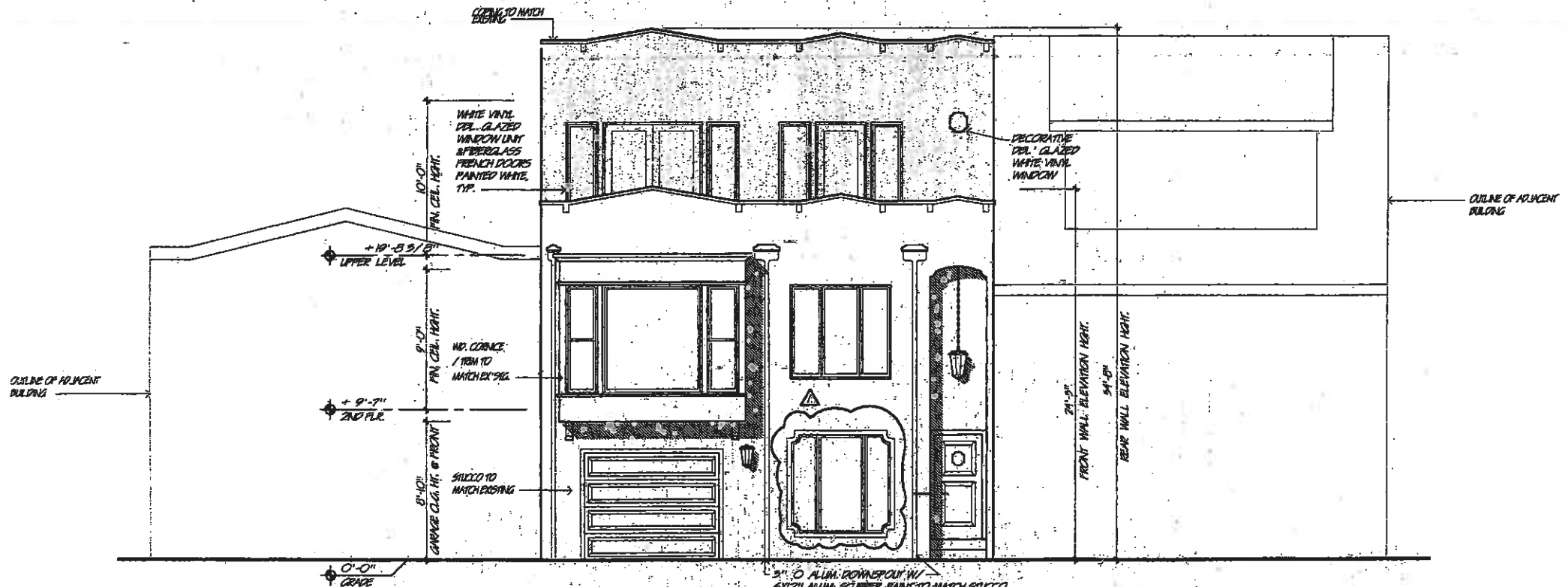
REVISIONS RECEIVED BY:  
DATE:  
REVISIONS:

**RATED WALL TYPES**

- W1 1 HR. WALL - (1) LAYER OF TYPE 'X' 5/8" GYP BO. BOTH SIDES OF WD. SILD CONSR. (REFER TO S.D.) GA \* WP6905
- W2 EXISTING WALL
- W3 1 HR. WALL - (2) LAYERS OF TYPE 'X' 5/8" GYP BO. APPLIED TO INTERIOR FACE OF WD. SILD CONSR. (REFER TO S.D.) GA \* R22601 SH.
- W4 1 HR. CEILING - (2) LAYERS OF TYPE 'X' 5/8" GYP BO. APPLIED TO UNDER FACE OF WD. SILD CONSR. (REFER TO S.D.) GA \* R22601
- W5 1 HR. WALL SHFT WALL - INTERIOR FACE OF SHFT WALL: ONE LAYER 1" X 2 1/2" SHFT LINER "1" GOLD BOND FIRE-SHIELD MFR. NATIONAL GYPSUM COMPANY INTERBED BETWEEN 2 / 12" FLOOR AND CEILING J RUNNERS W/ THE FLANGE SECTION OF 2 1/2" STEEL I STUDS BETWEEN PANELS OPPOSITE SIDE. ONE LAYER 5/8" TYPE 'X' GYP BO. GA \* WP 6905
- NOTE: INSTALL 1 HOUR AUTOMATIC CLOSING DAMPERS PER SECTION 715 OF THE C.B.C.
- W6 1 HR. 36" HIGH WALL - (1) LAYER OF TYPE 'X' EXTERIOR 5/8" GYP BO. APPLIED TO EA. FACE OF WD. CONSR. (REFER TO S.D.)



REAR ELEVATION (FACING EAST)  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION (FACING WEST)  
SCALE: 1/4" = 1'-0"

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FINAL PLANS 730 MISSION STREET  
REVISION SAN FRANCISCO CA. 94110  
JUL 13 2005 PHONE: 415-282-0616

SITE PERMIT ADDENDUM  
FOR CONSTRUCTION OF:  
SINGLE ADDENDUM (S1)



IMPROVEMENTS FOR THE RESIDENCE OF:  
PENNY, EDMUND IP &  
AND FAMILY  
834 44TH AVENUE  
SAN FRANCISCO, CA.

SHEET TITLE:  
FRONT ELEVATION  
REAR ELEVATION

APPROVED  
PLANS AND APPLICATION  
DATE: ISSUANCE:

APPROVED  
DATE: SEP 2 2005  
OFFICE OF THE PLANNING DIRECTOR  
CITY OF SAN FRANCISCO

12.13.04 PLANNING SUBMITTAL  
05.02.05 BUILDING SUBMITTAL  
07.11.05 RESPONSE TO BUILDING SUBMITTAL

SHEET NUMBER:  
A-4



ANDREW MORRALL ARCHITECT  
 www.andrewmorrallarchitect.com  
 FINAL PLANS  
 REVISION: 2730 MISSION STREET  
 JUL 13 2005 SAN FRANCISCO CA. 94110  
 PHONE: 415-262-0616  
 SITE PERMIT ADDENDUM  
 FOR CONSTRUCTION OF:  
 SINGLE ADDENDUM (S1)



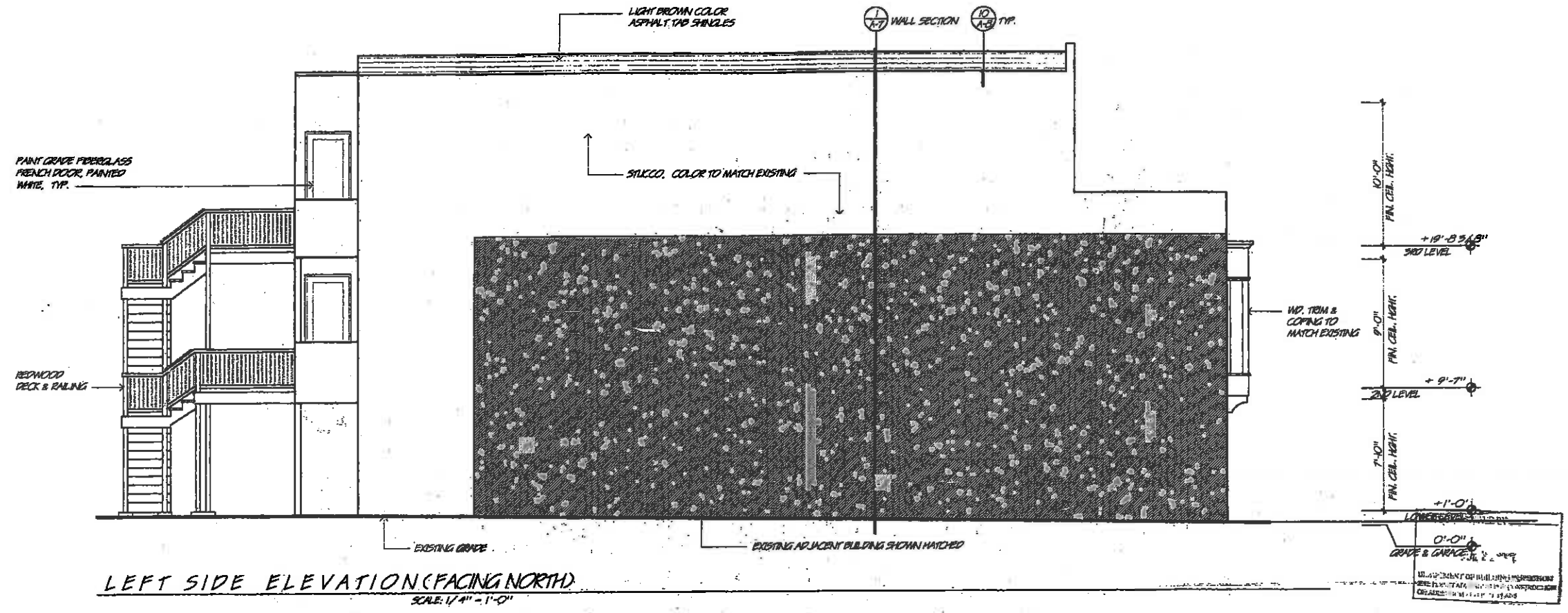
IMPROVEMENTS FOR THE RESIDENCE OF:  
 PENNY, EDMUND IP &  
 AND FAMILY  
 834 44TH AVENUE  
 SAN FRANCISCO, CA.

SHEET TITLE:  
 SIDE ELEVATIONS

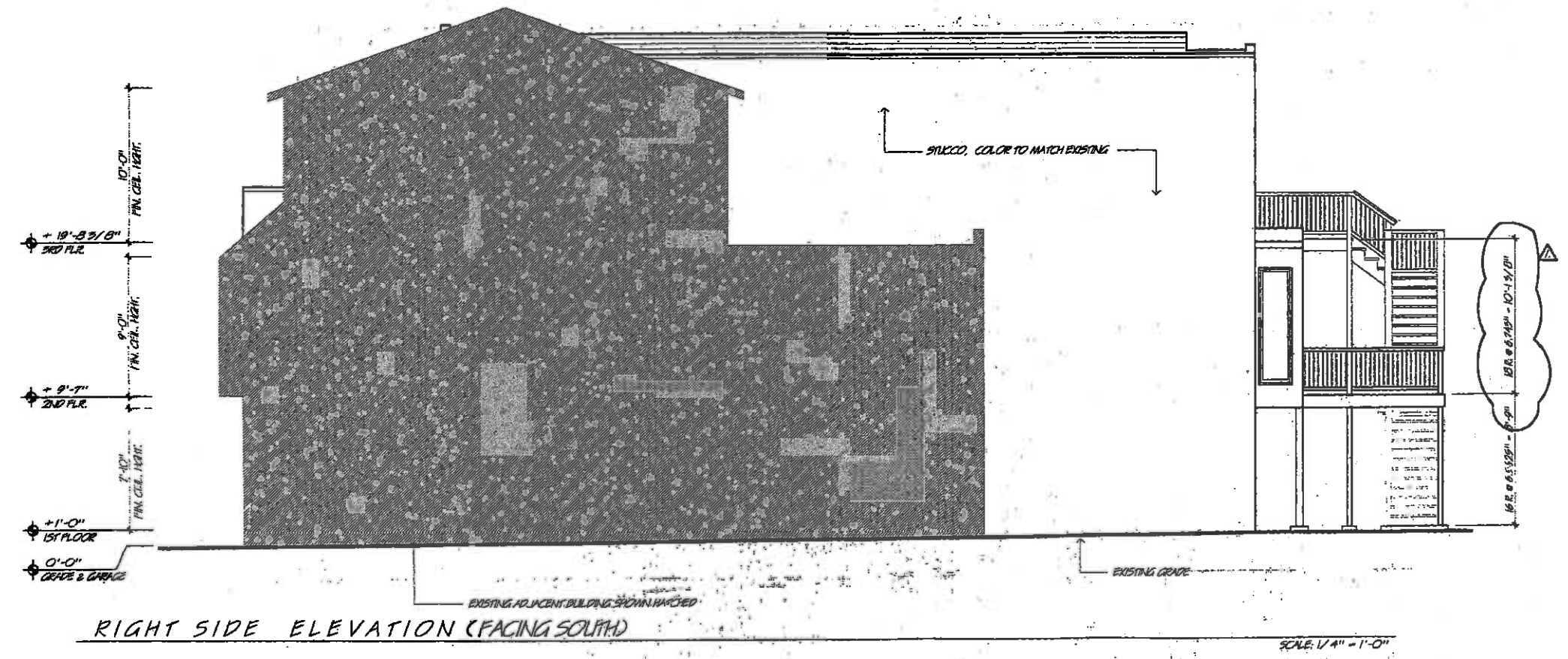
APPROVED  
 FOR PLANS AND APPLICATION  
 PLANNING DEPARTMENT  
 Approved In: White  
 Note any changes in Building  
 Dimensions, Exterior Materials,  
 Window Location, Size or  
 Materials, or Use to the Planning  
 Department for approval.

DATE: ISSUANCE:  
 12.13.04 PLANNING SUBMITTAL  
 05.02.05 BUILDING SUBMITTAL  
 07.11.05 RESPONSE TO BUILDING SUBMITTAL

SHEET NUMBER:  
 A-5



LEFT SIDE ELEVATION (FACING NORTH)  
 SCALE: 1/4" = 1'-0"

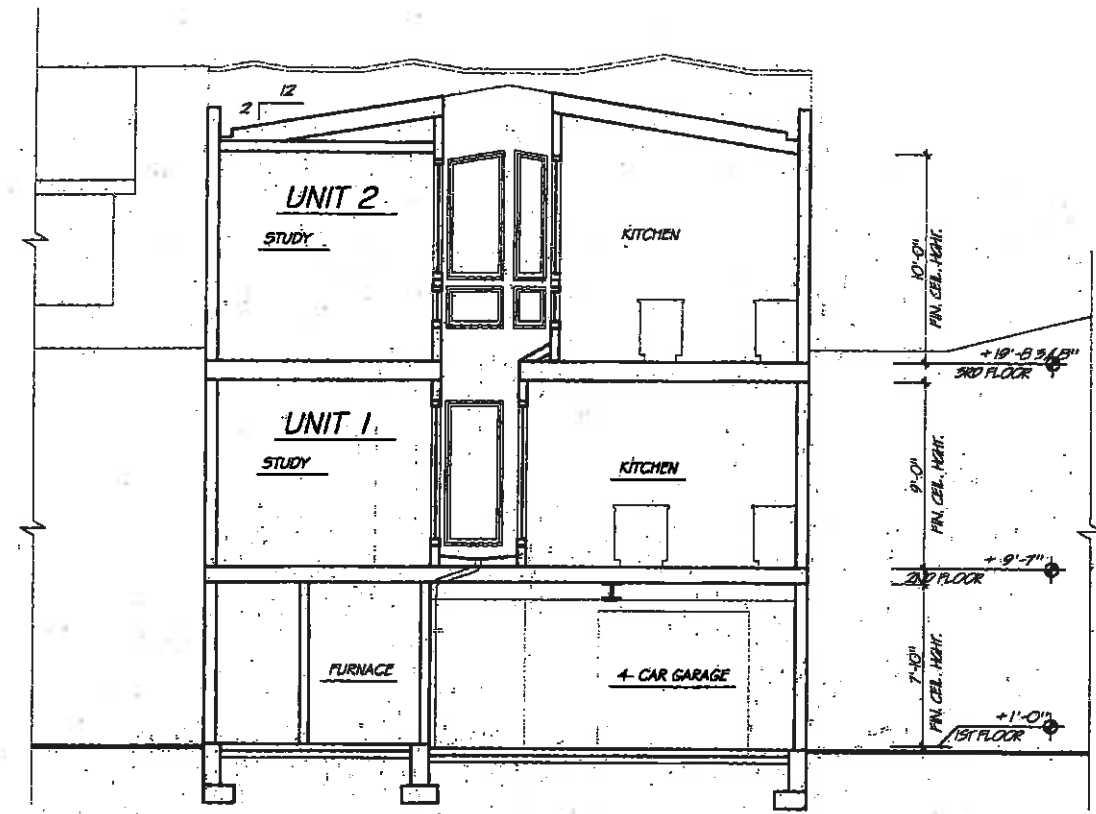


RIGHT SIDE ELEVATION (FACING SOUTH)  
 SCALE: 1/4" = 1'-0"

FINAL PLANS  
MAY 14 2005  
SITE PERMIT APPLICATION  
FOR CONSTRUCTION OF  
NEW RESIDENTIAL UNIT

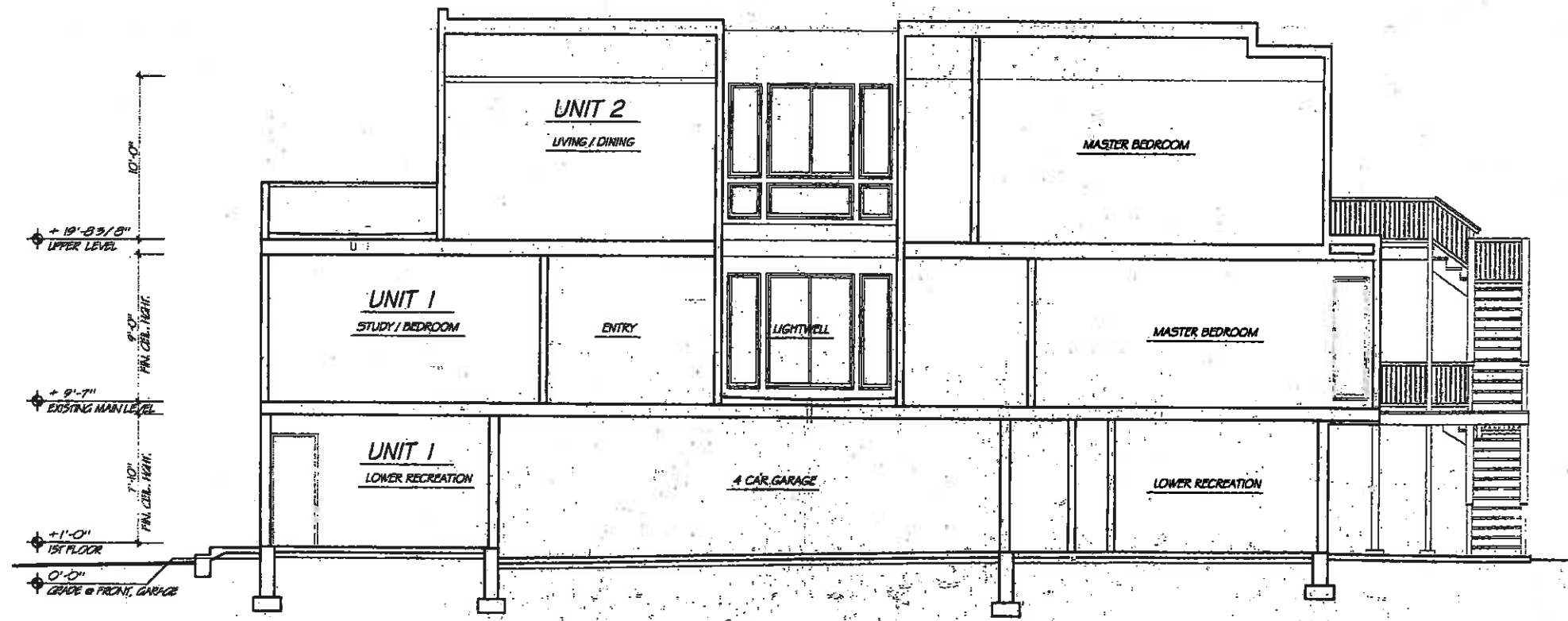


IMPROVEMENTS FOR THE RESIDENCE OF:  
**PENNY, EDMUND IP & FAMILY**  
834 44TH AVENUE  
SAN FRANCISCO, CA.



CROSS SECTION A-A

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



CROSS SECTION B-B

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

SHEET TITLE:  
**CROSS SECTIONS**



APPROVED  
PIPE PLANS AND APPLICATION  
DATE: 12.13.04  
PLANNING DEPARTMENT

DATE: ISSUANCE:

12.13.04 PLANNING SUBMITTAL  
05.02.05 BUILDING SUBMITTAL

SHEET NUMBER:

A-6

FINAL PLANS  
MAY 14 2005  
SITE PREPARED BY MORRALL ARCHITECTS FOR CONSTRUCTION OF IMPROVEMENTS



IMPROVEMENTS FOR THE RESIDENCE OF:  
**PENNY, EDMUND IP & FAMILY**  
834 44TH AVENUE  
SAN FRANCISCO, CA.

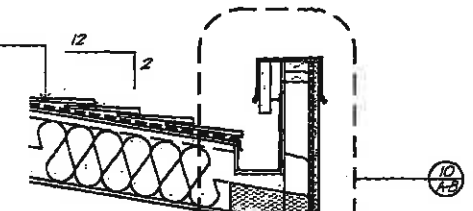
SHEET TITLE:  
**WALL SECTIONS**

APPROVED  
SP 28285  
DEPT. OF BUILDING INSPECTION

DATE: ISSUANCE:  
05.02.05 BUILDING SUBMITTAL

SHEET NUMBER:  
**A-7**

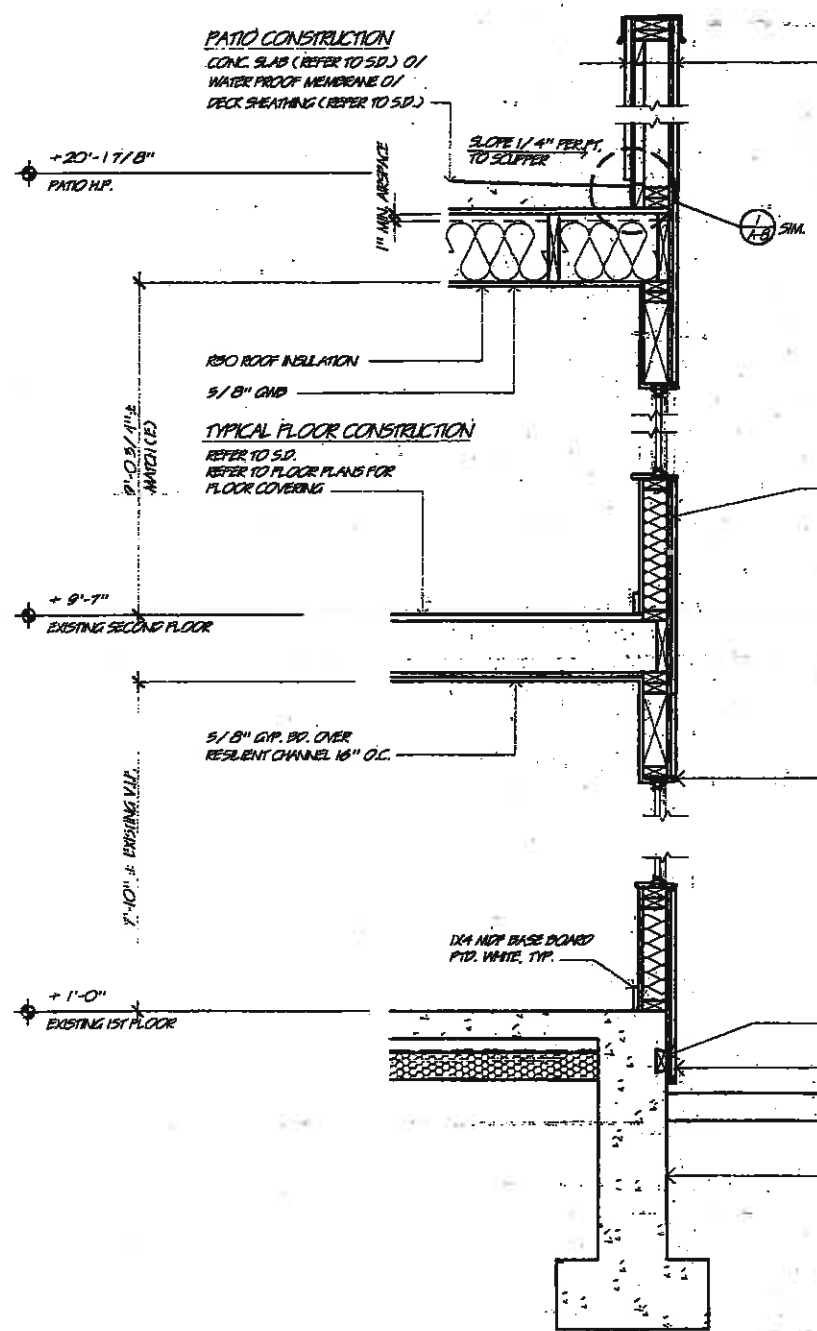
**TYPICAL ROOF CONSTRUCTION**  
ASPHALT TAB SHINGLES  
(2) LAYERS #15 FELT  
PLYWD. ROOF SHEATHING REFER TO S.D.  
2X10" ROOF JOISTS 16" O.C. (REFER TO S.D.)  
RFO CONDENSED BATT INSULATION W/ 1" AIRSPACE  
TO ROOF SHEATHING  
5/8" G.W.B.



**TYPICAL WALL CONSTRUCTION**  
3 COAT CEMENT PLASTER  
INTEGRALLY COLORED WHITE, SMOOTH FIN. TYP.  
O/ 2 LAYERS TYPE D PLYG. PAPER  
1/2" P.T. CDX PLYWD.  
2X4 / 2X6  
WD. STUDS 16" O.C.  
(REFER TO S.D.)  
R-19 BATT INSULATION  
5/8" G.W.B. SMOOTH FINISH

**PATIO HALF-HEIGHT WALL**  
3 COAT CEMENT PLASTER  
INTEGRALLY COLORED WHITE, SMOOTH FIN. TYP.  
O/ 2 LAYERS TYPE D PLYG. PAPER  
1/2" P.T. CDX PLYWD. BOTH SIDES  
2X4 STUDS 16" O.C. W/ 2X SPACERS AS SHOWN TO  
ALLOW FOR VENTING JOIST BAYS.  
PROVIDE (2) 2" Ø VENTS EA. SIDE EA. BAY  
(VENT @ NORTH AND SOUTH  
PATIO HALF HEIGHT WALLS)

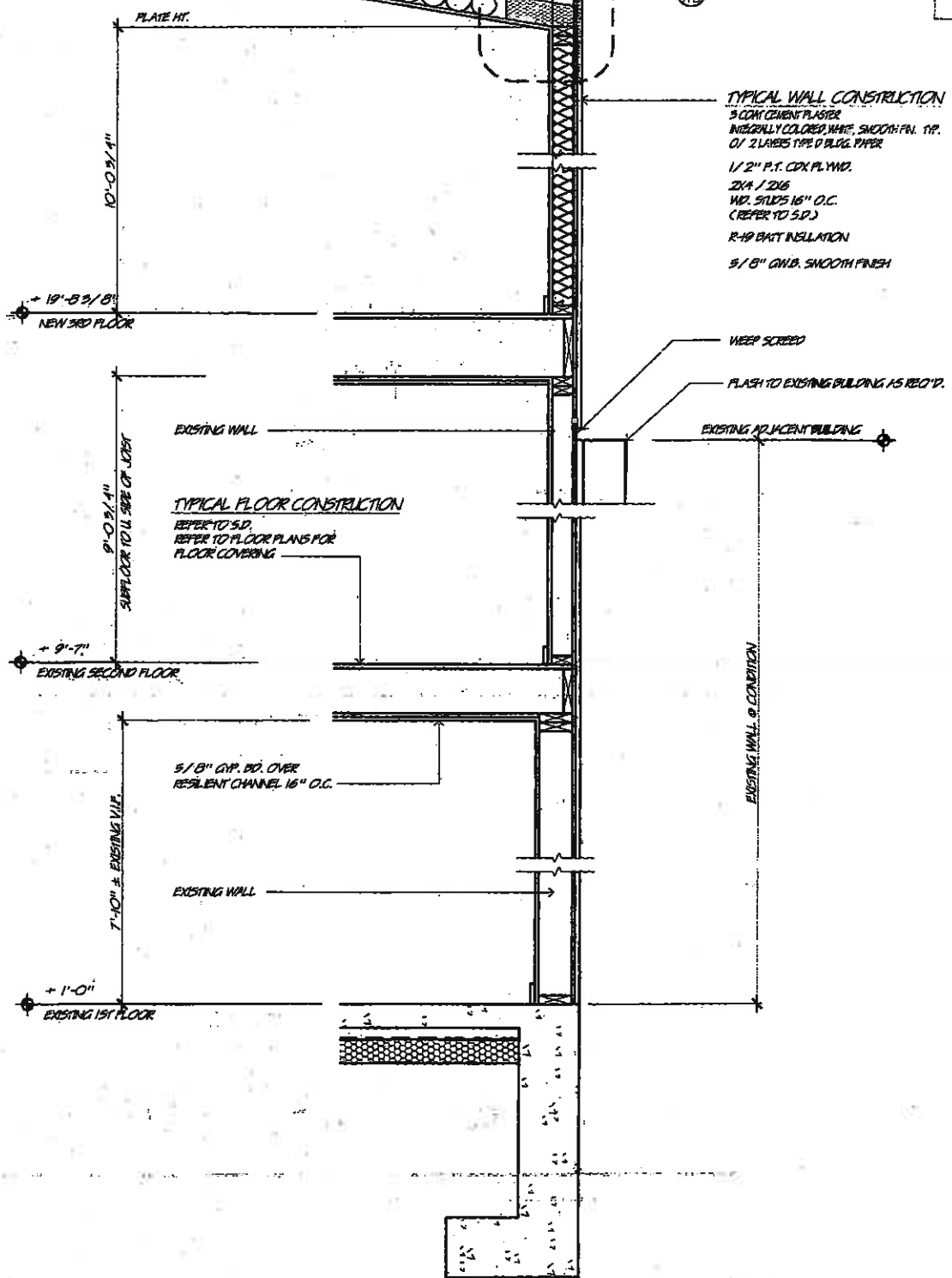
**PATIO CONSTRUCTION**  
CONC. SLAB (REFER TO S.D.) O/ WATER PROOF MEMBRANE O/ DECK SHEATHING (REFER TO S.D.)



**TYPICAL FLOOR CONSTRUCTION**  
REFER TO S.D.  
REFER TO FLOOR PLANS FOR FLOOR COVERING

**TYPICAL WALL CONSTRUCTION**  
3 COAT CEMENT PLASTER  
INTEGRALLY COLORED WHITE, SMOOTH FIN. TYP.  
O/ 2 LAYERS TYPE D PLYG. PAPER  
1/2" P.T. CDX PLYWD.  
2X4 / 2X6  
WD. STUDS 16" O.C.  
(REFER TO S.D.)  
R-19 BATT INSULATION  
5/8" G.W.B. SMOOTH FINISH

**TYPICAL FLOOR CONSTRUCTION**  
REFER TO S.D.  
REFER TO FLOOR PLANS FOR FLOOR COVERING



② TYPICAL WALL SECTION THRU FRONT WALL  
SCALE: 1" = 1'-0"

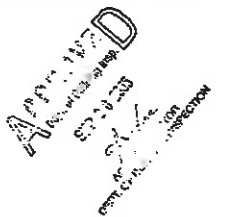
① TYPICAL WALL SECTION THRU SIDE WALL  
SCALE: 1" = 1'-0"

FINAL PLANS  
MAY 14 2005  
SITE PERMITTED FOR CONSTRUCTION



IMPROVEMENTS FOR THE RESIDENCE OF:  
PENNY, EDMUND IP &  
AND FAMILY  
834 44TH AVENUE  
SAN FRANCISCO, CA.

SHEET TITLE:  
DETAILS

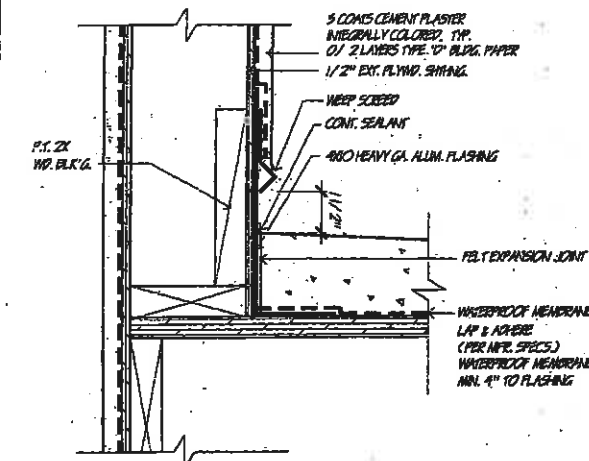


DATE: ISSUANCE

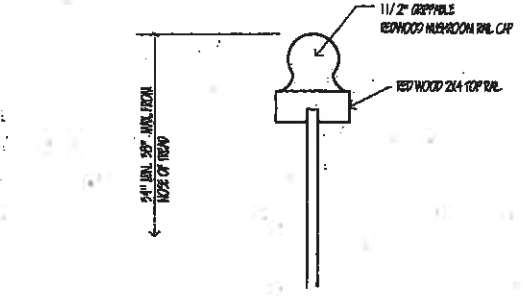
05.02.05 BUILDING SUBMITTAL

SHEET NUMBER:

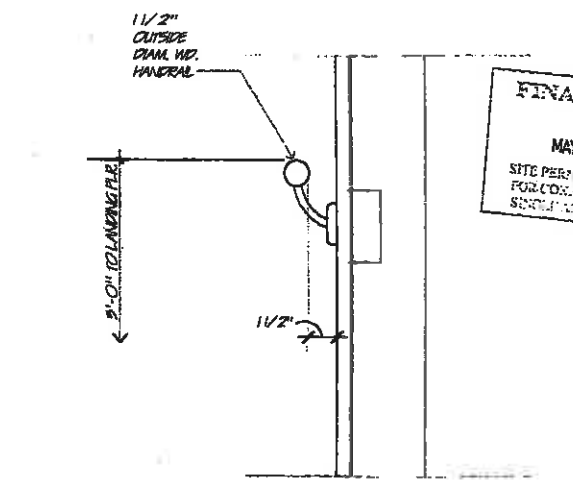
A-8



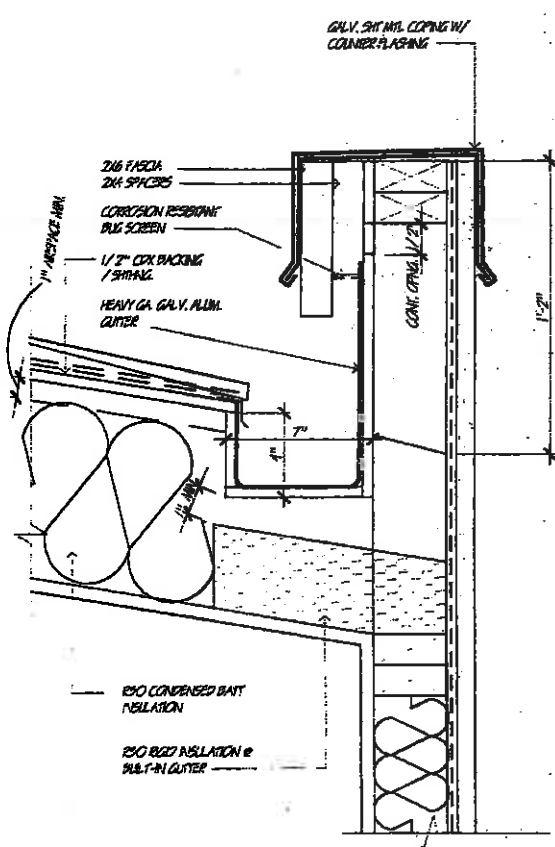
9 PATIO / LIGHTWELL FLASHING DETAIL  
SCALE: 3/4" = 1'-0"



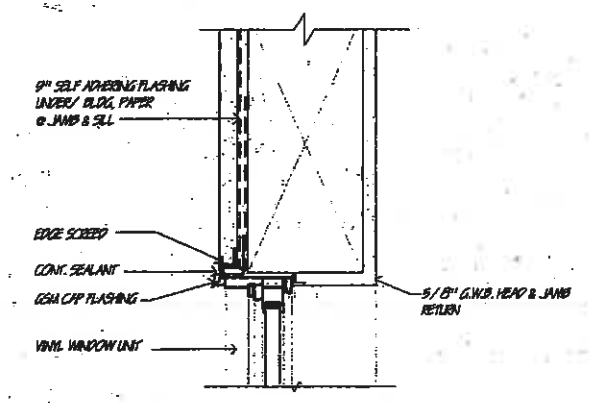
6 DECK STAIR HANDRAIL DETAIL



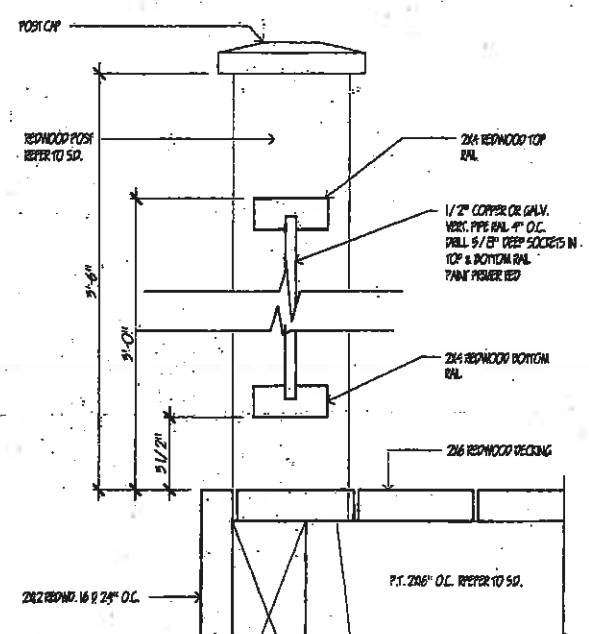
3 STAIR HANDRAIL DETAIL  
SCALE: 3/4" = 1'-0"



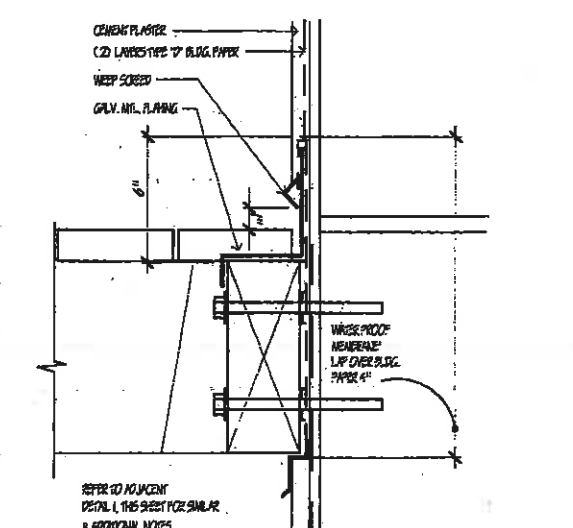
10 PARAPET / GUTTER DETAIL  
SCALE: 3/4" = 1'-0"



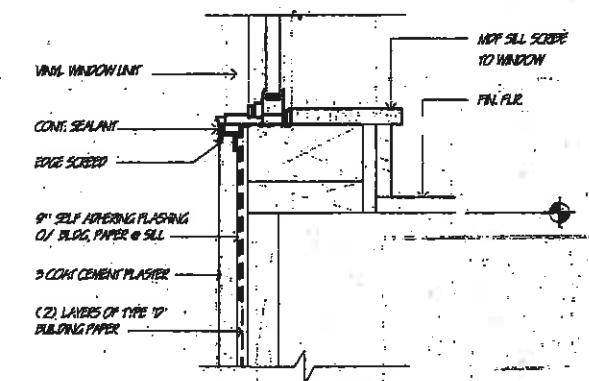
8 TYP. WINDOW HEAD (JAMB SIM.)  
SCALE: 3/4" = 1'-0"



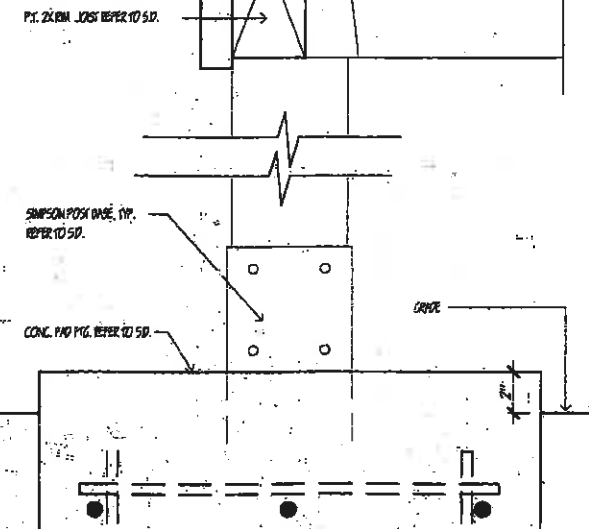
4 DECK RIM JOIST DETAIL  
SCALE: 3/4" = 1'-0"



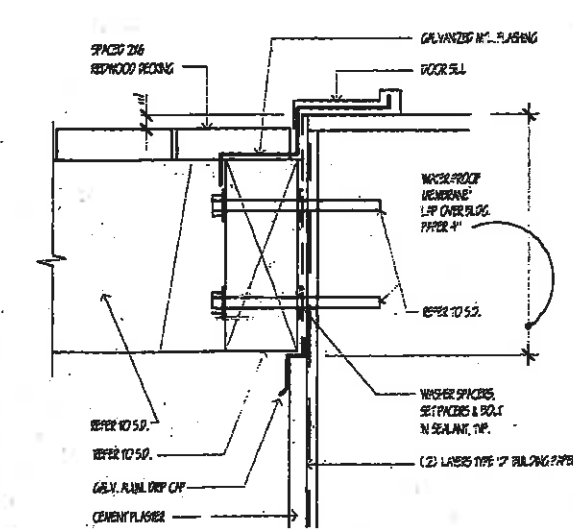
2 DETAIL @ DECK LEDGER  
SCALE: 3/4" = 1'-0"



7 TYP. WINDOW SILL  
SCALE: 3/4" = 1'-0"



4 DECK DOOR SILL DETAIL  
SCALE: 3/4" = 1'-0"



1 DECK DOOR SILL DETAIL  
SCALE: 3/4" = 1'-0"

FINAL PLANS

MAY 14 2005

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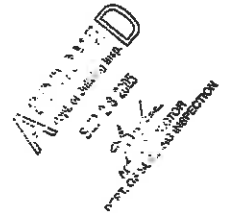
2730 MISSION STREET  
SAN FRANCISCO CA 94110  
PHONE: 415-282-0616



IMPROVEMENTS FOR THE RESIDENCE OF:  
PENNY, EDMUND IP &  
AND FAMILY  
834 44TH AVENUE  
SAN FRANCISCO, CA.

SHEET TITLE:

FIRST FLOOR  
ELECTRICAL / MECHANICAL  
PLAN

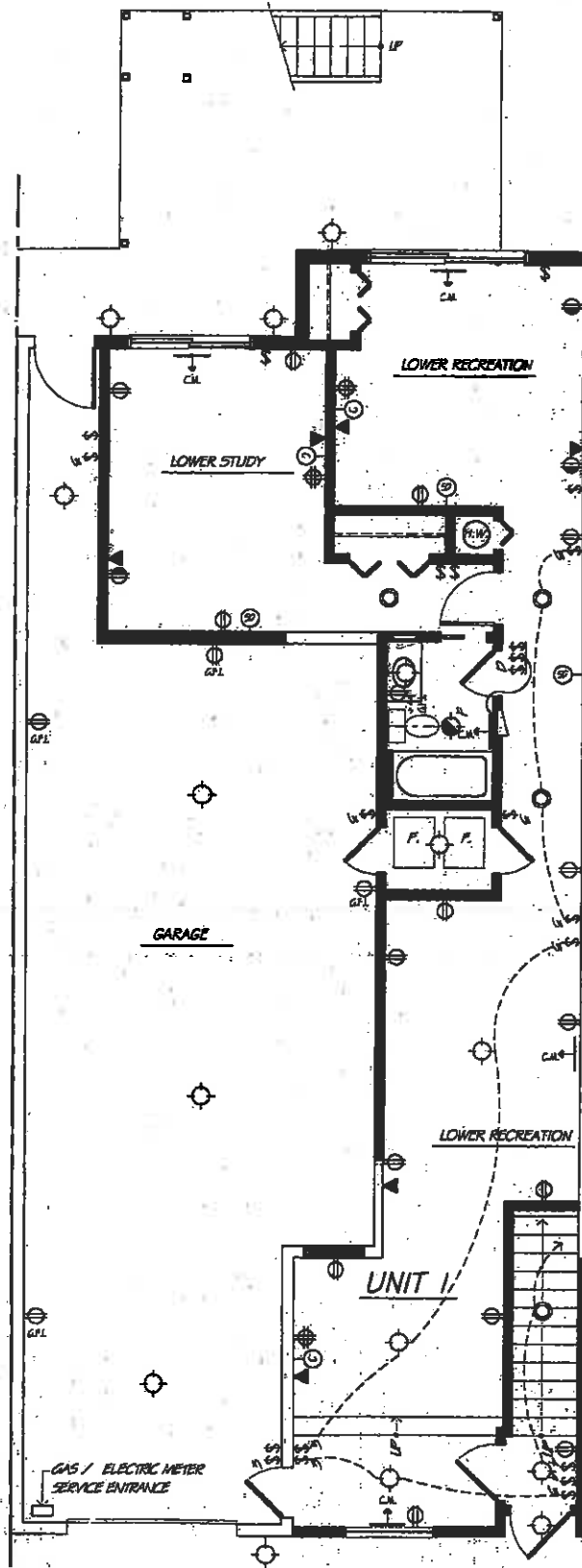


DATE: ISSUANCE:

05.02.05 BUILDING SUBMITTAL

SHEET NUMBER:

A-9



- ⊕ SURFACE CONDUITANCE W/ SHROUDED PENDING
- ⊕ SURFACE CONDUITANCE W/ OPEN PLY "TRAC" PENDING
- ⊕ APPL. CONDUITANCE W/ OPEN PLY "TRAC" PENDING
- ⊕ FLUORESCENT SURFACE CONDUITANCE
- ⊕ APPL. CONDUITANCE
- ⊕ JUNCTION BOX
- ⊕ C. SPONGE / DATA
- ⊕ OMBL
- ⊕ LOW VOLTAGE GREEN-LOCK
- ⊕ CEILING MOUNTED NON-SCENIC LIGHT
- ⊕ WALL MOUNTED NON-SCENIC LIGHT
- ⊕ FLUORESCENT LIGHT / FAN
- ⊕ FLUORESCENT LIGHT FIXTURE
- ⊕ CEILING FAN
- ⊕ COLOR-CORRECT COMPACT FLUORESCENT RECESSED DOWNLIGHT
- ⊕ NON-SCENIC RECESSED DOWNLIGHT
- ⊕ NON-SCENIC RECESSED LIGHT FIXTURE W/ VARI-BOOM SHROUD
- ⊕ NON-SCENIC RECESSED WALL SINKER
- ⊕ LOW VOLTAGE HAZARD PRECAUTION FRAME
- SINKER COVER LIGHTING
- SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- SUPPLY AIR
- ← RETURN AIR
- ⊕ SINGLE POLE SWITCH
- ⊕ SINGLE POLE SWITCH W/ DIMMER
- ⊕ 3 WAY SWITCH W/ DIMMER
- ⊕ 3 WAY SWITCH

PROJECT NORTH FIRST FLOOR ELECTRICAL / MECHANICAL PLAN  
SCALE: 1/4" = 1'-0"

FINAL PLANS  
 MAY 14 2005  
 SET FOR REVIEW AND APPROVAL  
 BY THE CITY OF SAN FRANCISCO  
 DEPARTMENT OF BUILDING INSPECTION

ANDREW MORRALL ARCHITECT  
 www.andrewmorrallarchitect.com

2730 MISSION STREET  
 SAN FRANCISCO CA. 94110  
 PHONE: 415-282-0616



IMPROVEMENTS FOR THE RESIDENCE OF:  
 PENNY, EDMUND IP &  
 AND FAMILY  
 834 44TH AVENUE  
 SAN FRANCISCO, CA.

SHEET TITLE:  
 SECOND FLOOR  
 MECHANICAL /  
 ELECTRICAL PLAN  
 THIRD FLOOR  
 MECHANICAL /  
 ELECTRICAL PLAN

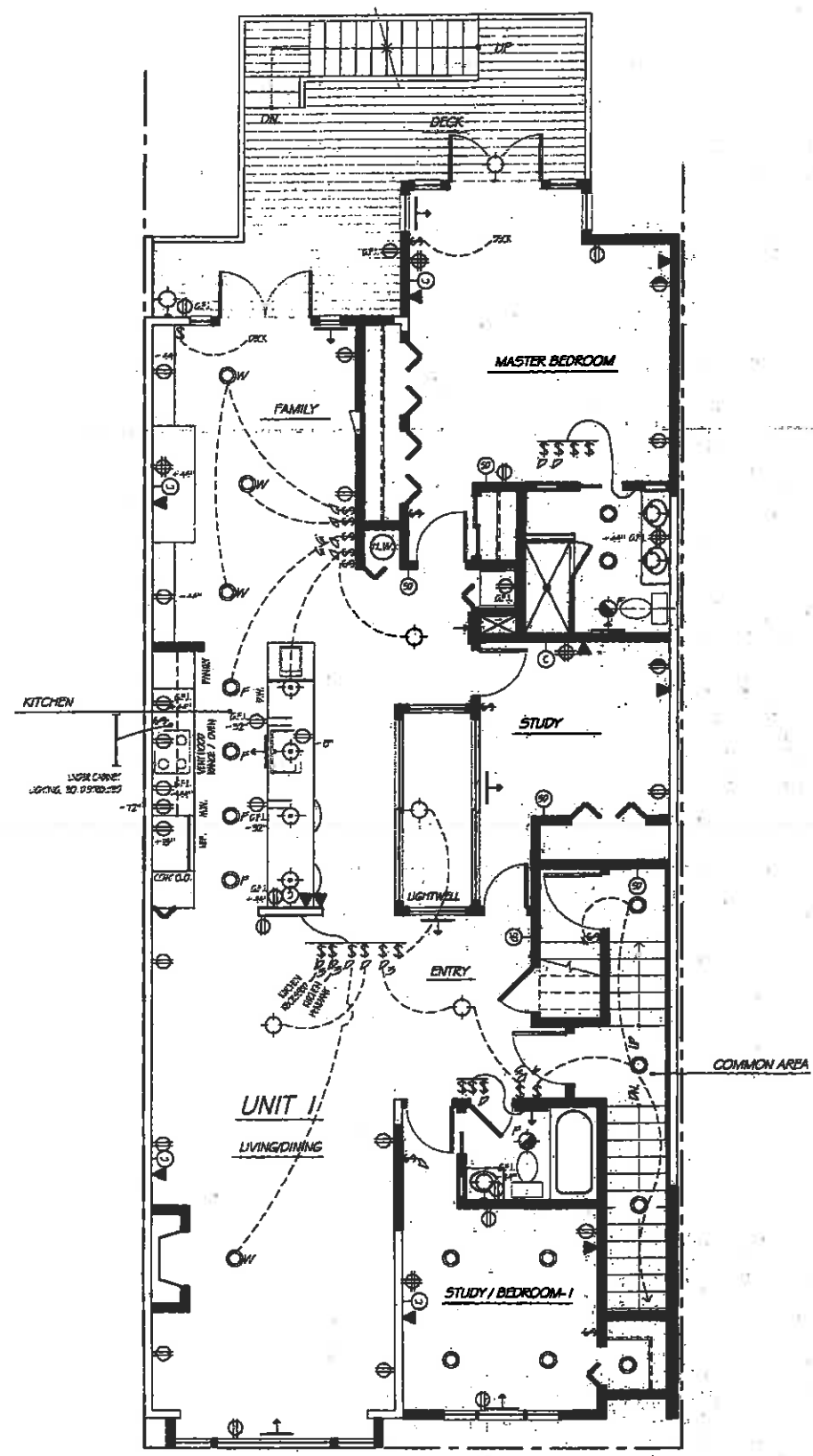
APPROVED  
 Date of Seal: 09/28/05  
 SEP 28 2005  
 ASHLEY S. WATSON  
 ASST. TO THE SUPERVISOR  
 DEPT. OF BUILDING INSPECTION

DATE: ISSUANCE:

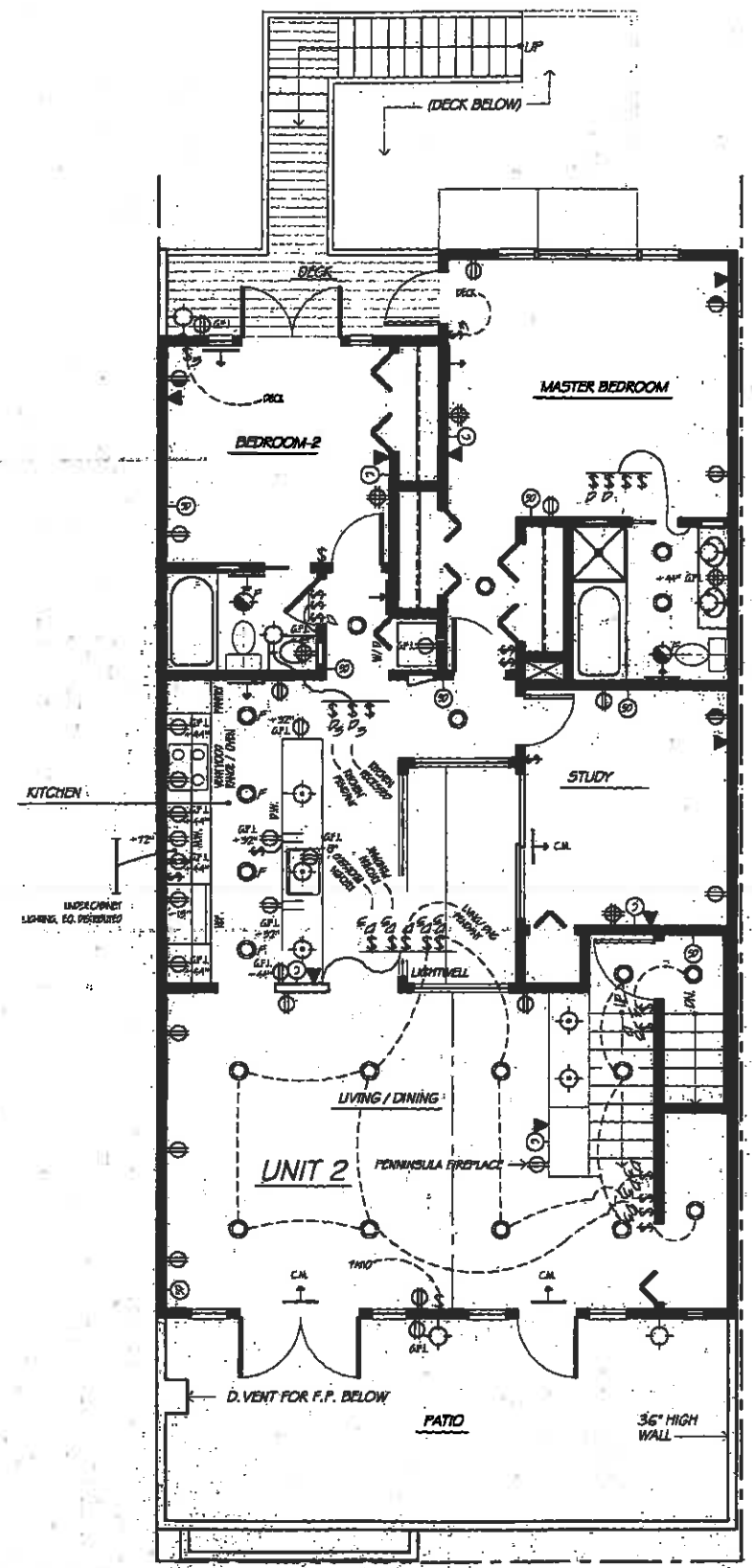
05.02.05 BUILDING SUBMITTAL

SHEET NUMBER:  
 A-10

- SUPPL. CONDENSATE W/ SWITCHING
- SUPPL. CONDENSATE W/ SWITCHING
- SUPPL. CONDENSATE W/ SWITCHING
- SUPPL. CONDENSATE W/ SWITCHING
- FLOOR MOUNTED SUPPL. CONDENSATE
- SUPPL. CONDENSATE
- SUPPL. CONDENSATE
- JUNCTION BOX
- TELEPHONE / DATA
- COILS
- LOW VOLTAGE GARDEN LIGHTING
- CEILING INT. INCANDESCENT LIGHT
- WALL INT. INCANDESCENT LIGHT
- FLUORESCENT LIGHT / FIX
- FLUORESCENT LIGHT FIXTURE
- CEILING FAN
- COLOR CORRECTED COMPACT FLUORESCENT EXCESSIVE SIGNAL LIGHT
- INCANDESCENT RECESSED DOWNLIGHT
- INCANDESCENT RECESSED LIGHT FIXTURE W/ UNDERHOOD GARAGE
- INCANDESCENT RECESSED WALL TRIANGLE
- LOW VOLTAGE HALOGEN PENDANT FIXTURE
- UNDER COUNTER LIGHTING
- SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
- SUPPLY AIR
- RETURN AIR
- SMOKE DETECTOR
- SINGLE POLE SWITCH
- SINGLE POLE SWITCH W/ DIMMER
- 3-WAY SWITCH W/ DIMMER
- 3-WAY SWITCH



PROJECT NORTH SECOND FLOOR ELECTRICAL / MECHANICAL PLAN  
 SCALE: 1/4" = 1'-0"



PROJECT NORTH THIRD FLOOR ELECTRICAL / MECHANICAL PLAN  
 SCALE: 1/4" = 1'-0"

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www.andrewmorrallarchitect.com

2730 MISSION STREET  
SAN FRANCISCO CA. 94110  
PHONE: 415-282-0616



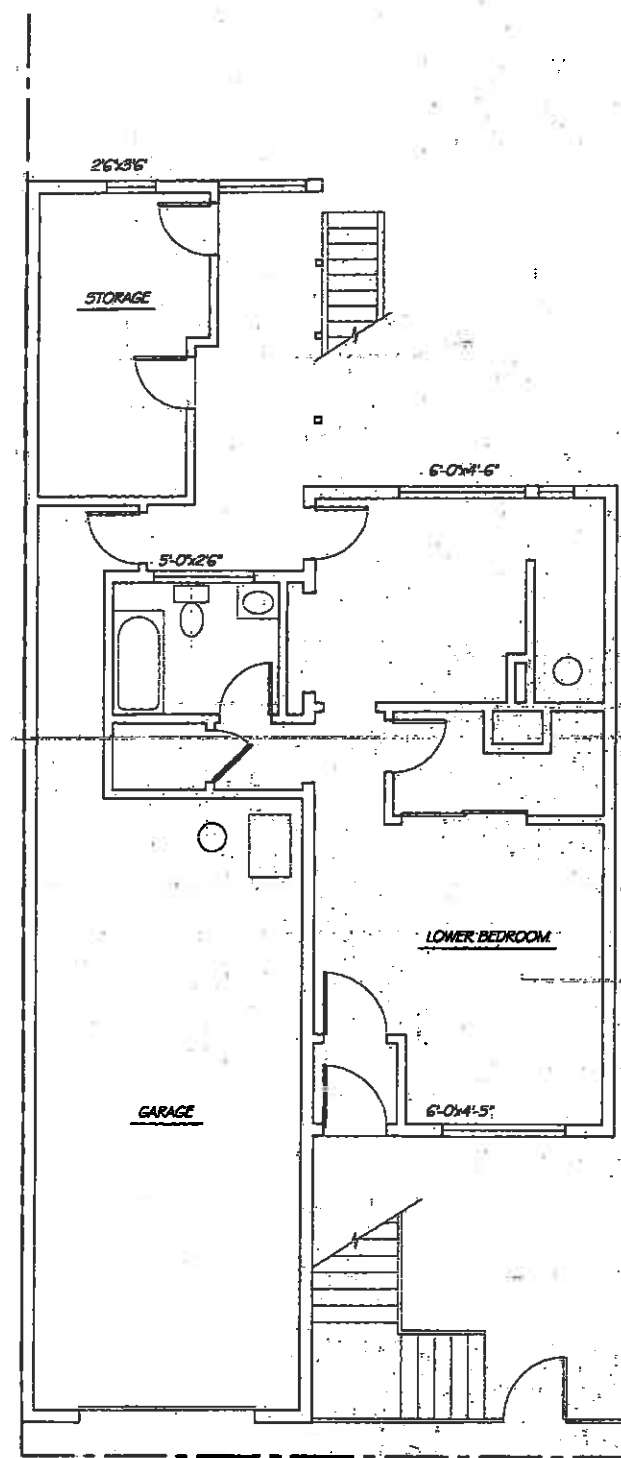
FINAL PLANS  
MAY 14 2005  
SITE PERMIT & BUILDING  
PER CONSTRUCTION OF  
SINGLE-UNIT RESIDENCE

IMPROVEMENTS FOR THE RESIDENCE OF:  
PENNY, EDMUND IP &  
AND FAMILY  
834 44TH AVENUE  
SAN FRANCISCO, CA.

SHEET TITLE:  
EXISTING FLOOR PLANS



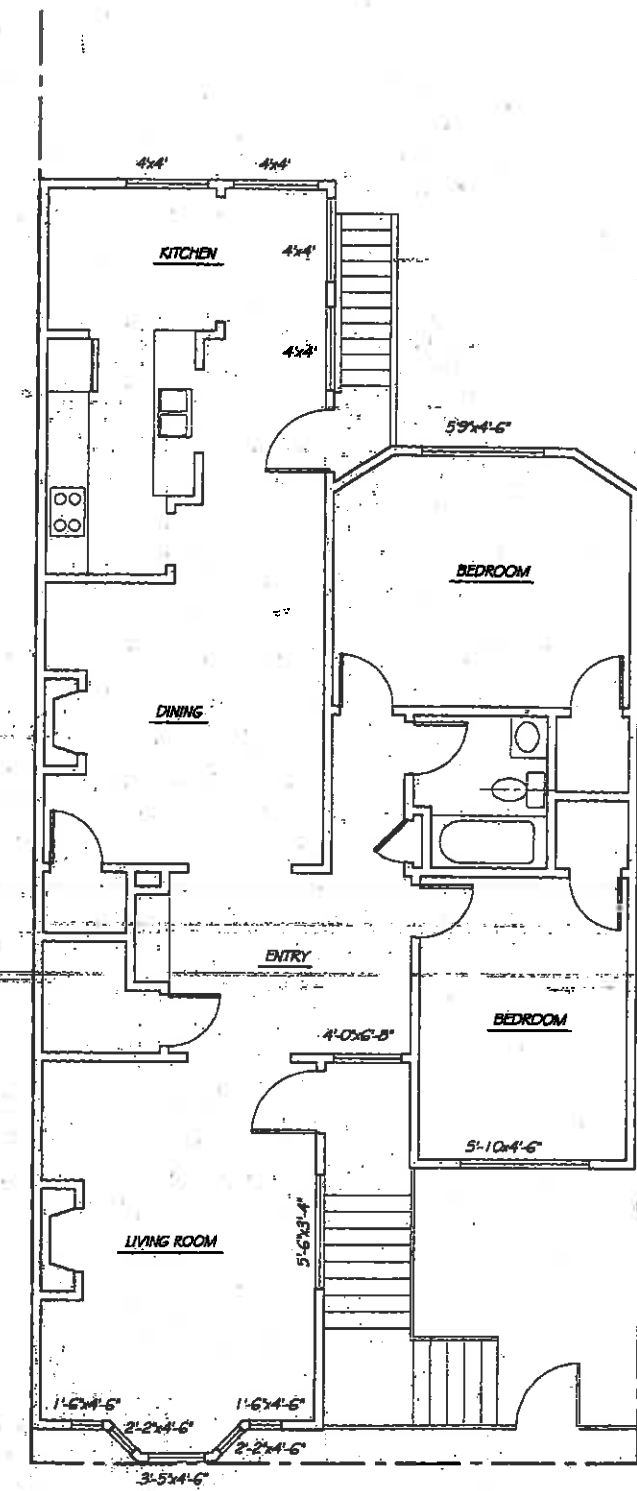
DATE:	ISSUANCE:
10.13.04	SCHEMATIC DESIGN MEETING 2
11.29.04	NEIGHBORHOOD PRESENTATION
12.13.04	PLANNING SUBMITTAL
05.02.05	BUILDING SUBMITTAL



EXISTING FIRST FLOOR PLAN

SHEET NOTES  
1. ALL CONDITIONS SHOWN ARE EXISTING  
2. ALL DIMENSIONS ARE FOR REFERENCE ONLY

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



EXISTING SECOND FLOOR PLAN

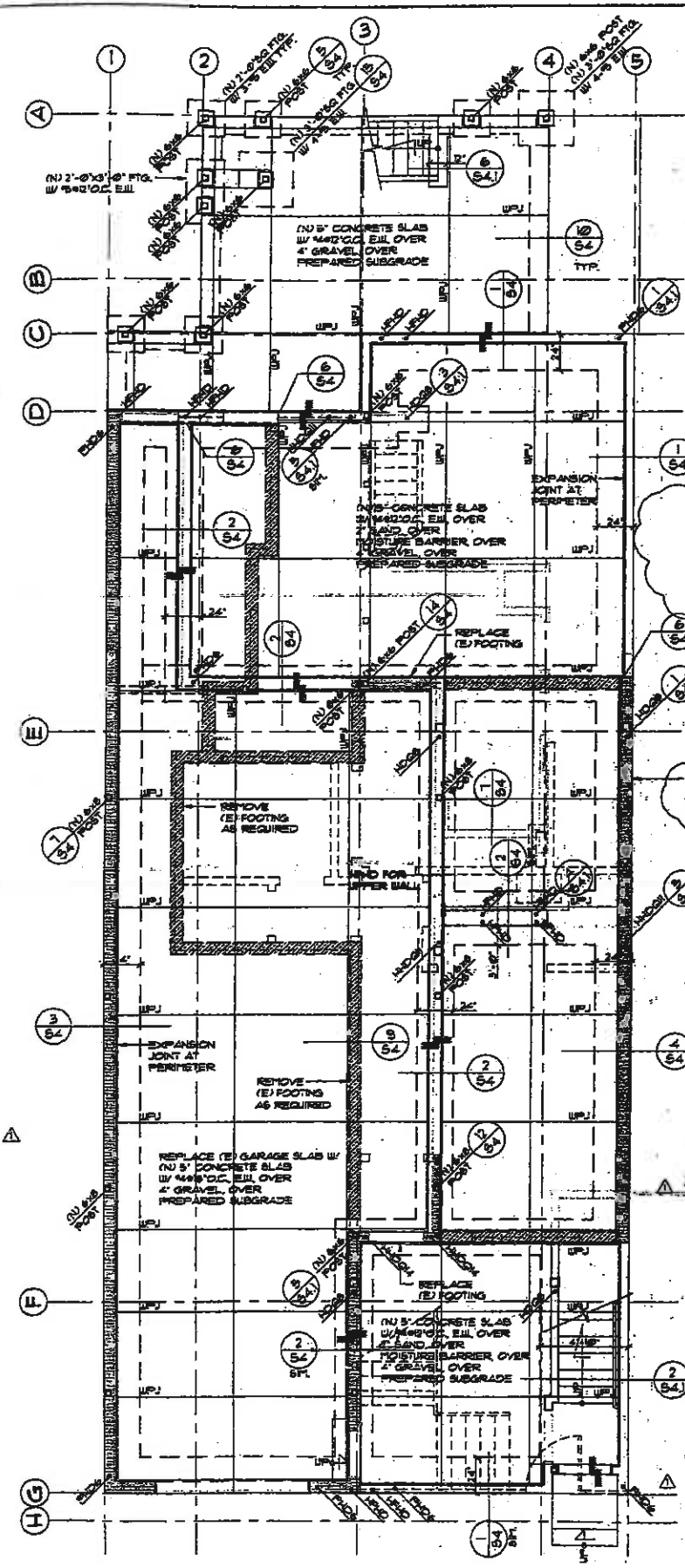
SHEET NOTES  
1. ALL CONDITIONS SHOWN ARE EXISTING  
2. ALL DIMENSIONS ARE FOR REFERENCE ONLY

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

SHEET NUMBER:  
A-11





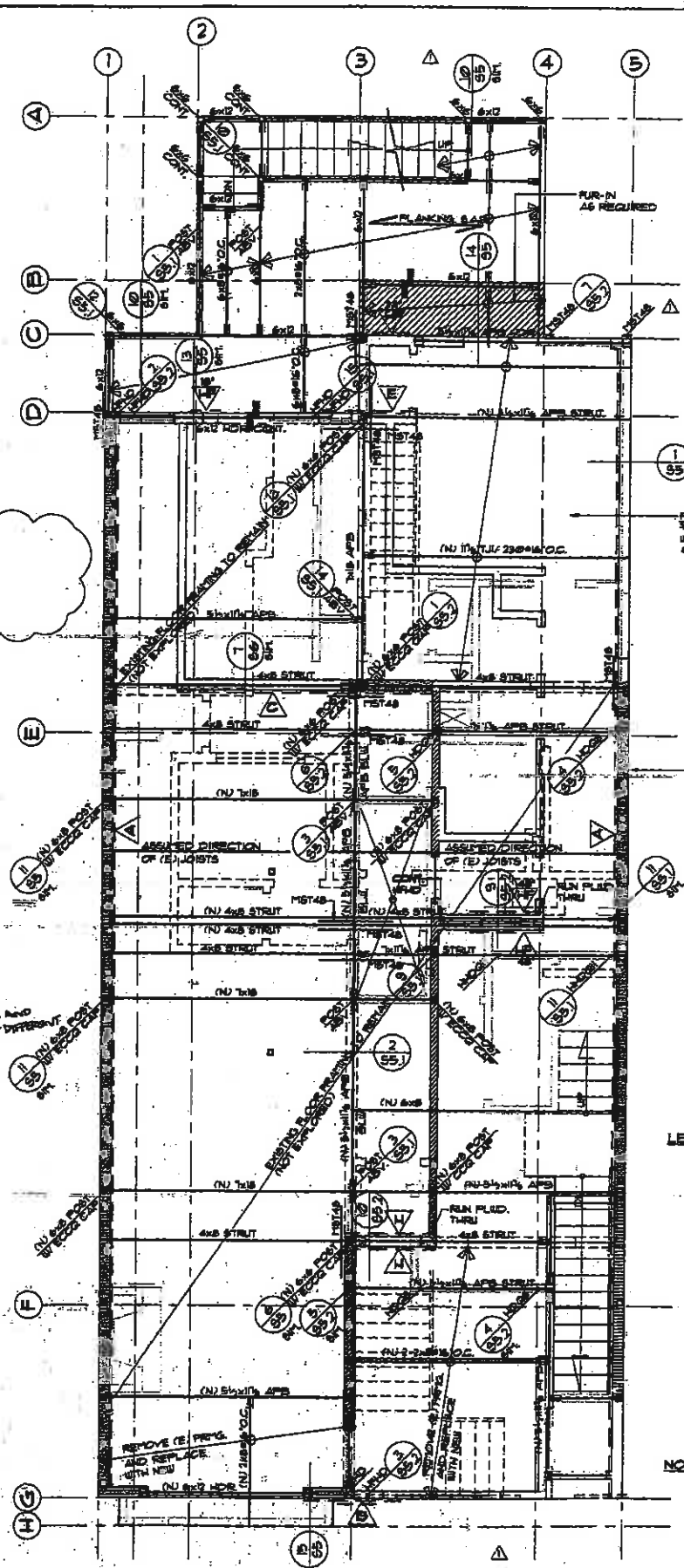


FOUNDATION/ FIRST FLOOR PLAN

IF REQUIRED, SEPARATE SHEETING AND/OR UNDERPINNING PERMITS TO BE OBTAINED PRIOR TO EXCAVATION!

- LEGEND:**
- NEW WALL ABOVE
  - EXISTING WALL ABOVE TO REMAIN 2x4 MIN. SKYWALL AND CONTRACT ENGINEER IF DIFFERENT
  - EXISTING FOUNDATION TO REMAIN
  - EXISTING WALL TO BE REMOVED
  - DROP
  - HARDY FRAME HOLDDOWN

- NOTES:**
- PROVIDE 2x4 STUD. MIN. AT ALL STRAP & HOLDDOWN LOCATIONS. AT H4001 AND H4004 USE 6x6 POST.
  - REFER TO SHEET S1 FOR GENERAL NOTES AND DETAILS.
  - CONTRACTOR IS SOLELY LIABLE FOR SUBGRADE PREPARATION. SOILS ENGINEER MAY BE CONSULTED IF NEEDED.
  - PROPER SUBGRADE PREPARATION (COMPACTION) IS ESSENTIAL FOR SLAB ON GRADE FLOOR PERFORMANCE. IMPROPER PREPARATION MAY CAUSE SLAB SAGGING AND CRACKING. THEREFORE, AS SCHMIDT INC. STRONGLY RECOMMENDS TO HIRE GEOTECHNICAL CONSULTANTS TO SPECIFY AND INSPECT SUBGRADE PREPARATION.
  - DRAINAGE IS NOT IN SCOPE OF STRUCTURAL PLANS. ONLY DRAINAGE SHOWN ON THESE PLANS IS FOR REFERENCE ONLY.
  - ALL FOUNDATION SHOWN ON THIS PLAN AS EXISTING IS AS SCHMIDT INC. ASSUMPTION. REAL FOOTINGS MAY BE DIFFERENT OR NOT EXISTING OR DIFFERENT TYPE OTHER AND GRADE BEARINGS. DISTANCE AND LIMITS OF FOOTING WAS BASED ON TYPE'S SOIL MATERIAL (STL USC) AND WIDTH IS SET WITH ALLOWABLE SOIL BEARING PRESSURE LIMITED TO 1000 PSF.
  - CONTRACTOR FIELD VERIFY INFORMATION SHOWN ON PLANS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF EXISTING STRUCTURE IS DIFFERENT FROM SHOWN.
  - USE DEEPENED FOOTINGS WHERE REQUIRED FOR HOLDDOWN AND ANCHORAGE.
  - UNDERPINNING OF ADJACENT STRUCTURE BY CONTRACTOR (IF REQUIRED).



SECOND FLOOR FRAMING PLAN

- LEGEND:**
- NEW WALL
  - INTERIOR BEARING WALL
  - EXISTING WALL TO REMAIN
  - EXISTING WALL TO BE REMOVED
  - UPPER FLOOR CONTOUR
  - WALLS ABOVE
  - SHEAR WALL
  - LENGTH TYPE
  - HARDY FRAME
  - DROP
  - WALL FRAMED 2-2x4 @ 16 O.C.
  - HARDY FRAME HOLDDOWN

- NOTES:**
- FOR FLOOR NOTES REFER TO SHEET S3.
  - ALL EXTERIOR WALLS AND ALL INTERIOR BEARING WALLS BELOW THIS FLOOR SHALL BE FRAMED WITH 2x4 @ 16 O.C. UNLESS PER SHEAR WALL SCHEDULE. CONTRACTOR SHALL FIELD VERIFY EXISTING FRAMING. WALLS SHALL BE UPGRADED AS REQUIRED. ENGINEER SHALL BE CONSULTED IF NEEDED.
  - USE BCO SLAB TO ATTACH POST TO BASE PLATE.
  - (U) SECOND FLOOR FRAMING IS AS SCHMIDT, INC. ASSUMPTION BASED ON ARCHITECT INFO. CONTRACTOR FIELD VERIFY. REPAIRS MAY BE REQUIRED IF FRAMING IS DIFFERENT FROM SHOWN ON PLANS.

EXTERIOR (U) WALL FRAMING: 2x4 @ 16 O.C. (PER ARCHITECT INFO). WALL HAVE TO BE UPGRADED AS REQUIRED (REFER TO NOTE 2, PLANS, AND DETAILS).

Revisions:  
 A OWNER REQUEST 07-03-05  
 B PLAN CHECK 07-03-05

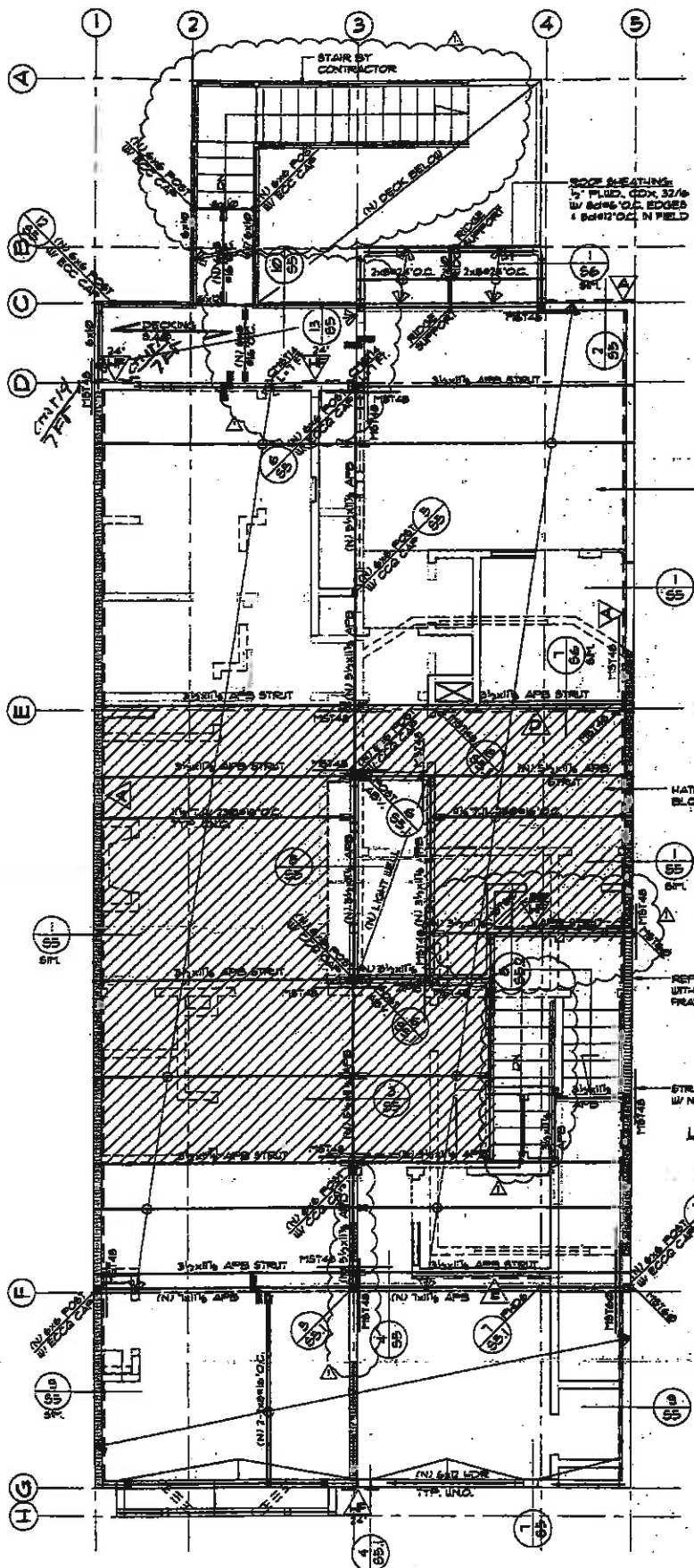
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 07/15/05

AG SCHMIDT INC.  
 Structural Design  
 CIVIL, PROFESSIONAL ENGINEER  
 4110 COWELL RD. SUITE 200 D  
 CONCORD CA 94520  
 Phone (925) 689-9100; 613-3169  
 Fax (925) 689-2089

FOUNDATION/  
 FLOORS  
 FRAMING PLAN

IP RESIDENCE  
 834 44th Avenue  
 San Francisco, CA

Job No.:	2538
Drawn by:	K1
Checked by:	
Date:	04-21-05
Scale:	1/4" = 1'-0"
Dwg. No.:	S2
Of 9 Sheets	



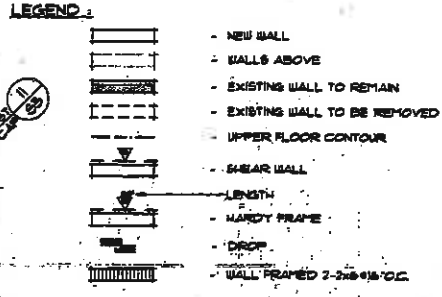
THIRD FLOOR FRAMING PLAN

FLOOR SHEATHING  
1/2" PLD. CDX 32/48  
W/ 8@16" O.C. EDGES  
1 8@12" O.C. IN FIELD

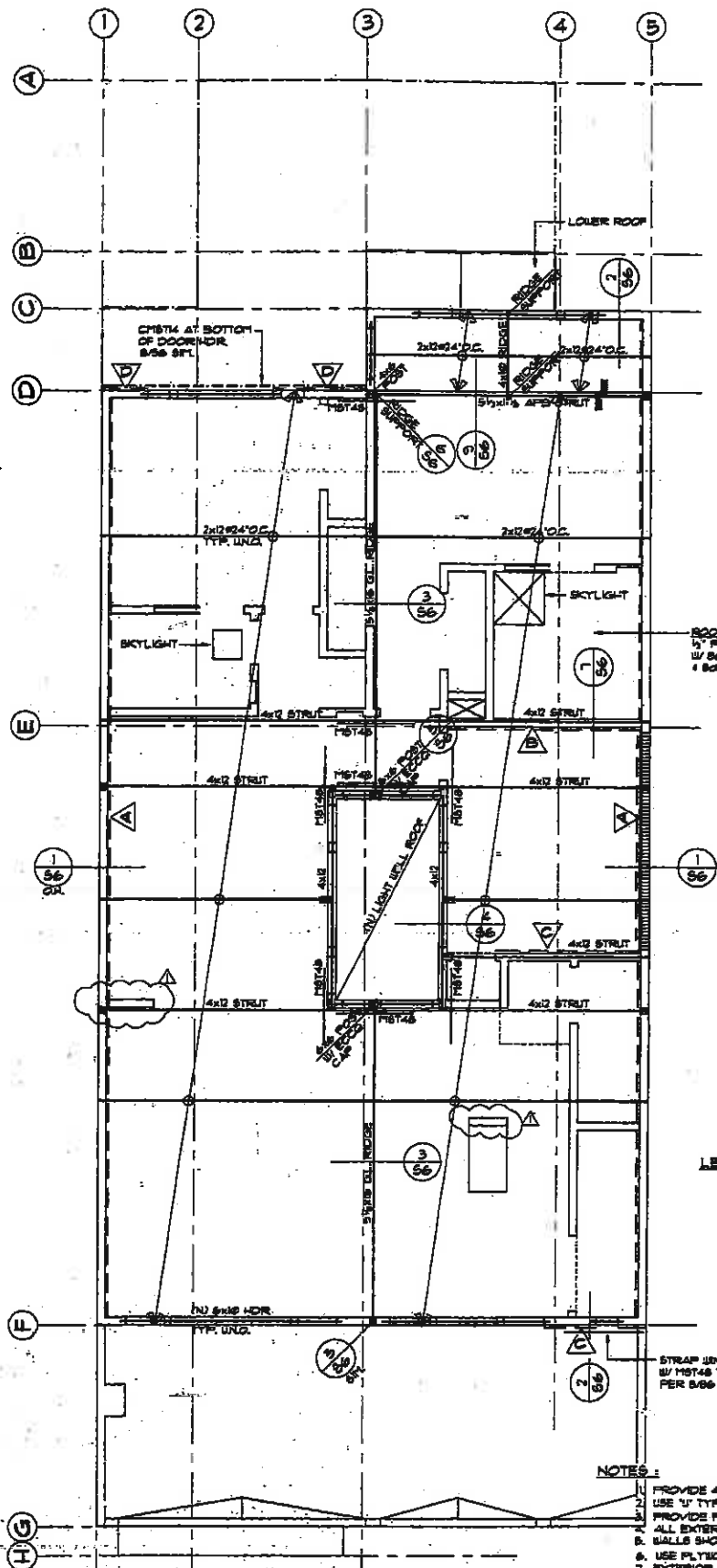
HATCHED AREA DENOTES  
BLOCKED DIAPHRAGM

REPLACE EXISTING WALL  
WITH 2-2x8@16" O.C. BALLOON  
FRAMED PIECE

STRAP EXISTING TOP PLATE  
W/ NEW WALL

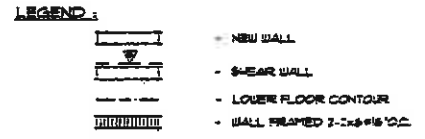


**NOTES:**  
1. FOR FLOOR NOTES REFER TO S1



ROOF FRAMING PLAN

ROOF SHEATHING  
1/2" PLD. CDX 32/48  
W/ 8@16" O.C. EDGES  
1 8@12" O.C. IN FIELD



**NOTES:**  
1. PROVIDE 4x POST MIN. AT ALL STRAP AND HOLD-DOWN LOCATIONS.  
2. USE 1" TYPE HANGERS SKEWED, SLOPED AS REQUIRED, TYP. UNCL.  
3. PROVIDE PLYWOOD EDGE NAILING TO ALL STRUTS.  
4. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH PLYWOOD.  
5. WALLS SHOWN ON THIS PLAN ARE BELOW.  
6. USE PLYWOOD EDGE NAILING TO ALL STRUTS.  
7. EXTERIOR WALLS IN LINE 1 AND 5 SHALL BE FRAMED WITH 2x4@16" O.C. MIN. EXCEPT AT STAIR WHERE FRAMING SHALL BE WITH 2-2x8@16" O.C. WALLS IN LINE C, D, F SHALL BE FRAMED WITH 2-2x8@16" O.C. TYP. UNCL. PER SHEAR WALL SCHEDULE.  
8. USE M1648 STRAP TO SPLICE TOP PLATE INTERRUPTED BY POST, TYP. UNCL.  
9. USE 3'-0" MINIMUM LAP OR C1514 STRAP TOP BEAM OR PLATE.  
10. REFER TO SHEET S1 FOR GENERAL NOTES AND DETAILS.

Revisions:  
FINAL PLANS  
REVISION  
JUL 13 2005  
SITE PERMIT ADDENDUM  
FOR CONSTRUCTION OF  
SINGLE ADDENDUM (S)

Jul 2 2005

AG SCHMIDT INC.  
Structural Design  
CIVIL PROFESSIONAL, CERT. NO. 10000  
4415 CONCORD CA, 94618  
Phone (925) 850-9130; 925-31169  
Fax (925) 850-2009

THIRD FLOOR/  
ROOF  
FRAMING PLAN

IP RESIDENCE  
834 44th Avenue  
San Francisco, CA

Job No.: 2538

Drawn by: AT

Checked by:

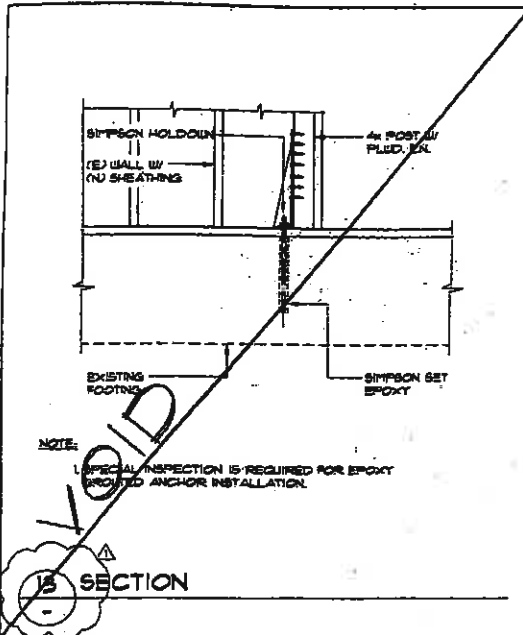
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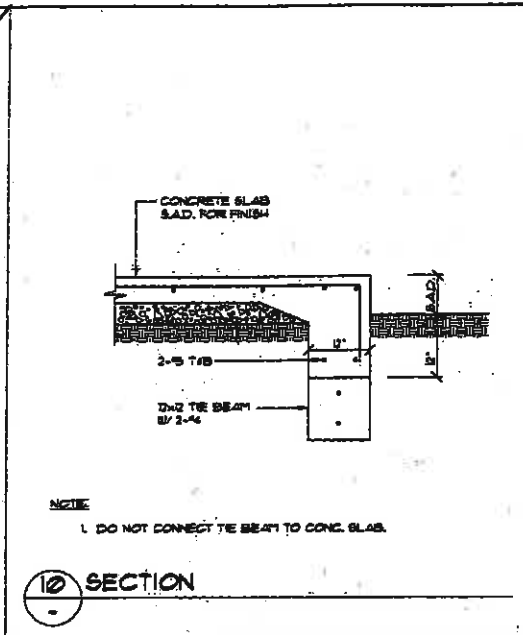
Drg. No.:

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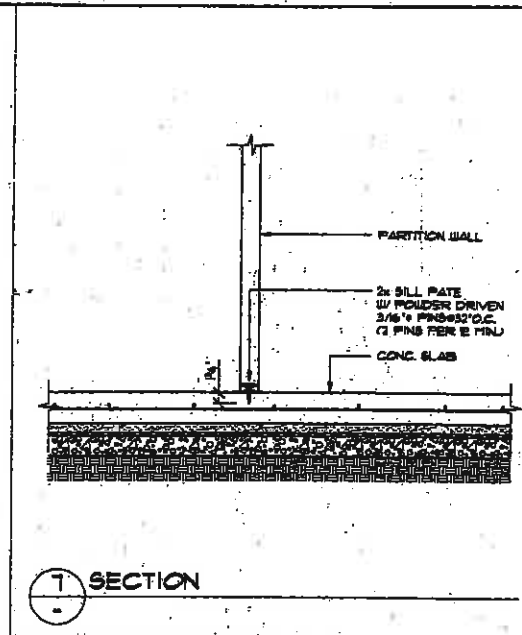
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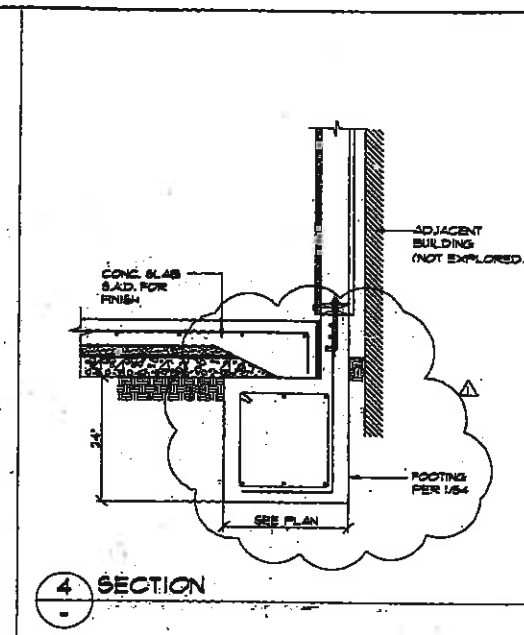
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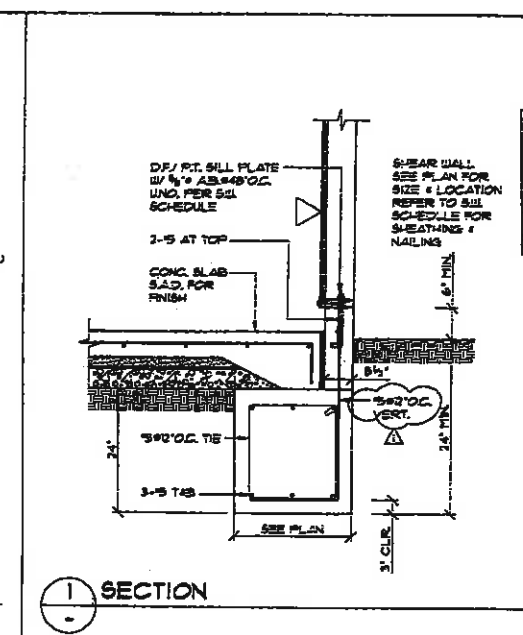
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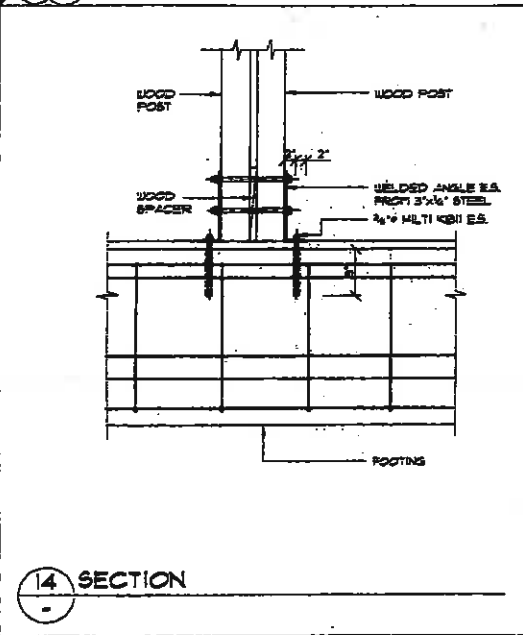
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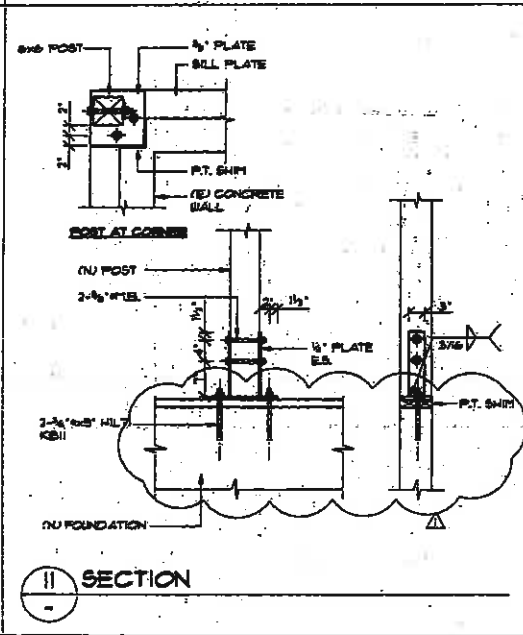
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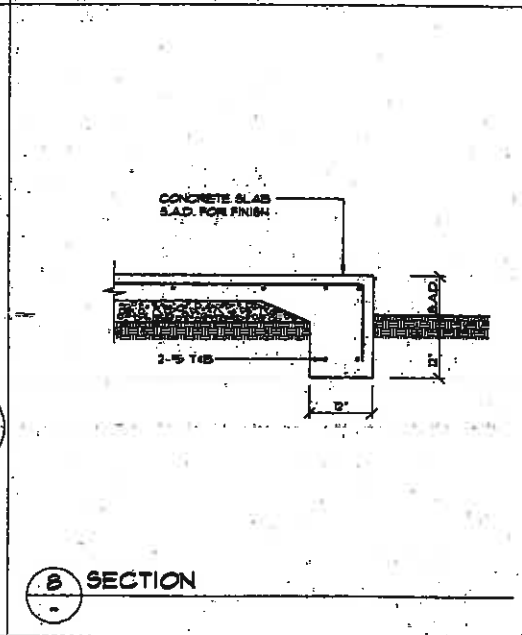
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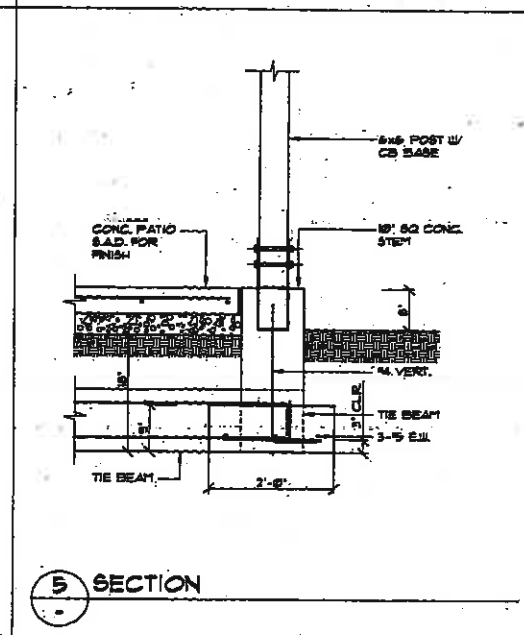
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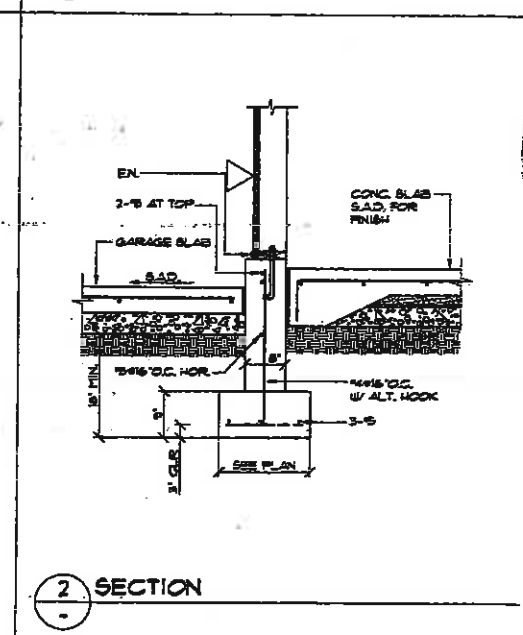
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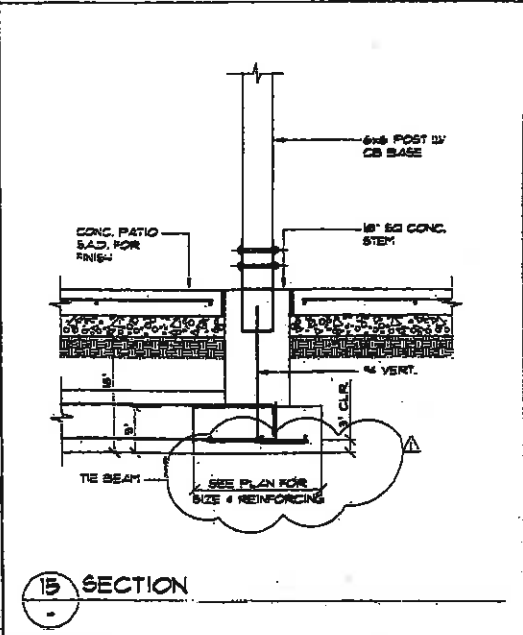
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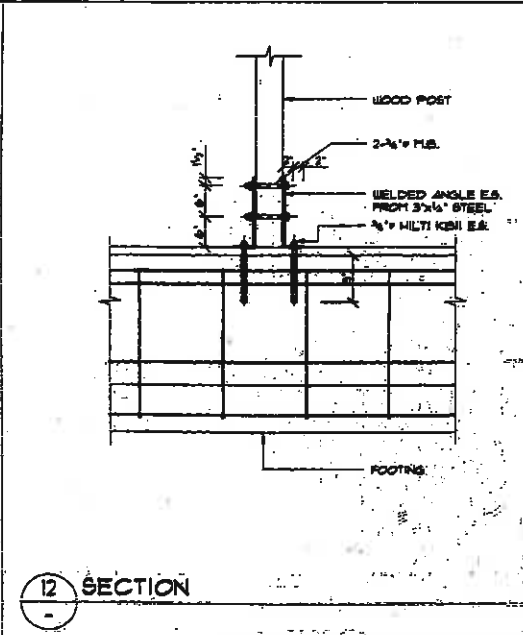
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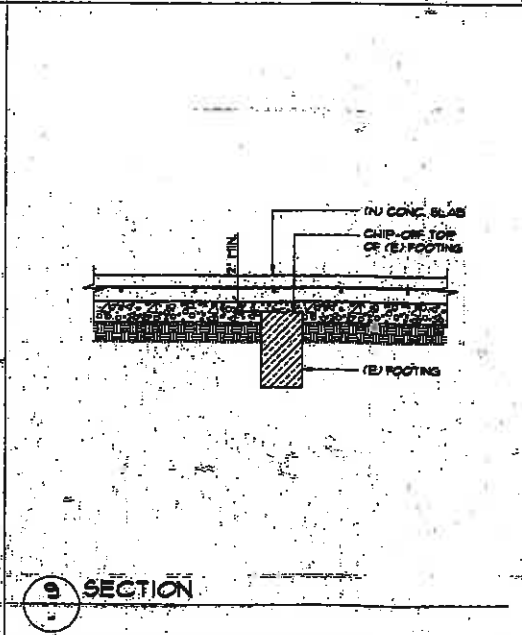
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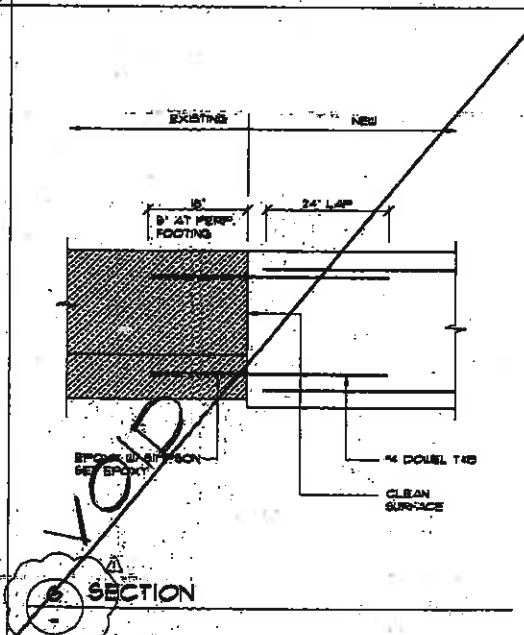
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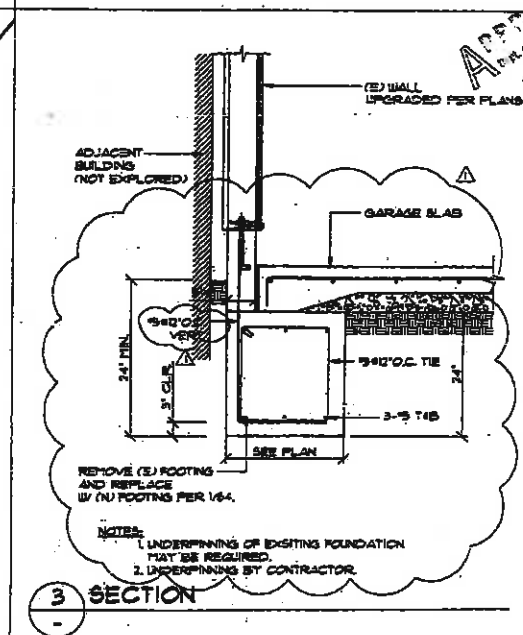
12 SECTION



9 SECTION



6 SECTION



3 SECTION

Revisions:  
A PLAN CHECK 07-03-05  
FINAL PLANS  
REVISION  
JUL 13 2005  
SITE PERMIT ADDENDUM FOR CONSTRUCTION OF SINGLE ADDENDUM

*Robert Schmidt*

SCHMIDT INC.  
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APPROVED  
5/24/05

IP RESIDENCE  
834 44th Avenue  
San Francisco, CA

Job No.: 2336  
Drawn by: K7  
Date: 04-21-05  
Scale:  
Drg. No.: S4  
Of 2 Sheets

13 SECTION

10 SECTION

7 SECTION

4 SECTION

1 SECTION

14 SECTION

11 SECTION

8 SECTION

5 SECTION

2 SECTION

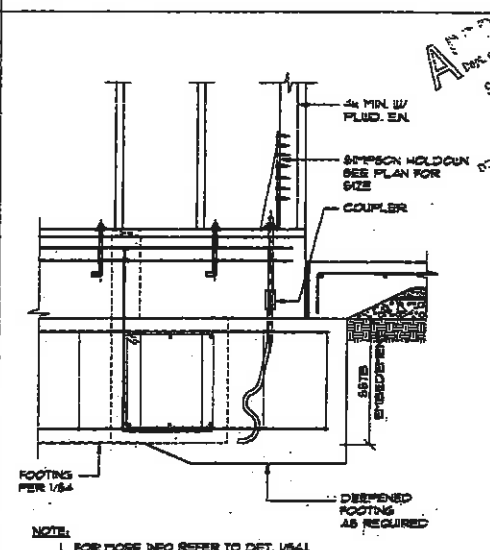
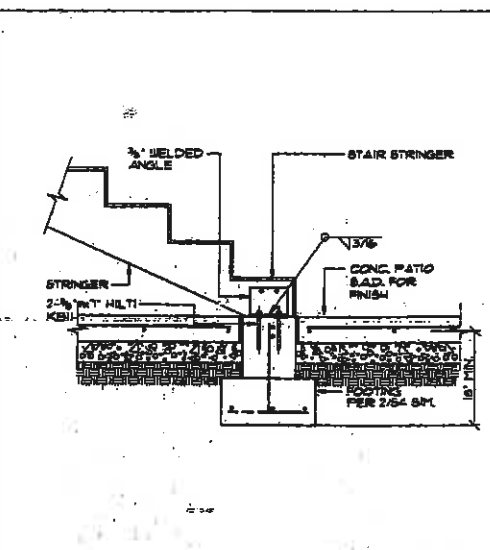
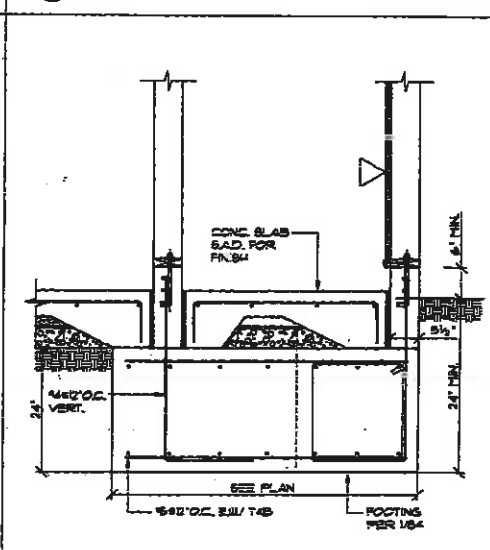
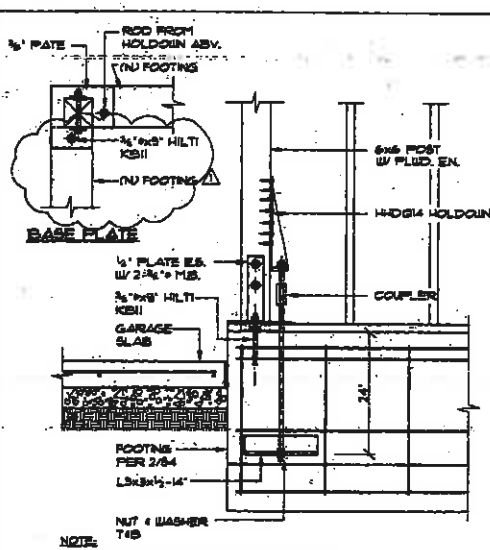
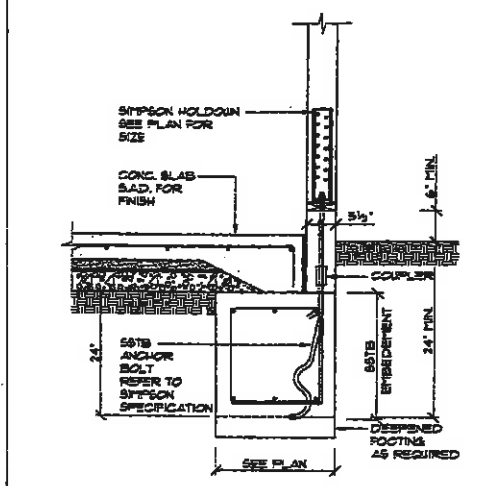
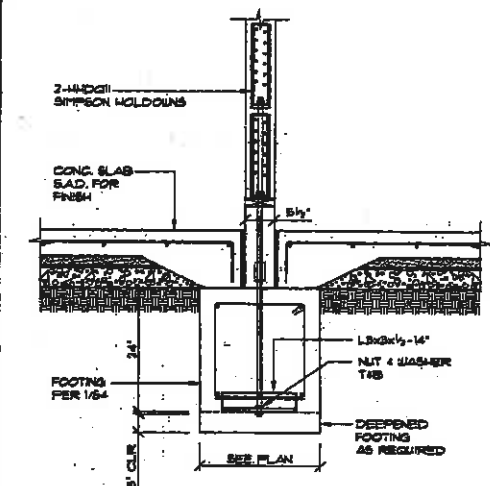
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12 SECTION

9 SECTION

6 SECTION

3 SECTION



Revisions  
 PLAN 2504  
 FINAL PLANS  
 REVISION  
 JUL 13 2005  
 SITE PERMIT ADDENDUM  
 FOR CONSTRUCTION OF  
 SINGLE ADDENDUM (S-1)

*Stolar*  
*07/09/05*

AG SCHMIDT INC.  
 Structural Design  
 CIVIL PROFESSIONAL CENTER  
 4415 CORNELL RD. SUITE 800  
 SAN FRANCISCO, CA 94116  
 Phone (925) 609-9100; 833-3169  
 Fax (925) 609-2899

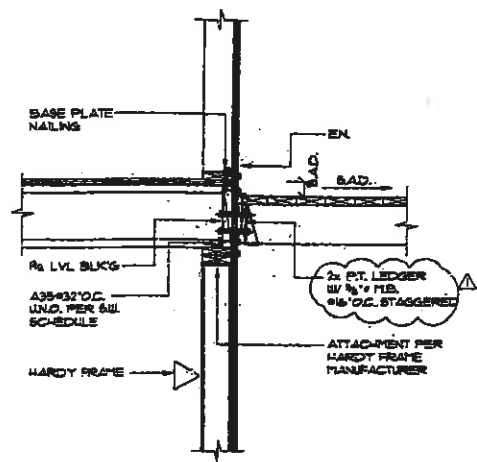
JUL 2 2005

DETAILS

APPROVED  
 SEP 23 2005  
 DATE OF REVIEW

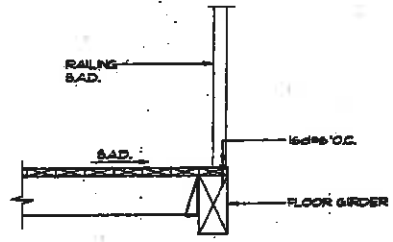
IP RESIDENCE  
 834 44th Avenue  
 San Francisco, CA

Job No.: 2538  
 Drawn by: IQ1  
 Date: 04-21-05  
 Scale:  
 Drg. No.:  
 S4.1  
 Of 8 Sheets



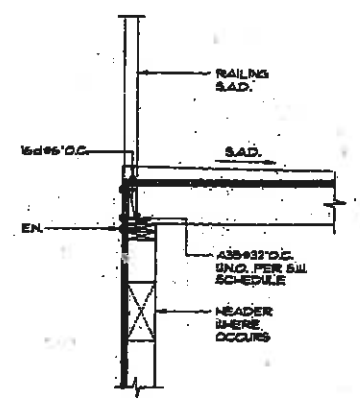
NOTE:  
1. S.A.D. FOR FLASHING AND WATERPROOFING.

13 SECTION



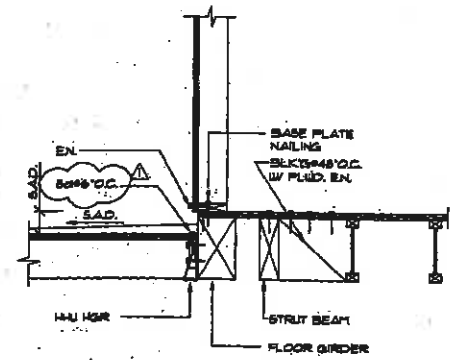
NOTE:  
1. S.A.D. FOR FLASHING AND WATERPROOFING.

10 SECTION



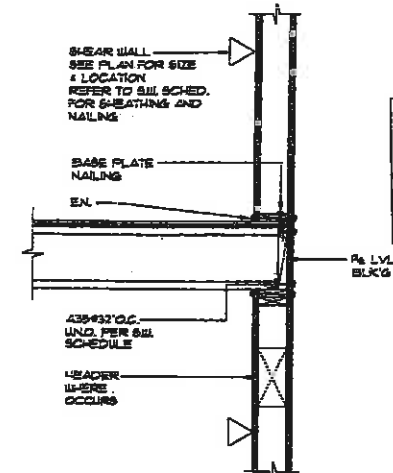
NOTE:  
1. S.A.D. FOR FLASHING AND WATERPROOFING.

7 SECTION



NOTE:  
1. S.A.D. FOR FLASHING AND WATERPROOFING.

4 SECTION



NOTE:  
1. FOR MINIMUM STUDS SIZE REFER TO PLANS AND SHEET S1.  
2. SHEAR PLATE/UDG CAN BE INSTALLED ON OTHER FACE.

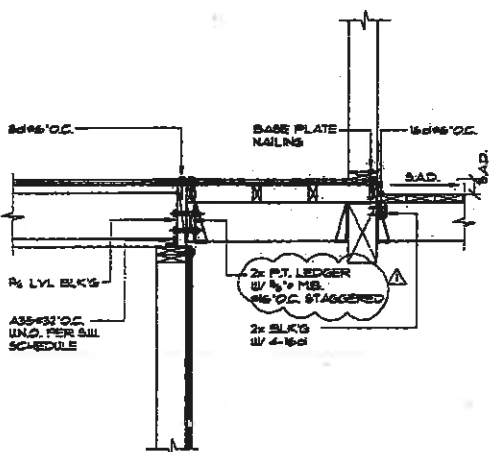
1 SECTION

Revisions:  
PLAN CHECK 07-08-05

FINAL PLANS  
REVISION  
JUL 13 2005  
SITE PERMIT ADDENDUM  
FOR CONSTRUCTION OF  
SINGLE ADDENDUM (S1)

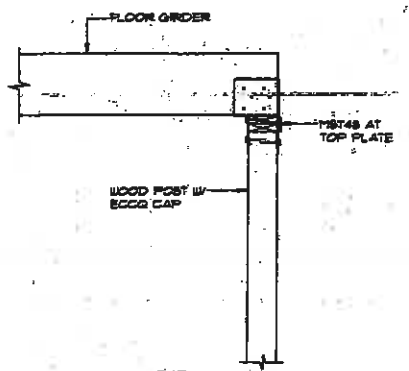
*Copy of  
Revised  
07/13/05*

AG SCHMIDT INC.  
Structural Design  
CORP. PROFESSIONAL CENTER  
410 CORNELIA RD. SUITE 200 D  
CONCORD CA 94510  
Phone (925) 899-9130; 800-3169  
Fax (925) 899-2899

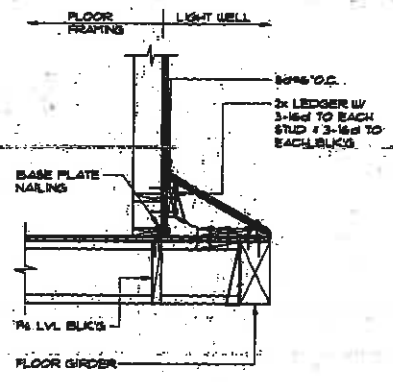


NOTE:  
1. S.A.D. FOR FLASHING AND WATERPROOFING.

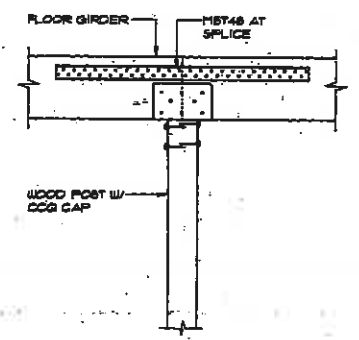
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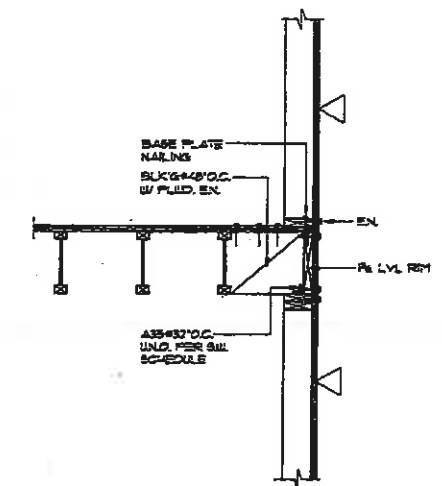
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8 SECTION



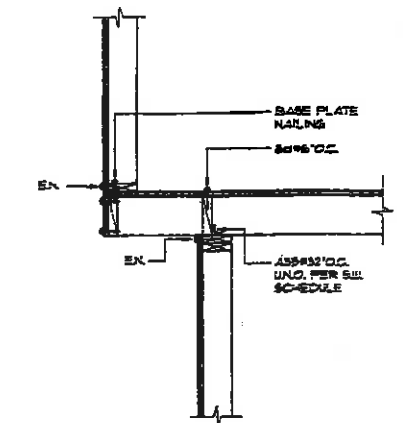
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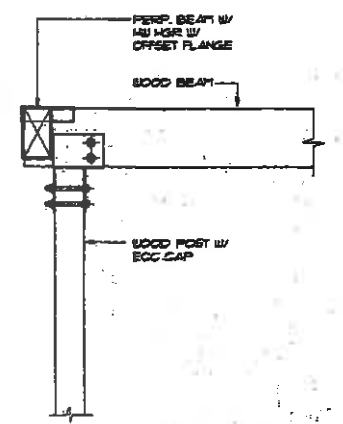
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JUL 2 2005

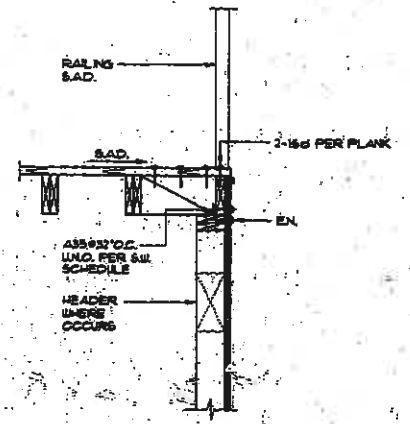
DETAILS



15 SECTION

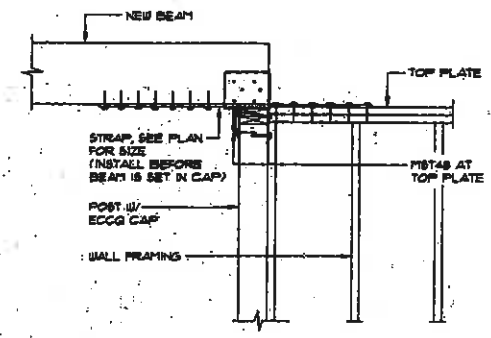


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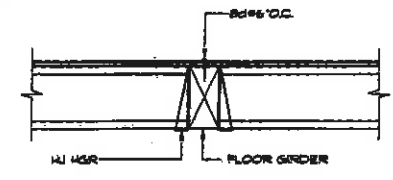


NOTE:  
1. S.A.D. FOR FLASHING AND WATERPROOFING.

9 SECTION



6 SECTION



3 SECTION

APPROVED  
07/13/05

IP RESIDENCE  
834 44th Avenue  
San Francisco, CA

Job No.: 2538  
Drawn by: JG  
Date: 04-21-05  
Scale:  
Drg. No.: S5  
Of 9 Sheets