

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

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

Appeal No. **20-086**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on December 16, 2020, 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 December 3, 2020 to Hampshire Flats LLC, of an Alteration Permit (replacement of old windows street facing (front); existing and proposed aluminum windows) at 819 Hampshire Street.

APPLICATION NO. 2020/12/03/0127
FOR HEARING ON February 10, 2021

Address of Appellant(s):

Address of Other Parties:

Thierry Castro, Appellant(s) c/o Michael Zitani, Attorney for Appellant(s) Tenderloin Housing Clinic 126 Hyde Street San Francisco, CA 94102	Hampshire Flats LLC, Determination Holder(s) c/o Suheil Shatara, Agent for Determination Holder(s) Shatara Architecture 890 7th Street San Francisco, CA 94103
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Date Filed: December 16, 2020

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

PRELIMINARY STATEMENT FOR APPEAL NO. 20-086

I / We, **Thierry Castro**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2020/12/03/0127** by the **Department of Building Inspection** which was issued or became effective on: **December 3, 2020**, to: **Hampshire Flats LLC**, for the property located at: **819 Hampshire Street**.

BRIEFING SCHEDULE:

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

Appellant's Brief is due on or before: 4:30 p.m. on **January 21, 2021, (no later than three Thursdays prior to the hearing date)**, The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, scott.sanchez@sfgov.org and suheil@shataraarch.com.

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

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

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

Hearing Date: **Wednesday, February 10, 2021, 5:00 p.m.**, via Zoom. Information for access to the hearing will be provided before the hearing date.

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

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

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

The reasons for this appeal are as follows:

See attachment to the Preliminary Statement of Appeal.

Appellant or Agent (Circle One):

Signature: Michael Zitani via email

Print Name: Michael Zitani, attorney for appellant

TENDERLOIN HOUSING CLINIC

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RANDALL M. SHAW
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Contact:
(415) 771-9850, x1107
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December 16, 2020

VIA EMAIL

Alec Longaway
San Francisco Board of Appeals
Alec.Longaway@sfgov.org

Re: **Statement of Appeal of Issuance of Building Permit No. 202012030127**

To whom it may concern:

I represent Mr. Theirry Castro, who resides at 821 Hampshire Street with his family. Mr. Castro has authorized me to file this appeal on his behalf.

The proposed renovations described in the above referenced permit application will substantially interfere with the Castro family's safety, well-being, and quiet enjoyment for reasons including but not limited to: (i) Mr. Castro's landlord Hampshire Flats, LLC ("LLC") has demonstrated a flagrant disregard of health and safety requirements in construction, as documented in numerous Notices of Violation previously issued to them for this Property; (ii) the proposed renovations will likely result in severe security risks, as LLC has erected scaffolding on two separate occasions without performing any work with them for months at a time, allowing illegal entry into the building; and (iii) LLC refused to follow even its own guidelines suggested to and ordered by this Board of Appeals in previous permit appeals, thus necessitating further action.

If you have any questions about the information above, please do not hesitate to contact my office. Thank you.

Very truly yours,

/s/

Michael Zitani

Permit Details Report

Report Date: 12/14/2020 1:56:10 PM

Application Number: 202012030127
 Form Number: 8
 Address(es): 4089 / 035 / 1 819 HAMPSHIRE ST
 Description: REPLACEMENT OF OLD WINDOWS, STREET FACING (FRONT). Existing and proposed aluminum windows
 Cost: \$20,000.00
 Occupancy Code: R-2
 Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
12/3/2020	TRIAGE	
12/3/2020	FILING	
12/3/2020	FILED	
12/3/2020	APPROVED	
12/3/2020	ISSUED	

Contact Details:

Contractor Details:

License Number: 1051308
 Name: MANUEL DE JESUS ALANIZ
 Company Name: RAMA BUILDERS INC
 Address: 4114 HUBBARD RD * STOCKTON CA 95215-0000
 Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BID-INSP	12/3/20	12/3/20			12/3/20	BARNES JEFF	
2	EID-INSP	12/3/20	12/3/20			12/3/20	BARNES JEFF	
3	HIS	12/2/20	12/2/20			12/2/20	WU TIFFANY	
4	CP-ZOC	12/3/20	12/3/20			12/3/20	OROPEZA EDGAR	Approved - REPLACEMENT OF OLD WINDOWS, STREET FACING (FRONT). Existing and proposed aluminum windows
5	BLDG	12/3/20	12/3/20			12/3/20	BARNES JEFF	
6	CPB	12/3/20	12/3/20			12/3/20	LEI YING	

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

Appointments:

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

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

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

[Station Code Descriptions and Phone Numbers](#)

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

Technical Support for Online Services

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

BRIEF(S) SUBMITTED BY APPELLANT(S)

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7 Attorney for Appellant

8 BOARD OF APPEALS

9 CITY AND COUNTY OF SAN FRANCISCO

10 THIERRY CASTRO,	)	Appeal No. 20-086
)	
11 Appellant,	)	<u>APPELLANT’S BRIEF</u>
)	
12 vs.	)	Date: February 10, 2021
	)	Time: 5:00 p.m.
13 HAMPSHIRE FLATS LLC,	)	Place: City Hall, Room 416
)	
14 Respondent.)	
)	
15)	

16
17 Tenant/Appellant Thierry Castro (“APPELLANT”) hereby submits this Brief in
18 support of this Appeal.

19 **INTRODUCTION**

20 Appellant and his family are long term residents of 821 Hampshire Street, San
21 Francisco, California 94110 (“SUBJECT PREMISES”). While they have lived under various
22 landlords at the SUBJECT PREMISES, it has only been under the current owner, Hampshire
23 Flats, LLC (“RESPONDENT”), they have had to endure poor treatment, uninhabitable
24 conditions, and feeling unsafe even in their own home. This permit for even more substantial
25 renovations at 819-829 Hampshire Street (“PROPERTY”) will cause further damage and
26 disruption to Appellant’s quiet enjoyment and safe use of his home.

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28 ///

1 **BACKGROUND**

2 APPELLANT and his family have lived at the SUBJECT PREMISES since on or
3 around 2004. On June 29, 2018, RESPONDENT purchased the PROPERTY, which included
4 the SUBJECT PREMISES.

5 As soon as RESPONDENT purchased the PROPERTY, it started various renovations at
6 the PROPERTY while APPELLANT resided at the SUBJECT PREMISES. However, at that
7 time, APPELLANT did not make complaints or raise issues about anything at the PREMISES,
8 instead keeping his head down for fear of endangering his and his family’s intensely rent
9 controlled tenancy at the SUBJECT PREMISES.

10 Unfortunately, things took a turn for APPELLANT and his tenancy at the SUBJECT
11 PREMISES after November 2018, when RESPONDENT made its intent to force out
12 APPELLANT from his home clear. In November 2018, RESPONDENT served APPELLANT
13 with a 120 Notice of Termination of Tenancy under the auspices of the Ellis Act, which
14 APPELLANT got extended to a full year prior to termination.

15 Now, since January, 2019, RESPONDENT and its agents have consistently engaged in
16 unprofessional behavior, invasive construction, and maintained the PROPERTY in an insecure
17 and unsafe manner, all to intimidate APPELLANT into leaving his longtime home.
18 APPELLANT is therefore appealing RESPONDENT’S building permit for his and other units,
19 in the hopes of protecting his family and his home.

20 **A. Parties**

21 APPELLANT is a long-term resident of the SUBJECT PREMISES, having taken
22 possession on or around March 2004 pursuant to an agreement with RESPONDENT’S
23 predecessor-in-interest. (Exhibit 1 to Appellant’s Brief [Declaration of Thierry Castro in
24 Support of Appeal (“CASTRO DEC”)], ¶ 2.) APPELLANT lives at the SUBJECT
25 PREMISES with his two children, Tristan and Solenne. (CASTRO DEC., ¶ 4.) APPELLANT
26 used to work here in San Francisco as at a grocery store making approximately \$15 an hour,
27 but has since been laid off as a result of the ongoing COVID-19 pandemic. (*Id* at ¶ 5.)
28

1 RESPONDENT is a California limited liability company which owns the PROPERTY,
2 including the SUBJECT PREMISES. (Exhibit 2 to Appellant’s Brief [Declaration of Michael
3 Zitani in Support of Appeal (“ZITANI DEC.”), ¶ 2, Exh. A.) While RESPONDENT was
4 originally formed as an LLC in Nevada May 23, 2018, it filed its application for registration in
5 California June 6, 2018. RESPONDENT then purchased the PROPERTY, including
6 APPELLANT’S home at the SUBJECT PREMISES, on or around June 29, 2018. (*Ibid.*)

7 **B. The Subject Premises**

8 The SUBJECT PREMISES is a two-bedroom, one bathroom apartment within the
9 apartment building located at 819 – 829 Hampshire Street, San Francisco, California, 94110
10 i.e. the PROPERTY. (CASTRO DEC., ¶ 6.) The PROPERTY was built on or around 1907.
11 (*ZITANI DEC.*, ¶ 3.)

12 Given the age of the building alone, it makes sense some of the apartments at the
13 PROPERTY needed substantial repair and renovation. However, as discussed both above and
14 below, since January 2019, the work being performed at the PROPERTY has been conducted
15 intrusively, unprofessionally, and insecurely, leading to stress, health concerns, and theft of
16 APPELLANT’S personal property. (*See generally* CASTRO DEC.) APPELLANT therefore
17 believes the work planned for the permit under appeal here will include similarly
18 unprofessional work, all intended to force APPELLANT and his family out of their rent-
19 controlled home.

20 **C. Prior Permit Appeal**

21 Since RESPONDENT began construction at the PROPERTY in earnest on or around
22 January 2019, their work has been consistently unprofessional, disruptive, and dangerous both
23 to APPELLANT and his family’s health and safety. (*See generally* CASTRO DEC.) As a
24 result of these issues, APPELLANT actually previously appealed issuance of another building
25 permit to RESPONDENT. (CASTRO DEC., ¶ 11). In the course of that appeal,
26 RESPONDENT sent a letter both to APPELLANT’S counsel and Joseph Duffy with the San
27 Francisco Department of Building Inspections promising to do the following:

- 28 • No work in APPELLANT’S unit while he and his family resided there

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- Construction to be done only between 7:30 a.m. and 6 p.m. Monday through Saturday
- Monitor sound level to prevent excessive sound disruption
- 48-hour notice for any planned water or electricity shutoffs
- Inspection of the Property at the end of each day to secure entrances
- Install and post notices of security cameras to help prevent theft
- Sealing of doors to prevent dust and debris from blowing out
- Sweep the entrance and remove any debris at the end of each day
- No portable bathrooms to be used at the Property
- The general contractor “will endeavor” to provide a general construction timeline

(CASTRO DEC., ¶ 12.)

As a result of those proceedings, the San Francisco Board of Appeals issued an order making the following modifications to RESPONDENT’s building permit at the time:

- APPELLANT’s unit be removed from the permit at issue in that appeal
- Work at the property only be performed Monday through Saturday 7:30 a.m. through 6 p.m.
- RESPONDENT provides 48 hours-notice for any planned utility shut off

(CASTRO DEC., Exh. D.)

However, since that Order, RESPONDENT has failed to meet many of its own promised practices in its construction at the Property. What’s more, RESPONDENT has failed to comply with the conditions imposed on it by this Board.

D. Current Issues of Construction at the PROPERTY

Since RESPONDENT began construction at the PROPERTY in earnest on or around January 2019, their work has been consistently unprofessional, disruptive, and dangerous both to APPELLANT and his family’s health and safety. (See generally CASTRO DEC.) As a

1 result of these issues, APPELLANT has actually previously appealed one of RESPONDENT's
2 building permits, resulting in the Order discussed above being issued.¹

3 Since the prior permit appeal, issues which have either continued to occur at the
4 Property or became an issue include, but are not limited to:

- 5 • Repeatedly working both on Sundays and after 7 p.m., sometimes as late as
6 10:30 p.m
- 7 • Bringing young children to the work site on multiple occasions, including when
8 working late nights
- 9 • Repeatedly failing to secure the vacant units under renovation, leaving the tarp
10 on the doors unsealed and the apartment completely open
- 11 • Leaving piles of construction trash and debris around the building after they are
12 done working for the day for weeks, even months, at a time
- 13 • Storing construction materials in the utility corridor of the building for months
14 at a time, obstructing potential emergency exit from the building
- 15 • Failing to lock and secure the garage at the building when done working for the
16 day
- 17 • Failure to follow COVID-19 safety protocols while working on site
- 18 • Allowing an alarm to constantly sound off in the building every 5 to 10 seconds
19 for days at a time

20 CASTRO DEC., ¶¶ 14-21.

21 As before, APPELLANT attempted to resolve these issues with RESPONDENT'S
22 agents directly through complaints either by email or by phone, but with little success. (*Id* at
23 ¶¶ 19, 21.) In at least one instance, attempting to resolve the issue with RESPONDENT's
24 agents directly resulted in them falsely accusing APPELLANT of cutting a lock and
25 deliberately blocking access, before they threatening APPELLANT. (*Id* at ¶ 19.)

26 _____
27 ¹ For reference, Mr. Castro attached to his declaration in support of his appeal a copy of his
28 declaration in support of his previous appeal (without its attached exhibits in the interest of
keeping this filing brief) highlighting the numerous construction issues occurring as of the last
appeal

1 APPELLANT also attempted to resolve issues by making complaints to the Department of
2 Building Inspections (DBI). (*Id* at ¶ 20.) As discussed above, this led to two additional
3 Notices of Violation being issued to RESPONDENT in the last year, on top of what Notices of
4 Violation were issued to RESPONDENT previous to that regarding construction issues at the
5 PROPERTY. (ZITANI DEC., ¶ 4.)

6 RESPONDENT has had ample opportunity to conduct its construction and renovation
7 activities at the PROPERTY professionally, and within city and state law. However,
8 RESPONDENT continues to maintain the PROPERTY in a dilapidated, unsafe, and
9 unprofessional manner around APPELLANT in the hopes of forcing APPELLANT and his
10 family from their home. What’s more, RESPONDENT continues to demonstrate a flagrant
11 disregard for applicable city and state law, as well as less stringent measures of admonishment
12 taken by the City. Thus, APPELLANT brings this appeal to ask the Board of Appeals for more
13 severe measures and restrictions.

14 **RESPONDENT’S PERMIT SHOULD BE CONDITIONED AND/OR MODIFIED**

15 **A. Board of Appeal Has Discretion**

16 The broad scope of the Board of Appeals’ discretion in considering Appellants’ appeal
17 derives from San Francisco Business and Tax Regulations Code, Municipal Code Part III,
18 Section 26 (“Section 26”) which governs all City permits, including building permits.
19 (*Guinnane v. San Francisco City Planning Commission* (1989) 209 Cal.App. 3d *supra* at p.
20 738 n.4.) That Section provides:

21 In the granting or denying of any permit, or the revoking or the refusing to revoke any
22 permit, the granting or revoking power may take into consideration the effect of the proposed
23 business or calling upon surrounding property and upon its residents, and inhabitants thereof
24 and in granting or denying said permit, or revoking or refusing to revoke a permit, may
25 exercise its sound discretion as to whether said permit should be granted, transferred, denied or
26 revoked.

27 (S.F. Bus. & Tax. Reg. Code § 26.) The California Supreme Court held that Section 26
28 “is ... comprehensive language affecting the issuance of all permits sought under authority of

1 the relevant San Francisco charter and ordinance provisions [that] in plain terms vests the
2 granting power with a sound discretion’ generally.” (*Lindell Co. v. Board of Permit Appeals*
3 (1943) 23 Cal.2d 303, 311 [emphasis original].) The Board of Appeals discretion over permits
4 “includes the power to determine whether a proposed project will ‘affect the public health,
5 safety or general welfare.” (*Guinnane V. San Francisco City Planning Commission* (1989) 209
6 Cal.App. 3d supra at p. 739, citing *Lindell Co. v. Board of Permit Appeals* (1 943) 23 Cal.2d
7 303.) The Board’s exercise of its discretion allows it to consider the negative impact to the
8 City’s stock of affordable housing and the plight of APPELLANT and his family in reaching
9 its decision. (*See generally* CASTRO DEC.)

10 **a. The Board Should Exercise Its Discretion.**

11 The Board should modify and condition the Permit because the Permit will affect the
12 general welfare of San Francisco by causing a decline of moderate income tenants in San
13 Francisco and the loss of affordable housing.² If APPELLANT and his family are forced to
14 move from their home in the SUBJECT PREMISES, they will lose their affordable, rent
15 controlled housing here in San Francisco. (CASTRO DEC, ¶ 3.) Thus, there would be a
16 decline in low-income tenants if APPELLANT and his family, who are low income tenants, are
17 forced to move from their home.

18 It is anticipated RESPONDENT will argue the PROPERTY, including the SUBJECT
19 PREMISES, is being withdrawn from the rental market anyway pursuant to the Ellis Act, and
20 therefore any concerns about the loss of affordable housing are moot. However, APPELLANT
21 is currently in active litigation over RESPONDENT’s attempted Ellis Act of the building, and
22 APPELLANT’s eviction is therefore not guaranteed. (*Id* at ¶ 10.) Further, even if that does
23 end up being the case, it only further demonstrates why RESPONDENT should at least be
24 forced to wait to conduct this extensive, unsafe, and disruptive construction until after
25

26 _____
27 ² Objective 10 of the Residence Element of the City’s General Plan is “to protect the existing affordability of
28 housing” and Policy 1 of Objective 10 is to “preserve affordability of existing affordable units.” (S.F. General
Plan, Residence Element, Obj. 10.) San Francisco Planning Code Section 101.1 (also known as Proposition M)
establishes the City’s Priority Policies, including Policy 3 “that the City’s supply of affordable housing be
preserved and enhanced.” (S.F. Plan. Code §101.1.)

1 APPELLANT would hypothetically eventually vacate, thus preserving the affordable housing
2 at issue for as long as possible.

3 **CONCLUSION**

4 APPELLANT and his family wish to continue living in their home in peace, without
5 being forced out by willfully negligent and harmful construction practices by RESPONDENT
6 and its agents. However, APPELLANT recognizes there may still in fact be repair and
7 renovation work which needs to be done at the PROPERTY. Accordingly, APPELLANT
8 respectfully requests the Board modify RESPONDENT’S permit to impose the following
9 conditions:

- 10 i. Any planned construction, renovation, or repair work beyond that
11 necessary to maintain the SUBJECT PREMISES in a habitable
12 condition be suspended until resolution of RESPONDENT’S pending
13 Ellis Act eviction, either by APPELLANT vacating the SUBJECT
14 PREMISES or conclusion of litigation
- 15 ii. Any security issues at the PROPERTY, including but not limited to
16 securing entrances and the garage at the building, be remedied and
17 maintained in advance of any further construction or renovation work at
18 the PROPERTY.
- 19 iii. Any construction, renovation, or repair work at the PROPERTY be
20 conducted between 8:00 a.m. and 5:00 p.m., Monday through Friday.
- 21 iv. RESPONDENT shall provide proof that he has hired licensed and
22 bonded contractors, to conduct any and all construction at the
23 PROPERTY.
- 24 v. RESPONDENT’S agents shall secure all entrances and exits at the end
25 of each work day to prevent unlawful intrusions.
- 26 vi. RESPONDENT shall provide APPELLANT a work schedule which
27 includes an estimate of the time for completion of the project, at least
28 one week prior to commencement of said work at the PROPERTY.

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- vii. RESPONDENT shall provide APPELLANT the names and contact information for all contractors, subcontractors, plumbers, electricians, architects, engineers, etc. who have been hired to perform the work at the PROPERTY.
- viii. RESPONDENT shall install dust and debris shielding over all holes and other points through which construction dust debris may enter either the common areas of the PROPERTY or APPELLANT’S apartment and maintain said shielding daily.
- ix. RESPONDENT shall provide APPELLANT at least 72 hours’ notice in advance of any utility shut offs at the SUBJECT PREMISES.
- x. RESPONDENT shall provide APPELLANT at least 72 hours’ notice in advance of any construction work to be performed in any apartment at the PROPERTY immediately adjacent to APPELLANT’S apartment.
- xi. RESPONDENT shall provide to APPELLANT evidence of lead and asbestos abatement performed at the PROPERTY as part of the construction which has occurred thus far.

Dated: January 21, 2021

/s/
Michael Zitani
Attorney for Appellant

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7 Attorney for Appellant

8 BOARD OF APPEALS

9 CITY AND COUNTY OF SAN FRANCISCO

10 THIERRY CASTRO,

11 Appellant,

12 vs.

13 HAMPSHIRE FLATS LLC,

14 Respondent.

) Appeal No. 20-086
)
)

15 **DECLARATION OF THIERRY**
16 **CASTRO IN SUPPORT OF APPEAL**

17 Date: February 10, 2020

18 Time: 5:00 p.m.

19 Place: City Hall, Room 416
)
)
)

1 I, **THIERRY CASTRO**, hereby declare and state:

2 1. I am the appellant in this action, and a long-term tenant of 821 Hampshire
3 Street, San Francisco, California 94110, which is the SUBJECT PREMISES in this Permit
4 Appeal. I have personal knowledge of the facts stated in this Declaration. If called to
5 testify as a witness, I could and would competently testify thereto.

6 2. I first moved into 821 Hampshire Street on or around March 2004 pursuant to a
7 rental agreement with Sandra Stoppolini, Respondent Hampshire Flats LLC's predecessor-
8 in-interest. My tenancy also includes rights to use the garage in my building.

9 3. My tenancy at 821 Hampshire Street is rent controlled, so my current monthly
10 rent is \$900.

11 4. I currently live at 821 Hampshire Street with my two children, Tristan and
12 Solenne Castro.

13 5. I used to work for a grocery store here in the City, making \$15 an hour, before I
14 was laid off as a result of the ongoing COVID-19 pandemic.

15 6. 821 Hampshire Street is a two bedroom, one bathroom apartment on the second
16 floor of the building located at 819-829 Hampshire Street, San Francisco, California 94110.

17 7. 819 – 829 Hampshire Street consists of six apartments, including my own,
18 which to my understanding are very similar in layout to my own.

19 8. On or around November 20, 2018, Hampshire Flats, LLC sent me a 120 Day
20 Notice of Termination of Tenancy under the auspices of the Ellis Act ("Notice"). A true
21 and correct copy of the Notice of Termination of Tenancy without its attachments is
22 attached hereto as Exhibit A.

23 9. Since serving the Ellis Act eviction notices, multiple tenants have left the
24 building, such that my family and I are currently the only remaining tenants in the building.

25 10. I have been involved in litigation with Respondent Hampshire Flats, LLC
26 regarding this alleged Ellis Act eviction since November 2019.

27 11. On or around July 2019, I previously appealed a building permit issued to
28 Respondent for substantial renovations in multiple units at the building on the grounds

1 Respondent was either deliberately or negligently allowing numerous hazards and
2 unprofessional construction practices to occur here in my building. A true and correct copy
3 of the declaration I filed in support of that appeal without its exhibits is attached here as
4 Exhibit B.

5 12. As part of that permit appeal, Respondent Hampshire Flats, LLC submitted a
6 letter to my attorney, DBI, and the Board of Appeals, promising to undertake numerous
7 steps to improve construction practices and resolve issues at my building. A true and
8 correct copy of that letter is attached here as Exhibit C.

9 13. As a result of that appeal, the Board of Appeals issued an order October 29,
10 2019, modifying Respondent's permit. A true and correct copy of that Order is attached
11 here as Exhibit D.

12 14. Since then, I have seen on numerous occasions Respondent's contractors
13 working both on Sundays and after 7 p.m., sometimes as late as 10:30 p.m.

14 15. On multiple instances since on or around November 2020, I have also seen
15 some of the contractors bringing small children onto the worksite. Attached hereto as
16 Exhibits E and F are true and correct copies of photos I took of contractors at the building
17 with small children late at night.

18 16. On multiple occasions, including as recently as December 2020, Respondent's
19 contractors failed to secure the vacant units under renovation, leaving the tarp on the doors
20 unsealed and the apartment completely open. Attached hereto as Exhibit G is a true and
21 correct copy of a photo I took of one such unsealed unit on December 8, 2020.

22 17. Respondent's contractors have also left piles of construction trash and debris
23 around the building after they are done working for that day for weeks, sometimes months,
24 at a time. Attached hereto as Exhibits H and I are two photos of said debris taken in
25 December 2020.

26 18. The contractors have also consistently stored for months unopened construction
27 materials in the utility corridor in my building, which it is my understanding functions as an
28

1 emergency exit for the building. Attached here as Exhibit J is a true and correct copy of a
2 photo of said materials stored in the utility corridor in December, 2020.

3 19. On multiple instances over the summer of 2020, Respondent failed to lock
4 and/or secure the garage where I store my personal property. This includes one instance in
5 July 2020 where Respondent's contractors left the garage unlocked, I placed my own lock
6 on the door while notifying Respondent's property manager of the issue, and then
7 Respondent's contractors accused me of cutting the old lock and blocking their access. The
8 next day, I and a plumber sent by Respondent found the lock, uncut and unlocked, inside
9 the garage where Respondent's contractors had left it.

10 20. Respondent's contractors also repeatedly failed to follow proper COVID-19
11 safety protocols while working on site. As a result, I made a complaint to the Department
12 of Building Inspections regarding this issue in May 2020.

13 21. Just this month, Respondent's contractors have also allowed an alarm to
14 constantly sound off in the building every 5 to 10 seconds for days at a time without
15 addressing it, despite my reporting the issue to Respondent's current building manager for
16 the building. Attached hereto as Exhibits K and L are true and correct copies of screenshots
17 of text messages where I notified Respondent's property manager of this issue.

18 22. Given all of these unprofessional, unsafe, and negligent construction practices, it
19 is my belief Respondent is trying to force my family and I out of our apartment by making
20 it too difficult to continue living there while they continue construction.

21 23. I only wish to continue living in my home with my family undisturbed by
22 unsafe and unfair work practices.

23
24 I declare under penalty of perjury of the laws of the State of California that the
25 foregoing is true and correct. Executed this 21 of January, 2021 in San Francisco, California.

26
27 

28 Thierry Castro, Declarant

Exhibit A

NOTICE OF TERMINATION OF TENANCY

NOTE: THIS NOTICE SUPERSEDES AND REPLACES ALL PRIOR NOTICES OF TERMINATION OF TENANCY THAT WERE SERVED ON YOU.

To: Thierry Castro, Solenne Castro, Tristan Castro, and All Others Occupants in Possession or Claiming the Right to Possession of 821 Hampshire Street, San Francisco, CA 94110,

PLEASE TAKE NOTICE that your tenancy at 821 Hampshire Street, San Francisco, California (the "Rental Unit") is being terminated and the Rental Unit is being withdrawn from the residential rental market pursuant to California Government Code, Sections 7060, et seq. ("the Ellis Act") and San Francisco Residential Rent Stabilization and Arbitration Ordinance, i.e., San Francisco Administrative Code, Chapter 37, enacted 1979, as amended (the "Rent Ordinance") Sections 37.9(a)(13) and 37.9A. The Rental Unit forms a portion of a building and grounds located at 819-829 Hampshire Street, San Francisco, California, which building and grounds as a whole are hereinafter referred to as the "Property." This notice (the "Notice") is what is commonly referred to as an "eviction notice".

In accordance with California Government Code Sections 7060 - 7060.7, particularly Section 7060.4 thereof, and the Rent Ordinance, and particularly Section 37.9(a)(13) thereof, you are hereby notified that your tenancy shall be terminated effective March 21, 2019. This will give you at least one hundred twenty (120) days of notice in that it is intended that this Notice be served on you on November 20, 2018 and that a Notice of Intent to Withdraw Residential Units from the Rental Market ("Notice of Intent To Withdraw") be filed with the San Francisco Residential Rent Stabilization and Arbitration Board ("Rent Board") in person or by first class mail, as required in Section 37.9A(t)(4) of the Rent Ordinance, on November 21, 2018.

PLEASE TAKE FURTHER NOTICE as follows:

This Notice is being issued by and on behalf of Hampshire Flats, LLC, which is the owner of the Property (hereafter referred to as "the Owner").

This Notice is issued for the reasons set forth below:

The grounds for this Notice is Rent Ordinance Section 37.9(a)(13), which provides in pertinent part that "The landlord wishes to withdraw from rent or lease all rental units within any detached physical structure and, in addition, in the case of any detached physical structure containing three or fewer rental units, any other rental units on the same lot, and complies in full with Rent Ordinance Section 37.9A with respect to each such unit..."

PLEASE TAKE FURTHER NOTICE that, pursuant to the Rent Ordinance and the Ellis Act:

1. You have certain rights and obligations under the Ellis Act and Rent Ordinance Section 37.9A, a copy of which is attached hereto as "Attachment 1" and incorporated herein by reference. As provided in Section 37.9A, these rights and obligations include but are not be limited to the following:

a. Pursuant to Section 37.9A(e)(3), you have the right to receive payment as follows:

Pursuant to Rent Ordinance Section 37.9A(e)(3)(A), and subject to subsections 37.9A(e)(3)(B), (C) and (D) below, each authorized occupant regardless of age ("Eligible Tenant") shall be entitled to receive \$ 6,632.39, one-half of which shall be paid at the time of the service of the notice of termination of tenancy, and one-half of which shall be paid when the tenant vacates the unit;

However, as provided in Rent Ordinance Section 37.9A(e)(3)(B), in the event there are more than three Eligible Tenants in a unit, the total relocation payment shall be \$19,897.15, which shall be divided equally by the number of tenants in the unit; and

Rent Ordinance Section 37.9A(e)(3)(C) provides that, notwithstanding Subsections 37.9A(e)(3)(A) and (B), any Eligible Tenant who, at the time the Notice of Intent To Withdraw is filed with the Rent Board, is 62 years of age or older, or who is disabled within the meaning of Section 12955.3 of the California Government Code, shall be entitled to receive an additional payment of \$ 4,421.58, one-half of which shall be paid within fifteen (15) calendar days of the landlord's receipt of written notice from the tenant of entitlement to the relocation payment, and one-half of which shall be paid when the Eligible Tenant vacates the unit.

Rent Ordinance Section 37.9A(e)(3)(D) provides that commencing March 1, 2005, the relocation payments specified in Rent Ordinance Sections 37.9A(e)(3)(A), and (B) and (C) shall increase annually at the rate of increase in the "rent of primary residence" expenditure category of the Consumer Price Index (CPI) for All Urban Consumers in the San Francisco-Oakland San Jose Region for the preceding calendar year, as that data is made available by the United States Department of Labor and published by the Rent Board. The dollar amounts stated above reflect the current relocation payments due to you as of the date of the service of this Notice upon you.

This Notice is being served on you by certified mail and copies are being sent by regular mail. In the certified mail envelope personally addressed to each of you is a check in the amount of \$3,316.20 made payable to the addressee of that envelope for the first half of the relocation payments pursuant to Section 37.9A(e)(3)(A) of the Rent Ordinance. That is, each of you will receive his/her own individual check in the amount of \$3,316.20 in an envelope sent by certified mail to him/her. Please note that you cannot prevent this termination of your tenancy by refusing to claim the certified mail envelopes. You will only delay receipt of your relocation payment. Please note that it is your responsibility to notify the Owner of any claim for additional relocation assistance, as provided in Rent Ordinance Section 37.9A(e)(3)(C).

b. Pursuant to Section 37.9A(f) of the Rent Ordinance, you are hereby notified that the effective date of withdrawal of your Rental Unit from residential rental use may be extended upto one year from the date of delivery of the Notice of Intent to Withdraw to the Rent Board. You are entitled to such an extension in the following circumstances: If you are at least 62 years of age or disabled as defined under California Government Code § 129.55.3, you have lived in the Rental Unit for at least one year prior to the date of delivery to the Rent Board of the Notice of Intent to Withdraw, and you give written notice of your entitlement to an extension to the Owner within sixty (60) days of the date of delivery to the Rent Board of the Notice of Intent to Withdraw. All three of the above-

referenced conditions must be fulfilled in order to receive the extension. The extended tenancy shall be continued on the same terms and conditions as existed on the date of delivery to the Rent Board of the Notice of Intent to Withdraw, subject to any adjustments otherwise available under the Rent Ordinance. No party shall be relieved of the duty to perform any obligation under the lease or rental agreement during the extended tenancy.

c. Pursuant to Section 37.9A(c) of the Rent Ordinance, you are hereby notified that if the Owner again offers the Rental Unit for rent or lease in the future, the Owner is obligated to first offer the unit to you as follows:

(1) If, within thirty (30) days after vacating the Rental Unit, you give notice to the Owner in writing of your desire to consider an offer to renew your tenancy, you have the right to renew your tenancy in the event that the Rental Unit is offered by the Owner for residential rental use within two years of withdrawal. If you give such a notice to the Owner, it must include an address to which the Owner must send an offer to you inviting you to renew your tenancy. You are entitled to advise the Owner at any time of a change of address to which such an offer is to be directed. The written offer would give you thirty (30) days from the date it is mailed to you in which you would have to decide whether or not to accept the offer and renew your tenancy.

For purposes of this Notice only, including your right to give notice that you wish to renew your tenancy, you may give notice to the Owner in any manner authorized by law. Though not specifically called for by law, the Owner hereby provides the following address which you may wish to use for the purpose of giving such notice to the Owner: c/o Jonathan Seigel, Scheer Law Group, LLP, 155 N. Redwood Drive, Suite 100, San Rafael CA 94903.

(2) If the Rental Unit is offered for rent or lease within ten (10) years of withdrawal, the Owner shall notify the Rent Board in writing of the intention to re-rent the Rental Unit and make an offer to you if you request the offer in writing within thirty (30) days after the Owner has notified the Rent Board of an intention to re-rent your Rental Unit. If the Rental Unit is offered for rent or lease more than two years after the date the Property was withdrawn from rent or lease, the Owner shall be liable to you for failure to comply with Rent Ordinance Section 37.9A(c)(2), for punitive damages in an amount which does not exceed the contract rent for six months.

(3) If you request an offer to renew your tenancy, either directly to the Owner or after notice from the Rent Board, then the Owner shall offer to reinstitute a rental agreement or lease at rents permitted under Rent Ordinance Section 37.9A(a). This offer shall be deposited in the United States mail, by registered or certified mail with postage prepaid, addressed to you at the address you furnished to the Owner and shall describe the terms of the offer. You shall have thirty (30) days from the deposit of the offer in the mail to accept the offer by personal delivery of that acceptance or by deposit of the acceptance in the United States mail by registered or certified mail with postage prepaid.

(4) If more than one tenant or lessee attempts to accept the offer for the Rental Unit, the Owner shall notify each tenant or lessee so accepting that other acceptances have been received, and shall further advise each such tenant or lessee of the names and addresses of the others. If all such tenants or lessees do not, within thirty (30) days thereafter, agree and notify the Owner of which tenant(s) or lessee(s) will reoccupy

the Rental Unit, the tenant(s) or lessee(s) who first occupied the Rental Unit previously shall be entitled to accept the Owner's offer. If more than one eligible tenant or lessee initially occupied the Rental Unit on the same date, then the first such tenant or lessee to have originally sent notice accepting the Owner's offer shall be entitled to occupy the Rental Unit.

PLEASE TAKE FURTHER NOTICE that Section 37.9A(g) of the Rent Ordinance provides that the "provisions of this Section 37.9A shall apply to the owner of the rental unit at the time displacement of a tenant or tenants is initiated and to any successor in interest of the owner, subject to the provisions of Chapter 12.75 of Division 7 of Title 1 of the California Government Code (Sections 7060 et seq.)."

For further information regarding your rights under applicable law, please refer to California Government Code, Sections 7060, et seq. and Rent Ordinance Sections 37.9(a)(13) and 37.9A(a)-(i) inclusive. Said references are identified herein in furtherance of the obligation to advise you of your rights under the law.

Please take further notice as follows:

Notification to you that the Notice of Intent to Withdraw has been delivered to the Rent Board shall be provided to you, in compliance with Rent Ordinance Section 37.9A(f)(5).

Should you fail to move out by the termination date of your tenancy, legal proceedings will be commenced to enforce this Notice and to remove you from the Rental Unit, subject to your rights as identified in Section 1.b above.

A copy of this Notice shall be filed with the Rent Board within ten (10) days after this Notice shall have been served upon you, in compliance with the Rent Ordinance.

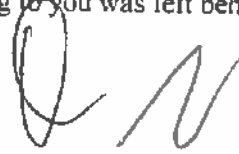
Advice concerning this Notice is available from the San Francisco Residential Rent Stabilization and Arbitration Board, 25 Van Ness Avenue, Suite 320, San Francisco, CA 94102; (415) 252-4600. Attached hereto as Attachment "2" is a copy of the San Francisco Residential Rent Stabilization and Arbitration Board "Notice to Tenant Required by Rent Ordinance § 37.9." The reasons set forth above are the landlord's dominant motive for terminating the tenancy and seeking to recover possession of the Rental Unit.

Rent is due and payable during the term of this Notice. However, the Owner shall not accept rent monies from you for any period of time after the termination date of your tenancy.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; NOTICE CONTINUES ON THE FOLLOWING PAGE

State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.

Dated: November 20, 2018



Jonathan Seigel
Scheer Law Group, LLP
155 N. Redwood Drive, Suite 100
San Rafael, CA 94903
Telephone (415) 491-8900
Attorneys for Owner

Attachment 1: Section 37.9A of the Rent Ordinance

Attachment 2: Notice to Tenant Required by Rent Ordinance § 37.9(c)

cc: San Francisco Rent Board

ATTACHMENT 1
TO
NOTICE OF TERMINATION OF TENANCY

(Section 37.9A of the San Francisco Residential Rent Stabilization and Arbitration Ordinance)

1 **Sec. 37.9A Tenant Rights in Certain Displacements Under Section 37.9(a)(13).**
2 [Added by Ord. No. 193-86, effective July 1, 1986; amended by Ord. No. 320-94,
3 effective October 15, 1994; Ord. No. 348-99, effective January 29, 2000; Ord. No.
4 5-00, effective February 13, 2000; Ord. No. 91-03, effective June 15, 2003; Ord.
5 No. 21-05, effective February 20, 2005; revised by Johnson v. CCSF (2006) 137
6 Cal.App. 4th 7; amended by Ord. No. 54-14, effective June 1, 2014, enjoined by
7 U.S. District Court in Levin v. CCSF on October 21, 2014 (Case No. 03352-CRB);
8 amended by Ord. No. 68-15, effective June 14, 2015, enjoined by San Francisco
9 Superior Court in Coyne v. CCSF on October 8, 2015 (Case No. CPF-15-
10 514382) and affirmed by California Court of Appeal on March 21, 2017,
11 9 Cal.App. 5th 1215; amended by Ord. No. 171-15, effective November 9, 2015;
12 amended by Ord. No. 123-17, effective July 23, 2017]

13 This Section 37.9A applies to certain tenant displacements under Section 37.9(a)(13), as
14 specified.

15 (a) Rent Allowed.

16 (1) Except as provided in Section 37.9A(a)(2) below, any rental unit which a
17 tenant vacates after receiving a notice to quit relying on Section 37.9(a)(13), withdrawal of rental
18 units from rent or lease under the Ellis Act, California Government Code Sections 7060 et seq., if
19 again offered for rent or lease, must be offered and rented or leased at a rent not greater than
20 the lawful rent in effect at the time the notice of intent to withdraw rental units is filed with the
21 Board, plus annual rent increases available under this Chapter 37.

22 (A) The provisions of Section 37.9A(a)(1) apply to all tenancies
23 commenced during either of the following time periods:

24 (i) The five-year period after a notice of intent to withdraw the
25 rental units is filed with the Board, whether or not the notice of intent is rescinded or the
26 withdrawal of the units is completed pursuant to that notice;

27 (ii) The five-year period after the rental units are withdrawn.

28 (B) This Section 37.9(A)(a)(1) shall prevail over any conflicting provision
of law authorizing the landlord to establish the rental rate upon the initial hiring of the unit.

(C) If it is asserted that the rent could have been increased based on
capital improvements, rehabilitation or substantial rehabilitation, the owner must petition the Rent
Board pursuant to the procedures of Section 37.7 of this chapter. No increase shall be allowed
on account of any expense incurred in connection with withdrawing any unit from rent or lease.

1 (2) If a new tenancy was lawfully created in a unit before January 1, 2003,
2 following a lawful withdrawal of the unit from rent or lease under Section 37.9(a)(13), any
3 subsequent new tenancies for that rental unit are not subject to the rent limitations in Section
4 37.9A(a)(1).

5 (b) Treatment of Replacement Units. If one or more units covered by subsection (a) is
6 demolished, and one or more new units qualifying as rental units under this chapter but for the
7 date on which they first receive a certificate of final completion and occupancy are constructed
8 on the same property, and offered for rent or lease within five years of the date the last of the
9 original units became vacant, the newly constructed units shall be offered at rents not greater
10 than those reasonably calculated to produce a fair and reasonable return on the newly
11 constructed units, notwithstanding Section 37.2(r)(5) or any other provision of this chapter. The
12 provisions of this chapter shall thereafter apply. The Board shall adopt rules for determining the
13 rents necessary to provide a fair and reasonable return.

14 (c) Rights to Re-Rent. Any owner who again offers for rent or lease any unit covered by
15 subsection (a) shall first offer the unit for rent or lease to the tenants or lessees displaced from
16 the unit as follows:

17 (1) If any tenant or lessee has advised the owner in writing within 30 days of
18 displacement of his or her desire to consider an offer to renew the tenancy and has furnished the
19 owner with an address to which that offer is to be directed, the owner must make such an offer
20 whenever the unit is again offered for rent or lease within two years of withdrawal. That tenant,
21 lessee, or former tenant or lessee may advise the owner at any time of a change of address to
22 which an offer is to be directed.

23 (2) Notwithstanding Subsection (c)(1), if the unit is offered for rent or lease within
24 10 years of withdrawal, the owner shall notify the Rent Board in writing of the intention to re-rent
25 the unit and make an offer to the tenant or lessee whenever the tenant or lessee requests the
26 offer in writing within 30 days after the owner has notified the City of an intention to re-rent the
27 unit. If the unit is offered for rent or lease more than two years after the date the unit was
28 withdrawn from rent or lease, the owner shall be liable to any tenant or lessee who was

1 displaced for failure to comply with this subsection (c)(2), for punitive damages in an amount
2 which does not exceed the contract rent for six months.

3 (3) If any former tenant or lessee has requested an offer to renew the tenancy,
4 either directly to the landlord or after notice from the Rent Board, then the owner shall offer to
5 reinstitute a rental agreement or lease at rents permitted under Subsection (a). This offer shall
6 be deposited in the United States mail, by registered or certified mail with postage prepaid,
7 addressed to the displaced tenant or lessee at the address furnished to the owner as provided
8 by the tenant and shall describe the terms of the offer. The displaced tenant or lessee shall
9 have 30 days from the deposit of the offer in the mail to accept the offer by personal delivery of
10 that acceptance or by deposit of the acceptance in the United States mail by registered or
11 certified mail with postage prepaid.

12 (4) If more than one tenant or lessee attempts to accept the offer for a given unit,
13 the landlord shall notify each tenant or lessee so accepting that other acceptances have been
14 received, and shall further advise each such tenant or lessee of the names and addresses of the
15 others. If all such tenants or lessees do not within thirty (30) days thereafter agree and notify the
16 landlord of which tenant(s) or lessee(s) will reoccupy the unit, the tenant(s) or lessee(s) who first
17 occupied the unit previously shall be entitled to accept the landlord's offer. If more than one
18 eligible tenant or lessee initially occupied the unit on the same date, then the first such tenant or
19 lessee to have originally sent notice accepting the landlord's offer shall be entitled to occupy the
20 unit.

21 (d) Re-Rental Within Two Years. If a unit covered by subsection (a) is offered for rent or
22 lease within two years of the date of withdrawal:

23 (1) The owner shall be liable to any tenant or lessee who was displaced from the
24 property for actual and exemplary damages. Any action by a tenant or lessee pursuant to this
25 paragraph shall be brought within three years of withdrawal of the unit from rent or lease.
26 However, nothing in this paragraph precludes a tenant from pursuing any alternative remedy
27 available under the law.

28 (2) The City may institute a civil proceeding against the owner who has again

1 offered the unit for rent or lease, for exemplary damages for displacement of tenants or lessees.
2 Any action by the City pursuant to this paragraph shall be brought within three years of the
3 withdrawal of the unit from rent or lease.

4 (e) Relocation Payments to Tenants.

5 (1) Before August 10, 2004, Low Income, Elderly or Disabled. Where a landlord
6 seeks eviction based upon Section 37.9(a)(13), and the notice of intent to withdraw rental units
7 was filed with the Board before August 10, 2004, the relocation payments described in this
8 Subsection 37.9A(e)(1) shall be limited to tenants who are members of lower income
9 households, who are elderly, or who are disabled, as defined below.

10 (A) Tenants who are members of lower income households, as defined by
11 Section 50079.5 of the California Health and Safety Code, and who receive a notice to quit
12 based upon Section 37.9(a)(13), in addition to all rights under any other provision of law, shall be
13 entitled to receive \$4,500.00, \$2,250.00 of which shall be paid within fifteen (15) calendar days
14 of the landlord's receipt of written notice from the tenants of their entitlement to the relocation
15 payment, and \$2,250.00 of which shall be paid when the tenants vacate the unit.

16 (B) With respect to Subsection 37.9A(e)(1)(A) above, the Mayor's Office
17 of Housing or its successor agency shall annually determine the income limits for lower income
18 households, adjusted for household size.

19 (C) Notwithstanding Subsection 37.9A(e)(1)(A), and irrespective of the
20 size of the unit, any tenant who receives a notice to quit under Section 37.9(a)(13) and who, at
21 the time such notice is served, is 62 years of age or older, or who is disabled within the meaning
22 of Section 12955.3 of the California Government Code, shall be entitled to receive \$3,000.00,
23 \$1,500.00 of which shall be paid within fifteen (15) calendar days of the landlord's receipt of
24 written notice from the tenant of entitlement to the relocation payment, and \$1,500.00 of which
25 shall be paid when the tenant vacates the unit.

26 (D) The payments due pursuant to this Subsection 37.9A(e)(1) for any
27 unit which is occupied by more than one tenant shall be divided equally among all the occupying
28 tenants, excluding those tenants who are separately entitled to payments under subsection

1 37.9A(e)(1)(C) above.

2 (2) On August 10, 2004 and until February 19, 2005. Where a landlord seeks
3 eviction based upon Section 37.9(a)(13) and either (i) the notice of intent to withdraw rental units
4 is filed with the Board on or after August 10, 2004 through February 19, 2005 or (ii) the notice of
5 intent to withdraw rental units was filed with the Board prior to August 10, 2004 but the tenant
6 still resided in the unit as of August 10, 2004, relocation payments shall be paid to the tenants as
7 follows:

8 (A) Tenants who are members of lower income households, as defined by
9 Section 50079.5 of the California Health and Safety Code, shall be entitled to receive \$4,500.00,
10 \$2,250.00 of which shall be paid within fifteen (15) calendar days of the landlord's receipt of
11 written notice from the tenants of their entitlement to the relocation payment, and \$2,250.00 of
12 which shall be paid when the tenants vacate the unit.

13 (B) Subject to subsections 37.9A(e)(2)(C) and (D) below, tenants who are
14 not members of lower income households, as defined by Section 50079.5 of the California
15 Health and Safety Code, shall each be entitled to receive \$4,500.00, which shall be paid when
16 the tenant vacates the unit;

17 (C) In the event there are more than three tenants in a unit, the total
18 relocation payment shall be \$13,500.00, which shall be divided equally by the number of tenants
19 in the unit;

20 (D) Notwithstanding Subsections 37.9A(e)(2)(A) and (B), any tenant who,
21 at the time the notice of intent to withdraw rental units is filed with the Board, is 62 years of age
22 or older, or who is disabled within the meaning of Section 12955.3 of the California Government
23 Code, shall be entitled to receive an additional payment of \$3,000.00, \$1,500.00 of which shall
24 be paid within fifteen (15) calendar days of the landlord's receipt of written notice from the tenant
25 of entitlement to the relocation payment, and \$1,500.00 of which shall be paid when the tenant
26 vacates the unit.

27 (3) On or After February 20, 2005. Where a landlord seeks eviction based upon
28 Section 37.9(a)(13), and the notice of intent to withdraw rental units is filed with the Board on or

1 after February 20, 2005, relocation payments shall be paid to the tenants as follows:

2 (A) Subject to subsections 37.9A(e)(3)(B), (C) and (D) below, the landlord
3 shall be required to pay a relocation benefit on behalf of each authorized occupant of the rental
4 unit regardless of the occupant's age ("Eligible Tenant"). The amount of the relocation benefit
5 shall be \$4,500 per Eligible Tenant, one-half of which shall be paid at the time of the service of
6 the notice of termination of tenancy, and one-half of which shall be paid when the Eligible Tenant
7 vacates the unit;

8 (B) In the event there are more than three Eligible Tenants in a unit, the
9 total relocation payment shall be \$13,500, which shall be allocated proportionally among the
10 Eligible Tenants based on the total number of Eligible Tenants in the unit; and

11 (C) Notwithstanding Subsections 37.9A(e)(3)(A) and (B), any Eligible
12 Tenant who, at the time the notice of intent to withdraw rental units is filed with the Board, is 62
13 years of age or older, or who is disabled within the meaning of Section 12955.3 of the California
14 Government Code, shall be entitled to receive an additional payment of \$3,000, \$1,500 of which
15 shall be paid within 15 calendar days of the landlord's receipt of written notice from the tenant of
16 entitlement to the relocation payment, and \$1,500 of which shall be paid when the Eligible
17 Tenant vacates the unit.

18 (D) Commencing March 1, 2005, the relocation payments specified in
19 Subsections 37.9A(e)(3)(A) and (B) and (C) shall increase annually at the rate of increase in the
20 "rent of primary residence" expenditure category of the Consumer Price Index (CPI) for All Urban
21 Consumers in the San Francisco-Oakland-San Jose Region for the preceding calendar year, as
22 that data is made available by the United States Department of Labor and published by the
23 Board.

24 (4) Any notice to quit pursuant to Section 37.9(a)(13) shall notify the tenant or
25 tenants concerned of the right to receive payment under this subsection 37.9A(e)(1) or (2) or (3).

26 (f) Notice to Rent Board; Recordation of Notice; Effective Date of Withdrawal.

27 (1) Any owner who intends to withdraw from rent or lease any rental unit shall
28 notify the Rent Board in writing of said intention. Said notice shall contain statements, under

1 penalty of perjury, providing information on the number of residential units, the address or
2 location of those units, the name or names of the tenants or lessees of the units, and the rent
3 applicable to each residential rental unit. Said notice shall be signed by all owners of record of
4 the property under penalty of perjury and shall include a certification that actions have been
5 initiated as required by law to terminate existing tenancies through service of a notice of
6 termination of tenancy. The notice must be served by certified mail or any other manner
7 authorized by law prior to delivery to the Rent Board of the notice of intent to withdraw the rental
8 units. Information respecting the name or names of the tenants, the rent applicable to any unit,
9 or the total number of units, is confidential and shall be treated as confidential information by the
10 City for purposes of the Information Practices Act of 1977, as contained in Chapter 1
11 (commencing with Section 1798) of Title 1.8 of part 4 of Division 3 of the Civil Code. The City
12 shall, to the extent required by the preceding sentence, be considered an "agency," as defined
13 by subdivision (b) of Section 1798.3 of the Civil Code.

14 (2) Prior to the effective date of withdrawal of rental units under this Section, the
15 owner shall cause to be recorded with the County Recorder a memorandum of the notice
16 required by subsection (f)(1) summarizing its provisions, other than the confidential provisions, in
17 substantially the following form:

18 **Memorandum of Notice**
19 **Regarding Withdrawal of Rental Unit From Rent or Lease**

20 **This memorandum evidences that the undersigned, as the owner of the property**
21 **described in Exhibit A attached, has filed a notice, whose contents are certified under**
22 **penalty of perjury, stating the intent to withdraw from rent or lease all units at said**
property, pursuant to San Francisco Administrative Code Section 37.9A and the Ellis Act
(California Government Code Section 7060 et seq.).

23 _____
(Signature)

24 (3) For a notice of intent to withdraw rental units filed with the Rent Board on or
25 before December 31, 1999, the date on which the units are withdrawn from rent or lease for
26 purposes of this chapter and the Ellis Act is 60 days from the delivery in person or by first-class
27 mail of the Subsection (f)(1) notice of intent to the Rent Board.

28 (4) For a notice of intent to withdraw rental units filed with the Rent Board on or

1 after January 1, 2000, the date on which the units are withdrawn from rent or lease for purposes
2 of this Chapter and the Ellis Act is 120 days from the delivery in person or by first-class mail of
3 the Subsection (f)(1) notice of intent to the Rent Board. Except that, if the tenant or lessee is at
4 least 62 years of age or disabled as defined in Government Code 12955.3, and has lived in his
5 or her unit for at least one year prior to the date of delivery to the Rent Board of the Subsection
6 (f)(1) notice of intent to withdraw, then the date of withdrawal of the unit of that tenant or lessee
7 shall be extended to one year after the date of delivery of that notice to the Rent Board, provided
8 that the tenant or lessee gives written notice of his or her entitlement to an extension of the date
9 of withdrawal to the owner within 60 days of the date of delivery to the Rent Board of the
10 Subsection (f)(1) notice of intent to withdraw. In that situation, the following provisions shall
11 apply:

12 (A) The tenancy shall be continued on the same terms and conditions as
13 existed on the date of delivery to the Rent Board of the notice of intent to withdraw, subject to
14 any adjustments otherwise available under Administrative Code Chapter 37.

15 (B) No party shall be relieved of the duty to perform any obligation under
16 the lease or rental agreement.

17 (C) The owner may elect to extend the date of withdrawal on any other
18 units up to one year after date of delivery to the Rent Board of the Subsection (f)(1) notice of
19 intent to withdraw, subject to Subsections (f)(4)(A) and (B).

20 (D) Within 30 days of the notification by the tenant or lessee to the owner
21 of his or her entitlement to an extension of the date of withdrawal, the owner shall give written
22 notice to the Rent Board of the claim that the tenant or lessee is entitled to stay in their unit for
23 one year after the date of delivery to the Rent Board of the Subsection (f)(1) notice of intent to
24 withdraw.

25 (E) Within 90 days of the date of delivery to the Rent Board of the notice
26 of intent to withdraw, the owner shall give written notice to the Rent Board and the affected
27 tenant or lessee of the following:

28 (i) Whether or not the owner disputes the tenant's claim of

1 extension;

2 (ii) The new date of withdrawal under Section 37.9A(f)(4)(C), if the
3 owner does not dispute the tenant's claim of extension; and

4 (iii) Whether or not the owner elects to extend the date of
5 withdrawal to other units on the property.

6 (5) Within 15 days of delivery of a Subsection (f)(1) notice of intent to the Rent
7 Board, the owner shall provide notice to any tenant or lessee to be displaced of the following:

8 (A) That the Rent Board has been notified pursuant to Subsection (f)(1),

9 (B) That the notice to the Rent Board specified the name and the amount
10 of rent paid by the tenant or lessee as an occupant of the rental unit;

11 (C) The amount of rent the owner specified in the notice to the Rent
12 Board,

13 (D) The tenant's or lessee's rights to reoccupancy under Section 37.9A(c)
14 if the rental unit is again offered for rent or lease by a current or future owner and to relocation
15 assistance under Section 37.9A(e); and,

16 (E) The rights of qualified elderly or disabled tenants as described under
17 Subsection (f)(4), to extend their tenancy to one year after the date of delivery to the Rent Board
18 of the Subsection (f)(1) notice of intent to withdraw.

19 (6) Within 30 days after the effective date of withdrawal of rental units under this
20 Section 37.9A, the Rent Board shall record a notice of constraints with the County Recorder
21 which describes the property and the dates of applicable restrictions on the property under this
22 Section.

23 (g) Successor Owners. The provisions of this Section 37.9A shall apply to the owner of a
24 rental unit at the time displacement of a tenant or tenants is initiated and to any successor in
25 interest of the owner, subject to the provisions of Chapter 12.75 of Division 7 of Title 1 of the
26 California Government Code (Sections 7060 et seq.).

27 (h) Reports Required.

28 (1) Not later than the last day of the third and sixth calendar months following the

1 month in which notice is given to the Board under Subsection (f)(1), and thereafter not later than
2 December 31st of each calendar year for a period of five years, beginning with the year in which
3 the six-month notice is given, the owner of any property which contains or formerly contained
4 one or more rental units which a tenant or tenants vacated pursuant to Section 37.9(a)(13) shall
5 notify the Board, in writing, under penalty of perjury, for each such unit:

- 6 (A) Whether the unit has been demolished;
7 (B) If the unit has not been demolished, whether it is in use;
8 (C) If it is in use, whether it is in residential use;
9 (D) If it is in residential use, the date the tenancy began, the name of
10 the tenant(s), and the amount of rent charged.

11 If the unit has been demolished, and one or more new units constructed on the
12 lot, the owner shall furnish the information required by items (B), (C) and (D) for each new unit.
13 The Board shall maintain a record of the notices received under Subsection (f) and all notices
14 received under this Section for each unit subject to this reporting requirement.

15 (2) The Board shall notify each person who is reported as having become a
16 tenant in a vacated or new unit subject to the reporting requirements of Subsection (h)(1) that it
17 maintains the records described in Subsection (h)(1), and that the rent of the unit may be
18 restricted pursuant to Subsection (a).

19 (3) The Board shall maintain a register of all rental units withdrawn from rent or
20 lease under the Ellis Act and the rent applicable to each unit at the time of withdrawal. The
21 Board shall inform tenants displaced from units withdrawn from rent or lease at the address
22 provided by the tenant, when the owner notifies the Board that the unit or replacement unit will
23 again be offered for rent or lease within ten years of the date of withdrawal.

24 (4) The Board may investigate whether a rental unit that was withdrawn from rent
25 or lease has been again offered for rent or lease, and whether the owner has complied with the
26 provisions of this Section.

27 (i) This Section 37.9A is enacted principally to exercise specific authority provided for by
28 Chapter 12.75 of Division 7 of Title 1 of the California Government Code, originally enacted by

1 Stats. 1985, Ch. 1509, Section 1 (the Ellis Act, California Government Code Sections 7060 et
2 seq.). In the case of any amendment to Chapter 12.75 or any other provision of State law which
3 amendment is inconsistent with this Section, this Section shall be deemed to be amended to be
4 consistent with State law, and to the extent it cannot be so amended shall be interpreted to be
5 effective as previously adopted to the maximum extent possible.
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ATTACHMENT 2
TO
NOTICE OF TERMINATION OF TENANCY
("Notice to Tenant Required by Rent Ordinance § 37.9")



San Francisco Residential Rent Stabilization and Arbitration Board

Notice to Tenant Required by Rent Ordinance §37.9(c)

Effective March 19, 2016, a copy of this Notice to Tenant must be attached to every notice to terminate tenancy

NOTICE TO TENANT (English)

The landlord has served you with a notice to terminate your tenancy. A tenant's failure to timely act in response to a notice to terminate tenancy may result in a lawsuit by the landlord to evict the tenant. Advice regarding the notice to terminate tenancy is available from the San Francisco Rent Board located at 25 Van Ness Avenue, Suite 320, San Francisco, CA 94102. Office hours are Monday to Friday, 8:00 am - 5:00 pm, except holidays. Counselors are also available by telephone at (415) 252-4602 between 9:00 am - 12:00 pm and 1:00 pm - 4:00 pm. Information is also available at www.sfrb.org.

You may be eligible for affordable housing programs and apartments. Visit the website of the Mayor's Office of Housing and Community Development (MOHCD) at www.sfmohcd.org for information about available homes, waiting lists and program eligibility. If you are being evicted because the building's owner or relative is moving into your unit or because of the Ellis Act, you may qualify for an affordable housing lottery preference. For more information about local housing resources, the *San Francisco Housing Resource Guide* is available at <http://sfmohcd.org/san-francisco-housing-resource-guide>.

NOTIFICACIÓN AL INQUILINO (Spanish)

El arrendatario le ha dado a usted un aviso de desalojo de su inquilinato. Si el inquilino no actúa a tiempo en respuesta a un aviso de desalojo, el arrendatario podría demandar legalmente al inquilino para desalojarlo. Puede obtener asesoría sobre el aviso de desalojo de su inquilinato en la Junta del Control de Rentas de San Francisco ubicada en 25 Van Ness Avenue, Suite 320, San Francisco, CA 94102. El horario de atención es de lunes a viernes de 8:00 am a 5:00 pm, excepto feriados. Consejeros están disponibles por teléfono en el (415) 252-4602 entre las 9:00 am - 12:00 pm y 1:00 pm - 4:00 pm. También hay información disponible en www.sfrb.org.

Puede ser que usted reúna los requisitos para programas de vivienda y apartamentos a precios asequibles. Visite el sitio web de la Oficina de Desarrollo de Vivienda y la Comunidad del Alcalde (Mayor's Office of Housing and Community Development o MOHCD) en www.sfmohcd.org para obtener información sobre viviendas disponibles, listas de espera y requisitos para el programa. Si está siendo desalojado porque un familiar del propietario del inmueble se está mudando a su unidad o debido a la Ley Ellis, se le podría dar preferencia en el sorteo de viviendas a precios asequibles. Para información sobre recursos de vivienda local, la *Guía de Recursos para Vivienda de San Francisco* está disponible en <http://sfmohcd.org/san-francisco-housing-resource-guide>.

THÔNG BÁO CHO NGƯỜI THUÊ NHÀ (Vietnamese)

Chủ nhà đã tổng đạt cho quý vị thông báo chấm dứt hợp đồng thuê nhà. Nếu người thuê không hành động kịp thời để đáp ứng thông báo chấm dứt hợp đồng thuê nhà thì có thể dẫn đến việc chủ nhà nộp đơn kiện để trục xuất người thuê đó. Quý vị có thể được tư vấn về thông báo chấm dứt hợp đồng thuê nhà này tại San Francisco Rent Board (Ủy Ban Kiểm Soát Tiền Thuê Nhà San Francisco), địa chỉ 25 Van Ness Avenue, Suite 320, San Francisco, CA 94102. Văn phòng mở cửa từ Thứ Hai đến Thứ Sáu, 8:00 giờ sáng - 5:00 giờ chiều, không kể ngày lễ. Quý vị cũng có thể nói chuyện với người tư vấn qua điện thoại tại số (415) 252-4602 từ 9:00 giờ sáng - 12:00 giờ trưa và 1:00 - 4:00 giờ chiều. Thông tin cũng có sẵn tại trang web www.sfrb.org.

Có thể quý vị hội đủ điều kiện tham gia chương trình trợ cấp nhà ở và căn hộ chung cư với chi phí vừa túi tiền. Hãy xem trang web của Sở Phát Triển Nhà Ở Và Cộng Đồng Của Thị Trường (Mayor's Office of Housing and Community Development - MOHCD) tại địa chỉ www.sfmohcd.org để biết thêm thông tin về các loại nhà có sẵn, danh sách chờ đợi và các điều kiện của chương trình. Nếu quý vị đang bị trục xuất khỏi nhà vì điều luật Ellis hoặc vì chủ nhà hay người thân của chủ nhà sắp dọn vào ở nhà của quý vị, có thể quý vị hội đủ điều kiện được ưu tiên trong cuộc rút thăm trúng nhà thuê vừa túi tiền. Để biết thêm thông tin về các nguồn trợ giúp trong địa phương về nhà ở, quý vị có thể tìm đọc *Cẩm Nang Các Nguồn Trợ Giúp Về Nhà Ở San Francisco (San Francisco Housing Resource Guide)* tại địa chỉ <http://sfmohcd.org/san-francisco-housing-resource-guide>.



San Francisco Residential Rent Stabilization and Arbitration Board

Notice to Tenant Required by Rent Ordinance §37.9(c)

Effective March 19, 2016, a copy of this Notice to Tenant must be attached to every notice to terminate tenancy.

租客通知 (Chinese)

您的房東已向您發出終止租約通知。如租客未能及時採取行動回應該通知，可能導致房東提出訴訟驅逐租客。如果您需要獲得有關終止租約通知的建議，請洽詢三藩市租務委員會。地址：25 Van Ness Avenue, Suite 320, San Francisco, CA 94102。辦公時間：週一至週五，上午 8:00 - 下午 5:00（節假日除外）。您也可以致電諮詢員，電話：(415) 252-4602 上午 9:00 - 下午 12:00 及下午 1:00 - 4:00。相關資訊可參閱網站：www.sfrb.org。

您可能資格申請可負擔房屋計劃和公寓。請上網 www.sfmohcd.org 瀏覽市長的住房與社區發展辦公室 (MOHCD) 網站，以獲知有關現有住屋、等候名單和計劃參加資格等資訊。如果您因為建物所有人或親戚要遷入您的住宅單位或由於艾利斯法而被驅逐，您可能資格獲得可負擔房屋的抽籤優先權。如需更多有關本地住房資源的資訊，請上網 <http://sfmohcd.org/san-francisco-housing-resource-guide> 瀏覽三藩市住屋資源指南。

УВЕДОМЛЕНИЕ АРЕНДАТОРУ ЖИЛЬЯ (Russian)

Арендодатель вручил вам уведомление о расторжении договора аренды жилого помещения. В случае несвоевременных действий арендатора в ответ на данное уведомление арендодатель может подать в суд иск о выселении арендатора. Если вам необходима консультация по поводу уведомления о расторжении договора, вы можете обратиться в Комитет аренды жилья города Сан-Франциско, расположенный по адресу: 25 Van Ness Avenue, Suite 320, San Francisco, CA 94102. Часы работы Комитета — с понедельника по пятницу с 8:00 до 17:00 (за исключением праздничных дней). С консультантами можно также связаться по телефону (415) 252-4602 с 9:00 до 12:00 и с 13:00 до 16:00. Кроме того, информация размещена на веб-сайте www.sfrb.org.

Вы, возможно, имеете право на участие в программах по предоставлению доступного жилья и квартир. Посетите веб-сайт мэра города, раздел жилищного строительства и развития общины («МОHCD»), www.sfmohcd.org, где вы сможете получить дополнительную информацию о предоставляемом жилье, списках ожидания и ваших правах на участие в подобного рода программах. Если вас выселяют, потому что владелец или родственники владельца здания должны въехать в вашу квартиру, соответственно закону «Ellis Act», то у вас, возможно, есть право претендовать на определенные преимущества при участии в лотерее по предоставлению доступного жилья. За более подробной информацией о помощи по предоставлению жилья просьба обращаться к руководству г. Сан-Франциско по предоставлению подобной помощи на веб-сайте <http://sfmohcd.org/san-francisco-housing-resource-guide>.

ABISO SA NANGUNGUPAHAN (Filipino)

Nabigyan na kayo ng nagpapaupa ng abiso tungkol sa pagwawakas sa inyong pangungupahan. Ang hindi pagkilos sa tamang oras ng nangungupahan sa pagtugon sa abiso ng pagwawakas sa pangungupahan ay posibleng mauwi sa paghahabla ng nagpapaupa para ma-evict o mapaalis sa tahanan ang nangungupahan. May makakuhang payo tungkol sa abiso ng pagwawakas sa pangungupahan mula sa San Francisco Rent Board (Lupon para sa Pangungupahan sa San Francisco) na nasa 25 Van Ness Avenue, Suite 320, San Francisco, CA 94102. Bukas ang opisina tuwing Lunes hanggang Biyernes, 8:00 am - 5:00 pm, maliban sa mga pista opisyal. May mga tagapayo rin na makakausap sa telepono sa (415) 252-4602 sa pagitan ng 9:00 am - 12:00 pm at ng 1:00 pm - 4:00 pm. Makakukuha rin ng impormasyon sa www.sfrb.org.

Posibleng kuwalipikado kayo para sa mga abot-kayang pabahay at apartment. Pumunta sa Opisina para sa Pabahay at Pagpapaunlad sa Komunidad (Office of Housing and Community Development, MOHCD) ug Alkalde sa www.sfmohcd.org para sa karagdagang impormasyon tungkol sa makakuhang bahay, waiting lists (listahan para sa naghibintay makapasok) at mga kinakailangan para maging kuwalipikado. Kung pinapaalis kayo sa inyong tahanan dahil titira na sa inyong unit ang may-ari ng building o ang kanyang kamag-anak, o dahil sa Ellis Act, posibleng kuwalipikado rin kayo para sa abot-kayang pabahay sa pamamagitan ng lottery preference (pagbibigay-preferensiya batay sa alawsuwerteng bunutan). Para sa karagdagang impormasyon tungkol sa mapagkukunan ng tulong para sa lokal na pabahay, matitingnan ang *San Francisco Housing Resource Guide* (Gabay para sa Mapagkukunan ng Impormasyon at Tulong ukol sa Pabahay sa San Francisco) sa <http://sfmohcd.org/san-francisco-housing-resource-guide>.

HAMPSHIRE FLATS, LLC
P O BOX 1340
CERES, CA 95307

WELLSFARGO BANK N.A
11-4288/1210

1035

11/19/2018

PAY TO THE
ORDER OF Thierry Castro

\$**3,316.20

Three Thousand Three Hundred Sixteen and 20/100***** DOLLARS

Thierry Castro

MEMO

Hampshire

⑈001035⑈ ⑆121042882⑆ 1250781414⑈

Photo Safe Deposit

Details on Back

HAMPSHIRE FLATS, LLC
P.O BOX 1340
CERES, CA 95307

WELLSFARGO BANK N.A
11-4288/1210

1031

11/9/2018

PAY TO THE ORDER OF Solenne Castro

\$**3,316.20

Three Thousand Three Hundred Sixteen and 20/100***** DOLLARS

Solenne Castro

MEMO

Hampshire



AFTER GLUE SIGNATURE

⑈00 103 1⑈ ⑆ 1 2 104 288 2⑆ 1 250 78 14 14⑈

Photo Safe Deposit

Details on Back

HAMPSHIRE FLATS, LLC
P O BOX 1340
GERES, CA 95307

WELLSFARGO BANK N.A
11-4288/1210

1032

11/9/2018

PAY TO THE ORDER OF Tristan Castro

\$**3,316.20

Three Thousand Three Hundred Sixteen and 20/100***** DOLLARS

Tristan Castro

MEMO

Hampshire



WELLS FARGO SIGNATURE

⑈001032⑈ ⑆121042882⑆ 1250781414⑈

Photo Safe Deposit

Details on Back.

1 A check representing the first half of the statutory payments was included in the certified
2 envelope addressed personally to "Thierry Castro" and mailed to 821 Hampshire Street,
San Francisco, CA 94110

3 A check representing the first half of the statutory payments was included in the certified
4 envelope addressed personally to "Solenne Castro" and mailed to 821 Hampshire Street,
San Francisco, CA 94110

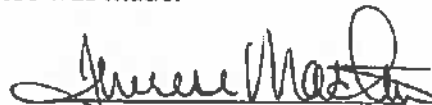
5 A check representing the first half of the statutory payments was included in the certified
6 envelope addressed personally to "Tristan Castro" and mailed to 821 Hampshire Street,
San Francisco, CA 94110

7

8 [X] Executed on November 20, 2018, at San Rafael, California.

9 [X] (State) I declare under penalty of perjury under the laws of the State of California that the
10 foregoing is true and correct.

11 [X] (Federal) I declare that I am employed in the office of a member of the Bar at whose
direction this service was made.

12 
13 THERESE MARTIN

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7018 0040 0000 1601 3342

Certified Mail Fee
3.45

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage 2.05

Total Postage and Fees 5.50

Sent To
Thierry Castro
Street and Apt No. or PO Box No.
821 Hampshire Street
City, State, ZIP+4
San Francisco, CA 94110
PS Form 3800, April 2015 See instructions for instructions.

Postmark
Here
11/20/18

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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For delivery information, visit our website at www.usps.com®

7018 0040 0000 1601 3366

Certified Mail Fee
3.45

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage 2.05

Total Postage and Fees 5.50

Sent To
Thierry Castro
Street and Apt No. or PO Box No.
821 Hampshire Street
City, State, ZIP+4
San Francisco, CA 94110
PS Form 3800, April 2015 See instructions for instructions.

Postmark
Here
11/20/18

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CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Official Use

7018 0040 0000 1601 3335

Certified Mail Fee
3.45

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage 2.05

Total Postage and Fees 5.50

Sent To
Thierry Castro, solvent Castro, Thierry Castro, All other occupants in possession or claiming the right to possession of
821 Hampshire Street
City, State, ZIP+4
San Francisco, CA 94110
PS Form 3800, April 2015 See instructions for instructions.

Postmark
Here
11/20/18

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

7018 0040 0000 1601 3359

Certified Mail Fee
3.45

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage 2.05

Total Postage and Fees 5.50

Sent To
solene Castro
Street and Apt No. or PO Box No.
821 Hampshire Street
City, State, ZIP+4
San Francisco, CA 94110
PS Form 3800, April 2015 See instructions for instructions.

Postmark
Here
11/20/18

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

7018 0040 0000 1601 3373

Certified Mail Fee
3.45

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage 2.05

Total Postage and Fees 5.50

Sent To
All other occupants in possession or claiming the right to possession of
821 Hampshire Street
City, State, ZIP+4
San Francisco, CA 94110
PS Form 3800, April 2015 See instructions for instructions.

Postmark
Here
11/20/18



Exhibit B

1 MICHAEL ZITANI, ESQ., State Bar #317827
TENDERLOIN HOUSING CLINIC, INC.
2 126 Hyde Street, 2nd Floor
San Francisco, CA 94102
3 Telephone: (415) 771-9850
4 Facsimile: (415) 771-1287
E-mail: michaelz@thclinic.org

5 Attorney for Appellant

6 BOARD OF APPEALS

7 CITY AND COUNTY OF SAN FRANCISCO

9 THIERRY CASTRO,) Appeal No. 19-067
10)
Appellant,)
11) **DECLARATION OF THIERRY**
vs.) **CASTRO IN SUPPORT OF APPEAL**
12)
13 HAMPSHIRE FLATS LLC,) Date: September 18, 2019
Time: 5:00 p.m.
Place: City Hall, Room 416
14 Respondent.)
15)

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1 I, **THIERRY CASTRO**, hereby declare and state:

2 1. I am the appellant in this action, and a long-term tenant of 821 Hampshire
3 Street, San Francisco, California 94110, which is the SUBJECT PREMISES in this Permit
4 Appeal. I have personal knowledge of the facts stated in this Declaration. If called to
5 testify as a witness, I could and would competently testify thereto.

6 2. I first moved into 821 Hampshire Street on or around March 2004 pursuant to a
7 verbal agreement with Sandra Stoppolini, Respondent Hampshire Flats LLC's predecessor-
8 in-interest. My tenancy also includes rights to use one of the garages in my building as
9 storage space.

10 3. My tenancy at 821 Hampshire Street is rent controlled, so my current monthly
11 rent is \$900.

12 4. I currently live at 821 Hampshire Street with my two children, Tristan and
13 Solenne Castro. My partner and I are currently in the midst of a trial separation.

14 5. I currently work for a grocery store here in the City, making \$15 an hour.

15 6. 821 Hampshire Street is a two bedroom, one bathroom apartment on the second
16 floor of the building located at 819-829 Hampshire Street, San Francisco, California 94110.

17 7. 819 – 829 Hampshire Street consists of six apartments, including my own,
18 which to my understanding are very similar in layout to my own.

19 8. On March 8, 2018, I received a letter from Capital Realty Group that my then
20 landlord, Sandra Stoppoloni, had hired Capital Realty Group to sell the building at 819-829
21 Hampshire Street, including my apartment at 821 Hampshire Street. A true and correct
22 copy of that letter is attached hereto as Exhibit A.

23 9. On July 1, 2018, I received a letter from Capital Realty Group notifying me the
24 building at 819-829 Hampshire Street, including my apartment, had been sold to
25 Hampshire Flats LLC. A true and correct copy of that letter is attached hereto as Exhibit B.

26 10. On or around November 20, 2018, my new landlord, and Respondent in this
27 appeal, Hampshire Flats LLC sent to me in the mail a 120 Day Notice of Termination of
28

1 Tenancy under the auspices of the Ellis Act (“Notice”). A true and correct copy of the
2 Notice of Termination of Tenancy without it’s attachments is attached hereto as Exhibit C.

3 11. It is my understanding Respondent also sent similar eviction notices to the other
4 tenants then residing in the building.

5 12. After receiving the Notice, I claimed right to an extension of the Notice period
6 to one year with the help of an attorney friend of mine. A true and correct copy of the letter
7 from Respondent’s attorney for the Ellis eviction, Jonathan Seigel, is attached hereto as
8 Exhibit D.

9 13. Since serving the Ellis Act eviction notices, multiple tenants have left the
10 building, such that my family and I are currently the only remaining tenants in the building.

11 14. Since on or around January of this year, Respondent has been conducting
12 numerous different types of construction and renovation in the building, causing intense
13 disruption to my family’s use, quiet enjoyment, and security in our home at 821 Hampshire
14 Street.

15 15. Since on or around January 2019, Respondent has had scaffolding erected all
16 around the front of the building without any clear signs of actually doing any work, while
17 also constituting a severe eyesore, and enabling easy access to the vacant units in the
18 building. True and correct copies of photos of the scaffolding I personally took are
19 attached hereto as Exhibit E.

20 16. During April 2019, for three weekends in a row, every Saturday, Respondent’s
21 contractors would start working right at 7 a.m. while blasting excessively loud music,
22 disturbing my family and I while we tried to sleep.

23 17. Once in April 2019, and another instance in June 2019, Respondent’s agents
24 shut the water off in my apartment without giving me any prior notice. For the incident in
25 June, I complained by email to Respondent’s agent at the time Jennifer Jones, who
26 informed me it was due to “a very rusty pipe that basically fell apart” and “was an
27 intentional water shut off.” A true and correct copy of that email exchange between
28 Jennifer Jones and myself is attached hereto as Exhibit F.

1 18. On or around June 11, 2019, Respondent's contractors left the entrance to a side
2 passageway at the building where I previously stored some belongings was left open, and I
3 had two bicycles stolen, including one valued at least \$2500. I filed a police report and
4 claim with my renter's insurance regarding the theft, and thankfully the police were able to
5 track down my bicycle about two weeks later. True and correct copies of a photo of my
6 bicycle and the San Francisco Police Department Incident Report are attached hereto as
7 Exhibits G and H, respectively.

8 19. Since that theft, I have also since found another item I had in storage at the
9 building, a sander, is missing as well, and was stored in the garage where Respondent has
10 maintained a large hole only covered with tarps for months. True and correct copies of
11 photos of my sander prior to being stolen and the hole in the wall are attached hereto as
12 Exhibits I and J, respectively.

13 20. After reporting the theft to Respondent's agents as well, one of their agents
14 Jennifer Jones informed me the space where my bicycles were stolen from was not used by
15 their contractors. However, not only were the contractors using that space, they actually
16 were storing construction materials there. A true and correct copy of a photo of that
17 passageway with Respondent's contractors construction materials in it is attached hereto as
18 Exhibit K.

19 21. Also, in an attempt to secure the large hole in the wall leading into the garage of
20 the building, I also piled up old construction materials and supplies left by prior tenants to
21 block the hole. A true and correct copy of a photo of the covered hole is attached hereto as
22 Exhibit L.

23 22. On or around May, 2019, Respondent's contractors kept a portapotty directly in
24 front of the building in the entryway without locking the portapotty. After complaining to
25 Respondent's contractors about the placement, they moved the portapotty to the side, but
26 still did not lock it, resulting in the portapotty becoming a haven for local drug users and
27 other criminal elements. True and correct copies of photos of the portapotty and drug
28 paraphernalia I discovered on the ground around it are attached here as Exhibit M.

1 23. In an effort to make the portapotty more secure, I purchased and placed on the
2 portapotty my own padlock, and notified Respondent's agents of doing so in case they
3 wanted to coordinate changing my lock for one of theirs. True and correct copies of a photo
4 of that lock, and my email exchange with Respondent's agent regarding the lock, are
5 attached hereto as Exhibits N and O respectively.

6 24. On or around June 7, 2019, I came home to a strong smell of gas in my
7 apartment, and had to make a complaint to Pacific Gas and Electric. They sent someone out
8 who informed me a gas valve had been left open during renovations in one of the other
9 units in the building, and had to be capped.

10 25. Respondent's contractors maintained the entryway to the building covered in
11 construction dust and debris.

12 26. Respondent's also maintained the garage door to the building with a broken
13 handle and lock, constituting a security risk. Approximately two weeks after I reported the
14 issue to Respondent's agents, they installed a latch and padlock on the outside of the garage
15 door, but since it could still just be screwed off the garage door or wall, it did not address
16 the issue. A true and correct copy of a photo of the installed latch and lock is attached
17 hereto as Exhibit P.

18 27. Respondent's contractors also left a ladder after work hours constituting direct
19 access to my apartment through my son's bedroom window. A true and correct copy of a
20 photo of the ladder right outside my son's bedroom window is attached hereto as Exhibit Q.

21 28. On or around June 10, 2019, I came home with my daughter Solenne to discover
22 the floorboards in my apartment and some nails in the wood of the floor were raised up,
23 creating trip hazards and safety hazards. A true and correct copy of photos of the upraised
24 floorboards and raised nails is attached hereto as Exhibit R.

25 29. Respondent's contractors also removed two water heaters from the building and
26 left them sitting out in the backyard for weeks on or around April, 2019. A true and correct
27 copy of the water heaters in the backyard is attached hereto as Exhibit S.

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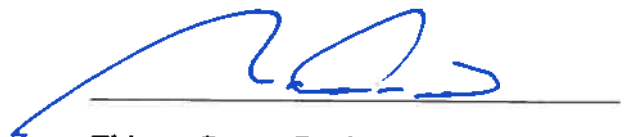
30. On two separate occasions, Respondent's agents also somehow caused sewage to back up and overflow from the pipes under my building onto the sidewalk and street in front of the building. On one instance, I witnessed one of Respondent's agents just shoveling the raw sewage off the sidewalk and street onto a pile of construction debris then present in the garage of the building. On another occasion, Respondent's agents used my personal hose to try and clear out a sewage blockage by shoving my hose down into the sewage piping under the building.

31. I notified Respondent's agents of the use of my hose in this manner, and they apologized and replaced my hose within the next few days.

32. Given all of these unprofessional, unsafe, and negligent construction practices, it is my belief Respondent is trying to force my family and I out of our apartment by making it too difficult to continue living there while they continue construction.

33. I only wish to continue living in my home with my family undisturbed by unsafe and unfair work practices. If we were forced to move, I would likely have to return to Canada to find affordable housing. This is also one of the reasons why my family and I intend to fight Respondent's attempt to evict us from our home.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct. Executed this 28 of August, 2019 in San Francisco, California.



Thierry Castro, Declarant

Exhibit C



Writer's Cell:
(415) 609-6296

Writer's direct e-mail:
jquadra@quadracoll.com

October 15, 2019

Via Email
michaelz@thclinic.org
joseph.duffy@sfgov.org

Re: Hampshire - Appeal No. 19-067

Mr. Zitani and Mr. Duffy:

In advance of tomorrow's continued hearing before the Appeals Board, Hampshire Flats, LLC ("Hampshire") wanted to reiterate that going forward it agrees that:

- No work will go forward at in Mr. Castro's unit while Mr. Castro resides there. Hampshire is willing to stipulate to have the subject permit amended to state it does not authorize work un Unit.
- Construction will only be performed from Monday through Saturday from 7:30 a.m. to 6:00 p.m.
- Hampshire will continue to monitor sound levels so that make sure that the levels do not exceed legal levels.
- Hampshire will provide 48-hour notice to Mr. Castro of any planned shut-off of the water to his apartment, although the water must be turned off immediately and without prior notice in case of an emergency.
- Hampshire does not have any need known at present to turn off electricity to Mr. Castro's apartment, but it will provide 48-hour notice in the event a planned outage is necessary.
- Two general contractor employees will inspect the subject property at the end of each workday to ensure that all entrances are secured.

649 Mission Street, 5th Floor, San Francisco, California, 94105
Tel: (415) 426-3502: Fax: (415) 795-4530

- Hampshire will install security cameras to monitor the common areas of the Property and post notices of the security cameras to discourage any intruders.
- The general contractor will continue to seal the front doors of all vacant apartments in which work is performed with zipper plastic doors, so as to eliminate or reduce the dust and debris.
- The general contractor will continue to sweep the entrance and remove any debris at the end of each day.
- No portable bathrooms will be used at subject property.
- The general contractor will endeavor to provide general construction timeline.

Most of the above is not something that DBI or the Board can impose on Hampshire. Nonetheless, Hampshire is willing to agree to the above so move construction forward.

Regards,



James A. Quadra

Approved:



Raul Luna
Manager
Hampshire Flats, LLC



Rick Castaneda
Reliance Building & Maintenance LLC
General Contractor

Exhibit D



AFFIDAVIT OF SERVICE

**Thierry Castro, Appellant
c/o Michael Zitani, Attorney for Appellant
Tenderloin Housing Clinic
126 Hyde Street
San Francisco, CA 94102**

I, Katy Sullivan, Legal Assistant for the Board of Appeals, hereby certify that on this 29th day of October 2019, I served the attached Notice of Decision for Appeal No. 19-067, Castro vs. Department of Building Inspection, subject property at 821-825-829 Hampshire Street, on the appellant 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.

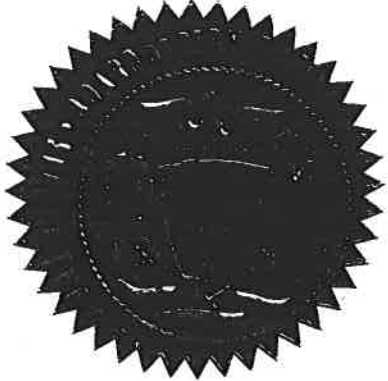
October 29, 2019
Date


Katy Sullivan

cc: Joseph Duffy, Senior Building Inspector
Department of Building Inspection
1660 Mission Street, 3rd Floor
San Francisco, CA 94103

OTHER PARTIES
OR CONCERNED CITIZENS:

**Hampshire Flats LLC, Permit Holder
c/o James Quadra, Attorney for Permit Holder
Quadra & Coll LLP
649 Mission Street, 5th Floor
San Francisco, CA 94105**





CERTIFICATE OF MAILING

Appeal No. 19-067, Notice of Decision Released.

NO letter notice(s) mailed from neighborhood mailing list. Neighbors received a postcard from a mass mailing sent to all occupants and property owners within 150 feet of the subject property, and no one called the Board office to request additional notice of future proceedings.

KS
10/29/2019

Exhibit E



Exhibit F



Exhibit G



Exhibit H



Exhibit I



Exhibit J



Exhibit K



Maybe: Lucia Osorio >

Saturday 10:28 PM

Hi Lucia.

There has been an alarm going off for about 2 days now. It emits a loud chirping noise about every 10 seconds. I think it's coming from one of the downstairs units, and resonates throughout the central stairwell and building.

I spoke to one of your workers on-site today, who said that he was fixing the problem, today. Apparently he didn't, as the alarm is still sounding.

It's now about 10:30pm on Saturday. I don't know if your workers are working again tomorrow, but if you could send someone, it would be nice to stop this annoying alarm.

Thanks,

Thierry Castro
821 Hampshire Street



Text Message



Exhibit L



Maybe: Lucia Osorio >

Sunday 4:31 PM

Lucia,

Your workers have been here all day (Sunday!), and yet they have not fixed or turned off the alarm that is beeping every 5-10 seconds.

They are still here (it's now 4:30pm on Sunday). Could you please tell them to fix this problem, now? Thanks.

Yesterday 6:26 PM

Lucia,

Your workers were again here all day (Monday, January 18--MLK Day!) and yet did not fix or turn off the alarm that keep beeping every 5 seconds or so.

Not sure why you all refuse to fix the alarm and stop the annoying, incessant beeping that goes on all day and night, but I would request--again--that you have it shut off!



Text Message



1 MICHAEL ZITANI, ESQ., State Bar #317827
2 TENDERLOIN HOUSING CLINIC, INC.
3 126 Hyde Street, 2nd Floor
4 San Francisco, CA 94102
5 Telephone: (415) 771-9850
6 Facsimile: (415) 771-1287
7 E-mail: michaelz@thclinic.org

8 Attorney for Appellant

9 BOARD OF APPEALS

10 CITY AND COUNTY OF SAN FRANCISCO

11	THIERRY CASTRO,	)	Appeal No. 20-086
12)	
13	Appellant,	)	<u>DECLARATION OF MICHAEL</u>
14		)	<u>ZITANI IN SUPPORT OF APPEAL</u>
15	vs.)	
16		)	Date: February 10, 2020
17	HAMPSHIRE FLATS LLC,	)	Time: 5:00 p.m.
18		)	Place: City Hall, Room 416
19	Respondent.)	
20)	
21)	

22 I, MICHAEL ZITANI, hereby declare and state:

23 1. I am an attorney duly licensed to practice in all Courts of the State of California,
24 and I am a counsel for Appellant Thierry Castro in this appeal. I make this declaration based
25 on personal knowledge, and if called to testify, I would and could testify truthfully as follows.

26 2. The Respondent in this action, Hampshire Flats LLC, is a California Limited
27 Liability Company in the state of California, originally registered in the state of Nevada. A
28 true and correct copy of Respondent's Application to Register a Foreign Limited Liability
Company filed June 6, 2018 as Exhibit A.

3. 819 – 829 Hampshire Street (“the Property”) was built on or around 1907. A
true and correct copy of the Assessor's Summary from San Francisco Planning is attached
hereto as Exhibit B.

1 4. According to the Department of Building Inspection's Complaint Tracking
2 System, Hampshire Flats, LLC has been issued two Notices of Violation with one requiring
3 scheduling a Director's Hearing since October 2019, all regarding their construction practices
4 at 819-829 Hampshire Street. Attached hereto as Exhibits C and D are true and correct copies
5 of data sheets for the complaints which led to those Notices of Violation.

6 5. On July 17, 2020, I sent a letter to Hampshire Flats, LLC's then counsel
7 Jonathan Siegel regarding ongoing issues with the garage at 819-829 Hampshire Street. A true
8 and correct copy of that letter with its enclosures is attached hereto as Exhibit E.
9

10 I declare under penalty of perjury of the laws of the State of California that the
11 foregoing is true and correct. Executed this 21 day of January, 2021 in San Francisco,
12 California.

13 
14 Michael Zitani, Declarant

Exhibit A



Secretary of State

LLC-5

201816510238

Application to Register a Foreign Limited Liability Company (LLC)

FILED RAB
Secretary of State
State of California

JUN 06 2018

ALY

IMPORTANT - Read Instructions before completing this form.
Must be submitted with a current Certificate of Good Standing issued by the government agency where the LLC was formed. See Instructions.

Filing Fee - \$70.00

Copy Fees - First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00

Note: Registered LLCs in California may have to pay minimum \$800 tax to the California Franchise Tax Board each year. For more information, go to https://www.ftb.ca.gov.

This Space For Office Use Only

1a. LLC Name (Enter the exact name of the LLC as listed on your attached Certificate of Good Standing.)

HAMPSHIRE FLATS, LLC

1b. California Alternate Name, If Required (See Instructions - Only enter an alternate name if the LLC name in 1a not available in California.)

2. LLC History (See Instructions - Ensure that the formation date and jurisdiction match the attached Certificate of Good Standing.)

a. Date LLC was formed in home jurisdiction (MM/DD/YYYY)

05 / 23 / 2018

b. Jurisdiction (State, foreign country or place where this LLC is formed.)

Nevada

c. Authority Statement (Do not alter Authority Statement)

This LLC currently has powers and privileges to conduct business in the state, foreign country or place entered in Item 2b.

3. Business Addresses (Enter the complete business addresses. Items 3a and 3b cannot be a P.O. Box or "in care of" an individual or entity.)

Table with 4 columns: Address, City, State, Zip Code. Rows for Principal Executive Office and Principal Office in California.

4. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL - Complete Items 4a and 4b only. Must include agent's full name and California street address.

Table with 4 columns: Name, Middle Name, Last Name, Suffix, Address, City, State, Zip Code.

CORPORATION - Complete Item 4c only. Only include the name of the registered agent Corporation.

Table with 1 column: California Registered Corporate Agent's Name (if agent is a corporation) - Do not complete Item 4a or 4b

5. Read and Sign Below (See Instructions. Title not required.)

I am authorized to sign on behalf of the foreign LLC.

Handwritten signature of Raul Luna

Raul Luna

Type or Print Name

SECRETARY OF STATE

**CERTIFICATE OF EXISTENCE
WITH STATUS IN GOOD STANDING**

I, Barbara K. Cegavske, the duly elected and qualified Nevada Secretary of State, do hereby certify that I am, by the laws of said State, the custodian of the records relating to filings by corporations, non-profit corporations, corporation soles, limited-liability companies, limited partnerships, limited-liability partnerships and business trusts pursuant to Title 7 of the Nevada Revised Statutes which are either presently in a status of good standing or were in good standing for a time period subsequent of 1976 and am the proper officer to execute this certificate.

I further certify that the records of the Nevada Secretary of State, at the date of this certificate, evidence, **HAMPSHIRE FLATS, LLC**, as a limited liability company duly organized under the laws of Nevada and existing under and by virtue of the laws of the State of Nevada since May 23, 2018, and is in good standing in this state.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on May 30, 2018.

Barbara K. Cegavske

Barbara K. Cegavske
Secretary of State

Electronic Certificate
Certificate Number: C20180530-0473

Exhibit B



Report for: **821 HAMPSHIRE STREET**

Assessor

Parcel 4089035
Address 819-829 HAMPSHIRE ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$1,856,400.00	Use Type	Apartment 5 to 14 Units
Structure	\$795,600.00	Units	6
Fixtures	-	Stories	3
Personal Property	-	Rooms	30
Last Sale	6/29/2018	Rooms	12
Last Sale Price	\$2,600,000.00	Bathrooms	6
Year Built	1907	Basement	-
Building Area	6,948 sq ft		
Parcel Area	4,399 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

Exhibit C

COMPLAINT DATA SHEET**Complaint Number:** 201900151Owner/Agent: OWNER DATA
SUPPRESSED

Date Filed:

Owner's Phone: --

Location: 821 HAMPSHIRE ST

Contact Name: --

Block: 4089

Contact Phone: --

Lot: 035

Complainant: COMPLAINANT DATA
SUPPRESSED

Site:

Rating: 2-3 Years

Occupancy Code: R-2

Received By: Christopher Grady

Division: HIS

Complainant's

Phone:

Complaint

Source: TELEPHONE

Assigned to

Division: HIS

Description:

* Lead/Asbestos abatement issues * Tenant suspects that the contractors are exceeding scope of work on permits, possibly working without permits * Broken/substandard locks creating security issues - personal belongings are going missing. * Landlord has cleared the building of all the other tenants - 6 units building

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	BARAHONA	6299	16	

REFERRAL INFORMATION**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
11/08/19	CASE OPENED	HIS	Barahona	CASE RECEIVED	
11/08/19	LEAD PAINT HAZARD	HIS	Barahona	TELEPHONE CALLS	Inspector Grady spoke with complainant.
11/15/19	LEAD PAINT HAZARD	HIS	Barahona	TELEPHONE CALLS	Left VM.
11/15/19	LEAD PAINT HAZARD	HIS	Grady	TELEPHONE CALLS	Inspector Grady received a voicemail message on November 12 and a subsequent phone call on November 13, 2019 from the complainant stating that he hadn't heard from anyone at DBI. The inspector agreed to conduct an inspection at the site on Friday, November 15, 2019.
11/20/19	LEAD PAINT HAZARD	HIS	Grady	FIRST NOV SENT	NOV prepared and sent to owner and complainant.
11/20/19	LEAD PAINT HAZARD	HIS	Grady	INSPECTION OF PREMISES MADE	Inspector Grady conducted an investigation of the complaint at the subject property and observed violations of the San Francisco Housing Code that are delineated within the Notice of Violation issued on November 20, 2019 and identified by Complaint Tracking Number 201900151.
11/22/19	LEAD PAINT HAZARD	HIS	Grady	BLDG POSTED & TENANTS NOTIFIED AS PER NOTIFICATION REQMNTS	
12/06/19	LEAD PAINT HAZARD	HIS	Grady	REINSPECTION 1	Inspector Grady performed a re-inspection on December 5, 2019, at 12:30 PM at the subject property and found that the following items identified on the Notice of Violation issued on November 20, 2019 were: a) Outstanding: 2, 3, 4, 5, 6, 7, 8, 9 b) Completely corrected: 10 There was no representation of the owner onsite. The inspector could only view the front of the building.
12/06/19	LEAD PAINT HAZARD	HIS	Grady	FINAL WARNING LETTER SENT	Final Warning Letter sent to owner with copies of the Notice Requiring Compliance of San Francisco Housing Code Section 604 Affidavit, Smoke Detector/Carbon Monoxide Detector Affidavit and the 604 Compliance Affidavit and the Routine Inspection Property

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

Exhibit D

COMPLAINT DATA SHEET**Complaint Number:** 202031691Owner/Agent: OWNER DATA
SUPPRESSED

Date Filed:

Owner's Phone: --

Location: 819 HAMPSHIRE ST

Contact Name: --

Block: 4089

Contact Phone: --

Lot: 035

Complainant: COMPLAINANT DATA
SUPPRESSED

Site: 819/829 Hampshire St

Rating:

Occupancy Code:

Received By: Selby Tran

Division: INS

Complainant's
Phone:

Complaint Source: 311 INTERNET REFERRAL

Assigned to

Division: BID

Description: 819-829 Hampshire --- Construction project is not complying with Social distance Order. Crew does not have COVID19 Supv on site, leaving doors open, no barriers, not wearing masks, & not taking any precautions. Health hazards to nearby residence. (311 SR#12394162)

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	BIRMINGHAM	6304	8	

REFERRAL INFORMATION**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
05/07/20	CASE OPENED	BID	Birmingham	CASE RECEIVED	
05/07/20	OTHER BLDG/HOUSING VIOLATION	INS	Birmingham	CASE UPDATE	Case reviewed. Assign to district inspector. (st/mh)
06/12/20	OTHER BLDG/HOUSING VIOLATION	BID	Birmingham	CASE UPDATE	talked to contractor. SB Reoped complaint per K Birmingham request. gsamaras
06/23/20	OTHER BLDG/HOUSING VIOLATION	INS	Birmingham	FIRST NOV SENT	1st NOV issued by KB; ag
06/24/20	OTHER BLDG/HOUSING VIOLATION	INS	Birmingham	CASE UPDATE	1st NOV mailed and cc DCP; ag

COMPLAINT ACTION BY DIVISION**NOV (HIS):****NOV (BID):**

06/23/20

Inspector Contact Information

[Online Permit and Complaint Tracking home page.](#)**Technical Support for Online Services**

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

Exhibit E

TENDERLOIN HOUSING CLINIC

RANDALL M. SHAW
STEPHEN L. COLLIER
RAQUEL FOX
STEPHEN P. BOOTH
MARGARET DEMATTEO
TYLER ROUGEAU
MICHAEL ZITANI
JOHN PAUL VISAYA

126 Hyde Street
San Francisco, CA 94102
Tel. (415) 771-9850
Fax. (415) 771-1287

Contact:
(415) 771-9850, ext. 1107
michael@thclinic.org

July 17, 2020

VIA EMAIL & U.S. MAIL

Jonathan Seigel, Esquire
Scheer Law Group
155 N. Redwood Drive, Suite 100
San Rafael, CA 94903
jseigel@scheerlawgroup.com

Dear Mr. Seigel,

I wanted to touch base with you about the ongoing harassment of my client at 821 Hampshire Street that came to a head yesterday when one of your client's contractors fabricated a story about Mr. Thierry Castro cutting a lock on the garage, and then proceeded to threaten him over text message regarding that fabricated story. This type of conduct not only constitutes harassment under any definition of that term (including Rent Ordinance § 37.10B), but only further confirms your client's ongoing deliberate negligence and wrongdoing towards my client, despite numerous agreements by your own client and issued Notices of Violation by the City requiring otherwise.

On Wednesday, July 15, 2020, my client went down to the front of the building to discover the garage door (which for months now has only been secured by a latch and padlock) was completely unsecured, with the padlock that both your client's contractors and my client have a key to missing. Given the ongoing security issues at the Property and my client having his personal property stolen from the premises numerous times, Mr. Castro placed his own lock on the door temporarily, and immediately notified the property manager Valeria Negrete that he had done so, and if the contractors needed entry to let him know and he would let them in. A copy of that email, along with a photo of the unlocked hatch, are enclosed with this letter.

However, rather than respond to my client regarding changing the lock (such as coordinating to locate and replace the original lock which all parties have a key to), the next response my client got was a text message from an area code 209 number (who never identified themselves) but can only be presumed to be one of the contractors working for your client. This person claimed Mr. Castro cut the old lock,

July 17, 2020

Page 2

placed his own lock on the garage, and was now preventing entry to the garage. This person also made numerous threats to my client including but not limited to: my client needed to open the garage before “the Sheriff opens it for you;” stating he was “not sure if this falls under the no trespassing order but were deafening [*sic*] going to pursue a complaint against you with the Sheriff Department;” and repeatedly stating “you should lawyer up.” This was all despite Mr. Castro immediately responding and reminding this person he had notified Valeria Negrete of the security issue, placed his own lock there to secure the garage, and that he could let your client’s contractors in whenever they wanted. Screenshots of these text messages sent to my client are also enclosed with this letter.

Then, when your client dispatched Mr. Danny Candido with Arch Plumbing, my client was able to meet with the plumber, and immediately explain the situation. Not only did Mr. Candido immediately apologize and state this was a misunderstanding, but he and my client were able to enter the garage and find the original lock, uncut, inside the garage. A photo of that lock, replaced on the garage and uncut, is also enclosed with this letter.

By all accounts, your client’s contractors removed the lock on Wednesday as part of their work (which all parties agree makes sense given there are certain utility boxes in the garage which contractors must access to work), but once again (as documented by the currently outstanding Notice of Violation against your client for this property) failed to secure the Premises after they were done and left it unlocked. Then, when my client secured the garage and notified your client of the issue and offered access, your client’s agents instead fabricated a story, threatened my client about said fabricated story, and then seemingly recognized their own wrongdoing since the Sheriff’s Department never actually spoke with my client yesterday.

All of these issues stem from the same common issue your client continues to refuse to address: the ongoing failure to actually secure the Premises after contractors are done working for the day. This is despite your client expressly agreeing to secure the Premises everyday to the Department of Building Inspections and Board of Appeals (letter from your client’s prior counsel James Quadra, signed by your client’s member Raul Luna, enclosed with this letter), an outstanding Notice of Violation from DBI for failure to secure the job site at the end of each day (copy of the data sheet for the Notice of Violation enclosed with this letter), and my client filing multiple police reports about stolen property at the Premises. While my client concedes you did finally install a security camera at the Premises approximately nine months after agreeing to (see letter from attorney James Quadra), the other security issues remain outstanding and continue to cause problems.

Please instruct your client to immediately correct these security issues, as he already agreed to do before the San Francisco Board of Appeals and has been

July 17, 2020

Page 3

ordered to by the Department of Building Inspections in its latest Notice of Violation against your client. Otherwise, my client will be forced to pursue his own independent legal action against your client to protect himself and his children from this ongoing harassing and negligent conduct. Thank you.

Sincerely,

/s/ Michael Zitani, Esq.

Enclosed:

1. Email from Thierry Castro to Valeria Negrete, dated July 15, 2020
2. Text message screenshots between Mr. Castro, Ms. Negrete, and an unidentified third individual, dated July 16, 2020
3. Photo of Landlord's original lock, uncut, taken July 16, 2020
4. Letter from Plaintiff's Counsel James Quadra to Defense Counsel Michael Zitani and DBI Inspector Joe Duffy, dated October 15, 2019
5. DBI Data Sheet for Complaint No. 202031691, NOV issued June 23, 2020

From: [thierry castro](mailto:thierry.castro)
To: [Michael Zitani](mailto:Michael.Zitani)
Subject: Fwd: Security Lapse again, parking
Date: Friday, July 17, 2020 11:37:46 AM

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

From: **thierry castro** <thierry.castro@gmail.com>
Date: Wed, Jul 15, 2020 at 6:52 PM
Subject: Security Lapse again, parking
To: Valeria Negrete <valeria@properties180.com>

Valeria,

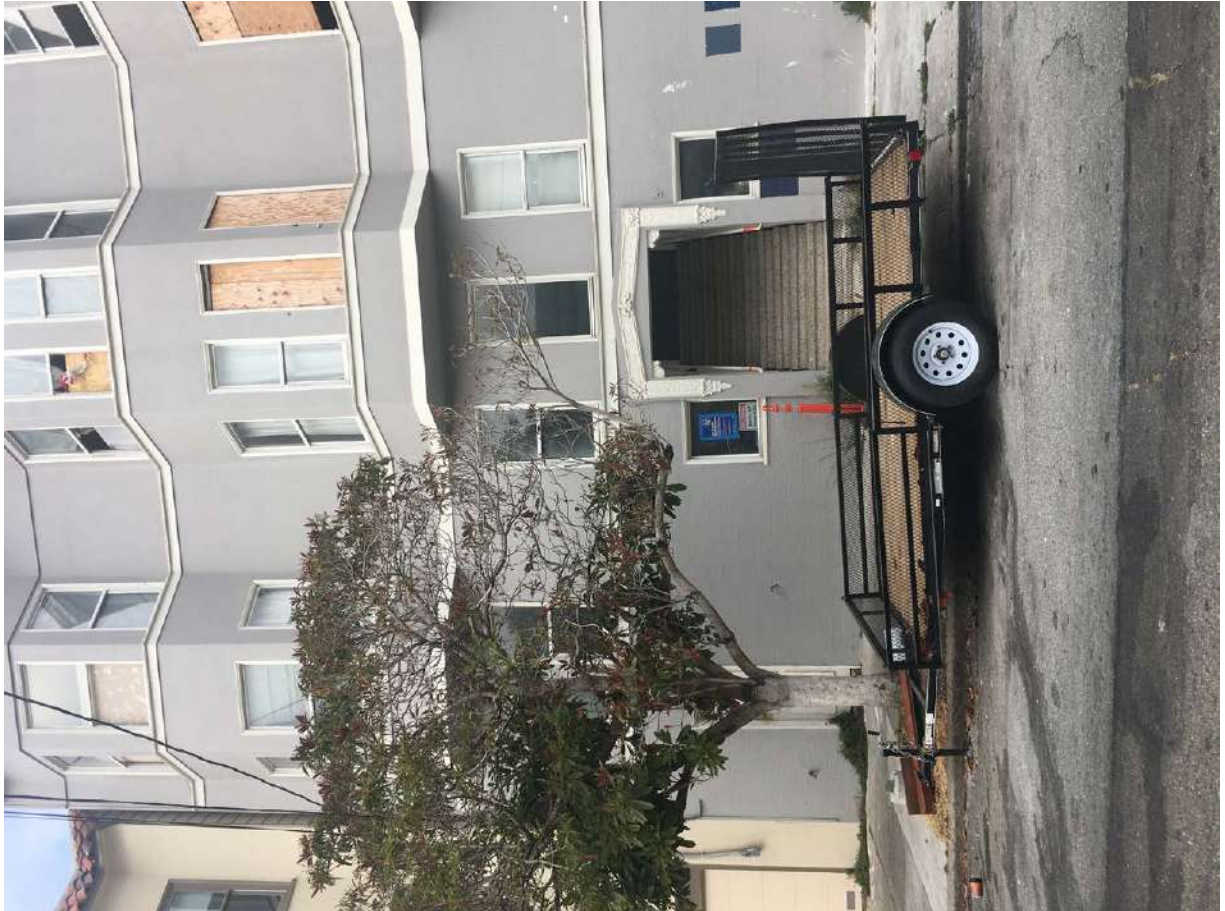
Your contractors left the garage door unlocked. This leads to both my garage and the common storage area, where previous lapses in security have resulted in my personal belongings being stolen.

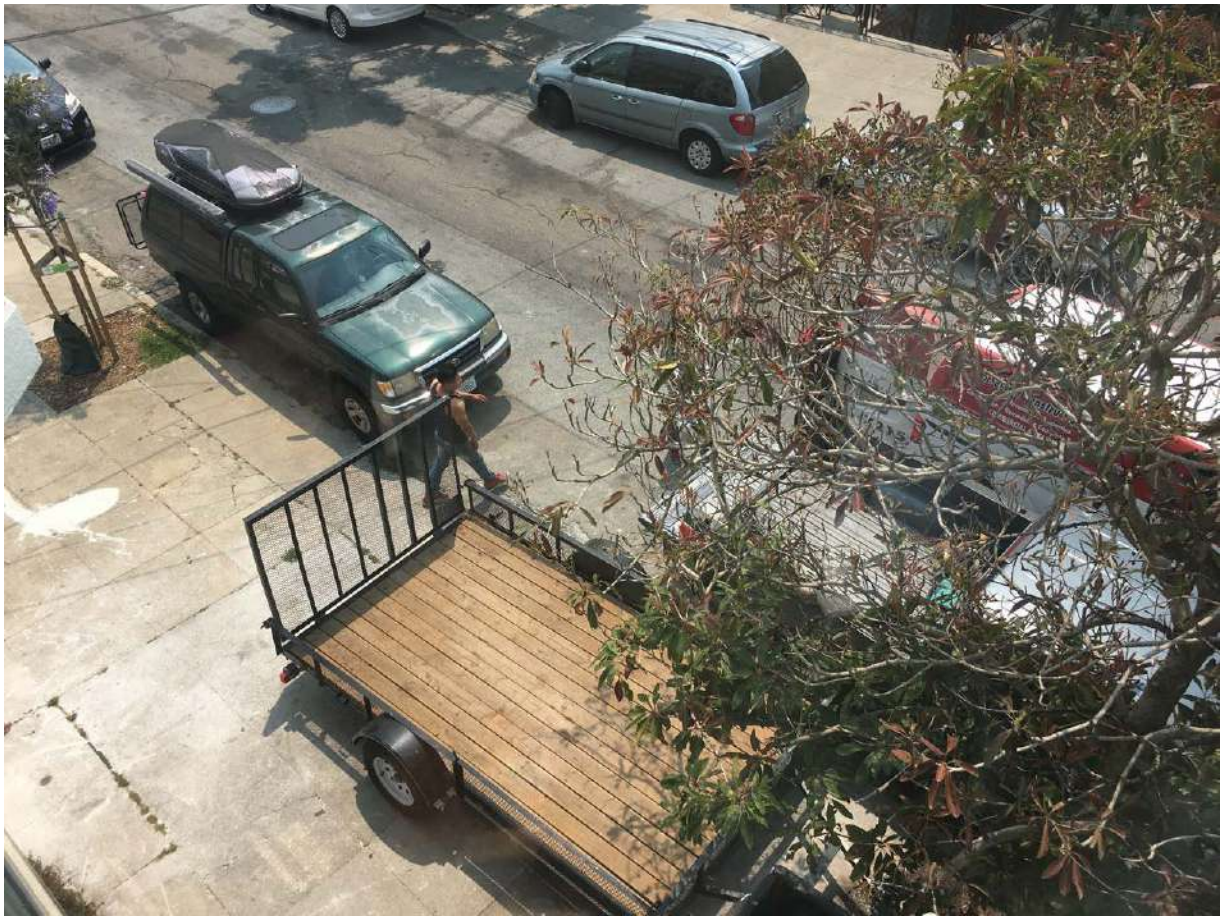
Though I have not checked the areas for pilferage, I have put my own padlock on the garage door hatch. If your contractors need access to that area of the building, they can ask me.



Also, for the 10th day in a row (since last week Monday, 6 July), your contractors have left their flatbed trailer in front of the house, presumably as a way to secure themselves street parking since they don't have legal contractor parking permits. They move the trailer onto the sidewalk during the day to give their vehicles street parking in front of the house.

They are taking 2 car street parking spaces. At the very least, this is obnoxious. Given how challenging street parking is here, I see it as harassment, as surely my neighbors do as well.





Thierry Castro
821 Hampshire Street



3 People >

Today 2:41 PM

+1 (209) 704-7609

All parties involves Terry caster has cuts and removed our lock from the garage and instead his own lock we are now blocked access to the garage and unable to access electric panels. Terry Castro if you are listening please I'm locked the garage asap



Who is this?

+1 (209) 704-7609

The SF Sheriff Department has been dispatched to assist in this matter.



Whoever this is, you are misinformed.

+1 (209) 704-7609

All parties involves Terry caster has cuts and removed our lock from the garage and instead his own lock we are now blocked access to the



Text Message





3 People >

+1 (209) 704-7609

All parties involves Terry caster has cuts and removed our lock from the garage and instead his own lock we are now blocked access to the garage and unable to access electric panels. Terry Castro if you are listening please unlock the garage asap

As I clearly explained to the property manager Valeria Negrete (as well as others), the workers left the garage hinge unlocked. Pictures were sent to all parties.

I also would not leave it unlocked, obviously, since several times that the workers left doors unlocked, my possessions have been stolen. Including last week when my son's bicycle was stolen. The garage leads directly to the storage area, where many things were stolen due to your negligence.

Also I specifically told Valeria that if



Text Message





3 People >

As I clearly explained to the property manager Valeria Negrete (as well as others), the workers left the garage hinge unlocked. Pictures were sent to all parties.

I also would not leave it unlocked, obviously, since several times that the workers left doors unlocked, my possessions have been stolen. Including last week when my son's bicycle was stolen. The garage leads directly to the storage area, where many things were stolen due to your negligence.

Also, I specifically told Valeria that if the workers need to get into the garage, they simply have to ask. It's not hard.

+1 (209) 704-7609

Rick gave you a key to the lock we provided not sure why you cut it and put your own lock. Its a conflict



Text Message





3 People >

+1 (209) 704-7609

I just got off the phone with Valeria Negrete and Rual confirmed you Terry Castro didn't have authorization from the management company to change the lock. This will be in the police report.



You know it's a crime to file a false police report. So, please go ahead a file that.

Also, we are asking you one more time to identify yourself.

+1 (209) 704-7609

It will be in a police report don't worry and you will be identified as well thank you



Good.

+1 (209) 704-7609

Look out your front door see that no parking sign. do you recognize the phone number? it doesn't take a rocket scientist to figure out who



Text Message





3 People >

+1 (209) 704-7609

I just got off the phone with Valeria Negrete and Rual confirmed you Terry Castro didn't have authorization from the management company to change the lock. This will be in the police report.



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Text Message





3 People >

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+1 (209) 704-7609

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Good.

+1 (209) 704-7609

Look out your front door see that no parking sign. do you recognize the phone number? it doesn't take a rocket scientist to figure out who your speaking to.



You should contact your lawyer.



Text Message





3 People >

parking sign. do you recognize the phone number? it doesn't take a rocket scientist to figure out who your speaking to.



You should contact your lawyer.



The evidence against you is mounting up you should lawyer up.



A smart man wouldn't be behaving like this



Text Message



Q

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L



Z

X

C

V

B

N

M



123



space

return



3 People >

time to identify yourself.

+1 (209) 704-7609

It will be in a police report don't worry and you will be identified as well thank you



Good.

+1 (209) 704-7609

Look out your front door see that no parking sign. do you recognize the phone number? it doesn't take a rocket scientist to figure out who your speaking to.



You should contact your lawyer.



The evidence against you is mounting up you should lawyer up.



A smart man wouldn't be behaving like this



Text Message





Master

BORON CARBON



Writer's Cell:
(415) 609-6296

Writer's direct e-mail:
jquadra@quadracoll.com

October 15, 2019

Via Email
michaelz@thclinic.org
joseph.duffy@sfgov.org

Re: Hampshire - Appeal No. 19-067

Mr. Zitani and Mr. Duffy:

In advance of tomorrow's continued hearing before the Appeals Board, Hampshire Flats, LLC ("Hampshire") wanted to reiterate that going forward it agrees that:

- No work will go forward at in Mr. Castro's unit while Mr. Castro resides there. Hampshire is willing to stipulate to have the subject permit amended to state it does not authorize work un Unit.
- Construction will only be performed from Monday through Saturday from 7:30 a.m. to 6:00 p.m.
- Hampshire will continue to monitor sound levels so that make sure that the levels do not exceed legal levels.
- Hampshire will provide 48-hour notice to Mr. Castro of any planned shut-off of the water to his apartment, although the water must be turned off immediately and without prior notice in case of an emergency.
- Hampshire does not have any need known at present to turn off electricity to Mr. Castro's apartment, but it will provide 48-hour notice in the event a planned outage is necessary.
- Two general contractor employees will inspect the subject property at the end of each workday to ensure that all entrances are secured.

649 Mission Street, 5th Floor, San Francisco, California, 94105
Tel: (415) 426-3502: Fax: (415) 795-4530

Mr. Zitani and Mr. Duffy

October 15, 2019

Page 2

- Hampshire will install security cameras to monitor the common areas of the Property and post notices of the security cameras to discourage any intruders.
- The general contractor will continue to seal the front doors of all vacant apartments in which work is performed with zipper plastic doors, so as to eliminate or reduce the dust and debris.
- The general contractor will continue to sweep the entrance and remove any debris at the end of each day.
- No portable bathrooms will be used at subject property.
- The general contractor will endeavor to provide general construction timeline.

Most of the above is not something that DBI or the Board can impose on Hampshire. Nonetheless, Hampshire is willing to agree to the above so move construction forward.

Regards,



James A. Quadra

Approved:



Raul Luna
Manager
Hampshire Flats, LLC



Rick Castaneda
Reliance Building & Maintenance LLC
General Contractor

COMPLAINT DATA SHEET

Complaint Number: 202031691

Owner/Agent: OWNER DATA SUPPRESSED

Date Filed:

Owner's Phone: --

Location: 819 HAMPSHIRE ST

Contact Name:

Block: 4089

Contact Phone: --

Lot: 035

Complainant: COMPLAINANT DATA SUPPRESSED

Site: 819/829 Hampshire St

Rating:

Occupancy Code:

Received By: Selby Tran

Complainant's Phone:

Division: INS

Complaint Source: 311 INTERNET REFERRAL

Assigned to Division: BID

Description: 819-829 Hampshire --- Construction project is not complying with Social distance Order. Crew does not have COVID19 Supv on site, leaving doors open, no barriers, not wearing masks, & not taking any precautions. Health hazards to nearby residence. (311 SR#12394162)

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	BIRMINGHAM	6304	8	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
05/07/20	OTHER BLDG/HOUSING VIOLATION	INS	Birmingham	CASE UPDATE	Case reviewed. Assign to district inspector. (st/mh)
05/07/20	CASE OPENED	BID	Birmingham	CASE RECEIVED	
06/12/20	OTHER BLDG/HOUSING VIOLATION	BID	Birmingham	CASE UPDATE	talked to contractor. SB Reoped complaint per K Birmingham request. gsamaras
06/23/20	OTHER BLDG/HOUSING VIOLATION	INS	Birmingham	FIRST NOV SENT	1st NOV issued by KB; ag
06/24/20	OTHER BLDG/HOUSING VIOLATION	INS	Birmingham	CASE UPDATE	1st NOV mailed and cc DCP; ag

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

06/23/20

Inspector Contact Information

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

Technical Support for Online Services

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

ATTORNEY OR PARTY WITHOUT ATTORNEY: STATE BAR NO. 317827 NAME: Michael Zitani, Esq. FIRM NAME: Tenderloin Housing Clinic STREET ADDRESS: 126 Hyde Street, 2nd Floor CITY: San Francisco STATE: CA ZIP CODE: 94102 TELEPHONE NO.: (415) 771-9850 FAX NO.: (415) 771-1287 E-MAIL ADDRESS: Michaelz@thclinic.org ATTORNEY FOR (name): Thierry Castro		FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Francisco STREET ADDRESS: 400 McAllister St. MAILING ADDRESS: 49 South Van Ness Ave, Suite 1475 (14th Floor) CITY AND ZIP CODE: San Francisco 94103 BRANCH NAME: CCSF Board of Appeals		
PLAINTIFF/PETITIONER: Thierry Castro DEFENDANT/RESPONDENT: Hampshire Flats, LLC		CASE NUMBER Appeal No. 20-086
PROOF OF ELECTRONIC SERVICE		JUDICIAL OFFICER:
		DEPARTMENT:

1. I am at least 18 years old.
 - a. My residence or business address is (specify):
126 Hyde Street, 2nd Floor, San Francisco, CA 94102
 - b. My electronic service address is (specify):
susan@thclinic.org
2. I electronically served the following documents (exact titles):
Appellants Brief; Dec of Thierry Castro ISO Permit Appeal; amd Dec of Michael Zitani ISO Permit Appeal

The documents served are listed in an attachment. (Form POS-050(D)/EFS-050(D) may be used for this purpose.)

3. I electronically served the documents listed in 2 as follows:
 - a. Name of person served: **SF Bd of Appeals, J. Rosenberg, S Shatara, and Alaniz**
 On behalf of (name or names of parties represented, if person served is an attorney):
City and County of San Francisco and Defendants
 - b. Electronic service address of person served :
boardofappeals@sfgov.org, Julie.rosenberg@sfgov.org, suheil@shataraarch.com, and malaniz@buildersinc.com
 - c. On (date): **Jan 21, 2021**

The documents listed in item 2 were served electronically on the persons and in the manner described in an attachment. (Form POS-050(P)/EFS-050(P) may be used for this purpose.)

Date: **Jan 21, 2021**

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

Susan Bryan

 (TYPE OR PRINT NAME OF DECLARANT)



 (SIGNATURE OF DECLARANT)

PERMIT HOLDER(S) BRIEF

Manuel Alaniz

Rama Builders Inc.

Permit Holder

(209) 915-2016

All,

Below I will be proposing and addressing any concerns that anyone may have regarding the front windows and scaffold for Hampshire Flats. In order to not affect the tenant, I am proposing that when I have the scaffold company set scaffold, we will make sure no planks or towers are placed in the view of unit 821. I will go as far as saying we also will not paint that section unless it is okayed by the tenant in order to keep anyone away from looking inside unit 821.

I hope we can get an okay from you folks as I would just like to complete my contract and go on our way but also give you my word, I do not want to impose any inconvenience to the tenant. If at any. Our total duration with scaffolding will be less than one month.

If any questions please feel free to contact me.

- ### GENERAL NOTES
- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY LOCAL BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNERS. TITLE 24 C.A.C ESPECIALLY THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS. ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
 - DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.
 - THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.
 - ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
 - THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK. THE ARCHITECT WILL BE AVAILABLE TO REVIEW ALL WORK ON SITE AND RESOLVE ANY UNCLAR ITEMS
 - THE CONTRACTOR SHALL CONTACT THE BUILDING MANAGEMENT TO BE ADVISED OF THE RULES OF THE BUILDING WITH RESPECT TO CONSTRUCTION, WHEN AND HOW DELIVERIES AND/OR REMOVALS CAN BE DONE ON REGULAR OR OVERTIME AND IN GENERAL, ANY BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK.
 - THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL FABRICATION SHOP DWGS. AND FIXTURE CUTS FOR APPROVAL AFTER HAVING CHECKED AND APPROVED THEM FIRST, WHERE APPLICABLE
 - THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER THROUGHOUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED.
 - THE CONTRACTOR SHALL REMOVE FROM THE BUILDING ALL RUBBISH AND WASTE MATERIALS, FOR HIS OWN SUBCONTRACTING. IF REQUIRED.
 - NO WORK DEPENDING ON PARTITION LOCATIONS SHALL BE DONE UNTIL THE CONTRACTOR HAS MARKED PARTITION LOCATIONS ON THE FLOOR SLAB IN THE FIELD AND THE ARCHITECT HAS APPROVED THEM.
 - THE CONTRACTOR SHALL LEAVE THE PREMISES IN A CLEAN AND ORDERLY MANNER.
 - THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVER-TIME, SHIPPING, ETC.
 - ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.
 - THE WORK INCLUDED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH AIA GENERAL CONDITIONS DOCUMENT A-201, 1991 EDITION.
 - CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS SHALL GUARANTEE THAT THE WORK IS FREE FROM ANY DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO ADDITIONAL CHARGE.
 - CONTRACTORS TO CARRY EMPLOYER'S LIABILITY INSURANCE OF NOT LESS THAN \$1,000,000 PER OCCURRENCE, AND COMPREHENSIVE GENERAL LIABILITY OF AT LEAST \$2,000,000 COMBINED SINGLE LIMIT FOR BODILY INJURY, DEATH, OR PROPERTY DAMAGE THE POLICIES TO ALSO COVER LANDLORD AND TENANT AS ADDITIONAL INSURED.

DRAWING INDEX

ARCHITECTURAL	
A0.0	COVER SHEET & EXISTING/PROPOSED SITE PLAN
A1.0	EXISTING & PROPOSED GROUND FLOOR PLAN
A1.1	EXISTING & PROPOSED SECOND FLOOR PLAN
A1.2	EXISTING & PROPOSED THIRD FLOOR PLAN
A1.3	EXISTING & PROPOSED FOURTH FLOOR PLAN
A1.4	EXISTING & PROPOSED ROOF PLAN AND DEMO CALC'S
STRUCTURAL	
S1	STRUCTURAL TITLE SHEET
S2	FIRST FLOOR/FOUNDATION & SECOND FLOOR FRAMING PLAN
S3	THIRD & FOURTH FLOOR FRAMING PLAN
S4	ROOF FRAMING PLAN & STRUCTURAL/FOUNDATION DETAILS

SQUARE FOOTAGES

PERMIT NUMBER 2019-07186332 REVIEWED

For Compliance with City and County Ordinances and State Codes, no stamping of this plan and these specifications shall NOT be held to permit or to be an approval of the violation of any City and County ordinance or State Law.

Approval is subject to the inspection by the Fire Department.

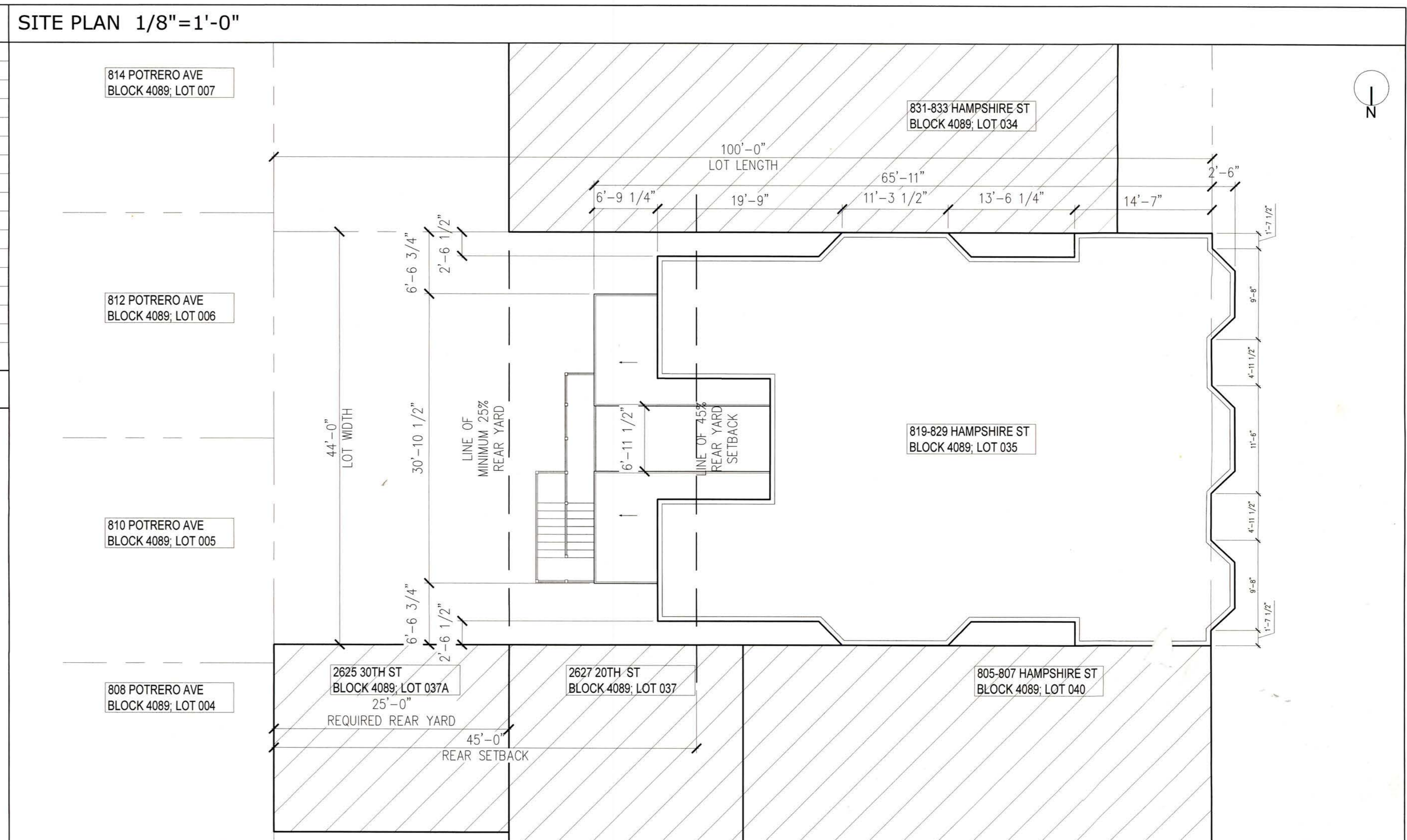
As per plans must be kept accessible to the inspector at all times.

ALL BUILDING PERMITS REQUIRE BUILDING INSPECTOR SIGN-OFF

ELECTRICAL AND PLUMBING WORK REQUIRE SEPARATE APPROPRIATE PERMITS.

PLEASE NOTIFY DISTRICT FIRE INSPECTOR AT THE START OF WORK 415-554-8927

MUST MAINTAIN EXISTING FIRE LIFE SAFETY SYSTEMS DURING CONSTRUCTION



SCOPE OF WORK	CODE CYCLE	PLANNING INFORMATION	BUILDING INFORMATION
PROJECT SCOPE IS FOR THE COMPLIANCE OF NOV #201960951. INVOLVING THE PROPER DOCUMENTATION AND PERMITTING FOR THE RENOVATION OF 6 EXISTING UNITS IN THE BUILDING. NO EXTERIOR WORK TO BE PERFORMED UNDER THIS PERMIT APPLICATION.	<ul style="list-style-type: none"> 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA ELECTRIC CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 GREEN BUILDING CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA ENERGY CODE 2016 SAN FRANCISCO BUILDING CODE 	ZONING: RH-2 HEIGHT LIMIT: 40-X EXISTING NUMBER OF UNITS: 6 PROPOSED NUMBER OF UNITS: 6 (NO CHANGE) LOT SIZE: 44' WIDE X 100' LONG	BUILDING DESCRIPTION: 1 BUILDINGS IN LOT. EXISTING: 3 STORY OVER GARAGE/BASEMENT TYPE V-B PROPOSED: 3 STORY OVER GARAGE/BASEMENT TYPE V-B (E) OCCUPANCY CLASS.: R-2 - NO CHANGE OCCUPANT LOAD: 1 PER 200 SQ.FT. (E) # OF DWELLING UNITS: 1 - NO CHANGE YEAR BUILT: 1907 BUILDING AREA: 6948 SQ FT PARCEL AREA: 4399 SQ FT

Signature: Chu Liu, DBI
JUL 22 2019

Signature: Peter Tan, DBI
JUL 19 2019

SYMBOLS

SECTION DRAWING SHEET NUMBER	ELEVATION DRAWING SHEET NUMBER	DETAIL DRAWING SHEET NUMBER	UP INTERIOR ELEVATION SHEET NUMBER	RIGHT INTERIOR ELEVATION SHEET NUMBER	DOWN INTERIOR ELEVATION SHEET NUMBER	OFFICE ROOM IDENTIFICATION ROOM NAME ROOM NUMBER	DOOR NUMBER	WINDOW NUMBER
EQUIPMENT SYMBOL EQUIPMENT TYPE EQUIPMENT GROUP	REVISION	WALL TYPE	FINISH SYMBOL	MATCH LINE SHADED PORTION IS SIDE CONSIDERED	DATUM POINT	COLUMN GRID	TOP OF WALL	

ABBREVIATIONS

& @ (E) ADJ. ALUM. APPROX. ARCH. ASPH. BD. BITUM. BLDG. BLK. BLKG. BM. BOT. CAB. C.B. CEM. CLG. CLKG. CLO. CLR. COL. CONC. CONN. CONSTR. CONT. CORR. CTSK. CNTR. CTR.	AND AT EXISTING ADJUSTABLE ALUMINUM APPROXIMATE ARCHITECTURAL ASPHALT BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM CABINET CATCH BASIN CEMENT CEILING CAULKING CLOSET CLEAR COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK COUNTER CENTER	DBL. DEPT. DIA. DN. DR. DS. D.S.P DWG. E. EA. EL. ELEC. ELEV. ENCL. EQPT. (E) EXPO. EXP. EXT. F.A. F.D. FDN. F.E. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F.	DOUBLE DEPARTMENT DIAMETER DIMENSION DOWN DOOR DOWNSPOUT DRY STANDPIPE DRAWING EAST EACH ELEVATION ELECTRICAL ELEVATOR ENCLOSURE EQUIPMENT EXISTING EXPOSED EXPANSION EXTERIOR FIRE ALARM FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FINISH FLOOR FLASHING FLUORESCENT F.O.C. FACE OF FINISH	FACE OF STUD FIREPROOF FOOT OR FEET FOOTING FURRING GA. GALV. G.B. GYP. H.B. HDWD. HORIZ. HR. HGT. INSUL. INT. JAN. JOINT LAV. LIGHT L.T. MAX. MECH. MEMB. MTL. MFR. MINIMUM MISC. MTD. MULL. NEW NORTH	N.I.C. NO./# NOM. NOMINAL N.T.S. NOT TO SCALE O.C. ON CENTER OPNG. OPPOSITE OPP. OPPOSITE PROPERTY LINE PL. PLATE PLYWD. PLYWOOD PT. POINT PTD. PAINTED PTN. PARTITION Q.T. QUARRY TILE R. RISER INT. INTERIOR R.D. ROOF DRAIN REF. REFERENCE REFR. REFRIGERATOR REINF. REINFORCED REQ'D. REQUIRED RM. ROOM R.O. ROUGH OPENING S. SOUTH S.W.L. RAIN WATER LEADER S. SCHEDULE S.D. SMOKE DETECTOR SECT. SECTION SHT. SHEET SIM. SIMILAR	SPEC. SPECIFICATION SQ. SQUARE S.S.T. STAINLESS STEEL STL. STEEL STOR. STORAGE STRL. STRUCTURAL SUSP. SUSPENDED SYM. SYMMETRICAL T.C. TOP OF CURB TEL. TELEPHONE TER. TERRAZZO T.&G. TONGUE AND GROOVE THK. THICK T.P. TOP OF PAVEMENT T.W. TOP OF WALL TYP. TYPICAL UNF. UNFINISHED U.O.N. UNLESS OTHERWISE NOTED VERT. VERTICAL VEST. VESTIBULE W. WEST W/ WITH W.C. WATER CLOSET WD. WOOD W/O WITHOUT WP. WATERPROOF WT. WEIGHT
---	--	--	--	---	--	--



SHATARA ARCHITECTURE INC.

890 7TH ST. SAN FRANCISCO CA 94107
TEL (415) 512-7566 suheil@shataraarch.com

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.

THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.

PROJECT: RESIDENTIAL REMODEL

ADDRESS: 819-829 HAMPSHIRE STREET SAN FRANCISCO, CA

BLOCK: 4089 LOT: 035

PROJECT DIRECTORY OWNER: SHATARA ARCHITECTURE INC. 890 7TH STREET SAN FRANCISCO, CA 94107 TEL: 415-512-7566 CONTACT: SUHEIL SHATARA

ISSUED: 07.17.2019

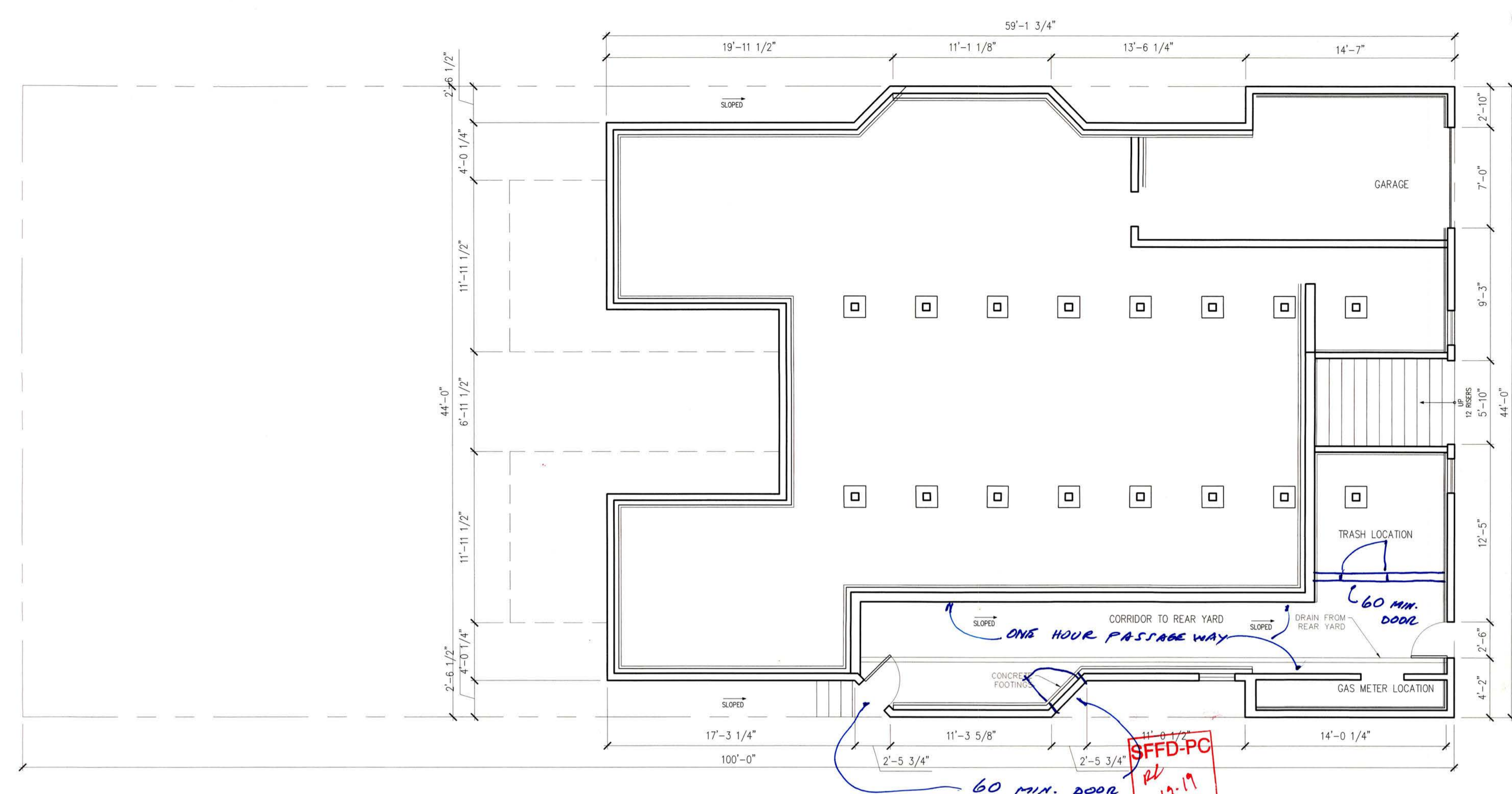
RECEIVED JUL 18 2019 DEPT. OF BUILDING INSPECTION THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZATION ACCEPTED

SHEET DESCRIPTION: COVER SHEET

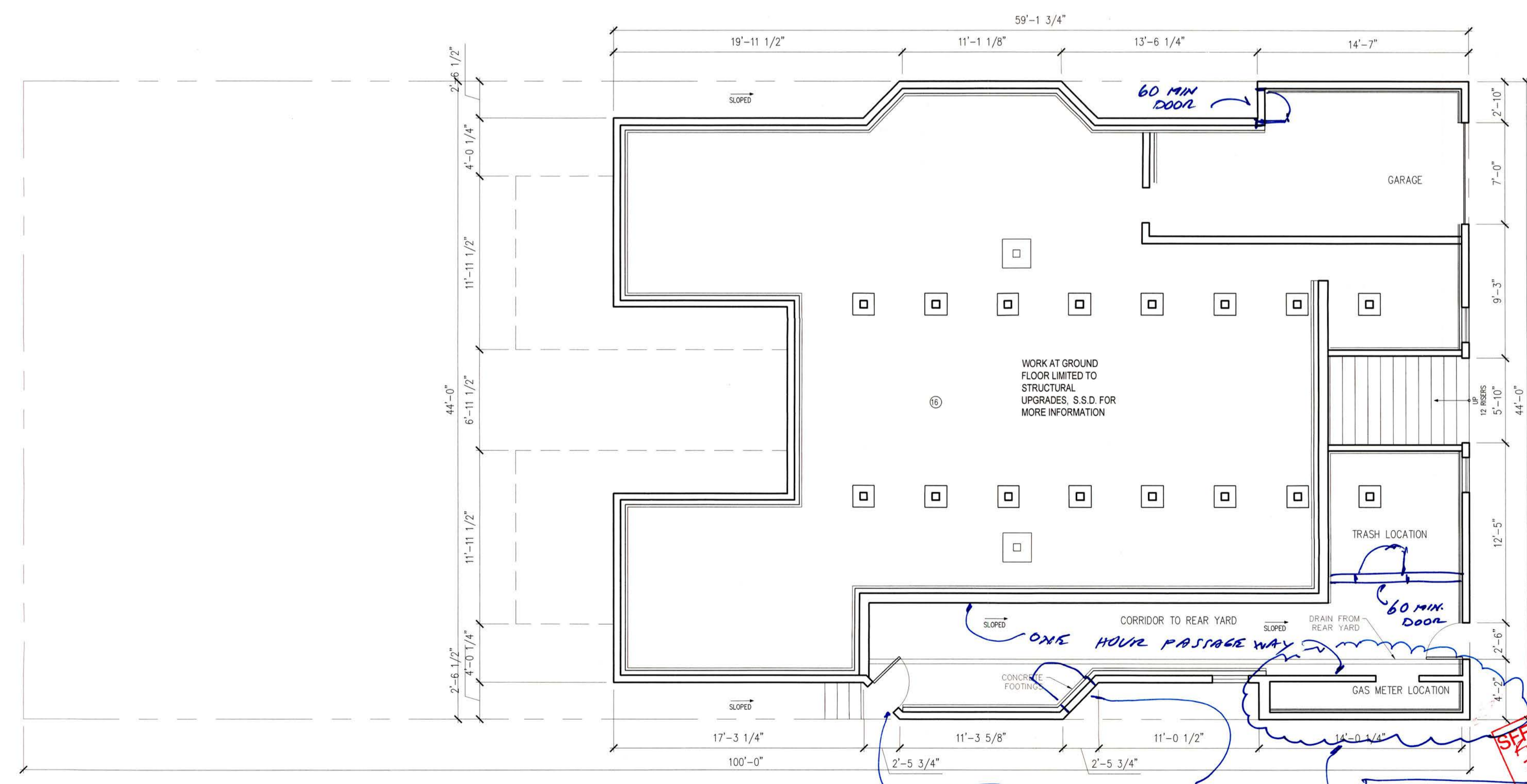
A0.0

819, 823, 825, 827, 829 Hampshire

2019 0718 6332



1 EXISTING GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 PROPOSED GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

KEYNOTES

- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR: SMOKE DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND AREAS SERVING THE SLEEPING ROOMS. MIN. ONE SMOKE DETECTOR ON EACH LEVEL. ALARMS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. INTERCONNECTION: WHERE MORE THAN ONE SMOKE ALARM IS REQ'D WITHIN A DWELLING UNIT, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVE BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. CARBON MONOXIDE DETECTOR: ARE REQUIRED ON THE HALLWAY OUTSIDE ALL BEDROOMS: AT LEAST ONE EACH STORY.
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- STRUCTURE @ EXTERIOR: SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH CONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISTANT WOOD. ALL CUT ENDS TO BE TREATED WITH "COPPER GREEN" OR SIMILAR PRESERVATIVE.
- LIGHT & VENTILATION: LIGHT TO HABITABLE SPACE: 8% OF FLOOR AREA, MIN. 8 SQ. FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN. 4 SQ. FT. OPENINGS.
- GARAGE VENTILATION: 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
- BATHROOM: W.C.: MIN. OF 24" CLEARANCE IN FRONT OF W.C. 15" FROM CENTERLINE OF BOWL TO ADJACENT WALL. MAX. ALLOWABLE W.C. FLUSH RATE: 1.28 GALLONS, MAX. SHOWER: 30" MIN. DIA. CIRCLE & 1024 SQ. INCHES MIN. AREA, 32" X 32" INSIDE THRESHOLD; SHOWERHEAD FLOW RATE TO BE 2.5 GAL/MINUTE MAX. WET AREAS: NO GYPSUM BOARD OR GREENBOARD OR PURPLEBOARD ALLOWED ON WET AREAS; USE 1/2" CEMENTITIOUS BACKERS (HARDE BACKER OR SIM.) AS TILE OR STONE UNDERLAYMENT. FAUCETS FLOW RATE TO BE 2.2 GAL/MINUTE MAX.
- LAUNDRY: PROVIDE FLOOR DRAIN IN CENTER OF ROOM, SLOPE MIN. 1/4" PER FOOT.
- SKYLIGHTS: (WITHOUT PARAPETS) LESS THAN 5 FEET FROM PROPERTY LINE TO BE 45 MIN. RATED ASSEMBLY W/ 1-HR. ROOF/CEILING CONSTRUCTION
- BEDROOM WINDOWS AT LEAST ONE PER BEDROOM SHALL MEET EGRESS REQ'S OF MIN. WIDTH 20" (WITH MIN. HEIGHT OF 41") OR MIN. HEIGHT 24" (WITH 34.2" MIN. WIDTH) TOTALING 5.7 SQ. FT. MIN. CLR. OPENING. BOTTOM OF CLR. OPENING TO BE 44" MAX ABOVE BEDROOM FLOOR.
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- ROOFING: CLASS "B" MIN. ROOFING, FLAT ROOF 2% MIN. SLOPE, 1:48.
- ROOF DECK: < 500 SQ.FT. FOR COMBUSTIBLE DECKING MATERIAL. 1/8" SPACING BETWEEN PLANKS. PERIMETER OPENING CLOSED TO WITHIN 1" OF ROOF. CONSTRUCTION IS MIN. 2" NOMINAL HEART REDWOOD OR FIRE RESISTANT TREATED WOOD. GUARDRAIL MIN. HEIGHT 42". OPENING LESS THAN 4".
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- UNDER-FLOOR VENTILATION & ACCESS: CRAWL SPACE UNDER WOOD JOISTS SHALL HAVE CROSS VENTILATION, NOT LESS THAN 1 SQ.FT. FOR EACH 150 SQ.FT. OF CRAWL SPACE. ACCESS: 18"x24" MINIMUM SIZE ACCESS REQUIRED
- TEMPERED WINDOWS: TEMPERED GLASS REQ'D WITHIN 24" OF THE STRIKE EDGE OF A DOOR; WITHIN 18" OF A FINISH FLOOR LEVEL (WALKING SURFACE); WITHIN SHOWER OR BATHTUB ENCLOSURE.

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 - LIGHTING (OTHER ROOMS): BEDROOM, HALLWAY, STAIRS, DINING & CLOSETS BIGGER THAN 70 SF: ALL HE LIGHTING
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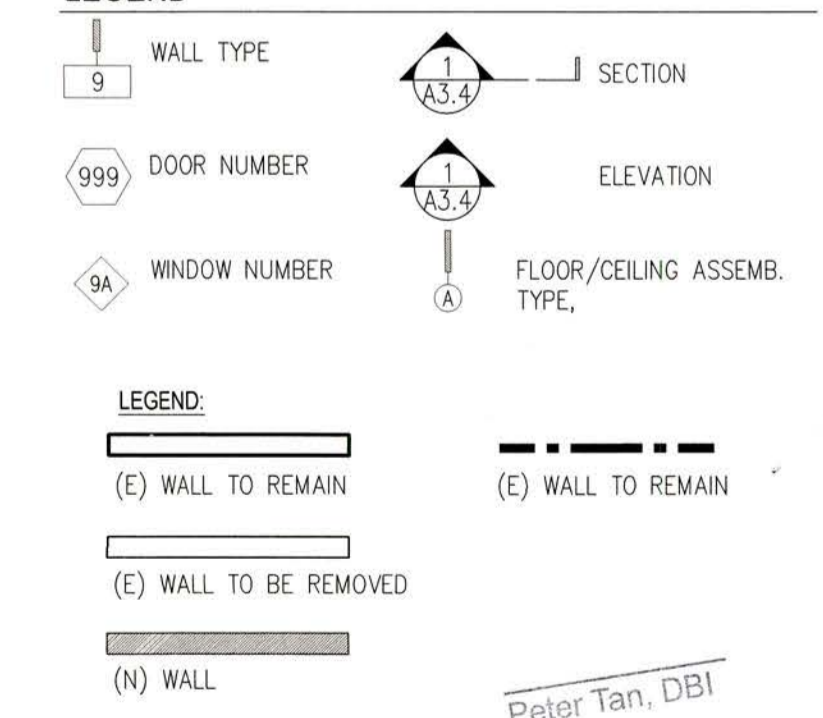
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JUL 22 2019

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JUL 19 2019

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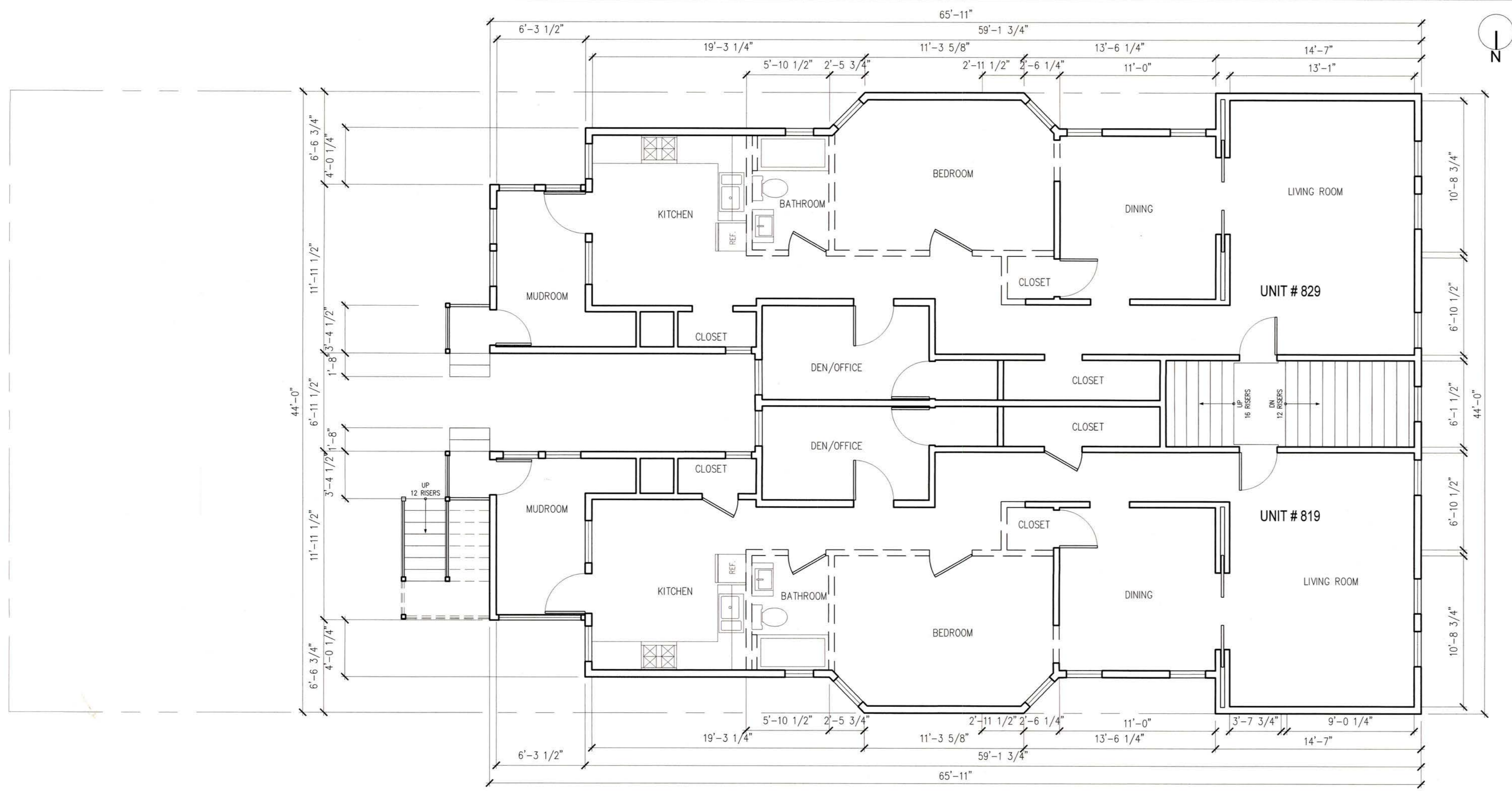
BUILDING 07.17.2019



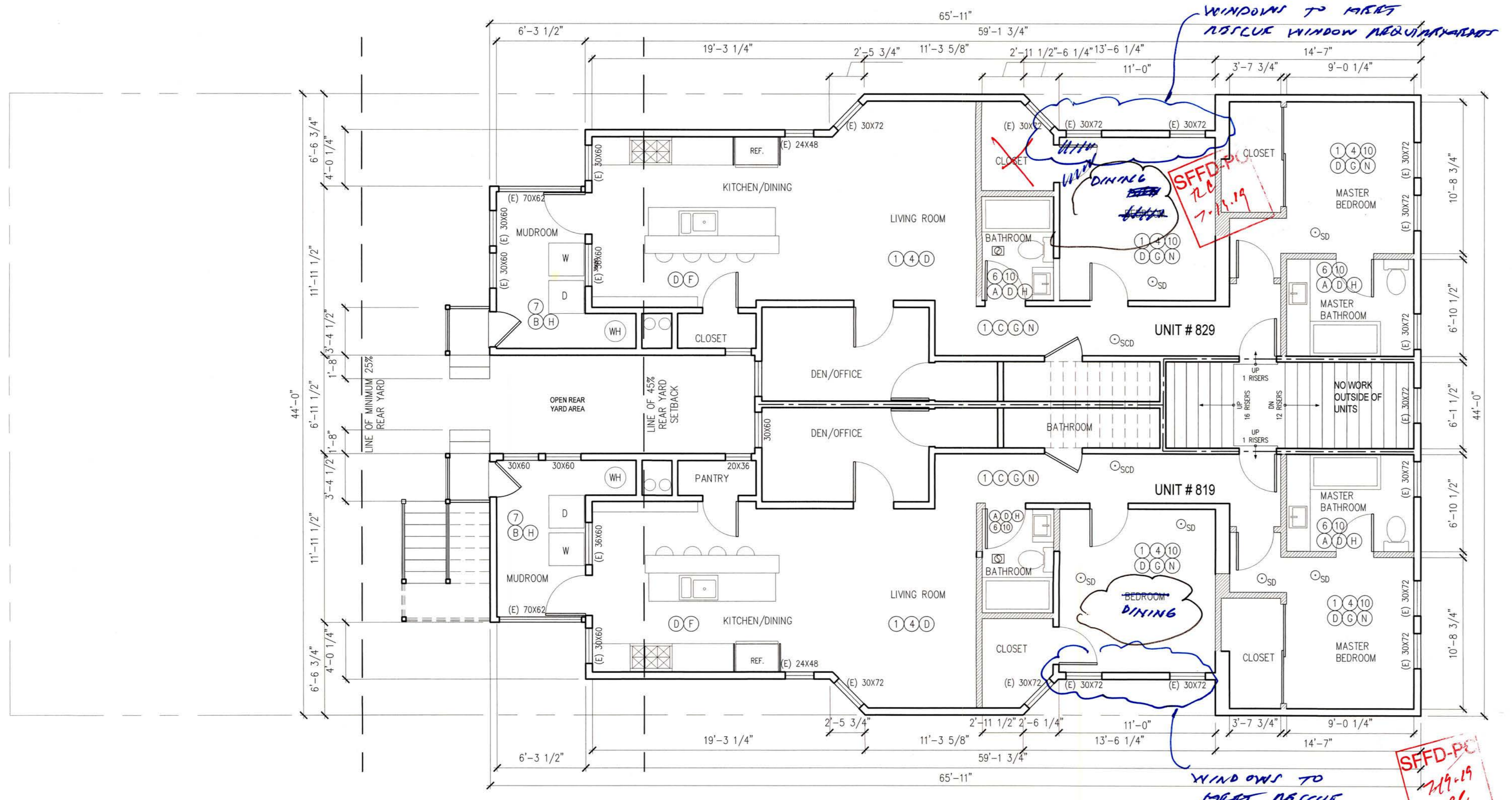
RECEIVED JUL 18 2019 DEPT. OF BUILDING INSPECTION THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED

SHEET DESCRIPTION EXISTING/ PROPOSED GROUND FLOOR

A1.0



1 EXISTING SECOND FLOOR PLAN
SCALE : 3/16" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
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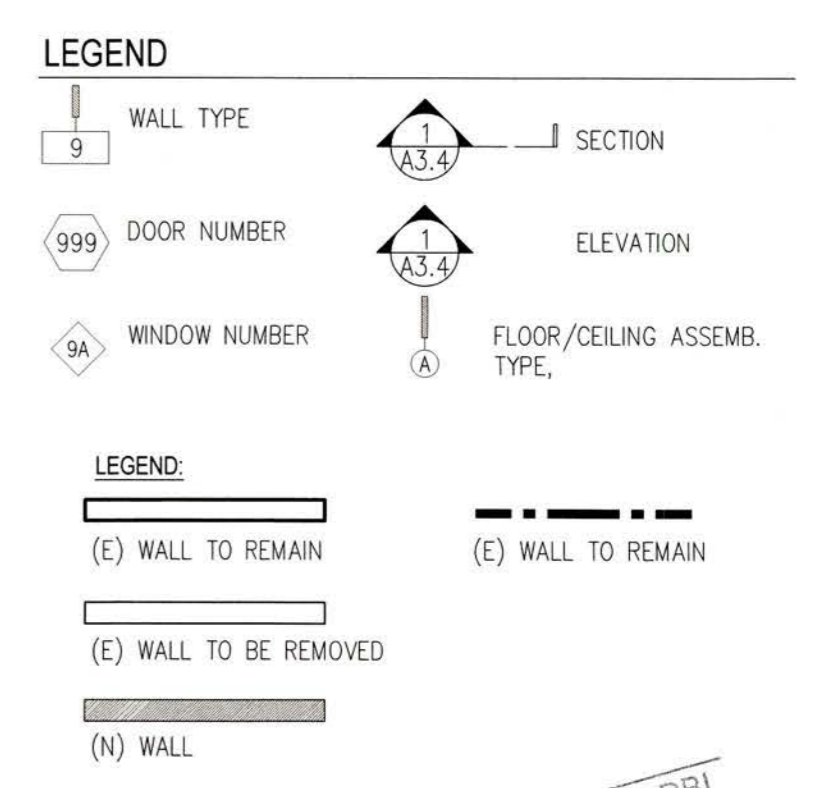
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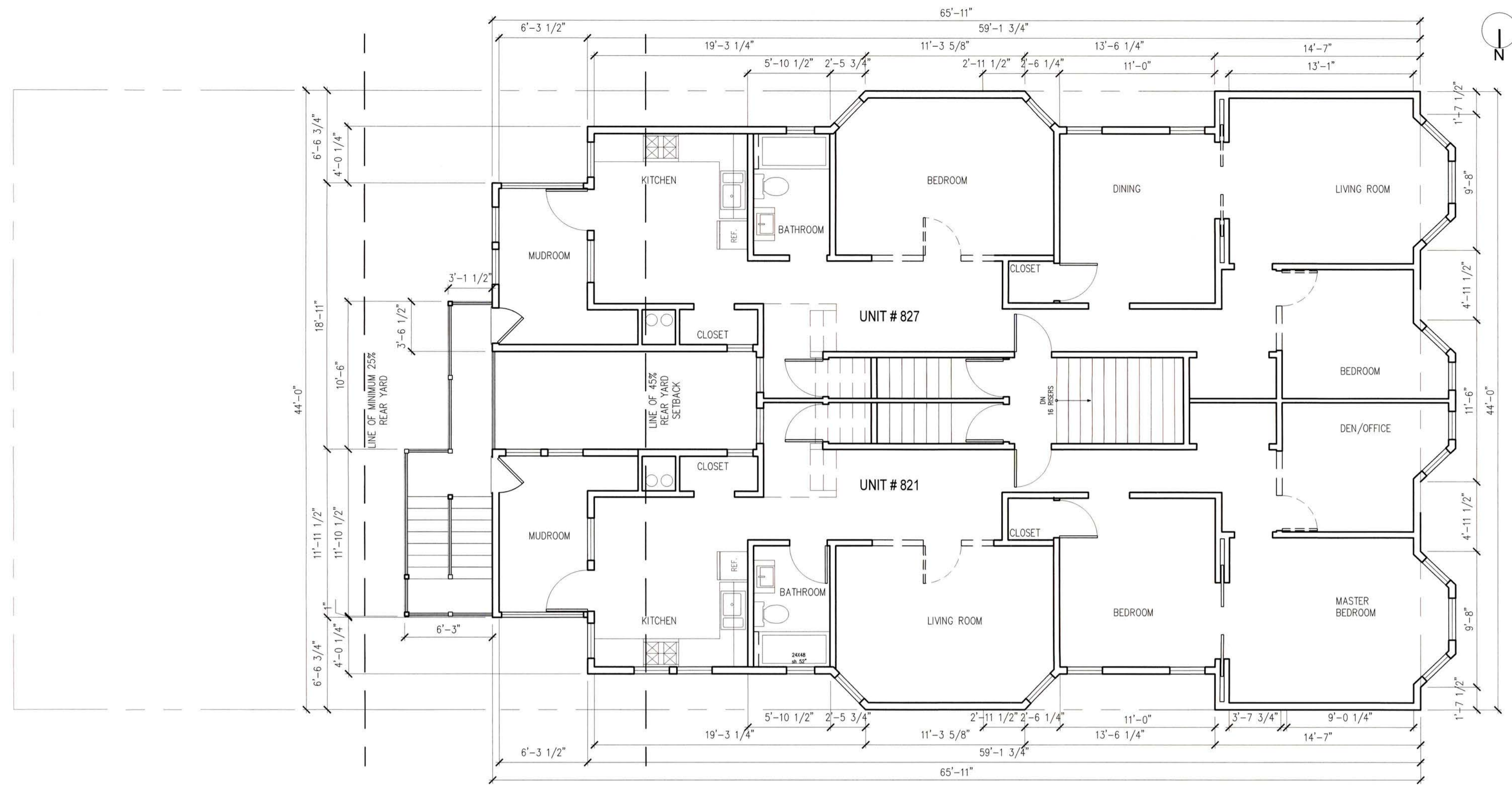
ARCHITECT
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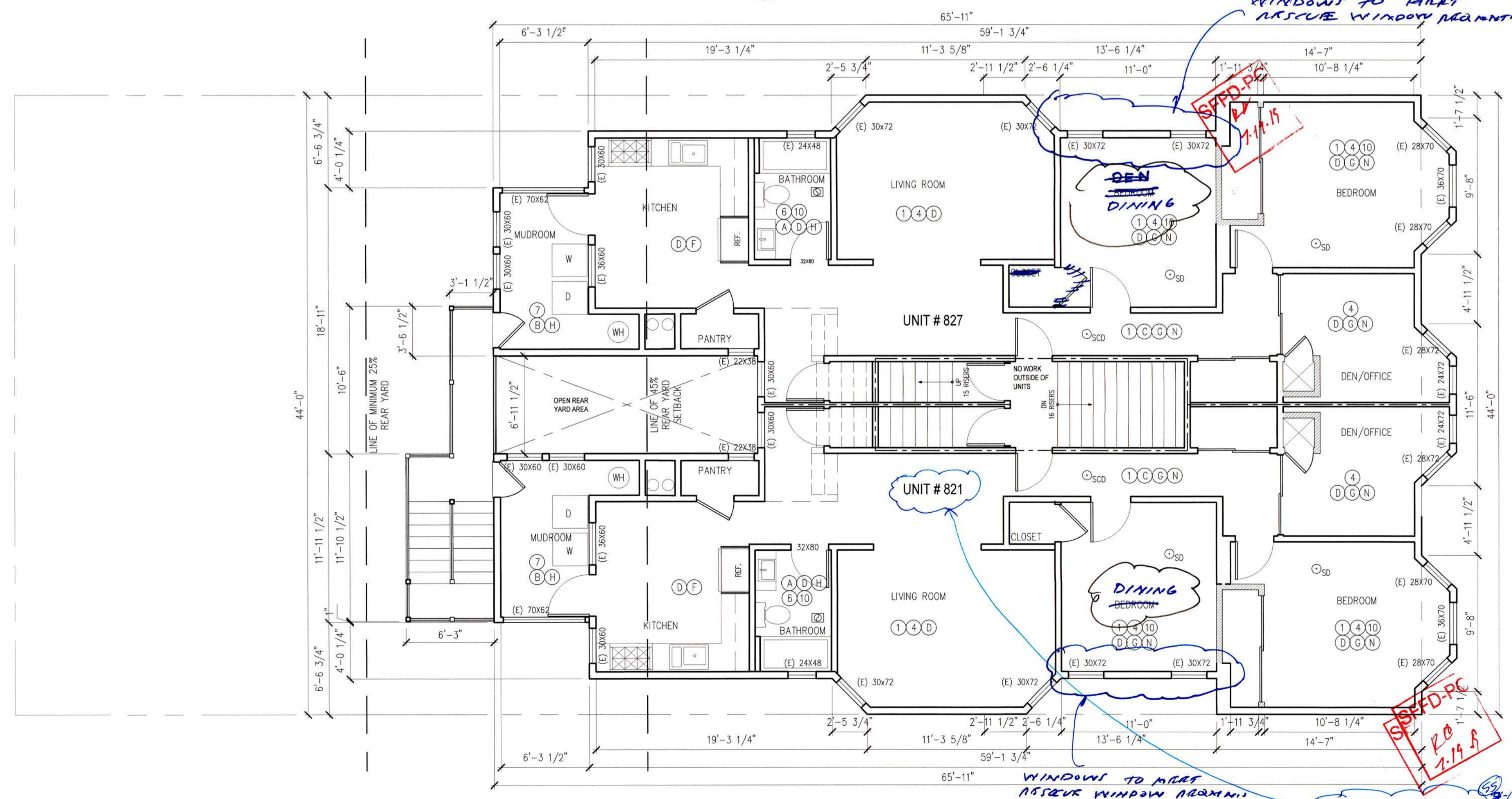


RECEIVED
JUL 18 2019
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING SHEET DESCRIPTION
EXISTING/ PROPOSED SECOND FLOOR

A1.1



1 EXISTING THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
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KEYNOTES

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- STAIRS:** RISE AND RUN 4" MIN. RISER, 7" MAX. RISER AND 11" MIN. TREAD RUN. (EXCEPTION: STEPS MAY BE 7.75" MAX. RISE AND 10" MIN. RUN FOR STAIRS WITHIN INDIVIDUAL DWELLING UNIT IF OCCUPANT LOAD IS <10; OR FOR STAIRS TO UNOCCUPIED ROOF). LARGEST RISE OR RUN IN A FLIGHT MAY NOT EXCEED SMALLEST BY MORE THAN 3/8". HANDRAILS REQ'D ON STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING, WITH 12" EXTENSIONS TOP & BOTTOM, RETURNED TO WALL. HANDRAILS REQUIRED AT BOTH SIDES, EXCEPT WITHIN A DWELLING UNIT. PICKETS & BALUSTERS: OPENING LESS THAN 4". 6" MAX. DIAMETER OPENING AT TREAD/RISER/BALUSTER TRIANGLE. GUARDRAIL MIN. HEIGHT 42". (EXCEPTION: WITHIN DWELLING UNIT, 36" MIN. IF HANDRAIL MOUNTED ABOVE GUARDRAIL.) LANDING REQ'D AT EVERY 12 VERTICAL FEET. MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. HEADROOM CLEARANCE MIN. 80" THROUGHOUT STAIRS. TREAD ANTI-SLIP: ON EXTERIOR STAIRS, PROVIDE TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY AND 0.98 WET.
- STRUCTURE @ EXTERIOR:** SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH CONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISTANT WOOD. ALL CUT ENDS TO BE TREATED WITH "COPPER GREEN" OR SIMILAR PRESERVATIVE.
- LIGHT & VENTILATION:** LIGHT TO HABITABLE SPACE: 8% OF FLOOR AREA, MIN. 8 SQ. FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN. 4 SQ. FT. OPENINGS.
- GARAGE VENTILATION:** 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
- BATHROOM:** W.C.: MIN. OF 24" CLEARANCE IN FRONT OF W.C. 15" FROM CENTERLINE OF BOWL TO ADJACENT WALL. MAX. ALLOWABLE W.C. FLUSH RATE: 1.28 GALLONS, MAX. SHOWER: 30" MIN. DIA. CIRCLE & 1024 SQ. INCHES MIN. AREA, 32" X 32" INSIDE THRESHOLD; SHOWERHEAD FLOW RATE TO BE 2.5 GAL/MINUTE MAX. WET AREAS: NO GYPSUM BOARD OR GREENBOARD OR PURPLEBOARD ALLOWED ON WET AREAS; USE 1/2" CEMENTITIOUS BACKERS (HARDIE BACKER OR SIM.) AS TILE OR STONE UNDERLAYMENT. FAUCETS FLOW RATE TO BE 2.2 GAL/MINUTE MAX.
- LAUNDRY:** PROVIDE FLOOR DRAIN IN CENTER OF ROOM, SLOPE MIN. 1/4" PER FOOT.
- SKYLIGHTS:** (WITHOUT PARAPETS) LESS THAN 5 FEET FROM PROPERTY LINE TO BE 45 MIN. RATED ASSEMBLY W/ 1-HR. ROOF/CEILING CONSTRUCTION
- BEDROOM WINDOWS:** AT LEAST ONE PER BEDROOM SHALL MEET EGRESS REQ'S OF MIN. WIDTH 20" (WITH MIN. HEIGHT OF 41") OR MIN. HEIGHT 24" (WITH 34.2" MIN. WIDTH) TOTALING 5.7 SQ. FT. MIN. CLR. OPENING BOTTOM OF CLR. OPENING TO BE 44" MAX ABOVE BEDROOM FLOOR.
- ROOF PARAPETS:** AT UNRATED ROOFS: 1-HR RATED PARAPET, 30" MIN. HEIGHT REQ'D.
- ROOFING:** CLASS "B" MIN. ROOFING. FLAT ROOF 2% MIN. SLOPE, 1:48.
- ROOF DECK:** < 500 SQ.FT. FOR COMBUSTIBLE DECKING MATERIAL, 1/8" SPACING BETWEEN PLANKS, PERIMETER OPENING CLOSED TO WITHIN 1" OF ROOF. CONSTRUCTION IS MIN. 2" NOMINAL HEART REDWOOD OR FIRE RESISTANT TREATED WOOD. GUARDRAIL MIN. HEIGHT 42". OPENING LESS THAN 4".
- OVERFLOW DRAINS:** SAME SIZE AS DRAIN AND 2" ABOVE LOW POINT.
- ATTIC VENTILATION & ACCESS:** ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION. NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF ATTIC OR RAFTER SPACE AREA WITH A CLASS 1 OR 2 VAPOR BARRIER PROVIDED ON THE WARM-WINTER SIDE OF CEILING, 50% OF VENT AREA SHALL BE PROVIDED IN UPPER PORTION AND 50% BY EAVES OR CORNICE VENTS. ACCESS: 22"x30" ACCESS REQUIRED WHEN ATTIC HAS CLEAR HEIGHT OF 30" OR MORE. HEADROOM OF 30" MIN. REQ'D ABOVE ACCESS.
- UNDER-FLOOR VENTILATION & ACCESS:** CRAWL SPACE UNDER WOOD JOISTS SHALL HAVE CROSS VENTILATION, NOT LESS THAN 1 SQ.FT. FOR EACH 150 SQ.FT. OF CRAWL SPACE. ACCESS: 18"x24" MINIMUM SIZE ACCESS REQUIRED
- TEMPERED WINDOWS:** TEMPERED GLASS REQ'D WITHIN 24" OF THE STRIKE EDGE OF A DOOR; WITHIN 18" OF A FINISH FLOOR LEVEL (WALKING SURFACE); WITHIN SHOWER OR BATHTUB ENCLOSURE.

MECHANICAL & ELECTRICAL KEYNOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA ELECTRICAL CODE. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, THE ITEMS LISTED BELOW.
- BATHROOM:** OUTLETS: PROVIDE BATH WITH GFCI OUTLETS. LIGHTING: ALL H.E. LIGHTING.
 - LAUNDRY:** ELECTRICAL: LAUNDRY ROOM, WASHER AND DRYER SHALL HAVE A SEPARATE 20 AMP CIRCUIT. DRYER VENT: RIGID PIPE (NO FLEX DUCT ALLOWED) SHALL TERMINATE OUTSIDE. 4" DIAM PIPE 14" MAX LENGTH WITH MAX 2 - 90 DEGREE TURNS, MINUS 2" FOR EACH ADDITIONAL 90 DEGREE TURN OR PROVIDE BOOSTER FAN. MAKE-UP AIR: VENT FOR GAS OR ELECTRIC DRIERS: 100 SQ. IN. MIN. INTAKE OPENING. LIGHTING: ALL H.E. LIGHTING
 - OUTLETS (ELECTRICAL RECEPTACLES):** AT LEAST ONE OUTLET IN HALLWAY. PLACE OUTLETS SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6' HORIZONTALLY FROM ANY OUTLET. ANY WALL OVER 24" WIDE SHALL HAVE AN OUTLET. ALL OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
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 - LIGHTING (OTHER ROOMS):** BEDROOM, HALLWAY, STAIRS, DINING & CLOSETS BIGGER THAN 70 SF: ALL H.E. LIGHTING
 - EXHAUST FANS:** PROVIDE BATH & LAUNDRY W/ MECHANICAL EXHAUST FANS WITH BACKDRAFT DAMPER. EXHAUST DIRECT TO EXTERIOR. NO VENT TERMINATION IN EXTERIOR WALL WITHIN 3 FT. OF PROPERTY LINE OR WINDOW OR OPENING USED FOR VENTILATION.
 - HEATING SYSTEM:** AS SHOWN IS SCHEMATIC ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM DESIGN AND ITS ADEQUACY. WHERE FURNACE DUCTS PIERCE 1-HR GARAGE WALLS, DUCTS SHALL BE MIN. 26 GAUGE GALVANIZED STEEL.
 - COMBUSTION AIR INLET:** OPENING NOT ALLOWED WITHIN 3' OF PROP. LINE. 12" DOWN FROM TOP, 12" UP FROM BOTTOM.
 - WATER HEATER:** SEE WATER HEATER DETAIL FOR SEISMIC STRAP AND 18" PLATFORM
 - GARAGE:** LIGHTING: ALL HIGH EFFICACY LIGHTING SHALL BE CONTROLLED BY CERTIFIED VACANCY SENSOR(S) (TITLE 24). BOLLARDS: PROVIDE TO PROTECT GAS EQUIPMENT FROM IMPACT. (CMC308.1) VENTILATION: 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
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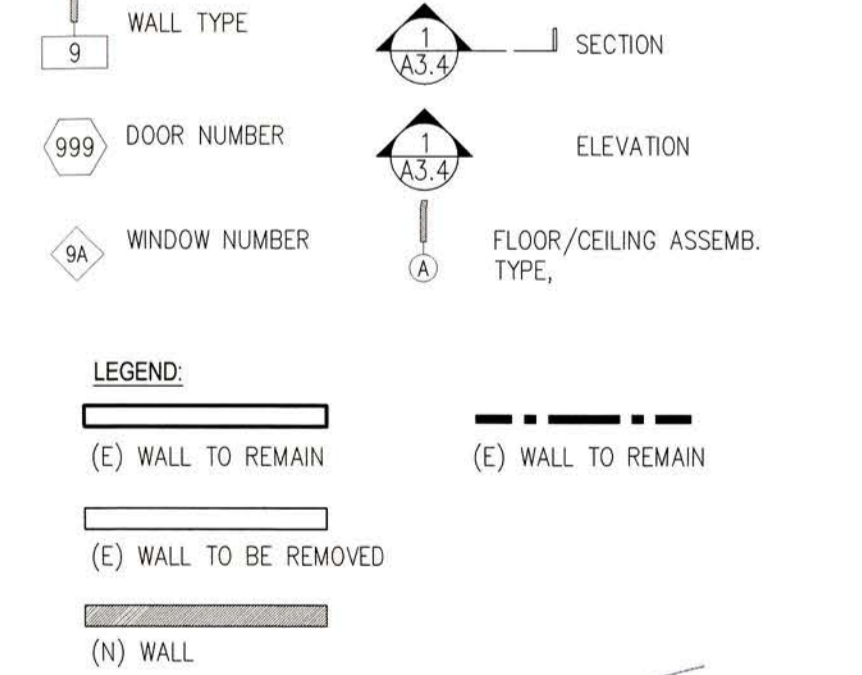
DETAILS SHEET NOTES

- WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
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SHEET NOTES

- ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND



SHATARA ARCHITECTURE INC.
890 7TH ST. SAN FRANCISCO CA 94107
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BLOCK: 4089 LOT: 035

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TEL: 415-512-7566 CONTACT: SUHEIL SHATARA

ISSUED DATE NO.
BUILDING 07.17.2019



RECEIVED
JUL 18 2019
DEPT. OF BUILDING INSPECTION
THIS SHEET REPRESENTS THE QUALITY OF THE DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
EXISTING / PROPOSED THIRD FLOOR

A1.2

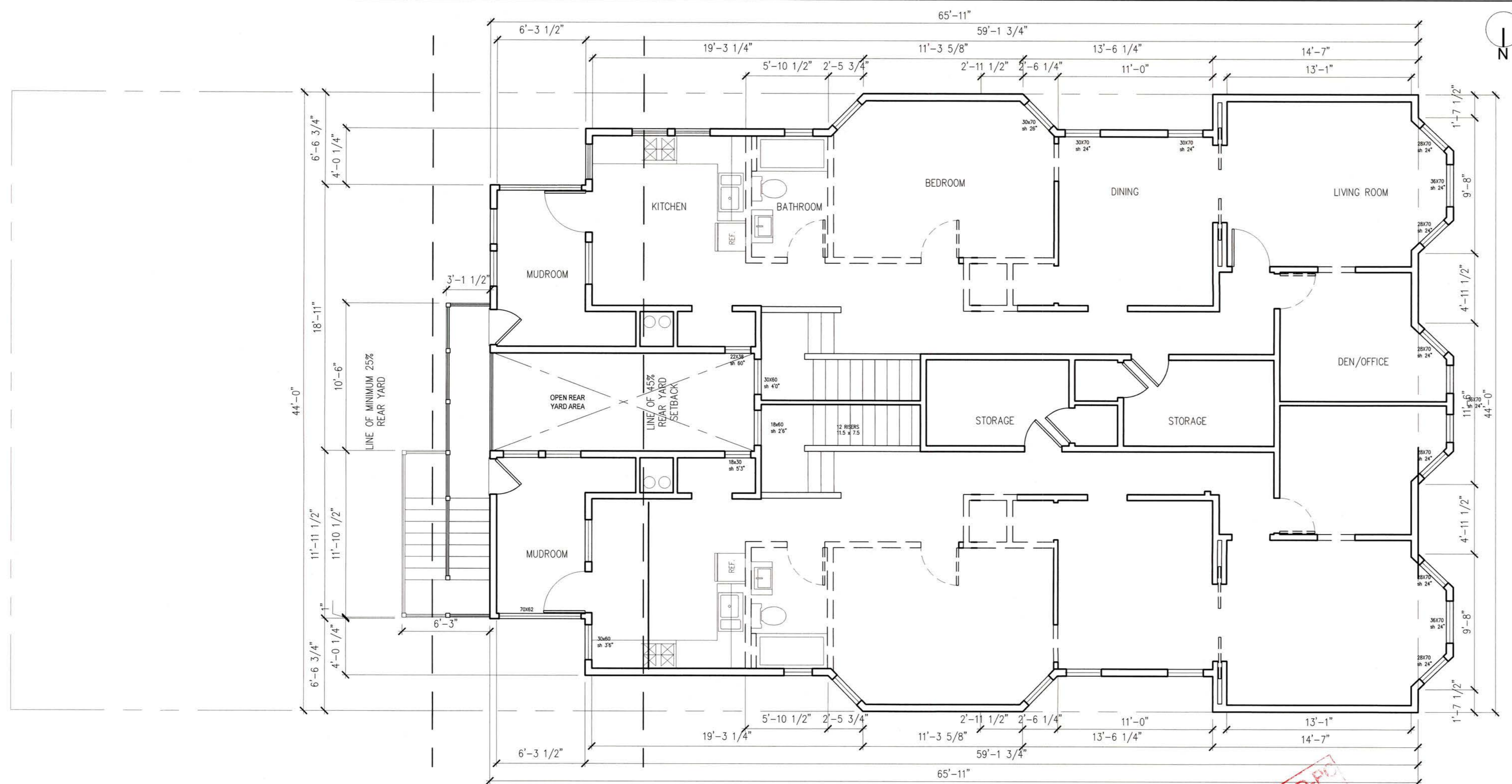
Chu Liu, DBI
JUL 22 2019

Peter Tan, DBI
JUL 19 2019

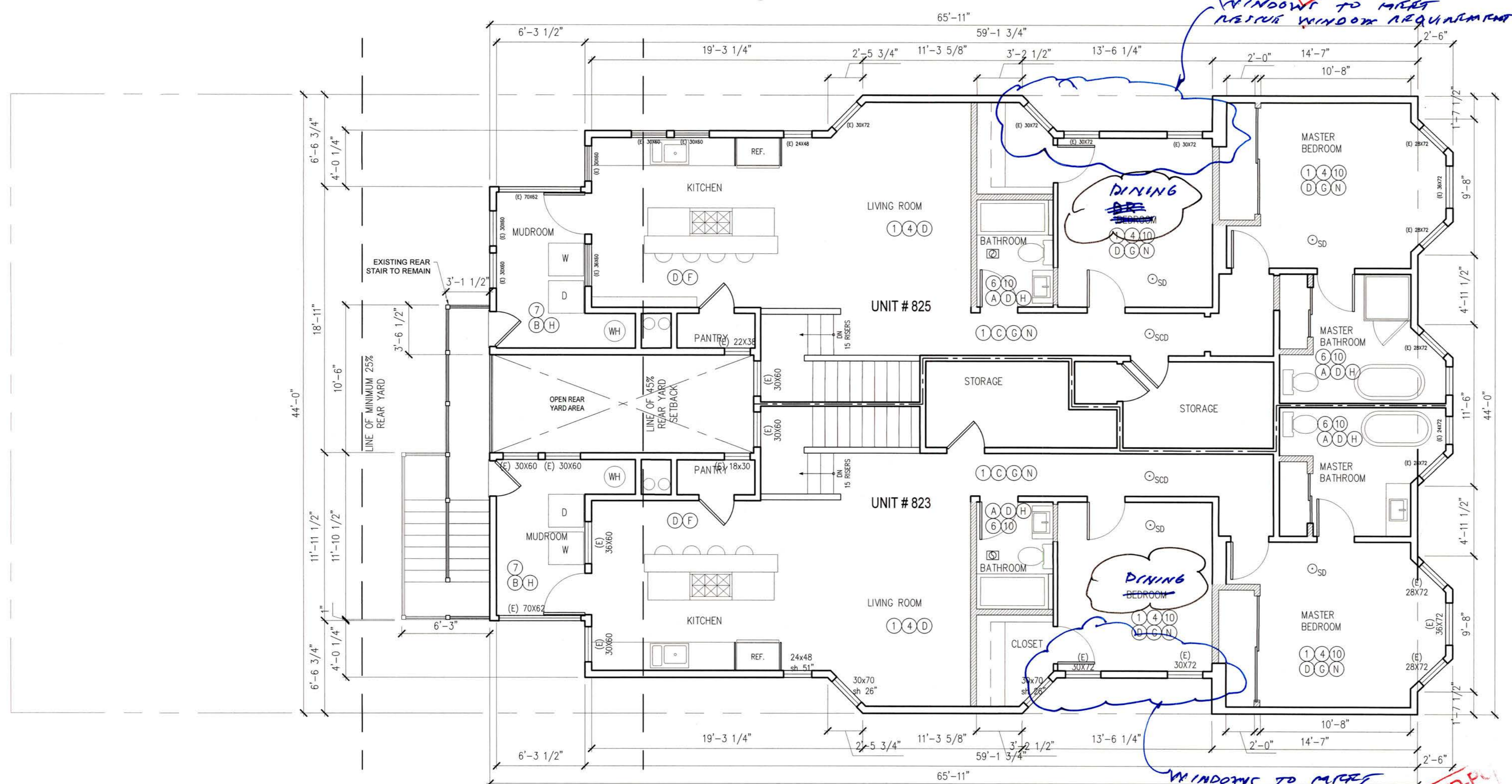
Ronald Cupido, SFFD
JUL 19 2019

No work at unit #821

SFFD-PC
P.O.
7-19-19



1 EXISTING FOURTH FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 PROPOSED FOURTH FLOOR PLAN
SCALE: 3/16" = 1'-0"

KEYNOTES

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LEGEND

- | | | | |
|-----|---------------|-------|-----------------------------|
| 9 | WALL TYPE | 1 3/4 | SECTION |
| 999 | DOOR NUMBER | 1 3/4 | ELEVATION |
| 9A | WINDOW NUMBER | A | FLOOR/CEILING ASSEMBLY TYPE |
- LEGEND:**
- | | |
|------------------------|--------------------|
| (E) WALL TO REMAIN | (E) WALL TO REMAIN |
| (E) WALL TO BE REMOVED | |
| (N) WALL | |

Chu Liu, DBI
JUL 22 2019

Peter Tan, DBI
JUL 19 2019

Ronald Cupido, SFFD
JUL 19 2019

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suheil@shataraarch.com

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PROJECT DIRECTORY OWNER

ARCHITECT SHATARA ARCHITECTURE INC.
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SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEIL SHATARA

ISSUED DATE NO.

BUILDING 07.17.2019

RECEIVED

JUL 18 2019
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARDS FOR DIGITIZING
ACCEPTED

EXISTING/PROPOSED FOURTH FLOOR

A1.3

311 DEMOLITION CALCULATIONS

B. REMOVAL OF INTERIOR STRUCTURAL FRAMEWORK

DEMOLITION OF INTERIOR WALL STRUCTURE		
FLOOR	WALL AREA	WALL AREA TO BE DEMOLISHED
FIRST FLOOR	365.46 SQ.FT.	0 SQ.FT.
SECOND FLOOR	2620.5 SQ.FT.	840.37 SQ.FT.
THIRD FLOOR	2753.25 SQ.FT.	259.5 SQ.FT.
FOURTH FLOOR	3188 SQ.FT.	989.6 SQ.FT.
TOTALS	8927.21 SQ.FT.	2089.47 SQ.FT.
2089.47 / 8927.21 SQ.FT. = 23.4% < 75% (MAX DEMO ALLOWED)		
DEMOLITION OF TOTAL INTERIOR FRAMEWORK		
FLOOR	FRAMEWORK AREA	FRAMEWORK TO BE DEMOLISHED
FIRST FLOOR	365.46 SQ.FT.	0 SQ. FT.
SECOND FLOOR	4892.28 SQ.FT.	840.37 SQ.FT.
THIRD FLOOR	5206.43 SQ.FT.	259.5 SQ.FT.
FOURTH FLOOR	5641.18 SQ.FT.	989.6 SQ.FT.
TOTALS	16105.35 SQ. FT.	2089.47 SQ.FT.
2089.47/16105.35 SQ.FT. = 12.9% < 75% (MAX DEMO ALLOWED)		

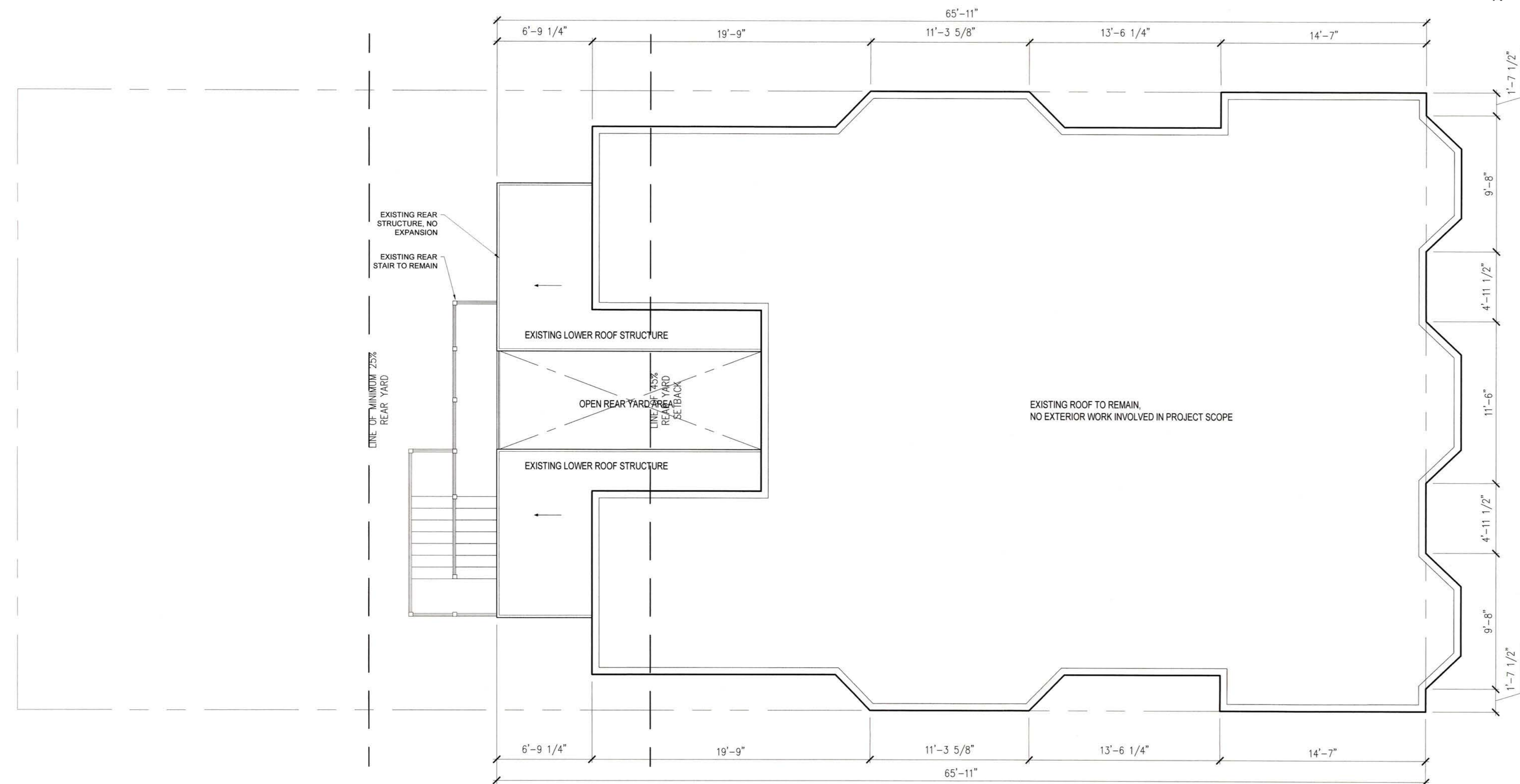
317 DEMOLITION CALCULATIONS

B. REMOVAL OF EXTERIOR WALLS

DEMOLITION OF FRONT AND REAR WALLS AS MEASURED AT FOUNDATION		
ELEVATION	LINEAR FEET	LINEAR FEET TO BE DEMOLISHED
FRONT ELEVATION	44'-0"	0'-0"
REAR ELEVATION	44'-0"	0'-0"
TOTALS	88'-0"	0'-0"
PROPOSED DEMO PERCENTAGE	0'-0"/88'-0" = 0% < 50% (MAX DEMO ALLOWED)	
DEMOLITION OF TOTAL EXTERIOR WALLS MEASURED AT FOUNDATION		
ELEVATION	LINEAR FEET	LINEAR FEET TO BE DEMOLISHED
FRONT (NORTH) ELEVATION	44'-0"	0'-0"
REAR (SOUTH) ELEVATION	44'-0"	0'-0"
SIDE (EAST) ELEVATION	65'-11"	0'-0"
SIDE (WEST) ELEVATION	65'-11"	0'-0"
TOTALS	219'-10"	0'-0"
PROPOSED DEMO PERCENTAGE	0'-0"/219'-10" = 0% < 65% (MAX DEMO ALLOWED)	

C. REMOVAL OF VERTICAL AND HORIZONTAL ELEMENTS

DEMOLITION OF EXTERIOR VERTICAL ENVELOPE ELEMENTS	
NO EXTERIOR WORK INVOLVED IN WORK SCOPE	
PROPOSED DEMO PERCENTAGE	0% < 50% (MAX DEMO ALLOWED)
DEMOLITION OF HORIZONTAL ELEMENTS	
NO HORIZONTAL ELEMENTS TO BE DEMOLISHED	
PROPOSED DEMO PERCENTAGE	0/9630 SQ.FT. = 0% < 50% (MAX DEMO ALLOWED)



1 EXISTING/PROPOSED ROOF PLAN - NO CHANGE TO EXTERIOR OF STRUCTURE
SCALE: 3/16" = 1'-0"

KEYNOTES

- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR: SMOKE DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND AREAS SERVING THE SLEEPING ROOMS. MIN. ONE SMOKE DETECTOR ON EACH LEVEL. ALARMS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. INTERCONNECTION: WHERE MORE THAN ONE SMOKE ALARM IS REQ'D WITHIN A DWELLING UNIT, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. CARBON MONOXIDE DETECTORS ARE REQUIRED ON THE HALLWAY OUTSIDE ALL BEDROOMS: AT LEAST ONE ONE EACH STORY.
- STAIRS: RISE AND RUN 4" MIN. RISER, 7" MAX. RISER AND 11" MIN. TREAD RUN. (EXCEPTION: STEPS MAY BE 7.75" MAX. RISE AND 10" MIN. RUN FOR STAIRS WITHIN INDIVIDUAL DWELLING UNIT IF OCCUPANT LOAD IS <10; OR FOR STAIRS TO UNOCCUPIED ROOF). LARGEST RISE OR RUN IN A FLIGHT MAY NOT EXCEED SMALLEST BY MORE THAN 3/8". HANDRAILS REQ'D ON STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING, WITH 12" EXTENSIONS TOP & BOTTOM, RETURNED TO WALL. HANDRAILS REQUIRED AT BOTH SIDES, EXCEPT WITHIN A DWELLING UNIT. PICKETS & BALUSTERS: OPENING LESS THAN 4", 6" MAX. DIAMETER OPENING AT TREAD/RISER/BALUSTER TRIANGLE. GUARDRAIL MIN. HEIGHT 42". (EXCEPTION: WITHIN DWELLING UNIT, 36" MIN. IF HANDRAIL MOUNTED ABOVE GUARDRAIL.) LANDINGS REQ'D AT EVERY 12 VERTICAL FEET, MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. HEADROOM CLEARANCE MIN. 80" THROUGHOUT STAIRS. TREAD ANTI-SLIP: ON EXTERIOR STAIRS, PROVIDE TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY and 0.98 WET.
- STRUCTURE @ EXTERIOR: SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH CONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISTANT WOOD. ALL CUT ENDS TO BE TREATED WITH "COPPER GREEN" OR SIMILAR PRESERVATIVE.
- LIGHT & VENTILATION: LIGHT TO HABITABLE SPACE: 8% OF FLOOR AREA, MIN. 8 SQ. FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN. 4 SQ. FT. OPENINGS.
- GARAGE VENTILATION: 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
- BATHROOM: W.C.: MIN. OF 24" CLEARANCE IN FRONT OF W.C. 15" FROM CENTERLINE OF BOWL TO ADJACENT WALL. MAX. ALLOWABLE W.C. FLUSH RATE: 1.28 GALLONS, MAX. SHOWER: 30" MIN. DIA. CIRCLE & 1024 SQ. INCHES MIN. AREA, 32" X 32" INSIDE THRESHOLD; SHOWERHEAD FLOW RATE TO BE 2.5 GAL/MINUTE MAX. WET AREAS: NO GYPSUM BOARD OR GREENBOARD OR PURPLEBOARD ALLOWED ON WET AREAS; USE 1/2" CEMENTITIOUS BACKERS (HARDIE BACKER OR SIM.) AS TILE OR STONE UNDERLAYMENT. FAUCETS FLOW RATE TO BE 2.2 GAL/MINUTE MAX.
- LAUNDRY: PROVIDE FLOOR DRAIN IN CENTER OF ROOM, SLOPE MIN. 1/4" PER FOOT.
- SKYLIGHTS: (WITHOUT PARAPETS) LESS THAN 5 FEET FROM PROPERTY LINE TO BE 45 MIN. RATED ASSEMBLY W/ 1-HR. ROOF/CEILING CONSTRUCTION
- BEDROOM WINDOWS: AT LEAST ONE PER BEDROOM SHALL MEET EGRESS REQ'S OF MIN. WIDTH 20" (WITH MIN. HEIGHT OF 41") OR MIN. HEIGHT 24" (WITH 34.2" MIN. WIDTH) TOTALING 5.7 SQ. FT. MIN. CLR. OPENING. BOTTOM OF CLR. OPENING TO BE 44" MAX ABOVE BEDROOM FLOOR.
- ROOF PARAPETS: AT UNRATED ROOFS: 1-HR RATED PARAPET, 30" MIN. HEIGHT REQ'D.
- ROOFING: CLASS "B" MIN. ROOFING. FLAT ROOF 2% MIN. SLOPE, 1:48.
- ROOF DECK: < 500 SQ.FT. FOR COMBUSTIBLE DECKING MATERIAL. 1/8" SPACING BETWEEN PLANKS. PERIMETER OPENING CLOSED TO WITHIN 1" OF ROOF. CONSTRUCTION IS MIN. 2" NOMINAL HEART REDWOOD OR FIRE RESISTANT TREATED WOOD. GUARDRAIL MIN. HEIGHT 42". OPENING LESS THAN 4".
- OVERFLOW DRAINS: SAME SIZE AS DRAIN AND 2" ABOVE LOW POINT.
- ATTIC VENTILATION & ACCESS: ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION. NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF ATTIC OR RAFTER SPACE AREA WITH A CLASS 1 OR 2 VAPOR BARRIER PROVIDED ON THE WARM-IN-WINTER SIDE OF CEILING. 50% OF VENT AREA SHALL BE PROVIDED IN UPPER PORTION AND 50% BY EAVES OR CORNICE VENTS. ACCESS: 22"x30" ACCESS REQUIRED WHEN ATTIC HAS CLEAR HEIGHT OF 30" OR MORE. HEADROOM OF 30" MIN. REQ'D ABOVE ACCESS.
- UNDER-FLOOR VENTILATION & ACCESS: CRAWL SPACE UNDER WOOD JOISTS SHALL HAVE CROSS VENTILATION, NOT LESS THAN 1 SQ.FT. FOR EACH 150 SQ.FT. OF CRAWL SPACE. ACCESS: 18"x24" MINIMUM SIZE ACCESS REQUIRED
- TEMPERED WINDOWS: TEMPERED GLASS REQ'D WITHIN 24" OF THE STRIKE EDGE OF A DOOR; WITHIN 18" OF A FINISH FLOOR LEVEL (WALKING SURFACE); WITHIN SHOWER OR BATHTUB ENCLOSURE.

MECHANICAL & ELECTRICAL KEYNOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA ELECTRICAL CODE. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, THE ITEMS LISTED BELOW.
- BATHROOM: OUTLETS: PROVIDE BATH WITH GFCI OUTLETS. LIGHTING: ALL H.E. LIGHTING.
 - LAUNDRY: ELECTRICAL: LAUNDRY ROOM, WASHER AND DRYER SHALL HAVE A SEPARATE 20 AMP CIRCUIT. DRYER VENT: RIGID PIPE (NO FLEX DUCT ALLOWED) SHALL TERMINATE OUTSIDE. 4" DIAM PIPE 14" MAX LENGTH WITH MAX 2 - 90 DEGREE TURNS, MINUS 2" FOR EACH ADDITIONAL 90 DEGREE TURN OR PROVIDE BOOSTER FAN. MAKE-UP AIR: VENT FOR GAS OR ELECTRIC DRYERS: 100 SQ. IN. MIN. INTAKE OPENING. LIGHTING: ALL H.E. LIGHTING
 - OUTLETS (ELECTRICAL RECEPTACLES): AT LEAST ONE OUTLET IN HALLWAY. PLACE OUTLETS SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6' HORIZONTALLY FROM ANY OUTLET. ANY WALL OVER 24" WIDE SHALL HAVE AN OUTLET. ALL OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
 - SWITCHES AND CONTROLS SHALL BE PLACED MIN. 36" - MAX 48" ABOVE FINISH FLOOR.
 - THERMOSTATS SHALL BE PLACED 60" ABOVE FINISH FLOOR.
 - KITCHEN: ELECTRICAL: A MINIMUM OF (2) 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED FOR THE KITCHEN, DINING AND FAMILY ROOM AREAS. CONTRACTOR SHALL PROVIDE FOR FUTURE EXPANSION OF (3) 30 AMP CIRCUITS. OUTLETS: MIN. 1 PER EACH COUNTER SECTION WIDER THAN 12". 4" MAX. DISTANCE BETWEEN OUTLETS. PROVIDE GFCI OUTLETS. LIGHTING: AT LEAST 50% OF INSTALLED LUMINAIRE MUST BE OF HIGH EFFICACY (H.E.) LIGHTING AND MUST BE SWITCHED SEPARATELY FROM NON-H.E. LIGHTING.
 - LIGHTING (OTHER ROOMS): BEDROOM, HALLWAY, STAIRS, DINING & CLOSETS BIGGER THAN 70 SF: ALL H.E. LIGHTING
 - EXHAUST FANS: PROVIDE BATH & LAUNDRY W/ MECHANICAL EXHAUST FANS WITH BACKDRAFT DAMPER. EXHAUST DIRECT TO EXTERIOR. NO VENT TERMINATION IN EXTERIOR WALL WITHIN 3 FT. OF PROPERTY LINE OR WINDOW OR OPENING USED FOR VENTILATION.
 - HEATING SYSTEM: AS SHOWN IS SCHEMATIC ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM DESIGN AND ITS ADEQUACY. WHERE FURNACE DUCTS PIERCE 1-HR GARAGE WALLS, DUCTS SHALL BE MIN. 26 GAUGE GALVANIZED STEEL.
 - COMBUSTION AIR INLET: OPENING NOT ALLOWED WITHIN 3' OF PROP. LINE. 12" DOWN FROM TOP, 12" UP FROM BOTTOM.
 - WATER HEATER: SEE WATER HEATER DETAIL FOR SEISMIC STRAP AND 18" PLATFORM
 - GARAGE: LIGHTING: ALL HIGH EFFICACY LIGHTING SHALL BE CONTROLLED BY CERTIFIED VACANCY SENSOR(S) (TITLE 24). BOLLARDS: PROVIDE TO PROTECT GAS EQUIPMENT FROM IMPACT. (CMC308.1) VENTILATION: 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
 - CIRCUITS INTERRUPTER (BREAKERS): ALL 120 VOLT SINGLE PHASE, 15 AND 20 AMP CIRCUITS SUPPLYING OUTLETS IN A DWELLING UNIT'S BEDROOMS, LIVING, DINING, HALLWAYS, CLOSETS AND SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER.

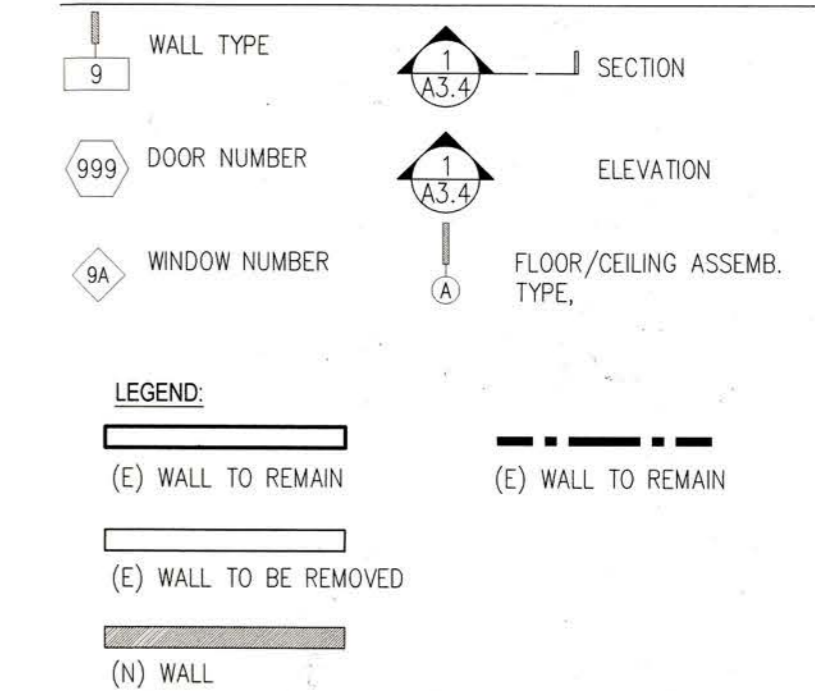
DETAILS SHEET NOTES

- WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

- ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND



SHATARA ARCHITECTURE INC.

890 7TH ST. SAN FRANCISCO CA 94107

TEL (415) 512-7566 suheil@shataraarch.com

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.

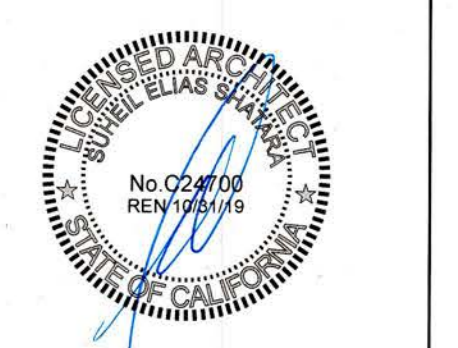
PROJECT: RESIDENTIAL REMODEL
ADDRESS: 819-829 HAMPSHIRE STREET SAN FRANCISCO, CA
BLOCK: 4089 LOT: 035

PROJECT DIRECTORY OWNER: SHATARA ARCHITECTURE INC.
ARCHITECT: SHATARA ARCHITECTURE INC.
890 7TH STREET SAN FRANCISCO, CA 94107
TEL: 415-512-7566 CONTACT: SUHEIL SHATARA

APPROVED FEB 10 2019
Tom C. Ho
DEPT. OF BUILDING INSPECTION

ISSUED DATE NO.

BUILDING 07.17.2019



RECEIVED JUL 18 2019
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARDS FOR DIGITIZING ARCHITECTURE

Ronald Cupido, S.F.P.D.
JUL 19 2019

EXISTING/PROPOSED ROOF PLAN

A1.4



NOTICE

TITLE-24 ENERGY INSPECTION REQUIREMENTS
LOW-RISE RESIDENTIAL (BUILDING)

Please note that Certificates of Installation and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required in addition to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or (415) 558-6570.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. The permit will not be finalized without compliance with the energy inspection requirements.

Energy Inspection Services Contact Information

- 1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.energyinspections@sfgov.org
4. In person: 3rd Floor at 1660 Mission Street

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Installation and Verification certificates can be found on the California Energy Commission website at http://energy.ca.gov/title24/2016standards/

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at http://sfdbi.org/information-sheets

Energy Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfgov.org/dbi (website)

Rev 2/28/2017

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION (BUILDING)
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET
Attachment RB

JOB ADDRESS 819-829 Hampshire St APPLICATION NO. ADDENDUM NO.
ENGINEER/ARCHITECT NAME SUHEIL SHATARA PHONE NO. (415) 871 1229

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2016 California Energy Code, the following documentation is required for the building elements in this project:

- 1. Installation
Addition and Alteration
CF2R-ADD-02-E Non HERS - Prescriptive Additions Simple (IB53)
CF2R-ALT-05-E Non HERS - Prescriptive Alterations Simple (IB54)
Envelope
CF2R-ENV-01-E Non HERS - Fenestration Installation (IB1)
CF2R-ENV-03-E Non HERS - Insulation Installation (IB3)
CF2R-ENV-04-E Non HERS - Roofing-Radiant Barrier (IB4)
CF2R-ENV-20-H HERS - Building Envelope Air Leakage Test (IB66)
Mechanical
CF2R-MCH-01-E Non HERS - Space Conditioning Systems (IB57)
CF2R-MCH-02-E Non HERS - Whole house fan (IB13)
CF2R-MCH-20-H HERS - Duct Leakage (IB68)
CF2R-MCH-21-H HERS - Duct Location (IB13)
CF2R-MCH-22-H HERS - Space Conditioning System Fan Efficacy (IB59)
CF2R-MCH-23-H HERS - Space Conditioning System Airflow Rate (IB60)
CF2R-MCH-24-H HERS - Building Envelope Air Leakage Worksheet (IB61)
CF2R-MCH-25-H HERS - Refrigerant Charge Verification (IB62)
CF2R-MCH-25-E Non HERS - Refrigerant Charge Verification - New Package Unit with Factory Charge (IB26)
CF2R-MCH-26-H HERS - Verified EER or SEER (IB27)
CF2R-MCH-27-H HERS - IAQ (IB63)
CF2R-MCH-28-H HERS - Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C (IB31)
CF2R-MCH-29-H HERS - Duct Surface Area Reduction, R-Value, Buried Ducts Compliance Credit (IB32)
CF2R-MCH-30-E Non HERS - Ventilation Cooling Compliance Credit (IB55)
2. Verification
Existing Conditions
CF3R-EXC-20-H HERS - HERS Verification of Existing Conditions for Residential Alterations (VB47)
Envelope
CF3R-ENV-20-H HERS - Building Envelope Air Leakage Test (VB48)
CF3R-ENV-21-H HERS - Quality Insulation Installation (QII) - Air Infiltration Sealing - Framing Stage - Batt, Loose Fill, and SPF (VB6)
CF3R-ENV-22-H HERS - Quality Insulation Installation (QII) - Air Infiltration Sealing - Ceiling/Roof Deck (VB34)
CF3R-ENV-23-H HERS - Quality Insulation Installation (QII) - Insulation Stage (VB7)
CF3R-ENV-24-H HERS - Quality Insulation Installation (QII) - Air Infiltration Sealing - Framing Stage - SIP and ICF (VB35)
Mechanical
CF3R-MCH-20-H HERS - Duct Leakage Test (VB49)
CF3R-MCH-21-H HERS - Duct Location (VB12)
CF3R-MCH-22-H HERS - Space Conditioning System Fan Efficacy (VB50)
CF3R-MCH-23-H HERS - Space Conditioning System Airflow Rate (VB51)
CF3R-MCH-24-H HERS - Building Envelope Air Leakage Worksheet (VB52)
CF3R-MCH-25-H HERS - Refrigerant Charge Verification (VB53)
CF3R-MCH-26-H HERS - Verified EER or SEER (VB21)
CF3R-MCH-27-H HERS - IAQ (VB54)
CF3R-MCH-28-H HERS - Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C (VB25)
CF3R-MCH-29-H HERS - Duct Surface Area Reduction, R-Value, Buried Ducts Compliance Credit (VB27)

Required information:
Prepared by: SUHEIL SHATARA Date: 07/17/2019
Engineer/Architect of Record Signature
Fax: Email: SUHEIL@SHATARAARCH.COM
Review by: DBI Engineer or Plan Checker Phone: (415) 558-

APPROVAL (Based on submitted reports)
DATE DBI Building Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org ; or FAX (415) 558-6474

Rev 2/28/2017



NOTICE

TITLE-24 ENERGY INSPECTION REQUIREMENTS
LOW-RISE RESIDENTIAL (ELECTRICAL)

Please note that Certificates of Installation and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required in addition to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Electrical Inspector or (415) 558-6570.

Before final electrical inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. The permit will not be finalized without compliance with the energy inspection requirements.

Energy Inspection Services Contact Information

- 1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.energyinspections@sfgov.org
4. In person: 3rd Floor at 1660 Mission St.

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Installation and Verification certificates can be found on the California Energy Commission website at http://energy.ca.gov/title24/2016standards/

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Energy Inspection Services
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfgov.org/dbi (website)

Rev 2/28/2017

TITLE-24 LOW RISE RESIDENTIAL ENERGY INSPECTION (ELECTRICAL)
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET
Attachment RE

JOB ADDRESS 819-829 Hampshire St APPLICATION NO. ADDENDUM NO.
ENGINEER/ARCHITECT NAME SUHEIL SHATARA PHONE NO. (415) 871 1229

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2016 California Energy Code, the following documentation is required for the electrical elements in this project:

- 1. Installation
Electrical
CF2R-LTG-01-E Lighting - Single Family Dwellings (IE1)
CF2R-LTG-02-E Lighting - Multi-Family Dwellings (IE2)
Solar
CF2R-SPV-01-E Photovoltaic Systems Compliance Credit (IE17)

Required information:
Prepared by: SUHEIL SHATARA Date: 07/17/2019
Engineer/Architect of Record Signature
Fax: Email: SUHEIL@SHATARAARCH.COM
Review by: DBI Engineer or Plan Checker Phone: (415) 558-

APPROVAL (Based on submitted reports)
DATE DBI Electrical Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org ; or FAX (415) 558-6474

Rev 2/28/2017



NOTICE

TITLE-24 ENERGY INSPECTION REQUIREMENTS
LOW-RISE RESIDENTIAL (PLUMBING)

Please note that Certificates of Installation and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required in addition to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Plumbing Inspector or (415) 558-6570.

Before final plumbing inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. The permit will not be finalized without compliance with the energy inspection requirements.

Energy Inspection Services Contact Information

- 1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.energyinspections@sfgov.org
4. In person: 3rd Floor at 1660 Mission St.

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TITLE-24 LOW-RISE RESIDENTIAL SPECIAL INSPECTION (PLUMBING)
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET
Attachment RP

JOB ADDRESS 819-829 Hampshire St APPLICATION NO. ADDENDUM NO.
ENGINEER/ARCHITECT NAME SUHEIL SHATARA PHONE NO. (415) 871 1229

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2016 California Energy Code, the following documentation is required for the plumbing work in this project:

- 1. Installation
Plumbing
CF2R-PLB-01-E DHW Non-HERS - Multifamily Central Hot Water System Distribution (IP6)
CF2R-PLB-02-E DHW Non-HERS - Single Dwelling Unit Hot Water System Distribution (IP6)
CF2R-PLB-03-E DHW Non-HERS - Pool and Spa Heating System (IP7)
CF2R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (IP9)
CF2R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (IP9)
Solar
CF2R-STH-01-E Solar Water Heating System (IP1)
Mechanical
CF2R-MCH-04-E Non HERS - Evaporative coolers (IP2)
2. Verification
CF3R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (VP2)
CF3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3)

Required information:
Prepared by: SUHEIL SHATARA Date: 07/17/2019
Engineer/Architect of Record Signature
Fax: Email: SUHEIL@SHATARAARCH.COM
Review by: DBI Engineer or Plan Checker Phone: (415) 558-

APPROVAL (Based on submitted reports)
DATE DBI Plumbing Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org ; or FAX (415) 558-6474

Rev 2/28/2017

SHATARA ARCHITECTURE INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

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suheil@shataraarch.com

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PROJECT RESIDENTIAL REMODEL

ADDRESS
819-829 HAMPSHIRE STREET
SAN FRANCISCO, CA

BLOCK: 4089
LOT: 035

PROJECT DIRECTORY OWNER

ARCHITECT SHATARA ARCHITECTURE INC.

890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEIL SHATARA

Handwritten signatures and dates: Agustin, FEB 17 2019, Tom C. Hui, DEPT. OF BUILDING INSPECTION

ISSUED DATE NO.
BUILDING 07.17.2019



RECEIVED
JUL 18 2019
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ARCHITECTURE

SPECIAL INSPECTION FORM TITLE 24

SP

Ronald Cupido, SFFD
JUL 19 2019

PROJECT NAME: INTERIOR RENOVATION
 ADDRESS: 819 HAMPSHIRE STREET
 CITY: SAN FRANCISCO, CALIFORNIA

DRAWING INDEX:
 S1 STRUCTURAL TITLE SHEET
 S2 FIRST FLOOR & FOUNDATION PLAN
 SECOND FLOOR FRAMING PLAN
 S3 THIRD FLOOR FRAMING PLAN
 FOURTH FLOOR FRAMING PLAN
 S4 ROOF FRAMING PLAN
 STRUCTURAL AND FOUNDATION DETAILS

SCOPE OF WORK:
 REMOVAL OF LOAD-BEARING WALLS TO BE REPLACED WITH STRUCTURAL BEAMS AND POSTS. CONCRETE FOUNDATION REQUIRED FOR SOME POSTS LOCATED IN CRAWL SPACE.

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION
 A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 819 HAMPSHIRE STREET APPLICATION NO. ADDENDUM NO.
 OWNER NAME OWNER PHONE NO. ()

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and highrise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

1. Concrete (Placement & sampling)
2. Bolts installed in concrete
3. Special moment-resisting concrete frame
4. Reinforcing steel and prestressing tendons
5. Structural welding:
 - A. Periodic visual inspection
 - B. Cold formed studs and joists
 - C. Stair and railing systems
 - D. Reinforcing steel
 - E. Continuous visual inspection and NDT (Section 1704)
 - F. All other welding (NDT exception: Fillet weld)
 - G. Reinforcing steel; and [] NDT required
 - H. Moment-resisting frames
 - I. Others
6. High-strength bolting
7. Structural masonry
8. Reinforced gypsum concrete
9. Insulating concrete fill
10. Sprayed-on fireproofing
11. Piling, drilled piers and caissons
12. Shotcrete
13. Special grading, excavation
14. And filling (Geo. Engineered)
15. Smoke-control system
16. Demolition
17. Exterior Facing
18. Retrofit of unreinforced masonry buildings:
 - A. Testing of mortar quality and shear tests
 - B. Inspection of repointing operations
 - C. Installation inspection of new shear bolts
 - D. Pre-installation inspection for embedded bolts
 - E. Pull/torque tests per SFBC Sec. 1607C & 1615C
19. Bolts installed in existing concrete masonry:
 - A. Concrete
 - B. Masonry
 - C. Pull/torque tests
 - D. Shear walls and floor systems used as shear diaphragms
20. Holdowns
21. Special cases:
 - A. Shoring
 - B. Underpinning; [] Not affecting adjacent property
 - C. Affecting adjacent property; PA
 - D. Others
22. Crane safety (Apply to the operation of Tower cranes on highrise building) (Section 1705.21)
23. Others: "As recommended by professional of record"

24. Structural observation per Sec. 1704.6 for the following: Foundations [] Steel framing
 [] Concrete construction [] Masonry construction [] Wood framing [] Other

25. Certification is required for: [] Glu-lam components

26. Firestops in high-rise building

Prepared by: ALEX SANTOS Phone: (415) 497-2668
 Engineer/Architect of Record

Required information: FAX: () Email: alex@altosengineer.com

Review by: Phone: (415) 558-
 DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports.)

DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
 Special Inspection Services (415) 558-6132; or, dbi.specialinspections@sfgov.org; or FAX (415) 558-6474

GENERAL STRUCTURAL NOTES

I. GENERAL

- A. ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2016 EDITION w/ AMENDMENTS BY LOCAL JURISDICTIONS.
- B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER.
- C. OMISSIONS OR CONFLICT BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- D. DO NOT USE SCALED DIMENSIONS; USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- E. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- F. FOR WATERPROOFING, FIREPROOFING, ETC. REFER TO DRAWINGS OTHER THAN STRUCTURAL.
- G. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: KINDS OF FLOOR FINISH AND THEIR LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, FOR ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.
- H. HOLES AND OPENINGS THROUGH WALLS AND FLOORS FOR DUCTS, PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR, WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE PLUMBING HEATING, VENTILATING AND ELECTRICAL DRAWINGS AND THESE SUB-CONTRACTORS.
- I. NO PIPES AND DUCTS SHALL BE PLACED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ARCHITECT.
- J. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. THE SUBCONTRACTOR SHALL UNDERTAKE ALL NECESSARY MEASURES TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, ENGINEER SHALL NOT RELIEVE THE SUBCONTRACTOR OF SUCH RESPONSIBILITY.
- K. NOTE THAT SHEET S1 IS A STANDARD COVER SHEET AND AS SUCH, NOT ALL TYP. DETAILS AND OR NOTES APPLY TO EVERY PROJECT.

II. DESIGN CRITERIA

- A. APPLICABLE CODE: CALIFORNIA BUILDING CODE 2016 & SFBC 2016.
- B. VERTICAL LIVE LOADS: (REDUCIBLE), ROOF: 20 PSF, FLOOR: 40 PSF. HALLWAYS & CORRIDORS: 100 PSF. COMMON AREA ROOF DECK: 100 PSF PRIVATE DECK: 1.5xLIVE LOAD OF AREA SERVED

III. MATERIALS

- A. CONCRETE:
 1. REINFORCING STEEL: ASTM A615, GRADE 60, #4 AND SMALLER, GRADE 40.
 2. CONCRETE: NORMAL WEIGHT U.O.N. WITH COMPRESSIVE STRENGTH OF THE FOLLOWING AT 28 DAYS:
 - SLAB-ON-GRADE 2500 psi
 - FOOTINGS, GRADE BEAMS 3000 psi
 3. MINIMUM CONCRETE COVER FOR REINFORCING STEEL:
 - a. SURFACE POURED AGAINST GROUND 3"
 - b. FORMED SURFACES BELOW GRADE 2"
 - c. SURFACES EXPOSED TO WEATHER 2"
 - d. BEAM BARS (INCLUDING STIRRUPS) 1-1/2"
 - e. ALL OTHER 1"
 4. ANCHOR BOLT EPOXY*: HILTI HIT-RE 500-V3. (ICC ESR-3814) OR SIMPSON SET-XP (ICC ESR-2508)
 5. SCREW ANCHORS*: SIMPSON TITEN HD (ICC ESR-2713)

* USE COMPRESSED AIR TO BLOW THE DUST OUT OF ANCHOR BOLT HOLES.

B. STEEL

1. SHAPES AND PLATES: ASTM A36; TUBES: ASTM A500, GRADE B; PIPES: ASTM A53, GRADE B
 2. MOMENT FRAMES (BEAMS, COLUMNS): ASTM A992
 3. METAL JOISTS, 50 ksi
 4. BOLTS: ASTM A307, U.O.N.; HIGH-STRENGTH BOLTS: ASTM A325
 5. STUD SHEAR CONNECTORS: ASTM A108
 6. THREADED ANCHOR RODS: ASTM F1554
 7. WELDING ELECTRODES: E-70 FOR FULL PEN WELDS USE CHARPY V-NOTCH WIRE, MIN. 20 ft # @ 0°F
- C. WOOD**
1. FRAMING LUMBER - DOUGLAS FIR LARCH
 - a. HEADERS, PLATES, JOISTS: NO.1
 - b. STUDS, BLOCKING: NO.2
 - c. ALL LUMBER IN CONTACT WITH CONCRETE: PRESERVATIVE TREATED DOUGLAS FIR. (NOT CCA-C)
 - d. POSTS AND BEAMS: NO.1
 2. PLYWOOD SHEATHING
 - b. ROOF SHEATHING: 5/8 INCH STRUCTURAL II, C-D EXTERIOR APA RATED 32/16
 - c. FLOOR SHEATHING: 3/4 INCH STRUCTURAL II, C-D EXTERIOR APA RATED 48/24
 3. FRAMING HARDWARE AND JOIST HANGERS: AS MANUFACTURED BY SIMPSON STRONGTIE CO. OR APPROVED EQUAL. SIMPSON DESIGNATIONS USED. USE NAILS PER I.C.C. APPROVAL FOR EACH DEVICE.
 4. COMMON NAILS, UNLESS OTHERWISE NOTED. SHORT NAILS MAY BE USED PROVIDED THEY HAVE COMMON CODE SPECIFIED MINIMUM EMBEDMENT. ALL NAILING TO BE PER CRC TABLE 602.3(1), CBC TABLE 2309.4, OR IBC TABLE 2310.10.1 UNLESS NOTED OTHERWISE.
 5. GLU-LAM BEAMS: 24F-V4 (Fb=2400 PSI)
 6. PARALLAM & MICROLLAM BEAMS AND TJI's TO BE FABRICATED BY TRUS JOIST.
 7. FOR MICROLLAMS SEE CODE EVALUATION: ICC-ES ESR-1387
 8. FOR TJI JOISTS SEE CODE EVALUATION: ICC-ES ESR-1153

IV EXPOSURE TO WEATHER:

- A. STEEL:
 1. ALL EXPOSED MEMBERS SHALL BE COATED WITH A ZINC RICH PRIMER.
 2. BOLTS, NUTS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED.
- B. WOOD:
 1. ALL EXTERIOR TIMBER AND GLU-LAM BEAMS SHALL BE PRESSURE TREATED (BUT NOT CHROMATED COPPER ARSENATE) OR WOOD OF NATURAL RESISTANCE TO DECAY.
 2. ALL EXTERIOR HANGERS AND OTHER SIMPSON TYPE PRODUCTS SHALL BE GALVANIZED.
 3. ALL PLYWOOD SHALL BE OF AN EXTERIOR GRADE.
 4. METAL CONNECTORS IN CONTACT w/ PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED w/ MIN. ZINC COATING OF G185.
 5. ALL NAILS & ANCHOR BOLTS IN CONTACT w/ PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.

V ABBREVIATIONS

B.N. — BOUNDARY NAILING	S.A.D. — SEE ARCHITECTURAL DRAWINGS
DIA. — DIAMETER	S.O.G. — SLAB-ON-GRADE
E.N. — EDGE NAILING	S.S. — STAINLESS STEEL
H.P. — HIGH POINT	T.O. — TOP OF
L.P. — LOW POINT	TYP. — TYPICAL
LVL — LAMINATED VENEER LUMBER	U.O.N. — UNLESS OTHERWISE NOTED
L.W. — LIGHT WEIGHT	W.W.F. — WELDED WIRE FABRIC
M.L. — MICROLLAM	
PLWD — PLYWOOD SHEATHING	
PSL — PARALLEL STRAND LUMBER	
P.T. — PRESSURE TREATED OR POST-TENSIONED	

SYMBOLS

	(E) WALL BELOW		STEEL COLUMN ABOVE
	(E) WALL ABOVE		STEEL COLUMN BELOW
	(N) CONC. WALL ABOVE		STEEL MOMENT CONNECTION
	(E) BRICK/CMU WALL ABOVE		CONCRETE TOPPING OVER PLYWOOD
	(N) PLY SHEARWALL BELOW		CONCRETE TOPPING OVER CORRUGATED METAL DECK
	(N) WOOD JOIST HANGER (HU TYPE, U.O.N.)		CONCRETE COLUMN ABOVE
	WOOD POST BELOW		CONCRETE COLUMN BELOW w/ DROPCAP
	WOOD POST ABOVE (OR ABOVE & BELOW)		DRILLED CONCRETE PIER
	HOLDOWN AND WOOD POST		PRECAST, PRESTRESSED CONCRETE PILE
	STEEL DIAGONAL ABOVE		STEEL DIAGONAL BELOW

Chu Liu, DBI
 JUL 22 2019

Ronald Cupido, SFFD
 JUL 19 2019

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ALTOS STRUCTURAL ENGINEERING
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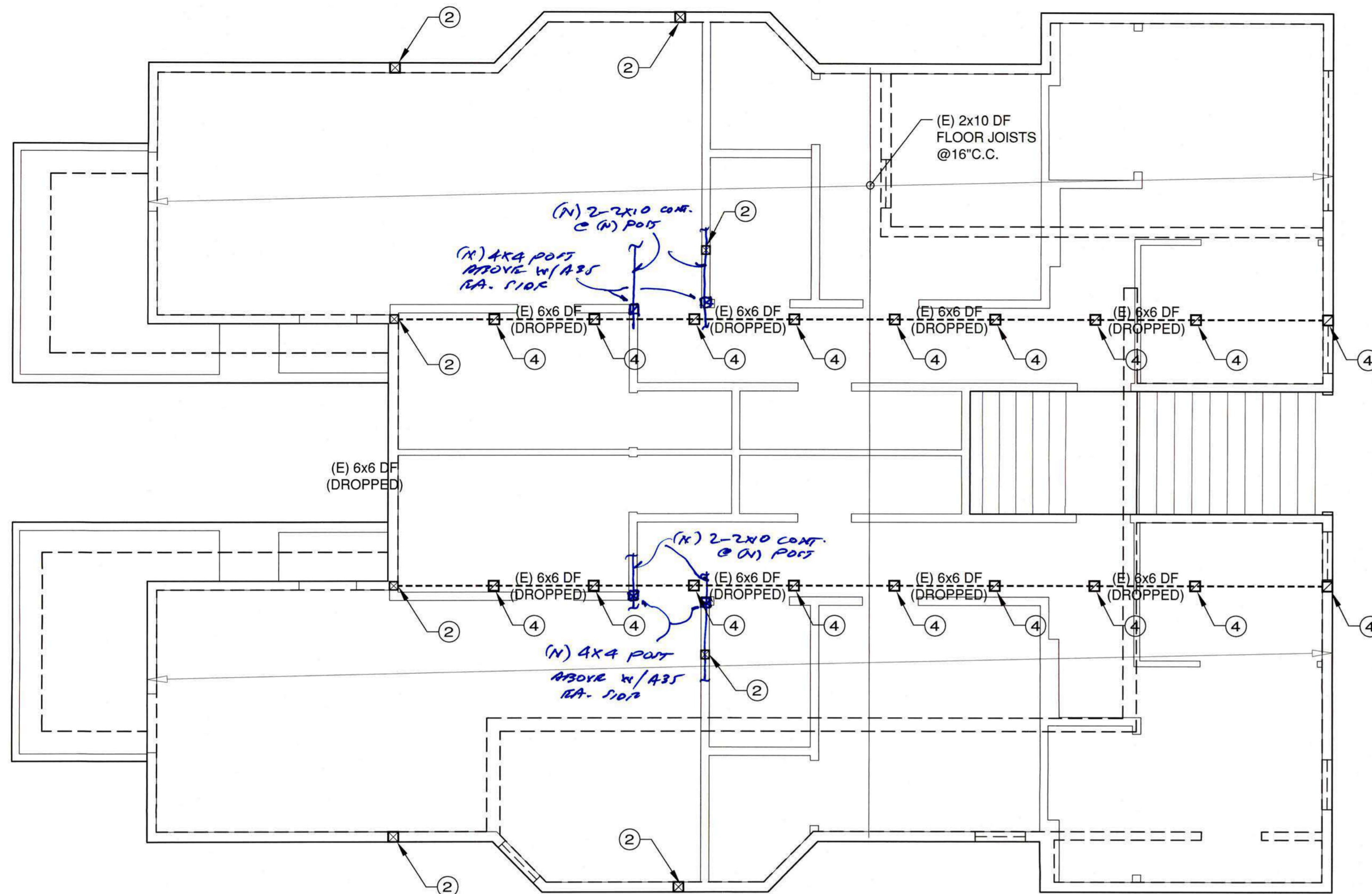
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 819 HAMPSHIRE STREET
 SAN FRANCISCO, CALIFORNIA

STRUCTURAL TITLE SHEET, GENERAL STRUCTURAL NOTES
 REQUIRED STRUCTURAL SPECIAL INSPECTIONS



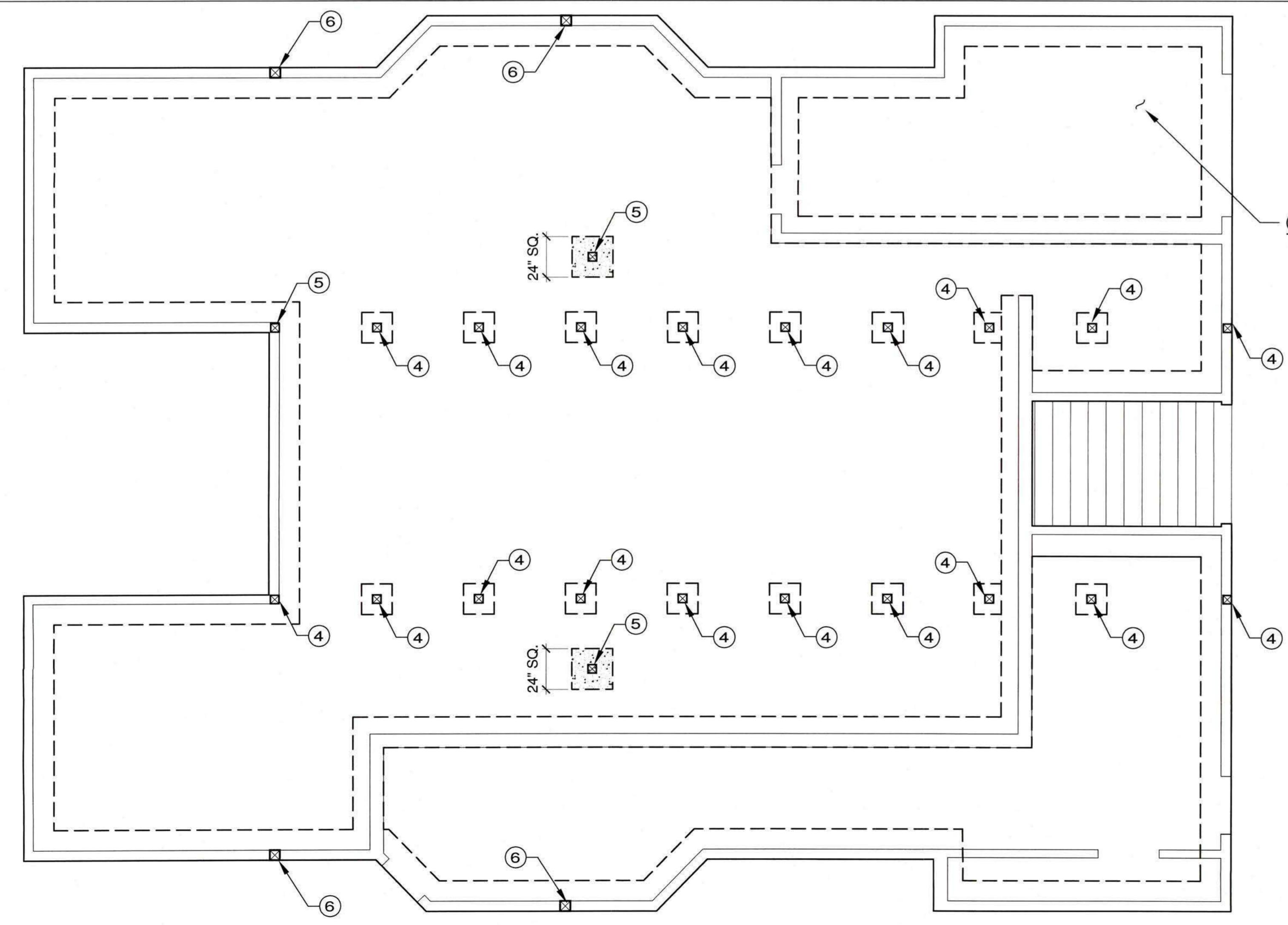
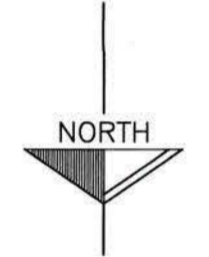
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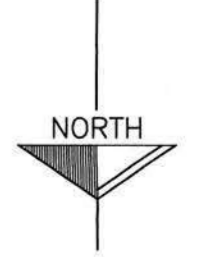


STRUCTURAL LEGEND	
MARK	DESCRIPTION
①	(N) 4x6 POST BELOW w/ EPC4Z/PC4Z POST CAP OR EQUIV.
②	(N) OR (E) 4x6 POST ABOVE & BELOW w/ 2-MSTA30 STRAPS THROUGH FLOOR FROM POST TO POST
③	(N) 4x6 POST ABOVE TO ALIGN w/ BEAM BELOW (w/ 2-MSTA30 STRAPS THROUGH FLOOR), SEE ③/S4
④	(E) 6x6 POST BELOW OR ABOVE (LOCATED IN CRAWL SPACE)
⑤	(N) 4x6 POST w/ CB46 ABOVE OVER 24"x24" CONC. FTG., SEE ④/S4
⑥	(N) 4x6 POST ABOVE (E) FDNT. w/ HL53 CLIPS ON EA. SIDE OF POST TO SILL PLATE (2 MIN.)

SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR & FOUNDATION PLAN
SCALE: 1/4"=1'-0"



APPROVED
FEB 18 2019
Tom C. Hsu
CHIEF INSPECTOR
DEPT. OF BUILDING INSPECTION

Chu Liu, DBI
JUL 22 2019

Ronald Cupido, SFFD
JUL 19 2019

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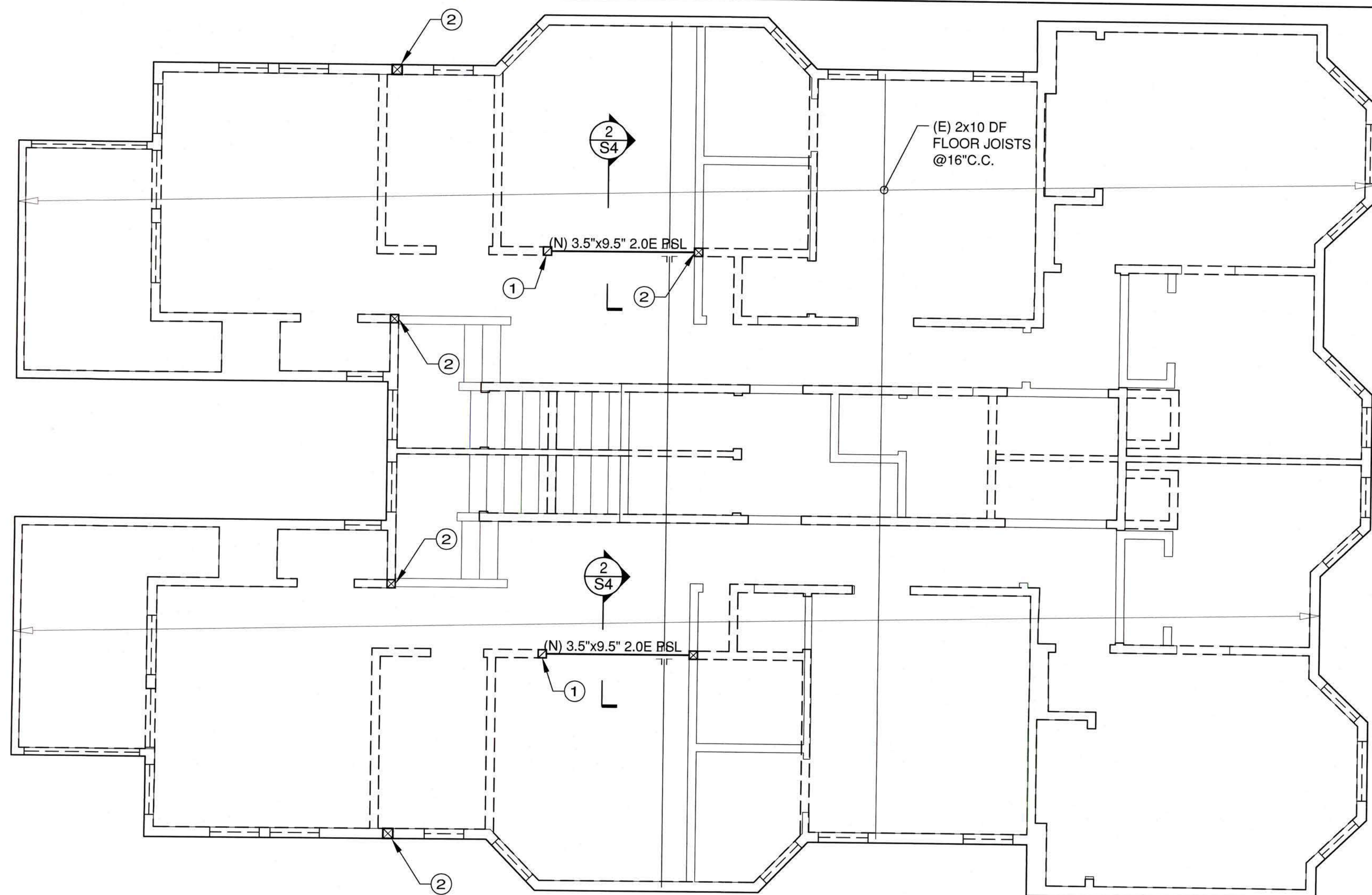
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FIRST FLOOR & FOUNDATION PLAN
SECOND FLOOR FRAMING PLAN



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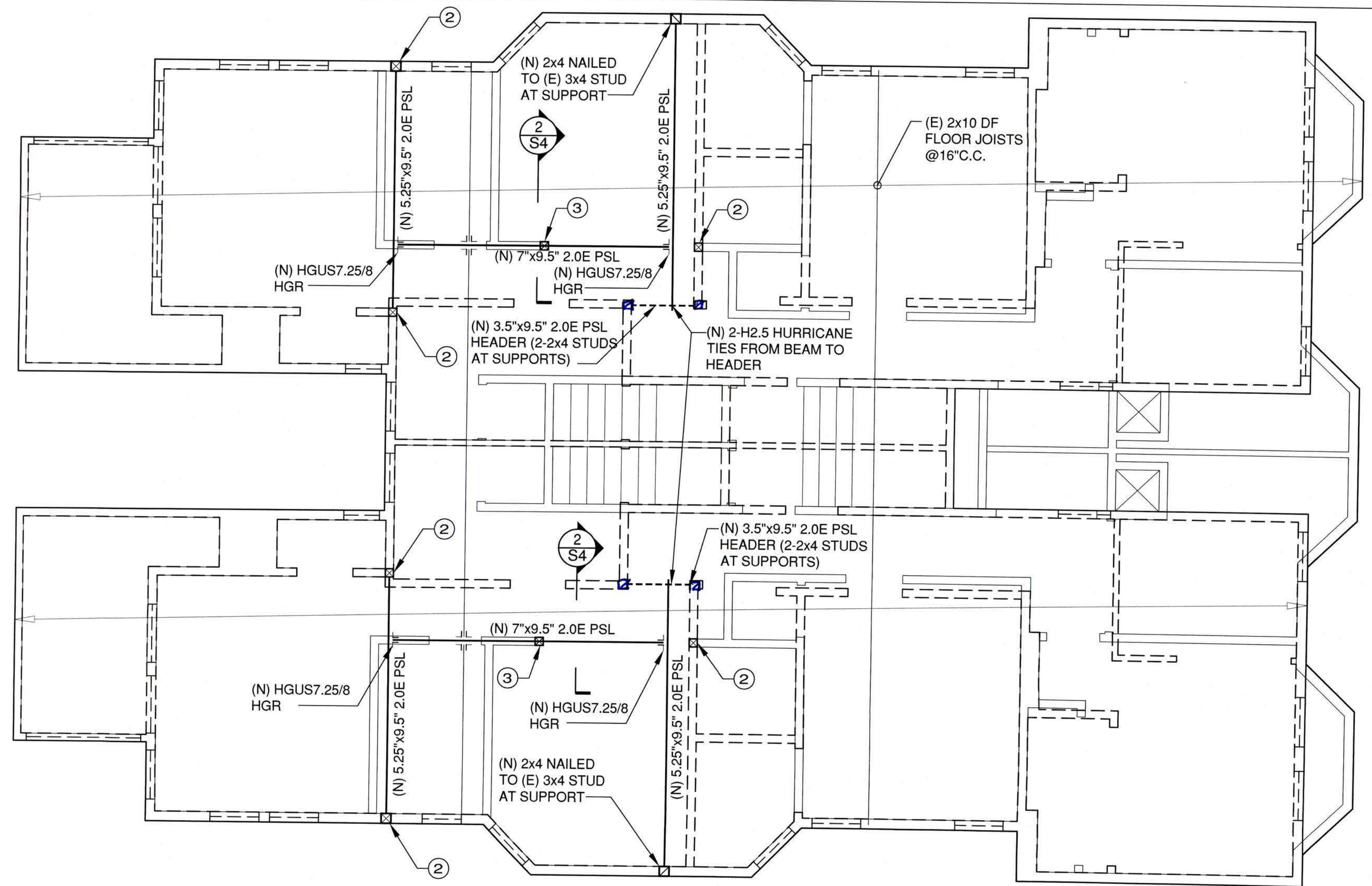
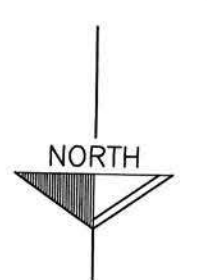
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Of 4 Sheets



STRUCTURAL LEGEND	
MARK	DESCRIPTION
①	(N) 4x6 POST BELOW w/ EPC4Z/PC4Z POST CAP OR EQUIV.
②	(N) 4x6 POST ABOVE & BELOW w/ 2-MSTA30 STRAPS THROUGH FLOOR FROM POST TO POST
③	(N) 4x6 POST ABOVE TO ALIGN w/ BEAM BELOW (w/ 2-MSTA30 STRAPS THROUGH FLOOR), SEE 3 S4

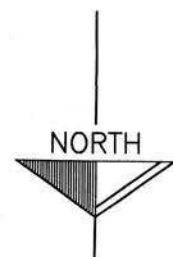
FOURTH FLOOR FRAMING PLAN

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



THIRD FLOOR FRAMING PLAN

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



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FEB 11 2019
Ron C. Cupido
DEPT. OF BUILDING INSPECTION

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JUL 19 2019

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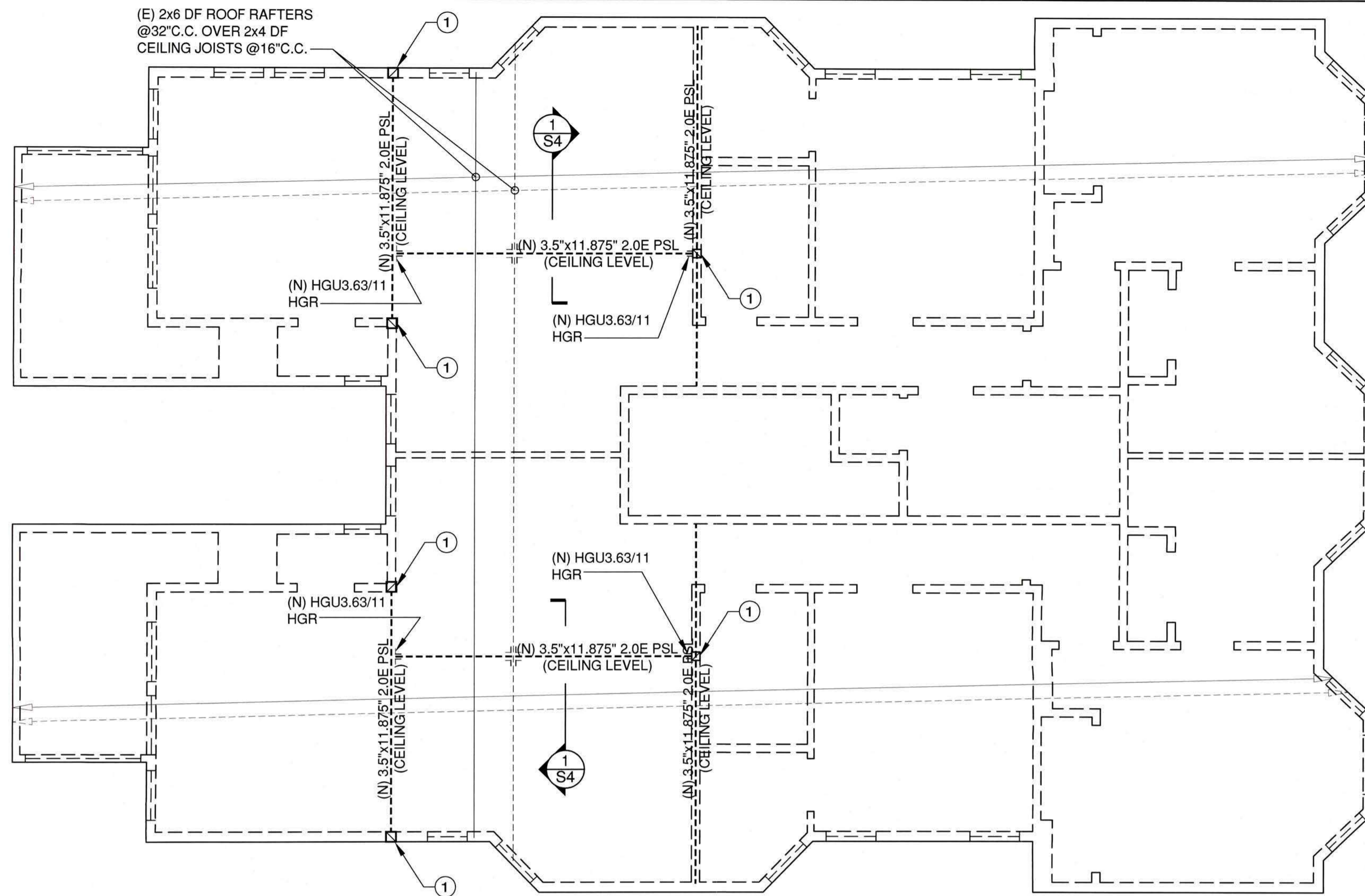
THIRD FLOOR FRAMING PLAN
FOURTH FLOOR FRAMING PLAN



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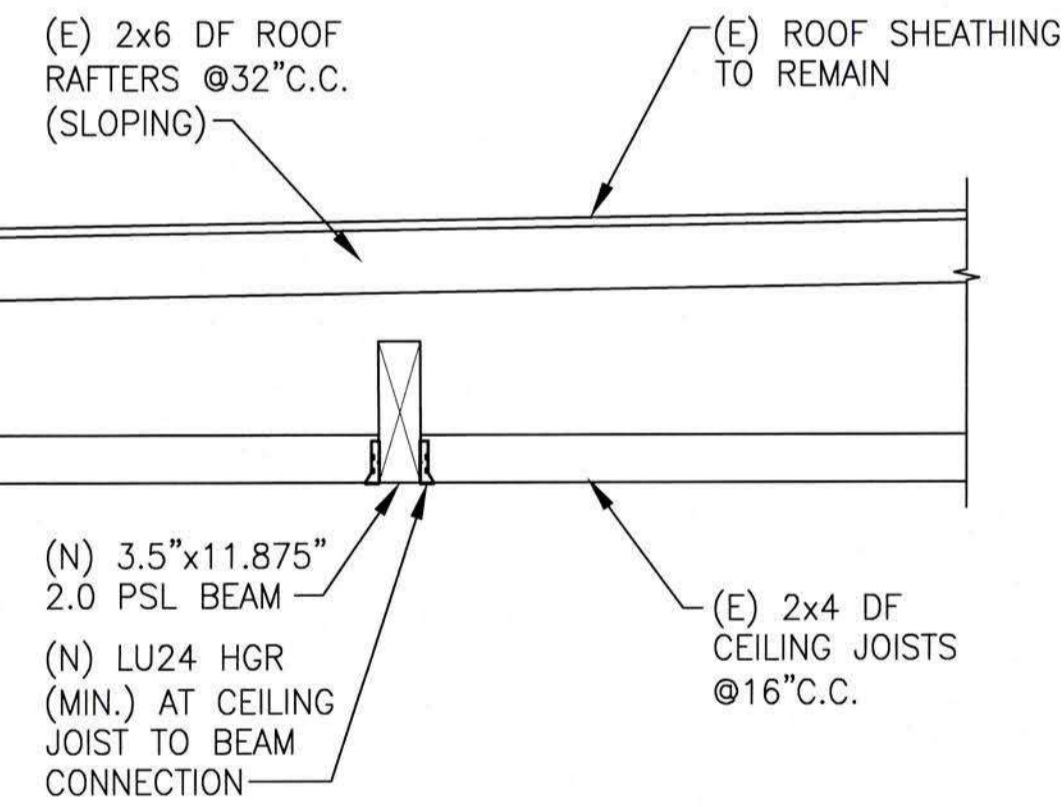
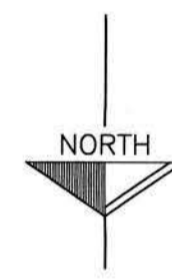
(E) 2x6 DF ROOF RAFTERS @32"C.C. OVER 2x4 DF CEILING JOISTS @16"C.C.



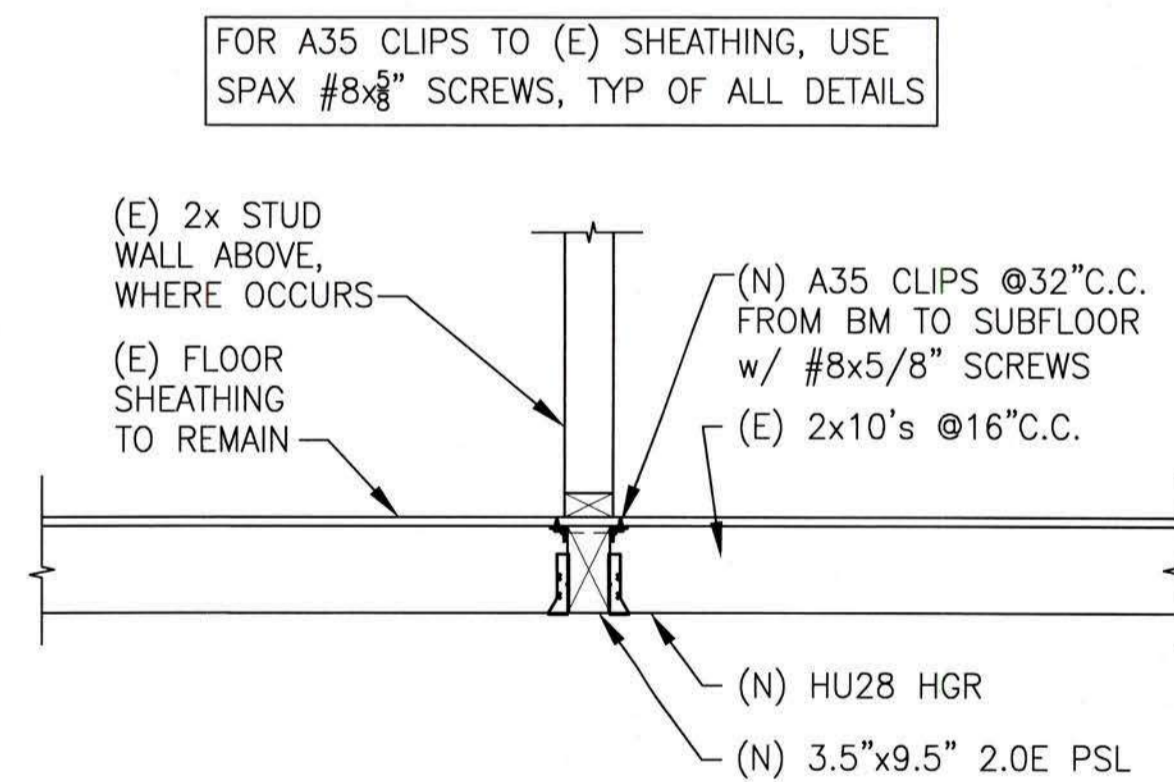
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MARK	DESCRIPTION
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ROOF FRAMING PLAN

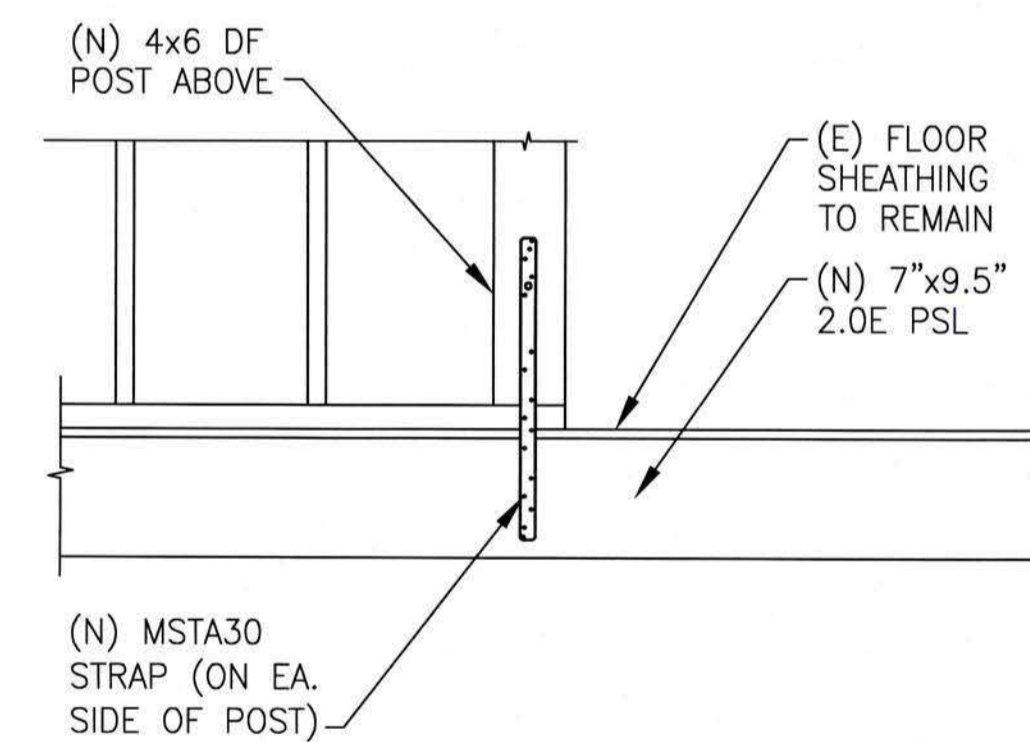
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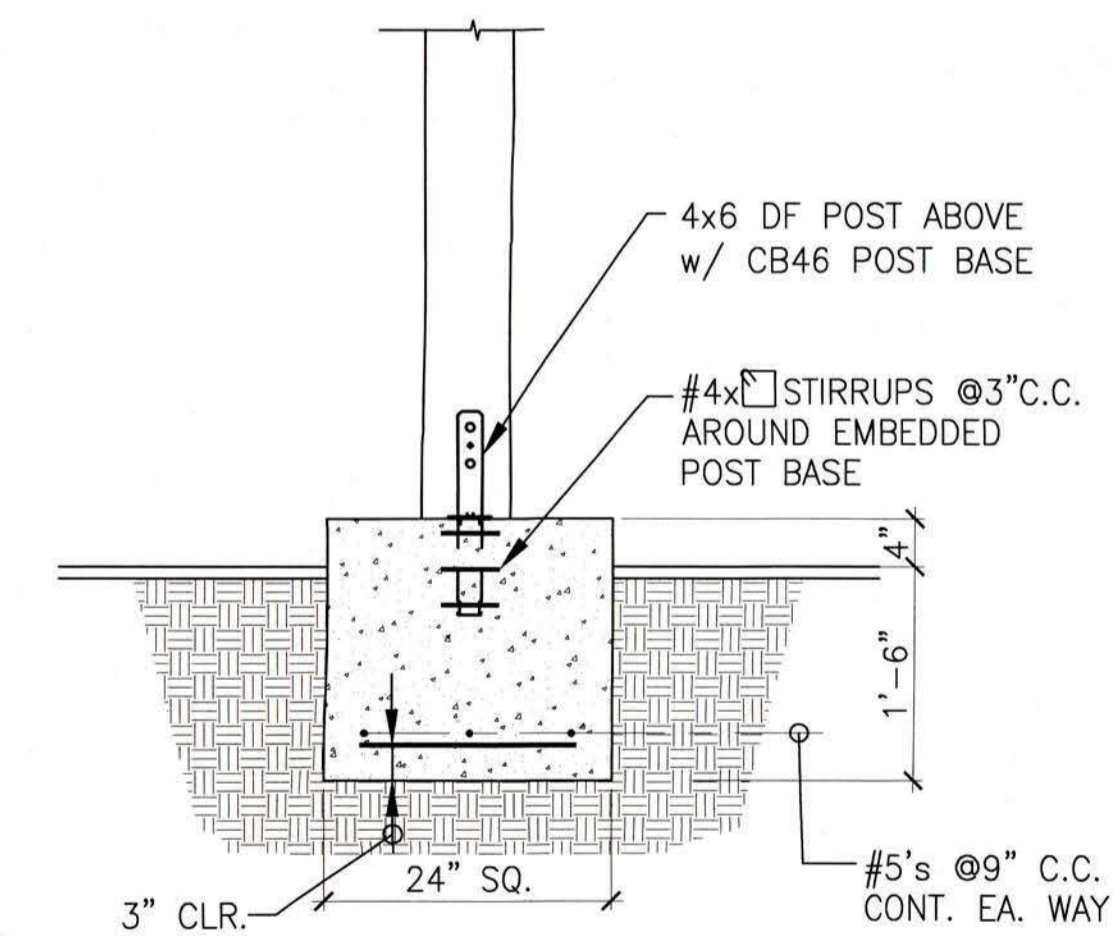
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② SCALE: 3/4" = 1'-0"



③ SCALE: 3/4" = 1'-0"



④ SCALE: 3/4" = 1'-0"

APPROVED
FEB 18 2019
Tom C. Hill
REGISTERED PROFESSIONAL ENGINEER
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ROOF FRAMING PLAN
STRUCTURAL FRAMING & FOUNDATION DETAILS



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Ronald Cupido, SFFD
JUL 19 2019

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