



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE MAY 7, 2015

Date: April 30, 2015
Case No.: 2014.1043D
Project Address: 55 MONTANA STREET
Permit Application: 2013.08.01.3332
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 7067/027
Project Sponsor: Jeff Chow
Innovative Construction Engineering
1716 Kehoe Avenue
San Mateo, CA 94401
Staff Contact: Adrian C. Putra – (415) 575-9079
adrian.putra@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The subject property contains a two-story over basement level, single-family dwelling. The project is to legalize and modify a one-story horizontal rear addition, which includes a roof deck above and a staircase to access the rear yard. The proposed modification involves the removal of a portion of the addition located directly south of a building "pop-out" belonging to the adjacent dwelling to the west at 59 Montana Street, which encroaches onto the subject property. Additionally, the "as-built" rear staircase will be demolished and replaced with a new staircase setback approximately 7 feet from the subject property's western side property line.

BACKGROUND

Originally, 55 Montana Street (Block/Lot: 7067/027) and 59 Montana Street (Block/Lot: 7067/026) was a single lot containing a single-family dwelling constructed circa 1900, which is now 59 Montana. The original lot was later subdivided, resulting in a portion (approximately 5 feet wide by 12 feet deep) of the dwelling at 59 Montana to overlap and encroach onto the subject property (55 Montana).

On August 21, 1964 an easement agreement was established to allow the overlapping portion of the dwelling at 59 Montana to remain in place and be maintained by its owner. The dwelling at the subject property (55 Montana) was later constructed in 1965.

On October 21, 2010, Building Permit Application No. 2010.10.20.3413 was issued for the construction of a new deck (25 feet wide by 26 feet deep) at the rear of the dwelling at 55 Montana Street.

On December 20, 2011, Building Permit Application No. 2011.12.19.0912 was issued to comply with Department of Building Inspection Complaint Nos. 201162370, 201166627, 201170600, and 201170599, as a revision to Building Permit Application No. 2010.10.20.3413 to correct the existing elevation height and revise a rear staircase to rear yard at 55 Montana.

On March 27, 2012, the Planning Department received photographs of the project undergoing construction from a neighbor's representative. The photographs indicated that the construction occurring at subject property exceeded the scope of work of the approved plans for BPA Nos. 2010.10.20.3413 and 2011.12.19.0912. Specifically, it appeared that an enclosed one-story horizontal addition with a rear staircase and a roof deck above was being constructed instead of a rear deck and staircase structure.

On March 28, 2012, the Planning Department requested the suspension of Building Permit Application Nos. 2010.10.20.3413 and 2011.12.19.0912, to require that the "as-built" rear addition undergo Section 311 notification and review the project for compliance with the Planning Code and Residential Design Guidelines.

On May 17, 2012, Planning staff conducted a site visit of 55 Montana with Department of Building Inspection (DBI) staff and verified that the height of the rear deck structure was more than 10-feet above natural grade.

On August 1, 2013, the Project Sponsor filed BPA No. 2013.08.01.3332, to legalize the "as-built" rear addition, have the project undergo Section 311 notification and be reviewed by the Department for compliance with the Planning Code and Residential Design Guidelines.

On August 8, 2013, the Department issued a Notice of Planning Department Requirements ("NOPDR") Letter to the Project Sponsor requesting plan revisions. A second NOPDR Letter requesting additional plan revisions was issued to the Project Sponsor on September 4, 2013.

On October 31, 2013, the Residential Design Team reviewed the project and commented that the "as-built" rear addition should be altered to maintain a 7 foot clearance from the western side property by removing the deck and stairs that are south of 59 Montana's easement.

On November 1, 2013, the Department issued a third NOPDR Letter to inform the Project Sponsor of the RDT's requested revisions to the project.

On May, 5, 2014, all requested plan revisions were submitted to the Department.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the South side of Montana Street between Summit Street and Plymouth Avenue, and is a rectangular shaped lot measuring approximately 25 feet wide by 125 feet deep. Additionally, the lot slopes downwards towards the rear property line and laterally upwards to the East.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediate area is entirely residential in character with the subject block-face primarily containing one- to two-story, single-family dwellings. The adjacent lots both contain a one-story over basement level, single-family dwelling. A portion of the dwelling to the west (59 Montana Street) overlaps and

encroaches onto the subject lot's rear yard as allowed under an easement agreement created in 1964. Buildings on the opposite block-face of Montana Street are also developed with a mix of one- to two-story, single-family dwellings.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	May 29, 2014 – June 28, 2014	June 26, 2014	May 7, 2015	315 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 27, 2015	April 27, 2015	10 days
Mailed Notice	10 days	April 27, 2015	April 24, 2015	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)		2 (Including DR Requestor)	
Other neighbors on the block or directly across the street		14	
Neighborhood groups			

The Department received a petition containing 47 signatures in support of the DR Requestor.

DR REQUESTOR

Isabel Paredes of **59 Montana Street**, the adjacent property directly west of the subject property.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The existing rear addition was originally constructed illegally and completely surrounds 59 Montana's "pop-out".

Issue #2: The east facing windows of 59 Montana's "pop-out" will be blocked by the proposed addition.

Issue #3: Run off water is now diverted to direct storm water to the foundation of 59 Montana, a violation of the building code.

Issue #4: The proposed rear addition is taller than the roof top height of 59 Montana.

DR Requestors' Alternatives: The distance from the house at 59 Montana to the proposed addition should be at least 5'-0" to make the light well more open and airy.

Please also reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

PROJECT SPONSOR'S RESPONSE

The property owner believes the project should be approved, because its proposed scope of work has been revised as directed by the RDT.

Please also reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

PROJECT ANALYSIS

Issue #1: The existing rear addition was originally constructed illegally and completely surrounds 59 Montana's "pop-out".

The property owner is addressing the construction of an illegal rear addition by attempting to legalize and modify the "as-built" addition through BPA No. 2013.08..01.3332.

Issue #2: The east facing windows of 59 Montana's "pop-out" will be blocked by the proposed addition.

Under active DBI Complaint No. 201195087, the three east facing windows located on 59 Montana's "pop-out" and blocked by the proposed addition were found to be installed without a permit. To legalize the three east facing windows located on 59 Montana's "pop-out" the Department of Building Inspection would require the owner of 59 Montana to record a "Lot Line Window Agreement" acknowledging that her three east facing windows can be obstructed or must be closed due to future development. As a result, the legalization of the three east facing windows on 59 Montana's "pop-out" would not make the windows "protected" from being obstructed based on the restrictions placed on them under the "Lot Line Window Agreement".

Issue #3: Run off water is now diverted to direct storm water to the foundation of 59 Montana, a violation of the building code.

The concern regarding diverted run off water is a building code issue not related to Planning Code or Residential Design Guidelines.

Issue #4: The proposed rear addition is taller than the roof top height of 59 Montana.

Aerial photographs taken on June 19, 2014, show that 55 Montana's existing "as-built" rear addition does not exceed the height of 59 Montana's building at the rear yard. The maximum height of the proposed rear addition is 13 feet above grade, which is well within the height limit of the RH-1 Zoning District.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the project following the filing of the DR application and found that the project meets the standards of the Residential Design Guidelines (RDGs) for the following reasons:

- Project has been revised to provide no blockage to the adjacent neighbor's "legal" windows (south facing windows).
- The proposed addition is still shorter in depth and height than most of the surrounding buildings and will not result in boxing out or cutting off nearby neighbors from the mid-block open space (RDGs, pg. 26).

Additionally, the RDT requested that staff confirm with DBI on whether the proposed deck railing is setback enough to avoid the fire wall requirement. Staff later confirmed with DBI that the proposed deck railing is required to be one hour fire-rated where it is located within either 5 feet of the property line or 59 Montana's "pop-out". The project's proposed deck railing has been revised to meet the fire wall requirement.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project is considered to be exceptional and extraordinary based on the RDT's review of the project.

BASIS FOR RECOMMENDATION

Upon review of the subject permit application, the Department recommends the Commission to not take DR and approve the project based on the following:

- The Project will modify the "as-built" rear addition in a manner to reduce its impact on light and air to the adjacent property at 59 Montana.
- The Project is Planning Code compliant and meets all other applicable requirements of the Planning Department.

RECOMMENDATION:	Do not take DR and approve the project as proposed.
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photos

DR Application

Response to DR Application dated September 25, 2014

Section 311 Notice

3-D Renderings received on March 20, 2015

Reduced Plans

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	X
Mixed	

Comments: The buildings on the subject and opposite block face are predominately two-stories in height at the street.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?			X
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?			X
Does the building provide landscaping in the front setback?			X
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?			X

Comments: The project will not result in impacts on light and privacy to the adjacent building to east (51 Montana), since the one-story rear addition proposed for legalization was constructed against 51 Montana's west facing blind wall. The project will also minimize impacts on light and air to the adjacent property to the west (59 Montana) by revising the rear addition so that it will not block the legal south facing window of 59's Montana's encroaching "pop-out". The height of the one-story rear addition will not exceed the height of the adjacent buildings at the rear.

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?			X
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?			X
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?			X

Comments: The proposed rear addition does not extend beyond the depth of it's adjacent buildings.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?			X
Does the location of the building entrance respect the existing pattern of building entrances?			X
Is the building's front porch compatible with existing porches of surrounding buildings?			X
Are utility panels located so they are not visible on the front building wall or on the sidewalk?			X
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?			X
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?			X
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?			X
Is the width of the garage entrance minimized?			X
Is the placement of the curb cut coordinated to maximize on-street parking?			X
Rooftop Architectural Features (pages 38 - 41)			
Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?			X
Are the dormers compatible with the architectural character of surrounding buildings?			X

Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X
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Comments: The project does not propose alterations to the subject building's existing façade or garage entrance.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

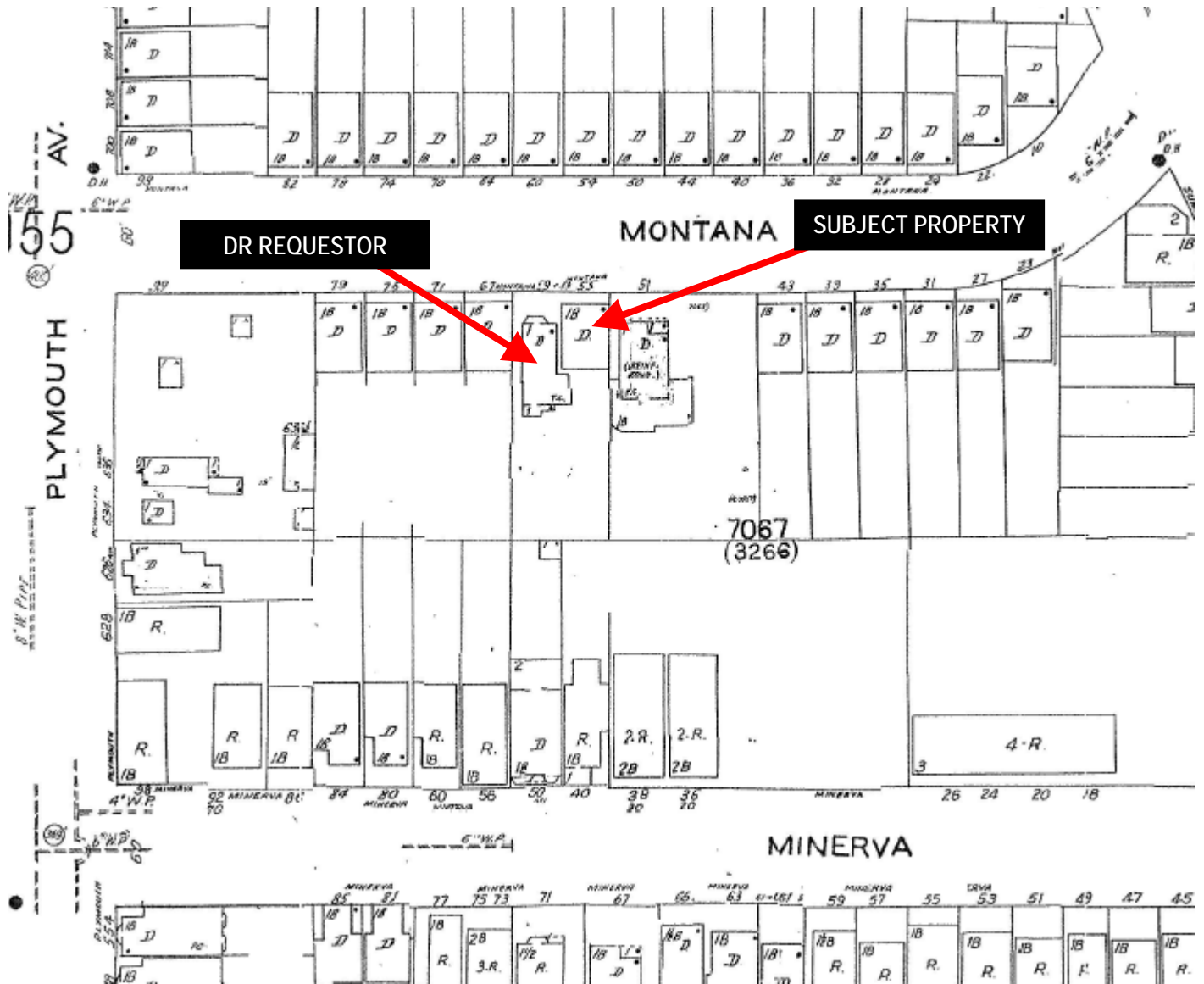
Comments: The proposed exterior material' finish, quality, and details are compatible with the existing mix of exterior materials found on buildings in this neighborhood.

~~R-1~~
RH-1
40-X



**SAN FRANCISCO
PLANNING DEPARTMENT**

Sanborn Map



Discretionary Review Hearing
Case Number 2014.1043 D
Full Analysis
55 Montana Street

Aerial Photo: View Looking North

Image Date: 6/19/2013



Discretionary Review Hearing
Case Number 2014.1043 D
Full Analysis
55 Montana Street

Aerial Photo: View Looking West

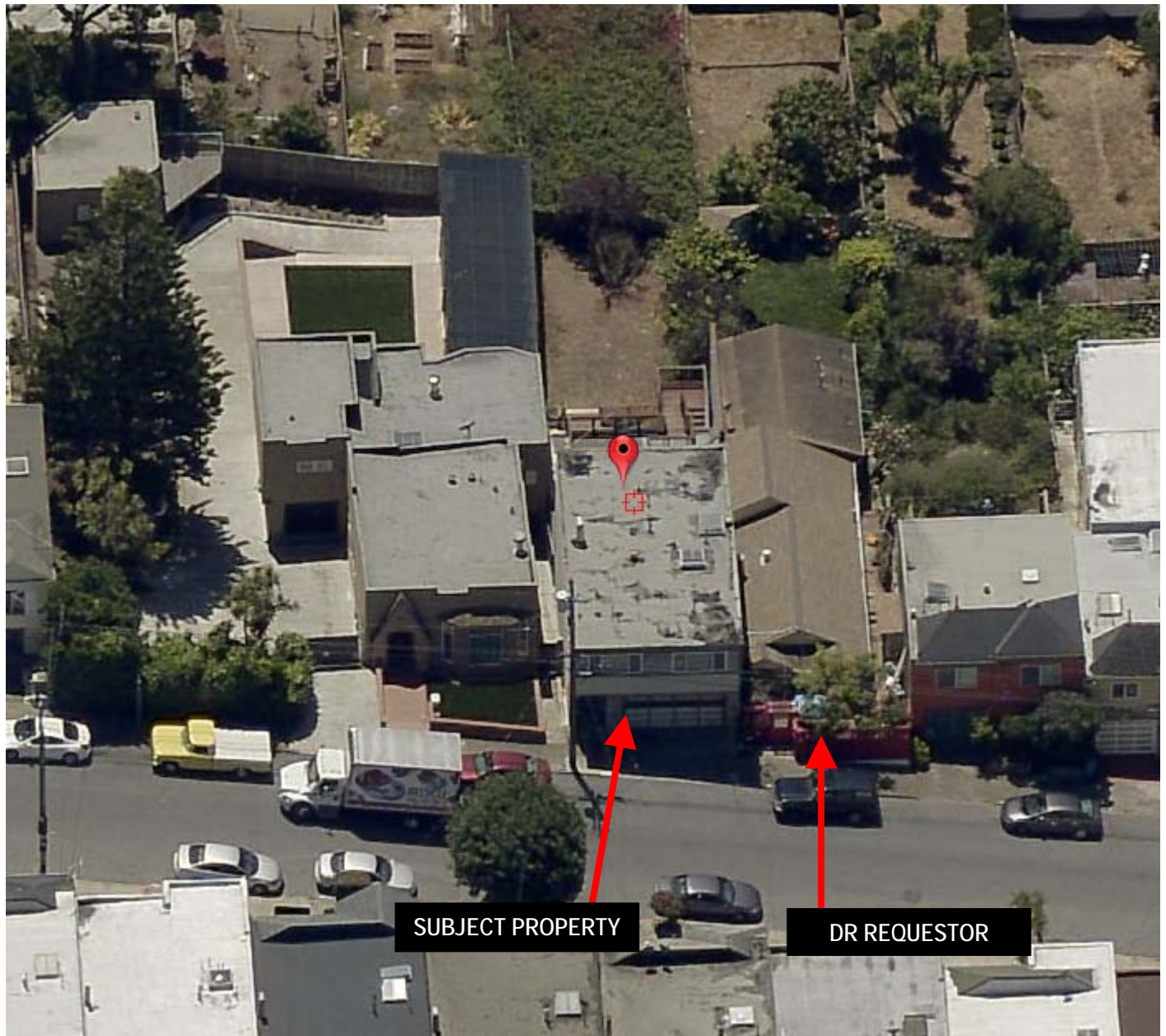
Image Date: 6/19/2013



Discretionary Review Hearing
Case Number 2014.1043 D
Full Analysis
55 Montana Street

Aerial Photo: View Looking South

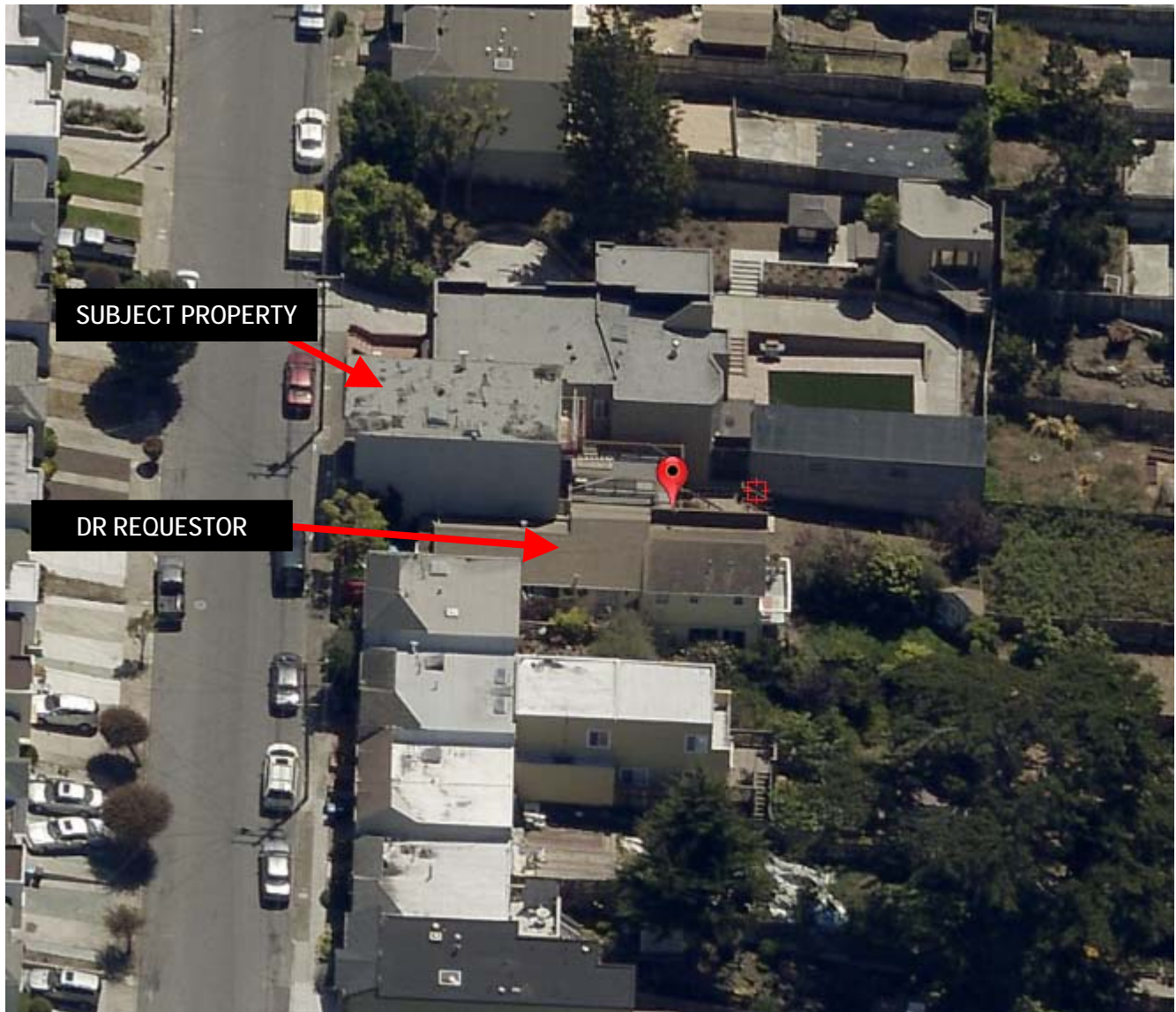
Image Date: 6/19/2013



Discretionary Review Hearing
Case Number 2014.1043 D
Full Analysis
55 Montana Street

Aerial Photo: View Looking East

Image Date: 6/19/2013



Discretionary Review Hearing
Case Number 2014.1043 D
Full Analysis
55 Montana Street

Aerial Photo: View Looking North

Image Date: 3/11/2010



Discretionary Review Hearing
Case Number 2014.1043 D
Full Analysis
55 Montana Street

Aerial Photo: View Looking West

Image Date: 3/13/2010



Discretionary Review Hearing
Case Number 2014.1043 D
Full Analysis
55 Montana Street

Aerial Photo: View Looking South

Image Date: 3/13/2010



Discretionary Review Hearing
Case Number 2014.1043 D
Full Analysis
55 Montana Street

Aerial Photo: View Looking East

Image Date: 3/13/2010



Discretionary Review Hearing
Case Number 2014.1043 D
Full Analysis
55 Montana Street

Google Street View Photo

Image Date – January 2014



Discretionary Review Hearing
Case Number 2014.1043 D
Full Analysis
55 Montana Street

CASE NUMBER:
For Staff Use only

14.104301

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: Isabel C. Paredes		
DR APPLICANT'S ADDRESS: 59 Montana Street	ZIP CODE: 94112	TELEPHONE: (415)342-2100

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Shu Ying Lian and Gui Zhen Chen Owners / Sponsor Jeff Chow		
ADDRESS: 55 Montana Street	ZIP CODE: 94112	TELEPHONE: (415) 373-2930

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: cristinaparedessf@gmail.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 55 Montana Street	ZIP CODE: 94112
CROSS STREETS: Plymouth Ave. / Summit St.	

ASSESSORS BLOCK/LOT: 7067 /027	LOT DIMENSIONS:	LOT AREA (SQ FT): 3,123	ZONING DISTRICT: RH-1	HEIGHT/BULK DISTRICT: 40-X
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3. Project Description

Please check all that apply

Change of Use ☐ Change of Hours ☐ New Construction ☐ Alterations ☒ Demolition ☐ Other ☐

Additions to Building: Rear ☒ Front ☐ Height ☐ Side Yard ☐
Single Family Home

Present or Previous Use:

Proposed Use: Addition of game room at rear of property with roof deck above structure

Building Permit Application No. 20123.08.01.3332

Date Filed: August 1, 2013

14.1043D

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

The illegal rear yard addition and roof top deck was built without a permit. The deck and game room wraps around 59 Montana Street. The addition is within inches of 59 Montana - completely blocking windows of all light and air. The owners of 55 Montana Street have refused to acknowledge complaints, and have refused to discuss the complaints with 59 Montana. The SF Building Department issued a NOV. The current permit application removes a wraparound portion of the addition towards the rear of 59 Montana.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

See Attached.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

See Attached.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See Attached.

14.10430

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:

Isabel C Paredes

Date:

6-26-2014

Print name, and indicate whether owner, or authorized agent:

Isabel C. Paredes, Owner

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:☐ Required Material.☐ Optional Material.☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: San VelleDate: 4/26/14

REQUEST FOR DISCRETIONARY REVIEW

55 MONTANA STREET

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project. How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

This Request for Discretionary Review is submitted by the owner of 59 Montana Street Ms. Isabel Paredes (DR Applicant). The owners of 55 Montana constructed an illegal rear addition and roof deck within inches of 59 Montana. The illegal structure completely blocks windows, light and air. 55 Montana now seeks to legalize the structure. 59 Montana objects to the plans as submitted and seeks further modification to protect light, air, space, privacy, and to comply with the residential design guidelines.

HISTORY:

The lots located at 59 Montana Street and 55 Montana Street were at one time a single property, with a cottage like home built upon the property located at 59 Montana Street. In the 1960's the property was divided. The existing home located at 59 Montana overlapped onto the newly divided property.

In 1964, an Easement Agreement was executed and recorded. The Easement Agreement allows for the overlapping improvement onto the neighboring property. The rectangular shaped easement is approximately 6 feet by 15 feet. A copy of the land survey and easement agreement document is attached hereto as Exhibit 1.

In 1965, 55 Montana Street was constructed. 55 Montana is a large box like structure situated toward the front of the property and up slope from 59 Montana Street. Paredes purchased 59 Montana Street in 1987. Paredes has lived at her home for over twenty years without any dispute.

In 2010, 55 Montana Street was purchased by a new owner. The new owners embarked on an aggressive construction project without notice and without regard to the neighboring property owners.

The owners of 55 Montana built the new deck and enclosed game room within a few inches of Ms. Paredes' home. The addition completely wraps around the easement, the "deck" walls completely cover the side of Ms. Paredes' home. The windows in the affected area are covered with plywood walls that extend from the ground to above the roof top of 59 Montana. The "deck" exceeds 10 feet in height from original grade. In fact, the deck exceeds the roof height of the 59 Montana Street. The result is unsightly, unsafe, and in violation of numerous city of San Francisco Residential Design Guidelines.

The new owners of 55 Montana did not provide any notice to Ms. Paredes regarding the building of the large addition to the rear property as required by Planning Code Section 311. Numerous complaints were made to the San Francisco Building Department regarding the "deck" and enclosed addition to the rear of 55 Montana Street.

It appears the first three building permits were issued in good faith by the Building Inspection Division. The 55 Montana owner, elected to build a structure differently than the approved plans. The unapproved expansion of the scope of the work resulted in numerous stop-the-work orders being issued by the Building Inspection Division. These work orders became so numerous and confusing that the building permit was finally revoked.

Photos of the respective properties and the construction impacts are attached hereto as Exhibit 2. Photographic Locations are shown in Exhibit 2A.

The owners of 55 Montana now seek to legalize the illegal roof deck and game room structure. The area beneath the "deck" (game room) is completely enclosed, thereby blocking all air, light, view, and safety access from the neighboring 59 Montana Street.

The "deck" completely encloses portions of the neighboring house at 59 Montana. The result is a dark, tomb like atmosphere. The illegal structure has been built in an extremely invasive manner, such that the owners of the 59 Montana feel unsafe. The darkness, lack of air, mildew, blocking of emergency access, and the lack of the required firewall have created extreme and unacceptable conditions to the neighboring property. The owner of 59 Montana has further experienced noxious and toxic odors arising from the untreated "deck" walls during rainy weather conditions. Excessive water becomes trapped in the narrow gap between the new "deck" walls and 59 Montana Street.

PLANNING CODE AND DESIGN GUIDELINES

San Francisco has adopted a Planning Code for the purpose of protecting its citizens by promoting public health, safety, peace, morals and general welfare.

“This City Planning Code is adopted to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare, and for the following more particularly specified purposes: ... To provide adequate light, air, privacy and convenience of access to property...” San Francisco Planning Code Section 101 (c).

In addition to the Planning Code, San Francisco requires adherence to the Residential Design Guidelines. “Application of the Guidelines is a mandatory step in the permit review process and all residential permit applications must comply with both the Planning Code and the Residential Design Guidelines.” **San Francisco Design Guidelines Page 4.**

The mandatory Residential Design Guidelines were ignored by the owners of 55 Montana Street. “The residential Design Guidelines apply to all residential projects in RH (Residential House) and RM (Residential Mixed) zoning districts.” **San Francisco Design Guidelines Page 4.**

“Projects must comply with the design principles as stated in the Guidelines.” **San Francisco Design Guidelines Page 6.**

The Residential Design Guidelines that were violated by 55 Montana Street, include but are not limited to the following: Out of scale addition, failure to account for topography, light and air impacts, and others.

The rear yard addition and deck structure at 55 Montana violates several important design guidelines.

“When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered.” Residential Design Guidelines, Page 16 (emphasis added).

“Though the Planning Code establishes the maximum building envelope by dictating setbacks and heights, the building must also be compatible with the form of surrounding buildings.” Residential Design Guidelines, Page 28. (emphasis added).

“Building Scale”

DESIGN PRINCIPAL: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character. Guideline: Design the scale of the building to be compatible with the height and depth of surrounding buildings. **San Francisco Design Guidelines Page 23.**

The deck and game room addition at 55 Montana Street is grossly out of scale with the neighboring property. The permit plans are deficient as they fail to show the height of the deck structure, as well as the original grades of the property. The large box like structure at 55 Montana is a textbook example of an out of scale structure, when juxtaposed with the smaller, sloped roof cottage-like structure at 59 Montana Street.

Reducing the height of the deck structure and requiring an adequate 5 ft. set back around the entire neighboring structure would minimize the impacts of this construction project.

"Topography"

"DESIGN PRINCIPLE: Place the building on the site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings." **San Francisco Design Guidelines, Page 11.**

The "deck" constructed at 55 Montana fails to consider important topography, and the placement of surrounding buildings. The "deck" structure over powers the smaller cottage-like home on the adjacent property. The "deck" height exceeds the roof top of the neighboring home, and closely crowds around the home at 59 Montana Street. The over powering size of the "deck" dwarfs the neighboring home, and creates an invasive and intrusive impact upon the neighboring home.

Furthermore, the topography of the site comes into play, as the site slopes significantly downwards toward the back end of the properties. 55 Montana is built at the front of its property line whereas, 59 Montana is set back from the front property line. As a result, there is a mismatch between the scale and location of the respective properties on the site. The overlapping easement further complicates matters.

All of these important design considerations were ignored during the construction of the "deck" and the enclosed game room. As a result, the "deck" completely engulfs a portion of the home located at 59 Montana, without regard to the severe impacts to 59 Montana Street.

The deck and rear yard construction at 55 Montana represents a text book example of invasive and over powering structure which fails to account for the scale of the neighboring property.

"Rear Yard"

GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties." **San Francisco Design Guidelines, Page 16.**

"When expanding a building into the rear of a yard, the impact of that expansion on light and privacy for abutting structures must be considered." **San Francisco Design Guidelines, Page 16.**

The “deck” structure at 55 Montana violates the requirement that light and privacy impacts be minimized to neighboring properties. By building plywood walls inches from the adjacent home located at 59 Montana Street, the owners of 55 Montana completely cut off all light sources to a substantial portion of the 59 Montana Street home. Furthermore, by blocking several windows with plywood walls, the safety and security of 59 Montana is compromised. The invasive impact of the walls violates Ms. Paredes privacy in her own home.

The new plans submitted for the 311 process addresses some of the issues by providing a set back at the rear portion of the deck/game room structure and relocating the stairs. However, these revisions do not go far enough to address the light and privacy issues. The bulky addition will cast shadows on 59 Montana Street. The set back is limited and/or non-existent at the pop-out easement portion of 59 Montana Street. The owner of 59 Montana Street seeks a sufficient set back around the entire easement pop-out, to provide a sense of safety and privacy, as well as provide adequate light and air surrounding the property.

The structure as currently built is extremely aggressive and appears to be built for the purposes of harassing the owners of 59 Montana Street. An adequate set back around the entire easement pop out is necessary to restore the sense of privacy and safety that the owner of 59 Montana Street experienced prior to the illegal construction.

“Rear Yard Cottages”

GUIDELINE: Articulate the building to minimize impacts on light to adjacent cottages.” **San Francisco Design Guidelines Page 21.**

“However, when a proposed project is adjacent to a lot that has a cottage used as a dwelling unit at the rear of the lot, modifications to the building’s design may be necessary to reduce light impacts to that cottage specifically.” **San Francisco Design Guidelines, Page 21.**

Provide side set backs at the rear of the building. Minimize rear projections such as decks and stairs. **San Francisco Design Guidelines, Page 21.**

The owners of 55 Montana Street violated required guidelines, which require the buildings to minimize the impacts of light to adjacent cottages. This guideline requires that decks and additions be built with set backs to provide space and light to cottages on neighboring properties. 55 Montana ignored the impacts of the “deck” on the neighboring property. In fact, the “deck” seems to be built with the specific intent to cut off light sources to 59 Montana Street.

55 Montana is a large box like structure which over powers the adjacent property. 59 Montana is set back from the front property line, and is a smaller structure located down slope from 55 Montana. The combination of these factors requires a minimization of rear projections such as decks and stairs. **Residential Design Guidelines Page 21.**

The deck and game room structure must be set back all around the entire easement area to allow for proper reduction of impacts upon the cottage. Furthermore the height of the deck structure must be reduced to avoid shadow impacts.

Exceptional and Extraordinary Circumstances

There are a number of exceptional and extraordinary circumstances which give rise to the current request for discretionary review. The primary issue relates to the easement pop-out. The Residential Design Guidelines and Planning Code provide for a wide variety of neighbor conflicts. However, easement issues are not directly addressed.

Perhaps more importantly is the extraordinarily aggressive nature in which the owners of 55 Montana have proceeded with the illegal construction project. The deck and game room addition were built without permits, and in violation of numerous building codes and residential design guidelines. Grades were changed, run off water diverted (directing storm water to the foundation of 59 Montana Street, a clear violation of the building code) windows were boarded up, mildew arose, and noxious toxic smelling plywood have caused serious detriment to the occupants including preschool aged children of 59 Montana Street.

These conditions have existed since early in the construction process and continue to exist. The owner of 59 Montana Street seeks Discretionary Review, to ensure that if a permit is granted to 55 Montana, the property is brought within full compliance with the Planning Code and Residential Design Guidelines to fully curtail the existing abuses.

The owners of 59 Montana seek additional protection to address the past abuses by 55 Montana, included but not limited to additional set backs to offer added safety and privacy.

2. Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

The owners of 55 Montana built an illegal deck and game room structure which has completely blocked windows, light and air to the 59 Montana Street Property. The current structure ignores the Planning Code and ignores the residential design guidelines. The owners of 59 Montana have been living with boarded up windows, and a structure that is basically on top of their home, with little or no regard to their well being. The impacts as they currently exist are not reasonable.

The revised design as submitted in an attempt to legalize the structure does not adequately protect the privacy, light and air of 59 Montana Street.

Aggressive building tactics have become common place in many areas of San Francisco. It has taken years for the illegal structure at 55 Montana to be addressed. In the meantime, the owners of 59 Montana Street have been forced to deal with the ill effects on a long term basis. The other residents in the neighborhood have been outraged by the illegal construction activities, and the neighbors are concerned that this type of aggressive illegal construction will ruin the character of their neighborhood.

59 Montana has gathered 48 signatures of neighbors in support of 59 Montana's objection (refer to Exhibit 3).

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

The plans submitted by 55 Montana fails to show the height of the deck structure. The owners of 59 Montana seek to have the deck lowered so that it is limited to 10 feet above the original grade and complies with the San Francisco planning code requirements. The original grade was filled during the construction processes, it is requested that 55 Montana be required to provide accurate information about the original grade, and construct the deck not to exceed the San Francisco Planning Code.

The height of the roof deck is important because it contributes to the out of scale feeling of the addition, and creates an overpowering impact to the neighboring home. During the construction project, workers often sat on the roof of 59 Montana Street for their rest breaks. Ms. Paredes felt this access to her roof invaded her privacy and sense of space. The sloping roof at 59 Montana is incompatible from a design standpoint with a neighboring deck which exceeds the height of the neighboring roof. There is concern that the excessive height coupled with the close proximity invades the space and privacy of 59 Montana, and is further incompatible, as the deck structure over powers the neighboring cottage-like home.

The owners of 59 Montana have expressed concerns that the current roof deck configuration allows for debris to be thrown on their roof, between the buildings, concerns of safety and persons attempting to access their roof top, and concerns about fire danger from cigarette butts.

The distance from the house at 59 Montana to the deck should be at least 5'0". This would make the light well more open and airy (The neighbor is a heavy smoker and the smoke gets into 59 Montana through the window). Sufficient set back would minimize the migration of the toxic smoke into 59 Montana. It should be noted that none of the tenants at 59 Montana smoke and that there are young children living in the house.

Attached is a drawing of proposed modification to the deck structure (Exhibit 4).

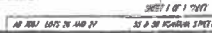
Clarification Needed

Show the pop out on the proposed project for all three plans, shown on A 2.1.(The 311 plans of the proposed design are shown with three different configurations.)

Show on a plan, a clear method of not directing storm water onto the 59 Montana property and under its foundations.

EXHIBIT 1
Land Survey and Easement Agreement

Image not to scale



(1.2) Easement Agreement

1 of 2

BOOK 4811 PAGE 740

AGREEMENT AS TO OVERLAPPING IMPROVEMENTS

THIS AGREEMENT made this 21st day of August, 1964, between B. W. RHODES party of the first part and CLARK W. RHODES and FAREN C. RHODES, his wife, parties of the second part.

WHEREAS, the parties of the second part are the owners of that certain parcel of land situate in the City and County of San Francisco State of California and particularly described as follows:

BEGINNING at a point on the southerly line of Montana Street, distant thereon 200 feet easterly from the easterly line of Plymouth Avenue; running thence easterly along said line of Montana Street 25 feet; thence at a right angle southerly 125 feet; thence at a right angle westerly 25 feet; thence at a right angle northerly 125 feet to the point of beginning.

Being a portion of Lot 2, Block "T" Railroad Homestead Association.

WHEREAS, the party of the first part is the owner of that certain parcel of land situate in the City and County of San Francisco, State of California and particularly described as follows:

BEGINNING at a point on the southerly line of Montana Street, distant thereon 225 feet easterly from the easterly line of Plymouth Avenue; running thence easterly along said line of Montana Street 25 feet; thence at a right angle southerly 125 feet; thence at a right angle westerly 25 feet; thence at a right angle northerly 125 feet to the point of beginning.

Being a portion of Lot 2, Block "T" Railroad Homestead Association.

WHEREAS, the building situate on the lot of the parties of the second part does on its easterly line overlap and extend over on the lot of the party of the first part to the extent of 5 feet, 11-3/4 inches; and

WHEREAS, the party of the first part does not desire to put the parties of the second party to the inconvenience and expense of removing said building from said lot.

NOW THEREFORE, THIS AGREEMENT WITNESSETH:

That for and in consideration of the sum of \$1.00 to them in hand paid by the parties of the second part, the party of the first part does hereby grant to the parties of the second party, during such time as the building now on the lot of the parties of the second part, above described shall remain on said lot of the parties of the second party, the right and privilege to maintain such portions of said building as now rest on or over said lot of the party of the first part in their present location and position.

IN THE EVENT, that the building now situate on the above described lot of the parties of the second part shall be removed or destroyed, all rights herein granted to the parties of the second part shall cease and terminate.

IN CONSIDERATION of this agreement and of the grant therein contained the parties of the second part agree not to assert any prescriptive right by reason of the past maintenance of the aforesaid building of the parties of the second part in its present location.

Easement Agreement

2 of 2

THIS AGREEMENT shall insure to and be binding upon the heirs, executors, administrators and assigns, of each of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed these presents, in duplicate, the day and year first hereinabove written.

W. Rhodes
First Party

W. Rhodes

W. Rhodes
Second parties

STATE OF CALIFORNIA,
City and County of San Francisco

On this 21st day of August in the year one thousand nine hundred and Sixty Four
before me, the undersigned, a Notary Public in and for the

City and County of San Francisco State of California,
duly commissioned and sworn, personally appeared R. W. Rhodes, Clark W. Rhodes, and Karen C. Rhodes

claiming to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the City and County of San Francisco the day and year in this certificate first above written

Charles F. Rhodde
Notary Public in and for the City and County of San Francisco State of California

Cowdery's Form No. 34--(Acknowledgment--General) (C. C. Sec. 1189)

My Commission Expires 6/30/65

NORTH H CO'S TITLE INS. CO

BOOK 1811 PAGE 748

N20067

1964 SEP -2 PM 2:00

2

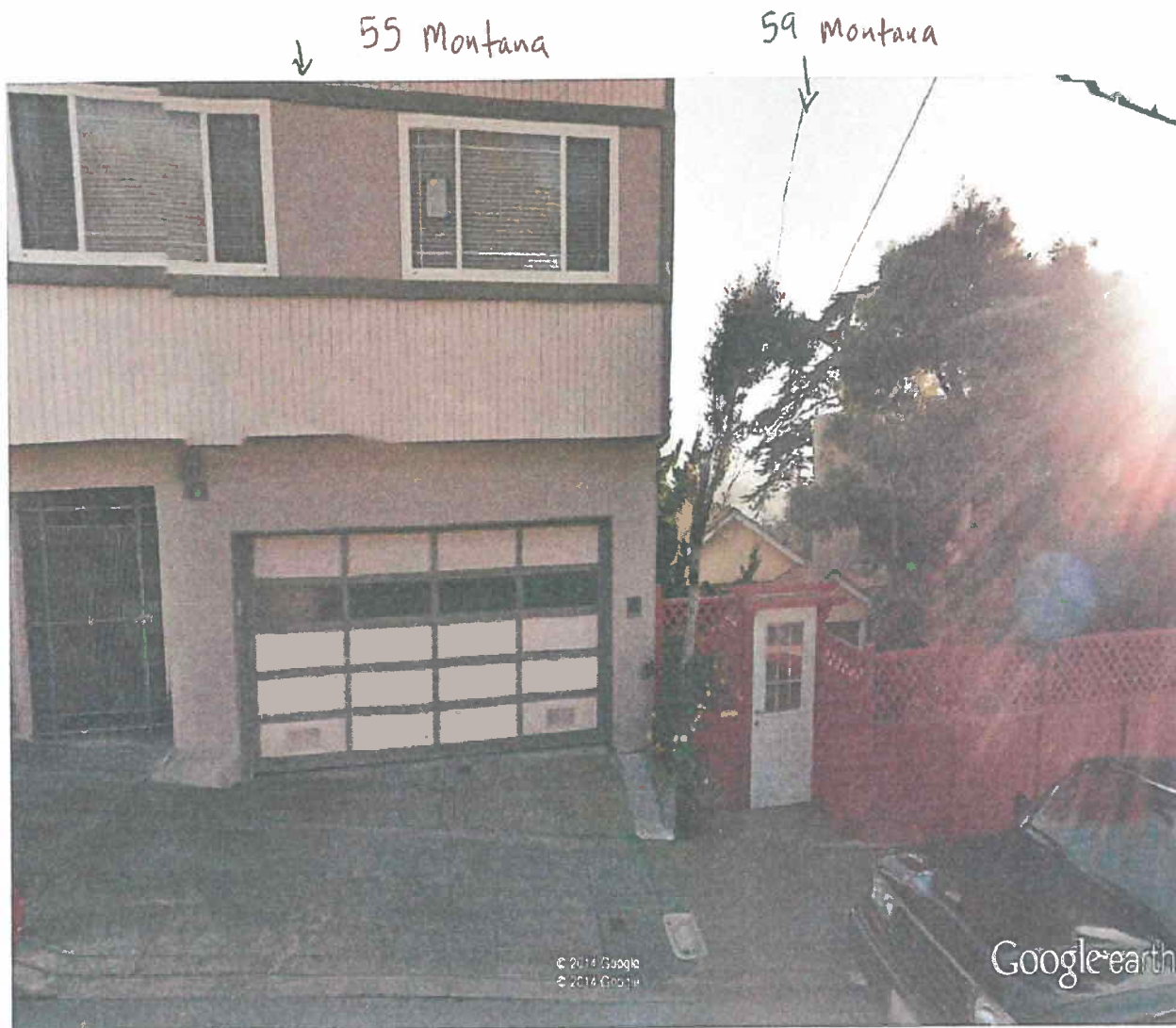
SAN FRANCISCO, CALIF.
MARTIN MORGAN

RECORDING FEE \$2.00

EXHIBIT 2
Photographs

14.1043D

(2-1) North elevations (facing 55 and 59 Montana St.)



Google earth

feet 10
meters 3



(2-2) Aerial photo, before onset of construction.

50 Montana St - Google Maps

59
Montana
↓

55
Montana
↓

<https://www.google.com/maps/preview>



Before construction

(2-3) Aerial photo, recent



(2-4) Plan view of stairs from deck to grade at 55 Montana; game room addition at south end of "pop out" at 59 Montana South Elevation 55 Montana top floor deck (red upper deck) is not a part of the current construction project.



(2-5) View from 59 Montana window facing East towards deck wall. Note the adjacent window (facing south) is also blocked by the deck wall of 55 Montana St.



View from window 59 Montana

(2-6) View looking down to concrete pads forming drainage to foundation of 59 Montana. Width of access (at southeast corner) from "55 wall" to southeast corner of "59 pop out wall" is 7 inches. Access to plumbing is too restrictive.



(2-7) Looking westerly from Exhibit (2-6). Along the Easterly wall the access space is 15.5 inches.

Deck wall at 55 Montana St



Pop out wall at 59 Montana St

(2-8) Looking easterly (southern portion) from 59 Montana roof.



(2-9) Current inaccessible debris between 59 and 55 Montana St.

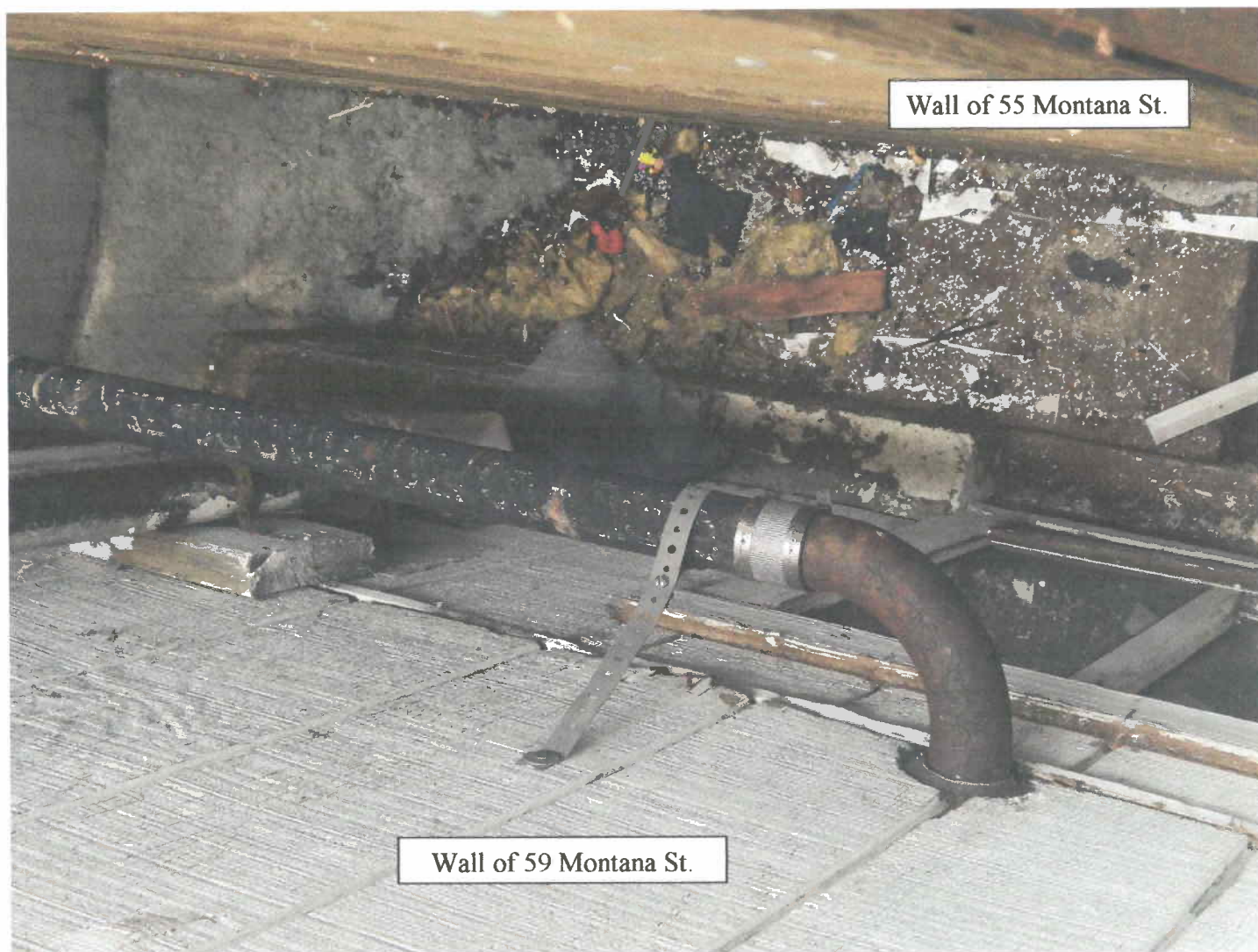


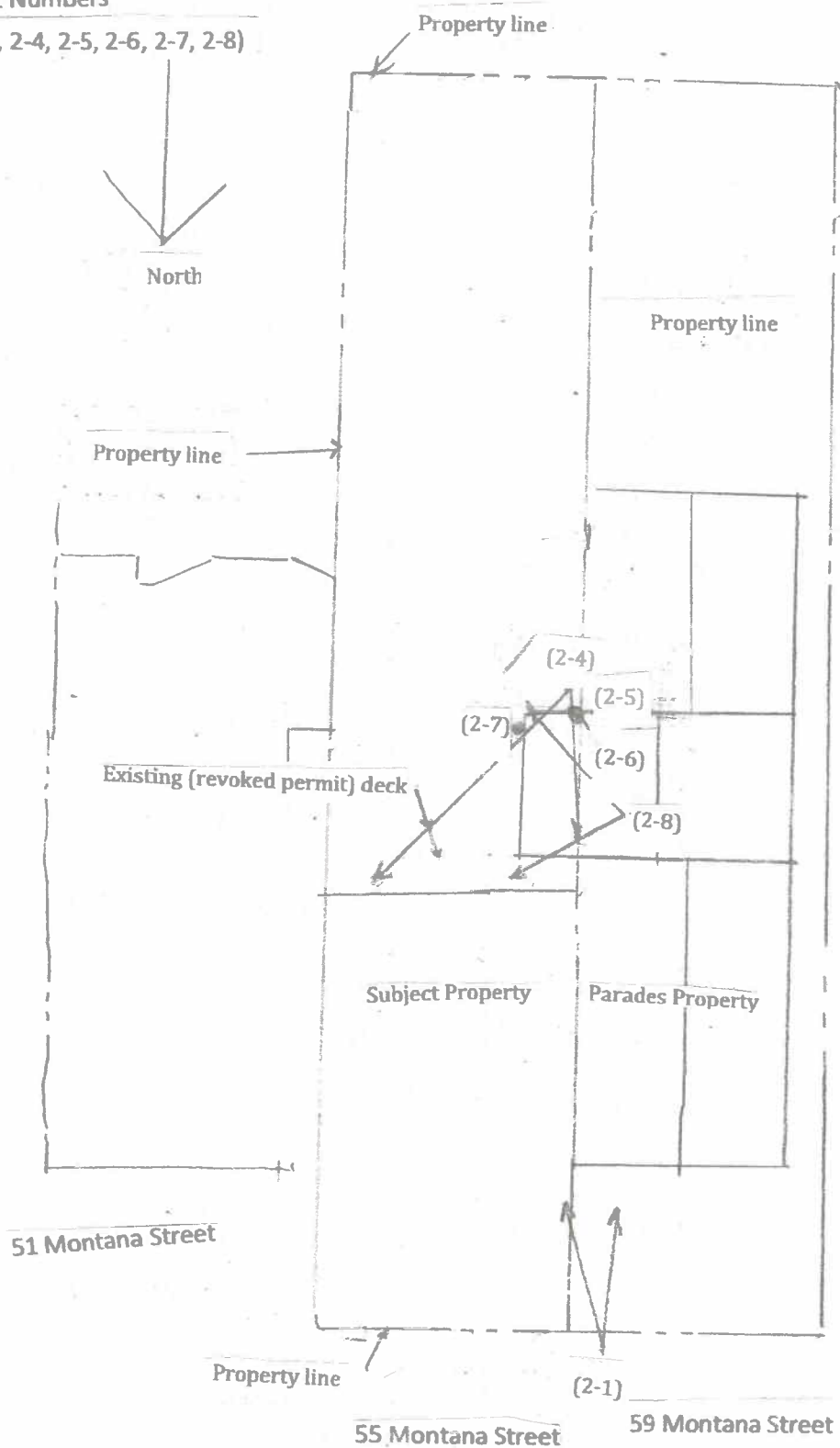
EXHIBIT 2.A

EXHIBIT 2.A
Photographic Location

Photographic Locations

Exhibit Numbers

(Referencing 2-1, 2-4, 2-5, 2-6, 2-7, 2-8)



55 Montana Street, San Francisco CA 94112

EXHIBIT 3
Signatures of Support

- 7 Edward C Rauden 59 Montana St SF CA 94112 6214
 x Andrew Basser 67 Montana St 415 321-9212
Gloria Jimenez 250 Holloway Ave SF, CA 94112
Francisco Orozco 2818 San Jose ave SF. CA 94112
Kimberley Thompson 688 Plymouth Ave SF 94112
Penny Zhu 1 11
Joel Wiley 638 Plymouth SF 94112
Alfred Parnes 628th Plymouth Ave St, CA 94112
Ben Johnson 80 REGENT ST. ^{SF, CA} 94103
Silvestre Santillan 80 Minerva St 94112
John Avegallio 50 Minerva St 94112
Allen Ogi 57 Minerva St 94112
Sergio Suarez 8 Minerva St 94112
Maria Castro 307A Judith Court 94800
Ly Ching 110 SUMMIT ST.
Franklin 200 Summit St
Jennifer Moran 194 Beverly St SF 94132
Jayson Mejia 194 Beverly St 94112
 x ALEX PENLIN 51 MARINA ST 94112
 x CARLOS VILALTA 35 MONTANA
 x Edith Santos 31 Montana
 x Shirley Forehand 27 Montana St. 94112

- x Quincy Summs 23 Montana St. 94112
- Karl von Tiesenhausen 141 Summit St 94112
- Brian Spady 6 Minerva St, SF, CA 94112
- Matt Kulech 12 Minerva St CA 94112.
- Billy Wilson 150 Holloway Ave 94112
- Patricia 1336 20th Ave 94122
- x Charles Moore 54 Montana St 94112
- Stephanie Dennis 255 Ashton Ave 94112
- James H. Wilson 700 Plymouth Ave 94112
- Jonny W. Hinton 74 Montana St 94112
- x Nolan Adams 64 Montana St 94112
- Nathaniel Kung 400 Lafayette Dr. S.F. 94112
- x Jessica Kirk Murphy 89 Montana St SF 94112
- x RYAN KIRK Fry 87 Montana St SF 94112
- x Harry Owens & Yvonne 50 Montana St
- x Colin Allen 46 MONTANA, SF
- x Kelsey Hansen 32 Montana St
- x ~~_____~~ 10 MONTANA ST.
- ~~_____~~ 200 SUMMIT ST
- Mary Meyer 65 Keystone Way SF 94127
- Eric Meyer 65 Keystone Way 94127

x Amiy Moran

57 MONTANA ST. ST. CA 94112

ISABELLE MORAN

194 BERRY ST. SF. CA 94132

x OSCAR BONILLA JR

59 MONTANA ST SF. CA 94112

University of California
San Francisco



Langley Porter
Hospital & Clinics

401 Parnassus Avenue
San Francisco, CA 94143-0984
Phone (415) 476-7000

June 19, 2013

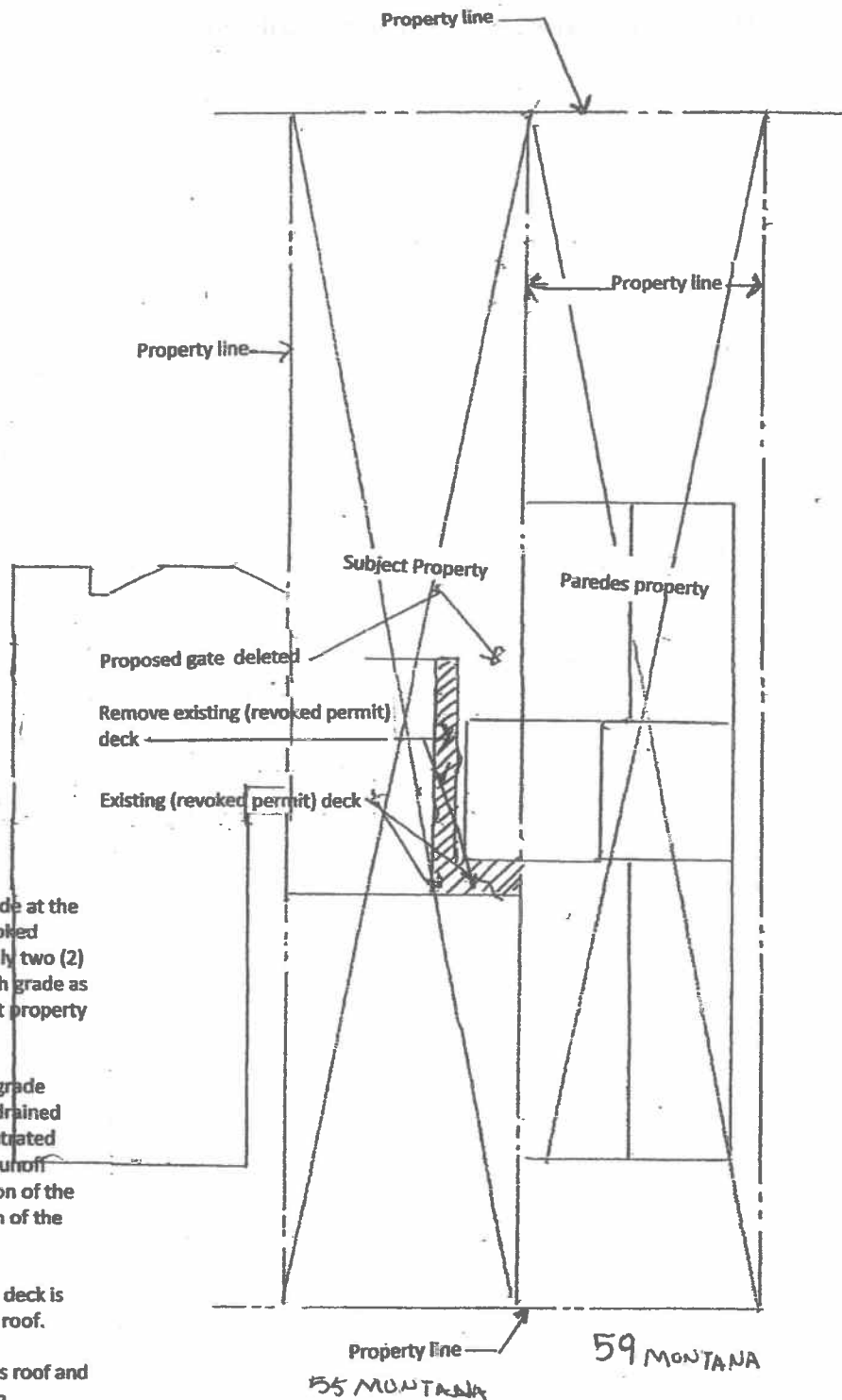
To Whom It May Concern:

I am writing this letter on behalf of my patient, Isabel Paredes, who currently resides at 59 Montana Street, San Francisco, CA 94112. Ms. Paredes has been under my medical care for the past year. I am writing to document, as a healthcare provider, the severe emotional distress that Ms. Paredes has been under as a result of an ongoing housing dispute with her neighbors. Ms. Paredes has brought in pictures of her house and her neighbor's property as evidence of the alleged illegal construction that her neighbors have been imposing upon Ms. Paredes' property. Ms. Paredes has made many efforts to put a halt to this ongoing construction, which is impinging on her property and resulting in the blockage of natural light through her windows, through her attorney, through the city government and she has also enlisted the support of ACCE (alliance of Californians for community empowerment). However her attempts so far have unfortunately been unsuccessful. Please feel free to contact me regarding any question regarding this matter.

Sincerely,


Jessica Plauche, MD
415-476-7545

EXHIBIT 4
Modification to Deck Structure



Note: Original finish grade at the area of the existing (revoked permit) deck was originally two (2) feet lower than the finish grade as presented by the subject property owner.

Revision to the existing grade cause a previously well drained area to receive a concentrated flow of storm drainage runoff which has created erosion of the bearing area of a portion of the Paredes foundation.

Existing, revoked permit deck is higher than the Paredes roof. Concerned about debris accumulation on Paredes roof and possible fire danger from discarded cigarettes. Space also needs to be provided for maintenance of Paredes structure.

55 Montana Street
San Francisco, CA
94112

Affidavit for Notification Material Preparation

Notification Map, Mailing List, and Mailing Labels

Please submit this completed Affidavit with Notification Materials. Notification Materials are required for projects subject to Neighborhood Notification and certain Planning Department applications (e.g. Conditional Use Authorization, Variance, etc.).

I, JAVIER SOLORZANO, do hereby declare as follows:

1. I have prepared the Notification Map, Mailing List, and Mailing Labels for Public notification in accordance with Planning Department requirements as referenced in the Planning Code.
2. I understand that I am responsible for the accuracy of this information, and that erroneous information may require re-mailing or lead to suspension or revocation of the permit.
3. I have prepared these materials in good faith and to the best of my ability.

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

Executed on this day, JUNE 25 2014 in San Francisco.

Date

Signature

Name (Print), Title

JAVIER SOLORZANO/OWNER

Relationship to Project, e.g. Owner, Agent (if Agent, give business name and profession)

AGENT

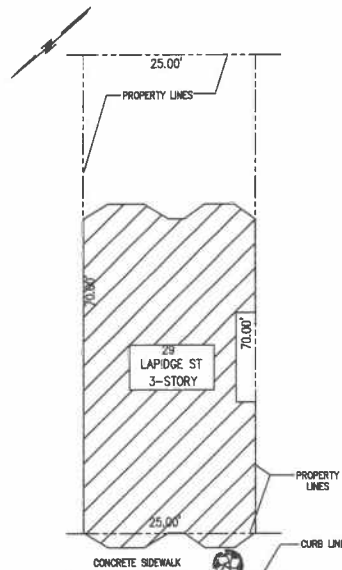
Project Address

55 MONTANA STREET - DR ONLY.

Block / Lot

7067 / 027

14.1043D



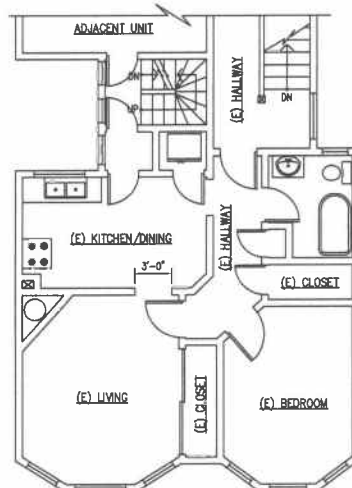
LAPIDGE STREET
SITE PLAN
SCALE 1/8" = 1'-0"

WALL LEGEND

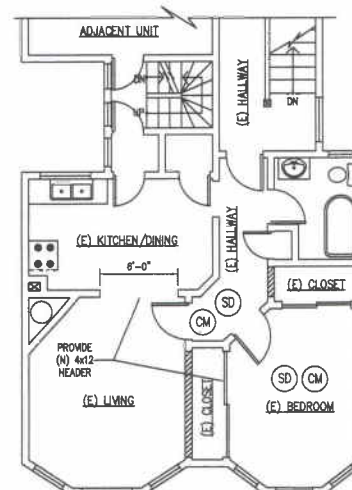
- EXISTING WALL TO REMAIN
- NEW WOOD FRAME WALL (2X4 @ 16" O.C.) (NON-BEARING)
- EXISTING NON-BEARING WALL TO BE REMOVED
- (N) SMOKE DETECTOR BATTERY OPERATED (HARDWIRED W/BATTERY BACK-UP FOR NEW AREAS)
- CARBON MONOXIDE DETECTOR (HARDWIRED W/BATTERY BACK-UP FOR NEW AREAS)

NOTE

1- ALL LAYOUT AND DETAILS INFORMATION SHOWN ON THESE PLANS ARE (E) EXISTING UNLESS NOTED OTHERWISE (N) NEW



EXISTING UNIT #1 FLOOR PLAN
SCALE 1/4" = 1'-0"



PROPOSED UNIT #1 FLOOR PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS PRIOR TO COMMENCING WORK. ANY CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND BE RESOLVED BEFORE WORK PROCEEDS. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND COORDINATE ALL REQUIRED PENETRATIONS AT FOUNDATION, FLOOR, WALL, OR ROOF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL BRACING, SHORING AND TEMPORARY SUPPORTS AS REQUIRED TO RESIST CONSTRUCTION LOADS UNTIL COMPLETION OF THE VERTICAL AND LATERAL LOAD SYSTEMS.

TIMBER CONSTRUCTION

- DESIGN CODES AND SPECIFICATIONS
 - CALIFORNIA BUILDING CODE - 2010 AND SBC
 - NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NIPFA) - CURRENT EDITION
 - AMERICAN INSTITUTE OF TIMBER CONSTRUCTION - STANDARD FOR THE DESIGN OF STRUCTURAL TIMBER FRAMING
- TIMBER FOR STRUCTURAL USE SHALL OF SPECIES AND GRADE AS FOLLOWS:
 - ROOF JOISTS/STIFFENERS DOUGLAS FIR NO. 1 OR AS OTHERWISE NOTED
 - EXTERIOR STUD WALLS DOUGLAS FIR NO. 2
 - INTERIOR STUD WALLS DOUGLAS FIR NO. 2
 - SILLS ON FLOOR SLABS OR DOUBLES WITHIN 12" OF GRADE DOUGLAS FIR NO. 2
 - PLYWOOD ROOF SHEATHING W/PRESERVATIVE TREATMENT OF GRADE 24PV4 FOR SIMPLE SPAN OF GRADE 24PV8 FOR CANTILEVER BEAM
 - PLYWOOD WALL SHEATHING DFWA CD-EXTERIOR, LD, 24/0 DFWA CD-EXTERIOR, LD, 32/16
- ALL WALLS SHALL BE COMMON WIRE NAILS OF STANDARD LENGTHS, UNLESS NOTED OTHERWISE ON DRAWINGS.
- ALL FRAMING HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL.
- BOLTS: DRILL HOLES 1/16" OVERSIZED. THREADS SHALL NOT BEAR ON WOOD. WASHERS SHALL BE PROVIDED AT ALL BOLT HEADS AND NUT BEARING ON WOOD.

CODE COMPLIANCE NOTE

ALL DESIGN AND CONSTRUCTION WORK SHALL COMPLY WITH THE FOLLOWING:

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA GREEN BUILDINGS STANDARD CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS

NOTE

1- ALL LAYOUT AND DETAILS INFORMATION SHOWN ON THESE PLANS ARE (E) EXISTING UNLESS NOTED OTHERWISE (N) NEW

SCOPE OF WORK

INTERIOR REMODEL TO UNIT #1
REVERT CLOSETS, WIDEN KITCHEN OPENING

DRAWING INDEX

- GENERAL NOTES, SITE PLAN AND UNIT #1 FLOOR PLANS

PROJECT DATA

APARTMENTS
ZONING: RTO - MISSION, 45-X
BUILDING TYPE: V-B
OCCUPANCY: R-2
LOT SIZE: 25.00' x 80.00'
LOT SQUARE FOOTAGE: 2,000 S.F.

REVISION	BY

DESIGNER: JAVIER SOLARZANO
3288 21st STREET #49
SAN FRANCISCO, CALIFORNIA 94110
(415) 724-5240

GENERAL NOTES
SITE PLAN

INTERIOR UNIT REMODEL
29 LAPIDGE STREET
SAN FRANCISCO, CALIFORNIA
ASSESSOR'S BLOCK 3588, LOT 29

Date	6/12/14
Book	AS NOTED
Drawn	VFS
Job	
Sheet	1
Of 2	Sheets



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2014.1043D

Building Permit No.: 2013.08-01-3332

Address: 55 Montana St

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fac:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: Hong Run (Wilson) Liang Owner's son.

Telephone No.: 415-307-2606 (for Planning Department to contact)

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

See Attachment 1

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

See Attachment 1

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

See Attachment 1

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>3</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms)	<u>2</u>	<u>2</u>
Parking spaces (Off-Street)	<u>1</u>	<u>1</u>
Bedrooms	<u>2</u>	<u>2</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>N/A</u>	<u>N/A</u>
Height	<u>22 ft</u>	<u>22 ft</u>
Building Depth	<u>43 ft</u>	<u>83 ft (include rear staircase)</u>
Most recent rent received (if any)	<u>N/A</u>	<u>N/A</u>
Projected rents after completion of project	<u>N/A</u>	<u>N/A</u>
Current value of property	<u>N/A</u>	<u>N/A</u>
Projected value (sale price) after completion of project (if known)	<u>N/A</u>	<u>N/A</u>

I attest that the above information is true to the best of my knowledge.


Signature

9/25/14
Date

Hong Run (Wilson) Liang
Name (please print) owner's son

Attachment 1

1. Our proposed plan should be approved because we have been following instruction from the San Francisco Planning department to legalize our structure and to meet the planning codes. We have made many plan changes to meet the planning code and successfully passed the RDT (residential design team) and we have met the residential design guideline. In addition, we have been following guidelines and requests from the planning department staff (Adrian Putra) and the RDT to make sure our proposed plan did not violate any of the planning code. Therefore, our proposed plan should be approved.
2. We will not make any changes to the proposed project because everything we have done is legal and the proposed plan is under the planning code requirement. In addition, our proposed plan has passed the RDT (Residential Design Team) and the procedure is undergoes the legal process. Furthermore, our proposed plan does not need any further changes because we have done the entire requirement from planning department to meet the planning code. Therefore, we will not make any further changes to our proposed project and it should be approved.
3. Our proposed project has no effect to the surrounding properties because our project has met the RDT requirements. We have made enough changes to meet the requirements and we feel our project is fine as it is presented right now. In addition, planning department support to our proposed project and this represent that our proposed project has met all the requirements to get to this point. Furthermore, our proposed project can provide safety to my family because our neighbor 59 Montana. St trespassed to my property through their illegal windows several times without any notification and we felt very unsecure. Also, they have been harassing my family, provided false and fake information to building department (such as: false complaints, lies to the district inspectors, and etc), and my neighbor 59 Montana St taking advantage of my family because they don't understand English, and causing lots of trouble that interferes my education. We knows that our neighbor has a lot of friends and family members to help them, that's why we do everything carefully and work with the planning staff to make sure our proposed plan is demonstrated correctly. In addition, our proposed project is for family use and the additional space can provide us a comfortable resting area, friends gathering, activities, and additional space to store our tools. Therefore, our proposed plan should be approved.



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **August 1, 2013**, the Applicant named below filed Building Permit Application No. **2013.08.01.3332** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	55 Montana Street	Applicant:	Jeff Chow
Cross Street(s):	Plymouth Ave. & Summit St.	Address:	1716 Kehoe Avenue
Block/Lot No.:	7067/027	City, State:	San Mateo, CA 94401
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 373-2930

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Side Setbacks	None	No Change
Building Depth	43 feet	83 feet (including rear staircase)
Rear Yard	82 feet	42 feet (from rear staircase)
Building Height (at the Front)	22 feet	No Change
Number of Stories	2 over basement	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	At least 1	No Change
PROJECT DESCRIPTION		
<p>The project is to legalize and modify a one-story horizontal addition, which includes a roof deck above and a staircase to access the rear yard. The proposed modifications involve removing a section of the addition located directly south of an encroaching "pop-out" belonging to the adjacent dwelling at 59 Montana Street, demolishing the existing rear staircase, and constructing a new staircase setback approximately 7 feet from the western side property line. Essentially, the modified one-story horizontal addition will maintain a 7 feet clearance from the western side property line. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Adrian C. Putra
Telephone: (415) 575-9079
E-mail: adrian.putra@sfgov.org

Notice Date: 5/29/14
Expiration Date: 6/28/14

中文詢問請電: (415) 575-9010

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

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

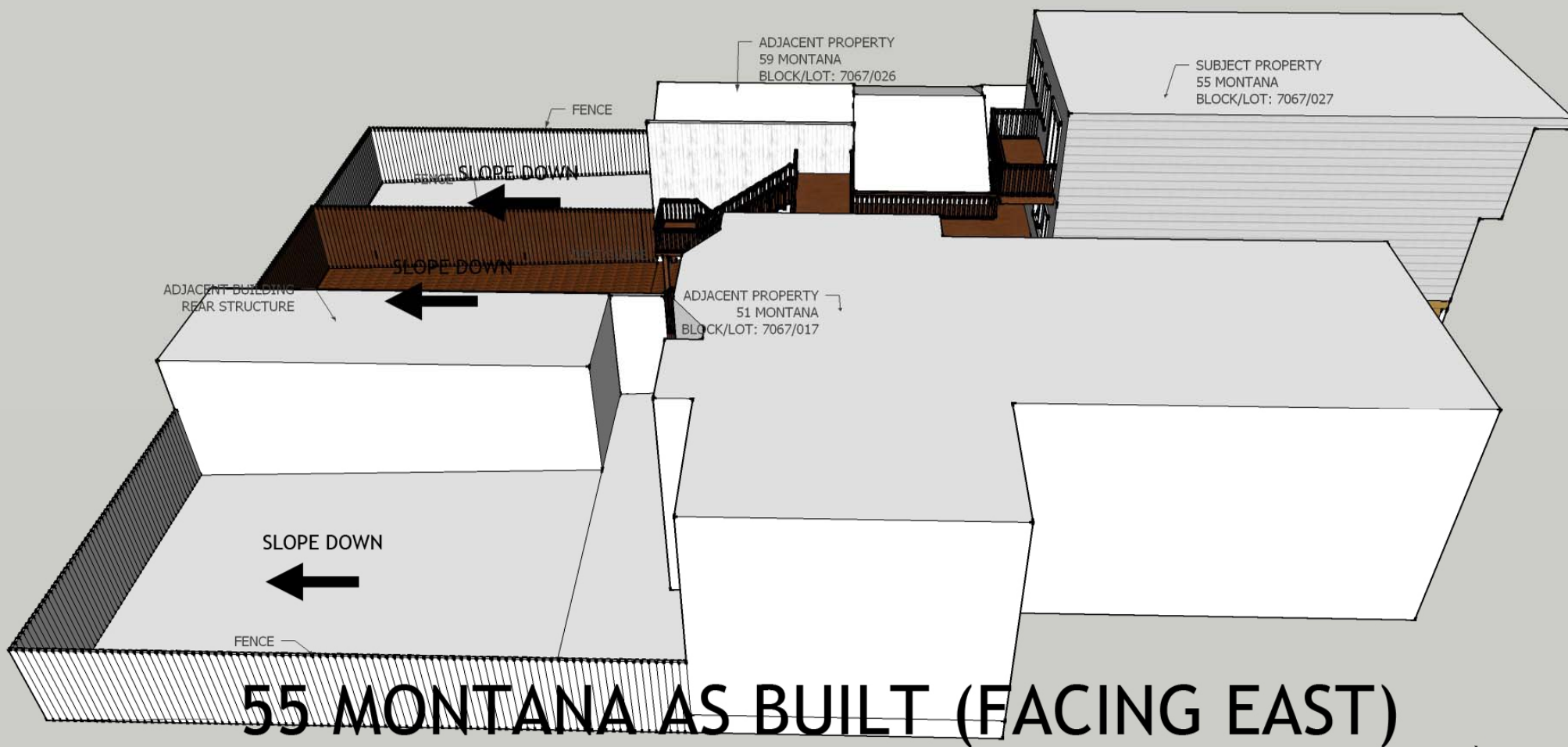
ENVIRONMENTAL REVIEW

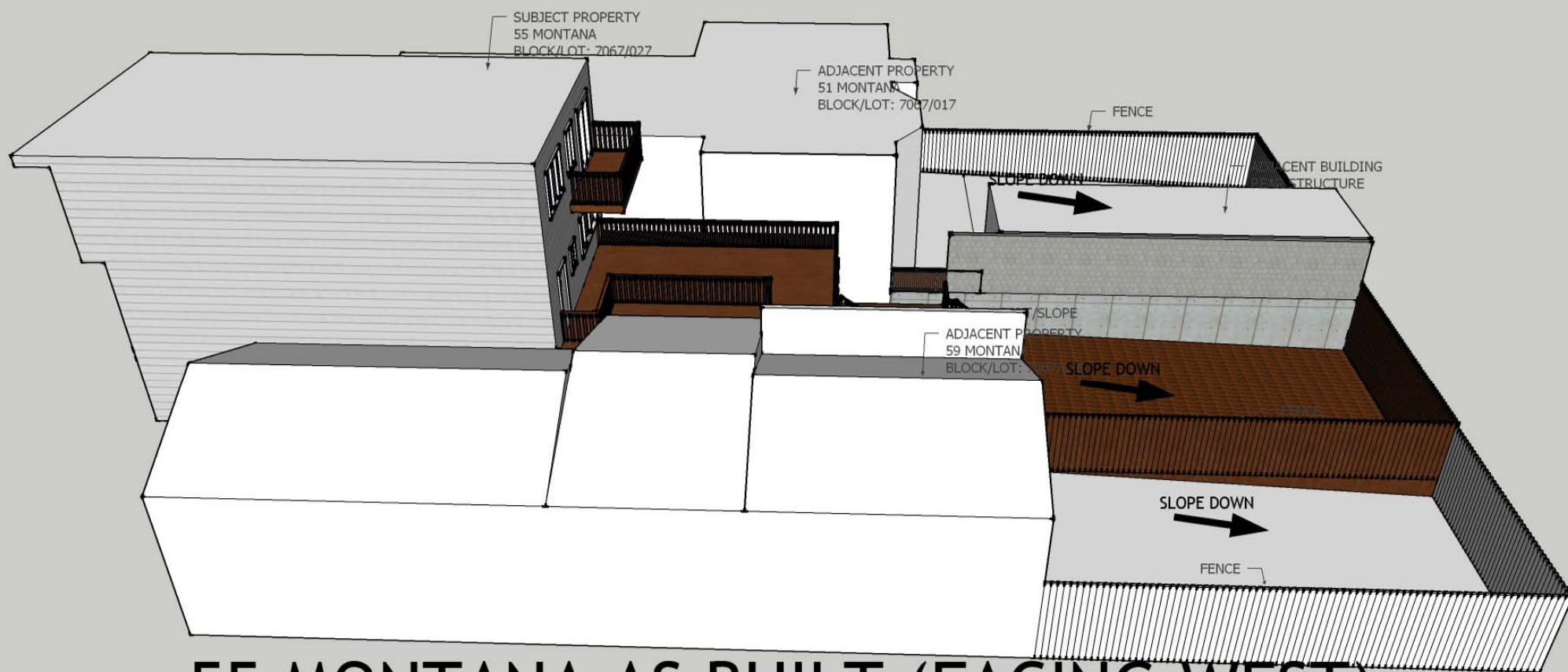
This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



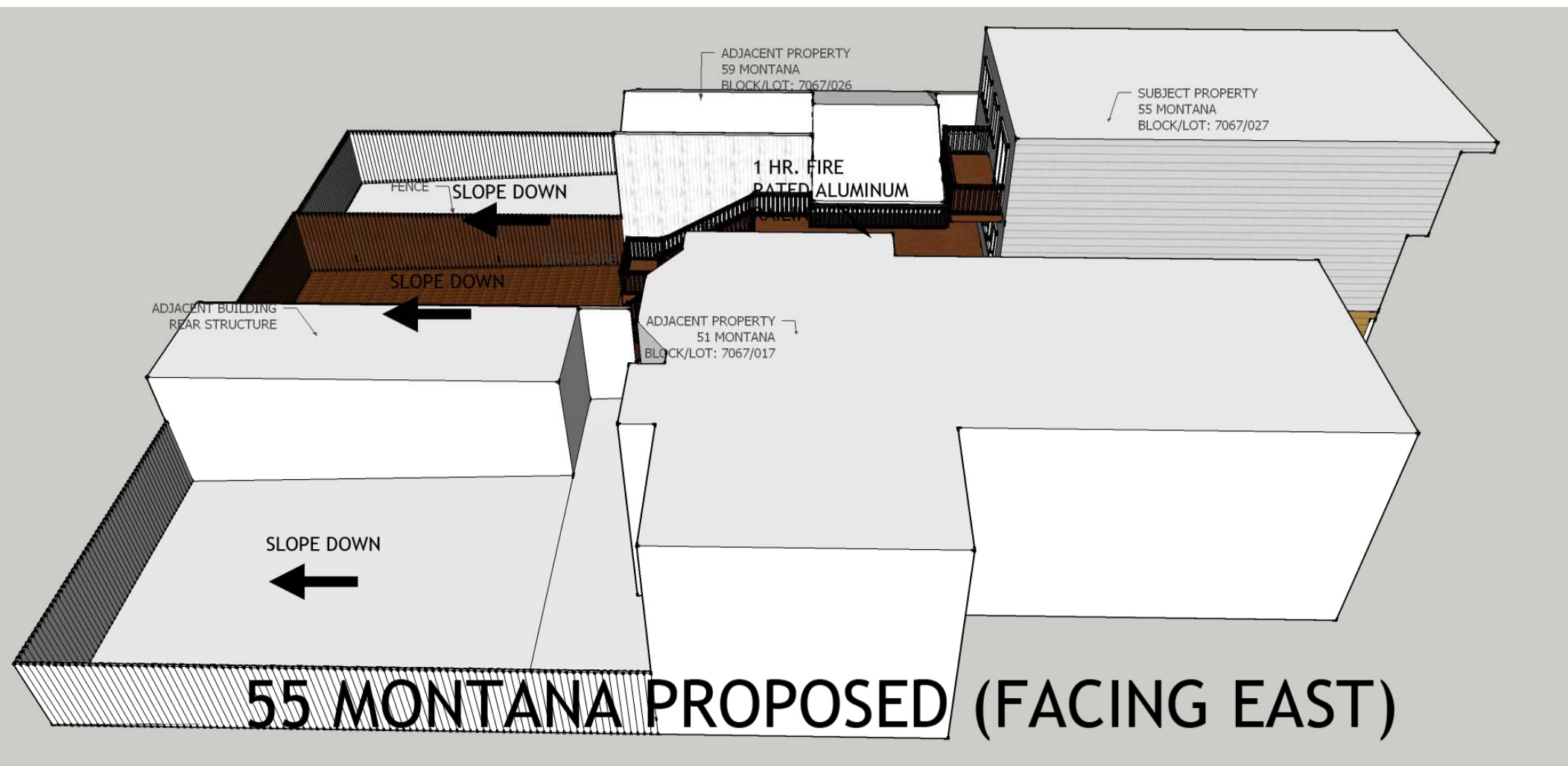
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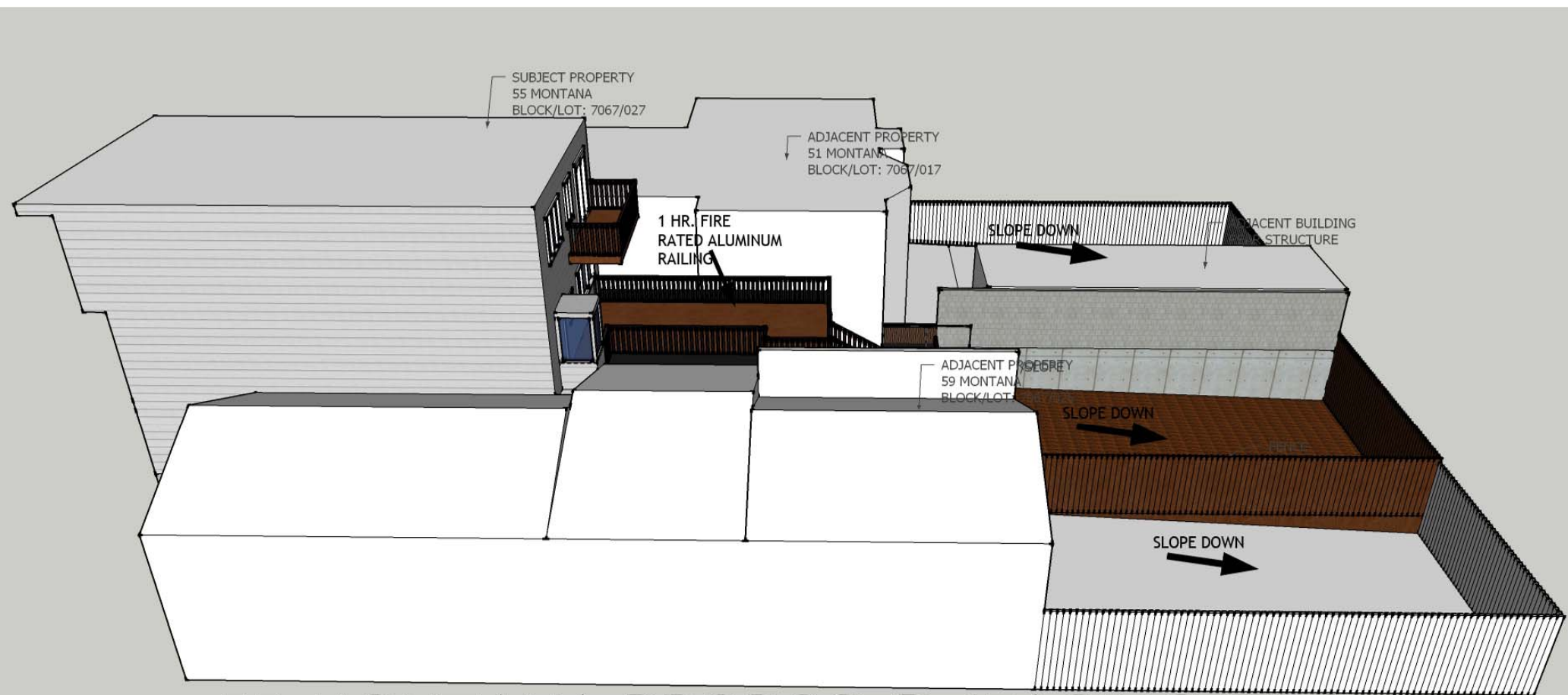




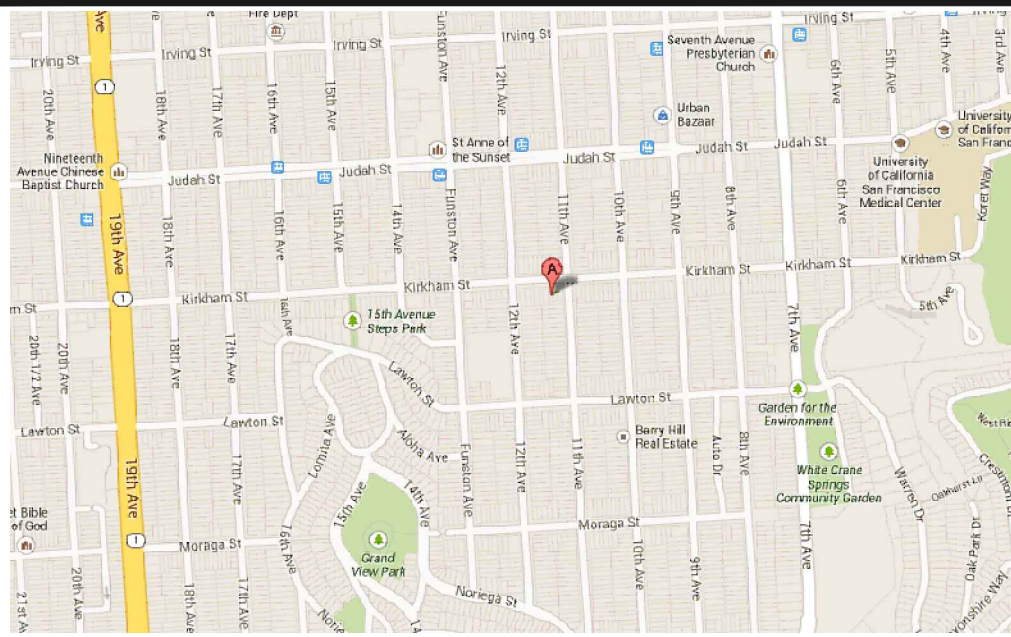
55 MONTANA AS BUILT (FACING WEST)







55 MONTANA PROPOSED (FACING WEST)



VICINITY
MAP



PHOTO #1

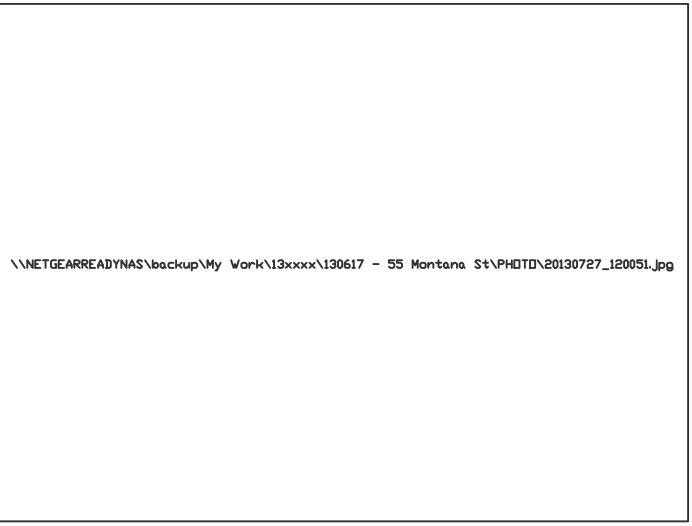


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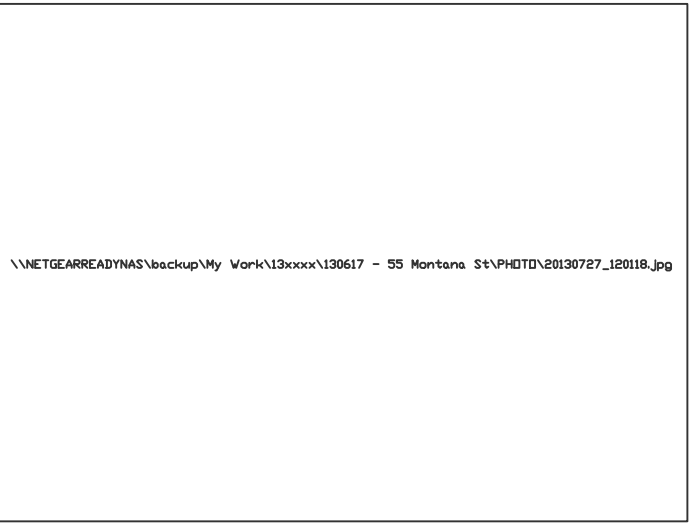
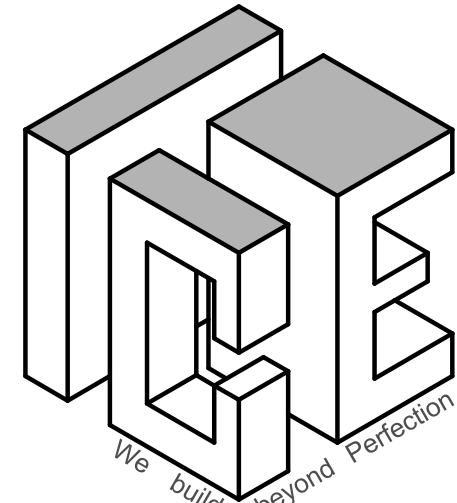


PHOTO #3



INNOVATIVE
CONSTRUCTION
ENGINEERING

APPLICANT:

GUIZHE CHEN
& SHUYING LIANG

55 MONTANA STREET
SAN FRANCISCO, CA 94112

SHEET TITLE:

SITE PLAN AND PHOTOS

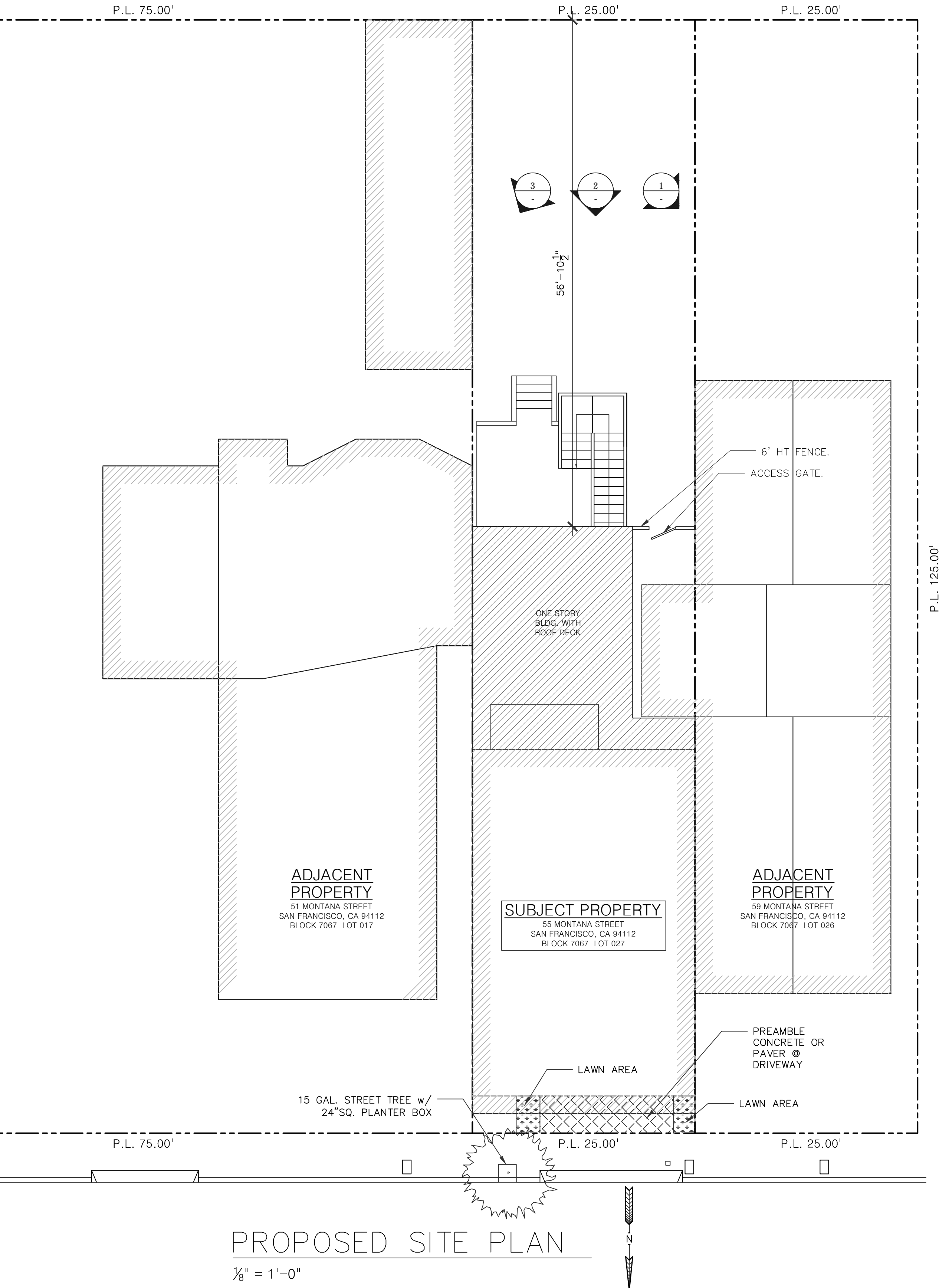
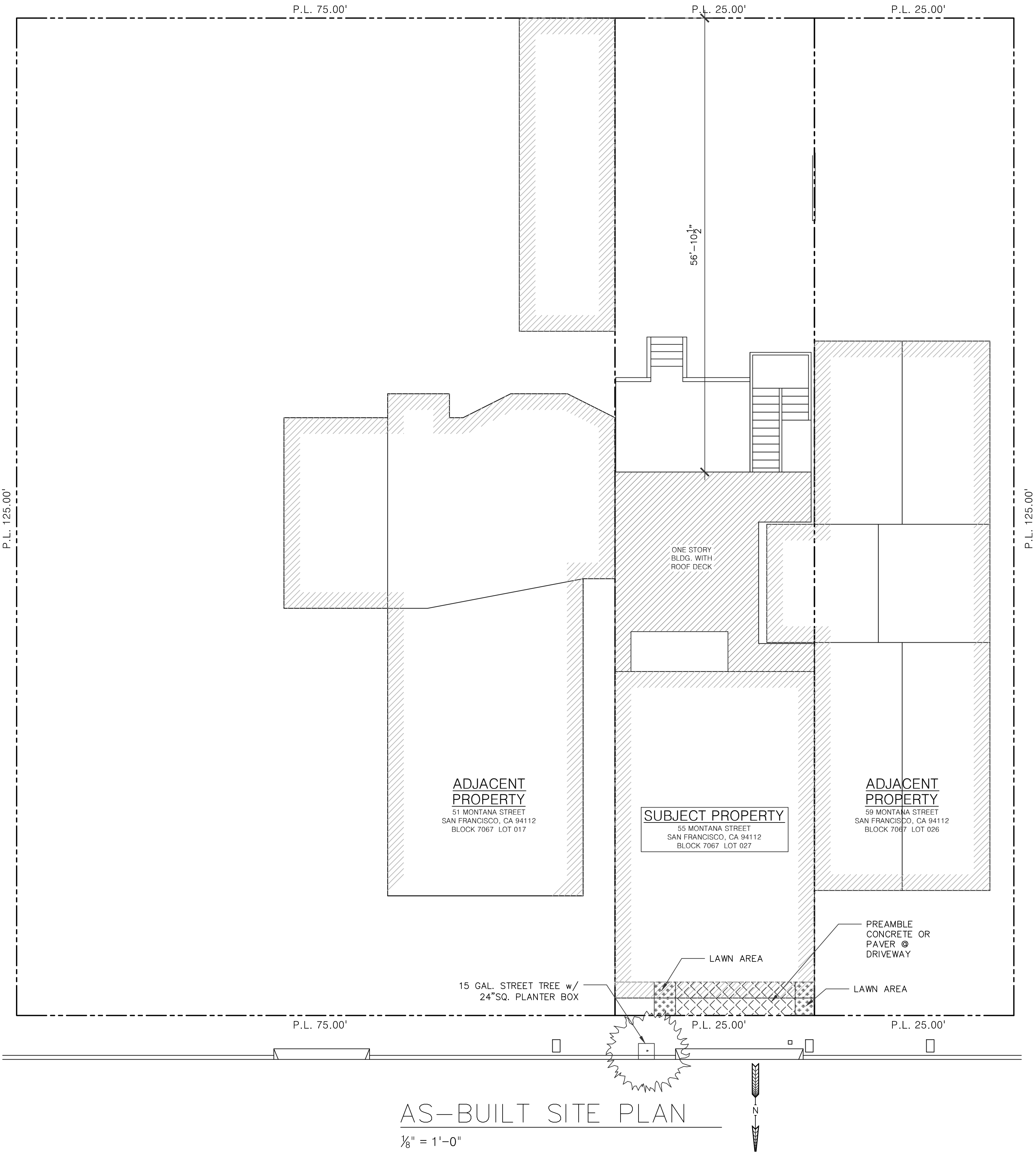
PROJECT ADDRESS:

55 MONTANA STREET
SAN FRANCISCO, CA 94112

NOTES	BY
1 REVISION PER P.D. 08/27/13	J.C.
2 REVISION PER P.D. 09/07/13	J.C.
3 PLAN CHECK 03/31/14	J.C.

DATE	07/31/13
SCALE	AS NOTED
DRAWN	J.C.
JOB	130617
SHEET	

A1.0
OF SHEETS





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1730 Market Avenue
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(415) 225-6788
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APPLICANT:

GUIZHE CHEN
& SHUYING LIANG

55 MONTANA STREET
SAN FRANCISCO, CA 94112

SHEET TITLE:

FLOOR PLANS

PROJECT ADDRESS:

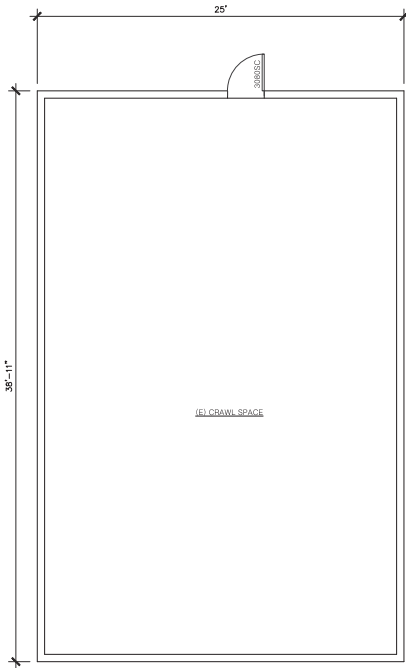
55 MONTANA STREET
SAN FRANCISCO, CA 94112



NOTES	BY
1 REVISION PER P.D. 08/27/13	J.C.
2 REVISION PER P.D. 08/07/13	J.C.
3 REVISION PER P.D. 01/13/14	J.C.

DATE	07/31/13
SCALE	AS NOTED
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JOB	130617
SHEET	

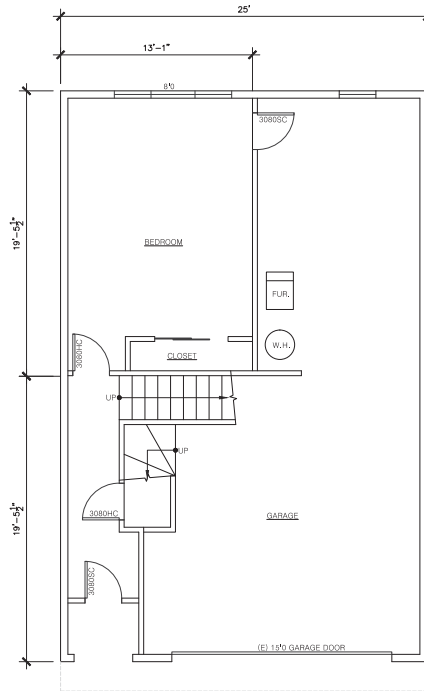
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EXISTING CRAWL SPACE
1/4" = 1'-0"

55 MONTANA STREET

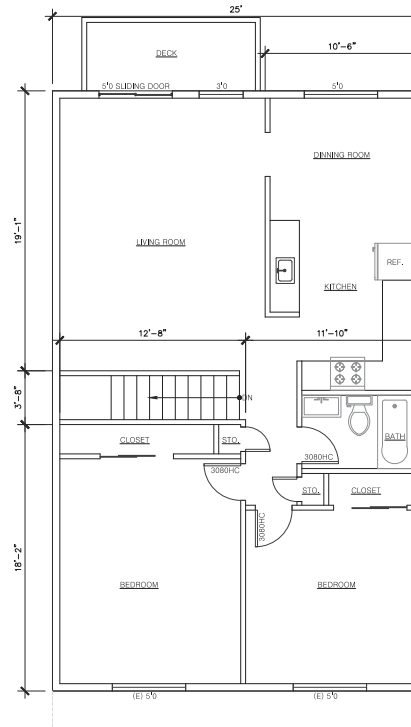
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EXISTING 1ST FLOOR PLAN
1/4" = 1'-0"

55 MONTANA STREET

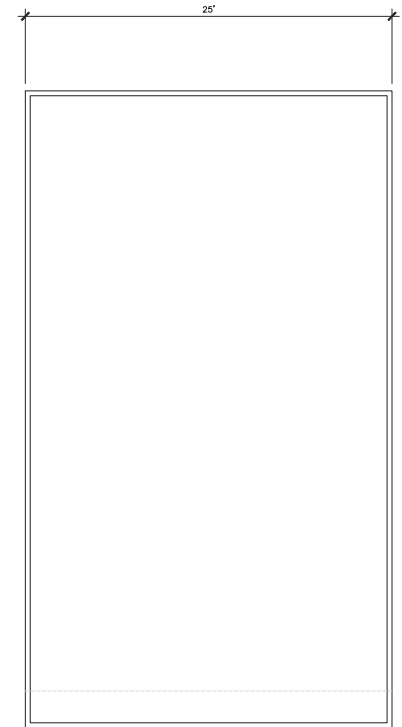
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EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"

55 MONTANA STREET

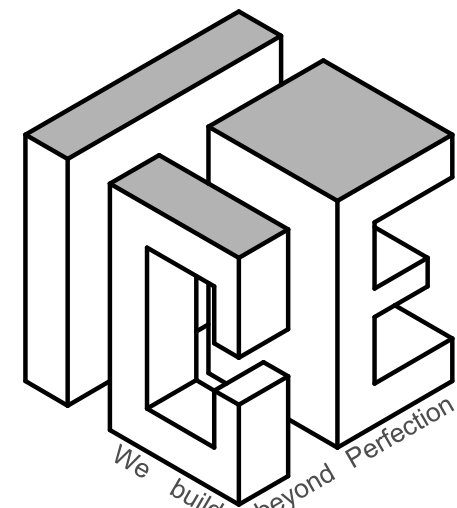
3



EXISTING ROOF PLAN
1/4" = 1'-0"

55 MONTANA STREET

4



**INNOVATIVE
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1716 Kehoe Avenue
San Mateo, CA 94401
(415) 373-2900
(415) 235-6388
jef@wal_chow@hotmail.com

APPLICANT:

GUIZHE CHEN
& SHUYING LIANG

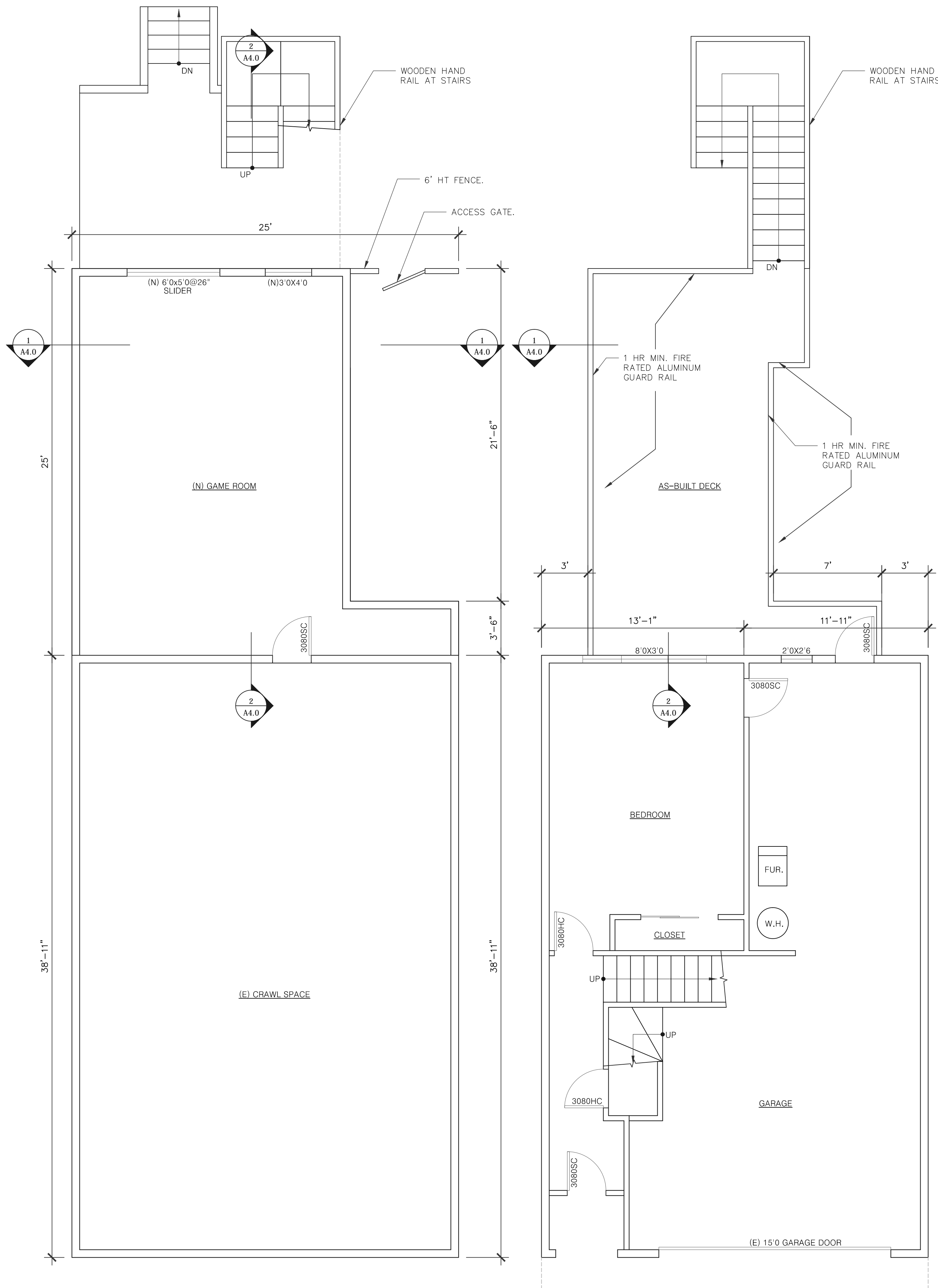
55 MONTANA STREET
SAN FRANCISCO, CA 94112

SHEET TITLE:

FLOOR PLANS

PROJECT ADDRESS:

55 MONTANA STREET
SAN FRANCISCO, CA 94112



PROPOSED BASEMENT PLAN

1/4" = 1'-0"

55 MONTANA STREET

PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"

55 MONTANA STREET

EXISTING 2ND FLOOR PLAN (NO CHANGE)

1/4" = 1'-0"

55 MONTANA STREET

NOTES	BY
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DATE 07/31/13

SCALE AS NOTED

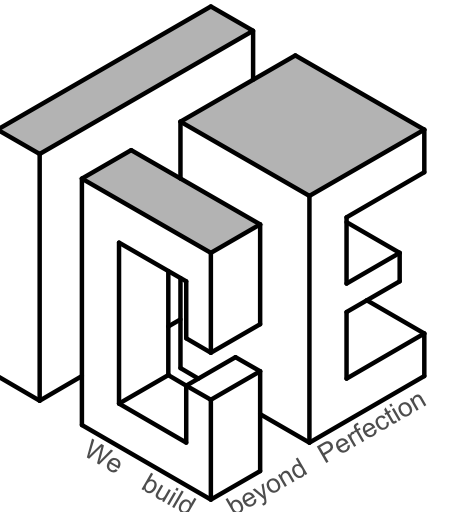
DRAWN J.C.

JOB 130617

SHEET

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APPLICANT:

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& SHUYING LIANG

55 MONTANA STREET
SAN FRANCISCO, CA 94112

SHEET TITLE:

ELEVATIONS

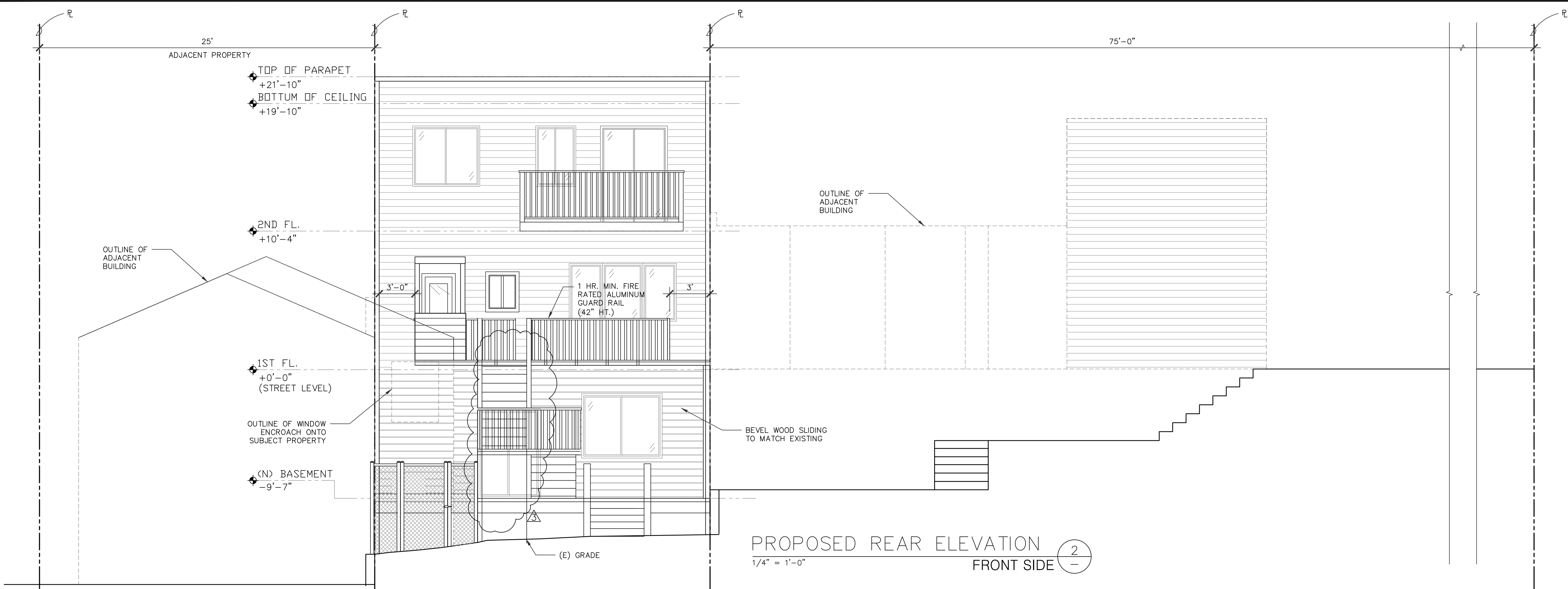
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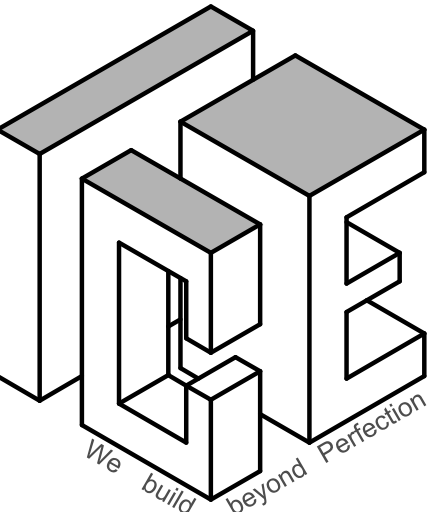
55 MONTANA STREET
SAN FRANCISCO, CA 94112

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JOB	130617
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A3.0
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APPLICANT:

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& SHUYING LIANG

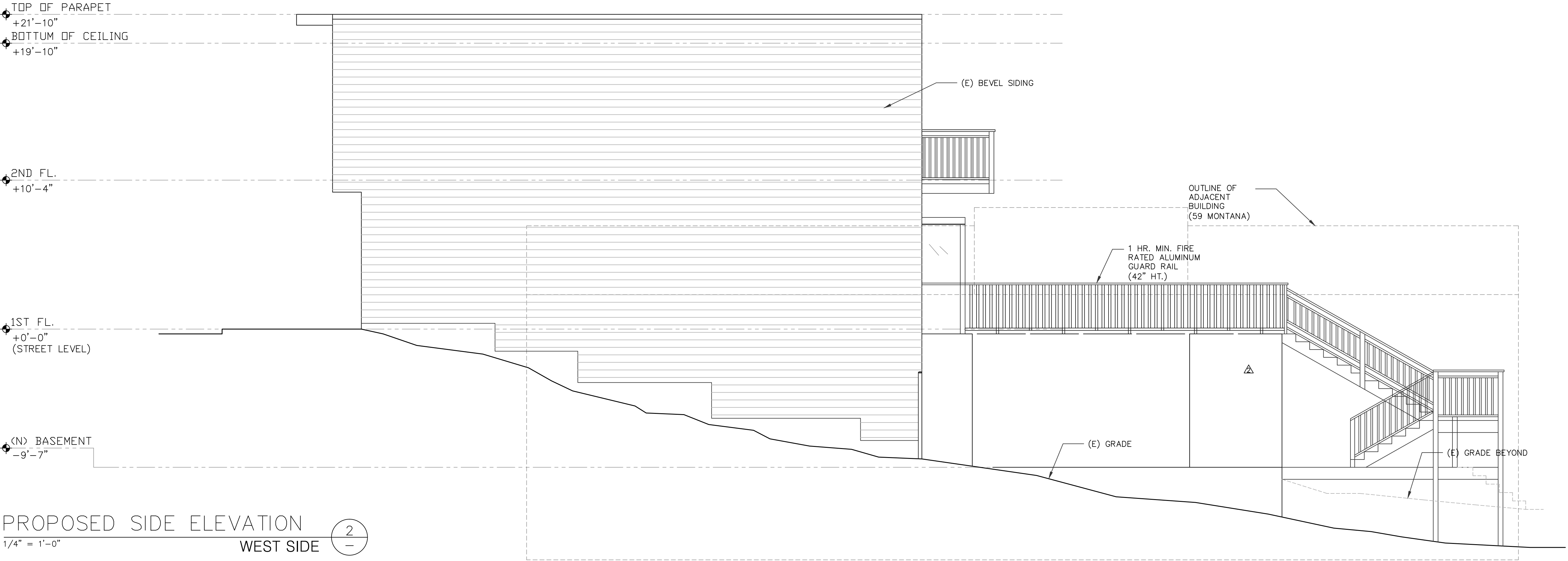
55 MONTANA STREET
SAN FRANCISCO, CA 94112

SHEET TITLE:

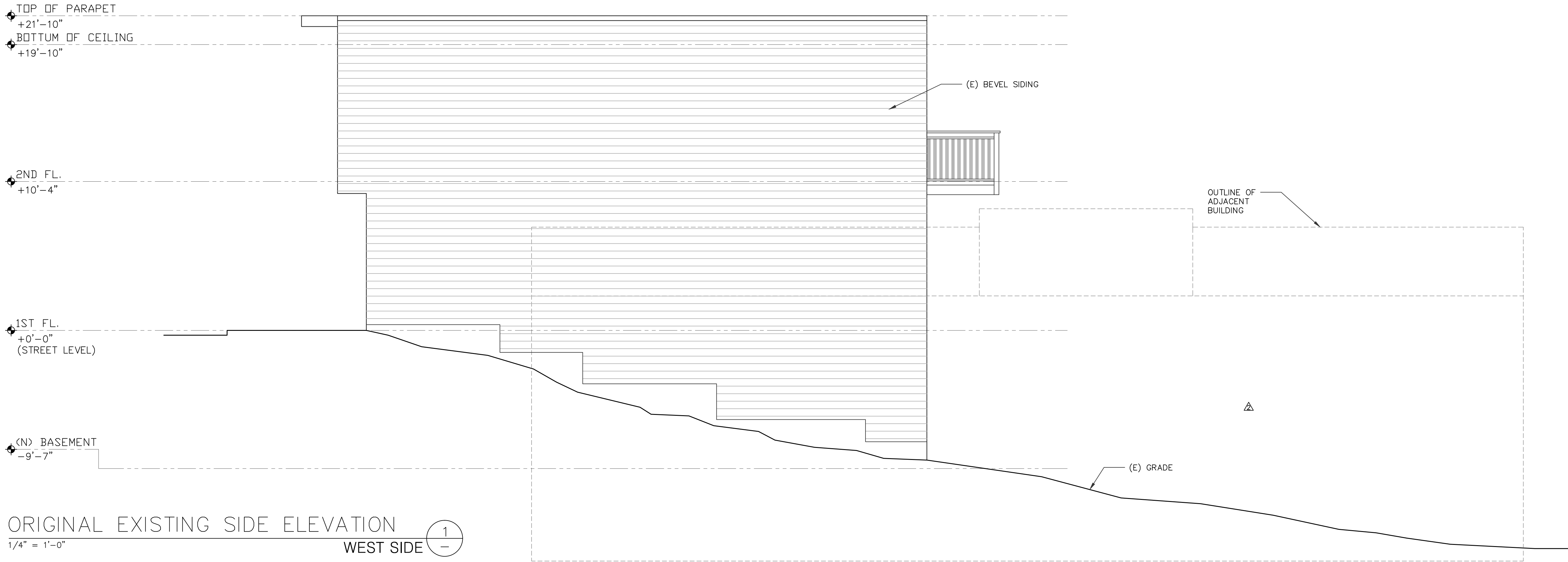
ELEVATIONS

PROJECT ADDRESS:

55 MONTANA STREET
SAN FRANCISCO, CA 94112



PROPOSED SIDE ELEVATION
1/4" = 1'-0" WEST SIDE 2

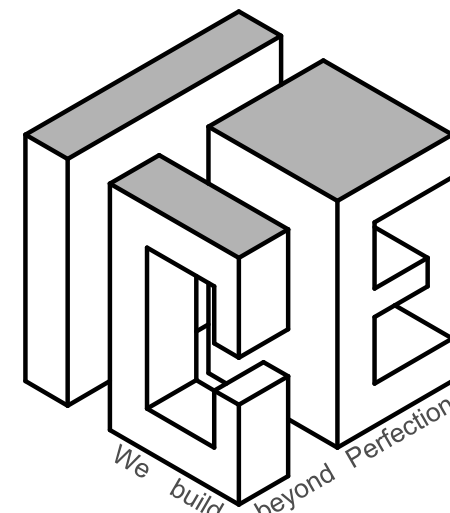


ORIGINAL EXISTING SIDE ELEVATION
1/4" = 1'-0" WEST SIDE 1

NOTES	BY
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A3.1
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APPLICANT:

GUIZHE CHEN
& SHUYING LIANG

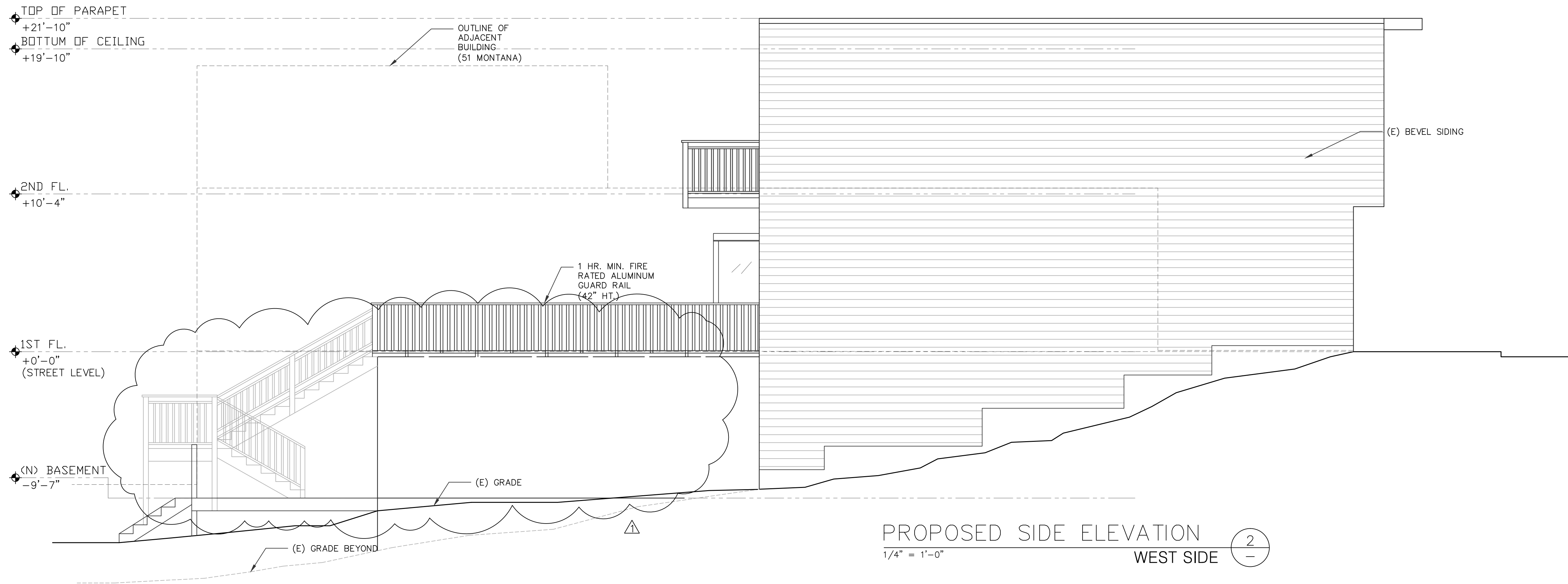
55 MONTANA STREET
SAN FRANCISCO, CA 94112

SHEET TITLE:

ELEVATIONS

PROJECT ADDRESS:

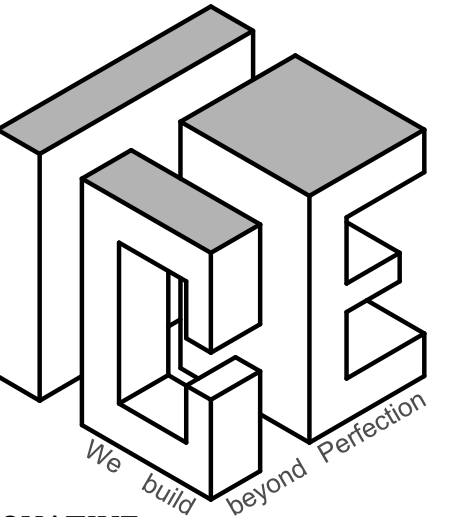
55 MONTANA STREET
SAN FRANCISCO, CA 94112



NOTES	BY
1 REVISION PER P.D. 08/27/13	J.C.
2 REVISION PER P.D. 09/07/13	J.C.
3 PLAN CHECK 03/31/14	J.C.

DATE	07/31/13
SCALE	AS NOTED
DRAWN	J.C.
JOB	130617
SHEET	

A3.2
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APPLICANT:

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55 MONTANA STREET
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SHEET TITLE:

ELEVATIONS

PROJECT ADDRESS:

55 MONTANA STREET
SAN FRANCISCO, CA 94112

NOTES	BY
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2 REVISION PER P.D. 09/07/13	J.C.
3 PLAN CHECK 03/31/14	J.C.

DATE	07/31/13
SCALE	AS NOTED
DRAWN	J.C.
JOB	130617
SHEET	

A3.3
OF SHEETS

TOP OF PARAPET
+21'-10"
BOTTOM OF CEILING
+19'-10"

2ND FL.
+10'-4"

1ST FL.
+0'-0"
(STREET LEVEL)

(N) BASEMENT
-9'-7"

AS-BUILT SIDE ELEVATION
1/4" = 1'-0" WEST SIDE 2

(E) BEVEL SIDING

OUTLINE OF
ADJACENT
BUILDING

(E) GRADE

(E) GRADE BEYOND

25'
ADJACENT PROPERTY

25'
SUBJECT PROPERTY

75'-0"
ADJACENT PROPERTY

TOP OF PARAPET
+21'-10"
BOTTOM OF CEILING
+19'-10"

2ND FL.
+10'-4"

1ST FL.
+0'-0"
(STREET LEVEL)

(N) BASEMENT
-9'-7"

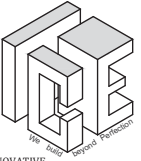
OUTLINE OF WINDOW
ENCROACH ONTO
SUBJECT PROPERTY

OUTLINE OF
ADJACENT
BUILDING

BEVEL WOOD SLIDING
TO MATCH EXISTING

(E) GRADE

AS-BUILT REAR ELEVATION
1/4" = 1'-0" FRONT SIDE 2



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APPLICANT:

GUIZHE CHEN
& SHUYING LIANG

55 MONTANA STREET
SAN FRANCISCO, CA 94112

SHEET TITLE:

SECTIONS

PROJECT ADDRESS:

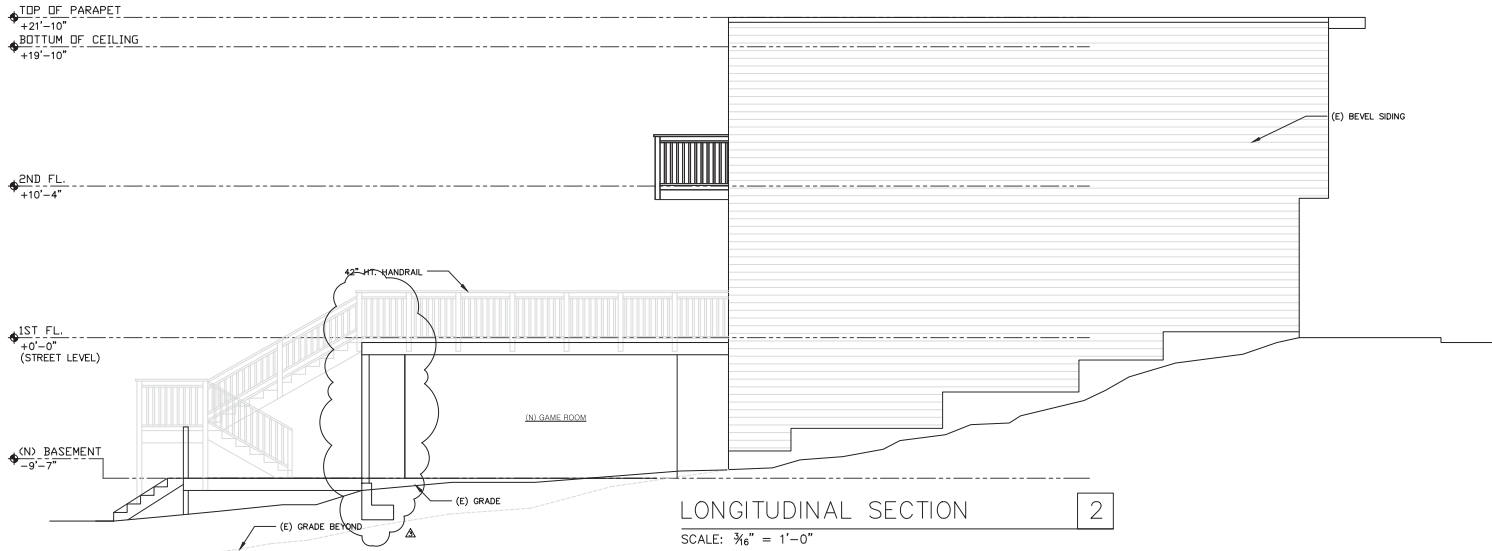
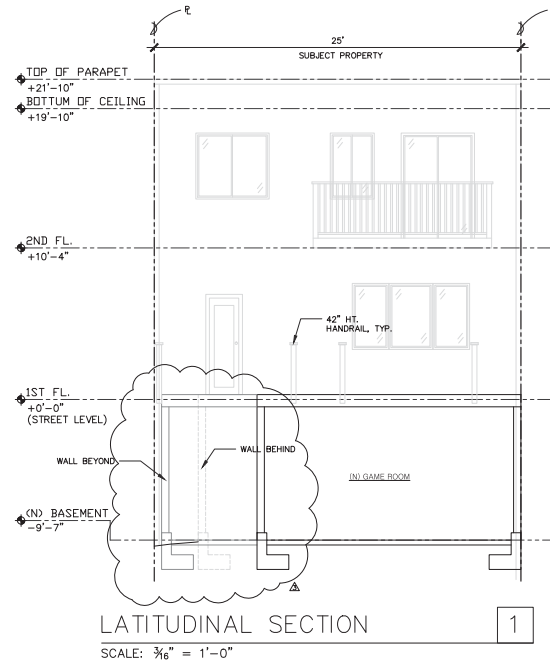
55 MONTANA STREET
SAN FRANCISCO, CA 94112



NOTES	BY
1 REVISION PER P.D. 08/27/13	J.C.
2 REVISION PER P.D. 08/07/13	J.C.
3 REVISION PER P.D. 01/13/14	J.C.

DATE 07/31/13
SCALE AS NOTED
DRAWN J.C.
JOB 130617
SHEET

A4.0
OF SHEETS





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(415) 351-0789
info@ice-engineering.com

APPLICANT:

GUIZHE CHEN
& SHUYING LIANG

55 MONTANA STREET
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SHEET TITLE:

DETAILS

PROJECT ADDRESS:

55 MONTANA STREET
SAN FRANCISCO, CA 94112



NOTES	BY
1 REVISION PER P.D. 08/27/13	J.C.
2 REVISION PER P.D. 08/07/13	J.C.
3 REVISION PER P.D. 01/13/14	J.C.

DATE 07/31/13

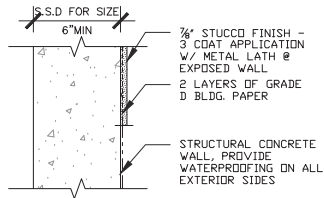
SCALE AS NOTED

DRAWN J.C.

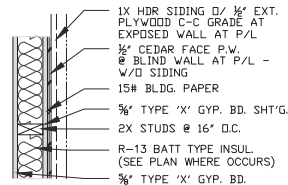
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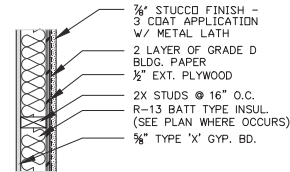
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OF SHEETS



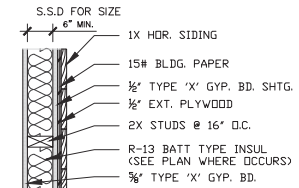
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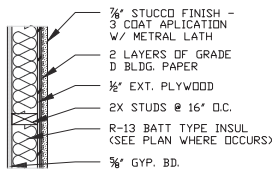
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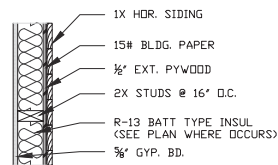
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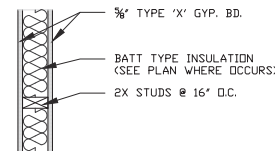
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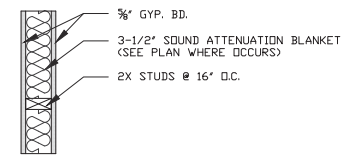
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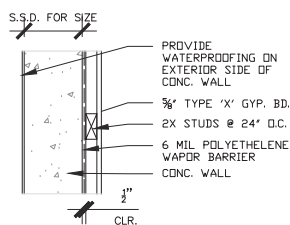
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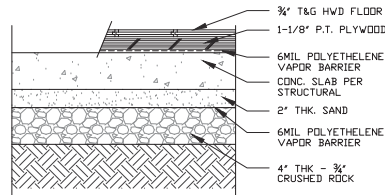
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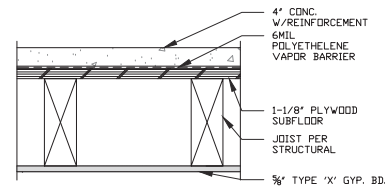
INT. WALL DETAIL NO SCALE 8



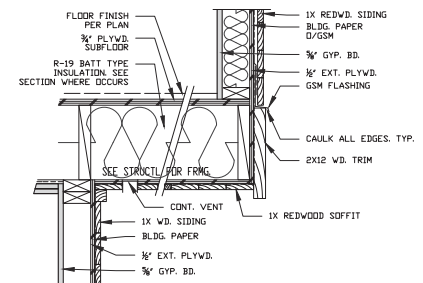
FURRED WALL DETAIL NO SCALE 9



SLAB DETAIL NO SCALE 10



CONC. FL. DETAIL NO SCALE 11



OVERHANG DETAIL NO SCALE 12

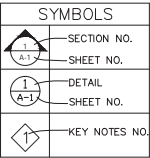
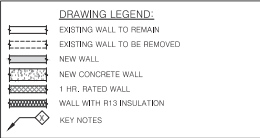
ABBREVIATIONS

ABV. ABOVE
A.D. AREA DRAIN
ADJ. ADJUSTABLE
A.F.F. ABOVE FINISH FLOOR
BD. BOARD
BEL. BELOW
BLK. BLOCK
BLKG. BLOCKING
BM. BEAM
B.O. BY OTHERS
BOT. BOTTOM
BSMT. BASEMENT
CAB. CABINET
C.B. CATCH BASIN
CEM. CEMENT
C.I. CAST IRON
CLG. CEILING
CLO. CLOSET
CLR. CLEAR
CONC. CONCRETE
CONT. CONTINUOUS
CNTR. COUNTER
CTR. CENTER
D. DRYER
DBL. DOUBLE
DET. DETAIL
DIA. DIAMETER
DIM. DIMENSION
DISP. DISPOSAL
D.W. DISH WASHER
DR. DOOR
D.S. DOWN SPOUT
DWG. DRAWING
DRWR. DRAWER
'E' OR (E) EXISTING
EA. EACH
EL. ELEVATION
ELEC. DLECTRICAL
EQ. EQUAL
EXP. EXPANSION
F. FURNACE
F.D. FLOOR DRAIN
FDN. FOUNDATION
FIN. FINISH
F.F.E. FINISH FLOOR ELEVATION
F.F.C. FINISH CEILING ELEVATION
F.O.C. FACE OF CONCRETE
FT. FOOT OR FEET
FTG. FOOTING
FURR. FURRING
G.B. GRAB BAR
GL. GLASS
GRND. GROUND
GRD. GRADE
GYP. GYPSUM
H.B. HOSE BIB
HDWD. HARDWOOD
HORIZ. HORIZONTAL
HGT. HEIGHT
I.D. INSIDE DIAMETER
INSUL. INSULATION
INT. INTERIOR
JT. JOINT
KIT. KITCHEN
LAM. LAMINATE
LAV. LAVATORY
LT. LIGHT
MAX. MAXIMUM
M.C. MEDICINE CABINET
MECH. MECHANICAL
MIN. MINIMUM
MIR. MIRROR
MISC. MISCELLANEOUS
MTL. METAL
MDF MEDIUM DENSITY FIBERBOARD
'N' OR (N) NEW
N.I.C. NOT IN CONTRACT
NO. NUMBER
N.T.S. NOT TO SCALE
O.C. ON CENTER
O.D. OUTSIDE DIAMETER
O.D. OVERFLOW DRAIN
OPNG. OPENING
OPP. OPPOSITE

PERF. PERFORATED
P.G. PAINT GRADE
PL. PLATE
PLYWD. PLYWOOD
PR. PAIR
PT. POINT
R. RADIUS
REF. REFRIGERATOR
REINF. REINFORCED
R.D. ROOF DRAIN
REQ'D. REQUIRED
RESIL. RESILIENT
RET. RETAINING
RM. ROOM
R.O. ROUGH OPENING
S. SINK
SCHD. SCHEDULE
SHWR. SHOWER
SHT. SHEET
SHTH. SHEATHING
SIM. SIMILAR
S.D. SMOKE DETECTOR
SPEC. SPECIFICATION
SQ. SQUARE
S.L.D. SEE LANDSCAPE DRAWINGS
S.S. STAINLESS STEEL
S.S.D. SEE STRUCTURAL DRAWINGS
STD. STANDARD
STL. STEEL
STOR. STORAGE
SYM. SYMMETRICAL
T. TREAD
TBD. TO BE DESIGNED
TEL. TELEPHONE
T&G TONGUE AND GROOVE
TYP. TYPICAL
T.O. TOP OF
T.O.S. TOP OF SLAB
U.O.N. UNLESS OTHERWISE NOTED
VERT. VERTICAL
VEST. VESTIBULE
V.I.F. VERIFY IN FIELD
W. WASHER
W/ WITH
W.H. WATER HEATER
W.C. WATER CLOSET
WD. WOOD
W.I. WROUGHT IRON
W.I.C. WALK-IN CLOSET
W/O WITHOUT
W.O. WHERE OCCURS
WP. WATERPROOF
WT. WEIGHT
< ANGLE
@ AT
Ø DIAMETER
POUND OF NUMBER

GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO 2010 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODES AND ALL OTHER STATE, COUNTY, AND CITY ORDINANCE AND REGULATIONS PERTAINING HERETO.
- CONTRACTOR SHALL EXAMINE AND VERIFY EXISTING CONDITIONS OF THE JOB SITE. ANY DISCREPANCY BETWEEN DRAWINGS AND EXISTING CONDITIONS SHALL BE RECORDED AND REPORTED WITH A SUBMITTAL COPY TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING CONDITION DIMENSIONS PROVIDED BY OWNER AND ARE NOT VERIFIED BY SURVEYOR OR ARCHITECT.
- DO NOT SCALE THE DRAWINGS.
- PERFORM EXCAVATION AND FOUNDATION WORK IN CONFORMANCE WITH THE REQUIREMENTS OF THE SOILS REPORTS.
- ALL DIMENSIONS ARE TO THE FACE OF STUD, FACE OF CONCRETE, OR FACE OR FRAMING UNLESS NOTES OTHERWISE.
- COMPLY WITH CERTIFICATION REQUIREMENTS OF THE CALIFORNIA ENERGY COMMISSION FOR MECHANICAL EQUIPMENT, PLUMBING TRIM AND FITTINGS, WATER HEATERS, FURNACES, AND APPLIANCES.
- INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, AND APPLIANCES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER AND THE REQUIREMENTS OF ALL APPLICABLE CODES.
- ALL SITE-CONSTRUCTED DOORS, SKYLIGHTS, AND WINDOWS, INCLUDING BUT NOT LIMITED TO FIELD MANUFACTURED DOORS, SKYLIGHTS, AND WINDOWS SHALL BE CAULKED BETWEEN THE DOOR, SKYLIGHTS, OR WINDOW AND THE BUILDING, AND SHALL BE WEATHER-STRIPPED.
- ALL WOOD, INCLUDING POSTS WITHIN 6" OF GROUND TO BE PRESSURE TREATED, FOR SILL PLATES, SLEEPERS OR BLOCKING IN CONTACT WITH CONCRETE OR MASONRY FOUNDATIONS PER C.B.C. 2308.4
- VERIFY EXACT LOCATION OF PLUMBING AND PIPING WITH THE PLUMBING SUBCONTRACTOR. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- VERIFY EXACT LOCATION OF MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS, FLUES, AND VENTS WITH THE MECHANICAL SUBCONTRACTOR.
- MECHANICAL, HVAC WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- ELECTRICAL WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- PLUMBING WORK TO BE DESIGN-BUILD AND UNDER SEPARATE PERMIT.
- THE CONTRACTOR SHALL PROVIDE THE BUILDING OWNER WITH THE LIST OF HEATING, COOLING, AND LIGHTING SYSTEMS FEATURES, MATERIALS, COMPONENTS AND DEVICES IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM.
- AFTER INSTALLING THE WALL AND CEILING INSULATION THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATED SIGNED BY THE INSTALLER STATING THE INSTALLATION IS CONSISTENT WITH THE PLANS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME, MATERIAL IDENTIFICATION , AND INSTALLED R-VALUE.
- THE CENTER OF RECEPTACLES/OUTLETS SHALL BE MOUNTED NOT LESS THAN 15" A.F.F. TYPICAL.
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL NOT BE LESS THAN 15" OR MORE THAN 48" A.F.F.
- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE [X] ARCHITECT OR [X] ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FILING/RECEIVING OF ALL REQUIRED PERMITS.



PROJECT DATA

OWNER: GUIZHE CHEN & SHUYING LIANG
ADDRESS: 55 MONTANA STREET, SAN FRANCISCO, CA 94112

LOT: 037 OF BLOCK: 7067
ZONING DISTRICT: RH-1
OCCUPANCY: R-3
CONSTRUCTION TYPE: TYPE V NON-RATED
SPRINKLERED: NO
LOT AREA: 3,123 S.Q. FT.

SCOPE OF WORK: LEGALIZE AS-BUILT GAME ROOM AND DECK AT REAR OF BUILDING
TO COMPLY W/ COMPLIANT ID 11739 AND
TO COMPLY W/ COMPLIANT NUMBER 201162370, 201166627, 201170600, 201170599

FLOOR AREA:	EXISTING	PROPOSED
1ST FLOOR / GARAGE	972 S.F.	972 S.F.
2ND FLOOR	1,022 S.F.	1,022 S.F.
BASEMENT	0 S.F.	520 S.F.
TOTALS	0 S.F.	2,514 S.F.
ALLOWABLE AREA: 3,123 X 1.8 = DIFFERENCE:		5,621 S.F. -3,107 S.F.

2ND & 1ST FLOOR DECKS ARE NOT INCLUDED IN SQUARE FOOTAGE CALCULATION BECAUSE LESS THAN 70% OF THE PERIMETER IS ENCLOSED BY WALLS:

TOTAL PERIMETER IS:		
TOTAL AREA:	EXISTING	PROPOSED
GARDEN SHED	0 S.F.	0 S.F.

GOVERNING CODES

CALIFORNIA BUILDING CODE-2010 EDITION (W/SAN FRANCISCO AMENDMENT)
CALIFORNIA BUILDING CODE-2010 EDITION
CALIFORNIA MECHANICAL CODE-2010 EDITION
CALIFORNIA PLUMBING CODE-2010 EDITION
CALIFORNIA ELECTRICAL CODE-2010 EDITION
CALIFORNIA FIRE CODE-2010 EDITION

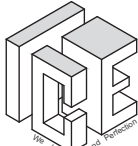
SHEET INDEX

T.1 PROJECT DATA, DRAWING INDEX, DRAWING ABBREVIATIONS, SYMBOLS AND GENERAL NOTES

ARCHITECTURAL

A1.0 SITE PLANS & PHOTOGRAPHS
A2.0 FLOOR PLANS
A2.1 FLOOR PLANS
A3.0 ELEVATIONS
A3.1 ELEVATIONS
A3.2 ELEVATIONS
A4.0 SECTIONS
A5.0 CONSTRUCTION DETAILS

STRUCTURAL



INNOVATIVE
CONSTRUCTION
ENGINEERING
APPLICANT:
1750 Kellen Avenue
San Mateo, CA 94403
(415) 375-7368
(415) 375-0788
info@ice-engineering.com
jchen_ghen@icemateo.com

GUIZHE CHEN
& SHUYING LIANG

55 MONTANA STREET
SAN FRANCISCO, CA 94112

SHEET TITLE:

PROJECT DATA,
DRAWING INDEX,
DRAWING
ABBREVIATIONS,
SYMBOLS AND GENERAL
NOTES

PROJECT ADDRESS:

55 MONTANA STREET
SAN FRANCISCO, CA 94112



NOTES	BY
1 REVISION PER P.D. 08/27/13	J.C.
2 REVISION PER P.D. 09/07/13	J.C.
3 REVISION PER P.D. 01/13/14	J.C.

DATE 07/31/13
SCALE AS NOTED
DRAWN J.C.
JOB 130617
SHEET

T1.0
OF SHEETS