



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: JUNE 27, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 20, 2019
Case No.: **2019-000297DRP**
Project Address: **1608-1610 Vallejo Street**
Permit Application: 2019.0208.2501
Zoning: RH-3 [Residential – House, Three Family]
40-X Height and Bulk District
Block/Lot: 0551/007
Project Sponsor: Jessica Scheld
Mercury Engineers
12 Gough Street, Suite 100
San Francisco, CA 94103
Staff Contact: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The project consists of mandatory seismic retrofit, the removal of two tandem off-street parking spaces, and construction of an accessory dwelling unit in the ground level garage of an existing 3-story apartment building with 5 existing legal units. The proposed ADU is to take up the entirety of the existing garage space. No expansion outside the existing building envelope is proposed.

SITE DESCRIPTION AND PRESENT USE

The site is a 25'-0" x 137'-6" developed with a 3-story, 5-unit apartment building with a ground level garage containing 2 tandem parking spaces. The building was constructed in 1900 and is listed as a category 'B' historic resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Pacific Heights neighborhood, on the north side of Vallejo Street between Van Ness Avenue and Franklin Street. This block of Vallejo Street includes single-family homes, multi-unit apartment buildings, and mixed-use buildings with ground floor commercial spaces. The surrounding properties are of mixed architectural character.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
None	NA	NA	3/6/2019	6/27/2019	113 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	June 7, 2019	June 7, 2019	20 days
Mailed Notice	20 days	June 7, 2019	June 7, 2019	20 days
Newspaper Notice	20 days	June 7, 2019	June 7, 2019	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

DR REQUESTOR

Jennifer Fieber of the San Francisco Tenants Union, on behalf of a building tenant.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

1. The garage spaces are part of tenant services that are included as a part of the tenants' lease which the tenants have not agreed to give up.

See attached *Discretionary Review Applications*, dated March 4, 2019.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The sponsor has complied with the Planning Code and the Department's procedures of notification for adding accessory dwelling units. The sponsor had offered a parking space in another building 4 blocks from the subject property, but this offer was not accepted by the DR Filer.

See attached *plans*, dated January 4, 2019.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

DEPARTMENT REVIEW

The proposed accessory dwelling unit (ADU) complies with the Planning Code and the Department's applicable design guidelines and policy goals, which identify the City as a Transit First City and encourage the development of new housing. The Planning Code does not require parking for residential uses and allows for the removal of off-street parking for a variety of other purposes, including ADUs. The removal and re-allocation of tenant housing services is not an issue regulated by the Planning Department, but rather by the Rent Board.

When housing services are to be severed, tenants are required to be notified per DBI screening procedures for ADUs, which require an owner affidavit acknowledging their understanding of tenant's housing services. The tenant whose space is to be removed was served a Notice of Change in Terms of Tenancy on April 1, 2019, informing her of the removal of her parking space and offering a rent reduction.

RECOMMENDATION:	Do not take DR and approve project
------------------------	---

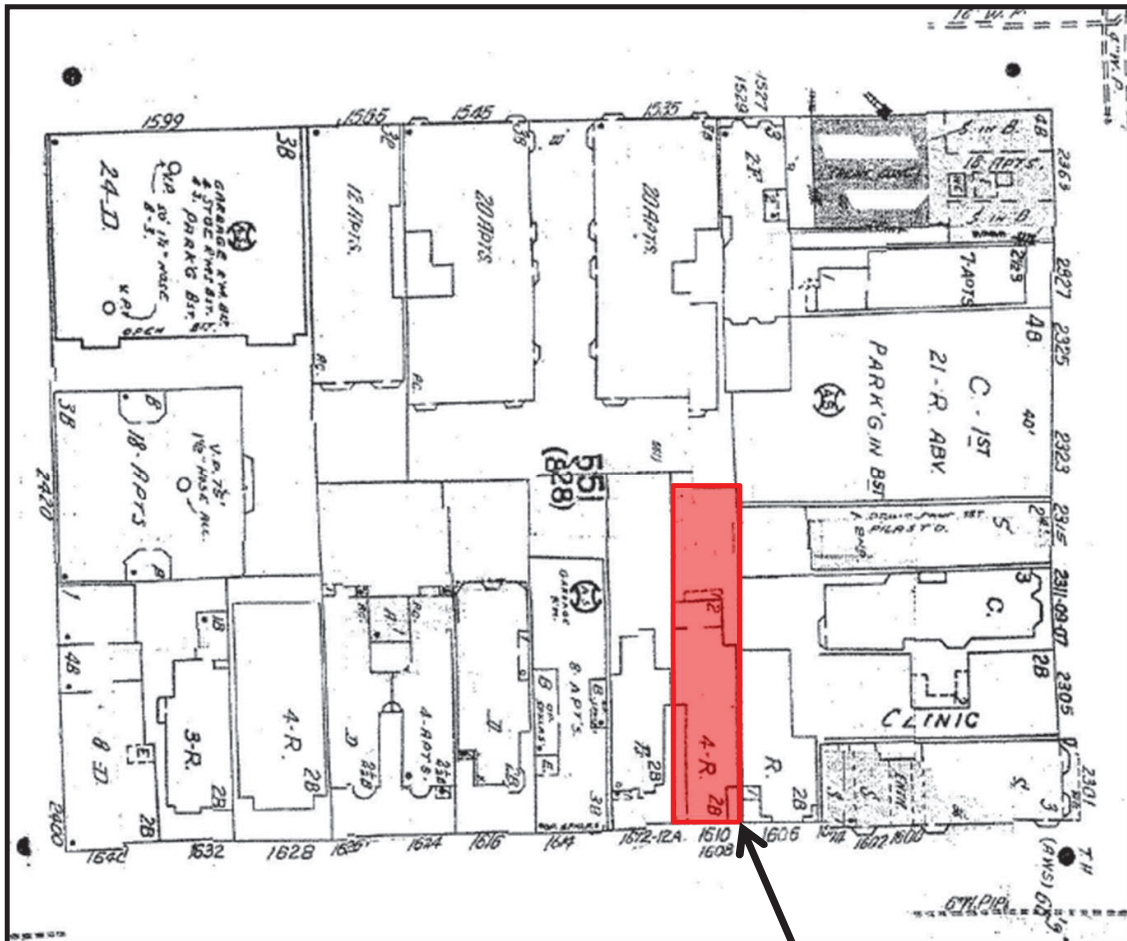
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
CEQA Determination
DR Application
ADU screening form and Affidavit
Plans dated January 4, 2019

[illegible]

Discretionary Review Hearing
Case Number 2018-000297DRP
 1608-1610 Vallejo Street
 Block 0551 Lot 007

Sanborn Map



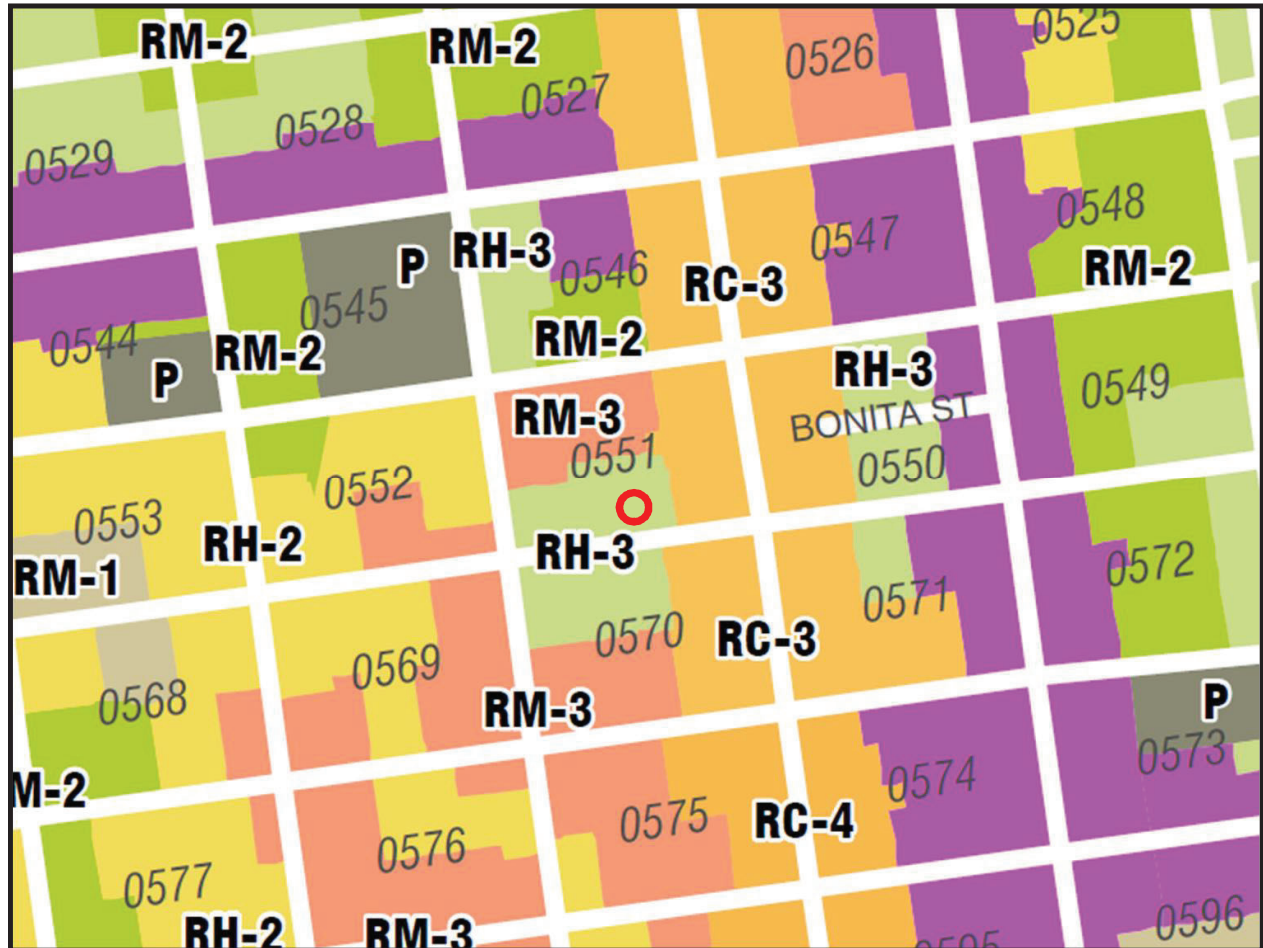
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2018-000297DRP
1608-1610 Vallejo Street
Block 0551 Lot 007

Zoning Map



SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2018-000297DRP
1608-1610 Vallejo Street
Block 0551 Lot 007

Aerial Photo



**SUBJECT
PROPERTY**

**SAN FRANCISCO
PLANNING DEPARTMENT**



Discretionary Review Hearing
Case Number 2018-000297DRP
1608-1610 Vallejo Street
Block 0551 Lot 007

Aerial Photo



SUBJECT PROPERTY

**SAN FRANCISCO
PLANNING DEPARTMENT**



Discretionary Review Hearing
Case Number 2018-000297DRP
1608-1610 Vallejo Street
Block 0551 Lot 007

Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT



Discretionary Review Hearing
Case Number 2018-000297DRP
1608-1610 Vallejo Street
Block 0551 Lot 007



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1608-1610 Vallejo		0551007
Case No.		Permit No.
2019-000297PRJ		201902082501
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. ADDITION OF NEW UNIT ON FIRST FLOOR PER ORDINANCE NO. 162-16. (N) UNIT A: 704 SQ. FT. ONE LIVING ROOM, ONE KITCHEN, ONE BATH, ONE BEDROOM, ONE OFFICE. REFERENCE SOFT STORY PERMIT: 2017.0913.7991. Infill garage door with wood siding and windows to match above. Garage recession to remain.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): David Weissglass

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): proposal conforms with SOIS (proportions, materials, and dimensions) to convert garage to residential use, and is compatible with existing residential character of building and surrounding neighborhood	
Preservation Planner Signature: Marcelle Boudreaux	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: David Weissglass 06/06/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1608-1610 Vallejo		0551/007
Case No.	Previous Building Permit No.	New Building Permit No.
2019-000297PRJ	201902082501	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:



San Francisco
Planning

2019-00029 T DR
PLANNING APPLICATION RECORD NUMBER

RECEIVED

MAR 04 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name: Anita & Eugene Choi

Address:

Email Address:

Telephone: 4158260606

Applicant Information (if applicable)

Name: Jennifer Fieber (on behalf of)

Same as above ☐

Company/Organization: San Francisco Tenants Union

Address: 558 Capp St SF, CA 94110

Email Address: jennifer@sftu.org

Telephone: 415-282-6543

Please Select Billing Contact:

☐ Owner

☒ Applicant

☐ Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

Property Information

Project Address: 1608-10 Vallejo St

Block/Lot(s): 0551/007

Plan Area: District 2 Marina

Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

Add new ADU unit on first floor to expand from 5 units to 6 residential units.

Project Details:

- ☐ Change of Use ☐ New Construction ☐ Demolition ☐ Facade Alterations ☐ ROW Improvements
☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☐ Other _____

Estimated Construction Cost: 50,000

Residential: ☐ Special Needs ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization
 ☐ Inclusionary Housing Required ☐ State Density Bonus ☒ Accessory Dwelling Unit

Non-Residential: ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment
 ☐ Financial Service ☐ Massage Establishment ☐ Other: _____

Related Building Permits Applications

Building Permit Applications No(s): 201902082501

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✓	
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards)		✓

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 attach a summary of the result, including any changes that were made to the proposed project.

The tenants spoke to planner to inform that the ADU would sever housing services from their existing lease which includes parking as part of their contract. It is our hope that the project sponsor will drop the ADU idea as it violates the rights of the tenant and their existing lease terms.

The tenant has filed a "Report of Alleged Wrongful Severance of a Housing Service" with the Rent Board and is awaiting a hearing.

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 standards of the Planning Code and the Residential Design Guidelines. 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 next page

-
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 unreasonably affected, please state who would be affected, and how.

See next page.

-
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 next page.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. 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?

The owner seeks to introduce an ADU unit into ground floor garage and storage space which is currently occupied by a tenant with parking included as part of their lease. The tenant does not agree to give up their garage space; the owner does not have a "Just Cause" to sever this housing service. Instead of respecting this, the owner hired a lawyer to initiated a faulty "Notice of Change of Terms of Tenancy" on Feb 5, 2019 (See Exhibit A). The owner has attempted other wrongful eviction attempts of the current tenant from her entire unit at other times over the years. The owner has succeeded in evicting other tenants.

In Exhibit A, Bornstein cites Administrative Code section 39.a(10) which covers demolitions and permanent removal of spaces. Section

37.9 a (10) states:

"The landlord seeks to recover possession in good faith in order to demolish or otherwise permanently removed the rental unit from housing use and has obtained all the necessary permits on or before the date upon which notice to vacate is given. "

At the time of this notice, the owners have **not** been issued permits to demolish nor permission to add an ADU. They only had permits for seismic work. For these reasons, we do not believe the owner nor the attorney is acting in "good faith."

Bornstein's notice also cites Administrative Code section 39.a (11) which covers when temporary move outs for capital improvement or rehabilitation work is required.

The tenant originally already relocated their car TEMPORARILY for 3 months so that the owners could complete mandatory seismic upgrades in exchange for a temporary rent reduction. That time period is over, the work is complete so the tenant has the right to reoccupy the space. The tenant has moved their car back in and intends to remain.

It is of my opinion that the notice for the tenant to vacate (Exhibit A) is also faulty due to lack of citing a Just Cause. The Planning Department's ADU Screening Form requires the Owner to sign an affidavit acknowledging that severance of garage facilities, parking facilities, driveway, storage space, etc. requires a "just cause."

The Rent Ordinance Section 37.2 (r) defines a rental unit as:

(r) Rental Units. All residential dwelling units in the City and County of San Francisco together with the land and appurtenant buildings thereto, **and all housing services**,

privileges, furnishings and facilities supplied in connection with the use or occupancy thereof, including garage and parking facilities.

And that

Garage facilities, parking facilities, driveways, storage spaces, laundry rooms, decks, patios, or gardens on the same lot, or kitchen facilities or lobbies in single room occupancy (SRO) hotels, supplied in connection with the use or occupancy of a unit, **may not be severed from the tenancy by the landlord without just cause as required by Section 37.9(a).**

Approval of permits which grant permission to take away services from existing tenants would be an example of the extraordinary disregard of San Francisco's Rent Ordinance.

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 unreasonably affected, please state who would be affected, and how.

- Removal of parking spaces will severely impact tenants, especially in terms of personal and vehicular safety, as well as the expectation that parking would be available when signing the lease.
- Parking was offered to each tenant upon moving in and for those who opted in, it became part of the lease agreement. To remove it would be in violation of the lease and signal to all landlords that leases can be ignored.

3. What alternatives or changes would respond to the exceptional and extraordinary circumstances?

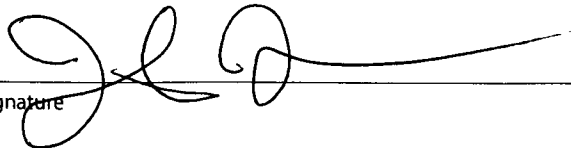
Refuse permission for ADU plans until and if garage space have been voluntarily given up by the tenant or when they move out naturally and new lease terms are established.

We should not be putting tenants in the position of having to hire expensive lawyers to defend their rights and suffer eviction threats when they don't agree to substantial changes to their lease agreement.

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) Other information or applications may be required.


Signature

DR requestor

4152826543

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Jennifer Fieber

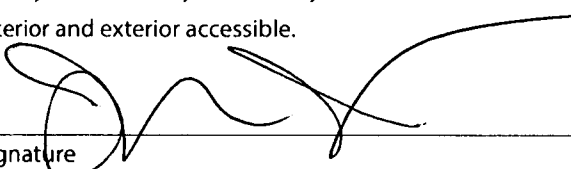
Name (Printed)

jennifer@sftu.org

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.


Signature

Jennifer Fieber

Name (Printed)

March 4, 2019

Date

For Department Use Only

Application received by Planning Department:

By: H. Kline

Date: 3/4/19

Exhibit A

NOTICE OF CHANGE OF TERMS OF TENANCY

TO: Diane McDermott, Does 1 to 20, and any other occupant(s) claiming the right to possession of the following premises:

1610 Vallejo Street, Unit #1

Parking Space: "right side parking space closest of the garage door:

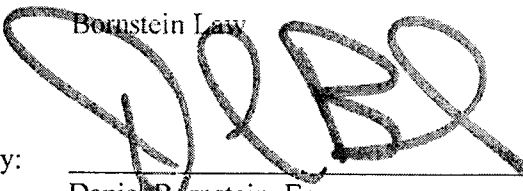
City and County of San Francisco, State of California,
including all storage and common areas.

You are hereby notified that effective April 1, 2019, not less than thirty (30) days after service on you of this notice, the terms of your tenancy of the premises you occupy will be changed as follows:

Your residential rental agreement and/or tenancy **shall not** include parking space: "**right side parking space closest of the garage door.**" Landlords Eugene Choi and Anita Choi, in good faith, with honest intent, and with no ulterior motive, seek to recover possession of the subject parking space pursuant to San Francisco Administrative Code Sections 37.9a(10) and (11). Landlord has obtained all permits necessary for purposes of seismic retrofitting the parking area. Landlord has obtained all permits necessary for purposes of demolishing the parking area and erecting accessory dwelling unit(s) therein, pursuant to City and County of San Francisco Ordinance 162-16. This is landlord's dominant motive for recovering possession of the parking space #left side parking space closest to garage door. True and correct copies of all permits necessary are attached hereto and incorporated by this reference as though fully stated herein. Commencing April 1, 2019, your rent shall be **reduced** \$150.00.

Advice regarding this notice is available from the San Francisco Residential Rent Stabilization and Arbitration Board, 25 Van Ness Avenue, Suite 320, San Francisco, California 94102. Phone: (415) 252-4600.

Dated: February 5, 2019

By: 
Daniel Bornstein, Esq.
Landlord's Attorney and Authorized Agent
507 Polk Street, Suite 310, San Francisco CA 94102
Telephone: (415) 409-7611

pontar



ADD UNITS PER ORDINANCE
Nos. 162-16, 95-17 & 162-17

Attachment B

Addition of Dwelling Units per Ordinance

☒ No. 162-16 or ☐ No. 95-17 or ☐ No. 162-17 (check one box only)

SCREENING FORM - No fee to file

Section 1 and 3 of the screening form shall be completed by the owner or agent to determine the eligibility for adding dwelling units per Ordinance No. 162-16 based on permits for Mandatory Seismic Retrofitting under SFEBC Chapter 4D, or voluntary seismic retrofitting per AB-694, or existing residential building complies with the requirements of Ordinance No. 162-16, No. 95-17 or No. 162-17. Section 2 shall only be completed by the owner.

Submit the completed Screening Form (with the supporting documents) as a hardcopy in person or by U.S. mail to Department of Building Inspection, 1660 Mission Street, San Francisco, CA 94103

RECEIVED

BLOCK / LOT NUMBER: 0551/007

ADDRESS: 1608 Vallejo Street

JAN 22 2019

CONTACT (OWNER OR AGENT): Jessica Scheld

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUAL
STANDARD FOR REPRODUCTION
ACCEPTED CH

SECTION 1 - ADMINISTRATIVE INFORMATION

Jessica Scheld
Contact Name

510-415-3382
Contact Telephone

jessica@mercuryengineers.com
Contact Email

12 Gough Street, St 100, San Francisco CA 94103
Contact Mailing Address

SECTION 2 - OWNER AFFIDAVIT - HOUSING SERVICES

(Completed by Owner only)

- A. Owner(s) acknowledges that pursuant to Rent Ordinance 37.2(r) severance of garage facilities, parking facilities, driveways, storage space, laundry rooms, decks, patios, and gardens on the same lot, or kitchen facilities and lobbies within an SRO from an existing tenancy requires a "just cause". The issuance of a permit does not constitute a just cause. A signature below asserts that the Owner(s) is aware of these legal requirements and is proceeding with filing a permit to convert existing space within their building into an Accessory Dwelling Unit(s), or owner signature asserts that property is not subject to these controls in Rent Ordinance or project does not propose removal of housing services, therefore B & C as described below, not required as part of Screening Form process.

Eugene Choi
Printed Name of Owner

[Signature]
Signature

Jan 17, 2018
Date

Technical Services Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6205 - FAX (415) 558-6401 - www.sfdbi.org

WILL NOT REMOVE TENANT SERVICES. SY 01/22

- B. AND Owner must notify affected tenants of the Owner(s) intention to convert aforementioned space(s) to Accessory Dwelling Unit(s):
- i) Notice to be posted for 15-days in a common area of the building; and
 - ii) Notice to be mailed to all tenants and to property owner.
- C. AND Submit copy of posted/mailed notice, postmarked letter to owner, photograph of posted notice, and copy of mailing list with this Screening Form.

SECTION 3 – DETERMINATION OF ELIGIBILITY TO ADD DWELLING UNITS

1. Has mandatory seismic retrofitting been filed under SFEBC Chapter 4D, Mandatory Earthquake Retrofit of Wood Frame Buildings? Yes ☒ No ☐

If yes, Permit Application Number: 2017.09.13.7991

2. Has voluntary seismic strengthening been filed under Administrative Bulletin AB-094, Definition and Design Criteria for Voluntary Seismic Upgrade of Soft Story, Type-V (wood frame) Buildings? Yes ☐ No ☐

If yes, Permit Application Number: _____

3. Does existing residential building comply with Ordinance No. 162-16, No. 95-17 or 162-17 for addition of dwelling units? (Subject to Planning review) Yes ☐ No ☐

Owner / Agent:

Signature

John

Date

Jan 17, 2018

☒ Owner

☐ Agent

FOR DBI USE ONLY

DBI has received the materials submitted and filed under "Addition of dwelling units per Ordinance No. 162-16, No. 95-17 or No. 162-17". [

Further discussions on code issues and equivalencies on compliance will be via pre-application meetings or Administrative Bulletin AB-005.

Date received by DBI _____

RECEIVED

JAN 22 2018

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION
ACCEPTED CM



NOTICE OF CHANGE IN TERMS OF TENANCY
(C.A.R. Form CTT, Revised 11/11)

To: Diane McDermott ("Tenant")
and any other occupant(s) in possession of the premises located at:
(Street Address) 1610 Vallejo Street (Unit/Apartment #) 1
(City) San Francisco (State) CA (Zip Code) 94123 ("Premises").

YOUR TENANCY IN THE PREMISES IS CHANGED AS FOLLOWS: Unless otherwise provided, the change shall take effect 30 days from service of this Notice or on April 1, 2019, whichever is later.

All other terms and conditions of your tenancy shall remain unchanged.

1. **Rent shall be \$ 1,024.34 per month.**
(NOTE: Pursuant to California Civil Code § 827, if the change increases the rent to an amount that exceeds any rental payment charged during the last 12 months by more than 10%, then the change shall take effect 60 days from service of this Notice or on _____, whichever is later.)
2. **Security deposit shall be increased by \$ N/A.**
3. **Other: Garage is being converted to an ADU unit, parking will no longer be available. Rebate to rent will be \$150.00 per month.**

Landlord _____ Date _____
(Owner or Agent)

Tenant acknowledges receipt of this notice of change in terms of tenancy.

Tenant Diane McDermott Date _____

Tenant _____ Date _____

4. DELIVERY OF NOTICE/PROOF OF SERVICE:

This Notice was served by _____, on _____ (date)
In the following manner: (if mailed, a copy was mailed at _____ (Location))

- A. ☐ **Personal service.** A copy of the Notice was personally delivered to the above named Tenant.
B. ☐ **Substituted service.** A copy of the Notice was left with a person of suitable age and discretion at the Tenant's residence or usual place of business and a copy was mailed to the Tenant at the Premises.
C. ☒ **Post and mail.** A copy of the Notice was affixed to a conspicuous place on the Premises and a copy was mailed to the Tenant at the Premises.

D. ☐ **Mail.** This Notice was mailed to Tenant at the Premises.

3/4/2019

Merri Pontar-Rawski
(Signature of person serving Notice) _____ (Date) _____

Merri Pontar - Property manager for Eugene Choi
(Print Name)

(Keep a copy for your records.)

© 1991-2011, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats.
THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.
This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.



Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

CTT REVISED 11/11 (PAGE 1 OF 1)

NOTICE OF CHANGE IN TERMS OF TENANCY (CTT PAGE 1 OF 1)

Pontar Real Estate, 133 Kearny St. Suite 200 San Francisco, CA 94108
Merri Pontar-Rawski

Phone: (415) 421-2877 Fax: _____
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



McDermott

GENERAL NOTES

1. ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING CALIFORNIA CODES, REGARDLESS OF DETAILS OR PLANS:

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA ELECTRICAL CODE (NEC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 GREEN BUILDING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA HISTORICAL BUILDING CODE
2016 CALIFORNIA EXISTING BUILDING CODE

WORKS SHALL ALSO COMPLY WITH THE FOLLOWING SAN FRANCISCO CODES AND AMENDMENTS:

2016 SAN FRANCISCO BUILDING CODE AMENDMENTS
2016 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
2016 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
2016 SAN FRANCISCO PLUMBING CODE AMENDMENTS
2016 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
2016 SAN FRANCISCO HOUSING CODE
2016 SAN FRANCISCO PLANNING CODE
2016 SAN FRANCISCO FIRE CODE

AS WELL AS ANY AND ALL OTHER GOVERNING CODES AND ORDINANCES. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

2. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS SHALL BE REPORTED PROMPTLY TO THE ENGINEER OF RECORD.
3. DO NOT SCALE THESE DRAWINGS
4. MERCURY ENGINEERING GROUP ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF CONSTRUCTION OR THE PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING SITE/BUILDING CONDITIONS AND MAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICING. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
6. THE GENERAL CONTRACTOR SHALL REPORT, IN WRITING, ANY AND ALL ERRORS, OMISSIONS, INCOMPLETE INFORMATION, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS TO THE OWNER, ARCHITECT, AND ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK.
7. THE GENERAL CONTRACTOR SHALL HOLD RESPONSIBILITY FOR APPLYING FOR, AND OBTAINING, ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
8. CONTRACTOR SHALL ENSURE THAT GUIDELINES SE FORTH IN THE DOCUMENTS ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.
9. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
10. ALL ASSEMBLIES SHALL BE OF APPROVED CONSTRUCTION
11. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
12. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SUFFICIENT BACKING/BLOCKING FOR ALL WALL-MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO THE WALLS
13. PROVIDE FIRE-BLOCKING AND DRAFTSTOPS AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS PER 2013 CBC SEC 717
14. MECHANICAL, PLUMBING, ELECTRICAL, AND PENETRATIONS OF FLOOR, WALLS, CEILINGS SHALL BE SEALED AIRTIGHT W/ ACOUSTICAL SEALANT AND FIRESAFING AS REQ'D.
15. ALL SMOKE DETECTORS TO BE HARD WIRED
16. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC 2406.2
17. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS, AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4
18. PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.
19. ALL EXITS TO BE MAINTAINED DURING AND AFTER CONSTRUCTION. ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION AND PENETRATIONS REPAIRED.
20. ALL FIRE & LIFE SAFETY SYSTEMS MUST BE MAINTAINED DURING CONSTRUCTION.



SCOPE OF WORK

ADDITION OF NEW UNIT ON FIRST FLOOR PER ORDINANCE NO. 162-16.

(N) UNIT A= 704 SQ FT. ONE LIVING ROOM, ONE KITCHEN, ONE BATH, ONE BEDROOM, ONE OFFICE.

DEFERRED PERMIT

SPRINKLERS TO BE PERMITTED SEPARATELY TO MEET REQUIREMENTS OF ORDINANCE 30-15/WILL INCLUDE EXIT PASSAGEWAY TO COMPLY WITH NFPA STANDARD 13.

UNDERGROUND FIRE SERVICE SHALL BE SUBMITTED UNDER SEPARATE FIRE ONLY PERMIT.

EXIT PASSAGEWAYS SHALL MEET REQUIREMENTS OF SECTION 1024.5, TABLE 1006.2.1, 1020, 1023.

FIRE ALARMS SHALL MEET SFFC REQUIREMENTS (SFC 1103.7.6.1) AND MEET NFPA 72 STANDARDS.

SHALL COMPLY WITH SFFC 1103.7.6.1.

FIRE SAFETY NOTES

-ALL EXITS TO BE MAINTAINED DURING AND AFTER CONSTRUCTION.

-ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION AND PENETRATIONS REPAIRED

-ALL FIRE & LIFE SAFETY SYSTEMS MUST BE MAINTAINED DURING CONSTRUCTION

PARCEL

0551/007

ZONING DISTRICT

RH-3 - RESIDENTIAL-HOUSE, THREE FAMILY

OCCUPANCY

R-2 APARTMENT

NO. OF EXISTING UNITS

5

NO. OF PROPOSED UNITS

1

TOTAL UNIT COUNT

6

CONSTRUCTION TYPE

TYPE V-B

NUMBER OF STORIES

3

NUMBER OF BASEMENTS

1

ARCHITECTURAL SHEET LIST

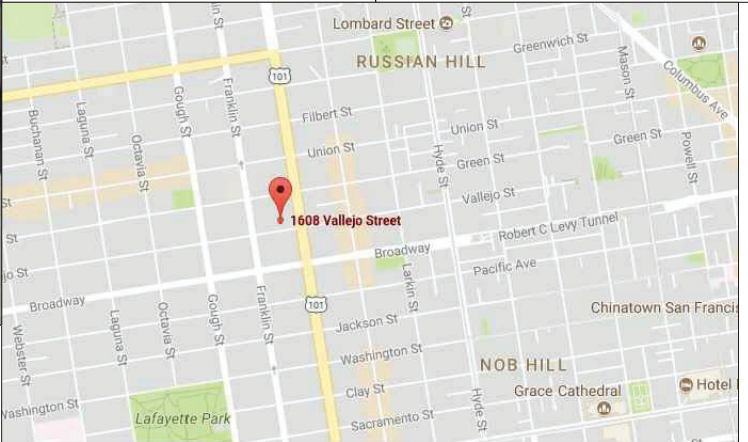
A0.1 TITLE PAGE
A1.1 SITE PLAN
A1.3 EXISTING SIDEWALK PLAN
A1.4 PROPOSED SIDEWALK PLAN
A2.1 BASEMENT FLOOR PLANS
A2.2 FIRST FLOOR PLANS
A2.3 SECOND & THIRD FLOOR PLANS
A3.1 FRONT (SOUTH) & SIDE (WEST) ELEVATIONS
A3.2 SIDE (EAST) ELEVATIONS
A4.1 SECTION CUTS
A5.1 DOOR AND WINDOW SCHEDULE & EGRESS PLAN
A6.1 ARCHITECTURAL DETAILS & FIXTURE LEGEND
E0.1 ELECTRICAL & RADIANT HEATING PLANS & WATER FLOW INFORMATION

ELECTRICAL SHEET LIST

T1.1 TITLE 24
T1.2 TITLE 24
T1.3 TITLE 24
T1.4 TITLE 24
T1.5 TITLE 24
T1.6 TITLE 24
E1.1 ENERGY INSPECTIONS
GREEN BUILDING FORM

OWNER:
EUGENE CHOI

ENGINEER:
MERCURY ENGINEERING GROUP INC
12 GOUGH STREET, SUITE 100
SAN FRANCISCO, CA 94103
ATTN: JESSICA SCHELD / 510.415.3382
EMAIL: jessica@mercuryengineers.com



Mercury Engineering Group
12 Gough Street, Ste 100
San Francisco, CA 94103
TEL: 415.992.3383



1608-10 VALLEJO STREET
BLOCK 0551, LOT 007
SAN FRANCISCO, CA 94123

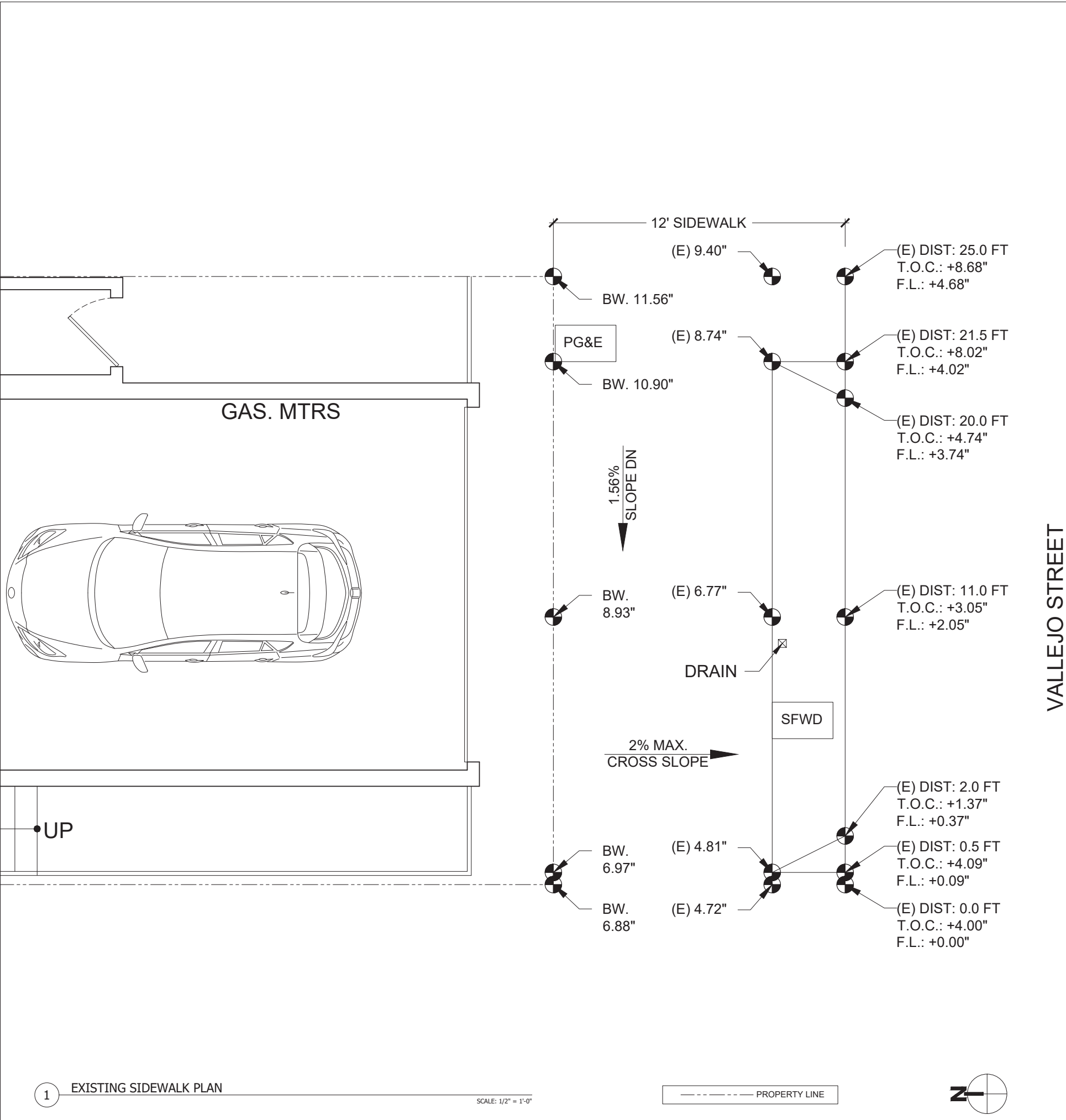
TITLE PAGE

DATE: 01/04/2019
DRAWN BY: J.S.
CHECKED BY: H.H.

A0.1

1608-10 VALLEJO STREET

PERMIT NUMBER:



TOP OF SIDEWALK



FRONT OF CURB



BOTTOM OF SIDEWALK

ABBREVIATIONS

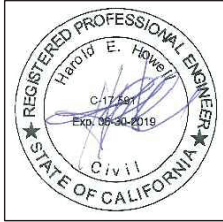
ACWS	ASPHALT CONCRETE WEARING SURFACE
B	BACK OF CURB
BOC	BOTTOM OF CURB
BSW	BACK OF SIDEWALK
B.W.	BACK OF WALK
C	CURB
CB	CATCH BASIN
DAC	DISABILITY ACCESS COORDINATOR
DICT	DISTANCE
DW	DETECTABLE WARNING
DWG	DRAWING
(E)	EXISTING
EL	ELEVATION
F.F.	FINISH FLOOR
F.H.	FIRE HYDRANT
FIG	FIGURE
FL	FLOW LINE
FOC	FACE OF CURB
G	GUTTER
GB	GRADE BREAK
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
PAR	PEDESTRIAN ACCESS ROUTE
PED	PEDESTRIAN
PL	PROPERTY LINE
R.O.W.	RIGHT OF WAY
S.F.F.D	SAN FRANCISCO FIRE DEPT.
S.F.G.C.	SAN FRANCISCO GAS CO.
T.L.P.	TRAFFIC LIGHT POLE
TOC	TOP OF CURB
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED

LEGEND

	DIRECTION OF DRAINAGE FLOW		PERPENDICULAR
	PULL BOX		ELEVATION MARKER
	FIRE/POLICE CALL BOX		

M|E|G

Mercury Engineering Group
12 Gough Street, Ste 100
San Francisco, CA 94103
TEL: 415.992.3383



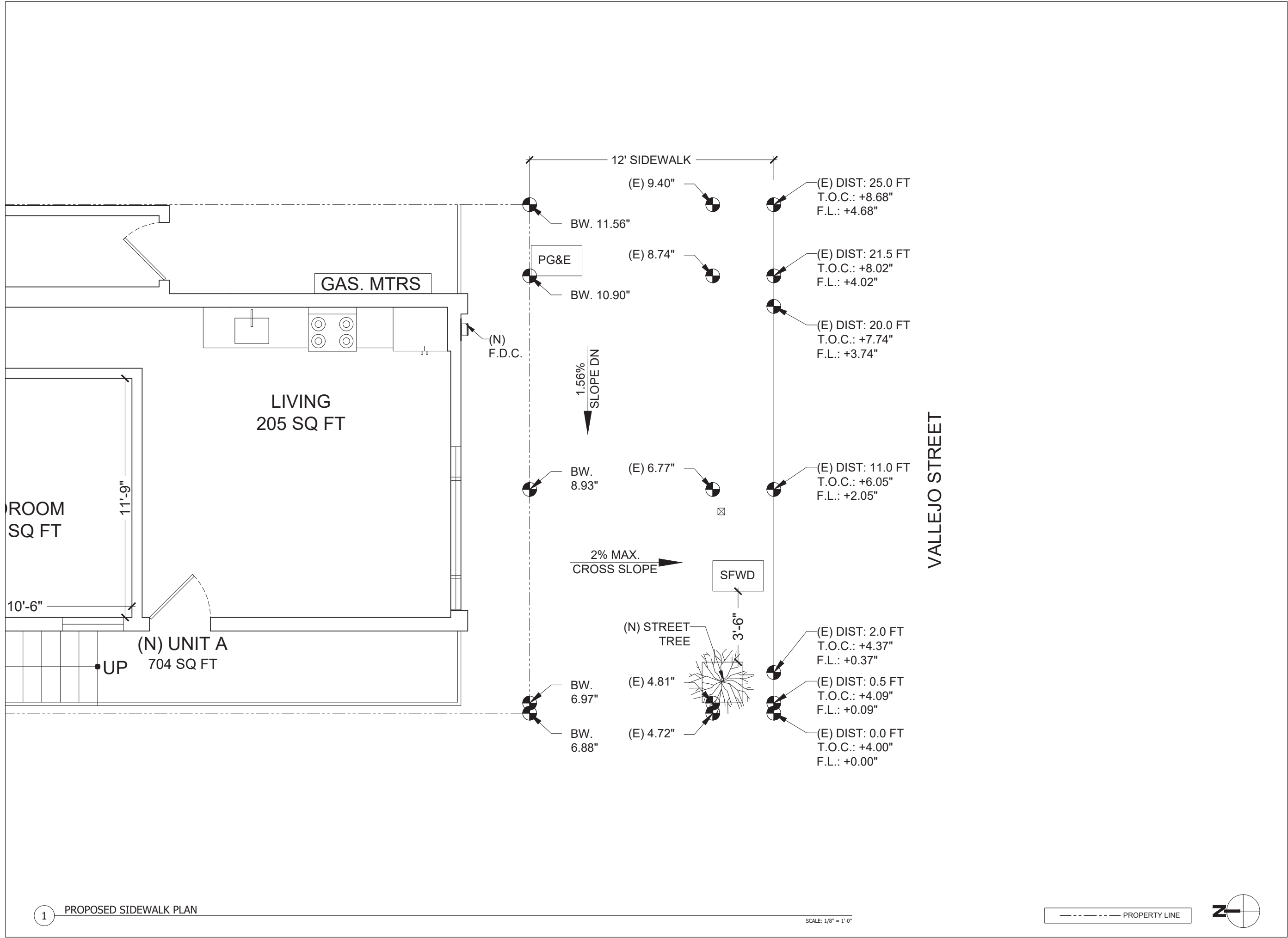
1608-10 VALLEJO STREET
BLOCK 0551, LOT 007
SAN FRANCISCO, CA 94123

EXISTING SIDEWALK PLAN

DATE: 01/04/2019
DRAWN BY: J.S.
CHECKED BY: H.H.
A1.3

1608-10 VALLEJO STREET

PERMIT NUMBER:



M|E|G
Mercury Engineering Group
12 Gough Street, Ste 100
San Francisco, CA 94103
TEL: 415.992.3383



1608-10 VALLEJO STREET
BLOCK 0551, LOT 007
SAN FRANCISCO, CA 94123

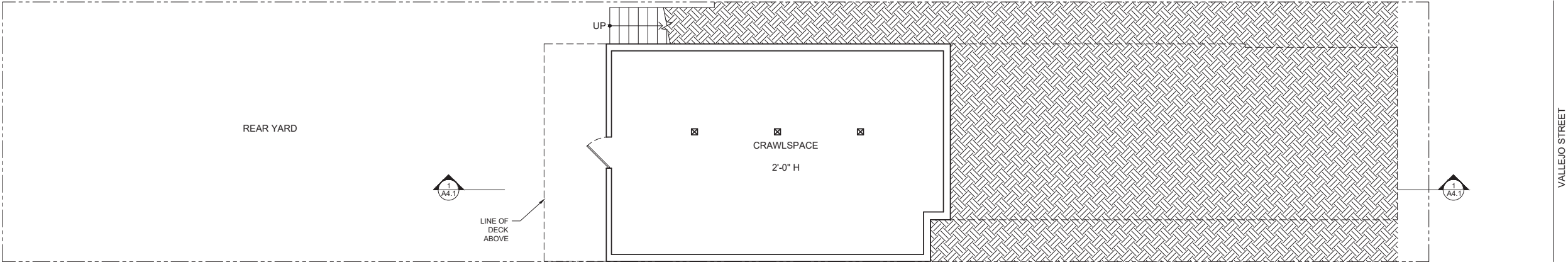
PROPOSED SIDEWALK PLAN

DATE: 01/04/2019
DRAWN BY: J.S.
CHECKED BY: H.H.

A1.4

1608-10 VALLEJO STREET

PERMIT NUMBER:



1 (E) BASEMENT FLOOR PLAN (686 SQ FT) - NO CHANGE

SCALE: 3/16" = 1'-0"

MEIG

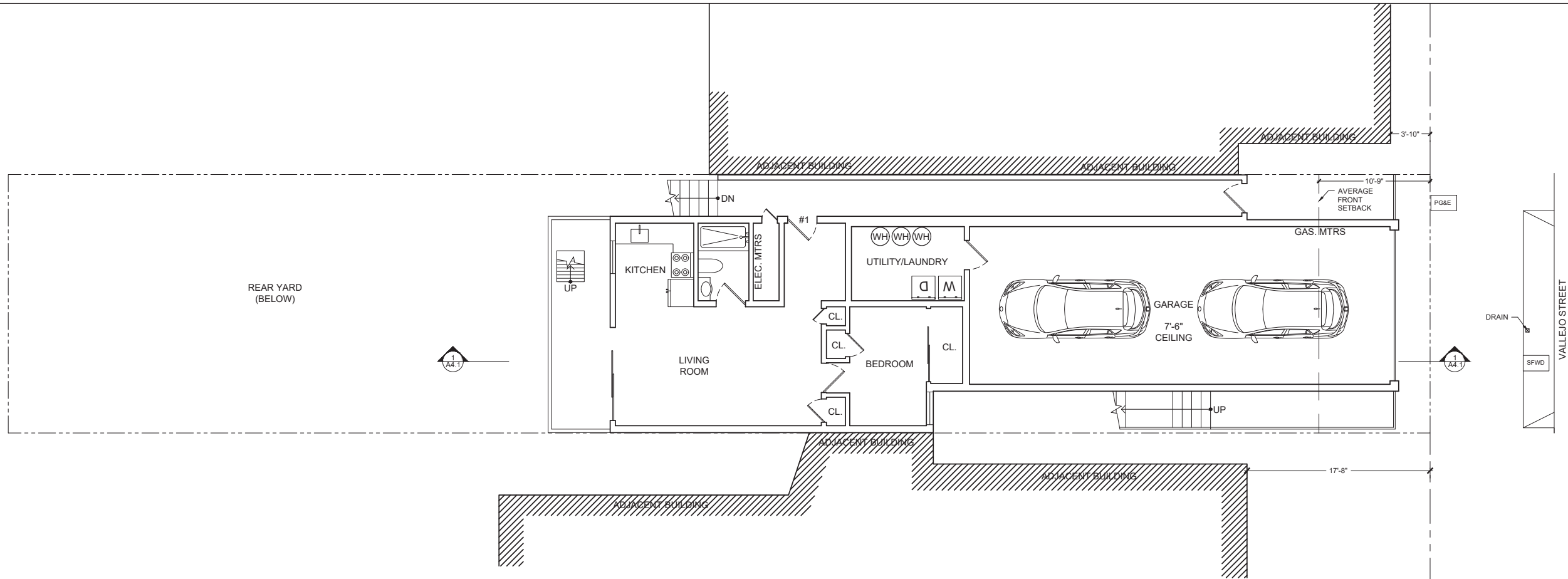
Mercury Engineering Group
12 Gough Street, Ste 100
San Francisco, CA 94103
TEL: 415.992.3383



1608-10 VALLEJO STREET
BLOCK 0551, LOT 007
SAN FRANCISCO, CA 94123

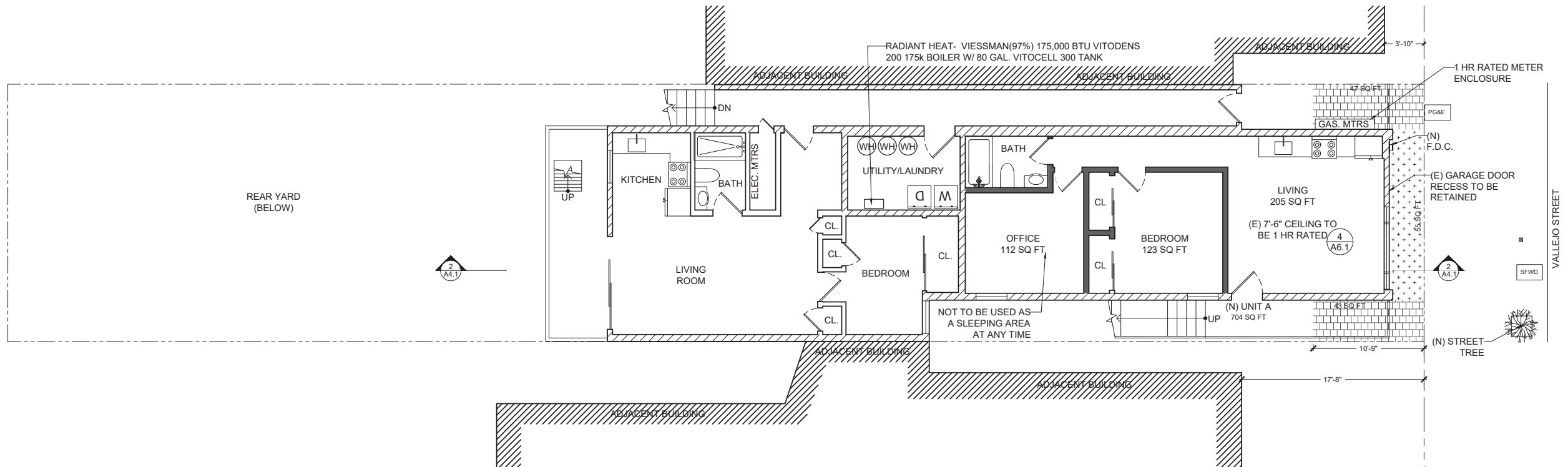
BASEMENT FLOOR PLANS

DATE: 01/04/2019
DRAWN BY: J.S.
CHECKED BY: H.H.
A2.1



1 (E) 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"



2 (N) 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"

FRONT SETBACK

(E) FRONT SETBACK: 141 SQ FT

	LANDSCAPING (20% MIN.) 55 SQ FT / (28.2 REQ'D)
	PERMEABILITY (50% MIN.) 90 SQ FT / (70.5 REQ'D)

WALL CONSTRUCTION LEGEND

	1 HR RATED WALL
	EXISTING WALL TO BE DEMO'D
	NEW INTERIOR PARTITION WALL



Mercury Engineering Group
12 Gough Street, Ste 100
San Francisco, CA 94103
TEL: 415.992.3383



1608-10 VALLEJO STREET
BLOCK 0551, LOT 007
SAN FRANCISCO, CA 94123

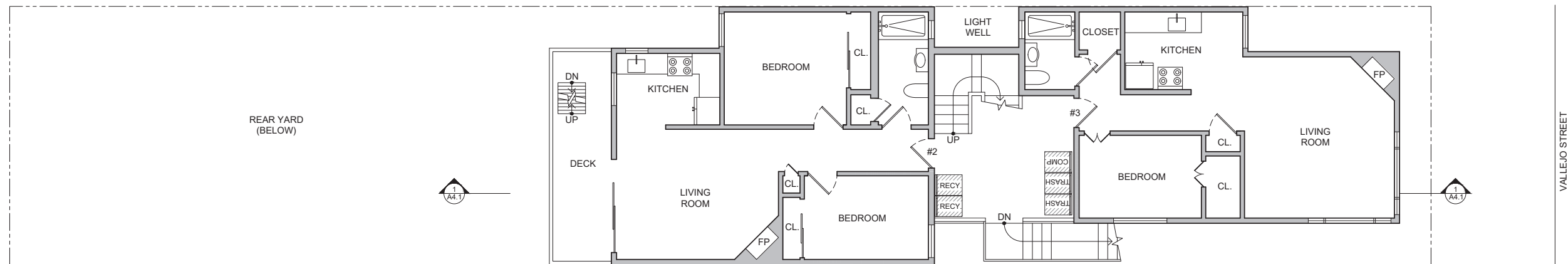
FIRST FLOOR PLANS

DATE: 01/04/2019
DRAWN BY: J.S.
CHECKED BY: H.H.

A2.2

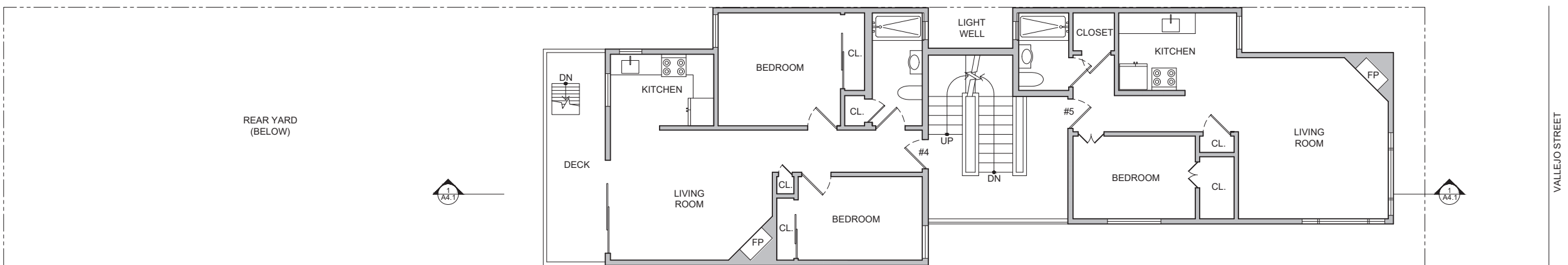
1608-10 VALLEJO STREET

PERMIT NUMBER:



1 (E) SECOND FLOOR PLAN (1,581 SQ FT) - NO CHANGE

SCALE: 3/16" = 1'-0"

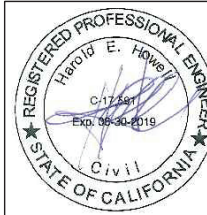


2 (E) THIRD FLOOR PLAN (1,581 SQ FT) - NO CHANGE

SCALE: 3/16" = 1'-0"



Mercury Engineering Group
12 Gough Street, Ste 100
San Francisco, CA 94103
TEL: 415.992.3383



1608-10 VALLEJO STREET
BLOCK 0551, LOT 007
SAN FRANCISCO, CA 94123

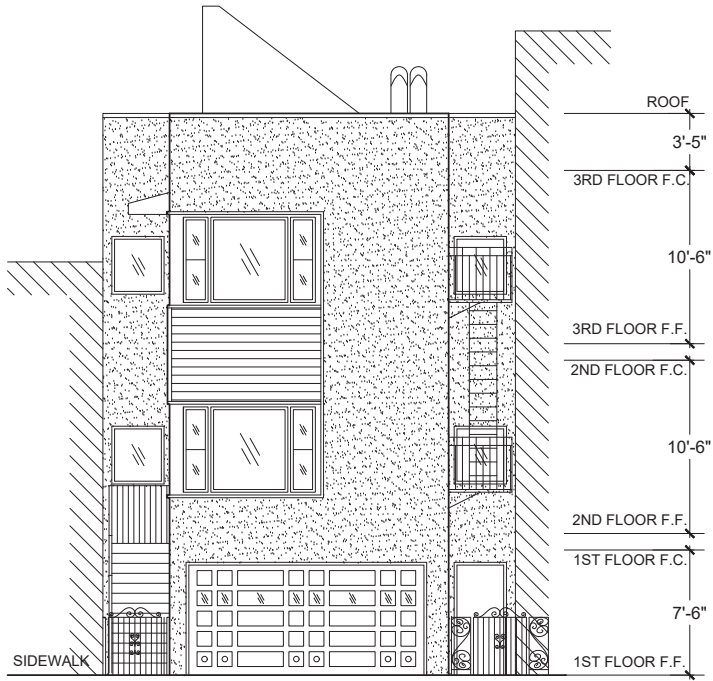
SECOND & THIRD FLOOR PLANS

DATE: 01/04/2019
DRAWN BY: J.S.
CHECKED BY: H.H.

A2.3

1608-10 VALLEJO STREET

PERMIT NUMBER:



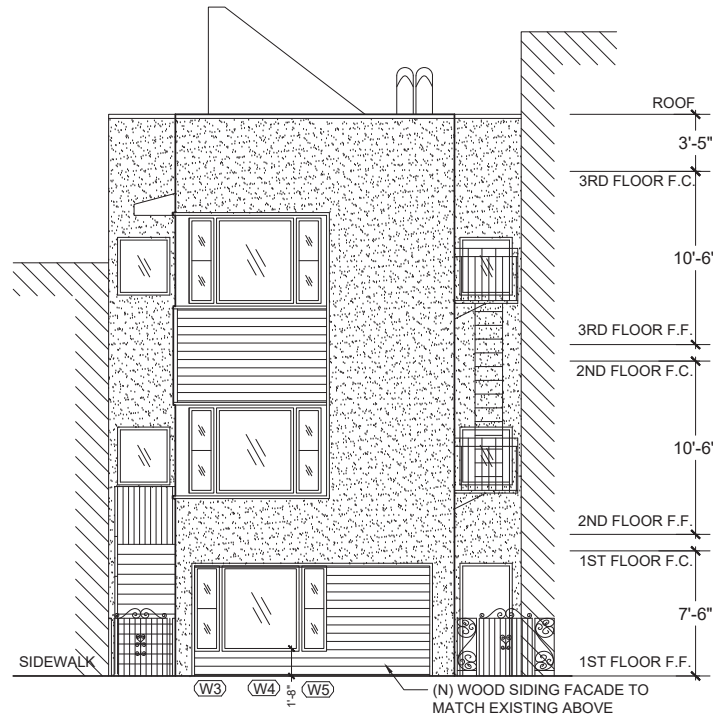
1 (E) FRONT ELEVATION

SCALE: 3/16" = 1'-0"



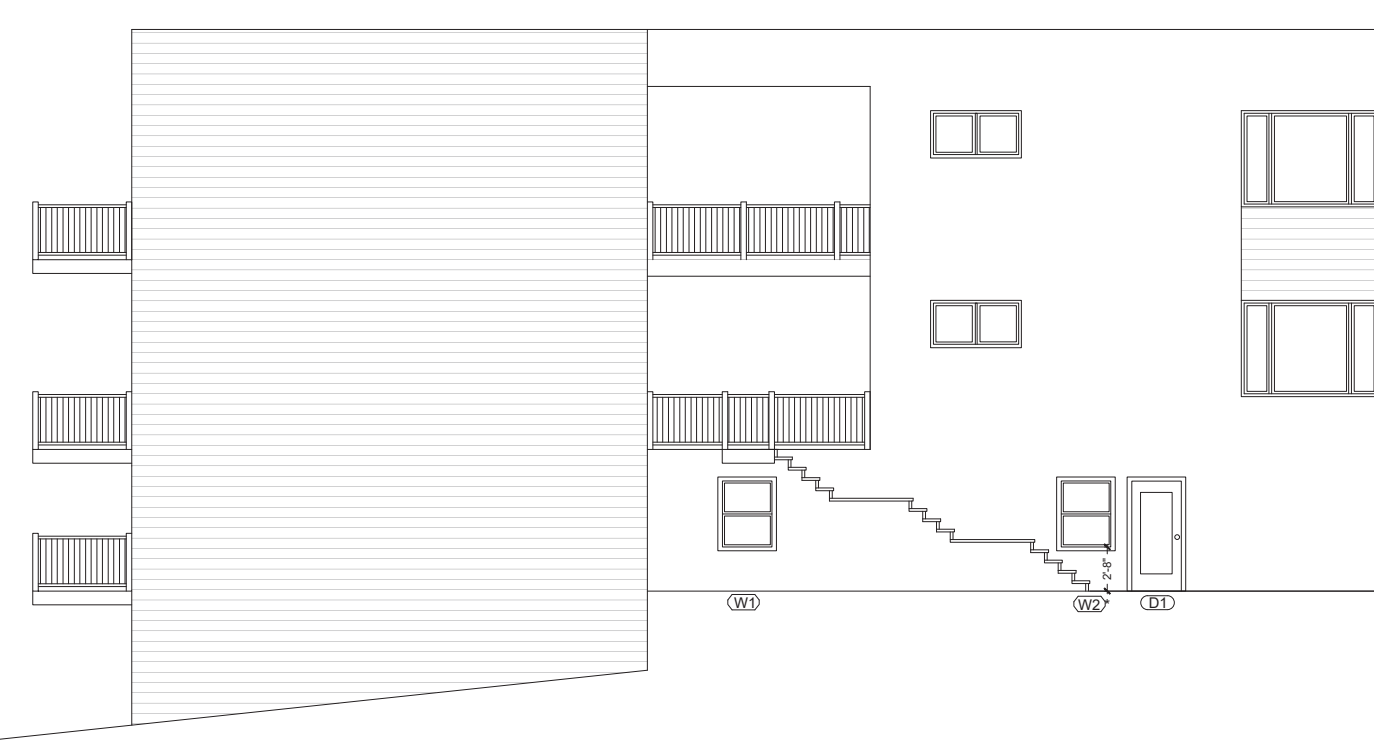
2 (E) SIDE (WEST) ELEVATION

SCALE: 3/16" = 1'-0"



3 (E) REAR ELEVATION

SCALE: 3/16" = 1'-0"



4 (N) SIDE (WEST) ELEVATION

SCALE: 3/16" = 1'-0"



Mercury Engineering Group
12 Gough Street, Ste 100
San Francisco, CA 94103
TEL: 415.992.3383



1608-10 VALLEJO STREET
BLOCK 0551, LOT 007
SAN FRANCISCO, CA 94123

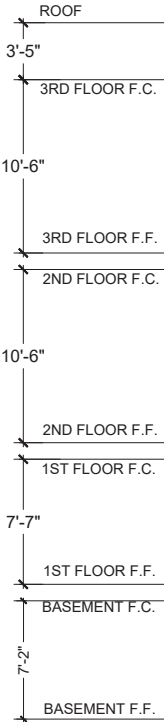
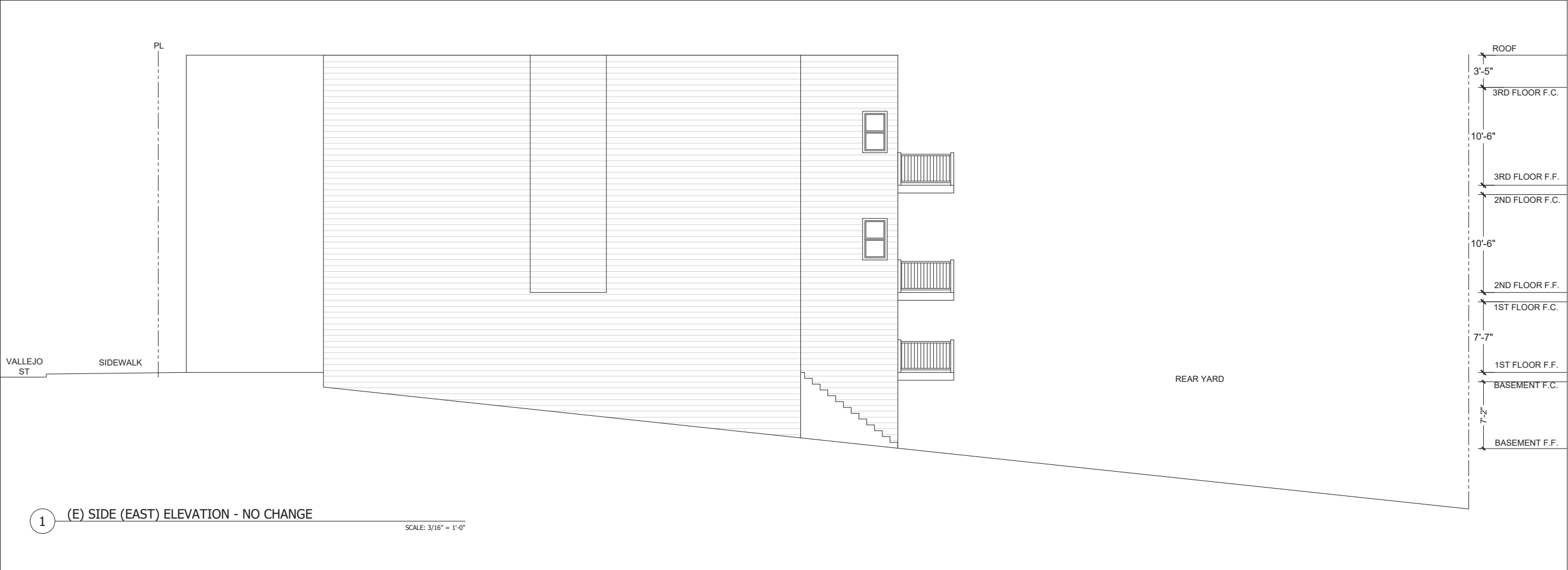
FRONT & SIDE (WEST) ELEVATIONS

DATE: 01/04/2019
DRAWN BY: J.S.
CHECKED BY: H.H.

A3.1

1608-10 VALLEJO STREET

PERMIT NUMBER:



MEIG

Mercury Engineering Group
12 Gough Street, Ste 100
San Francisco, CA 94103
TEL: 415.992.3383



1608-10 VALLEJO STREET
BLOCK 0551, LOT 007
SAN FRANCISCO, CA 94123

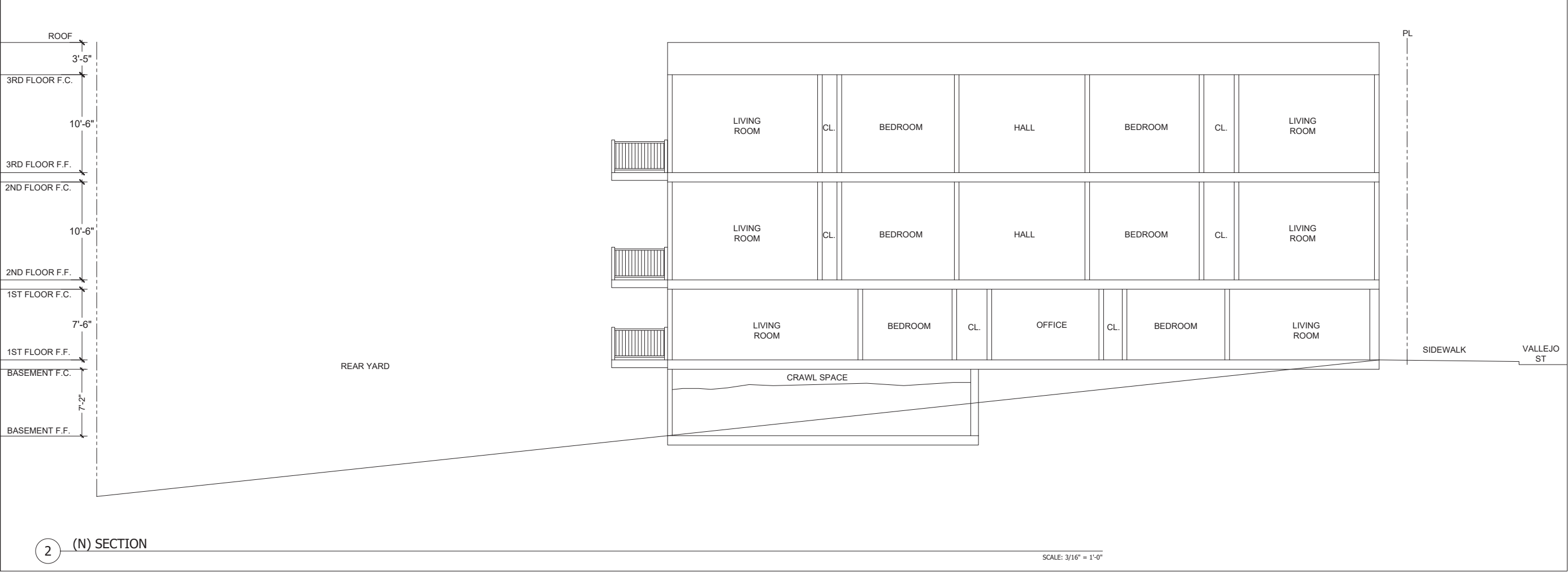
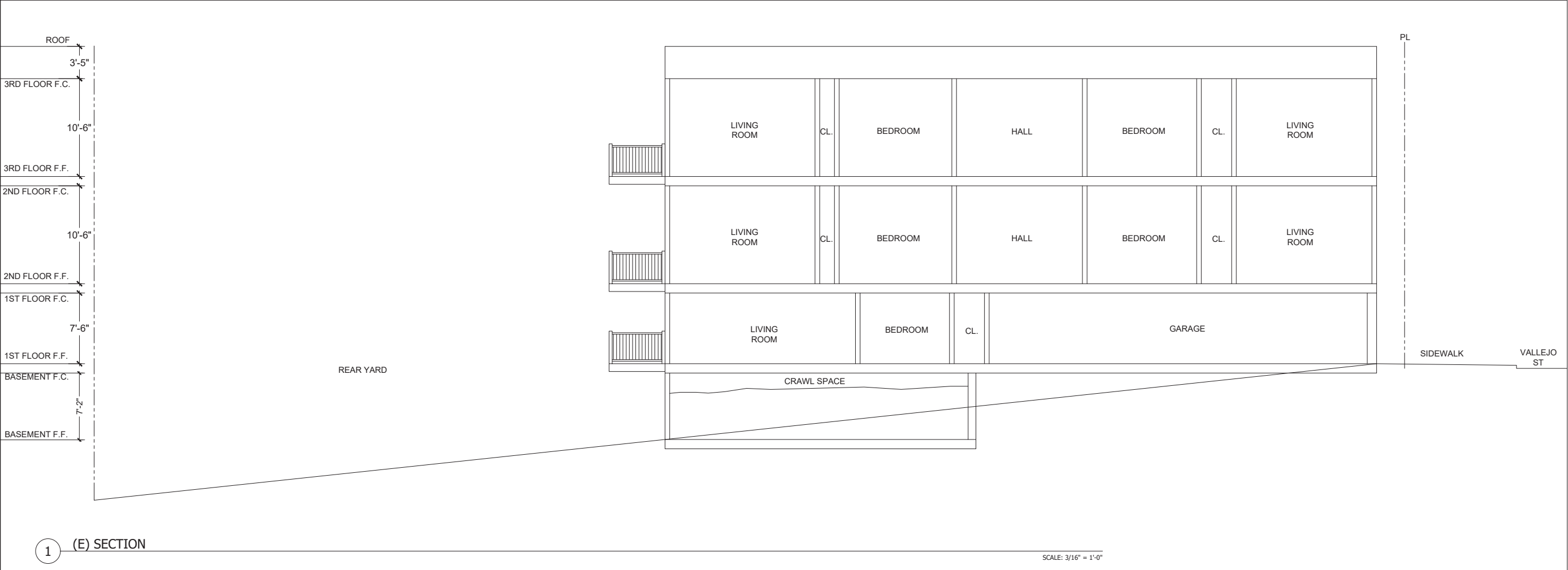
SIDE (EAST) ELEVATION

DATE: 01/04/2019
DRAWN BY: J.S.
CHECKED BY: H.H.

A3.2

1608-10 VALLEJO STREET

PERMIT NUMBER:



MEIG

Mercury Engineering Group
12 Gough Street, Ste 100
San Francisco, CA 94103
TEL: 415.992.3383



1608-10 VALLEJO STREET
BLOCK 0551, LOT 007
SAN FRANCISCO, CA 94123

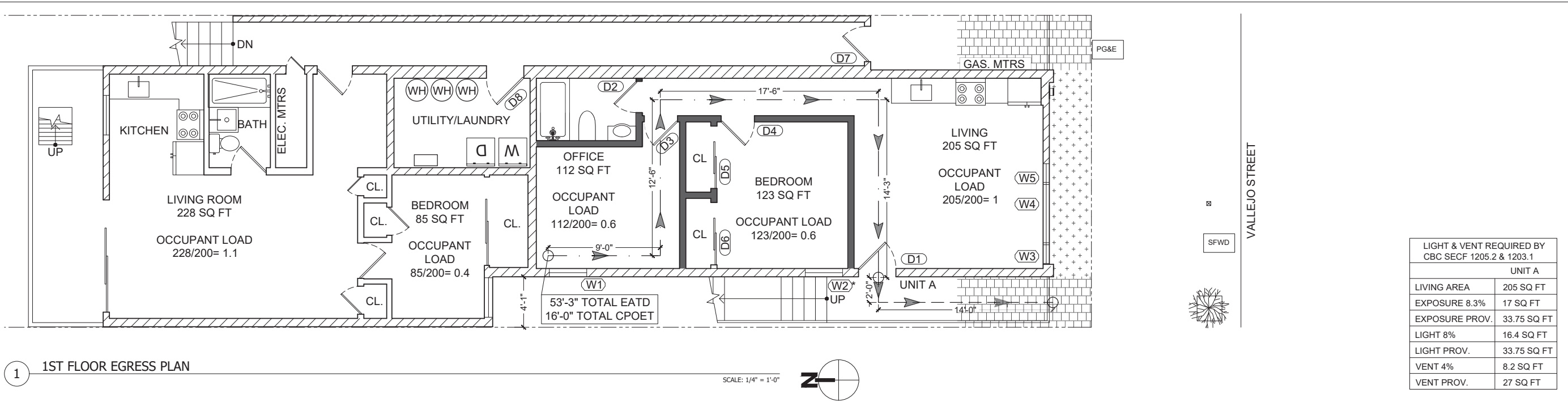
SECTIONS

DATE: 01/04/2019
DRAWN BY: J.S.
CHECKED BY: H.H.

A4.1

1608-10 VALLEJO STREET

PERMIT NUMBER:



EGRESS AND ACCESSIBILITY NOTES	LEGEND
<p>NOTES:</p> <p>1. OCCUPANT LOAD CBC SEC 1004.1.2</p> <p>TOTAL FIRST FLOOR OCCUPANTS = 4</p> <p>2. EGRESS OCCUPANCY TABLE 1015.1</p> <p>3. CBC 1007.1 ACCESSIBLE MEANS OF EGRESS EXCEPTION #1. "ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED IN ALTERATIONS TO EXISTING BUILDINGS."</p>	<p>COMMON PATH OF EGRESS TRAVEL (75' MAX)</p> <p>EXIT ACCESS TRAVEL DISTANCE (EATD) X' = DISTANCE TRAVELED IN FEET BETWEEN POINTS (2013 CBC 1016)</p> <p>EXIT DISCHARGE (2013 CBC 1027)</p>

GENERAL NOTES

PER 1030

* EGRESS: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR AREA OF 5.7 SQ FT. MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES AND WIDTH SHALL BE 20 INCHES. BOTTOM OF CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM FINISH FLOOR.

NATURAL LIGHT: WINDOW AND SLIDER AREA FOR NATURAL LIGHT SHALL BE 8% OF FLOOR AREA MINIMUM.

NATURAL VENTILATION: WINDOW AND SLIDER OPENABLE AREA FOR NATURAL VENTILATION SHALL BE 4% OF FLOOR AREA MIN.

PER 1031.7

REQUIRED EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT USE OF KEYS OR TOOLS. BARS, GRILLES, GRATES OR SIMILAR DEVICES ARE ALLOWED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH THE CODE THAT WAS IN EFFECT AT THE TIME OF CONSTRUCTION AND SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING.

WINDOW SCHEDULE

MARK	LOCATION	FINISH WIDTH	FINISH HEIGHT	AREA	EXISTING/NEW	DESCRIPTION	GLAZING	FRAME MATERIAL	FIRE RATING	NOTES
W01	1ST FLOOR	3'-0"	4'-0"	12 SQ FT	NEW	DOUBLE HUNG	DUAL GLAZED LOE OVER CLEAR, TEMPERED	METAL	1 HR/OPERABLE	-
W02	1ST FLOOR	3'-0"	4'-0"	12 SQ FT	NEW	DOUBLE HUNG	DUAL GLAZED LOE OVER CLEAR, TEMPERED	METAL	1 HR/OPERABLE	EGRESS WINDOW *
W03	1ST FLOOR	1'-6"	4'-6"	6.75 SQ FT	NEW	DOUBLE HUNG	DUAL GLAZED LOE OVER CLEAR, TEMPERED	WOOD		
W04	1ST FLOOR	4'-6"	4'-6"	20.25 SQ FT	NEW	CASEMENT	DUAL GLAZED LOE OVER CLEAR, TEMPERED	WOOD		
W05	1ST FLOOR	1'-6"	4'-6"	6.75 SQ FT	NEW	DOUBLE HUNG	DUAL GLAZED LOE OVER CLEAR, TEMPERED	WOOD		

DOOR SCHEDULE

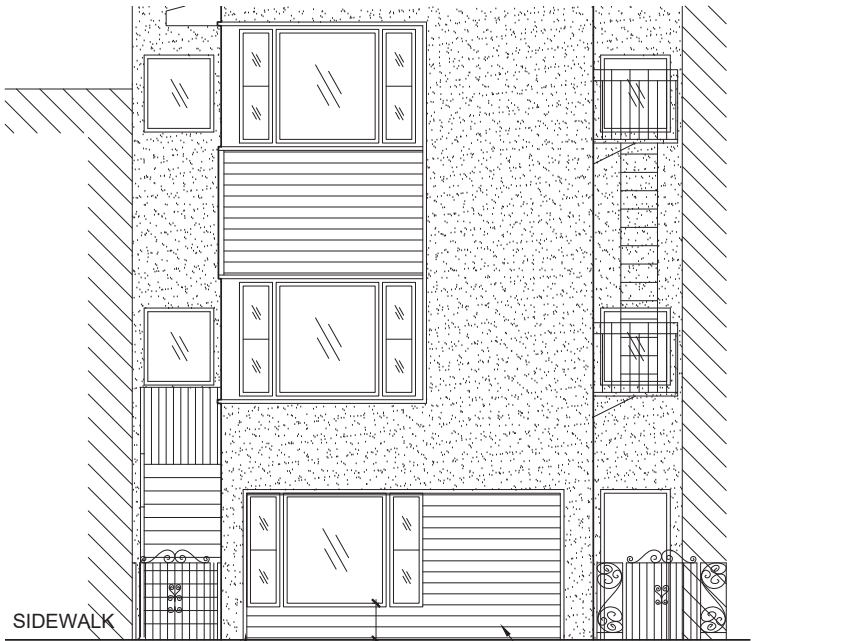
MARK	LOCATION	FINISH WIDTH	FINISH HEIGHT	EXISTING/NEW	DESCRIPTION	MATERIAL	FRAME MATERIAL	FIRE RATING	NOTES
D01	1ST FLOOR	3'-0"	6'-8"	NEW	RIGHT HAND REVERSE	WOOD	WOOD	1 HR	SELF CLOSING, SELF LATCHING W/ 100 SQ IN VENT
D02	1ST FLOOR	2'-6"	6'-8"	NEW	RIGHT HAND SWING	WOOD	WOOD	-	-
D03	1ST FLOOR	2'-8"	6'-8"	NEW	LEFT HAND SWING	WOOD	WOOD	-	-
D04	1ST FLOOR	2'-8"	6'-8"	NEW	RIGHT HAND SWING	WOOD	WOOD	-	-
D05	1ST FLOOR	2'-8"	6'-8"	NEW	DOUBLE SLIDING	WOOD	WOOD	-	-
D06	1ST FLOOR	2'-8"	6'-8"	NEW	DOUBLE SLIDING	WOOD	WOOD	-	-
D07	1ST FLOOR	3'-0"	6'-8"	NEW	RIGHT HAND REVERSE	WOOD	WOOD	1 HR	SELF CLOSING, SELF LATCHING
D08	1ST FLOOR	3'-0"	6'-8"	NEW	LEFT HAND SWING	WOOD	WOOD	1 HR	SELF CLOSING, SELF LATCHING W/ 100 SQ IN VENT



(E)

2 FRONT GARAGE OPENING DETAIL

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



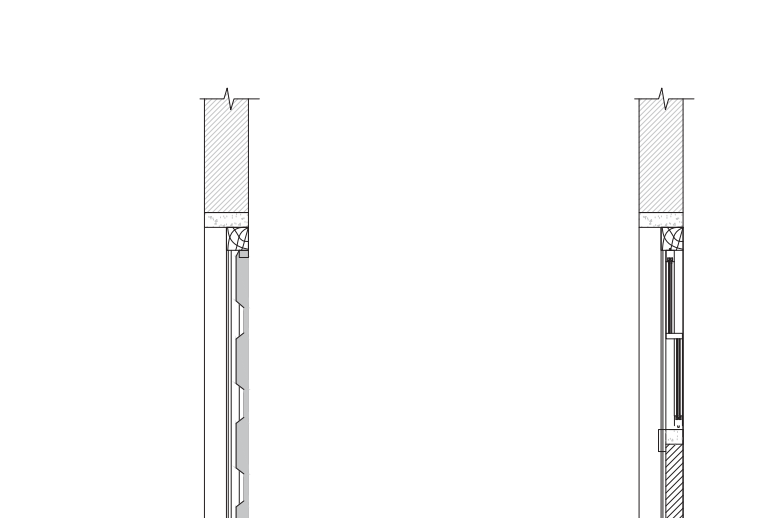
(N)

(E) GARAGE DOOR TRIM TO REMAIN

(N) WOOD SIDING FACADE TO MATCH EXISTING ABOVE

3 GARAGE OPENING SECTION

SCALE: 1/2" = 1'-0"



(N)

4 WINDOW SECTION

SCALE: 1/2" = 1'-0"

M|E|G

Mercury Engineering Group
12 Gough Street, Ste 100
San Francisco, CA 94103
TEL: 415.992.3383

REGISTERED PROFESSIONAL ENGINEER
Harold E. Howe
C-173901
Exp. 06-30-2019
Civil
STATE OF CALIFORNIA

1608-10 VALLEJO STREET
BLOCK 0551, LOT 007
SAN FRANCISCO, CA 94123

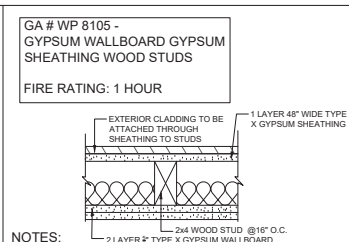
DOOR & WINDOW SCHEDULE
& EGRESS PLAN


DATE: 01/04/2019
DRAWN BY: J.S.
CHECKED BY: H.H.

A5.1

PERMIT NUMBER:

1608-10 VALLEJO STREET



NOTES:  2x4 WOOD STUD @18" O.C.
1/2" TYPE X GYPSUM WALLBOARD

EXTERIOR SIDE:

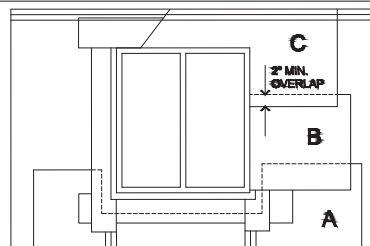
ONE LAYER 48" WIDE 5/8" TYPE X GYPSUM SHEATHING APPLIED PARALLEL TO 2X4 WOOD STUDS 24" O.C. WITH 1 3/4" GALVANIZED ROOFING NAILS 4" O.C. AT VERTICAL JOINTS AND 7" O.C. AT INTERMEDIATE STUDS AND TOP AND BOTTOM PLATES. JOINTS OF GYPSUM SHEATHING MAY BE LEFT UNTREATED. EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.

INTERIOR SIDE:

ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD, WATER RESISTANT GYPSUM BACKING BOARD, OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D COATED NAILS, 1 3/8" LONG, 0.0915" SHANK, 3/4" HEADS, 7" O.C. (LOAD BEARING)

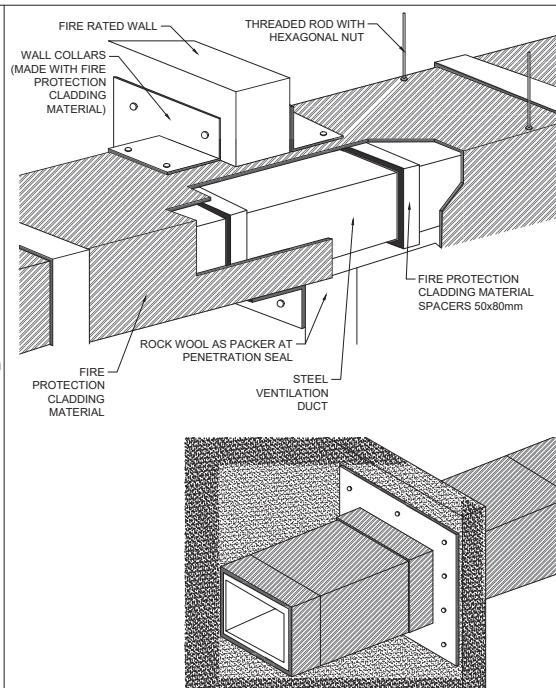
THICKNESS: VARIES
APPROX. WEIGHT: 7 PSF
FIRE TEST: SEE WP 3510
(UL R3501-47, -48, 9-17-65,
UL DESIGN U309;
UL R1319-129, 7-22-70,
UL DESIGN U314)

2 RATED EXTERIOR WALL



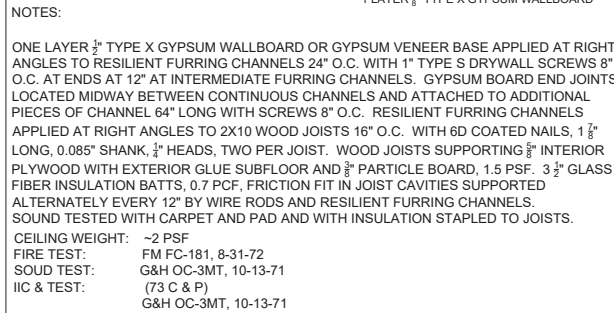
COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL, LAY BUILDING PAPER UNDER SILL STRIP. CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF OPENING (SHOWN AS DASHED LINE). DO NOT CUT BUILDING PAPER HORIZONTALLY SO THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL SUCCESSIVE LINES OF BUILDING PAPER (B, C, E ETC) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.

SCALE: N.T.S.

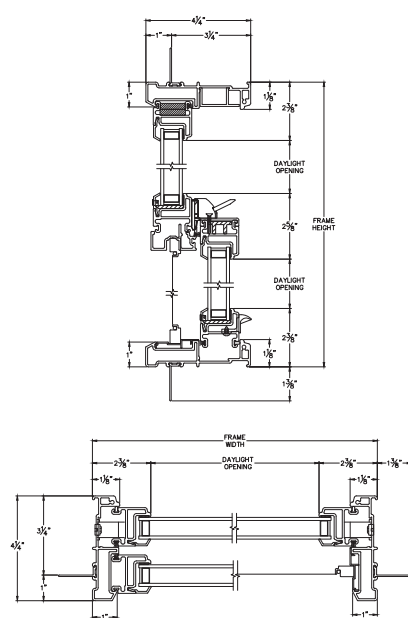


SCALE: N.T.S.

SCALE: N.T.S.

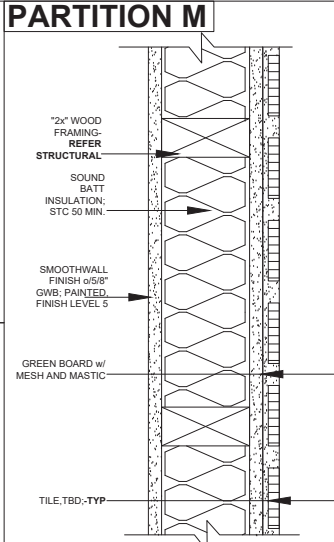


SCALE: N.T.S.



SCALE: N.T.S.

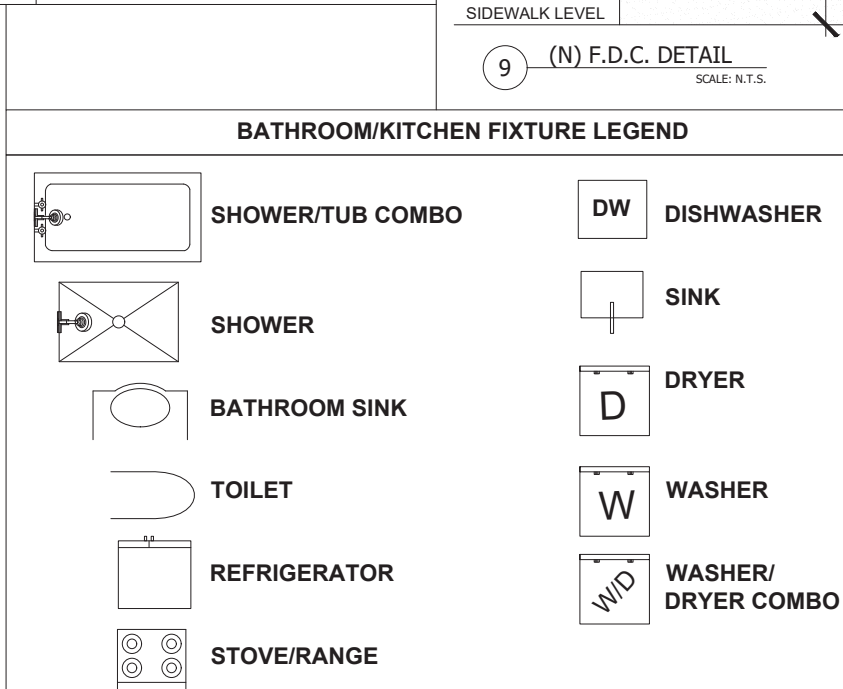
SCALE: N.T.S.



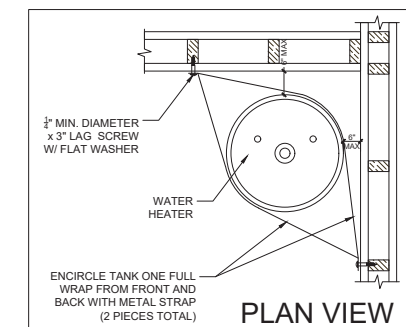
SCALE: N.T.S.

SCALE: N.T.S.

att Ins. (13)
N.T.S.



SCALE: N.T.S.



SCALE: N.T.S.

F.D.C.

SCALE: N.T.S.


























REQUIREMENTS FOR ENERGY EFFICIENT LIGHTING

1. G.C. TO PROVIDE MANUF. DOCUMENTATION OF ALL LIGHTING SUBSTITUTIONS TO SHOW COMPLIANCE WITH THE ITEMS BELOW.
2. KITCHENS: ALL OF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY AND THOSE THAT ARE NOT MUST BE SWITCHED SEPARATELY.
3. GARAGES, LAUNDRY ROOMS, UTILITY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A VACANCY SENSOR. BATHROOM SHALL HAVE 1 HIGH EFFICACY LIGHTING (HE).
4. ALL OTHER INTERIOR ROOMS: ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS LESS THAN 70 SQ. FT. ARE EXEMPT FROM THIS REQUIREMENT.
5. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTO CONTROL/MOTION SENSOR COMBINATION.
6. HIGH EFFICACY LAMPS ARE DEFINED AS:
 <15W, 40 LUMENS PER WATT
 15-40W, 50 LUMENS PER WATT
 >40W, 60 LUMENS PER WATT
NOTE: WATTAGE OF THE BALLAST IS NOT INCLUDED WHEN DETERMINING LAMP EFFICACY

NOTES

- ALL WALL SWITCHES, FINISH PLATES AND DIMMERS TO BE MATTE FINISH WITH WHITE ROCKER SWITCHES.
2. PROVIDE AT LEAST TWO SEPARATE 20 AMP CIRCUITS FOR SMALL APPLIANCES IN KITCHEN, PANTRY, DINING ROOM, AND SIMILAR AREA, WITH NO OTHER OUTLETS ON THE CIRCUITS. CEC 210-11(C)(1), 210-52(B).
3. PROVIDE AT LEAST ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES. CEC210-11(C)(2).
4. PROVIDE AT LEAST ONE SEPARATE 20 AMP CIRCUIT FOR BATHROOM OUTLETS, WITH NO OTHER OUTLETS ON THE CIRCUITS. CEC210-11(C)(3).
5. CLOTHES CLOSET LIGHT FIXTURE CLEARANCES SHALL CONFORM TO CEC410-8. INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS & PENDANT FIXTURES ARE NOT ALLOWED IN CLOSETS.
6. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES OR OTHER WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS". CEC410-4(A).
7. WALL SWITCHED LIGHTING OUTLETS REQUIRED PER CEC SECTION 210-70:
 - AT LEAST ONE IN EACH HABITABLE ROOM AND BATHROOM.
 - AT LEAST ONE IN EACH HALL AND STAIRWAY. WHERE FLOOR LEVEL IS SEPARATED BY SIX STEPS OR MORE, A WALL SWITCH IS REQUIRED AT EACH LEVEL FOR STAIR ILLUMINATION.
 - AT LEAST ONE AT EACH ATTIC, UNDER-FLOOR SPACE, UTILITY ROOM, OR BASEMENT USED FOR STORAGE OR CONTAINING EQUIPMENT REQUIRING SERVICING.
8. PROVIDE A LISTED GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION (GFCI) FOR PERSONNEL FOR ALL: BATHROOMS, GARAGES AND ACCESSORY BUILDINGS, OUTDOORS, KITCHEN COUNTERTOPS, LAUNDRY AND UTILITY RECEPTACLES INSTALLED. PER SEC. 210.8 C.E.C.
9. PROVIDE A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI) TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT FOR ALL: FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BEDROOMS, CLOSETS & HALLWAYS. PER SEC. 210.12 C.E.C.
10. GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802 6.2. THROUGH WALL VENT TERMINATION PER SFMC 802.8.
11. COMBUSTION AIR SHALL MEET REQUIREMENTS OF CMC CHAPTER 7.
12. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3 FT FROM THE PROPERTY LINE AND 3 FT FROM OPENINGS INTO THE BUILDING PER CMC 504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
13. CLOTHES DRYER EXHAUST SHALL BE A MIN. 4 INCHES, TERMINATE TO THE OUTSIDE OF THE BUILDING, SHALL BE EQUIPPED WITH BACK-DRAFT, AND MEET REQUIREMENTS OF CMC 504.4. PROVIDE 100 SQ INCH MINIMUM MAKE UP AIR OPENING FOR DOMESTIC DRYERS.
14. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1 (RADIANT FLOOR HEATING).
15. MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.3 (HORIZONTAL AND CBC 420.2 SEPARATION WALLS). PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6.
16. PROVIDE A MIN. 200 SQUARE INCH VENTILATION OUTLET IN GARAGE WALLS OR EXTERIOR DOORS PER SFCB 406.3.7.
17. LIGHTING PER CEC 150.0 (K) AND CEC TABLE 150.0-A.
18. STEEL DUCTS NOT LESS THAN 0.019 IN. DUCT IN THICKNESS & NO OPENINGS IN GARAGE PER CBC 406.3.4.3.

ELECTRICAL LEGEND

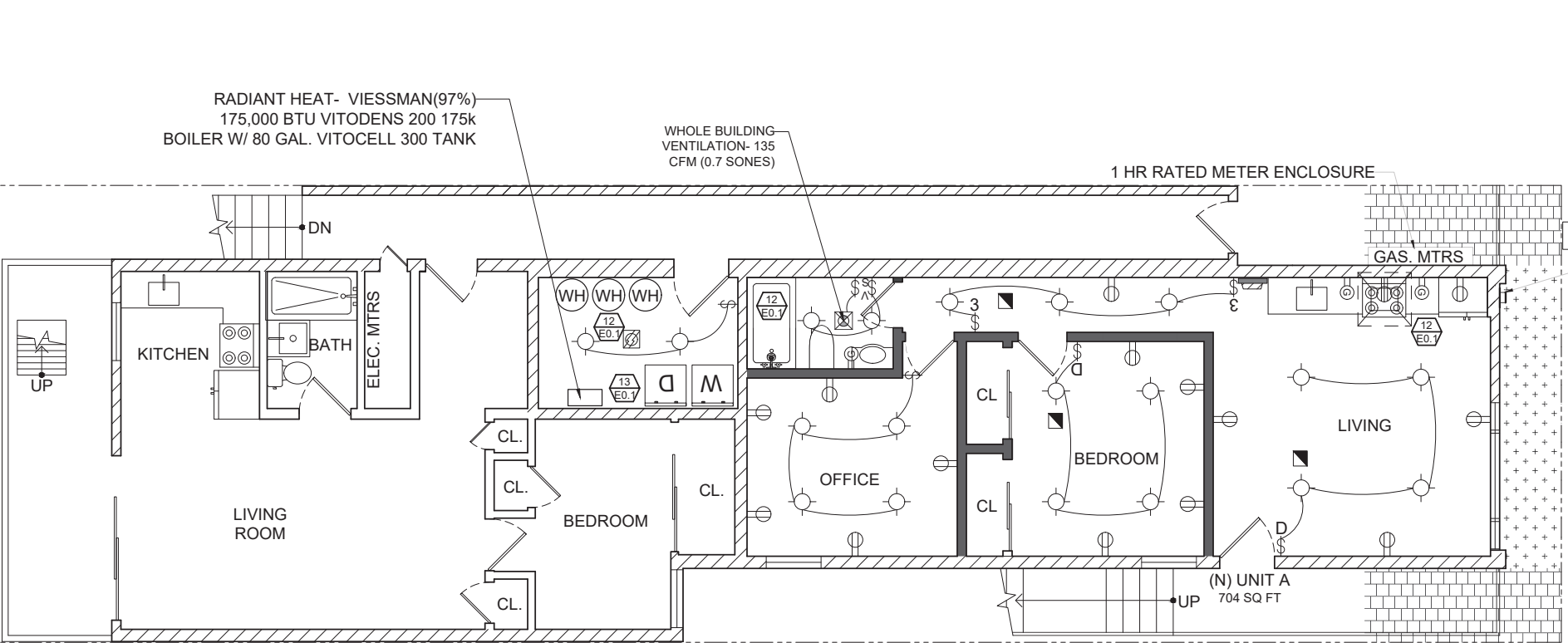
- | | |
|---|--|
|  | 110 ELECTRICAL OUTLET- 110 VOLT WALL RECEPTACLE |
|  | 220 ELECTRICAL OUTLET- 220 VOLT WALL RECEPTACLE FOR MAJOR APPLIANCES/ CAR CHARGER |
|  | GFI ELECTRICAL OUTLET - GROUND FAULT INTERRUPT (AT WET LOCATIONS) |
|  | GARAGE DOOR DESIGNATED ELECTRICAL OUTLET |
|  | SERVICE OUTLET |
|  | CEILING MOUNT LIGHT FIXTURE (HIGH EFFICACY) |
|  | EXTERIOR LIGHT FIXTURE |
|  | LIGHT SWITCH (AT 38" A.F.F.) |
|  | DIMMABLE LIGHT SWITCH (AT 38" A.F.F.) |
|  | 3-WAY DIMMABLE LIGHT SWITCH (AT 38" A.F.F.) |
|  | 2-WAY DIMMABLE LIGHT SWITCH (AT 38" A.F.F.) |
|  | 3-WAY DIMMABLE LIGHT SWITCH (AT 38" A.F.F.) |
|  | PRESSURE LIGHT SWITCH |
|  | VACANCY SENSOR (AT CEILING) |
|  | SMOKE DETECTOR PER UBC SECTION 310.9.1/ COMBINATION SMOKE/CARBON MONOXIDE DETECTION ALARM PER SECTION 420.4 C.B.C. |
|  | WALL SCONCE (ALUM HOUSING, SURFACE MOUNT, ARTEMIDE TELEFO 100,T8) |
|  | T8 FLUORESCENT (SURFACE MOUNT) |
|  | LED UNDER CABINET MOUNTED LIGHT W/ REMOTE TRANSFORMER |
|  | EXHAUST FAN W/ AUTOMATIC HUMIDISTAT (80 CFM) |
|  | MOTION SENSOR |
|  | ELEVATOR DEDICATED POWER CIRCUIT |
|  | RANGE HOOD (FOR STOVE VENTILATION) |
|  | WHOLE BUILDING VENTILATION SYSTEM |
|  | VENTILATION DUCTING - TO BE ROUTED ABOVE ROOF |
|  | RADIANT HEATING THERMOSTAT |

WATER FLOW INFORMATION					
FLOW DATA PROVIDED BY: DEEN					
FLOW DATA: FIELD FLOW TEST _____ RECORDS ANALYSIS _____					
GATE PAGE:					
DATE FORWARDED: 7/28/2017					
STATIC: _____ PSI					
RESIDUAL: _____ PSI					
FLOW: _____ GPM					
" MAIN ON _____					
RECOMMENDED CONTINUOUS VENTILATION RATE IN CFM (CUBIC FT / MIN)					
HOME SQ.FT.	0-1	2-3	4-5	6-7	<7
< 1500	30	45	60	75	90
1501 - 3000	45	60	75	90	105
3001 - 4500	60	75	90	105	120
4501 - 6000	75	90	105	120	135
6001 - 7500	90	105	120	135	150
> 7500	105	120	135	150	165

9. DIRECT VENT APPLIANCES PER CMC 802.2.4 (PER MANUFACTURER'S INSTALLATION INSTRUCTIONS) AND SFMC 802.2.4.

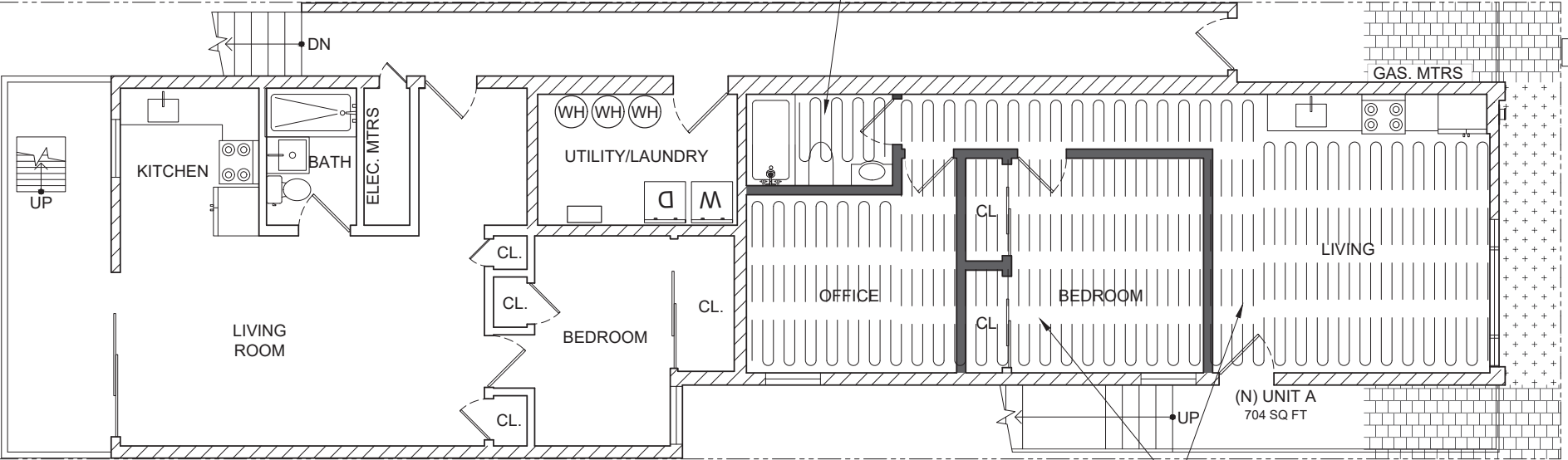
10. DOMESTIC RANGE HOOD VENTS SHALL MEET REQUIREMENTS OF CMC 504.3 & COMPLY WITH CMC TABLE 403.7.

D. DOMESTIC RANGE HOOD VENTS SHALL MEET REQUIREMENTS OF CMC 504.3 & COMPLY WITH CMC TABLE 403.7.



1 1ST FLOOR ELECTRICAL PLAN

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



2 1ST FLOOR RADIANT HEATING PLAN

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



1608-10 VALLEJO STREET
BLOCK 0551, LOT 007
SAN FRANCISCO, CA 94123

ELECTRICAL & RADIANT HEATING PLANS & WATER FLOW INFORMATION

DATE: 01/04/2019
DRAWN BY: J.S.
CHECKED BY: H.H.

E0.1

1608-10 VALLEJO STREET

PERMIT NUMBER: