

SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JUNE 30, 2020

CONTINUED FROM JUNE 23, 2020

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: **415.558.6377**

Date:	July 23, 2020
Case No.:	2019-007159DRP
Project Address:	145 Missouri Street
Permit Application:	2019.0503.9703
Zoning:	RH-2 [Residential House- Two Family]
	40-X Height and Bulk District
Block/Lot:	3985 / 022
Project Sponsor:	Tom Tunney
	Reuben Junius & Rose
	1 Bush Street, Suite 600
	San Francisco, CA 94104
Staff Contact:	David Winslow - (415) 575-9159
	David.Winslow@sfgov.org
Recommendation:	Take DR and Approve with Modifications

PROJECT DESCRIPTION

The project proposes to legalize work done to reconstruct a deck and extend the garage at the rear without the benefit of a permit. Since this work is in the required rear yard it also requires a Variance.

SITE DESCRIPTION AND PRESENT USE

The site is a 25' x 50' lot with an existing 2-story, single-family house built in 1907. The building is a category 'B' – Age eligible Historic Resource.

CONTEXT

The DR requestor's property is located to the rear of the subject property and accessed via an easement through a "tradesmen's" entrance. The subject property is built to its rear yard line. Both are substandard size lots, leaving a small open space –the 4'-7" deep deck and the DR requestor's yard- between the houses.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311	30 days	March 16, 2020 – April 15, 2020	4.15.2020	7.23. 2020 to 7.230.2020	106 days

HEARING NOTIFICATION

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	July 10, 2020	July 10, 2020	20 days
Mailed Notice	20 days	July 10, 2020	July 10, 2020	20 days
Mailed Notice	20 days	July 10, 2020	July 10, 2020	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the			
block or directly across	0	7	0
the street			
Neighborhood groups	0	0	0

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).

DR REQUESTOR

Kepa Askenasy of 147 &153 Missouri adjacent neighbor to the east.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Is concerned that the work which was constructed without a permit encroaches over the shared property line into the DR requestor's yard, and the deck impacts to privacy.

Proposed alternatives:

- 1. Restore deck to existing condition of enclosed porch;
- 2. Remove horizontal garage extension from encroaching into rear yard;
- 3. Remove portion of work that encroaches over property line into DR requestor's rear yard;
- 4. Replace operable property line window with fixed fire-rated assembly and obscured glazing.

See attached Discretionary Review Application, dated April 15, 2020

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The project legalizes and existing condition and does not result in any expansion or new massing. No new shading or blocking of windows will occur as a result.

See attached Response to Discretionary Review, dated June 1, 2020.

SAN FRANCISCO PLANNING DEPARTMENT

PLANNING STAFF REVIEW

The proposed work to legalize the addition does not expand the existing or the historical building footprint or massing, however the deck as reconstructed extends over the rear property line into the DR requestor's yard. The Notice of Violation did not recognize this fact. Buildings are not permitted to extend over a neighboring property line and therefore it is the responsibility of the project sponsor to correct this condition. Therefore, it must be included in a revision. It is anticipated that any Building Code deficiencies, specifically related to fire protection on a lot line condition, would also be corrected with the permit to correct.

Further, as a good neighbor gesture the project sponsor has proposed a 6' high screen on the deck to ensure adequate privacy between the two properties.

Therefore, staff finds there are exceptional and extraordinary circumstances and recommends taking DR and approving with modifications of the 6' high privacy screen and reconstruction of the structure to be within the rear property line as determined by the survey.

RECOMMENDATION: Take DR and Approve with Modifications

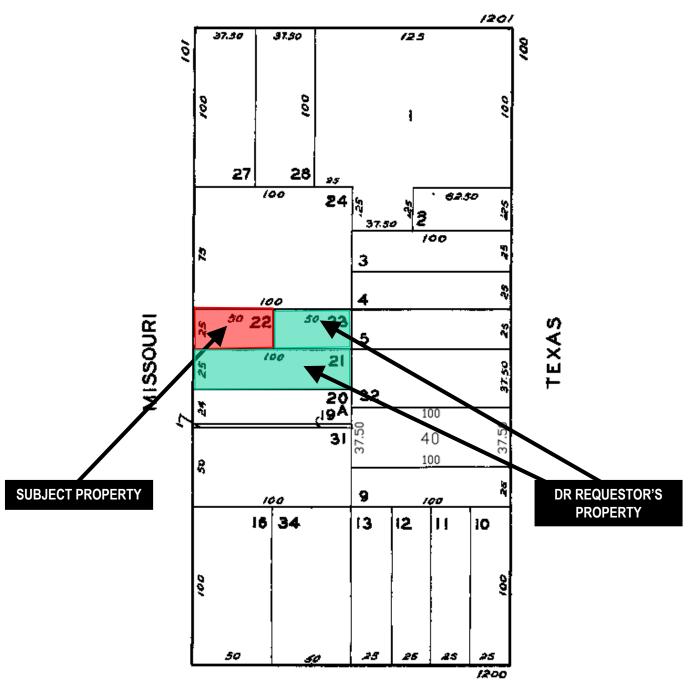
Attachments:

Block Book Map Sanborn Map Zoning Map Aerial Photographs Context Photographs Section 311 Notice CEQA Determination DR Application Response to DR Application dated June 1, 2020 Reduced Plans

Exhibits

Parcel Map

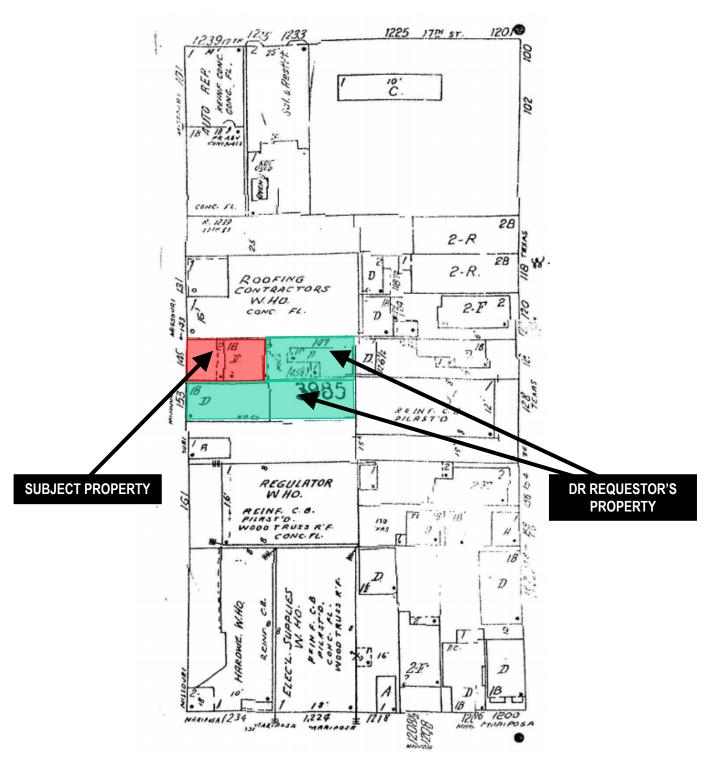




MARIPOSA



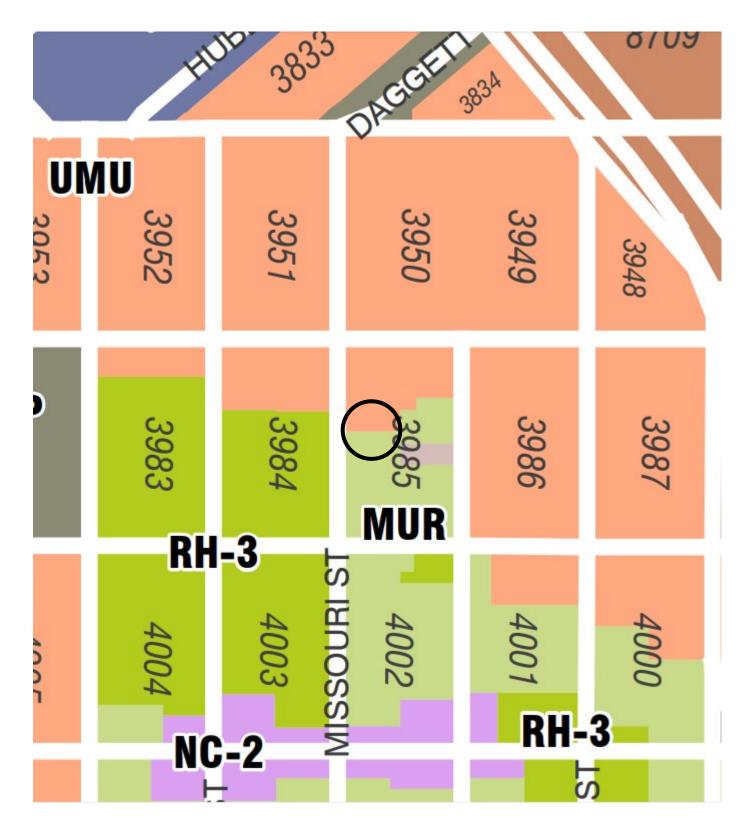
Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Zoning Map











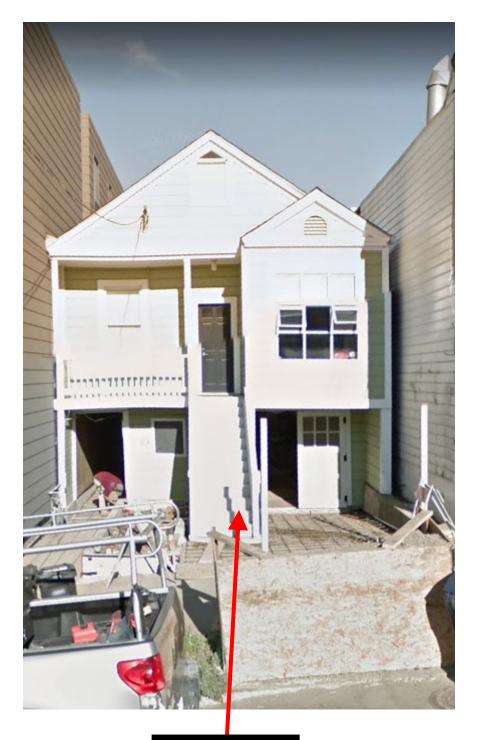








Site Photo



SUBJECT PROPERTY



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco. CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On May 3, 2019, Building Permit Application No. 201905039703 was filed for work at the Project Address below.

Notice Date: March 16th, 2020

Expiration Date: April 15th, 2020

PROJECT INFORMATION		APPL	ICANT INFORMATION
Project Address:	145 MISSOURI ST	Applicant:	Thomas Tunny, Reuben, Junius & Rose, LLP
Cross Street(s):	17 th St and Mariposa St	Address:	One Bush St., Suite 600
Block/Lot No.:	3985 / 022	City, State:	San Francisco, CA
Zoning District(s):	RH-2 /40-X	Telephone:	(415) 567-9000
Record Number:	2019-007159PRJ	Email:	ttunny@reubenlaw.com

You are receiving this notice as an owner or occupant of property 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 that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, 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	
	New Construction	Alteration
□ Change of Use	Façade Alteration(s)	Front Addition
Rear Addition	Side Addition	Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	15 ft 4 in	No Change
Side Setbacks	None (left), 1 foot (right)	No Change
Building Depth	34 ft 10 in	No Change
Rear Yard	None	No Change
Building Height	25 feet 5.75 in	No Change
Number of Stories	2	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	2	No Change
	PROJECT DESCRIPTI	O N

This project proposes to legalize a first story garage horizontal addition and second story rear porch that are 4 feet 7 inches by 17 feet 10 inches. The porch was built as a replacement of the previous porch.

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

To view plans or related documents, visit <u>sf-planning.org/notices</u> and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff: Alex Westhoff, 415-575-9120, Alex.Westhoff@sfgov.org



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
145 MISSOURI ST		3985022
Case No.		Permit No.
2019-007159PRJ		
Addition/ Alteration	Demolition (requires HRE for Category B Building)	Construction
Project description for	Planning Department approval.	
Comply with nov#20180 work to address nov co	8381. Drawings document work previously complerrection	eted at the rear deck. Minor additional

STEP 1: EXEMPTION CLASS

-	project has been determined to be categorically exempt under the California Environmental Quality CEQA).
	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	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.
	 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.
	Class

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

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.)? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone</i>)
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 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).
Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?
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? If yes, archeo review is required (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area</i>)
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? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>). If yes, Environmental Planning must issue the exemption.
Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
ments and Planner Signature (optional): Alex Westhoff

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROP	PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
	Category A: Known Historical Resource. GO TO STEP 5.	
	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.	
	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.		
	1. Change of use and new construction. Tenant improvements not included.		
	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.		
	3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations.		
	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.		
	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.		
	 Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 		
	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning</i> Administrator Bulletin No. 3: Dormer Windows.		
	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: I	Note: Project Planner must check box below before proceeding.		
	Project is not listed. GO TO STEP 5.		
	Project does not conform to the scopes of work. GO TO STEP 5.		
	Project involves four or more work descriptions. GO TO STEP 5.		
	Project involves less than four work descriptions. GO TO STEP 6.		

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Chec	k all that apply to the project.
	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.
	2. Interior alterations to publicly accessible spaces.
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

	7. Addition(s), including mechanical equipment that and meet the Secretary of the Interior's Standards is	
	8. Other work consistent with the Secretary of the <i>Properties</i> (specify or add comments):	Interior Standards for the Treatment of Historic
	9. Other work that would not materially impair a his	toric district (specify or add comments):
	(Requires approval by Senior Preservation Planner	(Preservation Coordinator)
	10. Reclassification of property status . (Requires Planner/Preservation	approval by Senior Preservation
	Reclassify to Category A	Reclassify to Category C
	a. Per HRER or PTR dated	(attach HRER or PTR)
	b. Other <i>(specify)</i> :	
	Note: If ANY box in STEP 5 above is chee	ked, a Preservation Planner MUST sign below.
	Project can proceed with categorical exemption of Preservation Planner and can proceed with categories	
Comm	ents (optional):	
Preser	vation Planner Signature:	
QTE	P 6: CATEGORICAL EXEMPTION DETERM	
	E COMPLETED BY PROJECT PLANNER	

Building Permit	
	Alex Westhoff
f Discretionary Review before the Planning Commission is requested, he Discretionary Review hearing is the Approval Action for the project.	02/27/2020

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.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
	Result in expansion of the building envelope, as defined in the Planning Code;
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
	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

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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.			
Planner Name: Date:			



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information			
Name: KepA Askenasy			
Address: 147+153 Missouri Street	Email Address: Kepa@ Stu	Idioa.	skenasy. con
San Francisco CA	Telephone: 415 505-5	5432	5
Information on the Owner of the Property Being Developed	1		
Name: CRAIG bhnson			
Company/Organization: Craig Johnson + Asse	ciates		
Address: 29 Tappan Lane	Email Address: Wohnson	Ote	chrps.con
Orinda, CA 94563	Telephone: 650 39	73-5	585
Property Information and Related Applications			
Project Address: 145 Missouri Street			
Block/Lot(s): 3985/022			
Building Permit Application No(s): 201905039703	,2019-007159 PK	? f	
ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST			
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?	V	
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 summarize the result, including any changes that were made to the proposed project.

NO CHANGES OR CONVERSATIONS ABOUT MAKING ANG CHANGES OCCULLED.

DISCRETIONARY REVIEW REQUEST

In the space below and on seperate 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.

PLEASE SEE ATTACHMENT

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.

PLEASE SEE ATTACHMENT

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?

PLEASE SEE ATTACHMENT

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Signature

SE

415 505-5432

Kepa Askenasy Name (Printed) Kepa@ Studioaskenasy.com

Relationship to Requestor (i.e. Attorney, Architect, etc.)

For Department Use Only Application received by Planning Department:

By:

V. 02.07.2019 SAN FRANCISCO PLANNING DEPARTMENT



1650 MISSION STREET, #400 SAN FRANCISCO, CA 94103 WWW.SFPLANNING.ORG

DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, San Francisco, where planners are available to assist you.

Please read the Discretionary Review Informational Packet carefully before the application form is completed.

WHAT TO SUBMIT:

□ Two (2) complete applications signed.

- □ A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- □ Photographs or plans that illustrate your concerns.
- \Box Related covenants or deed restrictions (if any).
- □ A digital copy (CD or USB drive) of the above materials (optional).
- □ Payment via check, money order or debit/credit for the total fee amount for this application. (See <u>Fee</u> <u>Schedule</u>).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location:	1660 Mission Street, Fifth Floor
	San Francisco, CA 94103-2479

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文:如果您希望獲得使用中文填寫這份申請表的幫助,請致電415.575.9010。請注意,規劃部門需要至 少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

INTRODUCTION AND BACKGROUND

I live at 147 and 153 Missouri Street, adjacent and to the south and east of the project sponsor's property at 145 Missouri Street. **Figure 1**, below, is an aerial photograph showing the relationship between the properties. I strongly urge the Commission not to give its stamp of approval to work the project sponsor did without proper permits, including work that the project sponsor acknowledges is over the property line on to my property. In addition, the work creates significant adverse impacts on my privacy, conflicts with elements of the Residential Design Guidelines and requires a variance even though at least two of critical findings necessary for a variance cannot be supported.



Figure 1. Aerial Photograph showing 145 (project site), 131, 147, and 153 Missouri Street

Figure 2 is a photograph that shows the condition of the rear of 145 Missouri, prior to the unpermitted demolition of the enclosed porch and the construction of the illegal deck and horizontal extension of the garage into the rear yard. As shown in **Figure 2**, prior to the construction of the open deck, this was a completely enclosed rear porch supported by posts at the second floor. **Figures 3 through 5** show the unpermitted construction as various phases. This construction significantly altered the former existing site conditions, went over my

property line, and created an open roof deck immediately adjacent to my front yard and my home.

The Variance application states that the project "... has existed for over 50 years, and therefore is a long-standing and familiar condition for the neighborhood." This is simply untrue. The project is not the continuation of a previous condition. The illegally constructed deck is not a condition that has existed for over 50 years. As shown in **Figure 2**, the enclosed porch, common to many homes in San Francisco was essentially an extension of the house.



Figure 2. Photograph of 145 Missouri on the right with Rear Enclosed Porch

See Figure 2.1, 2.2, 2.3 attached: Multiple listing Report showing "Screened Porch" as "Other Improvs" existing on date of purchase by project sponsor

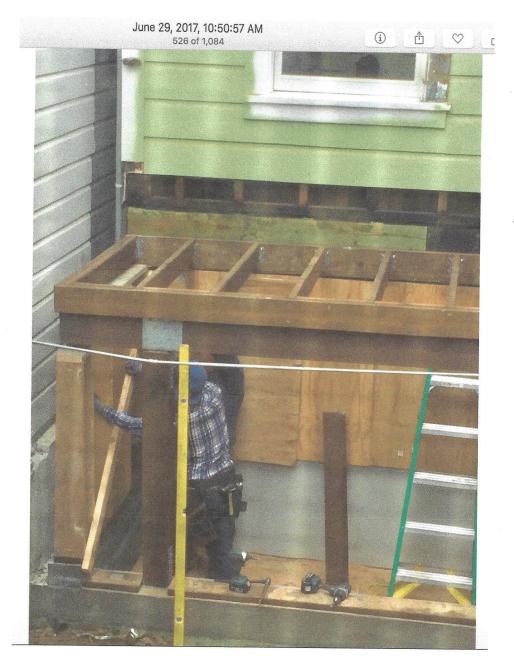


Figure 3. Project Under Construction – Enclosed Porch has been demolished and framing is being constructed for horizontal extension of the garage into the required rear yard. This is not "repair and maintenance and replacement in-kind.

and the second



Figure 4. Deck after construction – white paint shows approximate location of former enclosed porch



Figure 5. Garage interior – white wall and posts in foreground show the prior eastern extent of the garage which lines up below the rear wall of the house above.

Project Sponsor's History of Planning Code and Building Code Violations

The project sponsor has a long history of Planning Code and Building Code violations including, most recently, the following:

- Planning Department NOV 2018-006519ENF for "Horizontal and vertical addition to rear yard, triggers rear yard variance. Added a deck at the rear on top of the rear addition. Does not meet Planning, nor DBI nor Fire Codes."
- DBI NOV 201858781 for illegal kitchen & rear deck remodel and front fence and gate.

Why Discretionary Review is Warranted

There are three key reasons why the Planning Commission should take Discretionary Review of this project and that extraordinary circumstances exist that require such review.

A. The project conflicts with many key elements of the San Francisco Residential Design Guidelines (RDGs).

- B. Although the project may meet some of the minimum standards of the Planning Code, it requires a Rear Yard Variance which is not justified because at least two of the key findings cannot be met for the granting of a Variance.
- C. The illegally constructed project has created significant adverse privacy impacts for my home at 147 Missouri Street.

Discretionary Review Request

"1. What are the Reasons for requesting DR? 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."

<u>The project does not meet the standards of the Planning Code or the Residential Design</u> <u>Guidelines.</u>

Rear Yard Variance is requested for the illegally constructed rear deck. The project requests a Variance from the Rear Yard requirements of the Planning Code to legalize the "porch" constructed over the garage within the required rear yard. The Variance Application stated that "A variance is requested to allow for the continued existence of a rear porch with a dimension of $4'-7'' \ge 17'-9 \frac{3}{4}$ ", the entirety of which is located in the required rear yard." This project is <u>not</u> a replacement in kind. The new "porch" is actually an open deck, whereas shown in Figure 2, it was an enclosed utility porch, not an open porch or deck. An in-kind replacement would be for an enclosed porch rather than a garage addition with a deck above.

The requested Variance is not justified because at least two of the key findings cannot be met for the granting of a Variance including Finding 3 "That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district" and Finding 4 "That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity."

The east facing deck invades my privacy and is detrimental to my welfare because, as shown in **Figures 6 and 7**, the project residents can look straight into my bedroom and office windows.





Figure 6. Photographs showing that the deck looks straight into my bedroom

7

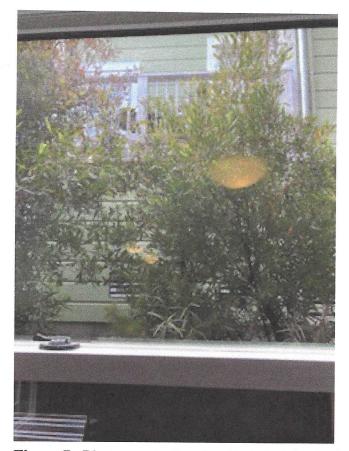


Figure 7. Photograph showing that deck looks into my office

The project sponsor claims that the rear deck is needed to provide required open space but the this is met without the new deck. As shown in **Figure 8**, the project sponsor has a large front yard and front porch. He does not need to compromise my privacy and to diminish my quality of life to meet open space requirements. In the Variance Application, the project sponsor states that "... an open space variance is requested because the porch serves as the only usable open space at the property but has an area of less than 125 square feet." This is not accurate, the rear deck that replaced the enclosed porch is not the only usable open space on the property. As shown in **Exhibit 1**, the subject lot contains 1,250 square feet with a 600 square foot building and 413 square feet of private usable open space. **Figure 8** shows the usable front porch with a table and chairs and the garden behind a seven-foot-high solid wood fence.



9 (PHOTO TAKEN ON 1-18-2019)

Figure 8. Useable Open Space and location of unpermitted skylight

No other properties nearby have decks at the level of an adjacent home or that encroach into neighbor's property. The adjacent condos to the north at 131 Missouri Street have roof decks at upper roof and those are above the adjacent homes, set back from the property lines six feet and do not create the privacy impacts of project sponsors' roof deck.

The project sponsor has not made any efforts to address the many concerns I raised about the project at the Pre-Application Meeting.

Although the garage was illegally extended into the rear yard, no variance has been requested for this new construction. In addition to the illegally constructed deck for which a Variance is being requested, a horizontal extension was constructed to expand the garage without proper permits within the required rear yard setback, indeed over the property line into my

property. DBI issues an NOV issued on April 30, 2018 (NOV #201858781) for unauthorized construction of a *rear horizontal addition and rear deck*; interior remodel; and, a 7-foot tall fence and gate in the required front setback. Please also note that this is also considered a vertical addition of 7' or more but is not specified as such on the project sponsor's Variance Application.

On May 17, 2018, a Building Permit Application (No.: 201805179450; attached) was submitted to the Planning Department to seek legalization of the fence and gate. This Building Permit Application to legalize construction of the front yard fence, gate, and rear deck guardrail was approved by the Planning Department on May 18, 2018. However, the application and plans erroneously stated that rear addition was an existing permitted condition. The Planning Department conducted a search of City records and found that no permits had been obtained to authorize the existing rear addition.

See **Figure 2** showing the 1995 photo, and **Figure 4**, the photo with the pink paint job showing the metal casement windows used as in-fill at the ground level between the original enclosed porch posts with space open around the windows.

There are exceptional and extraordinary circumstances that justify Discretionary Review of the project. As discussed above, the property owner has constructed improvements into the front and rear yard setbacks without proper permits. Additional actions taken by the project sponsor that are exceptional include the following:

 Illegal Encroachment. The property owner had constructed improvements that extend beyond his property line onto my property. Please see the survey provided in Exhibit 2 which is part of the project sponsor's variance application. I did not give the project sponsor permission to encroach onto my property. Although the property owner knows that he has constructed beyond his property line, he provided incorrect information on the Building Permit Application in response question #22 "Will building extend beyond property line?" He said "no." In fact, the project construction encroaches approximately 6 square feet into my front yard at 147 Missouri Street.

When project sponsor purchased the home there was an enclosed porch along the width of the rear wall of his cottage running north/ south from the south east corner of his property line to the edge of this bathroom pop-out at the north east corner of his property. This enclosed porch was contained entirely within project sponsor's property. See Multiple Listing Service document describing "screened porch" on date of property purchase by project sponsor.

a. *Loss of Privacy*. Removal of the walls and windows of the former enclosed porch and construction of the open rear deck has resulted a loss of privacy. As shown in

the photos below, tenants using the open deck can look directly into my bedroom (See Figure 3.) and my office, (See Figure 4.) where I spend most of my time.

Please note that the property owner also impacted my privacy when he installed skylights without permits, including the skylight shown in **Figure 6** on the south-facing roof. The skylight looked into my bathroom and I had to install a screen that closes in my lightwell in order to protect my privacy.

- 2. *Subjection to Noise and other Nuisances*. The deck is located immediately adjacent to my front yard at 147 Missouri. Nuisance issues, including noise intrusion and trash being thrown into my front yard located adjacent to the deck. Red plastic beer cups, cigarette butts, and soiled napkins and paper towels have routinely been thrown into my front yard. The previous tenants left their dog alone on the roof deck to bark all day. I could hear the detailed conversations of the parties thrown by his tenants and was unable to enjoy the quiet enjoyment of my home that I had been accustomed to when there was the enclosed porch used for storing mops and brooms as was the use by the previous owner.
- 3. *The project application and plans misrepresent the former condition of the structure prior to the unpermitted construction.* The 311 plan set does not include the condition of the building as it existed prior to the unpermitted construction with the enclosed porch and the garage horizontal extension.

Question 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.

As discussed above, the project negatively impacts my privacy and the quiet enjoyment of my home. The project has been constructed without permits and without any consideration of my privacy and the impacts an open deck would have on my enjoying my home.

For these reasons, the project would be inconsistent with the following RDG Guideline: "Articulate the building to minimize impacts on light and privacy to adjacent properties." (RDGs, page 16)

The project sponsor did not change the plans to address any of the concerns I raised at the preapplication meeting in December 2018 or as I discussed in emails with the planner after that date.

Question 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?

11

The project needs to be revised to reduce the light, air, and privacy impacts on the neighbors and to meet the standards outlined in the RDGs as discussed above.

Not a single change has been made to the project in response to my concerns. I request that the Planning Commission require that project be revised in the following ways:

- 1. Remove the rear deck be removed and replace with an enclosed porch to restore the conditions that existed prior to the unpermitted demolition and construction. This would restore my privacy, and reduce nuisance issues that have resulted from the replacement of the enclosed porch with the open deck, including noise intrusion and trash including as red plastic beer cups, cigarette butts, and soiled napkins and paper towels being thrown into my front yard.
- 2. Remove the horizontal garage extension into the rear yard to restore the rear of the building to the previous condition prior to the unpermitted construction.
- 3. Remove the portions of the project that encroach onto my property at 147 Missouri Street approximately 6 square feet.
- 4. Require that the work meet all life safety codes including proper seismic and fire codes, i.e., two layers of sheetrock at the garage interior, moment frame below rear of house at garage, shear walls, etc.
- 5. Require that the project sponsor replace operable clear sliding bathroom window at rear property line with fixed fire rated obscure glass, sand blasted.
- 6. While this is not a planning issue, please note that I request that the project sponsor correct the lack of underpinning at my property at 153 Missouri Street.

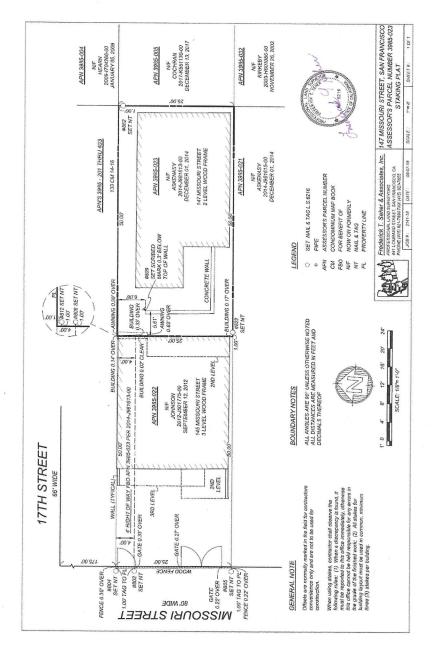
Specifically, at the pre-application meeting in December 2018 I gave the project sponsor, his attorney, (and later the Planning Department), the CAD sketches of a true replacement-in-kind project that includes an enclosed porch with a shed roof, allowing for sandblasted not sprayed on obscured fixed glass windows. These sketches are included as **Exhibit 3 and are the same as I originally included in the documents given to project sponsor and his attorney in December 2018 and to the planner after that.**

EXHIBIT 1 OPEN SPACE CALCULATIONS FROM 145 MISSOURI STREET 311 PLAN SET



EXHIBIT 2

SURVEY SHOWING PROJECT EXTENDS BEYOND PROJECT SPONSORS PROPERTY ENCROACHING ONTO MY PROPERTY



14

EXHIBIT 2.1

MULTIPLE LISTING DOCUMENT PAGE 1 SEE "SCREENED PORCH" LISTED AS "OTHER IMPROVS"

ON DATE OF

PURCHASE BY PROJECT SPONSOR

	- 14 -			
	1	675	1,250	\$223,500
2 The Tree	MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
	1	1907	SFR	06/30/1995
	Baths	Yr Bullt	Туре	MLS Sale Date
Owner Information				
Owner Name:	Johnson		Tax Billing Zip:	94402
Owner Name 2: Tax Billing Address:	Johnson Craig H &		Tax Billing Zip+4	
ax Billing City & State:	21 De Sabla Rd San Mateo, CA		Owner Occupied	No
ocation Information				
School District:	San Francisco		Subdivision:	Potrero Nuevo Bl 270
Census Tract:	227.02		Zoning:	RH2
Carrier Route:	C027		Topography:	Slope
ax Information				
ax 1D: Nock:	3985-022 3985		% Improved:	33%
ot:	22		Tax Area:	1000
egal Description:	MAP B2 11			
lessment & Tax				
ssessed Value - Total	2017 \$323,451		2016	2015
ssessed Value - Land	\$217,086		\$317,110 \$212,830	\$312,348 \$209,634
ssessed Value - Improved	\$106,365		\$104,280	
OY Assessed Change (%)	2%		1.52%	\$102,714
OY Assessed Change (\$)	\$6,341		\$4,762	
ax Year	Total Tax	(Change (\$)	Change (%)
015	\$4,039			
016	\$4,091		\$52	1.29%
017	\$4,184		\$92	2.25%
haracteristics				
ot Area:	1,250	E	Bedrooms:	1
ot Acres:	0.0287	7	fotal Baths:	1
ot Frontage:	25		ull Baths:	1
ot Depth: ot Shape:	50		otal Rooms:	4
uliding Sq Ft:	Regular		Other Rooms;	Dining Area, Attic, Attic
and Use - CoreLogic:	Tax: 600 MLS: 675 SFR		Other Impvs:	Screened Porch
	1 Dwelling Unit		leat Type:	Forced Air
	Conventional		loof Material:	Composition Shingle
	-onventional	S	ewer:	Public Service
tyle:	1907			
tyle: ear Built:	1907		Vater:	Public
and Use - County: tyle: ear Built: tories: arage Type:	1	c	Construction:	Wood
tyle: ear Built:		C		

In Prancisco Association of Realtors le data within this report is compiled by CoreLogic from public and private aources. The data is deemed reliable, but is not guaranteed. The cursey of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail Generated on 04/18/2018 Page 1 of 3

EXHIBIT 2.2

MULTIPLE LISTING DOCUMENT PAGE 2

ON DATE OF

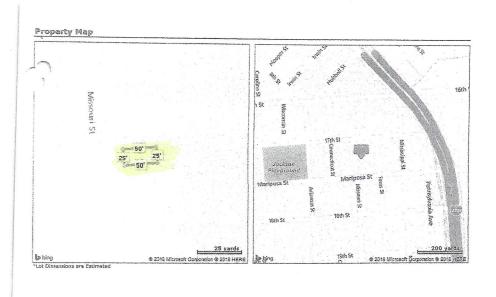
PURCHASE BY PROJECT SPONSOR

and the state of t							00 100 140	OF	
ALS Listing Number:	226527 Sold ate: 06/30/1995 04/20/1995			Closing Date: Closing Price: MLS List. Agent Name: MLS List. Broker Name:			06/30/1995		
ILS Status:							\$223,500 039792-William Drypolcher ZEPHYR REAL ESTATE		
Status Change Date									
S Listing Date:									
3 Current List Price:	\$239,000			MLS Selling A	Agent Na			ames Nunemacher	
VILS Orig. List Price:	\$223,500			MLS Selling E	Broker Na	ime:	VANGUAR	D PROPERTIES	
Pending Date:	05/12/19	95							
Last Market Sale	& Sales History								
Settle Date:	MLS: 06/30/1995			Seller:			Bouton Peter & Ames Sarah		
Recording Date:	06/30/19	95		Document Number:			G0414-467		
Sale Price:	\$223,500	\$223,500		Deed Type:			Grant Deed		
Owner Name:	Johnson			Price Per Squ	are Feet		\$372.50		
Owner Name 2:	Johnson C	raig H & A	mber C						
ale/Settlement Date	06/01/2012				00/1992		674	00/1002	
lecording Date	09/12/2012		6/30/1995		03/13/1			02/1983	
Sale Price		\$	223,500		\$225,00	10	\$65	,000	
lominal	Y					Debee	Mon	ingo Robert	
Buyer Name	Johnson Family Tru	st J	ohnson Craig	Harrison	Bouton	Robert & Turr			
Seller Name	Johnson Craig H Bouton P		outon Peter	& Ames Saran Dona M			Toruno nacia		
Document Number	K730-479 G0414-46		0414-467		F0583-15		D0494-299		
Document Type	Trustee's Deed(Transfer)		Grant Deed		Grant Deed		Dee	Deed (Reg)	
Mortgage History									
ortgage Date	09/15/2015 12/28/2011		L	08/06/2009		10/06/2004		01/16/2004	
	600,000 \$300,000					\$500,000		\$250,000	
	First Republic Bk	: Bk Wells Fargo Bk Na		Wells Fargo Bk Na		Countrywide Hm Lns Inc		Wells Fargo Bk	
tgage Code	Conventional Conven		al	Conventional		Conventional		Conventional	
	Refi Refi		**************	Refi		Refi		Refi	
fortgage Term	25 40			40				39	
lortgage Date	07/28/2003	04/02/2003	2	11/03/1998					
	\$158,800 \$100,000			\$165,000					
	Wells Fargo Hm Mtg Inc Wells Farg		Bk	Norwest Mtg	Inc				
fortgage Code	Conventional	Convention		Conventional					
Mortgage Type	Refi	Refi		Refi					
	15	39		30					

Courtesy Courtesy San Francisco Association of Realtors The data within this report is complied by CoreLogic from public and private sources. The data is deamed reliable, but is not guaranteed. The accuracy of the data contained herain can be independently varified by the recipient of this report with the applicable county or municipality.

Property Detail Generated on 04/18/2018 Page 2 of 3

EXHIBIT 2.3 MULTIPLE LISTING DOCUMENT PAGE 3 SHOWING PROPERTY DIMENSIONS ON DATE OF PURCHASE BY PROJECT SPONSOR



Courtesy of the report in compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data is deemed reliable, but is not guaranteed. The accuracy of the data is determed reliable, but and on the accuracy of the data is determed reliable.

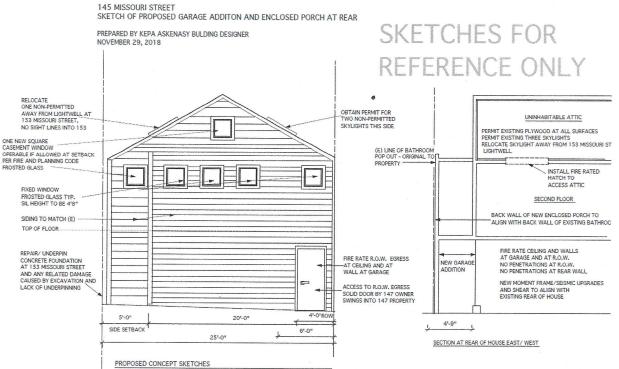
2

17

Property Detail Generated on 04/18/2018 Page 3 of 3 DR Attachment 145 Missouri Street

EXHIBIT 3

PROPOSED ALTERNATIVE ENCLOSED PORCH DESIGN



REAR (EAST)ELEVATION SKETCH- DIMENSIONS ARE APPROXIMATE (VERIFY IN FIELD)

18

Moscone Emblidge & Rubens

220 Montgomery St, Suite 2100, San Francisco, California 94104 Phone: (415) 362-3599 | Fax: (415) 362-2006 | www.mosconelaw.com

July 23, 2020

Via Email

Scott Emblidge Partner emblidge@mosconelaw.com Direct: (415) 362-3591

President Koppel San Francisco Planning Commission 1650 Mission Street, #400 San Francisco, CA 94103

Re: Re: 145 Missouri Street Discretionary Review - July 30, 2020 Hearing

Dear President Koppel and Commissioners:

I am writing on the behalf of Kepa Askenasy, the DR requestor who lives adjacent to the project site at 147 and 153 Missouri Street. The aerial photo on the following page shows the project site at 145 Missouri and Ms. Askenasy's parcels.

This letter summarizes Ms. Askenasy's concerns discussed in more detail in the DR Application.

The primary reasons that this project is exceptional and extraordinary and why you should take Discretionary Review and that the Variance should not be approved are as follows:

- 1. The project sponsor, Craig Johnson, demolished the former enclosed rear porch and modified the rear of the property without permits. By doing so, he created significant adverse impacts on Ms. Askenasy's privacy and exposed her to nuisances including excessive noise and litter.
- 2. The project encroaches over the property line into Ms. Askenasy's front yard.
- 3. The project conflicts with key elements of the Residential Design Guidelines.
- 4. The project requires a rear yard Variance and at least three of the critical findings necessary for a Variance cannot be supported with the current project design.



Project Site History. The 145 Missouri Street property was purchased approximately 25 years ago by the project sponsor, Craig Johnson. The first photograph on the next page shows the condition of the rear of the property in 1995 with the enclosed rear porch which was supported by posts.

As detailed in the DR Application, Mr. Johnson demolished the enclosed porch without permits in 1998 and, as shown in the second and third photographs on the next page, constructed an open deck above a garage extension into the required rear yard (indeed, into Ms. Askenasy's yard) without required permits or a Variance. A complaint was filed but no action was taken by DBI or Planning at the time. In addition, Mr. Johnson tore out and

replaced the deck and rear portion of the garage in 2002 and 2017. Complaints were filed after those actions without a response from the City until 2018 when the Planning Department issued an NOV (No.: 201805179450) requiring that permits be obtained and establishing that a rear yard Variance is required for the horizontal and vertical additions.





Loss of Privacy and Exposure to Noise and Other Nuisances. The east facing deck results in a loss of privacy and quiet enjoyment of Ms. Askenasy's home and is detrimental to her welfare. As shown in the photographs below, the project residents can look straight into her bedroom and office windows, where she spends the majority of her time.



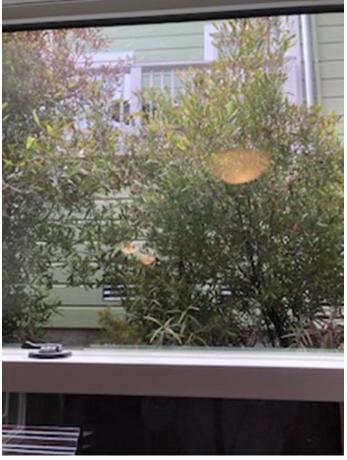


Bedroom View 1

Bedroom View 2



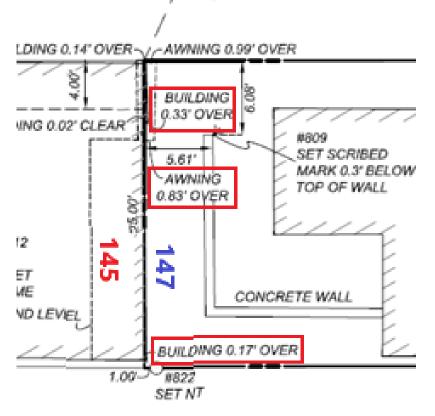
Bedroom View 3



Office View

While most of the discretionary review applications you consider may be concerned about the *possible* privacy impacts of a project once constructed, Ms. Askenasy has already experienced actual privacy impacts due to the closeness of this open deck to her home, as well as noise intrusion and trash being thrown into her front yard located adjacent to the deck. These problems did not exist until the enclosed porch was demolished.

The project encroaches over the property line into the DR Requestor's property. Mr. Johnson built the deck and extended the garage over his eastern property line into the front yard of Ms. Askenasy's property. A close-up of the survey provided as Exhibit 2 in the DR Application is provided below to show this encroachment.



We understand from Planning that the Zoning Administrator has said that this condition is not permitted and that the structure needs to be modified so that it is no longer on Ms. Askenasy's property. Given that the project before you is built, in part, on Ms. Askenasy's property, the Commission cannot approve it.

The project is inconsistent with the Residential Design Guidelines. As discussed above, the project privacy. The project has been constructed without permits and without any consideration of Ms. Askenasy's privacy and it is inconsistent with the following RDG Guidelines:

"Articulate the building to minimize impacts on light and privacy to adjacent properties." (RDGs, page 16)

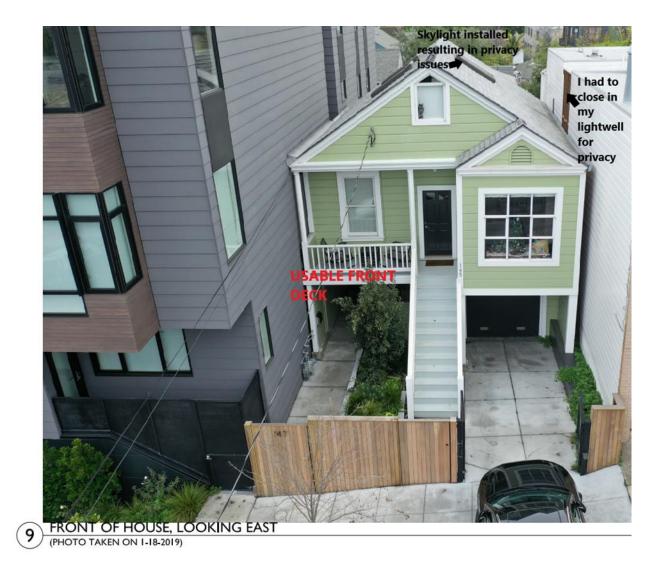
• "As with light, some loss of privacy to existing neighboring buildings can be expected with a building expansion. However, there may be special situations where a proposed project will have an unusual impact on privacy to neighboring interior living spaces. In these situations, the following design modifications can minimize impacts on privacy; other modifications may also be appropriate depending on the circumstances of a particular project. Some of these measures might conflict with the "light" measures above, so it will be necessary to prioritize relevant issues:

- Incorporate landscaping and privacy screens into the proposal.
- Use solid railings on decks.
- Develop window configurations that break the line of sight between houses.
- Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures." (RDGs, page 17)

The project needs to be revised to protect Ms. Askenasy's privacy to provide compliance with these guidelines. A 7'-high privacy screen and obscured glass on the rear-facing project bathroom window would help provide compliance.

The project requires a rear yard Variance and at least three of the critical findings necessary for a Variance cannot be supported. The project is inconsistent with required Variance Finding 1, "That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district." The project sponsor states that because of the lot's shallow depth, the rear porch is the only feasible area for usable open space. This is not true; the subject lot contains 1,250 square feet with a 600 square foot building and 413 square feet of private usable open space. The photograph on the next page shows the usable front porch with a table and chairs and the garden behind a six-foot-high solid wood fence.

The project is inconsistent with Variance Finding 2, "That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship *not created by or attributable to the applicant or the owner of the property*;." Mr. Johnson created the need for the Variance himself when he illegally demolished the non-conforming enclosed porch and extended the garage, thereby requiring the need for the Variance.



The project is inconsistent with Variance Finding 4, "That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity" because the building, including the recent unpermitted work, was constructed without permits and does not meet current life safety codes including seismic and fire codes. These dangerous conditions were created when Mr. Johnson built his unpermitted vertical and horizontal addition to the garage in a substandard manner that is not to code and subjects Ms. Askenasy to dangerous conditions that threaten her welfare. For example, he created a "soft story" at the rear of the house which has not been properly addressed in the plans, among other concerning omissions. See sheet A701/9 for substandard seismic and fire details. He has also not provided underpinning to protect the safety of Ms. Askenasy's home at 153 Missouri.

Requested Modifications

We ask that you take DR and require that the project be modified as follows:

1. **Provide a Privacy Screen**. Provide a structurally integrated 7'-high privacy screen where the deck railing currently exists with a design that meets the building code and record a Notice of Special Restrictions to insure that the screen remains in perpetuity and is not removed by future owners. Three examples of such a screen are provided as Attachment A to this letter.

2. **Remove Encroachment and Correct Plans**. Remove the portions of the project that encroach onto Ms. Askenasy's property at 147 Missouri Street. The plans, including sheets A050/1, A100/1, A100/2, A101/1, A702/5, and A702/13 do not show that the building is over the property line. These sheets need to be corrected because they show the existing new construction that was undertaken without permits as being approximately 6" from where the building is actually located.

3. **To provide compliance with Variance Finding 4, require that the work meet all life safety codes.** The building, including the recent unpermitted work needs to be upgraded to meet current life safety codes including seismic and fire codes. These dangerous conditions were created when Mr. Johnson built his unpermitted vertical and horizontal addition to the garage. This needs to include underpinning to protect Ms. Askenasy's property at 153 Missouri Street and review of skylights that were installed without permits.

4. **Install Fixed Fire-rated Bathroom Window at Rear**. To further address privacy concerns and correct substandard fire-safety conditions, require that the project sponsor replace operable clear sliding bathroom window, which was installed without permits in 2002 at rear property line with fixed fire rated obscure glass, sand blasted. A complaint was filed (#20022226058) but no action was taken to correct the condition.

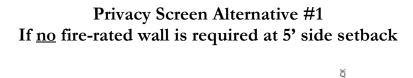
Please take Discretionary Review and require changes to the proposed design to protect Ms. Askenasy's privacy and physical safety.

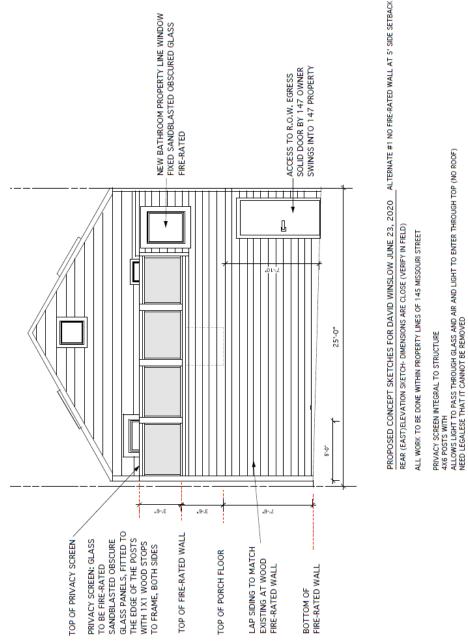
Sincerely,

G. Scott Emblidge

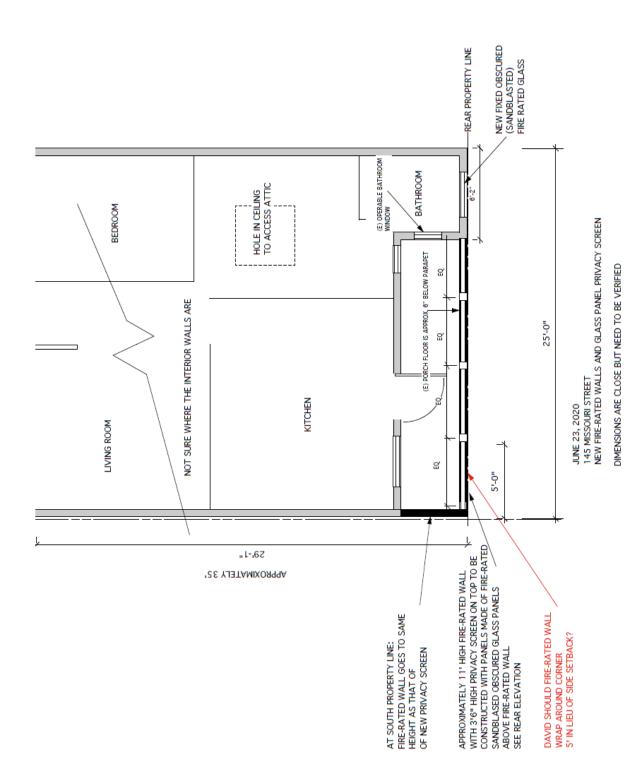
cc: Members of the Planning Commission Corey Teague, Zoning Administrator David Winslow Jonas Ionin

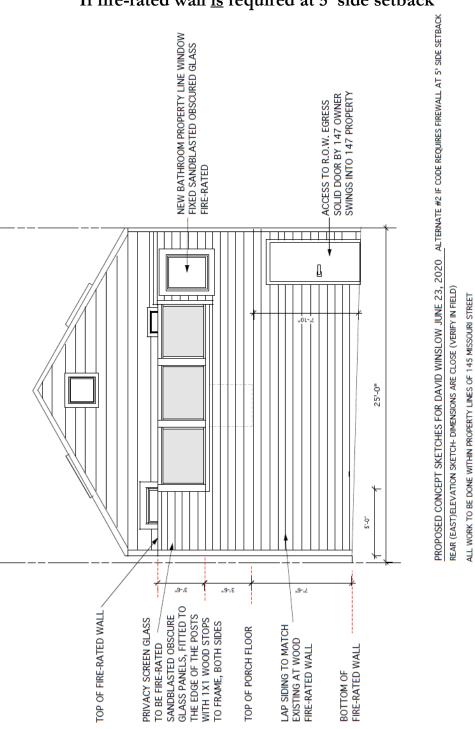
ATTACHMENT A PRIVACY SCREEN EXAMPLES





FIRE-RATED WALL WRAPS AROUND SOUTH SIDE OF DECK TO SAME HEIGHT AS PRIVACY SCREEN





PRIVACY SCREEN INTEGRAL TO STRUCTURE 4X6 POSTS WITH FRE-RATED SANDBLASTED OBSCURE GLASS PANELS FITTED OT THE EDGE OF THE POSTS WITH 1X1 WOOD STOPS TO FRAME GLASS, BOTH SIDES. ALLOWS LIGHT TO PASS THROUGH GLASS AND AIR AND LIGHT TO ENTER THROUGH TOP (NO ROOF) NEED LEGALESE THAT TO TANOTH BE REMOVED.

FIRE-RATED WALL WRAPS AROUND SOUTH SIDE OF DECK TO SAME HEIGHT AS PRIVACY SCREEN

Privacy Screen Alternative #2 If fire-rated wall <u>is</u> required at 5' side setback

Privacy Screen Alternative #3 Louvered Design



145 Missouri Street Variance Application

From: David Boyd (djboyd42@me.com)

To: corey.teague@sfgov.org; emblidge@mosconelaw.com; alex.westhoff@sfgov.org

Date: Tuesday, April 21, 2020, 10:15 AM PDT

Dear Zoning Administrator Teague,

I am writing to OPPOSE the VARIANCE APPLICATION at 145 MISSOURI ST.

As a nearby resident/homeowner on Potrero Hill, it often seems that we live in a maize of building code exemptions (legal) and outright code violations (illegal). It is as if some owners and contractors do whatever suits them and figure that they can get projects permitted later, if called to task ... but after the work is completed. Going through the permitting process is such a bother, as you know. And often, is seems, their risky calculation works.

In the case of 145 Missouri St., the structural modifications were done illegally and poorly, and now the mess has been revealed. The calculation that it might just slip through the cracks has not worked. At least, not yet

I urge that this variance application be rejected. The owner should be required to bring the entire structure up to code and respect the property boundaries of neighbors. Either we have a building code or we don't!

I am aware that the adjacent homeowner to this property, Kepa Askenasy, has additional issues and more detailed information that should be considered in your decision.

Thank you for your consideration.

David J. Boyd 1208 Mariposa St. Subject: 145 Missouri Street Variance application

From: Sal Garcia (ferraridoctorsf@gmail.com)

To: corey.teague@sfgov.org; emblidge@mosconelaw.com; alex.westhoff@sfgov.org

Bcc: kepaaskenasy@yahoo.com

Date: Wednesday, April 22, 2020, 12:08 AM PDT

Dear Zoning Administrator Teague,

I am writing to oppose the Variance application at 145 Missouri Street.

Too often here in Potrero Hill we have seen contractors and home owners and developers skirting the permit process as well as overbuilding beyond the scope of their permits.

In the case of the project at 145 Missouri Street, the home owner did not obtain permits for the work he did.

Please do not let the home owner and contractor at 145 Missouri Street get away with work that wasn't permitted.

Approval of this Variance would send the wrong message to those contractors and home owners who chose to do "illegal work now and ask for forgiveness later".

I am aware that the adjacent home owner Kepa Askenasy has additional issues with the new construction, and I hope you will consider them in your decision to reject this Variance application.

Thank you,

Sal Garcia 1301 17th Street S.F 94107 Dear Zoning Administrator Teague,

I'm writing in opposition to the variance application submitted for 145 Missouri Street.

Once again, my neighbors and I are confronted with an on-going problem in Potrero Hill: a homeowner (or developer) ignoring permit process rules and asking for forgiveness after the fact, once the violation has already occurred. Such is the case with 145 Missouri Street where the homeowner failed to obtain proper permits for significant remodeling work — but now wants forgiveness and a thumbs up from the City.

Approval of the 145 Missouri Street variance would send the wrong message and help incentivize other bad actors to perform similar illegal work, skirting the rules, knowing they can get away with violations after the fact.

I am also aware that the homeowner adjacent to 145 Missouri Street, Kepa Askenasy, has additional concerns and issues with the new construction. I hope you will consider these issues as well in rejecting the 145 Missouri Street variance application.

In closing, I urge you to do the right thing by not allowing the 145 Missouri Street homeowner and contractor to get away with work that wasn't permitted.

Regards,

Rodney Minott

Mariposa Street

(No Subject)

From: Yvonne Gavre (ygavre@hotmail.com)

To: kepaaskenasy@yahoo.com

Date: Tuesday, April 21, 2020, 12:22 PM PDT

To: Corey Teague, Zoning Administrator San Francisco Planning Department

Fr: Yvonne Gavre

1208 Mariposa Street

Re: Variance Application at 145 Missouri Street

Date: April 21, 2020

Dear Mr. Teague:

I am writing in opposition to the proposed Variance Application for the building at 145 Missouri Street. As a long-time resident of Potrero Hill, I have witnessed continued development and structural modifications in every corner of our neighborhood, often with little regard to correct process.

Permits were not obtained for the work done at 145 Missouri Street.

Please do not let the homeowner and contractor at this address avoid the permit process that the rest of us are expected to follow. This is an outrage.

I understand that the adjacent homeowner, Kepa Askenasy, has more detailed concerns about repairs and any new construction that must be considered.

In closing, this variance should be denied due to the illegal actions that occurred on this property. Otherwise other builders may also think that they can do whatever they want, hoping that sometime in the future, any errant construction, will be forgiven.

Thank you for your consideration.

Yvonne Gavre

1208 Mariposa Street

From: Morten C. Kuhl < v+sfgov@mck.li>
Sent: Tuesday, April 21, 2020 12:18 PM
To: Teague, Corey (CPC) < corey.teague@sfgov.org >; Scott Emblidge < emblidge@mosconelaw.com >;
Westhoff, Alex (CPC) < alex.westhoff@sfgov.org >
Subject: 145 Missouri Street Variance Application

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Zoning Administrator Teague,

I am writing to oppose the variance application at 145 Missouri Street.

Too often here in Potrero Hill we have seen contractors, homeowners, and developers skirting the permit process as well as overbuilding beyond the scope of their permits.

In the case of the project at 145 Missouri Street, the homeowner did not obtain permits for the work he did.

As a resident of Potrero Hill, I am asking you to please not let the homeowner and contractor at 145 Missouri Street get away with work that was not permitted.

Approval of this variance would send the wrong message to those contractors and homeowners who chose to do "illegal work now and ask for forgiveness later".

I am aware that the adjacent homeowner Kepa Askenasy has additional issues with the new construction, and I hope you will consider them in your decision to reject this Variance application.

Best regards, M Kuhl, Potrero Hill Resident From: SF Miller <<u>ruth94107@gmail.com</u>>
Sent: Monday, April 20, 2020 7:32 PM
To: corey.teague@sfgove.org; Scott Emblidge <<u>emblidge@mosconelaw.com</u>>; Westhoff, Alex (CPC)
<<u>alex.westhoff@sfgov.org</u>>
Subject: 145 Missouri Street Variance application

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Zoning Commissioners,

I am a longtime resident of Potrero Hill, and I write in regards to a proposed project for 145 Missouri Street. I request that you carefully scrutinize this proposal and require that the applicant follow the same rules and guidelines that should apply to other proposed developments.

In the many years I have lived here, I have seen numerous instances wherein contractors, home owners, and developers skirt the permit process and build well beyond the scope of their permits. In the case of the project at 145 Missouri Street, the home owner did not obtain permits for the work he did. I respectfully request that this application be denied based on the applicant's failure to obtain permits for the work he has done. Approval of such a variance would reward illegal and sloppy procedures and would send the wrong message to other developers and contractors.

I am aware that the adjacent home owner Kepa Askenasy has additional issues with the new construction, and I hope you will consider them in your decision to reject this Variance application. The record No. for this application is 2019-007159VAR.

Thank you,

Ruth R. Miller 1140 Mariposa Street San Francisco, CA 94107\ 415-551-1851 From: Bonnie Baron <<u>bbaron1@gmail.com</u>>
Sent: Monday, April 20, 2020 11:22 PM
To: Teague, Corey (CPC) <<u>corey.teague@sfgov.org</u>>
Subject: 145 Missouri Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Zoning Administrator Teague,

We are writing to oppose the Variance application at <u>145 Missouri Street</u>. The home owner did not obtain permits for the work that he did

As longtime residents of Potrero Hill, we have seen similar abuses of the permit process. Approval of this Variance would send the wrong message to contractors and home owners who do illegal work.

We know that Kepa Askenasy, who lives next door, has more objections to the new construction and hopes you will consider them in a decision to reject this Variance application.

Bonnie Baron and Peter Delacorte 731 Rhode Island Street

RESPONSE TO DISCRETIONARY REVIEW (DRP)





SAN FRANCISCO PLANNING DEPARTMENT 1650 MISSION STREET, SUITE 400 SAN FRANCISCO, CA 94103-2479 MAIN: (415) 558-6378 SFPLANNING.ORG

Phone: 050 405 9782

Project Information

Property Address: 145 MISSOURI Street Zip Code: 94107 Building Permit Application(s): 201905039703 Record Number: Assigned Planner: DAVID WINSLOW Project Sponsor

Name: Craig and Amber Johnson Email: amberwelche yahoo, com

Required Questions

 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.)

Please see attached

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 and indicate whether they were made before or after filing your application with the City.

Tease see attached

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. Include an explaination of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Please see attached

Project Features

Please provide the following information about the project for both the existing and proposed features. Please attach an additional sheet with project features that are not included in this table.

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)		1
Basement Levels (may include garage or windowless storage rooms)		1
Parking Spaces (Off-Street)	2	2
Bedrooms	1	1
Height	24'6"	24'6"
Building Depth	34'10"	34'10"
Rental Value (monthly)	4250	4250
Property Value	\$1.5M	\$1.5M

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

Amber Johnson Date: 06 01 2020 Signature: Property Owner Printed Name: Wang Johnson Authorized Agent

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

Question 1:

The porch has existed at the property for over 50 years, and has been in its current configuration for over 20 years. The porch dimensions are and have always been: 4'-7" deep and 17'-9 ³/4" in length. This process began when we sought to perform repairs of the porch, and then found additional structural issues, and then it became a more extensive renovation. At the time we were doing the work, the neighbor who now opposes the project, Kepa Askenasy, supported the work, and we incorporated her design requests into the porch. She praised the quality of the work. We were not at all aware that this project would require a variance.

We in no way intended to cause any harm to the property at 147 Missouri Street in renovating the porch and we do not believe we have damaged the property owner in any way. No one, including the owner of 147 Missouri Street knew that the porch encroached over the property line. The survey was completed after the porch work was complete and after her first complaint to SF planning in 2018. Survey dated 05-07-2018. We rebuilt it to exactly the same dimension that existed before, as the photos depict. There has been no extension of the porch. The new foundation was built directly on top of the old foundation – it does not encroach any further back toward the neighbor. The encroachment is approximately 2 inches over the property line for the length of the porch. The neighbor says the total encroachment is 6 square feet, but it is ~ 3.5 feet (unless she is counting the awning- which has also existed for the benefit of the door of her egress easement for over 20 years).



Timeline of porch restoration at 145 Missouri Street.

1997: Covering of porch was in disrepair and collapsing. Only the covered portion was removed and a railing was installed. No work on lower portion of porch. Note in the photo provided by the DR requestor from 1995 that the covered porch was on the then assumed property line, and sits slightly outside of the bathroom wall.

2002: Fence-like back wall of the garage that sat just outside of the porch foundation was dilapidated and rain water was leaking into the garage. The fence/wall was removed and replaced by wood framing and windows. No work was done to posts or foundation, only siding. Kepa Askenasy filed a complaint regarding the windows. The windows were removed and wood siding wall was installed. The SF Building Department inspected the siding- wall and closed the complaint permit. The porch remained in this condition until 2017.

2017: Due to rot in the wood planking and original posts, we began to replace them, and ended up with complete renovation of the porch structure. The porch was replaced with the same dimensions and look as the existing porch.

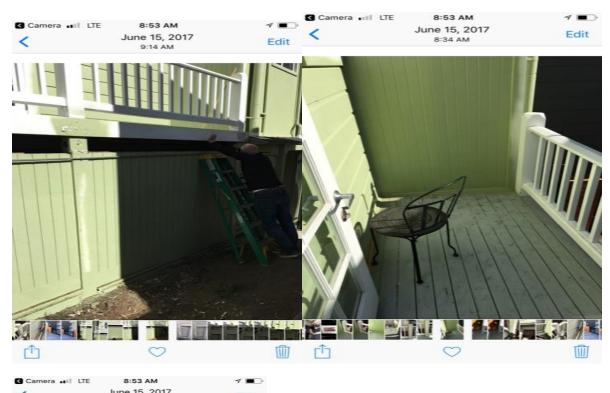
The following photos show the porch over several years since 2000.



2001: From property appraisal for insurance.

2002 photos as provided by DR Requester.





2017: State of rear of deck from 2002 to 2017 prior to any 2017/2018 repairs.



Current state 2018 to Present.





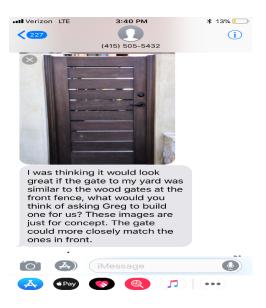
Regarding the DR requestor's privacy concerns. As mentioned, the porch has been an open porch since 1997. The covered porch was itself a wall of windows on the property line. The porch faces this neighbor's front yard at 147 Missouri Street, but that neighbor also then has sight onto the balcony and kitchen at 145 as she passes through the egress easement, from her "front yard", and from her windowed rooms. This is the nature of this unique front to back split lot, her front yard is our back yard. The photos she has presented in the DR request are misleading. The photo into the bedroom would require she stand on a stool or chair to take the photo, as the windows are at the top of the wall. Similarly, one cannot really see into her office due to the angle and trees.

The DR requestor, Kepa, or any other neighbor, has never complained to us of any noise or trash issues at 145 Missouri St. We have always rented the property to non-smoking adult tenants. The deck is quite small and would not allow for more than a few people, and even then it is crowded. Kepa hosts short term rentals at 153 Missouri Street and hourly corporate meeting space at 147 Missouri Street. We too can hear the noise and conversation from these gatherings. But, it is the nature of the split lot, or frankly any dense city housing. Kepa also did not mention any nuisance issues at the neighborhood pre-application meeting or in her response regarding the variance. While we tend to think these incidents did not occur, we cannot address something that was never brought to our attention years ago.

The DR requestor has suggested that the front porch as usable open space. The front porch is too small at 3'5" in width, approximately 12 feet in length and completely exposed to a busy city street.

While I wish to keep this response relevant to the porch, as we believe the merits of the Variance Application support the rational for the Variance and Permit. I feel it is necessary to provide some context as to why we feel this is a civil issue in which the DR requester is manipulating otherwise well-intentioned Planning Department procedures as a tool. While there have been a few issues over the years, we had positive interaction with her over the last 10+ years and during the work on the subject porch. Given the orientation of the front to back split lot, she witnessed the work almost every day of the progress, with the work actually being done in her front yard on her property. She was also performing a lot of work at her property at the time as well and there were many conversations about both projects. We have captured some of this support in the many text messages she sent at the time. I do not know whether she always planned to wait until the project was complete to file these complaints, or if she became angry with us in the week or two following completion of the work. There was an incident where we parked across her driveway, thinking she could just ask us to move if needed. She came out of her house and cursed my husband out, and the SF Planning complaints as well as other legal actions began the following week. A few of the relevant conversations in 2017. We had NO interactions in which she stated a concern that was not addressed.





Additional Comments not relevant to the Variance and DR.

- 1. Bathroom window- existing bathroom window.
- 2. Front fence is not 7 feet high. It is 6'3.5" to 5'2" to maintain an even height across the up sloping grade.
- 3. No excavation during the porch renovation
- 4. Sketches provided are presumptuous and not a replacement in kind to 1995.
- 5. Permit (9904720) for roof was opened by roofer. We did not know it was not closed until this issue arose.

Question 2:

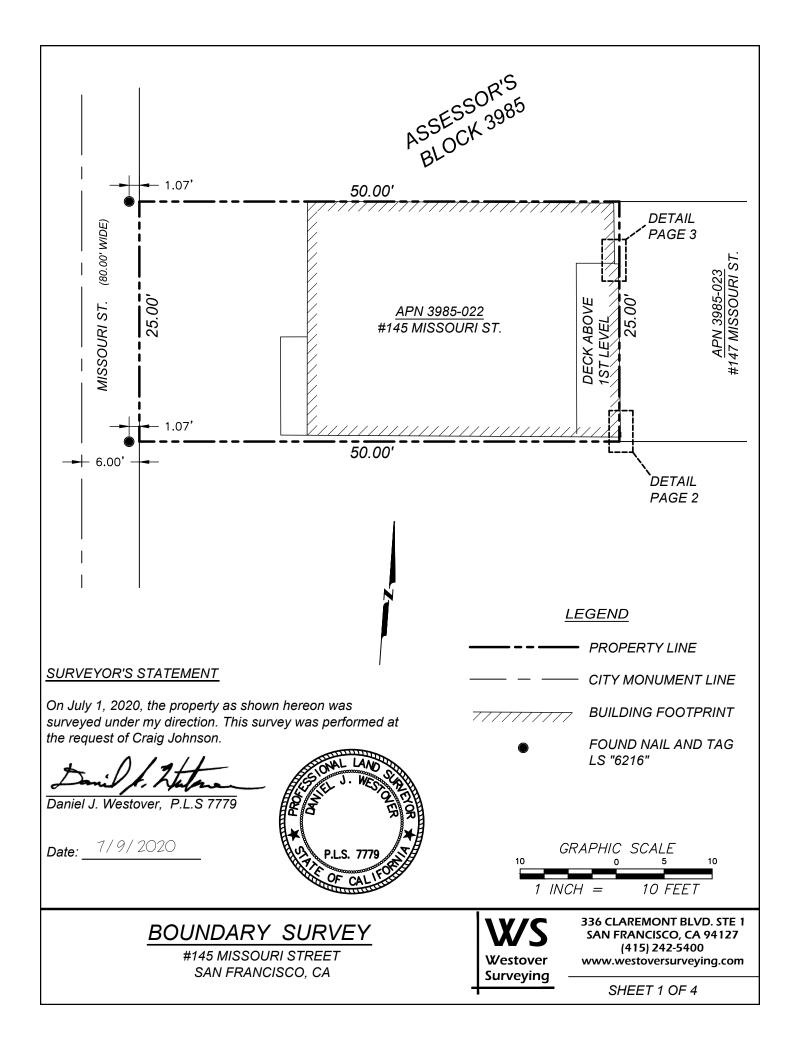
No changes have been made pending the Variance Hearing. Plans submitted include changes to create fire rating and vent removal.

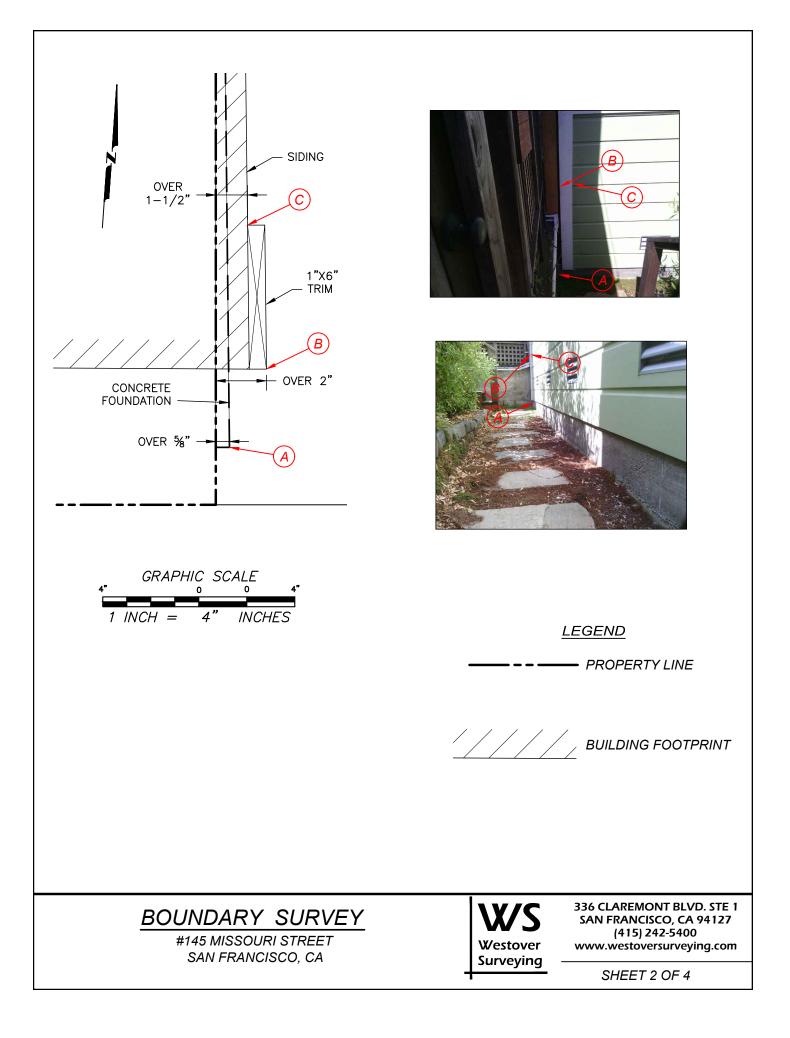
Questions 3:

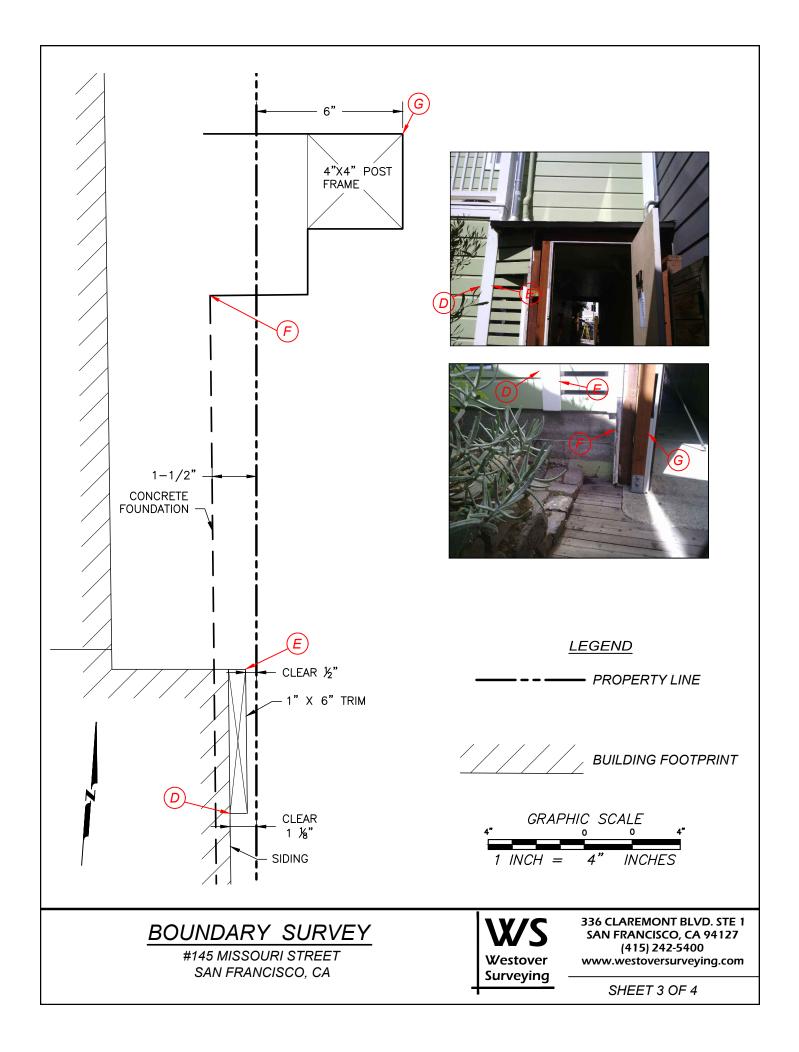
As restating from previous question, 145 and 147 Missouri Street are both shallow lots and have unique locations of the homes on the lots. Because of the lot's shallow depth, the rear porch is the only feasible area for usable open space. This is a small balcony that provides open space for the resident, it is not a large porch that would allow people to gather.

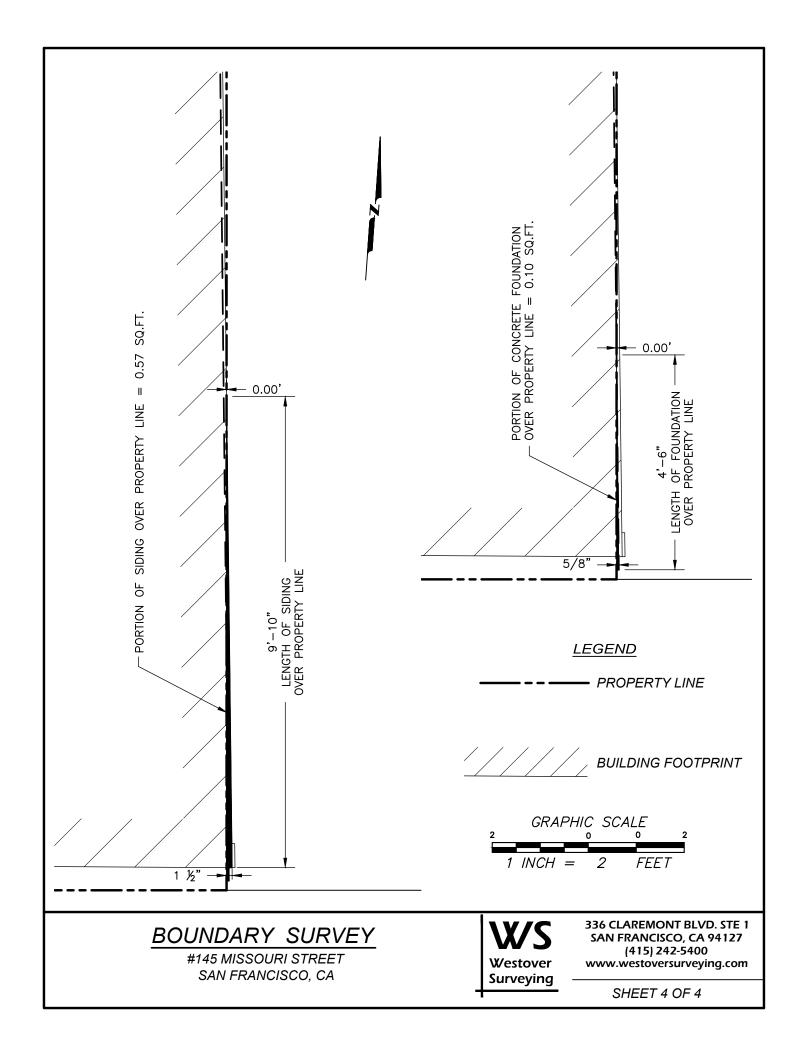
The porch was constructed long before we purchased the property in 1995, and therefore its existence in the rear yard is not a new condition or attributed to the porch renovation.

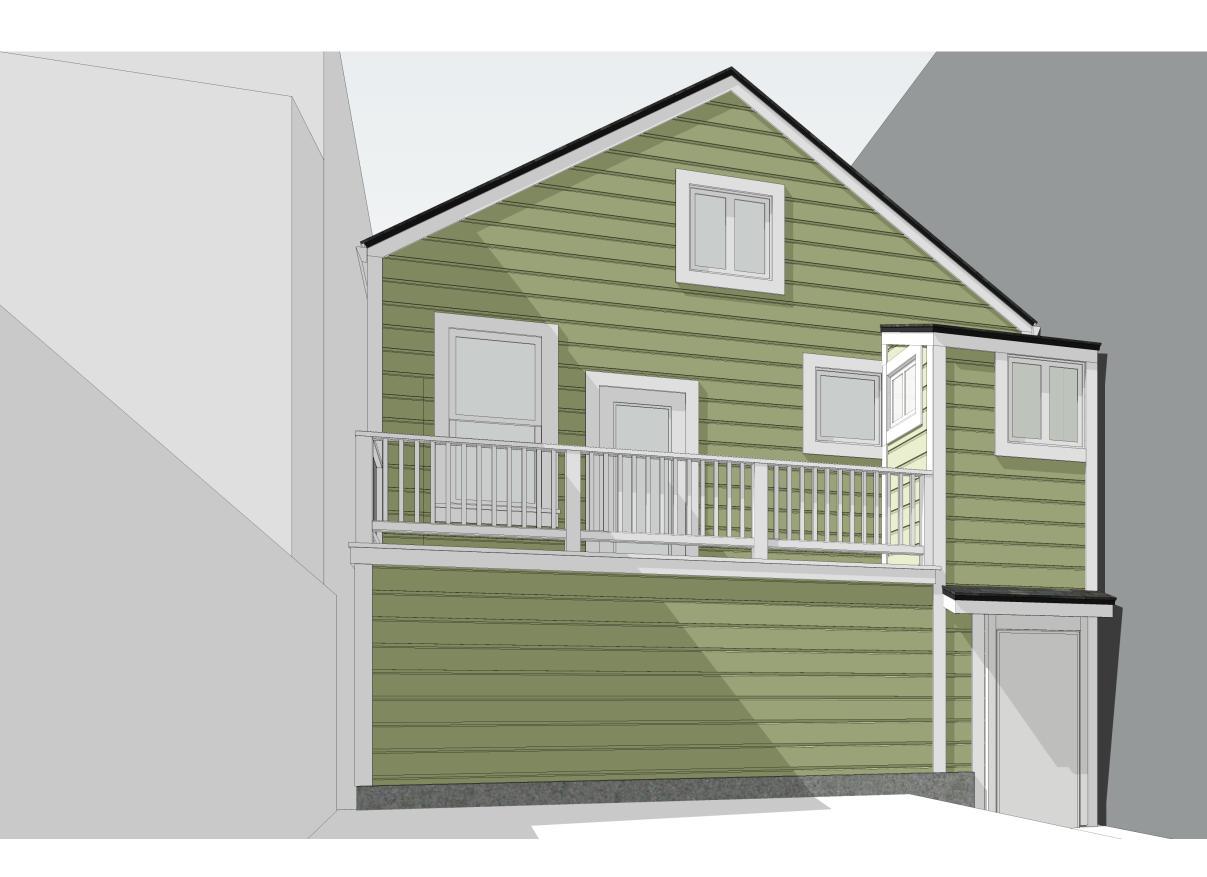
Allowing the porch to continue to exist will not be detrimental to the adjacent property because its long existence is therefore is a long-standing condition. The porch causes no light, air, or privacy impacts on the neighbor. The porch faces this neighbor, but there is a yard and windows on that property facing our porch as well. The neighbor has one window at the lower level, below the balcony, and small clerestory windows near the roofline that provide no visibility between the two properties. This is frequently the condition in dense housing city neighborhoods.













145 MISSOURI ST., SAN FRANCISCO CA 94107 01 ONO 0 01 **EXISTING RAILING** ACJ01, 07-10-2020

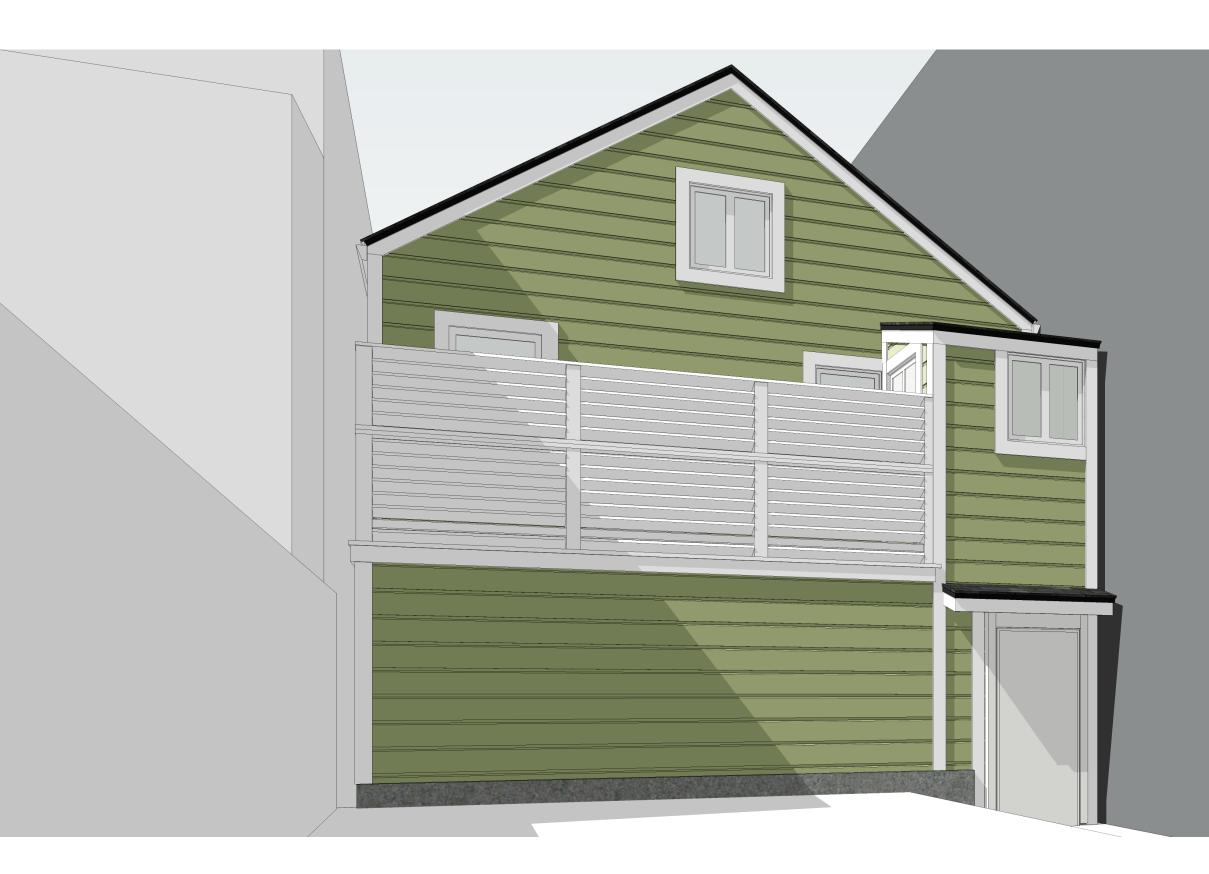
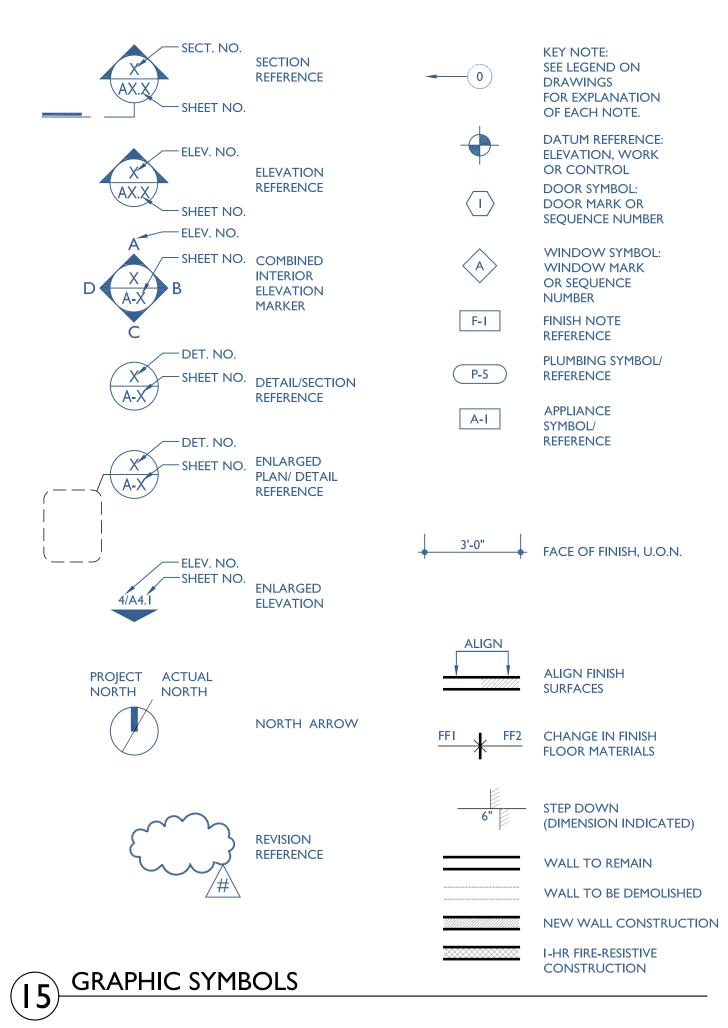
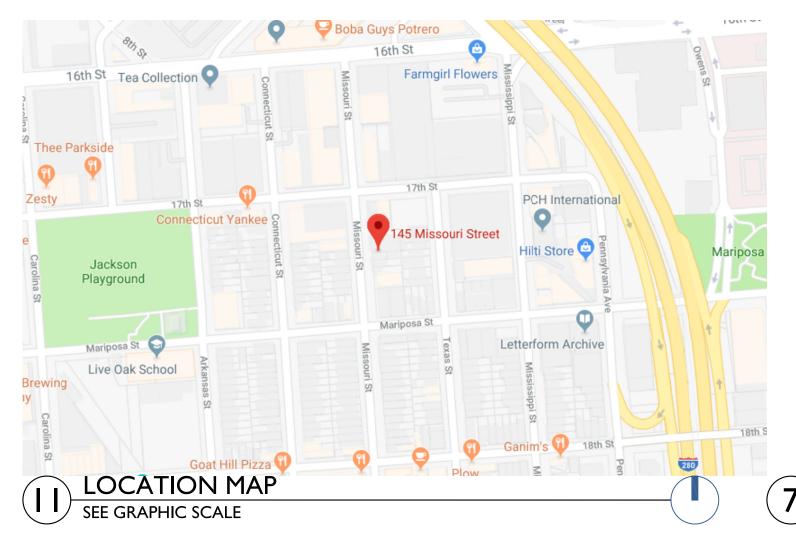




diagram architecture

145 MISSOURI ST., SAN FRANCISCO CA 94107 T NO 0 02 **PROPOSED PRIVACY SCREEN** ACJ01, 07-10-2020





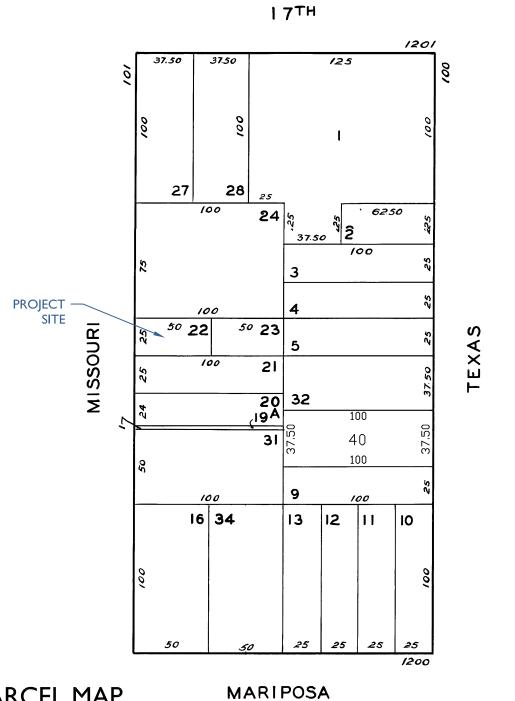
© COPYRIGHT SAN FRANCISCO CITY & COUNTY ASSESSOR 1995

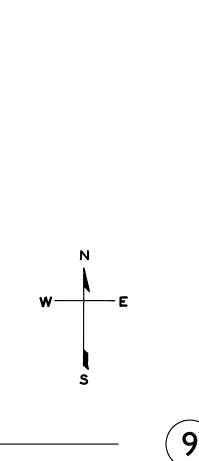
> LOTS MERGED LOTS 29-30 INTO LOT 1 - 1947 " 25-26 " " 24-1949 LOT 17 " " 16-1955 lots8&33 into lot40 for 2010 roll

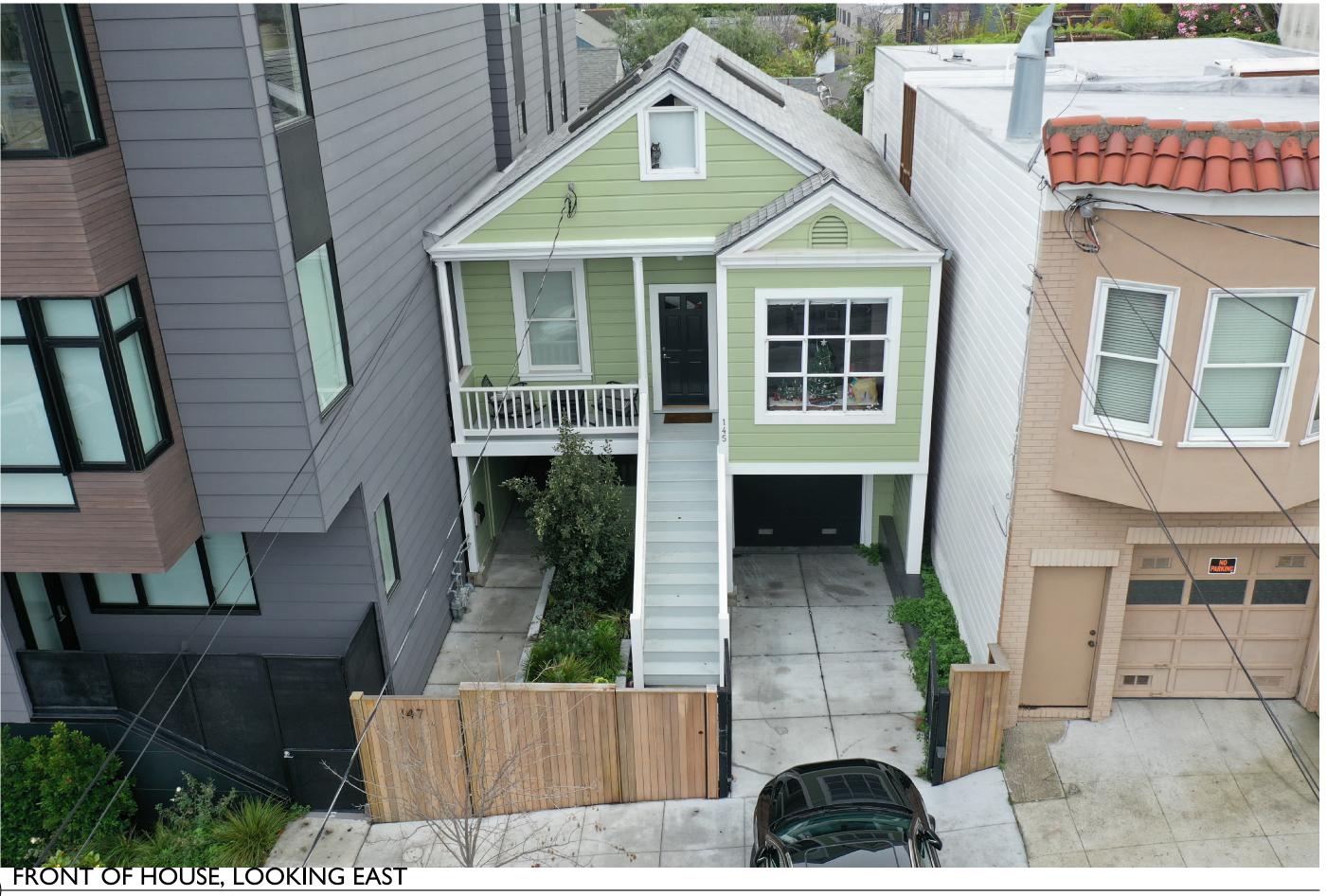
3985 NEW POTRERO BLK. 270

REVISED '77 Revised 2010

REVISED 1957







(PHOTO TAKEN ON 1-18-2019)



RENOVATION OF THE REAR DECK 145 MISSOURI ST SAN FRANCISCO, CA 94107

- BUILDING PERMIT SET -

BUILDING: CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION (DBI) 1660 MISSION STREET SAN FRANCISCO, CA 94103 TEL (415) 558-6088 FAX (415) 558-6401 MONDAY-FRIDAY 7:30 AM - 5:00 PM, (4:00 PM CUTOFF TIME)

PLANNING: CITY AND COUNTY OF SAN FRANCISCO PLANNING DEPARTMENT 1660 MISSION STREET, SUITE 400 SAN FRANCISCO, CA 94103-2479 TEL (415) 558-6378 FAX (415) 558-6409 INFO (415) 558-6377



NOTICE OF VIOLATION (N.O.V.) #201808381, DATED NOVEMBER 29, 2018.

- TWO VENTS HAVE BEEN INSTALLED ON THE REAR PROPERTY LINE AT LOWER LEVEL. THERE OPENINGS ARE NOT PERMITTED ON THE PROPERTY LINE. (RESPONSE: WATER HEATER VENT WILL BE RELOCATED, SEE 3A/A050, FOUNDATION VENTS SEE 13/A701)
- 2. A SURVEY HAS BEEN RECEIVED BY DBI THAT SHOWS ENCROACHMENT OVER THE PROPERTY LINE OF THIS BUILDING AT REAR WALL AND FRONT FENCE. (RESPONSE: SEE VARIANCE APPLICATION BY TOM TUNY/REUBEN, JUNIUS & ROSE LLP)
- 3. ROOF DRAINAGE FROM REAR DECK AND ROOF IS CONNECTED TO A PIPE. THE DOWNSPOUT PIPE IS NOT CONNECTED TO CITY SEWER. (RESPONSE: ALL DOWNSPOUTS & DECK DRAIN ARE CONNECTED TO CITY SEWER, SEE 5, 6, 7/A050 & 13/A701)
- 4. CONSTRUCTION AT PROPERTY LINES THAT WAS DONE ON PA201805179450 IS NOT 1 HOUR FIRE RATED. (RESPONSE: SEE DETAIL 9/A701)

ASSOCIATED PERMIT/ N.O.V.





THE SCOPE OF THIS PROJECT IS TO ADDRESS A NOTICE OF VIOLATION (N.O.V.) #201808381, DATED NOVEMBER 29, 2018 - FOR A REAR PORCH THAT WAS A REPLACEMENT IN-KIND. SEE 7/G000. THESE DRAWINGS DOCUMENT WORK PREVIOUSLY COMPLETED AT THE REAR DECK, BY G.L. CONSTRUCTION, INC., AS WELL AS, MINOR ADDITIONAL WORK TO ADDRESS N.O.V. CORRECTIONS ABOVE.

		SCOPE C	OF WORK
--	--	---------	---------

DRAWING INDEX

	IITECTURAL W/ STRUCTURAL INFORMATION	BUILDING PERMIT SET, 4-19-2019	BUILDING PERMIT SET, REVISIONS I-15-2020	
G000	COVER SHEET		Λ	
G010	GENERAL NOTES & BUILDING CODE REGULATIONS			
-	STAKING PLAT BY FREDERICK T. SEHER & ASSOCATIES, INC. (FOR REFERENCE ONLY!)	۲		
A050	SITE PHOTOS			
A051	SITE PLAN & ADJACENT BUILDING PROFILES/ ROOFLINES			
A100	GROUND & SECOND FLOOR PLANS, OPEN SPACE CALC		Λ	
AIOI	FRAMING PLAN			Ĺ
A701	REAR ELEVATION, DETAILS, & MATERIAL SCHEDULE		Λ	L
A702	ELEVATIONS & SECTION	0		
				L
				L
STRU	CTURAL			
S0.0	GENERAL NOTES & DETAILS		0	L
				L
				L

PERMIT SET	4-19-2019
	I-15-2020
COVER SH	IEET
JOB NO: ACJ01	
SHEET:	
GOO	JU
© DIAGRAM ARCHITEC	TURE 2020

& @ Ø	AND AT DIAMETER OR ROUND	FDN FDR FE FEC
ABV A/C AC ACC ACCUS ACT AD ADA ADA ADA ADJ AFF AGG	ABOVE AIR CONDITIONING ASPHALTIC CONCRETE ACCESSIBLE ACOUSTICAL ACOUSTICAL CEILING TILE AREA DRAIN AMERICAN W/ DISABILITIES ACT ADDENDUM ADJACENT OR ADJUSTABLE ABOVE FINISHED FLOOR AGGREGATE	FF FG FHC FIN FL FLEX FLUOR FOC FOC FOF FOM FOS
AL or ALUM ALT L or ∠ A.P.	AUMINUM ALTERNATE ANGLE ACCESS PANEL	FR FR FRPF FRP
APPROX ARCH ASPH	APPROXIMATE ARCHITECT(URAL) ASPHALT	FRT FSEC
ASTM BB BD BF	AMERICAN SOCIETY FOR TESTING AND MATERIALS BULLETIN BOARD BOARD BRACE FRAME	FSR FT or ' FTG FURN FUT
BITUM BLDG BLK BLKG BLKHD BM	BIAGE FRAME BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM	GA GALV GC GEN GFRC
BN BO BOD BOT BS BUR BUR BW BDRY	BULLNOSE BOTTOM OF BASIS OF DESIGN BOTTOM BOTTOM OF STAIR BUILT-UP ROOF BOTTOM OF WALL BOUNDARY	GFRG GL GR GSB GSM GYP GWB
CAB CAP CBU CEU CEM CER CG CIP CJ Ç	CABINET CAPACITY CATCH BASIN CEMENTITIOUS BACKER UNIT CEMENT CERAMIC CORNER GUARD CAST-IN-PLACE CONTROL JOINT CENTER LINE	H or HT HC HDR HDWD HDW HM HMD HORIZ HR HSS
CLG CLO CLR	CEILING CLOSET CLEAR	HVAC
CMP CMU	CORRUGATED METAL PANEL CONCRETE MASONRY UNIT	HW
CO COL CONC CONST CONT CORR CPT CT C.T. CTRL CU FT	CLEANOUT OR CASED OPENING COLUMN CONCRETE CONSTRUCTION CONTINUOUS CORRIDOR CARPET CERAMIC TILE COLLAR TIE CONTROL CUBIC FOOT (FEET)	ID IN or " INCL INFO INSUL INT INV J-BOX JS
CU YD CW	CUBIC YARD(S) COLD WATER	JST
D ° or d DEMO DEPT DF D.F. Ø or DIA DIAG DIM DISP DIV	DRYER DEGREE DEMOLITION DEPARTMENT DETAIL DRINKING FOUNTAIN DOUGLAS FIR DIAMETER DIAGONAL DIMENSION DISPENSER DIVISION	L LAM LH LP LT LTG LVL LVL LVR LYR
DR DS DSP DWG	DOOR DOWNSPOUT DRY STANDPIPE DRAWING	MAS MAT MAX MBSM
E (E)	EAST EXISTING EACH	MC MDF
EA EIFS EGSB EL or ELEC ELEV ELEVS	EACH EXTERIOR INSULATIONA AND FINISH SYSTEM EXTERIOR GYPSUM SHEATHING BOARD EXPANSION JOINT ELEVATION ELECTRICAL ELEVATION ELEVATIONS	MECH MEMB MTL MFR MIN MISC MUL MTD MWP
ELEVS EMER ENCL EOS EP EQ EQUIP EST EXCAV EXF EXH	EMERGENCY ENCLOSURE EDGE OF SLAB ELECTRICAL PANELBOARD EQUAL EQUIPMENT ESTIMATE EXCAVATE EXTERIOR FINISH SYSTEM EXHAUST	(N) N NIC NO or # NOM NTS NR 0/
EXP EXT	EXPANSION EXTERIOR	OC OCC OD
FA FBO FD FDC FDMPR	FIRE ALARM FURNISHED BY OTHERS FLOOR DRAIN FIRE DEPARTMENT CONNECTION FIRE DAMPER	OFD OH OPNG OPP OPT ORD OSCI

FOUNDATION FIRE DOOR FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FACTORY FINISH, FINISH FACE, FINISHED FLOOR **FINISHED GRADE** FIRE HOSE CABINET FINISH (ED) FI OOR FLEXIBLE FLUORESCEN[®] FACE OF FACE OF CONCRETE FACE OF FINISH FACE OF MASONR FACE OF STUD FIRE RATED FIRFPROOF FIBERGLASS REINFORCED FIRE-RESISTANT TREATED FOOD SERVICE EOUIP. CONTRACTOR FIRE SPRINKLER RISER FOOT OR FEET FOOTIN FURNITURE FUTURE GAUGE GALVANIZE GENERAL CONTRACTOR GENERA FIBER REINFORCED CONCRETE FIBER REINFORCED GYPSUM GLAZING GUARDRAII GYPSUM SHEATHING BOARD GALVANIZED SHEET METAL GYPSUN GYPSUM WALLBOARD HEIGHT HOLLOW CORE HANDICAP HEADER HARDWOOD HARDWARE

HOLLOW META HOLLOW METAL DOOR HORIZONTAL HOUR or HANDRA HOLLOW STRUCTURAL SECTION HEATING, VENTILATING & AIR SIM CONDTIONING HOT WATER **INSIDE DIAMETER o** DIMENSION INCH or INCHES INCLUDING INFORMATIO INSULATION INTERIOR

JUNCTION BOX JANITOR'S SINK JOIST KITCHEN EQUIPMENT

INVERT

CONTRACTOR LENGTH, LONG, ANGLE LAMINATE LEFT HAND LOW POINT LIGHTIN LEVEL LOUVER

LAYEF

MASONRY MATERIAI MAXIMUM MODIFIED BITUMINOUS SHEET MEMBRANE MINERAL CORE MEDIUM DENSITY FIBERBOARD MECHANICA MEMBRANE METAL MANUFACTUREF

MISCELLANEOUS MULLION MOUNTED MEMBRAN WATERPROOFIN NEW NORTH

MINIMUM

NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE NON-RATED

OVER ON CENTER OCCUPANCY, OCCUPANT(S) OUTSIDE DIAMETER or DIMENSION OVERFLOW DRAIN

OPENING OPPOSITE **OPTIONAL or OPTIMUN** OVERFLOW ROOF DRAIN

OPPOSITE HAND

OWNER SUPPLIED, CONTRACTOR INSTALLED OPEN TO STRUCTURE OUNCE

PERPENDICULAR PART BD PARTICLE BOARD PROVIDED BY OWNER

PRECAST CONCRETE PORTLAND CEMENT PLASTER PERFORATED

PLATE or PROPERTY LINE PLASTIC LAMINATE PLASTER PLYWOOD PANFI POLISHED POLYMER REINFORCED CONCRETE PREFABRICATED PRESSURE TREATED PARKING

PARKING STRUCTURE DRAWINGS POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINTED POIN1 PARTITION

PAVEMENT

REFERENCE

P-LAM

PLYWD

PREFAB

PVMT

REC

REFL

REINI

RESIL

RTU

SCHED

SEP JT

SHT

SF or FT²

S or N²

SLNT

SPEC

SCD #

SED #

SLD #

SMD #

SSD #

STL

STN

STRUC

SYMM

TOPO

TOS

TYP

UBC

VERT

VWC

W/I

W/0

WSCT

WWF

SCP

POL

RADIUS or RISER REMOVE RETURN AIR REINFORCED CONCRETE ROOF DRAIN RECESSED

REFRIGERATOF **REFLECTED or REFLECTIVE** REGISTER REINFORCED REOUIRED RESILIENT REVISION **RIGHT HAND or ROOF HATCH** ROOM

ROUGH OPENING ROOF TOP UNIT RAIN WATER LEADER ROOF VENT

SOUTH SUPPLY AIR SOUND ATTENUATION BLANKET SELF-ADHERED FLASHING SOLID CORE SCHEDULE SCUPPER STORM DRAIN

SECTION SEPARATION JOINT SQUARE FEET or STOREFRONT SHEET SHEATHING SELF HEALING MEMBRANE SHELVING SQUARE INCHES

SIMILAR SL or SKYLT SKYLIGHT SEALANT STANDPIPE SPECIFICATION SOUARE STAINLESS STEEL

SEE CIVIL DRAWING SEE ELECTRICAL DRAWING SEE LANDSCAPE DRAWING SEE MECHANICAL DRAWING SEE STRUCTURAL DRAWING STANDARD

STEEL STAIN STRUCTURAL SUSPENDED SYMMETRICAL

TEMPERED TREAD TOILET ACCESSORY TO BE DETERMINED TRENCH DRAIN TELEPHONE TEMPERE

TONGUE AND GROOVE THROUGH TOP OF CURB TOP OF

TOP OF CONCRET **TOP OF PARAPET TOPOGRAPHIC** TOP OF STEEL TOP OF PAVEMEN TOP OF STAIR TELEVISION

TOP OF WALL TYPICAL

UNIFORM BUILDING CODE UNDER CUT UNIFORM FIRE CODE UNDERWRITER'S LABORATOR UNFINISHED UNO or UON UNLESS NOTED OTHERWISE

> VERTICAL VERTICAL GRAIN VERIFY IN FIELD VINYL WALL COVERING WEST or WIDTH or WASHER

WITH WATER CLOSE WOOD WINDOW

WEEP HOLE or WATER HEATER WITHIN WITHOUT WATERPROOF or WATERPROOFING

WATER-RESISTANT WAINSCOT WEIGHT

WELDED WIRE FABRIC TIMES or BY

YARD

I. REGULATORY AGENCIES

- **BUILDING STANDARDS CODE (CGBC).**
- DRAWINGS. NOTIFY ARCHITECT IF SUCH CHANGES ARE REQUIRED. 3. THE CONTRACTOR SHALL VERIFY THAT ALL PERMITS AND APPROVALS HAVE BEEN CLEARED WITH APPROPRIATE
- PROCEDURES SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY REGULATORY AUTHORITIES.
- ACCESS TO ALL WORK
- INCOMPLETE WORK, OR IMPROPER PLACEMENT BY CONTRACTOR. AGENCY REOUREMENTS
- SEPARATE PERMIT FOR ALL SIGNAGE.
- 9. COMPLY WITH THE CALIFORNIA ENERGY COMMISSION'S CERTIFICATION REQUIREMENTS FOR PLUMBING, TRIM, WATER HEATERS, FURNACES, AND APPLIANCES. 10. ALL ELECTRICAL FIXTURES SHALL BE INSTALLED TO MEET U.L. AND C.E.C. REQUIREMENTS, AS WELL AS LOCAL
- CODES.
- HAZARDOUS CHEMICALS SHALL COMPLY WITH THE CALIFORNIA FIRE CODE REGULATIONS. VOIDS, ATTICS, ETC. VERIFY THE TYPE REQUIRED WITH THE ARCHITECT PRIOR TO INSTALLATION.
- DENSITY REQUIREMENTS OF SECTION R302.10 OF THE CALIFORNIA RESIDENTIAL CODE.
- STANDARDS FOR INSULATING MATERIALS.
- CONSERVATION STANDARDS.
- 16. ALL HEADS, JAMBS, AND SILLS OF ALL WINDOWS AND DOORS ARE TO BE CAULKED.

II. PREPARATION FOR CONSTRUCTION

- VERIFY ALL DETAILS WITH THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

- AMBIGUITIES AND OMISSIONS NOT BROUGHT TO THEIR ATTENTION.
- EXISTING CONDITIONS, THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO OPERATE, AND CONDITIONS ANTICIPATE EXISTING CONDITIONS WILL BE ALLOWED. DO NOT SCALE DRAWINGS
- 8. DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. WHERE REQUIRED, 'MINIMUM CLEAR' DIMENSIONS HAVE BEEN NOTED; SEE COVER SHEET FOR GRAPHIC EXPLANATION. WORKER'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH
- SECTION 3800 OF THE CALIFORNIA LABOR CODE.
- REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS/ HER EXPENSE, TO THE SATISFACTION OF THE ARCHITECT AND/OR OWNER
- ARE NOT LIMITED TO: PLUMBING, SEWERS, ELECTRICAL, NATURAL GAS, AND TELEPHONE LINES. TERMS AND PAY DISPOSAL OF EXCESS SOIL AT NO ADDITIONAL COST TO OWNER.
- CONSTRUCTION PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.106.
- INCLUDING APPROVED RE-VEGETATION AND THE REMOVAL OF THE PROTECTIVE FENCES. 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE WORK IN ACCORDANCE WITH THE PROPERTY
- LINES AND ELEVATIONS PER THE SURVEY DRAWING AND GRADING/ DRAINAGE PLAN. COMPATIBILITY WITH THE PROPOSED DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- EQUIPMENT LIST WITH THE ARCHITECT BEFORE COMMENCEMENT OF WORK.
- 19. THE CONTRACTOR SHALL VERIFY ANY EQUIPMENT EXISTING OR SPECIFIED FOR COMPATIBILITY WITH ELECTRICAL VOLTAGE/ PHASE. AND OTHER UTILITIES. 20. THE CONTRACTOR SHALL VERIFY EXACT LOCATION OF PLUMBING AND PIPING WITH PLUMBING CONTRACTOR AND ARCHITECT.
- FLUES, AND VENTS WITH THE MECHANICAL CONTRACTOR AND ARCHITECT.



OTS

OZ

PCC

PCP

PERF

1. ALL WORK SHALL MEET OR EXCEED ALL CURRENT APPLICABLE BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, SAFETY, ZONING CODES, AND ORDINANCES., INCLUDING BUT NOT LIMITED TO: CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRIC CODE (CEC), CALIFORNIA ENERGY CODE (TITLE 24, PART 6) AND CALIFORNIA GREEN

2. THE CONTRACTOR AND SUBCONTRACTORS MUST PERFORM ALL WORK TO MEET CURRENT CODES AND REQUIREMENTS OF PREVAILING JURISDICTIONS, EVEN WHEN SUCH CONFORMANCE IS INCONSISTENT WITH THESE

AGENCIES PRIOR TO THE START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL PERMITTING AND OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THESE

4. THE CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. THE REQUEST SHALL BE IN ACCORDANCE WITH REGULATORY AGENCIES' REQUIREMENTS. INSPECTORS SHALL HAVE COMPLETE

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED FOR INSPECTIONS. THE CONTRACTOR SHALL PAY FOR RE-INSPECTION SERVICES OR FEES, IF REQUIRED, DUE TO WORK NOT READY FOR INSPECTION,

6. A RECORD OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REGULATORY

7. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE COMPLETE FIRE PROTECTION SHOP DRAWINGS, CATALOG CUT SHEETS, AND CALCULATIONS TO THE ARCHITECT PRIOR TO SUBMITTALS TO GOVERNING JURISDICTIONS. 8. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE SEPARATE DRAWINGS, CALCULATIONS, AND SUBMISSION FOR

11. STORAGE, DISPENSING AND/ OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIOUIDS, FLAMMABLE GASES, AND

12. PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODE OR AUTHORITIES TO ALL CONCEALED SPACES, 13. ALL INSULATION MATERIALS MUST BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD AND SMOKE

14. BUILDING INSULATION SHALL BE CERTIFIED BY THE MANUFACTURER TO MEET THE CALIFORNIA ENERGY CODE

15. ALL EXTERIOR DOORS AND WINDOWS SHALL BE DESIGNED TO LIMIT AIR LEAKAGE PER THE ENERGY

1. THE SCOPE OF WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING: ALL LABOR, MATERIALS FABRICATION, EQUIPMENT, APPLIANCES, APPURTENANCES, TRANSPORTATION, AND SERVICES REQUIRED FOR CONSTRUCTION, ERECTION, AND INSTALLATION OF ALL OF THE VARIOUS WORK INDICATED ON THE DRAWINGS AND/OR SPECIFIED UNDER EACH OF THE SPECIFICATION SECTIONS; ANY SITE DEMOLITION AND REMOVAL OF ANY MATERIAL, RUBBISH, OR DEBRIS ABOVE OR BELOW GRADE; AND ALL EARTHWORK AND FOUNDATION WORK. 2. THE CONTRACTOR SHALL COMPLETELY FAMILIARIZE HIMSELF/ HERSELF WITH THESE DRAWINGS AND SHALL

BY SUBMITTING A BID, THE BIDDER AGREES AND WARRANTS THAT HE/SHE HAS EXAMINED THE DRAWINGS/ SPECIFICATIONS AND FOUND THAT THEY ARE ADEQUATE FOR PROPER COMPLETION OF THE PROJECT. 4. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND DO NOT ILLUSTRATE EVERY CONDITION. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, AND TYPICAL DETAILS OF CONSTRUCTION. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT SHOWN OR NOTED, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME GENERAL CHARACTER AS SIMILAR CONDITIONS SHOWN OR NOTED. 5. ANY DISCREPANCY OR ERROR IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND

OWNER PRIOR TO THE COMMENCEMENT OF WORK. THE ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR AND HIS/ HER SUBCONTRACTORS SHALL VISIT THE SITE AND SATISFY THEMSELVES AS TO

THAT WILL AFFECT THEIR WORK UNDER THE CONTRACT. NO CLAIMS FOR EXTRAS DUE TO INABILITY TO

9. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE CONTRACTOR SHALL HAVE EVIDENCE OF CURRENT

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS SHALL BE MADE IN ACCORDANCE WITH THE DECISION OF THE ARCHITECT AND/OR OWNER. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING FACILITIES ON OR ADJACENT TO THE PREMISES. WHETHER SHOWN ON DRAWINGS OR NOT. IN THE EVENT OF DAMAGE, SUCH ITEMS SHALL BE IMMEDIATELY

12. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND REQUEST FIELD LOCATION MARKINGS OF FACILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. WHERE POTENTIAL CONFLICT WITH UNDERGROUND UTILITIES MAY CONSTITUTE A SAFETY HAZARD OR INTERFERE WITH THE PROGRESS OF THE WORK, SUCH FACILITIES SHALL BE HAND EXCAVATED TO DETERMINE THEIR PRECISE LOCATION. SUCH FACILITIES INCLUDE, BUT

13. SITE GRADING INCLUDES DEMOLITION OF ANY EXISTING STRUCTURES ABOVE OR BELOW EXISTING GRADE. EXCAVATIONS, AND GRADING OF SITE TO ELEVATIONS SHOWN ON GRADING/DRAINAGE PLAN AND FOUNDATION PLAN. EXCESS SOIL MATERIAL INCLUDING TREES AND VEGETATION AND DEBRIS FOUND DURING EXCAVATION SHALL BE REMOVED FROM THE SITE AND HAULED TO THE NEAREST PLACE ACCEPTING FILL MATERIAL. CONSULT OWNER REGARDING STORAGE OF TOPSOIL ON SITE FOR OWNER'S USE. THE CONTRACTOR SHALL NEGOTIATE

14. PROJECTS WHICH DISTURB LESS THAN (1) ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING

15. THE CONTRACTOR SHALL PROVIDE FOR: (1) TEMPORARY FENCED PROTECTION OF GROUPS OF TREES AND SHRUBS ADJACENT TO THE CONSTRUCTION AREA. (2) THE REPLACEMENT OF TREES, SHRUBS, OR GROUND-COVER BY APPROPRIATE PLANTING, UNDER THE DIRECTION OF THE LANDSCAPE CONSULTANT OR ARCHITECT. (3) UPON COMPLETION OF MAJOR CONSTRUCTION, THE RESTORATION OF THE SITE TO ITS ORIGINAL NATURAL CONDITION,

17. THE CONTRACTOR SHALL COORDINATE ALL PLUMBING, GAS, ELECTRICAL, SPRINKLER, AND HVAC SYSTEMS FOR

18. THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL, PLUMBING, AND HVAC REQUIREMENTS FOR EXISTING OR SPECIFIED EQUIPMENT PRIOR TO CONSTRUCTION. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE

21. THE CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT, DUCTS, GRILLES, REGISTERS.

22. DIAGRAM ARCHITECTURE SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, HANDLING, PRESENCE, DISPOSAL, REMOVAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT

SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES. SUCH WORK, IF REQUIRED, SHALL BE COMPLETED UNDER SEPARATE CONTRACT.

III. QUALITY & JOB MANAGEMENT

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL THE TRADES. 2. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT
- SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. 3. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND SOIL ENGINEER HARMLESS FROM ANY LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- 4. THE DRAWINGS ARE NOT, NOR ARE THEY INTENDED TO BE, A COMPLETE REPRESENTATION OF ALL PARTICULARS RELATING TO ALL CODES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PERFORMING ALL WORK REQUIRED TO OBTAIN NECESSARY APPROVALS FROM PREVAILING JURISDICTIONS.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK NECESSARY TO ADHERE TO THE DESIGN INTENT OF THE DRAWINGS, WHETHER NOTED OR NOT. IF DESIRED INTENT IS UNCLEAR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- 6. THE ARCHITECT AND THE ENGINEER WILL MAKE PERIODIC VISITS TO THE JOB SITE TO OBSERVE THE PROGRESS OF THE WORK. THE ARCHITECT AND ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES; FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK; FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY PERSONS PERFORMING ANY OF THE WORK; OR FOR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- ANY SUPPORT SERVICES PROVIDED BY THE ARCHITECT AND HIS CONSULTANTS DURING CONSTRUCTION, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING, OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS. THESE SUPPORT SERVICES SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FURNISHED BY OTHERS. THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- 8. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT AND HIS CONSULTANTS DO NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES FOR SUCH METHODS OF CONSTRUCTION.
- 9. THE CONTRACTOR SHALL INSPECT ALL WORK PREVIOUSLY PREPARED OR INSTALLED BY OTHERS BEFORE APPLYING SUBSEQUENT MATERIALS OR FINISHES. IF AN UNSATISFACTORY CONDITION IS FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, AND SHALL NOT PROCEED UNTIL THE DEFECTIVE WORK HAS BEEN
- CORRECTED. THIS QUALITY CONTROL INCLUDES ON-SITE INSPECTION DEVICES AS REQUIRED BY SPECIFICATIONS. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A REASONABLY NEAT AND ORDERLY SITE DURING CONSTRUCTION, AND SHALL LEAVE THE SITE CLEAN, REMOVING ALL EQUIPMENT, TEMPORARY BUILDINGS, FENCES, PACKING MATERIALS AND DEBRIS.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EVACUATION SAFETY IN ACCORDANCE WITH C.B.C. 12. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
- 13. THE CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF
- MECHANICAL DUCTS, PLUMBING, AND ELECTRICAL WORK. 14. ALL PROPRIETARY PRODUCTS NOTED ON THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE
- MANUFACTURERS' RECOMMENDATIONS AND HAVE PRIOR APPROVAL FROM THE LOCAL GOVERNING AGENCIES. 15. THE CONTRACTOR SHALL CONSULT THE INTERIOR FINISH SCHEDULE FOR ALL INTERIOR MATERIALS, COORDINATION, ETC.
- 16. ALL ITEMS OF MILLWORK SHALL BE CAREFULLY ERECTED WITH TIGHT FITTING JOINTS, CAREFULLY CUT AND SECURED. EXPOSED NAILS SHALL BE SET IN PUTTY. BEFORE INSTALLATION, ALL MILLWORK SHALL BE BACK PRIMED AND PROTECTED AGAINST DAMPNESS. MOLDS AND FACES SHALL BE CLEAN CUT AND TRUE PATTERN. ALL WORK SHALL BE THOROUGHLY CLEANED AND SANDED TO RECEIVE THE FINISH. SHARP CORNERS OF SMALL MEMBERS OF FINISH WOODWORK SHALL BE SLIGHTLY ROUNDED.
- 17. ALL FRAMING SHALL BE INSTALLED CLOSELY FITTED, ACCURATELY SET IN PLACE TO THE REQUIRED LINES AND LEVELS, AND SHALL BE OF THE DIMENSIONS SHOWN ON DRAWINGS. DO NOT IMPAIR STRUCTURAL MEMBERS BY IMPROPER CUTTING OR DRILLING.
- 18. PROVIDE REQUIRED BLOCKING AND BACKING FOR ALL RAILINGS, PANELS, CABINETS, SHELVING, AND TOILET ACCESSORIES
- 19. ALL SURFACES TO BE PAINTED SHALL RECEIVE A MINIMUM OF 2 FINISH COATS, U.O.N.
- 20. PLUMBING DRAIN, WASTE AND VENTS SHALL BE CAST IRON. NO PLASTIC PIPING IS ALLOWED.
- 21. ALL HEADS, JAMBS, AND SILLS OF ALL WINDOWS AND DOORS SHALL BE CAULKED. 22. ALL NOISE BARRIER BATTS (SOUND INSULATION) SHALL BE NON-COMBUSTIBLE.

IV. CHANGES TO WORK & SUBMITTALS

- 1. ONLY DRAWINGS, SPECIFICATIONS, ADDENDA, AND CHANGE ORDERS BEARING APPROVAL OF OWNER SHALL BE
- USED IN THE EXECUTION OF WORK PERMITTED ON JOB SITE. 2. ADDENDA WILL BE ISSUED AS REQUIRED DURING BIDDING TO CLARIFY DRAWINGS AND SPECIFICATIONS; THESE
- WILL BECOME A PART OF THE CONTRACT. 3. CHANGES OR MODIFICATIONS TO THE WORK DURING CONSTRUCTION SHALL BE RECORDED WITH THE APPROPRIATE REGULATORY AGENCIES, AND APPROVALS FROM SUCH AGENCIES SHALL BE OBTAINED PRIOR TO MAKING SUCH CHANGES. REGULATORY AGENCIES SHALL BE NOTIFIED BY THE CONTRACTOR OF ALL SUCH
- CONSTRUCTION CONTRACT CHANGES AFTER PERMITS ARE ISSUED. 4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ALL CHANGES OR SUBSTITUTIONS MADE TO THE PLANS AND SPECIFICATIONS. THE ARCHITECT SHALL HAVE NO IMPLIED OR ASSUMED RESPONSIBILITY FOR
- CHANGES IMPLEMENTED WITHOUT THE ARCHITECT'S PRIOR APPROVAL 5. WHEN A MATERIAL OR ARTICLE IS SPECIFIED OR INDICATED BY NAME OF PRODUCT OR MANUFACTURER, IT SHALL HAVE PROPRIETOR STATUS. OTHER MATERIALS OR ARTICLES MAY BE SUBSTITUTED IF IN THE OPINION OF THE
- ARCHITECT AND OWNER, THE MATERIAL OR ARTICLE IS EQUAL TO THAT SPECIFIED. 6. REQUESTS FOR SUBSTITUTIONS SHALL NOT DELAY WORK. THE CONTRACTOR SHALL COORDINATE ACCEPTED
- SUBSTITUTIONS WITHOUT ADDITIONAL COST TO OWNER. 7. WHEN A MANUFACTURED PRODUCT IS NOT SPECIFIED, THE CONTRACTOR WILL UTILIZE THE HIGHEST QUALITY PRODUCT AVAILABLE ON THE MARKET IN THE MIDDLE PRICE RANGE. THE CONTRACTOR SHALL ON NO ACCOUNT USE LOWER END PRODUCTS AT THE BOTTOM PRICE RANGE WHEN BETTER QUALITY PRODUCT IN THE MIDDLE PRICE RANGE EXISTS.
- 8. A COLOR SCHEDULE WILL BE ISSUED BY THE ARCHITECT. THE CONTRACTOR, SUBCONTRACTOR, AND MATERIAL SUPPLIERS SHALL COOPERATE IN FURNISHING REQUIRED COLOR SAMPLES TO AID IN FINAL SELECTIONS. WHERE SPECIAL COLORS ARE SELECTED BY THE ARCHITECT AND OWNER, THE CONTRACTOR SHALL FURNISH ACCURATE REPRODUCTIONS OF THESE COLORS, ON THE ACTUAL MATERIAL TO BE FURNISHED FOR THE PROJECT, FOR REVIEW.
- 9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES WHERE CALLED FOR ON DRAWINGS. APPROVAL SHALL BE OBTAINED BEFORE COMMENCING FABRICATION. ARCHITECT'S APPROVAL OF DRAWINGS OR SHOP DRAWINGS SHALL NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS, UNLESS HE HAS IN WRITING CALLED THE ARCHITECT'S ATTENTION TO DEVIATIONS AT TIME OF SUBMISSION.
- 10. SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. THE GENERAL CONTRACTOR SHALL MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST ARCHITECTURAL DRAWINGS.
- 11. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT/ ENGINEER WITH A MINIMUM OF TWO COPIES OF CHECKED SHOP DRAWINGS BEARING THE CONTRACTOR'S STAMP OF APPROVAL AND SIGNATURE, A MINIMUM OF THREE WEEKS PRIOR TO FABRICATION.
- 12. THE REVIEW OF SHOP DRAWINGS AND SPECIFICATIONS BY THE ARCHITECT/ ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE ARCHITECTURAL AND/ OR STRUCTURAL DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT OR COMPLETE, NOR DOES IT
- IMPLY THAT THEY SUPERSEDE THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS. 13. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL COMMENCE UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
- 14. THE ARCHITECT SHALL NOT PROCEED WITH THE REVIEW OF SHOP DRAWINGS FOR A SPECIFIC SECTION OF SPECIFICATIONS UNLESS THE SHOP DRAWINGS FOR THAT SECTION AND ALL RELATED AND CONTIGUOUS SECTIONS OF WORK ARE SUBMITTED IN THEIR ENTIRETY SIMULTANEOUSLY.
- 15. THE REVIEW AND ACCEPTANCE OF A PART OF THE SHOP DRAWINGS SHALL NOT IMPLY THE ACCEPTANCE OF THE SHOP DRAWINGS, IN WHOLE OR IN PART. 16. THE CONTRACTOR SHALL PROVIDE 4'x4' MIN. BRUSH-OUTS OF THE SPECIFIED PAINT COLORS ON THE BUILDING
- FOR THE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH PAINTING.

V. COMPLETION

- 1. ALL WORK SHALL BE CLEAN AND READY FOR USE UPON COMPLETION. TEMPORARY TAPES, WRAPPING, COATING, PAPER LABELS AND OTHER ITEMS SHALL BE REMOVED. EXPOSED AND SEMI-EXPOSED SURFACES SHALL BE DUSTED, MOPPED, WASHED, WIPED, AND BUFFED AS NECESSARY TO LEAVE WORK IN A NEW, CLEAN,
- IMMACULATE CONDITION. 2. PROVIDE FINAL CLEANING AND POLISHING OF FINISH HARDWARE, BRIGHT AND ANODIZED METAL FINISHES, GLASS MIRRORS, AND PLUMBING FIXTURES, INCLUDING OTHER SWEEPING, DUSTING, ETC.; ASSEMBLE
- GUARANTEES, OPERATIONS AND MAINTENANCE INSTRUCTIONS, ETC., AND DELIVER TO OWNER. 3. CLEANING METHODS FOR PROPRIETARY MATERIALS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CLEANING SOLUTIONS, AGENTS, SOLVENTS, WAXES, OR OTHER MATERIALS SHALL BE ONLY AS
- APPROVED BY MANUFACTURER OF THE MATERIAL INSTALLED IN THE WORK. 4. THE CONTRACTOR SHALL PROVIDE THE OWNER(S) WITH A RECORD CONSTRUCTION/AS-BUILT SET OF DRAWINGS AFTER COMPLETION OF THE PROJECT.

10.

8.

9.

GENERAL BUILDING CODE REGULATIONS - CA RESIDENTIAL CODE (CRC)

CALIFORNIA RESIDENTIAL CODE (CRC) REGULATES DETACHED ONE- AND TWO-FAMILY DWELLINGS, EFFICIENCY DWELLING UNITS, AND TOWNHOUSES NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT WITH A SEPARATE MEANS OF EGRESS AND ACCESSORY STRUCTURES. 2. **FIREBLOCKING** SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN THE FOLLOWING LOCATIONS PER CRC

- **SECTION R302.11** - TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND SHALL FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF OR ATTIC.
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, SUCH AS OCCUR AT WALLS AND diagramarchitecture
- FLOOR JOISTS OR TRUSSES, AND SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS. - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES, AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND COMBUSTION PRODUCTS.
- FOR CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19. DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTION PER CRC SECTION 302.12:
- WHERE THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, INSTALL DRAFTSTOPS SO THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FEET AREA, DIVIDED INTO APPROX. EOUAL AREAS.
- LIGHT, VENTILATION & HEATING PER CRC SECTION R303: - LIGHT: HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA NOT LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED
- NATURAL VENTILATION SHALL BE PROVIDED THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO OUTDOOR AIR, CONTROLLABLE BY BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE 4% MINIMUM OF THE AREA BEING VENTILATED.
- EXCEPTION 1: GLAZED AREAS NEED NOT BE OPENABLE IF NOT REQUIRED FOR EMERGENCY ESCAPE AND RESCUE PER CRC SECTION R310, AND A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED PER CMC. - EXCEPTION 2: GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 APPLIES AND AN AVERAGE
- OF 6 FC ILLUMINATION IS PROVIDED AT 30 INCHES AFF. - BATHROOMS CONTAINING A TUB OR SHOWER SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CMC CHAPTER 4 AND THE CGBC CHAPTER 4, SECTION 4.506.
- UNDER-FLOOR VENTILATION PER CRC SECTION R408: THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE UNDER-FLOOR AREA (SEE EXCEPTIONS). EXTERIOR OPENINGS SHALL BE FULLY COVERED WITH 1/4" MAX OPENINGS EACH WAY, OR 1/8" MAX CORROSION-RESISTANT WIRE MESH.
- ROOF VENTILATION PER CRC SECTION R806: THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE VENTED SPACE (SEE EXCEPTIONS). ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE. PROTECT OPENINGS AGAINST ENTRY OF RAIN OR SNOW. PROTECT OPENINGS WITH 1/16" MIN TO 1/4" MAX CORROSION-RESISTANT SCREENING.
- LABELLED SAFETY GLAZING IS REQUIRED PER CRC SECTION 308 AS FOLLOWS:
- GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES. - GLAZING ADJACENT TO DOORS LOCATED WITHIN A 24" ARC OF A DOOR'S VERTICAL EDGE AND LESS THAN 60" TO FINISHED FLOOR.
- GLAZING WITHIN 24" OF A WALL PERPENDICULAR TO THE HINGE SIDE OF AN IN-SWINGING DOOR. - GLAZING IN WINDOWS LOCATED LESS THAN 18" ABOVE FINISHED FLOOR AND TOP EDGE IS GREATER THAN 36" ABOVE THE FINISHED FLOOR AND GLAZING IS GREATER THAN 9 SQ.FT. AND A WALKING SURFACE IS LOCATED WITHIN 36" HORIZONTALLY FROM THE GLAZING.
- GLAZING IN GUARDS AND RAILINGS.

4.

5.

- GLAZING IN WALLS, ENCLOSURES OR FENCES AROUND HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE
- GLAZING ADJACENT TO STAIRWAYS AND RAMPS WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 36" ABOVE THE WALKING SURFACE OF STAIRWAYS, LANDINGS AND RAMPS. - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WITHIN 60" (IN ANY DIRECTION) FROM THE BOTTOM TREAD NOSING AND LESS THAN 36" ABOVE THE LANDING.
- SKYLIGHTS AND SLOPED GLAZING PER CRC SECTION R308.6. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC SECTION R310

- BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING DIRECTLY INTO A PUBLIC WAY, YARD OR COURT THAT OPENS TO A PUBLIC WAY

- SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FEET (EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5 SQ. FEET MINIMUM). - THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING
- WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL **OPERATION OF THE OPENING.** - THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES ABOVE THE FINISHED FLOOR.
- STAIRWAYS PER CRC SECTION R311.7: - STAIR TREADS & RISERS: RESIDENTIAL STAIRS SHALL HAVE A MAXIMUM RISE OF 7-3/4 INCHES, AND A MINIMUM
- TREAD DEPTH OF 10 INCHES. - MIN, NOSING PROJECTION OF 3/4 INCH AND MAX. OF 1-1/4 INCH, WITH 9/16 INCH MAX. RADIUS. EXCEPTION: NOSING PROJECTION NOT REQUIRED IF TREAD DEPTH IS NOT LESS THAN 11 INCHES.
- DIMENSIONAL UNIFORMITY: STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT, TREAD DEPTH, OR NOSING PROJECTION
- SHALL NOT EXCEED 3/8 INCH IN ANY FLIGHT OF STAIRS. - STAIR HANDRAILS: HANDRAILS TO BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS TREAD RUN OR FLIGHT WITH MORE THAN 4 RISERS.
- THE TOP OF HANDRAILS SHALL NOT BE PLACED LESS THAN 34 INCHES NOR MORE THAN 38 INCHES ABOVE LANDINGS AND THE NOSING OF TREADS.
- HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT FROM TOP RISER TO BOTTOM RISER. ENDS SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. - HANDRAILS SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN AN ADJACENT WALL AND THE
- HANDRAIL. - THE HAND GRIP PORTION OF CIRCULAR HANDRAILS SHALL NOT BE LESS THAN 1-1/4 INCHES NOR MORE THAN 2
- INCHES IN CROSS-SECTIONAL DIMENSION.
- THE HANDGRIP PORTION OF NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES AND NOT GREATER THAN 6-1/4 INCHES WITH A MAXIMUM CROSS- SECTIONAL DIMENSION OF 2-1/4 INCHES. - THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS; EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
- RAMPS PER CRC SECTION R311.8: - RAMP MAXIMUM SLOPE: RAMPS SERVING AN EGRESS DOOR SHALL HAVE A MAXIMUM SLOPE OF 1:12.
- ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:8. - RAMP LANDINGS: PROVIDE RAMP LANDINGS AT THE TOP AND BOTTOM OF EACH RAMP, WHERE DOORS OPEN ONTO
- RAMPS, AND WHERE RAMPS CHANGE DIRECTION. THE WIDTH OF THE LANDING PERPENDICULAR TO THE RAMP SHALL BE 36 INCHES MINIMUM.
- RAMP HANDRAILS: HANDRAILS TO BE PROVIDED ON AT LEAST ONE SIDE OF RAMPS EXCEEDING A SLOPE OF 1:12. THE TOP OF HANDRAILS SHALL NOT BE PLACED LESS THAN 34 INCHES NOR MORE THAN 38 INCHES ABOVE RAMP.
- HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF RAMP. ENDS SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN AN ADJACENT WALL AND THE HANDRAIL.
- REFER TO STAIR HANDRAIL SECTION R311.7.8.3 FOR THE GRIP SIZE. GUARDS PER SECTION CRC R312:
- PROVIDE GUARDS ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS MORE THAN 30 INCHES VERTICALLY ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE OPEN SIDE.
- THE TOP OF GUARDS SHALL BE 42 INCHES IN HEIGHT.
- EXCEPTION 1: GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES ABOVE THE LEADING EDGES OF TREADS. - EXCEPTION 2: GUARDS ON THE OPEN SIDES OF STAIRS WHOSE TOP RAIL ALSO SERVES AS A HANDRAIL SHALL HAVE A TOP RAIL NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES ABOVE THE LEADING EDGES OF TREADS. - GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE.
- EXCEPTION 1: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARD SHALL NOT ALLOW PASSAGE OF A 6 INCH DIAMETER SPHERE. - EXCEPTION 2: GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A 4-3/4
- INCH DIAMETER SPHERE. - WINDOW SILLS: IN DWELLING UNITS WHERE THE TOP OF AN OPERABLE WINDOW OPENING IS LESS THAN 24 INCHES ABOVE FINISH FLOOR AND GREATER THEN 72 INCHES ABOVE THE EXTERIOR SURFACE BELOW, PROVIDE WINDOW
- FALL PROTECTION PER CRC SECTION R312.2. SITE GRADING PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.106 AND AS FOLLOWS: - SITE GRADING AND DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS INCLUDING BUT NOT LIMITED TO SWALES, WATER COLLECTION AND DISPOSAL SYSTEMS, FRENCH DRAINS, JOB NO: ACJ01 WATER RETENTION GARDENS, AND OTHER MEASURES TO KEEP WATER AWAY FROM BUILDING AND AID IN
- **GROUNDWATER RECHARGE.** - GRADE ADJACENT TO FOUNDATIONS SHALL SLOPE AWAY FROM THE BUILDING AT A 5% SLOPE FOR A MINIMUM OF 10 FEET MEASURED PERPENDICULAR TO THE WALL; OR WHERE PHYSICAL OBSTRUCTIONS/ LOT LINES PROHIBIT 10-FOOT HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF WATER DIVERSION AWAY FROM FOUNDATION - IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY
- FROM THE BUILDING.



2201 SHORELINE DR #2351 ALAMEDA, CA 94501-6200



THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS ARCHITECTURE. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH DIAGRAM ARCHITECTUR

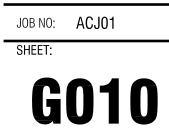


REAR DECK

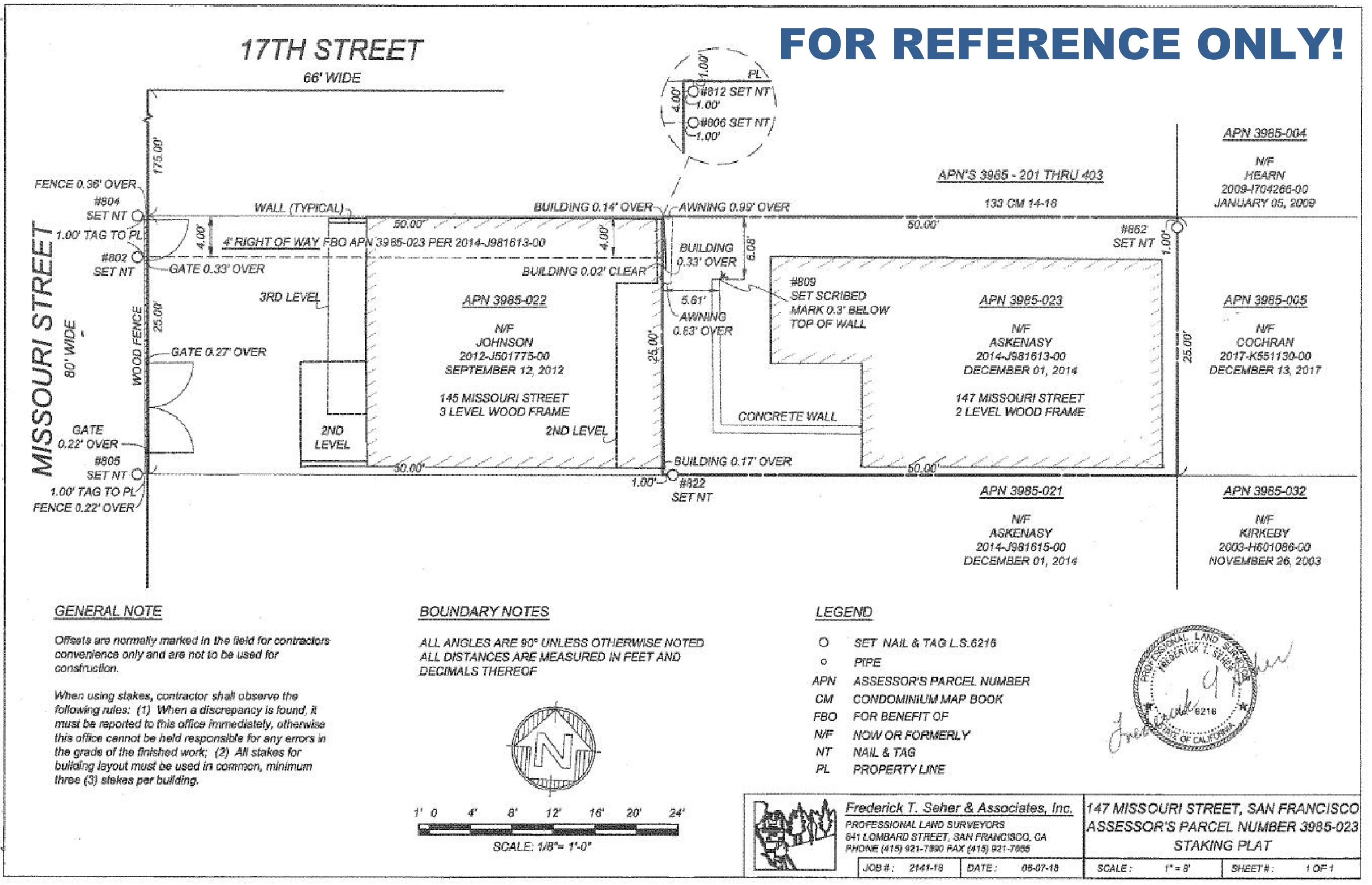
145 MISSOURI ST. SAN FRANCISCO, CA 94107

ABBREVIATIONS,
GENERAL NOTES,
& BUILDING CODE
REGULATIONS

PERMIT SET



© DIAGRAM ARCHITECTURE 201



0	SET NAIL & TAG L.S.C
0	PIPE
APN	ASSESSOR'S PARCEL
CM	CONDOMINIUM MAP 8
FBO	FOR BENEFIT OF
N/F	NOW OR FORMERLY
NT	NAIL & TAG
PL	PROPERTY LINE
FBO N/F NT	CONDOMINIUM MAP FOR BENEFIT OF NOW OR FORMERLY NAIL & TAG

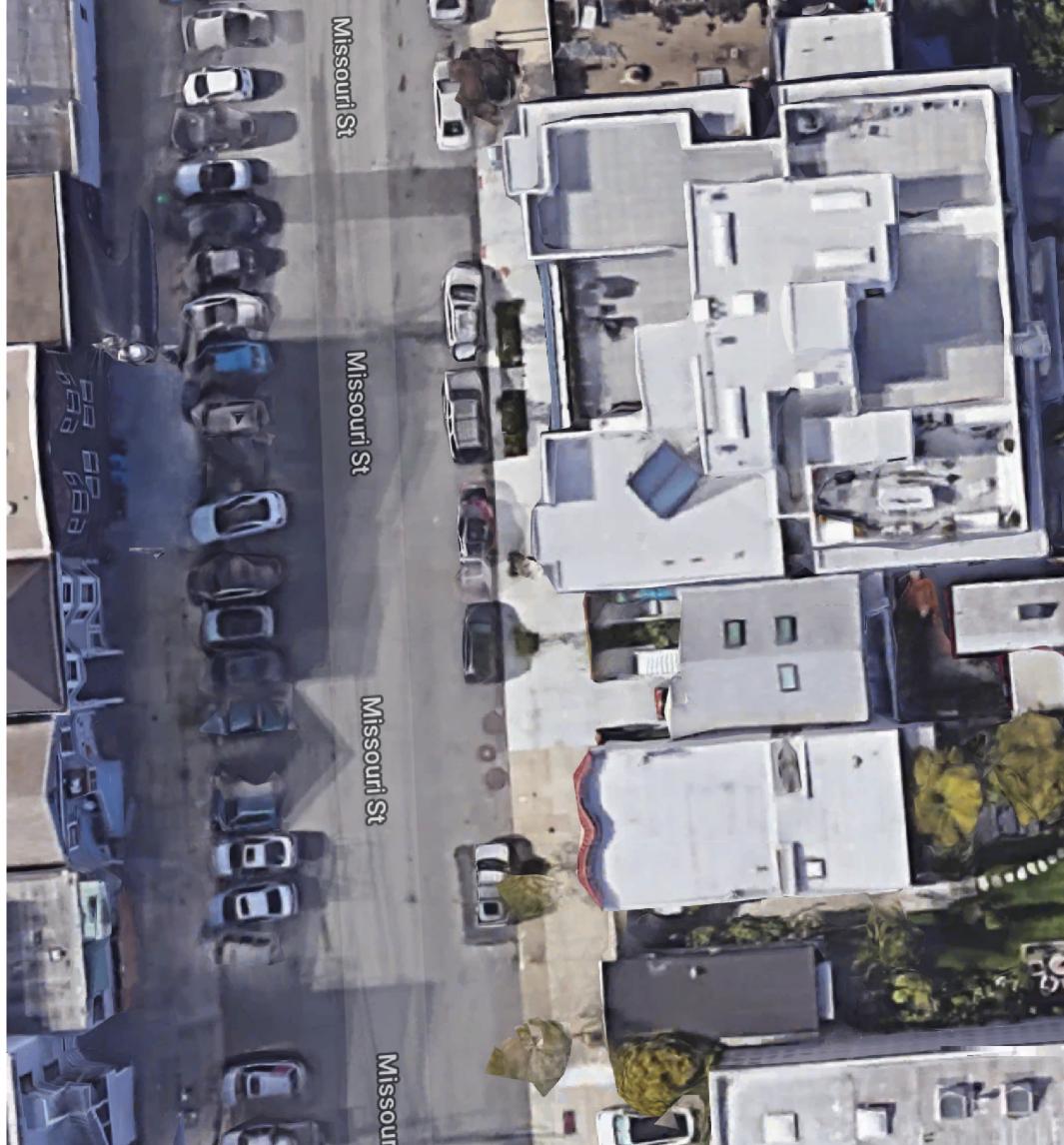


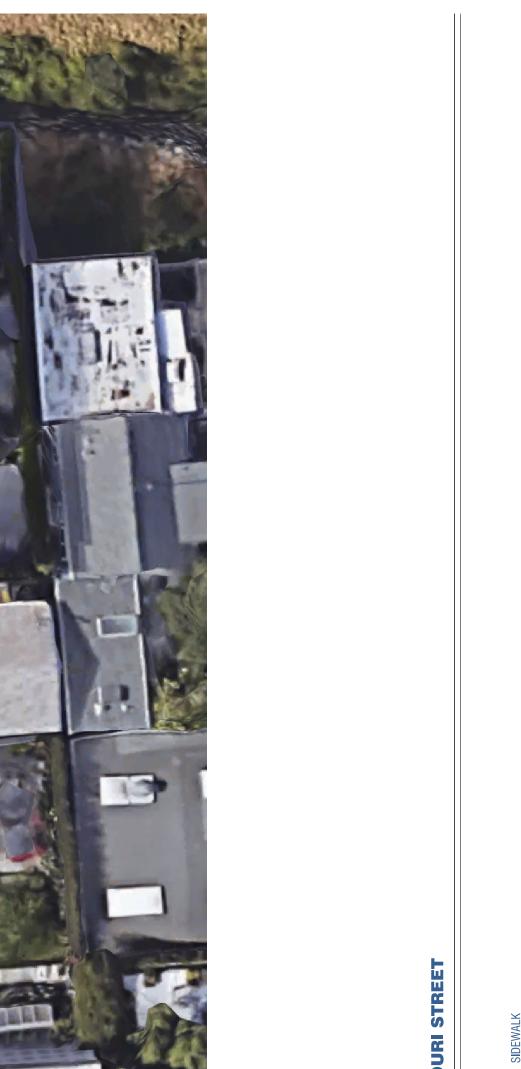
8 SITE AERIAL PHOTO DATE: 1-18-2019

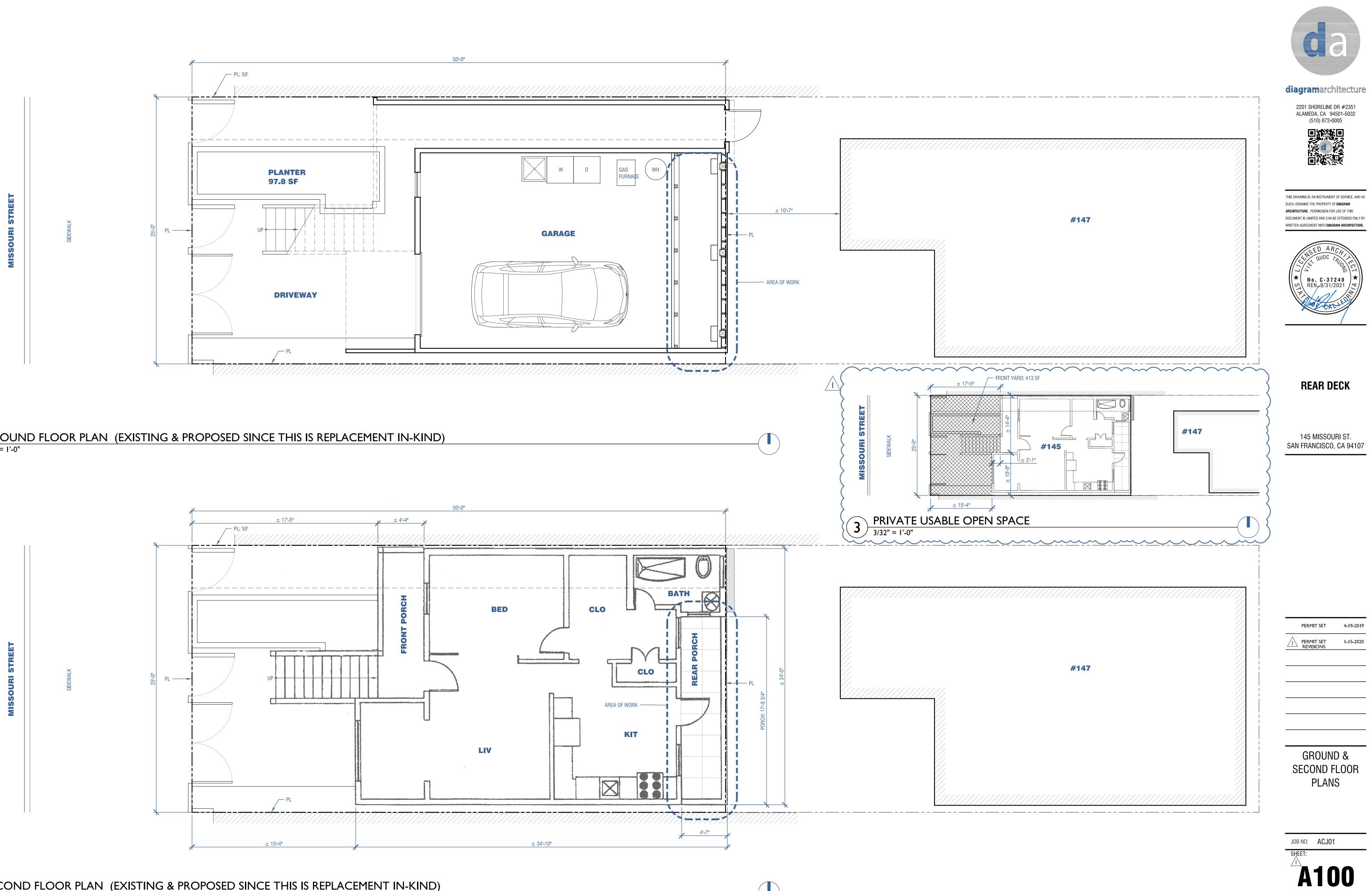
GROUND FLOOR, PHOTO LEGEND 3/16" = 1'-0"

© DIAGRAM ARCHITECTURE 2019

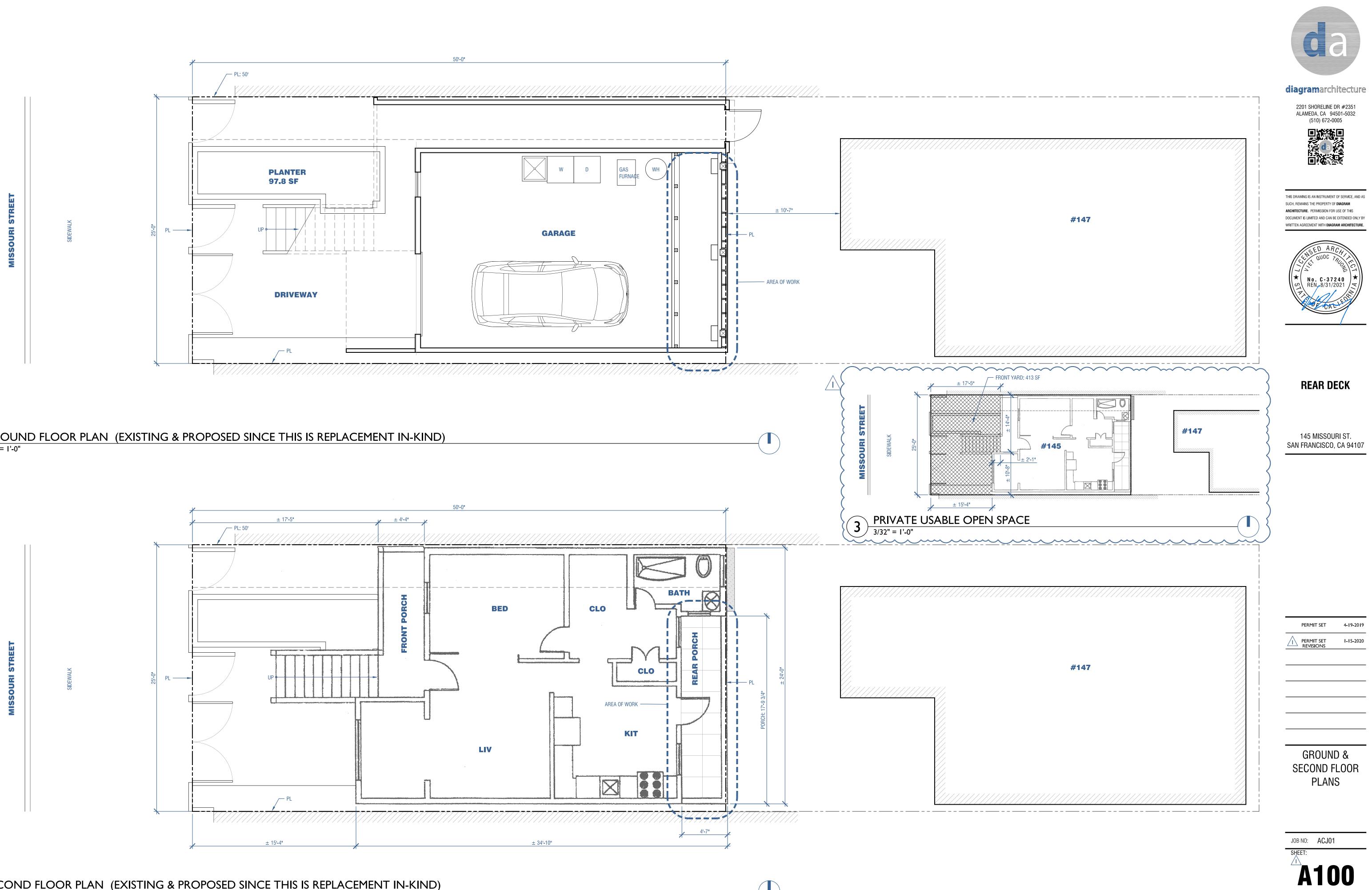






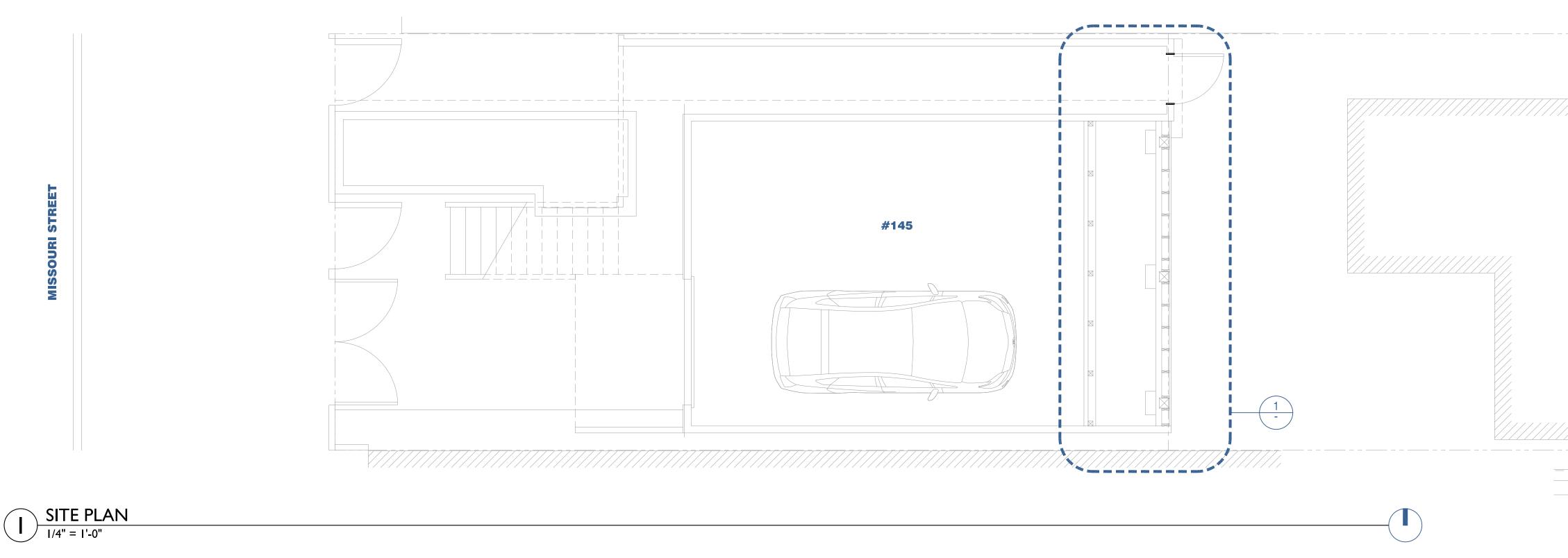


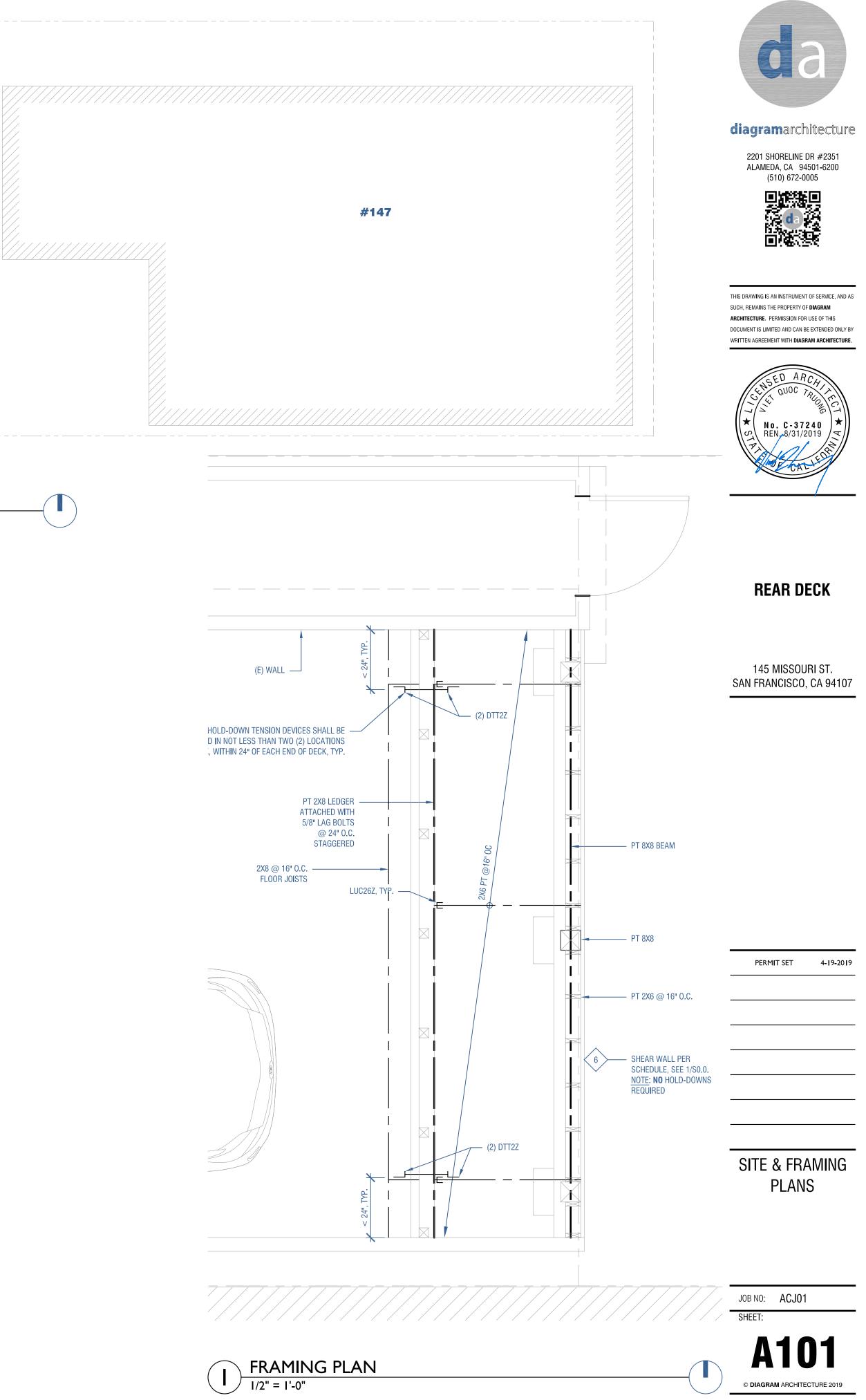
GROUND FLOOR PLAN (EXISTING & PROPOSED SINCE THIS IS REPLACEMENT IN-KIND)

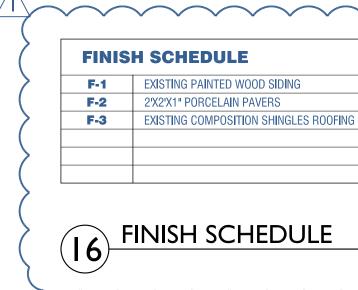


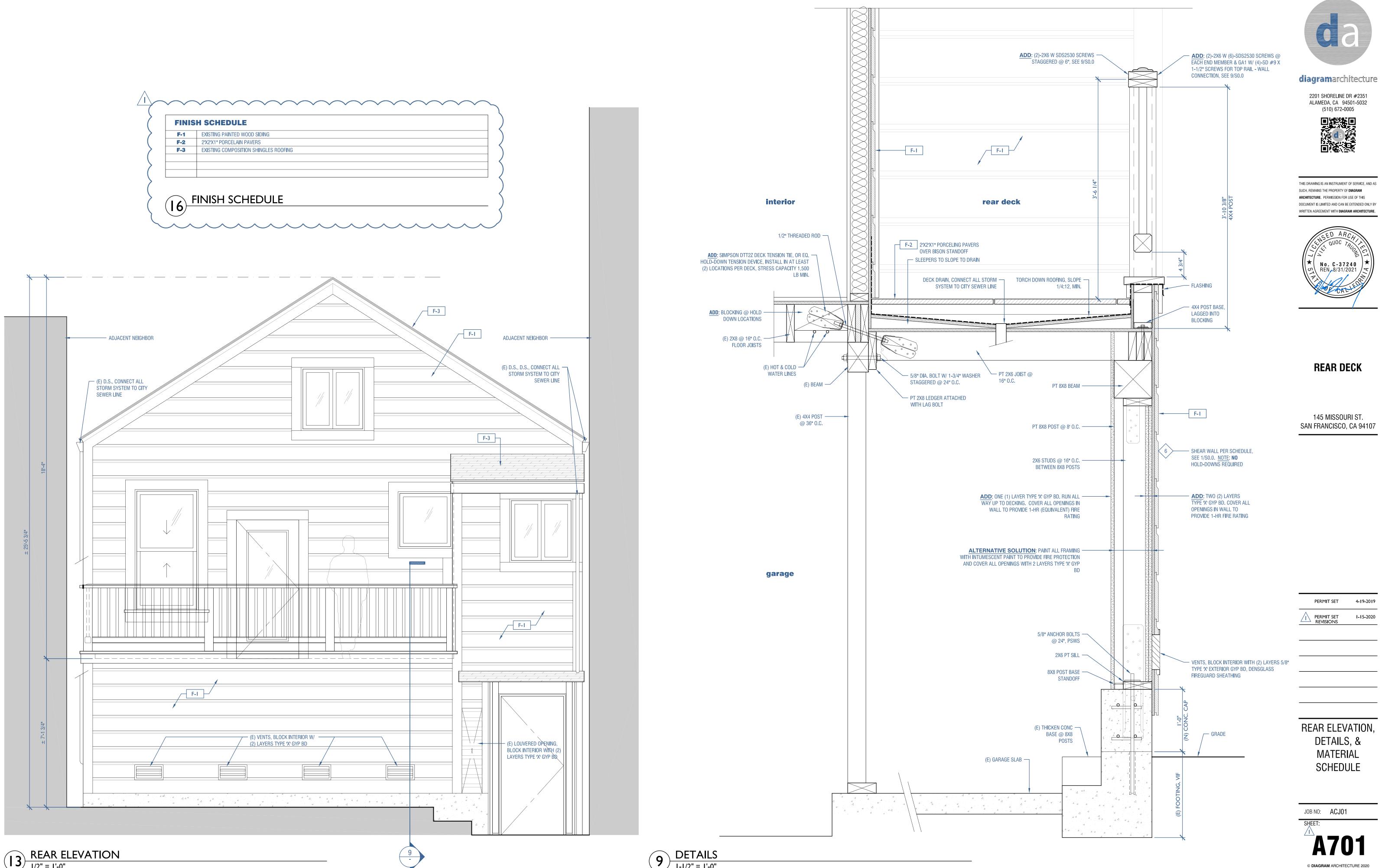
2 SECOND FLOOR PLAN (EXISTING & PROPOSED SINCE THIS IS REPLACEMENT IN-KIND)

© DIAGRAM ARCHITECTURE 2020



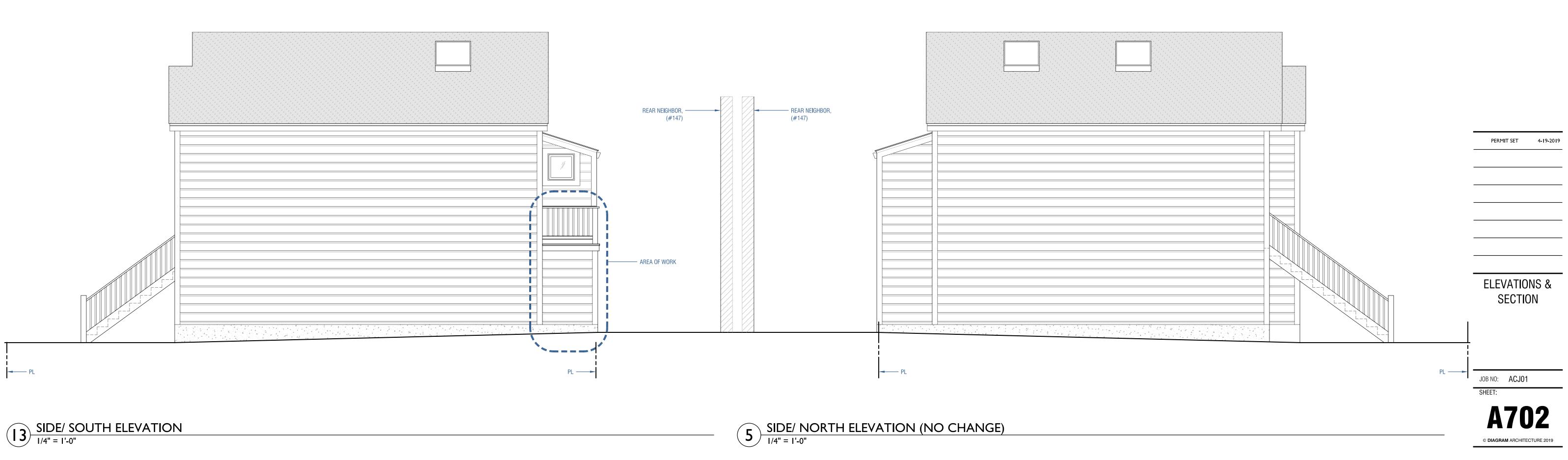




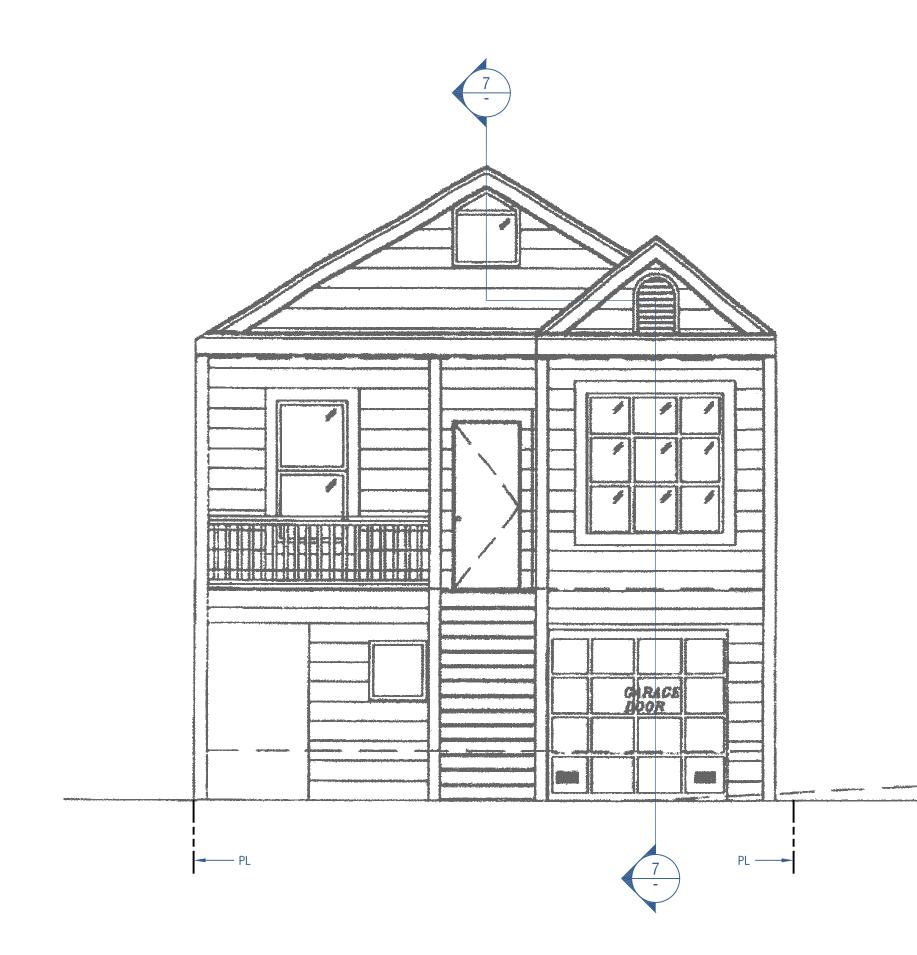


(13) REAR ELEVATION 1/2" = 1'-0"

DETAILS

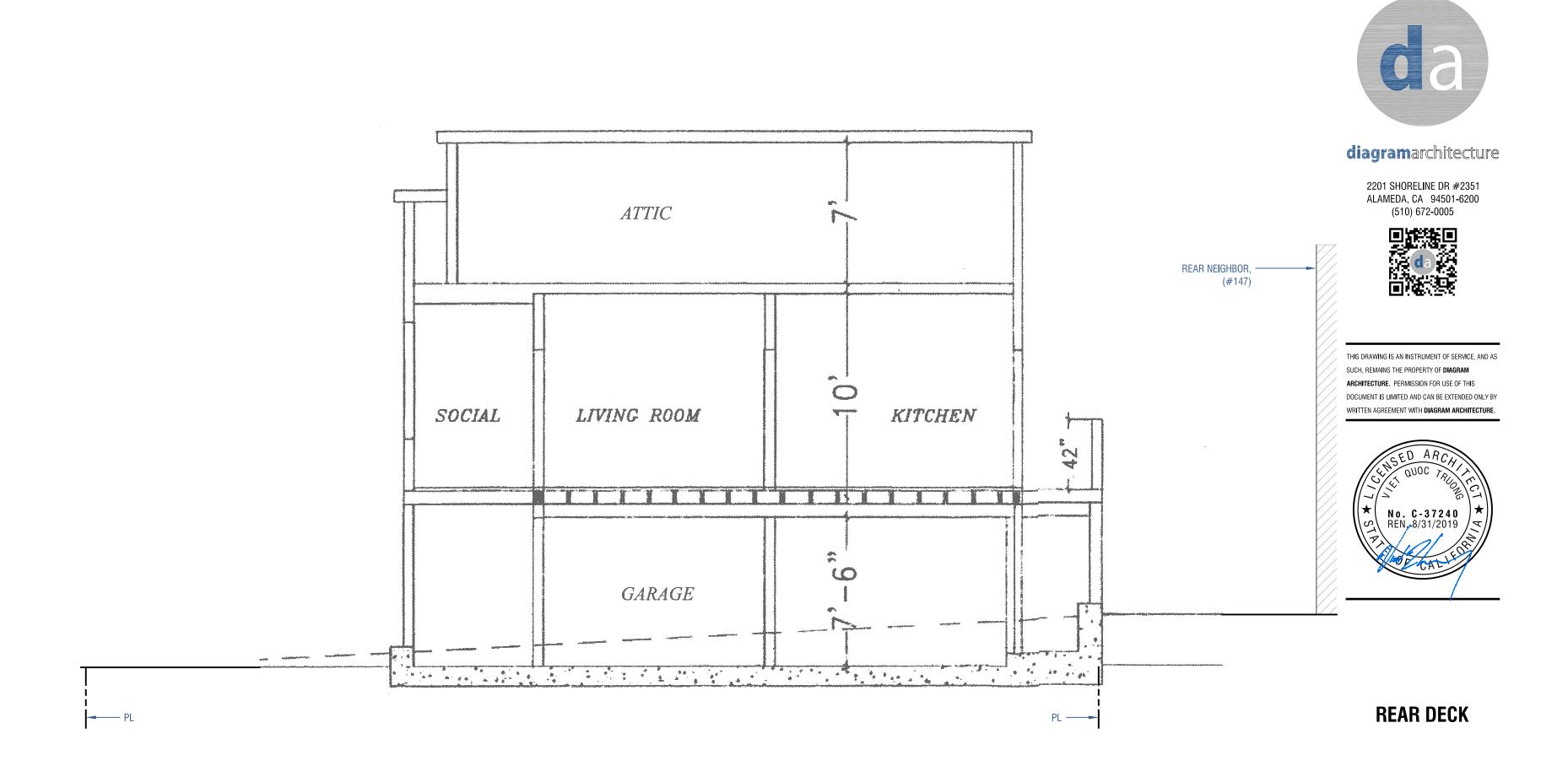


I5 FRONT/ WEST ELEVATION (NO CHANGE)









145 MISSOURI ST. SAN FRANCISCO, CA 94107

GENERAL NOTES

<u>SCOPE</u>

THE SCOPE OF WORK INCLUDES THE REAR DECK ADDITION.

COORDINATION

ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS. ALL SITE CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. SHALL BE VERIFIED BEFORE STARTING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING. IN THE EVENT OF ANY DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS AND ARCHITECTURAL, MECHANICAL, OR PLUMBING DRAWINGS, NOTIFY THE ARCHITECT BEFORE PROCEEDING.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE BRACING, SHORING, AND SUPPORT OF ALL TEMPORARY CONSTRUCTION, TEMPORARY EXCAVATION, AND PARTIALLY COMPLETED PORTIONS OF THE BUILDING; SUCH BRACING, SHORING AND SUPPORT MUST INSURE THE SAFETY OF THE ADJACENT PROPERTY AND OF ANY PERSONS WHO MAY COME IN CONTACT WITH THE PROJECT.

CODES AND STANDARDS

DESIGN IS BASED ON THE CALIFORNIA BUILDING CODE, 2016 EDITION. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THIS CODE.

CONSTRUCTION SHALL CONFORM TO A	TECABLE SECTIONS OF THIS CODE.			
LIVE LOADS				
ROOF LIVE20 PSFFLOOR LIVE40 PSF				
SEISMIC DESIGN				
le Ss S1 SITE CLASS Sds Sd1 SEISMIC DESIGN CATEGORY Cs R ANALYSIS PROCEDURE	1.0 1.5 0.609 D 1.000 0.609 D 0.1154 6.5 (BEARING WALL, LIGHT FRAMED W/ WOOD STRUCTURAL PANELS) EQUIVALENT LATERAL FORCE			
REDUNDANCY FACTOR	1.3			
WIND DESIGN				
BASIC WIND SPEED, V Iw EXPOSURE	110 MPH 1.0 (CATEGORY II) B (URBAN, CLOSELY SPACED CONSTRUCTION)			
MAIN WIND-FORCE RESISTING SYS ANALYSIS PROCEDURE	TEMS ASCE 7-10, CHAPTER 27			
COMPONENTS & CLADDING ANALYSIS PROCEDURE	ASCE 7-10, CHAPTER 30			
SUBMITTALS				
THE FOLLOWING SHALL BE SUBMITTED	TO THE ENGINEERS FOR REVIEW.			
CONTRACTOR PROPOSED CHANGES IN METHODS OF CONSTRUCTION FROM TH DRAWINGS.	PRODUCTS, MATERIALS, EQUIPMENT, AND IOSE SPECIFIED ON THE STRUCTURAL			
STRUCTURAL OBSERVATION				
NOT REQUIRED				
SPECIAL INSPECTION				
NOT REQUIRED				
STRUCTURAL STEEL				
DETAILS AND WORKMANSHIP SHALL BE STANDARD SPECIFICATIONS.	IN ACCORDANCE WITH THE LATEST AISC			
STRUCTURAL SHALL CONFORM TO THE FOLLOWING: WIDE FLANGE SHAPES: ASTM A992. MISCELLANEOUS CHANNELS, ANGLES, AND PLATE: ASTM A36. RECTANGULAR AND ROUND HSS SECTIONS: ASTM A500, GRADE B. STEEL PIPE: ASTM A53, TYPE E, GRADE B. MOMENT[BRACE] FRAME BASE PLATES: ASTM A36 [A572, GR 50] BRACE FRAME GUSSET PLATES: ASTM A36				
	OR STEEL EXPOSED TO WEATHER SHALL EEL EXPOSED TO WEATHER SHALL BE HOT VED PROTECTIVE COATING.			
BOLTS AND ROD SHALL CONFORM TO T COMMON BOLTS SHALL CONFORM TO A HIGH STRENGTH BOLTS (H.S.B.) SHALL (ANCHOR RODS SHALL CONFORM TO AS THREADED ROD SHALL CONFORM TO A	STM A307 USE U.O.N. CONFORM TO ASTM A325 TYPE N. TM F1554 GR. 36			
CARPENTRY				

PROVIDE 4X6 OR 6X6 HEADERS OVER ALL EXTERIOR WALL DOOR AND WINDOW OPENINGS U.O.N. (6'-0" MAX.). PROVIDE 4X6 OR 6X6 MIN. HEADERS OVER ALL DOOR AND OTHER OPENINGS (6'-0" MAX.) ELSEWHERE U.O.N. PROVIDE 2X4 (OR 2X6) CRIPPLE AND FULL HEIGHT STUD AT EACH JAMB.

PROVIDE FULL DEPTH SOLID BLOCKING BETWEEN STUDS @ 10'-0" MAX. AND BETWEEN JOISTS @ 12'-0" MAX.

ALL 2X6 STUDS SHALL BE SPACED AT 16" U.O.N.

MOISTURE CONTENT AND PROTECTION

ALL FRAMING SHALL HAVE A MOISTURE CONTENT BELOW 19% MAXIMUM UPON INSTALLATION. FINISHES SHALL NOT BE INSTALLED OVER DIMENSIONAL LUMBER FRAMING UNTIL MOISTURE CONTENT IS BELOW 12% MAXIMUM.

MATERIALS SHALL BE PROPERLY STORED ON THE JOB SITE. MATERIALS SHALL BE STORED OFF OF THE GROUND, AND PROTECTED FROM EXPOSURE TO THE ELEMENTS.

PRESERVATIVE TREATMENT

FRAMING MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE, BUT NOT IN CONTACT WITH THE GROUND SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD U1 & M4.

SHEATHING

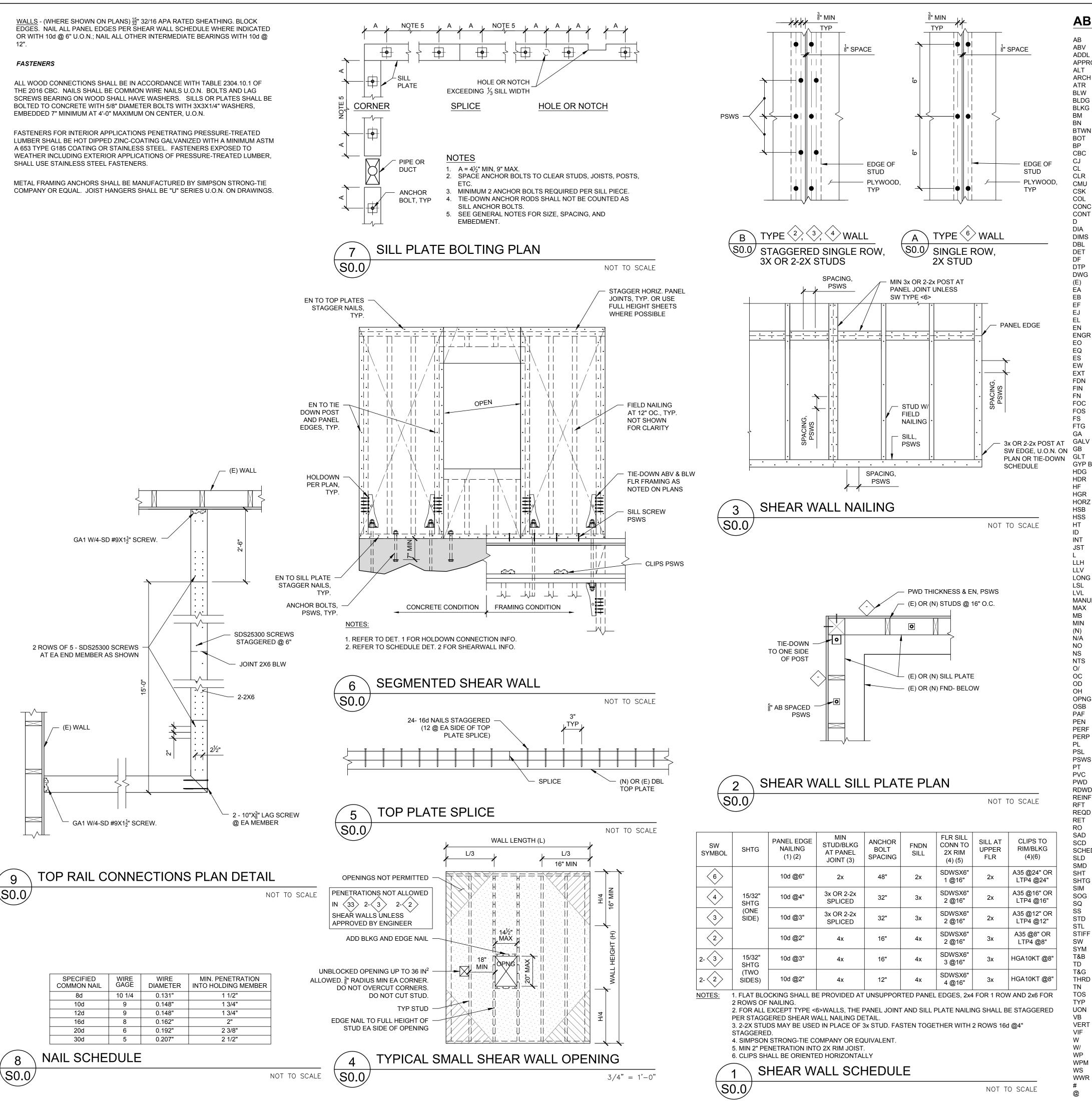
WOOD SHTG PANELS SHALL CONFORM TO PS 1-07 OR PS 2-04, EXPOSURE 1 WHICH CAN INCLUDE PWD AND OSB. FLOOR AND ROOF SHEATHING SHALL BE PLACED WITH LONG AXIS OF PANELS PERPENDICULAR TO SUPPORTS AND WITH STAGGERED END JOINTS.

12".

FASTENERS

EMBEDDED 7" MINIMUM AT 4'-0" MAXIMUM ON CENTER, U.O.N.

SHALL USE STAINLESS STEEL FASTENERS.



9 \S0.0/

SPECIFIED COMMON NAIL	WIRE GAGE	WIRE DIAMETER	MIN. PENETRA
8d	10 1/4	0.131"	1 1/2"
10d	9	0.148"	1 3/4"
12d	9	0.148"	1 3/4"
16d	8	0.162"	2"
20d	6	0.192"	2 3/8"
30d	5	0.207"	2 1/2"

MIN D/BLKG PANEL NT (3)	ANCHOR BOLT SPACING	FNDN SILL	FLR SILL CONN TO 2X RIM (4) (5)	SILL AT UPPER FLR	CLIPS TO RIM/BLKG (4)(6)
2x	48"	2x	SDWSX6" 1 @16"	2x	A35 @24" OR LTP4 @24"
OR 2-2x LICED	32"	3x	SDWSX6" 2 @16"	2x	A35 @16" OR LTP4 @16"
)R 2-2x LICED	32"	3x	SDWSX6" 2 @16"	2x	A35 @12" OR LTP4 @12"
4x	16"	4x	SDWSX6" 2 @16"	3x	A35 @8" OR LTP4 @8"
4x	16"	4x	SDWSX6" 3 @16"	3x	HGA10KT @8"
4x	12"	4x	SDWSX6" 4 @16"	3x	HGA10KT @8"
VIDED AT UNSUPPORTED PANEL EDGES, 2x4 FOR 1 ROW AND 2x6 FOR					

ABBREVIATIONS ANCHOR BOLT ABOVE ADDITIONAL APPROX APPROXIMATE ALTERNATE ARCHITECT ALL-THREAD ROD BELOW BUILDING BLOCKING BFAM **BOUNDARY NAIL** BETWEEN BOTTOM BEARING PLATE CALIFORNIA BUILDING CODE CONSTRUCTION JOINT; CONTROL JOINT CENTER LINE CLEAR CONCRETE MASONRY UNITS COUNTERSINK COLUMN CONCRETE CONTINUOUS PENNY (NAIL SIZE) DIAMETER DIMENSIONS DOUBLE DETAIL DOUGLAS FIR DOUBLE TOP PLATE DRAWING EXISTING EACH EXPANSION BOLT EACH FACE EXPANSION JOINT ELEVATION EDGE NAIL ENGINEER EVERY OTHER EQUAL EACH SIDE EACH WAY EXTERIOR FOUNDATION FINISH FIELD NAIL FACE OF CONCRETE FACE OF STUD FAR SIDE FOOTING GAUGE GALVANIZED **GRADE BEAM** GLUED-LAMINATED TIMBER GYP BD GYPSUM WALL BOARD HOT DIP GALVANIZED HEADER HARDY FRAME HANGER HORIZONTAL HIGH STRENGTH BOLTS HOLLOW STRUCTURAL SECTION HEIGHT INSIDE DIAMETER INTERIOR JOIST ANGLE SECTION LONG LEG HORIZONTAL LONG LEG VERTICAL LONGITUDINAL LAMINATED STRAND LUMBER LAMINATED VENEER LUMBER MANUFACTURER MAXIMUM MACHINE BOLT MINIMUM NFW NOT APPLICABLE NUMBER NEAR SIDE NOT TO SCALE OVFR ON CENTER OUTSIDE DIAMETER OPPOSITE HAND OPENING ORIENTED STRAND BOARD POWDER ACTUATED FASTENERS PENETRATION PERFORATED PERPENDICULAR PI ATF PARALLEL STRAND LUMBER PER SHEAR WALL SCHEDULE PRESSURE TREATED POLYVINYL CHLORIDE PLYWOOD REDWOOD REINFORCEMENT RAFTER REQUIRED RETAINING ROUGH OPENING SEE ARCHITECTURAL DRAWINGS SEE CIVIL DRAWINGS SCHEDULE SEE LANDSCAPE DRAWINGS SEE MECHANICAL DRAWINGS SHEET SHEATHING SIMILAR SLAB ON GRADE SQUARE SELECT STRUCTURAL; STAINLESS STEEL STANDARD STEEL STIFFENER SHEAR WALL SYMMETRICAL TOP AND BOTTOM TIE-DOWN TONGUE AND GROOVE THREADED TOE-NAIL TOP OF SLAB; TOP OF STEEL TYPICAL UNLESS OTHERWISE NOTED VAPOR BARRIER VERTICAL VERIFY IN FIELD WIDE FLANGE SECTION WITH WORKING POINT WATERPROOF MEMBRANE WOOD SCREW WELDED WIRE REINFORCEMENT SIZE OF REINFORCING BAR AT (SPACING)

AB

ABV

ADDL

ALT

ARCH

ATR

BLW

BLDG

BLKG

BTWN

BOT

CBC

CLR

CMU

CSK

COL

CONC

CONT

D

DIA

DBL

DET

DF

DTP

DWG

(E)

EA

EB

EF

EJ

EL

EN

ΕO

EQ

EW

EXT

FDN

FIN

FN

FOC

FOS

FS

GA

FTG

HDG

HDR

HGR

HORZ

HSB

HSS

ΗT

ID

INT

JST

LLH

LLV

LSL

LVL

LONG

MANUF

MAX

MB

MIN

(N)

N/A

NO

NS

NTS

O/

OC

OD

OH

OPNG

OSB

PEN

PERF

PERP

PL

PSL

PSWS PT

PVC

PWD

RDWD

REINF

RFT

RET

RO

SAD

SCD

SLD

SMD

SHTG

SHT

SIM

SOG

SQ

SS

STD

STL

SW

SYM

T&B

T&G

THRD

TD

ΤN

TOS

TYP

UON

VERT

VB

VIF

W

W

WP

WPM

WWR

WS

STIFF

SCHED

REQD

PAF

HF

ES

ENGR

DIMS

BP

CJ

CL

BM

BN

