



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: JUNE 11, 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: June 4, 2020
Case No.: 2020-001090DRP
Project Address: 3627 Ortega Street
Permit Application: 2018.1220.0144
Zoning: RH-1 [Residential House- One Family]
40-X Height and Bulk District
Block/Lot: 2091 / 052
Project Sponsor: Veronica Welch
Romano Welch Architects
1428 Park Street, 2nd Floor Suite C
Alameda, CA 94501
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do Not Take DR and Approve**

PROJECT DESCRIPTION

The project proposes to legalize an accessory dwelling unit per Ordinance 43-14 that was built at the rear ground level without the benefit of a permit.

SITE DESCRIPTION AND PRESENT USE

The site is a 25' x 75' lot with an existing 2-story, single-family house with an unwarranted unit building built in 1944. The building is a category 'B' historic resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This block of Ortega Street consists of 2-story wood and stucco clad houses with a consistent alignment of the main rear two-story building walls with some one-story additions that extend from them.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311	30 days	February 12, 2020 – March 13, 2020	03.9.2020	6.11. 2020	94 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	May 29, 2020	May 29, 2020	20 days
Mailed Notice	20 days	May 29, 2020	May 29, 2020	20 days
Mailed Notice	20 days	May 29, 2020	May 29, 2020	20 days

PUBLIC COMMENT

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

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

Jordan Kwan of 3621 Ortega adjacent neighbor to the East.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

1. **Impacts to light.** The project will shade the DR requestor’s rear yard. The building will extend further than any other building on the block.

See attached *Discretionary Review Application*, dated March 9, 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 April 16, 2020.

PLANNING STAFF REVIEW

1. The proposed work to legalize the addition does not expand the existing building footprint or massing, which is within the buildable envelope of the lot. The legalization of the dwelling unit

improves the safety and quality of the accessory dwelling unit. The DR requestor has a sunshade that extends to virtually the same depth as the subject property. The rear yards face south enabling ample sun access through most of the day.

Therefore, Staff finds there are no exceptional and extraordinary circumstances that result from this proposal and recommends not taking DR and approving.

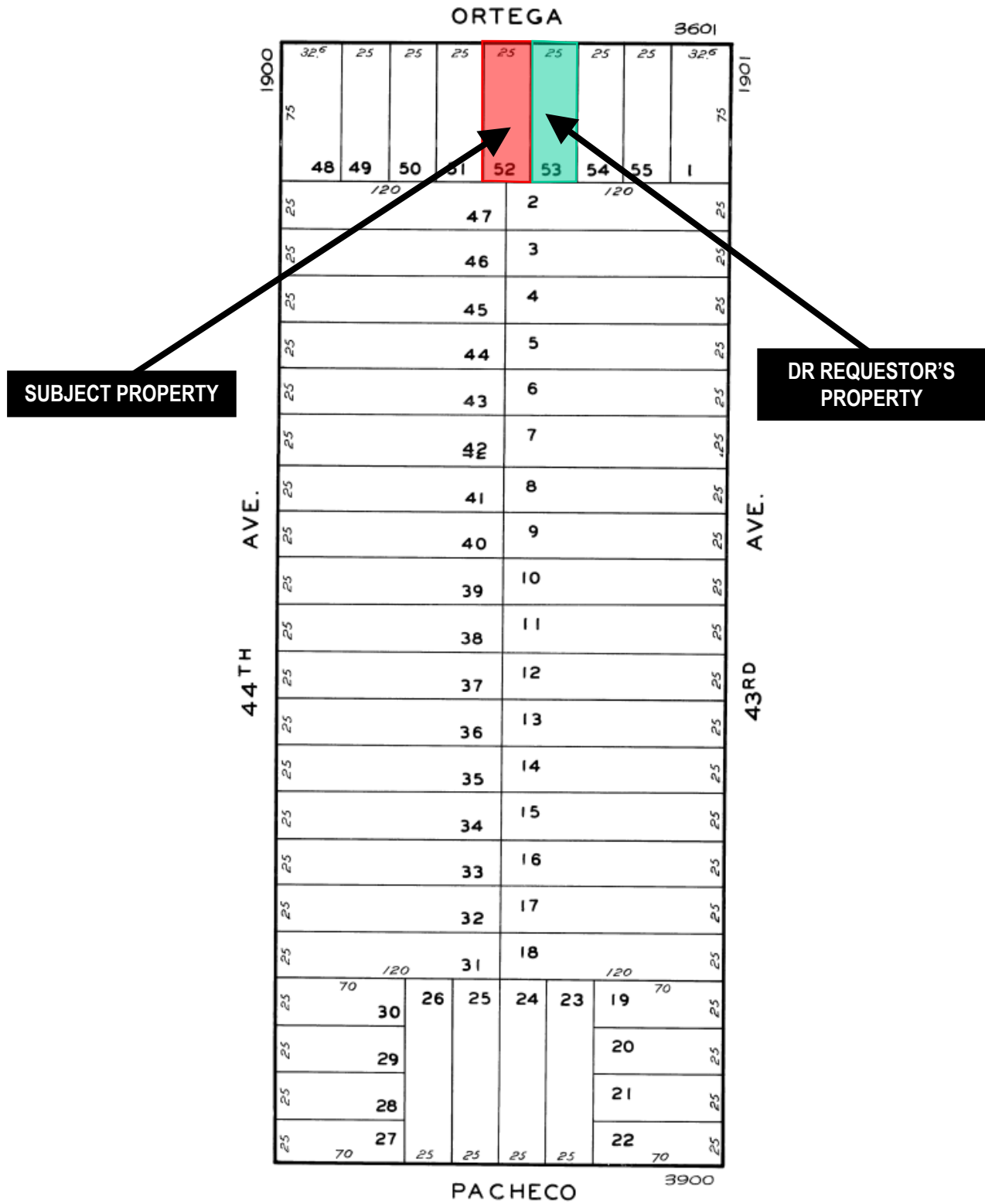
RECOMMENDATION: Do Not Take DR and Approve
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Attachments:

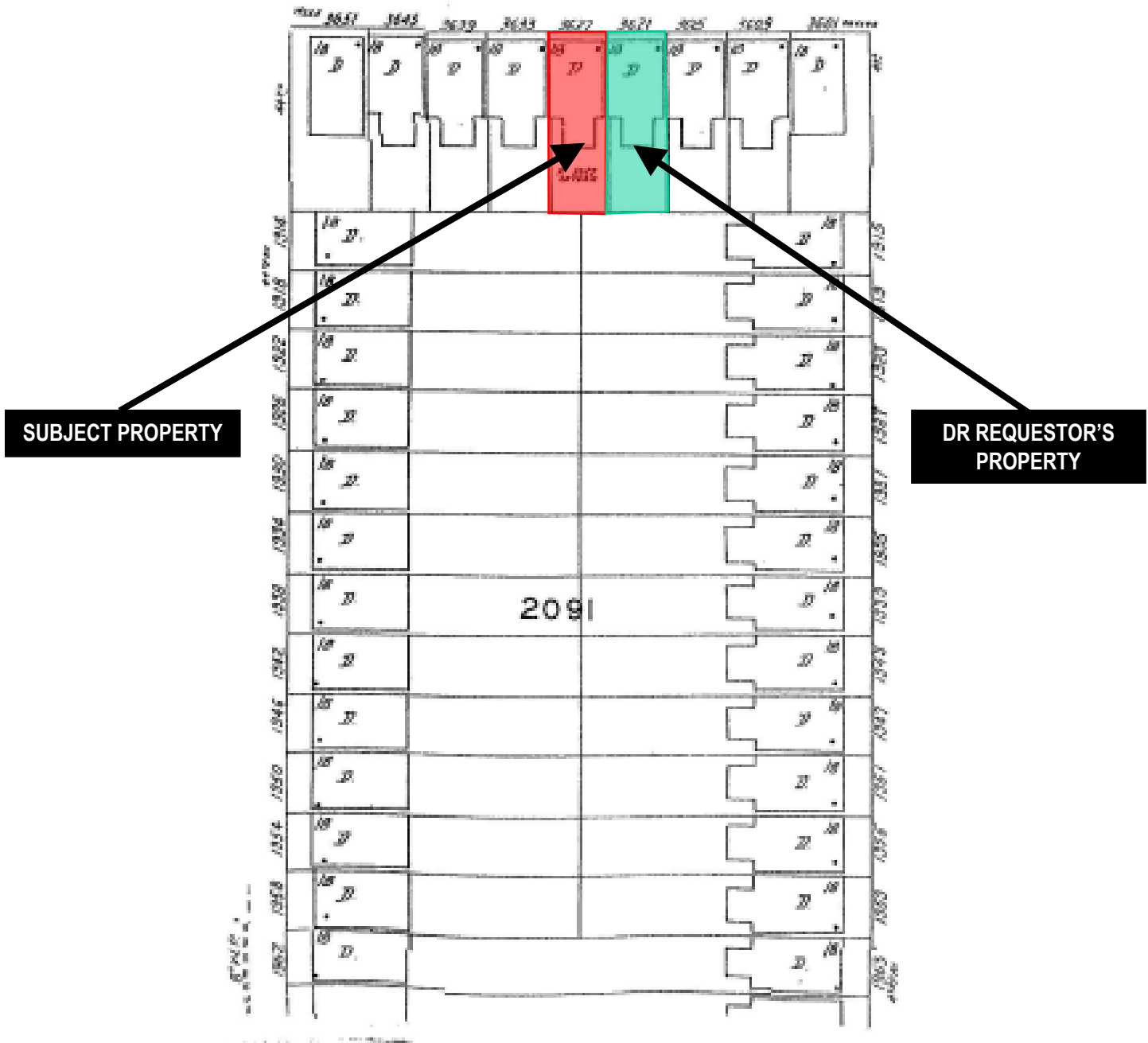
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application dated April 16, 2020
Reduced Plans

Exhibits

Parcel Map



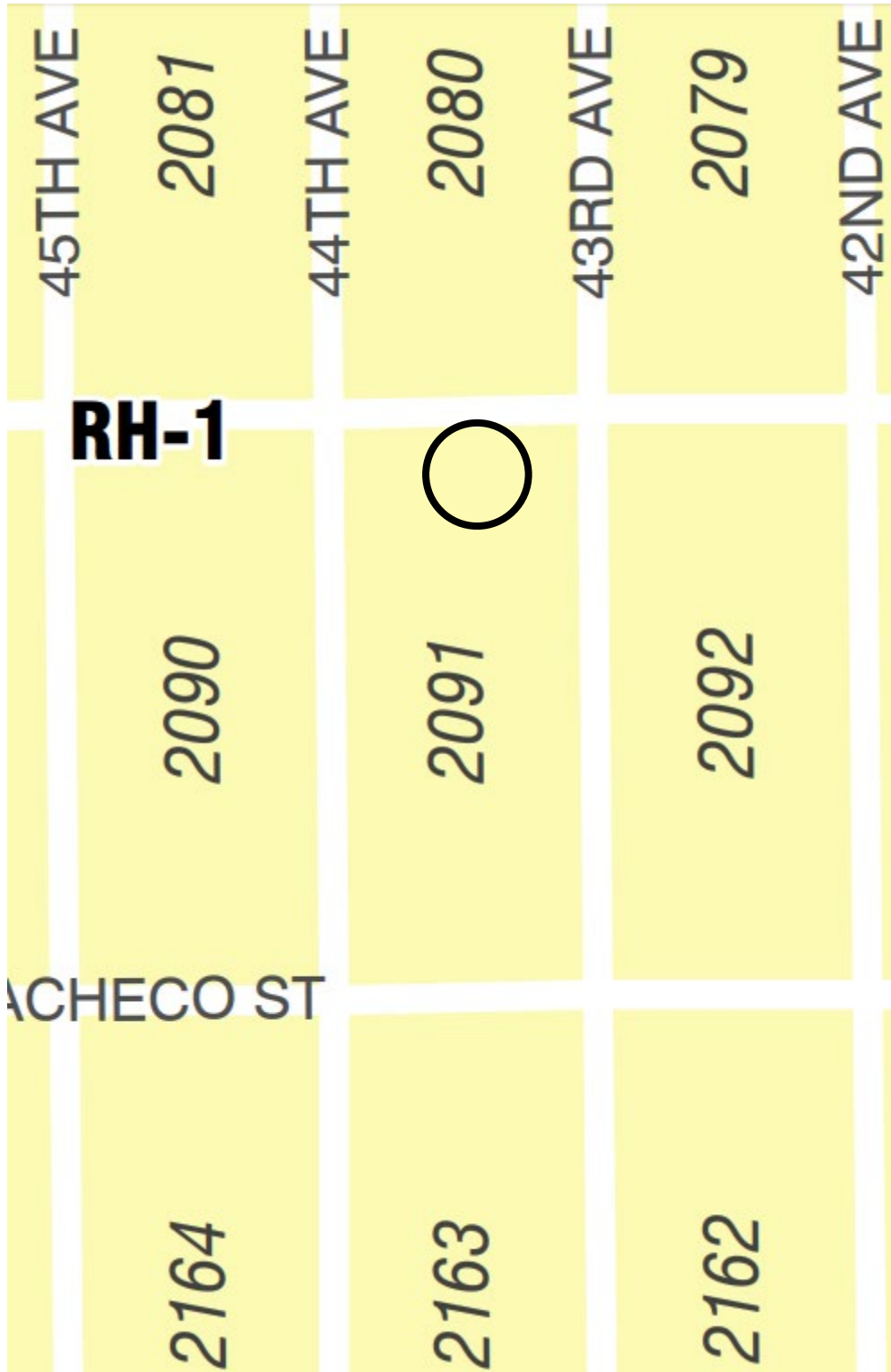
Sanborn Map*



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



Zoning Map



Discretionary Review Hearing
Case Number 2020-001090DRP
3627 Ortega Street

Aerial Photo



SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2020-001090DRP
3627 Ortega Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2020-001090DRP
3627 Ortega Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2020-001090DRP
3627 Ortega Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2020-001090DRP
3627 Ortega Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2020-001090DRP
3627 Ortega Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 20, 2019, Building Permit Application No. 201912200144 was filed for work at the Project Address below.

Notice Date: February 12th, 2020

Expiration Date: March 13th, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	3625-3627 Ortega Street	Applicant:	Veronica Welch
Cross Street(s):	43rd and 44th Avenues	Address:	1428 Park Street, 2nd Floor, Ste. C
Block/Lot No.:	2091 / 052	City, State:	Alameda, CA 94501
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 806-3210
Record Number:	2020-001090PRJ	Email:	vromano@romanowelcharc.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		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	2 feet 10 inches	No Change
Side Setbacks	None	No Change
Building Depth	44 feet 2 inches (before extension)	53 feet 3½ inches (as-built)
Rear Yard	28 feet (before extension)	18 feet 10½ inches (as-built)
Building Height	23 feet	No Change
Number of Stories	2	No Change
Number of Dwelling Units	1	2 (Legalization of unit per Ord. 43-14)
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
<p>The project includes the legalization of a rear horizontal expansion completed without the benefit of a building permit. The expansion was a horizontal expansion at the rear as well as lateral expansions. This is a revision to permit no. 201810022005 which legalized a 2nd dwelling unit on the property per Ordinance 43-14.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

To view plans or related documents, visit sf-planning.org/notices 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:

David Weissglass, 415-575-9177, david.weissglass@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) in person at 1660 Mission Street, via phone at (415) 558-6377, or via email at pic@sfgov.org. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

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

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

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, or online at www.sfplanning.org. **You must submit the application in person** at the Planning Information Center (PIC), with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3627 Ortega Street		2091052
Case No.		Permit No.
2020-001090PRJ		201912200144
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Revision to existing building, adding elevation study per planning request identifying areas of the dwelling to be legalized. Legalizing 190 sq ft addition at ground fl.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>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:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>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?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List 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).</p>
<input type="checkbox"/>	<p>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?</p>
<input type="checkbox"/>	<p>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 (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): David Weissglass</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: David Weissglass
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	06/01/2020
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

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:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. 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:



San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: JORDAN L. KWAN

Address: 3621 ORTEGA ST

Email Address: jordan_kwan@hotmail.com

Telephone: 415-713-8853

Information on the Owner of the Property Being Developed

Name: VICTOR AND BETTY YU

Company/Organization:

Address: 1474 44th AVE, SF ca

Email Address:

Telephone: 415-308-3064

Property Information and Related Applications

Project Address: 3627 Ortega St, San Francisco CA 94122

Block/Lot(s): 2091/052

Building Permit Application No(s): 201912200144

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Changes Made to the Project as a Result of Mediation.

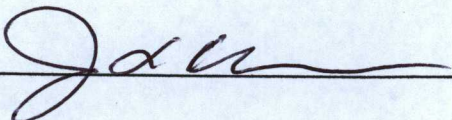
If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

Spoke with ~~But~~ Phil Wang (property manager)
Spoke with Victor Yu (owner)

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 

jordan I. Kwan
Name (Printed)

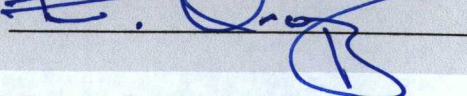
self
Relationship to Requestor
(i.e. Attorney, Architect, etc.)

415-713-5-8853
Phone

jordan_kwan@hotmail.com
Email

For Department Use Only

Application received by Planning Department:

By: 

Date: 3/9/2020

DISCRETIONARY REVIEW REQUEST

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

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

The project have a rear extension planned that no other houses on this side of the street currently have. In addition, the extension was planned without set back. A set back is common and to the best of my knowledge, it is also part of planning department design guidelines. Also, a rear extension with adequate set back will give the other home owners more space and privacy.

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.

The rear extension was planned to extend 9 feet and 1 1/2" to the back of the house. Which will build right along our property/fence line. There was no set back on this rear extension. As result, it will completely block out the sun and restrict grow of my solar garden that was on my side of the property. The owners have not live at the project home for the last 25 years. The rear extension was just a way to get more money for them. I am not against the legalize in-law project but the rear extension. The rear extension will greatly affect me and my wife. She is a disable person and can not travel too far. Gardening is one of the hobby that she really enjoy. Our yard is not that big to begin with, with a rear extension like this one, the sunlight will greatly restricted and it will greatly affect the planting area and the plants that are already there.

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?

I had proposed to the owner that create a 3 feet set back between my property and the rear extension. In addition, I also suggested if possible that switch the rear yard exit door from left to right side of the house, that if effect will create a 3 feet set back.



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, First Floor, 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.
- 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 [Fee Schedule](#)).

HOW TO SUBMIT:

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

Location: 1660 Mission Street, Ground 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.

To David Weissglass [CPC] SF Planning Dept:

re: Permit application for 3627 Ortega st block/Lot#2091/052

Expired permit Numbers# 2018-12-02-2005

We are writing to you to oppose the proposed planning for horizontal extension on the 3627 Ortega Street permit request. After meeting with the property owner Victor Yu, the architect and the property management on 11/21/2019. We don't feel this horizontal extension is appropriate to our neighborhood. First the owner does not live at this premise, his sole purpose is to gain more profit for him and disregard the concerns of the neighbors who lived there.

In addition, the owner had deceived the planning dept and the neighbors by stating he had permit for the prior existing extension, in which case he does not. Third, the current contractor hired by the owner had damaged the neighboring house's foundation at 3621 Ortega Street [See attached], in which case we would not know about their negligence had a complaint been initiated and the city inspectors had a chance to inspect the shoddy work.. On top of that, the owner and the contractors continue to work on the house and disobey the stop work order issued by the S.F. Building Dept. As a result the work continued and the extension foundation concrete had poured. We also want to point out that there are no buildings on this side of the block is longer than the applicant building. Which to the best of our knowledge, he had already reached the max building to lot ratio. If this extension is approved it will also block both sides of the neighbors' sunlight and their windows. Since this will allow additional 10 feet toward the back side of the building it will also impose on the privacy of the adjacent neighbor.

Please consider our concerns while reviewing the proposed extension permit on 3627 Ortega St.

The surrounding neighbors who oppose the project:

Jahand Kun 3621 ORTEGA ST. S.F.

Victor Siu 3609 ORTEGA ST SF CA

Peter Tsang 3615 Ortega St. SF CA

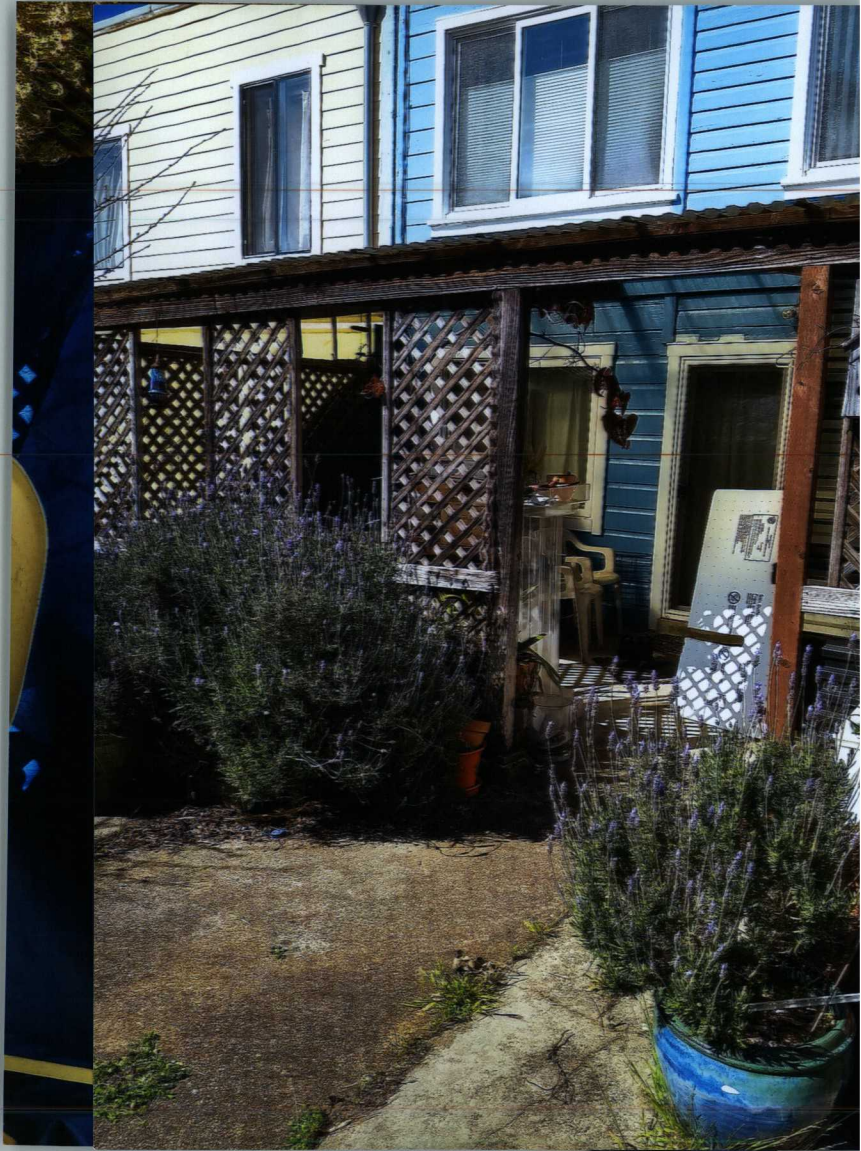
Michael Yakubenko 3639 Ortega St SF CA

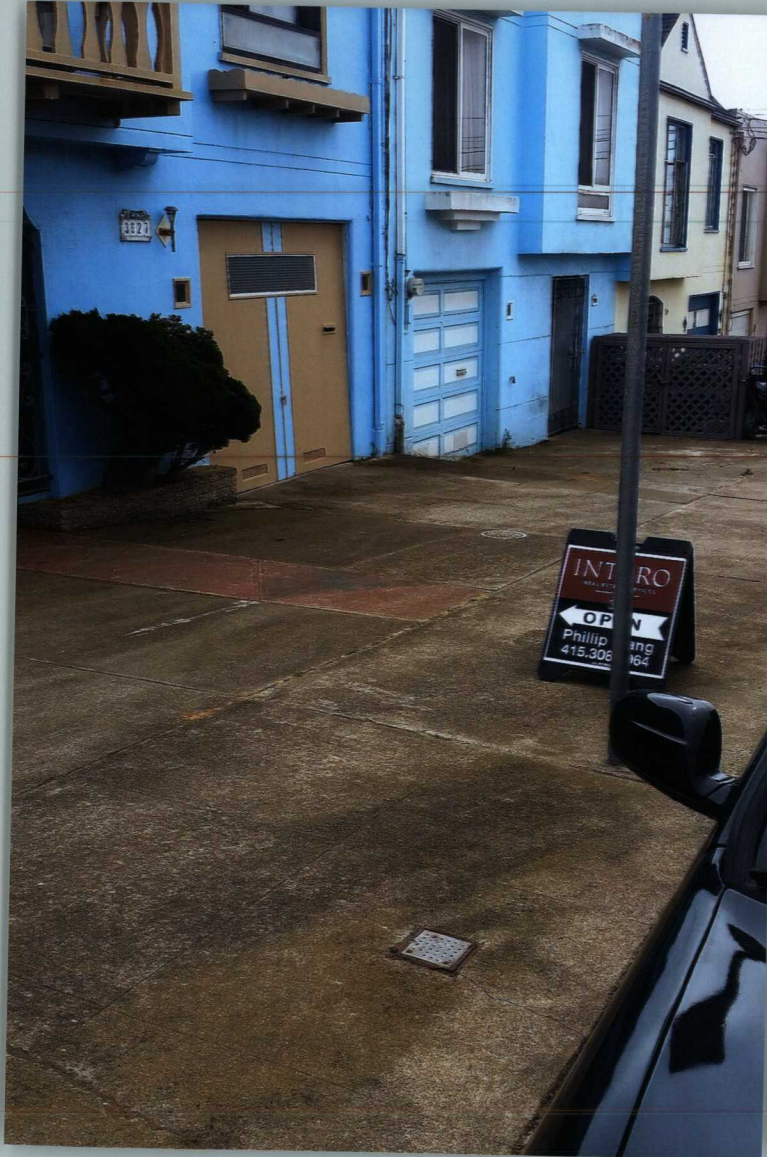
Kristina L. Cueto 3639 ORTEGA ST, SF CA

Wing Sun Wong 3627 Ortega St SF CA

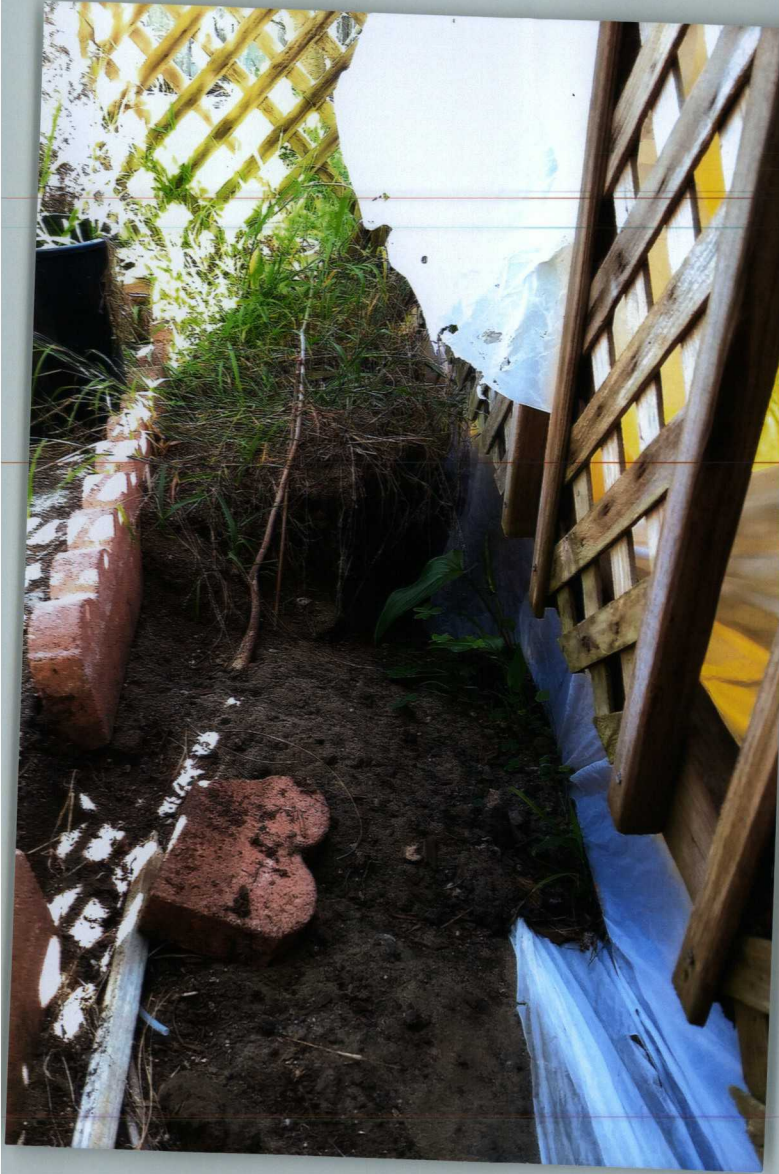




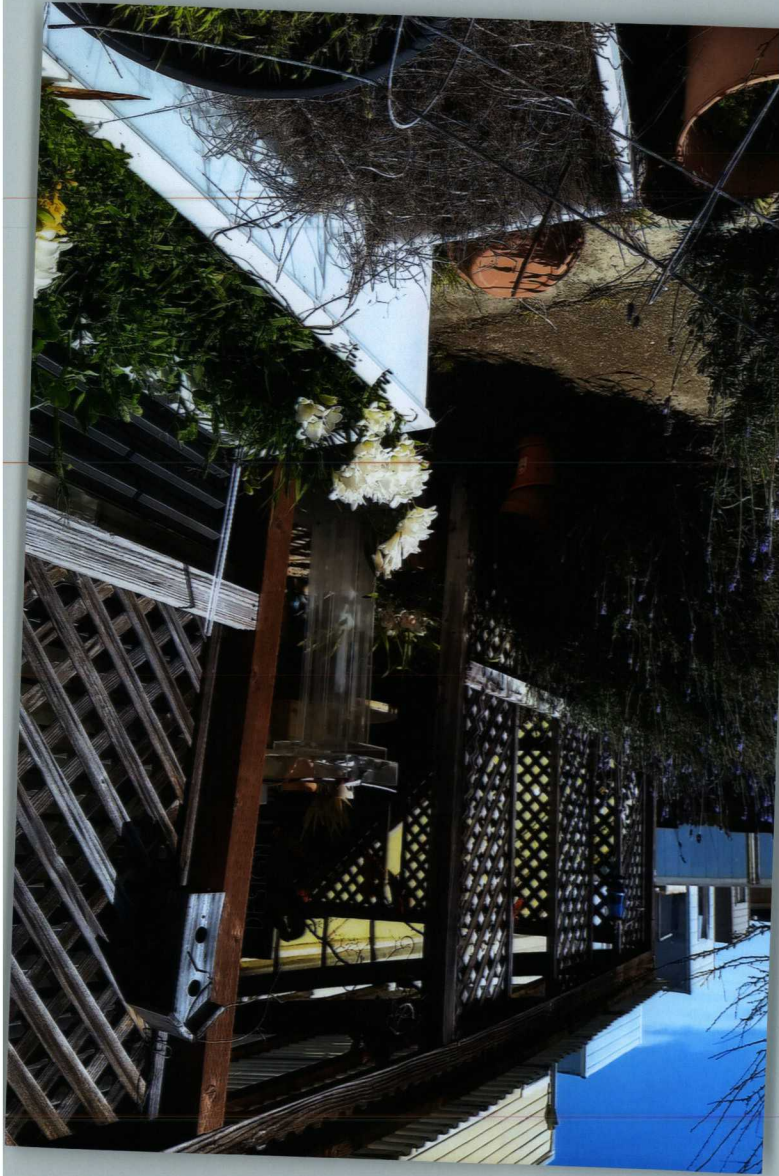


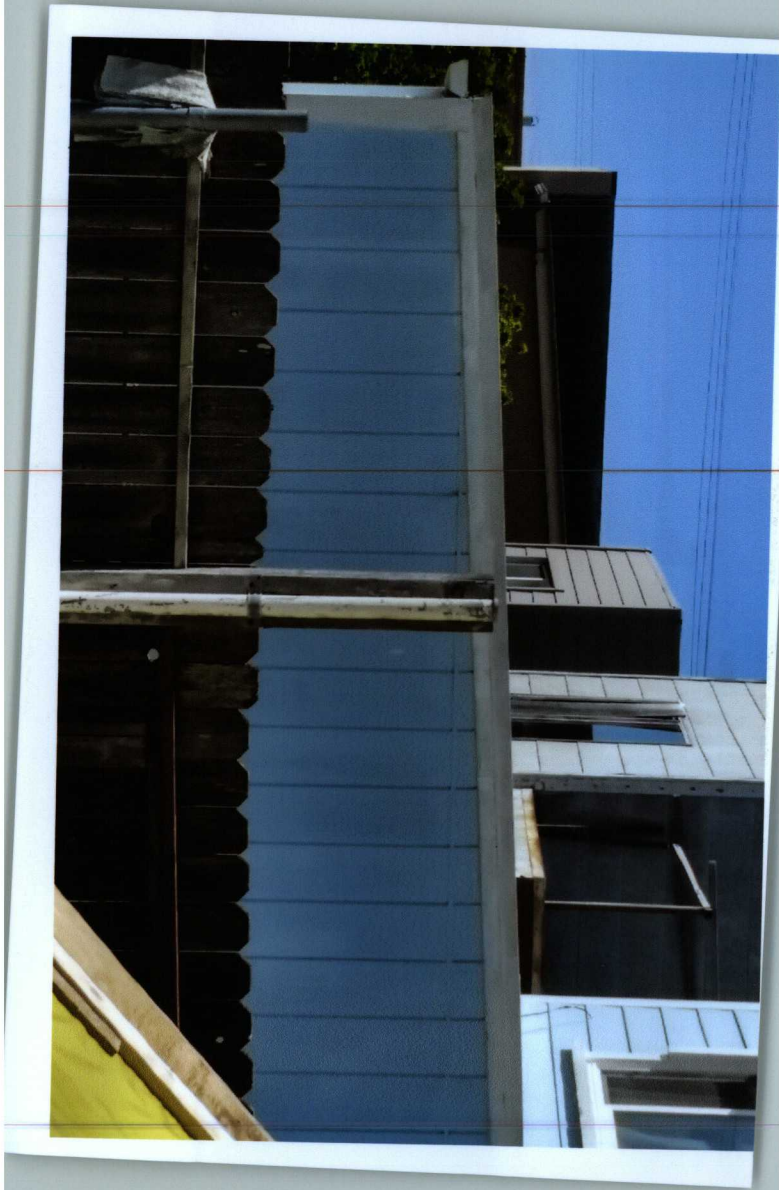


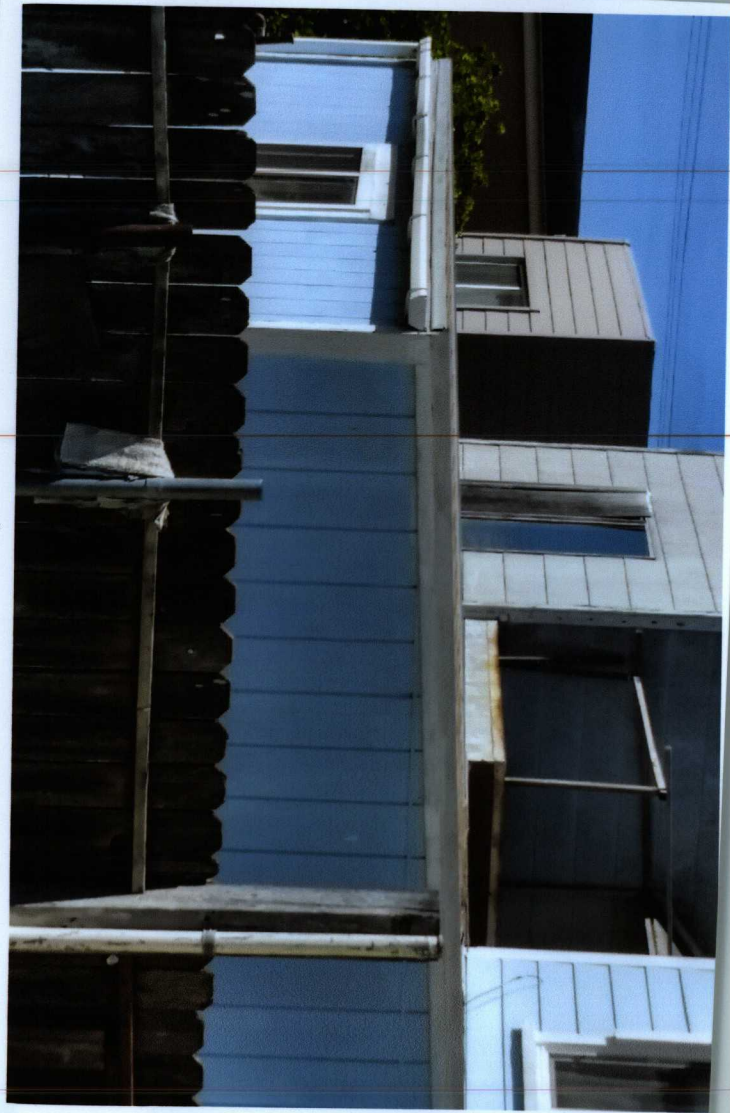


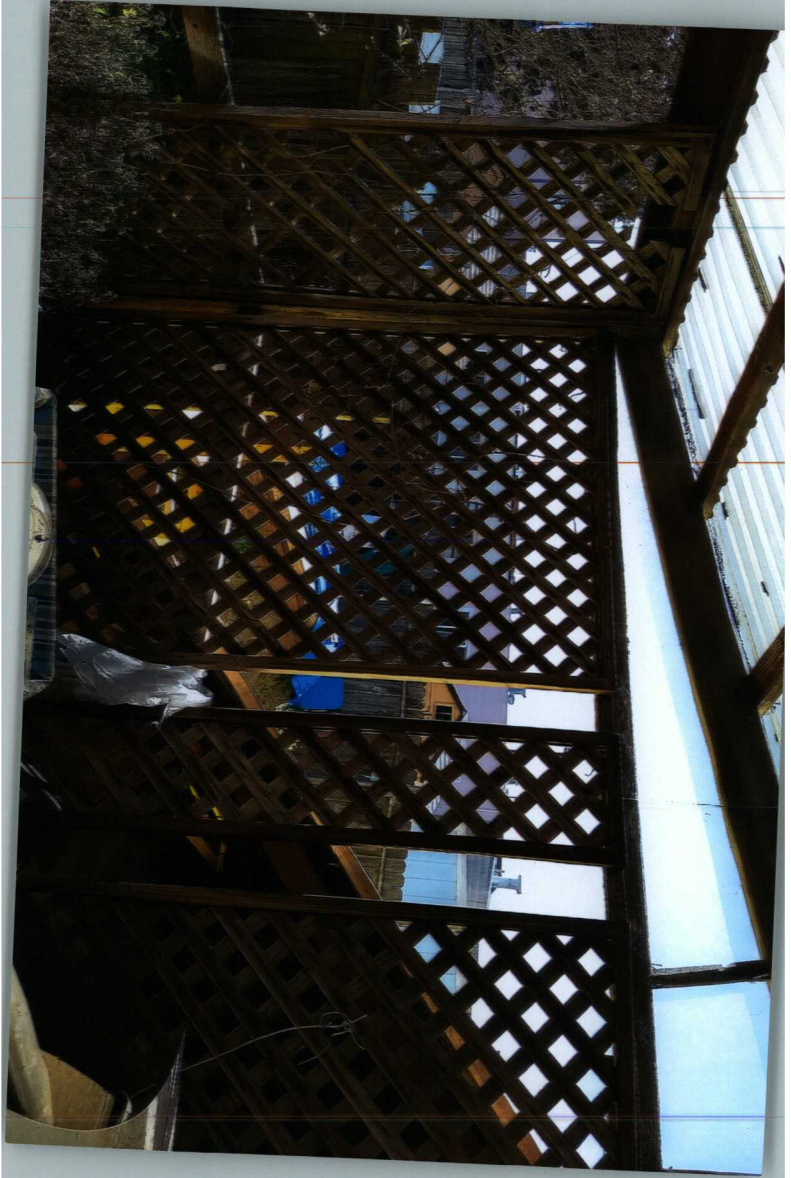




















RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

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

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

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

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.

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

(Attachment G)

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)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

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

Signature: <i>Phillip Wng</i>	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> 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.



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

Attachment A

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. San Francisco, CA 94103

NOTICE: 1

NUMBER: 201881531
DATE: 06-AUG-18

ADDRESS: 3627 ORTEGA ST

OCCUPANCY/USE: ()

BLOCK: 2091 LOT: 052

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

OWNER/AGENT: YU VICTOR SIK KWAN & BETTY TO
MAILING YU VICTOR SIK KWAN & BETTY
ADDRESS 1474 44TH AVE
SAN FRANCISCO CA

PHONE #: --

94122

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

VIOLATION DESCRIPTION:	CODE/SECTION#
<input checked="" type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

At the rear of the subject property, a portion of the ground level extends beyond the back wall of the second level, and this portion of the building has an auxiliary roof structure built over the top of it. This auxiliary structure, supported by the subject property and by 3 posts, is approximately 12' deep X 20' wide X 10' tall. There is no record of Building Permits for this structure.

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104.2.4 415-575-6991
- FILE BUILDING PERMIT WITHIN 30 DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
- CORRECT VIOLATIONS WITHIN DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.
SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

To correct this violation, obtain Plans and Permits for the construction or removal of the auxiliary roof structure. To abate this Notice of Violation, you must obtain permits and complete all work (legalize structure or remove). If Plumbing Permits are needed for rainwater drainage from this structure, they must be obtained and completed. Then, when work is completed and all Building Permits are signed off and completed, you must contact the district Housing Inspector for a final inspection. At final inspection, all finalized Building Permits and plans must be produced.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT) NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
- OTHER: REINSPECTION FEE \$

APPROX. DATE OF WORK W/O PERMIT 01-JAN-08 VALUE OF WORK PERFORMED W/O PERMITS \$2000

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Donald Osborne

PHONE # 415-575-6991

DIVISION: HIS

DISTRICT : 9

By:(Inspectors's Signature) _____



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

Pursuant to SFBC 304(e) and 332.3 investigation fees are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 875 Stevenson St., 4th floor. 554-6720

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of \$100 for each instance of initial non-compliance, followed by \$200 fines per violation for the second instance of non-compliance, up to a maximum of \$7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than \$1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17264(c) of the Revenue and Taxation Code.

WARNING: Section 205(a) of the San Francisco Building Code provides for civil fines of up to \$500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to \$500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 304(e) y 332.3 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 875 de la calle Stevenson, cuarto piso, teléfono 554-6720.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 203(b) y 332.3 de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente \$100 por cada primer caso de inconformidad, seguida por una multa de \$200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de \$7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de \$1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o está diligentemente, rápidamente y contuamente acusado después de seis (6) meses de la fecha de este aviso, se le enviará una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 205(a) de el Código de Edificios de San Francisco impone multas civiles hasta de \$500 por cada día a cualquier persona que infrinja, desobedezca, omite, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas por delito menor, si es declarado culpable, de hasta \$500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa ocurra.

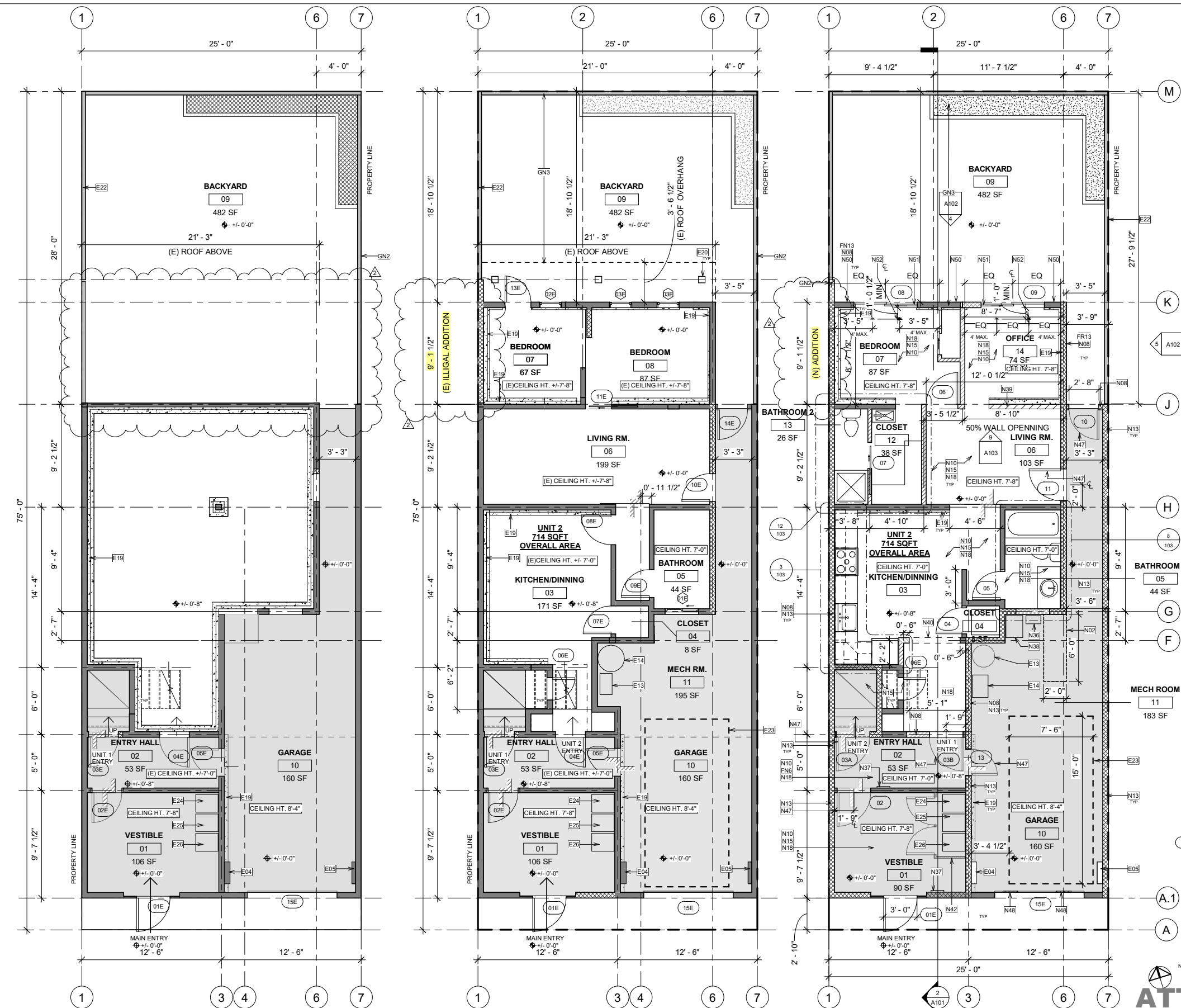
根據《三藩市建築法規》(簡稱 SFBC) 第 304(e) 項和第 332.3 項條款的規定，對沒有許可證便已開始的工程或正在進行的工程、或者超越許可範圍的工程，將收取調查費。當事人可以在許可證發出日起 15 天之內，調查費可以向許可上訴委員會提出上訴。該委員會地址在 Stevenson 街 875 號 4 樓，電話：554-6720。

警告：如不按原要求立即採取行動、以糾正上述違章行為，將導致建築檢查員付諸懲罰糾正程序的執行。倘若此房地產開發的強制糾正程序令一經在市府備案，則自違章通知張貼日起的各項與此糾正程序令有關的費用，將向房地產主索取，或將房地產扣押，直至付清各項費用。請參閱《三藩市建築法規》第 203 (b) 項和第 332.3 項條款。

警告：《三藩市房屋法規》(即 SFHC) 第 204(b) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次重犯者罰款 200 元，每種違章的最高罰款可達 7,500 元。此項法規還規定對每一違章重犯者可提出刑事控告，每日最高罰款可達 1,000 元，或/和監禁六個月。

警告：任何人通過出租房屋獲得收入，而該房屋已被建築審查局定為低於規定標準者，不能從加州個人所得稅、銀行和公司所得稅利息、以及與該低於規定標準的建築有關的折舊或稅款中扣除稅費。如果在此通告公布六個月後，改正工程沒有完成，或者沒有積極、迅速有效地繼續進行，我們將根據《國家稅收法規》(即 Revenue & Taxation Code) 第 1264 (c) 項條款，通知加州稅務委員會 (The Franchise Tax Board)。

警告：《三藩市建築法規》第 205(a) 項條款規定：對於任何違反、不服從、疏忽、忽視、或拒絕遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果被判罪，對每天所發生的、每一單獨的犯法行為，將付予最高 500 元的罰款，和/或者監禁六個月。



1 GROUND FLOOR-EXISTING 1/4" = 1'-0"
 2 GROUND FLOOR-EXISTING ILLEGAL UNIT ADDITION LAYOUT 1/4" = 1'-0"
 3 GROUND FLOOR-PROPOSED WORK FOR DWELLING UNIT LEGALIZATION 1/4" = 1'-0"

KEYNOTE LEGEND

- E04 (E) PG&E GAS METER 1' SERVICE TO REMAIN
- E05 (E) PG&E ELECTRICAL METER SINGLE PHASE 120/240V TO REMAIN
- E13 (E) FURNACE-UNIT 1
- E14 (E) WATER HEATER-UNIT 2
- E19 (E) CONCRETE FOOTING
- E20 (E) WOOD COLUMN
- E22 (E) PERIMETER WOOD FENCE 8 FT. HIGH
- E23 (E) 7.5'X15' COMPACT PARKING SPACE
- E24 (E) 32 GAL COMPOST BIN
- E25 (E) 32 GAL RECYCLE BIN
- E26 (E) 32 GAL TRASH BIN
- FN6 (N) EGGSHELL FINISH, SEM-GLOSS PAINT
- FN13 (N) STUCCO TO MATCH EXISTING
- FR13 (N) VANITY CABINET
- GN2 (N) PROPERTY LINE
- GN3 (N) NO WORK AREA
- NO2 (N) BICYCLE PARKING PER PLANNING CODE SECTION 155
- N08 (N) R-19 WALL INSULATION
- N10 (N) R-22 FLOOR/CEILING INSULATION
- N13 (N) 1HR. RATED VERTICAL ASSEMBLY FOR EXISTING WALLS ON PROPERTY LINE. ADD TWO LAYERS OF TYPE "X" OR "C" GYP BOARD ON THE INTERIOR SIDE OF WALL ASSEMBLY SEE 9/A300
- N15 (N) 1 HR. RATED HORIZONTAL ASSEMBLY. APPLY TYPE "X" OR TYPE "C" GYP BOARD TO UNDERSIDE OF EXISTING FLOOR STC 50 SEE 5/A300
- N18 (N) NFPA-13R FIRE SPRINKLE SYSTEM NEW
- N36 (N) HIGH EFFICIENCY WATER HEATER-UNIT 2
- N37 (N) EXIT SIGN WITH BLOCK LETTERS 3 INCHES IN HEIGHT READING "EXIT" PATH. DO NOT OBSTRUCT CHARACTERS & BACKGROUND OF SIGN TO BE NON-GLARE FINISH AND CONTRAST WITH EACH OTHER. COLOR & CONTRAST OF SIGN TO BE DISTINCTLY DIFFERENT THAN COLOR & CONTRAST OF WALL
- N38 (N) HIGH-EFFICIENCY GAS FURNACE-UNIT 2
- N39 (N) 4" HIGH LOW WALL
- N40 (N) 7'-0" HIGH ARCHWAY
- N42 (N) TRASH ENCLOSURE
- N47 (N) 36" DOOR-20 MIN. FIRE RATING, WITH CLOSING DEVICE
- N48 (N) 16"x8" GARAGE SMART VENT-DUAL FUNCTION, CERTIFY FOR 200 SQFT FLOOR COVERAGE NEW
- N50 (N) 2" WIDE YELLOW TRIPLE PLACED PARALLEL AT 24 INCHES ON CENTER CLEARLY CONTRASTING COLORS. NEW
- N51 (N) TEMPERED GLASS SLIDING DOOR NEW
- N52 (N) PATH OF EXIT TRAVEL TO BE ILLUMINATED IN ACCORDANCE WITH "SFBC SECTION 1006".

- (E) WOOD FENCE
- (E) 6" EXTERIOR WOOD STUD WALL TO BE CONVERTED TO 1HR. RATED WALL ASSEMBLY 9/300
- (E) WALL TO REMAIN
- (N) 6" EXTERIOR 1HR. RATED WOOD STUD WALL SEE 10/A300
- (N) 5" INTERIOR WOOD STUD WALL SEE 11/A300

WALL LEGEND
 1/4" = 1'-0"



1428 Park Street suite C
 Alameda, CA 94501
 415-806-3210
 romanowelch@romanowelcharc.com

ARCHITECT:



These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1992 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

PROJECT:
UNIT LEGALIZATION PER ORDINANCE 43-14

3627 ORTEGA ST.
 SAN FRANCISCO, CA 94122

OWNER:
VICTOR AND BETTY YU

1ST. FLOOR EXISTING AND PROPOSED FLOOR PLAN

Project number	1806
Date	1.24.19
Drawn by	Author
Checked by	Checker

A100B

Scale 1/4" = 1'-0"

REVISIONS			
Number	Date	Issued by	Description
2	11.03.19		Revision 2-PLANNING
1	2.28.19	VW	Revision 1-DBI

ATTACHMENT B

11/20/2019 10:13:30 PM

ARCHITECT:



These plans are copyrighted and are subject to copyrights protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.

PROJECT:
UNIT LEGALIZATION PER ORDINANCE 43-14

3627 ORTEGA ST.
SAN FRANCISCO, CA 94122

OWNER:
VICTOR AND BETTY YU

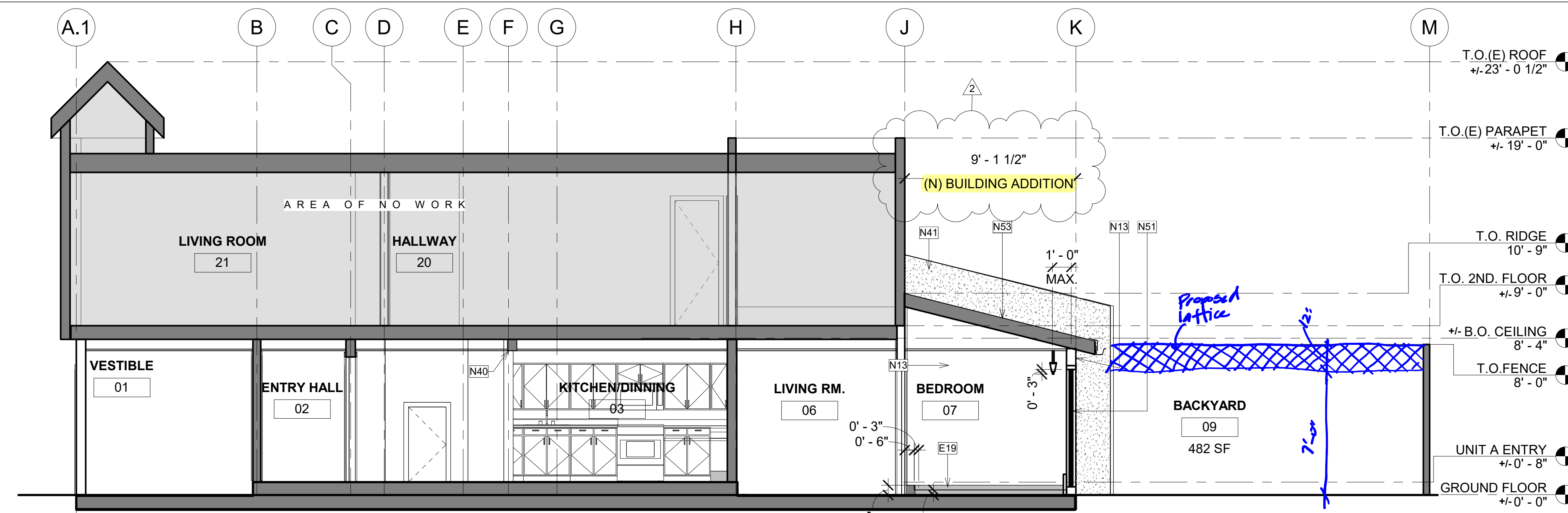
EGRESS AND DIAGRAMATIC BLDG SECTION

Project number 1806
Date 1.24.19
Drawn by Author
Checked by Checker

A101

Scale 1/4" = 1'-0"

REVISIONS			
Number	Date	Issued by	Description
2	12.02.19	VW	Revision 2-PLANNING
1	2.28.19	VW	Revision 1-DBI



2 SQUEMATIC SECTION
1/4" = 1'-0"

DOOR SCHEDULE

MARK	FIRE RATING	FRAME MATERIAL	WIDTH	HEIGHT	THICKNESS	FINISH	TYPE	COMMENTS
01E	20. MIN	ORNAMENTAL IRON	3'-0"	6'-8"	0'-2"	PAINT	36" x 80"	EXISTING TO REMAIN, MAIN ENTRANCE/EGRESS DOOR
02	20. MIN	STEEL	3'-0"	6'-8"	0'-2"	PAINT	36" x 80"	WITH CLOSING DEVICE
02E		WOOD	2'-8"	6'-8"	0'-2"	FACTORY	32" x 80"	EXISTING TO BE REPLACED
03A	20. MIN	STEEL	3'-0"	6'-8"	0'-2"	FACTORY	36" x 80"	WITH CLOSING DEVICE
03B	20. MIN	STEEL	3'-0"	6'-8"	0'-2"	PAINT	36" x 80"	WITH CLOSING DEVICE
03E		STEEL	2'-8"	6'-8"	0'-2"	PAINT	32" x 80"	
03G			4'-0"	6'-8"	0'-2"		48" x 80"	
03H			2'-6"	6'-0"	0'-2"		30" x 80" 2	
03I			2'-6"	6'-0"	0'-2"		30" x 80" 2	
04		WOOD	2'-4"	6'-8"	0'-2"	PAINT	28" x 80"	NEW DOOR
04E		WOOD	2'-8"	6'-8"	0'-2"	FACTORY	32" x 80"	EXISTING TO BE REPLACED
05		WOOD	2'-6"	6'-8"	0'-2"	PAINT	30" x 80"	NEW DOOR
05E		WOOD	2'-6"	6'-8"	0'-2"	PAINT	30" x 80"	EXISTING TO BE REPLACED
06		WOOD	2'-10"	6'-8"	0'-2"	PAINT	34" x 80"	NEW DOOR
06E		WOOD	2'-0"	4'-0"	0'-2"	PAINT	24" x 40"	EXISTING TO REMAIN
07		WOOD	2'-4"	6'-8"	0'-2"	PAINT	28"x80"	NEW DOOR
07E		WOOD	2'-6"	6'-8"	0'-2"	PAINT	30" x 80"	NEW DOOR
08		GLASS	5'-8"	6'-10"	0'-2"	FACTORY	68" x 82"	TEMPERED GLASS
08E		WOOD	2'-8"	6'-8"	0'-2"	PAINT	32" x 80"	EXISTING TO BE REPLACED
09		GLASS	5'-8"	6'-10"	0'-2"	FACTORY	68" x 82"	TEMPERED GLASS
09E		WOOD	2'-6"	6'-8"	0'-2"	PAINT	30" x 80"	EXISTING TO BE REPLACED
10		STEEL	2'-8"	6'-8"	0'-2"	PAINT	32" x 80"	WITH CLOSING DEVICE
10E		WOOD	2'-6"	6'-8"	0'-2"	PAINT	30" x 80"	EXISTING TO BE REPLACED
11		STEEL	2'-10"	6'-8"	0'-2"	FACTORY	34" x 80"	20 MIN. W/CLOSING DEVICE
11E		WOOD	2'-4"	6'-8"	0'-2"		28"x80"	EXISTING TO BE REPLACED
13		STEEL	2'-4"	6'-8"	0'-2"	PAINT	28" x 80"	20 MIN. W/CLOSING DEVICE
13E		WOOD	2'-4"	6'-8"	0'-2"	PAINT	28" x 80"	EXISTING TO BE REPLACED
14E		WOOD	2'-8"	6'-8"	0'-2"	PAINT	32" x 80"	EXISTING TO BE REPLACED
15E		STEEL	8'-0"	6'-6"	0'-1 1/2"	FACTORY	8' x 8'	NEW GARAGE DOOR
15F			2'-8"	6'-8"	0'-2"		32" x 80"	

TABLE 1006.2.1
SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (feet)			
		Without Sprinkler System (feet)		With Sprinkler System (feet)	
		OL ≤ 30	OL > 30		
A ⁵ , E, M	49	75	75	75 ^a	100 ^a
B	49	100	75	75	100 ^a
F	49	75	75	75	100 ^a
H-1, H-2, H-3	3	NP	NP	25 ^b	25 ^b
H-4, H-5	10	NP	NP	75 ^b	75 ^b
I-1, I-2 ^d , I-4	10	NP	NP	75 ^a	75 ^a
I-3	10	NP	NP	100 ^a	100 ^a
R-1	10	NP	NP	75 ^a	75 ^a
R-2	20	NP	NP	125 ^a	125 ^a
R-3 ^e	20	NP	NP	125 ^{a, g}	125 ^{a, g}
R-4 ^e	20	NP	NP	125 ^{a, g}	125 ^{a, g}
S ^f	29	100	75	100 ^a	100 ^a
U	49	100	75	75 ^a	75 ^a

For SI: 1 foot = 304.8 mm.
NP = Not Permitted.
a. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2. See Section 903 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.2.
b. Group H occupancies equipped throughout with an automatic sprinkler system in accordance with Section 903.2.5.
c. For a room or space used for assembly purposes having fixed seating, see Section 1029.8.
d. For the travel distance limitations in Group I-2, see Section 407.4.
e. The common path of egress travel distance shall only apply in a Group R-3 occupancy located in a mixed occupancy building.
f. The length of common path of egress travel distance in a Group S-2 open parking garage shall be not more than 100 feet.
g. For the travel distance limitations in Groups R-3 and R-4 equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.3, see Section 1006.2.2.6.

KEYNOTE LEGEND

- E19 (E) CONCRETE FOOTING
- GN2 PROPERTY LINE
- GN3 NO WORK AREA
- N10 (N) R-22 FLOOR/CEILING INSULATION
- N13 (N) 1HR. RATED VERTICAL ASSEMBLY FOR EXISTING WALLS ON PROPERTY LINE, ADD TWO LAYERS OF TYPE "X" OR "C" GYP BOARD ON THE INTERIOR SIDE OF WALL ASSEMBLY SEE 9/A300
- N14 (N) THE PATH OF EXIT TRAVEL SHALL BE ILLUMINATED IN ACCORDANCE WITH SFBC SECTION 1006, NO LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE
- N37 (N) EXIT SIGN WITH BLOCK LETTERS 3 INCHES IN HEIGHT READING "EXIT PATH, DO NOT OBSTRUCT" CHARACTERS & BACKGROUND OF SIGN TO BE NON-GLARE FINISH AND CONTRAST WITH EACH OTHER, COLOR & CONTRAST OF SIGN TO BE DISTINCTLY DIFFERENT THAN COLOR & CONTRAST OF WALL
- N40 (N) 7'-0" HIGH ARCHWAY
- N41 (N) 1 HR. RATED ROOF PARAPET WALL
- N47 (N) 36" DOOR-20 MIN. FIRE RATING, WITH CLOSING DEVICE
- N50 (N) 2" WIDE YELLOW TRIPE PLACED PARALLEL AT 24 INCHES ON CENTER CLEARLY CONTRASTING COLORS. NEW
- N51 (N) TEMPERED GLASS SLIDING DOOR NEW
- N52 (N) PATH OF EXIT TRAVEL TO BE ILLUMINATED IN ACCORDANCE WITH "SFBC SECTION 1006".
- N53 (N) UL CLASS "A" FIRE RESISTANCE ASPHALT-FIBERGLASS SHINGLES-1HR RATED ROOF AND CEILING ASSEMBLY.
- N54 (N) 1" HIGH LETTERS SIGANGE ON A CONSTRAINING BACKGROUND, STATING "THIS DOOR TO REMAIN UNLOCKED AT ALL TIMES."
- N55 (N) INACTIVE DOOR HANDLE

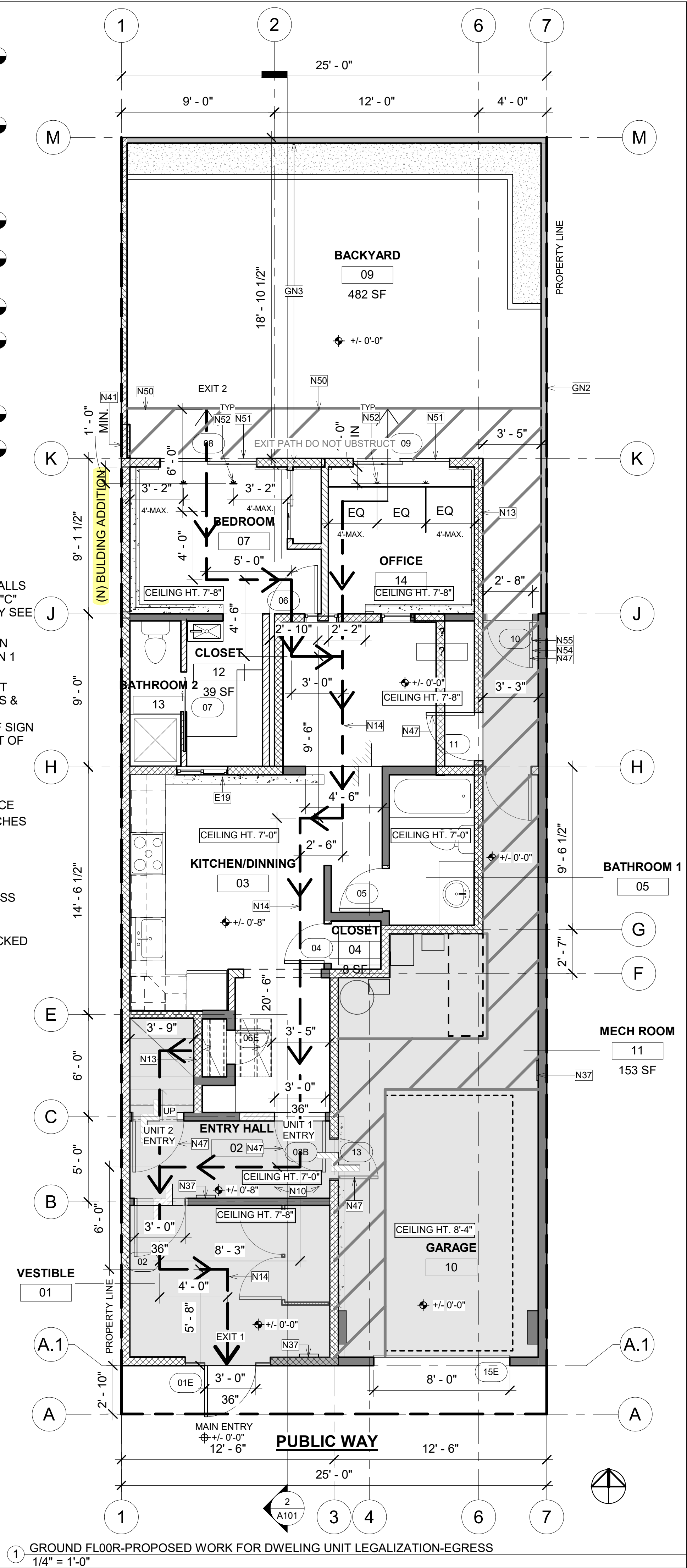
- (E) WOOD FENCE
- (E) 6" EXTERIOR WOOD STUD WALL TO BE CONVERTED TO 1HR. RATED WALL ASSEMBLY 9/300
- (E) WALL TO REMAIN
- (N) 6" EXTERIOR 1HR. RATED WOOD STUD WALL SEE 10A300
- (N) 5" INTERIOR WOOD STUD WALL SEE 11A300

WALL LEGEND
1/4" = 1'-0"
MEANS OF EGRESS

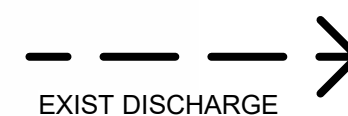
1006.2.1 GROUP R-3 AND R-4
TWO EXISTS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1
EXCEPTIONS:
1. IN GROUP R-2 AND R-3 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELING UNITS IS EQUIPPED THROUGH-OUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET.

1006.2.2.6 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE
WHERE GROUP R-3 OCCUPANCIES ARE PERMITTED BY SECTION 903.2.8 TO BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3, THE EXIT ACCESS TRAVEL DISTANCE FOR GROUP R-3 SHALL NOT BE MORE THAN 125 FEET.

PROPOSED EXIT TRAVEL DISTANCE = 73'
REQUIRED EXIT TRAVEL DISTANCE = 125'



1 GROUND FLOOR-PROPOSED WORK FOR DWELING UNIT LEGALIZATION-EGRESS
1/4" = 1'-0"



MEANS OF EGRESS LEGEND
1/4" = 1'-0"

An aerial photograph of a residential street. On the left side, a dark asphalt road has four cars parked in a row. To the right of the road is a row of houses with various roof colors including white, grey, brown, and blue. The houses appear to be multi-story. In the lower right portion of the image, there is a large, dense green tree and a pile of white and blue debris or trash. The overall scene is a typical urban residential block.

3627 ORTEGA
Existing conditions not
to change

ATTACHMENT "D"



Veronica Welch <vromano@romanowelcharc.com>

3627 Ortega Street Legalization

Weissglass, David (CPC) <david.weissglass@sfgov.org>
To: Veronica Welch <vromano@romanowelcharc.com>
Cc: Phillip Wang <ccmpwang@aol.com>

Wed, Sep 11, 2019 at 3:26 PM

Hi Veronica,

I spoke to the neighbor (Jordan Kwan) again today. He understands the foundation issue, but didn't contact me about that. His issue is with the extension at the rear that was supposedly done without permit. As you can see from the Sanborn map (attached), the property has clearly extended beyond what was shown as legal on the Sanborn Map.

It's been quite a while since I've reviewed this permit, but I usually catch these issues at intake and during review, because it's clearly a huge extension here. If my memory serves correct, I thought you submitted proof that that extension was done legally, with a permit. If you did, that would explain why I didn't pay attention to it. However, I very well could be wrong, because I now see that there is a Building Department Complaint (Complaint no. 201980781) on the property for an extension of the rear of the building without a permit.

Can you please remind me of the situation here? If I approved the Legalization of the unit without requiring that the extension go through proper neighborhood notification, that may have been a mistaken on my part.

Thank you,

**David Weissglass, Plann
Flex Team, Current Plan g Division**

San Francisco Planning Depar t
1650 Mission Street, Suite 400, S ancisco, CA 94103
Direct: 415.575.9177 | www anning.org

San Francisco Property Informatio p

EXHIBIT E



Home » Most Requested

Welcome to our Permit / Complaint Tracking System!

ATTACHMENT F COMPLAINT DATA SHEET

Complaint Number: 201997411

Owner/Agent: OWNER DATA SUPPRESSED Date Filed:

Owner's Phone: -- Location: 3625 ORTEGA ST

Contact Name: Block: 2091

Contact Phone: -- Lot: 052

Complainant: COMPLAINANT DATA SUPPRESSED Site:

Rating:

Occupancy Code:

Received By: Suzanna Wong

Division: BID

Complainant's Phone:

Complaint Source: DCP REFERRAL

Assigned to Division: BID

Description: **Due to Planning Department reuest PA 201810022005 has been suspended.** Stop all work at this address.

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	CHAN	6321	6	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
10/29/19	CASE OPENED	BID	Weaver	CASE RECEIVED	Due to Planning Department request PA201810022005 has been suspended. Stop all work at this location. C Weaver
10/29/19	OTHER BLDG/HOUSING VIOLATION	INS	Weaver	FIRST NOV SENT	1st NOV issued by CW; AG
10/31/19	OTHER BLDG/HOUSING VIOLATION	INS	Weaver	CASE UPDATE	1st NOV mailed and cc DCP; AG
12/30/19	OTHER BLDG/HOUSING VIOLATION	BID	Weaver	CASE UPDATE	Due to Planning Department request PA201810022005 has been suspended. Stop all work at this location. C Weaver

Sheet List		
Sheet Number	Sheet Name	DICIPLEN
A001	TITLE SHEET	ARCH
A002	GENERAL NOTES	ARCH
A003	SITE PLAN	ARCH
A004	NOTICE OF VIOLATION AND SCREENING FORM G17	ARCH
A006	SCREENING FORM G-17	ARCH
A007	SCREENING FORM G-17 & ALTERNATIVE CODE AB-005	ARCH
A008	AB-020 ADMINISTRATIVE BULLETIN	ARCH
A100A	2ND. FLOOR EXISTING FLOOR PLAN	ARCH
A100B	1ST. FLOOR EXISTING AND PROPOSED FLOOR PLAN	ARCH
A101	EGRESS AND DIAGRAMATIC BLDG SECTION	ARCH
A102	ROOF PLAN	ARCH
A103	ENLARGED FLOOR PLANS & ELEVATIONS	ARCH
A300	DETAILS	ARCH
MEP-01	GENERAL NOTES	MEP
MEP-02	GROUND FLOOR-MEP	MEP
MEP-03	BLDG. ENERGY ANALYSIS REPORT AND ENERGY INSPECTIONS	MEP

PROJECT DESCRIPTION

PROJECT CLASSIFICATION:

RESIDENTIAL DWELLING
 YEAR BUILT 1944
 BUILDING FOOTPRINT AREA=1,125 SQFT
 PARCEL AREA= 2,587 SQFT
 USE TYPE=R3
 CONSTRUCTION TYPE=V-B
 NON-SPRINKLES
 UNITS=1 LEGAL UNIT 1 NON CONFORMING UNIT
 STORIES: 2
 UNIT 1-2ND FLOOR-CONFORMING
 ROOMS: 5
 BATHROOMS: 2
 GROSS SQFT: 1,125 SQFT
 UNIT 2-1ST FLOOR-NON CONFORMING
 ROOMS: 4
 BATHROOMS: 2
 GROSS SQFT: 714 SQFT
 NO BASEMENT
 NO ATTIC

ZONING DISTRICT: RH1-RESIDENTIAL -HOUSE, ONE FAMILY
 HEIGHT AND BULK DISTRICTS: 40-X

NOT IN THE COSTAL ZONE

LIMITED AND NONCONFORMING USES: NONE
 ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS: NONE
 CALIFORNIA REGISTER HISTORIC DISTRICTS: NONE

SCOPE OF WORK:

UNIT LEGALIZATION PER ORDINANCE 43-14 (LEGALLY IN EXISTENCE PRIOR TO MARCH 2018)

EXISTING STRUCTURE CONSISTS OF ONE DWELLING UNIT AND AN ADDITIONAL ILLEGAL DWELLING UNIT TO BE LEGALIZED, LOCATED AT GROUND LEVEL.

THE PROPOSED ALTERATIONS INCLUDE:

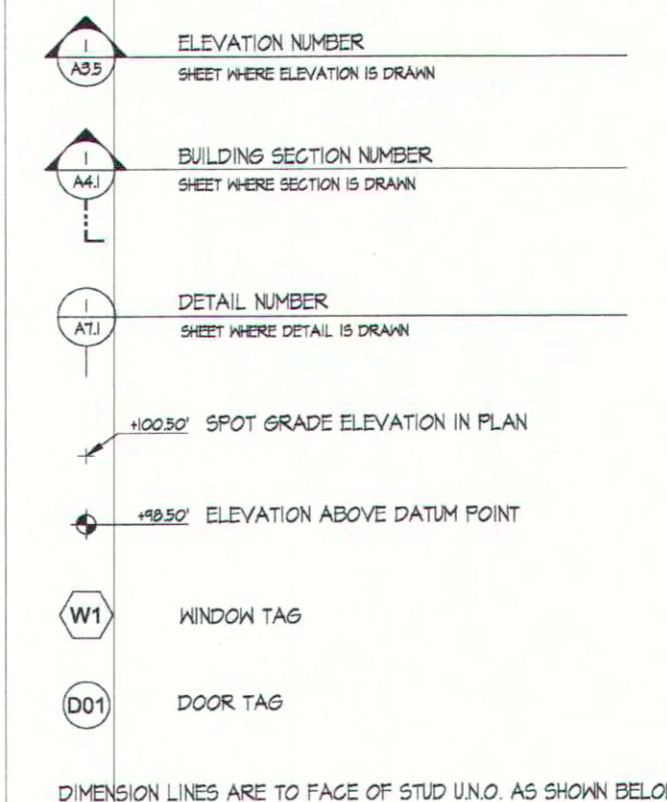
- NEW FINISHES
- ADDITIONAL BATHROOM
- NEW KITCHEN
- NEW CLOSETS
- NEW HEATING SYSTEM
- ROOF REPLACEMENT
- REPLACEMENT OF EXISTING WINDOWS FOR SLIDING DOORS
- RELOCATION OF EXISTING WALLS TO MEET CODE REQUIREMENTS
- UPGRADES TO THE EXISTING CEILING AND BUILDING ENVELOPE ASSEMBLY TO MEET CODE REQUIRED FIRE RESISTANCE
- NEW FIRE SPRINKLER SYSTEM

GOVERNING CODES

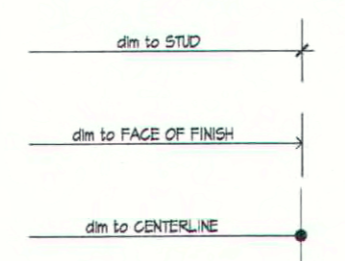
THESE PLANS COMPLY WITH THE 2018 CALIFORNIA RESIDENTIAL AND BUILDING CODE SERIES AS WELL AS CITY OF SAN FRANCISCO CODE SERIES

- 3.1.2. 2016 CALIFORNIA BUILDING CODE
- 3.1.3. 2016 CALIFORNIA PLUMBING CODE
- 3.1.4. 2016 CALIFORNIA MECHANICAL CODE
- 3.1.5. 2016 CALIFORNIA ELECTRICAL CODE
- 3.1.6. 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)
- 3.1.7. SAN FRANCISCO BUILDING CODE (SFBC)
- 3.1.8. SAN FRANCISCO EXISTING BUILDING CODE (SFEBC)
- 3.1.9. SAN FRANCISCO PLANNING CODE
- 3.1.10. SAN FRANCISCO FIRE CODE (SFFC)
- 3.1.11. SAN FRANCISCO MECHANICAL CODE (SFMCC)
- 3.1.12. SAN FRANCISCO PLUMBING CODE
- 3.1.13. SAN FRANCISCO ELECTRICAL CODE (SFEC)
- 3.1.14. SAN FRANCISCO ENERGY CODE
- 3.1.15. CALIFORNIA HISTORICAL CODE (CHBC)

SYMBOLS AND ABBREVIATIONS



DIMENSION LINES ARE TO FACE OF STUD UNLESS SHOWN BELOW:



NOTE KEY
 JUN 07 2019
 Tom C. Hui
 TOM C. HUI, S.E.
 DIRECTOR
 DEPT. OF BUILDING INSPECTION

PROJECT INFO.

PROJECT ADDRESS: 3627 ORTEGA ST.
 SAN FRANCISCO, CA 94122
 APN: 2091052
 OWNER(S): Victor and Betty Yu
 ADDRESS: 1474 44th Ave. San Francisco, CA 94122
 PH: (415) 308-3064
 GROSS LOT AREA: 2,587 SQFT

LOT COVERAGE

TOTAL	STRUCTURES	HARDSCAPE	LANDSCAPE	TOTAL
EXISTING HOME (SF)	1,125 SQFT	700 SQFT	48 SQFT	1,873 SQFT
(E) ILLEGAL DWELLING UNIT LOCATED UNDER EXISTING LEGAL UNIT	714 SQFT	-	-	714 SQFT
TO BE REMOVED (SF)	0	0	0	0
TO BE ADDED (SF)	0	0	0	0
TOTAL (SF)	1,839 SQFT	700 SQFT	1,570.4 SQFT	2,587 SQFT
% OF TOTAL LOT	98 %	37 %	3 %	

Veronica Romano
 Romano Welch Architecture
 1428 Park St. Unit C
 Alameda, CA 94502
 vromano@romanowelcharc.com
 415-806-3210

DEFERRED SUBMITTALS

NFPA-13R QUICK-RESPONSE FIRE SPRINKLERS

SFPUC - Please be advised
 Based on your plans and fixtures count, your existing water meter may be UNDERSIZED. A water meter upgrade is recommended. Please contact SFPUC - New Installations, 525 Golden Gate Ave, 2nd Floor, San Francisco, CA 94102, Tel: (415) 551-2900 for more information.

Capacity Charges
 Water: \$0
 Wastewater: \$0
 05-02-19
 SFPUC
 05-02-19
 Morgan Heller

Approved Planning Dept. David Walkglass
 03/17

Peter Tan, DBI
 MAR 05 2019

Liam McCarthy, DBI
 MAR 05 2019

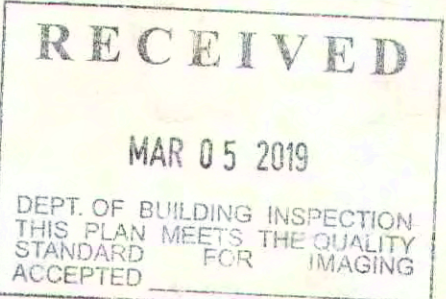
VICINITY MAP



ARCHITECT:



These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Work Copyright Protection Act of 1990. This protection includes, but is not limited to the overall form as well as the arrangement and composition of the spaces and elements of the design. Under such protection, unauthorized use of these plans, work, or project represented, can legally result in the cessation of construction or building being seized and/or monetary compensation to RWA Architects.



PROJECT:
 UNIT 1
 PER ORDINANCE
 43-14

3625 ORTEGA ST.
 SAN FRANCISCO, CA
 94122

OWNER:
 VICTOR AND BETTY
 YU

TITLE SHEET

Project number	1806
Date	1.24.19
Drawn by	Author
Checked by	Checker

A001

REVISIONS			
Number	Date	Issued by	Description
1	3.04.19	VW	Egress

SFPW/BSM SIGN OFF ON JOB CARD
 REQUIRED PRIOR TO DBI FINAL
 CALL (415) 554-7149 TO SCHEDULE

To plant or remove trees/landscape in the sidewalk area obtain a separate permit from the Bureau of Urban Forestry. Please note that a 30-day posting is required to remove trees. Call (415) 554-6700 for information.

SUBJECT TO ALL CONDITIONS OF SFPW/BSM:
 Minor Encroachment Permit: 19MSE-00310
 Street Improvement Permit: _____
 Inspection Conformity: _____
 Special Sidewalk Permit: _____
 Other: _____

By: *[Signature]*
 Rosendyll Design SFPW/BSM

EXHIBIT G



PROJECT DESCRIPTION

PROJECT CLASSIFICATION:

RESIDENTIAL DWELLING
 YEAR BUILT 1944
 BUILDING FOOTPRINT AREA=995 SQFT
 PARCEL AREA= 1,873 SQFT
 USE TYPE=R3
 CONSTRUCTION TYPE=V-B
 NON-SPRINKLES
 UNITS=1 LEGAL UNIT 1 NON CONFORMING UNIT
 STORIES: 2
 UNIT 1-2ND_FLOOR
 ROOMS: 5
 BATHROOMS: 1 LEGAL-1 NON CONFORMING BATHROOM AND BEDROOM ADDITION
 GROSS SQFT: 1,125 SQFT
 UNIT 2-1ST_FLOOR-NON CONFORMING
 ROOMS: 4
 BATHROOMS: 2
 GROSS SQFT: 714 SQFT
 NO BASEMENT
 NO ATTIC

ZONING DISTRICT: RH1-RESIDENTIAL -HOUSE, ONE FAMILY
 HEIGHT AND BULK DISTRICTS: 40-X

NOT IN THE COSTAL ZONE

LIMITED AND NONCONFORMING USES: NONE
 ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS: NONE
 CALIFORNIA REGISTER HISTORIC DISTRICTS: NONE

SCOPE OF WORK:

UNIT LEGALIZATION PER ORDINANCE 43-14 (LEGALLY IN EXISTENCE PRIOR TO MARCH 2016)

EXISTING STRUCTURE CONSISTS OF ONE DWELLING UNIT AND AN ADDITIONAL ILLEGAL NON CONFORMING DWELLING UNIT TO BE LEGALIZED, THE NON CONFORMING DWELLING UNIT CONTAINS AN EXISTING BUILDING EXPANSION OF 9'-2" FROM BUILDING ENVELOPE TO BE LEGALIZED, ILLEGAL UNIT LOCATED AT GROUND LEVEL.

THE PROPOSED ALTERATIONS INCLUDE:

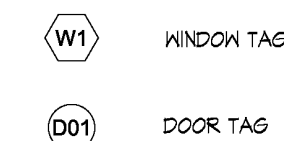
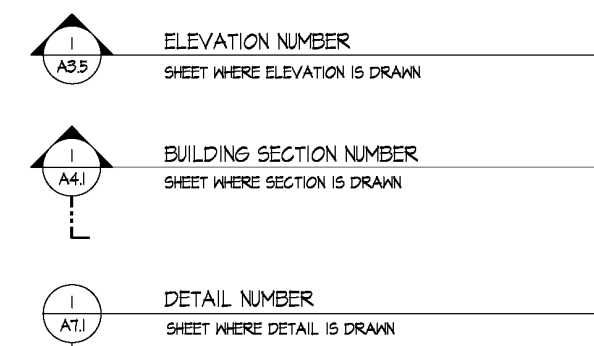
- NEW FINISHES
- ADDITIONAL BATHROOM
- NEW KITCHEN
- NEW CLOSETS
- NEW HEATING SYSTEM
- ROOF REPLACEMENT
- REPLACEMENT OF EXISTING WINDOWS FOR SLIDING DOORS
- RELOCATION OF EXISTING WALLS TO MEET CODE REQUIREMENTS
- UPGRADES TO THE EXISTING CEILING AND BUILDING ENVELOPE ASSEMBLY TO MEET CODE REQUIRED FIRE RESISTANCE
- NEW FIRE SPRINKLER SYSTEM

GOVERNING CODES

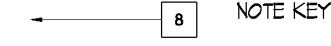
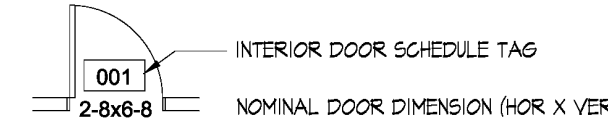
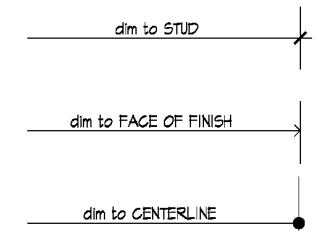
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- 3.1.13. SAN FRANCISCO ELECTRICAL CODE (SFE)
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- 3.1.15. CALIFORNIA HISTORICAL CODE (CHBC)

SYMBOLS AND ABBREVIATIONS



DIMENSION LINES ARE TO FACE OF STUD UNO, AS SHOWN BELOW:



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OWNER(S): Victor and Betty Yu
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PH: (415) 308-3064

GROSS LOT AREA: 1,873 SQFT

LOT COVERAGE

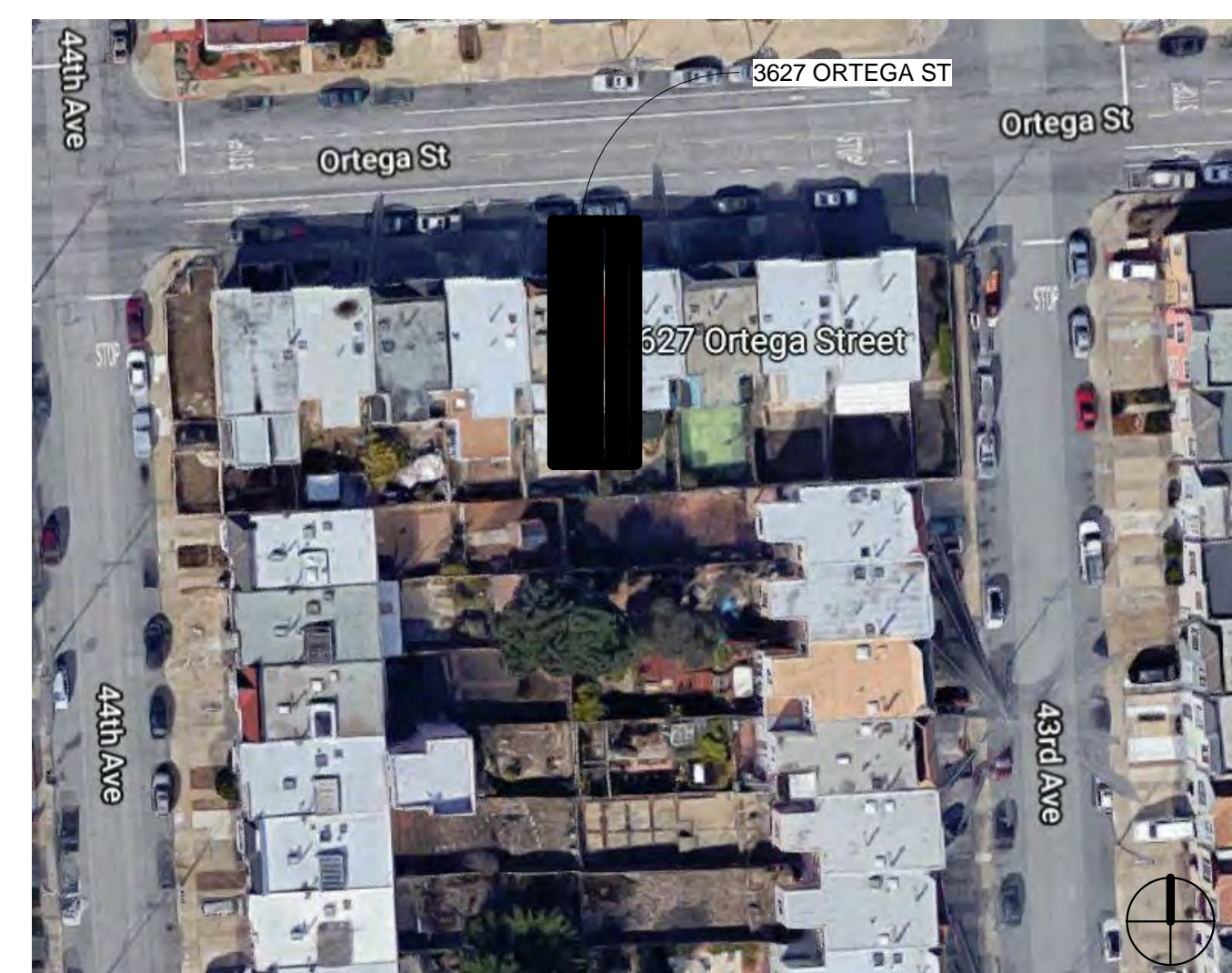
TOTAL	STRUCTURES	HARDSCAPE	LANDSCAPE	TOTAL
EXISTING HOME (SF)	995 SQFT	830 SQFT	48 SQFT	1,873 SQFT
(E) ILLEGAL BATHROOM AND BEDROOM ADDITION AT 2ND_FLOOR	130 SQFT	-	-	
(E) ILLEGAL DWELLING UNIT LOCATED UNDER EXISTING LEGAL UNIT	714 SQFT	-	-	
TO BE REMOVED (SF)	0	130	0	
TO BE ADDED (SF)	0	0	0	
TOTAL (SF)	1,839 SQFT	700 SQFT	48 SQFT	
% OF TOTAL LOT	98 %	37 %	3 %	

Veronica Romano
 Romano Welch Architecture
 1428 Park St. Unit C
 Alameda, CA 94502
 vromano@romanowelcharc.com
 415-806-3210

DEFERRED SUBMITTALS

Sheet Number	Sheet Name	DICIPLEN
A001	COVER SHEET	ARCH
A002	GENERAL NOTES	ARCH
A003	EXISTING AND PROPOSED PLOT PLAN	ARCH
A004	NOTICE OF VIOLATION	ARCH
A005	NOTICE OF VIOLATION AND SCREENING FORM G17	ARCH
A006	SCREENING FORM G-17	ARCH
A007	SCREENING FORM G-17 & ALTERNATIVE CODE AB-005	ARCH
A100A	2ND_FLOOR EXISTING FLOOR PLAN	ARCH
A100B	1ST_FLOOR EXISTING AND PROPOSED FLOOR PLAN	ARCH
A101	EGRESS AND DIAGRAMATIC BUILDING SECTION	ARCH
A102	EXISTING AND PROPOSED ROOF PLAN	ARCH
A103	ENLARGED FLOOR PLANS AND ELEVATIONS	ARCH
A200	EXISTING ELEVATIONS	ARCH
A201	EXISTING & PROPOSED ELEVATION	ARCH
A202	EXISTING & PROPOSED ELEVATION	ARCH
A300	DETAILS	ARCH
A500	SITE PHOTOS	ARCH
MEP-01	GENERAL NOTES	MEP
MEP-02	GROUND FLOOR-MEP	MEP
MEP-03	BLDG. ENERGY ANALYSIS REPORT AND ENERGY INSPECTIONS	MEP

VICINITY MAP



1428 Park Street suite C
 Alameda, CA 94501
 415-806-3210
 romanowelch@romanowelcharc.com

ARCHITECT:



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PROJECT:
**UNIT LEGALIZATION
 PER ORDINANCE
 43-14**

3627 ORTEGA ST.
 SAN FRANCISCO, CA
 94122

OWNER:
**VICTOR AND BETTY
 YU**

COVER SHEET

Project number 1806
 Date 1.24.19
 Drawn by Author
 Checked by Checker

A001

Number	Date	Issued by	Description
2	12.02.19		Revision 2-PLANNING
1	2.28.19	VW	Revision 1-DBI

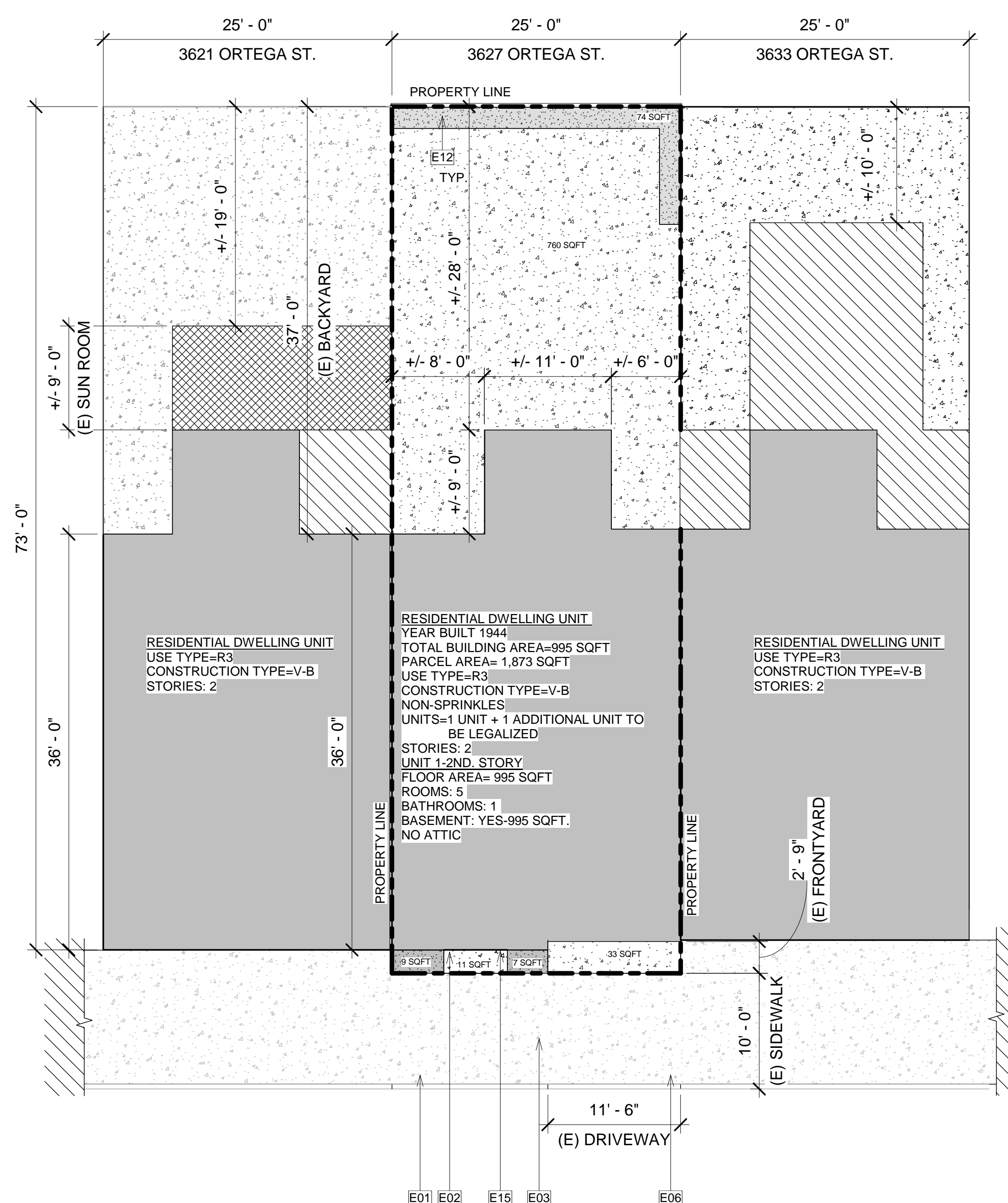
ARCHITECT:



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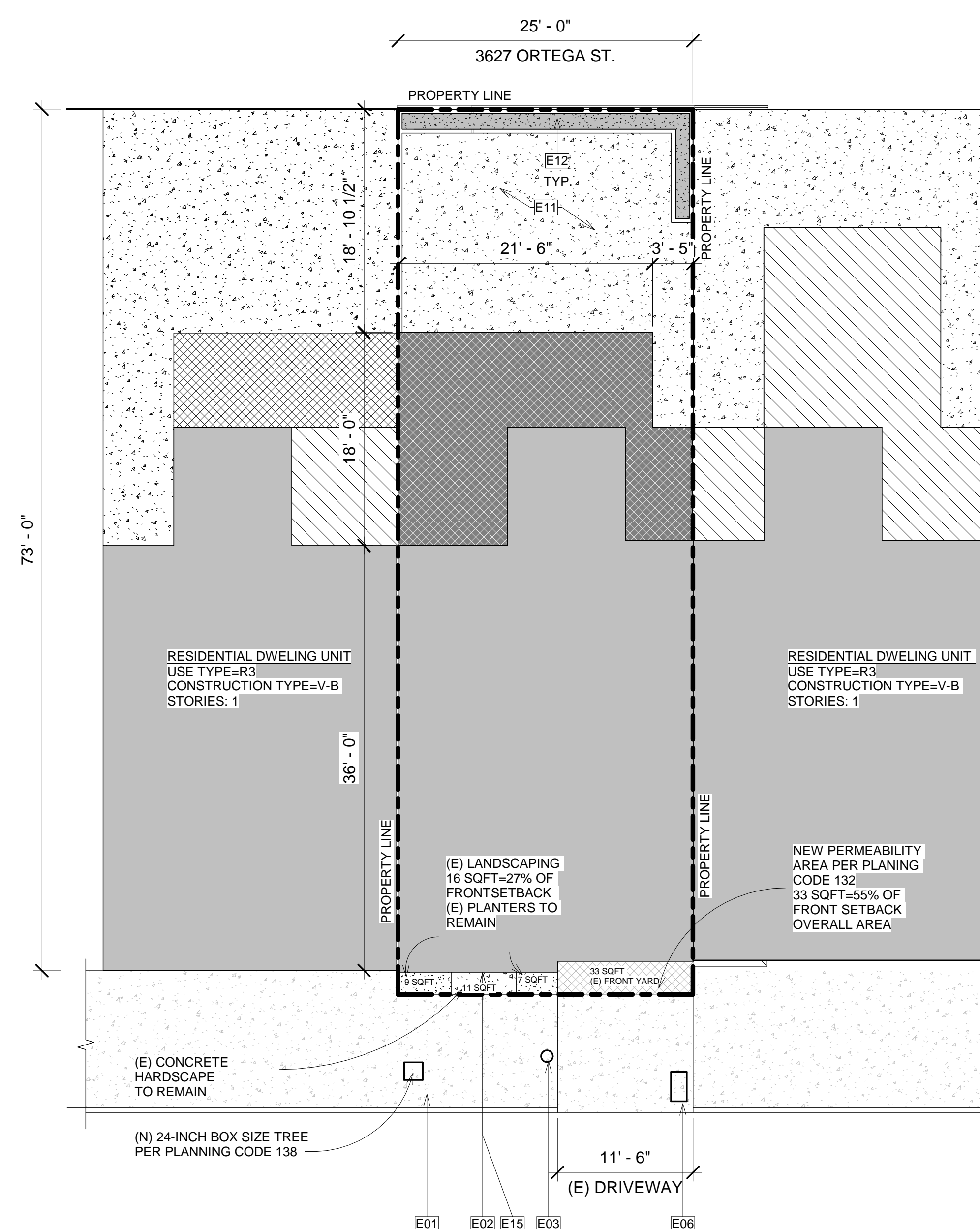
KEYNOTE LEGEND

- E01 (E) SIDEWALK
- E02 (E) MAIN ENTRY/EXIT
- E03 (E) SEWER LATERAL CLEAN-OUT
- E06 (E) 2" CW WATER METER TO REMAIN
- E11 (E) CONCRETE BACKYARD TO REMAIN
- E12 (E) LANDSCAPE TO REMAIN
- E15 (E) ENTRY GATE TO REMAIN



ORTEGA ST

1 PLOT PLAN - EXISTING
1/8" = 1'-0"



ORTEGA ST

2 PLOT PLAN -PROPOSED
1/8" = 1'-0"

- (E) NON CONFORMING STRUCTURE TO BE LEGALIZED
- (E) NON CONFORMING STRUCTURE
- (E) BUILDING FOOTPRINT
- (E) LANDSCAPE TO REMAIN
- (E) CONCRETE
- (N) LANDSCAPE AREA NATIVE/ADAPTIVE, DROUGHT RESISTANT (PHORMIUM,SUCCULENTS, MEXICAN FEATHERGRASS)
- (N) PERMEABLE AREA

HATCH LEGEND EXISTING
1/8" = 1'-0"

PLANNING CODE ORDINANCE 132
LANDSCAPING=20% OF FRONT SETBACK
OVERALL AREA 60 SQFT 20%=12 SQFT
(E) 16 SQFT PLANTERS TO REMAIN
PERMEABLE=50% PERMEABLE OF FRONT SETBACK
OVERALL AREA 60 SQFT 50%=30 SQFT

PROJECT:
UNIT LEGALIZATION
PER ORDINANCE
43-14

3627 ORTEGA ST.
SAN FRANCISCO, CA
94122

OWNER:
VICTOR AND BETTY
YU

EXISTING AND
PROPOSED PLOT
PLAN

Project number	1806
Date	1.24.19
Drawn by	Author
Checked by	Checker

Scale **A003** 1/8" = 1'-0"

REVISIONS			
Number	Date	Issued by	Description
2	12.02.19		Revision 2-PLANNING

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43-14**

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SAN FRANCISCO, CA
94122

OWNER:

**VICTOR AND BETTY
YU**

**2ND. FLOOR
EXISTING FLOOR
PLAN**

Project number 1806
Date 1.24.19
Drawn by Author
Checked by Checker

A100A

Scale 1/4" = 1'-0"

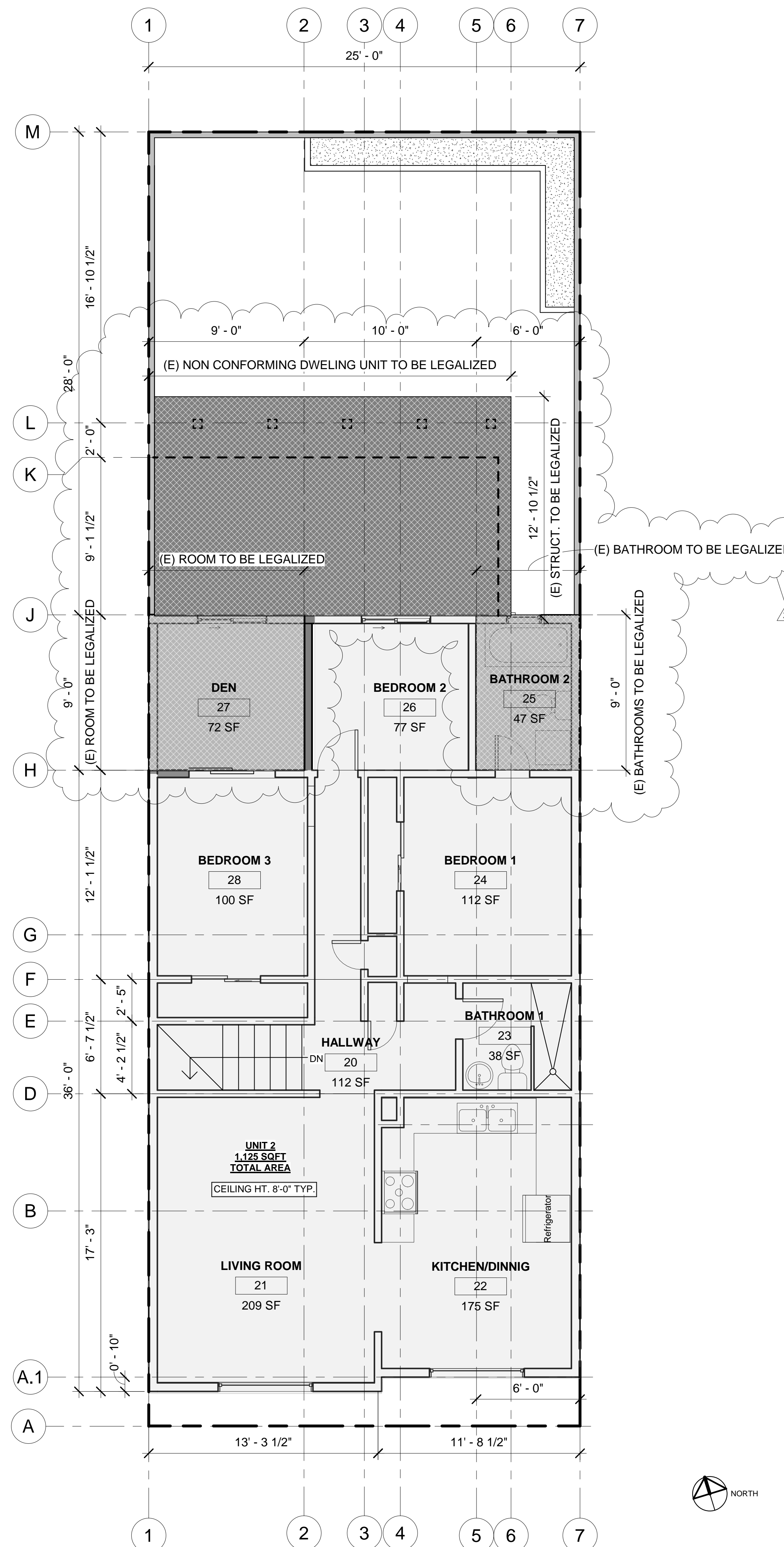
REVISIONS

Number	Date	Issued by	Description
2	12.02.19	VW	Revision 2-PLANNING
1	2.28.19	VW	Revision 1-DBI

KEYNOTE LEGEND

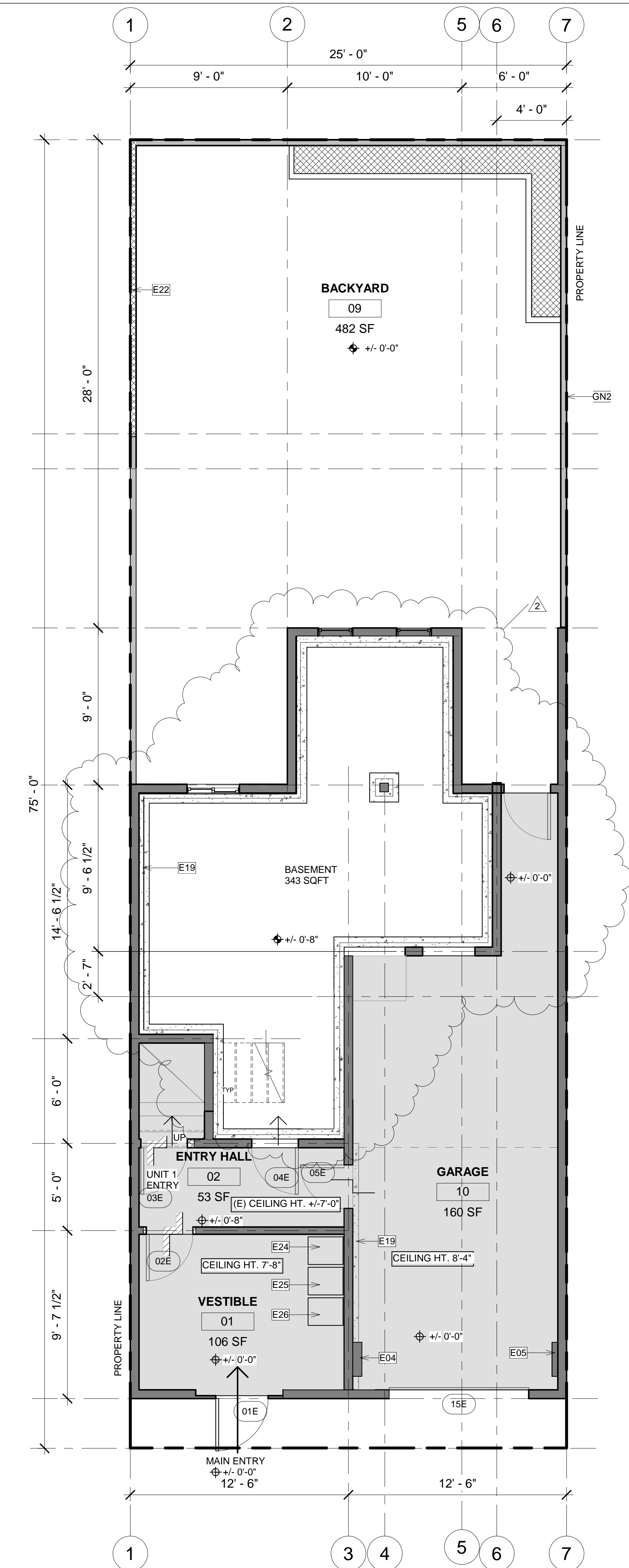
- (E) WOOD FENCE
- (E) 6" EXTERIOR WOOD STUD WALL TO BE CONVERTED TO 1HR. RATED WALL ASSEMBLY 9/300
- (E) WALL TO REMAIN
- (N) 6" EXTERIOR 1HR. RATED WOOD STUD WALL SEE 10/A300
- (N) 5" INTERIOR WOOD STUD WALL SEE 11/A300

WALL LEGEND
1/4" = 1'-0"

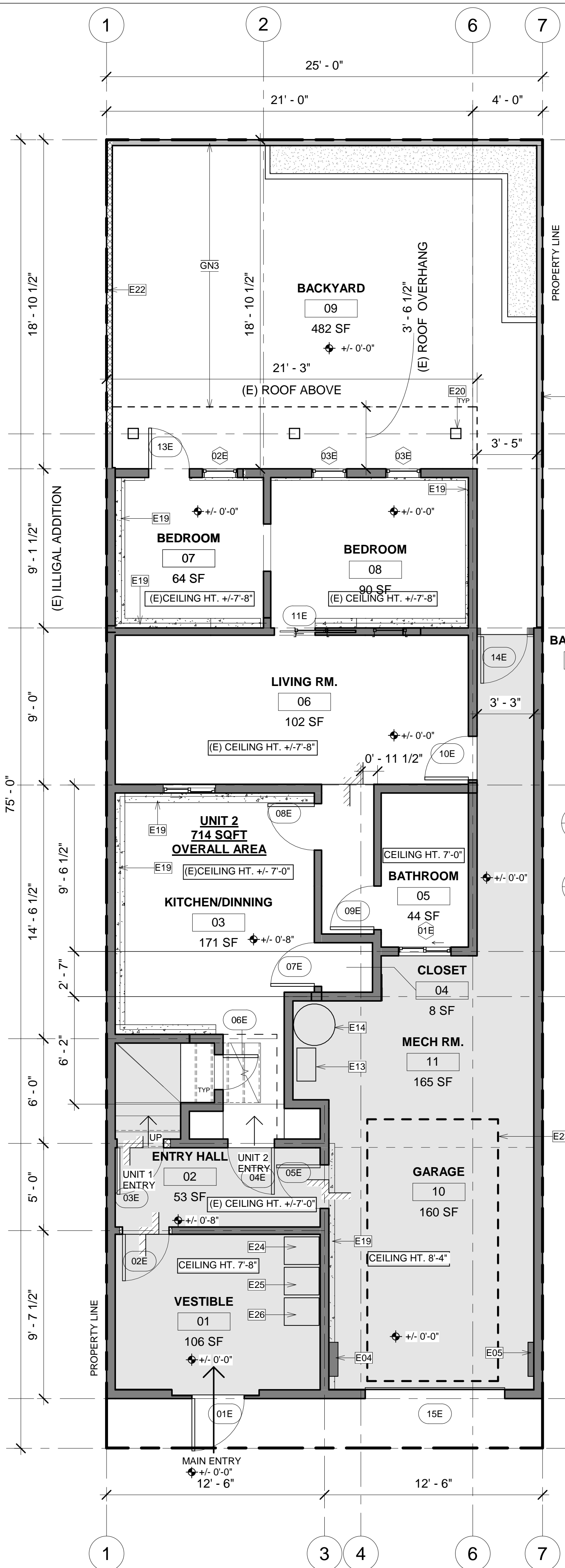


② 2ND.. FLOOR-EXISTING DWELLING UNIT-NO WORK PROPOSED
1/4" = 1'-0"

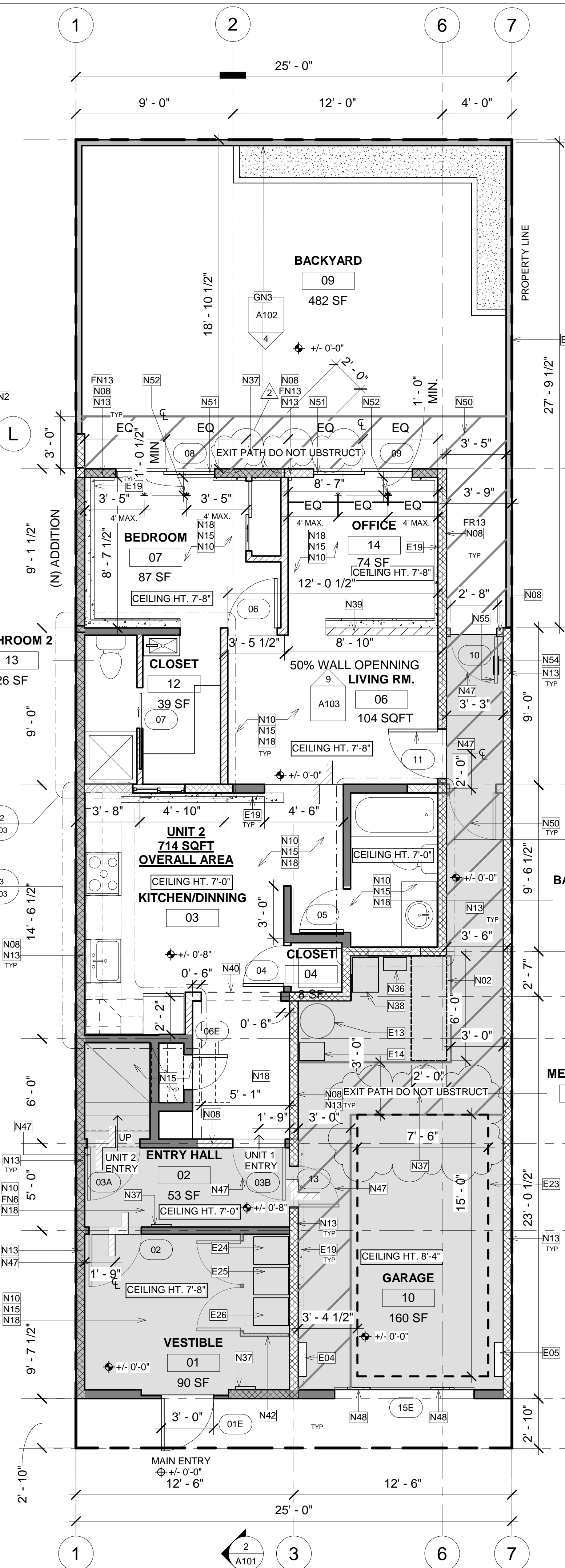
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1 GROUND FLOOR-EXISTING
1/4" = 1'-0"



2 GROUND FLOOR-EXISTING ILLEGAL UNIT ADDITION LAYOUT
1/4" = 1'-0"



3 GROUND FLOOR-PROPOSED WORK FOR DWELLING UNIT LEGALIZATION
1/4" = 1'-0"

KEYNOTE LEGEND

- E04 (E) PG&E GAS METER 1' SERVICE TO REMAIN
- E05 (E) PG&E ELECTRICAL METER SINGLE PHASE 120/240V TO REMAIN
- E13 (E) FURNACE-UNIT 1
- E14 (E) WATER HEATER-UNIT 2
- E19 (E) CONCRETE FOOTING
- E20 (E) WOOD COLUMN
- E22 (E) PERIMETER WOOD FENCE 8 FT. HIGH
- E23 (E) 7.5'X15' COMPACT PARKING SPACE
- E24 (E) 32 GAL COMPOST BIN
- E25 (E) 32 GAL RECYCLE BIN
- E26 (E) 32 GAL TRASH BIN
- FN6 (N) EGGSEHELL FINISH, SEM-GLOSS PAINT
- FN13 (N) STUCCO TO MATCH EXISTING
- FR13 (N) VANITY CABENIT
- GN2 (N) PROPERTY LINE
- GN3 (N) NO WORK AREA
- N02 (N) BICYCLE PARKING PER PLANNING CODE SECTION 155
- N08 (N) R-19 WALL INSULATION
- N10 (N) R-22 FLOOR/CEILING INSULATION
- N13 (N) 1HR. RATED VERTICAL ASSEMBLY FOR EXISTING WALLS ON PROPERTY LINE, ADD TWO LAYERS OF TYPE "X" OR "C" GYP BOARD ON THE INTERIOR SIDE OF WALL ASSEMBLY SEE 9/A300
- N15 (N) 1 HR. RATED HORIZONTAL ASSEMBLY, APPLY TYPE "X" OR TYPE "C" GYP BOARD TO UNDERSIDE OF EXISTING FLOOR STC 50 SEE 5/A300
- N18 (N) NFPA-13R FIRE SPRINKLE SYSTEM NEW
- N36 (N) HIGH EFFICIENCY WATER HEATER-UNIT 2
- N37 (N) EXIT SIGN WITH BLOCK LETTERS 3 INCHES IN HEIGHT READING "EXIT PATH, DO NOT OBSTRUCT" CHARACTERS & BACKGROUND OF SIGN TO BE NON-GLARE FINISH AND CONTRAST WITH EACH OTHER, COLOR & CONTRAST OF SIGN TO BE DISTINCTLY DIFFERENT THAN COLOR & CONTRAST OF WALL
- N38 (N) HIGH-EFFICIENCY GAS FURNACE-UNIT 2
- N39 (N) 4' HIGH LOW WALL
- N40 (N) 7'-0" HIGH ARCHWAY
- N42 (N) TRASH ENCLOSURE
- N47 (N) 36" DOOR-20 MIN. FIRE RATING, WITH CLOSING DEVICE
- N48 (N) 16"X8" GARAGE SMART VENT-DUAL FUNCTION, CERTIFY FOR 200 SQFT FLOOR COVERAGE NEW
- N50 (N) 2" WIDE YELLOW TRIPE PLACED PARALLEL AT 24 INCHES ON CENTER CLEARLY CONTRASTING COLORS. NEW
- N51 (N) TEMPERED GLASS SLIDING DOOR NEW
- N52 (N) PATH OF EXIT TRAVEL TO BE ILLUMINATED IN ACCORDANCE WITH "SFBC SECTION 1006".
- N54 (N) 1" HIGH LETTERS SIGANGE ON A CONSTRASTING BACKGROUND, STATING "THIS DOOR TO REMAIN UNLOCKED AT ALL TIMES."
- N55 (N) INACTIVE DOOR HANDLE

- (E) WOOD FENCE
- (E) 6" EXTERIOR WOOD STUD WALL TO BE CONVERTED TO 1HR. RATED WALL ASSEMBLY 9/300
- (E) WALL TO REMAIN
- (N) 6" EXTERIOR 1HR. RATED WOOD STUD WALL SEE 10/A300
- (N) 5" INTERIOR WOOD STUD WALL SEE 11/A300

WALL LEGEND
1/4" = 1'-0"



ROMANO WELCH ARCHITECTS

1428 Park Street suite C
Alameda, CA 94501
415-806-3210
romanowelch@romanowelcharch.com

ARCHITECT:

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PROJECT:
UNIT LEGALIZATION PER ORDINANCE 43-14

3627 ORTEGA ST. SAN FRANCISCO, CA 94122

OWNER:
VICTOR AND BETTY YU

1ST. FLOOR EXISTING AND PROPOSED FLOOR PLAN

Project number 1806
Date 1.24.19
Drawn by Author
Checked by Checker

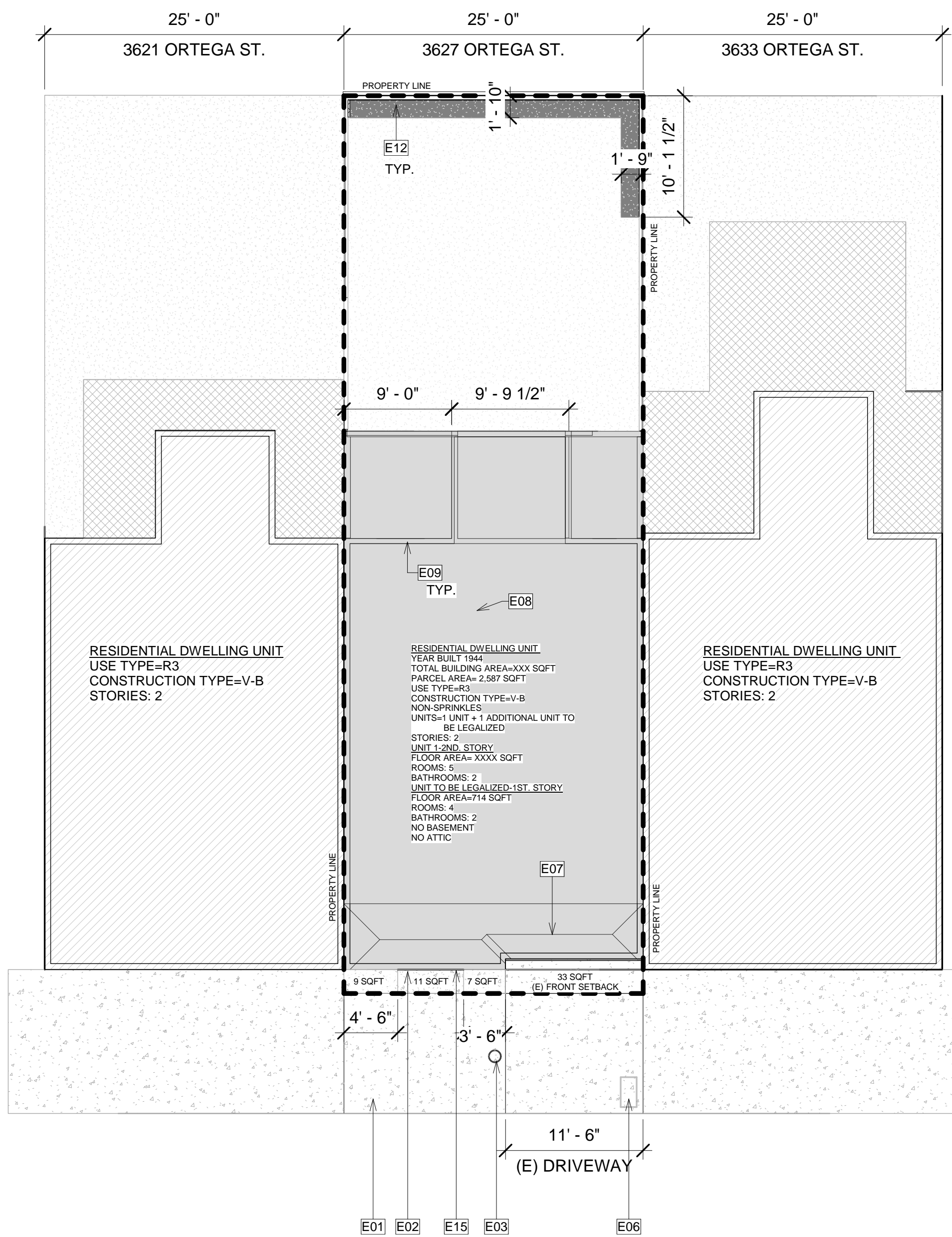
A100B

Scale 1/4" = 1'-0"

REVISIONS

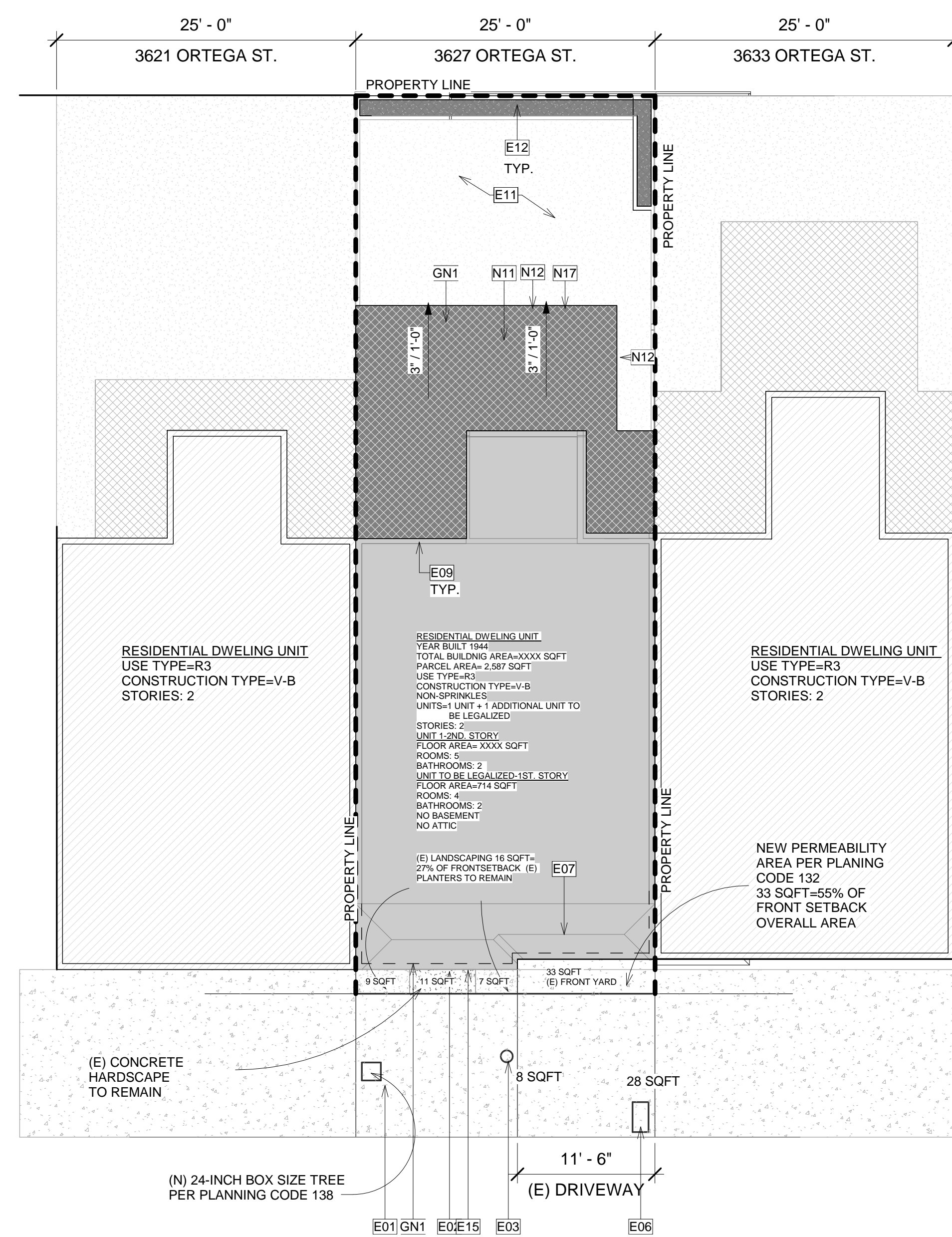
Number	Date	Issued by	Description
2	12.02.19	VW	Revision 2-PLANNING
1	2.28.19	VW	Revision 1-DBI

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ORTEGA ST

1 ROOF PLAN -EXISTING
1/8" = 1'-0"



ORTEGA ST

2 ROOF PLAN -PROPOSED
1/8" = 1'-0"

KEYNOTE LEGEND

- E01 (E) SIDEWALK
- E02 (E) MAIN ENTRY/EXIT
- E03 (E) SEWER LATERAL CLEAN-OUT
- E06 (E) 2" CW WATER METER TO REMAIN
- E07 (E) ASPHALT SHINGLES HIP ROOF
- E08 (E) BUILT-UP ROOFING SYSTEM
- E09 (E) +/-8" ROOF PARAPET
- E11 (E) CONCRETE BACKYARD TO REMAIN
- E12 (E) LANDSCAPE TO REMAIN
- E15 (E) ENTRY GATE TO REMAIN
- GN1 OUTLINE STRUCTURE BELOW
- N11 (N) UL CLASS "A" FIRE RESISTANCE ASPHALT-FIBERGLASS SHINGLES SEE, 1/A300 ROOF NEW
- N12 (N) 1"x12" WOOD FASCIA-FLAT, SEE 8/A300
- N17 (N) METAL GUTTER, SEE 2/300

- (E) NON CONFORMING STRUCTURE TO BE LEGALIZED
- (E) NON CONFORMING STRUCTURE
- (E) BUILDING FOOTPRINT
- (E) LANDSCAPE TO REMAIN
- (E) CONCRETE
- (N) LANDSCAPE AREA NATIVE/ADAPTIVE, DROUGHT RESISTANT (PHORMIUM,SUCCULENTS, MEXICAN FEATHERGRASS)
- (N) PERMIABLE AREA
- HATCH LEGEND EXISTING
1/8" = 1'-0"

ARCHITECT:



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43-14**

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94122**

OWNER:

**VICTOR AND BETTY
YU**

**EXISTING AND
PROPOSED ROOF
PLAN**

Project number	1806
Date	1.24.19
Drawn by	Author
Checked by	Checker

A102
Scale 1/8" = 1'-0"

REVISIONS			
Number	Date	Issued by	Description
2	12.02.19		Revision 2-PLANNING



3621 ORTEGA ST

3627 ORTEGA ST

3633 ORTEGA ST

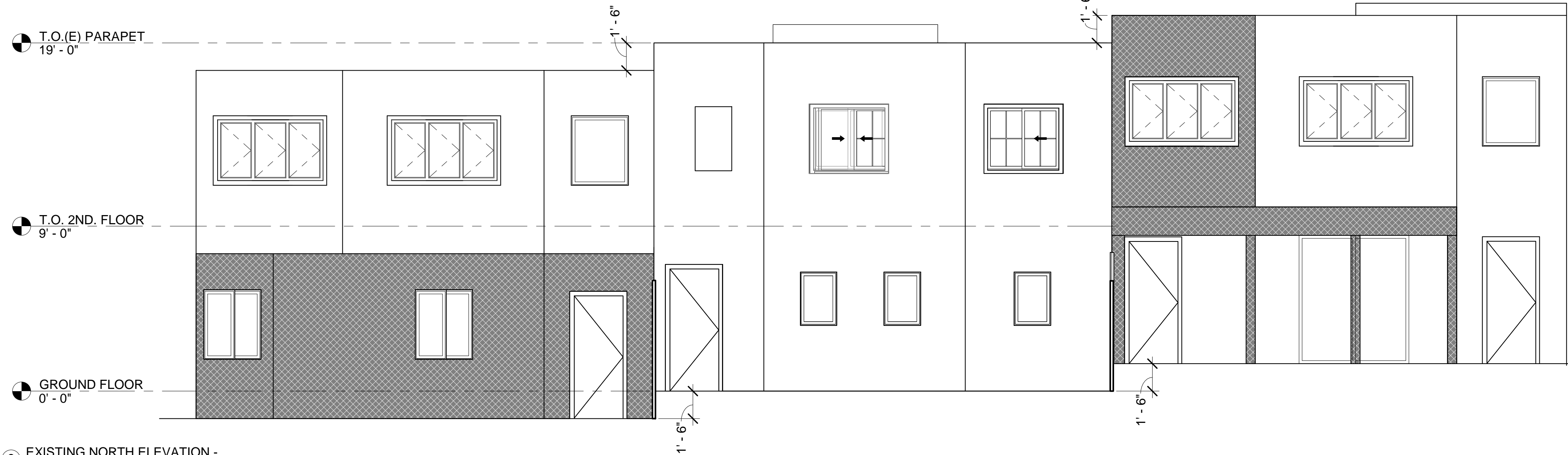


2 EXISTING ELEVATION SOUTH - NO CHANGES PROPOSED
1/4" = 1'-0"

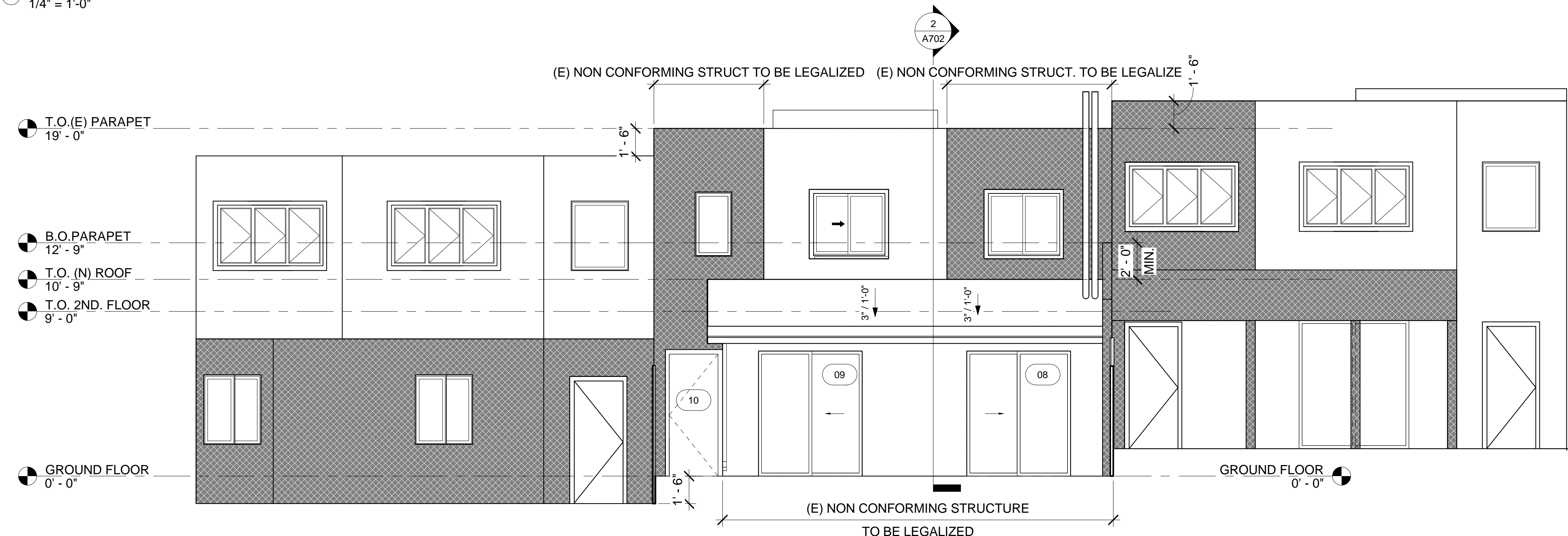
3633 ORTEGA ST.

3627 ORTEGA ST.

3621 ORTEGA ST.



3 EXISTING NORTH ELEVATION -
1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION/ADDITION
1/4" = 1'-0"

3633 ORTEGA ST.

3627 ORTEGA ST.

3621 ORTEGA ST.

KEYNOTE LEGEND

- E30 (E) WINDOW TO REMAIN
- E31 (E) WOOD BALCONY TO REMAIN
- E32 (E) ARCHITECTURAL FEATURE TO REMAIN
- E36 (E) ADDRESS NUMERAL TO REMAIN
- E37 (E) LIGHT FIXTURE
- E38 (E) ARCHITECTURAL FIXTURE
- E39 (E) PLANTERS TO REMAIN

- (E) NON CONFORMING STRUCTURE TO BE LEGALIZED
- (E) NON CONFORMING STRUCTURE
- (E) BUILDING FOOTPRINT
- (E) LANDSCAPE TO REMAIN
- (E) CONCRETE
- (N) LANDSCAPE AREA NATIVE/ADAPTIVE, DROUGHT RESISTANT (PHORMIUM,SUCCULENTS, MEXICAN FEATHERGRASS)
- (N) PERMIABLE AREA
- HATCH LEGEND EXISTING
1/8" = 1'-0"



ROMANO WELCH ARCHITECTS

1428 Park Street suite C
Alameda, CA 94501
415-806-3210
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VICTOR AND BETTY
YU

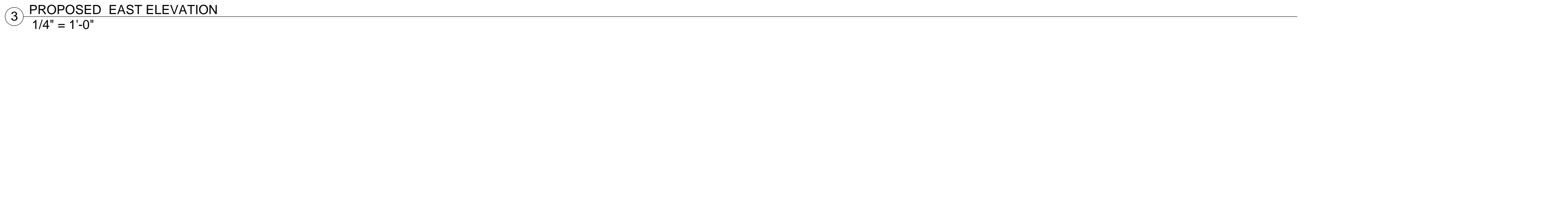
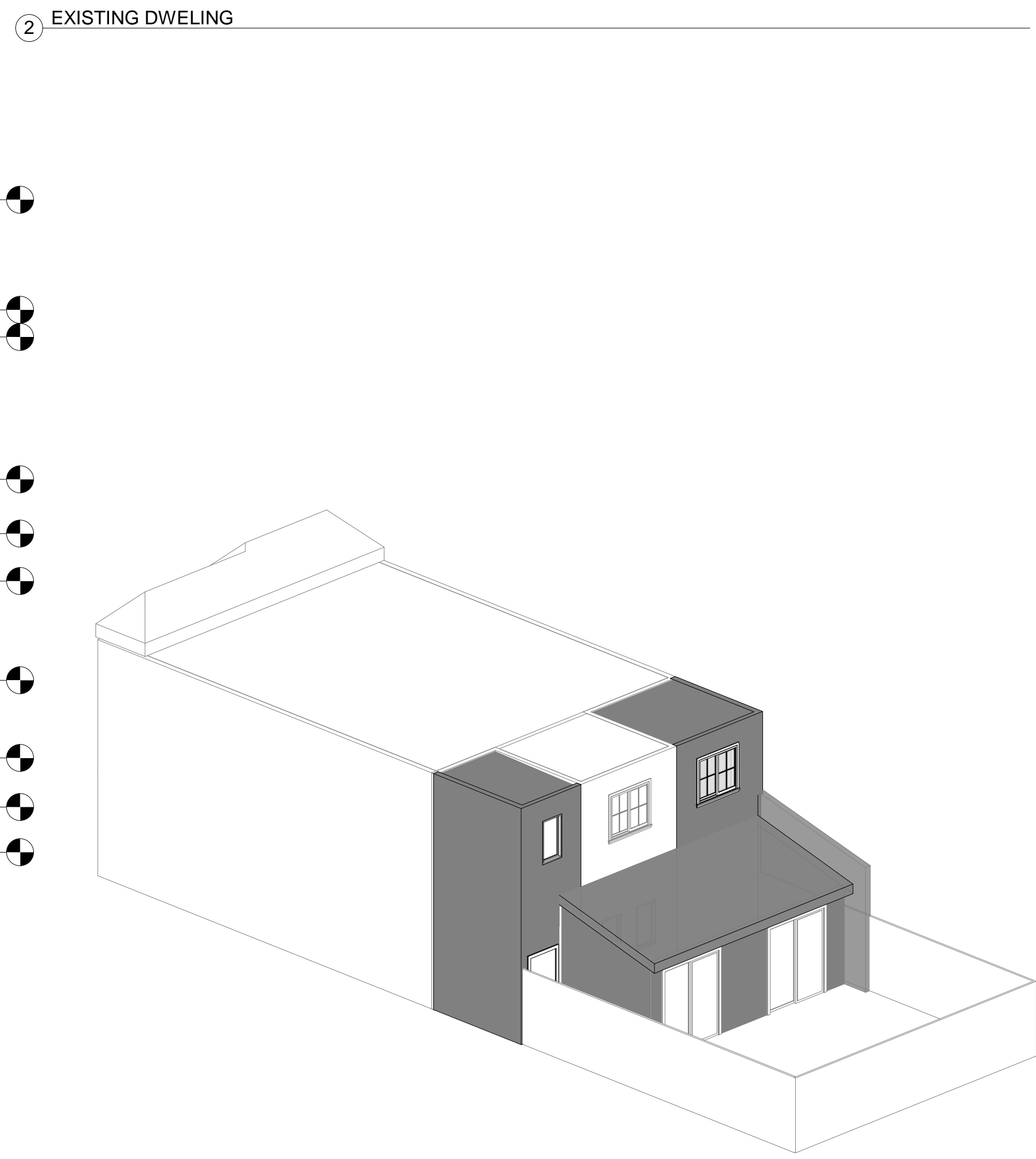
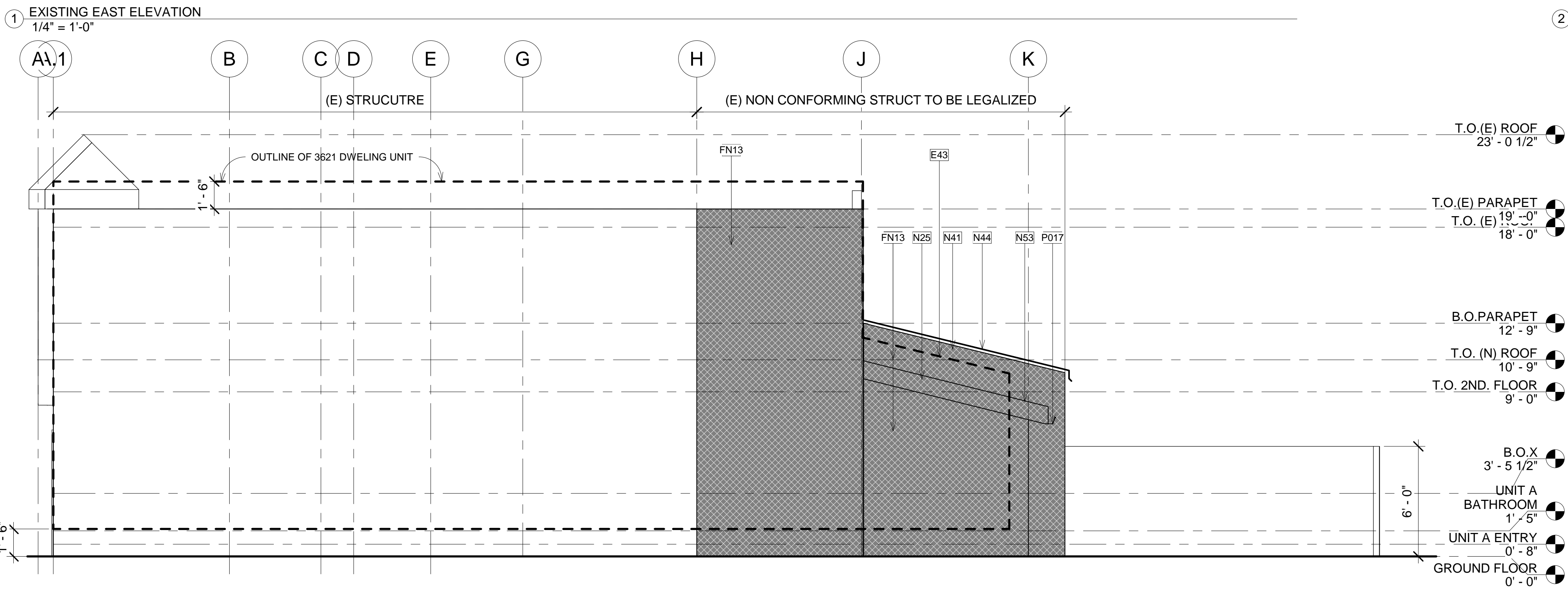
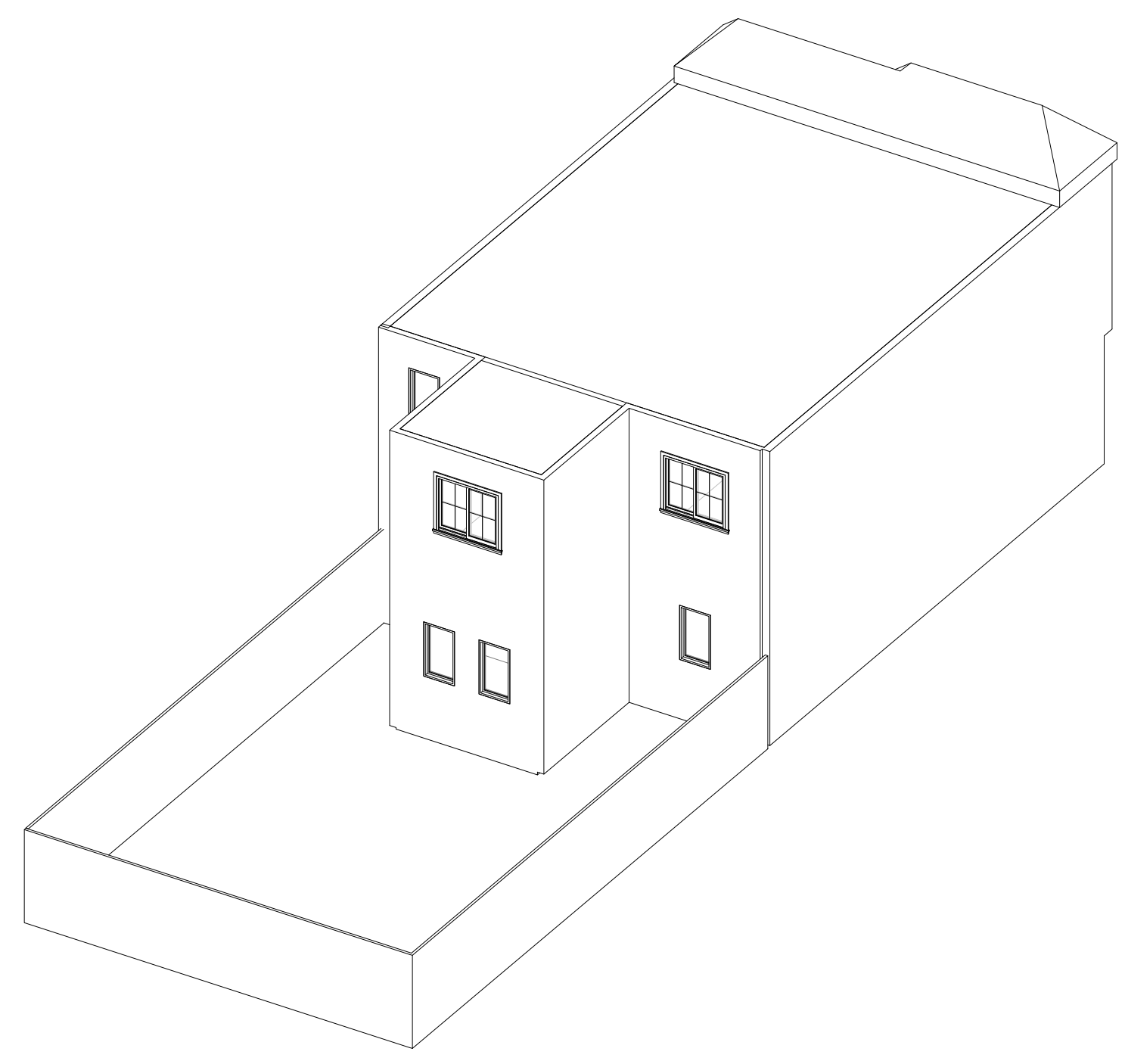
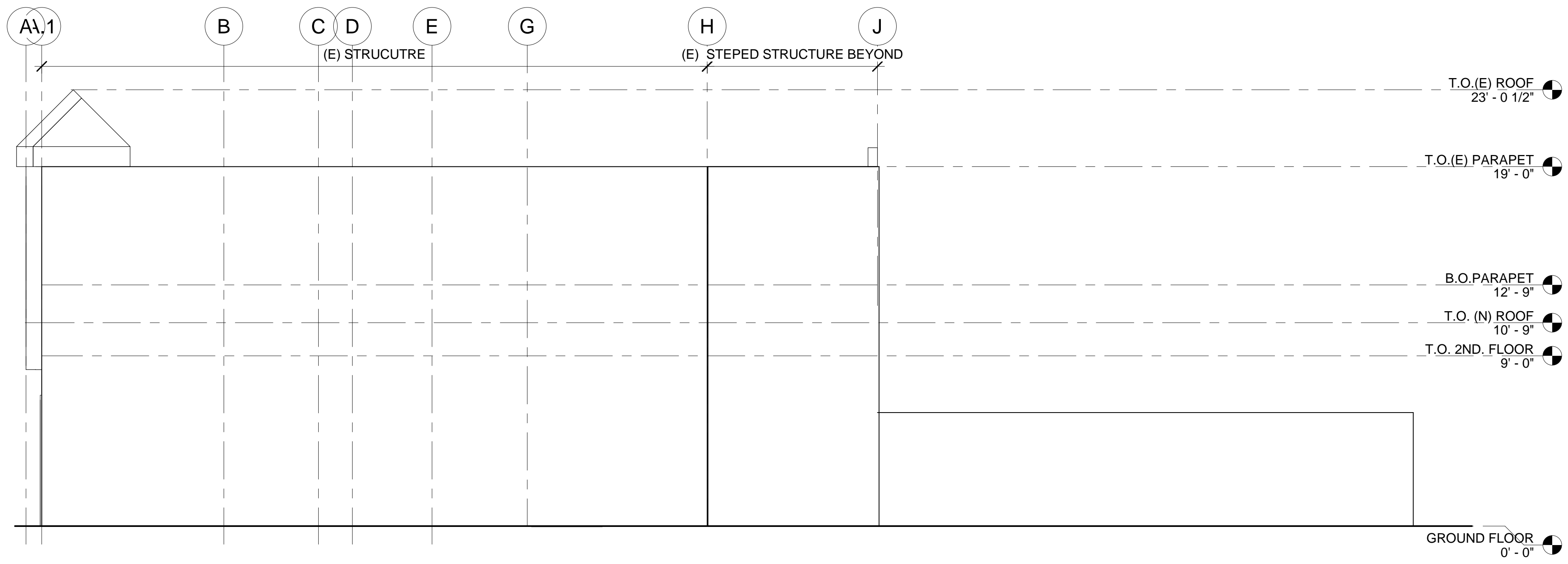
EXISTING
ELEVATIONS

Project number 1806
Date 1.24.19
Drawn by Author
Checked by Checker

A200
Scale As indicated

Number	Date	Issued by	Description
2	12.02.19		Revision 2-PLANNING

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RWA
ROMANO WELCH ARCHITECTS

1428 Park Street suite C
Alameda, CA 94501
415-806-3210
romanowelch@romanowelcharc.com

ARCHITECT:

LICENSED ARCHITECT
CARLOS WELCH
LICENSE NO. C 32474
Renewal Date 2.28.19
Date

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OWNER:
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EXISTING & PROPOSED ELEVATION

Project number 1806
Date 1.24.19
Drawn by Author
Checked by Checker

A201
Scale 1/4" = 1'-0"

REVISIONS			
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YU**

**EXISTING &
PROPOSED
ELEVATION**

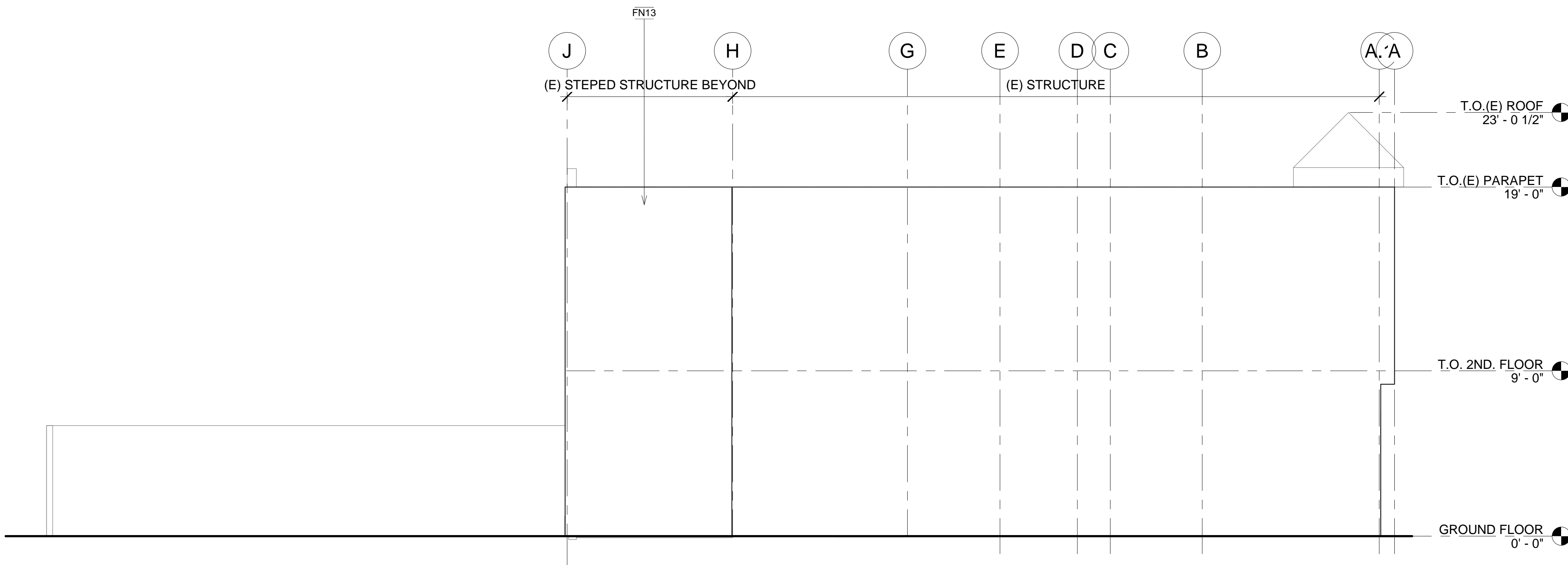
Project number 1806
Date 1.24.19
Drawn by Author
Checked by Checker

A202

Scale 1/4" = 1'-0"

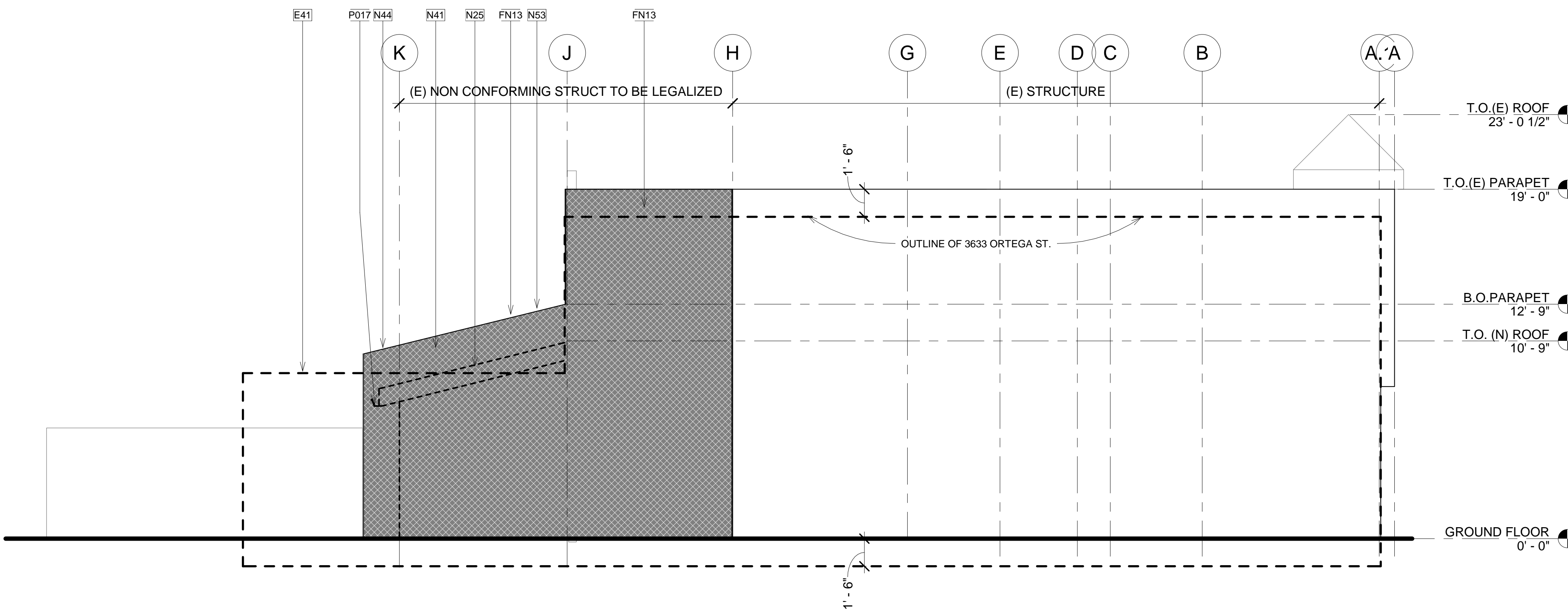
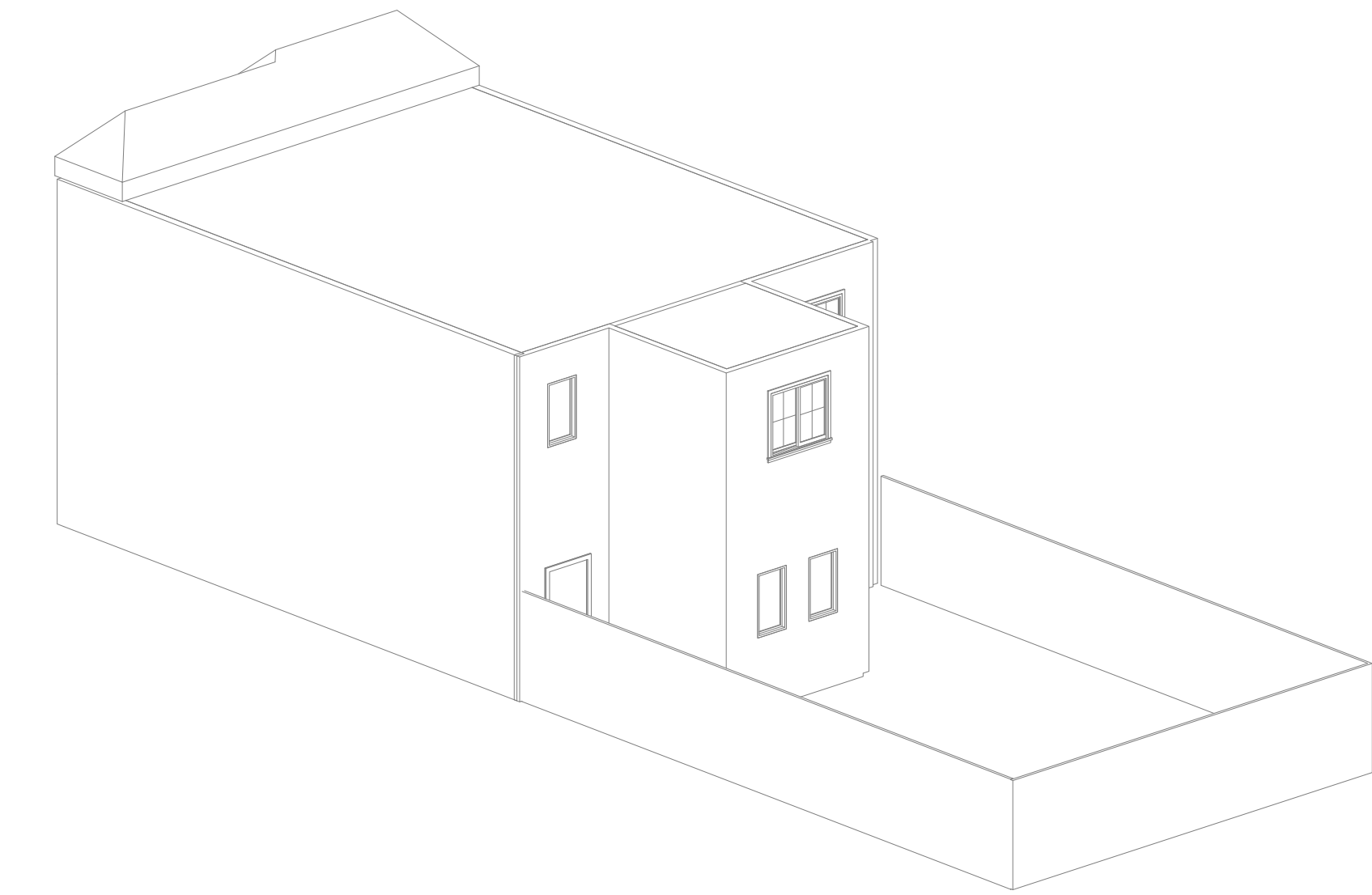
REVISIONS

Number	Date	Issued by	Description
2	12.02.19		Revision 2-PLANNING



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

② EXISTING DWELING.



③ PROPOSED WEST ELEVATION -
1/4" = 1'-0"

④ AREA TO BE LEGALIZED

