

***Regular Meeting of the  
Abatement Appeals Board  
July 16, 2025***

***Appellant Statement  
Exhibit F***

## **Statement: Why I Am Not Pursuing Conversion of the Basement Storage Area to Living Space**

### **1. Structural and Financial Burden**

The basement ceiling height is less than 7 feet, which does not meet code requirements for habitable residential space. Legalizing it would require digging below the foundation and rebuilding the existing structure, which could easily cost hundreds of thousands of dollars—a level of expense that is simply unmanageable for me, especially as a senior homeowner on a fixed income.

### **2. Hillside Location and Moisture Risk**

The house is built on a hillside, and rainwater accumulation in the basement foundation area poses a high risk of moisture intrusion. Even with modern waterproofing methods, long-term habitability would require constant maintenance and monitoring. The space is best suited for non-habitable storage, as it was used prior to 2016 and again since June 2021.

### **3. Loss of Yard Access for Upstairs Residents**

When the basement was occupied by tenants (2016–2021), the upstairs residents—myself or other tenants—lost all access to the backyard. This had serious livability consequences. The upper level gets extremely hot in the summer, due to southwestern sun exposure—often 10–15°F above outdoor temperatures. Without yard access, this makes the home uncomfortable. Building a new deck for access would be another costly undertaking.

### **4. Current Use Is Appropriate and Sustainable**

Since the tenants vacated in 2021, the space has been used solely for storage. That has worked well and has caused no burden on city services or neighbors. My architect initially pursued legalizing the space as a family room, but only under the assumption that we had no other option. My preference has always been to retain the space for non-habitable storage use, as originally intended.

### **5. Parking Considerations**

While my street is of average width by San Francisco standards, parking is still very limited and competitive. The property has only a 25-foot frontage, and adding a second household would likely increase the number of vehicles. This would place additional strain on the street and create parking congestion for both myself and my neighbors. The property is not designed to accommodate the needs of two households.

# LEGALIZE GROUND FLOOR ADDITION

338 TEDDY AVENUE  
SAN FRANCISCO, CA 94134

DESIGNER:  
LCF SOLUTIONS INC.  
FELIX LIU 415.517.4448



LEGALIZE GROUND FLOOR  
ADDITION

338 TEDDY AVENUE  
SAN FRANCISCO, CA 94134

## SYMBOLS & ABBREVIATIONS

ø	DIAMETER	ID	INSIDE DIAMETER
&	AND	INT	INTERIOR
ADD'L	ADDITIONAL	JT	JOINT
ADJ	ADJACENT	LOC	LOCATION
A.F.F.	ABOVE FINISHED FLOOR	MAX	MAXIMUM
ALT	ALTERNATIVE	MB	MACHINE BOLT
BLDG.	BUILDING	MECH	MECHANICAL
BLK	BLOCK	MFR.	MANUFACTURE
BLKG	BLOCKING	MIN	MINIMUM
BM	BEAM	MISC.	MISCELLANEOUS
BOT	BOTTOM	(N)	NEW
BTB	BACK TO BACK	NO.	NUMBER
BTWN	BETWEEN	NTS	NOT TO SCALE
CANT.	CANTILEVER	N.S.	NEAR SIDE
CBC	CALIFORNIA BUILDING CODE	OC	ON CENTER
C.H.	CEILING HEIGHT	OD	OUTSIDE DIAMETER
CC	CENTER TO CENTER	OH	OPPOSITE HAND
CJ	CONSTRUCTION JOINT	OPNG	OPENING
CLR	CLEAR	OPP	OPPOSITE
COL.	COLUMN	PERP	PERPENDICULAR
CONN.	CONNECTION		
CONT.	CONTINUED		
CTR	CENTER		
D.	DRYER	REF	REFERENCE
DBL	DOUBLE	REINF	REINFORCEMENT
DIA	DIAMETER	REQD	REQUIRED
DIAG.	DIAGONAL	REV	REVISION
DN	DOWN		
DO	DITTO	SCHED	SCHEDULE
DEMO.	DEMOLISH	SHT	SHEET
DET	DETAIL	SIM	SIMILAR
DWG	DRAWING	SOG	SLAB ON GRADE
		SPEC(S)	SPECIFICATION(S)
(E)	EXISTING	STD	STANDARD
EA.	EACH	STL	STEEL
E.E.	EACH END	STOR.	STORAGE
E.F.	EACH FACE	STRUC	STRUCTURAL
EL	ELEVATION	SYM.	SYMMETRICAL
EQ	EQUAL		
E.S.	EACH SIDE	T.O.	TOP OF
E.W.	EACH WAY	T.O.C.	TOP OF CONCRETE
EXT	EXTERIOR	T.O.S.	TOP OF STEEL OR SLAB
E.O.D.	EDGE OF DECK	T.O.W.	TOP OF WALL
E.O.S.	EDGE OF SLAB	TYP.	TYPICAL
FIN	FINISH(ED)	U.N.O.	UNLESS NOTED OTHERWISE
FDN	FOUNDATION		
FF	FINISH FLOOR	VERT	VERTICAL
FLR.	FLOOR	V.I.F.	VERIFY IN FIELD
FOC	FACE OF CONCRETE		
FOS	FACE OF STUD	W/	WITH
F.S.	FAR SIDE	W/O	WITHOUT
FTG	FOOTING	W.	WASHER
GA	GAGE		
GALV	GALVANIZED		
GB	GRADE BEAM		
HDR	HEADER		

## GENERAL NOTES

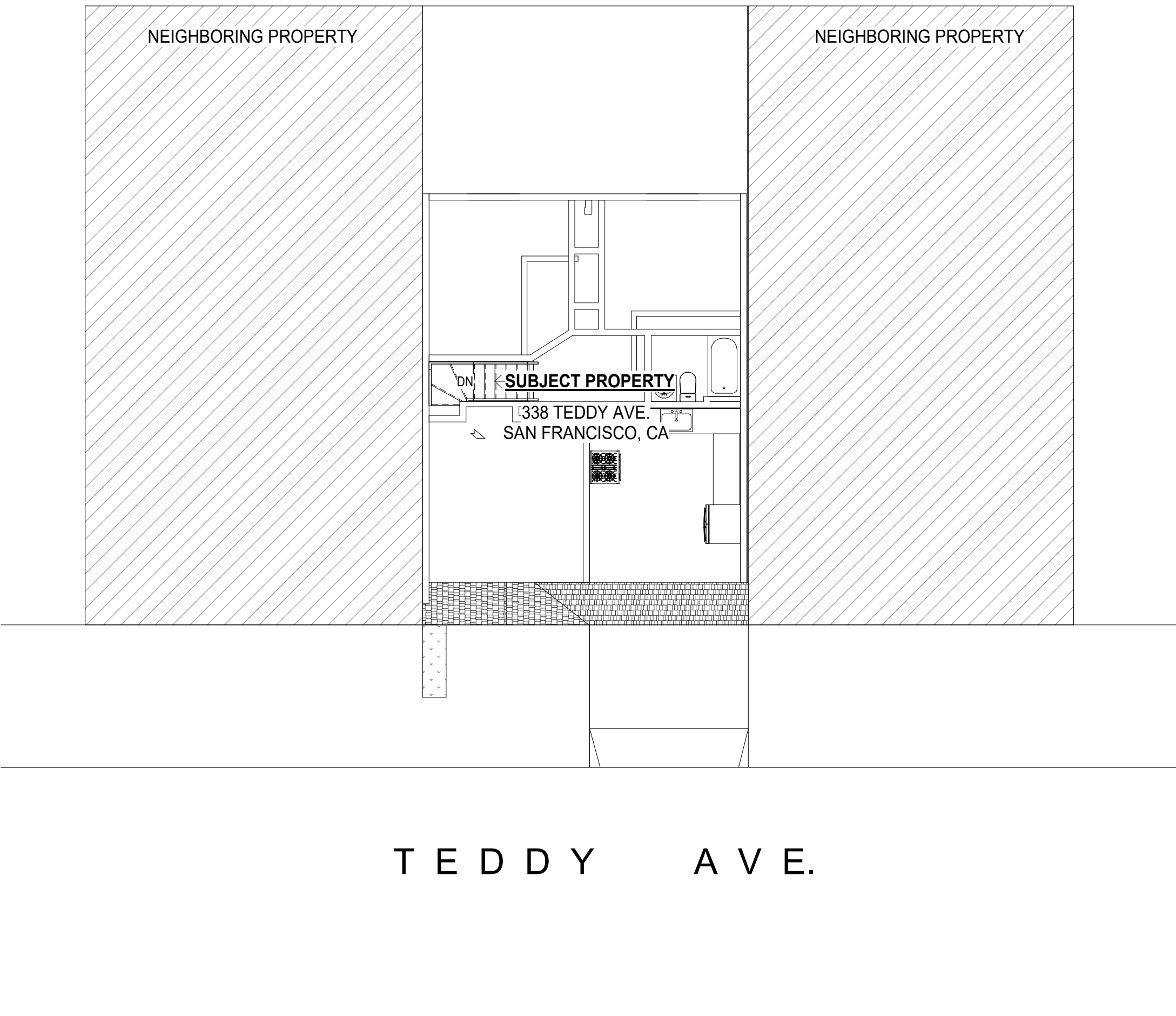
- CONTRACTOR SHALL COMPLY WITH CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS AND DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE OWNER OF THE DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS INCLUDING THESE GENERAL NOTES. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES.
- CONTRACTOR TO REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OF OMISSIONS TO THE ENGINEER FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS.
- NO DEVIATION FROM THE CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER OR DESIGNER.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS TO COMMENCING WORK AND REPORT ANY DISCREPANCIES.
- ALL DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. ALLOW FOR THICKNESS OF FINISH.

ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- LOCAL AND STATE AMENDMENTS, ORDINANCES AND LAW

ALL WORK SHALL MEET TITLE 24, CALIFORNIA ADMINISTRATIVE CODE STANDARDS FOR CONSTRUCTION IN A SEISMIC ZONE. ANY PORTION OF THE WORK SHALL ALSO CONFORM TO THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION, CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND DOCUMENTS TO THE ATTENTION OF THE DESIGNER/DRAFTER IN WRITING. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS. SUCH STANDARDS SHALL BE THE LATEST EDITION AND / OR ADDENDUM.

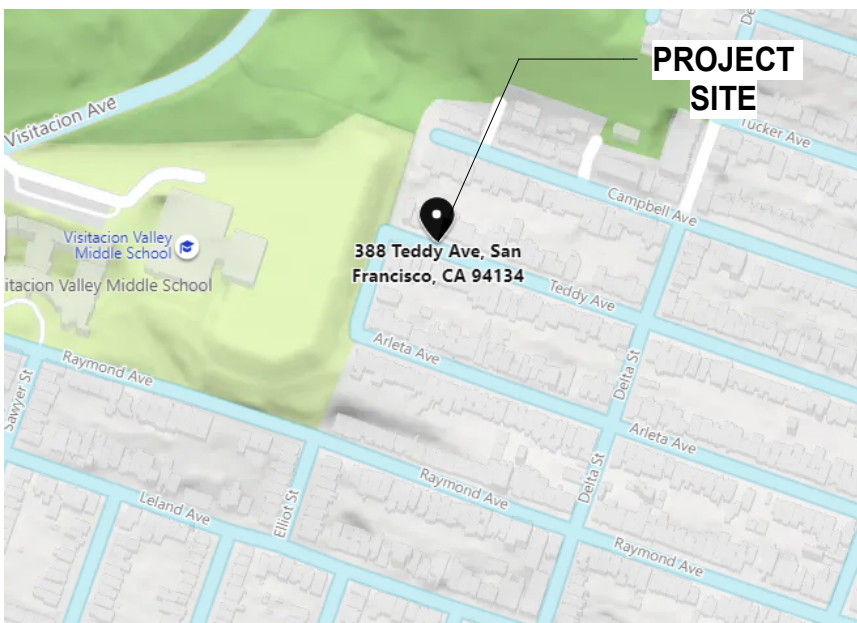
## SITE PLAN



## PROJECT DATA

BLOCK/LOT NO.	6210 / 012
BUILDING ADDRESS	338 TEDDY AVENUE SAN FRANCISCO, CA 94134
NUMBER OF STORIES	2 STORIES
HEIGHT	30' - 3" FT (40x MAX)
NUMBER OF STORIES	3 STORIES
HEIGHT	30' - X" FRONT (40'-0 LIMIT)
CONSTRUCTION	TYPE V CONSTRUCTION
ZONING	RH-1 *SINGLE FAMILY

## VICINITY MAP



## PROJECT DESCRIPTION

### SCOPE OF WORK:

PERMIT TO BE IN COMPLIANCE WITH NOV/COMPLAINT# 202179766

- LEGALIZE GROUND FLOOR ADDITION (APPROX. 792 SF):
  - NEW BEDROOM
  - NEW RECREATION ROOM
  - NEW CLOSET
  - NEW SECONDARY KITCHEN
  - NEW BATHROOM
  - NEW LAUNDRY

### PROJECT TITLE

LEGALIZE  
GROUND  
FLOOR

338 TEDDY AVENUE  
SAN FRANCISCO, CA 94134

### FILE NO.

DRWN BY: SHERYLL

DATE : 07/25/2021

CHK'D BY F.LIU

PROJ. NO. 2111

SCALE As indicated

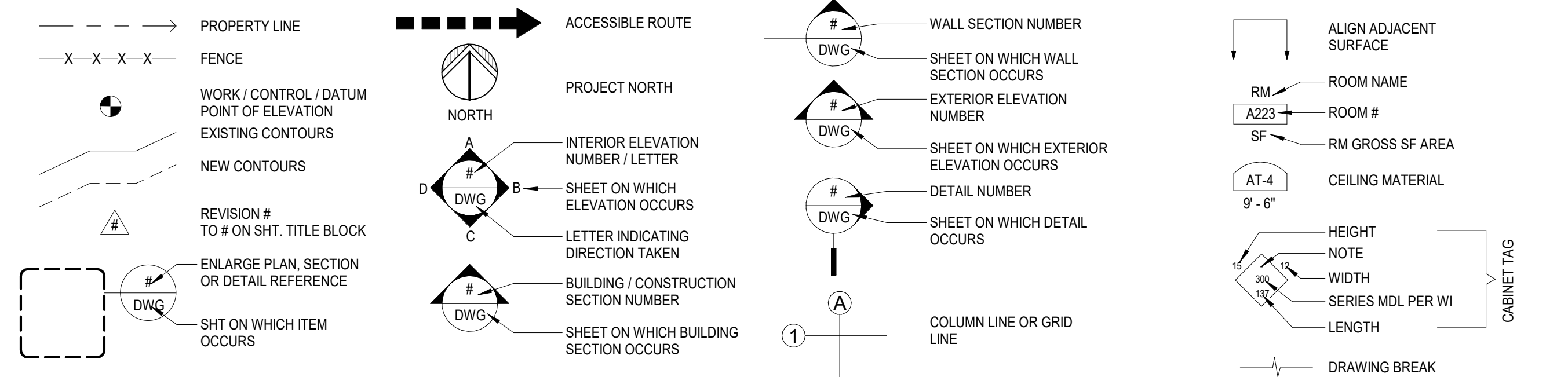
### SHEET DESCRIPTION

PROJECT  
INFO

### SHEET NO.

A0.0

## REFERENCE SYMBOLS



1 SITE PLAN  
1/8" = 1'-0"



INSTRUCTIONS:				OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	VERIFICATION
1. Fill out the project information in the Verification box at the right. 2. Submittal must be a minimum of 11" x 17". 3. This form is for permit applications submitted January 2020 through December 2022.					
TITLE		SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	adds any amount of conditioned area, volume, or size	Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable	
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	PROJECT NAME
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	6210 / 012
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•	BLOCK/LOT
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	•	338 TEDDY AVENUE, SAN FRANCISCO, CA 94134
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	ADDRESS
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•	PRIMARY OCCUPANCY
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.	•	GROSS BUILDING AREA
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•	INCREASE IN CONDITIONED FLOOR AREA
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•	I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable	LICENSED PROFESSIONAL (sign & date) May be signed by applicant when <1,000 sq. ft. is added.
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•	AFFIX STAMP BELOW:
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	Environment Code ch. 14 SFGBC 4.103.2.3 CalGreen 4.408.2, 4.408.5	Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Demonstrate ≥65% recovery. See www.dbi.org for details.	•	
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•	
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	
	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope	Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope	
INDOOR AIR QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)
					FIRM

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY	Indoor Water Efficiency <i>Each fixture must not exceed CALGreen 4.303 maximum flow rates:</i>		Water Efficiency of Existing Non-Compliant Fixtures		<div><input type="checkbox"/> I am a LEED Accredited Professional</div> <div><input type="checkbox"/> I am a GreenPoint Rater</div> <div><input type="checkbox"/> I am an ICC Certified CALGreen Inspector</div> <div>GREEN BUILDING COMPLIANCE PROFESSIONAL <i>(sign &amp; date)</i></div> <div><i>Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.</i></div>
	FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE	NOTES:	All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDDBI.org.	
	Showerheads <sup>2</sup>	1.8 gpm @ 80 psi	<div>1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L).</div> <div>2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)</div>	NON-COMPLIANT PLUMBING FIXTURES INCLUDE:	
	Lavatory Faucets: residential	1.2 gpm @ 60 psi		1. Any toilet manufactured to use more than 1.6 gallons/flush	
	Kitchen Faucets	1.8 gpm @ 60 psi default		2. Any urinal manufactured to use more than 1 gallon/flush	
	Wash Fountains	1.8 gpm / 20 [rim space (inches)] @ 60 psi]		3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm	
	Metering Faucets	.20 gallons per cycle		4. Any interior faucet that emits more than 2.2 gpm	
	Tank-type water closets	1.28 gallons / flush <sup>1</sup> and EPA WaterSense Certified		<i>Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.</i>	
	Flushometer valve water closets	1.28 gallons / flush <sup>1</sup>			
	Urinals	Wall mount: 0.125 gallons / flush			
Floor mount: 0.5 gallons / flush					

**SHEET NO.**  
**A0.1**



GENERAL NOTES

1.

ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH REGULATIONS AND BUILDING CODES OF SAN FRANCISCO.
2.

ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3.

**BUILDING - FIRE PROTECTION**

(A) EXISTING BEDROOMS; PROVIDE SMOKE DETECTORS, BATTERY OPERATED, IN ALL (E) BEDROOMS AND OR ADJACENT HALLWAY OR SPACES. SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP IN ALL NEW CONSTRUCTION. (CBC 310.9)

(B) CARBON MONOXIDE ALARMS ARE TO BE LOCATED AS FOLLOWS: (CBC 420.4)

(1) OUTSIDE THE SLEEPING AREAS IN THE IMMEDIATE VICINITY OF THE BEDROOM.

(2) ON EVERY LEVEL OF THE BUILDING INCLUDING BASEMENTS.

(C) PROVIDE 5/8" TYPE X GYP. BD. ON GARAGE WALLS, POST, BEAMS AND CEILING. ANY DOOR BETWEEN THE HOUSE AND GARAGE MUST BE SELF-CLOSING AND BE A 20-MINUTE RATED AND LABELED DOOR OR A MINIMUM 1 3/8" THICK, SOLID WOOD DOOR. WHERE A MIN. OF TWO SELF CLOSING HINGES ARE USED.(CBC 302,312.4)
4.

**BUILDING - EGRESS**

EMERGENCY ESCAPE WINDOWS SHALL HAVE MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MINIMUM NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24 INCHES. FINISHED SILL HEIGHT NOT TO EXCEED 44 INCHES ABOVE FINISHED FLOOR. BARS, GRILLES, GRATES, OR SIMILAR DEVICES MAY BE INSTALLED PROVIDED THAT SUCH DEVICES ARE EQUIPPED WITH APPROVED RELEASE MECHANISMS WHICH ARE OPENABLE FROM THE INSIDE. (CBC 310.4)
5.

**ELECTRICAL - GENERAL**

(A) PROVIDE TAMPER-RESISTANT WALL RECEPTACLES IN HABITABLE ROOMS MAX. 12" O.C., AND MAX. 6' FROM ANY OPENING & AT WALLS LONGER THAN 2'. (CEC 210.5)

(B) PROVIDE A 20AMP DEDICATED CIRCUIT FOR NEW BATHROOM. PROVIDE GFCI PROTECTED, TAMPER RESISTANT RECEPTACLE WITHIN 3' OF THE BATHROOM LAVATORY, OR ON THE SIDE OF THE VANITY CABINET WITHIN 12" OF THE TOP. ALL LIGHTING INSTALLED OVER SHOWER OR TUB SHALL BE MARKED SUITABLE FOR WET LOCATIONS. NO RECEPTACLES ARE PERMITTED IN A TUB OR SHOWER SPACE.

(D) ALL 15 AND 20 AMPERE RECEPTACLS SHALL BE TAMPER RESISTANT.

(E) PROVIDE A DEDICATED CIRCUIT FOR A DISHWASHER.

(F) PROVIDE A DEDICATED CIRCUIT FOR A DISPOSAL.
5.

**ELECTRICAL - GENERAL**

(G) PROVIDE A DEDICATED CIRCUIT FOR A MICROWAVE.

(H) ALL OUTLETS SERVING COUNTERTOP SURFACES ARE TO BE GFCI PROTECTED. REQUIRED OUTLETS SERVING WET BAR SINKS ARE TO BE GFCI PROJECTED WITHIN 6 FEET OF THE OUTER EDGE OF THE SINK.

(I) RECEPTACLES OUTLETS ARE REQUIRED AT ALL COUNTERTOPS 12" OR WIDER AND ARE TO BE PLACED SUCH THAT NO POINT ALONG THE WALL IS MORE THAN 24" AWAY FROM AN OUTLET.

(J) RECEPTACLE OUTLETS SHELL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. RECEPTACLE OUTLERS SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE OR APPLIANCES OCCUPYING DEDICATED SPACES AHLL NOT BE CONSIDEREDAS THESE REQUIRED OUTLETS. REQUIRED OUTLETS SHALL NOT BE INSTALLED MORE THAN 12" BELOW COUNTERTOP OR WHERE COUNTER TOP OVERHANDS MORE THAN 6".

(K) ALL LIGHT FIXTURES THAT ARE TO BE RECESSED INTO INSULATED CEILINGS SHALL BE INSULATION CONTACT (I.C) RATED. LIGHT FIXTURE HOUSING SHALL BE AIRTIGHT.

(L) ALL KITCHEN PERMANENT LIGHTING WATTAGE SHALL COME FROM HIGH EFFICACY LIGHT FIXTURES. PERMINANT FLUORESCENT LIGHTING AT ALL INDOOR ROOMS SHALL BE BY 4-PIN FLUORESCNET FIXTURES.

(M) ALL BATHROOM PERMANENT LIGHTING SHALL BE HIGH EFFICACY OR SHELL BE CONTROLLED BY A MOTION SENSOR.
7.

**GREEN BUILDING REQUIREMENTS**

(A) INDOOR WATER EFFICIENCY: INSTALL WATER-EFFICIENT FIXTURES AND FITTINGS PER CALGREEN 4.303. REPLACE ALL NONCOMPLIANT FIXTURES IN PROJECT AREA PER CALGREEN 3.301.1.1.

(B) ENERGY EFFICIENCY: COMPLY WITH CALIFORNIA ENERGY CODE (TITLE 24, PART 6)

(C) BATHROOM EXHAUST FANS: MUST BE ENERGYSTAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING AND CONTROLLED BY A HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY OF LESS THAN 50% TO MAXIMUM OF 80%. HUMIDITY CONTROL MAY BE SEPARATE COMPONENT FROM THE EXHAUST FAN.

(D) COMPOSITE WOOD PRODUCTS: HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON INTERIOR OR EXT. SHALL MEET CARB AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD.

(E) INTERIOR PAINTS AND COATINGS: COMPLY WITH VOC LIMITS IN THE AIR RESOURCES BOARD ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL PAINTS.

(F) LOW VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS: SCAQMD RULE 1168.

LEGEND

	EXISTING WALL TO REMAIN		WALL RECEPTACLE ±18" A.F.F. MAX U.N.O
	EXISTING WALL TO BE REMOVED		GFCI WALL RECEPTACLE ±42" A.F.F.
	(N) INTERIOR 2X PARTITION WALL		WALL SWITCH ±42" A.F.F., 48" A.F.F MAX
	(N) INTERIOR 1-HR. PARTITION WALL (1 LAYER OF 5/8" TYPE X GYP. BD. EACH SIDE. W/ R-13 INSUL.)		VENTILATION FAN
	(N) INSULATION R-13 INSULATION		FLUORESCENT LIGHTING FIXTURE
	SMOKE DETECTOR 110V. W/ BACK-UP POWER		TELEPHONE/DATA JACK ±18" A.F.F. MAX U.N.O
	CARBON MONOXIDE ALARM		SHEET NOTE REFERENCE

SHEET NOTES

DESIGNER:  
LCF SOLUTIONS INC.  
FELIX LIU 415.517.4448

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ADDITION  
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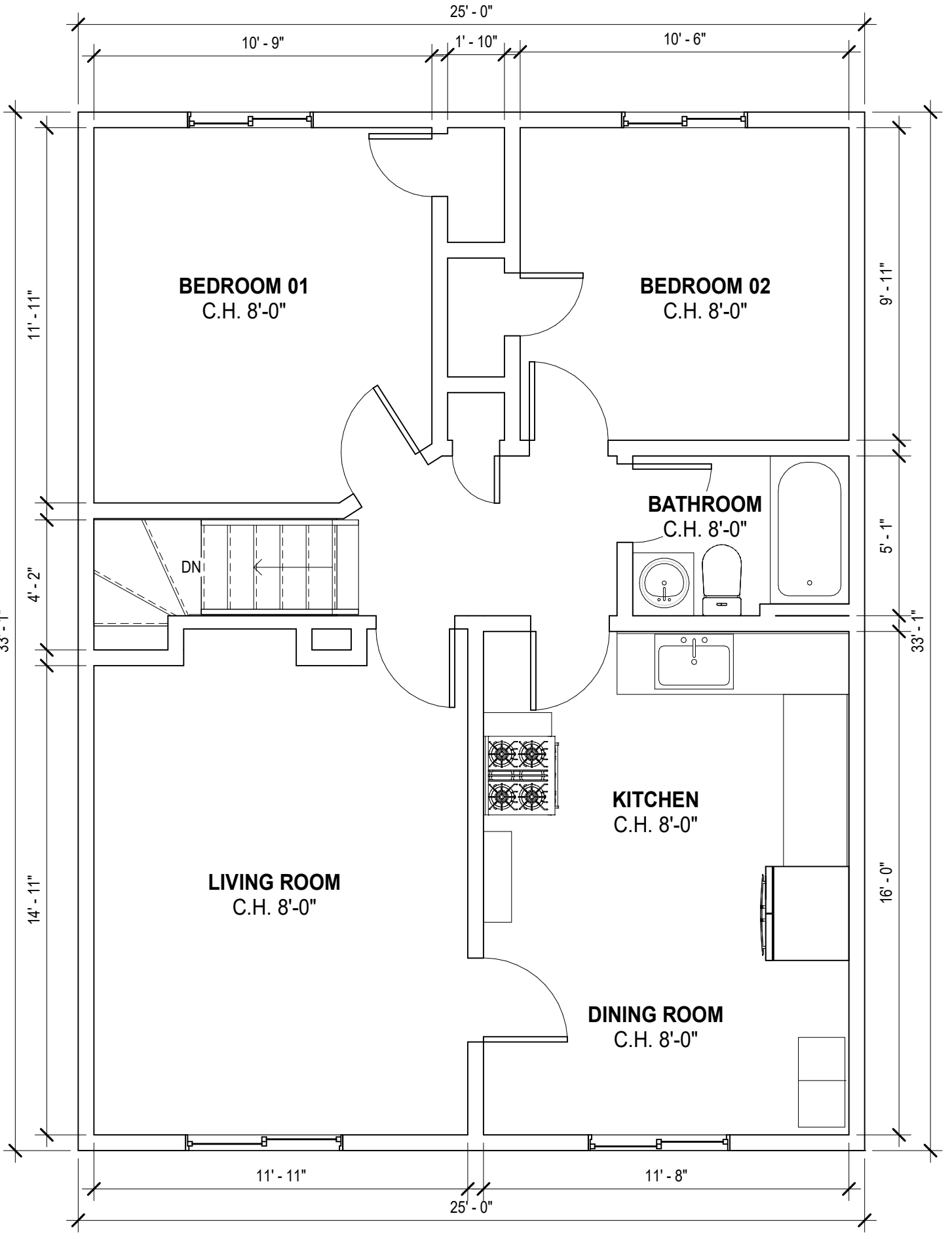
ISSUED	DATE

PROJECT TITLE  
**LEGALIZE GROUND FLOOR**  
338 TEDDY AVENUE  
SAN FRANCISCO, CA 94134

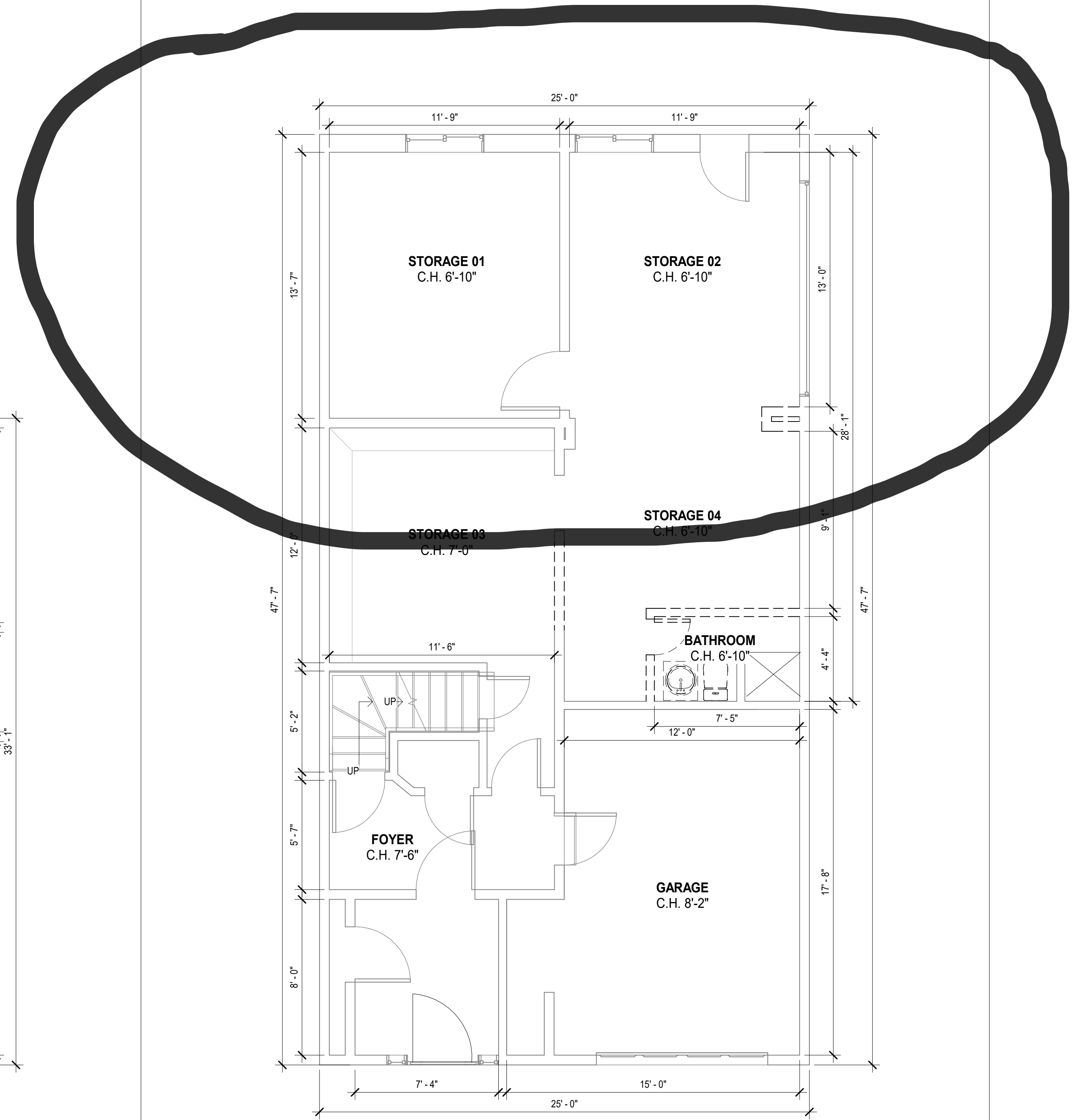
FILE NO.  
DRWN BY: SHERYLL  
DATE : 07/25/2021  
CHK'D BY F.LIU  
PROJ. NO. 2111  
SCALE 1/4" = 1'-0"

SHEET DESCRIPTION  
**EXISTING & PROPOSED FLOOR PLANS**

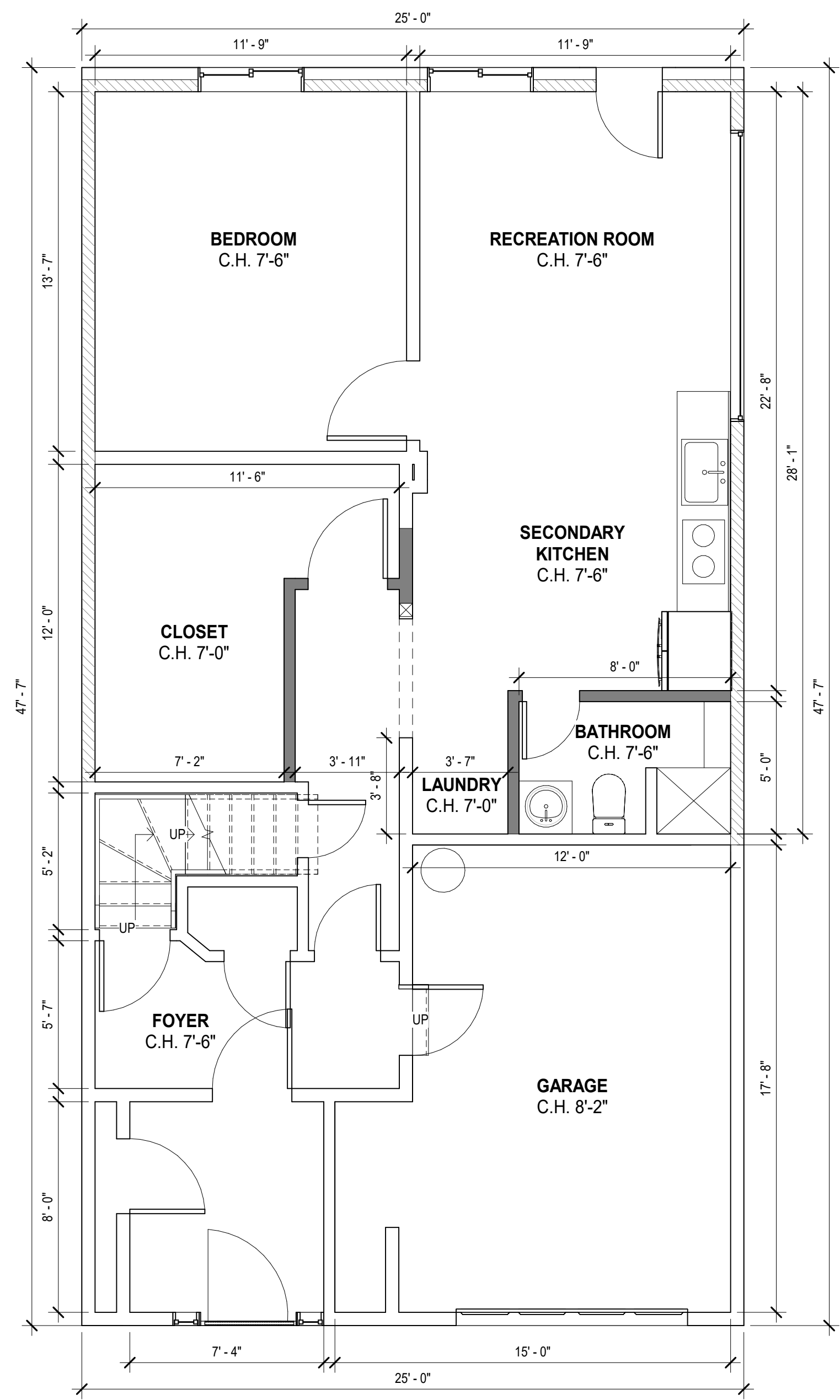
SHEET NO.  
**A1.0**



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



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

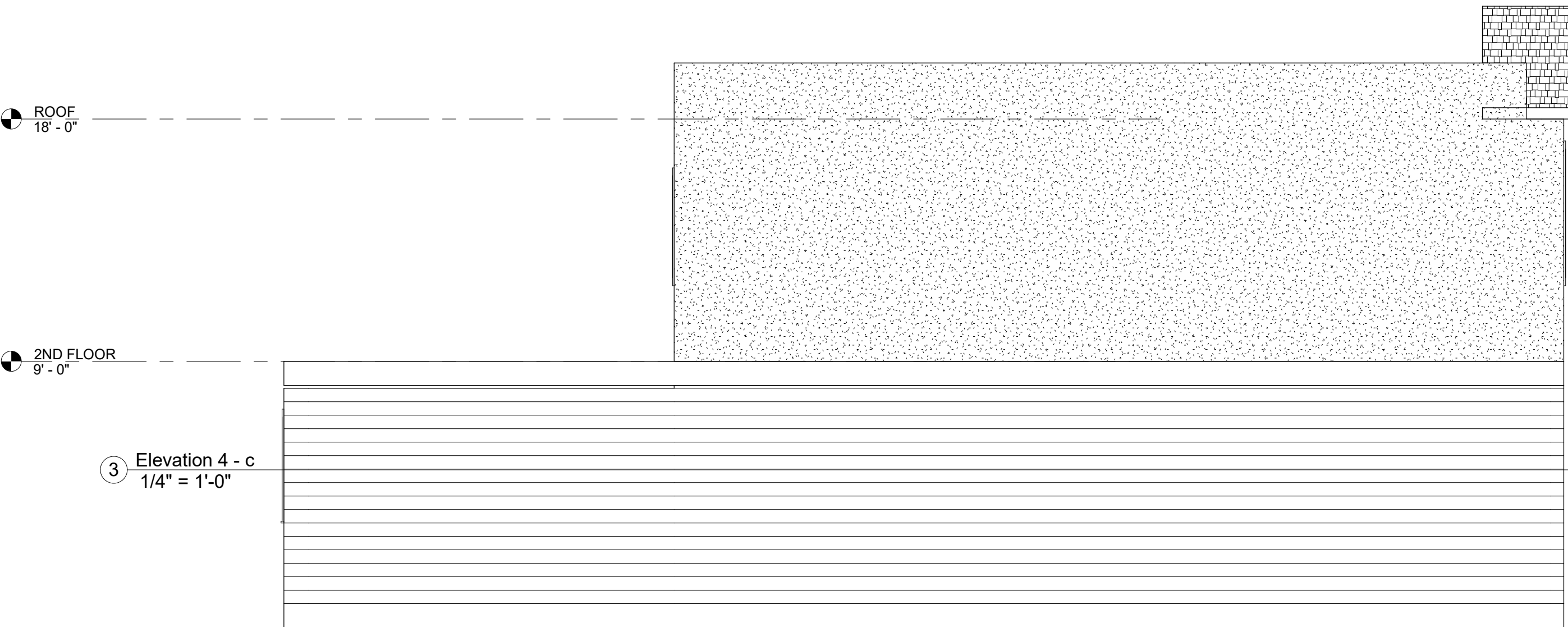


3 PROPOSED GROUND FLOOR PLAN  
1/4" = 1'-0"





1 Elevation 2 - a  
1/4" = 1'-0"



3 Elevation 4 - c  
1/4" = 1'-0"



2 Elevation 3 - b  
1/4" = 1'-0"



4 Elevation 5 - d  
1/4" = 1'-0"

DESIGNER:  
LCF SOLUTIONS INC.  
FELIX LIU 415.517.4448



LEGALIZE GROUND FLOOR  
ADDITION

338 TEDDY AVENUE  
SAN FRANCISCO, CA 94134

ISSUED	DATE

PROJECT TITLE  
**LEGALIZE  
GROUND  
FLOOR**  
338 TEDDY AVENUE  
SAN FRANCISCO, CA 94134


FILE NO.  
DRWN BY: Author  
DATE : 07/26/21  
CHK'D BY Checker  
PROJ. NO. 2111  
SCALE 1/4" = 1'-0"

SHEET DESCRIPTION  
**EXISTING &  
PROPOSED  
ELEVATIONS**

SHEET NO.

A2.0

DESIGNER:  
LCF SOLUTIONS INC.  
FELIX LIU 415.517.4448



LEGALIZE GROUND FLOOR  
ADDITION  
338 TEDDY AVENUE  
SAN FRANCISCO, CA 94134

ISSUED	DATE

PROJECT TITLE

LEGALIZE  
GROUND  
FLOOR  
338 TEDDY AVENUE  
SAN FRANCISCO, CA 94134

FILE NO.

DRWN BY: Author

DATE : 07/26/21

CHK'D BY Checker

PROJ. NO. 2111

SCALE

SHEET DESCRIPTION

TITLE-24

SHEET NO.

T1.0

◆ **Estimated Cost of Complying with Order of Abatement**

**Prepared by:** Connie M. Wong

**Property Address:** 338 Teddy Ave. San Francisco, CA 94134

**Block/Lot Number:** 6210 / 012

**Date:** June 25, 2025

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**Scope of Demolition (Storage Structure - Approx. 14 ft x 25 ft “Horizontal Addition”)**

Item	Description	Estimated Cost
Demolition	Removal of 25 ft x 7 ft outer wall, 14 ft x 7 ft side walls (x2), roofing material of the storage shed area, debris removal and hauling	\$15,000
Reconstruction	New exterior wall (25 ft x 7 ft) to enclose basement post-demolition	\$12,000
Relocation Costs	Packing and moving contents of 3 storage rooms (personal items and household overflow)	\$4,000
Storage Rental	Two 10' x 10' units @ \$550/month (estimate)	\$1,100/month

**Total One-Time Estimated Cost:**  
**\$31,000**

**Ongoing Monthly Storage Rental**  
**\$1,100/month**

**Note:** These costs do not include bathroom upgrades, permit fees, engineering, or labor availability delays. Actual costs may be higher.







June 14, 2025

Connie M. Wong

Patient: **Connie Man Lai Wong**

Date of Birth: **6/10/1953**

Date of Visit: **6/14/2025**

Dear Connie M. Wong:

As requested, here is a list of your chronic medical problems:

**Patient Active Problem List**

Diagnosis

- History of hyperthyroidism
- Hyperlipidemia
- Prediabetes
- Primary hypertension
- Adenomatous polyp of colon
- Osteoporosis
- Sensorineural hearing loss (SNHL) of both ears
- Stage 3a chronic kidney disease (HCC)
- OA (osteoarthritis) of finger, left

Sincerely,

Michele Wong, MD

CC: No Recipients

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**REQUEST TO WITHDRAW OR EXTEND  
UNISSUED BUILDING PERMIT APPLICATIONS**

**INSTRUCTIONS**

All requests to extend or withdraw an unissued building permit application are to be made using this form. The form is to be completed and signed by the permit applicant, property owner or authorized agent for extensions, and solely by the property owner or their authorized agent for withdrawal, and submitted to [dbi.cpbrequest@sfgov.org](mailto:dbi.cpbrequest@sfgov.org) for review and approval.

- In-House Review permit application extension or withdrawal requests will be considered by DBI's Plan Review Services manager. Upon approval and processing, a copy of this form documenting approval of the request will be emailed to the applicant.
  - Over-the-Counter (OTC) permit application extension or withdrawal requests will be considered by DBI's OTC manager. Applicants requesting an OTC extension must also schedule an appointment with the OTC manager to review and discuss their request. OTC extension or withdrawal requesters must bring the original application form and both plan sets (if applicable) to the appointment.
- Once the request is approved, the property owner or authorized agent of record will be directed to pay the extension or withdrawal fee. See Information Sheet G-06 for additional details.

Job address: <u>338 Teddy Ave SF</u>	Building Application #: <u>202108116263</u>
Owner's Name: <u>CONNIE M WONG</u>	Contact Info/Tel #: <u>415 484 19402</u>
Mailing Address: <u>338 Teddy Ave</u>	Email: <u>cmwong1@gmail.com</u>
City: <u>SF CA 94134</u>	Zip: <u>94134</u>
This is to request (please check one): <input checked="" type="checkbox"/> Withdrawal <input type="checkbox"/> Extension	
\$166.64 Administration \$298.38 plus 20% of All Plan Review Fees	
Reason for Request: <u>HIRED NEW BUILDING CONTRACTOR AND ARCHITECT FOR THE PROJECT.</u>	
Applicant's Name (Print)	Applicant's Signature
	Date

Date Received: <u>12/23/2029</u>	DO NOT WRITE IN THIS BOX - OFFICIAL USE ONLY		
Inspection Division (if applicable): <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved w/comments	<u>AND JONES</u> <u>12/23/2029</u>		
	Name	Signed	Date
Disposition/comments by the plan review manager: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Disapproved w/comments			
Comments: <u>ACCEPTABLE TO WITHDRAW @ TIME OF</u> <u>ISSUANCE OF (N) PIA. DO NOT WITHDRAW PRIOR</u> <u>TO ISSUANCE OF (N) APPLICATION</u>	Name	Signed	Date
Date: <u>12/23/2029</u>	Receipt #: <u>AND JONES 12/23/2029</u>		

Central Permit Bureau

49 South Van Ness Avenue, Suite 200 - San Francisco CA 94103

(628) 652-3240 - [sfdbi.org](mailto:sfdbi.org) - [dbi.cpbrequest@sfgov.org](mailto:dbi.cpbrequest@sfgov.org)