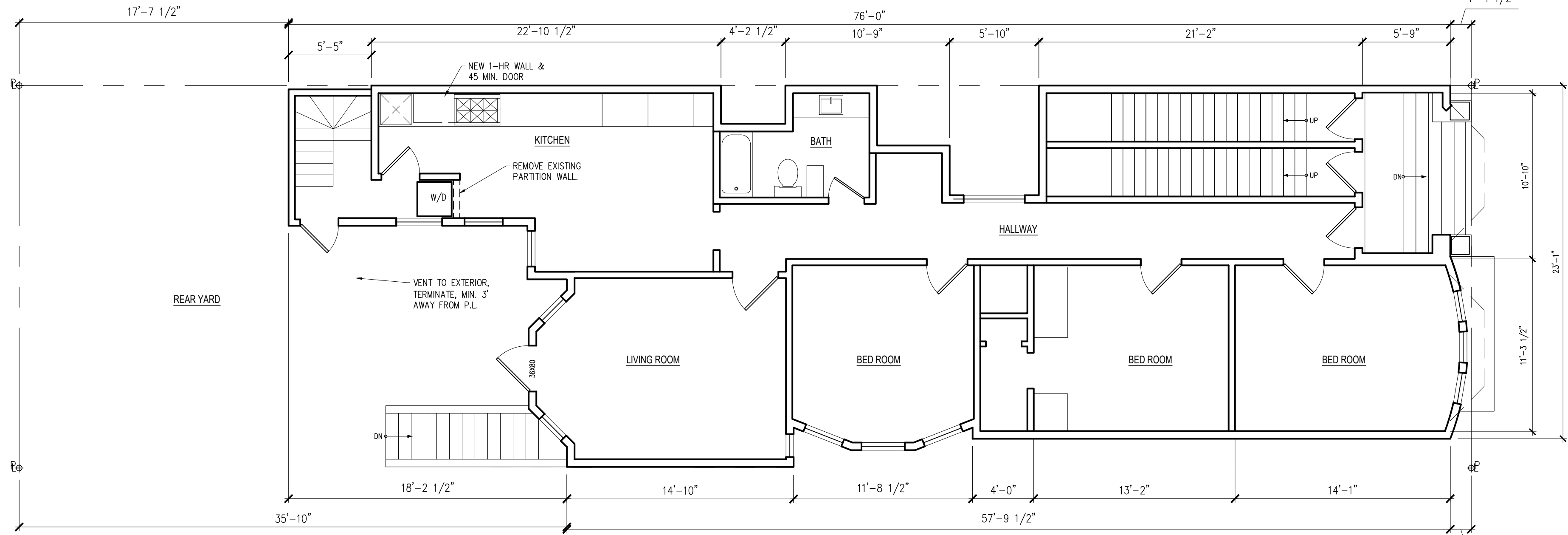
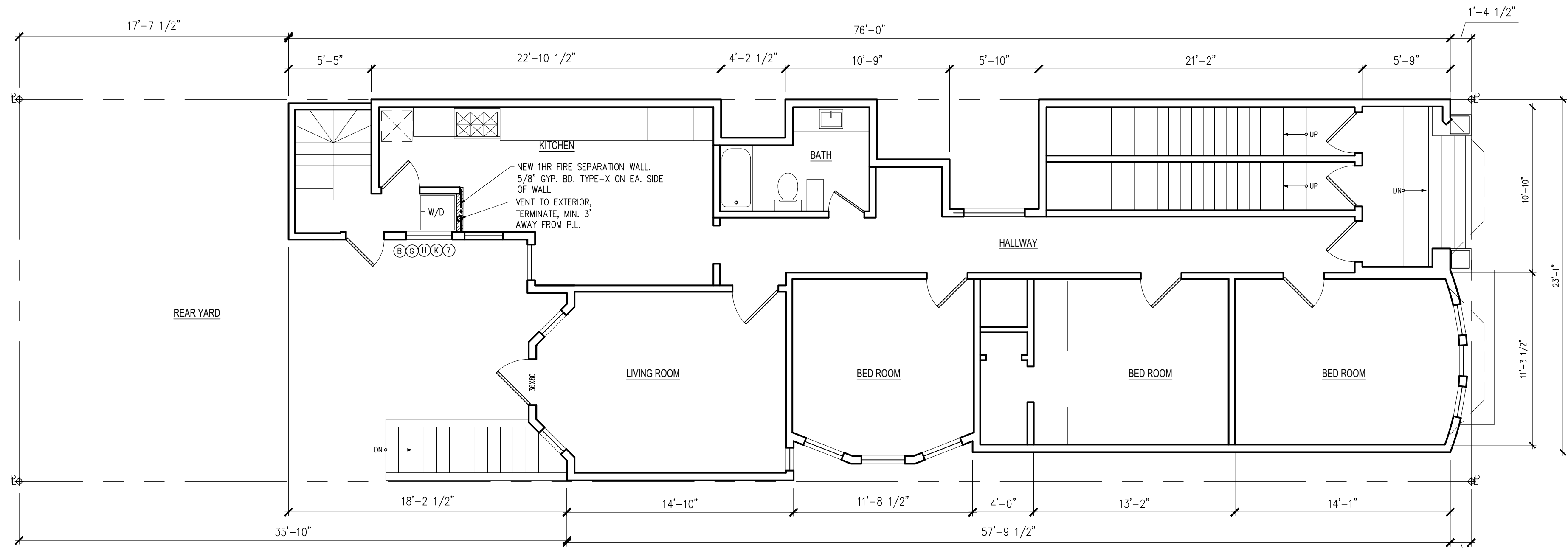


REVISED PLANS SUMMITTED FOR THE HEARING ON JUNE 7,
2023



1 EXISTING FIRST FLOOR PLAN
SCALE : 3/16"=1'-0"



2 PROPOSED FIRST FLOOR PLAN
SCALE : 3/16"=1'-0"

16TH STREET

16TH STREET

KEYNOTES

- 1 SMOKE DETECTOR & CARBON MONOXIDE DETECTOR: SMOKE DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL LEVEL INCLUDING BASEMENTS AND HABITABLE ATTICS. ALARMS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. INTERCONNECTION: WHERE MORE THAN ONE SMOKE ALARM IS REQ'D WITHIN A DWELLING UNIT, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVE BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. SMOKE ALARMS SHALL BE INSTALLED A MIN. OF 3' FROM A DOOR OR OPENING OF A BATHROOM THAT CONTAINS A TUB OR SHOWER UNLESS IT WOULD PREVENT PLACEMENT OF THE REQ'D SMOKE ALARM. CARBON MONOXIDE DETECTOR: ARE REQUIRED ON THE HALLWAY OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. IT SHALL BE PROVIDED ON EVERY LEVEL INCLUDING BASEMENTS. CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN ANY BEDROOM OR AN ATTACHED BATHROOM HAS ANY FUEL BURNING APPLIANCES. SMOKE AND CARBON MONOXIDE ALARMS HAVE TO BE HARDWIRED AND INTERCONNECTED 110 VOLT WITH BATTERY BACKUP FOR NEW CONSTRUCTION.
- 2 STAIRS: RISE AND RUN 4" MIN. RISER, 7" MAX. RISER AND 11" MIN. TREAD RUN. (EXCEPTION: STEPS MAY BE 7.75" MAX. RISE AND 10" MIN. RUN FOR STAIRS WITHIN INDIVIDUAL DWELLING UNIT IF OCCUPANT LOAD IS <10; OR FOR STAIRS TO UNOCCUPIED ROOF). LARGEST RISE OR RUN IN A FLIGHT MAY NOT EXCEED SMALLEST BY MORE THAN 3/8". HANDRAILS, REQ'D ON STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING, WITH 12" EXTENSIONS TOP & BOTTOM, RETURNED TO WALL. HANDRAILS REQUIRED AT BOTH SIDES, EXCEPT WITHIN A DWELLING UNIT. PICKETS & BALUSTERS: OPENING LESS THAN 4", 6" MAX. DIAMETER OPENING AT TREAD/RISER/BALUSTER TRIANGLE. GUARDRAIL MIN. HEIGHT 42". (EXCEPTION: WITHIN DWELLING UNIT, 36" MIN. IF HANDRAIL MOUNTED ABOVE GUARDRAIL.) LANDING REQ'D AT EVERY 12 VERTICAL FEET, MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. HEADROOM CLEARANCE MIN. 80" THROUGHOUT STAIRS. TREAD ANTI-SLIP: ON EXTERIOR STAIRS, PROVIDE TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY and 0.98 WET.
- 3 STRUCTURE @ EXTERIOR SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH CONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISTANT WOOD. ALL CUT ENDS TO BE TREATED WITH "COPPER GREEN" OR SIMILAR PRESERVATIVE.
- 4 LIGHT & VENTILATION (PER CBC CH. 12 SECTIONS 1203 & 1205) HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL LIGHT, MIN. GLAZED AREA SHALL BE NO LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. NATURAL VENTILATION SHALL BE PROVIDED THOUGH WINDOWS, DOORS LOUVERS, OR OTHER OPENINGS TO OUTDOORS. MIN. OPENABLE AREA SHALL BE NO LESS THAN 4% OF THE FLOOR AREA BEING SERVED.
- 5 GARAGE VENTILATION: 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
- 6 BATHROOM: W.C.: MIN. OF 24" CLEARANCE IN FRONT OF W.C. 15" FROM CENTERLINE OF BOWL TO ADJACENT WALL. MAX. ALLOWABLE W.C. FLUSH RATE: 1.28 GALLONS, MAX. SHOWER: 30" MIN. DIA. CIRCLE & 1024 SQ. INCHES MIN. AREA, 32" X 32" INSIDE THRESHOLD; SHOWERHEAD FLOW RATE TO BE 2.0 GAL/MINUTE MAX. WET AREAS: NO GYPSUM BOARD OR GREENBOARD OR PURPLEBOARD ALLOWED ON WET AREAS; USE 1/2" CEMENTITIOUS BACKERS (HARDIE BACKER OR SIM.) AS TILE OR STONE UNDERLAYMENT. FAUCETS FLOW RATE TO BE 1.2 GAL/MINUTE MAX. BATHTUBS/SHOWERS TO BE FINISHED WITH MIN. 72" NONABSORBENT SURFACE MEASURED FROM F.F. PER (CRC R307.2)
- 7 LAUNDRY: PROVIDE FLOOR DRAIN IN CENTER OF ROOM, SLOPE MIN. 1/4" PER FOOT.
- 8 SKYLIGHTS: (WITHOUT PARAPETS) LESS THAN 5 FEET FROM PROPERTY LINE TO BE 45 MIN. RATED ASSEMBLY W/ 1-HR. ROOF/CEILING CONSTRUCTION
- 10 BEDROOM WINDOWS: AT LEAST ONE WINDOW PER BEDROOM SHALL MEET EGRESS REQ'S OF HAVING OPENABLE 5.7 SQ. FT. WITH EITHER MIN. CLEAR WIDTH OF; 20"(W/ 41" CLEAR HEIGHT) OR 34"(W/ 24" CLEAR HEIGHT). SILL HEIGHT OF OPENING TO BE MAX. 44" ABOVE FINISH FLOOR.
- 11 ROOF PARAPETS: AT UNRATED ROOFS: 1-HR RATED PARAPET, 30" MIN. HEIGHT REQ'D.
- 12 ROOFING: CLASS "B" MIN. ROOFING. FLAT ROOF 2% MIN. SLOPE, 1:48.
- 13 ROOF DECK: < 500 SQ.FT. FOR COMBUSTIBLE DECKING MATERIAL 1/8" SPACING BETWEEN PLANKS, PERMETER OPENING CLOSED TO WITHIN 1" OF ROOF. CONSTRUCTION IS MIN. 2" NOMINAL HEART REDWOOD OR FIRE RESISTANT TREATED WOOD. GUARDRAIL MIN. HEIGHT 42". OPENING LESS THAN 4".
- 14 OVERFLOW DRAINS: SAME SIZE AS DRAIN AND 2" ABOVE LOW POINT.
- 15 ATTIC VENTILATION & ACCESS: ENCLOSED ATTIC AND RAFTER SPACES SHALL HAVE CROSS VENTILATION. NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF ATTIC OR RAFTER SPACE AREA WITH A CLASS 1 OR 2 VAPOR BARRIER PROVIDED ON THE WARM-IN-WINTER SIDE OF CEILING; 50% OF VENT AREA SHALL BE PROVIDED IN UPPER PORTION AND 50% BY EAVES OR CORNICE VENTS. ACCESS: 22"x30" ACCESS REQUIRED WHEN ATTIC HAS CLEAR HEIGHT OF 30" OR MORE. HEADROOM OF 30" MIN. REQ'D ABOVE ACCESS.
- 16 UNDER-FLOOR VENTILATION & ACCESS: CRAWL SPACE UNDER WOOD JOISTS SHALL HAVE CROSS VENTILATION, NOT LESS THAN 1 SQ.FT. FOR EACH 150 SQ.FT. OF CRAWL SPACE. ACCESS: 18"x24" MINIMUM SIZE ACCESS REQUIRED
- 17 TEMPERED WINDOWS: TEMPERED GLASS REQ'D WITHIN 24" OF THE STRIKE EDGE OF A DOOR; WITHIN 18" OF A FINISH FLOOR LEVEL (WALKING SURFACE); WITHIN SHOWER OR BATHTUB ENCLOSURE. TEMPERED GLASS REQ'D FOR WINDOWS ABOVE BATHTUBS OR SHOWER STALLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE AND FOR THE WINDOWS WITHIN A 5'-0" STRAIGHT LINE FROM THE OUTSIDE EDGE OF THE WATER'S EDGE FOR A TUB OR SHOWER. TEMPERED GLASS REQ'D FOR ANY WINDOW WITHIN 3 FEET HORIZONTALLY OF THE WALKING SURFACE OF THE STAIRWAY, LANDING OR WITHIN 5'-0" IN ANY DIRECTION FROM ANY POINT ON THE BOTTOM STAIR TREAD, WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.

MEP KEYNOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE CALIFORNIA ELECTRICAL CODE. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, THE ITEMS LISTED BELOW:
- A BATHROOM: OUTLETS: PROVIDE BATH WITH GFCI OUTLETS. LIGHTING: ALL H.E. LIGHTING
- B LAUNDRY: ELECTRICAL: LAUNDRY ROOM, WASHER AND DRYER SHALL HAVE A SEPARATE 20 AMP GFCI PROTECTED BRANCH CIRCUIT. DRYER VENT, RIGID PIPE (NO FLEX DUCT ALLOWED) SHALL TERMINATE OUTSIDE. 4" DIA PIPE 14" MAX LENGTH WITH MAX 2 - 90 DEGREE TURNS, MINUS 2" FOR EACH ADDITIONAL 90 DEGREE TURN OR PROVIDE BOOSTER FAN. MAKE-UP AIR: VENT FOR GAS OR ELECTRIC DRIERS: 100 SQ. IN. MIN. INTAKE OPENING. LIGHTING: ALL HE LIGHTING
- C OUTLETS/ELECTRICAL RECEPTACLES: AT LEAST ONE OUTLET IN HALLWAY. PLACE OUTLETS SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6' HORIZONTALLY FROM ANY OUTLET. ANY WALL OVER 24" WIDE SHALL HAVE AN OUTLET. ALL OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
- D SWITCHES AND CONTROLS SHALL BE PLACED MIN. 36" - MAX 48" ABOVE FINISH FLOOR.
- E THERMOSTATS SHALL BE PLACED 60" ABOVE FINISH FLOOR.
- F KITCHEN: ELECTRICAL: A MINIMUM OF (2) 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED FOR THE KITCHEN, DINING AND FAMILY ROOM AREAS. CONTRACTOR SHALL PROVIDE FOR FUTURE EXPANSION OF (3) 30 AMP CIRCUITS. OUTLETS: MIN. 1 PER EACH COUNTER SECTION WIDER THAN 12", 4" MAX. DISTANCE BETWEEN OUTLETS. PROVIDE GFCI OUTLETS. LIGHTING: AT LEAST 50% OF INSTALLED LUMINAIRE MUST BE OF HIGH EFFICACY (H.E.) LIGHTING AND MUST BE SWITCHED SEPARATELY FROM NON-HE LIGHTING.
- G LIGHTING (OTHER ROOMS): BEDROOM, HALLWAY, STAIRS, DINING & CLOSETS BIGGER THAN 70 SF: ALL HE LIGHTING
- H EXHAUST FANS: PROVIDE BATH & LAUNDRY W/ MECHANICAL EXHAUST FANS WITH BACKDRAFT DAMPER. EXHAUST DIRECT TO EXTERIOR. NO VENT TERMINATION IN EXTERIOR WALL WITHIN 3 FT. OF PROPERTY LINE OR WINDOW OR OPENING USED FOR VENTILATION. BATHROOM EXHAUST SHALL BE PROVIDED WITH HUMIDISTAT CAPABLE OF BEING ADJUSTED BETWEEN <50% TO >80%
- I HEATING SYSTEM: AS SHOWN IS SCHEMATIC ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM DESIGN AND ITS ADEQUACY. WHERE FURNACE DUCTS PIERCE 1-HR GARAGE WALLS, DUCTS SHALL BE MIN. 26 GAUGE GALVANIZED STEEL.
- K COMBUSTION AIR INLET: OPENING NOT ALLOWED WITHIN 3' OF PROP. LINE. 12" DOWN FROM TOP, 12" UP FROM BOTTOM.
- L WATER HEATER: SEISMIC STRAP AND 18" PLATFORM. ONE STRAP IS 1/3 DOWN FROM THE TOP OF THE TANK & ONE 4" ABOVE THE CONTROLS (CPC 507.2). 1" INSULATION SHALL BE INSTALLED ON FIRST 5' OF HOT AND COLD WATER PIPES AT THE WATER HEATER (CENC 150(J)2)
- M GARAGE: LIGHTING: ALL HIGH EFFICACY LIGHTING SHALL BE CONTROLLED BY CERTIFIED VACANCY SENSOR(S) (TITLE 24). BOLLARDS: PROVIDE TO PROTECT GAS EQUIPMENT FROM IMPACT. (CMC308.1) VENTILATION: 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
- N CIRCUITS INTERRUPTER (BREAKERS): ALL 120 VOLT SINGLE PHASE, 15 AND 20 AMP CIRCUITS SUPPLYING OUTLETS IN A DWELLING UNIT'S BEDROOMS, LIVING, DINING, HALLWAYS, CLOSETS AND SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER.
- O SHOWER & TUB SHOWERS: ALL SHOWERS COMBINATIONS SHALL BE PROVIDED WITH PRESSURE BALANCED OR THERMOSTATIC MIXING TYPE CONTROL VALVES. CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS.

LEGEND

- 9 WALL TYPE
- 999 DOOR NUMBER
- 9a WINDOW NUMBER
- WALL:
- (C) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (N) WALL
- 1 A3.4 SECTION
- 1 A3.4 ELEVATION
- A FLOOR/CEILING ASSEMB. TYPE.
- WALL FIRE RATINGS:
- NONE
- 1-HR WALL

SHATARA
ARCHITECTURE
INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

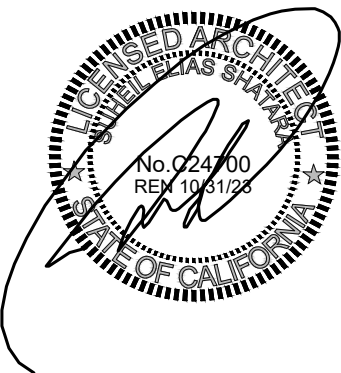
TEL (415) 512-7566
suhel@shataraarch.com

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.
THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.

PROJECT
RESIDENTIAL REMODEL
ADDRESS
**3424 16TH ST. BLDG.
3420-24 16TH ST
SAN FRANCISCO, CA**
**BLOCK: 3558
LOT: 010**

PROJECT DIRECTORY
ARCHITECT
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEL SHATARA

ISSUED	DATE	NO.
BUILDING	01.23.2023	
BUILDING	05.01.2023	



SHEET DESCRIPTION
**EXISTING &
PROPOSED
PLANS**

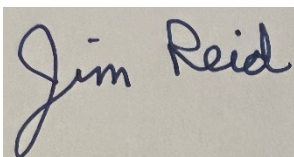
A1.1

Appeal No. 23-004 @ 3420-3424 16th Street
Appellant's Supplementary Statement for the hearing
on April 12, 2023

Statement of Jim Reid to Board of Permit Appeals.

Reasons to deny landlord permit to close egress to back yard from 3424 kitchen:

- Landlords, their building manager, and the architect intentionally mislabeled rear bedroom as a living room, to avoid scrutiny from plan check and get the permit under false pretenses.
- Inspector Matthew Green inspected the bedroom and the door lock.
- Inspector Green inspected the functioning laundry porch on the third floor, separated from unit 3420 with a locked door. The laundry porch had all the utilities and vents to reconnect the existing stacked washer/dryer.
- The original doorway to the back stairs from 3424 was 28". The door from the back stairs to the yard and alley is 32"
- The door to both upper units, 3420 & 3422 to the back stairway are 30."
- The door from my bedroom to the back yard does not work properly, as it was not installed or maintained properly. I never use it, but go to access the yard and alley from the kitchen door that the landlords plan to seal up.
- I believe that the Fire department should inspect the back of the house and determine what needs to be done for safe egress in an emergency. I intend to call them.
- I ask that the Board deny their permit until the Fire department inspects the entire rear of the house and the basement crawl space.

A handwritten signature in blue ink that reads "Jim Reid". The signature is written in a cursive, flowing style. The "J" is large and loops around the "i". The "R" is tall and has a long vertical stroke. The "e" is small and loops back. The "i" is small and has a dot. The "d" is tall and has a long vertical stroke. The signature is written on a light-colored, textured background.

Appeal No. 23-004 @ 3420-3424 16th Street
Permit Holder's Supplementary Statement for the hearing on
April 12, 2023

Brief prepared by Kevin O'Neill to Appeal No. 23-004

After our hearing before you on 3/1, we set at work to find a solution to address the appellant's concerns about having his roommates gain access to the washer/dryer and the yard either through his bedroom or by going around the building.

On 3/6, we participated in an arbitration with the Rent Board, requested by the appellant because he claimed a reduction of housing services as a result of the washer and dryer having been disconnected since September. Administrative Law Judge Jill Dayal expressed her perspective that this washer and dryer are *not* a housing service. While we are under no obligation to provide them to the appellant and his roommates, we are attempting to work in good faith not only to continue to provide them at no cost, but also to address his request for an alternative egress to the yard and washer/dryer.

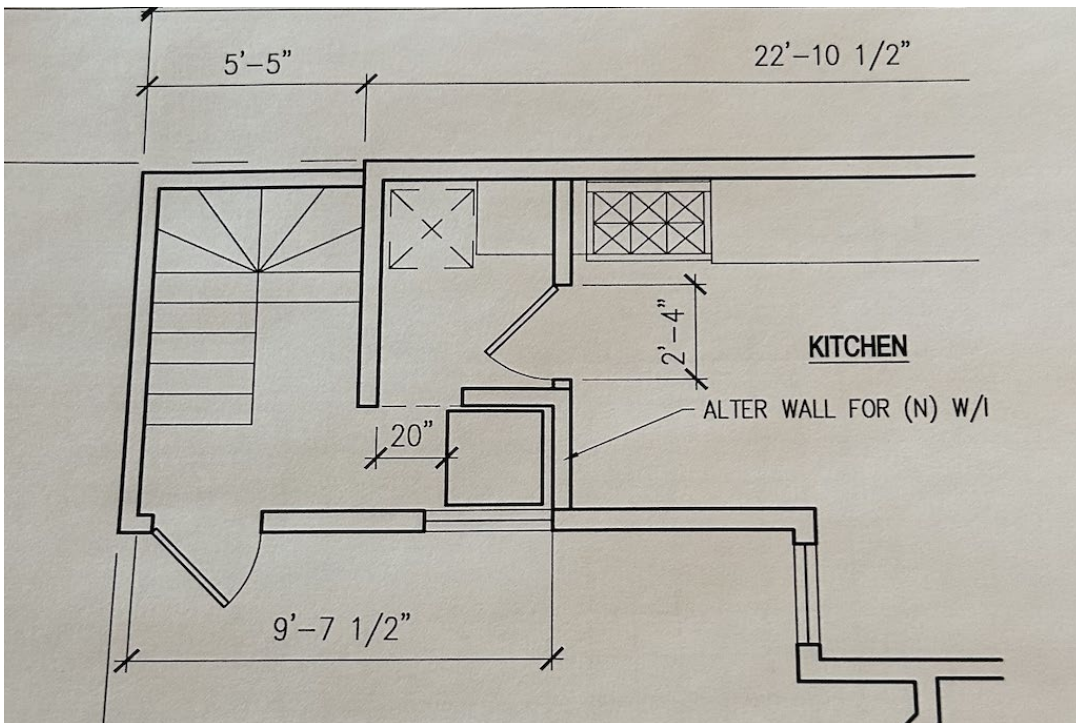
On 3/8, Matthew Greene from DBI came to the unit and walked through it with me. The owners now see a new resolution in addition to the one as originally permitted: install a conforming door so the tenants can easily access both the washer/dryer and the yard. This option will involve a loss of approximately four feet of length from the back of the kitchen in the appellant's flat.

After Matt Greene left the building, I met with Mr. Reid to try and build a better management/tenant relationship. However, during that meeting, he insisted that he would rather fight with us than to make any peaceful resolution. He said, "It's too late."

From: [Rosenberg, Julie \(BOA\)](#)
To: [Mejia, Xiomara \(BOA\)](#); [Longaway, Alec \(BOA\)](#)
Subject: Item 4: Appeal No. 23-004 @ 3420-3424 16th Street
Date: Tuesday, April 11, 2023 5:45:34 PM
Attachments: [image001.png](#)

Hi Alec and Xiomara: The permit holder just submitted the proposed plan, below. Please post this online and include it with the hard file.

Thank you,
Julie



Julie Rosenberg
Executive Director
San Francisco Board of Appeals
49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103
Phone: 628-652-1151
Email: julie.rosenberg@sfgov.org

Documents submitted for the hearing on March 1, 2023

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JIM REID,

Appeal No. **23-004**

Appellant(s)

vs.

DEPARTMENT OF BUILDING INSPECTION,

PLANNING DEPARTMENT APPROVAL Respondent

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on January 27, 2023, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on January 25, 2023 to Jay Davidson, of an Alteration Permit (Existing 3-unit building: modify lower unit at 3424 16th Street; remove window at rear yard bay to a door to access rear yard; modify alcove at rear to provide a laundry area at lower level and infill door at lower unit at kitchen area with one hour wall) at 3420-3424 16th Street.

APPLICATION NO. 2023/01/23/0604

FOR HEARING ON March 1, 2023

Address of Appellant(s):

Address of Other Parties:

Jim Reid, Appellant(s)
3424 16th Street
San Francisco, CA 94114

Jay Davidson, Permit Holder(s)
c/o Robert Noelke, Agent for Permit Holder(s)
1019 Howard Street
San Francisco, CA 94103



Date Filed: January 27, 2023

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 23-004

I / We, **Jim Reid**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2023/01/23/0604** by the **Department of Building Inspection** which was issued or became effective on: **January 25, 2023**, to: **Jay Davidson**, for the property located at: **3420-3424 16th Street**.

BRIEFING SCHEDULE:

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellant's Brief is due on or before: 4:30 p.m. on **February 9, 2023, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, tina.tam@sfgov.org, corey.teague@sfgov.org and suheil@shataraarch.com.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **February 23, 2023, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, tina.tam@sfgov.org, corey.teague@sfgov.org and jimreid1950@gmail.com.

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, March 1, 2023, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal

Appellant or Agent:

Signature: Via Email

Print Name: Jim Reid, appellant

I've lived at 3424 16th Street since late 2004. My landlords live in the two units above me.

I am a 72-year-old building contractor and remodeled the entire building.

My landlords have been trying to force me to move with coercion for almost three years.

It is a horror story of elder abuse by elders. In desperation I have hired a lawyer to sue them, and the complaint will be filed withing a few days.

early last September my landlord's agent Kevin O'Neill and landlord Jay Davidson removed the washer and dryer that I installed a decade ago. I filed a complaint with the Rent Board. My landlords applied and got a permit to close a door that I and my roommates used to access the yard. I have used the former dining room as my bedroom for 19 years and rented out the two other bedrooms to help pay the market rent. In 2004 my landlords installed a door without a permit in the dining room to the yard. Now they are trying to legalize that door AND force my two young female roommates to go through my bedroom to access the lovely yard which they use almost every day.

I would like to file an appeal to stop them from closing off the rear door from our kitchen to the yard.

I would like to file an appeal to stop them from closing off the rear door from our kitchen to the yard.

I go to Discount Builders Supply almost every day and will be near your office this morning.

May I come visit They plan to close up the door on Monday

Sincerely,

Jim Reid

Permit Details Report**Report Date:** 1/27/2023 8:01:19 AM

Application Number: 202301230604

Form Number: 8

Address(es): 3558 / 010 / 1 3420 16TH ST
3558 / 010 / 1 3424 16TH ST

Description: EXTG 3 UNIT BLDG: MODIFY LOWER UNIT 3424 16TH. REMOVE WINDOW AT REAR YARD BAY TO A DOOR TO ACCESS REAR YARD. MODIFY ALCOVE AT REAR TO PROVIDE A LAUNDRY AREA AT LOWER LEVEL. INFILL DOOR AT LOWER UNIT AT KITCHEN AREA WITH 1 HOUR WALL

Cost: \$3,000.00

Occupancy Code: R-2

Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
1/23/2023	TRIAGE	
1/23/2023	FILING	
1/23/2023	FILED	
1/25/2023	APPROVED	
1/25/2023	ISSUED	

Contact Details:**Contractor Details:**

License Number: OWNER

Name: OWNER

Company Name: OWNER

Address: OWNER * OWNER CA 00000-0000

Phone:

Addenda Details:**Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	1/23/23	1/23/23			1/23/23	SHAWL HAREGGEWAIN	
2	CP-ZOC	1/24/23	1/24/23			1/24/23	SPYCHER DAKOTA	Approved. Replace one ground floor window at rear with new door. No other scope of work proposed. - D.Spycher
3	BLDG	1/24/23	1/24/23			1/24/23	BENDEZU SEBASTIAN	Approved OTC. sebastian.bendezu@sfgov.org
4	MECH	1/24/23	1/24/23			1/24/23	ORTEGA REYNALDO	Approved OTC, plans back to customer for BLDG review
5	SFFD	1/24/23	1/24/23			1/24/23	ZIEGLER ERIK	1/24/23 Approved OTC by Ziegler of SFFD. Plans returned to applicant.
6	SFPUC	1/24/23	1/24/23			1/24/23	GARCIA JOBEL	Project approved. OTC - Capacity Charge not applicable. Not enough additional fixtures. Returned to Applicant - 1/24/23.
7	CPB	1/25/23	1/25/23			1/25/23	LEE ERIC	01/25/23: OTC ISSUED. -EL SUHEIL ADDED INFILL DOOR LOWER UNIT, OK BY PLAN CHECKER NICK WHO SPOKE WITH SEBASTIAN WHO WAS OK WITH IT.

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

APPELLANT(S) DID NOT SUBMIT A BRIEF

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

Brief prepared by Jay Davidson and Susan Sanford to Appeal No. 23-004

Background information

In 2004, the appellees allowed the appellant to perform certain improvements at the property based on his representations that he was licensed as a building contractor. After later speaking with our attorney in 2022 and inspecting the unit with our housing expert, Bob Noelke, we learned that virtually all of the work had been performed without the benefit of permits, had exceeded what our initial understanding of the improvements were going to be, and that much of the work was not up to code and needed to be legalized.

In January of 2023, we had Mr. Noelke and his team secure all of the necessary permits to legalize the following work that the appellant had done without the necessary permits: installation of a fixed bed in a closet, installation of a floating deck in a light well, installation of bathroom fixtures and new plumbing, and installation and extension of electrical outlets and fixtures, including relocating the panel box without the appropriate building, electrical, or plumbing permits. We also learned from Mr. Noelke that the washer/dryer, as located in the niche behind the appellant's kitchen, although fully operational, was not up to code or legal. Additionally, the door leading from the appellant's kitchen to the laundry area was not up to code because it was too narrow.

This project is to remedy the remaining issues so that both the appellant, his roommates, and appellees, can all enjoy laundry in the building.

Addressing the statement as made by the appellant

In the appellant's statement, he claims that we have been trying to force him "to move with coercion for almost three years." This is patently untrue. We have consistently made only a few simple requests of him:

(1) Pay your rent on time.

(2) Cease and desist from making structural modifications, of which there have been many over the years, without consulting us and without obtaining the necessary permits.

(3) Behave yourself on the premises in such a way that you treat others with respect.

By his use of the term "elder abuse," what he is really saying is that we do not allow him to do as he pleases when it comes to making structural changes on the property. He told us many years ago that "it is better to ask for forgiveness than to ask for permission." Sometimes he has asked for permission and we have not given it to him. He does not like to hear the word no because he thinks he knows best. When we have had to stand up to him and/or to hold him accountable for his actions, he calls us

"bullies" and accuses us of "harassing" him. Anything he doesn't like, he calls "harassment."

By definition, three of the four of us are elders: the appellant is 72. The building owners are 75 and 79. The building manager is 60.

The appellant moved into his unit in 2004 on a temporary basis so that he could remodel it in exchange for rent. There was no rental agreement or lease - a situation that continues to this day, although we have tried on several occasions to get an agreement. He has always refused to sign one.

We have had to engage an attorney to deal with the appellant. Approximately a year ago, our attorney suggested to us that we create a rental agreement with the appellant. Before that was to happen, however, our attorney thought it best to have the building inspected as a means of determining if there were any code violations. That is how we came to learn of the current problems that need to be remedied.

The sources of this current situation *come from the appellant himself*, who (1) originally installed a washer and dryer without a permit and (2) installed the non-conforming door that leads to and from his kitchen to the washer and dryer.

Both of these remedies have been approved as part of our permit: (1) installing a washer and dryer and (2) infilling the non-conforming door that leads to and from the washer and dryer.

When we originally hired the appellant to do this work, he claimed to be a licensed building contractor. Evidently, he was licensed at some point, but we have come to learn that his Contractor's License #359335 has been suspended.

The original washer and dryer, installed in 2005, fit well in the space that the appellant created for them. When they needed to be replaced in 2014, the replacements were larger than the originals, which resulted in their intruding about four inches into the doorway between the laundry area and the appellant's kitchen. [See **Photo B** at the end] The appellant and his roommates managed to live with this situation and said absolutely nothing about it until 2022, when he told us, "I interviewed a portly woman and attempted to show her the backyard but she had a difficult time squeezing through the narrow opening where the landlord installed the washer and dryer improperly."

He was willing to overlook this from 2014-2022. Now, in order to comply with the building code, the door that he improperly installed needs to be remediated.

The appellant says that this situation could be resolved by pushing back the washer and dryer. We can easily see that there was *absolutely no way to push them back any further*; they were back as far as they could go. And even if they could be pushed back

any further, they would protrude once again if we were to enlarge the doorway in order for it to conform to the building code.

We cannot legalize the width of the doorway and simultaneously re-install the washer and dryer. *This cannot be accomplished within the current available space.*

We hired an architect to research the building code and to make a plan that conforms to the code.

The architect's plans show a legal alternative that was given a permit. This plan allows for the re-installation of the washer and dryer in the original space provided for them and the removal of the non-conforming door, *both of which were problems originally created by the appellant himself.*

If this plan, as permitted, is allowed to proceed, the appellant and his roommates will have continued use of the washer and dryer.

Infilling the door from the kitchen to reinstall the washer and dryer appears to be the only solution.

We have worked in both good faith and at great expense to remediate all the problems that the appellant had created in the first place. Additionally, we have ensured that the tenant would have continued use of the washer and dryer.

Please note that in both units above the appellant's, the room adjacent to the kitchen, designated on the architect's plans as "LIVING ROOM," is a public room that is accessible to all residents of the unit.

In the appellant's unit, he has decided to make it his private bedroom. It is his prerogative to use that room as he sees fit. By the same token, if he is determined to continue to use this room as his private bedroom, it's his personal choice to make.

The appellant states that our following through with removing the door from the kitchen to the laundry facilities would "force" his two roommates to go through his bedroom to access the back yard as well as the washer and dryer. We disagree. They would still have access to the laundry facilities and the yard by way of the open area between our building and the one next door.

Doing so is closer than having to go to the nearest laundromat, which is two blocks away, and it would continue to remain free for all of them, as we have never charged anyone to use the washer and dryer in the building.

We respectfully request that the Board of Appeals overturn the denial so that we can go ahead and complete this project as originally approved.

[Photo A] This door is the former location of a window from the living room in the unit where the appellant lives. The appellees installed it prior to the tenancy of the appellant. At the time of its installation, the appellees were unaware that this type of work needed a permit. It is included in the permit granted as a means of legalizing this work.



[Photo B] This current washer and dryer replaced the ones that the appellant originally installed. On the left is the door that leads to and from the appellant's kitchen. It is the door on the left, installed by the appellant, that does not meet the width requirement and that the appellees were granted a permit to infill.



[Photo C] This door leads to the laundry area from the rear deck. It also accesses the stairs that lead to and from the upper floors. In our solution, we continue to provide laundry access to the appellant and to his roommates.



GENERAL NOTES

1. CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY LOCAL BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNERS. TITLE 24 C.A.C ESPECIALLY THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS. ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
2. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.
4. ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
5. THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK. THE ARCHITECT WILL BE AVAILABLE TO REVIEW ALL WORK ON SITE AND RESOLVE ANY UNCLEAR ITEMS
6. THE CONTRACTOR SHALL CONTACT THE BUILDING MANAGEMENT TO BE ADVISED OF THE RULES OF THE BUILDING WITH RESPECT TO CONSTRUCTION, WHEN AND HOW DELIVERIES AND/OR REMOVALS CAN BE DONE ON REGULAR OR OVERTIME AND IN GENERAL, ANY BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK.
7. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL FABRICATION SHOP DWGS. AND FUTURE CUTS FOR APPROVAL AFTER HAVING CHECKED AND APPROVED THEM FIRST, WHERE APPLICABLE
8. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER THROUGHOUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED.
9. THE CONTRACTOR SHALL REMOVE FROM THE BUILDING ALL RUBBISH AND WASTE MATERIALS, FOR HIS OWN SUBCONTRACTING. IF REQUIRED.
10. NO WORK DEPENDING ON PARTITION LOCATIONS SHALL BE DONE UNTIL THE CONTRACTOR HAS MARKED PARTITION LOCATIONS ON THE FLOOR SLAB IN THE FIELD AND THE ARCHITECT HAS APPROVED THEM.
11. THE CONTRACTOR SHALL LEAVE THE PREMISES IN A CLEAN AND ORDERLY MANNER.
12. THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVER-TIME, SHIPPING, ETC.
13. ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.
14. THE WORK INCLUDED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH AIA GENERAL CONDITIONS DOCUMENT A-201, 1991 EDITION.
15. CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS SHALL GUARANTEE THAT THE WORK IS FREE FROM ANY DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO ADDITIONAL CHARGE.
16. CONTRACTORS TO CARRY EMPLOYER'S LIABILITY INSURANCE OF NOT LESS THAN \$1,000,000 PER OCCURRENCE; AND COMPREHENSIVE GENERAL LIABILITY OF AT LEAST \$2,000,000 COMBINED SINGLE LIMIT FOR BODILY INJURY, DEATH, OR PROPERTY DAMAGE THE POLICIES TO ALSO COVER LANDLORD AND TENANT AS ADDITIONAL INSURED.

[illegible]

SITE PLAN/ROOF PLAN | 1/8" = 1' - 0" (NO CHANGE)

**3400 16TH ST
BLOCK 3558; LOT 113**

**3420 - 3424 16TH ST
BLOCK 3558; LOT 010**

EXTERIOR WORK LIMITED TO
REPLACEMENT OF WINDOW AT REAR,
NO FACADE WORK OR CHANGE IN
ENVELOPE SIZE

**3426 - 3428 16TH ST
BLOCK 3558; LOT 165/166/167**

25'-0" (LOT WIDTH)

17'-7 1/2"

95'-0" (LOT LENGTH)

76'-0"

1'-4 1/2"

25'-0"











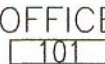




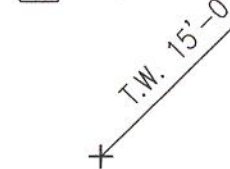

36'-2 1/2"

58'-9 1/2"

25'-0"

SCOPE OF WORK	PLANNING INFORMATION	BUILDING INFORMATION	STAMPS
<p>EXISTING 3 UNIT BUILDING, MODIFY LOWER UNIT 3424 16TH STREET. REPLACE WINDOW AT REAR BAY WITH DOOR FOR REAR YARD ACCESS. MODIFY ALCOVE AT REAR TO PROVIDE LAUNDRY AREA AT LOWER LEVEL. NO OTHER WORK PROPOSED TO BUILDING. <i>IN FILL DOOR AT LOWER UNIT - KITCHEN AREA w/ A 1-HR WALL.</i></p> <p style="text-align: right;"><i>25-1-24-23</i></p>	<p>ZONING: RTO-M</p> <p>HEIGHT LIMIT: 40-X</p> <p>EXISTING NUMBER OF UNITS: 1</p> <p>PROPOSED NUMBER OF UNITS: 1</p> <p>LOT SIZE: 25' WIDE X 60' LONG</p>	<p>BUILDING DESCRIPTION:</p> <p>1 BUILDINGS IN LOT. EXISTING: 2 STORIES TYPE V - B PROPOSED:</p> <p>(E) OCCUPANCY CLASS.:</p> <p>R-2 - NO CHANGE</p> <p>OCCUPANT LOAD:</p> <p>1 PER 200 SQ.FT.</p> <p>(E) # OF DWELLING UNITS:</p> <p>1 - NO CHANGE</p> <p>YEAR BUILT:</p> <p>1900</p> <p>BUILDING AREA:</p> <p>2,262 SQ FT</p> <p>PARCEL AREA:</p> <p>4,800 SQ FT</p> <p style="text-align: right; color: red;">REVIEWED BY FIRE DEPT. <i>ER</i> FIRE DEPT. INSPECTIONS *NOT REQUIRED</p>	<div style="text-align: right;"> <p>RECEIVED</p> <p>JAN 23 2023</p> <p>DEPT. OF BUILDING INSPECTION</p> <p>ACCEPTED</p> <p><i>DS</i></p> <p>APPROVED BY DAKOTA SPYCHER</p> <p>JAN 21 2023</p> <p>PLANNING</p> </div> <div style="text-align: right;"> <p>APPROVED</p> <p>Dept. of Building Insp.</p> <p>- San Francisco -</p> <p>JAN 25 2023</p> <p><i>Patrick O'Riordan</i></p> <p>DIRECTOR</p> <p>DEPT. OF BUILDING INSPECTION</p> <p>SFPUC</p> <p><i>Garola</i></p> <p>1/24/23</p> </div> <div style="text-align: right;"> <p><i>Sebastian Bendeazu, DBI</i></p> <p>JAN 24 2023</p> <p><i>Erik Ziegler, SFFD</i></p> <p>JAN 24 2023</p> <p><i>Reynaldo Ortega, DBI</i></p> <p>JAN 24 2023</p> </div> <div style="font-size: small; text-align: right;"> <p>PERMIT NUMBER <i>2023-0123-0604</i></p> <p>REVIEWED</p> <p>For Compliance with City and County Ordinances and State Codes.</p> <p>The stamping of this plan and the specification SHALL NOT be held to permit or to be an approval of the violation of any City and County ordinance or State Law</p> <p>Approval is subject to field inspection by the Fire Department</p> <p><i>1 sheets</i></p> <p>These plans must be kept on the premises and accessible to the inspector at all times.</p> </div>
<p>CODE CYCLE</p> <ul style="list-style-type: none"> - 2019 CALIFORNIA BUILDING CODE - 2019 CALIFORNIA ELECTRIC CODE - 2019 CALIFORNIA MECHANICAL CODE - 2019 CALIFORNIA PLUMBING CODE - 2019 GREEN BUILDING CODE - 2019 CALIFORNIA FIRE CODE - 2019 CALIFORNIA ENERGY CODE - 2019 SAN FRANCISCO BUILDING CODE 			

SYMBOLS

	SECTION DRAWING SHEET NUMBER		EQUIPMENT SYMBOL EQUIPMENT TYPE EQUIPMENT GROUP
	ELEVATION DRAWING SHEET NUMBER		REVISION
	DETAIL DRAWING SHEET NUMBER		WALL TYPE
	UP LEFT RIGHT		FINISH SYMBOL
	DOWN		MATCH LINE SHADED PORTION IS SIDE CONSIDERED
	OFFICE ROOM IDENTIFICATION ROOM NAME ROOM NUMBER		DATUM POINT
	ROOM IDENTIFICATION ROOM NAME ROOM NUMBER		COLUMN GRID
	DOOR NUMBER		TOP OF WALL
	WINDOW NUMBER		

ABBREVIATIONS															
&	AND	DBL.	DOUBLE	F.O.S.	FACE OF STUD	N.I.C.	NOT IN CONTRACT	SPEC.	SPECIFICATION						
@	AT	DEPT.	DEPARTMENT	FRF.	FIREPROOF	NO./#	NUMBER	SQ.	SQUARE						
(E)	EXISTING	DIA.	DIAMETER	FT.	FOOT OR FEET	NOM.	NOMINAL	S.S.T.	STAINLESS STEEL						
ADJ.	ADJUSTABLE	DIM.	DIMENSION	FTG.	FOOTING	N.T.S.	NOT TO SCALE	STL.	STEEL						
ALUM.	ALUMINUM	DN.	DOWN	FURR.	FURRING	O.C.	ON CENTER	STOR.	STORAGE						
APPROX.	APPROXIMATE	DR.	DOOR	GA.	GAUGE	OPNG.	OPENING	STRL.	STRUCTURAL						
ARCH.	ARCHITECTURAL	DS.	DOWNSPOUT	GALV.	GALVANIZED	OPP.	OPPOSITE	SUSP.	SUSPENDED						
ASPH.	ASPHALT	D.S.P	DRY STANDPIPE	G.B.	GRAB BAR	P.L.	PROPERTY LINE	SYM.	SYMMETRICAL						
BD.	BOARD	DWG.	DRAWING	GYP.	GYPSUM	PL.	PLATE	T.C.	TOP OF CURB						
BITUM.	BITUMINOUS	E.	EAST	H.B.	HOSE BIB	PLYWD.	PLYWOOD	TEL.	TELEPHONE						
BLDG.	BUILDING	E.A.	EACH	HDWD.	HARDWOOD	PT.	POINT	TER.	TERRAZZO						
BLK.	BLOCK	EL.	ELEVATION	HORIZ.	HORIZONTAL	PTD.	PAINTED	T.&G.	TONGUE AND						
BLKG.	BLOCKING	ELEC.	ELECTRICAL	HR.	HOUR	PTN.	PARTITION		GROOVE						
BM.	BEAM	ELEV.	ELEVATOR	HGT.	HEIGHT	Q.T.	QUARRY TILE	THK.	THICK						
BOT.	BOTTOM	ENCL.	ENCLOSURE	INSUL.	INSULATION	R.	RISER	T.P.	TOP OF						
CAB.	CABINET	EQ.	EQUAL	INT.	INTERIOR	RAD.	RADIUS		PAVEMENT						
C.B.	CATCH BASIN	EQPT.	EQUIPMENT	JAN.	JANITOR	R.D.	ROOF DRAIN	T.W.	TOP OF WALL						
CEM.	CEMENT	(E)	EXISTING	JT.	JOINT	REF.	REFERENCE	TYP.	TYPICAL						
CLG.	CEILING	EXPO.	EXPOSED	LAV.	LAVATORY	REFR.	REFRIGERATOR	UNF.	UNFINISHED						
CLKG.	CAULKING	EXP.	EXPANSION	LT.	LIGHT	RGTR.	REGISTER	U.O.N.	UNLESS OTHERWISE						
CLO.	CLOSET	EXT.	EXTERIOR	MAX.	MAXIMUM	REINF.	REINFORCED	NOTED	NOTED						
CLR.	CLEAR	F.A.	FIRE ALARM	MECH.	MECHANICAL	REQ'D.	REQUIRED	VERT.	VERTICAL						
COL.	COLUMN	F.D.	FLOOR DRAIN	MEMB.	MEMBRANE	RM.	ROOM	VEST.	VESTIBULE						
CONC.	CONCRETE	FDN.	FOUNDATION	MTL.	METAL	R.O.	ROUGH OPENING	W.	WEST						
CONN.	CONNECTION	F.E.	FIRE EXTINGUISHER	MFR.	MANUFACTURER	R.W.L.	RAIN WATER LEADER	W/W.	WITH						
CONSTR.	CONSTRUCTION	FIN.	FINISH	MIN.	MINIMUM	S.	SOUTH	W.C.	WATER CLOSET						
CONT.	CONTINUOUS	FL.	FLOOR	MISC.	MISCELLANEOUS	SCHED.	SCHEDULE	WD.	WOOD						
CORR.	CORRIDOR	FLASH.	FLASHING	MTD.	MOUNTED	S.D.	SMOKE DETECTOR	W/O	WITHOUT						
CTSK.	COUNTERSUNK	FLUOR.	FLUORESCENT	MUL.	MULLION	SECT.	SECTION	WP.	WATERPROOF						
CNTR.	COUNTER	F.O.C.	FACE OF CONCRETE	(N)	NEW	SHT.	SHEET	WT.	WEIGHT						
CTR.	CENTER	F.O.F.	FACE OF FINISH	N.	NORTH	SIM.	SIMILAR								

VICINITY MAP

Sharon St

Church St

Muni-Church St & 16th St

16th St

Harlow St

Sanchez St

North arrow pointing up.

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PROJECT
RESIDENTIAL REMODEL

ADDRESS
3420-24 16TH ST
SAN FRANCISCO, CA

BLOCK: 3558
LOT: 010

PROJECT DIRECTORY

ARCHITECT
SHATARA ARCHITECTURE INC.

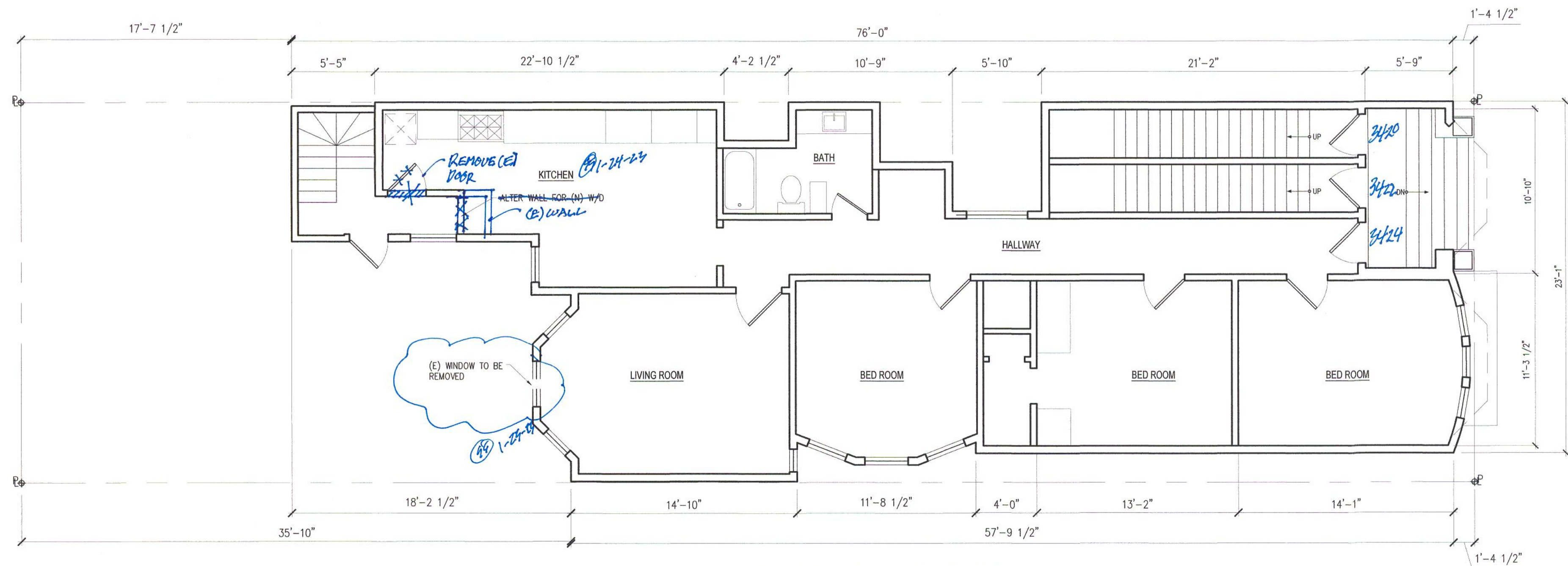
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEIL SHATARA

ISSUED	DATE
BUILDING	01.23.2023

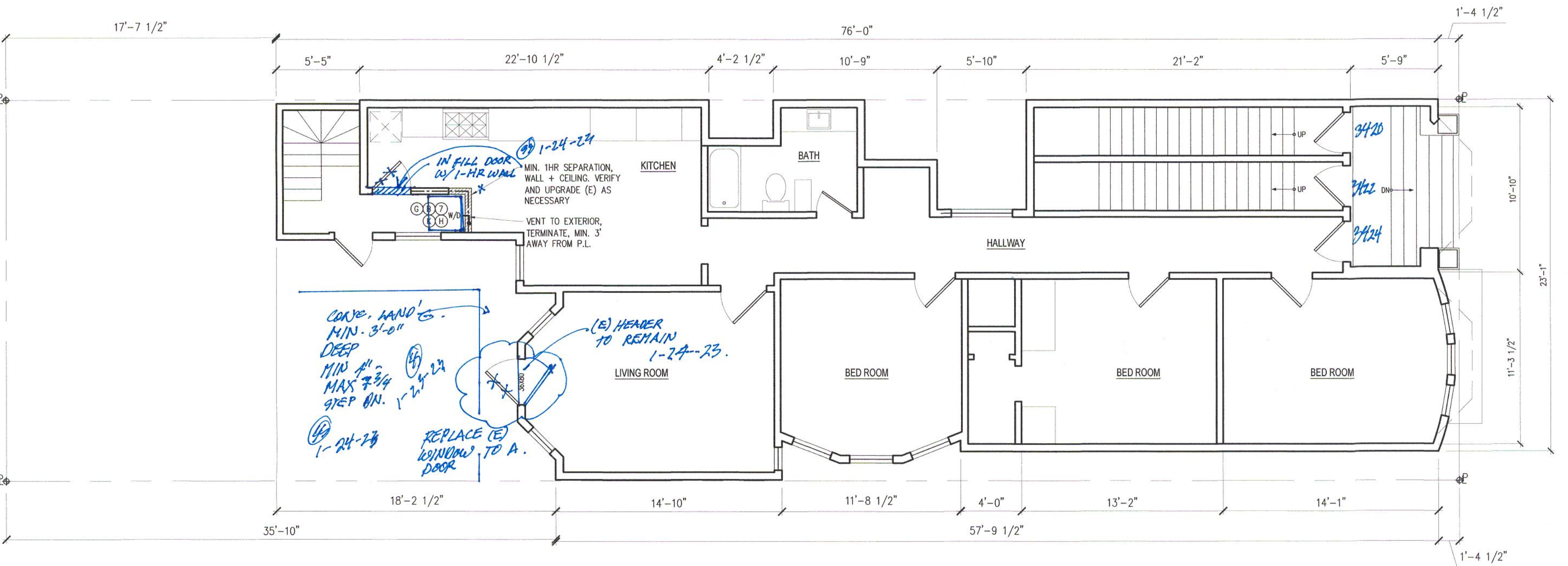
SHEET DESCRIPTION

COVER SHEET

A0.0



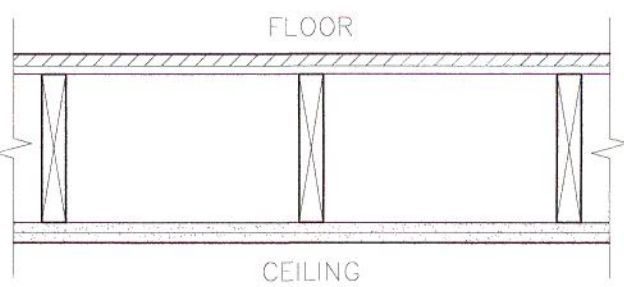
1 EXISTING FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



2 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

FLOOR/ROOF TYPES:

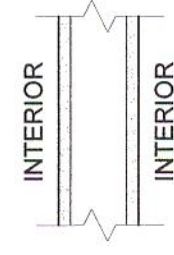
- GENERAL FLOOR/ROOF NOTES:
- SEE STRUCTURAL DRAWINGS FOR FRAMING SIZE.
 - PRESSURE TREATED WOOD SHALL BE USED FOR ALL FRAMING THAT COMES INTO CONTACT WITH CONCRETE FOUNDATIONS, FOUNDATION WALLS, AND SLABS ON GRADE, OR IF EXPOSED TO EXTERIOR.
 - THE CAVITIES OF ALL EXTERIOR ROOF ASSEMBLIES SHALL BE FILLED WITH INSULATION. IF THE ROOF IS EXISTING, INSULATION IS TO BE PROVIDED ONLY WHERE WALL SHEATHING IS REMOVED AND THE STUD FRAMING IS EXPOSED. SEE 1-24 REPORT.
 - UPGRADE EXISTING WALLS AS NECESSARY.
 - G.W.B. TO BE WATER RESISTANT IN ALL WET AREAS.



- (A) WOOD FLOOR JOIST, 1 HOUR RATED
UL 512 OR REF. CBC TABLE 721.1(3) ITEM 16-1.3
- FLOOR: FINISH FLOOR OVER MIN. 3/4" UNDERLAYMENT OVER SOUND MAT ON 1/2" PL WOOD SUB-FLOOR ON WOOD FLOOR JOIST, S.S.D. FOR FRAMING SIZE.
- CEILING: 2 LAYERS 5/8" TYPE X GYPSUM BOARD ATTACHED TO FRAME. FILL CAVITY WITH INSULATION. SEE ENERGY REPORT. PATCH REPAIR/REPLACE EXISTING WALLS AS NECESSARY.

WALL TYPES

- GENERAL WALL NOTES:
- ALL NEW EXTERIOR WALL FRAMING SHALL BE MINIMUM 6" NOMINAL LUMBER, UNLESS FRAMING IS EXISTING, OR NOTED OTHERWISE. S.S.D. FOR WALL FRAMING SIZES.
 - PRESSURE TREATED WOOD SHALL BE USED FOR ALL FRAMING THAT COMES INTO CONTACT WITH CONCRETE FOUNDATIONS, FOUNDATION WALLS, OR SLABS ON GRADE.
 - THE CAVITIES OF ALL EXTERIOR WALLS SHALL BE FILLED WITH INSULATION. IF THE WALL IS EXISTING, INSULATION IS TO BE PROVIDED ONLY WHERE WALL SHEATHING IS REMOVED AND THE STUD FRAMING IS EXPOSED.
 - UPGRADE EXISTING WALLS AS NECESSARY.
 - SEE STRUCTURAL DRAWINGS FOR OCCURRENCE OF SHEAR WALLS.



- (1) INTERIOR WALL, 1-HOUR FIRE RATED
UL U309 OR REF. CBC TABLE 721.1(2) ITEM 14-1.3
- INTERIOR: NEW GYPSUM BOARD ATTACHED TO BOTH SIDES OF FRAME, S.S.D. FOR WALL FRAMING SIZES. FILL CAVITY WITH INSULATION. SEE ENERGY REPORT. PATCH REPAIR/REPLACE EXISTING WALLS AS NECESSARY.

KEYNOTES

- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR: SMOKE DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ON EACH ADDITIONAL LEVEL INCLUDING BASEMENTS AND HABITABLE ATTICS, ALARMS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. INTERCONNECTION: WHERE MORE THAN ONE SMOKE ALARM IS REQ'D WITHIN A DWELLING UNIT, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVE BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. SMOKE ALARMS SHALL BE INSTALLED A MIN. OF 3' FROM A DOOR OR OPENING OF A BATHROOM THAT CONTAINS A TUB OR SHOWER UNLESS IT WOULD PREVENT PLACEMENT OF THE REQ'D SMOKE ALARM. CARBON MONOXIDE DETECTORS ARE REQUIRED ON THE HALLWAY OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. IT SHALL BE PROVIDED ON EVERY LEVEL INCLUDING BASEMENTS. CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN ANY BEDROOM OR AN ATTACHED BATHROOM HAS ANY FUEL BURNING APPLIANCES. SMOKE AND CARBON MONOXIDE ALARMS HAVE TO BE HARDWIRED AND INTERCONNECTED 110 VOLT WITH BATTERY BACKUP FOR NEW CONSTRUCTION.
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LEGEND

- 9 WALL TYPE
- 999 DOOR NUMBER
- 9A WINDOW NUMBER
- WALL:
- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (N) WALL
- SECTION
- ELEVATION
- FLOOR/CEILING ASSEMBLY TYPE:
- WALL FIRE RATING:
- NONE
- 1-HR WALL

SHATARA
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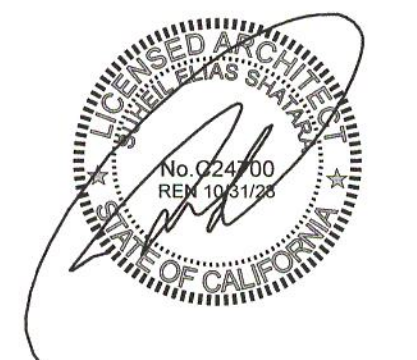
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SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
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CONTACT: SUHEL SHATARA



ISSUED DATE NO.
BUILDING 01.23.2023

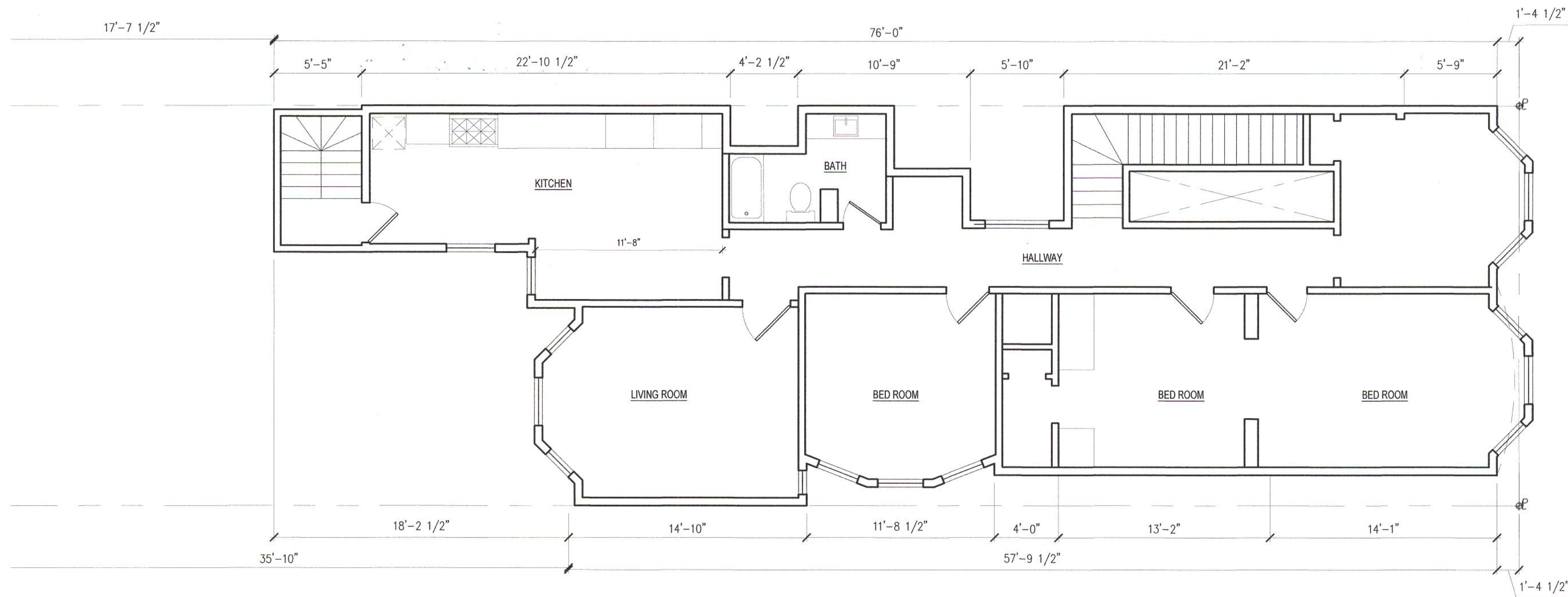


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JAN 24 2023
PLANNING DEPARTMENT

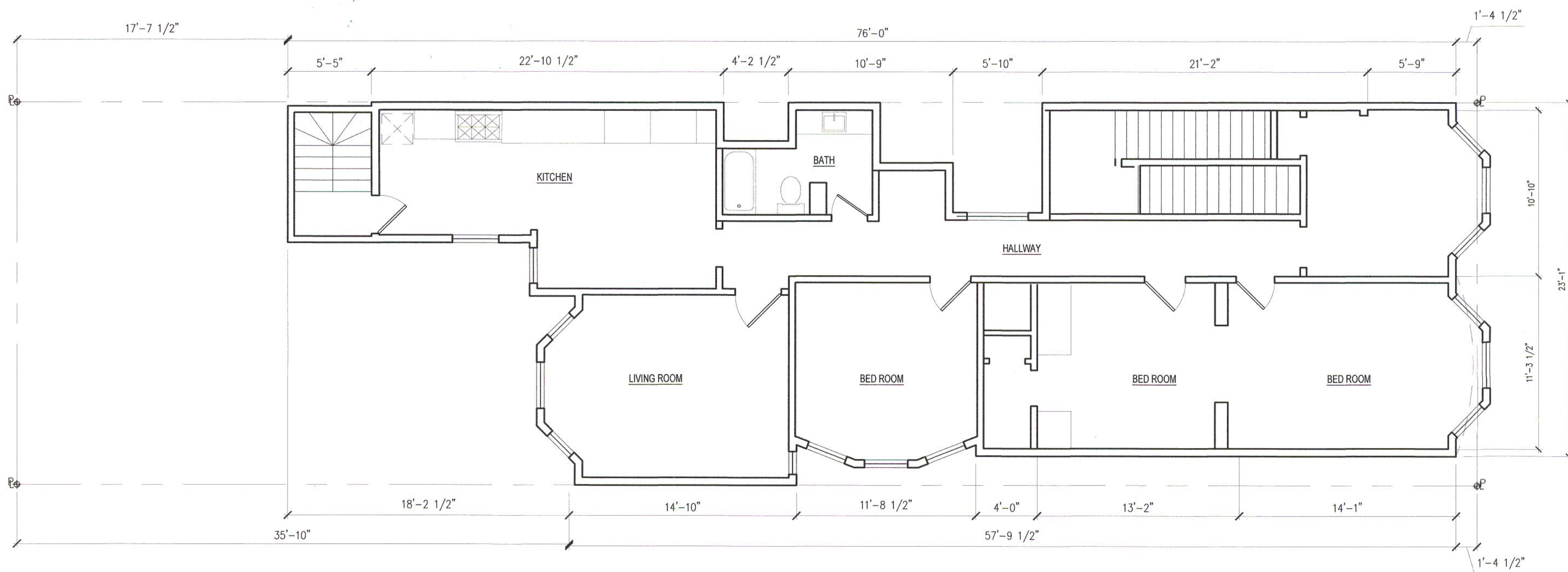


SHEET DESCRIPTION
EXISTING &
PROPOSED
PLANS

A1.1



2 EXISTING THIRD FLOOR PLAN - NO CHANGES
SCALE : 3/16"=1'-0"



1 EXISTING SECOND FLOOR PLAN - NO CHANGES
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LEGEND

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999	DOOR NUMBER	A3.4	ELEVATION
94	WINDOW NUMBER	A	FLOOR/CEILING ASSEMB. TYPE,
WALL:		WALL FIRE RATING:	
(E) WALL TO REMAIN		NONE	
(E) WALL TO BE REMOVED		1-HR WALL	
(N) WALL			

Sebastian Bendezu, DBI
JAN 24 2023

Erik Ziegler, SFFD
JAN 24 2023

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suheil@shataraarch.com

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PROJECT RESIDENTIAL REMODEL

ADDRESS
3420-24 16TH ST
SAN FRANCISCO, CA

BLOCK: 3558
LOT: 010

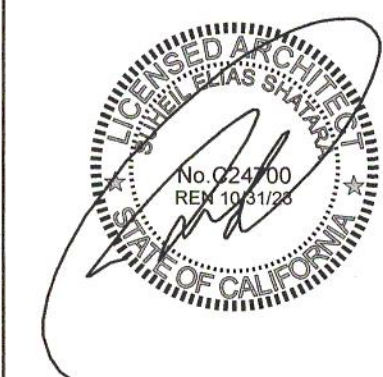
PROJECT DIRECTORY

ARCHITECT

SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEIL SHATARA



ISSUED	DATE	NO.
BUILDING	01.23.2023	

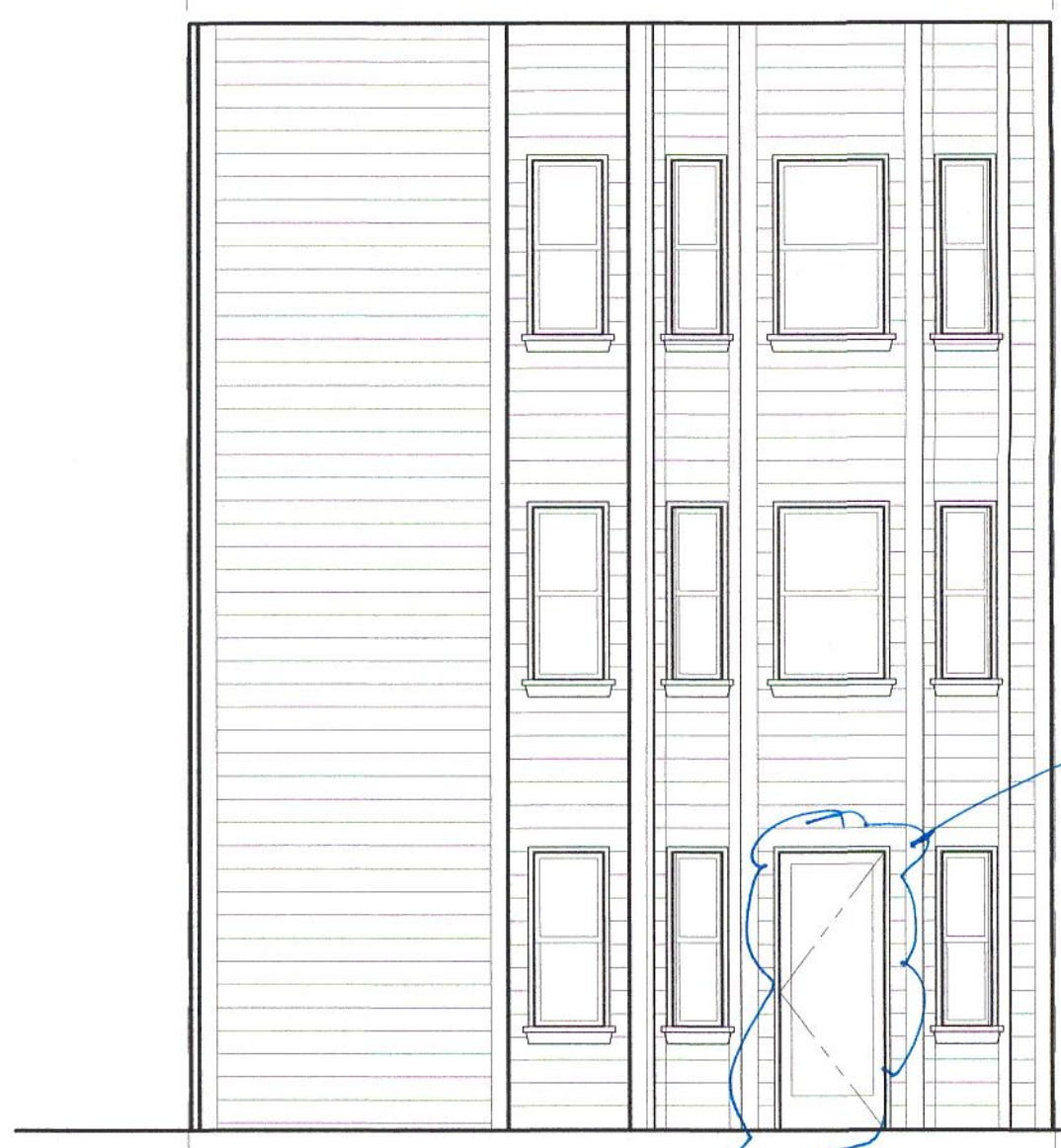


SHEET DESCRIPTION EXISTING PLANS

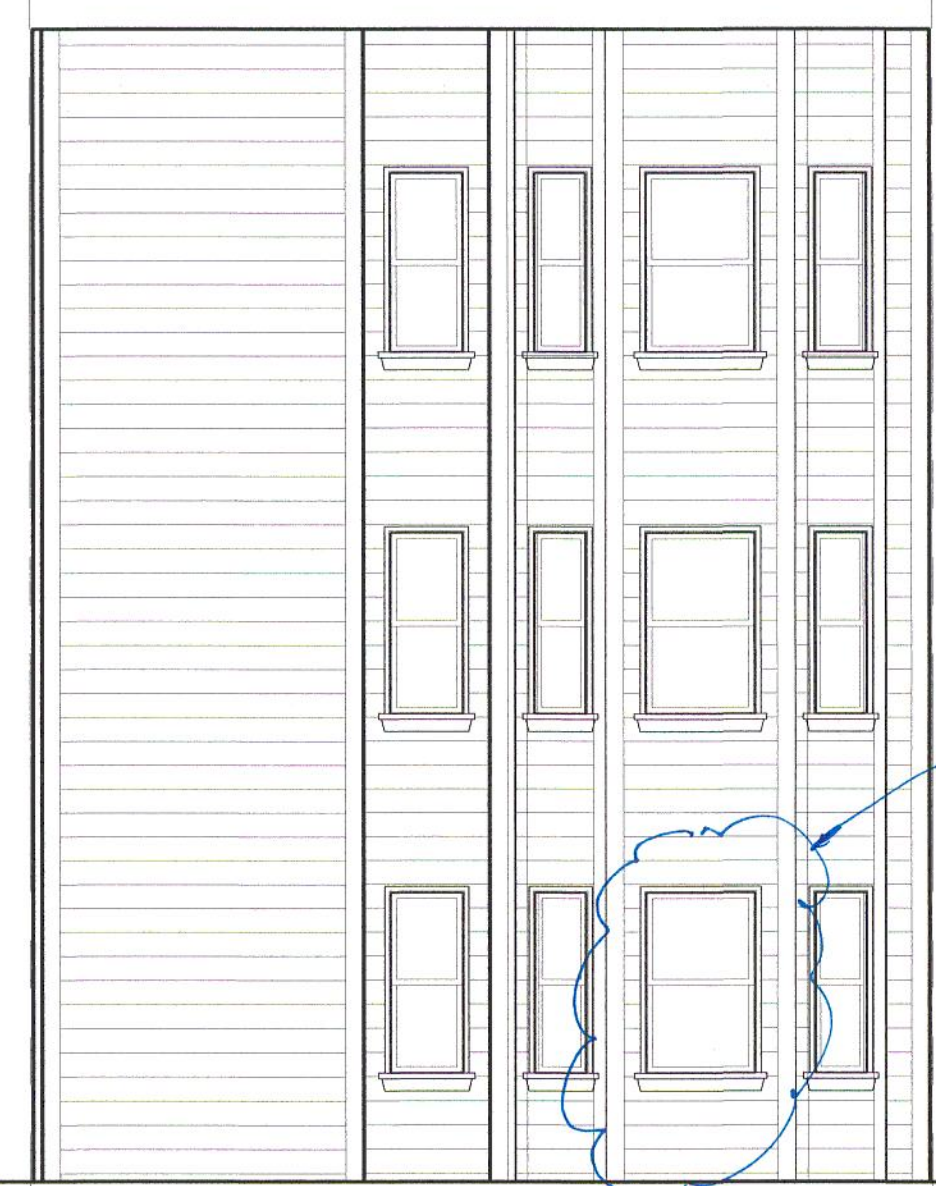
A1.2

RECEIVED
JAN 23 2023
DEPT. OF BUILDING INSPECTION
ACCEPTED

APPROVED BY DAKOTA SPYCHER
JAN 24 2023
PLANNING DEPARTMENT



2 ~~PROPOSED SECOND~~ ^{FIRST} FLOOR PLAN
SCALE : 1/4"=1'-0"



Reynaldo Ortega, DBI
JAN 24 2023

Erik Ziegler, SFFD
JAN 24 2023

Sebastian Bendezu, DBI
JAN 24 2023

1 ~~EXISTING~~ ^{EXISTING} FIRST FLOOR PLAN
SCALE : 1/4"=1'-0"

SHATARA ARCHITECTURE INC.

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SAN FRANCISCO
CA 94107

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suheil@shataraarch.com

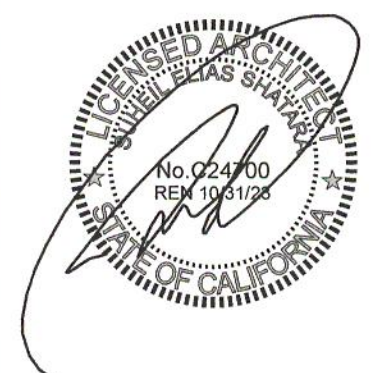
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SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEIL SHATARA

ISSUED	DATE	NO.
BUILDING	01.23.2023	

APPROVED
Dept. of Building Insp.
- San Francisco -
JAN 25 2023
PATRICK O'DONNAN
DIRECTOR
DEPT. OF BUILDING INSPECTION



SHEET DESCRIPTION
**EXISTING &
PROPOSED
ELEVATIONS**

A2.0