BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
WILLIAM WEIL and IOANNA TZIRI,)
Appellant(s))
)
vs.)
)
DEPARTMENT OF BUILDING INSPECTION,)
Respondent

Appeal No. **22-090**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on December 5, 2022, 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 December 2, 2022 to Margaret Kishibe, of an Alteration Permit (revision to permit application 2020/0921/4636 of 3rd floor remodel; minor layout change and add shear wall detail and correct existing joist span direction) at 244 Hartford Street.

APPLICATION NO. 2022/11/16/6647

FOR HEARING ON February 1, 2023

Address of Appellant(s):	Address of Other Parties:
William Weil and Ioanna Tziri, Appellant(s) c/o Andrew Catterall, Attorney for Appellant(s) Zacks, Freedman & Patterson, PC 601 Montgomery Street, Suite 400 San Francisco, CA 94111	Margaret Kishibe, Permit Holder(s) c/o Missy Cantor, Agent for Permit Holder(s) P.O. Box 14039 San Francisco, CA 94114

Date Filed: December 2, 2022

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 22-090

I / We, **William Weil and Ioanna Tziri**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2022/11/16/6647** by the **Department of Building Inspection** which was issued or became effective on: **December 2, 2022**, to: **Margaret Kishibe,** for the property located at: **244 Hartford Street**.

BRIEFING SCHEDULE:

The Appellants may, but are 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.

Appellants' Brief is due on or before: 4:30 p.m. on **January 12, 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, corey.teague@sfgov.org tina.tam@sfgov.org and missy@sfpermitting.com.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **January 26, 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 doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, and acatterall@zfplaw.com.

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

Hearing Date: **Wednesday, February 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:

Not Submitted

Signature: Via Email

Print Name: Andrew Catterall, attorney for appellants

Permit Details Report

Report Date:	**12/2/2022 3:50:54 PM**
Application Number:	202211166647
Form Number:	8
Address(es):	3602 / 142 / 0 244 HARTFORD ST
Description:	REVISION TO PA 2020-0921-4636 OF 3RD FL REMODEL. MINOR LAYOUT CHANGE AND ADD SHEAR WALL DETAIL AND CORRECT EXTG JOIST SPAN DIRECTION.
Cost:	$7,522.13
Occupancy Code:	R-3
Building Use:	28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
11/16/2022	TRIAGE	
11/16/2022	FILING	
11/16/2022	FILED	
12/2/2022	APPROVED	
12/2/2022	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	11/16/22	11/16/22			11/16/22	PANGELINAN MARIANNE	
2	CP-ZOC	11/21/22	12/2/22	11/21/22	12/2/22	12/2/22	FOSTER NICHOLAS	12/2/22: N/A. Scope of work does not require Planning reivew/approval.NF.
3	BLDG	11/21/22	11/21/22			11/21/22	LIANG KAREN	approved OTC. KAREN.LIANG@SFGOV.ORG
4	MECH	11/21/22	11/21/22			11/21/22	TAN (PETER) JIA JIAN	Approved OTC
5	CPB	12/2/22	12/2/22			12/2/22	SHAWL HAREGGEWAIN	

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

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

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.

BRIEF(S) SUBMITTED BY APPELLANT(S)

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WILLIAM WEIL AND IOANNA TZIRI

SAN FRANCISCO BOARD OF APPEALS

WILLIAM WEIL AND IOANNA TZIRI Appellants, vs. CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION, Respondent. MAGGIE KISHIBE, Permit Holder.	Appeal No.: 22-090 **APPELLANTS' BRIEF** **Permit Nos**.: 2022/11/16/6647 **Subject Address**: 244 Hartford Street **Hearing Date**: February 1, 2023

I. INTRODUCTION

This appeal concerns Department of Building Inspection Permit No. 2022/11/16/6647 for 244 Hartford Street ("Subject Permit"). Appellants filed this appeal after Appellants' engineer's review of the property's permit history revealed a 1985 permit showing a significant amount of seismic strengthening performed on two walls at the building. These two walls are to be removed or modified under the current renovation. Permit Applicant, her engineer, and the DBI, were unaware of this condition ant the seismic strengthening when submitting and issuing the Subject

Permit. Removing these shear walls without proposing adequate seismic strengthening to compensate for their loss, violates the 2019 California Existing Building Code (Section 503.4 Alterations).

The 1985 plans also show the building's roof joists running east to west, rather than north to south, as depicted in the Subject Permit. Based on this, the Subject Permit's plans' gravity loads are based on incorrect assumptions about the roof framing, and will need to be reevaluated by the Permit Holder's engineer and the DBI.

II. BACKGROUND AND LEGAL ARGUMENT

244-246 Hartford Street (the "Property") contains two condominium units. Appellants William Weil and Ioanna Tziri ("Appellants") own 246 Hartford Street, a flat located on the second floor of the property. Permit Holder Maggie Kishibe ("Permit Holder"), owns 244 Hartford Street, a flat on the third floor of the property. The Subject Permit is a revision to permit No. 2020-0921-4636 (the "2020 Permit"). The 2020 Permit is for an interior demolition and renovation to 244 Hartford Street that includes reconfiguring door and lightwell windows and removing and modifying a number of interior walls of Unit 244. After issuance of the 2020 Permit, Appellants discovered that there were significant errors and omissions in the plans and calculations submitted to the DBI by Permit Holder's expeditor, and John Pollard of Mercury Engineering, including:

– The 2020 Permit proposed demolishing 26.7% of internal walls (and clearly more than 10% of lateral walls) without seismic retrofit, in violation of 2019 California Existing Building Code (Section 503.4 Alterations). The Permit was also wrongfully submitted without <u>any</u> supporting calculations.

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– After months of review by DBI structural engineers, including repeated, unanswered requests for the calculations, DBI approved the 2020 Permit despite later acknowledging that "inadequate information has been provided."

Appellants incurred a significant amount of money in legal and engineering fees in discovering these errors, and convincing Permit Holder to revise the 2020 Permit to address them. Permit Holder attempted to correct these issues by submitting the Subject Permit. After the issuance of the Subject Permit, Appellants' engineer, David Strandberg, researched the property's building permit history at the DBI. The search revealed a permit from 1985 showing a significant amount of seismic strengthening performed on the building at that time (Permit #8502211/8)

The permit documents on file with the DBI include:

· Architectural Permit Set, Dated February 22,1985, Received by SFDBI on May 7, 1985

· Structural Permit Set, Undated, Received by SFDBI on March 5, 1985

· Structural Permit Revision Set, Dated May 6,1985, Received by SFDBI on May 17, 1985.

(*See* Strandberg letter at Ex. A).

Strandberg's conclusions from his review of these documents were: (1.) All of the walls on Line E and Line F on the Subject Permit's Calculations (Exhibit B hereto) are actully existing shear walls with holdowns or strap ties to resist the overturning loads; and (2.) the roof joists in the kitchen are shown as spanning the longitudinal direction (east-west) while the approved permit drawings show them spanning in the north south direction. (*See* Ex. A) According to Strandberg, further seismic evaluation needs to occur, that takes the information in the 1985 plans into account. (*See* Ex. A)

According to Sandberg, the Subject Plans' removal of shear walls along Line E and Line F, without proposing adequate seismic strengthening to compensate for the loss of the shear walls,

holdowns, and straps, violates the 2019 California Existing Building Code (Section 503.4 Alterations).

It is Strandberg's opinion that, any new plans should include bringing new shear walls along these lines up to current code, with new holdowns or strapping to address overturning forces, and adequate fastening of shear panels to roof and floor to address shear forces. (*See* Ex. A) Strandberg's opinion is also that, in submitting plans, the gravity loads will need to be reevaluated given the discovered framing orientation as shown in the 1985 permit set. (Ex. A)

III. CONCLUSION

The Subject Permit's structural calculations were made without the benefit a review of permit history showing that certain walls sought to be removed or demolished, are actually structural elements of the property. The Subject Plans also incorrectly depict the direction that the ceiling joists run, which likely results in faulty gravity calculations. If the work is completed under the permit it will create a structurally unstable building, a dangerous condition, and a violation of the California Existing Building Code Section 503.4. Based on the above, Appellants request that the Subject Permit be revoked.

January 12, 2023

Respectfully submitted,
ZACKS, FREEDMAN & PATTERSON, PC

_____
Andrew R. Catterall
Attorney for Appellants

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EXHIBIT A

January 12, 2023

Patrick O'Riordan
Building Inspection Division
San Francisco Department of Building Inspection
1660 Mission Street, 3rd Floor
San Francisco, CA 94103-2414

Alterations to Existing Shear Walls
244 Hartford Street, San Francisco
Application No.: 2022-11-16-6647

Dear Patrick:

This intent of this letter is to notify SFDBI that permit #2022-11-16-6647 is proposing the removal and modification of existing shear walls along Line E and Line F without proposing adequate seismic strengthening to compensate for the lost shear walls, holdowns, and straps, as required by the 2019 California Existing Building Code (Section 503.4 Alterations). The current permit documents do not call for any new plywood shear walls or other lateral resisting elements to be constructed.

There is a Permit for 244-246 Hartford Street from 1985 that shows a significant amount of seismic strengthening that was performed on the building. Some of the important takeaways from my review were:

1. All of the walls on Line E and Line F are shown as existing shear walls with holdowns or strap ties to resist the overturning loads
2. The roof joists in the Kitchen are shown as spanning the longitudinal direction (East-West) The approved permit drawings show them spanning in the North South direction.

Below is the information regarding the permit documents on file down at SFDBI: (Permit #8502211/8)

- Architectural Permit Set, Dated February 22,1985, Received by SFDBI on May 7, 1985
- Structural Permit Set, Undated, Received by SFDBI on March 5, 1985
- Structural Permit Revision Set, Dated May 6,1985, Received by SFDBI on May 17, 1985

I hope that information is helpful in assessing the seismic work required if the existing shear walls on Lines E and F are to be removed as set forth in the plans. It is my opinion that new shear walls along these lines need to be brought up to current code, with new holdowns or strapping to address overturning forces, and with adequate fastening of shear panels to roof and floor to address shear forces. The gravity loads also need to be reevaluated given the discovered framing orientation as shown in the 1985 Permit Set.

Feel free to give me a call if you have any questions regarding the above information.

Regards,

David Strandberg
Principal

ZACKS, FREEDMAN & PATTERSON, PC
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SAN FRANCISCO, CALIFORNIA 94111

EXHIBIT B

STRUCTURAL CALCULATIONS

For

ALTERATIONS TO PARTITION WALLS

At

244 HARTFORD STREET, THIRD FLOOR

SAN FRANCISCO, CA

November 18, 2022
REVISED

222-168

85 SECOND STREET • SUITE 501 • SAN FRANCISCO, CA 94105 • TEL: 415.546.0431 • MBCSE.COM

STRUCTURAL CALCULATIONS

SUBJECT: 244 HARTFORD STREET, SAN FRANCISCO, CA

JOB NO: 222-168

BY: ALAN BURR, SE 5062

DATE: NOVEMBER 18, 2022

The following calculations are for the evaluation of changes to the partition layout at the top floor of this three-story wood-framed residential building at 244 Hartford Street.

Changes include revisions to the lengths of some of the partitions to suit revisions to the room layouts. Existing wall lengths were confirmed on site with the client on November 9, 2022.

The changes to walls in the transverse (north-south) direction have been evaluated by determining the total change in partition length and resulting DCR for the walls, for the total floor area, and for three separate sub-diaphragm areas of the floor. For each check of the diaphragm, the reduction in partition length results in a maximum increase in DCR of 9.79%, i.e., less than 10%. Therefore, per Section 503.4 of the 2019 San Francisco Existing Building Code (2019 CEBC), these changes are acceptable without requiring seismic strengthening of the building.

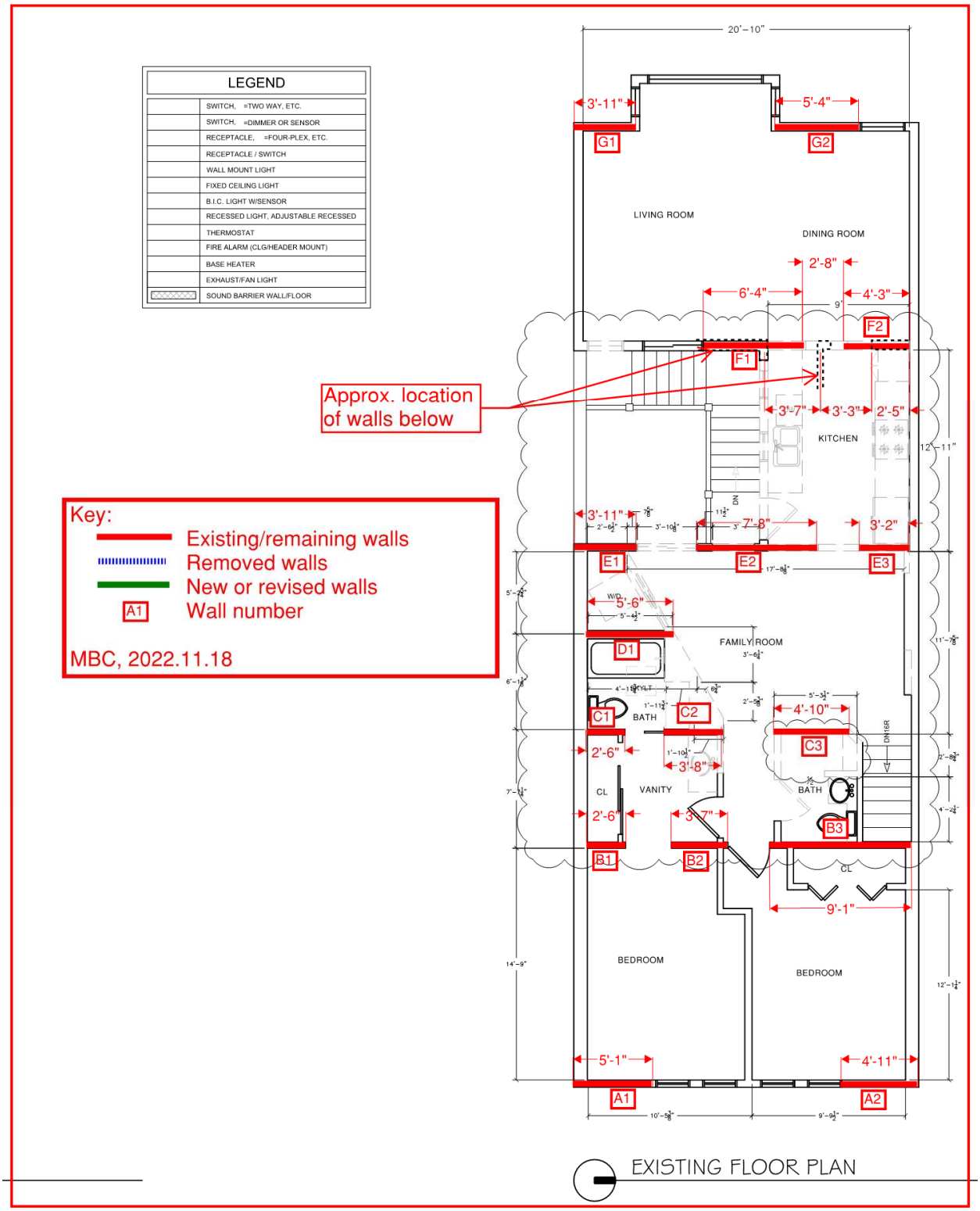
Changes to walls in the longitudinal (east-west) direction are considered minimal and include no changes at the north and south property-line walls, which are the primary longitudinal shear walls. Therefore, by inspection, no detailed analysis of the longitudinal walls is required or has been performed.

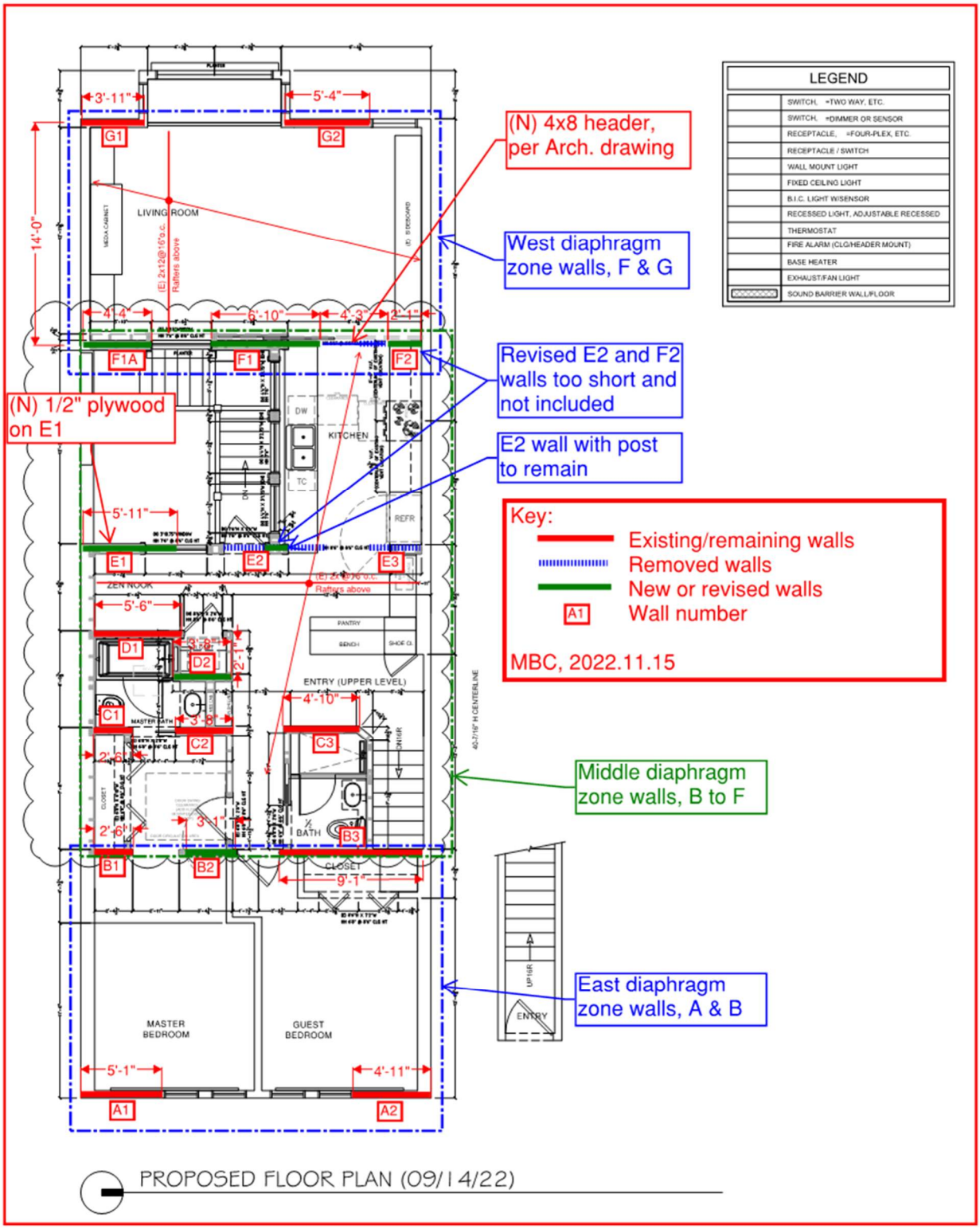
The structural calculations have been carried out in accordance with the California Building Code, 2019 Edition.

To be included on structural drawings requested by the DBI:

Partition E1 and those with a length of 4'-0" or less to be sheathed with ½" plywood with 8d at 6" on center, to satisfy a maximum slenderness ratio (height/length) of 3.5 for plywood-sheathed walls.

A 4x8 header is required between walls F1 and F2 to support the roof framing to the west of walls F, between F and G.


LEGEND
SWITCH, =TWO WAY, ETC.
SWITCH, =DIMMER OR SENSOR
RECEPTACLE, =FOUR-PLEX, ETC.
RECEPTACLE / SWITCH
WALL MOUNT LIGHT
FIXED CEILING LIGHT
B.I.C. LIGHT W/SENSOR
RECESSED LIGHT, ADJUSTABLE RECESSED
THERMOSTAT
FIRE ALARM (CLG/HEADER MOUNT)
BASE HEATER
EXHAUST/FAN LIGHT
SOUND BARRIER WALL/FLOOR
Approx. location of walls below
Key:
Existing/remaining walls
Removed walls
New or revised walls
A1 Wall number
MBC, 2022.11.18
20'-10"
3'-11"
5'-4"
G1
G2
LIVING ROOM
DINING ROOM
2'-8"
6'-4"
4'-3"
F1
F2
3'-7"
3'-3"
2'-5"
KITCHEN
12'-11"
3'-11"
7'-8"
3'-2"
E1
E2
E3
5'-6"
W/D
D1
FAMILY ROOM
C1
BATH
C2
4'-10"
C3
2'-6"
3'-8"
CL
VANITY
BATH
2'-6"
3'-7"
B1
B2
B3
CL
9'-1"
BEDROOM
BEDROOM
5'-1"
4'-11"
A1
A2
EXISTING FLOOR PLAN


LEGEND
SWITCH, =TWO WAY, ETC.
SWITCH, =DIMMER OR SENSOR
RECEPTACLE, =FOUR-PLEX, ETC.
RECEPTACLE / SWITCH
WALL MOUNT LIGHT
FIXED CEILING LIGHT
B.I.C. LIGHT W/SENSOR
RECESSED LIGHT, ADJUSTABLE RECESSED
THERMOSTAT
FIRE ALARM (CLG/HEADER MOUNT)
BASE HEATER
EXHAUST/FAN LIGHT
SOUND BARRIER WALL/FLOOR
(N) 4x8 header, per Arch. drawing
West diaphragm zone walls, F & G
Revised E2 and F2 walls too short and not included
E2 wall with post to remain
(N) 1/2" plywood on E1
Key:
Existing/remaining walls
Removed walls
New or revised walls
A1 Wall number
MBC, 2022.11.15
Middle diaphragm zone walls, B to F
East diaphragm zone walls, A & B
LIVING ROOM
KITCHEN
ENTRY (UPPER LEVEL)
MASTER BEDROOM
GUEST BEDROOM
ENTRY
PROPOSED FLOOR PLAN (09/14/22)

244 Hartford - Proposed 3rd Floor Revisions
Murphy Burr Curry
November 15, 2022

Existing plus new walls D2 & F1A					
Wall No.	Existing Walls		Proposed Walls		
	Ft-In	Ins	Ft-Ins	Ins	
A1	5-1	61	5-1	61	Keep
A2	4-11	59	4-11	59	Keep
B1	2-6	30	2-6	30	Keep
B2	3-7	43	3-1	37	Rebuild
B3	9-1	109	9-1	109	Keep
C1	2-6	30	2-6	30	Keep
C2	3-8	44	3-8	44	Keep
C3	4-10	58	4-10	58	Keep
D1	5-6	66	5-6	66	Keep
D2	0-0	0	3-8	44	Add
E1	3-11	47	5-11	71	Extend
E2	7-8	92	0	0	Remove
E3	3-2	38	0	0	Remove
F1	6-4	76	6-10	82	Revise
F1A	0-0	0	4-4	52	Add
F2	4-3	51	0	0	Remove
G1	3-11	47	3-11	47	Keep
G2	5-4	64	5-4	64	Keep
Total	76'-3"	915	71'-2"	854	
Change			5'-1"	61	
Percent Change				-6.67%	OK
DCR increase = Existing/Proposed				7.14%	OK

Check middle diaphragm zone walls only					
Wall No.	Existing Walls		Proposed Walls		
	Ft-In	Ins	Ft-Ins	Ins	
A1	0	0	0	0	
A2	0	0	0	0	
B1	2-6	30	2-6	30	Keep
B2	3-7	43	3-1	37	Rebuild
B3	9-1	109	9-1	109	Keep
C1	2-6	30	2-6	30	Keep
C2	3-8	44	3-8	44	Keep
C3	4-10	58	4-10	58	Keep
D1	5-6	66	5-6	66	Keep
D2	0-0	0	3-8	44	Add
E1	3-11	47	5-11	71	Extend
E2	7-8	92	0	0	Remove
E3	3-2	38	0	0	Remove
F1	6-4	76	6-10	82	Revise
F1A	0-0	0	4-4	52	Add
F2	4-3	51	0	0	Remove
G1	0	0	0	0	
G2	0	0	0	0	
Total	57'-0"	684	51'-11"	623	
Change			5'-1"	61	
Percent Change				-8.92%	OK
DCR increase = Existing/Proposed				9.79%	OK

Check west diaphragm zone walls only					
Wall No.	Existing Walls		Proposed Walls		
	Ft-In	Ins	Ft-Ins	Ins	
A1	0	0	0	0	
A2	0	0	0	0	
B1	0	0	0	0	
B2	0	0	0	0	
B3	0	0	0	0	
C1	0	0	0	0	
C2	0	0	0	0	
C3	0	0	0	0	
D1	0	0	0	0	
D2	0	0	0	0	
E1	0	0	0	0	
E2	0	0	0	0	
E3	0	0	0	0	
F1	6-4	76	6-10	82	Revise
F1A	0	0	4-4	52	Add
F2	4-3	51	0	0	Remove
G1	3-11	47	3-11	47	Keep
G2	5-4	64	5-4	64	Keep
Total	19'-10"	238	20'-5"	245	
Change			0'-7"	-7	
Percent Change				2.94%	OK
DCR increase = Existing/Proposed				-2.86%	OK

Check east diaphragm zone walls only					
Wall No.	Existing Walls		Proposed Walls		
	Ft-In	Ins	Ft-Ins	Ins	
A1	5-1	61	5-1	61	Keep
A2	4-11	59	4-11	59	Keep
B1	2-6	30	2-6	30	Keep
B2	3-7	43	3-1	37	Rebuild
B3	9-1	109	9-1	109	Keep
C1	0	0	0	0	
C2	0	0	0	0	
C3	0	0	0	0	
D1	0	0	0	0	
D2	0	0	0	0	
E1	0	0	0	0	
E2	0	0	0	0	
E3	0	0	0	0	
F1	0	0	0	0	
F1A	0	0	0	0	
F2	0	0	0	0	
G1	0	0	0	0	
G2	0	0	0	0	
Total	25'-2"	302	24'-8"	296	
Change			0'-6"	6	
Percent Change				-1.99%	OK
DCR increase = Existing/Proposed				2.03%	OK

Header Between Walls F1 and F2

Modifications to walls F1 and F2 will necessitate a new header to support roof framing above the living room which is perpendicular to the wall, per GC field investigation (see proposed floor plan).

Roof framing consists of 2x12 at 16" on center, spanning between walls F and G.

Span of roof framing between walls F and G = ±14 feet

Span of header = 4'-3"

Roof load = ±25 psf (Dead) + 20 psf (Live) = 45 psf

Load on header = 45 x (14/2) x 4.25 = 1,339 lb.

M = 1,339 x 4.25/8 = 711.3 lb-ft

Use 4x8 min header – S = 32.8 ins^3, I = 123.0 ins^4

Fb = 711.3 x 12/32.8 = 260.2 psi – OK

Check Deflection

$\Delta = 5WL^3/(384EI)$

= 5 x 1,339 x 4.25^3 x 1728/(384 x 1.6E6 x 123.0) = 0.012" – OK

Addendum Calculations for Shear Stress Check of Shear Wall E1 and Roof Diaphragm E-F

Per Plan Check Comment from Willy Yau at DBI on November 14, 2022, Wall E1 is checked for shear stress and plywood nailing design, and the floor diaphragm adjacent to the atrium is checked.

Building Weights

Dead weights for floors 2 and 3	= ±35 PSF (including partitions and exterior walls)
Dead weight for roof	= ±30 PSF (including tributary partition and exterior walls)
Building area = ±61'-6" x ±22'-0"	= 1,353 sq. ft. per floor (conservative; includes atrium area)
Weight of floors 2 and 3 = 35 x 1,353	= 47,355 lb.
Weight of roof = 30 x 1,353	= 40,590 lb.

Story Heights (Ref. building section P. 10)

1F to 2F	= ±8'-9" (ENERCALC Level 1)
1F to 3F	= ±18'-6" (ENERCALC Level 2)
3F to Roof	= ±29'-6" (ENERCALC Level 3)

Check of Wall E1 (Ref. ENERCALC P. 13 & 14)

Seismic force at the roof, Fx	= 11.18 kips
Unit horizontal force fx = 11.18 / 61'-6"	=181.8 plf
Tributary building length to Wall E1	= (12'-2" + 5'-6")/2 = 8'-10"
Tributary load to Wall E1	= 181.8 x 8'-10" = 1,605.9 lb. (LRFD)
Wall E1 length	= 5'-11"
Shear stress	= 1,609.9 / 5'-11" / 1.4 = **194.4 plf (ASD)**

Plywood Specification

Use ½" Struct 1 plywood with 8d@6" o.c.

Shear capacity (Ref. SPDWS & P. 15) **= 260 PLF > 194.4 – Therefore okay**

Check Roof Diaphragm Between Walls E and F

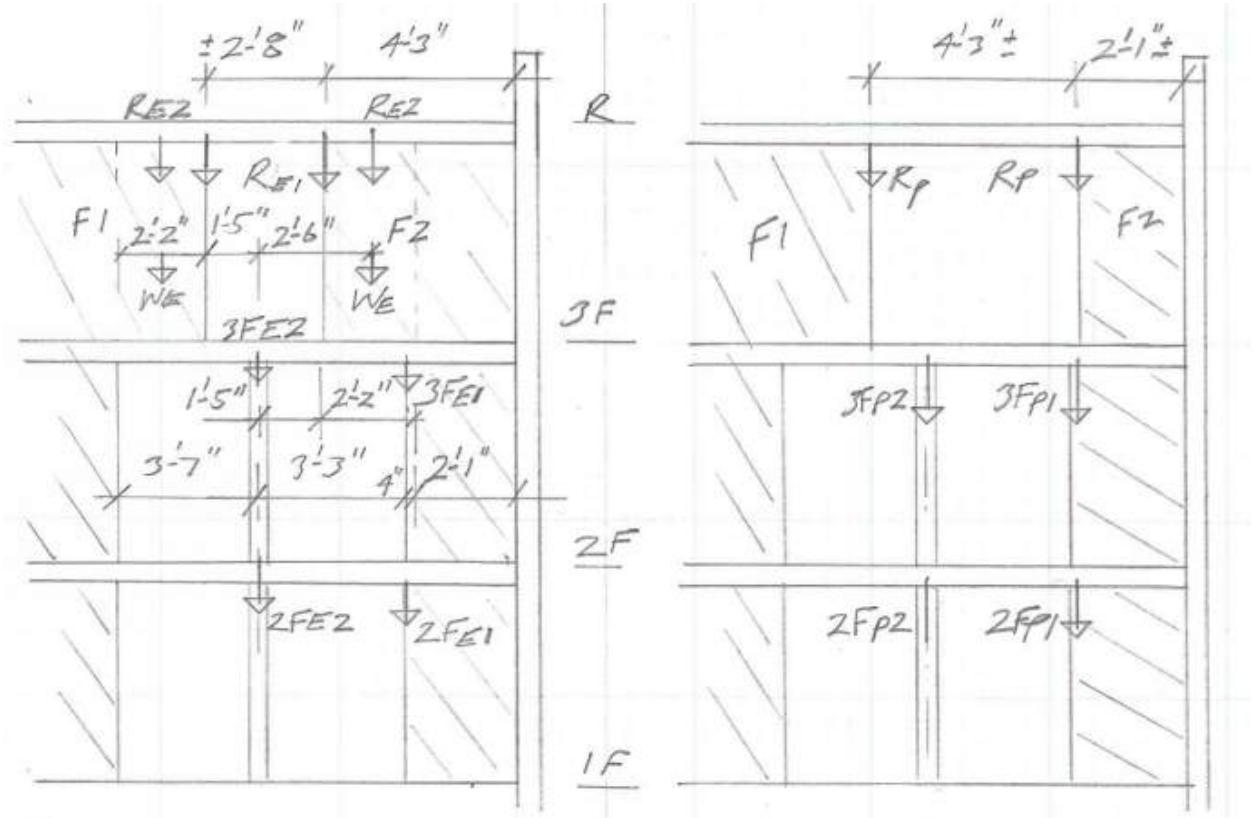
Shear force west of Wall E1	= 181.8 x 12'-2" / 2 = 1,106.0 lb.
Diaphragm width	± 9'-6"
Shear stress	= 1,106.0 / 9'-6" = 116.4 PLF

Roof is plywood sheathing (confirmed during site visit 11/16/22)

Capacity (Ref. SPDWS & P. 16) = **180 PLF > 116.4 PLF, therefore okay**

Roof diaphragm and Wall E1 shear capacity checks are conservative (for simplicity) as they are based on a uniform distribution of shear force Fx at the roof, and do not take into account the reduced building width at the atrium and atrium area which will reduce the tributary load.

Check Loads at the Revised Walls F1 and F2



Elevation of Wall F1 & F2, Existing Condition **Elevation of Wall F1 & F2, Proposed Condition**

Existing Condition Loads

RE1 = 2'-8"/2 x 14'/2 x (25+20) = 420.5 lb.

RE2 = 2'-2" x 14'/2 x (25+20) = 682.5 lb.

WE = 2'-2" x 11'-0" x 10 PSF = 238.3 lb.

3FE1 = 2FE1 = 3'-7"/2 x 14'/2 x (30 + 40) = 877.9 lb.

Total existing load at 3FE1 = RE1 x (1'-5"/3'-7") + (RE2+WE) x 2'-6"/3'-7" + 3FE1

= 166.3 + 642.5 +877.9 = **1,686.6 lb.**

Total existing load at 2FE1 = 1,686.6 + 877.9 = **2,564.5 lb.**

Proposed Loads

RP = 4'-3"/2 x 14'/2 x (25+20) = 669.3 lb.

Total proposed load at 3FP1 = RP + 3FE1

= 669.3 + 877.9 = **1,547.2 lb. < 1,686.6 lb. therefore okay**

Load reduction = 1,686.6 – 1,547.2 = **139.4 lb.**

Total proposed Load at 2FP1 = 1,547.2 + 877.9 = **2,425.1 lb. < 2,564.5 lb. therefore okay**

Check Loads at post below level 3 (3FE2 & 2FE2)

3FE2 = 2FE2 = 3'-7" x (14'/2 x (30 + 40) = 1,755.7 lb.

Total existing load at 3FE2 = RE1 + 2(RE2+WE) x (2'-2"/2)/3'-7" + 3FE2

= 420.5 + 2(682.5+238.3) x 1'-1"/3'-7" + 1,755.7

= **2,454.6 lb.**

Total existing load at 2FE2 = 2,454.6 + 1,755.7 = **4,210.3 lb.**

Total proposed load at 3FP2 = RP + 2(RE2+WE) x (2'-2"/2)/3'-7" + 3FE2

= 669.3 + 2(682.5+238.3) x 1'-1"/3'-7" + 1,755.7

= **2,703.4 lb.**

Load increase at 3FP2 = 2,703.4 – 2,454.6 = **248.8 lb. = ± 10.1%** (see below for post check)

Total proposed load at 2FP2 = 2,703.4 + 1,755.7 = **4,459.1 lb.**

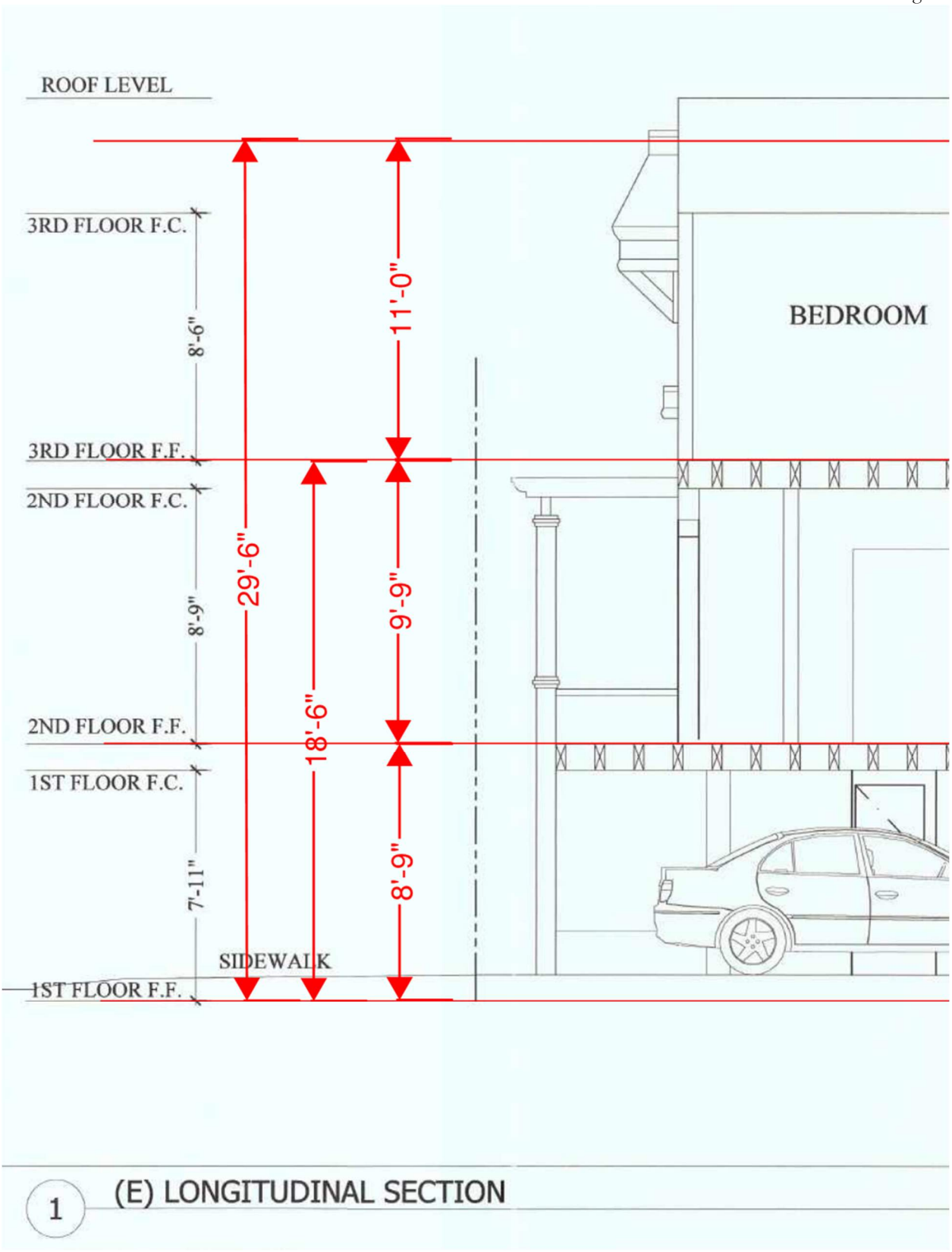
Load increase at 2FP2 = 4,459.1 = 4,210.3 = **248.8 lb. = ±5.9%** (see below for comments)

Check Post at Walls for Total Proposed Load

Assume post is DF#1, 4x4 or equivalent with height of ±10'-0"

Post allowable load capacity per NDS =±5,000 lb. > 2,703.4 & > 4,459.1 lb. therefore okay

The additional load of 248.8 lb. at the foundation is considered conservative and nominal and the foundation adequate.



1 (E) LONGITUDINAL SECTION

ATC Hazards by Location

Search Information

Address:	24 Hartford St, San Francisco, CA 94114, USA
Coordinates:	37.7621086, -122.4342421
Elevation:	138 ft
Timestamp:	2022-11-16T00:19:22.048Z
Hazard Type:	Seismic
Reference Document:	ASCE7-16
Risk Category:	II
Site Class:	D-default

Basic Parameters

Name	Value	Description
S_S	1.5	MCE_R ground motion (period=0.2s)
S_1	0.6	MCE_R ground motion (period=1.0s)
S_{MS}	1.8	Site-modified spectral acceleration value
S_{M1}	* null	Site-modified spectral acceleration value
S_{DS}	1.2	Numeric seismic design value at 0.2s SA
S_{D1}	* null	Numeric seismic design value at 1.0s SA

* See Section 11.4.8

Additional Information

Name	Value	Description
SDC	* null	Seismic design category
F_a	1.2	Site amplification factor at 0.2s
F_v	* null	Site amplification factor at 1.0s
CR_S	0.916	Coefficient of risk (0.2s)
CR_1	0.898	Coefficient of risk (1.0s)
PGA	0.625	MCE_G peak ground acceleration

F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.75	Site modified peak ground acceleration
T_L	12	Long-period transition period (s)
SsRT	1.876	Probabilistic risk-targeted ground motion (0.2s)
SsUH	2.047	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	1.5	Factored deterministic acceleration value (0.2s)
S1RT	0.748	Probabilistic risk-targeted ground motion (1.0s)
S1UH	0.833	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	0.6	Factored deterministic acceleration value (1.0s)
PGAd	0.625	Factored deterministic acceleration value (PGA)

* See Section 11.4.8

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Please note that the ATC Hazards by Location website will not be updated to support ASCE 7-22. Find out why.

Disclaimer

Hazard loads are provided by the U.S. Geological Survey Seismic Design Web Services.

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ASCE 7-16 Seismic Base Shear

Project File: 244 Hartford.ec6

LIC# : KW-06015154, Build:20.22.10.25 MURPHY - BURR - CURRY, INC. (c) ENERCALC INC 1983-2022

DESCRIPTION: Seismic Base Shear Analysis

Specific Description: Lateral load vertical distribution

Risk Category

Calculations per ASCE 7-16

Risk Category of Building or Other Structure : "II" : All Buildings and other structures except those listed as Category I, III, and IV — *SCE 7-16, Page 4, Table 1.5-1*

Seismic Importance Factor = 1 — *ASCE 7-16, Page 5, Table 1.5-2*

USER DEFINED Ground Motion

ASCE 7-16 11.4.2

Max. Ground Motions, 5% Damping

S_S = 1.50 g, 0.2 sec response
S_1 = 0.60 g, 1.0 sec response

Ref. P.11

For the closest datapoint grid location . . .

Latitude = 0.000 deg North
Longitude = 0.000 deg West

Site Class, Site Coeff. and Design Category

Classification: "D" : Shear Wave Velocity 600 to 1,200 ft/sec		=	D (By Default per 11.4.3)	*ASCE 7-16 Table 20.3-1*
Site Coefficients Fa & Fv	Fa	=	1.20	*ASCE 7-16 Table 11.4-1 & 11.4-2*
(using straight-line interpolation from table val	Fv	=	1.70	
Maximum Considered Earthquake Acceleral	S_{MS} = Fa * Ss	=	1.800	*ASCE 7-16 Eq. 11.4-1*
	S_{M1} = Fv * S1	=	1.020	*ASCE 7-16 Eq. 11.4-2*
Design Spectral Acceleration	$S_{DS} = S_{MS} * 2/3$	=	1.200	*ASCE 7-16 Eq. 11.4-3*
	$S_{D1} = S_{M1} * 2/3$	=	0.680	*ASCE 7-16 Eq. 11.4-4*
Seismic Design Category		=	D	*ASCE 7-16 Table 11.6-1 & -2*

Resisting System

ASCE 7-16 Table 12.2-1

Basic Seismic Force Resisting System . . . **Building Frame Systems**
22.Light-frame (wood) walls sheathed with wood structural panels rated for shear resistance

Response Modification Coefficient " I " = 7.00
System Overstrength Factor " Wo " = 2.50
Deflection Amplification Factor " Cd " = 4.50

NOTE! See ASCE 7-16 for all applicable footnc

Building height Limits :

Category "A & B" Limit:	No Limit
Category "C" Limit:	No Limit
Category "D" Limit:	Limit = 65
Category "E" Limit:	Limit = 65
Category "F" Limit:	Limit = 65

Lateral Force Procedure

ASCE 7-16 Section 12.8.2

Equivalent Lateral Force Procedure

The "Equivalent Lateral Force Procedure" is being used according to the provisions of ASCE 7-16 12.8

Determine Building Period

Use ASCE 12.8-7

Structure Type for Building Period Calcul: All Other Structural Systems

" Ct " value = 0.020 " hn " : Height from base to highest leve 28.750 ft
" x " value = 0.75
" Ta " Approximate fundemental period using Eq. 12.8-7 : Ta = Ct * (hn ^ x) = 0.248 sec
"TL" : Long-period transition period per ASCE 7-16 Maps 22-14 -> 22-17 8.000 sec

Building Period " Ta " Calculated from Approximate Method sel = 0.248

" Cs " Response Coefficient

ASCE 7-16 Section 12.8.1.1

S_{DS} : Short Period Design Spectral Response	=	1.200	From Eq. 12.8-2, Preliminary Cs	=	0.171
" R " : Response Modification Factor	=	7.00	From Eq. 12.8-3 & 12.8-4 , Cs need not exce	=	0.391
" I " : Seismic Importance Factor	=	1	From Eq. 12.8-5 & 12.8-6, Cs not be less than	=	0.043

Cs : Seismic Response Coefficient = = 0.1714

ASCE 7-16 Seismic Base Shear

Project File: 244 Hartford.ec6

LIC# : KW-06015154, Build:20.22.10.25 MURPHY - BURR - CURRY, INC. (c) ENERCALC INC 1983-2022

DESCRIPTION: Seismic Base Shear Analysis

Seismic Base Shear

ASCE 7-16 Section 12.8.1

Cs = 0.1714 from 12.8.1.1

W (see Sum Wi below) = 135.31 k

Seismic Base Shear V = Cs * W = 23.20 k

Vertical Distribution of Seismic Forces

ASCE 7-16 Section 12.8.3

" k " : hx exponent based on Ta = 1.00

Table of building Weights by Floor Level...

Level #	Wi : Weight	Hi : Height	(Wi * Hi^k)	Cvx	Fx=Cvx * V	Sum Story Shear	Sum Story Moment
3	40.59	29.60	1,201.46	0.4821	11.18	11.18	0.00
2	47.36	18.50	876.16	0.3516	8.16	19.34	124.14
1	47.36	8.75	414.40	0.1663	3.86	23.20	312.69

Sum Wi = 135.31 k Sum Wi * Hi = 2,492.02 k-ft Total Base Shear = 23.20 k

Base Moment = 515.7 k-ft

Diaphragm Forces : Seismic Design Category "B" to "F"

ASCE 7-16 12.10.1.1

Level #	Wi	Fi	Sum Fi	Sum Wi	Fpx : Calcd	Fpx : Min	Fpx : Max	Fpx	Dsgn. Force
3	40.59	11.18	11.18	40.59	11.18	9.74	19.48	11.18	11.18
2	47.36	8.16	19.34	87.95	10.41	11.37	22.73	11.37	11.37
1	47.36	3.86	23.20	135.31	8.12	11.37	22.73	11.37	11.37

Wpx . . . . . Weight at level of diaphragm and other structure elements attached to it.

Fi . . . . . Design Lateral Force applied at the level.

Sum Fi . . . . . Sum of "Lat. Force" of current level plus all levels above

MIN Req'd Force @ Level . . . $0.20 * S_{DS} * I * Wpx$

MAX Req'd Force @ Level . . $0.40 * S_{DS} * I * Wpx$

Fpx : Design Force @ Level . Wpx * SUM(x->n) Fi / SUM(x->n) wi, x = Current level, n = Top Level

Table 4.3A Nominal Unit Shear Capacities for Wood-Frame Shear Walls[1,3,6,7]

Wood-based Panels[4]

ASD capacity = 520/2 = 260 plf

Sheathing Material	Minimum Nominal Panel Thickness (in.)	Minimum Fastener Penetration in Framing Member or Blocking (in.)	Fastener Type & Size	A SEISMIC Panel Edge Fastener Spacing (in.) 6 v_s (plf)	6 G_a (kips/in.) OSB	6 G_a (kips/in.) PLY	4 v_s (plf)	4 G_a (kips/in.) OSB	4 G_a (kips/in.) PLY	3 v_s (plf)	3 G_a (kips/in.) OSB	3 G_a (kips/in.) PLY	2 v_s (plf)	2 G_a (kips/in.) OSB	2 G_a (kips/in.) PLY	B WIND Panel Edge Fastener Spacing (in.) 6 v_w (plf)	4 v_w (plf)	3 v_w (plf)	2 v_w (plf)
Wood Structural Panels - Structural I[4,5]	5/16	1-1/4	Nail (common or galvanized box) 6d	400	13	10	600	18	13	780	23	16	1020	35	22	560	840	1090	1430
	3/8[2]			460	19	14	720	24	17	920	30	20	1220	43	24	645	1010	1290	1710
	7/16[2]	1-3/8	8d	510	16	13	790	21	16	1010	27	19	1340	40	24	715	1105	1415	1875
	15/32			560	14	11	860	18	14	1100	24	17	1460	37	23	785	1205	1540	2045
	15/32	1-1/2	10d	680	22	16	1020	29	20	1330	36	22	1740	51	28	950	1430	1860	2435
Wood Structural Panels – Sheathing[4,5]	5/16	1-1/4	6d	360	13	9.5	540	18	12	700	24	14	900	37	18	505	755	980	1260
	3/8			400	11	8.5	600	15	11	780	20	13	1020	32	17	560	840	1090	1430
	3/8[2]			440	17	12	640	25	15	820	31	17	1060	45	20	615	895	1150	1485
	7/16[2]	1-3/8	8d	480	15	11	700	22	14	900	28	17	1170	42	21	670	980	1260	1640
	15/32			520	13	10	760	19	13	980	25	15	1280	39	20	730	1065	1370	1790
	15/32	1-1/2	10d	620	22	14	920	30	17	1200	37	19	1540	52	23	870	1290	1680	2155
	19/32			680	19	13	1020	26	16	1330	33	18	1740	48	22	950	1430	1860	2435
Plywood Siding	5/16	1-1/4	Nail (galvanized casing) 6d	280	13		420	16		550	17		720	21		390	590	770	1010
	3/8	1-3/8	8d	320	16		480	18		620	20		820	22		450	670	870	1150
Particleboard Sheathing - (M-S "Exterior Glue" and M-2 "Exterior Glue")	3/8		Nail (common or galvanized box) 6d	240	15		360	17		460	19		600	22		335	505	645	840
	3/8		8d	260	18		380	20		480	21		630	23		365	530	670	880
	1/2			280	18		420	20		540	22		700	24		390	590	755	980
	1/2		10d	370	21		550	23		720	24		920	25		520	770	1010	1290
	5/8			400	21		610	23		790	24		1040	26		560	855	1105	1455
Structural Fiberboard Sheathing	1/2		Nail (galvanized roofing) 11 ga. galv. roofing nail (0.120" x 1-1/2" long x 7/16" head)				340	4.0		460	5.0		520	5.5			475	645	730
	25/32		11 ga. galv. roofing nail (0.120" x 1-3/4" long x 3/8" head)				340	4.0		460	5.0		520	5.5			475	645	730

1. Nominal unit shear capacities shall be adjusted in accordance with 4.3.3 to determine ASD allowable unit shear capacity and LRFD factored unit resistance. For general construction requirements see 4.3.6. For specific requirements, see 4.3.7.1 for wood structural panel shear walls, 4.3.7.2 for particleboard shear walls, and 4.3.7.3 for fiberboard shear walls. See Appendix A for common and box nail dimensions.
2. Shears are permitted to be increased to values shown for 15/32 inch (nominal) sheathing with same nailing provided (a) studs are spaced a maximum of 16 inches on center, or (b) panels are applied with long dimension across studs.
3. For species and grades of framing other than Douglas-Fir-Larch or Southern Pine, reduced nominal unit shear capacities shall be determined by multiplying the tabulated nominal unit shear capacity by the Specific Gravity Adjustment Factor = [1-(0.5-G)], where G = Specific Gravity of the framing lumber from the NDS (Table 12.3.3A). The Specific Gravity Adjustment Factor shall not be greater than 1.
4. Apparent shear stiffness values G_a are based on nail slip in framing with moisture content less than or equal to 19% at time of fabrication and panel stiffness values for shear walls constructed with either OSB or 3-ply plywood panels. When 4-ply or 5-ply plywood panels or composite panels are used, G_a values shall be permitted to be multiplied by 1.2.
5. Where moisture content of the framing is greater than 19% at time of fabrication, G_a values shall be multiplied by 0.5.
6. Where panels are applied on both faces of a shear wall and nail spacing is less than 6" on center on either side, panel joints shall be offset to fall on different framing members as shown below. Alternatively, the width of the nailed face of framing members shall be 3" nominal or greater at adjoining panel edges and nails at all panel edges shall be staggered.
7. Galvanized nails shall be hot-dipped or tumbled.

Table 4.2C Nominal Unit Shear Capacities for Wood-Frame Diaphragms

Unblocked Wood Structural Panel Diaphragms[1,2,3,4,5]

Worst-case ASD capacity for 1/2" plywood diapragm = 360/2 = 180 plf

Sheathing Grade	Common Nail Size	Minimum Fastener Penetration in Framing (in.)	Minimum Nominal Panel Thickness (in.)	Minimum Nominal Width of Nailed Face at Supported Edges and Boundaries (in.)	A SEISMIC				B WIND	
					6 in. Nail Spacing at diaphragm boundaries and supported panel edges				6 in. Nail Spacing at diaphragm boundaries and supported panel edges	
					Case 1		Cases 2,3,4,5,6		Case 1	Cases 2,3,4,5,6
					v_s (plf)	G_a (kips/in.) OSB / PLY	v_s (plf)	G_a (kips/in.) OSB / PLY	v_w (plf)	v_w (plf)
Structural I	6d	1-1/4	5/16	2	330 / 370	9.0 / 7.0	250 / 280	6.0 / 4.5	460	350
				3	370	7.0	280	4.5	520	390
	8d	1-3/8	3/8	2	480 / 530	8.5 / 7.5	360 / 400	6.0 / 5.0	670 / 740	505 / 560
				3	530	7.5	400	5.0	740	560
	10d	1-1/2	15/32	2	570 / 640	14 / 12	430 / 480	9.5 / 8.0	800 / 895	600 / 670
				3	640	12	480	8.0	895	670
Sheathing and Single-Floor	6d	1-1/4	5/16	2	300 / 340	9.0 / 7.0	220 / 250	6.0 / 5.0	420 / 475	310 / 350
				3	340	7.0	250	5.0	475	350
			3/8	2	330 / 370	7.5 / 6.0	250 / 280	5.0 / 4.0	460 / 520	350 / 390
				3	370	6.0	280	4.0	520	390
	8d	1-3/8	3/8	2	430 / 480	9.0 / 7.5	320 / 360	6.0 / 5.0	600 / 670	450 / 505
				3	480	7.5	360	5.0	670	505
			7/16	2	460 / 510	8.5 / 7.0	340 / 380	5.5 / 4.5	645 / 715	475 / 530
				3	510	7.0	380	4.5	715	530
			15/32	2	480 / 530	7.5 / 6.5	360 / 400	5.0 / 4.0	670 / 740	505 / 560
				3	530	6.5	400	4.0	740	560
	10d	1-1/2	15/32	2	510 / 580	15 / 12	380 / 430	10 / 8.0	715 / 810	530 / 600
				3	580	12	430	8.0	810	600
			19/32	2	570 / 640	13 / 10	430 / 480	8.5 / 7.0	800 / 895	600 / 670
				3	640	10	480	7.0	895	670

1. Nominal unit shear capacities shall be adjusted in accordance with 4.2.3 to determine ASD allowable unit shear capacity and LRFD factored unit resistance. For general construction requirements see 4.2.6. For specific requirements, see 4.2.7.1 for wood structural panel diaphragms. See Appendix A for common nail dimensions.
2. For species and grades of framing other than Douglas-Fir-Larch or Southern Pine, reduced nominal unit shear capacities shall be determined by multiplying the tabulated nominal unit shear capacity by the Specific Gravity Adjustment Factor = [1-(0.5-G)], where G = Specific Gravity of the framing lumber from the *NDS* (Table 12.3.3A). The Specific Gravity Adjustment Factor shall not be greater than 1.
3. Apparent shear stiffness values, G_a, are based on nail slip in framing with moisture content less than or equal to 19% at time of fabrication and panel stiffness values for diaphragms constructed with either OSB or 3-ply plywood panels. When 4-ply or 5-ply plywood panels or composite panels are used, G_a values shall be permitted to be multiplied by 1.2.
4. Where moisture content of the framing is greater than 19% at time of fabrication, G_a values shall be multiplied by 0.5.
5. Diaphragm resistance depends on the direction of continuous panel joints with respect to the loading direction and direction of framing members, and is independent of the panel orienation.

	Cases 1&3: Continuous Panel Joints Perpendicular to Framing	Cases 2&4: Continuous Panel Joints Parallel to Framing	Cases 5&6: Continuous Panel Joints Perpendicular and Parallel to Framing
Long Panel Direction Perpendicular to Supports			
Long Panel Direction Parallel to Supports[a]			

(a) Panel span rating for out-of-plane loads may be lower than the span rating with the long panel direction perpendicular to supports (See Section 3.2.2 and Section 3.2.3)

BRIEF SUBMITTED BY PERMIT HOLDER(S)

Appeal No. 22-090

Subject Property: 244 Hartford Street

Permit Type: Alteration Permit

Permit No.: 2022/11/16/6647

Hearing Date: February 1, 2023

RESPONSE TO APPELLANTS' BRIEF

OVERVIEW

I am the owner of 244 Hartford. I have legal representation from Thomas Tunny of Reuben, Junius and Rose, but I am responding to the appellants' brief myself given my involvement in this matter, my knowledge of the facts, and the depletion of my financial savings in my effort to resolve this matter.

The appellants' brief incorrectly asserts reasons for revoking Revision Permit #202211166647 ("Permit", "Revision Permit"). The facts are as follows:

(i) The ceiling joists are correctly depicted in the Permit;

(ii) Structural calculations are included in the Permit and were also provided in the 2020 Permit associated with this revision;

(iii) Seismic strengthening requirements raised by David Strandberg based on the unexpected discovery of a 1985 permit have been addressed by my engineer, Alan Burr, with additional drawings and calculations.

I respectfully ask the Board to uphold Revision Permit #202211166647 with a Special Condition to add approved revisions to the drawings and calculations that address the appellants' relevant seismic strengthening requirement concerns.

RESPONSE TO APPELLANTS' REQUEST TO REVOKE THE PERMIT:

The permit was not issued in error:

(i) Ceiling joists are correctly depicted in the Permit: The appellants' engineering consultant, David Strandberg, incorrectly stated that the roof joists in the kitchen run east to west rather than north to south (the direction depicted in the Permit). According to my engineer, Alan Burr, *"The 1985 plans show the roof joists in the kitchen area running east to west. Our field investigation shows them running north to south. This is important because the joists above the kitchen are supported on the walls to the north and south of the kitchen, and there is no change to the load path of the kitchen roof as a consequence of the alterations. The roof joists above the living/dining room span east to west as shown in the Revision Permit #202211166647; a new 4'-3" long header will be provided to support the dining room roof joists at the entrance to the kitchen."* (EXHIBIT A, p.7: kitchen ceiling photos)

This issue was raised by the appellants through the DBI complaint system in Complaint #202292568 (EXHIBIT B, p.8: 6/30/22 correction notes from Inspector Damien Martin) and #202298066 (EXHIBIT C, p.8: 11/7/22 email from appellants to DBI). Five members of the DBI (Deputy Director Joe Duffy, inspectors Matt Greene, Joe Ng, Damien Martin, and engineer Karen Liang) attended a 11/16/22 site inspection along with the appellants and my engineer. I invited Mr. Strandberg and the appellants to attend the inspection to discuss the complaints; Mr. Strandberg did not respond or attend (and has never done a site inspection) and I was not asked by the appellants to reschedule the inspection to accommodate his availability. It was confirmed on site that the appellants' claims about the ceiling joists were inaccurate (EXHIBIT D, p.9: email from Karen Liang, DBI engineer). Complaint #202298066

was closed. Complaint #202292568 could not be closed despite addressing the Corrections from DBI due to the appeal of the Revision Permit.

(ii) Structural calculations are included in the Permit: On 9/9/22, Willy Yau (Acting Manager Plan Review Services) stated that "inadequate information had been provided on the plan to address the necessary lateral support for the tributary loading to the various weakened lateral support wall lines at the locations of the proposed work" in reference to the 2020 Permit #202009214636 (EXHIBIT E, p.10: email from Willy Lau). The appellants have wrongly interpreted Mr. Lau's email as admission from DBI that the 2020 Permit was submitted "without any supporting calculations".

DBI engineer, Karen Liang, confirmed that calculations were submitted to her for both the older 2020 Permit and the Revision Permit in question (EXHIBIT F, p.11: email from DBI engineer Karen Liang). My engineer has also shared his calculations for the Revision Permit with the appellants and Mr. Strandberg, showing that we have reduced the Demand/Capacity Ratio to a negligible 2.73% - well below the Building Code allowance of 10%.

(iii) Seismic requirements raised by Mr. Strandberg have been addressed by my engineer to maintain/reinstate the integrity of the work performed in 1985: Neither the DBI, myself and my engineer, nor the appellants and their engineer were aware of the details of the 1985 plans at the time the permit was issued. The 1985 permit was filed under 246 Hartford (the appellants' unit), with a different lot number than the current lot number which was assigned prior to our condo conversion. 12/30/22 was the first time we received notice that Mr. Strandberg discovered the

1985 plans. My engineer and Mr. Strandberg spoke on 1/3/23 and 1/19/23 to address the issue. On 1/23/23, we sent new drawings and calculations to the appellants, Mr. Strandberg, and Karen Liang (DBI engineer) for feedback. Mr. Burr incorporated feedback from Ms. Liang and updated the drawings and calculations on 1/25/23 (EXHIBIT G & H, p12-14: new drawings and calculations). According to Ms. Liang, the 1/25/23 drawings and calculations fully address the relevant issues raised by the discovery of the 1985 permit. At the time of this writing, we have not received feedback from Mr. Strandberg.

ADDITIONAL BACKGROUND:

I have lived at 244 Hartford (2 bedroom, 2 bathroom, ~1200 square foot condo) for the past 11 years. It is where I live and work full time.

Three years ago, I embarked on a plan to remodel my unit. The original permit for this project (#202009214636) was issued in September 2020, shortly before the appellants closed on the purchase of unit 246. As of January 2023, this project is 20% complete. Currently, 1 bedroom and 1 bathroom of my condo are not usable and my kitchen is in a demolished state with exposed walls, ceilings and floors - this has been the case since June 2022 (EXHIBIT J, p.15: photos of current state of home).

The appellants are the third owners of 246 Hartford since I have lived at 244 Hartford. I have a history of transparency and good-faith negotiations on matters pertaining to our 2-unit HOA, as I believe we should all feel comfortable and safe in our home (EXHIBIT K, p.16: excerpt from 246 Hartford sale disclosures).

Over the past two years, I have been committed to seeking a resolution with the appellants by listening to their concerns, making changes to my design (removing fewer walls vs original permit, adding 10’6” in wall length, removing a window), and hiring a new licensed engineer to work with Mr. Strandberg. I have redone structural calculations, taken additional measures beyond code requirements to improve the overall seismic capacity/strength of existing walls with plywood**,** submitted two revision permits, and have had legal counsel mediate our discussions to appease the appellants.

My attempts to have good-faith neighborly negotiations to address the appellants’ concerns and take voluntary corrective action have not resulted in my ability to move forward with the completion of my project. After we agreed upon next steps with lawyers present, and while the engineers were working to address the appellants’ concerns, the appellants were concurrently in discussions with senior members of the DBI and Supervisor Mandelman’s office demanding that my permit be revoked (EXHIBIT L, p.17-19: Timeline of events). The appellants did not communicate this to me. A number of false and misleading claims were made by the appellants in their meeting with Mandelman’s office, Joe Duffy, Christine Gasparac, and Neville Pereira of DBI (e.g., calculations were never submitted, my engineer worked off a previous engineer’s drawings and never came on site, that my guest bathroom update took 7 months to complete suggesting more work was being done than the permit indicated when, in fact, the appellants had already inspected the work on site and were kept informed of the 25 construction days between February and June 2022 while they worked from home).

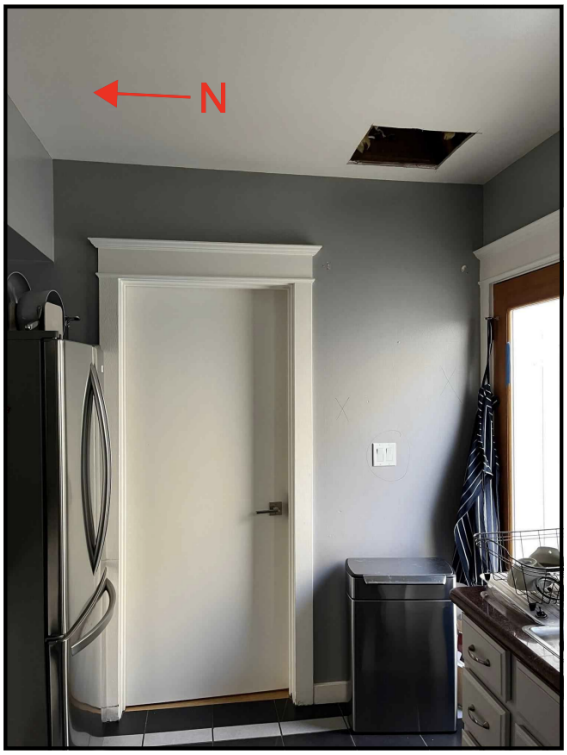
In the appellants' Brief, the claim that they were aware of the 1985 condition before filing for the appeal on 12/5/22 is in conflict with Mr. Strandberg's email that he discovered the issue on 12/29/22 (EXHIBIT M, p.20: 12/30/22 email from Mr. Strandberg) and his email on 12/9/22 where Mr. Strandberg informed my engineer, "I don't have any further questions at this time" (EXHIBIT N, p.21: 12/9/22 email from Mr. Strandberg).

CONCLUSION AND ACTION REQUESTED:

There are no grounds upon which this Permit should be revoked - the joists are accurately depicted in the plans, the structural calculations and drawings are in accordance with the SF Building Code, and relevant concerns with the newly-discovered 1985 structural plans are addressed with the drawings and calculations provided which have been reviewed by the DBI engineer.

Based on this, I ask that the Board uphold Revision Permit #2022/11/16/6647 with a special condition requiring Mr. Burr's structural drawings and calculations, as shown in EXHIBITS G&H, be added to the Revision Permit. This special condition would include any subsequent edits that may be required based on reasonable request from Mr. Strandberg or conditions from the DBI.

EXHIBIT A: Kitchen ceiling photos showing joists running in north-south direction



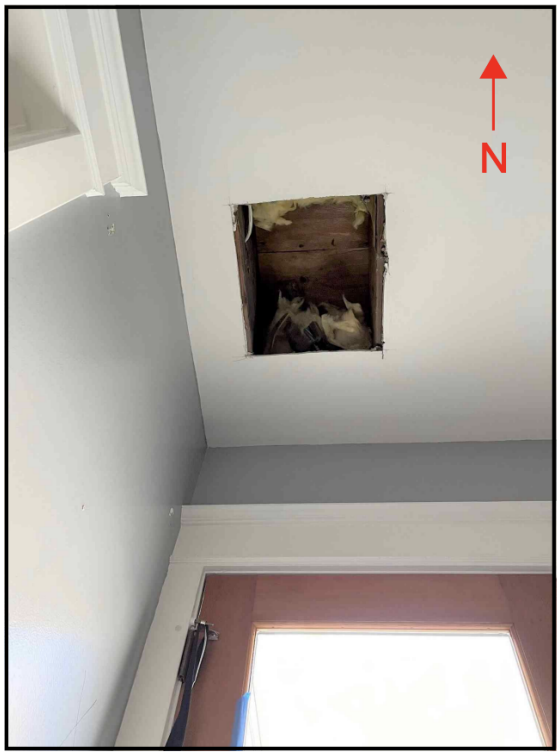


EXHIBIT B: 6/30 notes from Inspector Damien Martin from complaint #202292568

"Veriy [sic] joist in kitchen"

06/30/22	OTHER BLDG/HOUSING VIOLATION	BID	Martin	CASE UPDATE	Met with contractor this morning. Went over approved plans and allowed him to continue with bathroom and laundry remodel. Correction was given to contractor to have EOR make a revision to show tranfer load above proposed new door on exterior wall facing East. Demo calculations for proposed new door and new window, new elevation drawing showing new window and door on East facing exterior walls. Veiry joist in kitchen are running parallel with livingroom joists for possible load bearing over interior doors at kitchen.

EXHIBIT C: Email from appellants to DBI regarding their concerns about my project, including ceiling joists, associated with Complaint #202298066 which was closed after inspection

From: Bill Weil
To: Gasparac, Christine (DBI)
Cc: Duffy, Joseph (DBI); Greene, Matthew (DBI); Lee, Patty (DBI); Mandelman, Rafael (BOS); Pereira, Neville (DBI); Thornhill, Jackie (BOS); joanna tziri
Subject: Re: 244 Hartford Street - permit 202009214636
Date: Monday, November 7, 2022 10:37:45 PM

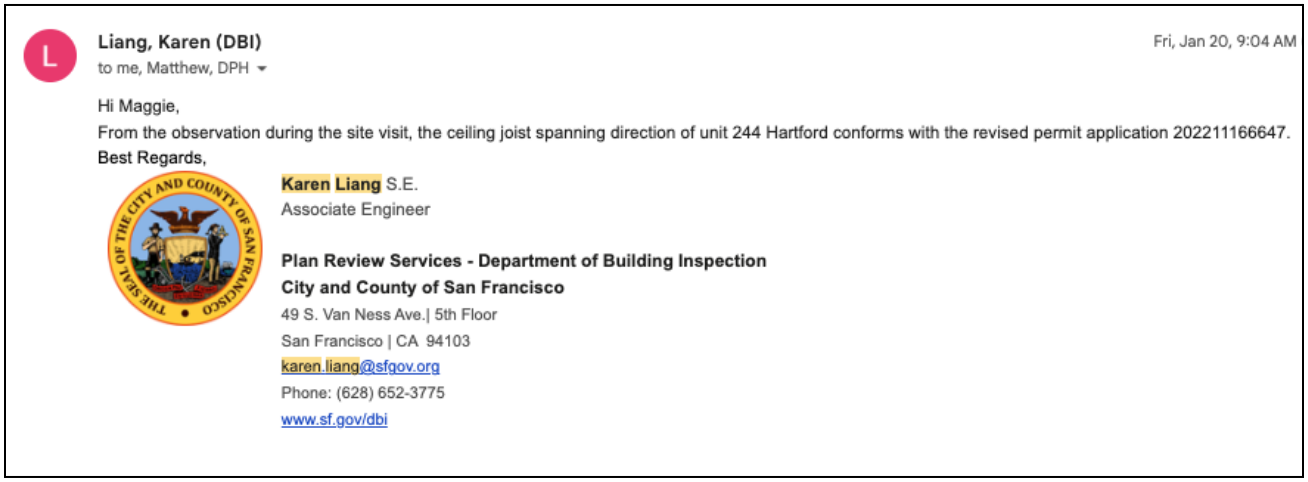
Dear Christine,

Can you please provide an update on the pending inspection of 244 Hartford Street, regarding the work beyond scope, direction of ceiling joists and validation of wall measurements?

Thank you,
Bill

EXHIBIT D: Email from Karen Liang, DBI engineer

“The ceiling joist spanning direction of unit 244 Hartford conforms with the revised permit application 202211166647.”.



Liang, Karen (DBI) Fri, Jan 20, 9:04 AM
to me, Matthew, DPH

Hi Maggie,
From the observation during the site visit, the ceiling joist spanning direction of unit 244 Hartford conforms with the revised permit application 202211166647.
Best Regards,

Karen Liang S.E.
Associate Engineer

Plan Review Services - Department of Building Inspection
City and County of San Francisco
49 S. Van Ness Ave.| 5th Floor
San Francisco | CA 94103
karen.liang@sfgov.org
Phone: (628) 652-3775
www.sf.gov/dbi

EXHIBIT E: Excerpt email from Willy Lau, referenced in appellants' brief

"Thank you for bringing to our attention regarding the lateral support issue under the subject permit application Upon examining the approved construction plan for PA 202009214636 at 244 Hartford Street, we have come to the conclusion that inadequate information had been provided on plan to address the necessary lateral support for the tributary loading to the various weakened lateral support wall lines at the locations of proposed work

Per Senior Building Inspector Mr. Kevin Birmingham, a correction notice had been issued on 6/30/22 by Inspector Damien Martin for applicant to submit a revision to address some structural issues. The lateral support was not specifically noted, but Mr. Birmingham indicated he had put in a call to the EOR and contractor to make sure it would be addressed in their revision permit."

From: Yau, Willy (DBI) <willy.yau@sfgov.org>
Sent: Friday, September 9, 2022 4:18 PM
To: Andrew Catterall <ACatterall@zfplaw.com>
Cc: Quitania Brooks <Quitania@zfplaw.com>; O'Riordan, Patrick (DBI) <patrick.oriordan@sfgov.org>; Pereira, Neville (DBI) <neville.pereira@sfgov.org>; Duffy, Joseph (DBI) <joseph.duffy@sfgov.org>; Birmingham, Kevin (DBI) <kevin.birmingham@sfgov.org>; Greene, Matthew (DBI) <matthew.greene@sfgov.org>; Martin, Damien (DBI) <damien.martin@sfgov.org>
Subject: FW: 244-246 Hartford Street; Permit No. 202009214636

Dear Mr Catterall:

On behalf of Deputy Director of Permit Services Mr Neville Pereira, I am providing you a response to your July 27, 2022 letter to Director Mr Patrick O'Riordan regarding the subject alternation permit application 202009214636 for 244 Hartford Street

Per the subject issued permit application, apparently the work scope involves interior alternation with some exterior wall and windows alterations Under DBI permit issuance practice, homeowner association (HOA) consent document is not required to obtain permit application (Please see link for qualification and required applicant statements herein:
https://sfdbi.org/sites/default/files/Who%20Can%20Obtain%20A%20Building%20Permit%20And%20Property%20Owner%20Licensed%20Contractor%20Forms.pdf
)

Thank you for bringing to our attention regarding the lateral support issue under the subject permit application Upon examining the approved construction plan for PA 202009214636 at 244 Hartford Street, we have come to the conclusion that inadequate information had been provided on plan to address the necessary lateral support for the tributary loading to the various weakened lateral support wall lines at the locations of proposed work

Per Senior Building Inspector Mr. Kevin Birmingham, a correction notice had been issued on 6/30/22 by Inspector Damien Martin for applicant to submit a revision to address some structural issues. The lateral support was not specifically noted, but Mr. Birmingham indicated he had put in a call to the EOR and contractor to make sure it would be addressed in their revision permit.

Please feel free to contact us in case of any further questions on the matters.

With Best Regards,
Willy Yau, P.E.
Acting Manager Plan Review Services Division
Department of Building Inspection
49 South Van Ness Avenue Suite 590
San Francisco CA 94103
Email willy.yau@sfgov.org
Desk 628-652-3754
FAX: 628-652-3609

EXHIBIT F: Email from DBI engineer Karen Liang confirming structural calculations were reviewed and submitted in both Permit #202009214636 and the Revision Permit in question.

From: Liang, Karen (DBI)
To: Gasparac, Christine (DBI); Thornhill, Jackie (BOS); Duffy, Joseph (DBI); Pereira, Neville (DBI)
Cc: Mandelman, Rafael (BOS); Green, Ross (BOS)
Subject: RE: 244 Hartford Street - permit 202009214636
Date: Thursday, December 15, 2022 4:28:37 PM
Attachments: 11ABC6A669CE4D3DAC1AE11DBEFD7B34[153449678].png
52844E0FB7364363891AD2585095F055.png
D755D08D40894B8F81F44CBA69659360.png
E2F046E232434CA88D130139C8747AA5.png

Hi Christine and Jackie,
The revision permit included structural calculations that addressed the lateral strengthening requirement. Both original and revision permits were submitted with structural calculations.
Best Regards,

Karen Liang S.E.
Associate Engineer

Plan Review Services - Department of Building Inspection
City and County of San Francisco
49 S. Van Ness Ave. | 5th Floor
San Francisco | CA 94103
karen.liang@sfgov.org
Phone: (628) 652-3775
www.sf.gov/dbi

EXHIBIT G: New permit drawings to address relevant seismic strengthening concerns in Mr. Strandberg's letter (attachment available for legibility)

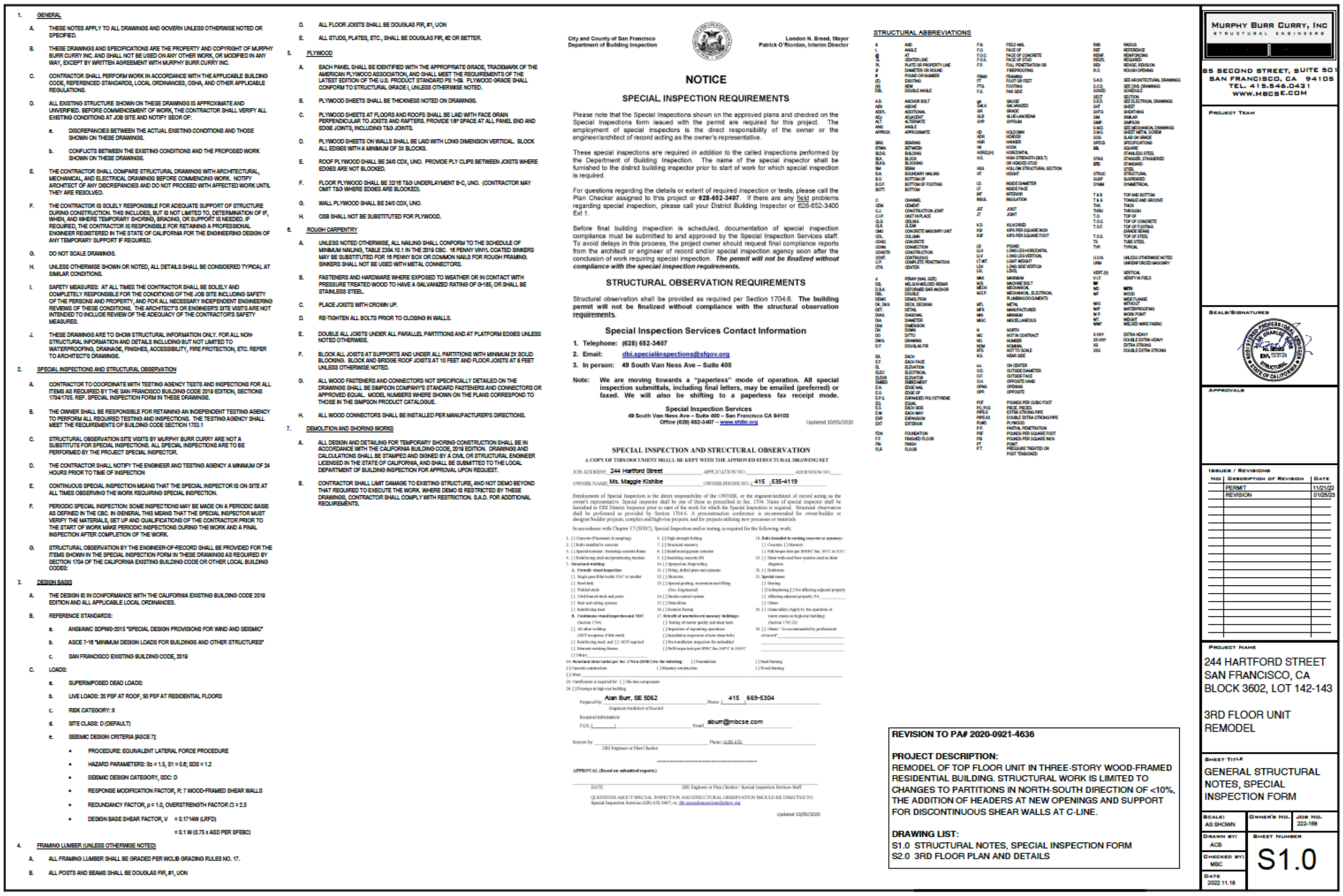
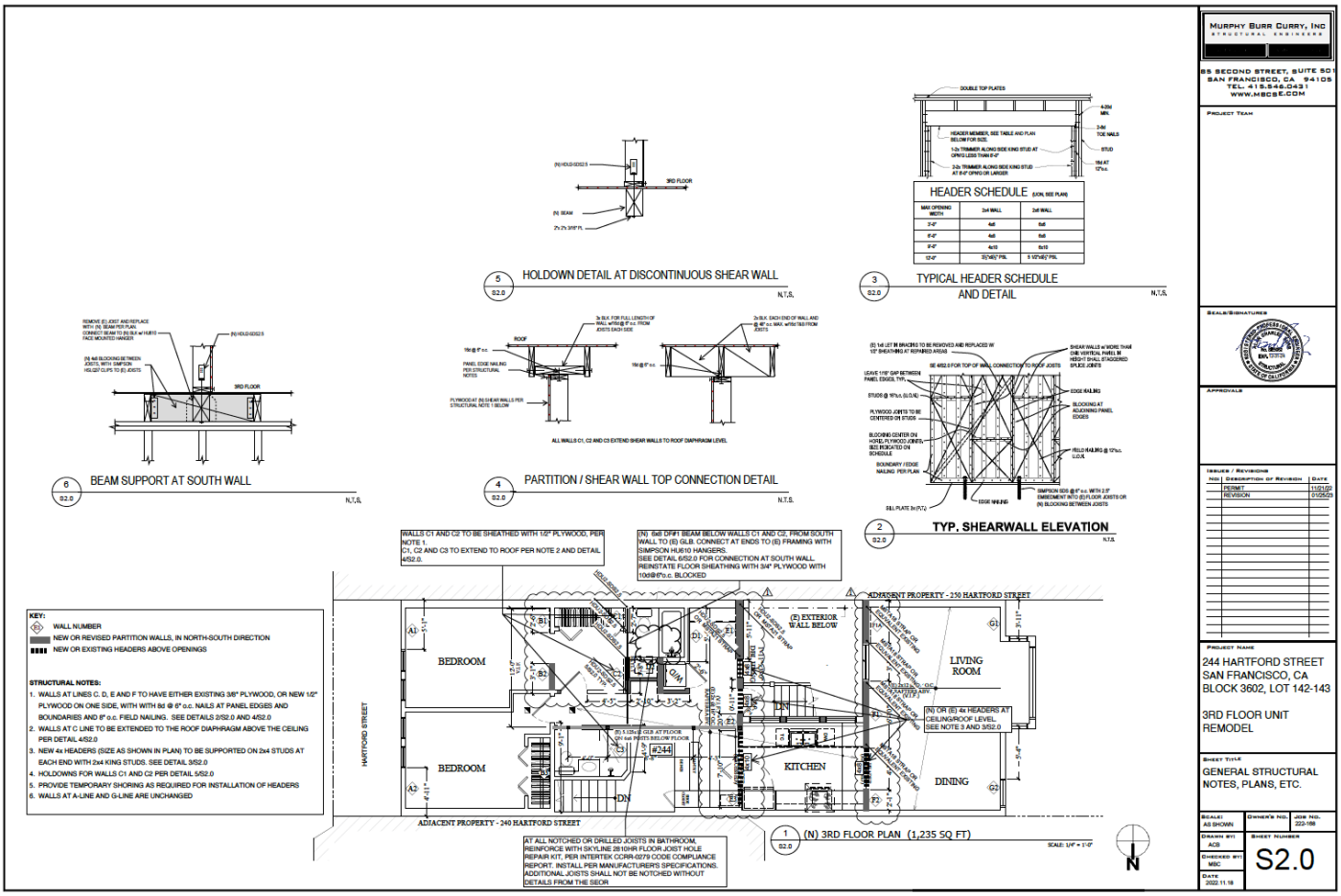


EXHIBIT G (continued): New permit drawings to address relevant seismic strengthening concerns in Mr. Strandberg's letter (attachment available for legibility)



1. GENERAL

A. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.

B. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF MURPHY BURR CURRY INC. AND SHALL NOT BE USED ON ANY OTHER WORK, OR MODIFIED IN ANY WAY, EXCEPT BY WRITTEN AGREEMENT WITH MURPHY BURR CURRY INC.

C. CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE, REFERENCED STANDARDS, LOCAL ORDINANCES, OSHA, AND OTHER APPLICABLE REGULATIONS.

D. ALL EXISTING STRUCTURE SHOWN ON THESE DRAWINGS IS APPROXIMATE AND UNVERIFIED. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT JOB SITE AND NOTIFY SEOR OF:

a. DISCREPANCIES BETWEEN THE ACTUAL EXISTING CONDITIONS AND THOSE SHOWN ON THESE DRAWINGS.

b. CONFLICTS BETWEEN THE EXISTING CONDITIONS AND THE PROPOSED WORK SHOWN ON THESE DRAWINGS.

E. THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED.

F. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ADEQUATE SUPPORT OF STRUCTURE DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, DETERMINATION OF IF, WHEN, AND WHERE TEMPORARY SHORING, BRACING, OR SUPPORT IS NEEDED. IF REQUIRED, THE CONTRACTOR IS RESPONSIBLE FOR RETAINING A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA FOR THE ENGINEERING DESIGN OF ANY TEMPORARY SUPPORT IF REQUIRED.

G. DO NOT SCALE DRAWINGS.

H. UNLESS OTHERWISE SHOWN OR NOTED, ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.

I. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S SITE VISITS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

J. THESE DRAWINGS ARE TO SHOW STRUCTURAL INFORMATION ONLY. FOR ALL NON-STRUCTURAL INFORMATION AND DETAILS INCLUDING BUT NOT LIMITED TO WATERPROOFING, DRAINAGE, FINISHES, ACCESSIBILITY, FIRE PROTECTION, ETC. REFER TO ARCHITECT'S DRAWINGS.

2. SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATION

A. CONTRACTOR TO COORDINATE WITH TESTING AGENCY TESTS AND INSPECTIONS FOR ALL ITEMS AS REQUIRED BY THE SAN FRANCISCO BUILDING CODE 2019 EDITION, SECTIONS 1704/1705. REF. SPECIAL INSPECTION FORM IN THESE DRAWINGS.

B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT TESTING AGENCY TO PERFORM ALL REQUIRED TESTING AND INSPECTIONS. THE TESTING AGENCY SHALL MEET THE REQUIREMENTS OF BUILDING CODE SECTION 1703.1

C. STRUCTURAL OBSERVATION SITE VISITS BY MURPHY BURR CURRY ARE NOT A SUBSTITUTE FOR SPECIAL INSPECTIONS. ALL SPECIAL INSPECTIONS ARE TO BE PERFORMED BY THE PROJECT SPECIAL INSPECTOR.

D. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND TESTING AGENCY A MINIMUM OF 24 HOURS PRIOR TO TIME OF INSPECTION

E. CONTINUOUS SPECIAL INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON SITE AT ALL TIMES OBSERVING THE WORK REQUIRING SPECIAL INSPECTION.

F. PERIODIC SPECIAL INSPECTION: SOME INSPECTIONS MAY BE MADE ON A PERIODIC BASIS AS DEFINED IN THE CBC. IN GENERAL THIS MEANS THAT THE SPECIAL INSPECTOR MUST VERIFY THE MATERIALS, SET UP AND QUALIFICATIONS OF THE CONTRACTOR PRIOR TO THE START OF WORK MAKE PERIODIC INSPECTIONS DURING THE WORK AND A FINAL INSPECTION AFTER COMPLETION OF THE WORK.

G. STRUCTURAL OBSERVATION BY THE ENGINEER-OF-RECORD SHALL BE PROVIDED FOR THE ITEMS SHOWN IN THE SPECIAL INSPECTION FORM IN THESE DRAWINGS AS REQUIRED BY SECTION 1704 OF THE CALIFORNIA EXISTING BUILDING CODE OR OTHER LOCAL BUILDING CODES:

3. DESIGN BASIS

A. THE DESIGN IS IN CONFORMANCE WITH THE CALIFORNIA EXISTING BUILDING CODE 2019 EDITION AND ALL APPLICABLE LOCAL ORDINANCES.

B. REFERENCE STANDARDS:

a. ANSI/AWC SDPWS-2015 "SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC"

b. ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"

c. SAN FRANCISCO EXISTING BUILDING CODE, 2019

C. LOADS:

a. SUPERIMPOSED DEAD LOADS:

b. LIVE LOADS: 20 PSF AT ROOF, 50 PSF AT RESIDENTIAL FLOORS

c. RISK CATEGORY: II

d. SITE CLASS: D (DEFAULT)

e. SEISMIC DESIGN CRITERIA [ASCE 7]:

- PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
- HAZARD PARAMETERS: Ss = 1.5, S1 = 0.6; SDS = 1.2
- SEISMIC DESIGN CATEGORY, SDC: D
- RESPONSE MODIFICATION FACTOR, R: 7 WOOD-FRAMED SHEAR WALLS
- REDUNDANCY FACTOR, ρ = 1.0, OVERSTRENGTH FACTOR Ω = 2.5
- DESIGN BASE SHEAR FACTOR, V = 0.1714W (LRFD)
  = 0.1 W (0.75 x ASD PER SFEBC)

4. FRAMING LUMBER (UNLESS OTHERWISE NOTED)

A. ALL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULES NO. 17.

B. ALL POSTS AND BEAMS SHALL BE DOUGLAS FIR, #1, UON

D. ALL FLOOR JOISTS SHALL BE DOUGLAS FIR, #1, UON

E. ALL STUDS, PLATES, ETC., SHALL BE DOUGLAS FIR, #2 OR BETTER.

5. PLYWOOD

A. EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE, TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS 1-09. PLYWOOD GRADE SHALL CONFORM TO STRUCTURAL GRADE I, UNLESS OTHERWISE NOTED.

B. PLYWOOD SHEETS SHALL BE THICKNESS NOTED ON DRAWINGS.

C. PLYWOOD SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS. PROVIDE 1/8" SPACE AT ALL PANEL END AND EDGE JOINTS, INCLUDING T&G JOINTS.

D. PLYWOOD SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL EDGES WITH A MINIMUM OF 3X BLOCKS.

E. ROOF PLYWOOD SHALL BE 24/0 CDX, UNO. PROVIDE PLY CLIPS BETWEEN JOISTS WHERE EDGES ARE NOT BLOCKED.

F. FLOOR PLYWOOD SHALL BE 32/16 T&G UNDERLAYMENT B-C, UNO. (CONTRACTOR MAY OMIT T&G WHERE EDGES ARE BLOCKED).

G. WALL PLYWOOD SHALL BE 24/0 CDX, UNO.

H. OSB SHALL NOT BE SUBSTITUTED FOR PLYWOOD.

6. ROUGH CARPENTRY

A. UNLESS NOTED OTHERWISE, ALL NAILING SHALL CONFORM TO THE SCHEDULE OF MINIMUM NAILING, TABLE 2304.10.1 IN THE 2019 CBC. 16 PENNY VINYL COATED SINKERS MAY BE SUBSTITUTED FOR 16 PENNY BOX OR COMMON NAILS FOR ROUGH FRAMING. SINKERS SHALL NOT BE USED WITH METAL CONNECTORS.

B. FASTENERS AND HARDWARE WHERE EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD TO HAVE A GALVANIZED RATING OF G-185, OR SHALL BE STAINLESS STEEL.

C. PLACE JOISTS WITH CROWN UP.

D. RE-TIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.

E. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS AND AT PLATFORM EDGES UNLESS NOTED OTHERWISE.

F. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2X SOLID BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10 FEET AND FLOOR JOISTS AT 8 FEET UNLESS OTHERWISE NOTED.

G. ALL WOOD FASTENERS AND CONNECTORS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON COMPANY'S STANDARD FASTENERS AND CONNECTORS OR APPROVED EQUAL. MODEL NUMBERS WHERE SHOWN ON THE PLANS CORRESPOND TO THOSE IN THE SIMPSON PRODUCT CATALOGUE.

H. ALL WOOD CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS.

7. DEMOLITION AND SHORING WORKS

A. ALL DESIGN AND DETAILING FOR TEMPORARY SHORING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, 2019 EDITION. DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA, AND SHALL BE SUBMITTED TO THE LOCAL DEPARTMENT OF BUILDING INSPECTION FOR APPROVAL UPON REQUEST.

B. CONTRACTOR SHALL LIMIT DAMAGE TO EXISTING STRUCTURE, AND NOT DEMO BEYOND THAT REQUIRED TO EXECUTE THE WORK. WHERE DEMO IS RESTRICTED BY THESE DRAWINGS, CONTRACTOR SHALL COMPLY WITH RESTRICTION. S.A.D. FOR ADDITIONAL REQUIREMENTS.

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, Interim Director

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition to* the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or **628-652-3407**. If there are any field problems regarding special inspection, please call your District Building Inspector or 628-652-3400 Ext 1.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. ***The permit will not be finalized without compliance with the special inspection requirements.***

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.6. **The building permit will not be finalized without compliance with the structural observation requirements.**

Special Inspection Services Contact Information

1. **Telephone: (628) 652-3407**
2. **Email:** dbi.specialinspections@sfgov.org
3. **In person: 49 South Van Ness Ave – Suite 400**

Note: We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services
49 South Van Ness Ave – Suite 400 – San Francisco CA 94103
Office (628) 652-3407 – www.sfdbi.org

Updated 10/05/2020

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 244 Hartford Street APPLICATION NO._____ ADDENDUM NO.____

OWNER NAME Ms. Maggie Kishibe OWNER PHONE NO. (415)535-4119

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

1. [ ] Concrete (Placement & sampling)
2. [ ] Bolts installed in concrete
3. [ ] Special moment - Resisting concrete frame
4. [ ] Reinforcing steel and prestressing tendons
5. **Structural welding:**
   A. Periodic visual inspection
   [ ] Single pass fillet welds 5/16" or smaller
   [ ] Steel deck
   [ ] Welded studs
   [ ] Cold formed studs and joists
   [ ] Stair and railing systems
   [ ] Reinforcing steel
   B. Continuous visual inspection and NDT (Section 1704)
   [ ] All other welding (NDT exception: Fillet weld)
   [ ] Reinforcing steel; and [ ] NDT required
   [ ] Moment-resisting frames
   [ ] Others_____
6. [ ] High-strength bolting
7. [ ] Structural masonry
8. [ ] Reinforced gypsum concrete
9. [ ] Insulating concrete fill
10. [ ] Sprayed-on fireproofing
11. [ ] Piling, drilled piers and caissons
12. [ ] Shotcrete
13. [ ] Special grading, excavation and filling (Geo. Engineered)
14. [ ] Smoke-control system
15. [ ] Demolition
16. [ ] Exterior Facing
17. **Retrofit of unreinforced masonry buildings:**
    [ ] Testing of mortar quality and shear tests
    [ ] Inspection of repointing operations
    [ ] Installation inspection of new shear bolts
    [ ] Pre-installation inspection for embedded
    [ ] Pull torque tests per SFBC Sec.1607C & 1615C
18. **Bolts Installed in existing concrete or masonry:**
    [ ] Concrete [ ] Masonry
    [ ] Pull/torque tests per SFEBC Sec. 507C & 515C
19. [ ] Shear walls and floor systems used as shear diagrams
20. [ ] Holdowns
21. **Special cases:**
    [ ] Shoring
    [ ] Underpinning; [ ] Not affecting adjacent property
    [ ] Affecting adjacent property: PA_____
    [ ] Others
22. [ ] Crane safety (Apply to the operation of tower cranes on high-rise building) (Section 1705.22)
23. [ ] Others: "As recommended by professional of record"_____
24. **Structural observation per Sec. 1704.6 (SFBC) for the following:** [ ] Foundations [ ] Steel framing
    [ ] Concrete construction [ ] Masonry construction [ ] Wood framing
    [ ] Other:_____
25. Certification is required for: [ ] Glu-lam components
26. [ ] Firestops in high-rise building

Prepared by: Alan Burr, SE 5062 Phone: (415)669-5304
Engineer/Architect of Record

Required information:
FAX: (_____) Email aburr@mbcse.com

Review by: _____ Phone: (628) 652-_____
DBI Engineer or Plan Checker

****

APPROVAL (Based on submitted reports.)

_____
DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (628) 652-3407; or, dbi.specialinspections@sfgov.org

Updated 10/05/2020

STRUCTURAL ABBREVIATIONS

&	AND	F.N.	FIELD NAIL	RAD	RADIUS
L	ANGLE	F.O.	FACE OF	REF	REFERENCE
@	AT	F.O.C.	FACE OF CONCRETE	REINF.	REINFORCING
CL	CENTER LINE	F.O.S.	FACE OF STUD	REQ'D.	REQUIRED
PL	PLATE OR PROPERTY LINE	F.P.	FULL PENETRATION OR FIREPROOFING	REV	REVISE, REVISION
Ø	DIAMETER OR ROUND			R.O.	ROUGH OPENING
#	POUND OR NUMBER	FRMG	FRAMING		
(E)	EXISTING	FT	FOOT OR FEET	S.A.D.	SEE ARCHITECTURAL DRAWINGS
(N)	NEW	FTG.	FOOTING	S.C.D.	SEE CIVIL DRAWINGS
DBL.	DOUBLE ANGLE	F.S.	FAR SIDE	SCHED	SCHEDULE
				SECT	SECTION
A.B.	ANCHOR BOLT	ga	GAUGE	S.E.D.	SEE ELECTRICAL DRAWINGS
ABV	ABOVE	GALV.	GALVANIZED	SHT	SHEET
ADD'L.	ADDITIONAL	GR	GRADE	SHTG	SHEATHING
ADJ	ADJACENT	GLB	GLUE-LAM BEAM	SIM.	SIMILAR
ALT.	ALTERNATE	GYP	GYPSUM	SIMP	SIMPSON
ANG	ANGLE			S.M.D.	SEE MECHANICAL DRAWINGS
APPROX.	APPROXIMATE	HD	HOLDOWN	S.M.S.	SHEET METAL SCREW
		HDR	HEADER	SOG	SLAB ON GRADE
BRG.	BEARING	HGR	HANGER	SPECS	SPECIFICATIONS
BTWN.	BETWEEN	HK	HOOK	SQ.	SQUARE
BLDG.	BUILDING	HORIZ.(H)	HORIZONTAL		STAINLESS STEEL
BLK.	BLOCK	H.S.	HIGH STRENGTH (BOLT) OR HEADED STUD	STAG	STAGGER, STAGGERED
BLKG.	BLOCKING			STD	STANDARD
BM	BEAM	HSS	HOLLOW STRUCTURAL SECTION		STEEL
B.N.	BOUNDARY NAILING	HT	HEIGHT	STRUC	STRUCTURAL
B.O.	BOTTOM OF			SUSP	SUSPENDED
B.O.F.	BOTTOM OF FOOTING	I.D.	INSIDE DIAMETER	SYMM	SYMMETRICAL
BOTT.	BOTTOM	I.F.	INSIDE FACE		
		INT	INTERIOR	T & B	TOP AND BOTTOM
C	CHANNEL	INSUL	INSULATION	T & G	TONGUE AND GROOVE
CEM	CEMENT			THK.	THICK
C.J.	CONSTRUCTION JOINT	JST	JOIST	THRU	THROUGH
C.I.P.	CAST IN PLACE	JT	JOINT	T.O.	TOP OF
CLG.	CEILING			T.O.C.	TOP OF CONCRETE
CLR.	CLEAR	K.D.	KILN DRIED	T.O.F.	TOP OF FOOTING
CMU	CONCRETE MASONRY UNIT	KSI	KIPS PER SQUARE INCH		(GRADE BEAM)
COL.	COLUMN	KSF	KIPS PER SQUARE FOOT	T.O.S.	TOP OF STEEL
CONC.	CONCRETE			TS	TUBE STEEL
CONN.	CONNECTION	LB	POUND	TYP.	TYPICAL
CONSTR.	CONSTRUCTION	LLH	LONG LEG HORIZONTAL		
CONT.	CONTINUOUS	LLV	LONG LEG VERTICAL	U.O.N.	UNLESS OTHERWISE NOTED
C.P.	COMPLETE PENETRATION	LT.WT.	LIGHT WEIGHT	URM	UNREINFORCED MASONRY
CTR.	CENTER	LSV.	LONG SIDE VERTICA		
		LVL	LEVEL	VERT.(V)	VERTICAL
d	PENNY (NAIL SIZE)	MAX	MAXIMUM	V.I.F.	VERIFY IN FIELD
DZL	NELSON WELDED REBAR	M.B.	MACHINE BOLT	W	W
D.B.A.	DEFORMED BAR ANCHOR	MECH	MECHANICAL	WD	WITH
DBL.	DOUBLE	M.E.P.	MECHANICAL, ELECTRICAL PLUMBING DOCUMENTS	WF	WOOD
DEMO	DEMOLITION				WIDE FLANGE
DK, DKG	DECK, DECKING	MTL	METAL	W/O	WITHOUT
DET.	DETAIL	MFR	MANUFACTURER	W/P	WATERPROOFING
DIAG.	DIAGONAL	MIN	MINIMUM	W.P.	WORK POINT
DIA.	DIAMETER	MISC	MISCELLANEOUS	WT.	WEIGHT
DIM.	DIMENSION			WWF	WELDED WIRE FABRIC
DN	DOWN	N	NORTH		
DO	DITTO	NIC	NOT IN CONTRACT	X HVY	EXTRA HEAVY
DWG.	DRAWING	NO.	NUMBER	XX HVY	DOUBLE EXTRA HEAVY
D.F.	DOUGLAS FIR	NOM	NOMINAL	XS	EXTRA STRONG
		NTS	NOT TO SCALE	XXS	DOUBLE EXTRA STRONG
EA.	EACH	N.S.	NEAR SIDE		
E.F.	EACH FACE				
EL	ELEVATION	o.c.	ON CENTER		
ELEC	ELECTRICAL	O.D.	OUTSIDE DIAMETER		
ELEVR	ELEVATOR	O.F.	OUTSIDE FACE		
EMBED	EMBEDMENT	O.H.	OPPOSITE HAND		
E.N.	EDGE NAIL	OPNG	OPENING		
E.O.	EDGE OF	OPP.	OPPOSITE		
E.P.S.	EXPANDED POLYSTYRENE				
EQ.	EQUAL	PCF	POUNDS PER CUBIC FOOT		
E.S.	EACH SIDE	PC, PCS	PIECE, PIECES		
E.W.	EACH WAY	PIPE-X	EXTRA STRONG PIPE		
EXP.	EXPANSION	PIPE-XX	DOUBLE EXTRA STRONG PIPE		
EXT	EXTERIOR	PLWD	PLYWOOD		
		P.P.	PARTIAL PENETRATION		
FDN	FOUNDATION	PSF	POUNDS PER SQUARE FOOT		
F.F.	FINISHED FLOOR	PSI	POUNDS PER SQUARE INCH		
FIN	FINISH	PT	POINT		
FLR	FLOOR	P.T.	PRESSURE TREATED OR POST TENSIONED		

REVISION TO PA# 2020-0921-4636

PROJECT DESCRIPTION:
REMODEL OF TOP FLOOR UNIT IN THREE-STORY WOOD-FRAMED RESIDENTIAL BUILDING. STRUCTURAL WORK IS LIMITED TO CHANGES TO PARTITIONS IN NORTH-SOUTH DIRECTION OF <10%, THE ADDITION OF HEADERS AT NEW OPENINGS AND SUPPORT FOR DISCONTINUOUS SHEAR WALLS AT C-LINE.

DRAWING LIST:
S1.0 STRUCTURAL NOTES, SPECIAL INSPECTION FORM
S2.0 3RD FLOOR PLAN AND DETAILS

MURPHY BURR CURRY, INC
STRUCTURAL ENGINEERS
San Francisco mbcse.com
85 SECOND STREET, SUITE 501
SAN FRANCISCO, CA 94105
TEL. 415.546.0431
WWW.MBCSE.COM

PROJECT TEAM

SEALS/SIGNATURES

REGISTERED PROFESSIONAL ENGINEER — ALAN CHARLES BURR — No. SE5062 — EXP. 12-31-24 — STRUCTURAL — STATE OF CALIFORNIA

APPROVALS

ISSUES / REVISIONS

NO:	DESCRIPTION OF REVISION	DATE
	PERMIT	11/21/22
	REVISION	01/25/23

PROJECT NAME

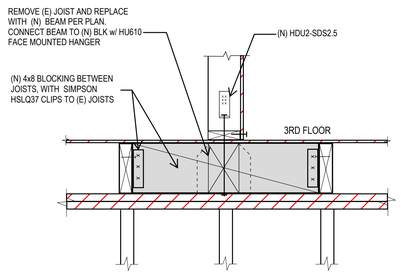
244 HARTFORD STREET
SAN FRANCISCO, CA
BLOCK 3602, LOT 142-143

3RD FLOOR UNIT REMODEL

SHEET TITLE

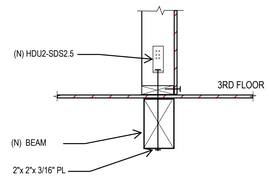
GENERAL STRUCTURAL NOTES, SPECIAL INSPECTION FORM

SCALE: AS SHOWN	OWNER'S NO.	JOB NO. 222-168
DRAWN BY: ACB	SHEET NUMBER	
CHECKED BY: MBC	S1.0	
DATE 2022.11.18		



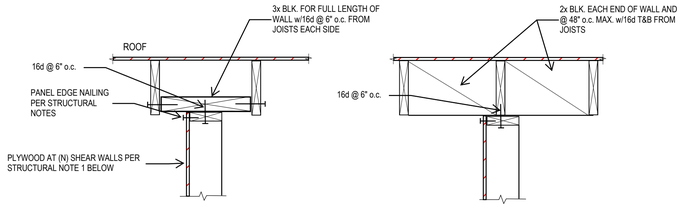
6 S2.0 BEAM SUPPORT AT SOUTH WALL

N.T.S.



5 S2.0 HOLDOWN DETAIL AT DISCONTINUOUS SHEAR WALL

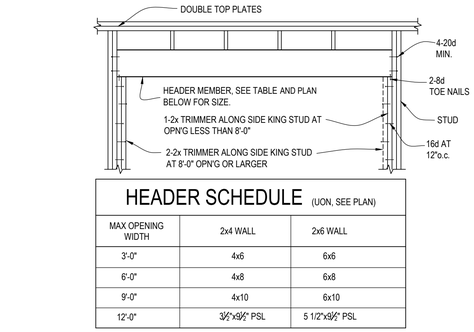
N.T.S.



ALL WALLS C1, C2 AND C3 EXTEND SHEAR WALLS TO ROOF DIAPHRAGM LEVEL

4 S2.0 PARTITION / SHEAR WALL TOP CONNECTION DETAIL

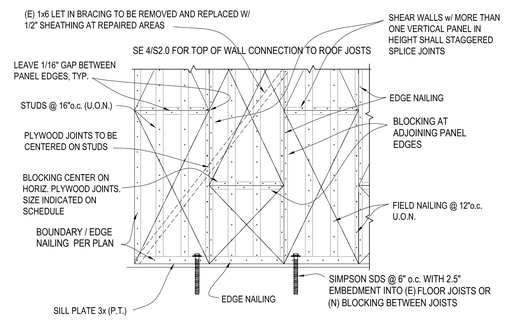
N.T.S.



HEADER SCHEDULE (UON, SEE PLAN)		
MAX OPENING WIDTH	2x4 WALL	2x6 WALL
3'-0"	4x6	6x6
6'-0"	4x8	6x8
9'-0"	4x10	6x10
12'-0"	3½"x9½" PSL	5 1/2"x9½" PSL

3 S2.0 TYPICAL HEADER SCHEDULE AND DETAIL

N.T.S.



2 S2.0 TYP. SHEARWALL ELEVATION

N.T.S.

KEY:

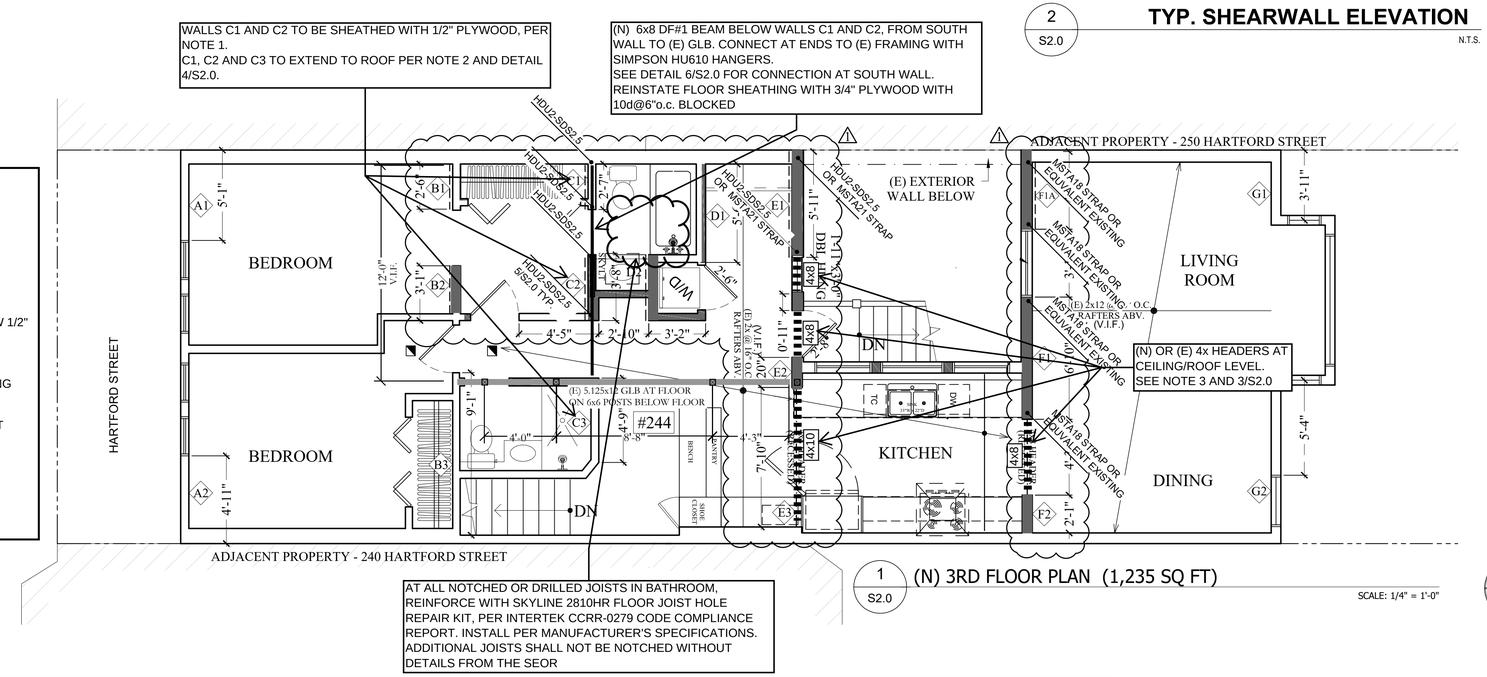
E1 WALL NUMBER

NEW OR REVISED PARTITION WALLS, IN NORTH-SOUTH DIRECTION

NEW OR EXISTING HEADERS ABOVE OPENINGS

STRUCTURAL NOTES:

1. WALLS AT LINES C. D, E AND F TO HAVE EITHER EXISTING 3/8" PLYWOOD, OR NEW 1/2" PLYWOOD ON ONE SIDE, WITH WITH 8d @ 6" o.c. NAILS AT PANEL EDGES AND BOUNDARIES AND 8" o.c. FIELD NAILING. SEE DETAILS 2/S2.0 AND 4/S2.0
2. WALLS AT C LINE TO BE EXTENDED TO THE ROOF DIAPHRAGM ABOVE THE CEILING PER DETAIL 4/S2.0
3. NEW 4x HEADERS (SIZE AS SHOWN IN PLAN) TO BE SUPPORTED ON 2x4 STUDS AT EACH END WITH 2x4 KING STUDS. SEE DETAIL 3/S2.0
4. HOLDOWNS FOR WALLS C1 AND C2 PER DETAIL 5/S2.0
5. PROVIDE TEMPORARY SHORING AS REQUIRED FOR INSTALLATION OF HEADERS
6. WALLS AT A-LINE AND G-LINE ARE UNCHANGED



1 S2.0 (N) 3RD FLOOR PLAN (1,235 SQ FT)

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

MURPHY BURR CURRY, INC
STRUCTURAL ENGINEERS
San Francisco | mbcse.com
85 SECOND STREET, SUITE 501
SAN FRANCISCO, CA 94105
TEL. 415.546.0431
WWW.MBCSE.COM

PROJECT TEAM

SEALS/SIGNATURES

REGISTERED PROFESSIONAL ENGINEER — CHARLES A. BURR — No. SE5062 — EXP. 12-31-24 — STRUCTURAL — STATE OF CALIFORNIA

APPROVALS

ISSUES / REVISIONS

NO:	DESCRIPTION OF REVISION	DATE
	PERMIT	11/21/22
	REVISION	01/25/23

PROJECT NAME

244 HARTFORD STREET
SAN FRANCISCO, CA
BLOCK 3602, LOT 142-143

3RD FLOOR UNIT REMODEL

SHEET TITLE

GENERAL STRUCTURAL NOTES, PLANS, ETC.

SCALE:	OWNER'S NO.	JOB NO.
AS SHOWN		222-168
DRAWN BY: ACB	SHEET NUMBER	
CHECKED BY: MBC	S2.0	
DATE 2022.11.18		

EXHIBIT H: New Permit calculations to address relevant seismic strengthening concerns in Mr. Strandberg's letter

MURPHY BURR CURRY INC.

Structural Calculations
244 Hartford Street, San Francisco
Project Number 222-168
January 25, 2023
Page 1 of 1

244 Hartford Street

Supplemental Calculation for South End of 6x8 beam at C-line Walls

Check support of beam for seismic overturning load per ASD load combinations (1.0 +.14Sds)D + 0.7E and (0.6 -.14 Sds)D + 0.7E [Uplift].

Uplift, 0.7E = 1,114.5 lb (Ref. P.12 of calcs)

Load Combination (1.0+.14Sds)D + 0.7E (Seismic load in compression)

From detail 6/S2.0, the beam below walls on C-line distributes the seismic overturning over three studs, i.e. a tributary width of 3 x 16" = 4'-0".

The dead load tributary to the end of the beam at the south wall assuming a tributary width of 4'-0" is as follows:

Floor trib area	= 4'-0" x 12'-0" / 2	= 24 square feet
Roof trib area	= 4'-0" x 22'-0" / 2	= 44 square feet
Floor DL	= 24 x 35 psf	= 840 lb.
Roof DL	= 44 x 25 (excl. 5 psf for partition seismic load)	= 1,100 lb.
Total DL	= 840 + 1,100	= 1,940 lb.

(1.0+.14Sds)D + 0.7 E

= (1.0 + 0.14 x 1.2) x 1,940 + 1,145.5	= 3,411.4 lb.
Capacity of three studs (ref. P.2 of calcs)	= 3 x 1,121 = 3,363 lb.
Overstress = 100 x (3411.4 - 3363) / 3363	= 1.4%, < 5%, Okay

Load Combination (0.6-.14 Sds)D + 0.7E (Seismic load in uplift)

Assume that uplift is resisted by the dead load of the floor as above, plus a tributary width of the wall and roof of 7'-0".

Roof trib. area	= 7'-0" x 22'-0" / 2	= 77 square feet
Roof DL	= 77 x 25	= 1,925 lb.
Total DL	= 840 + 1,925	= 2,765 lb.

(0.6-.14 Sds)D + 0.7E

= (0.6 - 0.14 x 1.2) x 2,765 - 1,145.5	= 50.0 lb. - no net uplift, therefore okay

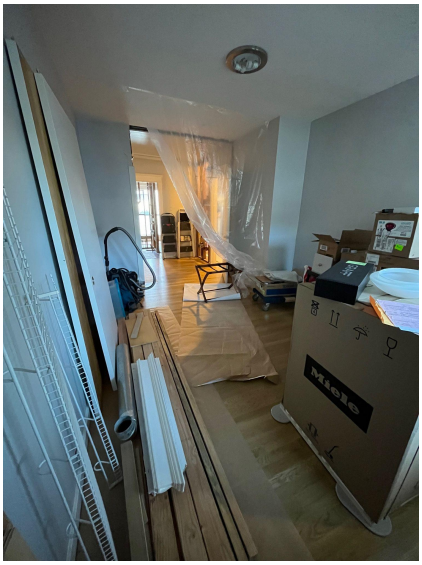
Check wall shear stress for load transfer of 7'-0" width of wall to 4'-0" width of three studs

Required load to be transferred = 1,925 (7'-0" trib. width) – 1,100 (4'-0" trib. width) = 825 lb.

Height of wall	= 9'-10"
Shear in wall sheathing = 825 / (2 x 9'-10")	= 41.9 plf
Shea capacity of gypsum board (single side)	= 100 plf > 41.9 plf. – Okay

EXHIBIT J: Current state of 244 Hartford Project (1/26/23)

Kitchen and Master Bedroom:



Laundry area and Master Bathroom:

EXHIBIT K: Excerpt from sale Disclosures written by previous owner of 246 Hartford (see last bullet)

Received 1 - 1 pages

DocuSigned by: William B. Weil 09/14/2020
Sign: DATE
DocuSigned by: Ioanna Tajiri 09/14/2020
Sign: DATE

Things I've loved about life at 246 Hartford…

Location

- Tree lined Hartford Street is one of the prettiest in the neighborhood
- Lots on our west side of the street are especially deep
- Being up the hill just enough means it stays quiet
- Walking down to get Philz, Reveille, or wine at Swirl is a breeze
- Urbano Flowers always has great, reasonably priced fresh flowers and orchids
- Walking to Dolores Park is a cinch
- Muni is a short 10 minute walk, getting to SFO is also 20 minutes with no traffic, Bart at 16th is also an easy walk
- So many great grocery stores: Buffalo Foods, Molly Stone's, Noe Corner Store, Whole Foods 24th and Whole Foods Dolores
- Rossi's Deli makes the best Avogobble Sandwich!
- Movies and shows at Castro Theatre
- So many outdoor parklet dining options
- Between Walgreens and Cliff's Variety, you can buy everything you need!
- Hartford is not a through street so traffic and noise are at a minimum

246 Hartford

- A great floor plan on two levels makes this condo live big!
- The backyard/pool area is such a nice, wind-protected place to entertain
- My Doodle loved hanging out in the backyard garden
- Natural light shines on the garden/pool area in the afternoon when you need it most
- The master bedroom is flooded with natural light
- The guest suite (downstairs) is a nice, private place for guests
- I *love* having a powder room for guests
- Fruits and vegetables seem to last so long in the SubZero!
- The Wolf gas range is so powerful and easy to use
- Two ovens are always great when preparing for a big meal/party
- The pantry fits *so much*
- The wine fridge is a nice touch, and there is a lot of counter space for prepping
- The sink is huge and is a great place to hide dishes after a dinner party
- The formal living and dining rooms are so ideally open to each other and adjacent to the kitchen – great for entertaining
- The hydronic/radiant heating is clean (no gross air/dust) and steady
- Nest thermostats, Smoke/Carbon Detectors, and Doorbell + August Door Lock
- ADT Alarm system is added security and fortunately there has never been any reason to have it but for my peace of mind (it has cellular coverage in case internet goes down)
- I've used Comcast for internet and their speeds have been consistent and reliable
- My neighbor Maggie is a dream neighbor – she is kind, thoughtful, proactive. She's a great partner in the building

EXHIBIT L: 2022-2023 Timeline of events

Shading = appellants' activity with DBI/Supervisor Mandelman's office

Jun 3	I informed the neighbors that I'd be commencing master bathroom and laundry area reno on June 7.
Jun 6	Received email from appellants to cease work due to structural concerns. Work was stopped.
June 13	Appellants came to my condo to inspect the work done and address allegations that work in the guest bathroom was not done under permit.
June 29	Appellants launched complaint 202292568 citing structural issues.
June 30	Inspection took place; permission was granted by DBI to continue with bathroom and laundry remodel and a correction notice was issued to make revisions, provide additional calculations and drawings and verify kitchen joists.
July 19	**I initiated HOA meeting to help address issue raised on June 6** - we agreed that I would hire a new licensed engineer and I agreed to pause all work until the Revision Permit was issued.
July 21	Appellants emailed Neville Pereira of DBI asking if a stop work order has been issued to stop work before revisions are reviewed; discussions continued over the course of the next few months.
Oct. 1	Appellants reached out to Supervisor Rafael Mandelman's office alleging that the DBI incorrectly approved my permit.

EXHIBIT L (continued): 2022-2023 Timeline of events

Shading = appellants' activity with DBI/Supervisor Mandelman's office

Oct. 5	**Intro meeting between my engineer and the appellants' engineer to discuss issues, review my engineer's initial calculations and drawings, and confirm next steps.**
Oct. 18	A stop work order was issued on my project despite no work being performed.
Oct. 20	**I reached out to the appellants to understand the concern that necessitated their stop work request given the engineers were working together to come to a resolution.**
Oct. 28	Appellants met with Supervisor Mandelman's office and Joe Duffy and Neville Pereira of DBI to discuss revoking my permit; it was deemed the permit was not issued in error and that a complaint would be filed to address concerns raised about any work that was out of scope.
Oct. 31	Complaint #202298066 was filed citing scope of work had exceeded plans.
Nov. 16	**Site inspection at 244 Hartford; attended by Joe Duffy (Deputy Director), Matt Greene (Sr. Building Inspector), Karen Liang (Associate engineer, DBI), Joe Ng (Sr. Building Inspector), Damien Martin (district inspector), Eric Deaver (Murphy Burr Curry, my engineering firm on behalf of Alan Burr who had just had a hip surgery), Bill Weil and Ioanna Tziri (appellants). Complaint was closed upon investigation.**

Nov. 21	Appellants emailed DBI saying that the complaint should not have been closed; DBI did not agree.
Dec. 2	Revision Permit 202211166647 was issued by DBI
Dec. 2	**HOA meeting held; we discussed that Mr. Burr would address questions from Mr. Strandberg within the next few days.**
Dec. 5	Appellants filed the appeal with the Board of Appeals - reason for the appeal was blank at the time of filing.
Dec. 9	After Mr. Burr answered Mr. Strandberg's questions, Mr. Strandberg said that he had no further questions on the latest calculations and drawings which were submitted for Revision Permit 202211166647.
Dec. 15	I sent appellants a document addressing additional concerns they expressed at the HOA meeting, including seismic concerns.
Dec. 21	Appellants replied that Mr. Strandberg "is reviewing the attachment to your Dec 15, correspondence, and are expecting a response that we will share with you. My clients anticipate that this will help lead to a compromise that will result in the approval and swift completion of Ms. Kishibe's project in manner that is consistent with the CC&R's and building code."
Dec. 30	Mr. Strandberg sent an email saying that he went to review the 1985 permit drawings on Dec. 29.
Jan. 23	Revised drawings and calculations send to Mr. Strandberg and Ms. Liang.

EXHIBIT M: 12/30/22 email from Mr. Strandberg outlining 1985 Permit discovery

244-246 Hartford Street - Existing Shear Walls on Line E & F

David Strandberg <david@strandbergeng.com> Fri, Dec 30, 2022 at 12:16 PM
To: Alan Burr <aburr@mbcse.com>
Cc: Bill Weil <bill.weil@gmail.com>, ioanna tziri <ioanna.tziri@gmail.com>, Maggie Kishibe <mkishibe@gmail.com>

Hi Alan:

I was down at the building department yesterday with Bill and Ioanna yesterday reviewing a set of permit drawings for 244-246 Hartford Street. The Permit is from 1985 and shows a significant amount of seismic strengthening that was performed on the building. I think it would be helpful for you to review those drawings. Some of the important takeaways from my review were:

1. All of the walls on Line E and Line F are shown as existing shear walls with holdowns or strap ties to resist the overturning loads
2. The roof joists and ceiling joists in the Kitchen are shown as spanning the longitudinal direction (East-West) Your drawings show them spanning in the North South direction.

Below is the information regarding the permit documents on file down at SFDBI: (Permit #8502211/8)

- Architectural Permit Set, Dated February 22,1985, Received by SFDBI on May 7, 1985
- Structural Permit Set, Undated, Received by SFDBI on March 5, 1985
- Structural Permit Revision Set, Dated May 6,1985, Received by SFDBI on May 17, 1985

I hope that information is helpful in assessing the seismic work required to remove the existing shear walls on Lines E and F. I'm assuming that these two shear lines would want to be brought up to current code if the existing shear walls are being removed. Let me know if you agree with that assessment, once you've had a chance to review the documents.

Regards,

David

Note: *I will be on vacation from* ***December 21*** *to* ***December 30****, returning to the office on January 3.*

STRANDBERG ENGINEERING

David Strandberg - *he / him / his*

1511 15th Street

San Francisco, California 94103

(415) 273-8829

www.strandbergeng.com

EXHIBIT N: 12/9/22 email from Mr. Strandberg:

"I don't have any further questions at this time."

FW: Final Structural Calculations for 244 Hartford

David Strandberg <david@strandbergeng.com>
To: Alan Burr <aburr@mbcse.com>
Cc: Bill Weil <bill.weil@gmail.com>, Maggie Kishibe <mkishibe@gmail.com>, Ioanna Tziri <ioanna.tziri@gmail.com>, Eric Deaver <edeaver@mbcse.com>

Alan:

I don't have any further questions at this time. Thanks for checking.

David

STRANDBERG ENGINEERING

David Strandberg - *he / him / his*

1511 15th Street

San Francisco, California 94103

(415) 273-8829

www.strandbergeng.com

On Fri, Dec 9, 2022 at 12:52 PM Alan Burr <aburr@mbcse.com> wrote:

> Hi David,
>
> To follow up on our email from December 7th, can you please confirm if there are any further outstanding issues we can answer for you, so that we can close out this project?
>
> Thank you,
>
> **Alan Burr I S.E.**
>
> President
>
> 415.669-5304 I aburr@mbcse.com

APPROVED REVISION PERMIT NO. 202211166647

GENERAL NOTES

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

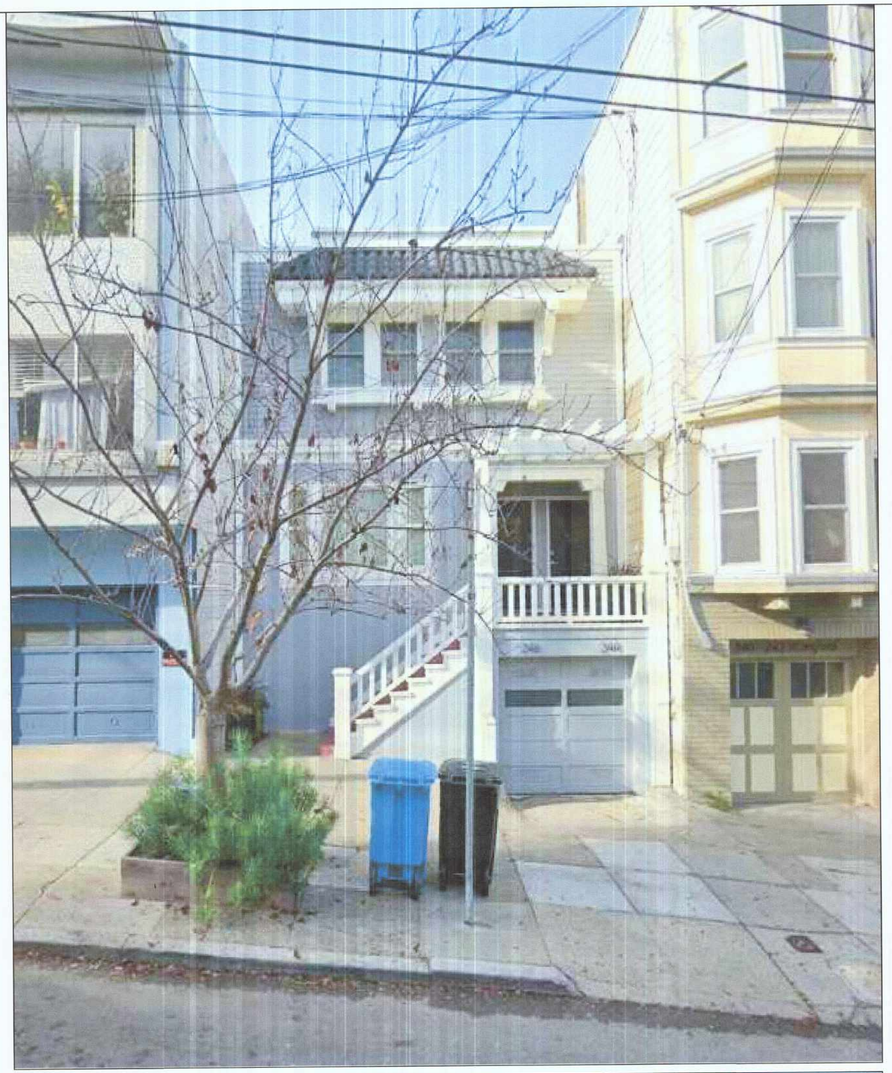
   2019 CALIFORNIA BUILDING CODE (CBC)
   2019 CALIFORNIA ELECTRICAL CODE (NEC)
   2019 CALIFORNIA MECHANICAL CODE (CMC)
   2019 CALIFORNIA PLUMBING CODE (CPC)
   2019 GREEN BUILDING CODE
   2019 CALIFORNIA ENERGY CODE
   2019 CALIFORNIA FIRE CODE
   2019 CALIFORNIA HISTORICAL BUILDING CODE
   2019 CALIFORNIA EXISTING BUILDING CODE

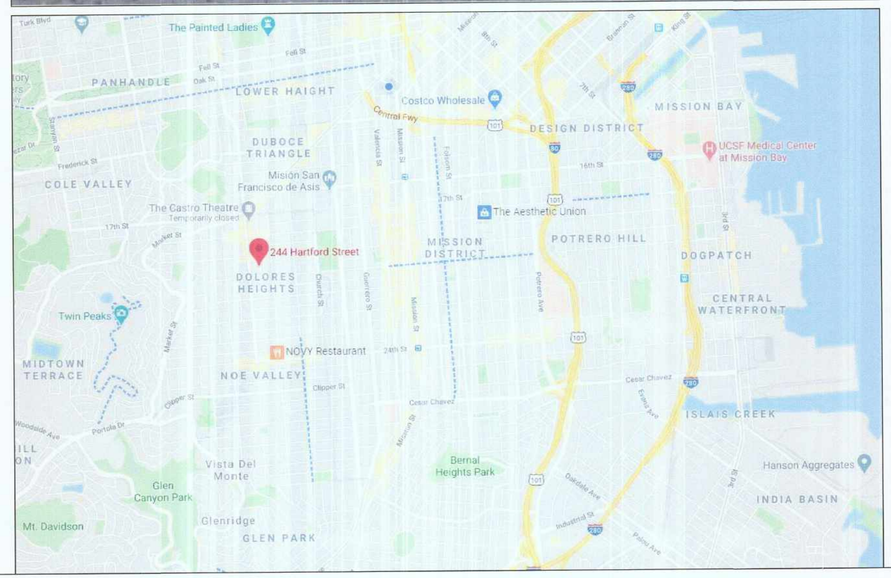
   WORKS SHALL ALSO COMPLY WITH THE FOLLOWING SAN FRANCISCO CODES AND AMENDMENTS:

   2019 SAN FRANCISCO BUILDING CODE AMENDMENTS
   2019 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
   2019 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
   2019 SAN FRANCISCO PLUMBING CODE AMENDMENTS
   2019 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
   2019 SAN FRANCISCO HOUSING CODE
   2019 SAN FRANCISCO PLANNING CODE
   2019 SAN FRANCISCO FIRE CODE

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

2. DETAILS AND DIMENSIONS OF CONSTRUCTION SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR, AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS SHALL BE REPORTED PROMPTLY TO THE ENGINEER OF RECORD.
3. DO NOT SCALE THESE DRAWINGS
4. MERCURY ENGINEERING GROUP ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF CONSTRUCTION OR THE PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING SITE/BUILDING CONDITIONS AND MAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICING. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
6. THE GENERAL CONTRACTOR SHALL REPORT, IN WRITING, ANY AND ALL ERRORS, OMISSIONS, INCOMPLETE INFORMATION, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS TO THE OWNER, ARCHITECT, AND ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK.
7. THE GENERAL CONTRACTOR SHALL HOLD RESPONSIBILITY FOR APPLYING FOR, AND OBTAINING, ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
8. CONTRACTOR SHALL ENSURE THAT GUIDELINES SET FORTH IN THE DOCUMENTS ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.
9. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
10. ALL ASSEMBLIES SHALL BE OF APPROVED CONSTRUCTION
11. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
12. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SUFFICIENT BACKING/BLOCKING FOR ALL WALL-MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO THE WALLS
13. PROVIDE FIRE-BLOCKING AND DRAFTSTOPS AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS PER 2019 CBC SEC 717
14. MECHANICAL, PLUMBING, ELECTRICAL, AND PENETRATIONS OF FLOOR, WALLS, CEILINGS SHALL BE SEALED AIRTIGHT W/ ACOUSTICAL SEALANT AND FIRESAFING AS REQ'D.
15. ALL SMOKE DETECTORS TO BE HARD WIRED
16. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC 2406.2
17. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS, AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4
18. PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.
19. ALL EXITS TO BE MAINTAINED DURING AND AFTER CONSTRUCTION. ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION AND PENETRATIONS REPAIRED.
20. ALL FIRE & LIFE SAFETY SYSTEMS MUST BE MAINTAINED DURING CONSTRUCTION.





VICINITY MAP

N

SCOPE OF WORK	REVISION TO APPROVED BPA #2020.09.21.4636 3RD FLOOR REMODEL - MINOR LAYOUT CHANGE AND ADD SHEAR WALL DETAIL AND CORRECT (E) JOIST SPAN DIRECTION
FIRE SAFETY NOTES	-ALL EXITS TO BE MAINTAINED DURING AND AFTER CONSTRUCTION. -ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION AND PENETRATIONS REPAIRED -ALL FIRE & LIFE SAFETY SYSTEMS MUST BE MAINTAINED DURING CONSTRUCTION
PARCEL	3602/142
ZONING DISTRICT	RH-3 - RESIDENTIAL-HOUSE, THREE FAMILY
OCCUPANCY	R-3
NO. OF EXISTING UNITS	2
(E) RESIDENTIAL FLOOR AREA	2,940 SQ FT
USEABLE OPEN SPACE	1,200 SQ FT
(E) PARKING AREA	332 SQ FT
CONSTRUCTION TYPE	TYPE V-B
NUMBER OF STORIES	3 (NO CHANGE)
NUMBER OF BASEMENTS	0
BUILDING HEIGHT	28'-9"

ARCHITECTURAL SHEET LIST

A0.1 TITLE PAGE
A1.1 EXISTING SITE PLAN
A2.1 FIRST & SECOND FLOOR PLANS
A2.2 THIRD FLOOR PLANS
A3.1 FRONT & REAR ELEVATIONS
A3.2 SIDE (NORTH & SOUTH) ELEVATIONS
A4.1 SECTION CUTS
A6.1 ARCHITECTURAL DETAILS

STRUCTURAL SHEET LIST

S1.0 GENERAL STRUCTURAL NOTES, SPECIAL INSPECTION FORM
S2.0 GENERAL STRUCTURAL NOTES, PLANS, ETC.

OWNER:
MAGGIE KISHIBE

ENGINEER OF RECORD:
MURPHY BURR CURRY, INC.
85 SECOND STREET, SUITE 501
SAN FRANCISCO, CA 94105
ATTN: ALAN BURR, SE 5062
TEL.: (415) 669-5304
EMAIL: aburr@mbcse.com

Planar Tan, DBI
NOV 21 2022

Karen Liang, DBI
NOV 21 2022

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DIRECTOR
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THIS PLAN MEETS THE QUALITY CONTROL FOR PLANS ACCEPTED

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16 6647

2022 11 16

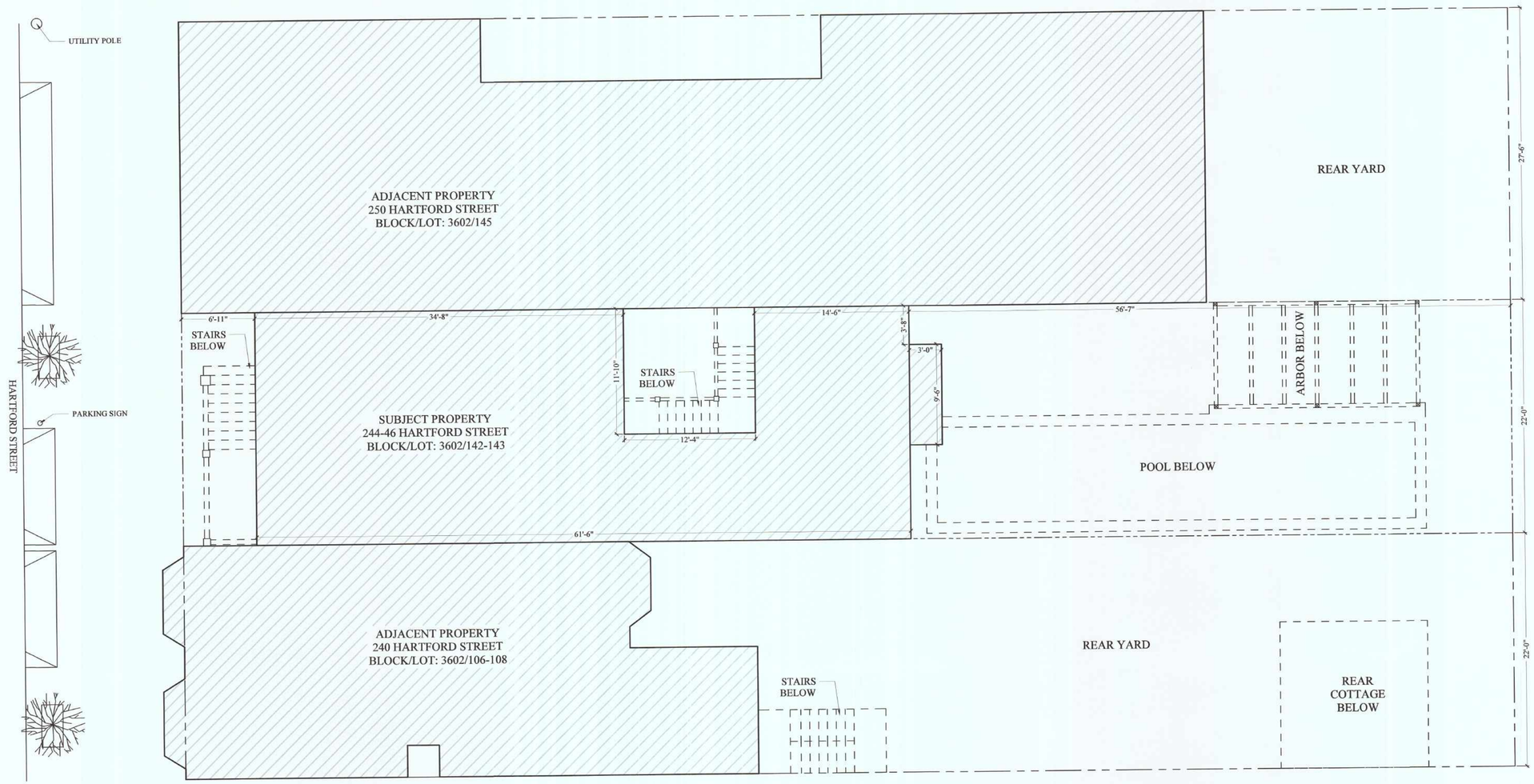
TITLE PAGE

REVISION	DATE
BUILDING PERMIT REVISION	⚠ 11/21/2022

A0.1

GENERAL NOTE

THESE DRAWINGS REPRESENT APPROXIMATIONS OF EXISTING CONDITIONS. ALL CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED BY CONTRACTORS PRIOR TO CONSTRUCTION.



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1 EXISTING SITE PLAN

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

PROPERTY LINE

N

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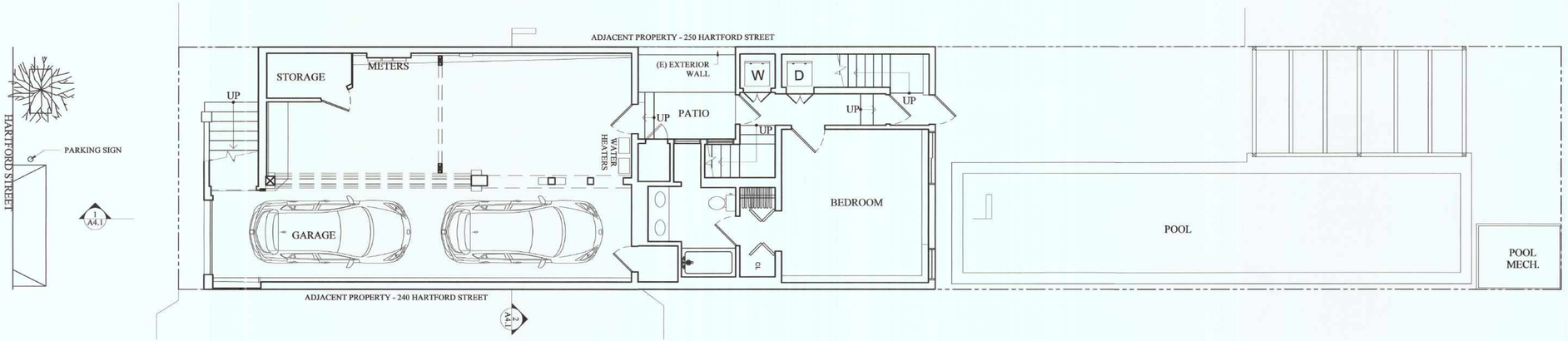
SAN FRANCISCO, CA 94114

EXISTING SITE PLAN

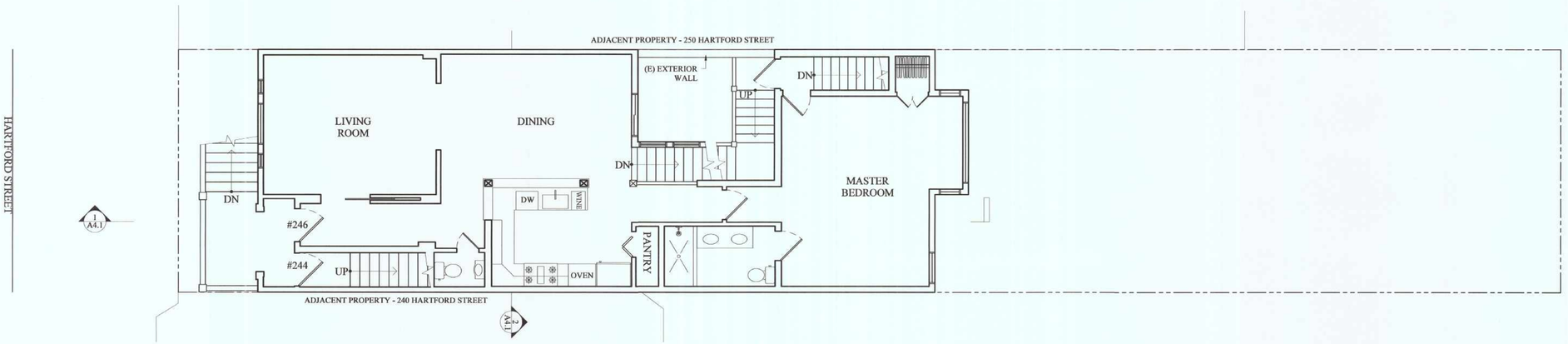
REVISION	DATE
BUILDING PERMIT REVISION 1	11/21/2022

A1.1



1 (E) 1ST FLOOR PLAN (1,319 SQ FT) - NO CHANGE

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



2 (E) 2ND FLOOR PLAN (1,224 SQ FT) - NO CHANGE

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

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INTERIOR WALL DEMOLITION CALCS

1ST FLOOR (E) WALLS: 110'-6" DEMO: 0'-0" (0%)	2ND FLOOR (E) WALLS: 100'-6" DEMO: 0'-0" (0%)
3RD FLOOR (E) WALLS: 135'-0" DEMO: 58'-7" (43.4%)	CUMULATIVE (E) WALLS: 346'-0" DEMO: 58'-7" (16.9%)

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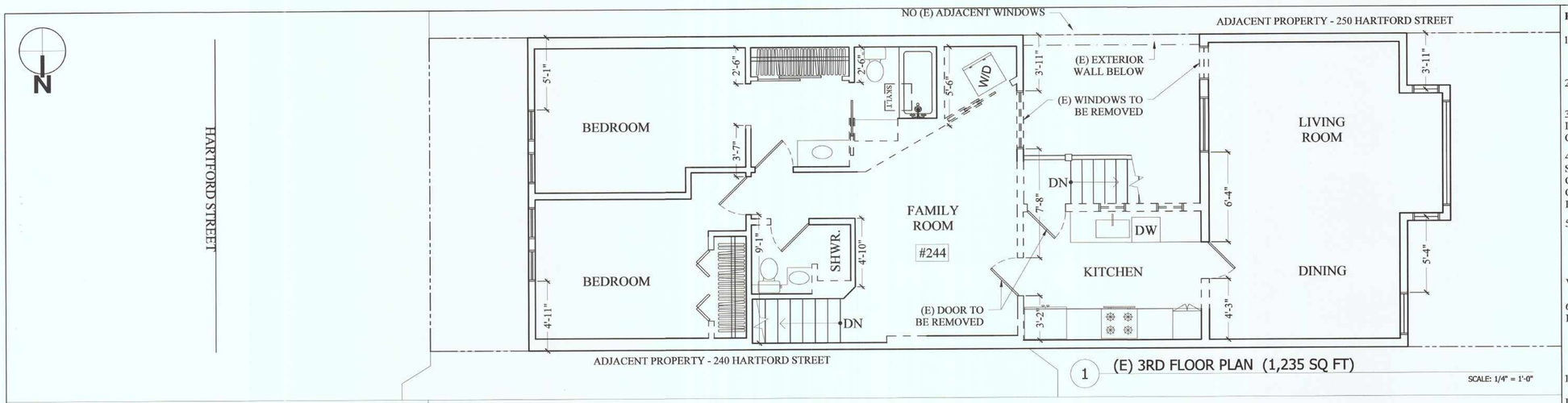
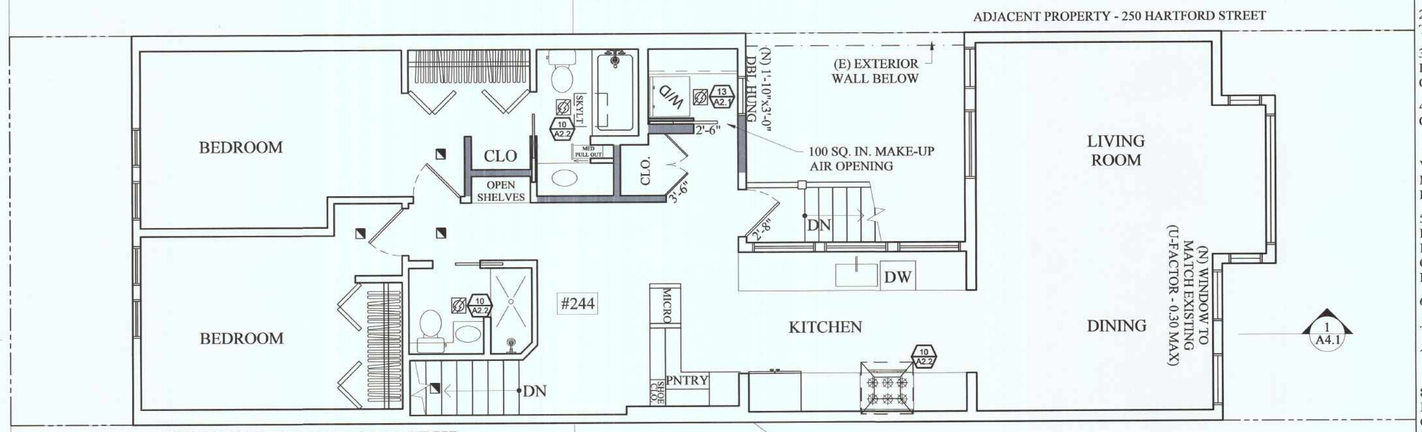
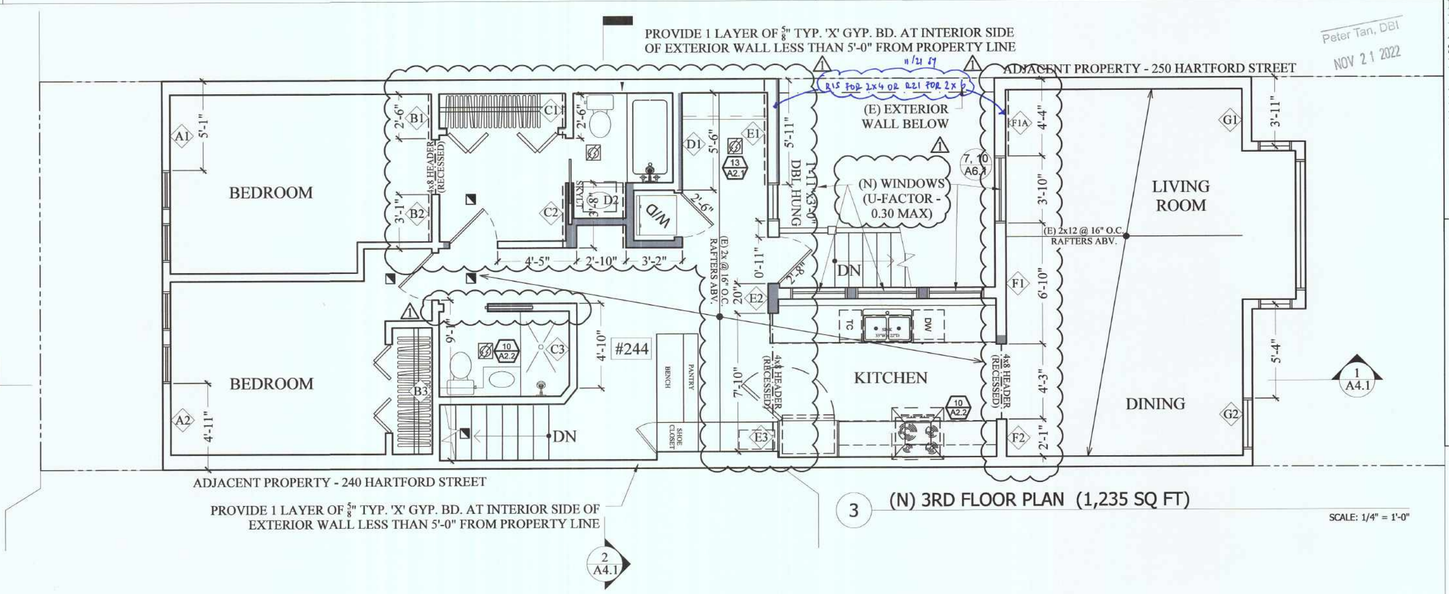
FIRST & SECOND FLOOR PLANS

REVISION	DATE
BUILDING PERMIT REVISION	1 11/21/2022

A2.1







WALL CONSTRUCTION LEGEND

- EXISTING WALL TO BE DEMO'D
- NEW INTERIOR PARTITION WALL

STRUCTURAL LEGEND (PER CALC. BY MURPHY BURR AND CURRY)

- ## — WALL IDENTIFICATION
- ------- — ½" PLYWD. INSTALLED ON ONE SIDE w/ 8D @ 6" O.C. & 8D @ 12" O.C. FIELD.
- —·—·— NEW HEADER (8 / A6.1)

REQUIREMENTS FOR ENERGY EFFICIENT LIGHTING

1. G.C. TO PROVIDE MANUF. DOCUMENTATION OF ALL LIGHTING SUBSTITUTIONS TO SHOW COMPLIANCE WITH THE ITEMS BELOW.
2. KITCHENS: ALL OF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY.
3. IN BATH, LAUNDRY & UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANCY SENSOR.
4. ALL OTHER INTERIOR ROOMS: ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS LESS THAN 70 SQ. FT. ARE EXEMPT FROM THIS REQUIREMENT.
5. HIGH EFFICACY LAMPS ARE DEFINED AS:
   <15W, 40 LUMENS PER WATT
   15-40W, 50 LUMENS PER WATT
   >40W, 60 LUMENS PER WATT
   NOTE: WATTAGE OF THE BALLAST IS NOT INCLUDED WHEN DETERMINING LAMP EFFICACY
6. ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.

NOTES

1. PROVIDE AT LEAST TWO SEPARATE 20 AMP CIRCUITS FOR SMALL APPLIANCES IN KITCHEN, PANTRY, DINING ROOM, AND SIMILAR AREA, WITH NO OTHER OUTLETS ON THE CIRCUITS. CEC 210-11(C)(1), 210-52(B).
2. PROVIDE AT LEAST ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES. CEC210-11(C)(2).
3. PROVIDE AT LEAST ONE SEPARATE 20 AMP CIRCUIT FOR BATHROOM OUTLETS, WITH NO OTHER OUTLETS ON THE CIRCUITS. CEC210-11(C)(3).
4. WALL SWITCHED LIGHTING OUTLETS REQUIRED PER CEC SECTION 210-70:
   -MIN IN EACH HABITABLE ROOM & BATHROOM.
   -AT LEAST ONE IN EACH HALL AND STAIRWAY.
   WHERE FLOOR LEVEL IS SEPARATED BY SIX STEPS OR MORE, A WALL SWITCH IS REQUIRED AT EACH LEVEL FOR STAIR ILLUMINATION.
5. PROVIDE A LISTED GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION (GFCI) FOR ALL: BATHROOMS, GARAGES, OUTDOORS, KITCHEN COUNTERTOPS, LAUNDRY AND UTILITY RECEPTACLES INSTALLED. PER SEC. 210.8 C.E.C.
6. GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.2. THROUGH WALL VENT TERMINATION PER SFMC 802.8.
7. COMBUSTION AIR SHALL MEET REQUIREMENTS OF CMC CHAPTER 7.
8. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3 FT FROM THE PROPERTY LINE AND 3 FT FROM OPENINGS INTO THE BUILDING PER CMC 502.2.1 AND PROVIDE WITH BACK- DRAFT DAMPERS PER CMC 504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
9. CLOTHES DRYER EXHAUST SHALL BE A MIN. 4 INCHES, TERMINATE TO THE OUTSIDE OF THE BUILDING, SHALL BE EQUIPPED WITH BACK-DRAFT, AND MEET REQUIREMENTS OF CMC 504.4. PROVIDE 100 SQ INCH MINIMUM MAKE UP AIR OPENING FOR DOMESTIC DRYERS.
10. DOMESTIC RANGE HOOD VENTS SHALL REQUIREMENTS OF CMC 504.3 & COMPLY WITH CMC TABLE 403.7.

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ELECTRICAL LEGEND
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- SMOKE DETECTOR PER UBC SECTION 310.9.1/ COMBINATION SMOKE/CARBON MONOXIDE DETECTION ALARM PER SECTION 420.4 C.B.C.
- EXHAUST FAN W/ AUTOMATIC HUMIDSTAT (80 CFM)
- RANGE HOOD (FOR STOVE VENTILATION)

INTERIOR WALL DEMOLITION CALCS

1ST FLOOR	2ND FLOOR
(E) WALLS: 110'-6"	(E) WALLS: 100'-6"
DEMO: 0'-0" (0%)	DEMO: 0'-0" (0%)
3RD FLOOR	**CUMULATIVE**
(E) WALLS: 135'-0"	(E) WALLS: 346'-0"
DEMO: 58'-7" (43.4%)	DEMO: 58'-7" (16.9%)

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THIRD FLOOR PLANS

REVISION	DATE
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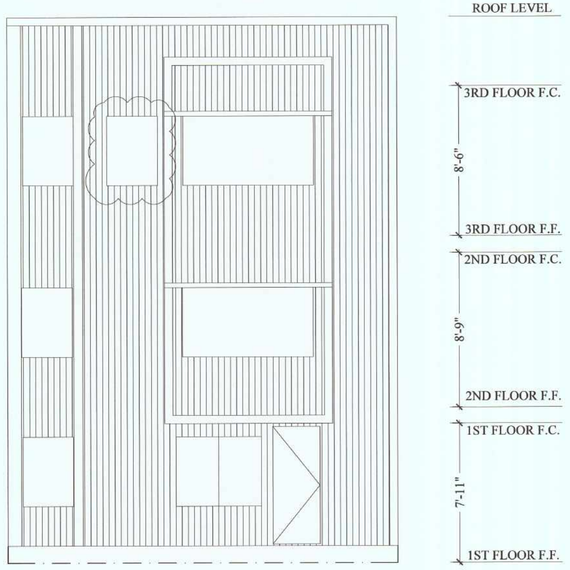
A2.2

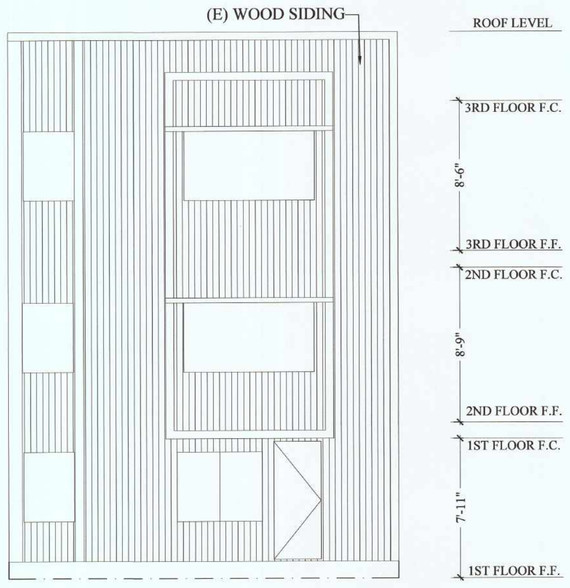
1 (E) FRONT (EAST) ELEVATION - NO CHANGE

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



2 APPROVED REAR (WEST) ELEVATION PER BPA #2020.0921.4636

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



3 (E) REAR (WEST) ELEVATION (NO CHANGE)

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

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FRONT & REAR ELEVATIONS

REVISION	DATE
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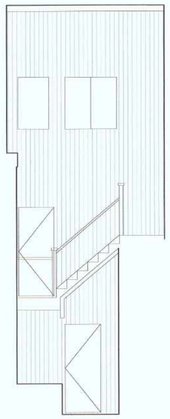
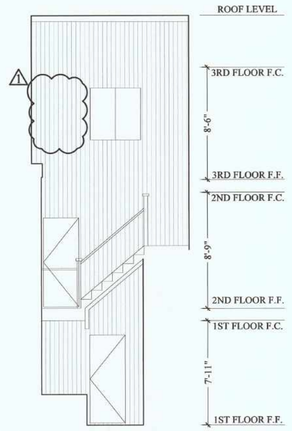
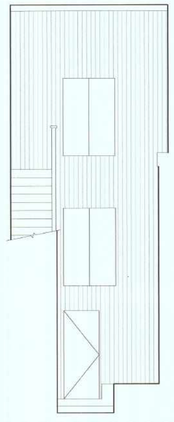
A3.1



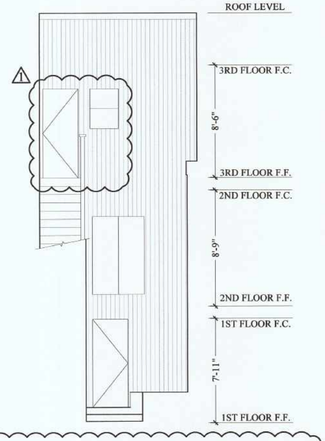
1 (E) EAST LIGHTWELL ELEVATION
SCALE: 1/4" = 1'-0"



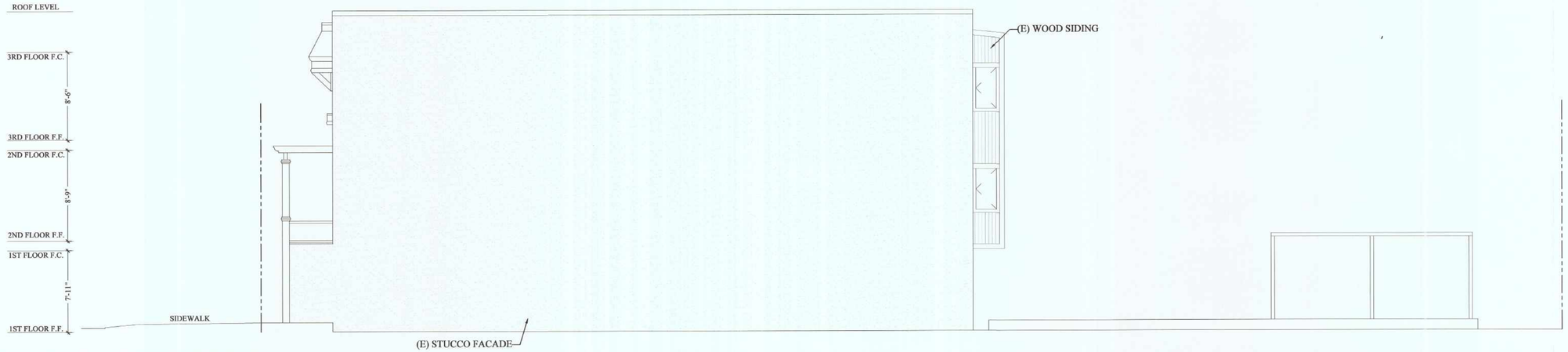
2 (N) EAST LIGHTWELL ELEVATION
SCALE: 1/4" = 1'-0"



3 (E) WEST LIGHTWELL ELEVATION
SCALE: 1/4" = 1'-0"



4 (N) WEST LIGHTWELL ELEVATION
SCALE: 1/4" = 1'-0"



5 (E) SIDE (NORTH) ELEVATION - NO CHANGE
SCALE: 3/16" = 1'-0"

6 APPROVED SIDE (SOUTH) ELEVATION PER BPA #2020.0921.4636 - NO CHANGE
SCALE: 3/16" = 1'-0"

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SIDE (NORTH & SOUTH) ELEVATIONS

REVISION	DATE
BUILDING PERMIT REVISION	11/21/2022

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THIS PLAN MEETS THE QUALITY STANDARD FOR SCANNING

Karen Liang, DBI
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A3.2

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SECTIONS

REVISION	DATE
BUILDING PERMIT REVISION	⚠1 11/21/2022

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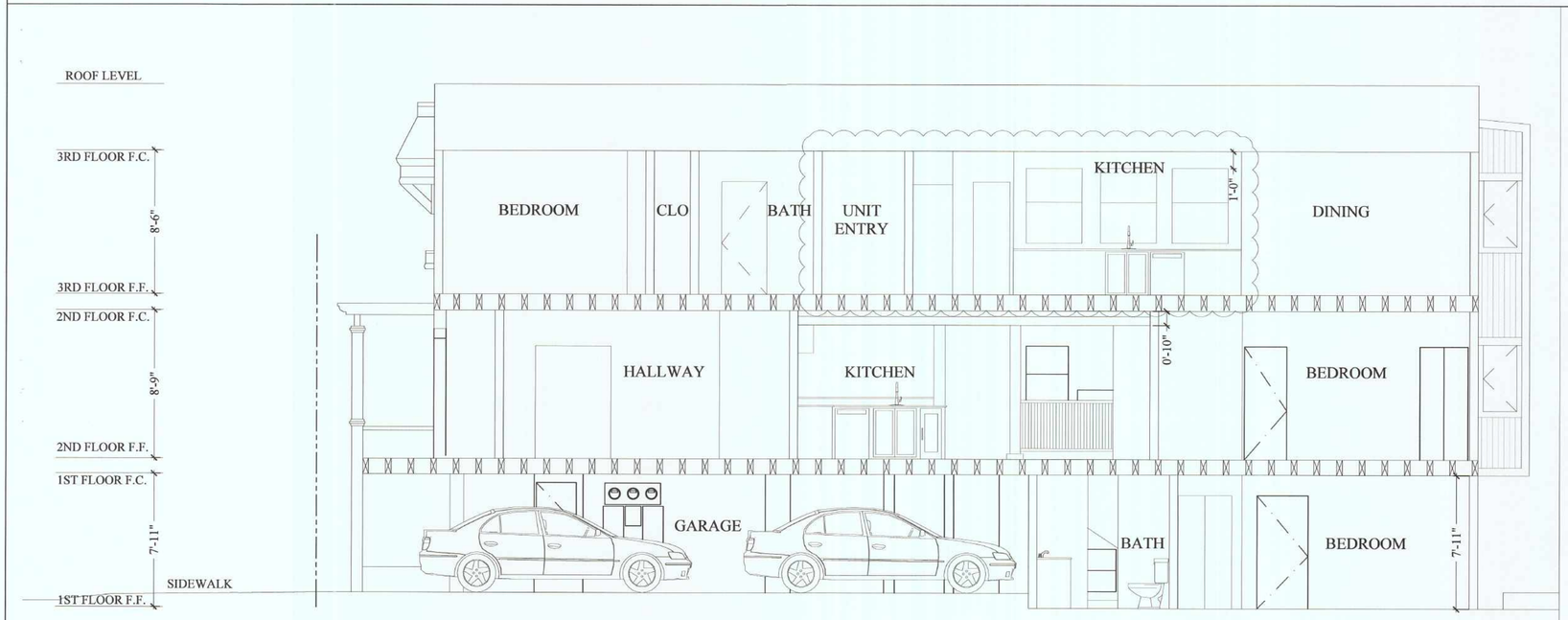
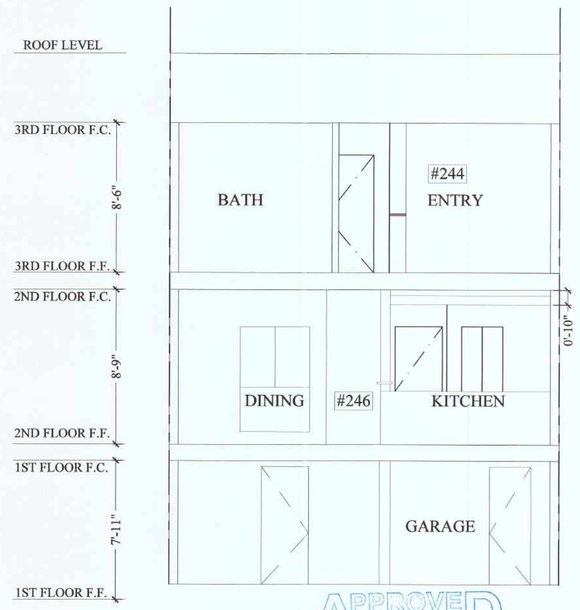


1 APPROVED LONGITUDINAL SECTION PER BPA #2020.0921.4636 - NO CHANGE

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



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Karen Liang, DBI
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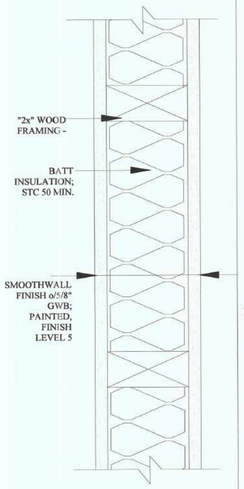
2 APPROVED TRANSVERSE SECTION PER BPA #2020.0921.4636 - NO CHANGE

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

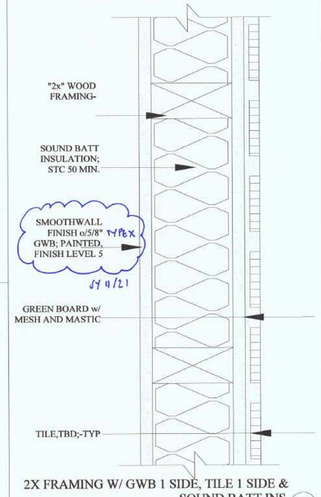
A4.1

PARTITION K

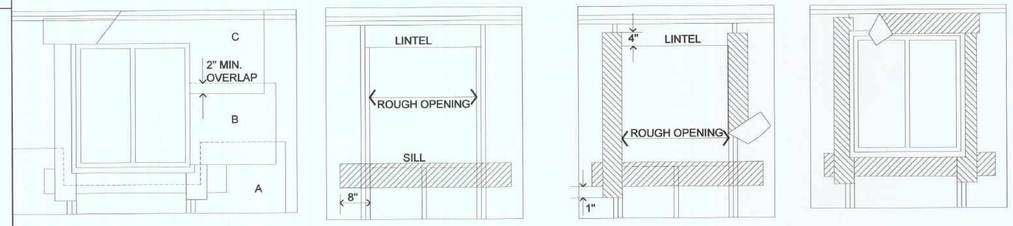


2X FRAMING W/ GWB 2 SIDES N.T.S.C. (4)

PARTITION M



2X FRAMING W/ GWB 1 SIDE, TILE 1 SIDE & SOUND BATT INS. N.T.S.C. (5)



STEP 4:

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

STEP 1:

ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL; EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 8". SECURE ALL BUILDING PAPER OR SIMILAR APPROVED FLASHING MATERIAL WITH GALVANIZED NAILS OR POWER DRIVEN STAPLES.

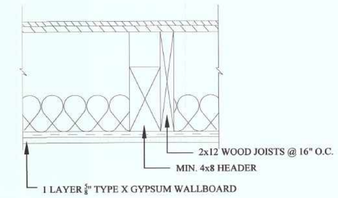
STEP 2:

ATTACH JAMB STRIPS WITH SIDE EDGE EVEN WITH ROUGH-JAMB FRAMING. START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL.

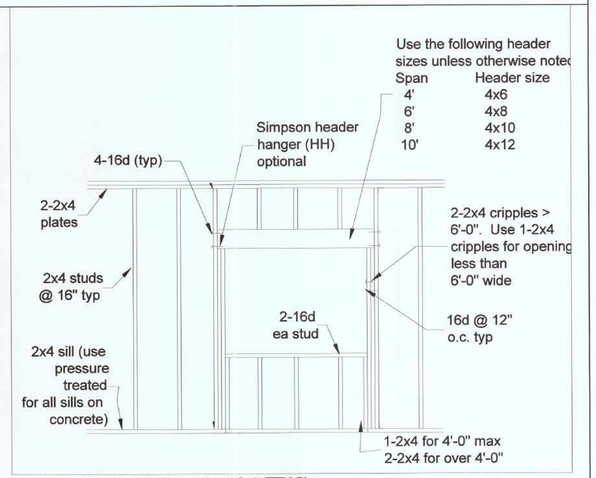
STEP 3:

INSTALL INTO ROUGH OPENING WITH SILL AND JAMB FLANGES OVER PREVIOUSLY INSTALLED FLASHING. ATTACH HEAD FLASHING OVER THE FLANGE.

7 WINDOW WEATHERPROOFING DETAIL
SCALE: N.T.S.

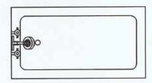


8 RECESSED HEADER
SCALE: N.T.S.

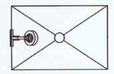


10 WINDOW FRAMING DETAIL
SCALE: N.T.S.

BATHROOM/KITCHEN FIXTURE LEGEND



SHOWER/TUB COMBO



SHOWER

BATHROOM SINK

TOILET

REFRIGERATOR

STOVE/RANGE

DW DISHWASHER

SINK

D DRYER

W WASHER

W/D WASHER/ DRYER COMBO

MEG
Mercury Engineering Group
PO BOX 14039
San Francisco, CA 94114-0039
TEL: 415.992.3383

PROFESSIONAL ENGINEER HAROLD E. HOWER EXP 06/30/23 CIVIL STATE OF CALIFORNIA

244 HARTFORD STREET
BLOCK 3602, LOT 142-143
SAN FRANCISCO, CA 94114

DETAILS

APPROVED Dept. of Building Insp. - San Francisco - DEC 2 - 2022
PATRICK O'RIORDAN DIRECTOR DEPT. OF BUILDING INSPECTION

REVISION	DATE
BUILDING PERMIT REVISION	⚠ 11/21/2022

Karen Liang, DBI
NOV 21 2022

RECEIVED NOV 21 2022 DEPT OF BUILDING INSPECTION THIS PLAN IS SEEN THE CURRENT PROVISIONS OF THE BUILDING CODE ACCEPTED

A6.1

1. GENERAL

A. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.

B. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF MURPHY BURR CURRY INC. AND SHALL NOT BE USED ON ANY OTHER WORK, OR MODIFIED IN ANY WAY, EXCEPT BY WRITTEN AGREEMENT WITH MURPHY BURR CURRY INC.

C. CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE, REFERENCED STANDARDS, LOCAL ORDINANCES, OSHA, AND OTHER APPLICABLE REGULATIONS.

D. ALL EXISTING STRUCTURE SHOWN ON THESE DRAWINGS IS APPROXIMATE AND UNVERIFIED. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT JOB SITE AND NOTIFY SEOR OF:

a. DISCREPANCIES BETWEEN THE ACTUAL EXISTING CONDITIONS AND THOSE SHOWN ON THESE DRAWINGS.

b. CONFLICTS BETWEEN THE EXISTING CONDITIONS AND THE PROPOSED WORK SHOWN ON THESE DRAWINGS.

E. THE CONTRACTOR SHALL COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED.

F. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ADEQUATE SUPPORT OF STRUCTURE DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, DETERMINATION OF IF, WHEN, AND WHERE TEMPORARY SHORING, BRACING, OR SUPPORT IS NEEDED. IF REQUIRED, THE CONTRACTOR IS RESPONSIBLE FOR RETAINING A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA FOR THE ENGINEERING DESIGN OF ANY TEMPORARY SUPPORT IF REQUIRED.

G. DO NOT SCALE DRAWINGS.

H. UNLESS OTHERWISE SHOWN OR NOTED, ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.

I. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S SITE VISITS ARE NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

J. THESE DRAWINGS ARE TO SHOW STRUCTURAL INFORMATION ONLY. FOR ALL NON-STRUCTURAL INFORMATION AND DETAILS INCLUDING BUT NOT LIMITED TO WATERPROOFING, DRAINAGE, FINISHES, ACCESSIBILITY, FIRE PROTECTION, ETC. REFER TO ARCHITECT'S DRAWINGS.

2. SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATION

A. CONTRACTOR TO COORDINATE WITH TESTING AGENCY TESTS AND INSPECTIONS FOR ALL ITEMS AS REQUIRED BY THE SAN FRANCISCO BUILDING CODE 2019 EDITION, SECTIONS 1704/1705. REF. SPECIAL INSPECTION FORM IN THESE DRAWINGS.

B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT TESTING AGENCY TO PERFORM ALL REQUIRED TESTING AND INSPECTIONS. THE TESTING AGENCY SHALL MEET THE REQUIREMENTS OF BUILDING CODE SECTION 1703.1

C. STRUCTURAL OBSERVATION SITE VISITS BY MURPHY BURR CURRY ARE NOT A SUBSTITUTE FOR SPECIAL INSPECTIONS. ALL SPECIAL INSPECTIONS ARE TO BE PERFORMED BY THE PROJECT SPECIAL INSPECTOR.

D. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND TESTING AGENCY A MINIMUM OF 24 HOURS PRIOR TO TIME OF INSPECTION

E. CONTINUOUS SPECIAL INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON SITE AT ALL TIMES OBSERVING THE WORK REQUIRING SPECIAL INSPECTION.

F. PERIODIC SPECIAL INSPECTION: SOME INSPECTIONS MAY BE MADE ON A PERIODIC BASIS AS DEFINED IN THE CBC. IN GENERAL THIS MEANS THAT THE SPECIAL INSPECTOR MUST VERIFY THE MATERIALS, SET UP AND QUALIFICATIONS OF THE CONTRACTOR PRIOR TO THE START OF WORK MAKE PERIODIC INSPECTIONS DURING THE WORK AND A FINAL INSPECTION AFTER COMPLETION OF THE WORK.

G. STRUCTURAL OBSERVATION BY THE ENGINEER-OF-RECORD SHALL BE PROVIDED FOR THE ITEMS SHOWN IN THE SPECIAL INSPECTION FORM IN THESE DRAWINGS AS REQUIRED BY SECTION 1704 OF THE CALIFORNIAEXISTING BUILDING CODE OR OTHER LOCAL BUILDING CODES:

3. DESIGN BASIS

A. THE DESIGN IS IN CONFORMANCE WITH THE CALIFORNIA EXISTING BUILDING CODE 2019 EDITION AND ALL APPLICABLE LOCAL ORDINANCES.

B. REFERENCE STANDARDS:

a. ANSI/AWC SDPWS-2015 "SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC"

b. ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"

C. LOADS:

a. SUPERIMPOSED DEAD LOADS:

b. LIVE LOADS: 20 PSF AT ROOF, 50 PSF AT RESIDENTIAL FLOORS

c. RISK CATEGORY: II

d. SITE CLASS: D (DEFAULT)

e. SEISMIC DESIGN CRITERIA [ASCE 7]:

- PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
- HAZARD PARAMETERS: Ss = 1.5, S1 = 0.6; SDS = 1.2
- SEISMIC DESIGN CATEGORY, SDC: D
- RESPONSE MODIFICATION FACTOR, R: 7 WOOD-FRAMED SHEAR WALLS
- REDUNDANCY FACTOR, ρ = 1.0
- DESIGN BASE SHEAR FACTOR, V = 0.1714W (LRFD)

4. FRAMING LUMBER (UNLESS OTHERWISE NOTED)

A. ALL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULES NO. 17.

B. ALL POSTS AND BEAMS SHALL BE DOUGLAS FIR, #1, UON

C. ALL ROOF JOISTS SHALL BE DOUGLAS FIR, #1, UON

D. ALL FLOOR JOISTS SHALL BE DOUGLAS FIR, #1, UON

E. ALL STUDS, PLATES, ETC., SHALL BE DOUGLAS FIR, #2 OR BETTER.

5. PLYWOOD

A. EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE, TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS 1-09. PLYWOOD GRADE SHALL CONFORM TO STRUCTURAL GRADE I, UNLESS OTHERWISE NOTED.

B. PLYWOOD SHEETS SHALL BE THICKNESS NOTED ON DRAWINGS.

C. PLYWOOD SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS, PROVIDE 1/8" SPACE AT ALL PANEL END AND EDGE JOINTS, INCLUDING T&G JOINTS.

D. PLYWOOD SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL EDGES WITH A MINIMUM OF 3X BLOCKS.

E. ROOF PLYWOOD SHALL BE 24/0 CDX, UNO. PROVIDE PLY CLIPS BETWEEN JOISTS WHERE EDGES ARE NOT BLOCKED.

F. FLOOR PLYWOOD SHALL BE 32/16 T&G UNDERLAYMENT B-C, UNO. (CONTRACTOR MAY OMIT T&G WHERE EDGES ARE BLOCKED).

G. WALL PLYWOOD SHALL BE 24/0 CDX, UNO.

H. OSB SHALL NOT BE SUBSTITUTED FOR PLYWOOD.

6. ROUGH CARPENTRY

A. UNLESS NOTED OTHERWISE, ALL NAILING SHALL CONFORM TO THE SCHEDULE OF MINIMUM NAILING, TABLE 2304.10.1 IN THE 2019 CBC. 16 PENNY VINYL COATED SINKERS MAY BE SUBSTITUTED FOR 16 PENNY BOX OR COMMON NAILS FOR ROUGH FRAMING. SINKERS SHALL NOT BE USED WITH METAL CONNECTORS.

B. FASTENERS AND HARDWARE WHERE EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD TO HAVE A GALVANIZED RATING OF G-185, OR SHALL BE STAINLESS STEEL.

C. PLACE JOISTS WITH CROWN UP.

D. RE-TIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.

E. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS AND AT PLATFORM EDGES UNLESS NOTED OTHERWISE.

F. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2X SOLID BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10 FEET AND FLOOR JOISTS AT 8 FEET UNLESS OTHERWISE NOTED.

G. ALL WOOD FASTENERS AND CONNECTORS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON COMPANY'S STANDARD FASTENERS AND CONNECTORS OR APPROVED EQUAL. MODEL NUMBERS WHERE SHOWN ON THE PLANS CORRESPOND TO THOSE IN THE SIMPSON PRODUCT CATALOGUE.

H. ALL WOOD CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS.

7. DEMOLITION AND SHORING WORKS

A. ALL DESIGN AND DETAILING FOR TEMPORARY SHORING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, 2019 EDITION. DRAWINGS AND CALCULATIONS SHALL BE STAMPED AND SIGNED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA, AND SHALL BE SUBMITTED TO THE LOCAL DEPARTMENT OF BUILDING INSPECTION FOR APPROVAL UPON REQUEST.

B. CONTRACTOR SHALL LIMIT DAMAGE TO EXISTING STRUCTURE, AND NOT DEMO BEYOND THAT REQUIRED TO EXECUTE THE WORK. WHERE DEMO IS RESTRICTED BY THESE DRAWINGS, CONTRACTOR SHALL COMPLY WITH RESTRICTION. S.A.D. FOR ADDITIONAL REQUIREMENTS.

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, Interim Director

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition to* the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or **628-652-3407**. If there are any field problems regarding special inspection, please call your District Building Inspector or 628-652-3400 Ext 1.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. ***The permit will not be finalized without compliance with the special inspection requirements.***

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.6. **The building permit will not be finalized without compliance with the structural observation requirements.**

Special Inspection Services Contact Information

1. **Telephone: (628) 652-3407**
2. **Email: dbi.specialinspections@sfgov.org**
3. **In person: 49 South Van Ness Ave – Suite 400**

Note: We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services
49 South Van Ness Ave – Suite 400 – San Francisco CA 94103
Office (628) 652-3407 – www.sfdbi.org

Updated 10/05/2020

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 244 Hartford Street APPLICATION NO.____ ADDENDUM NO.____

OWNER NAME Ms. Maggie Kishibe OWNER PHONE NO. (415) 535-4119

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

1. [ ] Concrete (Placement & sampling)
2. [ ] Bolts installed in concrete
3. [ ] Special moment - Resisting concrete frame
4. [ ] Reinforcing steel and prestressing tendons
5. **Structural welding:**
   A. Periodic visual inspection
   [ ] Single pass fillet welds 5/16" or smaller
   [ ] Steel deck
   [ ] Welded studs
   [ ] Cold formed studs and joists
   [ ] Stair and railing systems
   [ ] Reinforcing steel
   B. Continuous visual inspection and NDT (Section 1704)
   [ ] All other welding (NDT exception: Fillet weld)
   [ ] Reinforcing steel: and [ ] NDT required
   [ ] Moment-resisting frames
   [ ] Others____
6. [ ] High-strength bolting
7. [ ] Structural masonry
8. [ ] Reinforced gypsum concrete
9. [ ] Insulating concrete fill
10. [ ] Sprayed-on fireproofing
11. [ ] Piling, drilled piers and caissons
12. [ ] Shotcrete
13. [ ] Special grading, excavation and filling (Geo. Engineered)
14. [ ] Smoke-control system
15. [ ] Demolition
16. [ ] Exterior Facing
17. **Retrofit of unreinforced masonry buildings:**
    [ ] Testing of mortar quality and shear tests
    [ ] Inspection of repointing operations
    [ ] Installation inspection of new shear bolts
    [ ] Pre-installation inspection for embedded
    [ ] Pull/torque tests per SFBC Sec.1607C & 1615C
18. **Bolts Installed in existing concrete or masonry:**
    [ ] Concrete [ ] Masonry
    [ ] Pull/torque tests per SFEBC Sec. 507C & 515C
19. [ ] Shear walls and floor systems used as shear diagrams
20. [ ] Holdowns
21. **Special cases:**
    [ ] Shoring
    [ ] Underpinning: [ ] Not affecting adjacent property
    [ ] Affecting adjacent property: PA____
    [ ] Others
22. [ ] Crane safety (Apply to the operation of tower cranes on high-rise building) (Section 1705.22)
23. [ ] Others: "As recommended by professional of record"____

24. **Structural observation per Sec. 1704.6 (SFBC) for the following:** [ ] Foundations [ ] Steel framing
    [ ] Concrete construction [ ] Masonry construction [ ] Wood framing
    [ ] Other:____
25. Certification is required for: [ ] Glu-lam components
26. [ ] Firestops in high-rise building

Prepared by: Alan Burr, SE 5062 Phone: (415) 669-5304
Engineer/Architect of Record

Required information:
FAX: (____) Email aburr@mbcse.com

Review by: ____ Phone: (628) 652-____
DBI Engineer or Plan Checker

****

APPROVAL (Based on submitted reports.)

DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO: Special Inspection Services (628) 652-3407; or, dbi.specialinspections@sfgov.org

Updated 10/05/2020

STRUCTURAL ABBREVIATIONS

&	AND	F.N.	FIELD NAIL	RAD	RADIUS
L	ANGLE	F.O.	FACE OF	REF	REFERENCE
@	AT	F.O.C.	FACE OF CONCRETE	REINF.	REINFORCING
CL	CENTER LINE	F.O.S.	FACE OF STUD	REQ'D.	REQUIRED
PL	PLATE OR PROPERTY LINE	F.P.	FULL PENETRATION OR FIREPROOFING	REV	REVISE, REVISION
Ø	DIAMETER OR ROUND			R.O.	ROUGH OPENING
#	POUND OR NUMBER	FRMG	FRAMING		
(E)	EXISTING	FT	FOOT OR FEET	S.A.D.	SEE ARCHITECTURAL DRAWINGS
(N)	NEW	FTG.	FOOTING	S.C.D.	SEE CIVIL DRAWINGS
DBL.	DOUBLE ANGLE	F.S.	FAR SIDE	SCHED	SCHEDULE
				SECT	SECTION
A.B.	ANCHOR BOLT	g#	GAUGE	S.E.D.	SEE ELECTRICAL DRAWINGS
ABV	ABOVE	GALV.	GALVANIZED	SHT	SHEET
ADDTL.	ADDITIONAL	GR	GRADE	SHTG	SHEATHING
ADJ	ADJACENT	GLB	GLUE-LAM BEAM	SIM.	SIMILAR
ALT.	ALTERNATE	GYP	GYPSUM	SIMP.	SIMPSON
ANG	ANGLE			S.M.D.	SEE MECHANICAL DRAWINGS
APPROX.	APPROXIMATE	HD	HOLDOWN	S.M.S.	SHEET METAL SCREW
		HDR	HEADER	SOG	SLAB ON GRADE
BRG.	BEARING	HGR	HANGER	SPECS	SPECIFICATIONS
BTWN.	BETWEEN	HK	HOOK	SQ.	SQUARE
BLDG.	BUILDING	HORIZ.(H)	HORIZONTAL		STAINLESS STEEL
BLK.	BLOCK	H.S.	HIGH STRENGTH (BOLT) OR HEADED STUD	STAG	STAGGER, STAGGERED
BLKG.	BLOCKING			STD	STANDARD
BM	BEAM	HSS	HOLLOW STRUCTURAL SECTION		STEEL
B.N.	BOUNDARY NAILING	HT	HEIGHT	STRUC	STRUCTURAL
B.O.	BOTTOM OF			SUSP.	SUSPENDED
B.O.F.	BOTTOM OF FOOTING	I.D.	INSIDE DIAMETER	SYMM	SYMMETRICAL
BOTT.	BOTTOM	I.F.	INSIDE FACE		
		INT	INTERIOR	T & B	TOP AND BOTTOM
C	CHANNEL	INSUL	INSULATION	T & G	TONGUE AND GROOVE
CEM	CEMENT			THK.	THICK
C.J.	CONSTRUCTION JOINT	JST	JOIST	THRU	THROUGH
C.I.P.	CAST IN PLACE	JT	JOINT	T.O.	TOP OF
CLG.	CEILING			T.O.C.	TOP OF CONCRETE
CLR.	CLEAR	K.D.	KILN DRIED	T.O.F.	TOP OF FOOTING
CMU	CONCRETE MASONRY UNIT	KSI	KIPS PER SQUARE INCH		(GRADE BEAM)
COL.	COLUMN	KSF	KIPS PER SQUARE FOOT	T.O.S.	TOP OF STEEL
CONC.	CONCRETE			TS	TUBE STEEL
CONN.	CONNECTION	LB	POUND	TYP.	TYPICAL
CONSTR	CONSTRUCTION	LLH	LONG LEG HORIZONTAL		
CONT.	CONTINUOUS	LLV	LONG LEG VERTICAL	U.O.N.	UNLESS OTHERWISE NOTED
C.P.	COMPLETE PENETRATION	LT.WT.	LIGHT WEIGHT	URM	UNREINFORCED MASONRY
CTR.	CENTER	LSV.	LONG SIDE VERTICA		
		LVL	LEVEL	VERT.(V)	VERTICAL
d	PENNY (NAIL SIZE)	MAX.	MAXIMUM	V.I.F.	VERIFY IN FIELD
D2L	NELSON WELDED REBAR	M.B.	MACHINE BOLT	W/	WITH
D.B.A.	DEFORMED BAR ANCHOR	MECH	MECHANICAL	WD	WOOD
DBL.	DOUBLE	M.E.P.	MECHANICAL, ELECTRICAL PLUMBING DOCUMENTS	WF	WIDE FLANGE
DEMO	DEMOLITION			W/O	WITHOUT
DK, DKG	DECK, DECKING	MTL	METAL	W/P	WATERPROOFING
DET.	DETAIL	MFR	MANUFACTURER	W.P.	WORK POINT
DIAG.	DIAGONAL	MIN	MINIMUM	WT.	WEIGHT
DIA.	DIAMETER	MISC	MISCELLANEOUS	WWF	WELDED WIRE FABRIC
DIM.	DIMENSION				
DN	DOWN	N	NORTH	X HVY	EXTRA HEAVY
DO	DITTO	NIC	NOT IN CONTRACT	XX HVY	DOUBLE EXTRA HEAVY
DWG.	DRAWING	NO.	NUMBER	XS	EXTRA STRONG
D.F.	DOUGLAS FIR	NOM	NOMINAL	XXS	DOUBLE EXTRA STRONG
		NTS	NOT TO SCALE		
EA.	EACH	N.S.	NEAR SIDE		
E.F.	EACH FACE				
EL	ELEVATION	o.c.	ON CENTER		
ELEC	ELECTRICAL	O.D.	OUTSIDE DIAMETER		
ELEVR	ELEVATOR	O.F.	OUTSIDE FACE		
EMBED	EMBEDMENT	O.H.	OPPOSITE HAND		
E.N.	EDGE NAIL	OPNG	OPENING		
E.O.	EDGE OF	OPP.	OPPOSITE		
E.P.S.	EXPANDED POLYSTYRENE				
EQ.	EQUAL	PCF	POUNDS PER CUBIC FOOT		
E.S.	EACH SIDE	PC, PCS	PIECE, PIECES		
E.W.	EACH WAY	PIPE-X	EXTRA STRONG PIPE		
EXP.	EXPANSION	PIPE-XX	DOUBLE EXTRA STRONG PIPE		
EXT	EXTERIOR	PLWD	PLYWOOD		
		P.P.	PARTIAL PENETRATION		
FDN	FOUNDATION	PSF	POUNDS PER SQUARE FOOT		
F.F.	FINISHED FLOOR	PSI	POUNDS PER SQUARE INCH		
FIN	FINISH	PT	POINT		
FLR	FLOOR	P.T.	PRESSURE TREATED OR POST TENSIONED		

APPROVED
Dept. of Building Insp.
- San Francisco -
DEC 2 - 2022
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

Karen Liang, DBI
NOV 21 2022

PROJECT DESCRIPTION:
REMODEL OF TOP FLOOR UNIT IN THREE-STORY WOOD-FRAMED RESIDENTIAL BUILDING. STRUCTURAL WORK IS LIMITED TO CHANGES TO PARTITIONS IN NORTH-SOUTH DIRECTION OF <10% AND THE ADDITION OF HEADERS AT NEW OPENINGS.

DRAWING LIST:
S1.0 STRUCTURAL NOTES, SPECIAL INSPECTION FORM
S2.0 3RD FLOOR PLAN AND DETAILS

MURPHY BURR CURRY, INC
STRUCTURAL ENGINEERS
San Francisco | mbcse.com
85 SECOND STREET, SUITE 501
SAN FRANCISCO, CA 94105
TEL. 415.546.0431
WWW.MBCSE.COM

PROJECT TEAM

SEALS/SIGNATURES

REGISTERED PROFESSIONAL ENGINEER ALAN BURR No. S 5062 Exp. 12-31-22 STRUCTURAL STATE OF CALIFORNIA

APPROVALS

ISSUES / REVISIONS

NO:	DESCRIPTION OF REVISION	DATE
	PERMIT	11/21/22

RECEIVED
NOV 21 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE CA 2019 ENERGY CODE MANDATORY REQUIREMENTS

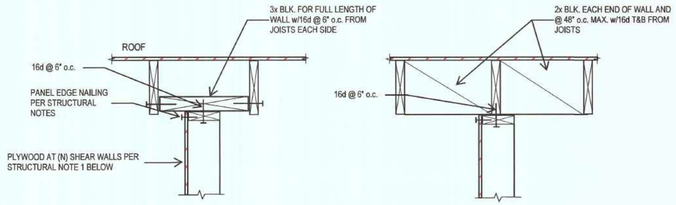
PROJECT NAME 2022-1115

244 HARTFORD STREET
SAN FRANCISCO, CA
BLOCK 3602, LOT 142-143

3RD FLOOR UNIT REMODEL

SHEET TITLE
GENERAL STRUCTURAL NOTES, SPECIAL INSPECTION FORM

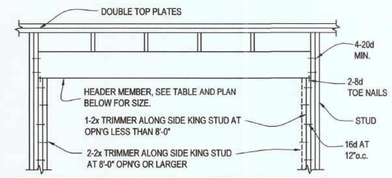
SCALE:	OWNER'S NO.	JOB NO.
AS SHOWN		222-168
DRAWN BY: ACB	SHEET NUMBER	
CHECKED BY: MBC	S1.0	
DATE 2022.11.18		



ALL (N) AND (E) PARTITIONS / SHEAR WALLS TO EXTEND TO ROOF DIAPHRAGM LEVEL

DETAIL SIMILAR FOR (E) WALLS NOT SHEATHED WITH (N) PLYWOOD

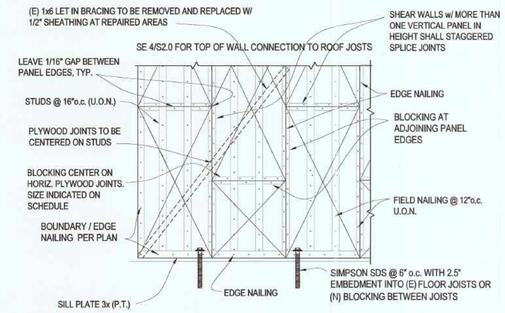
4 S2.0 **PARTITION / SHEAR WALL TOP CONNECTION DETAIL** N.T.S.



HEADER SCHEDULE (UON, SEE PLAN)

MAX OPENING WIDTH	2x4 WALL	2x6 WALL
3'-0"	4x6	6x6
6'-0"	4x8	6x8
9'-0"	4x10	6x10
12'-0"	3½"x3½" PSL	5 1/2"x3½" PSL

3 S2.0 **TYPICAL HEADER SCHEDULE AND DETAIL** N.T.S.



2 S2.0 **TYP. SHEARWALL ELEVATION** N.T.S.

KEY:

E1 WALL NUMBER

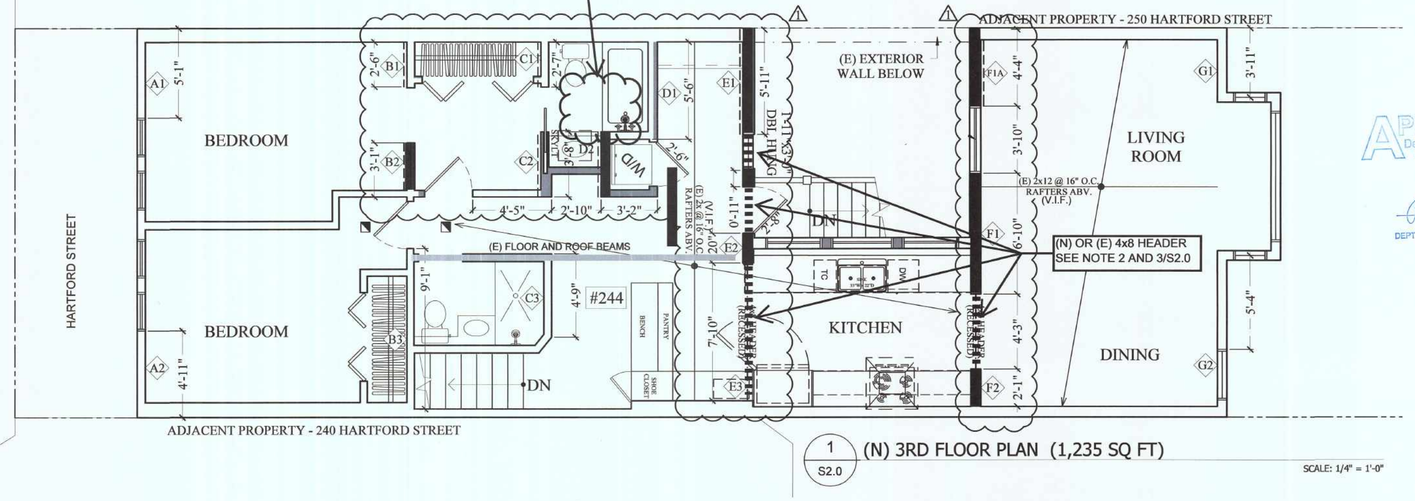
NEW OR REVISED PARTITION WALLS, IN NORTH-SOUTH DIRECTION

NEW OR EXISTING HEADERS ABOVE OPENINGS

STRUCTURAL NOTES:

1. THE FOLLOWING PARTITION WALLS ARE TO BE SHEATHED WITH 1/2" STRUCT 1 PLYWOOD ON ONE SIDE, WITH 8d @ 6" o.c. NAILS AT PANEL EDGES AND BOUNDARIES AND 8" o.c. FIELD NAILING
   A. ALL NEW AND EXISTING PARTITIONS <4'-0" IN LENGTH
   B. WALL E1 ADJACENT TO LIGHTWELL.
2. NEW 4x8 HEADERS TO BE SUPPORTED ON 2x4 STUDS AT EACH END WITH 2x4 KING STUDS. SEE DETAIL 3/S2.0.
3. SEE 4/S2.0 FOR TOP CONNECTION DETAIL FOR (E) AND (N) PARTITIONS AND SHEAR WALLS
4. PROVIDE TEMPORARY SHORING AS REQUIRED FOR INSTALLATION OF HEADERS

AT ALL NOTCHED OR DRILLED JOISTS IN BATHROOM, REINFORCE WITH SKYLINE 2810HR FLOOR JOIST HOLE REPAIR KIT, PER INTERTEK CCRR-0279 CODE COMPLIANCE REPORT. INSTALL PER MANUFACTURER'S SPECIFICATIONS. ADDITIONAL JOISTS SHALL NOT BE NOTCHED WITHOUT DETAILS FROM THE SEOR



1 S2.0 **(N) 3RD FLOOR PLAN (1,235 SQ FT)** SCALE: 1/4" = 1'-0"

APPROVED Dept. of Building Insp. - San Francisco - DEC 2 - 2022 PATRICK O'RIORDAN DIRECTOR DEPT. OF BUILDING INSPECTION

Karen Liang, DBI NOV 21 2022

RECEIVED NOV 21 2022

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PROJECT TEAM

SEALS/SIGNATURES

REGISTERED PROFESSIONAL ENGINEER ALEXANDRA C. BURR No. S 5062 Exp. 12-31-22 STRUCTURAL STATE OF CALIFORNIA

APPROVALS

ISSUES / REVISIONS

NO:	DESCRIPTION OF REVISION	DATE
	PERMIT	11/21/22

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