BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
PAUL RUETTI,)
Appellant(s))
)
vs.)
)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **25-047**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on November 10, 2025, 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 October 29, 2025 to Stephanie Pappas and Robert Li, of an Alteration Permit (horizontal addition at the 3rd level to accommodate new bedroom, office and exterior deck at rear; removal of existing exterior walls and roof at 2nd level to accommodate horizontal addition at 3rd level; removal of existing roof over existing bedroom to accommodate raised head height; removal of existing doors, finishes & fixtures) at 839 North Point Street.

APPLICATION NO. 2025/06/11/8464

FOR HEARING ON December 17, 2025

Address of Appellant(s):	Address of Other Parties:
Paul Ruetti, Appellant(s) 831 North Point Street San Francisco, CA 94109	Stephanie Pappas & Robert Li, Permit Holder(s) c/o Chloe Angelis, Attorney for Permit Holder(s) Reuben, Junius & Rose, LLP One Bush Street, Suite 600 San Francisco, CA 94104

Date Filed: November 10, 2025

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 25-047

I / We, **Paul Ruetti**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2025/06/11/8464** by the **Department of Building Inspection** which was issued or became effective on: **October 29, 2025**, to: **Amelia Leland,** for the property located at: **839 North Point Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **November 27, 2025**, **(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.lamarre@sfgov.org, corey.teague@sfgov.org, Natalia.fossi@sfgov.org, joseph.ospital@sfgov.org; amelia@martinkovicmilford.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **December 11, 2025**, **(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.lamarre@sfgov.org, corey.teague@sfgov.org, Natalia.fossi@sfgov.org, kevin.birmingham@sfgov.org joseph.ospital@sfgov.org; redruetti@hotmail.com

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

Hearing Date: **Wednesday, December 17, 2025, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.** The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

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

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

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

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Paul Ruetti, appellant

To: San Francisco Board of Appeals

From: Paul Ruetti

831 Northpoint St, San Francisco CA 94109

Date: 11/10/2025

Re: Building permit issued for 839 N Point St (permit/application **202506118464**)

I hereby request to file an appeal on the above issued permit. I have lived on Northpoint St for 14 years. My mother, who is elderly, disabled and retired, lives in the unit below at 829 Northpoint St. She generally spends the majority of her time in her residence.

I have inspected the approved plans regarding this permit, and most notably I discovered that the structure which is going to be raised is going to be raised from the current height now, 20 feet, to 32 feet. This structure will also extend outwards from their house.

Our bedrooms are southern facing rooms. Since the building at 839 N Point St is directly to the West of us, this means that when the sun sets in the west, by this structure being built, it will significantly reduce our natural light and sunlight.

Our residence on Northpoint St is already 100% surrounded by buildings, and this is sometimes just the nature of living in certain parts of San Francisco.

The way or building is now, we only receive significant sunlight in the rear of our building.

I respectfully request that this permit be reconsidered to take into account on how the new structure will diminish our natural light and sunlight, which I believe everyone can agree is important.

Our neighbors, whom have resided at 839 N Point St for several years now, and whom I believe I have a good relationship with, unfortunately did not even enquire with us on how this new structure may affect our quality of life.

Sincerely

Paul Ruetti

City and County of San Francisco

Home

Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: **12/12/2025 9:04:04 AM**

Application Number:	202506118464
Form Number:	3
Address(es):	0026 / 023 / 0 839 NORTH POINT ST
Description:	HORIZONTAL ADDITION AT THE 3RD LVL TO ACCOMMODATE NEW BEDROOM, OFFICE AND EXTERIOR DECK AT REAR. REMOVAL OF (E) EXTERIOR WALLS AND ROOF AT 2ND LVL TO ACCOMMODATE HORIZONTAL ADDITION AT 3RD LVL. REMOVAL (E) ROOF OVER (E) BEDROOM TO ACCOMMODATE RAISED HEAD HEIGHT. REMOVAL (E) DOORS, FINIHES & FIXTURES
Cost:	$110,000.00
Occupancy Code:	R-3
Building Use:	27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
6/11/2025	TRIAGE	
6/25/2025	FILING	
6/25/2025	FILED	
10/23/2025	APPROVED	
10/29/2025	ISSUED	
11/10/2025	SUSPEND	Per BOA Appeal No.25-047

Contact Details:

Contractor Details:

License Number:	831075
Name:	FINBARR COLLINS
Company Name:	FINBARR COLLINS CONSTRUCTION INC.
Address:	PO BOX 170160 * SAN FRANCISCO CA 94117-0000
Phone:	4154202520

Addenda Details:

Description:
FULL

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
PERMIT-CTR		6/9/25	6/11/25			6/25/25	YAMAMURA WENDY	Approved	Interagency Completeness Review
CPB		6/25/25	6/25/25			6/25/25	CHENG ANITA	Administrative	06/25/25: EMAILED PPC READY FOR SESSION. -AWC 06/25/25: FILING INVOICE SENT. -AWC 06/11/25: HORIZONTAL ADDITION, PENDING COMPLETENESS CHECK. INCOMPLETE - AGENT DISCLOSURE: MISSING SIGNATURE, MISSING AMELIA LELAND AS AGENT AUTHORIZED AGENT. CONTACT SFPLANREVIEW@SFGOV.ORG WITH QUESTIONS.
CP-ZOC		6/26/25	6/26/25			6/26/25	SETYDIPUTRA MAX	Approved	06/26/25 approved.The proposal is to construct a third story horizontal rear addition on an existing three-story, single-family residence. The proposed new addition would add approximately 195 square feet, increasing the gross

									square footage of the single-family residence from 4,471square feet to 4,666 square feet.
BLDG		6/26/25	8/7/25			8/20/25	DIAZ JONATHAN	Issued Comments	
BLDG	1	9/4/25	9/4/25			9/12/25	DIAZ JONATHAN	Approved	
BLDG		10/6/25	10/6/25			10/6/25	DIAZ JONATHAN	Approved	Respamped Rev 2
BLDG-QC		9/11/25	9/11/25			9/11/25	OSPITAL JOSEPH	Approved	QC Completed with JD
PAD-STR		6/26/25	8/14/25			8/21/25	LIANG HENRY	Issued Comments	Issued comments in BB Session.
PAD-STR	1	9/8/25	9/8/25			9/8/25	LIANG HENRY	Issued Comments	Incomplete responses to original structural reveiew comments. Revised HFX design triggered new review comments on SMF calculations.
PAD-STR	2	10/6/25	10/14/25			10/14/25	LIANG HENRY	Approved	Approved REV2.
MECH		6/26/25	7/22/25			7/22/25	LAI JEFF	Issued Comments	7/22/2025-placed in hold pending comments on BB-DWGS
CP-ZOC		9/4/25	9/4/25			9/4/25	SETYDIPUTRA MAX	Approved	9/4/25 revision 2.. reviewed and restamped
MECH	1	9/4/25	9/12/25			9/12/25	LAI JEFF	Approved	9/12/2025-stamped approved on BB-REV1
MECH	2	10/8/25	10/15/25			10/15/25	LAI JEFF	Approved	10/15/2025-stamped approved on Bb-REV2
SFFD		6/26/25	6/27/25			7/1/25	UNTALAN JAMES	Issued Comments	Routed to CDP @HQ on 06/26/25-TK. assigned to inspector untalan - jason.woo@sfgov.org 6/26/25 Issued comments on Blue Beam. JDU 07/01/2025. james.untalan@sfgov.org
SFFD	1	9/3/25	9/8/25			9/8/25	UNTALAN JAMES	Approved	Approved REV 1 for Fire access only and if sprinklers are required provide water flow information. JDU 09/08/2025. james.untalan@sfgov.org
SFFD	2	10/8/25	10/14/25			10/14/25	UNTALAN JAMES	Approved	Approved REV 2 for Fire access only and if sprinklers are required provide water flow information. JDU 10/14/2025. james.untalan@sfgov.org
DPW-BSM		6/26/25	7/8/25			7/8/25	DENNIS RASSENDYLL	Issued Comments	FULL equirement(s) for sign off (TIER 1): Inspection Right-of-Way Conformity. Download application(s) at https://www.sfpublicworks.org/services/permits/application-forms and submit electronically to bsmpermitdivision@sfdpw.org. This Full will be ON-HOLD until all necessary permit application(s) and fees are submitted to bsmpermitdivision@sfdpw.org. Please call the office at (628) 271-2000 or email at bsmpermitdivision@sfdpw.org for more information. Please be advised if Tier 1 release, you are required to provide plans to Public Works within 90-days of application date submittal or re-activation fee shall be enforced.
DPW-BSM	1	8/6/25	8/6/25			8/6/25	DENNIS RASSENDYLL	Approved	SFPW sign off on Job Card required prior to DBI final. Call (628) 271-2000 / dpw-bsminspects@sfdpw.org to schedule. Subject to all conditions of SFPW: 25CN-00111
DPW-BSM	1	9/3/25	9/10/25			9/10/25	DENNIS RASSENDYLL	Approved	SFPW sign off on Job Card required prior to DBI final. Call (628) 271-2000 / dpw-bsminspects@sfdpw.org to schedule. Subject to all conditions of SFPW: 25CN-00111
DPW-BSM	2	10/2/25	10/6/25			10/6/25	DENNIS RASSENDYLL	Approved	SFPW sign off on Job Card required prior to DBI final. Call (628) 271-2000 / dpw-bsminspects@sfdpw.org to schedule. Subject to all conditions of SFPW: 25CN-00111
DPW-BUF		6/26/25	6/26/25			8/22/25	MAUTNER ALLEGRA	Issued Comments	Visit sfpublicworks.org/treeprotection to find the "Street Tree Protection" diagram and include on site plan with dimensions for protection of existing tree. Be sure to include all language on the sheet in your plans. Tree Protection Plan invoice fee must be paid by final sign-off. Reach out to urbanforestrypermits@sfdpw.org for invoice.
DPW-BUF	1	9/15/25	9/29/25			9/29/25	BRYAN ONG	Approved	
DPW-BUF	2	10/8/25	10/21/25			10/21/25	BRYAN ONG	Approved	
CP-ZOC		10/3/25	10/3/25			10/3/25	SETYDIPUTRA MAX	Approved	10/3/25 approved Rev 2. Restamped.
SFPUC		6/26/25	7/11/25			7/11/25	WONG LAURA	Approved	Approved EPR_Rev0. Capacity Charge not applicable. Existing fixture count (gpm) in the same tier as proposed fixture count (gpm). Please note that existing meter is UNDERSIZED. Meter upgrade is recommended. Please contact SFPUC, New Installations, 525 Golden Gate Ave, 2nd floor, San Francisco, CA 94102, Telephone: (415) 551-2900 for more info. - 07/11/25
									Restamp EPR_Rev1 - Fixtures no change from prior Rev0 assessment. Capacity Charge not applicable. Existing

SFPUC		9/9/25	9/9/25			9/9/25	WONG LAURA	Approved	fixture count (gpm) in the same tier as proposed fixture count (gpm). Please note that existing meter is UNDERSIZED. Meter upgrade is recommended. Please contact SFPUC, New Installations, 525 Golden Gate Ave, 2nd floor, San Francisco, CA 94102, Telephone: (415) 551-2900 for more info. - 09/09/25
SFPUC	2	10/8/25	10/16/25			10/16/25	WONG LAURA	Approved	Restamp EPR_Rev2 - Fixtures no change from prior Rev1 assessment. Capacity Charge not applicable. Existing fixture count (gpm) in the same tier as proposed fixture count (gpm). Please note that existing meter is UNDERSIZED. Meter upgrade is recommended. Please contact SFPUC, New Installations, 525 Golden Gate Ave, 2nd floor, San Francisco, CA 94102, Telephone: (415) 551-2900 for more info. - 10/16/25
PPC		6/26/25	6/26/25			10/22/25	PHAM ANH HAI	Administrative	10/22/25 08:15 AM Invite sent to CPB to start issuance process; HP 10/21/25: Email sent to BLDG supervisor to stamp AB-005 on sheet A006 for REV2 drawing; HP 10/8/2025: Invite sent to plan reviewers to review and stamp REV2 drawing;nl 6/26/25: Invite sent to applicant to join BB session; HP 6/26/25: Bluebeam session created, invite sent to CP-ZOC, BLDG, PAD-STR, MECH, SFFD, DPW-BSM, DPW-BUF & SFPUC to start electronic plan review; HP
CPB		10/22/25	10/23/25			10/29/25	CHENG ANITA	Administrative	10/29/2025: Paid, Issued via email with BB links and Job Card. -AWC 10/29/2025: Rec'd Final Declaration and LCS, invoice sent to Payor. -AWC 10/23/2025: Approval email sent, pending Payor, Green Halo, Final Declaration, Licensed Contractor Statement or Owner Builder before sending invoice. -AWC

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
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			IP5	CF2R-PLB-02-E - SINGLE DWELLING UNIT HOT WATER SYSTEM DISTRIBUTION	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	
0			5A1	SINGLE PASS FILLET WELDS < 5/16"	
0			5A3	WELDED STUDS	
0			5A5	STAIR AND RAILING SYSTEMS	
0			5B1	ALL OTHER WELDING (NDT EXCEPTION:FILLET WELD)	
0			18A	BOLTS INSTALLED IN EXISTING CONCRETE	
0			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
0			20	HOLDOWNS	

1 2

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.

City and County of San Francisco © 2025

THE APPELLANT(S) DID NOT SUBMIT A BRIEF

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

REUBEN, JUNIUS & ROSE LLP

December 11, 2025

President John Trasviña
San Francisco Board of Appeals
49 South Van Ness Avenue, Suite 1475 (14th Floor)
San Francisco, CA 94103

Re: Appeal No.: 25-047
Ruetti vs. DBI, PDA
Subject Property: 839 North Point
Permit Type: Alteration Permit
Permit No.: 2025/0611/8464
Permit Holder's Brief

Dear President Trasviña and Members of the Board:

This office represents Stephanie Pappas and Robert Li (the "Owners"), owners of the single-family home located at 839 North Point Street (the "Property"), and permit holders of Building Permit Application ("BPA") No. 2025/0611/8464 (the "Permit," attached at **Exhibit A**). The Permit authorizes a horizontal addition at the existing third level to accommodate a new bedroom and office, plus a small rear deck (the "Project"). (Issued Permit Drawings (10/29/2025), attached at **Exhibit B**).

The adjacent neighbor to the east filed this appeal. We respectfully ask the Board to deny the appeal for the following reasons:

1. The Project proposes a new bedroom and office that would be built entirely over the story below.
2. The Project will not increase the height of the existing house, which is 32 feet, 4 inches tall and almost 8 feet below the height limit for this block. The ridgeline for the addition will be level with the ridgeline of the existing house.

3. The proposed addition is modest. The Project would add only 195.25 gross square feet to the home.
4. The Project is entirely within the building envelope, will not increase the overall height of the existing structure, and preserves a Code complying rear yard setback.
5. Though not required, the Project also maintains the existing side setbacks on both the east and west property lines, and will not negatively impact the adjacent properties.

A. Project Overview

The Owners purchased the Property in 2018 and are raising their two young children in the home. Currently, the house has two bedrooms on the third floor, with the other bedrooms two floors away on the ground floor. The existing second bedroom on the third floor has a very low ceiling height, substantially limiting its functionality.

The Project will create a third bedroom on the upper level so that the Owners and each of their children can have a bedroom on that floor. The additional bedroom space is particularly important because the Owners are both surgeons and often need overnight childcare when they are called to the hospital for late night emergencies. Finally, the Owners hope to create space to allow Ms. Pappas's elderly parents to move into the home in the coming years when they are no longer able to live on their own.

The Owners are invested in their community and have shown themselves to be gracious neighbors. They have repeatedly provided access to their Property to allow Appellant to paint, wash windows, and complete work on his property. They also frequently allow the neighbor to the south to access to their backyard so that the neighbor can trim a very large tree. The Owners are committed to the neighborhood and hope to spend their lives in this home.

B. Permit was Properly Issued

The Project complies with all applicable provisions of the Planning and Building Codes and requires no Planning Code variances or modifications. The Planning Department confirmed that the Project did not require neighborhood notice and issued a Planning Approval Letter on June 6, 2025. (Planning Approval Letter attached at **Exhibit C**.) The Permit was properly issued for the following reasons:

1. Project Does not Increase the Height of the House

Appellant contends that the structure "is going to be raised from the current height now, 20 feet, to 32 feet. This structure will also extend outwards from their house." (Appellant's Preliminary Appeal Statement (11/10/2025).) While the original plan proposed an addition with a roof ridge height that would have sat two-feet taller than the existing ridgeline of the roof, the design was revised such that the proposed ridge height for the addition now matches the height of the existing ridgeline.

2. Project is Within the Building Envelope

The Project complies with the Planning Code and would be constructed entirely within the buildable envelope. The proposed addition does not increase the height of the existing building (32 feet), or encroach into the required rear yard. The Project maintains a 45-foot, 11 ½-inch rear yard setback, exceeding the 41-foot, 2-inch setback required (30%). The Project also maintains an 8-foot, 3 ¼-inch setback from the east property line (the line shared with the Appellant) and a 5-foot, 6 ¼-inch setback from the west property line.

3. 311 Notice was Not Required

Outside the Priority Equity Geographies Special Use District, Section 311 Notice is only required for alterations that increase the height of an existing building, additions that exceed 25% of the existing floor area, or projects that amount to a demolition. (Plan. Code § 311(b)(3).) Because the Project does not increase the height of the existing home and only amounts to a 9.6% increase in floor area (195.25 square feet), neighborhood notice was not required.

4. Project does not Impact Appellant's Property

Appellant asserts that the Project "will significantly reduce [his property's] natural light and sunlight." (Appellant's Preliminary Appeal Statement (11/10/2025).) However, the Project is too minor in scope to have substantial negative impacts on Appellant's property.

The existing house is 32 feet, 4 inches tall—almost 8 feet below the height limit for this block. The proposed rear addition amounts to a mere 195.25 square feet and would extend the existing third level over the existing second floor below. The new extended roofline would match the ridge of the existing roofline. An earlier proposal proposed a slightly taller ridgeline for the addition, but the Project was subsequently revised to avoid any increase in overall building height.

The Project also maintains a rear yard that exceeds the required rear setback, as well as substantial side setbacks on both sides. The Property requires a 30% rear yard (41 feet, 2 inches), and the Project will maintain a 45-foot, 11 ½-inch rear yard setback. While no side setbacks are required, the Project also maintains an 8-foot, 3 ¼-inch setback from the east property line (the line shared with the Appellant's property) and a 5-foot, 6 ¼-inch setback from the west property line.

The Project is entirely within the buildable envelope and below the threshold for neighborhood notice.

C. Conclusion

The Project proposes a modest 195.25 square foot horizontal addition that would maintain the existing setbacks and the existing overall height of the structure. The Project will create the space for two working parents to raise their children in San Francisco, and will allow the house to become a multigenerational home in the coming years.

The Project complies with all applicable provisions of the Planning and Building Codes and the Permit was properly issued. Accordingly, we urge the Board to deny the appeal and allow the Project to proceed.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

Chloe Angelis

Enclosures: Exhibits as stated

Exhibit List

Exhibit A – Building Permit Application No. 202506118464

Exhibit B – Issued Permit Drawings (10/29/2025)

Exhibit C – Planning Approval Letter dated (6/6/2025)

EXHIBIT A

Permit Details Report

Report Date: **12/8/2025 1:35:30 PM**

Application Number:	202506118464
Form Number:	3
Address(es):	0026 / 023 / 0 839 NORTH POINT ST
Description:	HORIZONTAL ADDITION AT THE 3RD LVL TO ACCOMMODATE NEW BEDROOM, OFFICE AND EXTERIOR DECK AT REAR. REMOVAL OF (E) EXTERIOR WALLS AND ROOF AT 2ND LVL TO ACCOMMODATE HORIZONTAL ADDITION AT 3RD LVL. REMOVAL (E) ROOF OVER (E) BEDROOM TO ACCOMMODATE RAISED HEAD HEIGHT. REMOVAL (E) DOORS, FINIHES & FIXTURES
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Action Date	Stage	Comments
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10/23/2025	APPROVED	
10/29/2025	ISSUED	
11/10/2025	SUSPEND	Per BOA Appeal No.25-047

Contact Details:

Contractor Details:

License Number:	831075
Name:	FINBARR COLLINS
Company Name:	FINBARR COLLINS CONSTRUCTION INC.
Address:	PO BOX 170160 * SAN FRANCISCO CA 94117-0000
Phone:	4154202520

Addenda Details:

Description:
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Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
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BLDG		10/6/25	10/6/25			10/6/25	DIAZ JONATHAN	Approved	Respamped Rev 2
BLDG-QC		9/11/25	9/11/25			9/11/25	OSPITAL JOSEPH	Approved	QC Completed with JD
PAD-STR		6/26/25	8/14/25			8/21/25	LIANG HENRY	Issued Comments	Issued comments in BB Session.
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MECH	1	9/4/25	9/12/25			9/12/25	LAI JEFF	Approved	9/12/2025-stamped approved on BB-REV1
MECH	2	10/8/25	10/15/25			10/15/25	LAI JEFF	Approved	10/15/2025-stamped approved on Bb-REV2
SFFD		6/26/25	6/27/25			7/1/25	UNTALAN JAMES	Issued Comments	Routed to CDP @HQ on 06/26/25-TK. assigned to inspecto untalan - jason.woo@sfgov.org 6/26/25 Issued comments o Blue Beam. JDU 07/01/2025. james.untalan@sfgov.org
SFFD	1	9/3/25	9/8/25			9/8/25	UNTALAN JAMES	Approved	Approved REV 1 for Fire access only and if sprinklers are required provide water flow information. JDU 09/08/2025 james.untalan@sfgov.org
SFFD	2	10/8/25	10/14/25			10/14/25	UNTALAN JAMES	Approved	Approved REV 2 for Fire access only and if sprinklers are required provide water flow information. JDU 10/14/2025. james.untalan@sfgov.org
DPW-BSM		6/26/25	7/8/25			7/8/25	DENNIS RASSENDYLL	Issued Comments	FULL equirement(s) for sign off (TIER 1): Inspection Right-of-Way Conformity. Download application(s) at https://www.sfpublicworks.org/services/permits/applicatic forms and submit electronically to bsmpermitdivision@sfdpw.org. This Full will be ON-HOLD until all necessary permit application(s) and fees are submitted to bsmpermitdivision@sfdpw.org. Please call the office at (628) 271-2000 or email at bsmpermitdivision@sfdpw.org for more information. Pleas be advised if Tier 1 release, you are required to provide plan to Public Works within 90-days of application date submitta or re-activation fee shall be enforced.
DPW-BSM	1	8/6/25	8/6/25			8/6/25	DENNIS RASSENDYLL	Approved	SFPW sign off on Job Card required prior to DBI final. Call (628) 271-2000 / dpw-bsminspects@sfdpw.org to schedule Subject to all conditions of SFPW: 25CN-00111
DPW-BSM	1	9/3/25	9/10/25			9/10/25	DENNIS RASSENDYLL	Approved	SFPW sign off on Job Card required prior to DBI final. Call (628) 271-2000 / dpw-bsminspects@sfdpw.org to schedule Subject to all conditions of SFPW: 25CN-00111
DPW-BSM	2	10/2/25	10/6/25			10/6/25	DENNIS RASSENDYLL	Approved	SFPW sign off on Job Card required prior to DBI final. Call (628) 271-2000 / dpw-bsminspects@sfdpw.org to schedule Subject to all conditions of SFPW: 25CN-00111

DPW-BUF		6/26/25	6/26/25			8/22/25	MAUTNER ALLEGRA	Issued Comments	Visit sfpublicworks.org/treeprotection to find the "Street Tr Protection" diagram and include on site plan with dimensio for protection of existing tree. Be sure to include all languag on the sheet in your plans. Tree Protection Plan invoice fee must be paid by final sign-off. Reach out to urbanforestrypermits@sfdpw.org for invoice.
DPW-BUF	1	9/15/25	9/29/25			9/29/25	BRYAN ONG	Approved	
DPW-BUF	2	10/8/25	10/21/25			10/21/25	BRYAN ONG	Approved	
CP-ZOC		10/3/25	10/3/25			10/3/25	SETYDIPUTRA MAX	Approved	10/3/25 approved Rev 2. Restamped.
SFPUC		6/26/25	7/11/25			7/11/25	WONG LAURA	Approved	Approved EPR_Rev0. Capacity Charge not applicable. Existing fixture count (gpm) in the same tier as proposed fixture count (gpm). Please note that existing meter is UNDERSIZED. Meter upgrade is recommended. Please contact SFPUC, New Installations, 525 Golden Gate Ave, 2n floor, San Francisco, CA 94102, Telephone: (415) 551-2900 for more info. - 07/11/25
SFPUC		9/9/25	9/9/25			9/9/25	WONG LAURA	Approved	Restamp EPR_Rev1 - Fixtures no change from prior Rev0 assessment. Capacity Charge not applicable. Existing fixture count (gpm) in the same tier as proposed fixture count (gpm Please note that existing meter is UNDERSIZED. Meter upgrade is recommended. Please contact SFPUC, New Installations, 525 Golden Gate Ave, 2nd floor, San Francisco CA 94102, Telephone: (415) 551-2900 for more info. - 09/09/25
SFPUC	2	10/8/25	10/16/25			10/16/25	WONG LAURA	Approved	Restamp EPR_Rev2 - Fixtures no change from prior Rev1 assessment. Capacity Charge not applicable. Existing fixture count (gpm) in the same tier as proposed fixture count (gpm Please note that existing meter is UNDERSIZED. Meter upgrade is recommended. Please contact SFPUC, New Installations, 525 Golden Gate Ave, 2nd floor, San Francisco CA 94102, Telephone: (415) 551-2900 for more info. - 10/16/25
PPC		6/26/25	6/26/25			10/22/25	PHAM ANH HAI	Administrative	10/22/25 08:15 AM Invite sent to CPB to start issuance process; HP 10/21/25: Email sent to BLDG supervisor to stamp AB-005 on sheet A006 for REV2 drawing; HP 10/8/2025: Invite sent to plan reviewers to review and stam REV2 drawing;nl 6/26/25: Invite sent to applicant to join B session; HP 6/26/25: Bluebeam session created, invite sent CP-ZOC, BLDG, PAD-STR, MECH, SFFD, DPW-BSM, DPW BUF & SFPUC to start electronic plan review; HP
CPB		10/22/25	10/23/25			10/29/25	CHENG ANITA	Administrative	10/29/2025: Paid, Issued via email with BB links and Job Card. -AWC 10/29/2025: Rec'd Final Declaration and LCS, invoice sent to Payor. -AWC 10/23/2025: Approval email sent, pending Payor, Green Halo, Final Declaration, License Contractor Statement or Owner Builder before sending invoice. -AWC

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
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			IP5	CF2R-PLB-02-E - SINGLE DWELLING UNIT HOT WATER SYSTEM DISTRIBUTION	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	
0			5A1	SINGLE PASS FILLET WELDS < 5/16"	
0			5A3	WELDED STUDS	
0			5A5	STAIR AND RAILING SYSTEMS	
0			5B1	ALL OTHER WELDING (NDT EXCEPTION:FILLET WELD)	
0			18A	BOLTS INSTALLED IN EXISTING CONCRETE	
0			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
0			20	HOLDOWNS	
1 2					

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.

City and County of San Francisco © 2025

EXHIBIT B

NORTH POINT RESIDENCE ADDITION



839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

R-3: SINGLE-FAMILY REMODEL, REAR HORIZONTAL ADDITION

Max Putra
PLANNING
October 03, 2025

SYMBOLS

	ALIGN (SURFACES, PLANES OR OBJECTS ARE IN ALIGNMENT)
1 A000	CALLOUT / AREA OF DETAIL CALLOUT NUMBER SHEET NUMBER CALLOUT AREA
	CENTERLINE
1 A000	DETAIL TAG DETAIL NUMBER SHEET NUMBER
# #	DOOR TAG DOOR NUMBER HARDWARE TYPE
1 1 A101 1 1	ELEVATION - BUILDING ELEVATION NUMBER SHEET NUMBER
1 1 A101 1 1	ELEVATION - INTERIOR ELEVATION NUMBER SHEET NUMBER
Name Elevation	ELEVATION MARKER
MMM	EQUIPMENT TAG
?	FINISH TAG
####	FIXTURE TAG
F01 .00	FLOOR TAG
R01	ROOF TAG
TYP ? TYP	KEYNOTE
0	STRUCTURAL GRID LINE
	NORTH ARROW
A1	WALL TAG
	REVISION CLOUD AND REVISION NUMBER. BLACK CLOUD INDICATES CURRENT GRAY CLOUD INDICATES PRIOR
ROOM NAME 101 150 SF	ROOM TAG ROOM NAME ROOM NUMBER
1 A101	SECTION - BUILDING SECTION NUMBER SHEET NUMBER
1 A101	SECTION - DETAIL SECTION NUMBER SHEET NUMBER
1|	WINDOW TAG

PROJECT TEAM

OWNER:
839 NORTH POINT STREET
SAN FRANCISCO, CA 94109
CONTACT: DR. ROBERT LI AND DR. STEPHANIE PAPPAS
EMAIL: SPAPPAS1978@GMAIL.COM

ARCHITECT:
MARTINKOVIC MILFORD ARCHITECTS
101 MONTGOMERY STREET - SUITE 650
SAN FRANCISCO, CA 94104
CONTACT: BRIAN MILFORD
PHONE: 415.346.9990
FAX: 415.398.0116

STRUCTURAL ENGINEER:
SEMCO ENGINEERING, INC.
322 CORTLAND AVENUE
SAN FRANCISCO, CA 94110
CONTACT: SHAUN MOYNAHAN
PHONE: 415.553.8810
EMAIL: SHAUN@SEMCOENGINEERING.NET

GENERAL CONTRACTOR:
FINBARR COLLINS CONSTRUCTION
PO BOX 170160
SAN FRANCISCO, CA 94117
PHONE: 415.420.2520
EMAIL: FINCOL@SBCGLOBAL.NET

SCOPE OF WORK

SCOPE OF WORK INCLUDES:

-HORIZONTAL ADDITION AT THE THIRD LEVEL TO ACCOMMODATE (N) BEDROOM, OFFICE, AND EXTERIOR DECK

-REMOVAL OF (E) REAR EXTERIOR WALLS AND ROOF AT SECOND LEVEL TO ACCOMMODATE HORIZONTAL ADDITION AT THIRD LEVEL

-REMOVAL OF (E) ROOF OVER (E) BEDROOM TO ACCOMMODATE RAISED HEAD HEIGHT

-REMOVAL OF (E) DOORS, FINISHES, AND FIXTURES, AND CONSTRUCTION OF (N) INTERIOR WALLS, DOORS, FINISHES, AND FIXTURES

-EXTERIOR WORK TO INCLUDE (N) DOORS AND WINDOWS, FINISHES, AND ROOF.

NO WORK VISIBLE TO STREET.
*SEE ADDITIONAL NOTES FOR DEFERRED PERMIT SUBMITTALS & RELATED ADDITIONAL SCOPE

PROJECT DATA

ADDRESS:	839 NORTH POINT STREET SAN FRANCISCO, CA 94109
BLOCK/LOT:	0026 / 023
YEAR BUILT:	1900
HIST. RESOURCE STATUS:	B - UNKNOWN/AGE ELIGIBLE
SPECIAL USE DISTRICT:	WATERFRONT 2, FAMILY AND SENIOR HOUSING OPPORTUNITY SUD
LOT SIZE:	4,400 SF (25' X 137'-3")
BLDG FOOTPRINT AREA:	± 1810 SF
GROSS BLDG HABITABLE AREA:	± 4,245 SF
STORIES:	3 (EXISTING)
ZONING:	RH-3
HEIGHT & BULK:	40-X
AVERAGE SITE SLOPE:	±.10% (EXISTING)
CONSTRUCTION TYPE:	TYPE V-B
SPRINKLER SYSTEM:	NONE
OCCUPANCY TYPE:	R-3
USE:	SINGLE FAMILY RESIDENCE
AREA OF WORK:	± 413 SF
FLOOR LEVELS AFFECTED:	2, 3, & ROOF
REQUIRED SETBACKS:	FRONT: 0'-0" REAR: 41' - 2" (30% REQUIRED) NORTH: 0'-0" SOUTH : 0'-0"
REQUIRED PARKING:	NONE
PROVIDED PARKING:	1 (E) ENCLOSED @ GROUND LEVEL

BUILDING HEIGHT

EXISTING:	+/- 32'- 4"
PROPOSED:	+/- 32'- 4"
CHANGE IN BUILDING HEIGHT:	+0'- 0" (NO CHANGE)

GROSS SQUARE FOOTAGE BY FLOOR (PER P.C.)

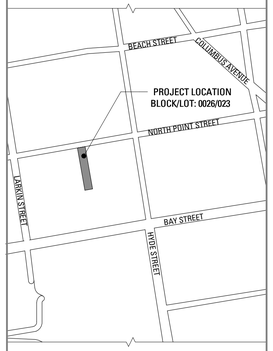
FLOOR	EXISTING	PROPOSED	CHANGE	% CHANGE
1ST FLOOR	1703.13 SF	1703.13 SF	0 SF	
2ND FLOOR	1482.83 SF	1482.83 SF	0 SF	
3RD FLOOR	1285.41 SF	1480.66 SF	195.25 SF	
TOTAL	4471.37 SF	4666.62 SF	195.25 SF	+9.6%

NOTE: ONE UNIT PROVIDED ON LOT

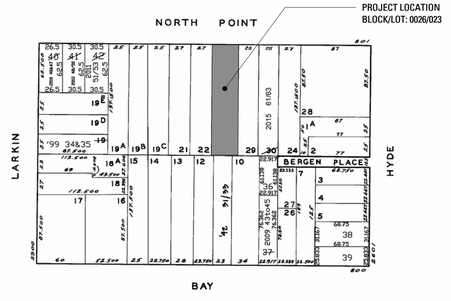
THE PROPOSED EXPANSION IS HORIZONTAL IN NATURE AND IS LESS THAN 25% OF THE GFA, THEREFORE NEIGHBORHOOD NOTICE IS NOT REQUIRED.

BEDROOM TOTALS
EXISTING BEDROOMS: 5 BEDROOMS
ADDED BEDROOMS: 1 BEDROOM
TOTAL PROPOSED BEDROOMS: 6 BEDROOMS

LOCATION MAP



BLOCK PLAN



GH960-283-1558

Green Halo Tracking Number Required

BUILDING ENLARGEMENT DESCRIPTION
☐ VERTICAL
☒ HORIZONTAL

DRAWING INDEX

LEGEND
○ INCLUDED
● INCLUDED AND REVISED

	DRAWING NUMBER	DRAWING TITLE	CONSTR. PERMIT SET	PLANNING COMM. RES.	PLAN CHECK RESPONSE 01	PLAN CHECK RESPONSE 02
		NAME OF SET				
		REV.			01	02
		DATED	01.27.25	05.23.25	09.03.25	09.10.25
ARCHITECTURAL	A001	TITLE SHEET	○	●	●	●
	A002	EXISTING SITE PLAN	○	○	●	○
	A003	PROPOSED SITE PLAN	○	●	●	○
	A004	PHOTOGRAPHS	○	●	○	○
1	A005	EXITING DIAGRAMS	○	○	○	○
	A006	AB-005	○	○	●	○
	A010	TITLE 24	○	○	○	○
	A011	TITLE 24	○	○	○	○
	A012	TITLE 24	○	○	○	○
	A013	SF INSPECTION FORMS - BUILDING AND ELECTRICAL	○	○	●	○
	A014	SF INSPECTION FORMS - PLUMBING	○	○	●	○
1	A015	GS-5 GREEN BUILDING SUBMITTAL	○	○	○	○
	A016	SFGBC ATT. B TABLE 4 & STREET TREE REQS	○	○	●	○
	A100	DEMO & CONSTRUCTION NOTES & SCHEDULES	○	○	○	○
	A101	GROUND & SECOND FLOOR EXISTING & DEMO PLANS	○	○	○	○
	A102	THIRD FLOOR & ROOF EXISTING & DEMO PLANS	○	○	○	○
	A111	GROUND & SECOND FLOOR PROPOSED CONST. PLANS	○	○	●	○
	A112	THIRD FLOOR & ROOF PROPOSED CONST. PLANS	○	●	○	○
	A120	RCP, POWER & SIGNAL NOTES & SCHEDULES	○	○	○	○
	A121	SECOND & THIRD FLOOR RCP AND P&S PLANS	○	●	○	○
	A201	EXISTING FRONT (NORTH) ELEVATION	○	●	○	○
	A202	EXISTING & PROPOSED SIDE (EAST) ELEVATION	○	●	●	○
	A203	EXISTING & PROPOSED REAR (SOUTH) ELEVATION	○	●	○	○
	A204	EXISTING & PROPOSED SIDE (WEST) ELEVATION	○	●	○	○
	A301	EXISTING & PROPOSED BUILDING SECTION	○	●	○	○
1	A302	EXISTING & PROP. BLDG SECTION - TRANSVERSE	○	●	○	○
	A400	INTERIOR ELEV. GENERAL NOTES & SCHEDULES		○	○	○
	A401	INTERIOR ELEVATIONS		○	○	○
	A701	WALL, FLOOR & ROOF TYPES	○	○	○	○
	A711	DETAILS	○	○	○	○
	A712	DETAILS	○	●	○	○
	A901	DOOR & WINDOW SCHEDULES	○	○	○	○
STRUCTURAL	S0.0	GENERAL NOTES	○	○	●	○
	~~S0.1~~	~~SLOPE PROTECTION CHECKLIST~~	○	○	●	○
	S1.0	FIRST FLOOR/FOUNDATION PLAN & SECOND FLOOR FRAMING PLAN	○	○	●	○
	S1.1	THIRD FLOOR FRAMING PLAN AND ROOF FRAMING PLAN	○	○	●	○
	S2.0	FOUNDATION DETAILS	○	○	●	●
	S2.1	FOUNDATION DETAILS	○	○	○	○
	S3.0	STEEL FRAMING DETAILS	○	○	●	○
	S3.1	STEEL FRAMING DETAILS	○	○	○	○
	S4.1	WOOD FRAMING DETAILS	○	○	●	○
	S4.2	WOOD FRAMING DETAILS	○	○	●	○
	S4.3	WOOD FRAMING DETAILS	○	○	●	○
	S4.4	WOOD FRAMING DETAILS	○	○	●	○
	S4.5	WOOD FRAMING DETAILS	○	○	●	○
	ST-1	TYPICAL STRUCTURAL DETAILS	○	○	○	○
	ST-2	TYPICAL STRUCTURAL DETAILS	○	○	○	○
	ST-3	TYPICAL STRUCTURAL DETAILS	○	○	●	○
	ST-4	TYPICAL STRUCTURAL DETAILS	○	○	○	○
	~~HFX-1~~	~~TYPICAL HARDY FRAME DETAILS~~	○	○		
	HFX-2	TYPICAL HARDY FRAME DETAILS	○	○	●	○
	HFX-3	TYPICAL HARDY FRAME DETAILS	○	○	●	○
	YLMC-1	YIELD LINK MOMENT CONNECTION DETAIL	○	○	○	○
	YLMC-2	YIELD LINK MOMENT CONNECTION DETAIL	○	○	○	○

TOTAL SHEETS: 54

ABBREVIATIONS

&	AND	EQPT.	EQUIPMENT	O.C.	ON CENTER
@	AT	EXST.	EXISTING	OFF.	OFFICE
℄	CENTERLINE	EXT.	EXTERIOR	O.F.S.	OUTSIDE FACE OF STUD
±	PLUS OR MINUS	EXTR.	EXTRUSION	O.F.C.I.	OWNER FURNISH, CONTRACTOR INSTALL
℄	PROPERTY LINE	F.F.	FIRE ALARM		
#	POUND OR NUMBER	F.E.	FIRE EXTINGUISHER	P.LAM	PLASTIC LAMINATE
ACST	ACOUSTIC	F.E.C.	FIRE EXTINGUISHER CABINET	PLYWD.	PLYWOOD
A.F.D.	ABOVE FINISH DECK	F.H.C.	FIRE HOSE CABINET	PR.	PAIR
A.F.F.	ABOVE FINISH FLOOR	FIN.	FINISH	PT.	POINT
A.F.R.	ABOVE FINISH ROOF	FL.	FLOOR	PTN.	PARTITION
AL.	ALUMINUM	FLUOR.	FLUORESCENT	R.	RISER
ALUM.	ALUMINUM	F.O.C.	FACE OF CONCRETE	REF.	REFERENCE
ANOD.	ANODIZED	F.O.F.	FACE OF FINISH	REFR.	REFIGERATOR
APPROX.	APPROXIMATE	F.O.P.	FACE OF PLYWOOD	REQ.	REQUIRED
A.R.	AS REQUIRED	F.O.S.	FACE OF STUD	R.F.P.	REINFORCED FIBERGLASS PANEL
ARCH.	ARCHITECTURAL	F.R.	FIRE RETARDENT or FIRE RATED	RM.	ROOM
A/V	AUDIO/VISUAL	FT.	FOOT or FEET	R.O.	ROUGH OPENING
BATH.	BATHROOM	FURR.	FURRING	S.	SOUTH
BD.	BOARD	FUT.	FUTURE	S.C.D.	SEE CIVIL DRAWINGS
BLDG.	BUILDING	F.V.	FIELD VERIFY	SCHED.	SCHEDULE
BLK.	BLOCK	GA.	GAUGE	SECT.	SECTION
BLKG.	BLOCKING	GALV.	GALVANIZED	S.E.D.	SEE ELECTRICAL DRAWINGS
B.O.	BOTTOM OF	G.C.	GENERAL CONTRACTOR	S.F.	SQUARE FEET
BTWN.	BETWEEN	GEN.	GENERAL	SIM.	SIMILAR
CAB.	CABINET	GWB.	GYPSUM WALL BOARD	S.M.D.	SEE MECHANICAL DRAWINGS
C.F.C.I.	CONTACTOR FURNISH & INSTALL	GYP.	GYPSUM	SPEC.	SPECIFICATION
CLG.	CEILING	H.B.	HOSE BIB	SQ.	SQUARE
CLKG.	CAULKING	H.C.	HANDICAPPED	S.S.D.	SEE STRUCTURAL DRAWINGS
CLOS.	CLOSET	H.M.	HOLLOW METAL	SST.	STAINLESS STEEL
CLR.	CLEAR	HORIZ.	HORIZONTAL	STD.	STANDARD
CMU	CONCRETE MASONRY UNIT	HR.	HOUR	STL.	STEEL
C.O.	CLEAN OUT	HT.	HEIGHT	STOR.	STORAGE
COL.	COLUMN	H.W.D.	HOT WATER DISPENSER	STRUCT.	STRUCTURAL
CONC.	CONCRETE	H.W.H.	HOT WATER HEATER	T.B.D.	TREAD
CONN.	CONNECTION	INSUL.	INSULATION	T.	TO BE DETERMINED
CONSTR.	CONSTRUCTION	INT.	INTERIOR	T&G	TONGUE AND GROOVE
CONT.	CONTINUOUS	JAN.	JANITOR	TEL.	TELEPHONE
CORR.	CORRIDOR	J.C.	JANITOR'S CLOSET	TEMP.	TEMPORARY
CTR.	CENTER	JT.	JOINT	THK.	THICK
CTSK.	COUNTERSUNK	KIT.	KITCHEN	T.O.	TOP OF
DBL.	DOUBLE	LAM.	LAMINATE	T.O.S.	TOP OF SLAB
DEPT.	DEPARTMENT	LAV.	LAVATORY	T.O.W.	TOP OF WALL
DET.	DETAIL	MAX.	MAXIMUM	TYP.	TYPICAL
D.F.	DRINKING FOUNTATIN	M.D.F.	MEDIUM DENSITY FIBERBOARD	U.L.	UNDERWRITERS LABORATORY
DIA.	DIAMETER	MECH.	MECHANICAL	U.O.N.	UNLESS OTHERWISE NOTED
DIM.	DIMENSION	MEMB.	MEMBRANE	UTIL.	UTILITY
DISP.	DISPENSER	MET.	METAL	VAR.	VARIES
DN.	DOWN	MEZZ.	MEZZANINE	V.C.T.	VINYL COMPOSITION TILE
D.O.	DOOR OPENING	MFR.	MANUFACTURER	VERT.	VERTICAL
DR.	DOOR	MIN.	MINIMUM	V.I.F.	VERIFY IN FIELD
DWG.	DRAWING	MISC.	MISCELLANEOUS	VOL.	VOLUME
DWR.	DRAWER	M.O.	MASONRY OPENING	W.	WEST
(E)	EXISTING	MTD.	MOUNTED	WD.	WIDE or WIDTH
E	EAST	MTG.	MOUNTING	W/	WITH
EA.	EACH	MUL.	MULLION	W.C.	WATER CLOSET
E.J.	EXPANSION JOINT	(N)	NEW	WD.	WOOD
E.	ELEVATION	N.	NORTH	W.O.	WHERE OCCURS
ELEC.	ELECTRICAL	N.I.C.	NOT IN CONTRACT	W/O	WITHOUT
ELEV.	ELEVATION	NO.	NUMBER	W.P.	WATERPROOFING
EMER.	EMERGENCY	NOM.	NOMINAL	WT.	WEIGHT
ENGR.	ENGINEER	N.T.S.	NOT TO SCALE	YD.	YARD
E.P.	ELECTRIAL PANEL BOARD	O.A.	OVERALL	X or x	BY
EQ.	EQUAL	O.C.			

ADDITIONAL NOTES

DEFERRED PERMIT SUBMITTALS & COORDINATING SCOPE OF WORK AS REQUIRED (UNDER SEPARATE PERMIT)

LIFE SAFETY	LANDSCAPING
SHORING & UNDERPINNING	HVAC
CIVIL ENGINEERING	ELECTRICAL
PLUMBING	

TITLE 24 HERS INSPECTION NOTES:
CONTRACTOR TO COORDINATE WITH HERS RATER/CONSULTANT TO COMPLY WITH TITLE 24 HERS INSPECTIONS REQUIREMENTS. SEE TITLE 24 CALCULATION SHEETS.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA TITLE 24 ENERGY EFFICIENCY STANDARDS
2022 CALIFORNIA GREEN BUILDING CODE (CGBC)

2022 SAN FRANCISCO BUILDING CODE AMENDMENTS
2022 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
2022 SAN FRANCISCO MECHANICAL CODE AMENDMENTS
2022 SAN FRANCISCO PLUMBING CODE AMENDMENTS
2022 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
2022 SAN FRANCISCO HOUSING CODE AMENDMENTS
2022 SAN FRANCISCO FIRE CODE AMENDMENTS
NFPA 13R 1

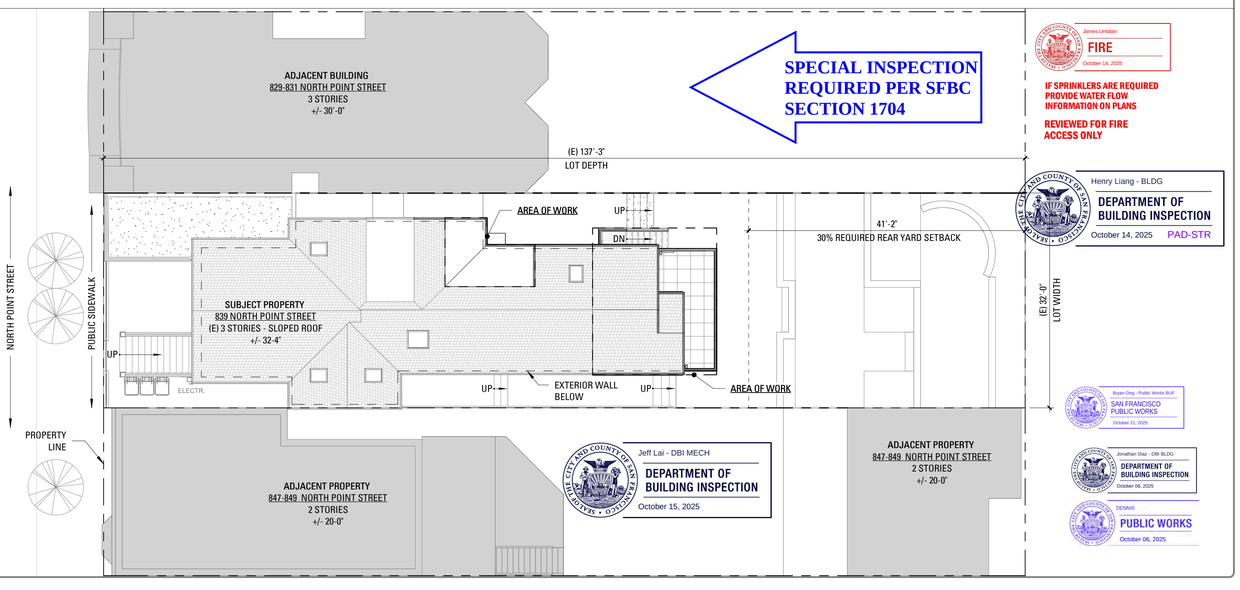
SFPUC – Please be advised
Based on your plans and fixtures count, your existing water meter may be UNDERSIZED. A water meter upgrade is recommended. Please contact SFPUC-New Installations, 525 Golden Gate Ave, 2nd Floor, San Francisco, CA 94102, Tel: (415) 551-2900 for more information.

LWONG
PUBLIC UTILITIES COMMISSION
October 16, 2025

Undersized Restamp Rev2
Capacity Charges
Water: $ 0.00
Wastewater: $ 0.00
LW 07/11/25, 09/09/25
LW 10/16/25

PLOT PLAN

0" 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"



NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990



INTERNAL STAMPS

San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25
	PLANNING COMMENTS RESPONSE	05.23.25
1	PLAN CHECK RESPONSE REV 1	09.03.25
2	PLAN CHECK RESPONSE REV 2	09.10.25

PERMIT SET

Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

TITLE SHEET

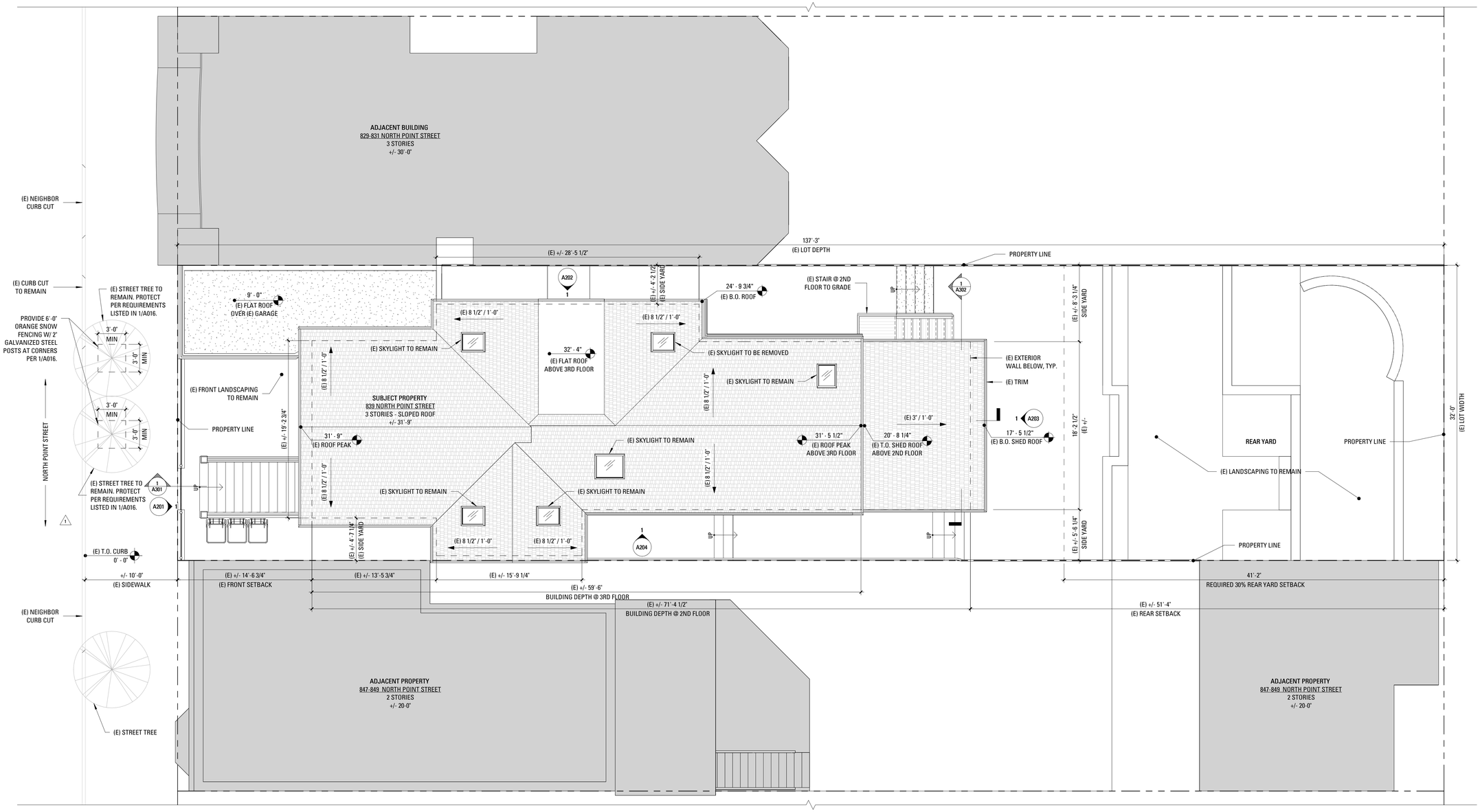
SHEET NUMBER
A001

839 NORTH POINT ST
20250611846 4

10/2/2025 10:37:26 AM

SITE PLAN GENERAL NOTES

1. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET PER 2022 CBC SECTION1804.4
2. ALL LANDSCAPING IMPROVEMENTS OR DESIGN TO BE COORDINATED WITH A LANDSCAPE ARCHITECT OR LANDSCAPE SUB-CONTRACTOR. NOTIFY ARCHITECT OF ANY PROPOSED LANDSCAPING IMPROVEMENTS NOT INCLUDED IN THESE DOCUMENTS.



1 SITE PLAN - EXISTING
3/16" = 1'-0"

10/2/2025 10:37:27 AM

NORTH POINT RESIDENCE ADDITION

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INTERNAL STAMPS

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NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25
1	PLAN CHECK RESPONSE REV 1	09.03.25

PERMIT SET

Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

EXISTING SITE PLAN

SHEET NUMBER

A002

20250611846 4 839 NORTH POINT ST

PEDESTRIAN STREETSCAPE IMPROVEMENTS (S. 138.1)

	EXISTING	PROPOSED	REQUIRED (1 PER EACH 20 FT OF STREET FACING)
STREET TREES	2	0	2
TOTAL STREET FRONTAGE	32'-0"	32'-0"	--

PERMEABLE SURFACES & LANDSCAPING AREA WITHIN REQUIRED SETBACK

NON APPLICABLE - INCREASE IN SQUARE FOOTAGE IS LESS THAN 20% WITH NO ADDITION OF GARAGE OR DWELLING UNIT.

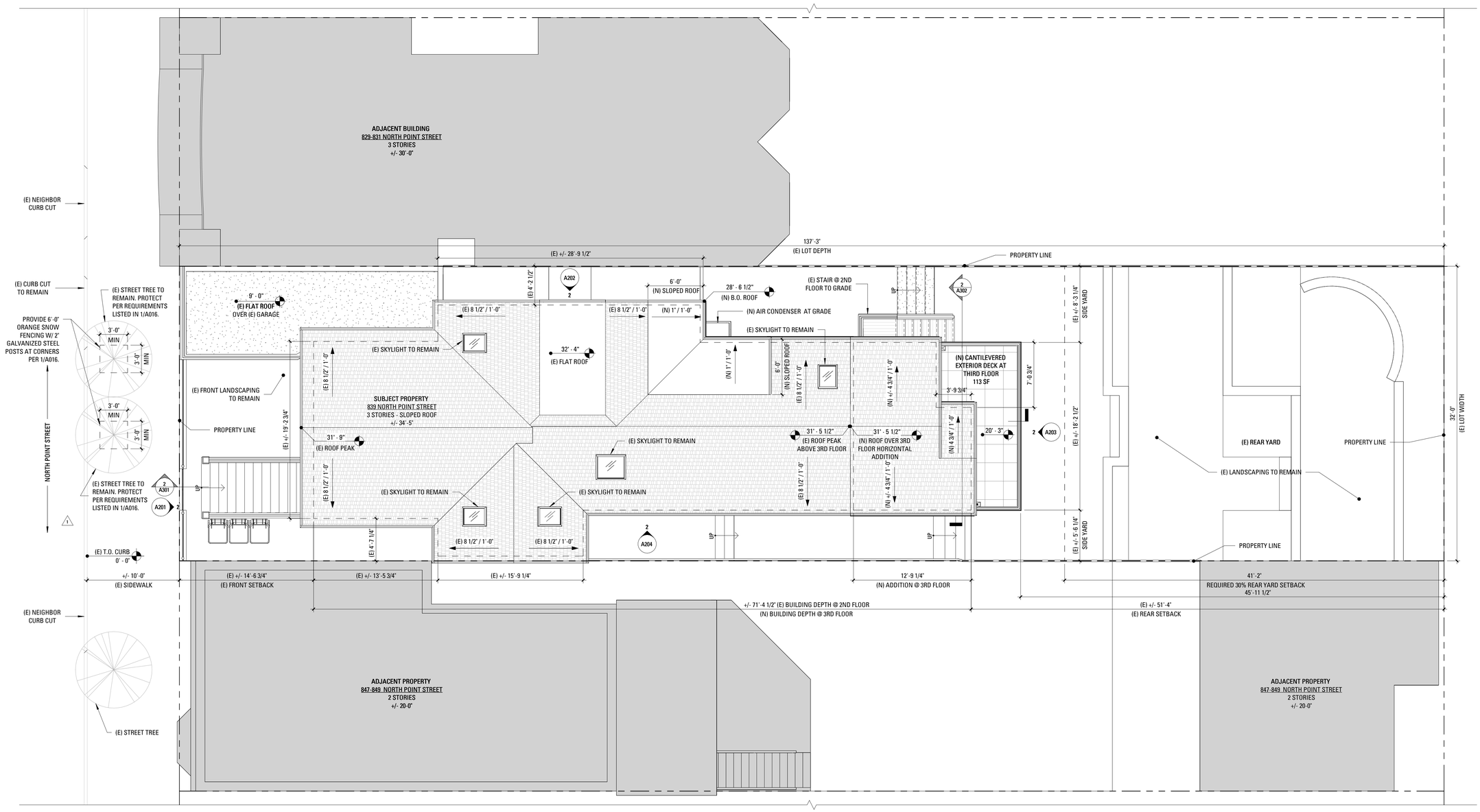
OPEN SPACE CALC (SHARED REAR YARD)

EXISTING SINGLE-FAMILY RESIDENCE IN RH-3 ZONING

MINIMUM REQUIRED OPEN SPACE PER UNIT	100 SF REQUIRED
TOTAL OPEN SPACE PROVIDED:	1574 SF

SITE PLAN GENERAL NOTES

1. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET PER 2022 CBC SECTION1804.4
2. ALL LANDSCAPING IMPROVEMENTS OR DESIGN TO BE COORDINATED WITH A LANDSCAPE ARCHITECT OR LANDSCAPE SUB-CONTRACTOR. NOTIFY ARCHITECT OF ANY PROPOSED LANDSCAPING IMPROVEMENTS NOT INCLUDED IN THESE DOCUMENTS.



1 SITE PLAN - PROPOSED
3/16" = 1'-0"

10/2/2025 10:37:28 AM

NORTH POINT RESIDENCE ADDITION

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INTERNAL STAMPS

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	PLANNING COMMENTS RESPONSE	05.23.25
1	PLAN CHECK RESPONSE REV 1	09.03.25

839 NORTH POINT ST

20250611846 4

PERMIT SET

Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

PROPOSED SITE PLAN

SHEET NUMBER

A003

(E) SITE PHOTOS
OPPOSITE SIDE OF STREET



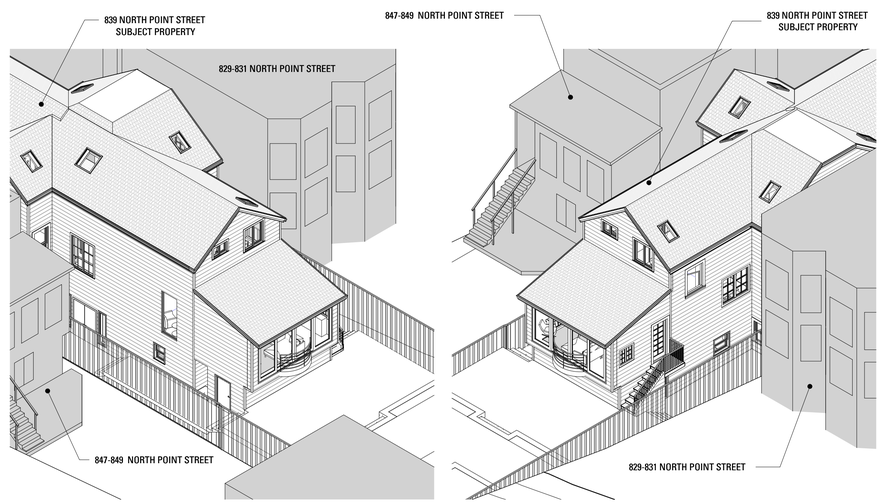
(E) SITE PHOTOS
FRONT YARD VIEW



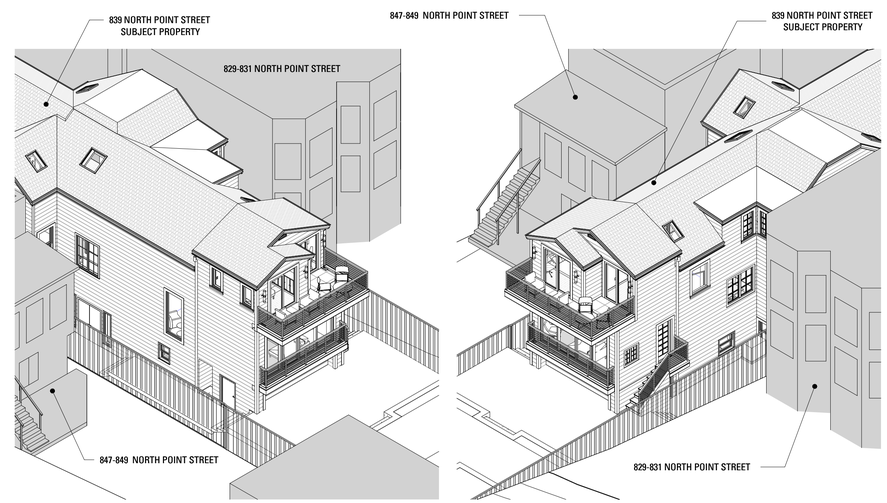
(E) SITE PHOTOS
REAR YARD VIEW



3D AXO -
EXISTING



3D AXO -
PROPOSED



NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD
ARCHITECTS

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839 NORTH POINT ST

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PERMIT SET

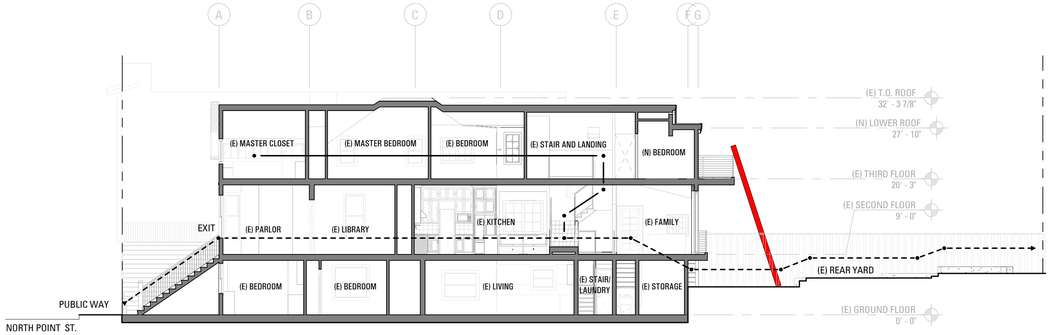
Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

PHOTOGRAPHS

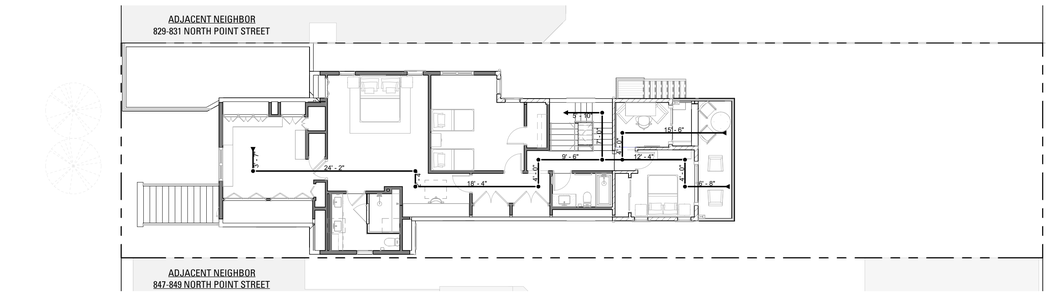
SHEET NUMBER

A004

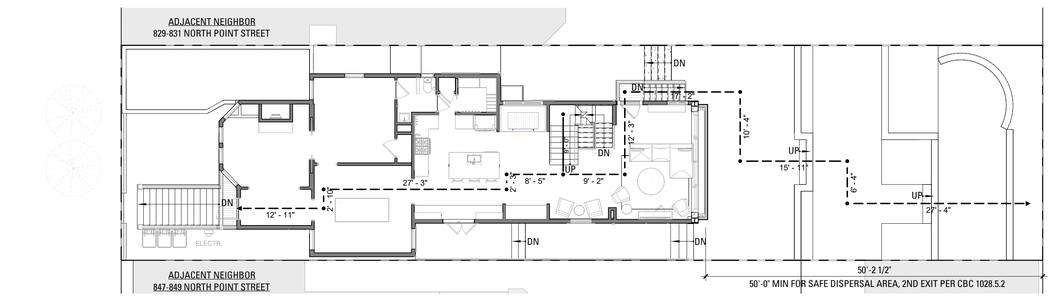
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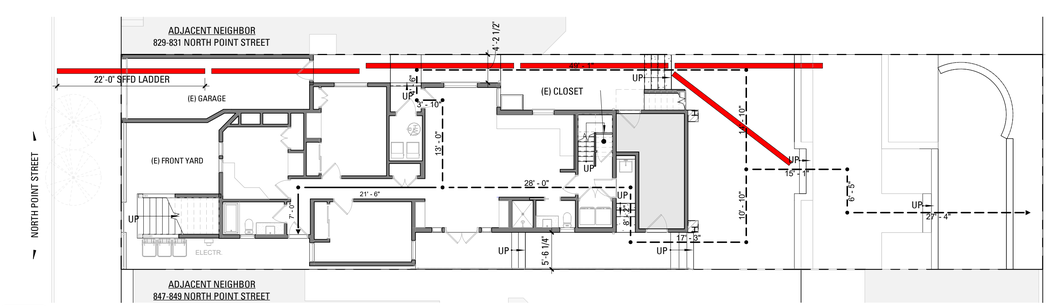
4 EXITING DIAGRAM SECTION
3/32" = 1'-0"



3 THIRD FLOOR - PROPOSED CONSTRUCTION PLAN
3/32" = 1'-0"



2 SECOND FLOOR - EXITING DIAGRAM
3/32" = 1'-0"



1 FIRST FLOOR - EXITING DIAGRAM
3/32" = 1'-0"

EXITING PLAN LEGEND

4' - 6"	COMMON PATH OF EGRESS TRAVEL
4' - 6"	EXIT ACCESS TRAVEL DISTANCE
	EMERGENCY ESCAPE AND RESUCE WINDOW IN CONFORMANCE WITH 2022 CBC SECTION 1031
	SFFD 22'-0" LADDER
	HATCHED AREA INDICATES AREA NOT IN CONTRACT

TRAVEL DISTANCE (PER CBC TABLE 1017.2)

OVERALL PATH OF TRAVEL FROM FURTHEST POINT ON THE TOP FLOOR OF THE BUILDING TO GROUND LEVEL EXIT ACCESS.

EXIT ACCESS TRAVEL DISTANCE CALCULATIONS:

THIRD FLOOR:
3'-7" + 24'-2" + 2'-4" + 18'-4" + 4'-0" + 9'-6" + 7'-0" + 5'-10" = 74'-9"

SECOND FLOOR:
9'-0" + 8'-5" + 2'-3" + 27'-3" + 2'-10" + 12'-11" = 62'-8"

FIRST FLOOR:
7'-0" + 21'-6" + 28'-0" + 8'-2" + 17'-3" + 10'-10" + 15'-1" + 6'-5" + 27'-4" = 28'-6"

TOTAL: 74'-9" + 62'-8" = 137'-5"

MAXIMUM EXIT ACCESS TRAVEL DISTANCE (250'-0")
137'-5" < 250'-0"

SAFE DISPERSAL AREA (REAR YARD GREATER THAN 50' IN DEPTH)
5 SF PER 1 OCCUPANT = 18 OCCUPANTS X 5 SF = **90 SF**
(TOTAL BUILDING OCCUPANY)

OCCUPANT LOAD (PER CBC TABLES 1004.5 AND 1006.2.1)

PER 2022 CBC TABLE 1004.5, R-OCCUPANCIES HAVE AN OCCUPANT LOAD FACTOR OF 200 GROSS SF PER OCCUPANT.

PER 2022 CBC TABLE 1006.2.1, R-3 OCCUPANCIES HAVE AN OCCUPANT LOAD LIMIT OF 20 OCCUPANTS.

TOTAL SQUARE FOOTAGE OF BUILDING:

FIRST FLOOR:	1036 SF
SECOND FLOOR:	1113 SF
THIRD FLOOR:	11168 SF
TOTAL:	3317 SF
THIRD FLOOR EXTERIOR DECK:	113 SF
TOTAL W/ ROOF DECK:	3430 SF

OCCUPANT LOAD FACTOR = 200 GROSS SF PER OCCUPANT
= 3317 / 200
= 16.59 OCCUPANTS

OCCUPANT LOAD FACTOR = 200 GROSS SF PER OCCUPANT
= 3430 / 200
= 17.15 OCCUPANTS (INC. ROOF DECK)

NOTE:

-THIS BUILDING IS PROVIDED WITH EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH CBC SECTION 1031.

-EXIT PATHS MEASURED AT FRONT EDGE OF STAIR NOSING ALONG WALK LINE PER CBC SECTION 1017.3.1

- LONGEST PATH OF TRAVEL IN ACCORDAANCE WITH EXIT ACCESS TRAVEL DISTANCES PER CBC TABLE 1017.2 FOR R-3 OCCUPANCY.

- PER 2022 CBC TABLE 1006.3.4(1), R-3 OCCUPANCIES WITH A MAXIMUM 3 STORIES ABOVE AVERAGE GRADE PLANE WITH ACCESS TO A SINGLE EXIT, NO MAXIMUM LIMIT ON COMMON PATH OF EGRESS DISTANCE, THEREFORE EXIT ACCESS TRAVEL DISTANCE LIMIT SHALL BE MET.

-PER SAN FRANCISCO INFORMATION BULLETIN EG-03, ADDITIONS AND ALTERATIONS TO EXISTING NON-SPRINKLERED R-3 OCCUPANCIES NOT EXCEEDING 3 STORIES MAY CONTAIN A SINGLE EXIT AND REMAIN NON-SPRINKLERED WHERE THE EXIT ACCESS TRAVEL DISTANCE DOES NOT EXCEED 125 FEET.

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
Suite 650
San Francisco, CA 94104
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839 NORTH POINT ST

20250611846 4

INTERNAL STAMPS



NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25

PERMIT SET	
Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

EXITING DIAGRAMS

SHEET NUMBER

A005

10/2/2025 10:37:39 AM

INFORMATION SHEET

No. EG-02

DATE : January 15, 2024

CATEGORY : Egress

SUBJECT : **Emergency Escape and Rescue Openings (EEROs) to Yard or Court for Existing or New Buildings with Group R-3 Occupancies**

REFERENCE : California Building Code (CBC), Current Edition
San Francisco Building Code (SFBC), Current Edition
San Francisco Fire Code (SFFC), Current Edition
CBC Section 1031, Emergency Escape and Rescue
SFBC Administrative Bulletin AB-005 Procedures for Approval of Local Equivalencies
SFBC Administrative Bulletin AB-028 Pre-application and Pre-addendum Plan Review Procedures

INTENT : To clarify local equivalency requirements for emergency escape and rescue openings that open to a yard or court without direct access to a public way for Group R-3 occupancies

BACKGROUND :

California Building Code (CBC) Section 1031 requires that emergency escape and rescue openings (EEROs) open directly to a public way or to a yard or court that opens to a public way. On December 3, 2018, the California State Fire Marshal issued a code interpretation that EEROs in Group R-3 occupancies are required to be accessible by emergency rescue personnel using ground ladders. This information sheet addresses the condition where the EEROs in Group R-3 occupancies are open to a yard or court that does not open to a public way and thus inhibits the ability for ground ladder access to the EEROs for rescue. The applicability of EEROs and associated requirements are prescribed in CBC Section 1031. In addition, projects are subjected to review for compliance with CBC Section 1031 where proposed scopes of work further restrict access for emergency rescue personnel to perform rescue operations at EEROs.

DISCUSSION :

The intent of the code is that (1) EEROs be available so that occupants may **escape** from sleeping rooms

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directly through the EEROs to the exterior of the building without necessitating additional travel through the building; and (2) EEROs be available for emergency rescue personnel to access sleeping rooms to **rescue** occupants. Where EEROs are open to a yard or court that does not have access to a public way, then the intent of the code to accomplish both escape and rescue is not met.

Projects may request for the approval of a local design equivalency where both of the following conditions are met:

1. The **escape** criteria for the EERO may be accomplished where the EERO opens into a yard with a minimum of 25 feet in depth. The 25-foot depth shall be measured from the most remote point of the lot to any portion of the building, including any combustible projections.

2. The **rescue** criteria for the EERO at a yard or court that does not open to a public way shall be proposed by the project sponsor and evaluated at the time of submittal on a case-by-case basis by a Department of Building Inspection (DBI) and San Francisco Fire Department (SFFD) plan review supervisor or manager. Acceptable local design equivalency alternatives for the rescue criteria are listed in this information sheet.

Other conditions may be evaluated on a case-by-case basis by a DBI and a SFFD supervisor or manager. A pre-application meeting and/or approval of a local equivalency request per SFBC Administrative Bulletin AB-005 is required.

ACCEPTABLE LOCAL EQUIVALENCIES FOR RESCUE:

In the event that EEROs open to a yard or court that does not open to a public way, the following three local equivalencies for the rescue criteria are acceptable by DBI and SFFD. Request to use the following local equivalencies shall be accompanied by a request for a local design equivalency approval per SFBC Administrative Bulletin AB-005 and will be reviewed and approved on a case-by-case basis. These requirements do not alleviate and shall not diminish any other code requirements established in the SFBC and SFFC.

Rescue Criteria Alternative 1 – Fire Department Ground Ladder Access:

The rescue criteria for the EERO at a yard or court that does not open to a public way may be accomplished by providing a minimum 3-foot wide pathway that can accommodate a 22-foot straight ladder from the public way to the yard or court. A rescue pathway diagram shall be provided on the plans demonstrating the ability for a 22-foot ladder to be carried from the public way to the yard or court where the EERO is located and lifted into place. NOTE: The rescue pathway may travel through garage doors, swing doors and sliding patio doors; but not windows. The rescue pathway may also lead directly to the bedroom door.

Commentary for Rescue Criteria Alternative 1:
SF Fire Department uses a 22-foot straight ladder or a 35-foot extension ladder to reach EERO's on the 2nd and 3rd floors. Thus, SF Fire Department needs a minimum 3-foot wide clear pathway to carry the 22-foot straight ladder and 35-foot extension ladder (21 feet unextended) from the street, through a building, to the ground below the EERO. Obstructions, such as fences or detached accessory buildings in the rescue yard or court shall not require that the ladder be raised to navigate around such obstacle. Thus, the entire ladder must be positioned at ground level in the yard/court before it is raised to lean against the building.

Rescue Criteria Alternative 2 – Roof Access for Rescue:

The rescue criteria may be accomplished by providing vertical access to the EEROs from the roof level.

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The roof slope shall not exceed a 4:12 pitch at any location along the roof access route to the yard or court. The following vertical access components are required between the roof level and the level of each EERO:

1. Stairs shall comply with CBC Section 1011. Spiral stairways and alternating tread devices are not permitted as an alternative.
2. Alternate stair design, such as ship's ladders and ladders, shall have a maximum stair incline of 72 degrees from horizontal.

A balcony, deck, or landing is required directly outside of each EERO:

1. Minimum/maximum 3 feet wide in the direction perpendicular to the EERO.
2. Minimum/maximum length shall be the width of the EERO opening or 3 feet, whichever is longer.
3. Any intermediate landings or platforms shall have the minimum/maximum dimensions of 36-inch deep by 72-inch long.

Rescue Criteria Alternative 3 – Yard Access for Rescue:

The rescue criteria may be accomplished by providing vertical access to the EEROs from the yard level. A vertical access component with the following requirements is required between the ground level and the level of each EERO:

1. Stairs shall comply with CBC Section 1011. Spiral stairways and alternating tread devices are not permitted as alternatives.
2. Alternate stair design, such as ship's ladders and ladders per CBC Section 1011, shall have a maximum stair incline of 72 degrees from horizontal.

A balcony, deck, or landing is required directly outside of each EERO:

1. Minimum/maximum 3 feet wide in the direction perpendicular to the EERO.
2. Minimum/maximum length shall be the width of the EERO opening.
3. Any intermediate landings or platforms shall have the minimum/maximum dimensions of 36-inch deep by 72-inch long.

Commentary for Rescue Criteria Alternatives 2 and 3:
Where access for a 22-foot ladder cannot be provided, stairs may be provided for SF Fire Department to access EEROs and enter sleeping areas to rescue occupants, in place of ladder access. SF Fire Department requires a minimum 3-foot-wide stairway, platform, and pathway to perform rescue operations. These two alternatives deliberately set minimum/maximum dimensions so as not to trigger Planning requirements for non-safety related projections. The working angle of a SF Fire Department ground ladder is 72 degrees from horizontal, and therefore shall be the steepest angle of a proposed stairway.

1/18/24
Ken Cofflin Date
Fire Marshal & Assistant Deputy Chief
San Francisco Fire Department

1/17/24
Patrick O'Riordan, C.B.O. Date
Director
Department of Building Inspection

This Information Sheet is subject to modification at any time. For the most current version, visit our website at sfdbi.org.

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ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
49 South Van Ness Ave, 5th Floor, San Francisco, California 94103

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED 09/03/25 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # _____

Property Address: 839 NORTH POINT STREET, SAN FRANCISCO CA 94109

Block and Lot: 0026 / 023 Occupancy Group: R-3 Type of Construction: V-B No. of Stories: 3

Describe Use of Building SINGLE-FAMILY DWELLING

Under the authority of the San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the San Francisco Mechanical Code, Section 302.2; the San Francisco Electrical Code, Section 89.117; and the San Francisco Plumbing Code, Section 301.3; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)
EG-02 - EMERGENCY ESCAPE AND RESCUE OPENINGS TO YARD FOR EXISTING AND NEW BUILDING OF R-3 OCCUPANCIES

OPENINGS REQUIRED BY SFBC SECTION 1021 ARE INTENDED TO BE MADE AVAILABLE SO THAT ONE MAY ESCAPE FROM THAT OPENING TO THE EXTERIOR OF THE BUILDING WITHOUT HAVING TO TRAVEL THROUGH THE BUILDING ITSELF, AND SO THAT RESCUE CAN BE PERFORMED FROM THE EXTERIOR. IF THESE EMERGENCY ESCAPE AND RESCUE OPENINGS OPEN INTO A YARD THAT HAS NO ACCESS TO A PUBLIC WAY, THEY MAY NOT MEET THE REQUIREMENTS OF THE CODE. HOWEVER, AS A LOCAL EQUIVALENCY TO THIS REQUIREMENT, AN EMERGENCY ESCAPE AND RESCUE OPENING MAY OPEN INTO A YARD WITH A MINIMUM DEPTH OF 25' AND ADDITIONAL RESCUE CRITERIA PROPOSED BY PROJECT SPONSOR.

Proposed Modification or Alternate
THIS PROJECT PROPOSES 2 BEDROOMS WITH AN EMERGENCY ESCAPE AND RESCUE OPENING FACING INTO A REAR YARD WITH A DEPTH OF 50'-2 1/2", A MINIMUM 1-HOUR RATED TYPE-X GYPSUM BOARD CONSTRUCTION ON INSIDE FACE OF PROPERTY LINE WALLS, AND ACCESS FOR A 22- SFFD LADDER THROUGH GROUND FLOOR TO REAR YARD.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.
PER EG-02, A LOCAL EQUIVALENCY TO THE CODE REQUIREMENT IS ALLOWED IF THE YARD IS GREATER THAN 25' IN DEPTH AND ADDITIONAL RESCUE CRITERIA ARE PROPOSED BY THE PROJECT SPONSOR. THE PROPOSED REAR YARD IS 50'-2 1/2" IN DEPTH AND ACCESS IS PROVIDED AT THE GROUND FLOOR FROM THE PUBLIC RIGHT-OF-WAY FOR A 22-FOOT SFFD STRAIGHT LADDER IN ORDER TO PROVIDE RESCUE TO THE BEDROOMS FACING THE REAR YARD PER RESCUE ALTERNATIVE #1 IN SFDBI INFORMATION SHEET EG-02.

Requested by:	PROJECT SPONSOR	ARCHITECT/ENGINEER
Print Name:		BRIAN MILFORD
Signature:		
Telephone:		415.346.9990

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: [signed off/dated by:]	Approve	Approve with conditions	Disapprove
Plan Reviewer:	DEPARTMENT OF BUILDING INSPECTION		
Division Manager:	DEPARTMENT OF BUILDING INSPECTION		
for Director of Bldg. Inspection:			
for Fire Marshal:	FIRE		

CONDITIONS OF APPROVAL or OTHER COMMENTS

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET SAN FRANCISCO, CA 94109

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101 Montgomery Street
Suite 650
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Dept. of Building Inspection
Issued - 10/29/2025

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25
1	PLAN CHECK RESPONSE REV 1	09.03.25

PERMIT SET

Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

AB-005

SHEET NUMBER

A006

839 NORTH POINT ST

20250118464

10/2/2025 10:37:41 AM

GENERAL INFORMATION

01	**Project Name**	North Point Residence Addition			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	839 North Point Street			
04	**City**	San Francisco	05	**Standards Version**	2022
06	**Zip code**	94109	07	**Software Version**	EnergyPro 9.3
08	**Climate Zone**	3	09	**Front Orientation (deg/ Cardinal)**	350
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Newly Constructed Addition	13	**Number of Bedrooms**	6
14	**Addition Cond. Floor Area (ft²)**	206	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft²)**	4039	17	**Fenestration Average U-factor**	0.3
18	**Total Cond. Floor Area (ft²)**	4245	19	**Glazing Percentage (%)**	41.75%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area**	n/a
22	**Fuel Type**	Natural gas	23	**No Dwelling Unit:**	No

ADDITION ALONE - Project Analysis Parameters

01	02	03	04	05	06
Existing Area (excl. new addition) (ft2)	**Addition Area (excl. existing) (ft2)**	**Total Area (ft2)**	**Existing Bedrooms**	**Addition Bedrooms**	**Total Bedrooms**
4039	206	4245	5	1	6

COMPLIANCE RESULTS

01	**Building Complies with Computer Performance**
02	**This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.**
03	**Building does not incorporate Special Features**

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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0	0.79	0	1.09	0	-0.3
Space Cooling	0	30.65	0	28.06	0	2.59
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	237.46	0	237.46	0	0
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**0**	**268.9**	**0**	**266.61**	**0**	**2.29**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	6.3	0	6.3		
Appl. & Cooking	0	159.22	0	157.81		
Plug Loads	0	185.48	0	185.48		
Outdoor Lighting	0	34.65	0	34.65		
TOTAL COMPLIANCE	**0**	**654.55**	**0**	**650.85**		

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	124.85	124.59	0.26	0.21
Net EUI[2]	124.85	124.59	0.26	0.21

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- NO SPECIAL FEATURES REQUIRED

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Verified heat pump rated heating capacity

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft²)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Status**
Addition Zone	Conditioned	HVAC1	206	9	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**	**Wall Exceptions**	**Status**
Left Wall	Addition Zone	R-21 Wall	80	Left	98	0	90	Extension	New
Back Wall	Addition Zone	R-21 Wall	170	Back	146	72	90	none	New
Right Wall	Addition Zone	R-21 Wall	260	Right	98	14	90	Extension	New

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OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**	**Wall Exceptions**	**Status**
Interior Floor	Addition Zone	R-13 Wall	n/a	n/a	206	0	n/a		New
Attic	Addition Zone	R-30 Roof Attic	n/a	n/a	67	n/a	n/a		New

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Area (ft²)**	**Skylight Area (ft²)**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Cool Roof**
Left Roof	Addition Zone	R-30 Roof Cathedral	80	Left	69.5	0	4	0.1	0.85	No
Right Roof	Addition Zone	R-30 Roof Cathedral	260	Right	69.5	0	4	0.1	0.85	No

ATTIC

01	02	03	04	05	06	07	08
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Radiant Barrier**	**Cool Roof**
Attic Addition Zone	Attic RoofAddition Zone	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft²)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
Glazing	Window	Back Wall	Back	170			1	72	0.3	NFRC	0.25	NFRC	Bug Screen
Glazing 2	Window	Right Wall	Right	260			1	14	0.3	NFRC	0.25	NFRC	Bug Screen

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof Cathedral	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O. C.	R-30	None / None	0.035	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board
R-13 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.092	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Other Side Finish: Gypsum Board
Attic RoofAddition Zone	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	**High R-value Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFM50**	**CFM50**
Not Required	Not Required	N/A	n/a	n/a

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WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	**System Type**	**Distribution Type**	**Water Heater Name**	**Number of Units**	**Solar Heating System**	**Compact Distribution**	**HERS Verification**	**Water Heater Name (#)**
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	**Heating Element Type**	**Tank Type**	**# of Units**	**Tank Vol. (gal)**	**Heating Efficiency Type**	**Efficiency**	**Rated Input Type**	**Input Rating or Pilot**	**Tank Insulation R-value (Int/Ext)**	**Standby Loss or Recovery Eff**	**1st Hr. Rating or Flow Rate**	**Tank Location**
DHW Heater 1	Gas	Small Storage	1	50	EF	0.58	Btu/Hr	75000	0	78	n/a	

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	**Pipe Insulation**	**Parallel Piping**	**Compact Distribution**	**Compact Distribution Type**	**Recirculation Control**	**Shower Drain Water Heat Recovery**
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	**System Type**	**Heating Unit Name**	**Heating Equipment Count**	**Cooling Unit Name**	**Cooling Equipment Count**	**Fan Name**	**Distribution Name**	**Required Thermostat Type**
HVAC1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

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NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990

STATE OF CALIFORNIA — No. C34430 — REGISTERED ARCHITECT

San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

839 NORTH POINT ST
20250611846 4

NO. RECORD OF DRAWING ISSUANCE DATE
PERMIT SET 01.27.25

PERMIT SET

Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

TITLE 24

SHEET NUMBER
A010

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HS PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER 2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Ductless MiniSplit HP	1	HSPF	8.2	24000	18000	EERSEER	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Westly Keister	Documentation Author Signature: Westly Keister
Company: Energy Calc Co.	Signature Date: 01/27/2025
Address: 45 Mitchell Blvd #16	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: San Rafael, CA 94903	Phone: 415-457-0990

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Brian Milford	Responsible Designer Signature: Brian Milford
Company: Martinkovic Milford Architects	Date Signed: 01/27/2025
Address: 101 Montgomery St, Suite 650	License: C33430
City/State/Zip: San Francisco, CA 94104	Phone: (415) 346-9990

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RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type		Date
North Point Residence Addition	☑ Single Family ☑ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration		*12/19/2024*
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
839 North Point Street San Francisco	*CA Climate Zone 03*	*206*	*206*	*1*

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Roof	*Wood Framed Attic*	*R 30*	*13*		*New*
Roof	*Wood Framed Rafter*	*R 30*	*193*		*New*
Wall	*Wood Framed*	*R 21*	*98*		*New*
Wall	*Wood Framed*	*R 21*	*74*		*New*
Wall	*Wood Framed*	*R 21*	*84*		*New*
Demising	*Wood Framed*	*R 13*	*206*		*New*

FENESTRATION Total Area: *86* Glazing Percentage: *41.7%* New/Altered Average U-Factor: *0.30*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Rear (S)	*72.0*	*0.300*	*0.30*	*none*	*none*	*N/A*	*New*
Right (W)	*14.0*	*0.300*	*0.30*	*none*	*none*	*N/A*	*New*

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	*Electric Heat Pump*	*8.20 HSPF*	*Split Heat Pump*	*14.0 SEER*	*Setback*	*New*

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC	*Ducted*	*Ducted*	*n/a*	*n/a*	*New*

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling**. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage**. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers**. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors**. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance**. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier**. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation**. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation**. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation**. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation**. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation**. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder**. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder**. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light**. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors**. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake**. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification**. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency**. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters**. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation**. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves**. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights**. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances**. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier**. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection**. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5 x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems**. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts**. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance**. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers**. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct**. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test**. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration**. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
Suite 650
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T 415 346 9990



San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25

PERMIT SET

Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

TITLE 24

SHEET NUMBER

A011

839 NORTH POINT ST

20250118464

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses** . Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust**. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing**. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping**. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers**. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light**. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation**. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings**. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires**. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes**. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans**. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires**. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires**. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls**. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls**. Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls**. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls**. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements**. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems**. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls**. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls**. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting**. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles**. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences**. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area**. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth**. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading**. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading**. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents**. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways**. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready**. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, *or* a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready**. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready**. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready**. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS

101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990

San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25

PERMIT SET

Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

TITLE 24

SHEET NUMBER

A012

839 NORTH POINT ST
20250611846 4

11/22/2025 10:37:45 AM

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, C.B.O., Director

NOTICE

TITLE-24 SINGLE-FAMILY RESIDENTIAL ENERGY/GREEN INSPECTION REQUIREMENTS (BUILDING)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition to* the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 628-652-3400.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" and green building "Attachment E" must be completed and signed by the responsible person in charge. ***The permit will not be finalized without compliance with the energy inspection requirements.***

Energy Inspection Services Contact Information

1. **Telephone: (628) 652-3407**
2. **Email: dbi.energyinspections@sfgov.org**
3. **In person: 4th floor at 49 South Van Ness Ave.**

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred).

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates and Green Building Attachment E. M-06 may be found on the SFDBI website at https://sf.gov/resource/2022/information-sheets-dbi

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, C.B.O., Director

NOTICE

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Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates and Green Building Attachment E. M-06 may be found on the SFDBI website at https://sf.gov/resource/2022/information-sheets-dbi

Energy Inspection Services
49 South Van Ness Ave – San Francisco CA 94103
Office (628) 652-3407 – www.sfgov.org/dbi (website)

TITLE-24 SINGLE-FAMILY RESIDENTIAL ENERGY/GREEN INSPECTION (BUILDING)

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

JOB ADDRESS 839 NORTH POINT ST APPLICATION NO. 202506118464 ADDENDUM NO. 1

ENGINEER/ARCHITECT NAME BRIAN MILFORD PHONE NO. 415.346.9990

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater. Verification testing must be completed by a certified HERS rater. Green Building Attachment E shall be completed as per SFGBC AB-093.

In accordance with the requirements of the 2022 California Energy Code, 2022 SFGBC and AB-093, the following documentation is required for the **building** elements in this project:

1. Installation

Addition and Alteration
- ☐ CF2R-ADD-02-E Non HERS – Prescriptive Additions Simple **(IB53)**
- ☐ CF2R-ALT-05-E Non HERS – Prescriptive Alterations Simple **(IB54)**

Envelope
- ☒ CF2R ENV-01-E Non HERS – Fenestration Installation **(IB1)**
- ☒ CF2R ENV-03-E Non HERS – Insulation Installation **(IB3)**
- ☐ CF2R ENV-04-E Non HERS – Roofing-Radiant Barrier **(IB4)**
- ☐ CF2R ENV-20-H HERS – Building Envelope Air Leakage Test **(IB56)**
- ☐ CF2R-ENV-21-H HERS – Quality Insulation Installation (QII) - Framing Stage **(IB64)**
- ☐ CF2R-ENV-22-H HERS – Quality Insulation Installation (QII) - Insulation Stage **(IB65)**

Solar Ready
- ☐ CF2R-SRA-01-E – Solar Ready Buildings – New Constructions **(IB68)**
- ☐ CF2R-SRA-02-E – Minimum Solar Zone Area Worksheet – New Constructions **(IB69)**

Mechanical
- ☒ CF2R-MCH-01-E Non HERS – Space Conditioning Systems **(IB57)**

Mechanical (continued)
- ☐ CF2R-MCH-02-E Non HERS – Whole house fan **(IB13)**
- ☐ CF2R-MCH-20-H HERS – Duct Leakage **(IB58)**
- ☐ CF2R-MCH-21-H HERS – Duct Location **(IB18)**
- ☐ CF2R-MCH-22-H HERS – Space Conditioning System Fan Efficacy **(IB59)**
- ☐ CF2R-MCH-23-H HERS – Space Conditioning System Airflow Rate **(IB60)**
- ☐ CF2R-MCH-25-H HERS – Refrigerant Charge Verification **(IB62)**
- ☐ CF2R-MCH-26-H HERS – Verified EER or SEER **(IB27)**
- ☐ CF2R-MCH-27-H HERS – IAQ **(IB63)**
- ☐ CF2R-MCH-28-H HERS – Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C **(IB31)**
- ☐ CF2R-MCH-29-H HERS – Duct Surface Area Reduction; R-Value; Buried Ducts Compliance Credit **(IB32)**
- ☐ CF2R-MCH-30-E HERS – Ventilation Cooling Compliance Credit **(IB55)**
- ☐ CF2R-MCH-31-H HERS – Whole house fan **(IB66)**
- ☐ CF2R-MCH-32-H HERS – Local Mechanical Exhaust **(IB67)**
- ☒ CF2R-MCH-33-H HERS – Variable Capacity Heat Pump Compliance Credit **(IB70)**

2. Verification

Existing Conditions
- ☐ CF3R EXC-20-H HERS – HERS Verification of Existing Conditions for Residential Alterations **(VB47)**

Envelope
- ☐ CF3R ENV-20-H HERS – Building Envelope Air Leakage Test **(VB48)**
- ☐ CF3R-ENV-21-H HERS – Quality Insulation Installation (QII) - Framing Stage **(VB56)**
- ☐ CF3R-ENV-22-H HERS – Quality Insulation Installation (QII) - Insulation Stage **(VB57)**

Mechanical
- ☐ CF3R-MCH-20-H HERS – Duct Leakage Test **(VB49)**
- ☐ CF3R-MCH-21-H HERS – Duct Location **(VB12)**
- ☐ CF3R-MCH-22-H HERS – Space Conditioning System Fan Efficacy **(VB50)**
- ☐ CF3R-MCH-23-H HERS – Space Conditioning System Airflow Rate **(VB51)**

Mechanical (continued)
- ☐ CF3R-MCH-25-H HERS – Refrigerant Charge Verification **(VB53)**
- ☐ CF3R-MCH-26-H HERS – Verified EER or SEER **(VB21)**
- ☐ CF3R-MCH-27-H HERS – IAQ **(VB54)**
- ☐ CF3R-MCH-28-H HERS – Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C **(VB25)**
- ☐ CF3R-MCH-29-H HERS – Duct Surface Area Reduction; R-Value; Buried Ducts Compliance Credit **(VB27)**
- ☐ CF3R-MCH-30-H HERS – Ventilation Cooling Compliance Credit **(VB60)**
- ☐ CF3R-MCH-31-H HERS – Whole house fan **(VB58)**
- ☐ CF3R-MCH-32-H HERS – Local Mechanical Exhaust **(VB59)**
- ☐ CF3R-MCH-33-H HERS – Variable Capacity Heat Pump Compliance Credit **(VB64)**

3. Green Building (For New Construction and Major Alterations)
- ☐ Green Building Attachment E **(GBC1)**

Required information:

Prepared by: _____ **Date:** 1/27/25
Engineer/Architect of Record Signature

Fax: 415.398.0116 **Email:** brian@martinkovicmilford.com

Review by: _____ Phone: _____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE DBI Building Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (628) 652-3407; or, dbi.energyinspections@sfgov.org

TITLE-24 SINGLE-FAMILY RESIDENTIAL ENERGY INSPECTION (ELECTRICAL)

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

JOB ADDRESS 839 NORTH POINT ST APPLICATION NO. 202506118464 ADDENDUM NO. 1

ENGINEER/ARCHITECT NAME BRIAN MILFORD PHONE NO. 415.346.9990

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In accordance with the requirements of the 2022 California Energy Code, the following documentation is required for the **electrical** elements in this project:

1. Installation

Electrical
- ☒ CF2R-LTG-01-E Lighting – Single Family Dwellings **(IE1)**
- ☐ CF2R-ELC-01-E Electric Ready **(IE20)**

Solar
- ☐ CF2R-PVB-01-E Photovoltaic Systems **(IE18)**
- ☐ CF2R-PVB-02-E Battery Storage Systems **(IE19)**

Required information:

Prepared by: _____ **Date:** 1/27/2025
Engineer/Architect of Record Signature

Fax: 415.398.0116 **Email:** brian@martinkovicmilford.com

Review by: _____ Phone: _____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE DBI Electrical Inspector or Energy Inspection Services Staff

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NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990





NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25
1	PLAN CHECK RESPONSE REV 1	09.03.25

PERMIT SET

Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

SF INSPECTION FORMS - BUILDING AND ELECTRICAL

SHEET NUMBER

A013

839 NORTH POINT ST

202506118464

10/2/2025 10:37:46 AM

City and County of San Francisco
Department of Building Inspection

London N. Breed, Mayor
Patrick O'Riordan, C.B.O., Director

NOTICE

TITLE-24 SINGLE-FAMILY RESIDENTIAL ENERGY INSPECTION REQUIREMENTS (PLUMBING)

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TITLE-24 SINGLE-FAMILY RESIDENTIAL ENERGY INSPECTION (PLUMBING)

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ENGINEER/ARCHITECT NAME BRIAN MILFORD PHONE NO. 415.346.9990

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2022 California Energy Code, the following documentation is required for the **plumbing** work in this project:

1. Installation

Plumbing

☒ CF2R-PLB-02-E DHW Non-HERS - Single Dwelling Unit Hot Water System Distribution **(IP5)**
☐ CF2R-PLB-03-E DHW Non-HERS - Pool and Spa Heating System **(IP7)**
☐ CF2R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution **(IP8)**

Solar

☐ CF2R-STH-01-E Solar Water Heating System **(IP1)**

Mechanical

☐ CF2R-MCH-04-E Non HERS – Evaporative coolers **(IP2)**

2. Verification

☐ CF3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution **(VP3)**

Required information:

Prepared by: _____ **Date:** 1/27/2025
Engineer/Architect of Record Signature

Fax: 415.398.0116 **Email:** brian@martinkovicmilford.com

Review by: _____ Phone: _____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

_____
DATE DBI Plumbing Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (628) 652-3407; or, dbi.energyinspections@sfgov.org

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS

101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990

BRIAN A. MILFORD No. C-26430 REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25
1	PLAN CHECK RESPONSE REV 1	09.03.25

PERMIT SET

Drawn By:	**AL**
Checked By:	**AW/BE**
Project Number:	**18040.2**

SF INSPECTION FORMS - PLUMBING

SHEET NUMBER

A014

839 NORTH POINT ST

202506118464

10/2/2025 10:37:46 AM

Form version: December 13, 2023 (For permit applications October 3, 2023 - December 2025)

GS5: San Francisco Green Building Submittal Form for Residential Alteration, Addition, and Accessory Dwelling Unit Projects

INSTRUCTIONS:
Fill out the project information in the Verification box at the right.
Submittal must be a minimum of 11" x 17".

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS, ADDITIONS AND ACCESSORY DWELLING UNITS: adds any amount of conditioned area, volume, or size, OR a single freestanding unit accessory to an existing dwelling
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	•
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.	•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code. Freestanding ADU only: All-Electric is required by SF Building Code 106A.1.17.	•
PARKING	WIRING FOR EV CHARGERS	CalGreen 4.106.4.3	For alterations to multifamily, install raceway for future Level 2 EVSE (min 40A 208/240VAC) terminating at 10% of parking spaces in areas where parking is added, or electrical systems (including lighting) are altered in existing parking facilities.	Applies to alterations where: Off-street parking is added, OR Electrical systems are altered in existing parking facilities
	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials. For help estimating adequate space for collection by hauler, see supporting materials including a design guide and calculator at: www.sfenvironment.org/refusecalculator.	•
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	Environment Code ch. 14 SFGBC 4.103.2.3 CalGreen 4.408.2, 4.408.5	100% of mixed debris must be taken by a Permitted Transporter to a Registered Facility for recycling and recovery. Complete Material Reduction and Recovery Plan and demonstrate minimum 65% recovery rate. For more information, see DBI Information Sheet GB-02 or contact: debrisrecovery@sfgov.org or 415-355-3799.	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•
	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR AIR QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads[2]	1.8 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush[1] and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush[1]
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

NOTES:
1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)
2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Residential Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see "Comply with water conservation requirements" available at SF.GOV.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:
1. Any toilet manufactured to use more than 1.6 gallons/flush
2. Any urinal manufactured to use more than 1 gallon/flush
3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
4. Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

839 NORTH POINT RESIDENCE ADDITION
PROJECT NAME

0026/023
BLOCK/LOT

839 NORTH POINT STREET
ADDRESS

RH-3
PRIMARY OCCUPANCY

+/- 4,270 SF
GROSS BUILDING AREA

206 SF
INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

1/27/25
LICENSED PROFESSIONAL *(sign & date)*
May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:

LICENSED ARCHITECT BRIAN T. MILFORD No.C33430 Ren. 6/30/2027 STATE OF CALIFORNIA

Projects that increase total conditioned floor area by ≥1,000 sq.ft.: *Green Building Compliance Professional of Record will verify compliance.*

GREEN BUILDING COMPLIANCE PROFESSIONAL
(name & contact phone #)

FIRM

☐ I am a LEED Accredited Professional

☐ I am a GreenPoint Rater

☐ I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL
(sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

10/2/2025 10:27:49 AM

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

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LICENSED ARCHITECT BRIAN T. MILFORD No.C33430 Ren. 6/30/2027 STATE OF CALIFORNIA

San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25

839 NORTH POINT ST
20250618464

PERMIT SET

Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

GS-5 GREEN BUILDING SUBMITTAL

SHEET NUMBER

A015

San Francisco Green Building Code

Table 4: Requirements for Residential Additions, and Alterations

(Sheet 1 of 2)

Attachment B
Table 4

The following itemizes requirements for additions to residential buildings, as well as alterations which increase the building's floor area, volume, or size. For the purpose of compliance with local green building standards, construction of a single freestanding dwelling unit accessory to an existing structure is considered an addition. Except where noted, requirements apply only to areas and systems within the scope of the project. This summary is provided for convenience; see the San Francisco Green Building Code for details.

Specific Locally Required Measures Measures that are mandatory in San Francisco but may be different or not required elsewhere.	**All "Other" Residential Additions & Alterations**
Construction Discards Management - 100% of mixed debris must be taken by a Permitted Transporter to a Registered facility for recycling and recovery. Submit a Material Reduction and Recovery Plan (MRRP) demonstrating ≥65% recovery. For more information, see DBI Information Sheet GB-02 or contact: debitsrecovery@sfgov.org / 415-355-3799.	SF Construction and Demolition Debris Recovery Ordinance (Environment Code Ch 14) CalGreen 4.408.2, and CalGreen 4.408.5
Recycling by occupants – Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. To help estimate adequate space for collection by hauler, see supporting materials including a design guide and calculator at: www.sfenvironment.org/refusecalculator.	SFBC 106A.3.3 and other local regulations (See DBI Administrative Bulletin 088)
Energy design – Comply with California Energy Standards. Freestanding ADU only: All-Electric is required by SF Building Code 106A.1.17.	Title 24 Part 6 (2022)
Construction site runoff pollution prevention - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	CalGreen 4.106.2, NPDES Phase II General Permit and other local regulations.
Stormwater Control Plan – Projects disturbing ≥5,000 square feet of ground surface must implement a Stormwater Control Plan meeting SFPUC stormwater design guidelines.	SF Public Works Code Article 4.2, Section. 147
NonPotable Water – New buildings ≥40,000 square feet must calculate a water budget. New development projects ≥100,000 square feet must install and operate an onsite water reuse system using available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation	N/A
Water efficient irrigation – Projects that include 1,000 square feet or more of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance.	SF Admin Code 63 (See *Complying with San Francisco's Water Efficient Irrigation Requirements* at www.sfwater.org)
CalGreen Required Measures *The California Green Building Standards Code (Title 24 Part 11) requires:*	**All "Other" Residential Additions & Alterations**
Indoor Air Quality Management During Construction -Duct openings and other air distribution component openings must covered during all phases of construction. Tape, plastic, sheetmetal, or other acceptable methods may be used to reduce the amount of water, dust, and debris entering the system.	CalGreen 4.504.1
Smart Irrigation Controller - Automatically adjust irrigation based on weather and soil moisture. Controllers must have either an integral or separate rain sensors that connects or communicates with the controller.	CalGreen 4.304.1
Indoor Water Efficiency - Plumbing fixtures and fittings shall comply with the following: Water closets ≤1.28 gal/flush; urinals ≤0.5 gal/flush, showerheads ≤1.8 gpm @ 80 psi; residential lavatory faucet ≤1.5 gpm; lavatory faucets in common and public use areas ≤0.5 gpm @ 60 psi; metering faucets ≤0.25 gal/cycle; and kitchen faucets ≤1.8 gpm @60 psi (temporary increase to 2.2 gpm allowed, but must default to ≤1.8 gpm).	CalGreen 4.303 (all sections)
Wiring for Electric Vehicle Charging – Install electrical systems to provide power to EV chargers. Installation of chargers is not required.	N/A
Bathroom exhaust fans - Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan.	CalGreen 4.506.1
Low-VOC Interior Wall/Celing Paints - CARB VOC limits (CalGreen Table 4.504.3)	CalGreen 4.504.2.2
Low-VOC aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for ROC. (CCR Title 17, Section 94520)	CalGreen 4.504.2.3
Low VOC Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168, See CalGreen Tables 4.504.1 and 4.504.2.	CalGreen 4.504.2.1
Low-emitting Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5	CalGreen 4.504.5
Low-emitting flooring: All carpet systems, carpet cushion, carpet adhesive, and at least 80% of resilient flooring must be low-emitting	CalGreen 4.504.3 through 4.504.4
Operations and Maintenance Manuals and Training - Provide O&M Manual to Building Maintenance Staff. Due at the time of final inspection.	CalGreen 4.410.1
Design and Install HVAC System to ACCA Manual J, D, and S	CalGreen 4.507.2

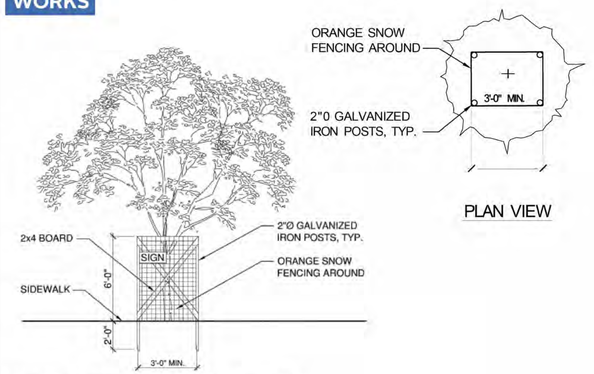
Attachment B Table 4 Continued: Requirements for residential additions, and alterations
(Sheet 2 of 2)

CalGreen Required Measures The California Green Building Standards Code (Title 24 Part 11) requires:	**Residential Additions & Alterations**
Surface Drainage: Construction plans shall indicate how the site grading or drainage system will manage surface water flows.	CalGreen 4.106.3
Pest Protection - Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry, or a similar method acceptable to DBI for protection against rodents.	CalGreen 4.406.1
Fireplaces and woodstoves - Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits.	CalGreen 4.503.1
Capillary break for concrete slab on grade - Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following: 1) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2) A slab design specified by a licensed design professional.	CalGreen 4.505.2.
Moisture content of building materials - Verify wall and floor framing does not exceed 19% moisture content prior to enclosure. Materials with visible signs of moisture damage shall not be installed. Moisture content shall be verified in compliance with the following: 1) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified. 3) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure	CalGreen 4.505.3
HVAC Installer Qualifications - HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection	CalGreen 702.1

STREET TREE PROTECTION REQUIREMENTS

SAN FRANCISCO PUBLIC WORKS

Standard Tree Protection Specification: Street Tree



STREET TREE PROTECTIVE FENCE

Requirements:
- Construct protection fencing.
- Call 628.652.8733 to request inspection of any roots greater than 2" that must be cut or shaved.
- Make clean cuts, with sharp tools. Do not tear roots with mechanical equipment.
- For excavated areas with exposed roots
  - Keep equipment and excavated backfill on the side furthest from the tree, not against the trunk.
  - Water to prevent excessive root drying.
  - Replace the backfill on the same day if at all possible.
  - Cover exposed roots with wet burlap to prevent them from drying out; in hot dry conditions.
    - In the absence of adequate rainfall, apply 20 gallons of water per week by deep soaking methods.
  - Add mulch to tree basin and manage soil moisture after construction.

Important Don'ts:
- **Do not stockpile materials within protection zone.**
- **Do not pile mulch or soil against trunk.**
- **Do not compact soil with equipment, vehicles, material storage, and/or foot traffic.**

Ultimately the contractor and property owner can be held responsible for failure to protect trees during construction. Contact Urban Forestry at 628-652-TREE(8733) with questions.

1 STREET TREE PROTECTION REQUIREMENTS
12" = 1'-0"

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS

101 Montgomery Street
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T 415 346 9990



839 NORTH POINT ST

San Francisco
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20250611846 4

NO.	RECORD OF DRAWING ISSUANCE	DATE
1	PLAN CHECK RESPONSE REV 1	09.03.25

PERMIT SET

Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

SFGBC ATT. B TABLE 4 & STREET TREE REQS

SHEET NUMBER

A016

1

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GREEN MECHANICAL AND PLUMBING GENERAL NOTES

1. NEW CONSTRUCTION SHALL COMPLY WITH THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC) AND 2022 CALIFORNIA ENERGY CODE (CBEC) .
2. THE AREA SURROUNDING THE BUILDING IS DEVELOPED AND PLANNED TO KEEP SURFACE WATER AWAY FROM THE BUILDING PER CGBSC SECTION 4.106.3.
3. NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES AND NEW MULTIFAMILY DWELLINGS HAVE A LUSTED RACEWAY TO ACCOMODATE A DEDICATED 208/240 VOLT BRANCK CIRCUIT FOR AND ELECTRIC VEHICLE CHARGING STATION COMPLYING WITH CGBSC SECTIONS 4.106.4.1.
4. PLUMBING FIXTURES, WATER CLOSETS, URINALS, FAUCETS, SHOWERHEADS, AND FITTING COMPLY WITH THE REQUIREMENT OF CGBSC SECTION 4.303.1.
   A. WATER CLOSETS; EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS PER FLUSH AND TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION
   B. FAUCETS; MAXIMUM FLOW RATE SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. MINIMUM FLOW RATE SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
   C. SHOWERHEADS; MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI AND SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION
5. LANDSCAPING AREAS EQUAL OR GREATER THAN 500 SQUARE FEET COMPLIES WITH THE CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE, WHICHEVER IS MORE STRINGENT.
6. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN THE EXTERIOR WALLS ARE PROTECTED AGAINST THE PASSAGE OF RODENTS PER CGBSC SECTION 4.406.1
7. GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN PER THE REQUIREMENTS OF CGBSC SECTION 4.408.2.
8. GENERAL CONTRACTOR SHALL PROVIDE THE BUILDING OWNER WITH AN OPERATION AND MAINTENANCE MANUAL AT FINAL INSPECTION PER CGBSC SECTION 4.410.1.
9. FIREPLACES ARE DIRECT-VENT SEALED-COMBUSTION GAS FIREPLACE PER CGBSC SECTION 4.503.1.
10. ADHESIVES, SEALANTS, AND CAULKS ARE COMPLIANT WITH VOLATILE ORGANIC COMPOUND (VOC) LIMITS PER CGBSC TABLE 4.504.2.1.
11. COVER AND PROTECT DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION PER CGBSC SECTION 4.504.1.
12. PAINTS, STAINS, AND OTHER COATINGS ARE COMPLANT WITH VOC LIMITS PER CGBSC SECTION 4.504.2.2.
13. AEROSOL PAINTS AND OTHER COATING ARE COMPLIANT WITH PRODUCT WEIGHTED MAXIMUM INCREMENTAL REACTIVITY VALUE (MIR) LIMITS FOR REACTIVE ORGANIC COMPOUNDS (ROC) AND OTHER TOXIC COMPOUNDS PER CGBSC SECTION 4.504.2.3.
14. ALL CARPET AND CARPET SYSTEMS ARE COMPLIANT WITH VOC LIMITS PER CGBSC SECTION 4.504.3.
15. COMPOSITE WOOD PRODUCTS COMPLY WITH CGBSC SECTION 4.504.5.
16. REQUIRED VAPOR RETARDERS AND CAPILLARY BREAKS IN CONCRETE SLAB FOUNDATIONS COMPLY WITH CGBSC SECTION 4.505.2.
17. THE MOISTURE CONTENT OF BUILDING MATERIALS IN WALL AND FLOOR FRAMING IS A MAXIMUM 19% PER CGBSC SECTION 4.505.3.
18. BATHROOM EXHAUST FANS ARE ENERGY STAR COMPLIANT, TERMINATE OUTSIDE OF THE BUILDING, AND UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, CONTROLLED BY A HUMIDITY CONTROL PER CGBSC SECTION 4.506.1. HUMIDITY CONTROLS ARE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF EQUAL OR LESS THAN 50% TO A MAXIMUM OF 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT AND MAY BE A SEPARATE COMPONENT TO THE EXHUST FAN.
19. HEATING AND AIR-CONDITIONING DUCT SYSTEMS ARE DESIGNED AND SIZED PER THE METHODS IN CGBSC SECTION 4.507.2 AND INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
20. HEATING AND AIR-CONDITIONING DUCT SYSTEMS ARE DESIGNED AND SIZED PER THE METHODS IN CGBSC SECTION 4.507.2 AND INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
21. HOT WATER SYSTEM PIPING CONDITIONS LISTED BELOW, BURIED AND UNBURIED, ARE INSULATED. INSULATION THICKNESS IS BASED ON THE CONDUCTIVITY RANGE IN 2022 CALIFORNIA ENERGY CODE TABLE 120.3-A.
22. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS ARE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST, OR DEBRIS THAT MAY ENTER THE SYSTEM.
23. WATER HEATING SYSTEMS USING GAS OR PROPANE TO SERVE INDIVIDUAL DWELLING UNITS HAVE THE FOLLOWING COMPONENTS: A DEDICATED 125 VOLT, 20 AMP RECEPTACLE THAT IS CONNECTED TO THE ELECRTRICAL PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITHOUT OBSTRUCTION. IN ADDITION, ALL THE FOLLOWING: BOTH ENDS OF THE UNUSED CONDUCTOR LABELED 'SPARE' AND ELECTRICALLY ISOLATED; A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT FOR THE WATER HEATER AND LABLED 'FUTURE 240V USE'; A CATEGORY III OF IV, OR TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED; A CONDENSATE DRAIN THAT IS NO MORE THEN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE; AND A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.
24. WATER HEATING RECIRCULATION LOOPS SERVING MULTIPLE DWELLING UNITS MEET THE REQUIREMENTS OF CBEC SECTION 160.4(B) AND 110.3(C)4.
25. SOLAR WATER-HEATING SYSTEMS AND COLLECTORS ARE CERTIFIED AND RATED BY THE SOLAR RATING AND CERTIFICATIONS CORPORATION (SRCC), THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, RESEARCH AND TESTING (IAPMO R&T), OR BY A LISTING AGENCY APPROVED BY THE 2022 CALIFORNIA ENERGY CODE.

MECHANICAL GENERAL NOTES

1. ENVIRONMENTAL AIR DUCTS TERMINATE 3' FROM PROPERTY LINE & OPENINGS INTO BUILDING, AND NOT LESS THAN 10 FEET FROM A FORCED AIR INLET. (CMC 502.2) PROVIDE BACK-DRAFT DAMPERS PER CMC 504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WAY.
2. PROVIDE GAS VENT TERMINATIONS PER CMC 802.6.1.
3. PROVIDE COMBUSTION AIR PER CMC CHAPTER 7.
4. PROVIDE SPACE HEATING TO ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY.
5. GENERAL CONTRACTOR TO PROVIDE MINI SPLIT AIR CONDITIONING SYSTEM AT ALL BEDROOMS LOCATED ON TOP FLOOR ONLY. GENERAL CONTRACTOR TO COORDINATE FINAL SYSTEM LAYOUT AND SPECIFICATIONS WITH SUBCONTRACTOR. SEE REFLECTED CEILING PLAN FOR PROPOSED CEILING CASSETTE LOCATIONS
6. THE GENERAL CONTRACTOR IS REQUIRED TO CALL FOR A MEETING WITH THE OWNER, THE ARCHITECT AND THE HVAC SUBCONTRACTOR PRIOR TO ANY HVAC WORK TO DISCUSS AND DECIDE UPON SYSTEMS, EQUIPMENT SPECIFICATIONS AND LAYOUT OPTIONS.

CONSTRUCTION PLAN GENERAL NOTES

1. THESE DOCUMENTS REQUIRE THAT THE GENERAL CONTRACTOR BEARS THE SOLE RESPONSIBILITY FOR ORDERING, PROCURING, PROVIDING, INSTALLING, ADJUSTING, AND MAINTAINING ALL ITEMS TO COMPLETE THE PROJECT SCOPE TO MEET THE INDUSTRY STANDARD OF PROFESSIONAL SERVICES.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. DETAILS GOVERN OVER PLANS, ELEVATIONS, AND BUILDING SECTIONS.
3. THE MAXIMUM CONSTRUCTION TOLERANCE IS 1/4" PER 10 FEET BOTH HORIZONTALLY AND VERTICALLY.
4. THE GENERAL CONTRACTOR PUBLISHES A CONTRUCTION SCHEDULE PRIOR TO CONSTRUCTION COMMENCEMENT, FURNISHES IT TO THE ARCHITECT AND OWNER, AND MAINTAINS ITS ACCURACY AND PUBLISHES IT TO THE ARCHITECT AND OWNER AT REGULAR INTERVALS THROUGH OUT THE PROJECT`S COMPLETION.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING THE CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE PROJECT IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, OR ERRORS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT IN WRITING AND OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION AND RELATED WORK. REQUESTS FOR ADDITIONAL CHARGES WILL NOT BE ENTERTAINED FOR THE GENERAL CONTRACTOR`S OMMISSION TO FORESEE MEANS AND METHODS OF INSTALLING ARCHITECTURAL ELEMENTS, STRUCTURAL ELEMENTS, EQUIPMENTS AND APPLIANCES.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFECTS DISCOVERED IN THE EXISTING BUILDING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO UNEVEN, UNLEVEL, AND OUT OF PLUMB SURFACES IN THE FINISHED FLOORS, SUBFLOORS, FLOOR SLABS, WALL CONSTRUCTION, AND CEILINGS. TO THE EXTENT THESE TYPES OF DEFECTS ARE APPARENT PRIOR TO THE GENERAL CONTRACTOR`S PRICING OF THE WORK THEY ARE INCLUDED IN THE GENERAL CONTRACTOR`S PRICING.
7. THE GENERAL CONTRACTOR PATCHES AND REPAIRS OR REPLACES ALL EXISTING-TO-REMAIN CONSTRUCTION, FINISHES, OR FIXTURES DAMAMGED DURING DEMOLITION AND CONSTRUCTION, INCLUDING BUT NOT LIMITED TO FIREPROOFING, FIRE RATED ASSEMBLIES, AND FIRESTOPPING. PATCHES, REPAIRS, AND REPLACEMENTS ARE UL CLASSIFIED SYSTEMS.
8. THE GENERAL CONTRACTOR VERIFIES THAT NO CONFLICTS EXIST AT THE LOCATIONS OF MECHANICAL, ELECTRICAL, SIGNAL, LIGHTING, PLUMBING, FIRE SPRINKLER COMPONENTS, DUCTWORK, PIPES, AND CONDUITS IN RELATION TO EACH OTHER AND TO OTHER NEW AND EXISTING BUILDING COMPONENTS. THE GENERAL CONTRACTOR VERIFIES THAT REQUIRED CLEARANCES AND ACCESS HATCHES AND DOORS FOR INSTALLATION AND MAINTENANCE ARE PROVIDED. THE GENERAL CONTRACTOR NOTIFIES THE ARCHITECT IN WRITING IF ANY SUCH CONFLICTS WILL RESULT.
9. THE GENERAL CONTRACTOR DISTRIBUTES THE DRAWINGS TO THE TRADES UNDER THE GENERAL CONTRACTOR`S EMPLOYMENT.
10. THE GENERAL CONTRACTOR DETERMINES LEAD TIMES FOR MATERIALS AT THE TIME OF PRICING TO ENSURE THE AVAILABILITY OF MATERIALS AS THE SCHEDULE REQUIRES.
11. THE GENERAL CONTRACTOR SUBMITS REQUESTS FOR SUBSTITUTIONS, REVISIONS, CLARIFICATIONS, AND CHANGES TO THE ARCHITECT IN A TIMELY MANNER AND IN WRITING FOR REVIEW PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.
12. UNLESS SPECIFICALLY INCLUDED IN THE PRICING OR CONSTRUCTION DOCUMENTS, THE OWNER MAY REQUEST MOCK-UPS OF PROPOSED CONSTRUCTION ASSEMBLIES. THE GENERAL CONTRACTOR PROVIDES MOCK UPS ON THIS BASIS AND BILLS THE OWNER FOR THE ASSOCIATED COSTS.
13. THE OWNER MAY REQUEST ADDITIONAL, OR SPECIALIZED, VENDORS OR TRADES PEOPLE FOR PROVIDING MATERIALS, EQUIPMENT, APPLIANCES, OR INSTALLATIONS TO COMPLETE THE PROJECT. THE GENERAL CONTRACTOR WORKS ALONGSIDE SUCH VENDORS OR TRADES PEOPLE BY COORDINATING THE OVERALL PROJECT`S SCHEDULE AND THE OWNER`S PAYMENT FOR THE WORK.
14. WHEN THE GENERAL CONTRACTOR IS COMPLETE OR NEARLY COMPLETE THEY PREPARE AND PUBLISH TO THE ARCHITECT AND OWNER A COMPREHENSIVE PUNCH LIST OF ITEMS TO COMPLETED, CORRECTED, REPAIRED, OR REPLACED PRIOR TO PROJECT CLOSE OUT AND REQUEST FOR FINAL PAYMENT.
15. UPON PROJECT COMPLETION THE GENERAL CONTRACTOR PROVIDES THE OWNER WITH RELEVANT PRODUCT WARRANTY INFORMATION, INSTRUCTION MANUALS, KEYS, SECURITY CODES, RECORD JOB SITE DRAWING SETS, PERMIT APPLICATION MATERIALS, JOB INSPECTION CARDS, AND AS-BUILT DRAWINGS.
16. UPON PROJECT COMPLETION THE GENERAL CONTRACTOR PROVIDES THE OWNER WITH A COMPLETE RELEASE OF ALL LIENS ASSOCIATED WITH THE PROJECT IF ANY LIENS AROSE DURING THE PROJECT.
17. (N) WALLS TYPE "A" U.O.N. SEE SCHEDULE ON SHEET A100.
18. DIMENSIONS ARE TO FACE OF FINISH SURFACE, CENTERLINE OF OPENING, OR EDGE OF FINISH JAMB FRAME AT JAMB OPENING, U.O.N.
19. DOORS AND WINDOWS NOT TAGGED ARE EXISTING TO REMAIN U.O.N.
20. DOORS NOT LOCATED BY DIMENSIONS ARE PLACED 4" OFF OF INSIDE FACE OF JAMB OPENING, U.O.N. REFER TO DOOR SCHEDULE FOR TYPES AND SIZES ON SHEET A901.
21. THRESHOLDS AT SLIDING DOORWAYS ARE A MAXIMUM 3/4" IN HEIGHT AND AT OTHER DOORS ARE A MAXIMUM 2" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS ARE BEVELED WITH A SLOPE NO GREATER THAN 50% PER CBC SECTION 1010.7.
22. EXTERIOR DOORS THAT ARE NOT PART OF THE REQUIRED MEANS OF EGRESS PATHWAY HAVE A MAXIMUM THESHOLD HEIGHT OF 7-3/4" PER CBC SECTION 1010.1.7.
23. PER CBC SECTION 406.3.2.1 PRIVATE GARAGES ARE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF GYPSUM BOARD NOT LESS THAN 1/2" IN THICKNESS APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS ABOVE ARE SEPARATED BY NOT LESS THAN 5/8" IN THICKNESS TYPE X GYPSUM BOARD APPLIED TO THE STRUCTURAL ELEMENTS SEPARATING THE GARAGE AND THE HABITABLE ROOMS. DOOR OPENINGS BETWEEN PRIVATE GARAGES AND DWELLING UNITS ARE EQUIPPED WITH EITHER SOLID DOORS OR HONEYCOMB CORE STEEL DOORS IN COMPLIANCE WITH CBC SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES, ARE SELF-CLOSING AND SELF LATCHING, AND HAVE WEATHERSTRIPPING ON ALL FOUR EDGES.
24. HANDRAILS COMPLY WITH HANDRAIL GRASPABILITY PER CBC 1014.3. SEE DRAWINGS FOR HANDRAIL SHAPE IF SPECIFIED.
25. STAIRWAYS MINIMUM HEADROOM CLEARANCE OF 80 INCHES ABOVE THE FRONT EDGE OF THE NOSING.
26. GSM FLASHING, GSM COUNTERFLASHING, GSM CAP FLASHING, GALVANIZED METAL TRIM, OTHER FABRICATED ITEMS AND MISCELLANEOUS GALVANIZED SHEET METALWORK AT JUNCTIONS OF A ROOF AND WALL, AT CHIMNEYS, OVER EXPOSED DOORS AND WINDOWS, AT HORIZONTAL AND VERTICAL CHANGES OF SIDING MATERIALS, IN ROOF VALLEYS, OR WHERE REQUIRED TO PROVIDE COMPLETE WATERTIGHT AND WATERPROOF CONSTRUCTION. SEE DRAWINGS FOR ALTERNATE TO GSM IF SPECIFIED.
27. ONE PIECE GSM PAN FLASHING AT ALL NEW AND REPLACEMENT EXTERIOR DOORS THRESHOLDS AS SUBSTRATE FOR FINISH DOOR THRESHOLDS. COMPLY WITH ASTM E2112-19, STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS, AND SKYLIGHTS.
28. SHEET OR LIQUID APPLIED WATERPROOFING OVERLAPS FLASHINGS FOR POSITIVE DRAINAGE AT ALL CONDITIONS.
29. FLASHING & SHEET METALWORK FABRICATED AND INSTALLED IN ACCORDANCE WITH SHEET METAL & AIR CONDITIONING CONTRACTORS` NATIONAL ASSOCIATION (SMACNA) ARCHITECTURAL SHEET METAL MANUAL. MINIMUM THICKNESS OR GAGE REQUIREMENTS AS SPECIFIED IN SMACNA ARCHITECTURAL SHEET METAL MANUAL.
30. DISSIMILAR METALS ISOLATED AND PROTECTED FROM CONTACT WITH EACH OTHER WITH PERMANENTLY DURABLE ISOLATION MATERIAL SUCH AS NEOPRENE WITH A MINIMUM 1/8" THICKNESS. SURFACES OF SHEET METAL IN CONTACT WITH CONCRETE, PRESERVATIVE TREATED WOOD, OR ALUMINUM PROTECTED WITH A HEAVY COATING OF BITUMINOUS PAINT AS RECOMMENDED BY PAINT MANUFACTURER AND/OR METAL FABRICATOR.
31. METALS EXPOSED TO THE EXTERIOR ENVIRONMENT ARE PLATED, OR COATED FOR DURABILITY TO PREVENT CORROSION AND DETERIORATION.
32. WHERE OVERFLOW DRAINS OR SCUPPERS ARE REQUIRED PER THE CALIFORNIA PLUMBING CODE, DRAINS SHALL BE INSTALLED WITH THE INLET FLOW LINE 2" ABOVE THE LOW POINT OF THE ROOF, AND SHALL NOT BE CONNECTED TO THE ROOF DRAIN LINES UNLESS IT COMPLIES WITH THE PROVISIONS FOR 'COMBINED SYSTEM'.
33. FLASHING & SHEET METALWORK IS PART OF THE CONTRACT LUMP SUM PRICE FOR THE PROJECT SCOPE WORK.
34. FRAMING LUMBER LOCATED NEARER THAN 6" TO EARTH IS PRESERVATIVE TREATED WOOD. FENCING LUMBER LOCATED NEARER THAN 6" TO EARTH IS REDWOOD OR CEDAR. SEE DRAWINGS IF SPECIFIED.
35. WOOD FRAMING WALL SILL PLATES THAT ARE BEWTEEN 6 AND 12 INCHES ABOVE GRADE HAVE 24 GAUGE MINIMUM GALVANIZED OR COPPER SHEET METAL TERMITE SHIELDS BETWEEN THE TOP OF THE CONCRETE AND THE BOTTOM OF THE WALL SILL PLATE.
36. PENETRATIONS IN FOUNDATION WALLS FOR VENTILATION HAVE METAL MESH CLOSURES TO ENSURE THAT RODENTS CANNOT ACCESS CRAWL SPACES, DEAD SPACE, ETC. ANNULAR PENETRATIONS IN WALLS HAVE CAULKING MEETING ASTM C920 TO SEAL CRACKS AND GAPS TO PREVENT INSECT INTRUSION .
37. CERAMIC COATED OR EPOXY COATED FASTENERS FOR EXTERIOR WOOD DECKING, AND WOOD THAT HAS A NATURAL FINISH WHETHER CLEAR COATED, STAINED OR UNFINISHED.
38. ALL CONCRETE FLOORS AND WALLS AT OR BELOW GRADE TO RECEIVE DAMPPROOFING WHICH SHALL CONSIST OF A BITUMINOUS MATERIAL, 3 POUNDS PER SQ. YARD OF ACRYLIC MODIFIED CEMENT, 1/8" COAT OF SURFACE-BONDING MORTAR COMPLYING WITH ASTM V887 OR EQUAL PER 2022 SECTION 1805.2
39. WEATHER PROTECTION ON ALL EXTERIOR WALLS PER CBC SECTION 1404.2 AND TABLE 1404.2.
40. WATER-RESISTIVE BARRIERS ON ALL EXTERIOR WALLS PER CBC SECTION 2510.6. APPLICATIONS OVER WOOD BASED SHEATING SHALL COMPLY WITH SECTIONS 2510.6.1 OR 2510.6.2.
41. WATER-RESISTIVE BARRIERS ON ALL EXTERIOR WALLS OTHER THAN PLASTER FINISH SHALL HAVE NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1 OR EQUAL PER R703.2.
42. EXTERIOR GLAZING IS BIRD SAFE GLAZING PER SAN FRANCISCO PLANNING DEPARTMENT STANDARDS FOR BIRD SAFE BUILDINGS WHERE APPLICABLE.
43. MINIMUM R-19 THERMAL BATT INSULATION IN EXTERIOR WALL CAVITIES ADJACENT TO LIVING SPACE TO MEET OR EXCEED CALIFORNIA ENERGY CODE REQUIREMENTS.
44. MOISTURE RESISTANT GYPSUM BOARD AT ALL FINISH PAINTED WALLS AND CEILINGS IN BATHROOMS, LAUNDRY ROOMS, AND WALLS THAT BACK PLUMBING FIXTURES.
45. CEMENT BOARD BACKING AT SUBFLOORS AND WALLS TO RECEIVE STONE OR TILE FINISHES. MOISTURE RESISTANT GYPSUM BOARD AT CEILINGS TO RECEIVE STONE OR TILE FINISHES.
46. WALLS ABOVE BATHTUBS FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET.
47. EACH TOILET MINIMUM CLEARANCE OF 24" IN FRONT FROM EDGE OF BOWEL AND 15" FROM CENTERLINE OF THE TOILET TO EACH SIDE.
48. EXISTING NON-COMPLIANT AND NEW PLUMBING FIXTURES COMPLY WITH CALIFORNIA SENATE BILL-407 (2009). EXISTING FIXTURES NOT IN COMPLIANCE MAY BE CHANGED AS A RESULT.
49. APPLIANCES WITH QUICK-ACTING VALVES, INCLUDING BUT NOT LIMITED TO DISHWASHERS & CLOTHES WASHERS, HAVE WATER HAMMER ARRESTORS PER CPC 609.11.
50. DISHWASHERS HAVE AN APPROVED AIR GAP PER CPC 414.3 AND 807.3.
51. EACH KITCHEN TO HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM.
52. EXHAUST FAN DUCTING, INCLUDING BUT NOT LIMITED TO KITCHEN AND BATHROOM EXHAUST FANS, SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.
53. HOUSEHOLD COOKING APPLIANCES HAVE BOTH A COOKTOP AND AN OVEN IF EACH IS NOT SUPPLIED SEPARATELY.
54. HOUSEHOLD COOKING APPLIANCES HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN 30 INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS. (CMC 920.3.2.
55. APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE, AND NOT LESS THAN 22 INCHES BY 30 INCHES. (CPC 508.4).
56. APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES HAVE A SOLID FLOOR PASSAGEWAY OF NOT LESS THAN 24 INCHES AND A WORK PLATFORM OF NOT LESS THAN 30 INCHES BY 30 INCHES IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (CPC 508.4.2 & 508.4.3).
57. APPLIANCES IN ATTIC AND UNDER-FLOOR SPACES HAVE A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE NEAR THE APPLIANCE. (CPC 508.4.4).
58. WATER HEATERS HAVE SEISMIC STRAPPING AT A POINT WITHIN THE UPPER 1/3 AND THE LOWER 1/3 OF THE WATER HEATER'S VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR (4) INCHES IS MAINTAINED ABOVE THE CONTROLS TO THE STRAP. (CPC 507.2).

DEMO PLAN LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) CONSTRUCTION TO BE REMOVED
- (E) WALL TO REMAIN
- (E) WALL TO BE 1-HR RATED, SEE WALL TYPE NOTES, G.C. TO VERIFY THAT MINIMUM (1) LAYER OF 5/8" TYPE 'X' GYP. BOARD IN ON INSIDE FACE OF WALL, PER CBC TABLE 721.1 (2) ITEM 16-1.1 (1-HOUR) OR EQUAL, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- AREA NOT IN SCOPE OF WORK

CONSTRUCTION PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE 1-HR RATED, SEE WALL TYPE NOTES, G.C. TO VERIFY THAT MINIMUM (1) LAYER OF 5/8" TYPE 'X' GYP. BOARD IN ON INSIDE FACE OF WALL, PER CBC TABLE 721.1(2) ITEM 16-1.1 (1-HOUR) OR EQUAL, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- A1 — WALL TAG, SEE SCHEDULE
- (N) NON-RATED WALL
- (N) NON-RATED WALL ACST INSULATION
- (N) 1HR-RATED, INSULATED WALL
- # / # / 1i — (N) DOOR W/HRDW TAG
- (N) WINDOW TAG
- HB — HOSE BIB AND SHUT-OFF VALVE
- G — GAS SHUT-OFF VALVE
- ITEMS OVERHEAD
- AREA NOT IN SCOPE OF WORK

DEMOLITION PLAN GENERAL NOTES

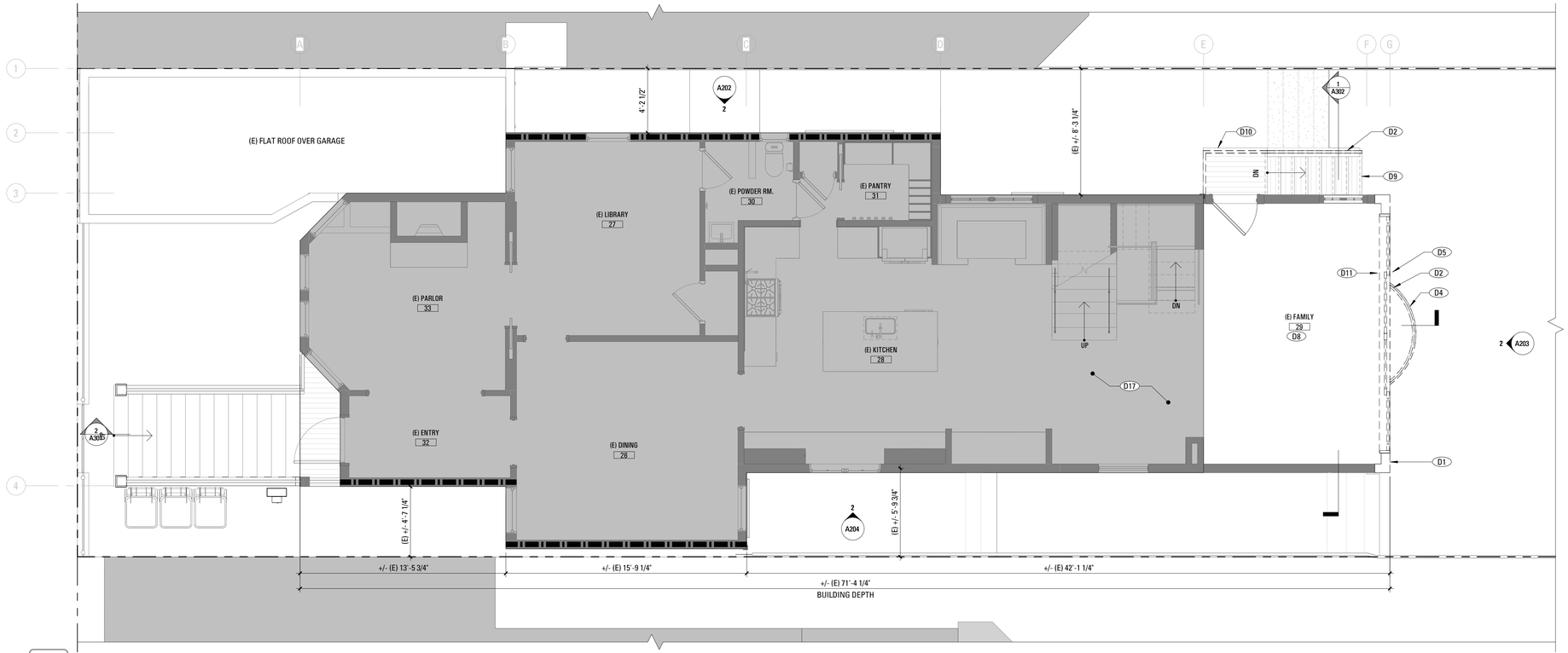
1. EXTENT OF DEMOLITION AND REMAINING CONSTRUCTION TO MINIMIZE REBUILDING OF ELEMENTS AND DAMAGING REMAINING ITEMS IS MAINTAINED BY THE GENERAL CONTRACTOR. REMAINING STRUCTURE, FINISHES, FIXTURES, HARDWARE, EQUIPMENT, APPLIANCES, LANDSCAPING, AND OTHER REMAINING FEATURES ARE TO BE PROTECTED FROM DAMAGE. DAMAGED ITEMS DESCRIBED HEREWITHIN, BUT NOT WITHSTANDING, REPLACED INKIND BY GENERAL CONTRACTOR AT NO EXPENSE TO OWNER.
2. DUST, DEBRIS AND NOISE MITIGATION BY GENERAL CONTRACTOR PER PRIVATE PARTY OR PUBLIC LOCAL AUTHORITIES HAVING JURISDICTION REQUIREMENTS.
3. EXISTING FINISHES, FIXTURES, HARDWARE, EQUIPMENT, APPLIANCES, CONDUIT, PLUMBING, LANDSCAPING, AND FRAMING REMOVED AS NECESSARY TO ACCOMMODATE NEW WORK. REUSED ITEMS ARE PROTECTED AND SAFELY STORED BY THE GENERAL CONTRACTOR.
4. PRIMARY PATHWAYS OF UTLITY SERVICES LOCATED AND NOTED FROM THE STREET TO THE MAIN POINT OF DISTRIBUTION FOR THE CONSTRUCTION BY THE GENERAL CONTRACTOR.
5. PLUMBING, GAS, & ELECTRICAL LINES CAPPED OFF AT THE BACK OF THE RISER OR MAIN FEED AS REQUIRED.
6. STABILITY OF EXISTING STRUCTURE, FRAMING, AND FOUNDATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK IS MAINTAINED BY THE GENERAL CONTRACTOR.
7. DAMAGED OR DECAYED EXISTING WOOD FRAMING, FLOOR, AND SHEATHING IN AREAS OF REMODEL AND REPAIR IS REPLACED. NOTIFY ARCHITECT IF DAMAGED OR DECAYED CONDITIONS ARE ENCOUNTERED PRIOR TO COMMENCING REPAIR WORK AND/OR IS OUTSIDE AREA OF REMODEL.
8. SAFE REMOVAL AND DISPOSAL OF ALL MATERIALS NOT FOR RE-USE ON THIS PROJECT IS MAINTAINED BY THE GENERAL CONTRACTOR. RECYCLE AND HAUL DEBRIS IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS & APPLICABLE LAWS.
9. MATERIALS OF SALVAGE VALUE ARE PROPERTY OF THE OWNER AND RETAINED AND PROTECTED BY THE GENERAL CONTRACTOR UPON OWNER`S RELEASE.
10. DOCUMENTATION HEREIN DOES NOT AUTHORIZE, DESCRIBE, REQUIRE OR INCLUDE THE REMOVAL OF ANY HAZARDOUS MATERIALS OR ELEMENTS, INCLUDING, BUT NOT LIMITED TO LEAD PAINT, ASBESTOS AND PCB`S. GENERAL CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATING TO ANY HAZARDOUS OR TOXIC MATERIALS. IF GENERAL CONTRACTOR DISCOVERS ANY SUCH MATERIALS ON THE PROPERTY, GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. ANY REMOVAL OF HAZARDOUS MATERIALS SHALL BE DOCUMENTED SEPARATELY, AND SHALL OCCUR AS REQUIRED BY CODE AND REGULATORY REQUIREMENTS.
11. EXISTING SMOKE DETECTORS AND ALARMS, CARBON MONOXIDE DETECTORS AND ALARMS, FIRE SAFETY AND FIRE SUPPRESSION SYSTMS REMAIN FUNCTIONAL FOR THE DURATION OF THE CONSTRUCTION, OR TO WHEN NEW SUCH REPLACEMENT SYSTEMS ARE FULLY FUNCTIONAL.
12. TEMPORARY CONSTRUCTION LIGHTING AND OTHER SAFETY PROVISIONS LIKE FALL HAZARDS PER CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (CAL-OSHA) REQUIREMENTS.

WALL TYPE GENERAL NOTES

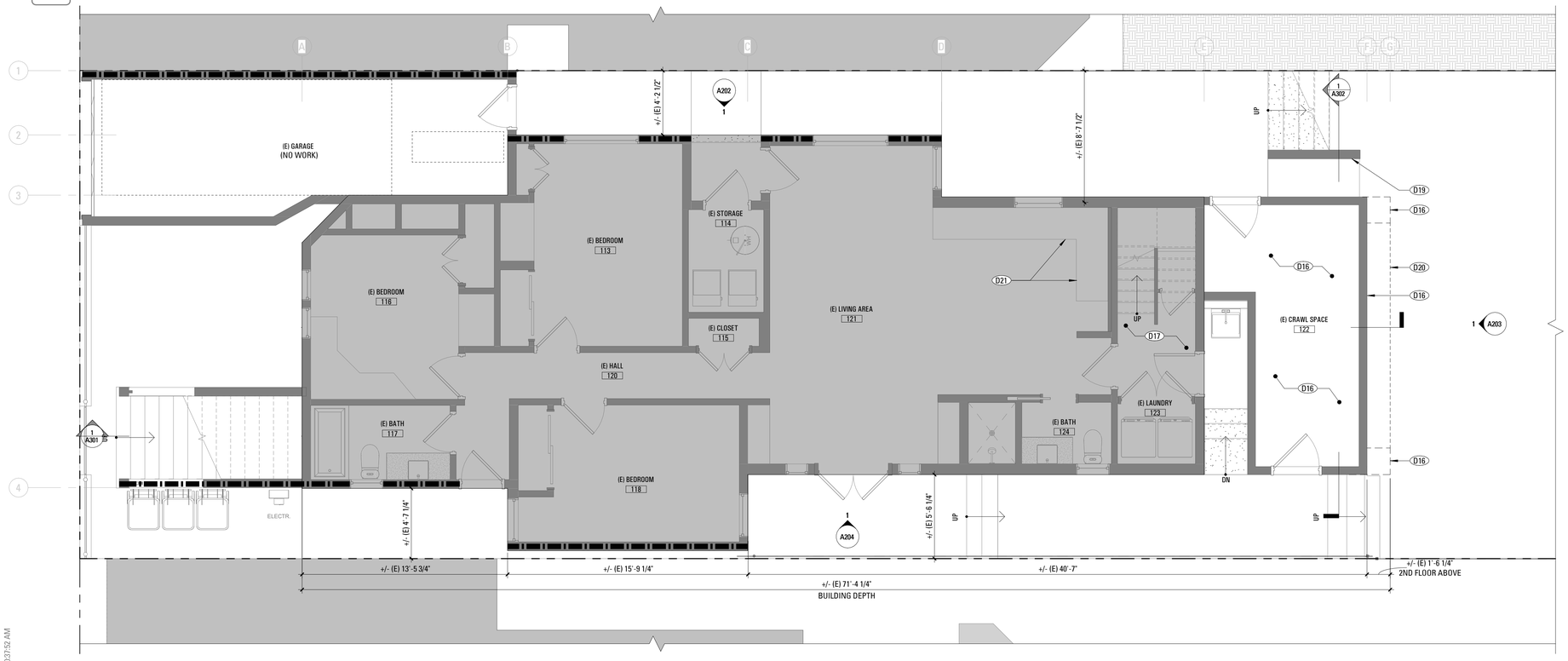
1. SEE STRUCTURAL DRAWINGS FOR WOOD STUD SPACING, STUD DOUBLING, NAILING & SCREWING SCHEDULE, AND ADDITIONAL INFORMATION.
2. REFER TO GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL AND CBC TABLE 721.1 (2) [CRC R302] FOR REFERENCE RATED WALL ASSEMBLIES, FIREBLOCKING, DRAFTSTOPPING.
3. ATTACHMENT OF WALL SHEATHING AND FINISHES TO COMPLY WITH THE REQUIREMENTS OF THE REFERENCED WALL RATED WALL ASSEMBLY AND STRUCTURAL DRAWINGS
4. THERMAL TO FILL WALL CAVITY. MINIMUM R-13 INSULATION IN 2X4 WOOD-FRAME WALLS & MINIMUM R-19 INSULATION IN 2X6 WOOD-FRAME WALLS OR EQUIVALENT U-FACTOR TO MEET PERFORMANCE CRITERIA IN TITLE 24 ENERGY COMPLIANCE REQUIREMENTS.
5. REFER TO ASTM C1063 FOR CEMENT PLASTER ASSEMBLIES.
6. WHERE INFORMATION DIFFERS FROM CONSULTANT DRAWINGS, USE MORE STRINGENT CRITERIA & CONTACT ARCHITECT TO CONFIRM.
7. VERIFY STUD SIZES WITH STRUCTURAL DRAWINGS AND DETAILS, AND NOTIFY ARCHITECT OF ANY CONFLICTS.

FLOOR TYPE GENERAL NOTES

1. REFER TO THE TILE COUNCIL OF NORTH AMERICA FOR ALL CERAMIC, GLASS, AND STONE TILE INSTALLATION.
2. MINIMUM R-19 INSULATION IN RAISED WOOD-FRAME FLOOR OR EQUIVALENT U-FACTOR.
3. WHERE



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



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

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DEMO PLAN LEGEND

	(E) CONSTRUCTION TO BE REMOVED
	(E) CONSTRUCTION TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE 1-HR RATED, SEE WALL TYPE NOTES, G.C. TO VERIFY THAT MINIMUM (1) LAYER OF 5/8" TYPE 'X' GYP. BOARD IN ON INSIDE FACE OF WALL, PER CBC TABLE 721.1 (2) ITEM 16-1.1 (1-HOUR) OR EQUAL, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
	AREA NOT IN SCOPE OF WORK

DEMOLITION PLAN KEYNOTES

KEYNOTE SYMBOL

D1	REMOVE PORTION OF (E) EXT WALL TO ACCOMMODATE (N) WORK
D2	REMOVE (E) GUARDRAIL
D4	REMOVE (E) BALCONY
D5	REMOVE (E) SLIDING DOOR
D8	REMOVE (E) CEILING, LIGHTING, AND CONDUIT ABOVE, TYP
D9	(E) STAIRS AND CURB WALL TO REMAIN. PROTECT FOR DURATION OF WORK.
D10	REMOVE (E) PLYWOOD FINISH AND PREPARE FOR APPLICATION OF (N) PAINTED WOOD SIDING FINISH
D11	REMOVE PORTION OF (E) FLOOR TO ACCOMMODATE (N) WORK
D16	(E) WALLS, FOUNDATIONS, AND SLABS TO BE PREPPED FOR (N) STRUCTURAL WORK, S.S.D.
D17	NO WORK IN (E) AREA, GC TO PROTECT (E) CONSTRUCTION AND AREAS OF THE HOME FROM AREA OF WORK FOR DURATION OF PROJECT.
D19	EXISTING STAIR AND CURB WALL TO REMAIN, PREPARE FOR (N) GUARDRAIL, S.S.D.
D20	LINE OF SECOND FLOOR ABOVE
D21	(E) BUILT-IN CABINETRY TO REMAIN

NORTH POINT RESIDENCE ADDITION

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San Francisco, CA 94104
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839 NORTH POINT ST

20250118464

INTERNAL STAMPS



NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25

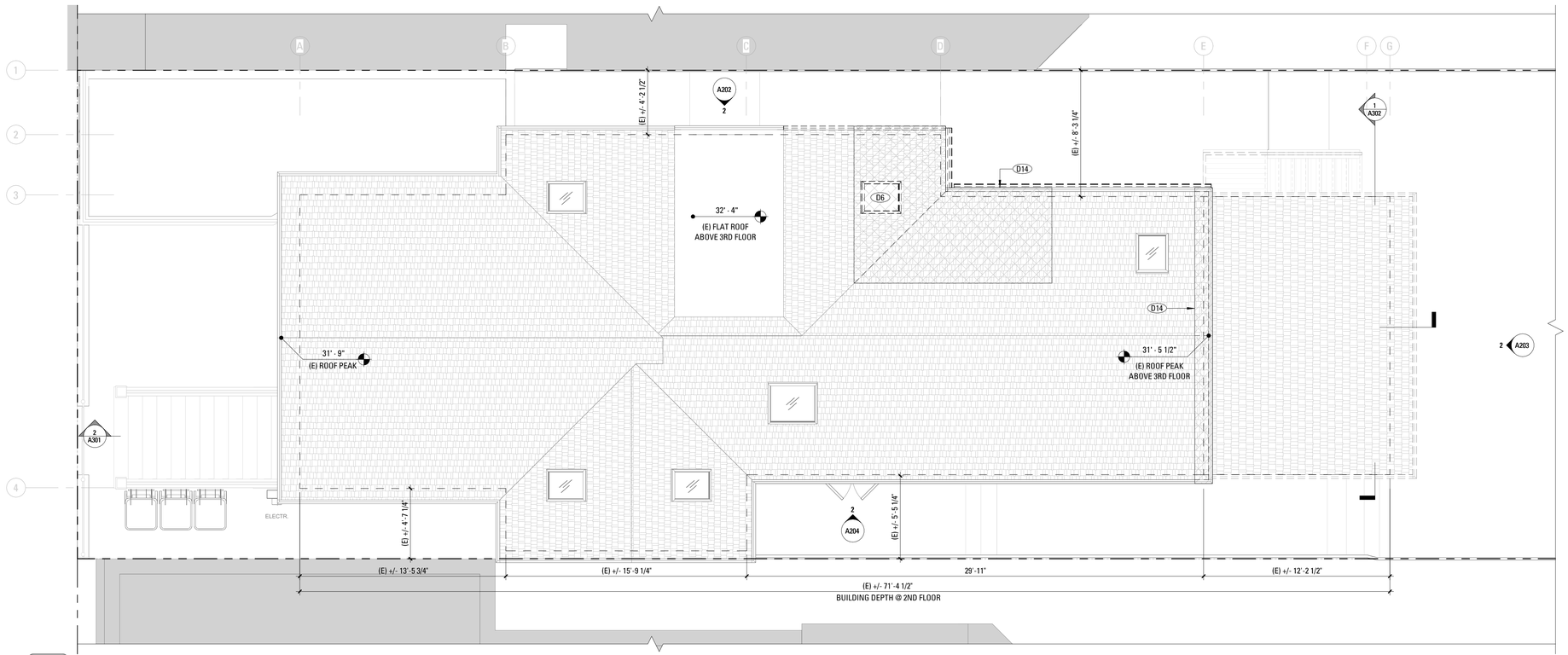
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Project Number:	18040.2

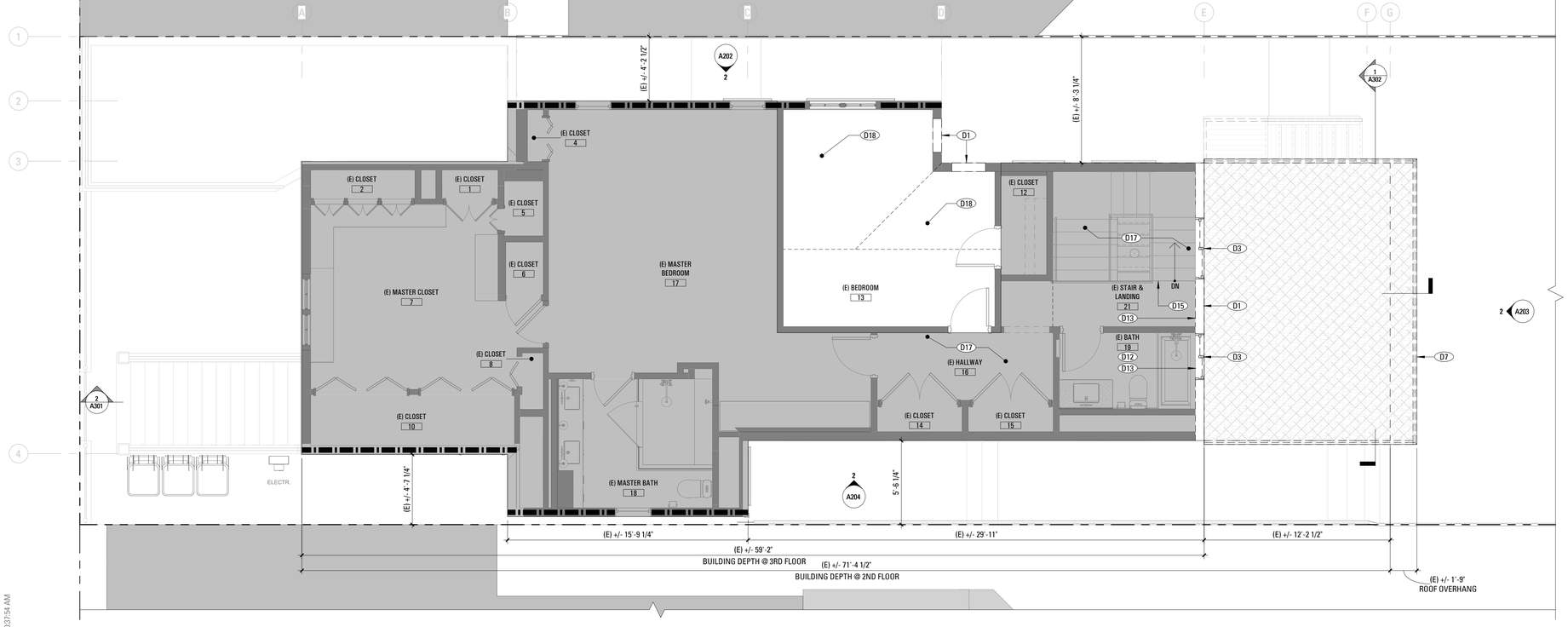
GROUND & SECOND FLOOR EXISTING & DEMO PLANS

SHEET NUMBER

A101



2 ROOF PLAN - EXISTING/DEMOLITION PLAN
1/4" = 1'-0"



1 THIRD FLOOR - EXISTING/DEMOLITION PLAN
1/4" = 1'-0"

10/2/2025 10:37:54 AM

DEMO PLAN LEGEND

	(E) CONSTRUCTION TO BE REMOVED
	(E) CONSTRUCTION TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE 1-HR RATED, SEE WALL TYPE NOTES, G.C. TO VERIFY THAT MINIMUM (1) LAYER OF 5/8" TYPE 'X' GYP. BOARD IN ON INSIDE FACE OF WALL, PER CBC TABLE 721.1 (2) ITEM 16-1.1 (1-HOUR) OR EQUAL, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
	AREA NOT IN SCOPE OF WORK

DEMOLITION PLAN KEYNOTES

KEYNOTE SYMBOL

D1	REMOVE PORTION OF (E) EXT WALL TO ACCOMMODATE (N) WORK
D3	REMOVE (E) WINDOW
D6	REMOVE (E) SKYLIGHT
D7	REMOVE (E) SLOPED ROOF AND CEILING TO ACCOMMODATE (N) ADDITION, S.S.D.
D12	PROTECT (E) PLUMBING FIXTURES FOR DURATION OF WORK
D13	CUT BACK (E) FINISHES TO LOGICAL BREAKING PT.
D14	REMOVE (E) PORTION OF ROOF TO ACCOMMODATE (N) ROOF AND CEILING, S.S.D.
D15	(E) STAIR TO REMAIN, PROTECT FOR DURATION OF PROJECT
D17	NO WORK IN (E) AREA, GC TO PROTECT (E) CONSTRUCTION AND AREAS OF THE HOME FROM AREA OF WORK FOR DURATION OF PROJECT.
D18	REMOVE (E) CEILING AND LIGHTING ABOVE TO ACCOMMODATE (N) WORK

EXISTING ROOF AREA CALCULATION

(E) TOTAL ROOF AREA:	1873.71 SF
(E) SOLAR READY ROOF AREA:	N/A

NOTE: PROJECT DOES NOT INCLUDE NEW CONSTRUCTION, THEREFORE THE SF PLANNING BETTER ROOFS ORDINANCE DOES NOT APPLY

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS

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Suite 650
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839 NORTH POINT ST

20250611846 4

INTERNAL STAMPS

San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25

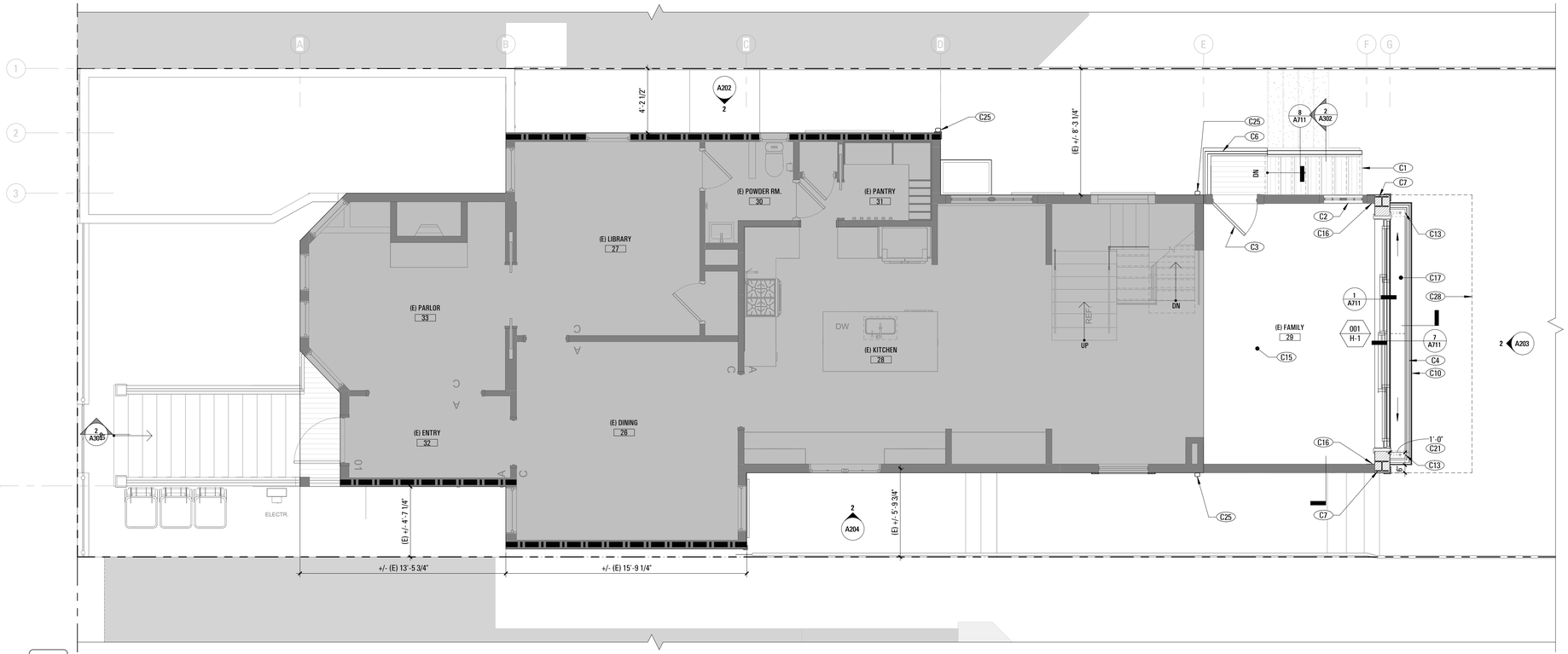
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Project Number:	18040.2

THIRD FLOOR & ROOF EXISTING & DEMO PLANS

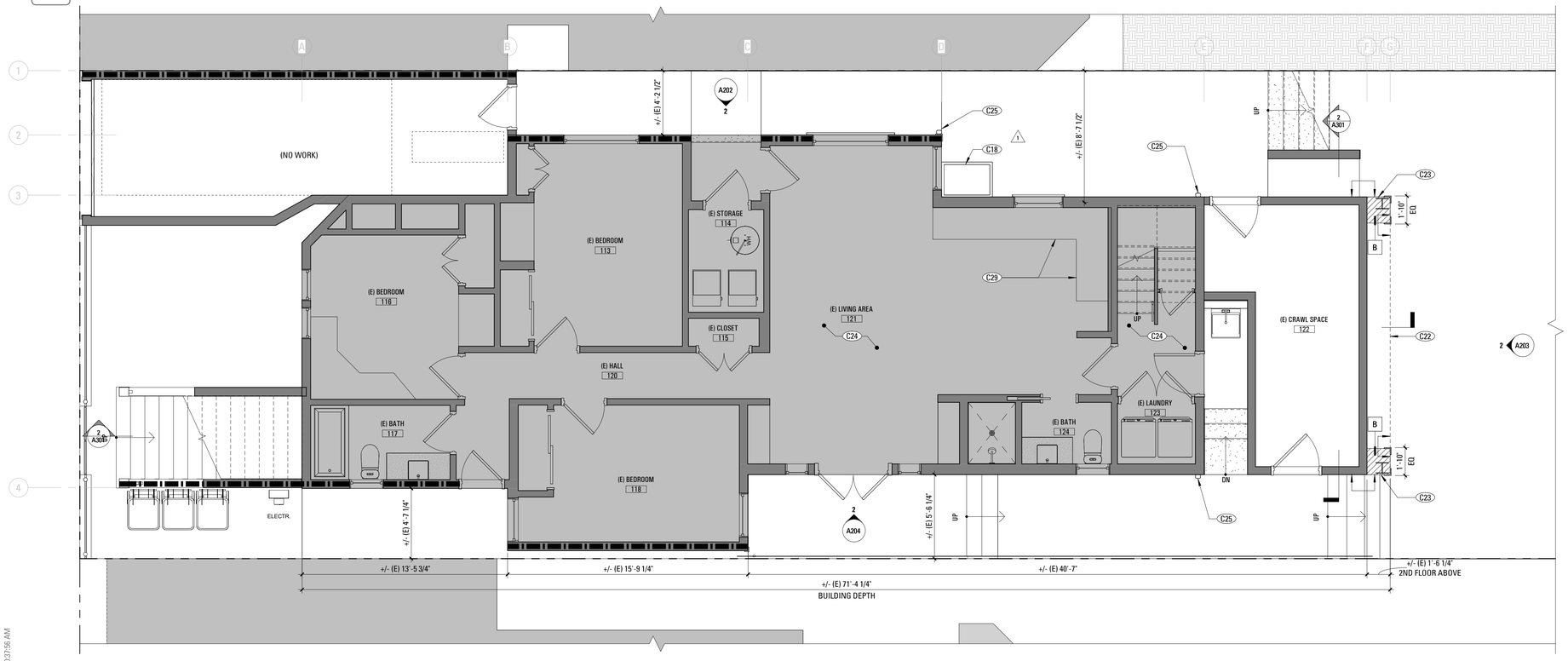
SHEET NUMBER

A102



2 SECOND FLOOR - PROPOSED CONSTRUCTION PLAN

1/4" = 1'-0"



1 GROUND FLOOR - PROPOSED CONSTRUCTION PLAN

1/4" = 1'-0"

10/2/2025 10:37:56 AM

CONSTRUCTION PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE 1-HR RATED, SEE WALL TYPE NOTES, G.C. TO VERIFY THAT MINIMUM (1) LAYER OF 5/8" TYPE 'X' GYP. BOARD IN ON INSIDE FACE OF WALL, PER CBC TABLE 721.1(2) ITEM 16-1.1 (1-HOUR) OR EQUAL, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- A1 — WALL TAG, SEE SCHEDULE
- (N) NON-RATED WALL
- (N) NON-RATED WALL ACST INSULATION
- (N) 1HR-RATED, INSULATED WALL
- # / 1i — (N) DOOR W/HRDW TAG
- (N) WINDOW TAG
- HB — HOSE BIB AND SHUT-OFF VALVE
- G — GAS SHUT-OFF VALVE
- ITEMS OVERHEAD
- AREA NOT IN SCOPE OF WORK

CONSTRUCTION PLAN KEYNOTES

KEYNOTE SYMBOL

C1	(E) STAIR TO REMAIN
C2	(E) WINDOW TO REMAIN, PROTECT FOR DURATION OF WORK
C3	(E) DOOR TO REMAIN
C4	(N) GUARDRAIL AT 42" AFF W/ 4" MAX OPENING; DESIGN SHALL RESIST LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SEC. 4.5.1 OF ASCE PER CBC 1607.8.1
C6	(N) GUARDRAIL/HANDRAIL AT 42" AFF W/ 4" MAX OPENING; DESIGN SHALL RESIST LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SEC. 4.5.1 OF ASCE PER CBC 1607.8.1
C7	(N) STEEL COLUMN, S.S.D.
C10	(N) CANTILEVERED EXTERIOR DECK TO RECEIVE PORCELAIN TILE FINISH, SEE DETAIL FC3.2/A701
C13	(N) DRAIN. GC TO COORDINATE FINAL DRAIN LOCATIONS, PROVIDE OVERFLOW DRAIN PER CPC SECTION 1101.12.2
C15	(E) FLOORING TO BE REPAIRED AND PATCHED AS NECESSARY, ANY (N) REPLACEMENT FLOORING TO MATCH ADJACENT MATERIAL AND FINISH
C16	(E) WALLS TO BE REPAIRED AND PATCHED AS NECESSARY, WALLS TO BE FINISHED TO MATCH ADJACENT LEVEL OF FINISH AND COLOR
C17	(N) BUILT-UP, LOW-SLOPE DECK BELOW DECK FINISH, SLOPE MINIMUM 1/4" PER FOOT TOWARD ROOF DRAINS
C18	(N) AIR CONDENSER UNIT AT GRADE, PROVIDE BASE ISOLATION GASKETS. PROVIDE 3 IN. MIN. CONCRETE ISOLATION PAD PER CMC-1105.2. EQUIPMENT SHALL NOT INTERFERE WITH NORMAL OPERATION AND USE OF (E) DOORS, WINDOWS, OR OTHER REQUIRED FACILITIES PER CMC-301.8. REFER TO MECHANICAL NOTES ON SHEET A100.
C21	DIMENSION CLR TO F.O. (N) CURB
C22	LINE OF SECOND FLOOR ABOVE
C23	(N) EXTERIOR WALL INFILL BELOW EXISTING WALLS TO GRADE IN ORDER TO ACCOMMODATE (N) STRUCTURAL STRENGTHENING, MATCH ADJACENT FINISHES
C24	NO WORK IN (E) AREA, GC TO PROTECT (E) CONSTRUCTION AND AREAS OF THE HOME FROM AREA OF WORK FOR DURATION OF PROJECT.
C25	(N) PAINTED METAL DOWNSPOUT
C28	OUTLINE OF CANTILEVERED DECK ABOVE
C29	(E) BUILT-IN CABINETRY TO REMAIN

NORTH POINT RESIDENCE ADDITION

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MARTINKOVIC MILFORD ARCHITECTS

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INTERNAL STAMPS



NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25
1	PLAN CHECK RESPONSE REV 1	09.03.25

PERMIT SET

Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

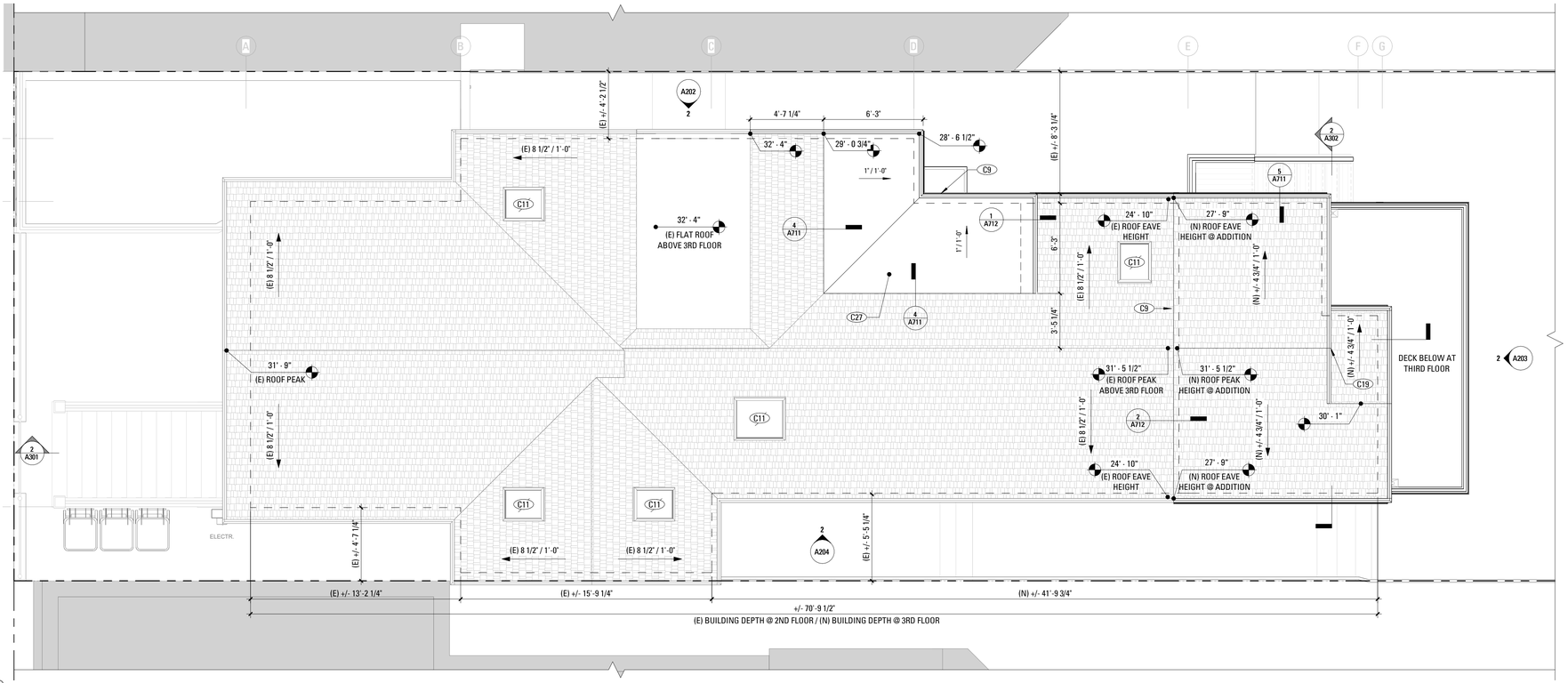
GROUND & SECOND FLOOR PROPOSED CONST. PLANS

SHEET NUMBER

A111

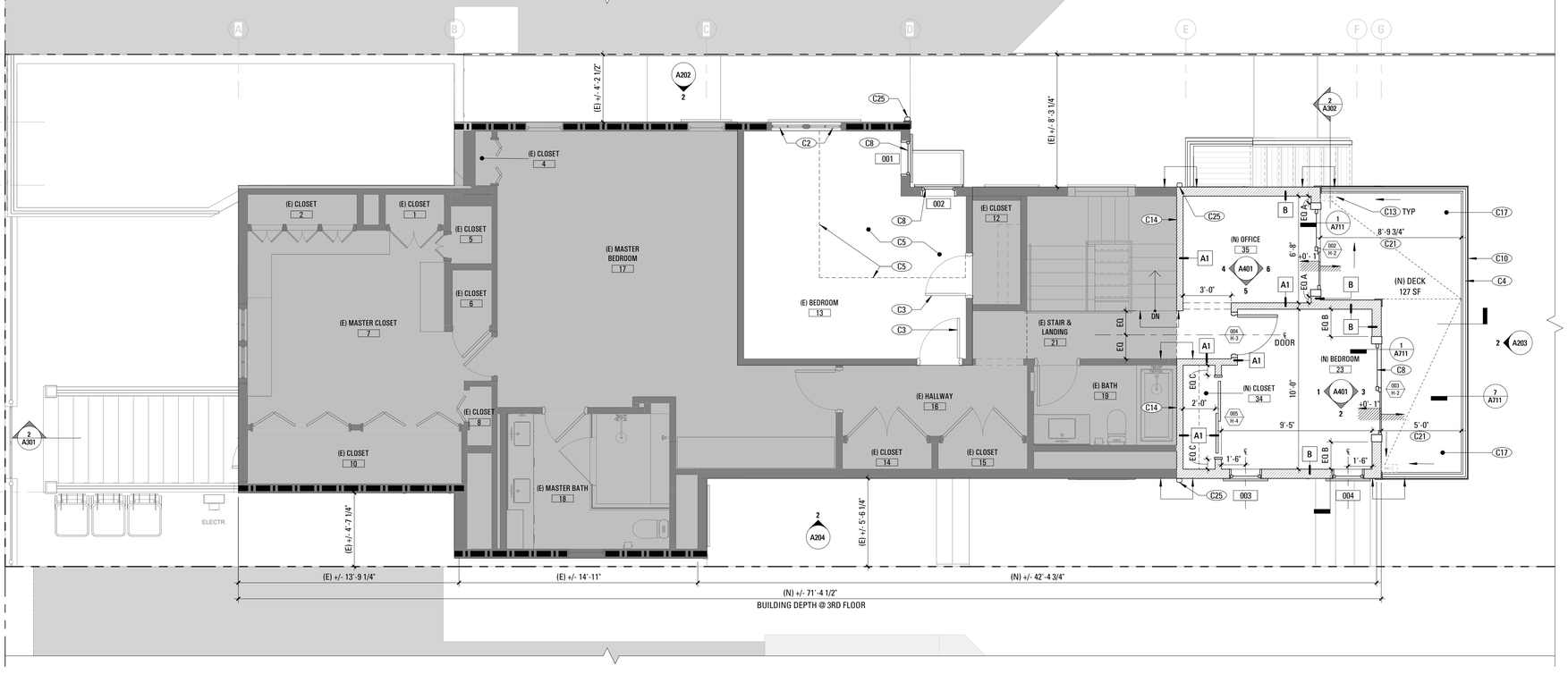
839 NORTH POINT ST

20250118464



2 ROOF PLAN - PROPOSED CONSTRUCTION PLAN

1/4" = 1'-0"



1 THIRD FLOOR - PROPOSED CONSTRUCTION PLAN

1/4" = 1'-0"

10/2/2025 10:37:58 AM

CONSTRUCTION PLAN LEGEND

	(E) WALL TO REMAIN
	(E) WALL TO BE 1-HR RATED, SEE WALL TYPE NOTES, G.C. TO VERIFY THAT MINIMUM (1) LAYER OF 5/8" TYPE 'X' GYP. BOARD IN ON INSIDE FACE OF WALL, PER CBC TABLE 721.1(2) ITEM 16-1.1 (1-HOUR) OR EQUAL, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
A1	WALL TAG, SEE SCHEDULE
	(N) NON-RATED WALL
	(N) NON-RATED WALL ACST INSULATION
	(N) 1HR-RATED, INSULATED WALL
# / 1i	(N) DOOR W/HRDW TAG
	(N) WINDOW TAG
HB	HOSE BIB AND SHUT-OFF VALVE
G	GAS SHUT-OFF VALVE
	ITEMS OVERHEAD
	AREA NOT IN SCOPE OF WORK

CONSTRUCTION PLAN KEYNOTES

KEYNOTE SYMBOL

C2	(E) WINDOW TO REMAIN, PROTECT FOR DURATION OF WORK
C3	(E) DOOR TO REMAIN
C4	(N) GUARDRAIL AT 42" AFF W/ 4" MAX OPENING; DESIGN SHALL RESIST LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SEC. 4.5.1 OF ASCE PER CBC 1607.8.1
C5	AREA OF RAISED (N) RAISED CEILING/ROOF, SEE RCP
C8	(N) OPENING TO BE OPERABLE AND COMPLY WITH ESCAPE AND RESCUE REQUIREMENTS PER CBC 1031.
C9	AREA OF (N) ROOF. PROVIDE FASCIA TO MATCH (E) ADJACENT.
C10	(N) CANTILEVERED EXTERIOR DECK TO RECEIVE PORCELAIN TILE FINISH, SEE DETAIL FC3.2/A701
C11	(E) FIXED SKYLIGHT TO REMAIN. PROTECT FROM DAMAGE FOR DURATION OF WORK.
C13	(N) DRAIN, GC TO COORDINATE FINAL DRAIN LOCATIONS, PROVIDE OVERFLOW DRAIN PER CPC SECTION 1101.12.2
C14	REPAIR, PATCH, & REPLACE FINISHES WHERE EXISTING OPENING TO BE INFILLED AND MATCH ADJACENT FINISH
C17	(N) BUILT-UP, LOW-SLOPE DECK BELOW DECK FINISH, SLOPE MINIMUM 1/4" PER FOOT TOWARD ROOF DRAINS
C19	(N) PAINTED METAL EXTERIOR ATTIC VENT AT FACE OF EXTERIOR WALL, SEE EXTERIOR ELEVATIONS, VENT TO BE A MINIMUM 1.5 SQ FEET IN NET OPEN AREA, VENT TO COMPLY WITH CBC SECTION 1202.2.2
C21	DIMENSION CLR TO F.O. (N) CURB
C25	(N) PAINTED METAL DOWNSPOUT
C27	(N) LOW-SLOPE BUILT-UP ROOF. REFER TO DETAIL 4/A701 FOR ASSEMBLY DETAIL.

PROPOSED ROOF AREA CALCULATION

(N) TOTAL ROOF AREA:	1860.24 SF
(N) SOLAR READY ROOF AREA:	N/A

NOTE: PROJECT DOES NOT INCLUDE NEW CONSTRUCTION, THEREFORE THE SF PLANNING BETTER ROOFS ORDINANCE DOES NOT APPLY

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS

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STATE OF CALIFORNIA — No. C34430 — REGISTERED ARCHITECT

INTERNAL STAMPS

San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25
	PLANNING COMMENTS RESPONSE	05.23.25

PERMIT SET

Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

THIRD FLOOR & ROOF PROPOSED CONST. PLANS

SHEET NUMBER

A112

839 NORTH POINT ST

20250118464

REFLECTED CEILING PLAN GENERAL NOTES

1. ELECTRICAL WORK COMPLIES WITH THE 2022 CALIFORNIA ELECTRICAL CODE (2022 CEC.)
2. NEW LIGHTING IN ACCORDANCE WITH THE 2022 CALIFORNIA TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS.
3. NEW LIGHTING IS HIGH EFFICACY IN ACCORDANCE WITH TABLE 160.5-A OF THE 2022 CALIFORNIA TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS.
4. PERMANENTLY INSTALLED LUMINAIRES WITH INTERCHANGEABLE LAMPS CONTAIN LAMPS THAT COMPLY WITH THE REQUIREMENTS OF JOINT APPENDIX 8 (JA8) FOR THE 2022 BUILDING ENERGY EFFICIENCY STANDARDS AND ARE APPROPRIATELY MARKED TO BE CONSIDERED "HIGH EFFICACY LUMINAIRES."
   A. SCREW BASE LUMINAIRES MUST MEET THE EFFICIENCY STANDARDS OF JA8.
5. RECESSED DOWNLIGHT LUMINAIRES AND ENCLOSED LUMINAIRES CONTAIN A JA8 COMPLIANT LAMP. MUST BE MARKED JA8-2016-E, JA8-2019-E or JA8-2022-E TO SHOW CERTIFICATION WITH THE ELEVATED TEMP REQUIREMENTS OF J8 AND THE 2022 CALIFORNIA TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS. CLEARANCE INSTALLATION REQUIREMENTS MUST MEET CEC SECTION 410.116. ICAT HOUSING IS REQUIRED WHERE INSTALLED IN INSULATED, NON, RATED CEILINGS.
6. PERMANENTLY INSTALLED LUMINAIRES HAVE READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
7. HIGH EFFICIENCY LED LUMINAIRES HAVE A MINIMUM COLOR RENDITION INDEX (CRI) ≥ 90 AND CORRELATED COLOR TEMPERATURE (CCT) OF 2700-4000K (INTERIOR) AND UP TO 5000K (OUTDOOR)
8. FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES COMPLY WITH NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) SSL 7A.
9. FLUORESCENT FIXTURES 13W OR GREATER HAVE ELECTRONIC BALLASTS AND AN OUTPUT FREQUENCY NO LESS THAN 20KHZ PER 2022 BUILDING ENERGY EFFICIENCY STANDARDS 150.0(k)1)(D).
10. ALL RECESSED LIGHTING IN SURFACES WITH THERMAL INSULATION SHALL HAVE AIR TIGHT/IC (INSULATION CONTACT) HOUSINGS.
11. LIGHTING INSTALLED IN BATHROOMS HAVE: (A) MINIMUM ONE HIGH EFFICACY LIGHT FIXTURE; AND (B) ALL OTHER LIGHTING IS HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS.
    A. INDOOR HIGH EFFICACY LIGHTING TYPES MUST BE ONE OF THE FOLLOWING TYPES:
    B. PIN-BASED LINEAR FLUORESCENT WITH ELECTRONIC BALLAST;
    C. PIN-BASED COMPACT FLUORESCENT WITH ELECTRONIC BALLAST;
    D. INSEPARABLE SOLID STATE LIGHTING (SSL) LUMINAIRES WITH COLORED LIGHT SOURCES FOR DECORATIVE LIGHTING PURPOSE;
    E. CEILING FAN LIGHT KITS SUBJECT TO FEDERAL APPLIANCE REGULATIONS
12. LIGHTING IN ATTACHED AND DETACHED GARAGES, LAUNDRY, UTILITY ROOMS, AND BATHROOMS IS HIGH EFFICACY AND CONTROLLED BY VACANCY SENSORS.
13. INTERIOR LIGHTING IN ROOMS OR AREAS OTHER THAN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS IS HIGH EFFICACY, OR IS CONTROLLED BY EITHER DIMMERS OR VACANCY SENSORS.
    A. ALL HABITABLE SPACES (SUCH AS KITCHENS, BEDROOMS, LIVING ROOMS, OFFICES, DINING ROOMS) DO NO REQUIRE OCCUPANCY/VACANCY SENSORS BUT MUST CONTAIN DIMMABLE WALL CONTROLS.
14. LUMINAIRES INSTALLED WITH JA8-CERTIFIED LIGHT SOURCES AND BLANK ELECTRICAL BOXES MORE THAN FIVE FEET ABOVE THE FINISHED FLOOR ARE CONTROLLED BY EITHER A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.
15. LIGHTING CONTROLS, BALLASTS FOR RECESSED LUMINAIRES, AND HIGH EFFICACY LED LIGHT SOURCES ARE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION FOR COMPLIANCE WITH THE 2022 CALIFORNIA TITLE 24 BUILDING ENERGY EFFICIENCY STANDARDS.
16. PERMANENTLY INSTALLED LIGHTING THAT IS INTERNAL TO CABINETS USES NO MURE THAN 20 WATTS OF POWER PER LINEAR FOOT OF ILLUMINATED CABINET. CABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM CEILING LIGHTING.
17. EXHAUST FANS WITH INTEGRAL LIGHTING HAVE THE ABILITY TO MANUALLY SWITCH OFF LIGHT SYSTEM WHILE FAN CONTINUES TO OPERATE.
18. OUTDOOR LIGHTING MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT ARE HIGH EFFICACY, AND CONTROLLED BY A MANUAL ON AND OFF SWITCH, AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES:
    A. PHOTOCONTROL AND MOTION SENSOR;
    B. PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL;
    C. ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS; OR
    D. ELECTROMAGNETIC CONTROL SYSTEMS THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK.
    E. LIGHTING CONTROLS: REFER TO 2022 TITLE 24 ENERGY CODE SECTIONS 110.0; 110.1; 110.9; 150.0(k)1E.2-5 (SINGLE FAMILY); AND 160.5(a)1E.2 (MULTIFAMILY).
19. OUTDOOR HIGH EFFICACY LIGHTING TYPES MUST BE ONE OF THE FOLLOWING TYPES:
    A. HIGH-INTENSITY DISCHARGE LIGHT SOURCES SUCH AS PULSE-START METAL HALIDE AND HIGH-PRESSURE SODIUM LIGHT SOURCES;
    B. LUMINAIRES WITH HARDWIRED HIGH FREQUENCY GENERATOR AND INDUCTION LAMP;
    C. LED LIGHT SOURCES THAT ARE INSTALLED OUTDOORS.
20. ALL ELECTRICAL DEVICES (SWITCHES, OUTLETS) ARE THE SAME COLOR AS THE COVERPLATE, U.O.N.
21. ADJACENT SWITCHES AND OUTLETS ARE GANGED IN ONE PLATE UP TO THE MAXIMUM SIZE PLATES AVAILABLE.
22. SWITCHES ARE MOUNTED 48" A.F.F. TO THE CENTERLINE, U.O.N.
23. SWITCHING NOT SHOWN ON PLANS IS COORDINATED BY THE GENERAL CONTRACTOR WITH THE OWNER.
24. LIGHTS NOT LOCATED BY DIMENSION ARE CENTERED ON SECTION OF CEILING WHERE LOCATED AND ALIGN WITH CENTER OF ADJACENT FIXTURES, DOORS, OR WINDOWS.
25. EXISTING CEILING FINISHES REMAIN, U.O.N.
26. EXISTING LIGHTING REMAINS, U.O.N.
27. CONDUITS AND WIRES ARE CONCEALED, U.O.N.
28. SMOKE ALARMS AND DETECTORS INCLUDING COMBINATION SMOKE AND CARBON MONOXIDE ALARMS AND DETECTORS ARE SOLELY BATTERY POWERED AND CONTAIN A NONREPLACEABLE, NONREMOVABLE BATTERY THAT IS CAPABLE OF POWERING THE DEVICE FOR AT LEAST 10 YEARS.
29. SMOKE ALARMS AND DETECTORS INCLUDING COMBINATION SMOKE AND CARBON MONOXIDE ALARMS AND DETECTORS DISPLAY THE DATE OF MANUFACTURE, PROVIDE A PLACE ON THE DEVICE WHERE THE DATE OF INSTALLATION CAN BE WRITTEN, AND INCORPORATE A HUSH FEATURE.
30. EXCEPTIONS TO 28 AND 29 ABOVE INCLUDE: A) SMOKE ALARMS AND DETECTORS INCLUDING COMBINATION SMOKE AND CARBON MONOXIDE ALARMS AND DETECTORS INTENDED TO BE USED WITH A FIRE ALARM OR HOUSEHOLD FIRE ALARM CONTROL UNIT; B) SMOKE ALARMS AND DETECTORS INCLUDING COMBINATION SMOKE AND CARBON MONOXIDE ALARMS AND DETECTORS THAT SEND A SUPERVISION AND BATTERY DEPLETION SIGNAL TO A FIRE ALARM OR HOUSEHOLD FIRE ALARM CONTROL UNIT VIA A LOW-POWER RADIO FREQUENCY WIRELESS COMMUNICATION SIGNAL; C) SMOKE ALARMS AND DETECTORS INCLUDING COMBINATION SMOKE AND CARBON MONOXIDE ALARMS AND DETECTORS THAT USE LOW-POWER RADIO FREQUENCY WIRELESS COMMUNICATION SIGNAL FOR INTERCONNECTION.
31. CARBON MONOXIDE ALARMS AND DETECTORS ARE LISTED IN ACCORDANCE WITH EITHER UL2034 OR UL2075 AND APPROVED BY THE OFFICE OF THE STATE FIRE MARSHAL CALIFORNIA PER SENATE BILL 183.

POWER AND SIGNAL PLAN GENERAL NOTES

1. NEW CONVENIENCE OUTLETS ONLY SHOWN. POWER FOR ALL EQUIPMENT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
2. GENERAL CONTRACTOR TO COORDINATE DATA OUTLETS, RUNS, PANELS, ETC. WITH OWNER.
3. GENERAL CONTRACTOR TO COORDINATE AUDIO VIUSAL (AV) SYSTEM OUTLETS, RUNS, PANELS, ETC. WITH OWNER.
4. GENERAL CONTRACTOR TO COORDINATE TELEPHONE AND CABLE TV SYSTEM OUTLETS, RUNS, PANELS, ETC. WITH OWNER.
5. SINGLE GANG COVER PLATES ORIENTED VERTICALLY, U.O.N. COVER PLATE HEIGHT TO MATCH (E) U.O.N.
6. DIMENSIONS ARE TO HORIZONTAL CENTERLINE OF COVER PLATES FOR BOTH INDIVIDUAL AND GANGED COVER PLATES, U.O.N.
7. COVER PLATES CENTERED ON SECTION OF WALL WHERE LOCATED OR CENTERED BELOW WINDOW OR CABINET ABOVE, U.O.N.
8. JUNCTION BOXES ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES, OR JUNCTION BOXES OFFSET MINIMUM DISTANCE AS REQUIRED AVOIDING BACK-TO-BACK INSTALLATION.
9. RECEPTACLES, OUTLETS, JACKS, DATA PORTS, ETC. MOUNTED IN PAINTED GYPSUM BOARD ARE WHITE WITH WHITE COVER PLATES.
10. NO SURFACE MOUNTED CONDUIT OR JUNCTION BOXES ON WALLS, CEILINGS OR OTHER EXPOSED SURFACES, U.O.N. CONDUIT AND JUNCTION BOXES ARE RECESSED. ARCHITECT NOTIFIED OF ANY DISCREPANCIES.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE FINAL LOCATIONS OF DEVICES WITH THE ARCHITECT AND/OR THE MEP ENGINEER BEFORE INSTALLATION.
12. AREAS SPECIFIED IN CEC SECTION 210.52 THAT CONTAIN 125-VOLT, 15- AND 20- AMPERE RECEPTACLES HAVE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC SECTION 406.12.
13. PER CEC SECTION 210.12 (A)(1) THROUGH (6) PROTECT RECEPTACLES IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLE OUTLETS. SEE CEC SECTION 210.12.
14. BATHROOM RECEPTACLE OUTLETS WITH AT LEAST ONE 20-AMPERE BRANCH CIRCUIT WITH NO OTHER RECEPTACLE OUTLETS. RECEPTACLES WITHIN 3 FEET OF OUTSIDE EDGE OF SINK BASIN, WITHIN 1 FOOT BELOW THE TOP OF THE BASIN ARE GFCI PROTECTED PER CEC SECTIONS 210.52(D), 210.11(C)(3), 210.8(A)(1).
15. TWO OR MORE 20-AMPERE GFCI PROTECTED CIRCUITS PROVIDED IN KITCHEN COUNTERS AND ISLAND OUTLETS PER CEC SECTIONS 210.52(B)(1), 210.52(B)(3), 210.52(C).
16. MULTIWIRE BRANCH CIRCUITS, INCLUDING BUT NOT LIMITED TO DISHWASHER AND GARBAGE DISPOSAL CIRCUITS, DISCONNECT SIMULTANEOUSLY ALL UNDERGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES PER CEC SECTION 210.4.
17. DISHWASHER, GARBAGE DISPOSAL, MICROWAVE, AND SPA MOTOR OR HEATER HAVE DEDICATED CIRCUITS PER CEC SECTION 210.23 A(1), 210.23 A(2). REFER TO MANUFACTURERS FOR SEPARATE CIRCUIT REQUIREMENTS.
18. RECEPTACLES, UNLESS LISTED AS RECEPTACLE ASSEMBLIES FOR COUNTERTOP APPLICATIONS, INSTALLED IN A FACE-UP POSITION IN COUNTERTOPS OR SIMILAR WORK SURFACES. ASSEMBLIES PERMITTED TO BE LISTED AS GFCI RECEPTACLE ASSEMBLIES FOR COUNTERTOP APPLICATIONS WHEN REQUIRED TO PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL IN ACCORDANCE WITH CEC SECTION 210.8 AND CEC SECTION 406.5(E).
19. 120V RECEPTACLE WITHIN 3 FEET OF WATER HEATER PER CAL ENERGY CODE SECTION 150.0 (N).
20. PER CEC SECTION 210.52(E)(1) PROVIDE (1) RECEPTACLE AT THE FRONT AND REAR OF THE BUILDING FOR EACH UNIT AT GRADE LEVEL, RECEPTACLE SHALL BE READILY ACCESSIBLE WHILE STANDING AT GRADE AND NOT MORE THAN 6.5' ABOVE GRADE.
21. ANY RECEPTICLES LOCATED IN A FIRE RATED ASSEMBLY SHALL BE INSTALLED IN A FIRE-RATED STEEL ELECTRICAL BOX NO MORE THAN 16 SQUARE INCHES AND THE TOTAL AGGREGATE AREA OF THE OPENINGS OF THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES FOR EVERY 100 SQUARE FEET OF WALL AREA PER CBC 714.4.2.

LIGHTING FIXTURE SCHEDULE

LIGHT FIXTURE TYPE INDICATED WITH THIS SYMBOL ON CEILING PLAN
L#

FIXTURE			FIXTURE						ACCESSORIES WITH FINISHES				LAMPING				MISCELLANEOUS	
FIXTURE TYPE	HOME AUTOMATION COMPONENT (Y/ N)	HIGH EFFICACY (Y/N)	INDOOR/ OUTDOOR	MFR	MODEL #	DAMPPROOF (Y/ N)	FINISH	PENDANT CANOPY	TRIM/ FLANGE	REFLECTOR	LENS	TYPE	CRI	DIMMING (Y/ N)	TEMPERATURE	SOURCE CONTACT	NOTES
L1	N	Y	INDOOR	TBD	TBD	N	TBD					LED		Y	3000 K		
L2	N	Y	OUTDOOR	TBD	TBD	Y	TBD					LED		Y	3000 K		WEATHER RATED
L3	N	Y	OUTDOOR	TBD	TBD	Y	TBD					LED		Y	3000 K		WEATHER RATED
L4	N	Y	INDOOR	TBD	TBD	N	TBD					LED		Y	3000 K		
L5	N	Y	INDOOR	BY G.C.	BY G.C.	N	TBD					LED		Y	3000 K		

POWER AND SIGNAL PLAN LEGEND

	HEIGHT A.F.F. (MOUNT AT 18" U.O.N.) DUPLEX OUTLET
GFI	DUPLEX, GROUND FAULT INTERRUPT
D	DEDICATED OUTLET (DUPLEX OR QUAD)
	QUADPLEX OUTLET (18"A.F.F. U.O.N.)
	HEIGHT A.F.F. (MOUNT AT 60" U.O.N.) WALL MOUNTED THERMOSTAT
	HEIGHT A.F.F. (MOUNT AT 18" U.O.N.) PHONE AND/OR DATA
SUB	ELECTRICAL SUBPANEL
MAIN	ELECTRICAL MAIN PANEL

REFLECTED CEILING PLAN LEGEND

S	WALL SWITCH HEIGHT A.F.F. (MOUNT ℄ AT 40" U.O.N.)
S3	3-WAY OR 4-WAY DIMMABLE SWITCH HEIGHT A.F.F. (MOUNT ℄ AT 40" U.O.N.)
SD	DIMMING SWITCH HEIGHT A.F.F. (MOUNT ℄ AT 40" U.O.N.)
SVS	VACANCY SENSOR SWITCH HEIGHT A.F.F. (MOUNT ℄ AT 40" U.O.N.)
	LIGHT SWITCH OR POWERED OUTLET LEG CONNECTION
SD/CM	COMBINED SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR
	CEILING BATHROOM OR LAUNDRY MOUNTED EXHAUST FAN, MIN 50 CFM W/ HUMIDISTAT, VENT TO OUTDOORS
	AIR DIFFUSER OR AIR RETURN
	LINEAR AC CASSETTE, CEILING MOUNT
X	RECESSED DOWNLIGHT, CIRCULAR OR SQUARE LIGHT FIXTURE TYPE DESIGNATION
X	RECESSED ADJUSTABLE, CIRCULAR OR SQUARE LIGHT FIXTURE TYPE DESIGNATION
X	RECESSED DOWNLIGHT, CIRCULAR WET RATED LIGHT FIXTURE TYPE DESIGNATION
X	CEILING SURFACE MOUNT LIGHT LIGHT FIXTURE TYPE DESIGNATION
X	WALL SCONCE LIGHT FIXTURE TYPE DESIGNATION
X	DECORATIVE LINEAR WALL SCONCE LIGHT FIXTURE TYPE DESIGNATION
X	UTILITY CEILING SURFACE CEILING MOUNT LIGHT LIGHT FIXTURE TYPE DESIGNATION
X	UTILITY LINEAR WALL MOUNT LIGHT FIXTURE TYPE DESIGNATION

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990



839 NORTH POINT ST



20250611846 4

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25

PERMIT SET

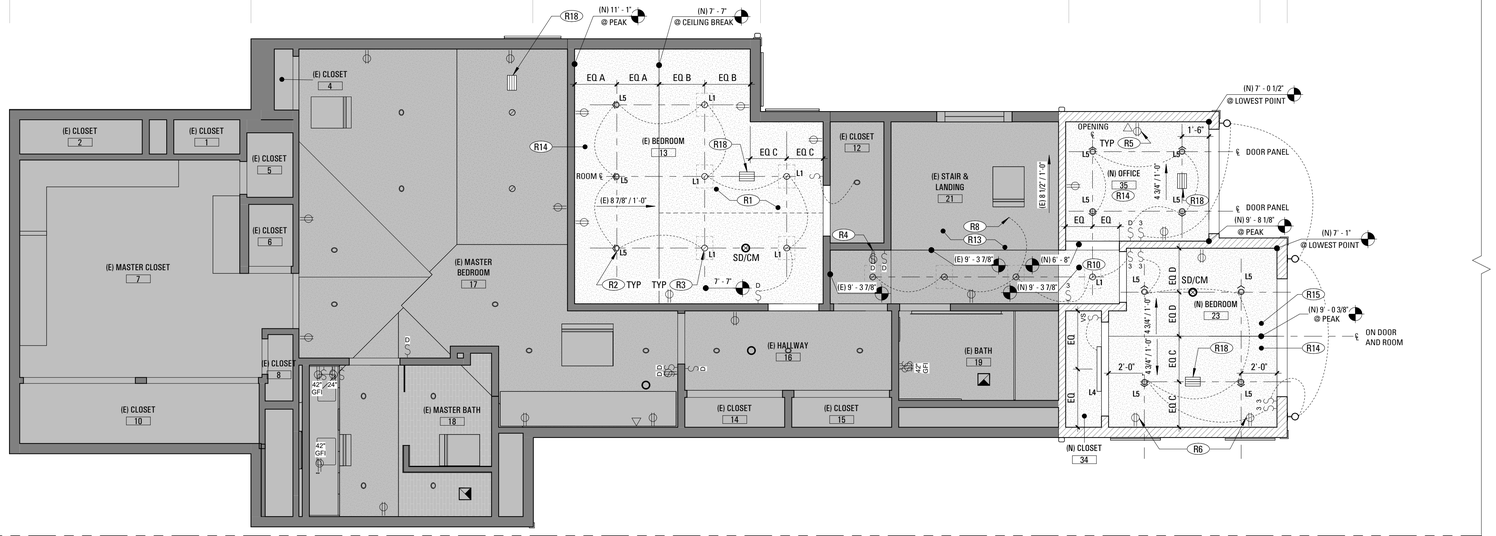
Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

RCP, POWER & SIGNAL NOTES & SCHEDULES

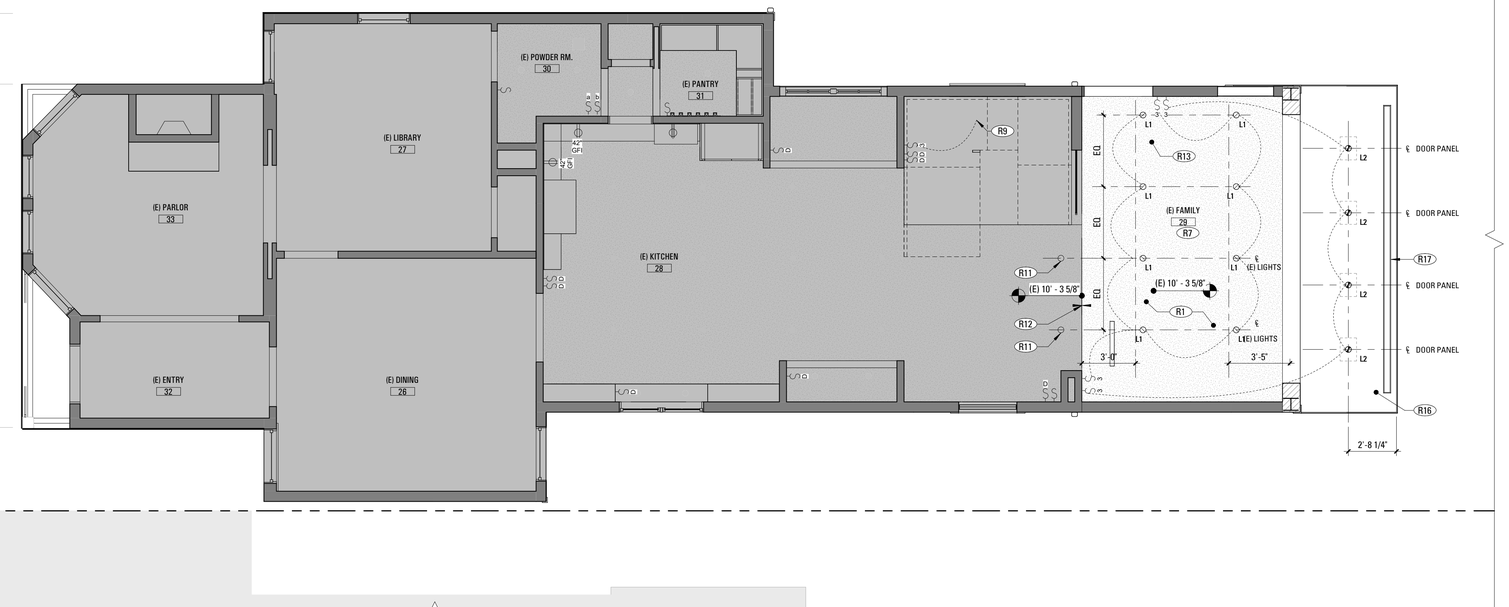
SHEET NUMBER

A120

10/2/2025 10:37:58 AM



2 THIRD FLOOR - REFLECTED CEILING & POWER AND SIGNAL PLAN
1/4" = 1'-0"



1 SECOND FLOOR - REFLECTED CEILING & POWER AND SIGNAL PLAN
1/4" = 1'-0"

10/2/2025 10:38:00 AM

REFLECTED CEILING PLAN LEGEND

- WALL SWITCH — HEIGHT A.F.F. (MOUNT ℄ AT 40" U.O.N.)
- 3 — 3-WAY OR 4-WAY DIMMABLE SWITCH — HEIGHT A.F.F. (MOUNT ℄ AT 40" U.O.N.)
- D — DIMMING SWITCH — HEIGHT A.F.F. (MOUNT ℄ AT 40" U.O.N.)
- VS — VACANCY SENSOR SWITCH — HEIGHT A.F.F. (MOUNT ℄ AT 40" U.O.N.)
- LIGHT SWITCH OR POWERED OUTLET LEG CONNECTION
- SD/CM — COMBINED SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR
- CEILING BATHROOM OR LAUNDRY MOUNTED EXHAUST FAN, MIN 50 CFM W/ HUMIDISTAT, VENT TO OUTDOORS
- AIR DIFFUSER OR AIR RETURN
- LINEAR AC CASSETTE, CEILING MOUNT
- X — RECESSED DOWNLIGHT, CIRCULAR OR SQUARE — LIGHT FIXTURE TYPE DESIGNATION
- X — RECESSED ADJUSTABLE, CIRCULAR OR SQUARE — LIGHT FIXTURE TYPE DESIGNATION
- X — RECESSED DOWNLIGHT, CIRCULAR WET RATED — LIGHT FIXTURE TYPE DESIGNATION
- X — CEILING SURFACE MOUNT LIGHT — LIGHT FIXTURE TYPE DESIGNATION
- X — WALL SCONCE — LIGHT FIXTURE TYPE DESIGNATION
- X — DECORATIVE LINEAR WALL SCONCE — LIGHT FIXTURE TYPE DESIGNATION
- X — UTILITY CEILING SURFACE CEILING MOUNT LIGHT — LIGHT FIXTURE TYPE DESIGNATION
- X — UTILITY LINEAR WALL MOUNT — LIGHT FIXTURE TYPE DESIGNATION

POWER AND SIGNAL PLAN LEGEND

- HEIGHT A.F.F. (MOUNT AT 18" U.O.N.) — DUPLEX OUTLET
- GFI — DUPLEX, GROUND FAULT INTERRUPT
- D — DEDICATED OUTLET (DUPLEX OR QUAD)
- QUADPLEX OUTLET (18"A.F.F. U.O.N.)
- TH — HEIGHT A.F.F. (MOUNT AT 60" U.O.N.) — WALL MOUNTED THERMOSTAT
- HEIGHT A.F.F. (MOUNT AT 18" U.O.N.) — PHONE AND/OR DATA
- SUB — ELECTRICAL SUBPANEL
- MAIN — ELECTRICAL MAIN PANEL

RCP AND P&S KEYNOTES

KEYNOTE SYMBOL

R1	(N) PAINTED GWB FLAT CEILING
R2	(N) RECESSED MOUNT WALL WASH LIGHT FIXTURE, CONNECT TO (E) SWITCH.
R3	(N) RECESSED MOUNT LIGHT FIXTURE, CONNECT TO (E) SWITCH.
R4	(E) SWITCH TO REMAIN, CONNECT (N) LIGHT FIXTURES TO (E) CIRCUIT
R5	CENTER OUTLET ON WALL, TYP UON
R6	CENTER OUTLET ON WINDOW
R7	ALL OUTLETS AND DATA (E) TO REMAIN. REPLACE IN KIND IF NECESSARY TO ACCOMMODATE WORK.
R8	SEE SECOND FLOOR RCP FOR CONTINUATION OF SYSTEM
R9	SEE THIRD FLOOR RCP FOR CONTINUATION OF SYSTEM
R10	AREA OF (N) FLAT CEILING, MATCH ELEVATION OF (E) ADJACENT
R11	(E) LIGHTING TO REMAIN, ALIGN (N) LAYOUT WITH (E) LAYOUT, NOTIFY ARCHITECT OF ANY DISCREPANCIES
R12	(N) CEILING FINISH TO BE FLUSH WITH ADJACENT (E) CEILING FINISH, MATCH LEVEL OF FINISH AND COLOR WITH ADJACENT CEILING
R13	GC TO VERIFY (E) COMBINATION CARBON MONOXIDE/SMOKE DETECTOR IS INSTALLED AT THIS LEVEL, PROVIDE (N) IF NONE EXIST
R14	(N) PAINTED GWB SLOPED CEILING UP TO RAFTERS
R15	(N) FRAMED PAINTED GWB SLOPED CEILING W/ ATTIC ABOVE
R16	(N) CP-1 PAINTED EXTERIOR FIBER CEMENT SOFFIT PANELS AT UNDERSIDE OF DECK, SEE FINISH SCHEDULE ON SHEET A400
R17	(N) LINEAR SOFFIT VENT
R18	(N) AC CEILING CASSETTE LOCATION, GC TO COORDINATE FINAL LOCATIONS AND SYSTEM WITH SUBCONTRACTOR AND OWNER

NORTH POINT RESIDENCE ADDITION

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INTERNAL STAMPS



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SECOND & THIRD FLOOR RCP AND P&S PLANS

SHEET NUMBER

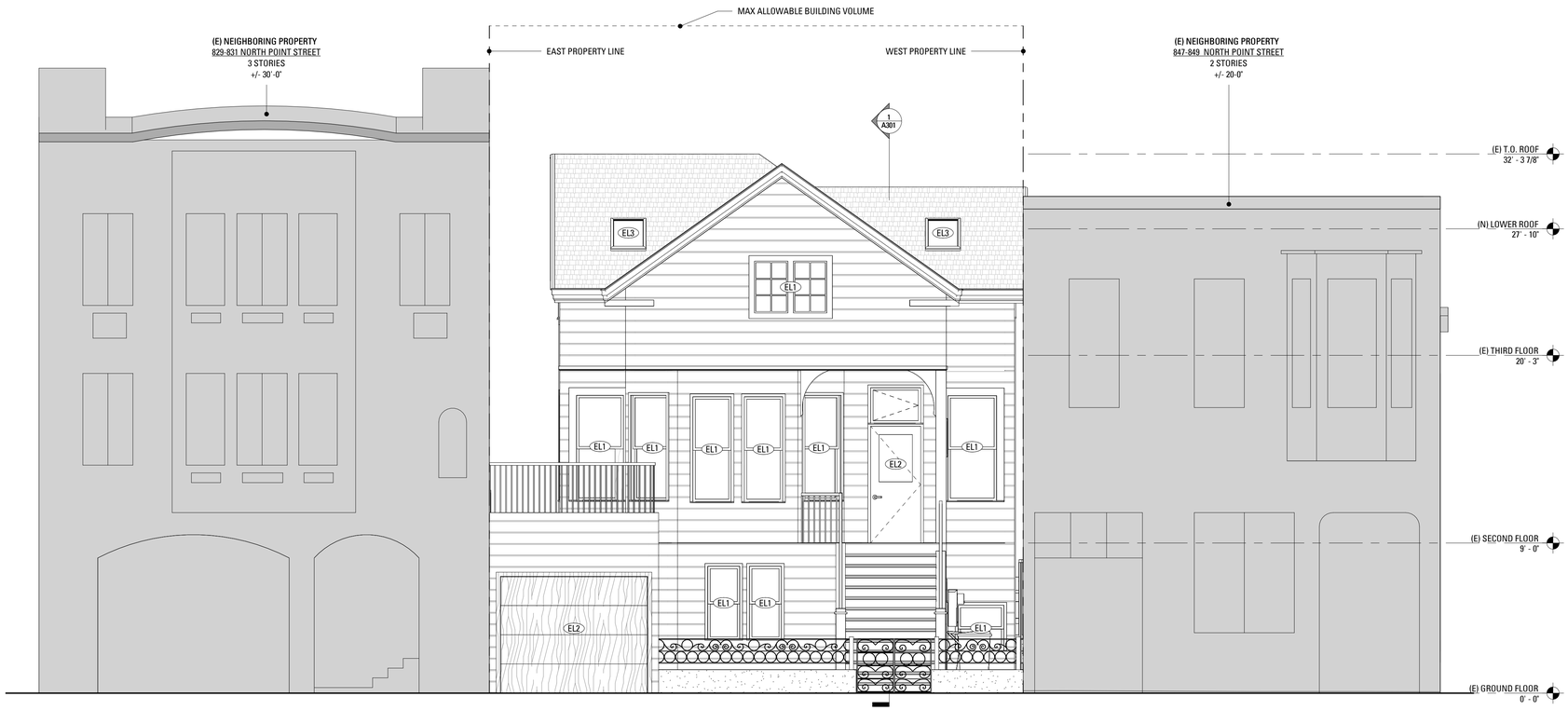
A121

839 NORTH POINT ST

20250611846 4



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



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

EXTERIOR ELEVATION KEYNOTES

KEYNOTE SYMBOL

EL1	(E) WINDOW TO REMAIN
EL2	(E) DOOR TO REMAIN
EL3	(E) SKYLIGHT TO REMAIN

EXTERIOR ELEVATION LEGEND

x	LIGHT FIXTURE TAG, SEE SCHEDULE ON A120
# / #	DOOR TAG, SEE SCHEDULE ON A901
1i	WINDOW TAG, SEE SCHEDULE ON A901

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

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839 NORTH POINT ST



202506118464

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	PERMIT SET	01.27.25
	PLANNING COMMENTS RESPONSE	05.23.25

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Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

EXISTING FRONT (NORTH) ELEVATION

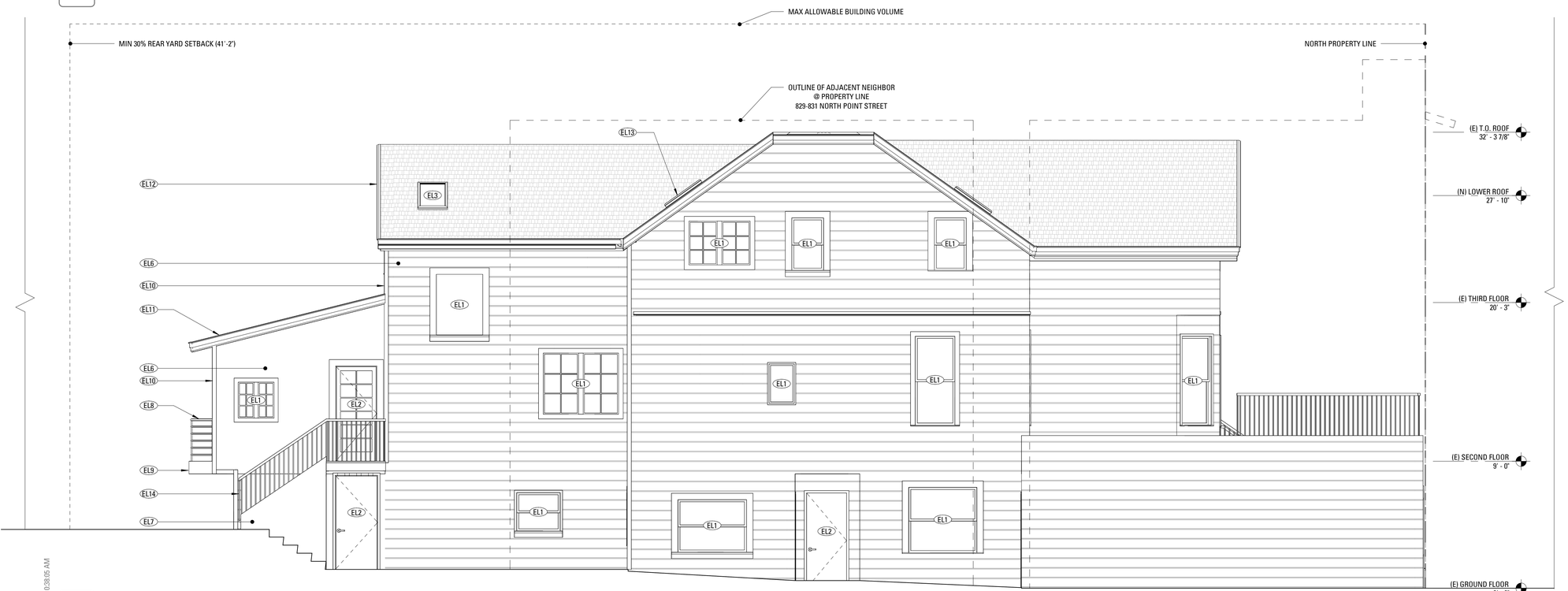
SHEET NUMBER

A201

11/2/2025 10:38:02 AM



2 PROPOSED ELEVATION - EAST
1/4" = 1'-0"



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

10/2/2025 10:38:05 AM

EXTERIOR ELEVATION KEYNOTES

KEYNOTE SYMBOL

EL1	(E) WINDOW TO REMAIN
EL2	(E) DOOR TO REMAIN
EL3	(E) SKYLIGHT TO REMAIN
EL6	(E) PAINTED WOOD SIDING TO BE REPLACED AS NECESSARY TO ACCOMMODATE NEW WORK
EL7	(E) PAINTED PLYWOOD FINISH TO BE REPLACED WITH PAINTING WOOD SIDING TO MATCH (E) ADJACENT
EL8	(E) GUARDRAIL TO BE REMOVED
EL9	(E) BALCONY TO BE REMOVED
EL10	(E) TRIM TO BE REMOVED
EL11	(E) ROOF AND FASCIA TO BE REMOVED
EL12	(E) FASCIA TO BE REMOVED AS NECESSARY TO ACCOMMODATE NEW WORK
EL13	(E) SKYLIGHT TO BE REMOVED
EL14	(E) STAIR GUARDRAIL/HANDRAIL TO BE REMOVED
EL15	(N) POWDER-COATED FLAT BAR METAL GUARDRAIL W/ WOOD TOP RAIL AT 42" AFF W/ 4" MAX OPENING; DESIGN SHALL RESIST LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SEC. 4.5.1 OF ASCE PER CBC 1607.8.1
EL16	(N) PAINTED WOOD SIDING TO MATCH (E) ADJACENT
EL17	(N) PAINTED WOOD TRIM, MATCH (E)
EL18	LINE OF FINISH FLOOR, BEYOND
EL21	(N) METAL BALCONY FASCIA
EL23	(N) PTD WOOD FASCIA TO MATCH (E) ADJACENT
EL24	(N) EXTERIOR WALL MOUNTED SCONCE, SEE LIGHTING SCHED.
EL25	(N) ASPHALT SHINGLE ROOF TO MATCH (E) ADJACENT
EL26	(N) PAINTED METAL GUTTER AFFIXED TO ROOF FASCIA, SEE DETAIL 5/A711
EL27	(N) EXTERIOR WALL INFILL BELOW EXISTING WALLS TO ACCOMMODATE (N) STRUCTURAL STRENGTHENING, MATCH ADJACENT FINISHES
EL29	(N) BUILT-UP ROOF
EL30	(N) PAINTED METAL DOWNSPOUT
EL32	(N) AIR CONDENSER UNIT AT GRADE, PROVIDE BASE ISOLATION GASKETS. PROVIDE 3 IN. MIN. CONCRETE ISOLATION PAD PER CMC-1105.2. EQUIPMENT SHALL NOT INTERFERE WITH NORMAL OPERATION AND USE OF (E) DOORS, WINDOWS, OR OTHER REQUIRED FACILITIES PER CMC-301.8. REFER TO MECHANICAL NOTES ON SHEET A100.

EXTERIOR ELEVATION LEGEND

x	LIGHT FIXTURE TAG, SEE SCHEDULE ON A120
# / #	DOOR TAG, SEE SCHEDULE ON A901
1i	WINDOW TAG, SEE SCHEDULE ON A901

NORTH POINT RESIDENCE ADDITION

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SAN FRANCISCO, CA 94109

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839 NORTH POINT ST

20250618464



NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25
	PLANNING COMMENTS RESPONSE	05.23.25
1	PLAN CHECK RESPONSE REV 1	09.03.25

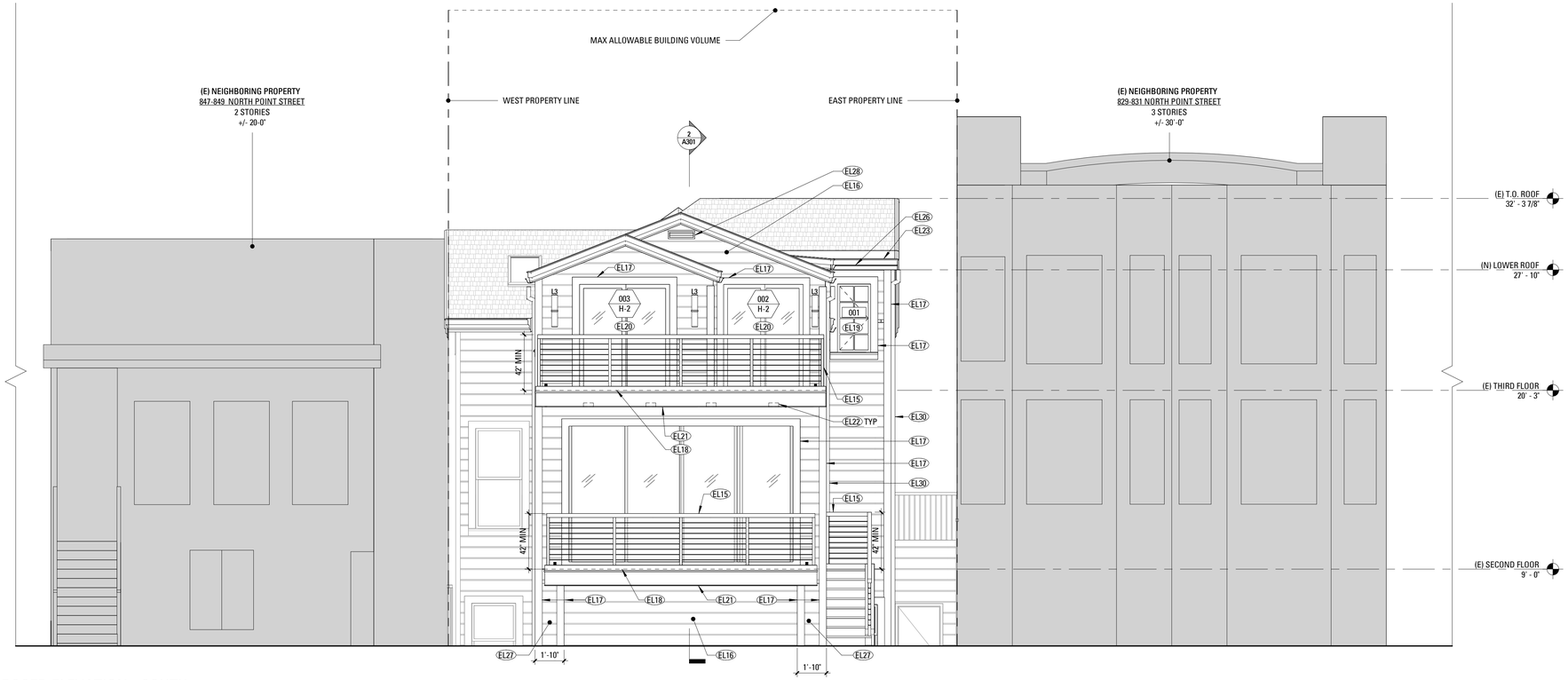
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Project Number:	18040.2

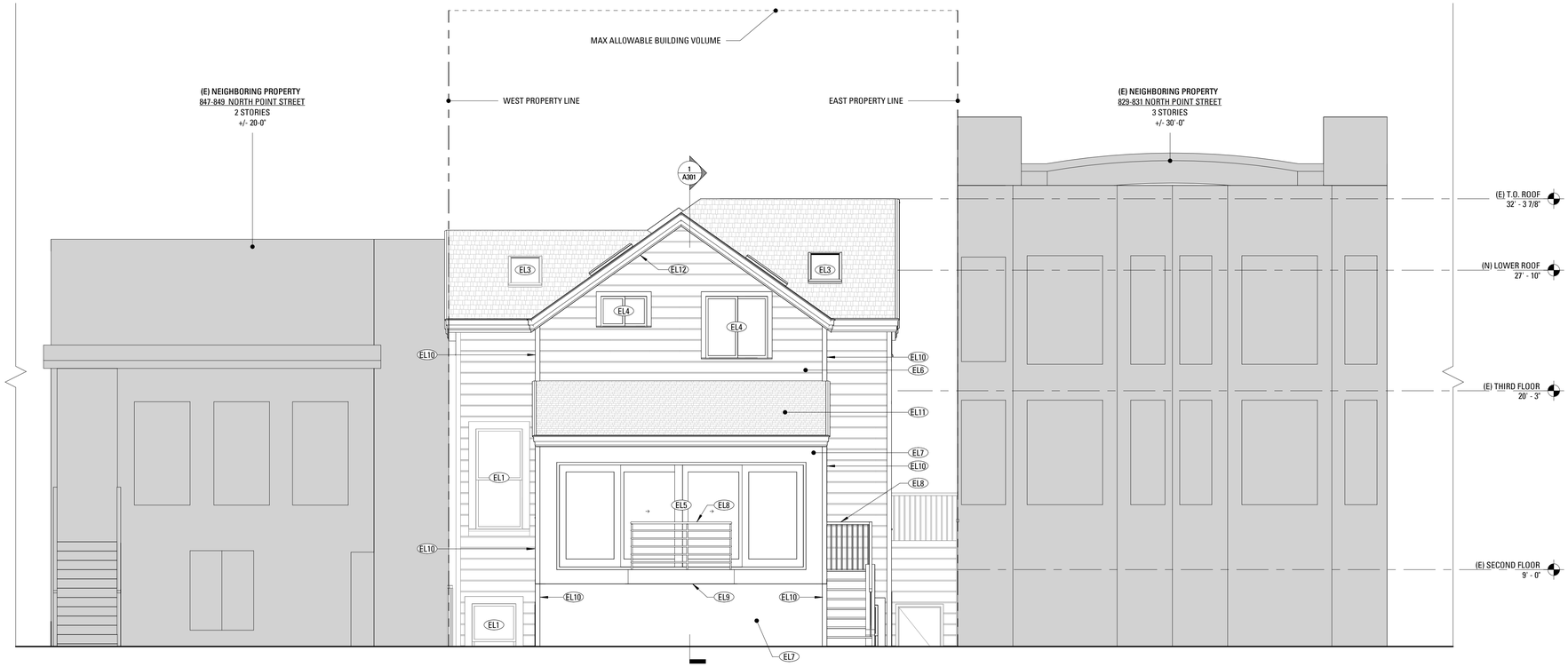
EXISTING & PROPOSED SIDE (EAST) ELEVATION

SHEET NUMBER

A202



2 PROPOSED ELEVATION - SOUTH
1/4" = 1'-0"



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

10/2/2025 10:38:08 AM

EXTERIOR ELEVATION KEYNOTES

KEYNOTE SYMBOL

EL1	(E) WINDOW TO REMAIN
EL3	(E) SKYLIGHT TO REMAIN
EL4	(E) WINDOW TO BE REMOVED
EL5	(E) DOOR TO BE REMOVED
EL6	(E) PAINTED WOOD SIDING TO BE REPLACED AS NECESSARY TO ACCOMMODATE NEW WORK
EL7	(E) PAINTED PLYWOOD FINISH TO BE REPLACED WITH PAINTING WOOD SIDING TO MATCH (E) ADJACENT
EL8	(E) GUARDRAIL TO BE REMOVED
EL9	(E) BALCONY TO BE REMOVED
EL10	(E) TRIM TO BE REMOVED
EL11	(E) ROOF AND FASCIA TO BE REMOVED
EL12	(E) FASCIA TO BE REMOVED AS NECESSARY TO ACCOMMODATE NEW WORK
EL15	(N) POWDER-COATED FLAT BAR METAL GUARDRAIL W/ WOOD TOP RAIL AT 42" AFF W/ 4" MAX OPENING; DESIGN SHALL RESIST LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SEC. 4.5.1 OF ASCE PER CBC 1607.8.1
EL16	(N) PAINTED WOOD SIDING TO MATCH (E) ADJACENT
EL17	(N) PAINTED WOOD TRIM, MATCH (E)
EL18	LINE OF FINISH FLOOR, BEYOND
EL19	(N) ALUMINUM CLAD WINDOW, MATCH (E)
EL20	(N) ALUMINUM CLAD DOOR
EL21	(N) METAL BALCONY FASCIA
EL22	(N) RECESSED MOUNT LIGHT
EL23	(N) PTD WOOD FASCIA TO MATCH (E) ADJACENT
EL26	(N) PAINTED METAL GUTTER AFFIXED TO ROOF FASCIA, SEE DETAIL 5/A711
EL27	(N) EXTERIOR WALL INFILL BELOW EXISTING WALLS TO ACCOMMODATE (N) STRUCTURAL STRENGTHENING, MATCH ADJACENT FINISHES
EL28	(N) PAINTED METAL EXTERIOR ATTIC VENT AT FACE OF EXTERIOR WALL, VENT TO BE MINIMUM 1.5 SQ FEET IN NET OPEN AREA, VENT TO COMPLY WITH CBC SECTION 1202.2.2
EL30	(N) PAINTED METAL DOWNSPOUT

EXTERIOR ELEVATION LEGEND

x	LIGHT FIXTURE TAG, SEE SCHEDULE ON A120
# / #	DOOR TAG, SEE SCHEDULE ON A901
1i	WINDOW TAG, SEE SCHEDULE ON A901

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
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EXISTING & PROPOSED REAR (SOUTH) ELEVATION

SHEET NUMBER

A203

839 NORTH POINT ST

20250611846 4



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



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

10/2/2025 10:38:10 AM

EXTERIOR ELEVATION KEYNOTES

KEYNOTE SYMBOL

EL1	(E) WINDOW TO REMAIN
EL2	(E) DOOR TO REMAIN
EL3	(E) SKYLIGHT TO REMAIN
EL6	(E) PAINTED WOOD SIDING TO BE REPLACED AS NECESSARY TO ACCOMMODATE NEW WORK
EL7	(E) PAINTED PLYWOOD FINISH TO BE REPLACED WITH PAINTING WOOD SIDING TO MATCH (E) ADJACENT
EL8	(E) GUARDRAIL TO BE REMOVED
EL9	(E) BALCONY TO BE REMOVED
EL10	(E) TRIM TO BE REMOVED
EL11	(E) ROOF AND FASCIA TO BE REMOVED
EL12	(E) FASCIA TO BE REMOVED AS NECESSARY TO ACCOMMODATE NEW WORK
EL15	(N) POWDER-COATED FLAT BAR METAL GUARDRAIL W/ WOOD TOP RAIL AT 42" AFF W/ 4" MAX OPENING; DESIGN SHALL RESIST LINEAR LOAD OF 50 PLF IN ACCORDANCE W/ SEC. 4.5.1 OF ASCE PER CBC 1607.8.1
EL16	(N) PAINTED WOOD SIDING TO MATCH (E) ADJACENT
EL17	(N) PAINTED WOOD TRIM, MATCH (E)
EL18	LINE OF FINISH FLOOR, BEYOND
EL21	(N) METAL BALCONY FASCIA
EL23	(N) PTD WOOD FASCIA TO MATCH (E) ADJACENT
EL25	(N) ASPHALT SHINGLE ROOF TO MATCH (E) ADJACENT
EL26	(N) PAINTED METAL GUTTER AFFIXED TO ROOF FASCIA, SEE DETAIL 5/A711
EL27	(N) EXTERIOR WALL INFILL BELOW EXISTING WALLS TO ACCOMMODATE (N) STRUCTURAL STRENGTHENING, MATCH ADJACENT FINISHES
EL30	(N) PAINTED METAL DOWNSPOUT

EXTERIOR ELEVATION LEGEND

x	LIGHT FIXTURE TAG, SEE SCHEDULE ON A120
# / #	DOOR TAG, SEE SCHEDULE ON A901
1i	WINDOW TAG, SEE SCHEDULE ON A901

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990

REGISTERED ARCHITECT
MARK ANTHONY MILFORD
No. C-26430
FOR CONTRACTS
STATE OF CALIFORNIA

839 NORTH POINT ST

202506118464

San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

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	PERMIT SET	01.27.25
	PLANNING COMMENTS RESPONSE	05.23.25

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Project Number:	18040.2

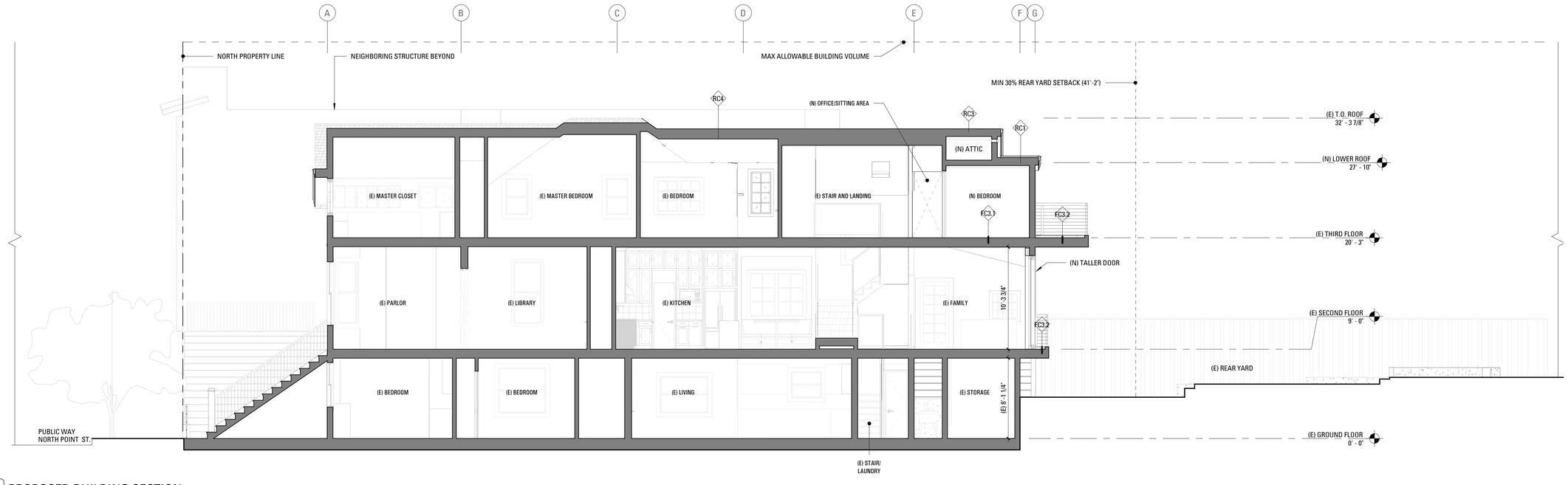
EXISTING & PROPOSED SIDE (WEST) ELEVATION

SHEET NUMBER

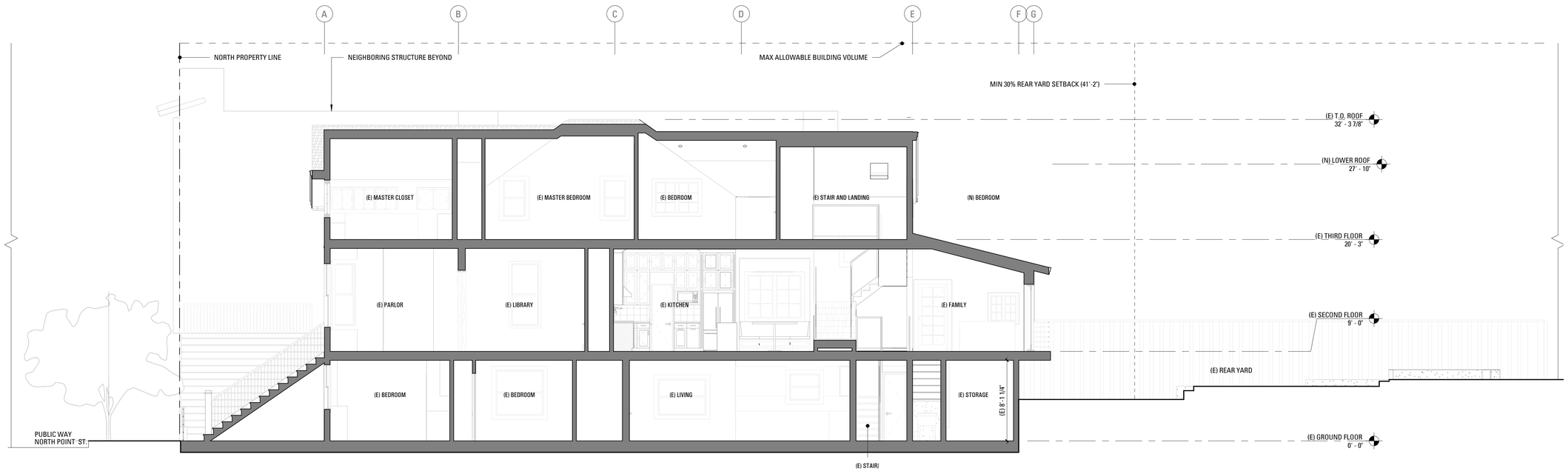
A204

BUILDING SECTION LEGEND

- (E) BUILDING ELEMENTS TO REMAIN
- (E) BUILDING ELEMENTS TO BE REMOVED
- (N) BUILDING ELEMENTS
- ASSEMBLY TO BE 1HR-RATED, SEE FLOOR OR ROOF SCHEDULE A100
- F01.00 — FLOOR OR ROOF TAG, SEE SCHEDULE ON SHEET A100



2 PROPOSED BUILDING SECTION
3/16" = 1'-0"



1 EXISTING BUILDING SECTION
3/16" = 1'-0"

10/2/2025 10:38:12 AM

NORTH POINT RESIDENCE ADDITION

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SAN FRANCISCO, CA 94109

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839 NORTH POINT ST

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NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25
	PLANNING COMMENTS RESPONSE	05.23.25

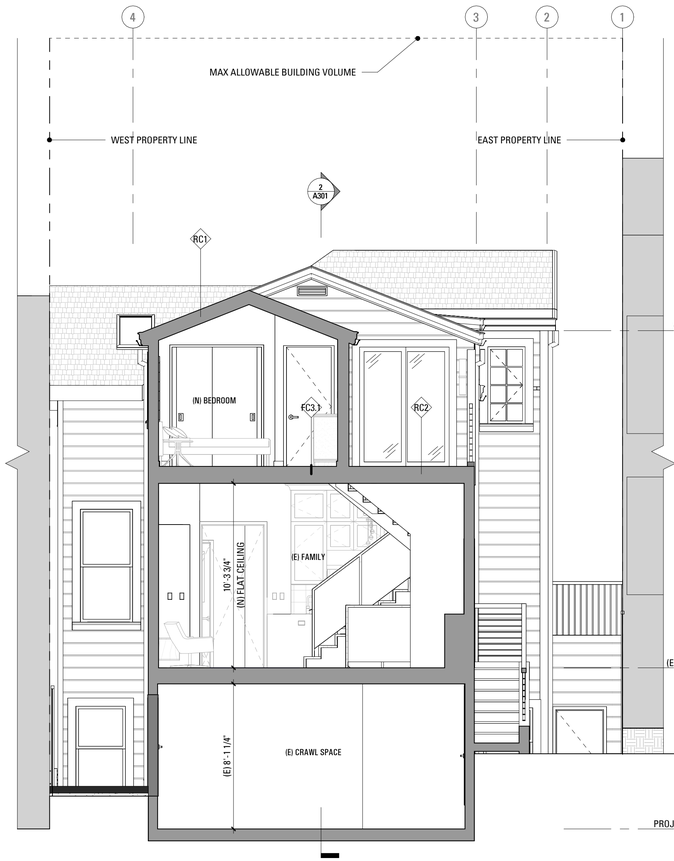
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Checked By:	AW/BE
Project Number:	18040.2

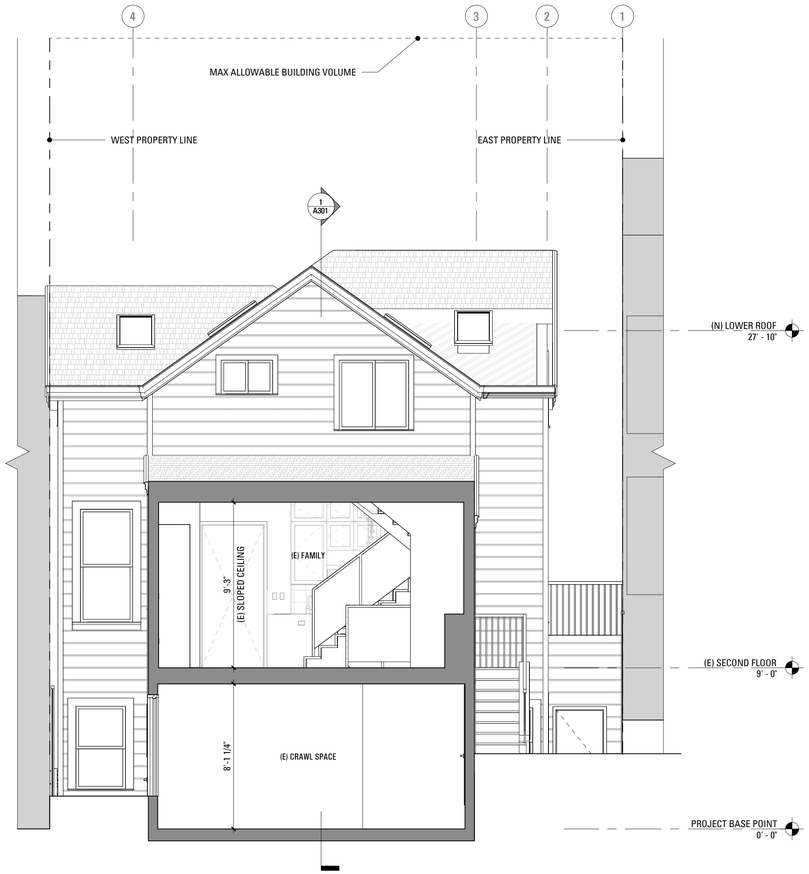
EXISTING & PROPOSED BUILDING SECTION

SHEET NUMBER

A301



2 PROPOSED TRANSVERSE SECTION
1/4" = 1'-0"



1 EXISTING TRANSVERSE SECTION
1/4" = 1'-0"

BUILDING SECTION LEGEND

- (E) BUILDING ELEMENTS TO REMAIN
- (E) BUILDING ELEMENTS TO BE REMOVED
- (N) BUILDING ELEMENTS
- ASSEMBLY TO BE 1HR-RATED, SEE FLOOR OR ROOF SCHEDULE A100
- F01 / 00 — FLOOR OR ROOF TAG, SEE SCHEDULE ON SHEET A100

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990



NORTH POINT ST 839 NO



20250611846 4

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25
	PLANNING COMMENTS RESPONSE	05.23.25

PERMIT SET

Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

EXISTING & PROP. BLDG SECTION - TRANSVERSE

SHEET NUMBER

A302

10/2/2025 10:38:14 AM

FINISH SCHEDULE

MARK	ITEM	MANUFACTURER	STYLE	COLOR/NUMBER	FINISH	DIMENSIONS	CONTACT	COMMENTS
PT-1	INTERIOR PAINT	BENJAMIN MOORE	--	CHANTILLY LACE OC-65	EGGSHELL	--		FIELD COLOR
PT-2	EXTERIOR PAINT	BENJAMIN MOORE	--	TBD	TBD	--		MATCH (E) ADJACENT COLOR AND FINISH
PT-3	PAINT - TRIM	BENJAMIN MOORE	--	TBD	TBD	--		MATCH (E) ADJACENT COLOR AND FINISH

MARK	ITEM	MANUFACTURER	STYLE	COLOR/NUMBER	FINISH	DIMENSIONS	CONTACT	COMMENTS
TL-1	EXTERIOR DECK PAVER	LANDMARK	FRONTIER 20	ARISTIC BEIGE	--	2' X 2'		BISON PEDESTAL INSTALLATION
FL-1	INTERIOR FLOORING	TBD	TBD	TBD	TBD			MATCH (E) ADJACENT

MARK	ITEM	MANUFACTURER	STYLE	COLOR/NUMBER	FINISH	DIMENSIONS	CONTACT	COMMENTS
WD-1	WOOD TOP RAIL	TBD	TBD	TBD	--	3" X 2"		

MARK	ITEM	MANUFACTURER	STYLE	COLOR/NUMBER	FINISH	DIMENSIONS	CONTACT	COMMENTS
CP-1	FIBER CEMENT SOFFIT PANEL	TBD	TBD	TBD	--	--		

MARK	ITEM	MANUFACTURER	STYLE	COLOR/NUMVER	FINISH	DIMENSIONS	CONTACT	COMMENTS
B-1	WALL BASE	TBD	TBD	TBD	TBD	--		MATCH (E) ADJACENT
TR-1	EXTERIOR TRIM	TBD	TBD	TBD	TBD	--		MATCH (E) ADJACENT

FINISH PLAN LEGEND

MMM	APPLIANCE & ACCESSORY TAG, SEE ACCESSORY SCHEDULE ON A400
###	MILLWORK HARDWARE TAG, SEE ACCESSORY SCHEDULE ON A400
####	PLUMBING TAG, SEE ACCESSORY SCHEDULE ON A400
?	FINISH TAG, SEE FINISH SCHEDULE ON A143
	FLOOR FINISH TRANSITION SYMBOL, SEE FINISH SCHEDULE
	FINISH PATTERN DIRECTION SYMBOL, SEE FINISH SCHEDULE

FINISH PLAN GENERAL NOTES

1. SEE FINISH SCHEDULE FOR EXTERIOR AND INTERIOR SURFACES FINISHES.
2. WALL FRAMING TOLERANCES BOTH HORIZONTALLY STRAIGHT AND VERTICALLY PLUMB NOT TO EXCEED 1/4" IN 10 FEET.
3. WALL FINISH TOLERANCES BOTH HORIZONTALLY STRAIGHT AND VERTICALLY PLUMB NOT TO EXCEED 1/8" IN 10 FEET.
4. FLOOR FINISH TOLERANCE IN ANY DIRECTION NOT TO EXCEED 1/8" IN 10 FEET FROM LEVEL.
5. NEW WOOD FLOORING LEVELED WITH, FINISHED AND STAINED TO MATCH EXISTING WOOD FLOOR WHEN PATCHED OR PLACED ADJANCENT, U.O.N.
6. WALL AND CEILING PATCHING LEVEL, PLUMB AND IN LIKE TEXTURE WITH ADJACENT EXISTING SURFACES.
7. PAINTS AND COATINGS COMPLY WITH VOLITALE ORGANIC COMPOUND (VOC) LIMITS PER 2022 CGBSC 4.504.2.2.
8. AEROSOL PAINTS AND COATINGS MEET THE PRODUCT-WEIGHTED MAXIMUM INCREMENTALREACTIVITY (MIR) LIMITS FOR REACTIVE ORGANIC COMPOUND (ROC) AND OTHER REQUIREMENTS PER 2022 CGBSC 4.504.2.3.
9. HARDWOOD PLYWOOD, VENEER PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED FOR EXTERIOR AND INTERIOR APPLICATIONS COMPLIES WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER 2022 CGBSC 4.504.5.
10. PAINTED SURFACES RECEIVE ADEQUATE STAIN HIDING AND SEALING PRIMER PRIOR TO FINISH COATS.
11. PAINTED SURFACES RECEIVE A MINIMUM OF, BUT LIMITED TO, TWO COLOR COATS TO ADEQUATELY COVER SUFACES FOR UNIFORM COLOR AND TEXTURE APPEARANCE.
12. WALL SURFACES RECEIVE BRUSH, ROLLER, OR SPRAY APPLICATIONS.
13. TRIMS, DOORS, AND WINDOW SASHES RECEIVE BRUSH APPLICATIONS ONLY.
14. EXTERIOR PAINT MANUFACTURED TO MEET EXTERIOR APPLICATION REQUIREMENTS.
15. EXTERIOR WALL AND SIDING PAINT IS SATIN FINISH, U.O.N.
16. EXTERIOR TRIM, DOOR, AND WINDOW SASH PAINT IS SEMI-GLOSS FINISH, U.O.N.
17. INTERIOR WALLS ARE GYPSUM BOARD PREPPED TO LEVEL 4 AND SUITABLE TO RECEIVE SMOOTH PAINT FINISH, U.O.N.
18. INTERIOR PAINT MANUFACTURED TO MEET INTERIOR APPLICATION REQUIREMENTS.
19. INTERIOR WALL PAINT IS EGGSHELL FINISH, U.O.N.
20. INTERIOR TRIM, DOOR, AND WINDOW SASH PAINT IS SEMI-GLOSS FINISH, U.O.N.
21. TILE WORK INCLUDES APPROPRIATE FIELD, BULLNOSE, SURFACE BULLNOSE, CORNER AND COVE TILES WHERE APPLICABLE.
22. GROUT SEALED WITH LOW SHEEN SEALER PRODUCTS SUITABLE FOR APPLICATIONS PER GROUT AND SEALER MANUFACTURER RECOMMENDATIONS INCLUDING CEANING INSTRUCTIONS.
23. TILE AND NATURAL STONE SEALED WITH LOW SHEEN SEALER PRODUCTS SUITABLE FOR APPLICATIONS PER GROUT AND SEALER MANUFACTURER RECOMMENDATIONS INCLUDING CEANING INSTRUCTIONS.

INTERIOR ELEVATIONS GENERAL NOTES

1. WALL FRAMING TOLERANCES BOTH HORIZONTALLY STRAIGHT AND VERTICALLY PLUMB NOT TO EXCEED 1/4" IN 10 FEET.
2. WALL FINISH TOLERANCES BOTH HORIZONTALLY STRAIGHT AND VERTICALLY PLUMB NOT TO EXCEED 1/8" IN 10 FEET.
3. FLOOR FINISH TOLERANCE IN ANY DIRECTION NOT TO EXCEED 1/8" IN 10 FEET FROM LEVEL.
4. WALLS ARE GYPSUM BOARD PREPPED TO LEVEL 4 AND SUITABLE TO RECEIVE SMOOTH PAINT FINISH, U.O.N.
5. WALL BASE TO MATCH EXISTING, U.O.N.
6. WALL BASE TO HAVE MITERED OUTSIDE CORNERS, U.O.N.
7. DOOR AND OPENING CASINGS TO MATCH EXISTING, U.O.N.
8. DOOR AND OPENING CASINGS VERTICAL AND HORIZONTAL CORNERS ARE 45 DEGREE MITERED, U.O.N.
9. WINDOW CASINGS, SILLS AND APRONS AS SHOWN OR SPECIFIED ON ELEVATIONS OR DETAILS.
10. REFER TO SHEET A400 FOR SCHEDULED FINISHES.

NORTH POINT RESIDENCE ADDITION

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ARCHITECTS

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Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

INTERIOR ELEV. GENERAL NOTES & SCHEDULES

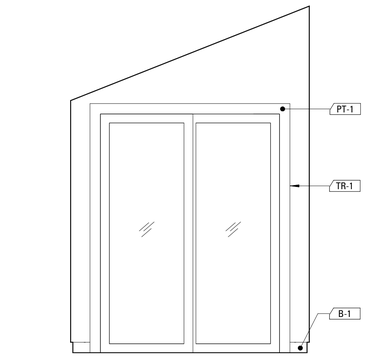
SHEET NUMBER

A400

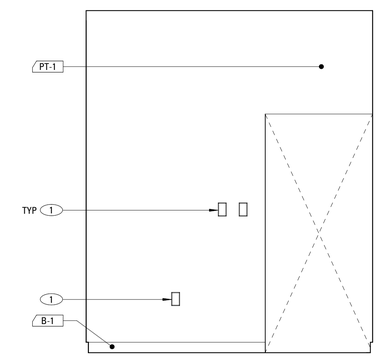
839 NORTH POINT ST

20250611846 4

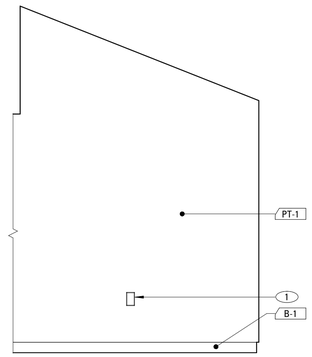
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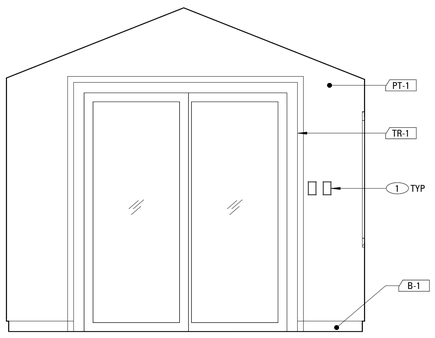
6 NEW OFFICE ELEVATION - SOUTH
1/2" = 1'-0"



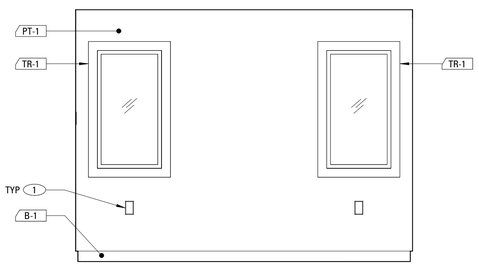
5 NEW OFFICE ELEVATION - WEST
1/2" = 1'-0"



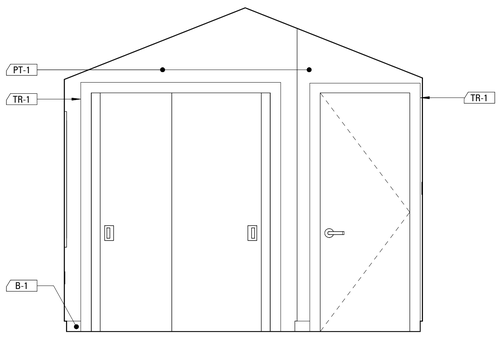
4 NEW OFFICE ELEVATION - NORTH
1/2" = 1'-0"



3 NEW BEDROOM ELEVATION - SOUTH
1/2" = 1'-0"



2 NEW BEDROOM ELEVATION - WEST
1/2" = 1'-0"



1 NEW BEDROOM ELEVATION - NORTH
1/2" = 1'-0"

INTERIOR ELEVATION LEGEND

?	FINISH TAG, SEE FINISH SCHEDULE ON A400
###	MILLWORK HARDWARE TAG, SEE ACCESSORY SCHEDULE ON A400

INTERIOR ELEVATION KEYNOTES

KEYNOTE SYMBOL

1	(N) ELECTRICAL OUTLET OR LIGHTING SWITCH, SEE POWER AND SIGNAL PLAN

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET SAN FRANCISCO, CA 94109

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839 NORTH POINT ST

INTERNAL STAMPS

San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

20250611846 4

NO.	RECORD OF DRAWING ISSUANCE	DATE

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Drawn By:	AL
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Project Number:	18040.2

INTERIOR ELEVATIONS

SHEET NUMBER

A401

10/2/2025 10:38:16 AM

ROOF TYPE GENERAL NOTES

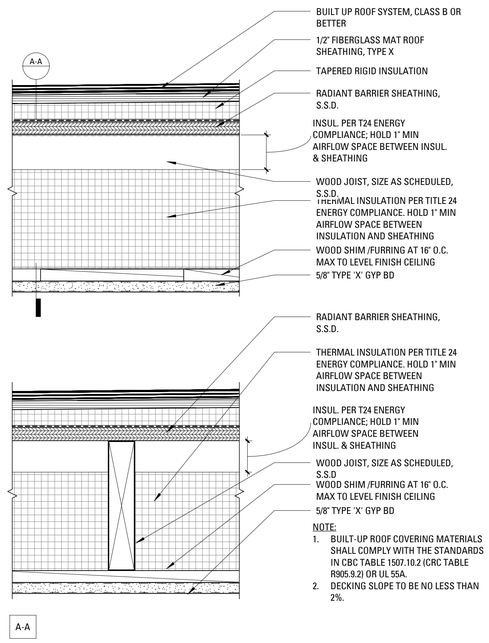
1. SEE STRUCTURAL DRAWINGS FOR WOOD JOIST SPACING, JOIST DOUBLING, NAILING AND SCREWING SCHEDULE, AND ADDITIONAL INFORMATION.
2. WEATHER PROTECTION PER CBC SECTION 1503 INCLUDING, BUT NOT LIMITED TO, FLASHING, COPING, ATTIC AND RAFTER VENTILATION, AND CRICKETS AND SADDLES.
3. ROOFING IS CLASS B ROOF ASSEMBLY OR BETTER PER CBC SECTION 1505.
4. ROOF UNDERLAYMENT PER CBC SECTION 1507.1 AND CBC TABLE 1507.1.1(1)(2)(3).
5. ASPHALT ROOFING, UNDERLAYMENT, AND FLASHING PER CBC SECTION 1507.2 AND CBC TABLE 1507.2.8.2.
6. CLAY AND CONCRETE TILE ROOFING, UNDERLAYMENT, AND FLASHING PER CBC SECTION 1507.3 AND CBC TABLE 1507.3.7.
7. METAL ROOFING, UNDERLAYMENT, AND FLASHING PER CBC SECTION 1507.4.
8. GUTTERS, ROOF RIDGES, ROOF VALLEYS, FASCIAS, CLOSURES, PENETRATION BOOTS, AND OTHER COMPONENTS PER STANDING SEAM METAL ROOF SUPPLIER.
9. WOOD SHINGLES AND SHAKES SHALL COMPLY WITH CBC SECTION 1505.6 FIRE-RETARDANT-TREATED WOOD SHINGLES AND SHAKES, REQUIRING COMPLIANCE WITH UBC STANDARD 15-3 OR 15-4 WHICH ARE IMPREGNATED BY THE FULL-CELL VACUUM-PRESSURE PROCESS WITH FIRE-RETARDANT CHEMICALS, WHICH HAVE BEEN QUALIFIED BY UBC STANDARD 15-2 FOR USE ON CLASS A, B, OR C ROOFS.
10. NEW ROOF SHEATHING RADIANT BARRIER SHEATHING BY GEORGIA PACIFIC 19/32" THICKNESS THERMOSTAT RADIANT BARRIER OR ARCHITECT APPROVED EQUAL.
11. MINIMUM R-30 INSULATION IN WOOD-FRAME CEILING OR EQUIVALENT U-FACTOR TO MEET TITLE 24 ENERGY COMPLIANCE.
12. FOR BUILDINGS WITHIN THE JURISDICTION OF THE SAN FRANCISCO BUILDING DEPARTMENT, THE FOLLOWING APPLIES TO THE PRESCRIPTIVE APPROACH FOR NEW CONSTRUCTION AND RETROFITS, ADDITIONS, REPLACEMENTS, OR RECOATS OF 1000 SF, OR GREATER THAN 50% OF THE ROOF SURFACE, WHICHEVER IS GREATER.
    A. STEEP SLOPED ROOFS (GREATER THAN 2:12) ARE COOL ROOF TESTED AND LABELED BY THE COOL ROOF RATING COUNCIL PER SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION INFORMATION SHEET G-20.
    B. COOL ROOF PRODUCTS COMPLY WITH CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS SECTIONS 150.1 AND 110.8.
    C. MINIMUM AGED SOLAR REFLECTANCE OF 0.20 AND MINIMUM EMITTANCE OF 0.75, OR A MINIMUM SOLAR ROOF INDEX (SRI) OF 16 FOR STEEP SLOPED ROOFS OR; MINIMUM AGED SOLAR REFLECTANCE OF 0.63 AND MINIMUM EMITTANCE OF 0.75, OR A MINIMUM SOLAR ROOF INDEX (SRI) OF 175 FOR LOW SLOPED ROOFS.

FLOOR TYPE GENERAL NOTES

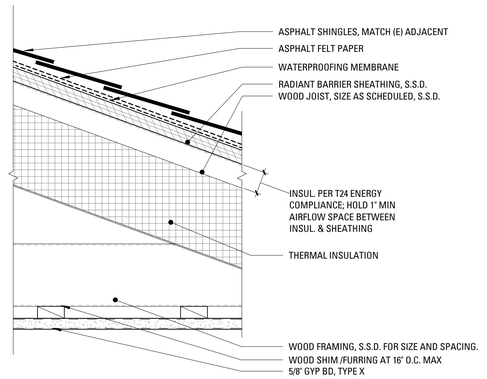
1. REFER TO THE TILE COUNCIL OF NORTH AMERICA FOR ALL CERAMIC, GLASS, AND STONE TILE INSTALLATION.
2. MINIMUM R-19 INSULATION IN RAISED WOOD-FRAME FLOOR OR EQUIVALENT U-FACTOR.
3. WHERE (N) CONCRETE SLAB ON GRADE OCCURS, ENSURE CONCRETE RELATIVE HUMIDITY AND MAX MOISTURE CONTENT IS WITHIN MANUFACTURER'S RECOMMENDATION FOR (N) FLOOR FINISH SCHEDULED.
4. IF PROJECT INCLUDE MULTIPLE RESIDENTIAL UNITS, GENERAL CONTRACTOR TO PROVIDE SOUND ATTENUATING INSULATION IN FLOOR PLATE SEPARATING UNIT TO MAINTAIN A MINIMUM 50 STC RATING PER 2022 CBC SECTION 1206.2 AND 1206.3. -FLOOR PLATE SEPARTING RESIDENTIAL UNITS TO HAVE A MINIMUM 1-HOUR RATING.
5. PROVIDE ADDITIONAL ACOUSTIC BARRIERS AND ASSEMBLIES WHERE INDICATED

WALL TYPE GENERAL NOTES

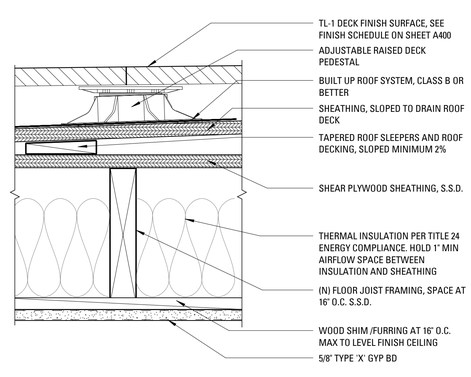
1. SEE STRUCTURAL DRAWINGS FOR WOOD STUD SPACING, STUD DOUBLING, NAILING & SCREWING SCHEDULE, AND ADDITIONAL INFORMATION.
2. REFER TO GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL AND CBC TABLE 721.1 (2) [CRC R302] FOR REFERENCE RATED WALL ASSEMBLIES, FIREBLOCKING, DRAFTSTOPPING.
3. ATTACHMENT OF WALL SHEATHING AND FINISHES TO COMPLY WITH THE REQUIREMENTS OF THE REFERENCED WALL RATED WALL ASSEMBLY AND STRUCTURAL DRAWINGS
4. THERMAL TO FILL WALL CAVITY. MINIMUM R-13 INSULATION IN 2X4 WOOD-FRAME WALLS & MINIMUM R-19 INSULATION IN 2X6 WOOD-FRAME WALLS OR EQUIVALENT U-FACTOR TO MEET PERFORMANCE CRITERIA IN TITLE 24 ENERGY COMPLIANCE REQUIREMENTS.
5. REFER TO ASTM C1063 FOR CEMENT PLASTER ASSEMBLIES.
6. WHERE INFORMATION DIFFERS FROM CONSULTANT DRAWINGS, USE MORE STRINGENT CRITERIA & CONTACT ARCHITECT TO CONFIRM.
7. VERIFY STUD SIZES WITH STRUCTURAL DRAWINGS AND DETAILS, AND NOTIFY ARCHITECT OF ANY CONFLICTS.



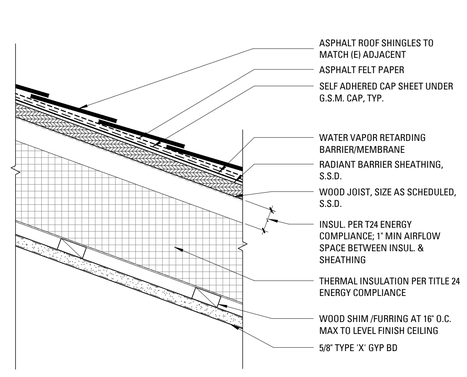
4 RC4 - LOW SLOPED ROOF - ASPHALT FINISH
3" = 1'-0"



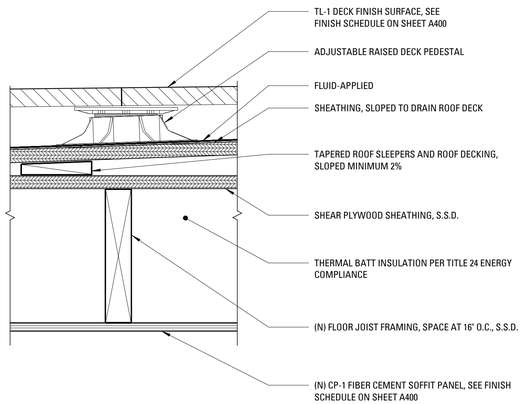
3 RC3 - SLOPED W/ ATTIC NON-RATED
3" = 1'-0"



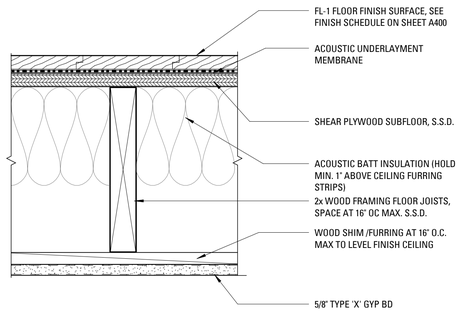
2 RC2 - LOW-SLOPED ROOF - BUILT UP DECK
3" = 1'-0"



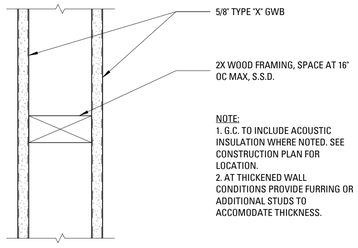
1 RC1 - SLOPED ROOF - ASPHALT SHINGLE FINISH
3" = 1'-0"



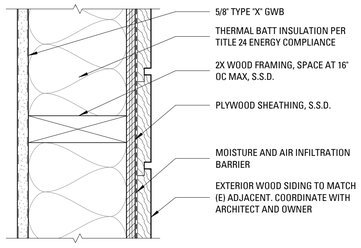
FC3.2 BUILT UP DECK
3" = 1'-0"



FC3.1 (N) WOOD FRAMED FLOOR - WOOD FINISH
3" = 1'-0"



A A1 - INTERIOR WALL - GYP FINISH - NON RATED
3" = 1'-0"



B - EXTERIOR WALL - WOOD SIDING - NON RATED
3" = 1'-0"

10/2/2025 10:38:17 AM

NORTH POINT RESIDENCE ADDITION

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	PERMIT SET	01.27.25

PERMIT SET

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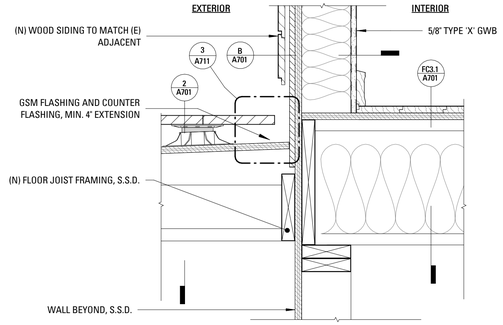
WALL, FLOOR & ROOF TYPES

SHEET NUMBER

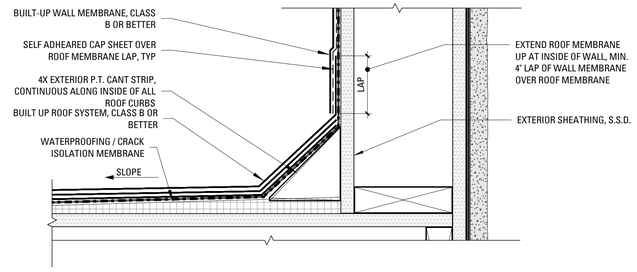
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839 NORTH POINT ST

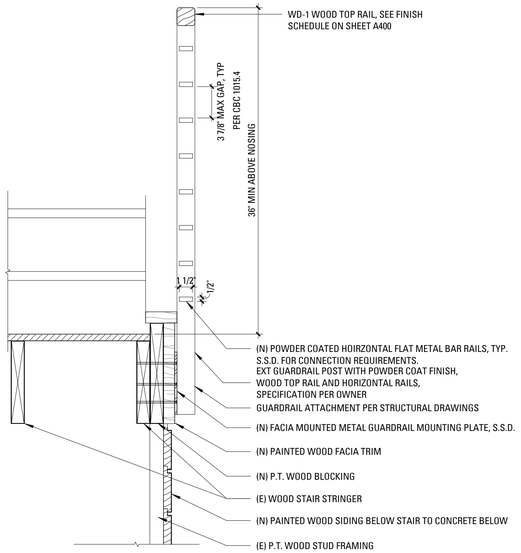
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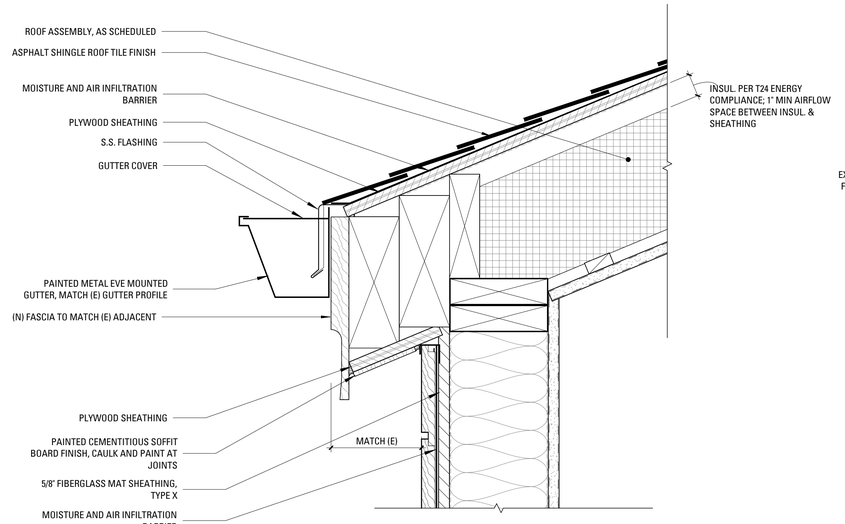
6 TYPICAL DECK TO EXTERIOR WALL DETAIL
1 1/2" = 1'-0"



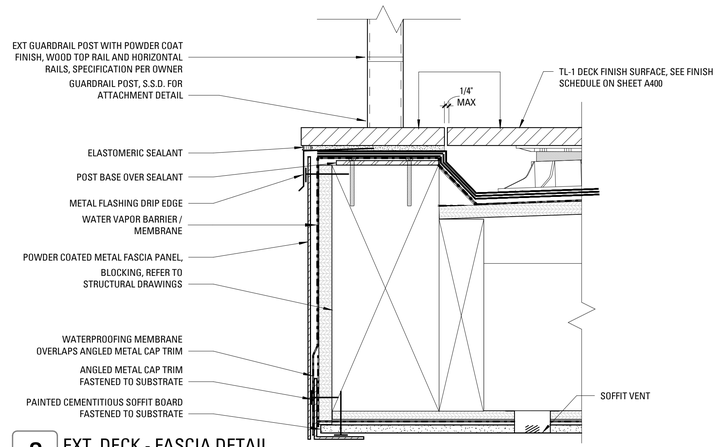
3 TYPICAL CANT DETAL
3" = 1'-0"



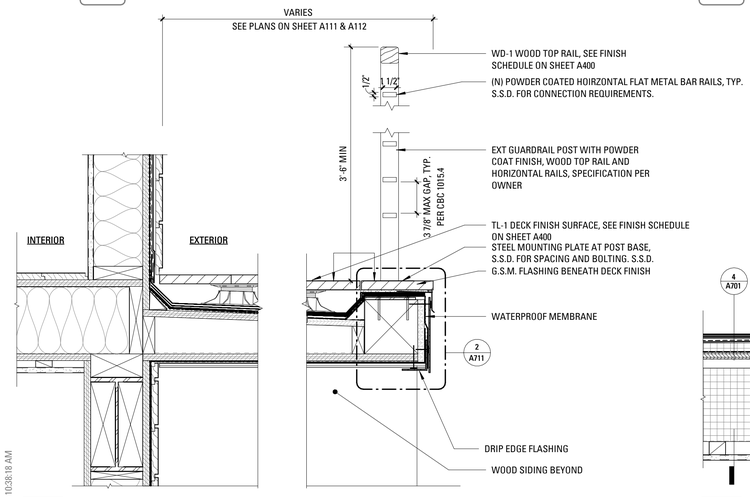
8 GUARDRAIL @ EXISTING STAIRS
1 1/2" = 1'-0"



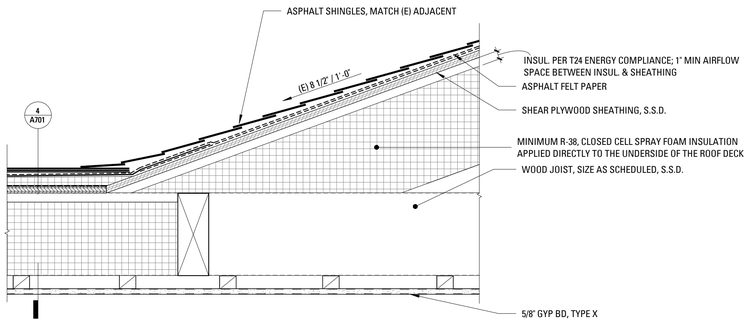
5 TYPICAL ROOF EAVE DETAIL
3" = 1'-0"



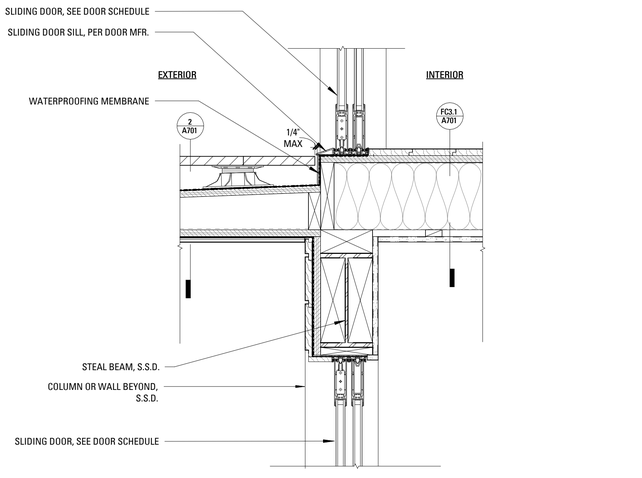
2 EXT. DECK - FASCIA DETAIL
3" = 1'-0"



7 GUARDRAIL DETAIL AT (N) DECK
1 1/2" = 1'-0"



4 TYPICAL LOW SLOPE ROOF TO SLOPED ROOF VALLEY DETAIL
1 1/2" = 1'-0"



1 EXTERIOR SLIDING DOOR SILL AT DECK DETAIL
1 1/2" = 1'-0"

11/27/2025 10:38:18 AM

NORTH POINT RESIDENCE ADDITION

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SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990



839 NORTH POINT ST

20250611846 4



NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25

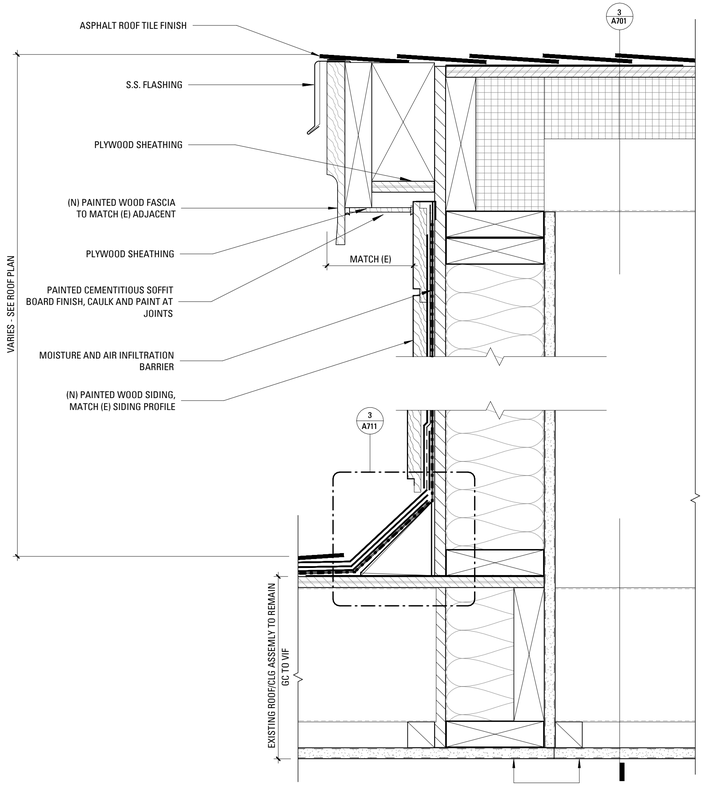
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Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

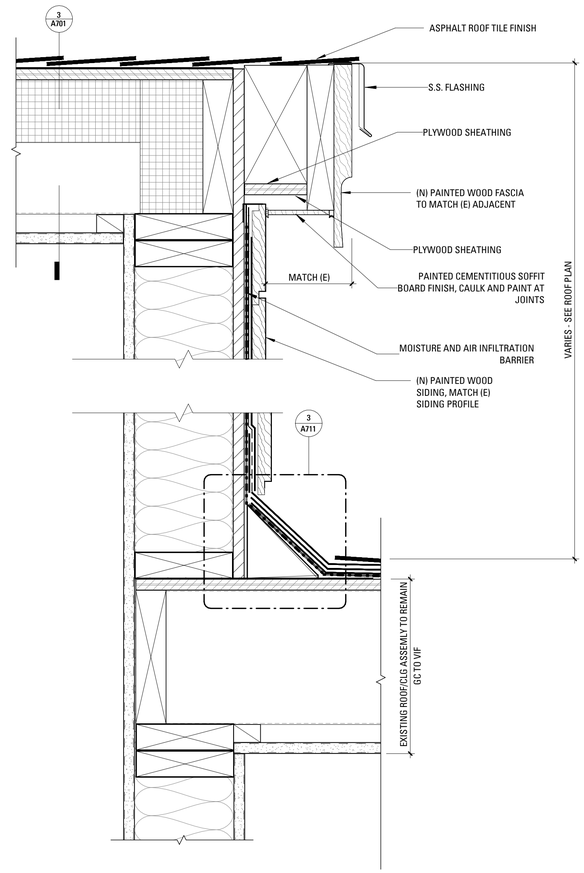
DETAILS

SHEET NUMBER

A711



2 TRANSITION @ (N) AND (E) ROOF @ HALLWAY
3" = 1'-0"



1 TRANSITION @ (N) AND (E) ROOF @ (E) BEDROOM CLOSET
3" = 1'-0"

NORTH POINT RESIDENCE ADDITION

839 NORTH POINT STREET
SAN FRANCISCO, CA 94109

MARTINKOVIC MILFORD
ARCHITECTS

101 Montgomery Street
Suite 650
San Francisco, CA 94104
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839 NORTH POINT ST

20250618464

San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25
	PLANNING COMMENTS RESPONSE	05.23.25

PERMIT SET

Drawn By:	AL
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DETAILS

SHEET NUMBER

A712

10/2/2025 10:38:19 AM

MATERIAL & FINISH ABBREVIATIONS

AL	ALUMINUM
AL-GL	GLASS W/ALUMINUM FRAME
AN	CLEAR ANNODIZED
BL	BLIND/HIDDEN FRAME
BLK	BLACKENED STEEL
BRNZ	BRONZE
BRZ	BRONZE ANNODIZED
CC	CLEAR COAT SEALER
CHR	CHROME
CL	CLEAR
CL-GL	CLEAR GLASS
FPC	FACTORY POWDER COAT
GL	GLASS
HM	HOLLOW METAL
MTL	METAL
OX	OXIDIZED
PB	POLISHED BRASS
PC	POWDER COAT
PLC	HIGH IMPACT POLYCARBONATE
PN	POLISHED NICKEL
PSS	POLISHED STAINLESS STEEL
PT	PAINTED
SN	SATIN NICKEL
SS	SATIN STAINLESS STEEL
ST	STAINED
WD	WOOD
WD-AL	ALUMINUM CLAD WOOD
WD-FG	FIBERGLASS CLAD WOOD
WD-GL	GLASS W/WOOD FRAME
WD-HC	HOLLOW CORE WOOD
WD-MF	MINERAL FIBER CORE WOOD
WD-PT	WOOD PAINT GRADE
WD-SC	SOLID CORE WOOD
WD-ST	WOOD STAIN GRADE
WD-VN	WOOD VENEER

DOOR SCHEDULE

DOOR TYPE INDICATED WITH THIS SYMBOL ON PLANS & ELEVATIONS (#)

DOOR NUM	FUNCTION	ELEV. TYPE	ROOM NUM	ROOM NAME	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICK	DOOR MATERIAL	DOOR FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME MATERIAL	FRAME FINISH	RATING	HDWR	COMMENTS
001	Exterior	E-SL-1	29	(E) FAMILY	15' - 0"	9' - 5 1/2"	5 1/2"	AL-GL	PT			AL	PT	NR	H-1	
002	Exterior	E-SL-2	35	(N) OFFICE	5' - 0"	6' - 8"	2"	AL-GL	PT			AL	PT	NR	H-2	
003	Exterior	E-SL-2	23	(N) BEDROOM	5' - 8"	6' - 8"	2"	AL-GL	PT			AL	PT	NR	H-2	DOOR TO COMPLY WITH EERO REQUIREMENTS OF CBC SECTION 1031
004	Interior	SL-FL	23	(N) BEDROOM	2' - 6"	6' - 8"	1 3/4"	WD-SC	PT			WD	PT	NR	H-3	
005	Interior	SL-D	23	(N) BEDROOM	5' - 0"	6' - 8"	1 3/4"	WD-HC	PT			WD	PT	NR	H-4	

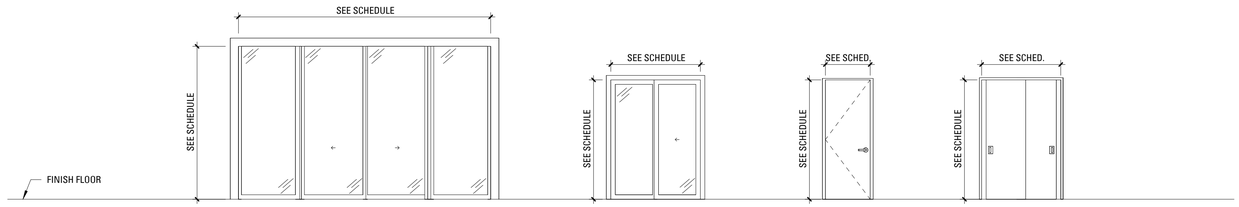
DOOR HARDWARE SCHEDULE

DOOR TYPE INDICATED WITH THIS SYMBOL ON PLANS & ELEVATIONS (#)

	LATCHSET					HINGES			DOOR STOP		
GROUP	TYPE/FUNCTION	MFR	STYLE	FINISH	DEADBOLT	PAIR	MFR	PRODUCT #	MFR.	PRODUCT #	REMARKS
H-1	SECURITY SLIDING - 4 PANEL	MARVIN ULTIMATE	BY MANUFACTURER	TBD	Y	--	--	--	YES		TRACK MOUNTED
H-2	SECURITY SLIDING - 2 PANEL	MARVIN ULTIMATE	BY MANUFACTURER	TBD	Y	--	--	--	YES		TRACK MOUNTED
H-3	PRIVACY	SCHLAGE	LEVER	TBD	Y	1-1/2			YES		
H-4	SLIDING	TBD	FLUSH PULL	TBD	N	--	--	--	--	--	TRACK MOUNTED

DOOR TYPES

DOOR TYPE INDICATED WITH THIS SYMBOL ON PLANS & ELEVATIONS (#)



TYPE: E-SL-1
EXTERIOR QUAD SLIDING

TYPE: E-SL-2
EXTERIOR SLIDING

TYPE: S-FL
INTERIOR SWING SINGLE PANEL
MATCH MATERIAL & STYLE OF (E) TYP

TYPE: SL-D
INTERIOR DOUBLE LEAF SLIDING
MATCH MATERIAL & STYLE OF (E) TYP

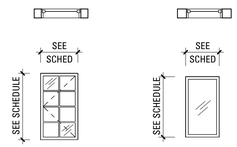
WINDOW SCHEDULE

WINDOW TYPE INDICATED WITH THIS TYPE - NUMBER (XX-##)

NO.	TYPE	ROOM	ROOM NUMBER	HEIGHT	WIDTH	SILL HEIGHT	INT. FINISH	EXT. FINISH	EXT. MATERIAL	MFR	COMMENT
001	GL-1	(E) BEDROOM	13	4' - 5"	2' - 2 1/2"	2' - 4"	PT	PT	ALUM	MARVIN ULTIMATE SERIES OR APPROVED EQUAL	PROVIDE SIMULATED DIVIDED LITES OR EQUAL, WINDOW TO COMPLY WITH EERO REQUIREMENTS OF CBC SECTION 1031.
002	GL-1	(E) BEDROOM	13	4' - 5"	2' - 2 1/2"	2' - 4"	PT	PT	ALUM	MARVIN ULTIMATE SERIES OR APPROVED EQUAL	PROVIDE SIMULATED DIVIDED LITES OR EQUAL, WINDOW TO COMPLY WITH EERO REQUIREMENTS OF CBC SECTION 1031.
003	GL-2	(N) BEDROOM	23	3' - 6"	2' - 0"	2' - 6"	PT	PT	ALUM	MARVIN ULTIMATE SERIES OR APPROVED EQUAL	
004	GL-2	(N) BEDROOM	23	3' - 6"	2' - 0"	2' - 6"	PT	PT	ALUM	MARVIN ULTIMATE SERIES OR APPROVED EQUAL	

WINDOW TYPES

WINDOW TYPE INDICATED WITH THIS TYPE - NUMBER (XX-##)



TYPE: GL-1
CASEMENT W/ 2X4 DIVIDED LITES

TYPE: GL-2
FIXED

WINDOW & GLAZING GENERAL NOTES

1. WHERE APPLICABLE WINDOWS ARE CERITIFIED BY THE WINDOW AND DOOR MANUFACTURERS ASSOCIATION(WDMA) AND THE NATIONAL FENESTRATION RATINGS COUNCIL (NFRC.)
2. EXTERIOR WINDOWS INSTALLED WITH SUITABLE SELF-ADHERED FLASHINGS, GALVANIZED, STAINLESS STEEL, OR COPPER SHEET METAL PAN AND HEAD FLASHINGS ALL INTERFACED WITH WALL WATERPROOFING FOR WATERPROOF CONSTRUCTION.
3. GLAZING, FRAMES, AND APPLICABLE HARDWARE ON FIRE RATED WINDOWS BEARS UL LABEL. LABELS REMAIN LEGIBLE AND FREE OF PAINT AND FINISHES.
4. EACH PANE BEARS THE MANUFACTURER'S MARK DESIGNATING THE TYPE AND THICKNESS OF THE GLASS OR GLAZING MATERIAL. THE IDENTIFICATION SHALL NOT BE OMITTED UNLESS APPROVED AND AN AFFIDAVIT IS FURNISHED BY THE GLAZING CONTRACTOR CERTIFYING THAT EACH LIGHT IS GLAZED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE CBC SECTIONS. SAFETY GLAZING SHALL BE IDENTIFIED IN ACCORDANCE WITH THE APPLICABLE CBC SECTIONS.
5. EACH PANE OF TEMPERED GLASS AND SAFETY GLAZING IS PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION MARK SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR OF A TYPE THAT, ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED. THE IDENTIFICATION SHALL NOT BE OMITTED UNLESS APPROVED AND AN AFFIDAVIT IS FURNISHED BY THE GLAZING CONTRACTOR CERTIFYING THAT EACH LIGHT IS GLAZED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE CBC SECTIONS. SAFETY GLAZING SHALL BE IDENTIFIED IN ACCORDANCE WITH THE APPLICABLE CBC SECTIONS.
6. WINDOWS GLAZED WITH LAMINATED DOUBLE PANE GLAZING, LOW-E CLEAR GLASS WITH UV PROTECTION LAMINATED INSIDE PANE.
7. DIMENSIONS ARE UNIT SIZES TO OUTSIDE OF EXTERIOR FRAME DIMENSIONS, U.O.N.
8. SILL OR HEAD HEIGHTS GIVEN ARE TO INSIDE SURFACE OF FINISHED FRAME, U.O.N.
9. EMERGENCY ESCAPE AND RESCUE WINDOWS COMPLY WITH 2022 CBC SECTION 1031 AND SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, A MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND MINIMUM NET OPENING WIDTH OF 20" AS A RESULT OF NORMAL OPERATION OF THE OPENING. THE BOTTOM OF THE OPENING SHALL NOT BE GREATER THAT 44" ABOVE FINISHED FLOOR. WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING IT MUST BE EITHER A SWING OR SLIDING DOOR AND MEETING THE MINIMUM SIZE REQUIRED FOR A RESCUE WINDOW ABOVE.
10. WINDOWS IN GROUP R-2 AND R-3 BUILDINGS WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY WITH ONE OF THE FOLLOWING:
    A. OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2006.
    B. OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
    C. OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.1
11. SAFETY GLAZING PROVIDED IN THE FOLLOWING LOCATIONS:
    A. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.
    B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTON EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
    C. GLAZING IN RAILINGS AND STAIR LANDINGS;
    D. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, BATHTUBS, SHOWERS, STEAM ROOMS WITHIN 5 FEET OF STANDING SURFACE AND DRAIN INLET.
12. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION AND REQUIRES SAFETY GLAZING:
    A. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
    B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR.
    C. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE THE FLOOR.
    D. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
13. UNIT SKYLIGHTS AND TUBULAR DAYLIGHTING DEVICES ARE TESTED AND LABELED AS COMPLYING WITH AMERICAN ARCHITECTURAL MANUFACTURER'S ASSOCIATION/WOOD AND DOOR MANUFACTURER'S ASSOCIATION/CANADIAN STANDARDS ASSOCITATION (AAMA/WDMA/CSA) 101/I.S./A440. THE LABEL STATES THE NAME OF THE MANUFACTURER, THE APPROVED LABELING AGENCY, THE PRODUCT DESIGNATION AND THE PERFORMANCE GRADE RATING AS SPECIFIED IN AAMA/WDMA/CSA 101/I.S.2/A440. PROTECTIVE SCREENS BELOW SKYLIGHTS ARE REQUIRED EXCEPT FOR THE FOLLOWING CONDITIONS:
14. SCREENS ARE NOT REQUIRED IN INDIVIDUAL DWELLING UNITS IN GROUPS R-2, R-3 AND R-4 WHERE FULLY TEMPERED GLASS IS USED AS SINGLE GLAZING OR AS BOTH PANES IN AN INSULATING GLASS UNIT, AND THE FOLLOWING CONDITIONS ARE MET:
    A. EACH PANE OF THE GLASS IS 16 SQUARE FEET OR LESS IN AREA;
    B. THE HIGHEST POINT OF THE GLASS IS 12 FEET OR LESS ABOVE ANY WALKING SURFACE OR OTHER ACCESSIBLE AREA.
    C. THE GLASS THICKNESS IS 3/16 INCH OR LESS.
15. SCREENS SHALL NOT BE REQUIRED FOR LAMINATED GLASS WITH A 15-MIL POLYVINYL BUTYRAL (OR EQUIVALENT) INTERLAYER USED IN INDIVIDUAL DWELLING UNITS IN GROUPS R-2, R-3 AND R-4 WITHIN THE FOLLOWING LIMITS:
    A. EACH PANE OF GLASS IS 16 SQUARE FEET OR LESS IN AREA.
    B. THE HIGHEST POINT OF THE GLASS IS 12 FEET OR LESS ABOVE A WALKING SURFACE OR OTHER ACCESSIBLE AREA.
16. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT (PLF) IN ACCORDANCE WITH SECTION 4.5.1.1 OF AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 7.
17. GLASS HANDRAIL ASSEMBLIES AND GUARDS SHALL ALSO COMPLY WITH CBC SECTION 2407 WITH THE FOLLOWING EXCEPTION: FOR ONE- AND TWO-FAMILY DWELLINGS, ONLY THE SINGLE CONCENTRATED LOAD OF 200 POUNDS IN ACCORDANCE WITH SECTION 4.5.1 OF ASCE 7 AND REQUIRED BY CBC SECTION 1607.9.1.1 SHALL BE APPLIED.

DOOR & HARDWARE GENERAL NOTES

1. WHERE APPLICABLE DOORS ARE CERITIFIED BY THE WINDOW AND DOOR MANUFACTURERS ASSOCIATION (WDMA) AND THE NATIONAL FENESTRATION RATINGS COUNCIL (NFRC.)
2. AT JOB CLOSEOUT GENERAL CONTRACTOR PROVIDES TO OWNER KEYS AND INSTRUCTION MANUALS NOT LIMITED TO HARDWARE AND SECURITY SYSTEM.
3. EXTERIOR DOORS INSTALLED WITH SUITABLE SELF-ADHERED FLASHINGS, GALVANIZED, STAINLESS STEEL, OR COPPER SHEET METAL PAN AND HEAD FLASHINGS ALL INTERFACED WITH WALL WATERPROOFING FOR WATERPROOF CONSTRUCTION.
4. DIMENSIONS ARE NOMINAL DOOR SIZES, U.O.N.
5. DOORS, FRAMES, GLAZING AND APPLICABLE HARDWARE ON FIRE RATED DOORS BEARS UL LABEL. LABELS REMAIN LEGIBLE AND FREE OF PAINT AND FINISHES.
6. FIRE RATED DOORS WITH GLAZING HAVE RATED GLASS ASSEMBLIES WITH MAXIMUM SIZES AND MINIMUM FIRE RATING REQUIREMENTS PER CBC TABLE 716.1(2.)
7. ITEMS SUCH AS, BUT NOT LIMITED TO, SMOKE GASKETS, THRESHOLDS, ASTRAGALS, DOOR BOTTOMS BY PEMKO, NATIONAL GUARD PRODUCTS, OR APPROVED EQUAL WHEN NOT SUPPLIED BY DOOR PRODUCT MANUFACTURER. GENERAL CONTRACTOR TO PROVIDE SUBMITTALS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING AND INSTALLING ITEMS.
8. ITEMS SUCH AS, BUT NOT LIMITED TO, FLUSH BOLTS AND COORDINATORS BY IVES, BALDWIN, ROCKWOOD, DOOR CONTROLS INTERNATIONAL, OR APPROVED EQUAL WHEN NOT SUPPLIED BY DOOR PRODUCT MANUFACTURER. GENERAL CONTRACTOR TO PROVIDE SUBMITTALS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING AND INSTALLING ITEMS.
9. ITEMS SUCH AS, BUT NOT LIMITED TO, FLOOR STOPS AND FLAT GOODS BY IVES, HAGER, BALDWIN, ROCKWOOD, OR APPROVED EQUAL WHEN NOT SUPPLIED BY DOOR PRODUCT MANUFACTURER. GENERAL CONTRACTOR TO PROVIDE SUBMITTALS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING AND INSTALLING ITEMS.
10. ITEMS SUCH AS, BUT NOT LIMITED TO, HINGES BY HAGER, MCKINNEY, BALDWIN, STANLEY OR APPROVED EQUAL WHEN NOT SUPPLIED BY DOOR PRODUCT MANUFACTURER. GENERAL CONTRACTOR TO PROVIDE SUBMITTALS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING AND INSTALLING ITEMS.
11. DOORS WITH CLOSERS AND FIRE RATED DOORS HAVE BALL BEARING HINGES. DOORS GREATER THAN 36" IN WIDTH HAVE HEAVYWEIGHT HINGES. ONE HINGE FOR EACH 30" OF DOOR HEIGHT IS REQUIRED. SUBMITTALS FOR HINGE PRODUCTS ARE REQUIRED FOR ARCHITECT REVIEW PRIOR TO ORDERING AND INSTALLING ITEMS.
12. THRESHOLDS AT DOORWAYS DO NOT EXCEED 3/4" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2" FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS ARE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE).
13. EXIT DOORWAYS PROVIDE A MINIMUM CLEAR WIDTH OF 32" AND HEIGHT OF 6' 8".
14. EXTERIOR DOORS GLAZED WITH LAMINATED DOUBLE PANE SAFETY GLAZING, LOW-E CLEAR GLASS WITH UV
15. SAFETY GLAZING IS PROVIDED IN THE FOLLOWING LOCATIONS:
    A. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS. SEE 2406.4.1 FOR EXCEPTIONS)
    B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTON EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
    C. GLAZING IN RAILINGS AND STAIR LANDINGS;
    D. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, BATHTUBS, SHOWERS, STEAM ROOMS WITHIN 5'-0" OF STANDING SURFACE AND DRAIN INLET.
16. GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR NEW DOORS AND NEW GARAGE DOORS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING AND INSTALLING ITEMS.
17. GENERAL CONTRACTOR TO PROVIDE SUBMITTAL OF NEW HARDWARE AND SECURITY SYSTEM (IF APPLICABLE) TO ARCHITECT FOR REVIEW PRIOR TO ORDERING AND INSTALLING ITEMS.
18. GENERAL CONTRACTOR TO PROVIDE FINISH SAMPLES OF DOOR AND FRAME FINISHESAND NEW HARDWARE TO ARCHITECT FOR REVIEW PRIOR TO ORDERING, INSTALLING, AND FINISHING ITEMS.
19. FINISHED AND PREFINISHED SURFACES PROTECTED FROM DAMAGE AT NEW AND EXISTING DOORS TO BE RELOCATED. DAMAGED ITEMS DESCRIBED HEREWITHIN, BUT NOT WITHSTANDING, REPLACED INKIND BY GENERAL CONTRACTOR AT NO EXPENSE TO OWNER.
20. SIZE VERIFICATION OF DOORS TO FIT INTO EXISTING OPENINGS BY GENERAL CONTRACTOR.
21. MASTER BEDROOM, BEDROOMS, AND BATHROOMS HAVE PRIVACY LOCKS. CLOSETS HAVE PASSAGE HARDWARE.

NORTH POINT RESIDENCE ADDITION

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NO.	RECORD OF DRAWING ISSUANCE	DATE
	PERMIT SET	01.27.25

PERMIT SET

Drawn By:	AL
Checked By:	AW/BE
Project Number:	18040.2

DOOR & WINDOW SCHEDULES

SHEET NUMBER

A901

839 NORTH POINT ST
20250611846 4

11/2/2025 10:38:19 AM

GENERAL NOTES

A. GENERAL

1. CONSTRUCTION SHALL CONFORM TO THE LOCAL BUILDING AND SAFETY CODES AND TO THE RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.

2. CAREFULLY CHECK THE STABILITY OF ALL ELEMENTS OF THE BUILDING BEFORE DOING ANY WORK ON THE EXISTING STRUCTURE. BRACE OR STRENGTHEN ALL PORTIONS OF THE STRUCTURE WHICH MAY BE WEAKENED BY REMOVAL OF THE EXISTING CONSTRUCTION UNTIL THE NEW CONSTRUCTION IS IN PLACE.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR METHOD AND MEANS OF CONSTRUCTION AND IS RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. SHORING AND TEMPORARY BRACING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR; VISITS TO THE SITE BY THE ENGINEER OR ARCHITECT DO NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.

4. APPROVED PLANS SHALL BE KEPT ON THE JOBSITE AND MADE AVAILABLE TO THE BUILDING OFFICIALS. NO DEVIATION FROM THE APPROVED PLANS WILL BE MADE WITHOUT PRIOR APPROVAL FROM THE BUILDING OFFICIAL.

5. NO SOILS REPORT PROVIDED. CONTACT SEMCO IF EXPANSIVE SOILS ARE ENCOUNTERED. SHOULD UNUSUAL SOILS CONDITIONS BE ENCOUNTERED AT THE JOB SITE, NOTIFY SEMCO IMMEDIATELY. NEW FOUNDATIONS SHALL BE EMBEDDED 18" MIN INTO NATIVE SOILS. WHERE FILL SOIL IS PROPOSED AS SUBSTRATE FOR NEW SLAB ON GRADE, FILL SOIL SHALL CONSIST OF UNCONTAMINATED, PREDOMINANTLY GRANULAR, NON-EXPANSIVE NATIVE SOIL, OR IMPORT SOIL. ROCKS LARGER THAN 8" DIAMETER SHALL NOT BE USED IN FILL. FILL SOIL SHALL BE UNIFORMLY MOISTURE-CONDITIONED TO WITHIN 3% OF OPTIMUM MOISTURE CONTENT, PLACED IN HORIZONTAL LIFTS LESS THAN 8 INCHES IN LOOSE THICKNESS, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. TESTING SHOULD BE PERFORMED TO VERIFY THAT THE RELATIVE COMPACTION IS BEING OBTAINED.

6. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED, DETAILS SHOWN WITHIN THIS DRAWING SET SHALL BE INCORPORATED INTO THE PROJECT AT APPROPRIATE LOCATIONS.

7. ANY CONFLICT BETWEEN THE NOTES, PLANS, AND DETAILS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION. ANY CONFLICT BETWEEN THE CONTENT OF THE STRUCTURAL DRAWINGS VERSUS THE ARCHITECTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

8. CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK. DO NOT USE SCALED DIMENSIONS. USE WRITTEN DIMENSIONS WHERE PROVIDED. REFER TO ARCHITECTURAL DRAWINGS WHEN AVAILABLE FOR ALL DIMENSIONAL INFORMATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER BEFORE PROCEEDING.

9. REFER TO DRAWINGS OTHER THAN STRUCTURAL FOR WATERPROOFING, FIREPROOFING, MECHANICAL, PLUMBING OR FINISH INFORMATION. HOLES THROUGH WALLS AND FRAMING FOR UTILITIES ARE TO BE COORDINATED WITH PLUMBING AND MECHANICAL DRAWINGS PROVIDED BY OTHERS. ARCHITECT TO APPROVE LOCATION OF ALL PIPES AND DUCTS.

B. DESIGN CRITERIA

1. BUILDING HAS BEEN DESIGNED TO THE VERTICAL AND LATERAL LOADING REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE w/ 2022 SAN FRANCISCO AMENDMENTS.

2. DEAD LOADS:
THE FOLLOWING MATERIALS ARE ACCOUNTED FOR IN THE STRUCTURAL DESIGN. CONTRACTOR SHALL VERIFY THE FOLLOWING MATERIALS PRIOR TO STARTING CONSTRUCTION. TILE FLOOR ALLOWED ONLY WHERE SHOWN ON STRUCTURAL PLANS. CONTACT SEMCO IF DIFFERENT MATERIALS ARE PROPOSED.

TYP ROOF MATERIALS:	(P.S.F.)
SHINGLES	3.0
(N) 5/8" PLYWOOD SHEATHING	2.3
ROOF FRAMING	5.0
BATT INSULATION	1.0
5/8" GYPSUM BOARD CEILING	2.8
M.E.P. & MISCELLANEOUS	2.2
TOTAL DEAD LOAD	20

TYP FLOOR MATERIALS:	(P.S.F.)
HARDWOOD FLOOR FINISH	4.0
(N) 3/4" PLYWOOD SHEATHING	2.3
FLOOR JOISTS	4.0
INSULATION	1.0
5/8" GYPSUM BOARD CEILING	2.8
M.E.P. & MISCELLANEOUS	3.9
TOTAL DEAD LOAD	18

TYP DECK MATERIALS- FLOOR 2:	(P.S.F.)
DECKING	4.0
(N) 3/4" PLYWOOD SHEATHING	2.3
DECK FRAMING	4.0
INSULATION	1.0
5/8" GYPSUM BOARD CEILING	2.8
M.E.P. & MISCELLANEOUS	3.9
TOTAL DEAD LOAD	18

TYP DECK MATERIALS- FLOOR 3:	(P.S.F.)
DECKING (BISEN TILES)	7.0
BISEN PEDESTAL	4.0
3/4" PLYWOOD SHEATHING	2.3
DECK FRAMING	4.0
INSULATION	1.0
5/8" GYPSUM BOARD CEILING	2.8
M.E.P. & MISCELLANEOUS	3.9
TOTAL DEAD LOAD	25

3. LIVE LOADS: FLAT ROOF LIVE LOAD: 20 P.S.F., SLOPED ROOF LIVE LOAD: 16 P.S.F.
FLOOR LIVE LOAD: 40 P.S.F., DECK LIVE LOAD: 60 P.S.F.

4. LATERAL LOADS:
a. WIND LOAD BASIS:
WIND SPEED = 92 M.P.H. METHOD: "DIRECTIONAL PROCEDURE" PER ASCE 7-16 CH. 27
Kzt = 1.3, Kd = 0.85, I =1.0 EXPOSURE CATEGORY D

b. WIND LOAD ON COMPONENTS & CLADDING & WINDOWS:

TRIBUTARY AREA OF ELEMENT BEING ANALYZED	WIND LOAD*
A < 30 ft²	24 P.S.F.
30 ft² < A < 100 ft²	22 P.S.F.
A > 100 ft²	21 P.S.F.

*USE THESE LOADS TO ANALYZE DEFLECTION. WHEN PERFORMING 'ASD' STRESS ANALYSIS, DECREASE THESE LOADS BY MULTIPLYING BY 0.6. THIS TABLE ASSUMES THE ELEMENT BEING ANALYZED IS LOCATED AT LEAST 3-FEET AWAY FROM THE OUTER EDGE OF THE BUILDING. FOR ELEMENTS WITHIN 3-FEET OF THE EDGE OF THE BUILDING, INCREASE THESE LOADS BY MULTIPLYING BY 1.20.

c. SEISMIC LOAD: S_S = 1.5, S_1 = 0.6, SITE CLASS D (BY DEFAULT, NO SOILS REPORT), F_a = 1.2, F_v = 1.7, S_{DS} = 1.2, S_{D1} = 0.68, SEISMIC DESIGN CAT: 'D'
LATERAL FORCE-RESISTING SYSTEM: WOOD SHEAR WALLS
R = 6.5, I = 1.0, C_S = 0.1846

5. FOUNDATIONS:
NO SOILS REPORT PROVIDED. THE FOLLOWING VALUES ARE PER CBC TABLE 1806.2, PRESUMPTIVE LOAD-BEARING VALUES
BEARING = 1500 PSF.
PASSIVE E.F.P. = 100 PCF
COEFFICIENT OF FRICTION = 0.3

ASSUMED ACTIVE E.F.P. = 45 PCF (PER CBC TABLE 1610.1)
ADJACENT FOOTING SURCHARGE POISSON'S RATIO = 0.5

C. MATERIALS

1. CONCRETE

a. SELECTION OF MATERIALS, MIXING, AND PLACING OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI REQUIREMENTS.

b. STRUCTURAL CONCRETE MIX REQUIREMENTS:
- ALL CONCRETE SHALL BE NORMAL WEIGHT, READY-MIX.
- AGGREGATES SHALL BE PER ASTM C33. AGGREGATE SIZE SHALL BE NO MORE THAN 3/4". FOR SHOTCRETE, USE 3/8" MAX AGGREGATE. FOR PUMPING, USE 3/8" MAX AGGREGATE.
- DO NOT USE CALCIUM CHLORIDE NOR OTHER CHLORIDE CONTAINING AGENTS IN MIX.
- ALL CONCRETE SHALL HAVE A SLUMP OF 4" (+/- 1").
- USE PLASTICIZERS IF NEEDED TO INCREASE WORKABILITY.
- DO NOT ADD WATER IN THE FIELD THAT WOULD INCREASE w/cm RATIO BEYOND THE INDICATED MAXIMUM.
- FURTHER REQUIREMENTS PER TABLE BELOW:

C.1. CONCRETE (continued)

CONCRETE APPLICATION & [EXPOSURE CATEGORY]	REQUIRED STRENGTH AT 28 DAYS (f_c')	MAXIMUM w/cm RATIO (WATER / CEMENTITIOUS MATERIALS)
CONCRETE *NOT EXPOSED* TO WEATHER: - SPREAD FOOTINGS ABV WATER TABLE, - WATERPROOFED STEM WALLS [F0/S0/W0/C1]	3000 P.S.I.	0.60
WALLS EXPOSED TO WEATHER [F0/S0/W0/C1]	3000 P.S.I.	0.50
SLABS ON GRADE [F0/S0/W1/C1]	2500 P.S.I.	0.45

FLY ASH AND SLAG CEMENT ARE ADDITIVES THAT CONTRIBUTE TO THE CEMENTITIOUS MATERIALS OF A MIX. THEIR PERCENTAGES OF CEMENTITIOUS MATERIALS SHALL BE AS SUCH:

LOCATION	MAX CLASS 'F' FLY ASH	MAX SLAG CEMENT	MAX TOTAL FLY ASH + SLAG
FOUNDATIONS BELOW GRADE	50%	35%	60%
SLABS AND WALLS	25%	15%	40%

NOTES: (1) THIS TABLE ASSUMES CONCRETE IS NOT SUBJECT TO FREEZING, SULFATES, CHLORIDES NOR SEAWATER. CONTACT SEMCO IF OTHERWISE SO THIS TABLE CAN BE UPDATED.
(2) CONSULT WITH ARCHITECT FOR REQUIRED MINIMUM FLY ASH AND SLAG CEMENT PORTIONS TO MEET CARBON FOOTPRINT LIMITATIONS.
(3) FLY ASH AFFECTS THE CURE TIME AND APPEARANCE OF CONCRETE, SO PLAN ACCORDINGLY. IT IS COMMON THAT WHEN USING FLY ASH, CONCRETE MIXES ARE AUGMENTED BY DECREASING w/cm RATIO, AND ADDING ACCELERATING ADMIXTURES.

c. MINIMUM CONCRETE COVER FOR REINFORCING STEEL:
SURFACE POURED AGAINST GROUND: 3"
FRAMED SURFACES BELOW GRADE: 2"
SURFACES EXPOSED TO WEATHER: 2"

d. REINFORCING STEEL. USE ASTM A615, GRADE 40 FOR #4 BARS AND SMALLER, GRADE 60 FOR #5 BARS AND LARGER. DEFORMATIONS SHALL BE IN CONFORMANCE WITH ASTM-305. TACK WELDING, HEATING OR CUTTING OF BARS IS NOT PERMITTED. STAGGER ALL SPLICES A MINIMUM OF 5 FEET.

e. ANCHOR BOLTS (J-BOLTS & HEADED) SHALL CONFORM TO ASTM A36 OR A307. STANDARD ANCHOR RODS SHALL BE F1554 GRADE 36, A36, OR A307. HIGH STRENGTH ANCHOR RODS SHALL BE ASTM A449, A193 B7, OR F1554 GRADE 105.

f. ALL CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS TO ASSURE THE ABSENCE OF VOIDS IN STRUCTURAL ELEMENTS.

g. EPOXY TO BE SIMPSON SET-3G, OR HILTI RE500SD. FOLLOW MANUFACTURER'S INSTALLATION DIRECTIONS. ALL HOLES TO BE BRUSHED CLEAN AND BLOWN OUT PRIOR TO EPOXY INSTALLATION. ALL HOLES TO BE DRILLED WITH ROTARY ACTION ONLY DRILLS (NON IMPACT). MISDRILLED OR UNACCEPTABLE HOLES SHALL BE FILLED WITH GROUT.

2. STEEL

a. STEEL GRADE SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED.

W-SHAPES	ASTM A992 (F_y = 50 ksi)
HSS RECTANGULAR	ASTM A500 GRADE B (F_y = 46 ksi)
HSS ROUND	ASTM A500 GRADE B (F_y = 42 ksi)
PIPES	ASTM A53 GRADE B, TYPE E OR S
STEEL PLATES, 'C' AND 'L' SHAPES	ASTM A36

b. WIDE FLANGE BEAMS SHALL BE PERFECTLY CENTERED UNDER WALLS AND/OR POSTS ABOVE, AND ALSO CENTERED OVER POSTS BELOW, UNLESS SPECIFICALLY NOTED OTHERWISE.

c. STEEL BOLTS THAT PROVIDE GRAVITY SUPPORT FOR STEEL BEAMS SHALL BE HIGH STRENGTH (ASTM A325 OR BETTER), U.O.N.. ALL OTHER BOLTS AND WASHERS TO CONFORM WITH ASTM A307 UNLESS OTHERWISE NOTED. ALL BOLT HOLES TO BE PUNCHED OR DRILLED AND SHALL BE THE NOMINAL DIAMETER PLUS 1/16". BURNED HOLES ARE NOT ACCEPTABLE. CONTACT SEMCO TO PROPOSE OVERSIZED HOLES.

d. WELDING SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE. ALL WELDERS MUST BE CERTIFIED. WELDING ELECTRODES SHALL BE E-YO. FULL PEN WELDS TO USE SHARPIE V-NOTCH WIRE MIN 20 FT-LB @ 0 DEGREES F. ALL FULL PEN WELDS REQUIRE CONTINUOUS INSPECTION.

e. CONTRACTOR IS RESPONSIBLE FOR SELECTING THE APPROPRIATE METHOD TO PROTECT STEEL FROM CORROSION. IN MOST CASES, STEEL EXPOSED TO WEATHER SHALL BE PAINTED AND PROTECTED USING AN EXTERIOR METAL ZINC RICH PRIMING PAINT AND A FINISH COAT. IN WET SERVICE OR SEVERE ENVIRONMENTS, STEEL SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL, RESPECTIVELY.

f. STEEL FASTENERS AND HARDWARE (SUCH AS NAILS, SCREWS, BOLTS, AND PLATES) USED IN EXTERIOR APPLICATIONS SHALL BE APPROPRIATELY GALVANIZED, OR STAINLESS STEEL. SEE GENERAL NOTES SECTION C.3.b BELOW FOR MORE INFO.

3. WOOD

a. FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH WITH A MAXIMUM MOISTURE CONTENT OF 19% AT TIME OF PLACEMENT.
LUMBER GRADE:
- BEAMS, JOISTS, AND POSTS 4x6 AND LARGER: NO. 1
- TOP, SILL, AND SOLE PLATES: NO. 1
- STUDS AND BLOCKING: NO. 2

b. SILLS OR LEDGERS IN CONTACT WITH CONCRETE, MASONRY OR ANY WOOD EXPOSED TO WEATHER TO BE PRESSURE TREATED DOUGLASS FIR OR CALIFORNIA REDWOOD. SEE TABLE BELOW. NEWLY EXPOSED SURFACES RESULTING FROM FIELD CUTTING, BORING OR HANDLING SHALL BE FIELD TREATED.

WOOD APPLICATION	LUMBER PRESERVATIVE TREATMENT†	STEEL HARDWARE & FASTENERS*
INTERIOR SILL PLATES AND LEDGERS PROTECTED FROM LIQUID WATER	HIGHLY RECOMMENDED: BORATE TREATED	PLAIN STEEL/ ZINC G90
	ALTERNATIVE: USE LUMBER RATED FOR ABOVE GROUND. 'CA-B' OR 'CA-C' w/ ≤ 0.10 PCF RETENTION OR 'MCA' WITH ≤ 0.05 PCF RETENTION	HOT DIP GALVANIZED (HDG) OR 'Z-MAX' OR STAINLESS STEEL*
EXTERIOR DECKS	USE LUMBER RATED FOR ABOVE GROUND. 'CA-B' OR 'CA-C' w/ ≤ 0.10 PCF RETENTION OR 'MCA' WITH ≤ 0.05 PCF RETENTION	HOT DIP GALVANIZED (HDG) OR 'Z-MAX' OR STAINLESS STEEL*

NOTES: * THIS APPLIES TO STEEL HARDWARE, PLATES, WASHERS, NAILS, SCREWS, & BOLTS IN CONTACT WITH P.T. LUMBER. DO NOT MIX STEEL TREATMENTS IN THE SAME CONNECTION.
† DO NOT USE 'ACQ' LUMBER FOR ANY APPLICATION. 'MCA' IS MICRONIZED CA, & IS MORE PREFERABLE

c. WOOD STRUCTURAL PANELS (PLYWOOD OR OSB) AT WALLS, FLOORS, AND ROOFS SHALL BE APA RATED STRUCTURAL I, EXPOSURE I IDENTIFIED WITH THE APPROPRIATE STAMP OF THE APA OR TECO AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF US PRODUCT STANDARDS PS-1 OR PS-2 SHEATHING. FLOOR AND ROOF SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PLIES PERPENDICULAR TO THE FRAMING AND END JOISTS, STAGGERED. FIELD GLUE ALL SUPPORTS AND T&G EDGES AT FLOORS PER APA, AFG-01. FRAMING SHALL BE FREE OF DEBRIS AND MOISTURE PRIOR TO GLUING. OSB MAY BE USED ONLY IF IT IS RATED EXPOSURE 1, AND IS A PRODUCT THAT CAN WITHSTAND RAIN & MOISTURE WITHOUT WARPING. PANELS THAT ARE NON-SHEARWALLS DO NOT NEED TO BE RATED STRUCTURAL 1, BUT MUST BE APA RATED EXPOSURE 1 OR EXTERIOR.

d. NAILING SHALL BE WITH COMMON NAILS UNLESS OTHERWISE NOTED.
COMMON NAIL SIZES: 8d = 0.131"Ø x 2½", 10d = 0.148"Ø x 3", 16d = 0.162"Ø x 3½".
DO NOT USE BOX, NOR SINKER, NOR SHORT NAILS UNLESS SPECIFIED. NAILING REQUIREMENTS PRESENTED IN CBC TABLE 2304.9.1 TO BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE NOTED. 10d NAILS AT SHEAR WALLS AND DIAPHRAGMS SHALL PENETRATE 1½" MIN INTO STUDS OR JOISTS. PRE-DRILL HOLES AS NEEDED TO PREVENT SPLITTING.

e. BOLTS IN WOOD TO HAVE STANDARD CUT WASHERS, UNLESS OTHERWISE NOTED AND EXCEPT WHEN USED WITH STEEL PLATES OR ANGLES. HOLES FOR BOLTS SHALL NOT EXCEED 1/16" LARGER THAN BOLT DIAMETER. CONTRACTOR TO TIGHTEN ALL NUTS AT INITIAL INSTALLATION AND RETIGHTEN AT THE COMPLETION OF WORK BEFORE CLOSING IN. THREAD PROJECTION SHALL BE 1/16" MIN BEYOND THE NUT.

C.3. WOOD (continued)

f. LAMINATED VENEER LUMBER (LVL) BEAMS SHALL BE MANUFACTURED BY TRUS JOIST (WEYERHAEUSER), OR ROSEBURG. SUBSTITUTIONS ALLOWED ONLY WITH PRIOR WRITTEN APPROVAL OF ENGINEER. MINIMUM REQUIRED DESIGN PROPERTIES:
E = 2000 ksi, Fb = 2600 psi, Fv = 285 psi,
Fc (parallel) = 2510 psi, Fc (perp.) = 750 psi.
LVL BEAMS SHALL BE SOLID SINGLE PIECE, UNLESS OTHERWISE NOTED.
WHERE MULTIPLE PLY MEMBERS ARE INDICATED ON PLANS, BEAMS SHALL BE FASTENED TOGETHER PER PLANS. PSL IS STRONGER THAN LVL; PSL MAY REPLACE LVL BEAMS, BUT LVL MAY NOT REPLACE PSL BEAMS.

g. PARALLEL STRAND LUMBER (PSL) BEAMS SHALL BE '2.2E PARALLAM' PRODUCT, AND SHALL BE 2.2E GRADE. IT IS ACCEPTABLE TO RIP PSL MEMBERS FROM LARGER STOCK. PSL BEAMS AND MANUFACTURED 'TJI' JOISTS TO BE PROVIDED BY TRUSS JOIST BY WEYERHAEUSER COMPANY. ENGINEERED LUMBER SHALL NOT BE USED WHERE EXPOSED TO MOISTURE, UNLESS FULLY PROTECTED PER ARCHITECT. CONTACT ENGINEER IF THESE PRODUCTS ARE SPECIFIED WHERE THEY WOULD BE EXPOSED TO MOISTURE.

h. HARDWARE (e.g. HANGERS, POST CAPS, CLIPS, STRAPS) FOR WOOD FRAMING SHALL BE PROVIDED BY SIMPSON STRONG TIE COMPANY. SIZE, NUMBER AND TYPE OF NAILING TO BE THE MAXIMUM SPECIFIED BY MANUFACTURER. PAY CLOSE ATTENTION TO NAIL LENGTHS SPECIFIED BY MANUFACTURER. SEE NOTE 3b REGARDING CONTACT WITH PRESSURE TREATED MATERIAL. ALL EXTERIOR HARDWARE TO BE GALVANIZED. USE COMMON NAILS WHERE HARDWARE IS INSTALLED OVER SHEATHING.

i. STRAPS USED SHALL BE THE EXACT STRAP SPECIFIED ON STRUCTURAL PLANS. STRAP SUBSTITUTIONS ARE NOT ALLOWED WITHOUT WRITTEN CONSENT FROM SEMCO. TAKE CARE WHEN ORDERING STRAPS, AND NOTE THAT THAT THESE STRAPS ARE EACH DIFFERENT FROM ONE ANOTHER: MST-, MSTA-, MSTC-, MSTI-, MSTC66B3.

j. JOIST FRAMING: PROVIDE DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO JOISTS AND PROVIDE SOLID BLOCKING UNDER PARTITIONS PERPENDICULAR TO JOISTS. PROVIDE A ROW OF SOLID BLOCKING OR CROSS-BRIDGING BETWEEN JOISTS @ 8'-0" o.c. MAX.

k. POSTS ON UPPER LEVELS SHALL BE STACKED ON POSTS AT LEVELS BELOW, INCLUDING LOCATIONS WHERE POSTS BELOW ARE NOT SPECIFIED. THE POST BELOW SHALL BE OF EQUAL SIZE TO THE POST ABOVE, UNLESS A LARGER POST IS SPECIFIED ON THE PLANS. BLOCKING SHALL BE USED TO FULLY TRANSFER THE POST AREA THROUGH FLOORS.

D. STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATION SHALL BE PERFORMED BY SEMCO FOR ALL THE ITEMS LISTED IN THE FORM AT THE BOTTOM-RIGHT CORNER OF SHEET S0.0. SEE BELOW FOR ELABORATION OF THOSE ITEMS:
a. FOUNDATIONS: SEMCO SHALL SEE...
ALL REBAR AND HARDWARE SET IN CONCRETE BEFORE IT'S POURED.
b. STEEL FRAMING: SEMCO SHALL SEE...
ALL STEEL COLUMNS AND BEAMS AND THEIR COMPLETED CONNECTIONS.
c. WOOD FRAMING: SEMCO SHALL SEE...
- STUDS, POSTS, JOISTS AND BEAMS AND THEIR CONNECTIONS
- SHEAR WALL NAILINGS (FOR EXAMPLE: TILT-UP WALLS NEED SEMCO OBSERVATION BEFORE ERECTED)
- DIAPHRAGM NAILING (FOR EXAMPLE: SEMCO SHALL SEE FLOOR NAILING BEFORE UPPER STORY WALLS ARE INSTALLED, AND ROOF NAILING BEFORE CURBS AND ROOFING)
- HOLDOWNS, STRAPS, CONNECTORS FOR MAIN LATERAL RESISTING SYSTEM.

2. SAN FRANCISCO PROJECTS: AS A RESULT OF STRUCTURAL OBSERVATION REQUIREMENTS, SEMCO IS ABLE TO SIGN-OFF ON THE FOLLOWING SAN FRANCISCO SPECIAL INSPECTION ITEMS:
#2. BOLTS INSTALLED IN CONCRETE
#4. REINFORCING STEEL
#19. SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS
#20. HOLDOWNS

ABBREVIATIONS

A.B.	=	ANCHOR BOLT
ALT	=	ALTERNATE
BM	=	BEAM
B.N.	=	DIAPHRAGM BOUNDARY NAILING 10d @ 6" o.c. U.O.N.
B.O.	=	BOTTOM OF
C.B.	=	CEILING BEAM
C.J.	=	CEILING JOIST
℄	=	CENTER LINE
CLG	=	CEILING
CLR	=	CLEAR
CMU	=	CONCRETE MASONARY UNIT
CONT	=	CONTINUOUS
D.F.	=	DOUGLAS FIR LUMBER
DIA	=	DIAMETER
DTL	=	DETAIL
DWG	=	DRAWING
(E)	=	EXISTING
EA.	=	EACH
E.N.	=	EDGE NAIL
E.S.	=	EACH SIDE
E.W.	=	EACH WAY
F.B.	=	FLOOR BEAM
FDN	=	FOUNDATION
FF	=	FINISH FLOOR
F.J.	=	FLOOR JOIST
FLR	=	FLOOR
FT	=	FEET, FOOT
FTG	=	FOOTING
GLB	=	GLULAM BEAM
HDG	=	HOT DIP GALVANIZED
HDR	=	HEADER
HFX	=	HARDY FRAME WALL PANEL
HORIZ	=	HORIZONTAL
HT	=	HEIGHT
HGR	=	HANGER
INV	=	INVERTED
JST	=	JOIST
KD	=	KILN-DRIED DOUGLAS FIR LUMBER
KP	=	KING POST
LB	=	POUNDS
LSL	=	LAMINATED STRAND LUMBER
LVL	=	LAMINATED VENEER LUMBER
MAX	=	MAXIMUM
M.B.	=	MACHINE BOLT
MF	=	MOMENT FRAME
MFR	=	MANUFACTURER
MIN	=	MINIMUM
MISC	=	MISCELLANEOUS
ML	=	MICROLAM LVL LUMBER
(N)	=	NEW
(N)/(E)	=	NEW AND/OR EXISTING
o/	=	OVER
o.c.	=	ON CENTER
OSB	=	ORIENTED STRAND BOARD (WOOD STRUCT PANEL)
PL	=	PLATE
PLM	=	PARALLAM PSL LUMBER
PLY	=	PLYWOOD (WOOD STRUCTURAL PANEL)
PSI	=	POUNDS PER SQUARE INCH
PSL	=	PARALLEL STRAND LUMBER
P.T.	=	PRESSURE TREATED DOUGLAS FIR LUMBER
R.B.	=	ROOF BEAM
R.R.	=	ROOF RAFTER
S.A.D.	=	SEE ARCHITECTURAL DRAWING
SCHED	=	SCHEDULE
SDS	=	SIMPSON STRONG-TIE SCREW, ¼"Ø WITH ⅜" HEX HEAD
SDWS	=	SIMPSON STRONG-TIE SCREW, 0.22"Ø WITH LOW PROFILE HEAD
S.F.	=	SQUARE FEET, SQUARE FOOT
STHG	=	SHEATHING
SIM	=	SIMILAR
S.O.G.	=	SLAB ON GRADE
SPEC	=	SPECIFICATION
SQ	=	SQUARE
S.S.	=	STAINLESS STEEL
STL	=	STEEL
STD	=	STANDARD
S.W.	=	SHEAR WALL
T & B	=	TOP AND BOTTOM
T & G	=	TONGUE & GROOVE
T.N.	=	TOE NAIL
TYP	=	TYPICAL
U.O.N.	=	UNLESS OTHERWISE NOTED
VERT	=	VERTICAL
V.I.F.	=	VERIFY IN FIELD
V.W.A.	=	VERIFY WITH ARCHITECT
w/	=	WITH
w/n	=	WITHIN
w/o	=	WITHOUT
W.S.P.	=	WOOD STRUCTURAL PANEL (PLYWOOD OR OSB SHEATHING)
WSWH	=	SIMPSON STRONG-TIE WALL PANEL
WT	=	WEIGHT
WWM	=	WELDED WIRE MESH
@	=	AT
°	=	DEGREES
Ø	=	DIAMETER
±	=	PLUS OR MINUS (TOLERANCE)

SHEET INDEX

S0.0	GENERAL NOTES
~~S0.1~~	~~SLOPE PROTECTION CHECKLIST~~
S1.0	FOUNDATION PLAN SECOND FLOOR FRAMING PLAN
S1.1	THIRD FLOOR FRAMING AND ROOF FRAMING PLAN
S2.0	FOUNDATION DETAILS
S2.1	FOUNDATION DETAILS
S3.0	STEEL FRAMING DETAILS
S3.1	STEEL FRAMING DETAILS
S4.1	WOOD FRAMING DETAILS
S4.2	WOOD FRAMING DETAILS
S4.3	WOOD FRAMING DETAILS
S4.4	WOOD FRAMING DETAILS
S4.5	WOOD FRAMING DETAILS
ST-1	TYPICAL DETAILS
ST-2	TYPICAL DETAILS
ST-3	TYPICAL DETAILS
ST-4	TYPICAL DETAILS
HFX-2	TYPICAL HARDY FRAME DETAILS
HFX-3	TYPICAL HARDY FRAME DETAILS
YLMC-1	YIELD LINK MOMENT CONNECTION DETAILS
YLMC-2	YIELD LINK MOMENT CONNECTION DETAILS

SCOPE OF WORK

REMODEL AND ADDITION

San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION FORM

City and County of San Francisco
Department of Building Inspection

Daniel Lurie, Mayor
Patrick O'Riordan, Interim Director

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that Special Inspections shown on the approved plan 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 **415-558-6133.** If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-6133 Ext 1.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by Plan Check Services Division.
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 the compliance of 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.

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

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

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

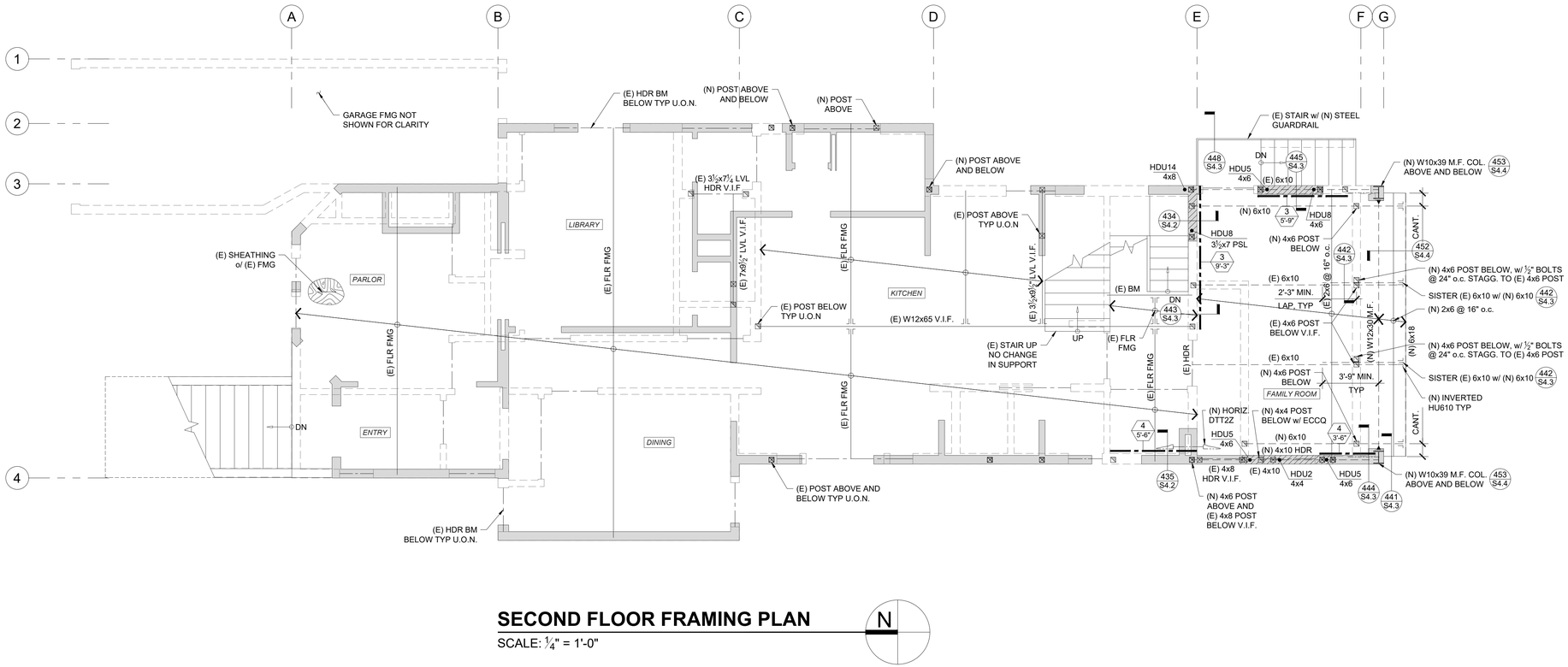
JOB ADDRESS: 839 NORTH POINT STREET APPLICATION NO. 202506118464 ADDENDUM NO.

OWNER NAME: STEPHANIE PAPPAS AND ROBERT LI OWNER PHONE NO. (415) 553 - 8810

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 highrise 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:

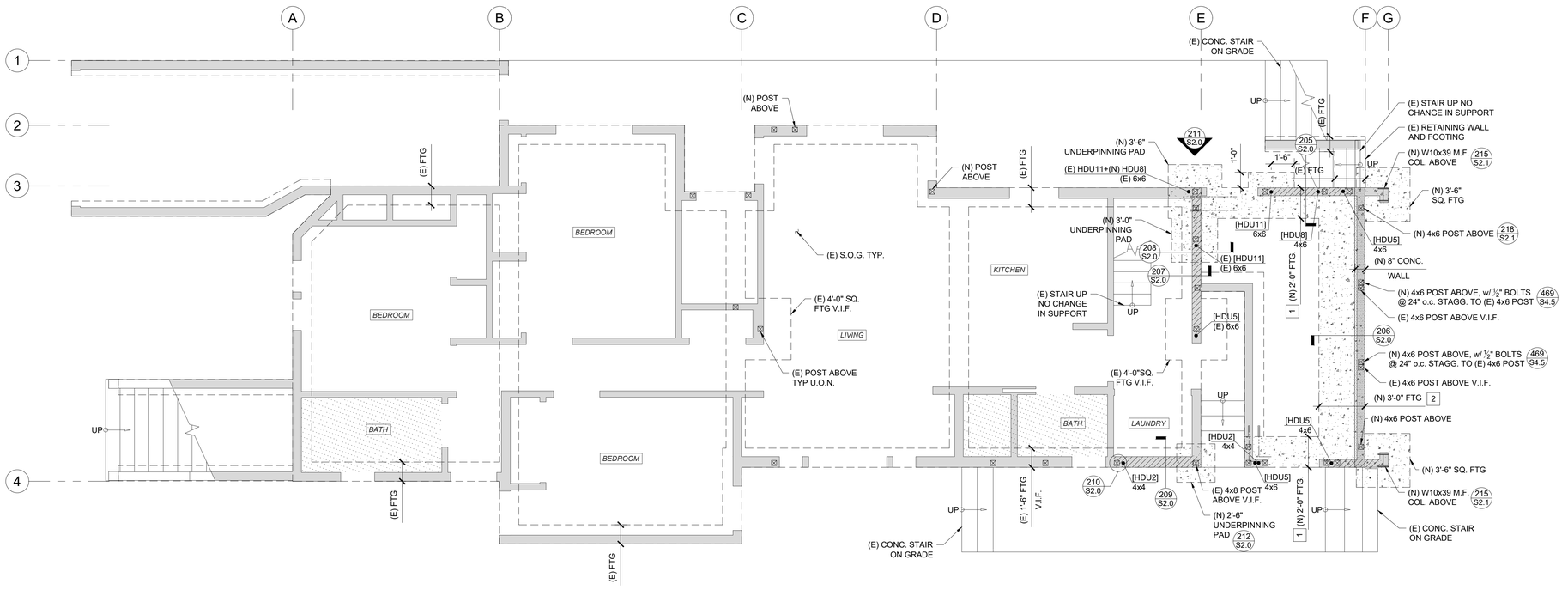
1. [X] Concrete (Placement & sampling)
2. [X] Bolts installed in new concrete
3. [ ] Special moment-Resisting concrete frame
4. [X] Reinforcing steel and prestressing tendons
5. **Structural welding:**
   A. Periodic visual inspection
   [X] Single pass fillet welds 5/16 " or smaller
   [ ] Steel deck
   [X] Welded studs
   [ ] Cold formed studs and joists
   [X] Stair and railing systems
   [ ] Reinforcing steel
   B. Continuous visual inspection and NDT (Section 1704)
   [X] 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. [ ] Insulation 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 reporting operations
    [ ] Installation inspection of new shear bolts
    [ ] Pre-installation inspection for embedded bolts
    [ ] Pull/torque tests per SFBC Sec. 1607C & 1615C
18. **Bolts Installed in existing concrete or masonry:**
    [X] Concrete [ ] Masonry
    [ ] Pull/torque tests per SFEBC Sec. 507C & 515C
19. [X] Shear walls and floor systems used as shear diaphragms
20. [X] Holdowns
21. **Special cases:**
    [ ] Shoring
    [ ] Underpinning :[ ] Not affecting adjacent property
    [ ] Affecting adjacent property: PA
    [ ] Others
22. [ ]



SECOND FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

N



FIRST FLOOR / FOUNDATION PLAN

SCALE: ¼" = 1'-0"

N

San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

FOUNDATION AND FRAMING NOTES

1. SEE GENERAL NOTES ON SHEET S0.0
2. ALL POSTS SHOWN SHALL BE (N), OR (E) VERIFIED IN FIELD, AND STACKED THROUGH FLOORS ALL THE WAY TO FOUNDATION. SEE LEGEND FOR MORE INFO.
3. (N) EXTERIOR STUD WALLS TO BE 2x6 MIN @ 16" o.c. U.O.N. (N) INTERIOR STUD WALLS TO BE 2x4 MIN @ 16" o.c.. U.O.N. SEE DETAIL 517/ST-2 FOR MORE INFO.
4. FOR TYPICAL DROPPED HEADER FRAMING, SEE DETAIL 517/ST-2.
5. FOR HOLDOWNS BETWEEN FLOORS, SEE DETAIL 519/ST-2.
6. FOR VERTICAL STRAPS BETWEEN FLOORS, SEE DETAIL 520/ST-2.
7. FOR HOLDOWNS OVER WOOD BEAMS, SEE DETAIL 521/ST-2.

KEY NOTES

1 24" x 24" G.B. w/ 4-#5 REBARS TOP AND BOTTOM AND #4 STIRRUPS @ 9" o.c.

2 36" x 24" G.B. w/ 5-#5 REBARS TOP AND BOTTOM AND #4 STIRRUPS @ 9" o.c.

SHEARWALL SCHEDULE

TYPE	SHEATH'G & NAIL SPEC	PANEL EDGE NAIL'G	SHEAR TRANSFER OPTIONS (AVERAGE SPACING) ANCHOR BOLTS	SDWS 0.22"Ø[1] SCREWS	LTP4	LTP5	A35
6	½" STRUCT I PLYWOOD w/ 10d COMMON NAILS (0.148 x 3")	6"	⅝"Ø @ 48"	12"	17"	15"	18"
4		4"	⅝"Ø @ 32"	8"	11"	10"	12"
3		3"	⅝"Ø @ 16"	6"	9"	8"	9"
2		2"	¾"Ø @ 16"	2-ROWS @ 8"[3]	6"	6"	7"
4 4		4" E.S.	⅝"Ø @ 8"	2-ROWS @ 8"[2]	5"	5"	6"
3 3		3" E.S.	⅝"Ø @ 8"	2-ROWS @ 6"[3]	4"	4"	4"
2 2		2" E.S.	¾"Ø @ 8"	2-ROWS @ 6"[2]	3"	3"	3"

SCHEDULE NOTES:
- ALL SPACINGS NOTED ON THIS SCHEDULE SHALL BE ON CENTER (o.c.)

1. SDWS: USE SIMPSON SDWS 0.22"Ø SCREWS, 7/8" MIN EDGE DISTANCE. SIZE SCREWS SO THAT 2" MIN PENETRATION INTO WOOD HOLDING TIP OF SCREW. NOTE THAT SCREWS ARE OFTEN INSTALLED NEXT TO DIAPHRAGM NAILS. CONTRACTOR SHALL REDUCE SCREW SPACING AS NEEDED TO ACHIEVE AT LEAST 1" SPACE BETWEEN EACH FASTENER, PRE-DRILL PILOT HOLES WHERE SCREWS SPACED LESS THAN 6" o.c. IN A ROW

2. THESE SCREWS SHALL BE 2-ROWS AT SPACING INDICATED, STAGGERED OVER A 3½"x MIN, OR 2-2x MIN RIM/BEAM BELOW SILL. 1½" MIN SPACE BETWEEN ROWS.

SEE GENERAL NOTES AND DETAIL 513/ST-2 FOR ADDITIONAL REQUIREMENTS.

LEGEND

- DETAIL NUMBER / SHEET NUMBER
- (N) SHEAR WALL *BELOW* — TYPE — MIN WIDTH OF ROUGH FRAMING, MEASURED TO FACE OF STUD. *CONTACT SEMCO IF LAYOUT CONFLICT OCCURS.*
- POST ABOVE. IF UNSPECIFIED ON THIS PLAN, SEE FRAMING PLAN ABOVE (AND ITS LEGEND) FOR SPECIFICATION
- POST ABOVE & BELOW. MATCH SIZE OF LOWER POST TO UPPER POST, U.O.N. PER PLAN.
- POST BELOW PER PLAN. IF POST ISN'T NOTED, USE THIS POST: @ 2x6 WALLS: 2-2x6 POST; @ 2x4 WALLS: 4x4 POST; @ HDR SUPPORT, FOLLOW 517/ST-2 U.O.N.
- WALL ABOVE
- SHEARWALL ABOVE
- WALL BELOW
- SHEARWALL BELOW
- TILE FLOOR ABOVE
- CONCRETE WALL ABOVE
- NEW CONCRETE FOOTING
- EXISTING CONCRETE FOOTING
- NEW CONCRETE SLAB ON GRADE PER 505/ST-1 U.O.N.
- [HLDN] POST — HOLDOWN OVER BEAM OR FOUNDATION & SIZE OF POST ABOVE
- HORIZONTAL STRAP PER PLAN.
  - FOR STRAPS ON SIDES OF BEAMS, NAIL EVERY HOLE w/ 10d NAILS.
  - FOR STRAPS ON NARROW EDGE OF BEAMS, SEE TYP DETAIL 536/ST-3 TO AVOID WOOD-SPLITTING.
- (N) EPOXY DOWEL (N) CONC TO (E) CONC #5 x 36" w/ 8" MIN EMBED. INSTALL 2-#5 TOP & BOTTOM @ EACH INTERSECTION U.O.N.

ENGINEER:
SEMCO ENGINEERING, INC.
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email: info@semcoengineering.net
REGISTERED PROFESSIONAL ENGINEER SHAUN EDWARD MOYNAHAN S 4605 STRUCTURAL STATE OF CALIFORNIA

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SAN FRANCISCO, CA

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20250611846 4

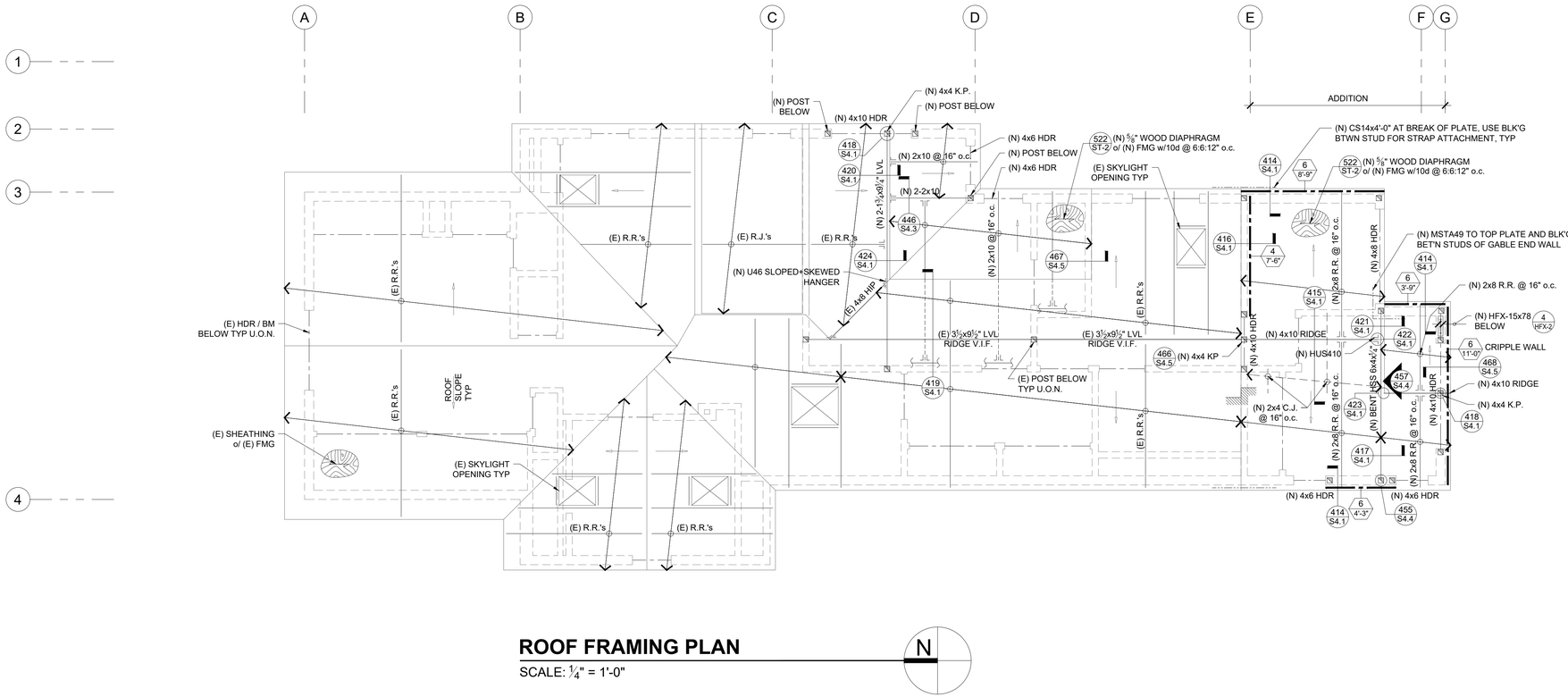
ISSUES OF DRAWINGS		
MARK	DATE	DESCRIPTION
	12/20/2024	PERMIT SET
1	8/29/2025	PLAN CHECK RESPONSE
2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Plan-Sheets-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE:
FIRST FLOOR / FOUNDATION PLAN & SECOND FLOOR FRAMING PLAN

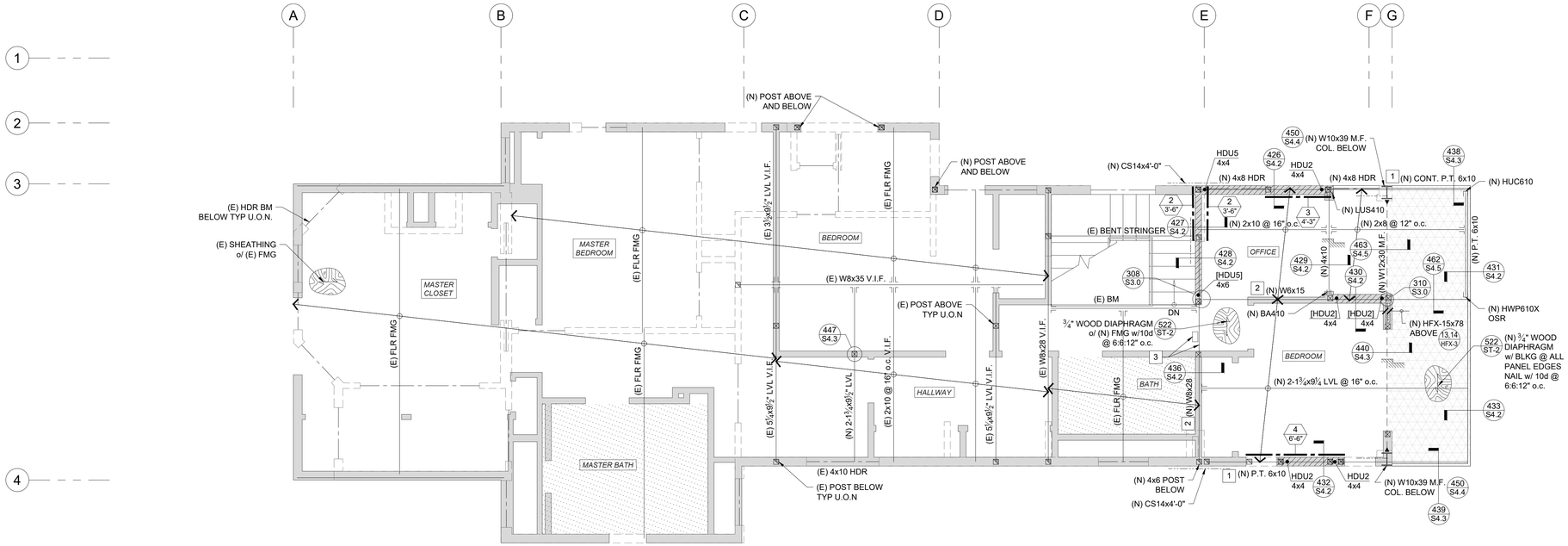
SHEET #
S1.0

SHEET SEQUENCE: 2 OF 21



ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"



THIRD FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

FRAMING NOTES

1. SEE GENERAL NOTES ON SHEET S0.0
2. ALL POSTS SHOWN SHALL BE (N), OR (E) VERIFIED IN FIELD, AND STACKED THROUGH FLOORS ALL THE WAY TO FOUNDATION. SEE LEGEND FOR MORE INFO.
3. (N) EXTERIOR STUD WALLS TO BE 2x6 MIN @ 16" o.c. U.O.N. (N) INTERIOR STUD WALLS TO BE 2x4 MIN @ 16" o.c.. U.O.N. SEE DETAIL 517/ST-2 FOR MORE INFO.
4. FOR TYPICAL DROPPED HEADER FRAMING, SEE DETAIL 517/ST-2.
5. FOR HOLDOWNS BETWEEN FLOORS, SEE DETAIL 519/ST-2.
6. FOR VERTICAL STRAPS BETWEEN FLOORS, SEE DETAIL 520/ST-2.
7. FOR HOLDOWNS OVER WOOD BEAMS, SEE DETAIL 521/ST-2.

KEY NOTES

1. PERIMETER RIM BEAM SHALL BE CONTINUOUS, OTHERWISE STRAP AT BREAK. WHERE UNSPECIFIED ON PLAN, INSTALL 2x RIM, AND STRAP SIDE w/ 'MSTA36' OR 'CS14' x36"
2. COLLECTOR BEAM PER PLAN ACROSS ENTIRE BUILDING, WITH 2-ROWS OF DIAPHRAGM B.N. OVER. WHERE BREAK IN BEAM OCCURS, STRAP SIDE OF BEAM w/MSTC52, CENTER STRAP AT BREAK & NAIL 10d EVERY HOLE.
3. COLLECTOR BEAM PER PLAN WHERE OCCURS w/ A35 @ 16" o.c. w/ SHORT #6 x 3½" WOOD SCREWS TO (E) SHEATHING, WHERE BREAK OCCURS STRAP BOTTOM OF BEAM w/ MSTC52.

SHEARWALL SCHEDULE

TYPE	SHEATH'G & NAIL SPEC	PANEL EDGE NAIL'G	SHEAR TRANSFER OPTIONS (AVERAGE SPACING) ANCHOR BOLTS	SDWS 0.22"Ø SCREWS [1]	LTP4	LTP5	A35
6	½" STRUCT I PLYWOOD w/ 10d COMMON NAILS (0.148 x 3")	6"	⅝"Ø @ 48"	12"	17"	15"	18"
4		4"	⅝"Ø @ 32"	8"	11"	10"	12"
3		3"	⅝"Ø @ 16"	6"	9"	8"	9"
2		2"	¾"Ø @ 16"	2-ROWS @ 8" [2]	6"	6"	7"
4 4		4" E.S.	⅝"Ø @ 8"	2-ROWS @ 8" [2]	5"	5"	6"
3 3		3" E.S.	⅝"Ø @ 8"	2-ROWS @ 6" [2]	4"	4"	4"
2 2		2" E.S.	¾"Ø @ 8"	2-ROWS @ 6" [2]	3"	3"	3"

SCHEDULE NOTES:
- ALL SPACINGS NOTED ON THIS SCHEDULE SHALL BE ON CENTER (o.c.)

1. SDWS: USE SIMPSON SDWS 0.22"Ø SCREWS, ⅞" MIN EDGE DISTANCE. SIZE SCREWS SO THAT 2" MIN PENETRATION INTO WOOD HOLDING TIP OF SCREW. NOTE THAT SCREWS ARE OFTEN INSTALLED NEXT TO DIAPHRAGM NAILS. CONTRACTOR SHALL REDUCE SCREW SPACING AS NEEDED TO ACHIEVE AT LEAST 1" SPACE BETWEEN EACH FASTENER, PRE-DRILL PILOT HOLES WHERE SCREWS SPACED LESS THAN 6" o.c. IN A ROW
2. THESE SCREWS SHALL BE 2-ROWS AT SPACING INDICATED, STAGGERED OVER A 3½"x MIN, OR 2-2x MIN RIM/BEAM BELOW SILL. 1½" MIN SPACE BETWEEN ROWS.

SEE GENERAL NOTES AND DETAIL 513/ST-2 FOR ADDITIONAL REQUIREMENTS.

LEGEND

- DETAIL NUMBER / SHEET NUMBER
- (N) SHEAR WALL *BELOW* — TYPE; MIN WIDTH OF ROUGH FRAMING, MEASURED TO FACE OF STUD. *CONTACT SEMCO IF LAYOUT CONFLICT OCCURS.*
- POST ABOVE. IF UNSPECIFIED ON THIS PLAN, SEE FRAMING PLAN ABOVE (AND ITS LEGEND) FOR SPECIFICATION
- POST ABOVE & BELOW. MATCH SIZE OF LOWER POST TO UPPER POST, U.O.N. PER PLAN.
- POST BELOW PER PLAN. IF POST ISN'T NOTED, USE THIS POST: @ 2x6 WALLS: 2-2x6 POST; @ 2x4 WALLS: 4x4 POST; @ HDR SUPPORT, FOLLOW 517/ST-2 U.O.N.
- WALL ABOVE
- SHEARWALL ABOVE
- WALL BELOW
- SHEARWALL BELOW
- TILE FLOOR ABOVE
- HLDN POST — 519/ST-2 STACKED POST WITH HOLDOWN ABOVE FLOOR & INVERTED HOLDOWN UNDERSIDE FLOOR
- [HLDN] POST — HOLDOWN OVER BEAM OR FOUNDATION & SIZE OF POST ABOVE
- HORIZONTAL STRAP PER PLAN.
  - FOR STRAPS ON SIDES OF BEAMS, NAIL EVERY HOLE w/ 10d NAILS.
  - FOR STRAPS ON NARROW EDGE OF BEAMS, SEE TYP DETAIL 536/ST-3 TO AVOID WOOD-SPLITTING.

San Francisco Dept. of Building Inspection
Issued - 10/29/2025

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SHAUN E. MOYNAHAN — S 4605 — STRUCTURAL — STATE OF CALIFORNIA

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ISSUES OF DRAWINGS		
MARK	DATE	DESCRIPTION
	12/20/2024	PERMIT SET
1	8/29/2025	PLAN CHECK RESPONSE
2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Plan-Sheets-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE:
THIRD FLOOR FRAMING PLAN AND ROOF FRAMING PLAN

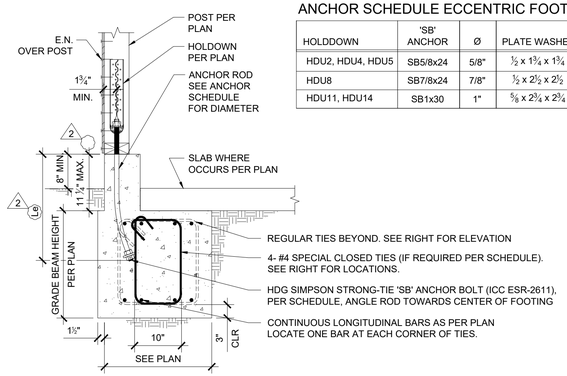
SHEET #
S1.1

SHEET SEQUENCE: 3 OF 21

OMIT

ANCHOR SCHEDULE ECCENTRIC FOOTING

HOLDDOWN	'SB' ANCHOR	Ø	PLATE WASHER	Le (MIN.)	SPECIAL TIES
HDU2, HDU4, HDU5	SB5/8x24	5/8"	½ x 1¾ x 1¾	18"	NOT REQ'D
HDU8	SB7/8x24	7/8"	½ x 2½ x 2½	18"	4- #4
HDU11, HDU14	SB1x30	1"	⅝ x 2¾ x 2¾	24"	4- #4

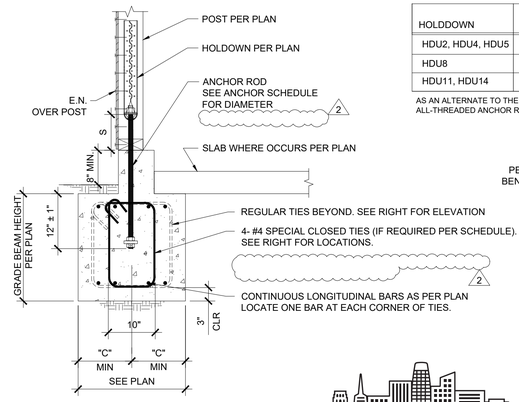


GRADE BEAM SECTION- ECCENTRIC FTG

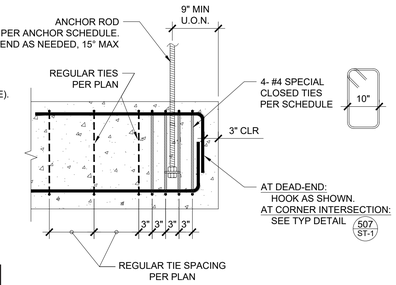
ANCHOR SCHEDULE CENTERED FOOTING

HOLDDOWN	'PAB' ANCHOR	Ø	PLATE WASHER	C (MIN.)	STRETCH LENGTH "S"	SPECIAL TIES
HDU2, HDU4, HDU5	PAB 5-30	5/8"	½ x 1¾ x 1¾	9"	5"	NOT REQ'D
HDU8	PAB 7-30	7/8"	½ x 2½ x 2½	12"	7	4- #4
HDU11, HDU14	PAB 8-30	1"	⅝ x 2¾ x 2¾	12"	8"	4- #4

AS AN ALTERNATE TO THE SIMPSON 'PAB' MODEL, CONTRACTOR MAY USE CONVENTIONAL ALL-THREADED ANCHOR ROD, DOUBLE HEAVY HEX NUT, AND PLATE WASHER PER SCHEDULE ABOVE.



GRADE BEAM SECTION- CENTERED FTG

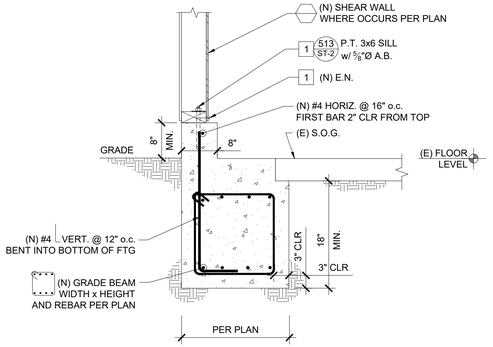


GRADE BEAM ELEVATION

San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

201 DETAIL

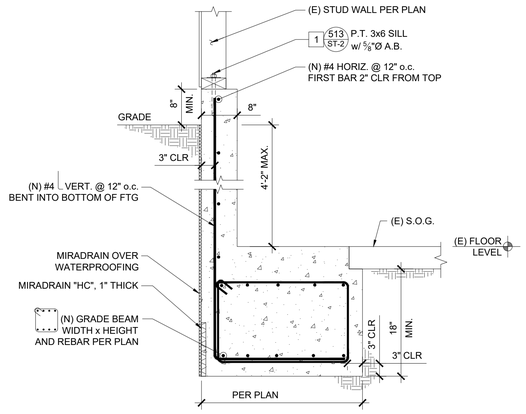
SCALE: ¾" = 1'-0"



NOTES:
1 NAILS, WASHERS, AND BOLTS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIP-GALVANIZED OR STAINLESS STEEL. SEE GENERAL NOTES FOR MORE INFO.

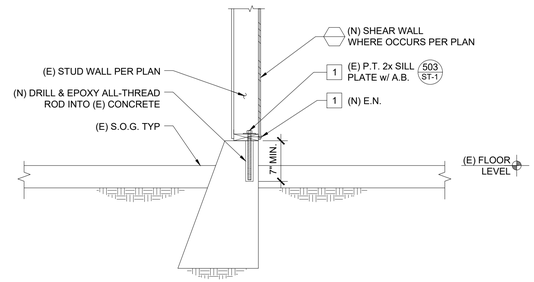
202 HOLDOWNS OVER (N) FOOTING

SCALE: ¾" = 1'-0"



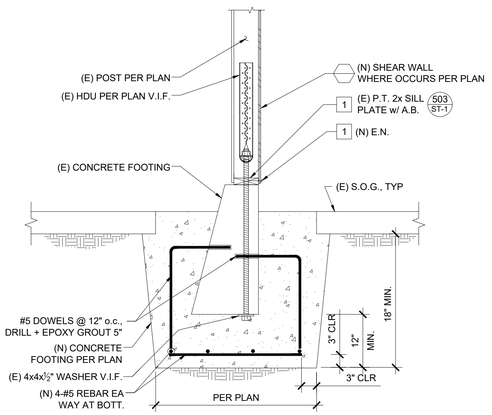
NOTES:
1 NAILS, WASHERS, AND BOLTS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIP-GALVANIZED OR STAINLESS STEEL. SEE GENERAL NOTES FOR MORE INFO.

SCALE: ¾" = 1'-0"



NOTES:
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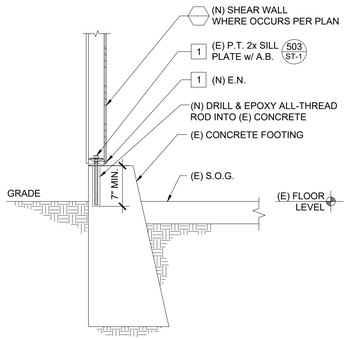
SCALE: ¾" = 1'-0"



NOTES:
1 NAILS, WASHERS, AND BOLTS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIP-GALVANIZED OR STAINLESS STEEL. SEE GENERAL NOTES FOR MORE INFO.

205 (N) EXT. FTG DETAIL

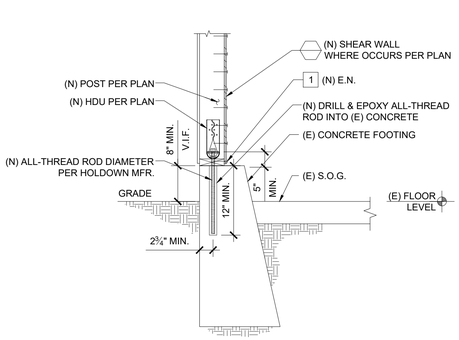
SCALE: ¾" = 1'-0"



NOTES:
1 NAILS, WASHERS, AND BOLTS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIP-GALVANIZED OR STAINLESS STEEL. SEE GENERAL NOTES FOR MORE INFO.

206 CONCRETE RETAINING WALL DETAIL

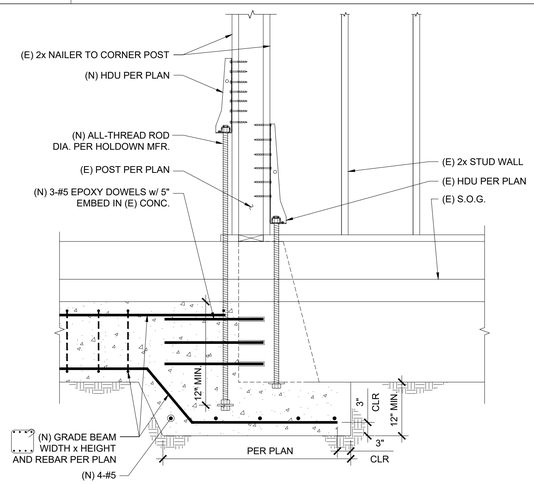
SCALE: ¾" = 1'-0"



NOTES:
1 NAILS, WASHERS, AND BOLTS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIP-GALVANIZED OR STAINLESS STEEL. SEE GENERAL NOTES FOR MORE INFO.

207 (N) SHEAR WALL o/ (E) PAD FTG

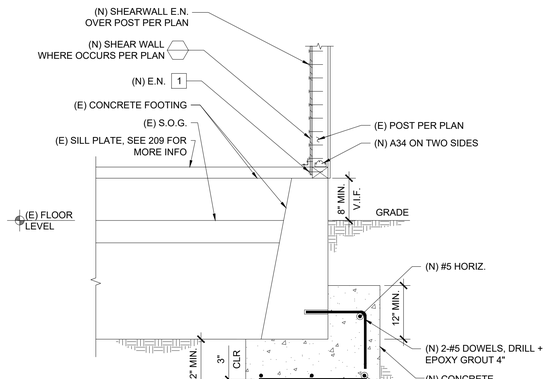
SCALE: ¾" = 1'-0"



NOTES:
1 NAILS, WASHERS, AND BOLTS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIP-GALVANIZED OR STAINLESS STEEL. SEE GENERAL NOTES FOR MORE INFO.

208 (N) UNDERPINNING PAD TO (E) FTG

SCALE: ¾" = 1'-0"



NOTES:
1 NAILS, WASHERS, AND BOLTS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIP-GALVANIZED OR STAINLESS STEEL. SEE GENERAL NOTES FOR MORE INFO.

209 (N) SHEAR WALL o/ (E) FTG

SCALE: ¾" = 1'-0"

NOTES:
1 NAILS, WASHERS, AND BOLTS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIP-GALVANIZED OR STAINLESS STEEL. SEE GENERAL NOTES FOR MORE INFO.

210 (N) HDU IN (E) FTG

SCALE: ¾" = 1'-0"

NOTES:
1 NAILS, WASHERS, AND BOLTS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIP-GALVANIZED OR STAINLESS STEEL. SEE GENERAL NOTES FOR MORE INFO.

211 (N) AND (E) HDU's @ CORNER POST

SCALE: ¾" = 1'-0"

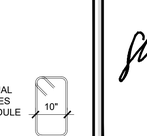
NOTES:
1 NAILS, WASHERS, AND BOLTS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIP-GALVANIZED OR STAINLESS STEEL. SEE GENERAL NOTES FOR MORE INFO.

212 (N) UNDERPING FTG @ CORNER POST

SCALE: ¾" = 1'-0"

NOTES:
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email: info@semcoengineering.net



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SAN FRANCISCO, CA

ISSUES OF DRAWINGS

MARK	DATE	DESCRIPTION
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2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE: FOUNDATION DETAILS

SHEET # S2.0

SHEET SEQUENCE: 5 OF 21

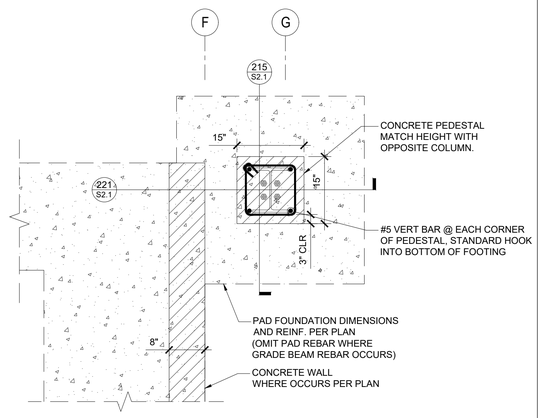
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20250611846 4

OMIT

213 DETAIL

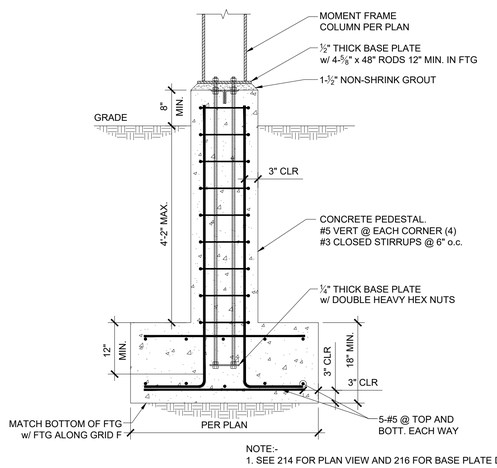
SCALE: ¾" = 1'-0"



PLAN VIEW

214 M.F. PEDESTAL AT GRID-G

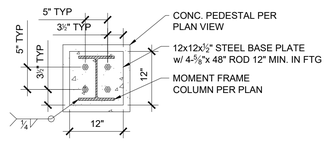
SCALE: ¾" = 1'-0"



NOTE:-
1. SEE 214 FOR PLAN VIEW AND 216 FOR BASE PLATE DETAIL.

215 PEDESTAL SECTION GRID-G

SCALE: ¾" = 1'-0"



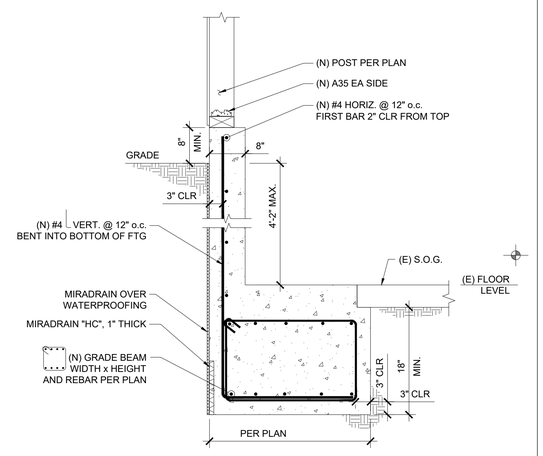
216 TYP. MOMENT FRAME BASE PLATE

SCALE: ¾" = 1'-0"

NOTE:-
1. SEE 214 FOR PLAN VIEW AND 216 FOR BASE PLATE DETAIL.

221 PEDESTAL SECTION GRID-G

SCALE: ¾" = 1'-0"



218 DETAIL AT (N) POST

SCALE: ¾" = 1'-0"

OMIT

219 DETAIL

SCALE: ¾" = 1'-0"

OMIT

220 DETAIL

SCALE: ¾" = 1'-0"

OMIT

222 DETAIL

SCALE: ¾" = 1'-0"

OMIT

223 DETAIL

SCALE: ¾" = 1'-0"

OMIT

224 DETAIL

SCALE: ¾" = 1'-0"

ENGINEER:
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Issued - 10/29/2025

PERMIT SET

PROJECT ADDRESS:
REMODEL AND ADDITION
839 NORTH POINT STREET
SAN FRANCISCO, CA

ISSUES OF DRAWINGS		
MARK	DATE	DESCRIPTION
	12/20/2024	PERMIT SET
1	8/29/2025	PLAN CHECK RESPONSE
2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE: FOUNDATION DETAILS

SHEET # S2.1

SHEET SEQUENCE: 6 OF 21

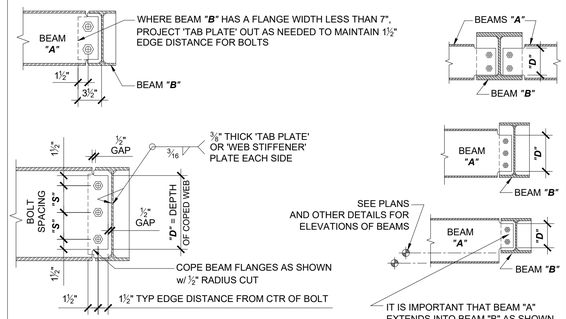
839 NORTH POINT ST

20250118464

OMIT

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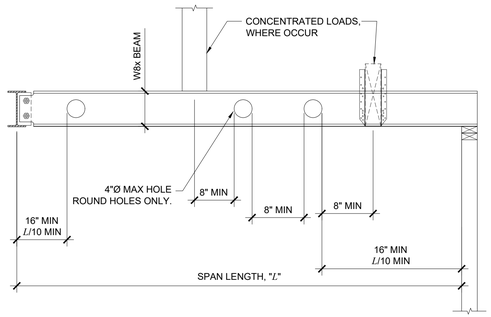
BOLTED CONNECTION SCHEDULE

SMALLER BEAM SIZE	COPED WEB DEPTH "D"	MIN BOLT SPACING "S"	NUMBER OF BOLTS	BOLT SPEC
W8x	6"	3"	2	¾"Ø A325 TYPE X
W10x	7½"	4½"	2	
W12x	9"	3"	3	
W14x	11"	4"	3	
W16x	13"	3"	4	
W18x	15"	4"	4	
W21x	17"	3"	5	

NOTES:
- BEAM SIZES PER PLAN. TABLE SIZE REFERS TO SMALLER BEAM IN CONNECTION.
- ROOF BEAMS MAY HAVE SLIGHT SLOPE, COORDINATE w/ ARCHITECT.

SCALE: ¾" = 1'-0"

301 DETAIL



NOTES TO CONTRACTOR:
1. COORDINATE PLUMBING AND HVAC LINES PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, CONTACT SEMCO TO REQUEST PENETRATIONS OUTSIDE THE LIMITS OF THIS DETAIL.
3. AFTER MAPPING OF LINES, IT MAY BE BENEFICIAL TO ALTER BEAM LAYOUT, BUT THIS SHALL BE DONE PRIOR TO CONSTRUCTION.
4. THE HOLE SHOULD BE CENTRALLY PLACED IN THE WEB AND ECCENTRICITY OF THE OPENING IS AVOIDED AS FAR AS POSSIBLE.

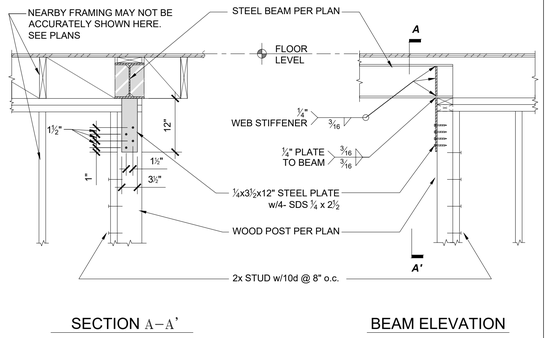
NOT TO SCALE

302 DETAIL

OMIT

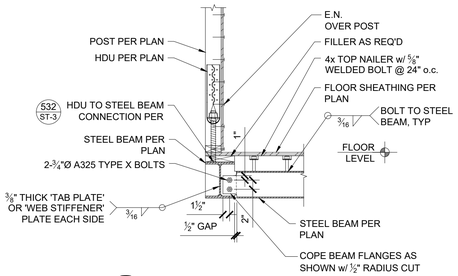
NOTE:
NOT ALL FRAMING SHOWN FOR CLARITY

303 DETAIL



NOT TO SCALE

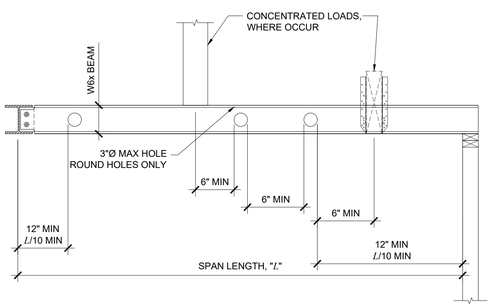
304 TYP STEEL Wx BEAM CONNECTIONS



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NOT TO SCALE

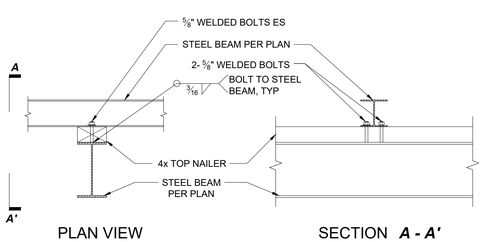
305 W8x STEEL BEAM PENETRATION



NOTES TO CONTRACTOR:
1. COORDINATE PLUMBING AND HVAC LINES PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, CONTACT SEMCO TO REQUEST PENETRATIONS OUTSIDE THE LIMITS OF THIS DETAIL.
3. AFTER MAPPING OF LINES, IT MAY BE BENEFICIAL TO ALTER BEAM LAYOUT, BUT THIS SHALL BE DONE PRIOR TO CONSTRUCTION.
4. THE HOLE SHOULD BE CENTRALLY PLACED IN THE WEB AND ECCENTRICITY OF THE OPENING IS AVOIDED AS FAR AS POSSIBLE.

NOT TO SCALE

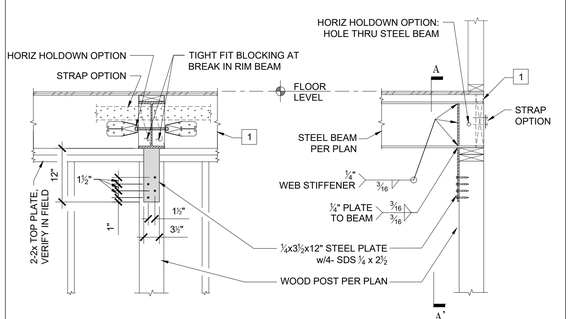
306 DETAIL



NOTE:-
1. ALL FRAMING NOT SHOWN FOR CLARITY.
2. FOR NAILER AND OTHER CONNECTIONS REFER DETAIL 430/S4.2 AND 440/S4.3

NOTE:
NOT ALL FRAMING SHOWN FOR CLARITY

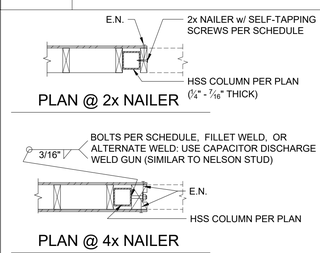
307 STEEL BEAM TO CORNER POST



KEY NOTES:
1 RIM BEAM PER PLAN w/HORIZ HOLDOWN OR STRAP PER PLAN. WHERE STRAP OR TIE IS UNSPECIFIED ON PLANS, USE 'MSTC52' OR 'DTT2Z'. CENTER STRAP AT BREAK IN RIM BEAM. FOR HORIZONTAL HOLDOWN, SIZE HOLE BASED ON ROD DIAMETER PER MANUFACTURER. LOCATE HOLE BASED ON RIM BEAM WIDTH AND HOLDOWN ROD OFFSET.

NOT TO SCALE

308 HUD o/ W BEAM



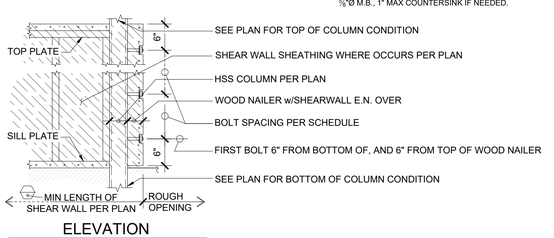
FASTENING SCHEDULE

SHEARWALL SPECIFIED	2x NAILER SCREW [1] SPACING	4x NAILER ⅝"Ø M.B. [2] SPACING
NO SHEARWALL	16" o.c.	36" o.c.
⑥, ④, ③	6" o.c.	24" o.c.
②	5" o.c.	18" o.c.
④④, ③③	N/A	12" o.c.
②②	N/A	9" o.c.

1. SELF-TAPPING SCREW ONLY WORKS WHEREVER STEEL COLUMN IS ⅞" - 1¼" THICK, AND WOOD NAILER IS 2x. USE SIMPSON STRONG-TIE "TFP1475", OR CONTACT SEMCO FOR ALTERNATE.
2. ⅝"Ø M.B. IS REQUIRED WHEREVER STEEL COLUMN IS ⅞" THICK OR THICKER. 4x MIN NAILER REQUIRED FOR ⅝"Ø M.B., 1" MAX COUNTERSINK IF NEEDED.

NOT TO SCALE

309 W6x STEEL BEAM PENETRATIONS



NOT TO SCALE

310 W BEAM o/ W BEAM

311 STEEL BEAM TO POST IN WALL

312 TYP WOOD NAILER @ STEEL COL

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SAN FRANCISCO, CA

ISSUES OF DRAWINGS

MARK	DATE	DESCRIPTION
	12/20/2024	PERMIT SET
1	8/29/2025	PLAN CHECK RESPONSE
2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE: STEEL FRAMING DETAILS

SHEET # S3.0

SHEET SEQUENCE: 7 OF 21

839 NORTH POINT ST

20250618464

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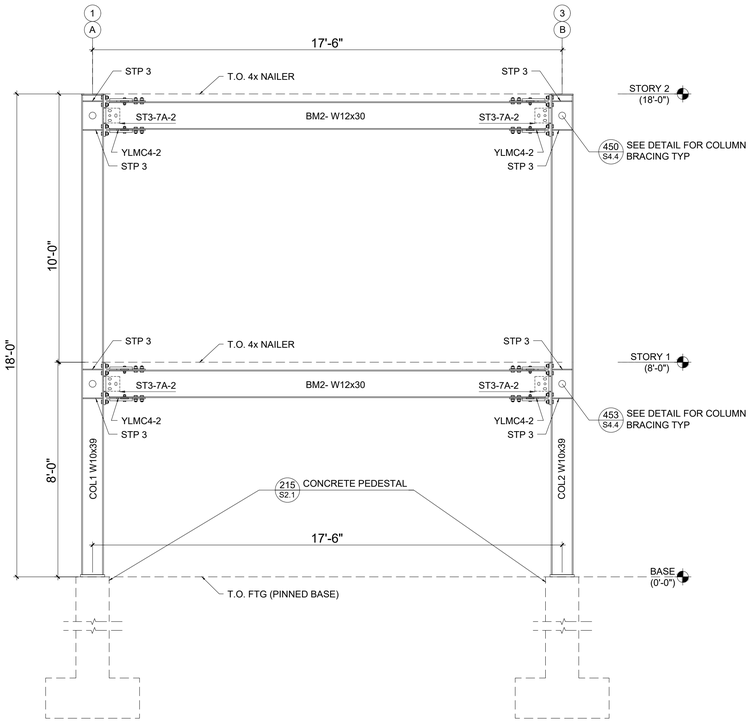
OMIT

313 DETAIL

314 DETAIL

315 DETAIL

316 DETAIL



OMIT

OMIT

319 DETAIL

320 DETAIL

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Dept. of Building Inspection
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NOTES:
1. SEE 19/YLMC1 FOR ADDITIONAL WELDING INFORMATION.
2. SEE 20/YLMC1 FOR ADDITIONAL SHEAR TAB INFORMATION.
3. DIMENSIONS SHOWN ARE FOR DESIGN PURPOSES ONLY AND SHALL BE REVIEWED / ADJUSTED BY OTHERS.
4. SEE YLMC1 FOR GENERAL NOTES AND CONNECTION DETAILING.
5. SEE YLMC2 FOR CONNECTION BOLTING AND PLATE DETAILING REQUIREMENTS FOR FABRICATION.
6. ALL DIMENSIONS TO BE FIELD VERIFIED.

No.	Link Size	Qty (kits)
1	YLMC4-2	4

Elev. ID	Grid ID	Story	Column Size	Left no. ST	Left ST Thk (in)	Right no. ST	Right ST Thk (in)	Cont_PL Thk (in)	Dblr_PL Thk (in)	W1A (in)	N_side of W1A	W1A_PJP (in)	N_side of W1A_PJP	W1B (in)	N_side of W1B	W1B_PJP (in)	N_side of W1B_PJP	W2 (in)	N_side of W2	W3 (in)	N_side of W3	W4 (in)	N_side of W4	W4A Diameter (in)	W4A Depth (in)	W5 (in)	N_Side of W5
3	A	Story2	W10x39	-	-	1	3/8	3/8	-	-	-	-	-	1/4	2	-	-	3/16	2	3/16	2	-	-	-	-	-	-
3	B	Story2	W10x39	1	3/8	-	-	3/8	-	1/4	2	-	-	-	-	-	-	3/16	2	3/16	2	-	-	-	-	-	-
3	A	Story1	W10x39	-	-	1	3/8	3/8	-	-	-	-	-	1/4	2	-	-	3/16	2	3/16	2	-	-	-	-	-	-
3	B	Story1	W10x39	1	3/8	-	-	3/8	-	1/4	2	-	-	-	-	-	-	3/16	2	3/16	2	-	-	-	-	-	-

SCALE: 3/8" = 1'-0"

321 STEEL MOMENT FRAME ELEVATION DETAIL

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SAN FRANCISCO, CA

ISSUES OF DRAWINGS

MARK	DATE	DESCRIPTION
	12/20/2024	PERMIT SET
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2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE:
STEEL FRAMING DETAILS

SHEET # S3.1

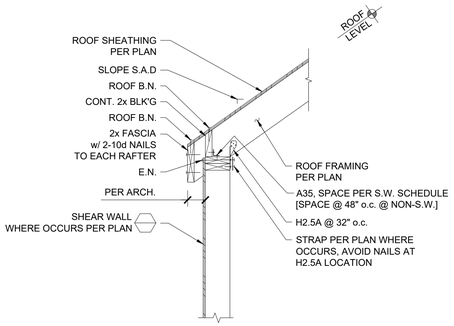
SHEET SEQUENCE: 8 OF 21

839 NORTH POINT ST
20250611846 4

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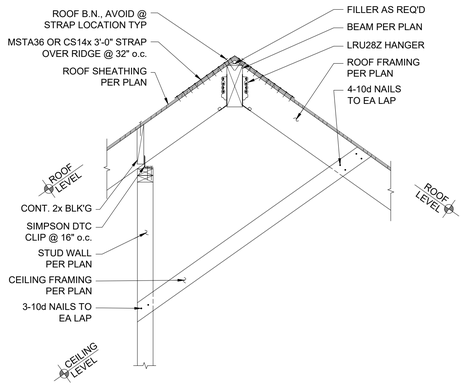
413 DETAIL

SCALE: 3/4" = 1'-0"



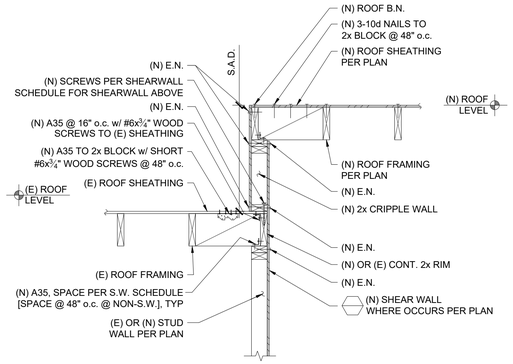
414 DETAIL @ EXT. SHEAR WALL

SCALE: 3/4" = 1'-0"



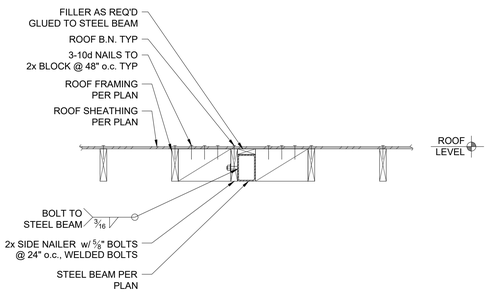
415 TYPICAL DETAIL @ RIDGE

SCALE: 3/4" = 1'-0"



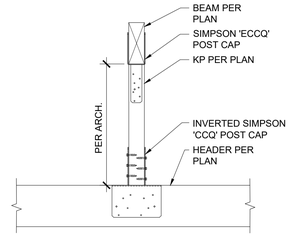
416 (E) AND (N) ROOF TRANSITION

SCALE: 3/4" = 1'-0"



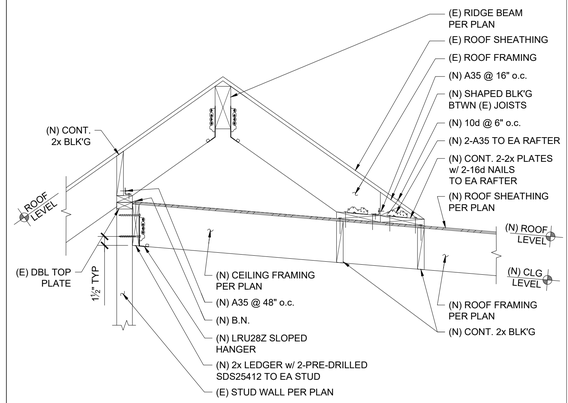
417 DETAIL @ BENT HSS

SCALE: 3/4" = 1'-0"



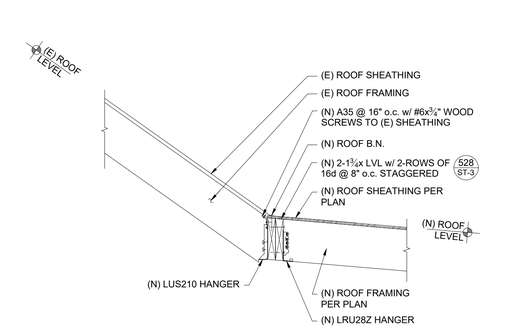
418 TYPICAL K.P. TO HDR DETAIL

SCALE: 3/4" = 1'-0"



419 (E) ROOF o/ (N) ROOF

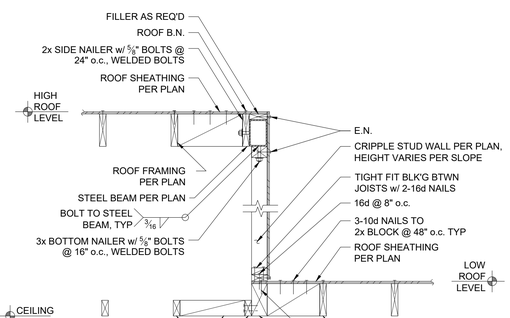
SCALE: 3/4" = 1'-0"



NOTE:- USE BIRD MOUTH CUT AT EXISTING RAFTERS.

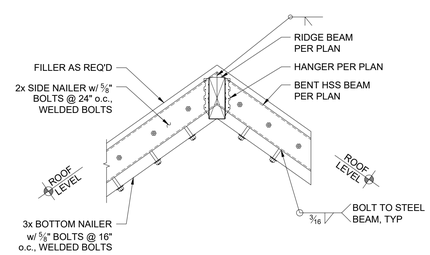
420 (E) SLOPED ROOF TO (N) BEAM

SCALE: 3/4" = 1'-0"



421 ROOF FRAMING DETAIL

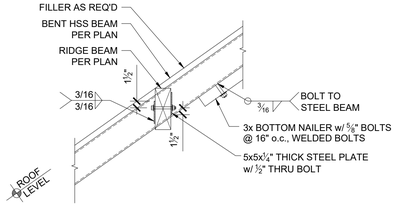
SCALE: 3/4" = 1'-0"



NOTE:- FOR MORE CLARITY REFER 417 AND 421.

422 RIDGE TO BENT HSS DETAIL

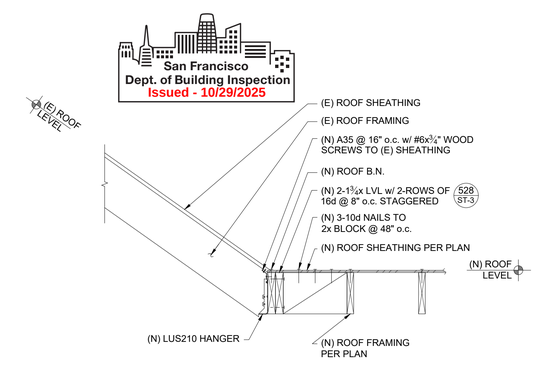
SCALE: 3/4" = 1'-0"



NOTE:- ALL FRAMING NOT SHOWN FOR CLARITY, REFER 421/S4.1 AND 454/S4.4 FOR MORE INFO.

423 RIDGE TO BENT HSS DETAIL

SCALE: 3/4" = 1'-0"



NOTE:- USE BIRD MOUTH CUT AT EXISTING RAFTERS.

424 (E) SLOPED ROOF TO (N) BEAM

SCALE: 3/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER SHAUN EDWARD MOYNAHAN S 4605 STRUCTURAL STATE OF CALIFORNIA

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ISSUES OF DRAWINGS

MARK	DATE	DESCRIPTION
	12/20/2024	PERMIT SET
1	8/29/2025	PLAN CHECK RESPONSE
2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE: WOOD FRAMING DETAILS

SHEET # S4.1

SHEET SEQUENCE: 9 OF 21

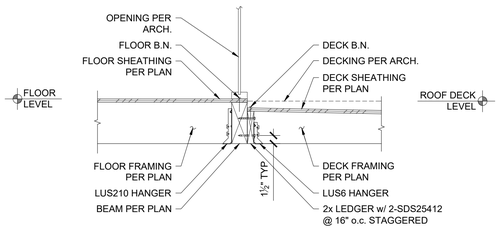
839 NORTH POINT ST

20250611846 4

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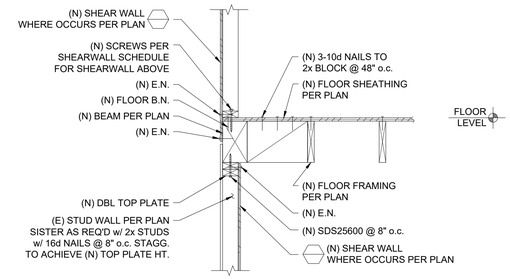
425 DETAIL

SCALE: 3/4" = 1'-0"



426 EXT. SHEAR WALL JOISTS PARALLEL

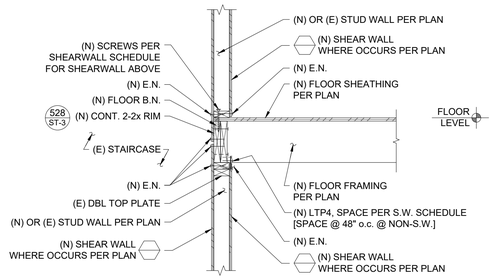
SCALE: 3/4" = 1'-0"



NOTE:- PROVIDE (N) 3/8" EXT. PLY ON EXT. SIDE OF SISTERED STUDS WHERE APPLICABLE.

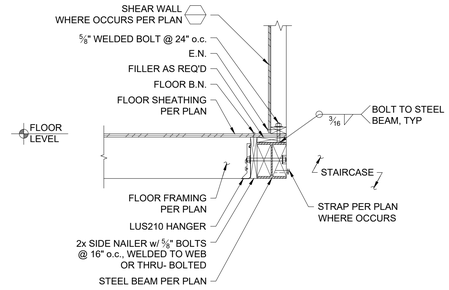
427 (N) DBL SIDED SHEAR WALL

SCALE: 3/4" = 1'-0"



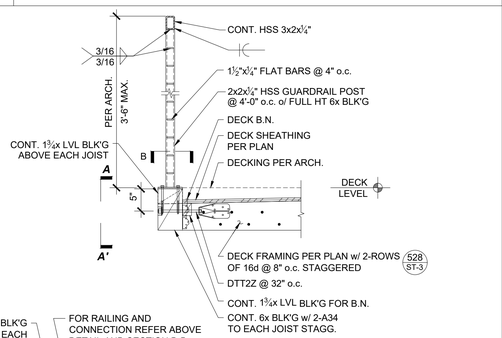
428 FLOOR FRAMING DETAIL

SCALE: 3/4" = 1'-0"



429 FLOOR AND ROOF DECK TRANSITION

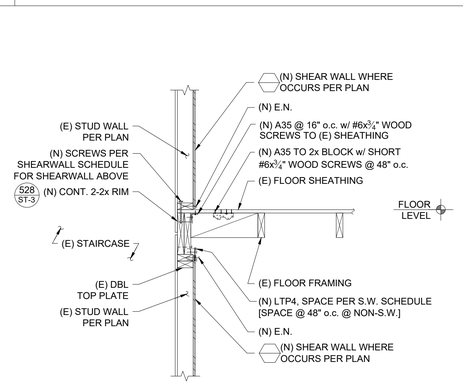
SCALE: 3/4" = 1'-0"



NOTE:- FOR ALTERNATE DETAIL REFER 464/S4.5

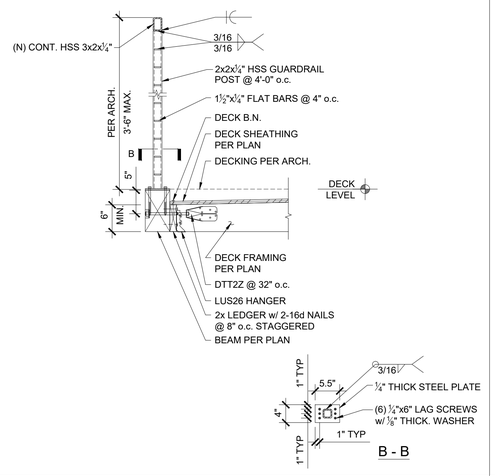
430 SHEAR WALL ABOVE o/ W BEAM

SCALE: 3/4" = 1'-0"



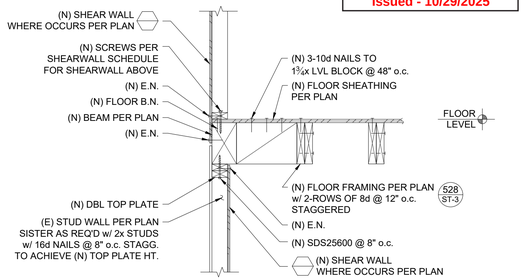
431 DECK FRAMING DETAIL

SCALE: 3/4" = 1'-0"



432 FLOOR FRAMING DETAIL

SCALE: 3/4" = 1'-0"



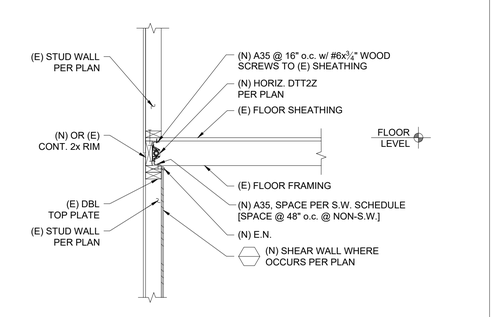
NOTE:- PROVIDE (N) 3/8" EXT. PLY ON EXT. SIDE OF SISTERED STUDS WHERE APPLICABLE.

433 DECK FRAMING DETAIL

SCALE: 3/4" = 1'-0"

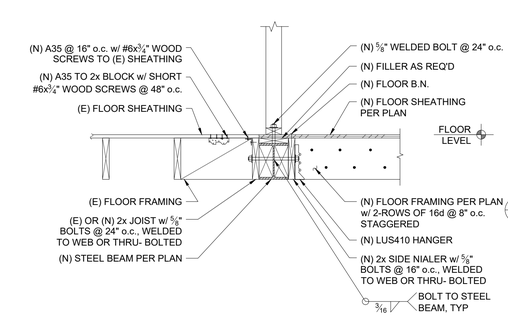
434 FLOOR FRAMING DETAIL

SCALE: 3/4" = 1'-0"



435 FLOOR FRAMING DETAIL

SCALE: 3/4" = 1'-0"



436 FLOOR FRAMING DETAIL

SCALE: 3/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER SHAUN MOYNAHAN S 4605 STRUCTURAL STATE OF CALIFORNIA

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PROJECT ADDRESS:
REMODEL AND ADDITION
839 NORTH POINT STREET
SAN FRANCISCO, CA

ISSUES OF DRAWINGS

MARK	DATE	DESCRIPTION
	12/20/2024	PERMIT SET
1	8/29/2025	PLAN CHECK RESPONSE
2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE: WOOD FRAMING DETAILS

SHEET # S4.2

SHEET SEQUENCE: 10 OF 21

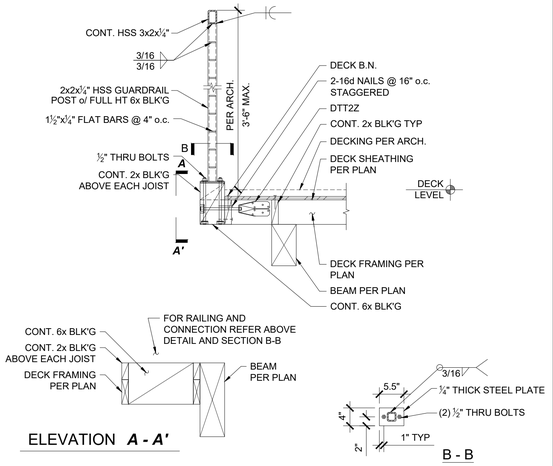
839 NORTH POINT ST

20250611846 4

OMIT

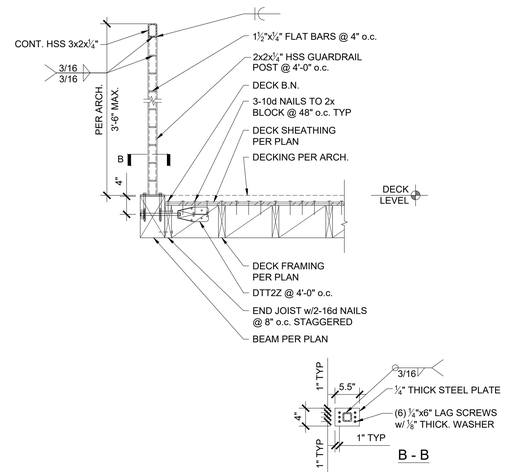
SCALE: ¾" = 1'-0"

437 DETAIL



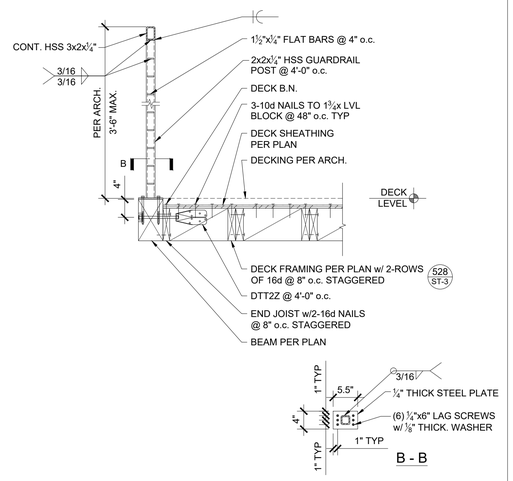
SCALE: ¾" = 1'-0"

438 DECK FRAMING DETAIL



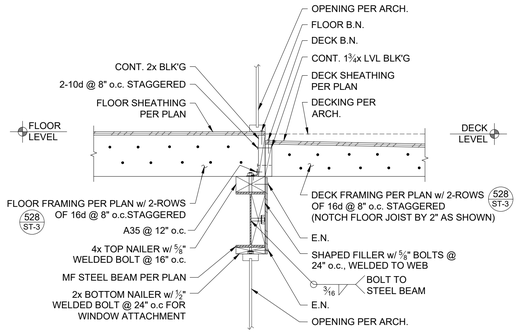
SCALE: ¾" = 1'-0"

439 DECK FRAMING DETAIL



SCALE: ¾" = 1'-0"

440 DETAIL @ MF SHEAR TRANSFER



SCALE: ¾" = 1'-0"

441 DECK FRAMING DETAIL

SCALE: ¾" = 1'-0"

442 FLOOR FRAMING DETAIL

NOTE:- FOR MORE FRAMING CLARITY REFER DETAIL 452/S4.4

SCALE: ¾" = 1'-0"

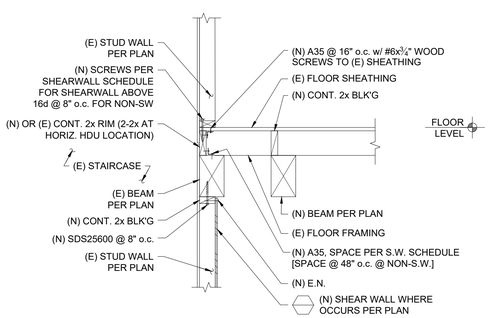
443 (E) FLOOR SHEAR TRANSFER DETAIL

SCALE: ¾" = 1'-0"

444 FLOOR FRAMING DETAIL

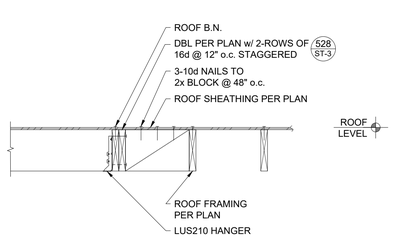
SCALE: ¾" = 1'-0"

445 FLOOR FRAMING DETAIL



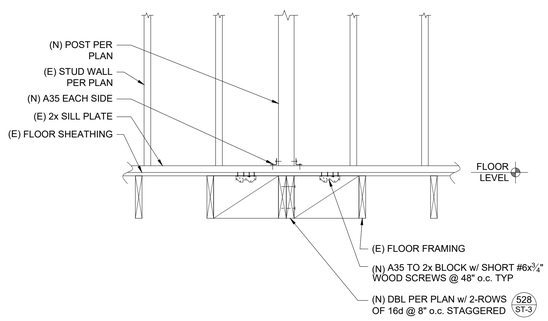
SCALE: ¾" = 1'-0"

446 ROOF FRAMING DETAIL



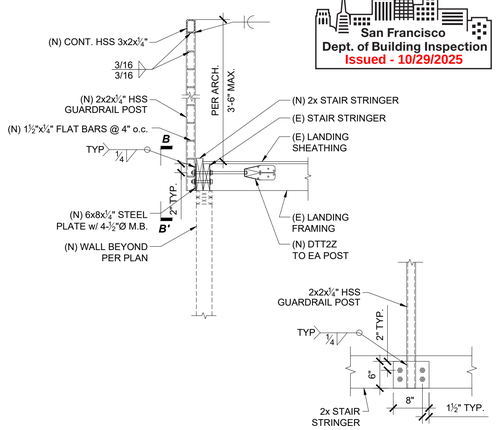
SCALE: ¾" = 1'-0"

447 FLOOR FRAMING DETAIL



SCALE: ¾" = 1'-0"

448 (N) GUARDRAIL TO (E) STAIR



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SCALE: ¾" = 1'-0"

ENGINEER:
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839 NORTH POINT STREET
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ISSUES OF DRAWINGS

MARK	DATE	DESCRIPTION
	12/20/2024	PERMIT SET
1	8/29/2025	PLAN CHECK RESPONSE
2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE: WOOD FRAMING DETAILS

SHEET # S4.3

SHEET SEQUENCE: 11 OF 21

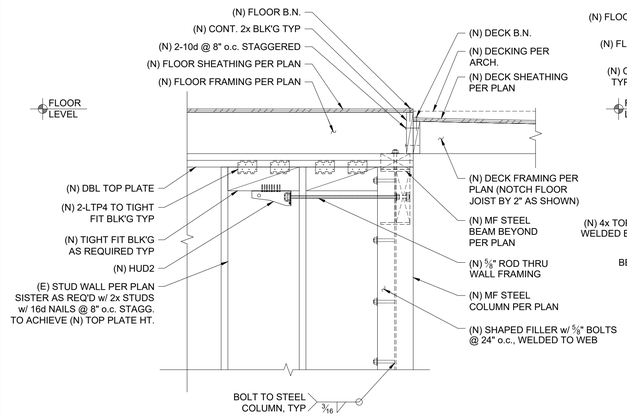
839 NORTH POINT ST

20250618464

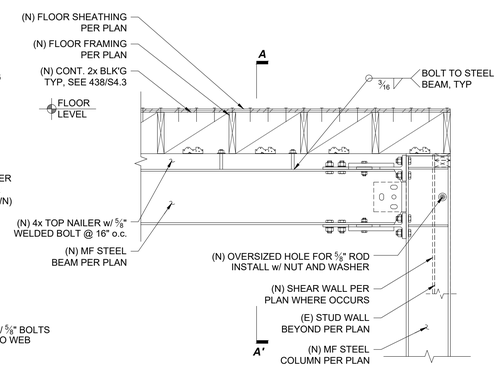
OMIT

449 DETAIL

SCALE: 3/4" = 1'-0"



SECTION *A - A'*

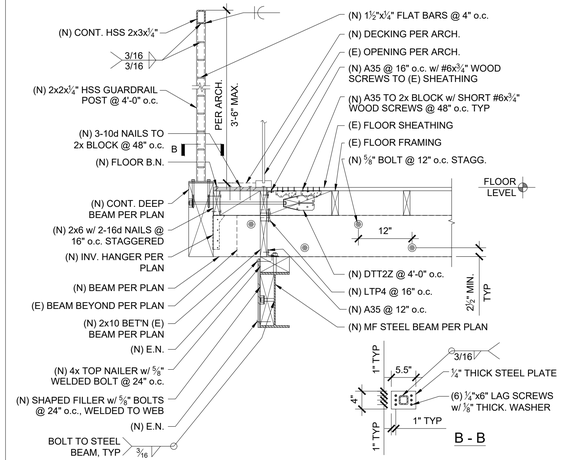


ELEVATION

NOTE:-
1. FOR MOMENT FRAME CONNECTIONS REFER SHEETS S3.0, YLMC-1 AND YLMC-2.
2. FOR FRAMING CONNECTIONS REFER DETAIL 438/S4.3 AND 440/S4.3

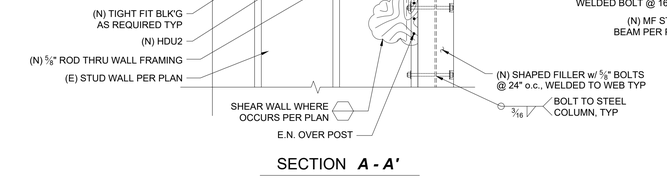
450 MOMENT FRAME COLUMN BRACE @ THIRD FLOOR

SCALE: 3/4" = 1'-0"

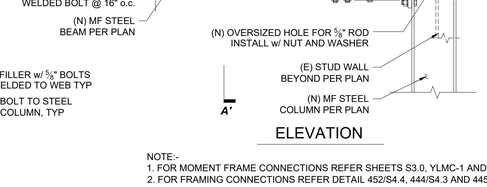


452 DETAIL @ MF SHEAR TRANSFER

SCALE: 3/4" = 1'-0"



SECTION *A - A'*

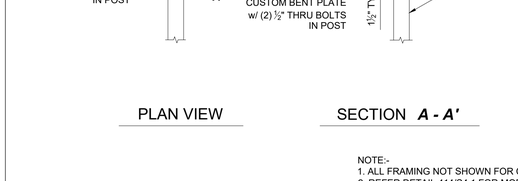


ELEVATION

NOTE:-
1. FOR MOMENT FRAME CONNECTIONS REFER SHEETS S3.0, YLMC-1 AND YLMC-2.
2. FOR FRAMING CONNECTIONS REFER DETAIL 452/S4.4, 444/S4.3 AND 445/S4.3

453 MOMENT FRAME COLUMN BRACE @ SECOND FLOOR

SCALE: 3/4" = 1'-0"

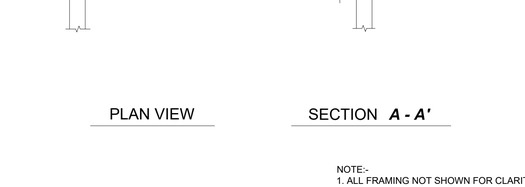


PLAN VIEW SECTION *A - A'*

NOTE:-
1. ALL FRAMING NOT SHOWN FOR CLARITY.
2. REFER DETAIL 414/S4.1 FOR MORE INFO.

455 HSS BEAM TO POST @ GRID 4

SCALE: 3/4" = 1'-0"

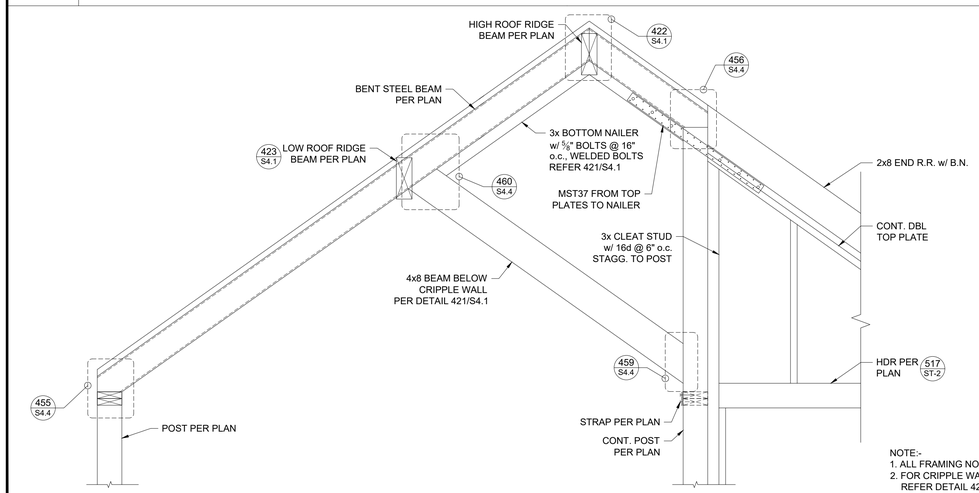


PLAN VIEW SECTION *A - A'*

NOTE:-
1. ALL FRAMING NOT SHOWN FOR CLARITY.

456 HSS BEAM TO POST @ GRID 3.5

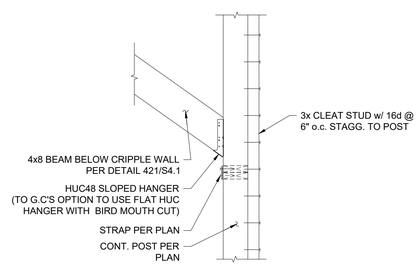
SCALE: 3/4" = 1'-0"



NOTE:-
1. ALL FRAMING NOT SHOWN FOR CLARITY.
2. FOR CRIPPLE WALL FRAMING ABOVE 4x8 BEAM, REFER DETAIL 421/S4.1

457 HIGH ROOF AND LOW ROOF REAR ELEVATION

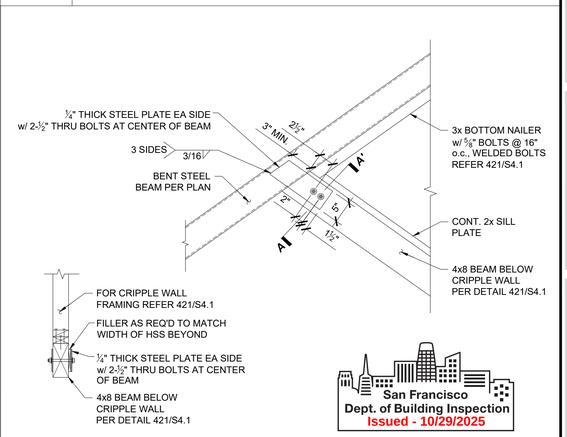
SCALE: 3/4" = 1'-0"



NOTE:-
1. ALL FRAMING NOT SHOWN FOR CLARITY, SEE 414/S4.1 FOR MORE INFO.
2. FOR CRIPPLE WALL FRAMING ABOVE 4x8 BEAM, REFER DETAIL 421/S4.1

459 SLOPED BEAM TO POST DETAIL

SCALE: 3/4" = 1'-0"



SECTION *A - A'*

NOTE:-
1. ALL FRAMING NOT SHOWN FOR CLARITY.
2. FOR CRIPPLE WALL FRAMING ABOVE 4x8 BEAM, REFER DETAIL 421/S4.1

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460 SLOPED BEAM TO BENT HSS DETAIL

SCALE: 3/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER SHAUN EDWARD MOYNAHAN S 4605 STRUCTURAL STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION
	12/20/2024	PERMIT SET
1	8/29/2025	PLAN CHECK RESPONSE
2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER:	Shaun Moynahan
CHECKED BY:	Shaun Moynahan
PROJECT NUMBER:	2415
FILE NAME:	Details-2415-D2.dwg
OWNER:	STEPHANIE PAPPAS AND ROBERT LI
SCALE:	AS NOTED

SHEET TITLE:
WOOD FRAMING DETAILS

SHEET #
S4.4

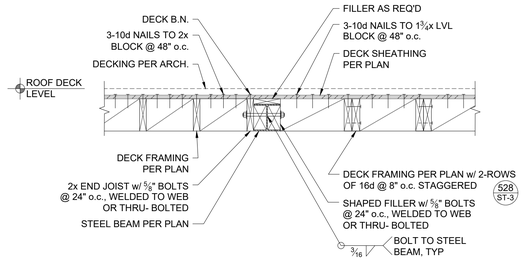
SHEET SEQUENCE:
12 OF 21

839 NORTH POINT ST
20250611846 4

OMIT

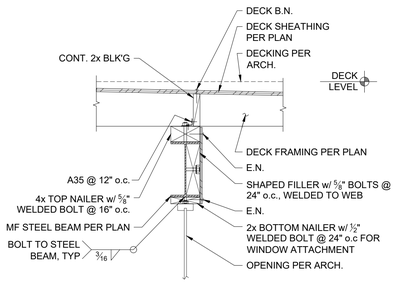
461 DETAIL

SCALE: ¾" = 1'-0"



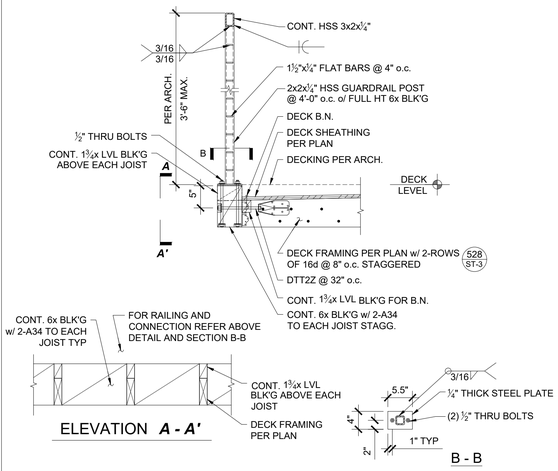
462 DECK FRAMING DETAIL

SCALE: ¾" = 1'-0"



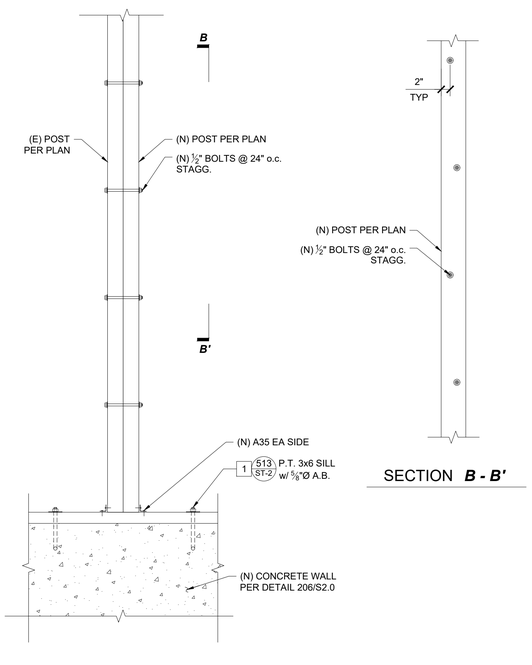
463 DETAIL @ MF SHEAR TRANSFER

SCALE: ¾" = 1'-0"



464 DECK FRAMING DETAIL

SCALE: ¾" = 1'-0"



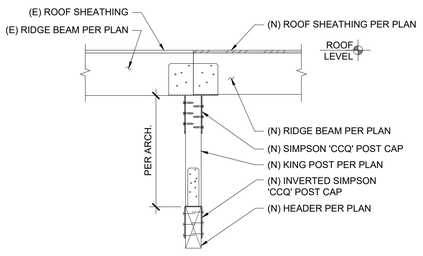
NOTES:

1 NAILS, WASHERS, AND BOLTS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIP-GALVANIZED OR STAINLESS STEEL. SEE GENERAL NOTES FOR MORE INFO.

NOTE:- FOR RETAINING WALL INFO, REFER DETAIL 206/S2.0

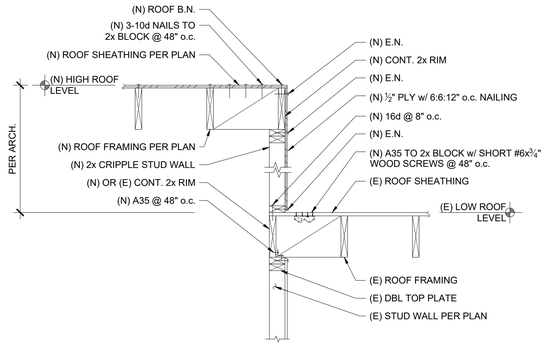
469 (N) AND (E) POST CONNECTION

SCALE: ¾" = 1'-0"



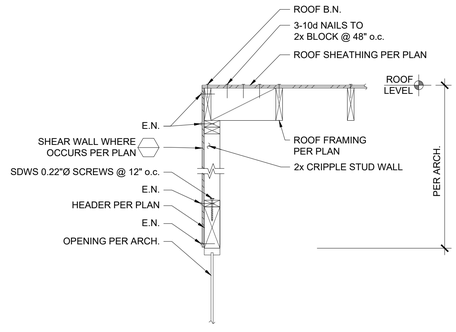
466 DETAIL AT RIDGE TRANSITION

SCALE: ¾" = 1'-0"



467 DETAIL AT ROOF TRANSITION

SCALE: ¾" = 1'-0"



468 DETAIL AT CRIPPLE SHEAR WALL

SCALE: ¾" = 1'-0"

OMIT

470 DETAIL

SCALE: ¾" = 1'-0"

OMIT

471 DETAIL

SCALE: ¾" = 1'-0"

OMIT

472 DETAIL

SCALE: ¾" = 1'-0"

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2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

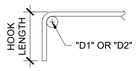
SHEET TITLE: WOOD FRAMING DETAILS

SHEET # S4.5

SHEET SEQUENCE: 13 OF 21

839 NORTH POINT ST

20250611846 4



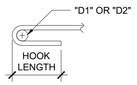
90° BEND

DIAMETER OF BENDS		
Ø MARK	APPLICATION	BEND DIAMETER (NOTE: d= BAR Ø)
D1	STIRRUPS & TIES, (TRANSVERSE REINFORCEMENT)	1½" FOR #3 BARS
		2" FOR #4 BARS
		2½" FOR #5 BARS
D2	ALL OTHERS (MAIN REINFORCEMENT)	6d FOR #3 THRU #8 BARS
		8d FOR #9 THRU #11 BARS
		10d FOR #4 AND #10 BARS



135° BEND

STANDARD HOOK LENGTH				
BAR SIZE	MAIN REINFORCEMENT		STIRRUPS AND TIES (TRANSVERSE REINF)	
	90 °	180 °	90 °	180 °
#3	6"	4"	4"	3-1/2"
#4	8"	4-1/2"	4-1/2"	4"
#5	10"	5"	5-1/2"	4-1/2"
#6	12"	6"	12"	6"
#7	14"	7"	14"	7"
#8	16"	8"	16"	8"
#9	19"	10"	-	-
#10	21-1/2"	11-1/2"	-	-
#11	23-1/2"	12-1/2"	-	-

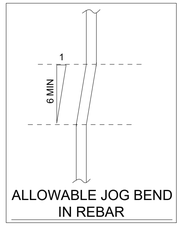


180° BEND

501 REBAR STANDARD BENDS + HOOKS — NOT TO SCALE

STANDARD LAP SPLICE LENGTH SCHEDULE †

F_y (KSI)	BAR SIZE	SPECIFIED CONCRETE STRENGTH, f_c' AND REBAR ORIENTATION			
		2500 PSI ALL BARS	3000 PSI ALL BARS	4000 PSI HORIZ BARS	4000 PSI VERT BARS*
40	#3	16"	16"	16"	16"
40	#4	18"	16"	16"	16"
60	#5	31"	28"	25"	20"
60	#6	37"	34"	29"	24"
60	#7	54"	49"	43"	36"
60	#8	61"	56"	49"	47"
60	#9	69"	71"	61"	59"
60	#10	80"	87"	76"	73"
60	#11	96"	106"	91"	88"



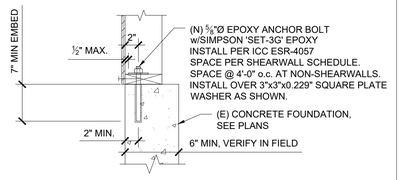
ALLOWABLE JOG BEND IN REBAR

NOTES:
- MECHANICAL SPLICES MAY BE USED INSTEAD OF LAP SPLICES. SEND PRODUCT INFO TO SEMCO FOR APPROVAL.
- A GAP (IF ANY) BETWEEN SPLICED BARS MUST BE NO GREATER THAN ⅕ THE REQ'D LAP SPLICE LENGTH, BUT ALSO NOT TO EXCEED 6".
- * FOR VERTICAL BARS IN PIERS AND COLUMNS, SPACING BETWEEN LAP SPLICES SHALL BE NO LESS THAN 4" o.c..
- † THIS SCHEDULE APPLIES TO CONFIGURATIONS WHERE:
  1. BARS ARE UNCOATED
  2. CONCRETE IS NORMAL WEIGHT
  3. AND CLEAR COVER ≥ 2"

  FOR OTHER CONFIGURATIONS, CONTACT ENGINEER.

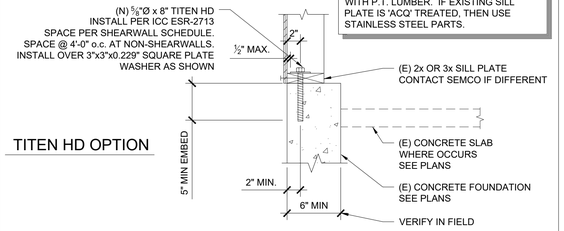
502 REBAR LAP SPLICES & JOG BENDS — NOT TO SCALE

EPOXY OPTION

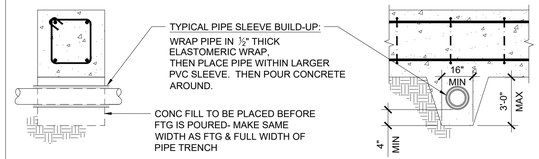


SEE GENERAL NOTES SECTION C.3.b. FOR NOTES ON STEEL GALVANIZING REQUIREMENTS FOR PARTS IN CONTACT WITH P.T. LUMBER. IF EXISTING SILL PLATE IS 'ACQ' TREATED, THEN USE STAINLESS STEEL PARTS.

TITEN HD OPTION

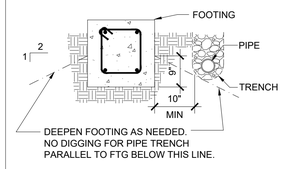


503 NEW ANCHORS @ EXIST SILL PLATE — NOT TO SCALE

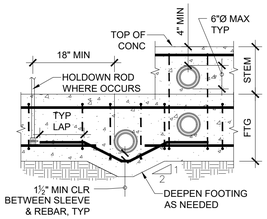


PIPE UNDER FTG SECTION

PIPE UNDER FTG ELEVATION



TRENCH PARALLEL TO FTG



PIPE THROUGH FTG ELEVATION

504 TYPICAL PIPES AT FOOTINGS — NOT TO SCALE

OMIT

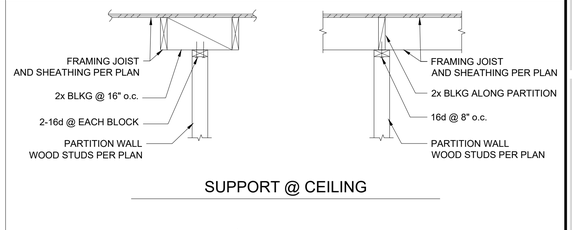
505 DETAIL — NOT TO SCALE

OMIT

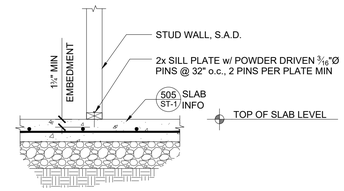
506 DETAIL — NOT TO SCALE

OMIT

507 DETAIL — NOT TO SCALE

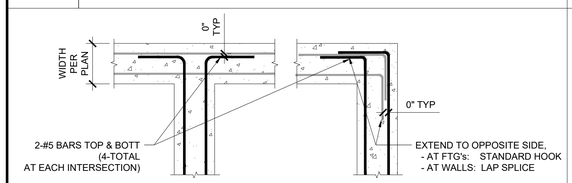


SUPPORT @ CEILING

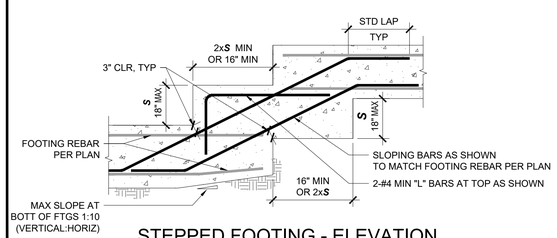


NON-BEARING WALL / NON SHEARWALL
STUD WALL @ CONCRETE SLAB

508 NON-BEARING / NON-SHEARWALLS — NOT TO SCALE

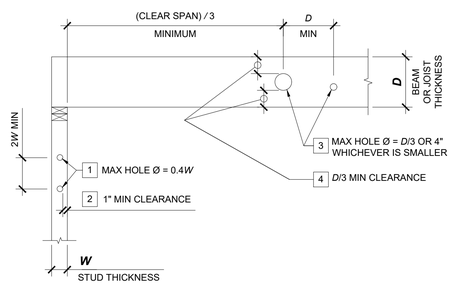


CONCRETE FOOTING & WALL INTERSECTIONS PLAN VIEW



STEPPED FOOTING - ELEVATION

509 TYP FTG INTERSECTIONS & STEPS — NOT TO SCALE



NOTES:
- i. ROUND HOLES ONLY.
- ii. IN SOME INSTANCES, HOLES & NOTCHES OUTSIDE THE BOUNDS OF THIS DETAIL MAY BE POSSIBLE ON A CASE BY CASE BASIS, CONTACT SEMCO FOR FURTHER ANALYSIS AND APPROVAL OF SUCH HOLES.

1 AT STUDS: MAXIMUM HOLE DIAMETER = 0.4*W*.

2 AT STUDS: MINIMUM CLEARANCE FROM HOLE TO EDGE = 1" MIN

3 AT BEAMS & JOISTS: MAXIMUM HOLE DIAMETER = *D*/3 OR 4", WHICHEVER IS SMALLER. BUT FOR WHERE A BEAM'S D=4" OR LESS, NO HOLES PERMITTED.

4 AT BEAMS & JOISTS: MINIMUM CLEARANCE FROM HOLE TO EDGE = *D*/3 MIN.

510 ALLOWABLE WOOD PENETRATIONS — NOT TO SCALE

OMIT

511 DETAIL — NOT TO SCALE

ENGINEER:
SEMCO ENGINEERING, INC.
322 cortland avenue
san francisco, ca 94110
ph: 415.553.8810
email: info@semcoengineering.net
REGISTERED PROFESSIONAL ENGINEER SHAUN MOYNAHAN S 4605 STRUCTURAL STATE OF CALIFORNIA

NOTICE:
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Contractor shall refer to Architectural Plans for dimensions, verify dimensions and existing conditions on site, and report discrepancies to SEMCO for resolution prior to starting the work in question.
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BUILDING OFFICIAL'S STAMP:

PERMIT SET

839 NORTH POINT ST

PROJECT ADDRESS:
REMODEL AND ADDITION
839 NORTH POINT STREET
SAN FRANCISCO, CA

ISSUES OF DRAWINGS		
MARK	DATE	DESCRIPTION
	12/20/2024	PERMIT SET
1	8/29/2025	PLAN CHECK RESPONSE
2	9/10/2025	PLAN CHECK RESPONSE

San Francisco Dept. of Building Inspection
Issued - 10/29/2025

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE: TYPICAL STRUCTURAL DETAILS

SHEET # ST-1

SHEET SEQUENCE: 14 OF 21

20250611846 4

SHEARWALL SCHEDULE

TYPE	SHEATH'G & NAIL SPEC	PANEL EDGE NAIL'G	SHEAR TRANSFER OPTIONS *(AVERAGE SPACING)* ANCHOR BOLTS	SDWS 0.22"Ø [1] SCREWS	LTP4	LTP5	A35
6	½" STRUCT I PLYWOOD w/ 10d COMMON NAILS (0.148 x 3")	6"	⅝"Ø @ 48"	12"	17"	15"	18"
4		4"	⅝"Ø @ 32"	8"	11"	10"	12"
3		3"	⅝"Ø @ 16"	6"	9"	8"	9"
2		2"	¾"Ø @ 16"	2-ROWS @ 8" [2]	6"	6"	7"
4 4		4" E.S.	⅝"Ø @ 8"	2-ROWS @ 8" [2]	5"	5"	6"
3 3		3" E.S.	⅝"Ø @ 8"	2-ROWS @ 6" [2]	4"	4"	4"
2 2		2" E.S.	¾"Ø @ 8"	2-ROWS @ 6" [2]	3"	3"	3"

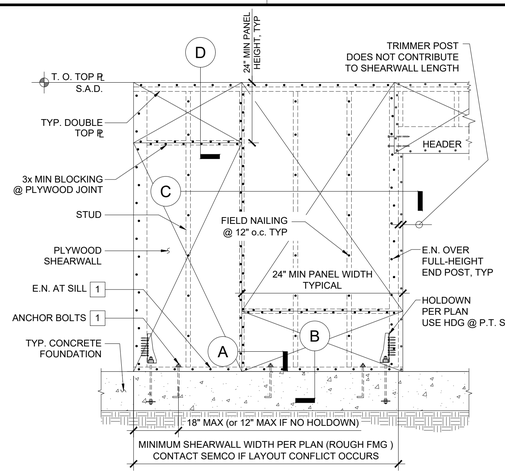
SCHEDULE NOTES:

- ALL SPACINGS NOTED ON THIS SCHEDULE SHALL BE ON CENTER (o.c.)
- NAILS SHALL BE 0.148"Ø.
  FOR ½" PLY DIRECTLY OVER SUDS, NAIL LENGTH SHALL BE 2" MIN.
  IF GYP-BOARD IS INSTALLED BETWEEN PLY AND STUDS, THEN 3" MIN LENGTH.
- FIELD NAILING AT EACH STUD SHALL BE @ 12" o.c.. PROVIDE E.N. OVER POSTS.
- SEE GENERAL NOTES SECTION C.3.c. FOR CONDITIONS WHERE O.S.B. MAY BE USED INSTEAD OF PLYWOOD.

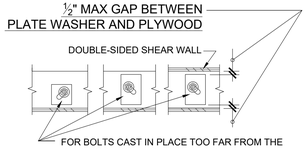
1. SIMPSON STRONG-TIE SDWS 0.22"Ø SCREWS,
   ¾" MIN EDGE DISTANCE @ 2x BEAMS, & ⅞" MIN EDGE DIST. @ 1¾"x BEAMS.
   SIZE SCREWS FOR 2" MIN PENETRATION INTO WOOD HOLDING TIP OF SCREW.
   NOTE THAT SCREWS ARE OFTEN INSTALLED NEXT TO DIAPHRAGM NAILS.
   CONTRACTOR SHALL REDUCE SCREW SPACING AS NEEDED TO ACHIEVE
   AT LEAST 1" SPACE TO NEAREST NAIL. SEE TYP DETAIL 522/ST-3 FOR DIAGRAM.
   PRE-DRILL PILOT HOLES WHERE SCREWS ARE SPACED LESS THAN 6" o.c..
2. THESE SCREWS SHALL BE 2-ROWS AT SPACING INDICATED,
   STAGGERED OVER A 3½"x MIN, OR 2-2x MIN RIM/BEAM BELOW SILL.
   1½" MIN SPACE BETWEEN ROWS.

KEY NOTES:

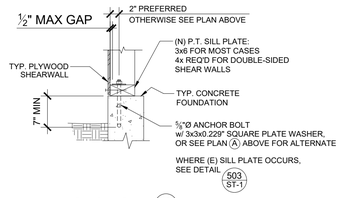
[1] NAILS, WASHERS, BOLTS, HOLDOWNS IN CONTACT WITH PRESSURE-TREATED LUMBER SHALL BE HOT-DIP-GALVANIZED OR STAINLESS STEEL. SEE GENERAL NOTES FOR MORE INFO.



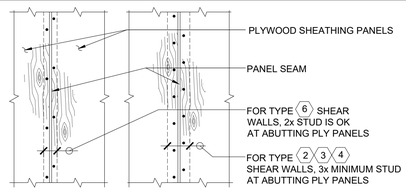
SHEARWALL ELEVATION



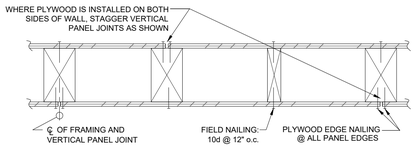
SILL PLATE PLAN (A)



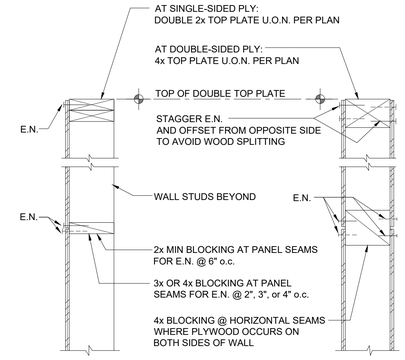
SECTION (B)



ELEVATION OF STUDS AT PANEL SEAMS



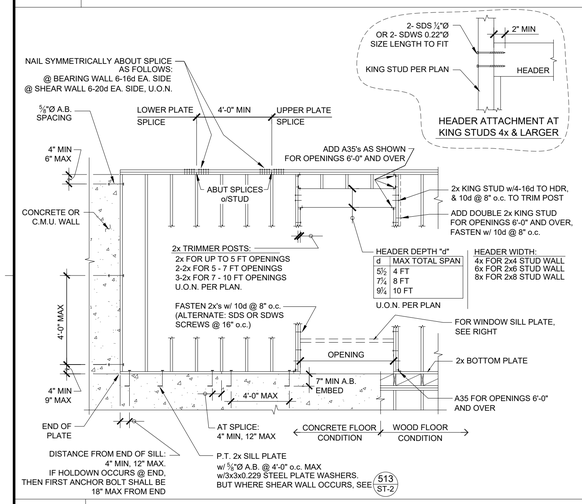
SECTION (C)

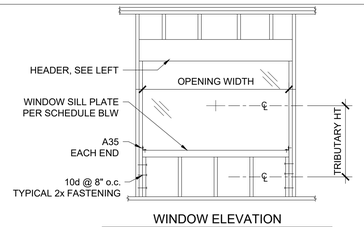


SECTION (D)

NOT TO SCALE

513 TYPICAL PLYWOOD (OR OSB) SHEARWALL DETAIL





WINDOW ELEVATION

WINDOW SILL PLATE SCHEDULE

MAX TRIBUTARY HEIGHT	MAX OPENING WIDTH	INSIDE 2x4 STUD WALL	INSIDE 2x6 STUD WALL	INSIDE 2x8 STUD WALL
4'-0"	5'-6"	2x4	2x6	2x8
	7'-0"	2-2x4	2x6	2x8
	11'-0"	*	2-2x6	2x8
5'-0"	5'-6"	2x4	2x6	2x8
	6'-6"	2-2x4	2x6	2x8
	8'-0"	4x6	2x6	2x8
	10'-0"	4x12	2-2x6	2x8
	11'-0"	*	4x6	2-2x8
	12'-0"	*	6x6	2-2x8

NOTES:
1. TABLE CALCULATED ASSUMING WIND FORCE = 18 PSF MAX, AND DEFLECTION LIMIT = L/360.
2. SAWN LUMBER SHALL BE DOUG-FIR #1.
3. AT NON-SHEAR WALLS, IT IS OK TO SUBSTITUTE SAWN LUMBER WITH ENGINEERED LUMBER MINIMUM GRADE = 1.55E. CONTACT SEMCO TO USE ENGINEERED LUMBER AT SHEAR WALLS.

* FOR THESE CONDITIONS, 2x4 STUD WALL SIZE CANNOT ACCOMMODATE A WOOD PLATE SOLUTION.

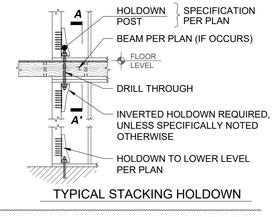
NOT TO SCALE

ALTERNATIVE STRAP OPTION

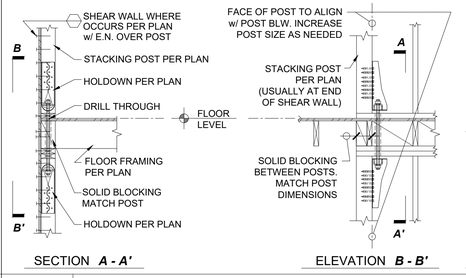
HOLDOWN	EQUIVALENT SINGLE STRAP	EQUIVALENT DOUBLE STRAP
HDU2	MSTC52	-
HDU4	MSTC52	-
HDU5	MSTC66	-
HDU8	CMST12	2-MSTC52's
HDU11	-	2-MSTC78's

STRAP NOTES:
1. SEE DETAIL 520/ST-2 FOR MORE STRAP INFO
2. FOR DOUBLE STRAPS, USE 6x POST MIN
3. STRAPS ONLY WORK FOR 18" MAX GAP BTWN POSTS

STRAP SUBSTITUTE TABLE



TYPICAL STACKING HOLDOWN



SECTION *A - A'*

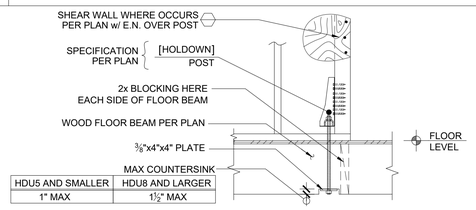
ELEVATION *B - B'*

NOT TO SCALE

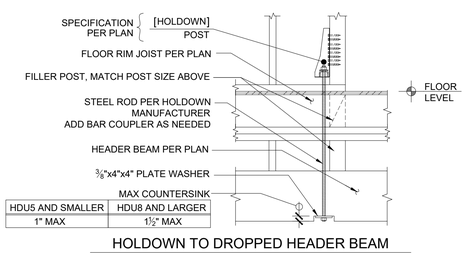
OMIT



517 TYPICAL FRAMING FOR WALLS AND WALL OPENINGS



HOLDOWN TO FLOOR BEAM



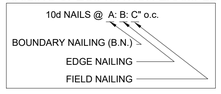
HOLDOWN TO DROPPED HEADER BEAM

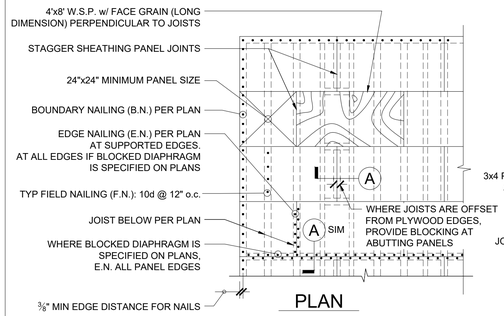
NOT TO SCALE

521 TYPICAL HOLDOWN TO WOOD BEAM

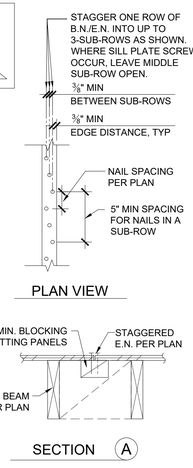
NOTES:
- W.S.P. = WOOD STRUCTURAL PANEL, PLYWOOD OR OSB PER SHEET S0.0 GENERAL NOTES SECTION C.3.c.
- ⅜" MIN SHEATHING @ ROOF, ¾" MIN @ FLOOR
- 10d NAILS SHALL BE 0.148"Ø WITH LENGTH TO ACHIEVE AT LEAST 1½" EMBED INTO FRAMING MEMBERS BELOW. USE 2½" MIN NAILS OVER ¾" SHEATHING, AND USE 3" MIN NAILS OVER 1⅛" SHEATHING.
- BLOCKED DIAPHRAGMS (WHERE NOTED ON PLANS) SHALL HAVE 3x4 MIN BLOCKS AT ALL PANEL EDGES.

NAILING SPECIFICATION EXAMPLE





PLAN



PLAN VIEW

SECTION (A)

DIAPHRAGM SPECIFICATION ON PLANS	PERIMETER RIM BEAM	ABUTTING PANELS	COLLECTOR BEAM	INTERIOR RIM BEAM OR SHEAR WALL SUPPORT	SAMPLE PLAN VIEW OVER SILL PLATE
10d @ 6:6:12" o.c.	1		2 — 1¾" MIN	1 — 2 4	2-ROWS B.N. & 1-ROW OF SCREWS @ 6" o.c. — SCREWS FROM SILL PLATE ABOVE — 1 — 6" — 6" — 6" — ⅜" — B.N.
10d @ 4:4:12" o.c.	1		2 — 3½" MIN	5 — 2 4 — 3	2-ROWS B.N. & 2-ROWS SCREWS @ 8" o.c. — B.N. @ 4" (2-ROWS, EACH IN 2-SUB-ROWS, LEAVE ROOM FOR SCREWS) — 5 — SCREWS @ 8" — 6
10d @ 3:3:12" o.c.	3½" MIN	3 — 3½" MIN	2 — 3 — 3½" MIN	2 4 — 3½" MIN	2-ROWS B.N. & 2-ROWS SCREWS @ 6" o.c. — B.N. @ 3" (2-ROWS, EACH IN 2-SUB-ROWS, LEAVE ROOM FOR SCREWS) — ⅜" — 5 — SCREWS @ 6" — 6 — ⅜" — ⅜"
10d @ 2:2:12" o.c.	4 — 3½" MIN	3	2 — 3	SCREWS @ 6" o.c. MIN (2-ROWS OK) — 2 4 — 5¼"x MIN PSL	2-ROWS B.N. & 2-ROWS SCREWS @ 6" o.c. — B.N. AT OUTER EDGES — 5¼" MIN — SCREWS @ 6" — 2" — B.N. — B.N.

NOTES:

1. SINGLE 1¾"x LVL WORKS HERE FOR SILL PLATE SCREWS @ 6" o.c. MIN. FOR TIGHTER SCREW SPACING, USE 3½" MIN BEAM
2. CONDITIONS WITH THIS NOTE USUALLY CALL FOR 2-ROWS OF B.N.
3. 3½" MIN WIDE BEAM. IF BUILT-UP WITH DOUBLE 1¾"x LVL's OR DOUBLE TJI's, THEN FASTEN TOGETHER w/ 16d @ 4" o.c., STAGGERED. AT DOUBLE TJI's, INSTALL SOLID WEB FILLER, SHAPED TO FIT.
   TJI's NOT RECOMMENDED DUE TO INCREASED ROOM FOR ERROR.
4. AT THESE LOCATIONS, B.N. SHALL BE CAREFULLY INSTALLED IN ANTICIPATION FOR SILL PLATE SCREWS. CONTRACTOR SHALL DOCUMENT THE LOCATIONS OF DIAPHRAGM NAILS BEFORE INSTALLING THE SILL PLATE. WITHOUT DOCUMENTATION, THEN SILL PLATE SCREWS SHALL BE PRE-DRILLED WITH PILOT HOLES.
5. 3½"x BEAM WORKS HERE FOR SILL PLATE SCREWS: 2-ROWS @ 8" o.c. MIN. FOR TIGHTER SCREW SPACING, USE 5¼" MIN BEAM
6. SILL PLATE SCREWS CAN ONLY BE SELF-DRILLED IF B.N. INSTALLED AWAY FROM SCREWS. OTHERWISE, CONTRACTOR MUST PRE-DRILL PILOT HOLES FOR SCREWS.

BE ALERT:

TO AVOID WOOD-SPLITTING, IT IS IMPORTANT NOT TO OVER-NAIL BEAMS. DO NOT INSTALL DIAPHRAGM NAILS WHERE STRAPS WILL BE INSTALLED. SEE DETAIL 536/ST-3

NOT TO SCALE

522 TYPICAL FLOOR / ROOF DIAPHRAGM: WOOD STRUCTURAL PANEL (PLYWOOD or OSB) & NAILING

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REGISTERED PROFESSIONAL ENGINEER — S 4605 — STRUCTURAL — STATE OF CALIFORNIA

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REMODEL AND ADDITION
839 NORTH POINT STREET
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839 NORTH POINT ST

ISSUES OF DRAWINGS

MARK	DATE	DESCRIPTION
	12/20/2024	PERMIT SET
1	8/29/2025	PLAN CHECK RESPONSE
2	9/10/2025	PLAN CHECK RESPONSE

20250611846 4

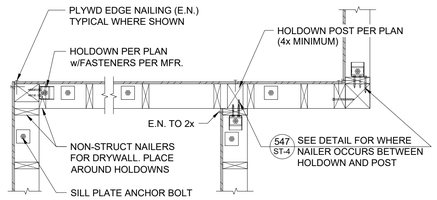
PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE: TYPICAL STRUCTURAL DETAILS

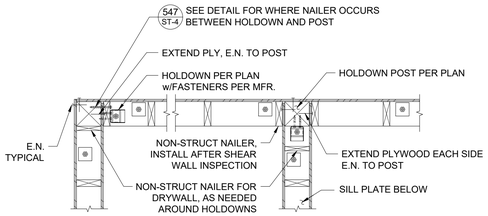
SHEET # ST-2

SHEET SEQUENCE: 15 OF 21

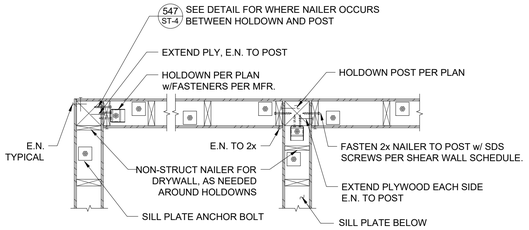
NOTE:
IN THE SCOPE OF THESE STUD / POST CONNECTIONS,
SDS ¼"Ø SCREWS CAN BE SUBSTITUTED FOR SDWS 0.22"Ø SCREWS,
AND VICE-VERSA. SELECT LENGTH TO ACHIEVE 2" MIN EMBEDMENT.



SINGLE SIDED SHEAR WALL TO
SINGLE SIDED SHEAR WALL (PLAN VIEW)



DOUBLE SIDED SHEAR WALL TO
SINGLE SIDED SHEAR WALL (PLAN VIEW)



DOUBLE SIDED SHEAR WALL TO
DOUBLE SIDED SHEAR WALL (PLAN VIEW)

529 TYP SHEARWALL INTERSECTIONS — N.T.S.

OMIT

526 DETAIL

OMIT

530 DETAIL — NOT TO SCALE

OMIT

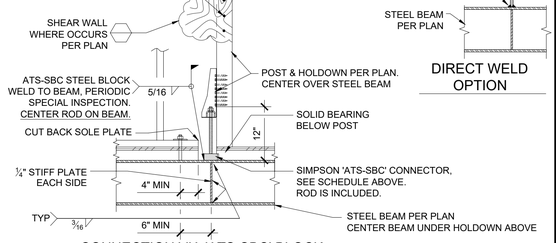
531 DETAIL — NOT TO SCALE

	2x's	$1\frac{3}{4}$"x LVL's
2- PLY	2-ROWS OF 16d @ 12" o.c. STAGGERED	2-ROWS OF 16d @ 8" o.c. STAGGERED
3- PLY	2-ROWS OF SDS ¼ x 5" @ 16" o.c. STAGGERED	2-ROWS OF SDS ¼ x 6" @ 12" o.c. STAGGERED
4- PLY	2-ROWS OF ⅝"Ø M.B. w/STANDARD WASHERS @ 16" o.c. STAGGERED	2-ROWS OF ⅝"Ø M.B. w/STANDARD WASHERS @ 12" o.c. STAGGERED

528 TYP MULTIPLE PLY BEAM FASTENING — NOT TO SCALE

CONNECTION SCHEDULE

HOLDDOWN PER PLAN	ROD DIAMETER	OPTIONS 'ATS-SBC' MODEL NUMBER	OPTIONS WELD ROD* DIRECTLY TO STEEL BEAM
HDU2, HDU4, HDU5	⅝" Ø	ATS-SBC5H	COMPLETE JOINT PENETRATION (C.J.P.) WELD. BEVEL CUT ROD PRIOR TO WELDING. DO NOT USE HIGH-STRENGTH RODS. 55-KSI MAX ROD GRADE. CONTINUOUS SPECIAL INSPECTION REQUIRED FOR THIS WELD.
HDU8	SEE RIGHT	ATS-SBC6H (¾" HS ROD)	
HDU11, HDU14	1" Ø	ATS-SBC8H	
HD19	1¼" Ø	ATS-SBC10H	



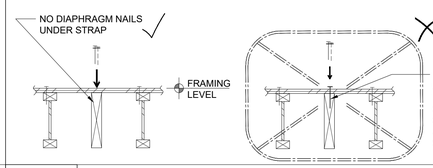
CONNECTION VIA 'ATS-SBC' BLOCK

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Issued - 10/29/2025

532 TYP HOLDOWN OVER STEEL BEAM — NOT TO SCALE

LUMBER	MSTA36 / -49	CS14 / CS16	MIN END LENGTH U.O.N.	MSTC40 / -52, -66, -78	CMST12	MIN END LENGTH U.O.N.
PSL	6" NAIL EVERY 2nd HOLE	4½" NAIL EVERY 2nd HOLE	30" MIN END LENGTH	6" NAIL EVERY 2nd HOLE	FILL CIRCLES AND TRIANGLES NAIL EVERY 2nd HOLE	78" MIN END LENGTH
LVL	6" NAIL EVERY 2nd HOLE	6⅛" NAIL EVERY 3rd HOLE	45" MIN END LENGTH	6" NAIL EVERY 2nd HOLE	FILL CIRCLES AND TRIANGLES NAIL EVERY 2nd HOLE	78" MIN END LENGTH
LSL	3" NAIL EVERY HOLE	4½" NAIL EVERY 2nd HOLE	30" MIN END LENGTH	3" NAIL EVERY HOLE	3½" NAIL EVERY CIRCLE HOLE	78" MIN END LENGTH
SAWN D.F.	3" NAIL EVERY HOLE	NAIL EVERY HOLE	15" MIN END LENGTH	3" NAIL EVERY HOLE	FILL CIRCLES AND TRIANGLES NAIL EVERY HOLE	39" MIN END LENGTH

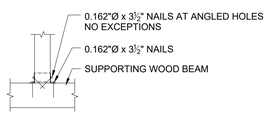
NAIL WITH 0.148"Ø NAILS WITH 1½" MIN PENETRATION INTO BEAM.
USE 0.148"Ø x 2½" NAILS WHEN INSTALLING STRAP OVER ⅝" OR ¾" WOOD DIAPHRAGM.



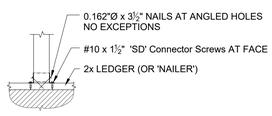
536 TYP STRAPS ON NARROW EDGE — NOT TO SCALE

NOTES:

1. SIZE, NUMBER AND TYPE OF NAILING TO BE THE MAXIMUM SPECIFIED IN THE SIMPSON STRONG-TIE CATALOG. USE FULL-LENGTH FASTENERS (USUALLY 0.162" x 3½"). FILL ALL HOLES.
2. WHERE PRESSURE-TREATED LUMBER OCCURS, SEE SHEET S0.0, GENERAL NOTES, NOTE C.3.b.
3. 'DOUBLE-SHEAR' HANGERS, SUCH AS 'LUS', 'HUS', 'HHUS', 'LRU', 'MUS', 'HGUS' HAVE HOLES FOR ANGLED NAILS. THESE ANGLED HOLES SHALL BE FILLED WITH FULL LENGTH 16d NAILS (0.162"Ø x 3½"), NO EXCEPTIONS.
4. WHERE HANGERS ARE INSTALLED OVER A 2x LEDGER, USE #10 x 1½" 'SD' Connector Screws AT THE FACE. THIS IS A PROPRIETARY SIMPSON STRONG-TIE SCREW, NO SUBSTITUTIONS.

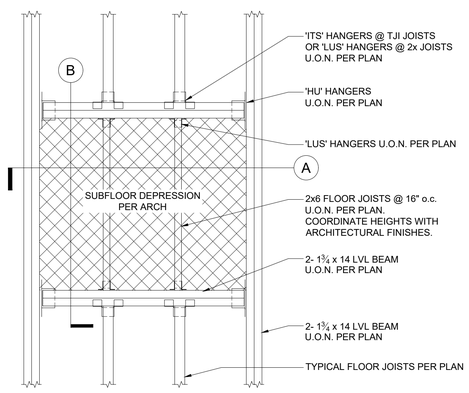


PLAN VIEW
'DOUBLE-SHEAR' HANGER
OVER WOOD BEAM

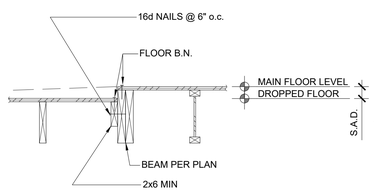


PLAN VIEW
'DOUBLE-SHEAR' HANGER
OVER 2x LEDGER

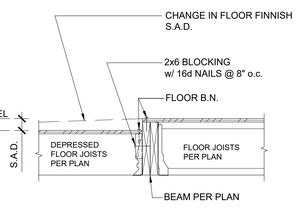
533 SIMPSON HANGER REMINDERS — SCALE: ¾" = 1'-0"



PLAN VIEW
NOT TO SCALE



SECTION "A"
NOT TO SCALE



SECTION "B"
NOT TO SCALE

534 TYPICAL DEPRESSION IN WOOD FRAMING

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S 4605
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STATE OF CALIFORNIA

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	12/20/2024	PERMIT SET
1	8/29/2025	PLAN CHECK RESPONSE
2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE: TYPICAL STRUCTURAL DETAILS

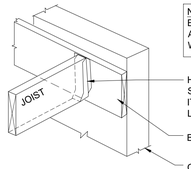
SHEET # ST-3

SHEET SEQUENCE: 16 OF 21

839 NORTH POINT ST
20250611846 4

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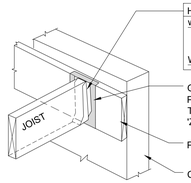
NOTE:
BORATE TREATED LUMBER IS APPROPRIATE FOR INTERIOR APPLICATIONS WHERE THE LUMBER IS PROTECTED FROM LIQUID WATER.

HANGER AND NAILS INTO BORATE-TREATED LUMBER CAN SIMPLY BE PLAIN STEEL AND/OR ZINC G90.
IT IS NOT REQUIRED TO USE SAME PROTECTIONS NEEDED FOR P.T. LUMBER.

BORATE-TREATED LEDGER PER PLAN

CONCRETE WALL PER PLAN

BORATE TREATED LEDGER OPTION



HANGER OPTIONS:
w/GRACE VYCOR DECK PROTECTOR: USE G90 HANGER PER PLAN w/ H.D.G. NAILS
~ OR ~
WITHOUT PROTECTOR: USE H.D.G. HGR PER PLAN w/ H.D.G. NAILS

GRACE VYCOR DECK PROTECTOR.
PROTECTS HANGER FROM CHEMICALS IN P.T. LEDGER. WITHOUT THIS PROTECTOR, HANGERS WOULD NEED TO BE 'ZMAX', H.D.G. OR STAINLESS STEEL.

P.T. LEDGER PER PLAN, SEE GENERAL NOTES FOR MORE INFO.

CONCRETE WALL PER PLAN

PRESSURE TREATED LEDGER OPTION

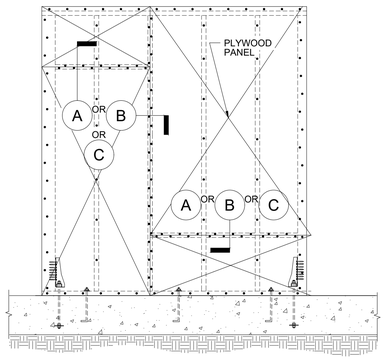
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537 DETAIL — SCALE: 3/4" = 1'-0"

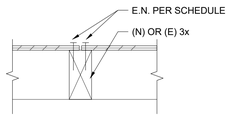
538 DETAIL — SCALE: 3/4" = 1'-0"

539 TYP HGR PROTECTOR @ LEDGER — NOT TO SCALE

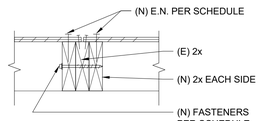
540 DETAIL



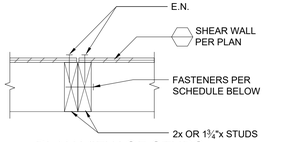
SHEARWALL ELEVATION
NOT TO SCALE



3x @ ABUTTING PANELS (A)
NOT TO SCALE



(E) 2x @ ABUTTING PANELS (B)
NOT TO SCALE

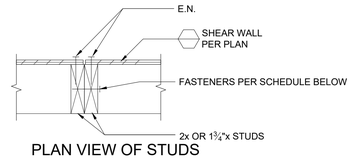


PLAN VIEW OF STUDS @ ABUTTING PLYWOOD PANELS (C)

FASTENING SCHEDULE[1] FOR STUDS AT ABUTTING PLY PANELS

SHEAR	10d (0.148"Øx3")	16d (0.162"Øx3½")	SCREWS: SDS ¼"x OR SDWS 0.22"x [2]
6	6" o.c.	8" o.c.	14" o.c.
4	4" o.c.	5" o.c.	9" o.c.
3	3" o.c.	4" o.c.	7" o.c.
2	2" o.c.	3" o.c.	5" o.c.
4 4	2-ROWS @ 4" o.c.	2-ROWS @ 5" o.c.	2-ROWS @ 9" o.c.
3 3	2-ROWS @ 3" o.c.	2-ROWS @ 4" o.c.	2-ROWS @ 7" o.c.
2 2	2-ROWS @ 2" o.c.	2-ROWS @ 3" o.c.	2-ROWS @ 5" o.c.

NOTES:
1. STAGGER ALL FASTENERS
   1½" MIN EDGE DISTANCE, 1½" MIN SPACING BETWEEN ROWS
2. USE 3" LONG SCREWS WHEN FASTENING 2x TO 2x STUDS
   USE 3½" LONG SCREWS WHEN FASTENING 1¾"x TO 1¾"x STUDS
   USE 4½" LONG SCREWS WHEN FASTENING 3-2x's



PLAN VIEW OF STUDS @ ABUTTING PLYWOOD PANELS

FASTENING SCHEDULE[1] FOR STUDS AT ABUTTING PLY PANELS

SHEAR	10d (0.148"Øx3")	16d (0.162"Øx3½")	SCREWS: SDS ¼"x OR SDWS 0.22"x [2]
6	6" o.c.	8" o.c.	14" o.c.
4	4" o.c.	5" o.c.	9" o.c.
3	3" o.c.	4" o.c.	7" o.c.
2	2" o.c.	3" o.c.	5" o.c.
4 4	2-ROWS @ 4" o.c.	2-ROWS @ 5" o.c.	2-ROWS @ 9" o.c.
3 3	2-ROWS @ 3" o.c.	2-ROWS @ 4" o.c.	2-ROWS @ 7" o.c.
2 2	2-ROWS @ 2" o.c.	2-ROWS @ 3" o.c.	2-ROWS @ 5" o.c.

NOTES:
1. STAGGER ALL FASTENERS
   1½" MIN EDGE DISTANCE, 1½" MIN SPACING BETWEEN ROWS
2. USE 3" LONG SCREWS WHEN FASTENING 2x TO 2x STUDS
   USE 3½" LONG SCREWS WHEN FASTENING 1¾"x TO 1¾"x STUDS

OMIT

541 EXISTING STUD WALL w/NEW SHEAR: STUDS + BLKG AT ABUTTING PLYWD PANELS — NOT TO SCALE

543 SHEAR WALL ABUTTING AT 2x STUDS — NOT TO SCALE

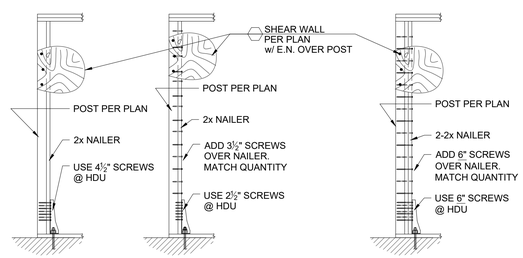
544 DETAIL

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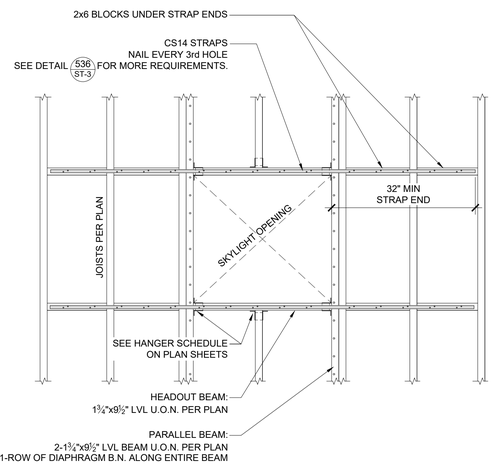
NOTES:
1. THIS DETAIL APPLIES FOR WHEN THE HOLDOWN IS NOT DIRECTLY ATTACHED TO THE POST PER PLAN, BUT IS ATTACHED TO A 'NAILER' INSTEAD.
2. ALL SCREWS SHALL BE SIMPSON STRONG-TIE 'SDS' ¼"Ø.
3. 'HDU' HOLDOWNS ARE USUALLY IN A KIT WITH 2½" SCREWS, BUT THESE SHORT SCREWS ONLY WORK WHEN ATTACHED DIRECTLY TO THE POST. FOLLOW THIS DETAIL FOR WHEN NAILER OCCURS.

NUMBER OF SCREWS PER HOLDOWN

HOLDOWN	QUANTITY OF 'SDS' SCREWS
HDU2	6
HDU4	10
HDU5	14
HDU8	20
HDU11	30
HDU14	36



2x NAILER OPTION 'A' | 2x NAILER OPTION 'B' | 2-2x or 4x NAILER



545 DETAIL

547 HOLDOWN NAILER FASTENING — NOT TO SCALE

548 TYPICAL SKYLIGHT FRAMING — NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER
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2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE: TYPICAL STRUCTURAL DETAILS

SHEET # ST-4

SHEET SEQUENCE: 17 OF 21

839 NORTH POINT ST

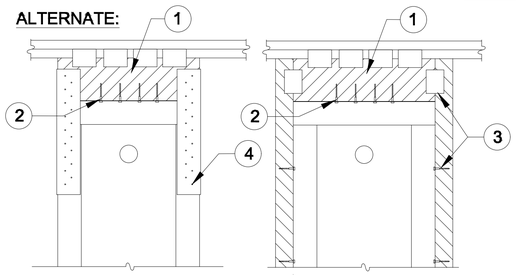
20250618464

San Francisco
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Issued - 10/29/2025

OMIT

3

ALTERNATE:



1. WOOD FILLER (13 1/2" MAX DEPTH) WITH USP MP4F CONNECTORS BOTH SIDES, QUANTITY BY BUILDING DESIGN PROFESSIONAL.
2. 1/4" x 3" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS INSTALLED THROUGH PRE-PUNCHED HOLES IN PANEL EDGES REQ'D WHEN INSTALLING A FILLER GREATER THAN 1-1/2" ABOVE TO BRACE OUT-OF-PLANE HINGE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.
4. MiTek HFFB FILLER BRACE WITH 1/4" x 1-1/2" WS SCREWS TO FILLER (FILL ALL HOLES) AND 1/4" SELF-TAPPING SCREWS TO PANEL (5 MIN. EACH FACE) REQ'D WHEN INSTALLING A FILLER GREATER THAN 3-1/4" ABOVE TO BRACE OUT-OF-PLANE HINGE OR WHEN SPECIFIED BY THE BUILDING DESIGN PROFESSIONAL.

FILLER GREATER THAN 1-1/2 IN.

6

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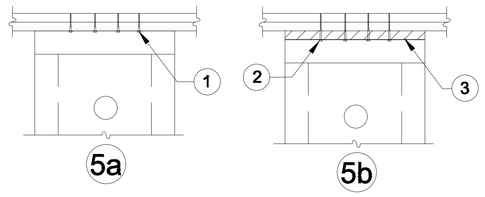
8

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11

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2



5a 5b

1. 1/4" x 3" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
2. 1/4" x 4-1/2" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
3. 2x WOOD FILLER.

TOP PLATE CONNECTIONS

5

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7

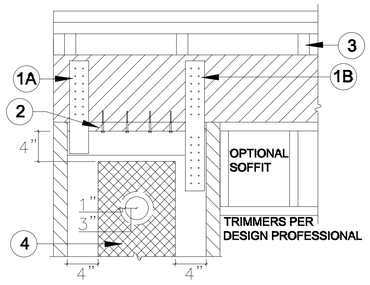
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10

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1

NOTE:
TO PREVENT DRILLING ADDITIONAL HOLES ORIENT THE PANEL CAVITY TOWARD THE FIXTURE BEING INSTALLED.



1. (A) PRE-WELDED STRAPS ARE PROVIDED ON 78" AND 79-1/2" PANEL HEIGHTS. THEY ARE AVAILABLE FOR OTHER HEIGHTS UPON REQUEST.
   (B) FIELD INSTALLED STRAPS WITH SELF TAPPING SCREWS ARE PERMITTED. THE DESIGN AND CONNECTION IS BY THE DESIGN PROFESSIONAL.
2. A 2x WOOD FILLER WITH 1/4"x4-1/2" (MIN.) WS SCREWS IS PERMITTED.
3. WHEN CRIPPLE STUDS OCCUR, SHEAR TRANSFER DESIGN TO BE PER THE BUILDING DESIGN PROFESSIONAL.
4. A 1" DIA. HOLE MAY BE ADDED IN THE PANEL FACE WHEN IT IS LOCATED IN THE UPPER HALF OF THE PANEL HEIGHT AND IS 4" MINIMUM FROM ANY EDGE. FOR PANELS MORE THAN 12" WIDE, ADDITIONAL HOLES MUST BE OFFSET 1" MINIMUM FROM THE 3" DIA. PREPUNCHED HOLE. FOR HOLES LARGER THAN 1" DIAMETER OR TO ADD MORE THAN ONE HOLE CONTACT MITEK HARDY FRAME TECHNICAL SUPPORT AT (800) 754-3030.

TOP CONNECTION TO HEADER

4

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9

HFX PANELS 78 IN. THROUGH NOMINAL 13 FEET

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Top Screw Qty[2] (ea)	Screw Qty Available at Edges (ea)[3]
HFX-12,15,18,21 & 24x78	78	3-1/2	1-1/8	9" Width = 5 12" Width = 6 15" Width = 8	4
HFX-9x79.5	79-1/2				
HFX-12,15,18,21 & 24x8	92-1/4				
HFX-9x8	93-3/4				
HFX-12,15,18,21 & 24x9	104-1/4				
HFX-12,15,18,21 & 24x10	116-1/4			18" Width = 10 21" Width = 12	5
HFX-15,18,21 & 24x11	128-1/4				
HFX-15,18,21 & 24x12	140-1/4			24" Width = 14	6
HFX-15,18,21 & 24x13	152-1/4				

BALLOON PANELS 14 FEET THROUGH 20 FEET

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Top Screw Qty[2] (ea)	Screw Qty Available at Edges (ea)[3]
HFX-15,18,21 & 24x14	164-1/4	3-1/2	1-1/8	15" Width = 8 18" Width = 10	6
HFX-15,18,21 & 24x15	176-1/4				
HFX-15,18,21 & 24x16	188-1/4				
HFX-15,18,21 & 24x17	200-1/4			21" Width = 12	7
HFX-15,18,21 & 24x18	212-1/4				
HFX-15,18,21 & 24x19	224-1/4			24" Width = 14	8
HFX-15,18,21 & 24x20	236-1/4				

TABLE NOTES

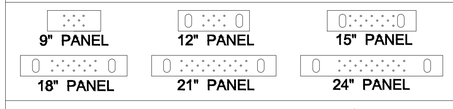
1. FOR STD OR HS GRADE HOLD DOWN ANCHOR BOLTS CONNECT TO THE PANEL BASE WITH HARDENED ROUND WASHERS BELOW GRADE 8 NUTS. ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS ON EACH BOLT. ALTERNATE NUTS ARE 2H HEAVY HEX.
2. 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHED DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS IS REQUIRED AT THE PANEL EDGES WHEN INSTALLING A FILLER ABOVE THE TOP CHANNEL THAT IS GREATER THAN 1-1/2" OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

A

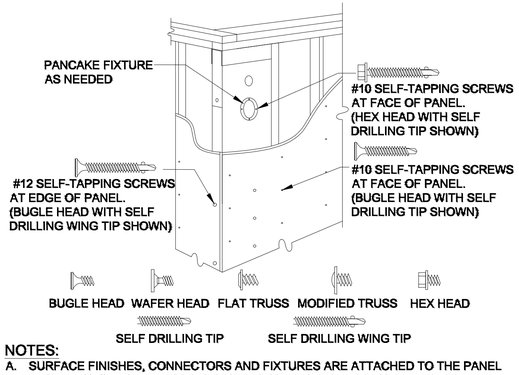
INSTALLATION INSTRUCTIONS

1. WHEN INSTALLING ON CONCRETE CONNECT WITH (1 EA) HARDENED ROUND WASHER BELOW (1 EA) GRADE 8 NUT, SECURE WITH A DEEP SOCKET (RECOMMENDED) UNTIL SNUG TIGHT. ALTERNATE WASHERS AND NUTS ARE PROVIDED IN TABLE NOTE 1.
2. INSTALLATION ON CONCRETE PROVIDES THE HIGHEST ALLOWABLE VALUES. CONFIRM WITH THE DESIGN PROFESSIONAL BEFORE INSTALLING ON OTHER SUPPORTING SURFACES.
3. USE 1/4"X4-1/2" MITEK® PRO SERIES™ WS SCREWS AT TOP CONNECTIONS WITH A 2x FILLER. IF THE TOP OF PANEL IS IN DIRECT CONTACT WITH THE COLLECTOR ABOVE (TOP PLATES, HEADER, BEAM, ETC.) USE1/4 x 3" (MIN)
4. FOR INSTALLATIONS WITH A FILLER GREATER THAN 1-1/2" ABOVE, OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL, ADJACENT KING POSTS TO BRACE THE OUT-OF-PLANE HINGE CAN BE CONNECTED WITH 1/4" DIA. SCREWS THROUGH PRE-PUNCHED HOLES AT THE PANEL EDGES.

B



C



NOTES:

A. SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL FACE WITH # 10 SELF-TAPPING SCREWS SPACED NO LESS THAN 2-1/4" OC.
B. ATTACHMENTS TO THE PANEL EDGES ARE MADE WITH # 12 SELF-TAPPING SCREWS.
C. STRUCTURAL CONNECTIONS ARE TO BE DESIGNED BY THE DESIGN PROFESSIONAL.
D. STRUCTURAL HARDWARE USED TO TRANSFER LOADS SHOULD NOT EXCEED 12 GAUGE.

D

REVISIONS	DATE

FRAMING DETAILS - HFX PANELS

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HARDY FRAME SHEAR WALL SYSTEMS
16023 SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017
(800) 325-8075
WWW.HARDYFRAME.COM

DATE:
1-1-2023

HFX2

ENGINEER:
SEMCO ENGINEERING, INC.
322 cortland avenue
san francisco, ca 94110
ph: 415.553.8810
email: info@semcoengineering.net
REGISTERED PROFESSIONAL ENGINEER SHAUN MOYNAHAN S 4605 STRUCTURAL STATE OF CALIFORNIA

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ISSUES OF DRAWINGS

MARK	DATE	DESCRIPTION
	12/20/2024	PERMIT SET
1	8/29/2025	PLAN CHECK RESPONSE
2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE:
TYPICAL HARDY FRAME DETAILS

SHEET #
HFX-2

SHEET SEQUENCE:
18 OF 21

839 NORTH POINT ST
20250611846 4

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Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Screw Quantity			Screw Qty[4] Available at Edges (ea)
				Panel	Top[2] (ea)	Bott[3] (ea)	
HFX-12,15,18,21 & 24x8	92-1/4	3-1/2	1-1/8	12" Width	6	6	4
HFX-12,15,18,21 & 24x9	104-1/4			15" Width	8	8	
HFX-12,15,18,21 & 24x10	116-1/4			18" Width	10	10	5
HFX-15,18,21 & 24x11	128-1/4			21" Width	12	12	
HFX-15,18,21 & 24x12	140-1/4			24" Width	14	14	6
HFX-15,18,21 & 24x13	152-1/4						

NOTE: *HARDY FRAME*® STACKING WASHERS (HFSW) ARE REQUIRED IN THE TOP OF PANELS WHEN CONNECTING TO TENSION ANCHORS FROM ABOVE. *HARDY FRAME*® "STK PANELS" INCLUDE HFSW WASHERS PRE-WELDED IN THE TOP CHANNEL.

1. HOLD DOWN TENSION ANCHORS SPECIFIED AS STANDARD GRADE (STD) MUST COMPLY WITH ASTM F1554 GRADE 36 (OR EQUAL). HOLD DOWN TENSION ANCHORS SPECIFIED AS HIGH STRENGTH (HS) MUST COMPLY WITH ASTM A 193 GRADE B7 (OR EQUAL). TENSION ANCHORS (BOTH GRADES) CONNECT TO THE UPPER AND LOWER PANELS WITH HARDENED ROUND WASHERS AND GRADE 8 NUTS. A *HARDY FRAME*®"HFSW" STACKING WASHER IS REQUIRED IN THE TOP CHANNEL OF THE LOWER PANEL (AVAILABLE PRE-WELDED IN A *HARDY FRAME*®"STK" PANEL). ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS AT EACH ANCHOR CONNECTION. ALTERNATE NUTS ARE 2H HEAVY HEX.
2. 1/4" DIAMETER MITEK®PRO SERIES™ WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHING DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
3. 1/4" DIAMETER MITEK®PRO SERIES™ WS SCREWS. LENGTH IS 4-1/2" (MINIMUM) AT CONNECTIONS TO FLOOR SYSTEMS AND BEAMS BELOW.
4. 1/4" DIAMETER SCREWS ARE REQUIRED AT THE EDGES WHEN INSTALLING A FILLER GREATER THAN 1-1/2 INCH ABOVE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

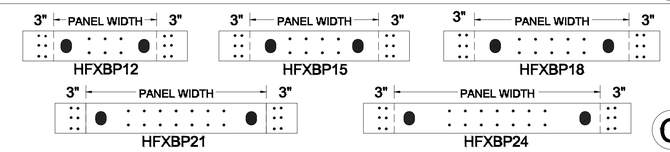
A

INSTALLATION ON FLOOR SYSTEMS WITH *HARDY FRAME*® BEARING PLATE (HFXBP)

1. WITH HOLES PRE-DRILLED FOR 1-1/8" DIA.TENSION ANCHORS, INSTALL A SOLID 4x (MINIMUM) RIM IN FLOOR SYSTEM AT PANEL LOCATION. ALLOWABLE VALUE TABLES ASSUME THE RIM IS ENGINEERED WOOD PRODUCT (EWP).
2. NOTCH FLOOR SHEATHING THEN INSTALL HFXBP ON RIM WITH 6 EACH 1/4"X4-1/2" (MIN) "WS" SCREWS AT EACH END.
3. PLACE PANEL ON HFXBP.
4. WHEN STACKING PANELS, INSTALL "HFSW" STACKING WASHERS IN THE TOP CHANNEL OF THE LOWER PANEL. CONNECT LOWER TO UPPER PANELS WITH TENSION ANCHORS (GRADE PER PLANS) AND SECURE AT BOTH ENDS WITH HARDENED ROUND WASHERS AND GRADE 8 NUTS TO BE SNUG TIGHT. *HARDY FRAME* "STK" PANELS THAT INCLUDE "HFSW" STACKING WASHERS PRE-WELDED IN THE TOP CHANNEL ARE AVAILABLE,
5. WHEN MORE THAN 12 SCREWS ARE REQUIRED FOR THE BOTTOM CONNECTION OR JOINTS IN FRAMING MEMBERS OCCUR AT SCREW LOCATIONS, INSTALL ADDITIONAL 1/4"x4-1/2" WS SCREWS THROUGH THE BASE OF PANEL WHERE THEY ALIGN WITH HOLES IN THE HFXBP.
6. FOR STANDARD WALL HEIGHTS, INSTALL A 2x FILLER ABOVE PANEL (DTL 5/HFX2). FOR FILLERS GREATER THAN 1-1/2 IN. SEE DETAIL 6/HFX2.

NOTE: INSTALLATIONS MAY VARY WITH JOB SPECIFIC CONDITIONS AND/OR SPECIFICATIONS BY THE BUILDING DESIGN PROFESSIONAL.

B



C

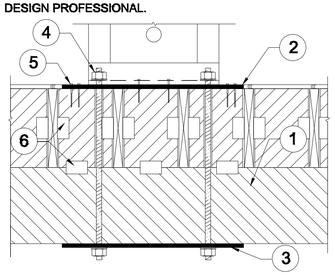
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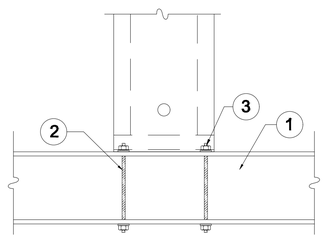
LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



1. DROP BEAM WITH FLOOR JOIST ABOVE PER PLAN.
2. NOTCH FLOOR SHEATHING THEN INSTALL *HARDY FRAME*®BEARING PLATE (HFXBP) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
3. *HARDY FRAME*®BEARING PLATE (HFXBP) OR BEARING PLATE WASHER AT UNDERSIDE OF BEAM SIZED PER BUILDING DESIGN PROFESSIONAL TO LIMIT CRUSHING FROM TENSION ANCHOR FORCES.
4. NUTS AND WASHERS PER TABLE NOTE 1.
5. 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
6. USP CONNECTORS BY DESIGN PROFESSIONAL

DROP BM - FL SYSTEM

LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



1. STEEL BEAM PER PLANS
2. HOLD DOWN ALL THREAD RODS THRU-BOLTED TO BOTTOM FLANGE OF STEEL BEAM BY BUILDING DESIGN PROFESSIONAL.
3. NUTS AND WASHERS AT PANEL BASE PER TABLE NOTE 1

STEEL BM THRU-BOLT

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14 13 12 11 10 9

REVISIONS	DATE

FLOOR SYSTEM DETAILS - HFX PANELS

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HARDY FRAME SHEAR WALL SYSTEMS
16023 SWINGLEY RIDGE RD
CHESTERFIELD, MO 63017
(800) 325-8075
WWW.HARDYFRAME.COM

DATE:
1-1-2023

HFX3

ENGINEER:
SEMCO ENGINEERING, INC.
322 cortland avenue
san francisco, ca 94110
ph: 415.553.8810
email: info@semcoengineering.net
REGISTERED PROFESSIONAL ENGINEER
S 4605
STRUCTURAL
STATE OF CALIFORNIA

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	12/20/2024	PERMIT SET
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2	9/10/2025	PLAN CHECK RESPONSE

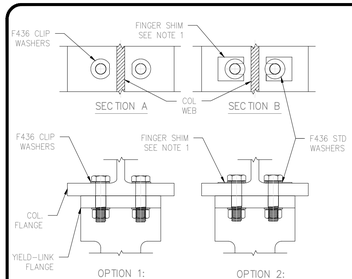
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PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE:
TYPICAL HARDY FRAME DETAILS

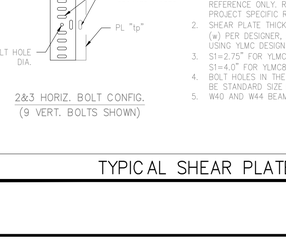
SHEET #
HFX-3

SHEET SEQUENCE: 19 OF 21



NOTE:
1. FINGER SHIM SHALL BE STRUCTURAL GRADE STEEL MATERIAL. TRIM TO FIT AS REQUIRED.
2. K1 VALUE FOR STEEL SHAPE VARIES. BOLT WASHER/SHIM SHALL BEAR FLAT ON COL. FLANGE.
3. SEE RCSC SPECIFICATION ON USE OF WASHERS ON SLOPING SURFACES.

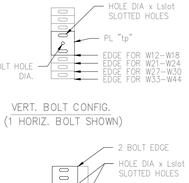
BOLT BEARING NEAR COLUMN WEB | 17



LEGEND:
DPx: x IS x/8–IN. THICK DOUBLER PLATES (i.e. DP4 IS 1/2" THICK DOUBLER PL.)
STPx: x IS x/8–IN. THICK STIFFENER/CONTINUITY PLATE
YLMCx-y: x IS x/8–IN THICK LINK STEM, y IS THE LINK YIELDING WIDTH
(n)STx-yz-w: n IS THE NUMBER OF SHEAR PLATES WHEN (2) ARE REQUIRED
x IS x/8–IN THICK SHEAR PLATE, y IS y/8–IN DIM. BOLT,
z IS BOLT GR/THREAD COND.: A=A325N, B=A325X, C=A490N, D=A490X
w IS THE NUMBER OF HORIZONTAL BOLTS

NOTES:
1. SEE 20/YLMC1 FOR SHEAR PLATE GEOMETRY DETAILS.
2. SEE 10/YLMC2 FOR DOUBLE SHEAR PLATE DETAIL, (2)STx–yz–w.
3. SEE 11/YLMC2 FOR STIFFENER PLATE DETAILS.
4. SEE 12/YLMC2 FOR DOUBLER PLATE WELDING DETAILS.
5. SEE 17/YLMC2 FOR COLUMN FLANGE HOLE DETAILS.
6. YIELD-LINKS AND BUCKLING RESTRAINT PLATES PROVIDED BY SIMPSON STRONG–TIE. ALL OTHER PLATES, STEEL AND FASTENERS PROVIDED BY OTHERS.
7. W1A IS FOR LEFT ST & W1B IS FOR RIGHT ST. RIGHT SHEAR PLATE SHOWN.

YIELD–LINK CONNECTION LEGEND | 19

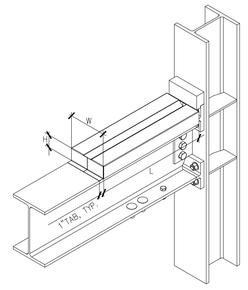


BEAM SIZE	HOLE DIA	No. VERT BOLTS	No. HORZ BOLTS	Sv	Sh	Lev	Leh	Lslot	tp
W44	1 1/16"	9	W	3 1/8"	3 1/8"	1 1/2"	1 3/4"	2 7/8"	X
W40				2 7/8"	2 3/4"	1 1/4"			
W36				2 7/2"					
W33		7		2 3/4"				2 3/8"	
W30				2 5/16"					
W27		5		2 3/4"	2 3/4"	1 1/8"	1 3/4"	1 1/8"	X
W24				2 3/8"					
W21				3 1/4"				1 1/2	
W18		3		2 5/8"					
W16				2 3/4"					
W14				2 7/16"					

1. NUMBER OF VERTICAL AND HORIZONTAL BOLTS SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR PROJECT SPECIFIC REQUIREMENTS.
2. SHEAR PLATE THICKNESS (x), BOLT SIZE (y) AND QUANTITY (w) PER DESIGNER, SEE FRAME ELEVATION SHEETS EXPORTED USING YLMC DESIGN SOFTWARE PER PROJECT.
3. S1=2.75" FOR YLMC4 LINKS; S1= 3.5" FOR YLMC6 LINKS; S1=4.0" FOR YLMC8 LINKS.
4. BOLT HOLES IN THE BEAM FLANGES AND BEAM WEB SHALL BE STANDARD SIZE HOLES.
5. W40 AND W44 BEAMS INCLUDED IN ICC–ES ESR–2802.

TYPICAL SHEAR PLATE DETAIL | 20

ROOF CONN. W/BEAMS ON EA. SIDE | 13

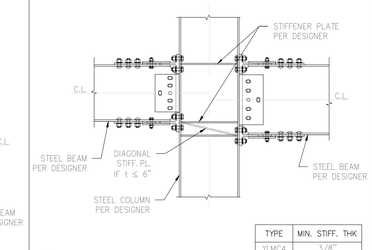


YIELD–LINK® SKU	YIELD–LINK® COVER PLATE ID	DIMENSIONS WIDTH (W)	LENGTH (L)	HEIGHT (H)	
YLMC4–2, YLMC4–2.5, YLMC4–3	YLC–4–6	6 5/8"	16 1/8"	2"	
YLMC4–2.25, YLMC4–2.25–10	YLC–4–7	7 1/8"	19 1/8"		
YLMC4–2.875, YLMC4–2.875–10					
YLMC4–3.375, YLMC4–3.375–10	YLC–4–7A	7 1/8"	21 7/8"		
YLMC4–3.5, YLMC4–3.5–10	YLC–4–8	8 1/8"	21 7/8"		
YLMC4–4, YLMC4–4–10					
YLMC4–5, YLMC4–6	YLC–4–12	12 1/8"	21 5/8"		
YLMC6–2.5	YLC–6–6	6 5/8"	24 1/4"	2 3/4"	
YLMC6–3, YLMC6–3.5, YLMC6–4	YLC–6–8	8 1/8"	24 1/4"	2 3/4"	
YLMC6–3–13, YLMC6–3.5–13, YLMC6–4–13	YLC–6–8A		27 1/4"	3"	
YLMC6–4.5, YLMC6–5	YLC–6–10	10 1/8"	24 1/4"	2 3/4"	
YLMC6–4.5–13, YLMC6–5–13	YLC–6–10A		27 1/4"	3"	
YLMC6–5.5, YLMC6–6	YLC–6–12	12 1/8"	24 1/4"	2 3/4"	
YLMC6–5.5–13, YLMC6–6–13	YLC–6–12A		27 1/4"	3"	
YLMC6–7	YLC–6–14	14 1/8"	27 5/8"	2 3/4"	
YLMC8–4, YLMC8–4–15	YLC–8–9	9 1/8"	29 5/16"	3"	
YLMC8–4, YLMC8–4.5–15					
YLMC8–5, YLMC8–5–15	YLC–8–12	12 1/8"	32 11/16"	3"	
YLMC8–5.5, YLMC8–5.5–15					
YLMC8–6, YLMC8–6–15	YLC–8–16	16 1/8"	36 1/16"		
YLMC8–7, YLMC8–7–15					
YLMC8–8, YLMC8–8–15					

NOTES:
1. THICKNESS 54 MIL (16GA), ASTM A653 GRADE 33 STEEL.
2. FINISH: GALVANIZED/ZMAX COATING.
3. ALTERNATE CONCRETE COVER BY OTHERS, SEE DETAIL 20/YLMC2.

YIELD–LINK CONCRETE COVER | 15

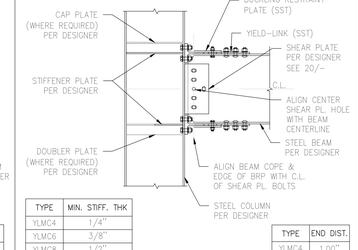
2 SIDED CONNECTION | 9



TYPE	MIN. STIFF. THK
YLMC4	3/8"
YLMC6	1/2"
YLMC8	5/8"

NOTE:
1. SEE 5/– FOR INFO NOT NOTED.
2. FOR STIFFENER PLATE THICKNESS, SEE FRAME ELEVATION DRAWINGS EXPORTED BY YLMC DESIGN SOFTWARE..

1 SIDED CONNECTION | 5

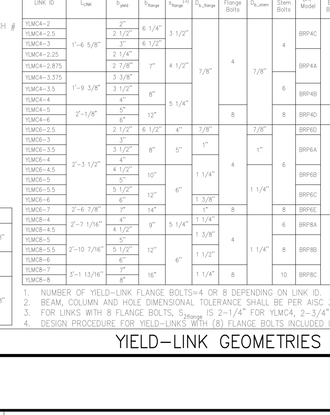


TYPE	MIN. STIFF. THK
YLMC4	1/4"
YLMC6	3/8"
YLMC8	1/2"

TYPE	END DIST
YLMC4	1.00"
YLMC6	1.75"
YLMC8	2.25"

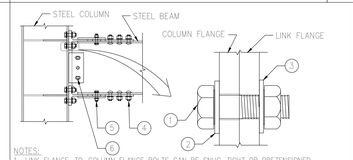
NOTE:
1. SEE 6/– FOR BOLTING REQUIREMENTS.
2. SEE 7/– FOR PROTECTED ZONE AT YIELD–LINK CONNECTION.
3. FOR STIFFENER PLATE THICKNESS, SEE FRAME ELEVATION DRAWINGS EXPORTED BY YLMC DESIGN SOFTWARE.

STEEL DECK SUPPORT AT CONN. | 11



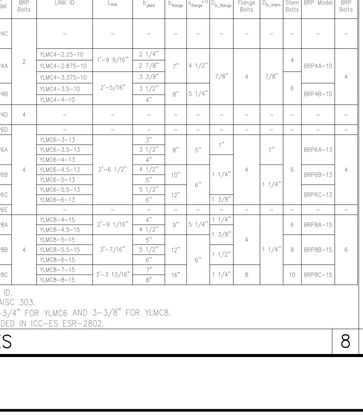
NOTE:
1. SEE STRUCTURAL DRAWINGS PER PROJECT BY DESIGNER FOR OTHER SUPPORT OPTIONS.

CONNECTION BOLTING DETAIL | 6

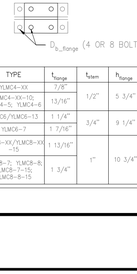


NOTES:
1. LINK FLANGE–TO–COLUMN FLANGE BOLTS CAN BE SNUG–TIGHT OR PRETENSIONED
2. AT COL. FLANGE SLOTTED HOLES:
   A) SNUG–TIGHT JOINT: USE ASTM F436 WASHER OR 5/16 IN. THICK PL WASHER.
   B) PRETENSIONED JOINT: USE 5/16 IN. THICK PL WASHER OR CONT. BAR PER RCSC.
3. AT LINK FLANGE HOLES:
   A) SNUG–TIGHT JOINT: WASHER NOT REQUIRED.
   B) PRETENSIONED JOINT: USE ASTM F436 WASHER.
4. LINK STEM–TO–BEAM FLANGE BOLTS SHALL BE PRETENSIONED.
   A) USE ASTM F436 WASHER PER PRETENSIONING METHOD.
5. BUCKLING RESTRAINT PLATE–TO–BEAM FLANGE BOLTS MUST BE SNUG–TIGHT. NO WASHERS REQUIRED AT THE BEAM FLANGE SIDE. USE ASTM F436 WASHER AT BRP SIDE.
6. SHEAR PLATE TO BEAM WEB BOLTS CAN BE SNUG–TIGHT OR PRETENSIONED.
   A) AT SHEAR PLATE SLOTTED HOLES: USE ASTM F436 WASHER OR 5/16 IN. THICK PL WASHER FOR SNUG–TIGHT JOINTS.
   B) USE 5/16 IN. THICK PL WASHER OR CONT. BAR PER RCSC FOR PRETENSIONED JOINTS. AT BEAM WEB STANDARD HOLES: WASHERS NOT REQUIRED FOR SNUG–TIGHT JOINTS. USE ASTM F436 WASHER FOR PRETENSIONED JOINTS.
7. PRETENSIONING METHODS CAN BE: TURN–OF–NUT; CALIBRATED WRENCH; TWISTED OFF TYPE; OR BY USE OF DIRECT TENSION INDICATING WASHERS PER RCSC. WASHER REQUIREMENTS VARY PER PRETENSIONING METHOD.

PROTECTED ZONE | 7



NOTE:
1. PROTECTED ZONE INCLUDES THE FOLLOWING ELEMENTS:
   A. LINK FLANGE AND LINK STEM
   B. BRP PLATES
   C. BEAM FLANGE CONTACT AREAS CONNECTED TO THE LINK STEM
   D. COLUMN FLANGE CONTACT AREAS CONNECTED TO THE LINK FLANGE
   E. SHEAR PLATE AND BEAM WEB AT 2" AROUND SHEAR PLATE
   F. LINK STEM, LINK FLANGE, BRP AND SHEAR PLATE BOLTS.
2. PROTECTED ZONE SHALL BE MARKED BY USING ANY NON–DESTRUCTIVE METHODS PRIOR TO AND AFTER APPLICATION OF SPRAYED ON FIRE–RESISTING MATERIAL.
3. NO ATTACHMENT SHALL BE MADE WITHIN THE PROTECTED ZONE.



TYPE	t$_{flange}$	t$_{stem}$	h$_{flange}$	g$_{flange}$	h$_b$
YLMC4–XX	7/8"	1/2"	5 3/4"	3 1/4"	3 1/8"
YLMC4–XX–10; YLMC4–5; YLMC4–6	13/16"				
YLMC6/YLMC8–13	1 1/4"	3/4"	9 1/4"	5 3/4"	5"
YLMC8–7	1 7/16"			5 1/4"	
YLMC8–XX/YLMC8–XX–10	1 13/16"	1"	10 3/4"	7"	5 7/8"
YLMC8–7; YLMC8–8; YLMC8–7–15; YLMC8–8–15	1 3/4"				

STANDARD YIELD–LINK® SKU										EXTENDED YIELD–LINK® SKU									
LINK ID	l$_{clear}$	b$_{pad}$	b$_{flange}$	e$_{flange}$ [2]	D$_{b_flange}$	No. of Flange Bolts	D$_{b_stem}$	No.of Stem Bolts	BRP Model	No. of BRP Bolts	LINK ID	l$_{clear}$	b$_{pad}$	b$_{flange}$	e$_{flange}$ [2]	D$_{b_flange}$	No. of Flange Bolts	D$_{b_stem}$	No.of Stem Bolts	BRP Model	No. of BRP Bolts
YLMC4–2	1'–6 5/8"	2"	6 1/4"	3 1/2"	7/8"	4	7/8"	4	BRP4C	2	–	–	–	–	–	–	–	–	–	–	–
YLMC4–2.5		2 1/2"									–	–	–	–	–	–	–	–	–	–	–
YLMC4–3		3"									–	–	–	–	–	–	–	–	–	–	–
YLMC4–2.25	1'–9 1/8"	2 1/4"	7"	4 1/2"				6	BRP4A		YLMC4–2.25–10	1'–9 9/16"	2 1/4"	7"	4 1/2"	7/8"	4	7/8"	4	BRP4A–10	4
YLMC4–2.875		2 7/8"									YLMC4–2.875–10		2 7/8"								
YLMC4–3.375		3 3/8"									YLMC4–3.375–10		3 3/8"								
YLMC4–3.5	1'–9 3/8"	3 1/2"	8"	5 1/4"					BRP4B		YLMC4–3.5–10	2'–5/16"	3 1/2"	8"	5 1/4"				6	BRP4B–10	
YLMC4–4		4"									YLMC4–4–10		4"								
YLMC4–5	2'–1/8"	5"	12"			8		8	BRP4D	4	–	–	–	–	–	–	–	–	–	–	–
YLMC4–6		6"									–	–	–	–	–	–	–	–	–	–	–
YLMC6–2.5		2 1/2"	6 1/2"	4"	7/8"		7/8"		BRP6D		–	–	–	–	–	–	–	–	–	–	–
YLMC6–3		3"									YLMC6–3–13		3"								
YLMC6–3.5		3 1/2"	8"	5"	1"		1"		BRP6A		YLMC6–3.5–13		3 1/2"	8"	5"	1"		1"		BRP6A–13	
YLMC6–4	2'–3 1/2"	4"				4		6		4	YLMC6–4–13	2'–6 1/2"	4"				4		6		4
YLMC6–4.5		4 1/2"			1 1/4"		1 1/4"				YLMC6–4.5–13		4 1/2"			1 1/4"		1 1/4"			
YLMC6–5		5"	10"	6"					BRP6B		YLMC6–5–13		5"	10"	6"					BRP6B–13	
YLMC6–5.5		5 1/2"	12"								YLMC6–5.5–13		5 1/2"	12"							
YLMC6–6		6"			1 3/8"				BRP6C		YLMC6–6–13		6"			1 3/8"				BRP6C–13	
YLMC6–7	2'–6 7/8"	7"	14"		1"	8		8	BRP6E		–	–	–	–	–	–	–	–	–	–	–
YLMC8–4	2'–7 1/16"	4"	9"	5 1/4"	1 1/4"	4	1 1/4"	6	BRP8A	4	YLMC8–4–15	2'–9 1/16"	4"	9"	5 1/4"	1 1/4"	4	1 1/4"	6	BRP8A–15	4
YLMC8–4.5		4 1/2"			1 3/8"						YLMC8–4.5–15		4 1/2"			1 3/8"					
YLMC8–5		5"			1 1/2"						YLMC8–5–15		5"			1 1/2"					
YLMC8–5.5	2'–10 7/16"	5 1/2"	12"	6"				8	BRP8B		YLMC8–5.5–15	3'–7/16"	5 1/2"	12"	6"				8	BRP8B–15	6
YLMC8–6		6"									YLMC8–6–15		6"								
YLMC8–7	3'–1 13/16"	7"	16"		1 1/4"	8		10	BRP8C		YLMC8–7–15	3'–3 13/16"	7"	16"		1 1/4"	8		10	BRP8C–15	
YLMC8–8		8"									YLMC8–8–15		8"								

1. NUMBER OF YIELD–LINK FLANGE BOLTS=4 OR 8 DEPENDING ON LINK ID.
2. BEAM, COLUMN AND HOLE DIMENSIONAL TOLERANCE SHALL BE PER AISC 303.
3. FOR LINKS WITH 8 FLANGE BOLTS, S$_{flange}$ IS 2–1/4" FOR YLMC4, 2–3/4" FOR YLMC6 AND 3–3/8" FOR YLMC8.
4. DESIGN PROCEDURE FOR YIELD–LINKS WITH (8) FLANGE BOLTS INCLUDED IN ICC–ES ESR–2802.

YIELD–LINK GEOMETRIES | 8

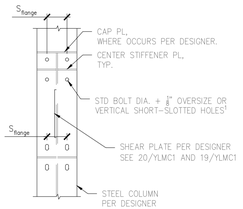
GENERAL NOTES:
1. SIMPSON STRONG–TIE YIELD–LINK® MOMENT CONNECTION IS PROTECTED UNDER ONE OR MORE OF THE FOLLOWING U.S. PATENTS AND APPLICATIONS: U.S. PATENT NO. 8,001,734 B2, U.S. PATENT NO. 8,375,652 B2, AND U.S. PATENT PUBLICATION NO. 2015/0159362, AND MUST BE SUPPLIED OR LICENSED THROUGH SIMPSON STRONG–TIE. YIELD–LINK MOMENT CONNECTION IS MANUFACTURED AND PROTECTED UNDER U.S. PATENT NO. 10,669,718 B2 AND CANNOT BE DUPLICATED OR FABRICATED WITHOUT EXPRESSED, WRITTEN PERMISSION FROM SIMPSON STRONG–TIE CO., INC.
2. YIELD–LINK MOMENT CONNECTION IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG–TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999–5099, FAX: (925) 847–1597. "SIMPSON STRONG–TIE COMPANY INC." IS AN ISO 9001 REGISTERED COMPANY.
3. SIMPSON STRONG–TIE® COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
4. USE OF A SIMPSON STRONG–TIE PRODUCT DOES NOT IMPLY THAT SIMPSON STRONG–TIE ENDORSES ANY PROJECT, STRUCTURE OR USE. NO LICENSE IS GRANTED WITH RESPECT TO ANY SIMPSON STRONG–TIE TRADEMARK OR OTHER INTELLECTUAL PROPERTY RIGHTS. WRITTEN PERMISSION MUST BE OBTAINED PRIOR TO USING ANY SIMPSON STRONG–TIE TRADEMARKS OR PROPRIETARY DOCUMENTS AND MATERIALS.
5. SIMPSON STRONG–TIE IS NOT AFFILIATED WITH, AND DOES NOT SPONSOR OR ENDORSE, THE ENGINEER OF RECORD (EOR), FABRICATOR, INSTALLER OR USERS OF THIS DRAWING, NOR DOES SIMPSON STRONG–TIE HAVE ANY JOINT VENTURE, PARTNERSHIP, AGENCY, EMPLOYMENT OR FIDUCIARY RELATIONSHIP WITH SUCH PERSONS.
6. INSTALLATION DETAILS PROVIDED ARE FOR REFERENCE ONLY. ENGINEER OF RECORD (EOR) CAN PROVIDE ALTERNATE DETAILING.
7. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE WITH THESE DRAWINGS AND ICC–ES ESR–2802 AND AISC 358. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE RESPONSIBILITY OF THE EOR AND CONTRACTOR.

DESIGN NOTES:
1. DESIGN FOR THE YIELD–LINK SPECIAL MOMENT CONNECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
   – 2015, 2018, 2021 AND 2024 INTERNATIONAL BUILDING CODE (IBC)
   – AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (ANSI/AISC 360–16, ANSI/AISC 360–22)
   – AISC SEISMIC PROVISIONS (ANSI/AISC 341–16, ANSI/AISC 341–22)
   – PREQUALIFIED CONNECTIONS FOR SPECIAL AND INTERMEDIATE STEEL MOMENT FRAMES FOR SEISMIC APPLICATIONS (ANSI/AISC 358–16, ANSI/AISC 358–22)
   – ICC–ES ESR–2802
   – 2020 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH–STRENGTH BOLTS.
   – STRUCTURAL WELDING CODE–STEEL (AWS D1.1–2020)
   – STRUCTURAL WELDING CODE–SEISMIC SUPPLEMENT (AWS D1.8–2021)
   – AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (ANSI/AISC 303–22)
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE LOCAL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD (EOR).
4. THE EOR MUST SPECIFY THE REQUIRED COMPONENTS OF THE COMPLETE LOAD TRANSFER PATH INCLUDING BUT NOT LIMITED TO DIAPHRAGMS, SHEAR TRANSFER; CHORDS AND COLLECTORS AND FOUNDATIONS.
5. ALL CONNECTED MEMBERS AND RELATED ELEMENTS SHALL BE DESIGNED BY THE EOR.
6. THE TERM DESIGNER REFERS TO A LICENSED/CERTIFIED BUILDING DESIGN PROFESSIONAL OR A LICENSED PROFESSIONAL ENGINEER.

MATERIAL:
1. YIELD–LINKS: ASTM A992 (PROVIDED BY SIMPSON STRONG–TIE).
2. BRP: ASTM A572 GR. 50 (PROVIDED BY SIMPSON STRONG–TIE).
3. BEAMS AND COLUMNS MUST BE HOT–ROLLED W SECTIONS (ASTM A992) OR WELDED BUILT–UP I–SHAPE MEMBERS THAT MEET AISC 360 SECTION A3 AND AISC 358 SECTION 2.3.2.
4. SHEAR PLATE, STIFFENER PLATE AND DOUBLER PLATE: ASTM A572 GR. 50 (U.N.O.).
5. LINK STEM–TO–BEAM FLANGE BOLTS SHALL BE ASTM F3125 GRADE A490 OR F2280 (X OR N) (PRETENSIONED).
6. LINK FLANGE–TO–COLUMN FLANGE BOLTS SHALL BE ASTM F3125 GRADE A325–N (SNUG–TIGHT) OR F1852–N (PRETENSIONED).
7. SHEAR PLATE–TO–BEAM WEB BOLTS SHALL BE ASTM F3125 GRADE A325, A490, F1852 OR F2280 (X OR N TYPE PER DESIGN).
8. BRP–TO–BEAM FLANGE BOLTS SHALL BE ASTM F3125 GRADE A325–N (A325–X FOR YLMC8–6, YLMC8–7, YLMC8–8, YLMC8–6–15, YLMC8–7–15 & YLMC8–8–15).
9. COMPRESSIBLE EXPANSION JOINT MATERIAL: SPECIFIED COMPRESSIVE STRENGTH MUST BE NO LESS THAN 10 PSI UNLESS OTHERWISE INDICATED ELSEWHERE FOR THE PROJECT. SPECIFIED COMPRESSIVE STRENGTH MUST BE NO MORE THAN 100 PSI. RECOMMENDED MATERIALS ARE NON–FIRE RATED ASSEMBLIES ARE RIGID FOAM TYPE EXPANDED POLYSTYRENE (EPS) OR TYPE EXTRUDED POLYSTYRENE (XPS). RECOMMENDED MATERIALS AT FIRE–RATED ASSEMBLIES ARE SPRAYED FIRE–RESISTIVE MATERIALS (SPRAY–APPLIED FIREPROOFING) WITH FIRE RESISTANCE DESIGN PARAMETERS AS REQUIRED FOR THE PROJECT.
10. UNLESS NOTED OTHERWISE BY THE ENGINEER OF RECORD, ALL WELD FILLER METAL SHALL HAVE CLASSIFICATION STRENGTH (F_{EXX}) OF 70 KSI.
11. FOR NON–DEMAND CRITICAL WELDS (BEAM TO COLUMN SHEAR PLATE AND COLUMN STIFFENER/CONTINUITY PLATE), WELD FILLER METAL SHALL MEET THE AWS D1.1 AND D1.8 MINIMUM CHARPY V–NOTCH REQUIREMENT OF 20 FT•LBS AT 0°(F).
12. FOR DEMAND–CRITICAL WELDS, COLUMN SPLICES, DOUBLER PLATES (CJP WELDS) AND BASE PLATES, WELD FILLER METAL SHALL MEET THE AWS D1.1 AND D1.8 MINIMUM CHARPY V–NOTCH REQUIREMENT OF 20 FT•LBS AT 0°(F) AND 40 FT•LBS AT 70°(F).
13. IN ADDITION TO THE MINIMUM CHARPY V–NOTCH REQUIREMENT, ALL FILLER METAL SHALL MEET THE DIFFUSIBLE HYDROGEN LEVEL AS NOTED IN SECTION 6.1.3 OF AWS D1.8.

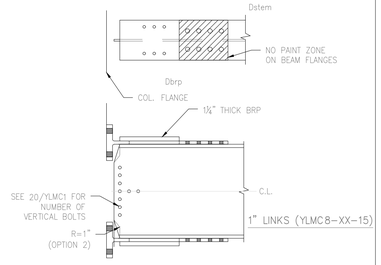
YIELD–LINK MOMENT CONNECTION WELDING REQUIREMENTS:
1. ALL SHOP AND FIELD WELDING ON COMPONENTS (SHEAR PLATE, STIFFENER PLATE, DOUBLER PLATE [IF REQUIRED]) OF THE YIELD–LINK CONNECTION SHALL BE DONE BY PERSONNEL QUALIFIED PER AWS D1.1 SECTION 4 PART C, AWS D1.8 ANNEX D (AS REQUIRED), AND AS APPROVED BY AUTHORITIES HAVING JURISDICTION (AHJ).
2. ALL WELDERS SHALL HAVE EVIDENCE OF PASSING THE AWS D.1 STANDARD QUALIFICATION TESTING, AND SHALL BE CERTIFIED FOR THE WORK THEY ARE PERFORMING.
3. SPECIFIC WRITTEN WELDING PROCEDURE SPECIFICATIONS (WPS) FOR EVERY WELDING APPLICATION USED FOR THE YIELD–LINK CONNECTIONS IN THE PROJECT SHALL BE SUBMITTED TO THE EOR/ AHJ FOR REVIEW AND APPROVAL PRIOR TO START OF WORK. EACH WPS SHALL REFERENCE THE PREQUALIFIED WELDED JOINT DETAIL FROM SECTION 3 OF AWS D1.1
4. IN LIEU OF ITEM 3, THE STEEL FABRICATOR MAY PROVIDE A PROCEDURE QUALIFICATION RECORD (PQR) FOR THE CONNECTION WELDS USED FOR THE PROJECT. THE PQR SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1 SECTION 4.
5. WPS (OR PQR) SHALL CONTAIN ALL THE ESSENTIAL VARIABLES USED IN THE WELDING PROCEDURE AND SHALL BE STAMPED/APPROVED BY AN AMERICAN WELDING SOCIETY (OR APPROVED EQUIVALENT) CERTIFIED WELDING INSPECTOR.
6. SUBMIT WELDER QUALIFICATION, WPS (OR PQR), AND FILLER METAL CERTIFICATION OF CONFORMANCE PROVIDED BY THE WIRE MANUFACTURER TO THE EOR AND AHJ FOR APPROVAL PRIOR TO FABRICATION.
7. STEEL BASE METAL ON WHICH WELD METAL IS TO BE DEPOSITED SHALL BE FREE OF DUST, MOISTURE, GREASE SLAG, MILL SCALE AND OTHER FOREIGN MATERIAL THAT WOULD PREVENT PROPER WELD DEPOSIT.
8. FOR SHEAR PLATE WELDS, FILLET WELD TERMINATION MAY EXTEND TO THE ENDS OF THE SHEAR PLATE OR MAYBE STOPPED SHORT AT EACH END OF THE SHEAR PLATE FOR A LENGTH THE SAME DIMENSION AS THE WELD SIZE. FILLET WELDS SHALL NOT BE WRAPPED AROUND THE TOP AND BOTTOM EDGES OF THE SHEAR PLATE.
9. FOR COLUMN STIFFENER/CONTINUITY PLATES, FILLET WELDS SHALL TERMINATE A MIN. DISTANCE OF ONE FILLET WELD SIZE FROM THE k DISTANCE + 1–1/2" FROM THE EXTERIOR COLUMN FLANGE, AND k1 DISTANCE + 1/2" FROM THE CENTERLINE OF THE COLUMN WEB.
10. ALL COMPLETE JOINT PENETRATION GROOVE WELDS (CJP) SHALL BE ULTRA–SONIC TESTED PER D1.1 AND D1.8 REQUIREMENTS AS APPLICABLE.
11. WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES, OR STIFFENERS HAS BEEN PERFORMED IN THE K–AREA, THE WEB SHALL BE TESTED FOR CRACKS USING MAGNETIC PARTICLE TESTING. THE MAGNETIC PARTICLE TEST AREA SHALL INCLUDE THE K–AREA BASE METAL WITHIN 3" OF THE WELD.
12. CJP GROOVE WELDS ON BASE METAL THICKER THAN 1–1/2" SHALL BE ULTRASONICALLY TESTED FOR DISCONTINUITIES (LAMELLAR TEARING). ANY BASE METAL DISCONTINUITIES FOUND SHALL BE ACCEPTED OR REJECTED ON THE BASIS OF THE CRITERIA OF AWS D1.1 TABLE 6.3.

YIELD–LINK MOMENT CONNECTION BOLTING REQUIREMENTS:
1. BOLT HOLES SHALL BE MADE BY DRILLING, PUNCHING OR THERMAL CUTTING. MECHANICALLY GUIDED MEANS OF THERMALLY CUT HOLES SHALL HAVE A SURFACE ROUGHNESS PROFILE NOT EXCEEDING 1000 MICRO–INCHES AS DEFINED IN ASME B46.1.
2. FAYING SURFACES ADJACENT TO THE BOLT HEAD AND NUT SHALL BE FREE OF DIRT AND OTHER FOREIGN MATERIAL. BEAM FLANGE SURFACES CONNECTING TO THE YIELD–LINK STEM SHALL BE FREE OF SCALE, COATING OR INADVERTANT OVERSPRAY (SEE DETAIL 1, 2, 5, 6, 9 AND 13 ON YLMC2 SHEET). BURRS LESS THAN OR EQUAL 1/16" IN HEIGHT ARE PERMITTED ON THE FAYING SURFACES OF ALL JOINTS.
3. HIGH STRENGTH BOLTS SHALL HAVE LOT TRACEABILITY. CHEMICAL AND M



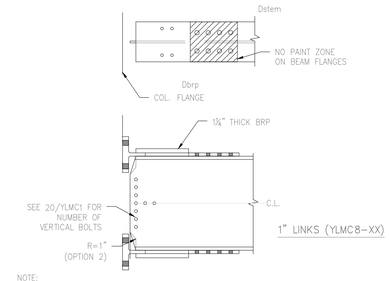
NOTE:
1. REFER TO RCSC SPECIFICATION FOR WASHER REQUIREMENTS ON SLOTTED HOLES AND OVERSIZED HOLES.
2. SEE DETAIL 17/YLMC1 FOR OPTIONS WHEN WASHERS ENCROACH INTO COLUMN K REGION.
3. SEE DETAIL 4/– FOR S_{flange} AND g_{flange} DIMENSIONS.

(4) COLUMN FLANGE HOLES | 17



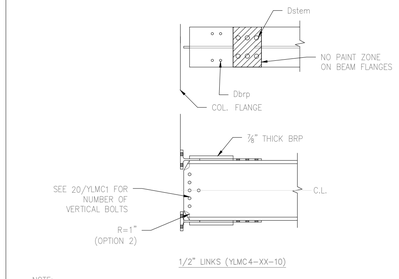
NOTE:
1. YLMC8–XX–15 TO BE USED FOR W30 TO W44 BEAMS.
2. SEE 4/YLMC2 FOR gstem, Dbrp AND Dstem, TYP.

EXTENDED YLMC8 BEAM COPE/HOLE | 13



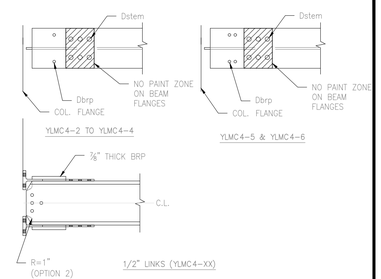
NOTE:
1. YLMC8–XX TO BE USED FOR W24 TO W36 BEAMS.
2. SEE 4/YLMC2 FOR gstem, Dbrp AND Dstem, TYP.

YLMC8 BEAM COPE/HOLE DETAILS | 9



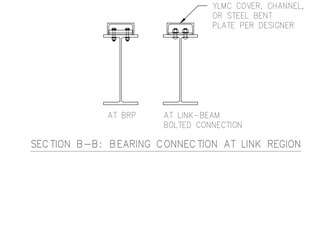
NOTE:
1. YLMC4–XX–10 TO BE USED FOR W21 TO W27 BEAMS.
2. SEE 4/YLMC2 FOR gstem, Dbrp AND Dstem, TYP.

EXTENDED YLMC4 BEAM COPE/HOLE | 5



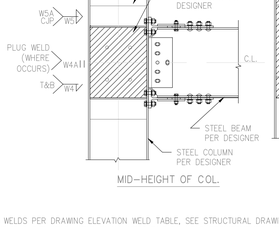
NOTE:
1. YLMC4–XX TO BE USED FOR W12 TO W18 BEAMS.
2. SEE 4/YLMC2 FOR gstem, Dbrp AND Dstem, TYP.

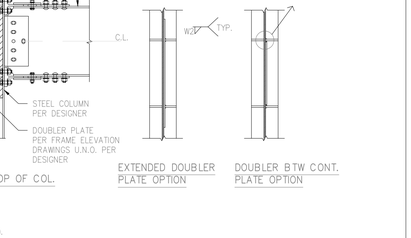
YLMC4 BEAM COPE/HOLE DETAILS | 1



NOTE:
1. REFER TO RCSC FOR WASHER REQUIREMENTS ON SLOTTED HOLES AND OVERSIZED HOLES.
2. SEE DETAIL 17/YLMC1 FOR OPTIONS WHEN WASHERS ENCROACH INTO COLUMN K REGION.
3. SEE DETAIL 4/– FOR S_{flange}, $S_{2flange}$ AND g_{flange} DIMENSIONS.

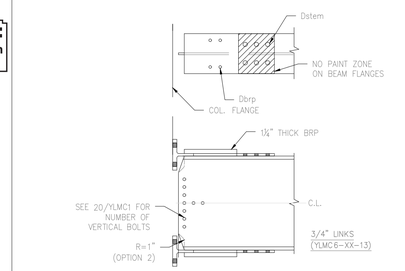
(8) COLUMN FLANGE HOLES | 18





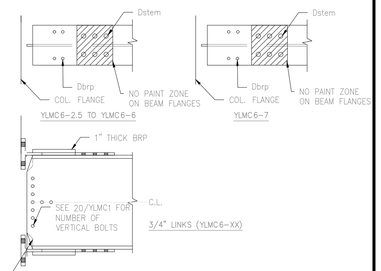
NOTE:
1. W1A & W1B FILLET WELDS SHALL BE MIN. 5/8 X SHEAR PLATE THICKNESS ON E.S. SEE PLATE AND WELD TABLE ON FRAME ELEVATION DRAWINGS U.N.O. BY DESIGNER.
2. SHEAR PLATE GEOMETRY: SEE 20/YLMC1 AND FRAME ELEVATION DRAWINGS.

SHEAR PLATE DETAILS | 10



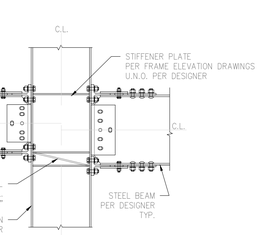
NOTE:
1. YLMC6–XX–13 TO BE USED FOR W30 TO W36 BEAMS.
2. SEE 4/YLMC2 FOR gstem, Dbrp AND Dstem, TYP.

EXTENDED YLMC6 BEAM COPE/HOLE | 6

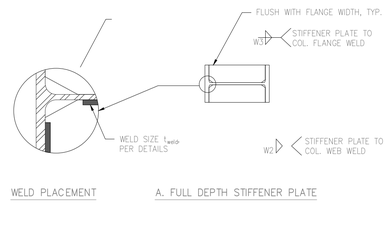


NOTE:
1. YLMC6–XX TO BE USED FOR W16 TO W27 BEAMS.
2. SEE 4/YLMC2 FOR gstem, Dbrp AND Dstem, TYP.

YLMC6 BEAM COPE/HOLE DETAILS | 2



DIAGONAL STIFFENER PLATE



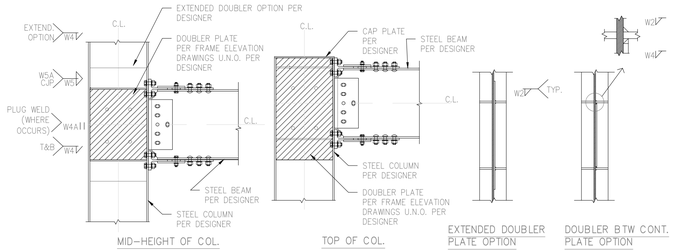
WELD PLACEMENT

A. FULL DEPTH STIFFENER PLATE

B. PARTIAL DEPTH STIFFENER PLATE

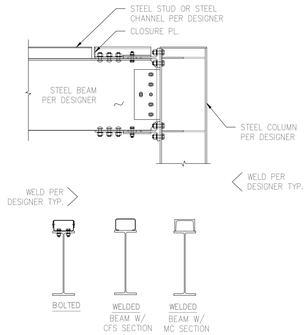
NOTE:
1. W2, W3 WELDS PER DRAWING ELEVATION WELD TABLE, SEE STRUCTURAL DRAWINGS AND 19/YLMC1.
2. FOR STIFFENER PLATE THICKNESS, SEE FRAME ELEVATION DRAWINGS U.N.O PER DESIGNER.

STIFFENER PLATE DETAILS | 11



NOTE:
1. W4, W5 WELDS PER DRAWING ELEVATION WELD TABLE, SEE STRUCTURAL DRAWINGS.
2. WHEN W5 IS A CJP WELD, WELD SHALL MEET D1.8 DC WELD REQUIREMENTS (SEE 19/YLMC1).

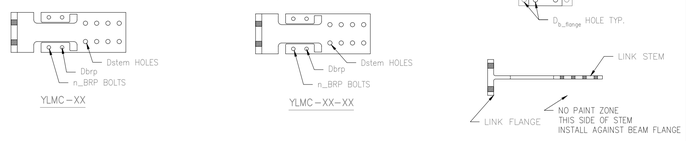
DOUBLER PLATE DETAILS | 12



SECTION A–A: BEAM TOP CONNECTION

SECTION B–B: BEARING CONNECTION AT LINK REGION

ALT. ATTACHMENTS AT SMF BM FLG | 20



STANDARD YIELD–LINK® SKU					EXTENDED YIELD–LINK® SKU					SHARED PARAMETERS									
LINK ID	t_{stem}	t_{flange}	L_{slot}	n_{BRP} Bolts (Total)	LINK ID	t_{stem}	t_{flange}	L_{link}	n_{BRP} Bolts (Total)	S_{flange}	h_{flange}	S_{flange} (KEY)	n_{FLANGE}	n_{FLANGE} Bolts	n_{STEM}	D_{stem}	D_{gap}	D_{brp}	t_{stem}
YLMC4–2	1/2"	7/8"	1'–6 5/8"	2	–	–	–	–	–	6 1/4"	5 3/4"	3 1/2"	3 1/4"	4	4	15/16"	15/16"	11/16"	2 3/4"
YLMC4–2.5										6 1/2"									
YLMC4–3										7"		4 1/2"							
YLMC4–2.25					YLMC4–2.25–10	1/2"	7/8"	1'–9 9/16"	4										
YLMC4–2.875					YLMC4–2.875–10														
YLMC4–3.375			1'–9 3/8"		YLMC4–3.375–10			2'–5/16"		8"		5 1/4"		6					
YLMC4–3.5					YLMC4–3.5–10														
YLMC4–4					YLMC4–4–10														
YLMC4–5			2'–1/8"	4	–	–	–	–	–	12"				8					
YLMC4–6																			
YLMC6–2.5	3/4"	1–1/4"	2'–3 1/2"	4	–	–	–	–	–	6 1/2"	9 1/4"	4"	5 3/4"	4	15/16"	15/16"	13/16"	13/16"	3 3/8"
YLMC6–3					YLMC6–3–13	3/4"	1 1/4"	2'–6 1/2"	4	8"		5"			1 1/16"	1 1/16"			
YLMC6–3.5					YLMC6–3.5–13														
YLMC6–4					YLMC6–4–13					10"		6"		6	1 5/16"	1 5/16"			
YLMC6–4.5					YLMC6–4.5–13														
YLMC6–5					YLMC6–5–13					12"									
YLMC6–5.5					YLMC6–5.5–13										1 7/16"				
YLMC6–6					YLMC6–6–13														
YLMC6–7		1–7/16"	2'–6 7/8"		–	–	–	–	–	14"			5 1/4"	8	1 1/16"	8	15/16"		3 3/8"
YLMC8–4	1"	1–13/16"	2'–7 1/16"	4	YLMC8–4–15	1"	1 13/16"	2'–9 1/16"	6	9"	10 3/4"	5 1/4"	7"	4	1 5/16"	6	1 5/16"	13/16"	3 3/8"
YLMC8–4.5					YLMC8–4.5–15										1 7/16"				
YLMC8–5					YLMC8–5–15			3'–7/16"		12"		6"			1 9/16"	8			
YLMC8–5.5			2'–10 7/16"		YLMC8–5.5–15														
YLMC8–6					YLMC8–6–15														
YLMC8–7		1–3/4"	3'–1 13/16"		YLMC8–7–15		1 3/4"	3'–3 13/16"		16"				8	1 5/16"	10	15/16"		
YLMC8–8					YLMC8–8–15														

NOTES:
1. BEAM, COLUMN AND HOLE DIMENSIONAL TOLERANCE SHALL BE PER AISC 303.
2. HOLES ON BEAM FLANGES ARE PERMITTED TO BE STANDARD SIZES HOLES PER AISC 360–16 TABLE J3.3, ALL LINK HOLE SIZES SHOWN ARE 1/16" LARGER THAN BOLT DIAMETER.
3. SEE DETAILS 1/–, 2/–, 5/–, 6/–, 9/– AND 13/– FOR BEAM COPE AND BOLT HOLE DETAILS.
4. SEE DETAIL 17/– & 18/– FOR COLUMN FLANGE BOLT HOLE DETAILS.
5. CALIFORNIA DSA AND OSHPD/HCAI PROJECTS TO USE THE SEPARATE YL–XX VERSION IN ACCORDANCE WITH AISC 358. YIELD–LINK CONFIGURATIONS WITH INTEGRATED SPACER PLATES (YLMC–XX) ARE EQUIVALENT TO THE FORMER SEPARATE SPACER CONFIGURATIONS (YL–XX). REFER ENGINEERING LETTER TITLED L–L–YLMC23 ON STRONGTIE.COM.
6. FOR LINKS WITH 8 FLANGE BOLTS, S_{flange} @ 2–1/4" FOR YLMC4, 2–3/4" FOR YLMC6 AND 3–3/8" FOR YLMC8.
7. g_{stem} = 3–1/2" FOR YLMC4–2.25, YLMC4–2.25–10, YLMC4–2.875, YLMC4–2.875–10, YLMC4–3.375 & YLMC4–3.375–10; g_{stem} = S_{flange} FOR ALL OTHER LINKS.

YIELD–LINK® DETAILED GEOMETRIES | 4

San Francisco
Dept. of Building Inspection
Issued - 10/29/2025

NO.	DATE	REVISIONS

YIELD-LINK® MOMENT CONNECTION
STEEL SPECIAL MOMENT FRAME
CONNECTION DETAILING INFORMATION

SIMPSON STRONG–TIE, CO. INC.
5956 W. Las Positas Blvd.
Pleasanton, CA 94588
tel: (800) 999–5099
fax: (925) 847–1977
Web site: www.strongtie.com

SIMPSON Strong-Tie® THERE IS NO EQUAL

NAME:
DATE: 04/19/2024
SCALE: N.T.S.
SHEET:
YLMC2
JOB NO.

ENGINEER:
SEMCO ENGINEERING, INC.
322 cortland avenue
san francisco, ca 94110
ph: 415.553.8810
email: info@semcoengineering.net
REGISTERED PROFESSIONAL ENGINEER
S 4605
STRUCTURAL
STATE OF CALIFORNIA

NOTICE:
As an instrument of service, this drawing is the property of SEMCO Engineering, Inc. and may be used only for the project defined below. Modifications to this drawing may be made only by SEMCO Engineering, Inc.
Contractor shall refer to Architectural Plans for dimensions, verify dimensions and existing conditions on site, and report discrepancies to SEMCO for resolution prior to starting the work in question.
© 2023 SEMCO Engineering, Inc.

BUILDING OFFICIAL'S STAMP:

PERMIT SET

PROJECT ADDRESS:
REMODEL AND ADDITION
839 NORTH POINT STREET
SAN FRANCISCO, CA

839 NORTH POINT ST

ISSUES OF DRAWINGS		
MARK	DATE	DESCRIPTION
	12/20/2024	PERMIT SET
1	8/29/2025	PLAN CHECK RESPONSE
2	9/10/2025	PLAN CHECK RESPONSE

PROJECT ENGINEER: Shaun Moynahan
CHECKED BY: Shaun Moynahan
PROJECT NUMBER: 2415
FILE NAME: Details-2415-D2.dwg
OWNER: STEPHANIE PAPPAS AND ROBERT LI
SCALE: AS NOTED

SHEET TITLE:
YIELD LINK MOMENT CONNECTION DETAIL

SHEET #
YLMC-2

SHEET SEQUENCE: 21 OF 21

20250611846 4

EXHIBIT C

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PLANNING APPROVAL LETTER

Date:	June 6, 2025
Planning Record Number:	2025-000724PRJ
Project Address:	839 North Point Street
Zoning:	RH-3, Residential-House, Three-Family 40-X Height and Bulk District
Special Use District:	Family and Senior Housing Opportunity
Block/Lot:	0026/023
Project Sponsor:	Amelia Leland Martinkovic Milford Architects 101 Montgomery Street Suite 650 San Francisco, CA 94104 Email: amelia@martinkovicmilford.com (415) 279-9220
Staff Contact:	Max Setyadiputra, (628) 652-7309 max.setyadiputra@sfgov.org

Project Description

The proposal is to construct a third story horizontal rear addition on an existing three-story, single-family residence. The proposed new addition would add approximately 195 square feet, increasing the gross square footage of the single-family residence from 4,471square feet to 4,666 square feet.

Project Approval

The Department has determined that the project complies with the objective standards of the Planning Code and has concluded its design review of the project. On 06/03/2025 the Project was determined to be exempt from the California Environmental Quality Act, ("CEQA") as a Class 1 exemption under CEQA Guidelines Section 15301.

Approval Action for Purposes of CEQA Appeal Timelines
Issuance of this Planning Approval Letter constitutes the approval action for the project for purposes of CEQA, pursuant to San Francisco Administrative Code section 31.04 (h).

CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code

Typically, an appeal must be filed within 30 calendar days of the approval action identified above for purposes of CEQA appeal timelines for a project that has received an exemption (including a general plan evaluation) or

negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained at https://sfplanninggis.org/pim/ under the project's record number(s). Under CEQA, only issues that have previously been raised at a project hearing (including an appeal hearing) or in written correspondence to a City board, commission or department may be brought up by a litigant in a later court challenge.

Priority Policies and General Plan Findings

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies and relevant findings within the General Planning Code Findings.

Expiration

This Planning Approval is valid for three years, the applicant must submit for a building permit by June 6, 2028

Attachments:
Exhibit A - Approved Plans
cpc.closeout

BRIEF SUBMITTED BY THE PLANNING DEPARTMENT

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

BOARD OF APPEALS BRIEF

HEARING DATE: December 17, 2024

December 11, 2024

Appeal Nos.:	25-047
Project Address:	839 North Point Street
Subject:	Building Permit No. 202506118464
Zoning/Height:	RH-3 / 40-X Waterfront SUD No. 2 Family and Senior Housing Opportunity SUD
Staff Contact:	Corey A. Teague, AICP, Zoning Administrator – (628) 652-7328 corey.teague@sfgov.org

This subject lot is zoned RH-3, has a height limit of 40 feet, and contains a single-family building. The description of the proposed project provided in the permit holder's brief is accurate. It is also correct that the proposed project complies with the required rear yard (41 feet 2 inches) and height controls of the Planning Code, does not require a variance, and does not require neighborhood notice. Finally, the project is consistent with the Residential Design Guidelines. Therefore, the subject permit was appropriately approved by the Planning Department, and the Department respectfully requests that the Board of Appeals deny the appeal and uphold the permit.

cc: Paul Ruetti (Appellant)
Chloe Angelis (Agent for Permit Holder)
Joe Ospitale (Department of Building Inspection)

BRIEF SUBMITTED BY DBI

City and County of San Francisco
Department of Building Inspection

Daniel Lurie, Mayor
Patrick O'Riordan, C.B.O., Director

Board of Appeals Brief

Hearing Date: December 17, 2025

December 17, 2025

Appeal #: 25-047
Permit: 2025-0611-8464
Project Address: 839 North Point Street
Block/Lot: 0026/023
DBI contact: Joseph Ospital, Senior Building Inspector. 628-652-3546
Joseph.ospital@sfgov.org

Permit description:

The Site Permit before the Board this evening is Permit Application 2024-1211-6574. This Alteration Permit Application was submitted to construct a third-story horizontal addition to the rear/south elevation, adding one (n)bedroom, office and exterior deck. Removal and replacement of exterior walls and roof at second level to accommodate horizontal addition at third floor. Removal of existing roof over existing bedroom to accommodate raised ceiling/head height. Remove existing doors, finishes and fixtures, and construction of new walls, doors, finishes and fixtures. Exterior work to include new doors and windows, finishes and roof. No work visible from street.

This project was reviewed, and approved by SFDBI, SF Planning and all other required City agencies.

Conclusion: The Department of Building Inspection believes that this project complies with all applicable Building Code requirements, DBI contends the permit was properly reviewed and approved and therefore the permit be upheld, and the appeal denied.

Joseph Ospital, Senior Building Inspector.

PUBLIC COMMENT

From: Michele Battaini
To: BoardofAppeals (PAB)
Subject: Oppose to plan for expansion on 839 North Point
Date: Wednesday, December 3, 2025 5:03:59 PM

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

I am unable to attend the board meeting on Dec 17th regarding appeal number 25-047.
I own and live in 2629 Hyde Street. If they expand they will block my limited view of one tower of the bridge and also will partially block my view of Ghiradelli. From what I recall this property has a unit downstairs with its own entrance on the side which could be incorporated into the main house. It also seems like they have space to expand in their backyard. They should give up some of the backyard space instead of blocking neighbors views. I am opposed.
Thank-you for reaching out to neighbors before approving this plan.
Michele Battaini

From: JOAN BATTAINI
To: BoardofAppeals (PAB)
Subject: 839 Northpoint, Alteration Permit # 202506511/8464
Date: Thursday, December 4, 2025 9:35:47 AM

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

Joan Battaini
2627 Hyde, SF CA
joanbattaini@sbcglobal.net

December 4, 2025

City & County of SF
Board of Appeals

Re: Opposition to Proposed Addition at 839 North Point Street

To Whom It May Concern,

I am writing to formally express my opposition to the proposed construction of an additional level at the property located at 839 North Point Street, as outlined in the recent notification.

While I respect my neighbor's right to improve their home, the scale and height of the proposed addition would have a significant and negative impact on my property and overall quality of life. They have the ability to build out instead of up, which would minimize impact on the neighbors.

My concerns are as follows:

Loss of View and Natural Light: The additional level would substantially obstruct the view that my property has enjoyed for many years. This change would also reduce the amount of natural light entering my home, impacting my environment and daily living.

Out-of-Scale Construction: The proposed structure would be visually imposing compared to the surrounding homes. It would alter the established look and feel of the neighborhood, creating a structure that is inconsistent with the existing architectural scale and community aesthetic.

Potential Impact on Property Value: The visual obstruction, reduced light, and dramatic change to the neighborhood's profile may negatively affect the value of my property. A structure of this size and height has consequences not only for immediate

neighbors but for the broader character of the community.

Privacy Concerns: Adding another level may compromise my privacy.

For these reasons, I respectfully request that the Board **deny the proposal as submitted.**

Thank you for your attention and for considering the concerns of affected residents. I appreciate the Board's commitment to preserving the character and fairness of our neighborhood.

Sincerely,

Joan Battaini

From: John McLemore
To: BoardofAppeals (PAB)
Subject: Opposition to Appeal No. 25-047; Alteration Permit No. 2025/0611/8464; 839 North Point
Date: Thursday, December 11, 2025 4:45:30 PM

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

To Whom It May Concern,

I oppose the permit for 839 North Point. The new addition and the deck specifically will greatly invade the privacy of their adjacent neighbors, properties directly on either side of their property and the neighbors to the south residing on Bay Street. And any height increases will be out of character with established zoning height limits in the neighborhood.

John M