BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
GAURAV MATHUR and PUJITA MATHUR,)
Appellant(s))
)
vs.)
)
PLANNING DEPARTMENT,)
Respondent

Appeal No. **26-057**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on September 21, 2026, 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 September 4, 2026, of a Request for Suspension of Building Permit No. 2025/06/03/7833 (The subject permit was issued on December 2, 2025, to allow vertical and horizontal additions to the existing single-family dwelling with removal of 45.2 percent of the Vertical Envelope Elements (exterior wall framing) and 51.4 percent of the Horizontal Elements (horizontal floor and/or roof framing above the first story; a site visit by the Planning Department confirmed that this scope of work had been exceeded with: (1) all vertical wall framing at the first floor level along the east side property line removed where no removal was approved; and (2) more than 90 % of the front façade framing removed where removal of not more than 62 % was approved) at 3829 25th Street.

APPLICATION NO. 2025/06/03/7833

FOR HEARING ON November 4, 2026

Address of Appellant(s):	Address of Other Parties:
Gaurav Mathur and Pujita Mathur, Appellant(s) c/o Troy Kashanipour, Agent for Appellant(s) Troy Kashanipour Architecture 2783K Diamond Street San Francisco, CA 94131	N/A

Date Filed: September 21, 2026

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 26-057

I / We, **Gaurav and Pujita Mathur**, hereby appeal the following departmental action: **ISSUANCE** of **Request for Suspension of Permit No. 2025/06/03/7833** by the **Planning Department** which was issued or became effective on: **September 4, 2026**, for the property located at: **3829 25th Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **October 15, 2026**, **(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, andrew.perry@sfgov.org, carey.mcelroy@sfgov.org

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **October 29, 2026**, **(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, andrew.perry@sfgov.org, carey.mcelroy@sfgov.org ggmathur@gmail.com pujita.mathur@gmail.com tk@tkworkshop.com

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

Hearing Date: **Wednesday, November 4, 2026, 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: Pujita Mathur, appellant

We appeal Planning's September 4, 2026 Suspension Request and respectfully ask the Board to: (1) lift the suspension to allow construction to continue while we complete Planning review; (2) waive associated penalties; and (3) evaluate the project under the Planning Code in effect when it was reviewed and approved.

The additional demolition was unintended and limited to two areas after unexpected site conditions revealed structurally inadequate framing. Our revised calculations still show the project within the applicable overall demolition threshold under the Code applicable when approved. The work did not cause harm, change its use, create any development benefit, or displace tenants. We have acted promptly and in good faith and submitted the application necessary to correct the issue. Meanwhile, the suspension is causing immediate harm. Our family with two young children, remains in rental housing at significant cost while our home sits roofless and exposed as the rainy season approaches. We ask that work safely continue while the correction process proceeds.

The project was approved in May 2025; substantial design, engineering, construction, and financial resources have since been committed in reliance on that approval. Under the new Code, the project would be classified as demolition and exempt from demolition CUA because it adds a unit, but would also become subject to a five-unit minimum density requirement under Section 207.11. Redesigning a partially constructed project as a five-unit development is not feasible. The issue should be correcting an unintended demolition deviation - not using it to subject an already-approved, partially constructed project to a subsequently enacted five-unit development requirement.

Gaurav, Pujita Mathur (Owners) & Troy Kashanipour (Architect)

San Francisco Planning

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

SUSPENSION REQUEST

September 4, 2026

David Kane, S.E., Interim Director
Department of Building Inspection
49 South Van Ness Avenue, Suite 500
San Francisco, CA 94103

Building Permit No.:	202506037833
Property Address:	3829 25TH ST
Block and Lot:	6550 / 040
Height and Bulk:	40//50-R-4
Zoning District:	RH-2, RESIDENTIAL- HOUSE, TWO FAMILY
Staff Contact:	Vincent W. Page II, 628-652-7396, Vincent.W.Page.II@sfgov.org

Dear David Kane,

This letter is to request that the Department of Building Inspection ("DBI") suspend **Building Permit ("BP") No. 202506037833** for the property at **3829 25TH ST.**

The subject permit was issued on December 2, 2025, to allow vertical and horizontal additions to the existing single-family dwelling with removal of 45.2 percent of the Vertical Envelope Elements (exterior wall framing) and 51.4 percent of the Horizontal Elements (horizontal floor and/or roof framing above the first story).

On September 2, 2026, Planning Department staff (Vincent W. Page II) conducted a site visit and confirmed that this scope of work had been exceeded, with (1) all vertical wall framing at the first floor level along the east side property line removed where no removal was approved; and (2) more than 90 percent of the front façade framing removed where removal of not more than 62 percent was approved. A Planning Department Code Enforcement Case No. 2026-007893ENF was opened that same day.

Therefore, the Planning Department respectfully requests that DBI suspend **BP No. 202506037833** to allow the permit holder to first obtain the required Planning Department approvals and, thereafter, any revision permit necessary to document the work undertaken without authorization.

APPEAL: Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit sfgov.org/bdappeal.

Sincerely,

Kelly Wong
Acting Zoning Administrator

Enc.: Photos dated September 2, 2026

CC: Mathur Pujita & Gauray Gouresh, 3829 25th Street, San Francisco, CA 94114 (Property Owner)
Brett Howard, Senior Building Inspector, DBI via email at brett.howard@sfgov.org
Sean Birmingham, Building Inspector, DBI via email at sean.birmingham@sfgov.org
Kevin Birmingham, Chief Building Inspector, DBI via email at kevin.birmingham@sfgov.org



Photo 1. The front façade of the subject property with approximately 90% of the vertical framing removed.



Photo 2. All new framing at 1st floor level along with the east side property line.

BRIEF SUBMITTED BY THE APPELLANT(S)

CITY AND COUNTY OF SAN FRANCISCO — BOARD OF APPEALS

Appeal No. 26-057 · Mathur v. Planning Department

APPELLANTS' BRIEF

Subject property: 3829 25th Street (Block 6550, Lot 040) · Permit No. 202506037833

Appellants: Gaurav Mathur and Pujita Mathur · Hearing: November 4, 2026, 5:00 p.m.

Project Team: Troy Kashanipour (Architect), Daniel Cassorla (General Contractor @ Clarity Construction)

I. Introduction

We are Gaurav and Pujita Mathur. We have lived in San Francisco for twelve years and are raising two young children in Noe Valley. In 2025 the City approved our plans to add a second dwelling unit and a third story to our single-family home, and Permit No. 202506037833 was issued on December 2, 2025 (Exhibit P1). We put a substantial part of our savings into the project.

During construction, there was a miss in communication where a subcontractor removed more framing than the approved plans allowed while addressing field conditions(Section III.1). We did not direct or know of the additional removal. The work went ahead without the DBI Correction Notice it required. That was a mistake. We stopped work the day DBI asked, our architect sent corrected drawings the next day, and our corrective application was accepted as complete on October 1 (Exhibits B, E and K).

However, we are perplexed that correcting that mistake now threatens the whole project. Planning is treating the correction as a new application subject to later Code provisions (Exhibit H), classifying the work as a demolition under Section 317(b)(2)(B) (Exhibit F) and applying a five-unit minimum density under Section 207.9 and Table 207.9 to a project approved for two.

Our home is engineered and halfway built for two units; we cannot redesign or finance a five-unit development at this stage. Correcting the deviation should not restart the approved project under later demolition and density rules.

Currently, the permit is suspended. The house has no roof as the rainy season starts (Exhibit N), and we are paying rent while carrying the property and construction costs. On August 31, 2026, Planning narrowed a suspension citing the same Code sections (§§175 and 317) at 649 28th Street, so that "only work on the front façade" stayed suspended (Exhibit M). We ask the Board, at minimum for consistency to allow work to proceed while the correction application is under review with Planning.

II. Relief requested

We respectfully request:

Ideal relief: Lift the permit suspension, direct that the corrective revision be reviewed under the Planning Code in effect when our permit was issued, and find that a minimum-density Conditional Use Authorization under §207.9 is not required.

Alternative relief: If the ideal relief is not in the Board's jurisdiction, we ask it to find that maintaining a complete suspension is broader than necessary and inconsistent with planning's August 31, 2026 decision at 649 28th Street (Exhibit M). We ask it to modify the suspension to allow approved construction to continue while the corrective review proceeds. Work could proceed under defined conditions:

- **What may proceed:** Framing, structural, roofing and weather-enclosure work shown on the issued plans and approved structural revisions, with every required DBI inspection.

- **What stays on hold:** No further removal of existing framing, sheathing, siding, floor or roof elements anywhere on the building unless DBI first issues a Correction Notice, copied to Planning.

We want to correct the mistake, complete the additional housing the City approved, and bring our family home.

III. Facts

1. The additional removal was not willful or intended to evade the approved plans

The three areas at issue are summarized below:

Area	Our explanation
Front façade — missed Correction Notice Identified in Suspension Request	According to the general contractor, the approved steel beam over the garage opening could not be set without removing the band of wall above it (Exhibit C1-2). Our architect measures the as-built removal at 83.8% of the front façade, against 62% approved. Planning describes it as more than 90% (Exhibits B and F).
East wall — missed Correction Notice Identified in Suspension Request	Excavation along the east property line exposed an inadequate existing footing. Our structural engineer, SEDR Consulting, revised the foundation design replacing about 22 feet of footing (Exhibits C1-2 and D). In March 2026 we filed revision permit No. 202603258227 with the updated structural drawings (Exhibit P2).

	According to our contractors, some of these came loose during the underlying footing work and due to a miss communication with the sub contractor were mistakenly removed. A detailed account of the east wall can be found in Exhibit C1-2. The original exterior siding stayed in place throughout (Exhibit C1-2).
West wall — disputed Not identified in Suspension Request	Planning's September 24 decision added a third area. It states that Planning's site notes show about 30% more of the first-floor west walls removed than approved (Exhibit I). That finding is not in the Suspension Request, the DBI Notice of Violation or the Notice of Enforcement (Exhibits E and F). The same decision's account of the May 21 inspection records that the contractor "identified a section on the ground floor that appeared to be new and confirmed that it had been completed a couple years earlier" (Exhibit I1). According to the contractor, that is the framing Planning now counts as removed, and it remains in place. He asked Planning to identify the section and to review it on site (Exhibit J). Planning replied on October 8 that its determination "remains unchanged," without identifying the section (Exhibit I3). We dispute the allegation of additional removal on the west wall.

Neither the front-façade nor the east-wall removal was cleared with DBI in advance, and no Correction Notice was obtained. Inspector Sean Birmingham had reminded the contractor at the December 4, 2025 start-work inspection and again on May 21 to stay within the approved

demolition plans (Exhibits I). The contractor should have stopped and asked before removing more, and we do not dispute that. As homeowners, we did not direct the additional removal and did not know of it when it happened.

The record also shows a team trying to follow the plans. At the May 21 inspection, the contractor asked Inspector Birmingham to look at existing west-wall framing so it would not be mistaken for new work (Exhibit I). The contractor kept the upper-floor east and west walls in place (Exhibit J).

2. The additional removal did not enlarge the approved project or create additional development rights

The additional removal did not increase the approved building envelope, floor area, or number of units. The proposed building retains the approved wall locations, use, and two-unit configuration. No tenants were displaced. The project adds one dwelling unit to the property. Correcting the deviation would allow completion of the housing the City already reviewed and approved (Exhibits P1, A and B).

3. The project team responded promptly and has continued pursuing the correction

DBI issued its Notice of Violation and stop-work directive on September 3, and we stopped work that day. Our architect submitted revised demolition drawings on September 4, the day Planning requested suspension. We sought further guidance on September 8, met with Planning on September 16, filed Project Application No. 2026-007893PRJ on September 17, and requested construction relief from the Zoning Administrator on September 18. We filed this appeal on September 21 (Exhibits B, E, F, G, I and K).

The Zoning Administrator asked Acting Zoning Administrator Kelly Wong to decide our request, and on September 24 she denied it (Exhibit I). Our corrective application was accepted as

complete on October 1 (Exhibit K). On October 8, Ms. Wong acknowledged reviewing our contractor's response and supporting documentation but kept the Department's determination (Exhibit I3). The neighborhood meeting is scheduled for October 28 (Exhibit K). Construction remains stopped, and the duration of the suspension remains uncertain.

4. Continued suspension creates immediate and escalating harm

The house has no roof. Its exterior walls stand unbraced, waiting for the upper-floor framing the issued plans call for, and in places there is no siding (Exhibits G and N). Planning has allowed temporary protection coordinated with DBI (Exhibit I). However, our contractor reports that the former roof connections to both neighboring buildings are exposed and damaged, and he is concerned that tarps alone may not keep water out (Exhibit J).

We are renting in Bernal Heights while carrying the property and construction costs, and each month draws down the savings set aside to finish the house. The possible penalty of up to $250,000 adds further financial uncertainty; no amount has been set (Exhibits F and I).

IV. Argument

A. A total suspension is inconsistent and broader than needed

It is broader than its own stated purpose. The suspension exists "to allow the permit holder to first obtain the required Planning Department approvals and, thereafter, any revision permit necessary to document the work undertaken without authorization" (Exhibit F). We are pursuing those approvals, and our corrective application was accepted as complete on October 1 (Exhibit K). Stopping the roof and the upper-floor framing does not help document or approve the walls in question; it only delays them. By the November 4 hearing, construction will have been stopped for two months, and longer if a Conditional Use Authorization is required.

It departs from Planning's own decision four days before our permit was suspended.

Planning distinguished 649 28th Street on one ground: the excess work there "was limited to the front façade" (Exhibit I). Its own records say otherwise:

	649 28th Street	**3829 25th Street**
Code sections cited	§§175 and 317	§§175 and 317
Front façade approved / removed	16.5% / 100%	62% / 83.8% (architect) or more than 90% (Planning)
Side walls	"all framing at the front façade and side walls above the second floor" removed	First-floor east-wall studs replaced in place, siding retained; west-wall finding disputed
Approval required	Conditional Use Authorization for 317	Conditional Use Authorization for 207.9 Exemption for CUA 317 pending neighbor pre-app meeting on October 28th
Result	Partial suspension: "only work on the front façade is suspended"	Full suspension
Decision Maker	Corey Teague	Kelly Wong (delegated by Corey Teague)

The same Acting Zoning Administrator signed both original suspensions, with the same enforcement planner.

Both projects face the same change in the demolition test. The 649 28th Street appeal brief explains that the revised definition would classify even its approved scope as demolition, without the additional front-façade removal (Exhibit L). Our approved scope also exceeds the new thresholds (Section IV.B). The current test measures the front and rear façades and the horizontal elements, not side walls, so the disputed side-wall work does not distinguish the two projects. It needs corrective review, but it does not explain why all permitted construction must stop here when Planning let other work continue at 649 28th Street .

The west-wall finding cannot carry the difference. It appears in no formal notice, and Planning's own account of the May 21 inspection records that our contractor pointed out ground-floor framing that "had been completed a couple years earlier" (Exhibit I). Planning has not identified the section it says was removed (Exhibits I and J).

It makes all construction wait on a separate discretionary decision. The suspension lasts until we obtain "the required Planning Department approvals," which Planning now says include a Conditional Use Authorization to build two units instead of five. No hearing date is set (Exhibit K), and the Commission's decision is discretionary. If it is denied, the only path Planning has described is a five-unit redesign of a building engineered and partly built for two (Exhibit H). At 649 28th Street, Planning let construction continue while a possible Conditional Use Authorization was resolved (Exhibit L).

Planning has demonstrated that a pending demolition review can coexist with continued permitted construction; it should explain why comparable conditions cannot work here.

B. The correction should be judged against the issued permit, not as new five-unit construction

The five-unit requirement does not come from the mistake. Planning reasons that because "demolition exceeded the scope of the prior permit approval," the correction must be reviewed "under the law of the day," including §207.9's five-unit minimum (Exhibit H). But the result does not depend on the extra removal. Applying the current §317 definition to the City's own approved calculations:

City-approved scope	Existing	Approved removal	Share removed
Front façade	686 sf	425 sf	62.0%
Rear façade	550 sf	550 sf	100.0%
Front and rear combined	1,236 sf	975 sf	78.9%
Horizontal elements	2,420 sf	1,243 sf	51.4%

Both measures already exceeded 50% in the plans the City approved (Exhibit A). The extra front removal raises 78.9% to about 91%. The extra removal does not change the result under the later numerical test. Reviewing the correction under 2026 rules therefore does not address the mistake. It re-decides the project the City approved in 2025 under rules adopted after the permit issued.

Planning has already reviewed a 2026 revision to this permit without reopening it. On March 25, 2026, after both §207.9 and the new §317 definition had taken effect, we filed revision permit No. 202603258227 (Exhibit P2) with revised structural drawings, including the new foundation design. Planning signed off on it by June 10, 2026 without requiring a new demolition calculation or a density review, and DBI approved it on September 15 (Exhibit D). The difference between that revision and the corrective one is the extra removal, and as the table shows, the extra removal does not change the §317 result. Planning treated the March revision as a revision to a permit issued in 2025. The corrective revision should be treated the same way.

Section 207.9 does not reach this project. Section 207.9 applies to "new construction of one or more Residential Buildings on sites that do not already contain Residential uses unless such uses are demolished." Its exemption for additions to existing structures includes the qualification “and that are not proposed for demolition.” Our permit approved an addition to an existing house, and it was issued on December 2, 2025, before §207.9 took effect on January 12, 2026 (Ord. 245-25). Another revision permit was approved on Sept 15 still as an addition after the §207.9 took effect.

Now a revision permit that documents a field deviation should not turn that permit into new construction. Planning's September 23 email cites no Code provision for that step (Exhibit H).

Under the Code in effect when the permit issued, the as-built project stays below the demolition thresholds. The prior §317 tests required either more than 50% of the combined front and rear façades together with more than 65% of all exterior walls, or more than 50% of both the vertical envelope and the horizontal elements. Our architect's as-built figures are 73.5% with 39.3% under the first test, and 49.6% with 51.4% under the second (Exhibit B). Those figures treat the east-wall framing replaced in place behind retained siding as a repair rather than a removal. Planning disagrees because no Correction Notice was obtained. That dispute belongs in the corrective review; it is not a reason to apply a different Code.

Under the new Code, we will likely qualify for an exemption for §317 CUA. Our project adds a dwelling unit and meets the other requirements for the §317 CUA exemption, with the scheduled October 28 neighborhood meeting remaining. Even under the new demolition definition, the additional discretionary hurdle would therefore be a density CUA for the two-unit project the City already approved.

We relied on the permit. We began work under a valid permit and took on substantial obligations before either code change. California law protects the right to complete construction if a permit authorizes once substantial work and liabilities have been incurred in good-faith reliance on it (*Avco Community Developers, Inc. v. South Coast Regional Com.* (1976) 17 Cal.3d 785, 791). We do not claim that protection for the extra removal. We claim it for the two-unit project the City approved.

C. Letting approved work continue protects both the City's review and the house

Planning is reviewing two questions: how much was removed, and which Code applies. The work we ask to resume touches neither. It is the upper-floor framing, roof and weather enclosure

already shown on the issued plans. Under our conditions, no additional framing, siding, floor or roof is removed without a DBI Correction Notice, and DBI inspects each step.

Tarps may not provide adequate protection. The walls need the upper-floor framing to brace them, and the old roof connections to both neighbors' houses are exposed and damaged (Exhibit J). DBI will not allow construction while Planning's suspension stands (Exhibit G). Unless Planning changes course, only this Board can let the work go forward. Every month of delay adds rent and carrying costs for our family and pushes back the second home the City approved.

VI. Conclusion

The additional removal was an inadvertent field error and a miscommunication on site, not a choice we made. As soon as we learned of it, we stopped work and promptly pursued the steps required to correct it. We ask the Board to judge that correction against the permit the City issued, not as new five-unit construction, and to lift the suspension. If the Board finds that question outside this appeal, we ask it to find that a total suspension is an abuse of discretion. At minimum, we ask the Board to treat this project as Planning treated 649 28th Street, so the permitted work can proceed with conditions while Planning reviews submitted revisions. We want to finish our family home and the additional dwelling unit the City approved and bring our children home.

Respectfully submitted,

Gaurav Mathur and Pujita Mathur, Appellants

October 15, 2026

Exhibit Index

A Approved §317 demolition calculation table, Approved Demo drawings

B Revised demolition drawings and calculations (September 4, 2026; Sheets A3.0 and A3.1),

C Clarity Construction, "East Wall and Façade Demolishing," and “West Wall” with dated photographs

D D2 SEDR Consulting East Wall Foundation_Revision (December 30, 2025); D3 DBI's September 15, 2026 approval notice; D4 the architect's June 10, 2026 report of Planning's sign-off

E DBI Notice of Violation No. 202661789 (September 3, 2026)

F Notice of Enforcement No. 2026-007893ENF (September 22, 2026), which attaches the September 4 Suspension Request

G Correspondence, G-1 Planning (September 3–16), G-2 DBI (September 10)

H September 23–24 emails with Principal Planner Elizabeth Gordon-Jonckheer on §317 and §207.9, with the architect's feasibility reply

I Architect's request to the Zoning Administrator (September 18), I1 - Acting Zoning Administrator's decision (September 24), I2 Zoning Administrator's emails (October 2 and 5), I3 - Acting Zoning Administrator's email (October 8)

J Clarity Construction's September 24 submission to Planning, with photographs, marked-up plans and the May 21 email

K Application records: K1 September 17 filing receipts (PRJ and CUA), K2 October 1 Complete Application Notice, K3 October 8–9 emails on hearing timing, K4 pre-application meeting notice

L 649 28th Street: July 16 Suspension Request, July 17 Notice of Enforcement and preliminary statement (Appeal No. 26-040),

M 649 28th Street: the August 31 partial suspension request

N Current Conditions - site photographs

P-1 Permit No. 202506037833 (issued December 2, 2025), the approved plans

P-2 Revision permit No. 202603258227 (filed March 25, 2026)

P-3 Corrective Revision (filed Oct 1,2026)

12/30/2024

3829 25th Street - CASE No.
Demo Calcs - ZA Approved Method

Demolition Calculations

Calculation Method: (Sum Total Demo % / Sum Total % Area/LF) = Total %
Example: 1,033 sf / 3,455 sf = 22.8 %

Planning Code Section 317

317(b)(2)(B): — Section 317 Max. Permitted: **50.0%** — Meet Code?

Front & Rear Facades - Lineal Foundation Measurements

Elevation	(E) LF	Removed	% Removed
North (Front) Façade	25.5	12	47.1%
South (Rear) Façade	25.5	25.5	100.0%
Total	**51**	**37.5**	**73.5%**

AND

Exterior Walls - Lineal Foundation Measurements

Elevation	(E) LF	Removed	% Removed
North (Front) Façade	25.5	12	47.1%
South (Rear) Façade	25.5	25.5	100.0%
East	59	29	49.2%
West	59	0	0.0%
Total	**169**	**66.5**	**39.3%**

AND — Section 317 Max. Permitted: **65.0%** — Meet Code? **Y**

317(b)(2)(C):

Vertical Envelope Elements - Surface Area Measurements

Vertical Elements	(E) SF	Removed	% Removed
North (Front) Façade	686	425	62.0%
South (Rear) Façade	550	550	100.0%
East	1054	492	46.7%
West	1121	76	6.8%
Total	**3411**	**1543**	**45.2%**

AND — Section 317 Max. Permitted: **50.0%**

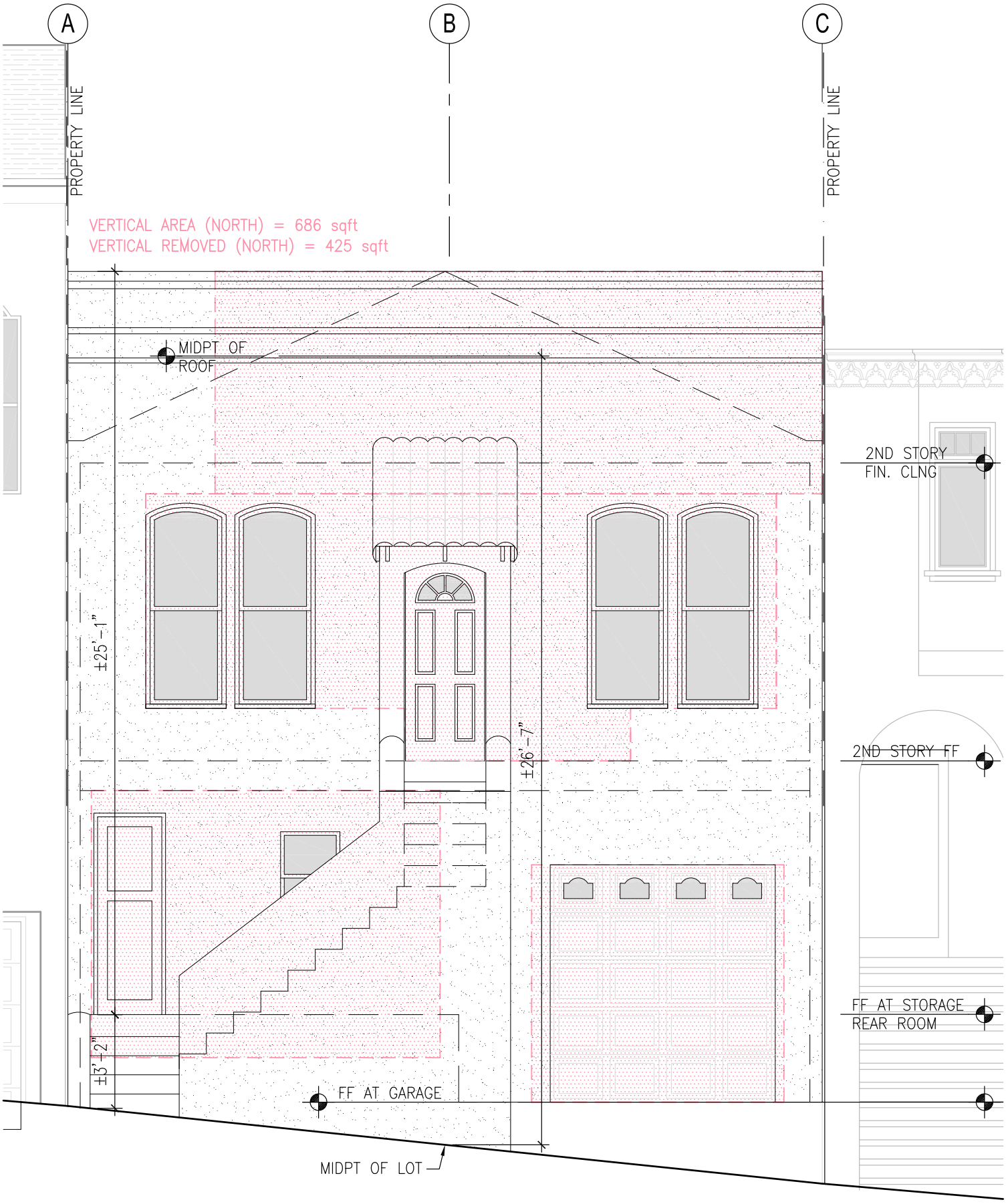
Horizontal Elements - Surface Area Measurements

Horizontal Elements	(E) SF	Removed	% Demo
Basement (at grade)[1]	N/A	N/A	
1st Floor	1210	33	2.7%
2nd Floor	N/A	N/A	
Roof	1210	1210	100.0%
Total	**2420**	**1243**	**51.4%**

Section 317 Max. Permitted: **50.0%** — Meet Code? **Y**

[1] Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade.Changing the level of an existing floor plate is considered "removal." Removal of floor plates to To use Section 317(b)(2)(d)(9) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond

A3 Approved facade demolition diagram



12/30/2024

3829 25th Street - CASE No.
Demo Calcs - ZA Approved Method

Demolition Calculations

Calculation Method: (Sum Total Demo % / Sum Total % Area/LF) = Total %
Example: 1,033 sf / 3,455 sf = 22.8 %

Planning Code Section 317

317(b)(2)(B): — **Section 317 Max. Permitted**: 50.0% AND — **Meet Code?**

Front & Rear Facades - Lineal Foundation Measurements

Elevation	(E) LF	Removed	% Removed
North (Front) Façade	25.5	12	47.1%
South (Rear) Façade	25.5	25.5	100.0%
Total	**51**	**37.5**	**73.5%**

AND

Exterior Walls - Lineal Foundation Measurements

Elevation	(E) LF	Removed	% Removed
North (Front) Façade	25.5	12	47.1%
South (Rear) Façade	25.5	25.5	100.0%
East	59	29	49.2%
West	59	0	0.0%
Total	**169**	**66.5**	**39.3%**

65.0% **Y**

317(b)(2)(C):

Vertical Envelope Elements - Surface Area Measurements

Vertical Elements	(E) SF	Removed	% Removed
North (Front) Façade	686	575	83.8%
South (Rear) Façade	550	550	100.0%
East	1054	492	46.7%
West	1121	76	6.8%
Total	**3411**	**1693**	**49.6%**

50.0%

AND

Horizontal Elements - Surface Area Measurements

Horizontal Elements	(E) SF	Removed	% Demo
Basement (at grade)[1]	N/A	N/A	
1st Floor	1210	33	2.7%
2nd Floor	N/A	N/A	
Roof	1210	1210	100.0%
Total	**2420**	**1243**	**51.4%**

50.0% **Y**

[1] Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade.Changing the level of an existing floor plate is considered "removal." Removal of floor plates to To use Section 317(b)(2)(d)(9) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond

B2 Revised facade demolition diagram

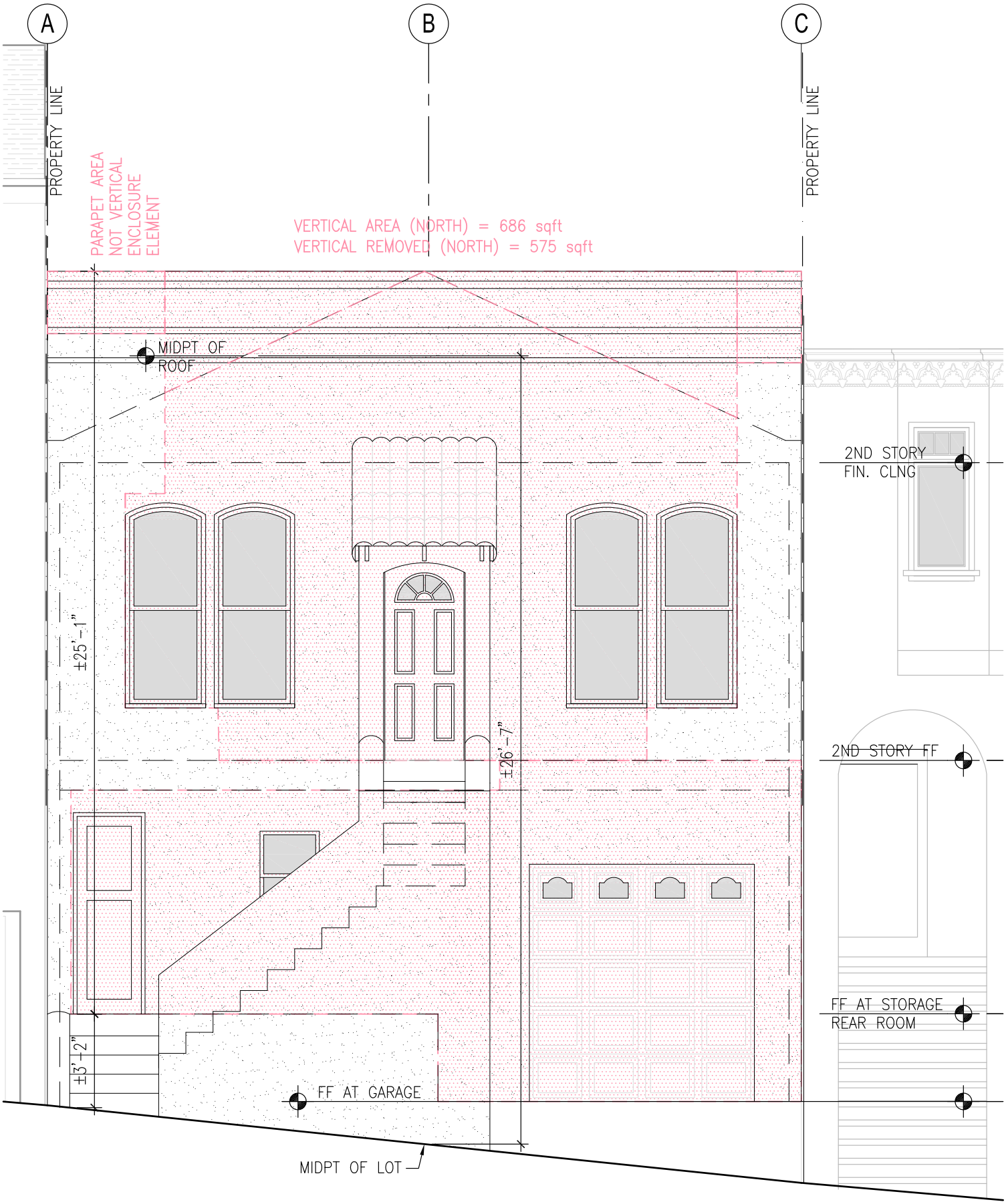


Exhibit C 1-2

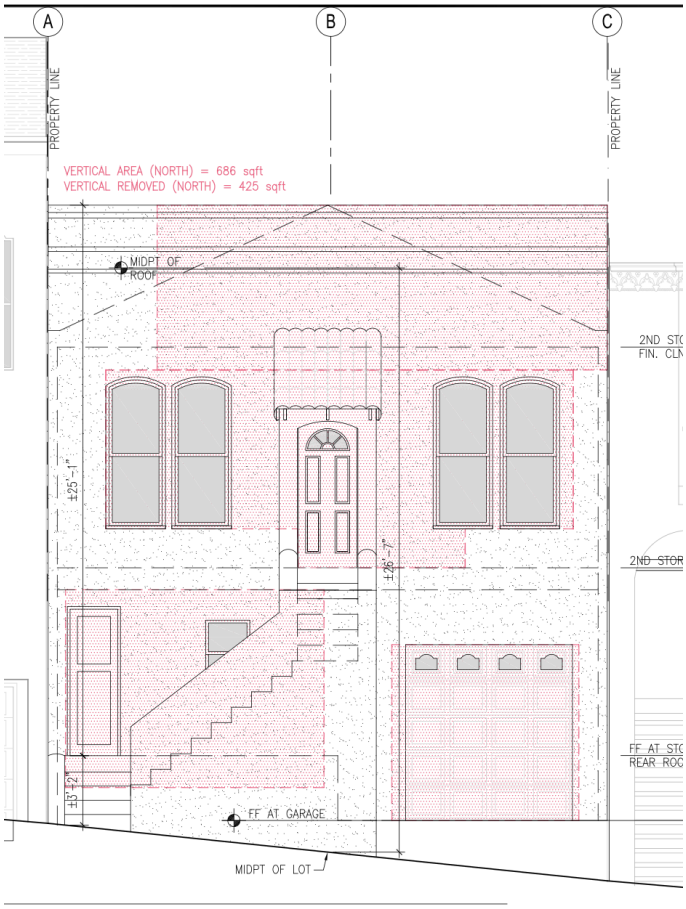
3829 25th Street

East Wall and Facade Demolishing

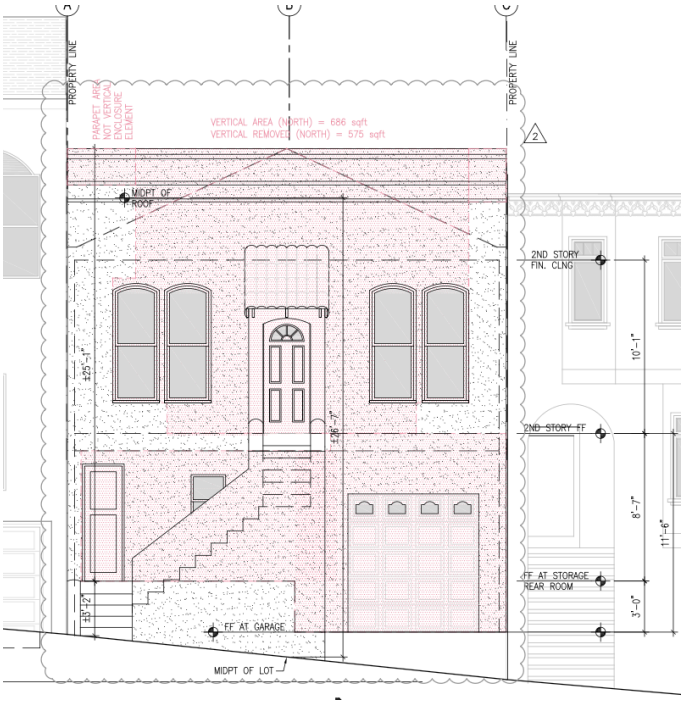
Front facade. We agree that additional demolition occurred beyond the approved scope due to conditions encountered during construction. It was inadvertent, and we have already submitted revised drawings documenting this additional demolition. The suspension notice states 90% removal; our updated calculations show 83.8%, bringing overall vertical demolition to 49.6%, within the Section 317 threshold under which the project was permitted.

East wall. We respectfully dispute that the east exterior wall was demolished. Structural framing was replaced due to site conditions while the existing exterior siding remained in place. If the east wall were considered demolished, the project would exceed the Section 317 threshold.

Original approved demolition



Revised as-is demolition



The revised elevation includes additional removal in the band above the garage entrance. Marked-up plans and the front-wall explanation follow on page 2. The annotated site photograph and beam installation account follow on page 3.

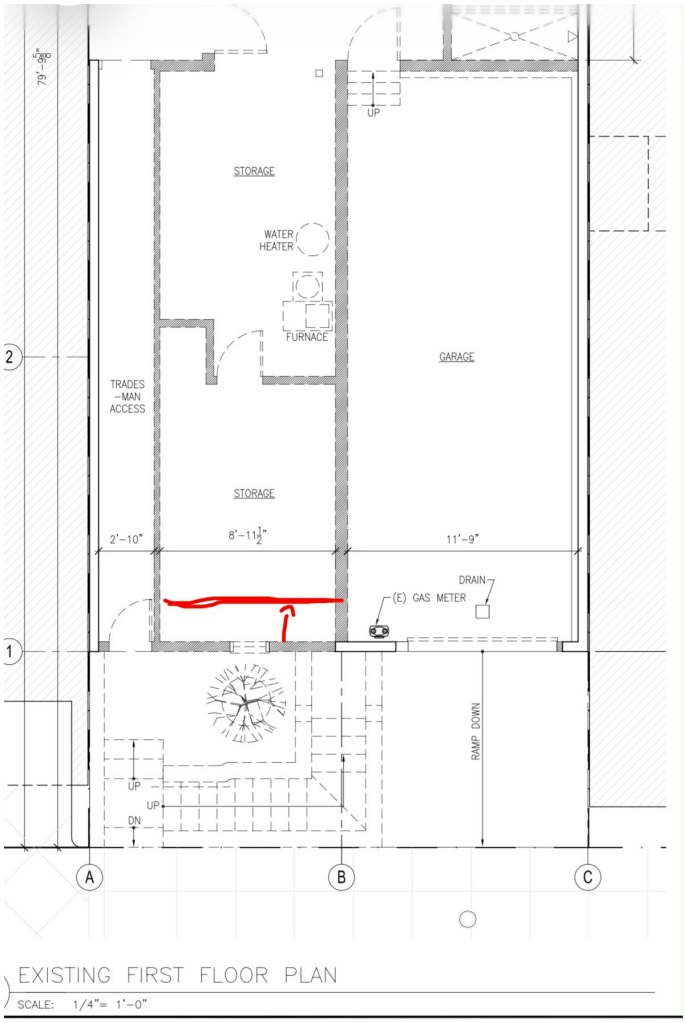
Exhibit C 1-2

Front facade - wall beside the garage

At the lower floor, the design called for the wall beside the garage to move approximately two feet inward. During the foundation work, the existing wall in this area was left without support below. The attached marked-up excerpts of the existing and proposed first-floor plans identify this location and illustrate our understanding of the required work.

These conditions appeared to create conflicts between the proposed construction and the demolition-retention drawings. We acknowledge that we should have stopped and obtained clarification and the required DBI documentation before proceeding with additional removal.

Existing first-floor plan



Proposed first-floor plan

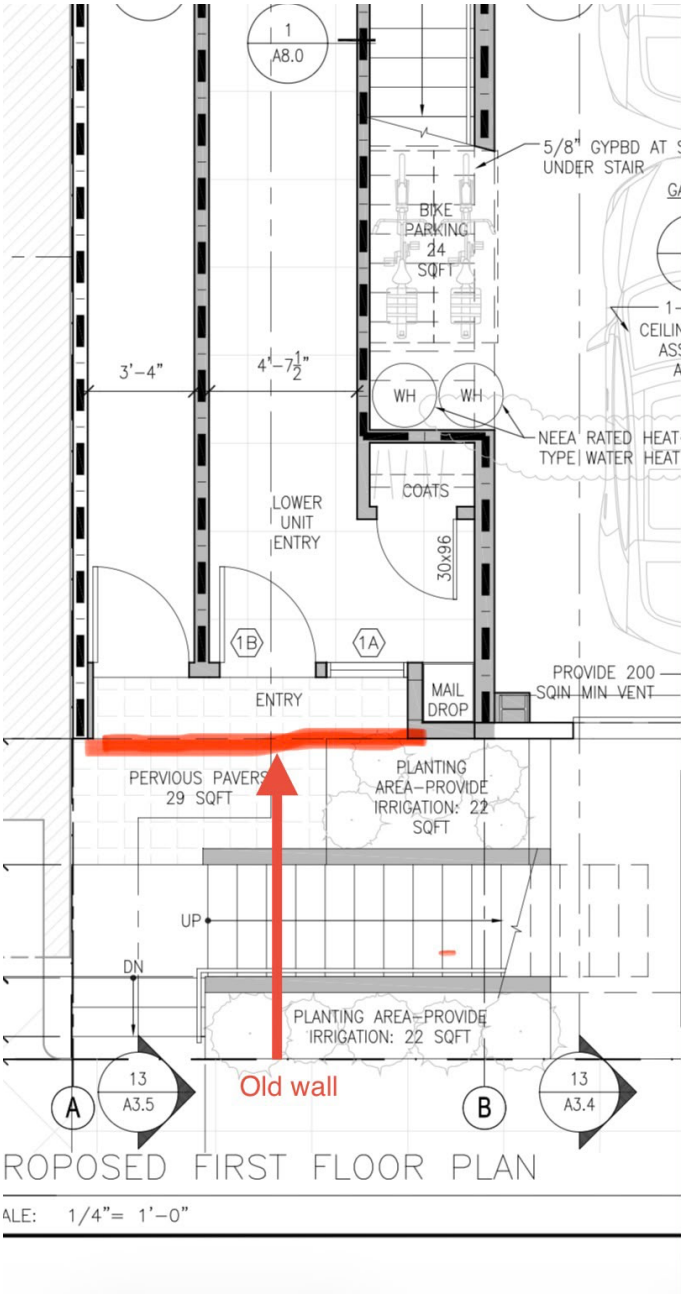


Exhibit C 1-2

Front facade - foundation work and beam installation



Annotated front footing photo

Installation above the garage entrance

According to the GC's field account, the steel beam could not be inserted and seated in its installed position without removing the additional section of front facade immediately above the garage-door entrance. This localized removal was necessary to provide access and clearance for installation of the beam.

The original approved demolition elevation on page 1 leaves a horizontal band above the garage opening unhatched. The revised as-is demolition elevation shows additional demolition in that band.

The demolition elevations are consistent with the GC's account that removal of the section immediately above the garage entrance was necessary to provide access and clearance to install and seat the steel beam.

The front-wall conditions shown in the annotated photograph required additional work to preserve the safety of the structure.

Exhibit C 1-2

East wall original conditions and early framing

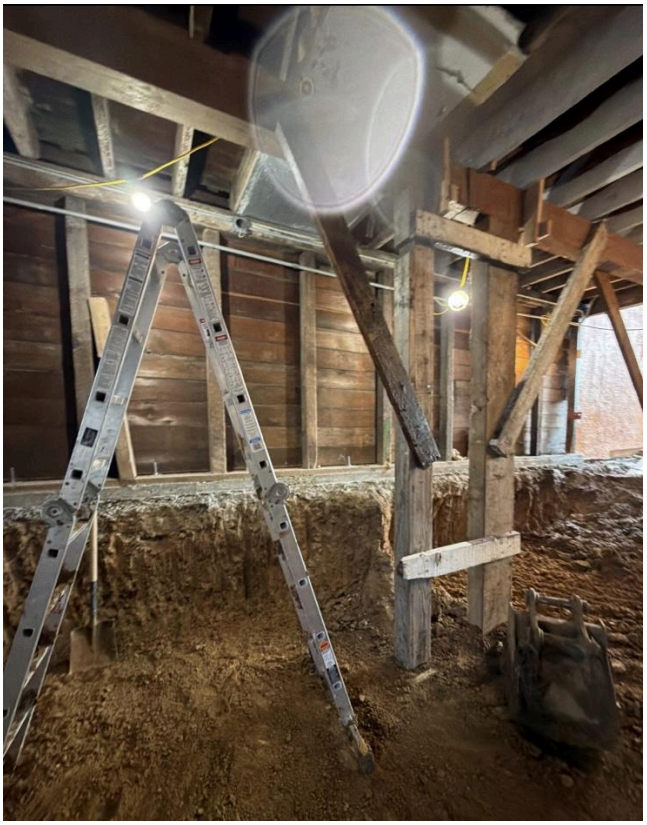


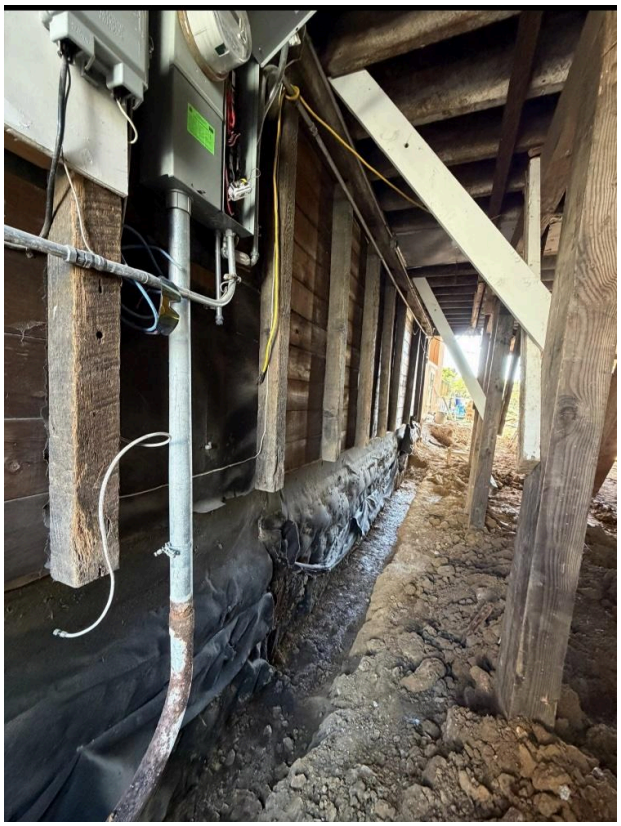
Existing east-wall condition

Original plans and exposed conditions

The permitted plans contemplated that the east wall and its existing footing would remain. During excavation, the existing footing was exposed and found to be inadequate for the planned work.

February and March 2026



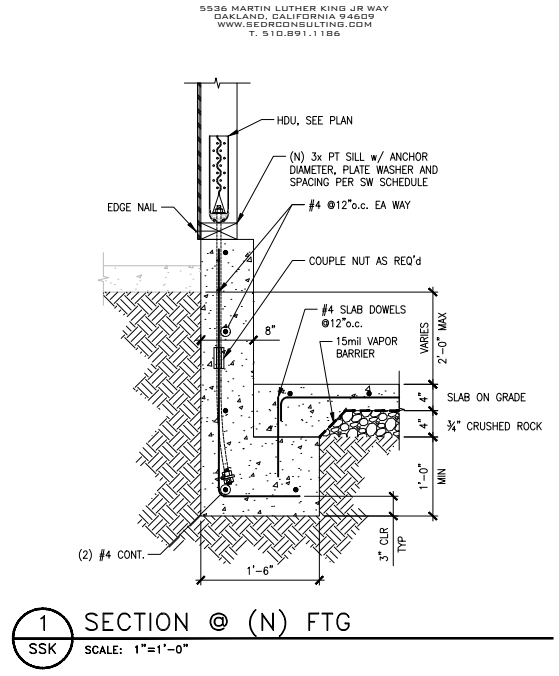


February 19 and March 17, 2026: Existing vertical wood framing along the east wall before the revised foundation work progressed.

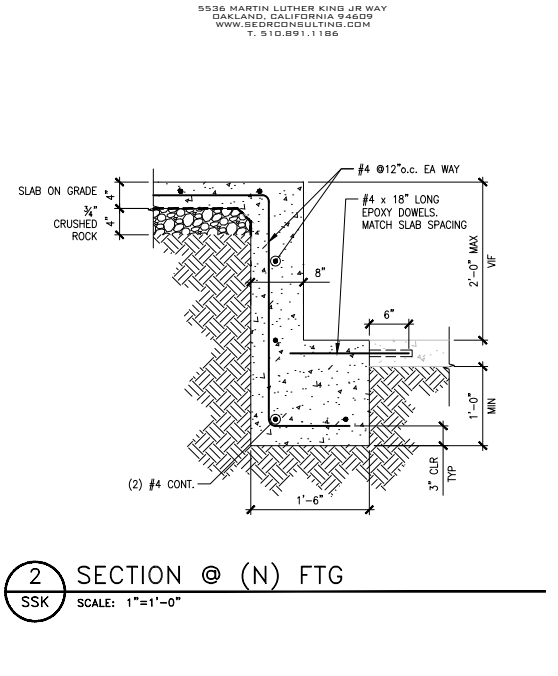
Exhibit C 1-2

East wall foundation details from Joe Igber

1/SSK



2/SSK



December 30 2025 and January 16 2026

Joe Igber of SEDR Consulting sent 1/SSK on December 30, 2025 for the uphill property-line foundation and foundations at lines +/-A.3 and 7. Dated December 29, 2025, the sketch shows a new reinforced footing and stem wall, a new pressure-treated sill with anchors, and the adjacent slab connection. The January 16, 2026 package included both sketches. The printed date on 2/SSK reads "1.16.2025".

April 1 and April 2 2026

Charlie Curran's April 1 question expressly identifies the SSK as provided for gridline A/1-4 and asks whether it could also be used at the rear stairs at C/7. Joe's April 2 reply states that Detail 1/S3.1 was essentially the earlier 1/SSK and says to proceed if it addressed the concerns and allowed the neighboring grade to be matched.

Correspondence: December 30, 2025 - New Footing Detail

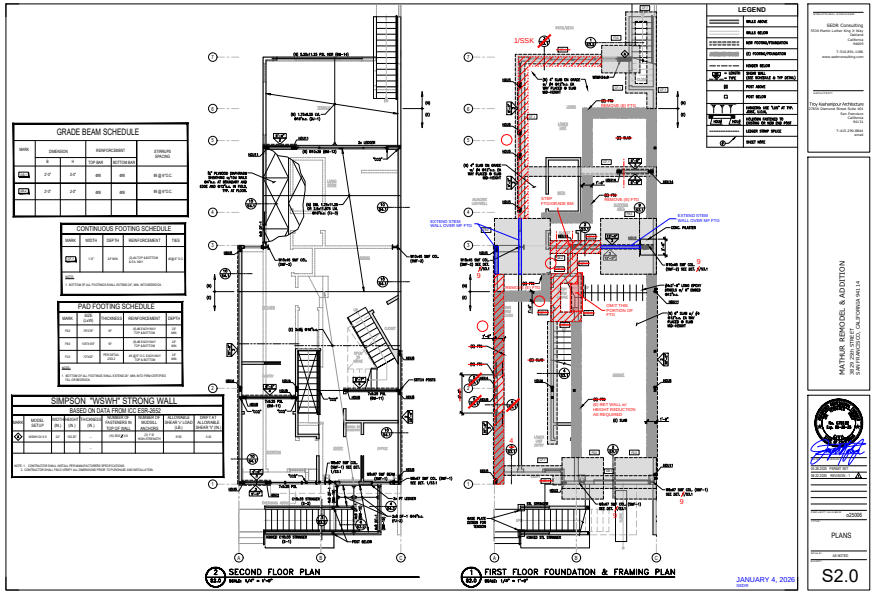
Correspondence: January 16, 2026 - Markup and Footings

Correspondence: April 2, 2026 - Clarification Required, Detail 6/S3.1

Exhibit C 1-2

East wall foundation plan revisions

January 4 2026

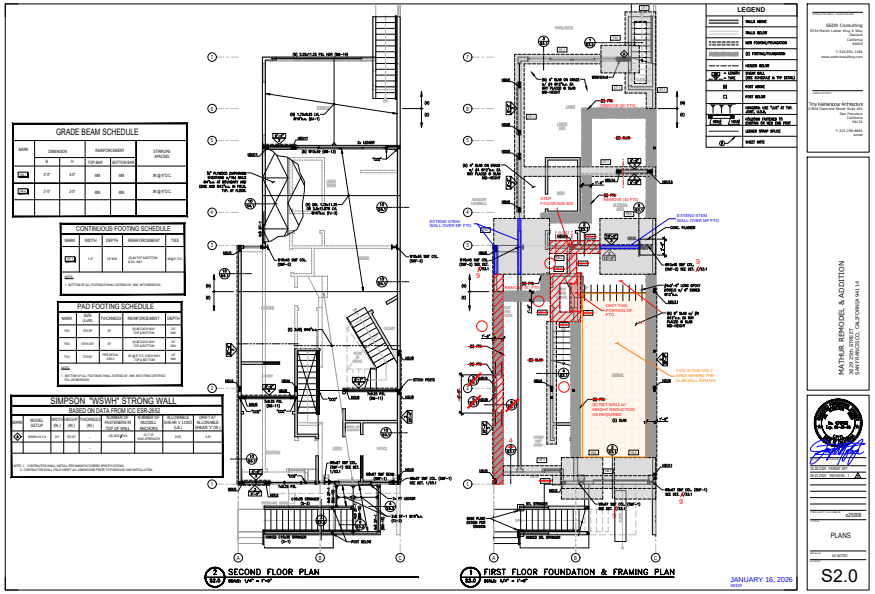


The S2.0 markup places 1/SSK callouts along Line A, with red hatching and existing-footing removal notes. Joe stated that the markups could guide ongoing construction while other revisions were coordinated before resubmittal.

Correspondence: Joe Igber, January 4, 2026

Drawing: S2.0 structural markup, January 4, 2026.

January 16 2026



The updated S2.0 markup continues the 1/SSK callout at the lower Line A area while changing other portions of the earlier markup. The package includes 1/SSK and 2/SSK, reproduced on page 5.

Correspondence: Joe Igber, January 16, 2026

Drawings: S2.0 structural markup and footing details, January 16, 2026.

Reason for the foundation revisions

The exposed existing footing was inadequate for the planned work, so the structural engineer revised the foundation design. A revised footing detail was issued on December 30, 2025, followed by foundation markups on January 4 and January 16, 2026. The January revisions identified replacement of approximately 22 feet of existing footing along Line A.

Exhibit C 1-2

East wall foundation work and affected framing



Annotated view of foundation work at the east wall.

April 17 - Foundation work underway

By April 17, excavation and foundation forming were underway directly below this wall. Existing vertical framing remained visible, although some members appeared displaced or disconnected at their lower ends as the work progressed.

May 4 to May 11 - Affected framing removed

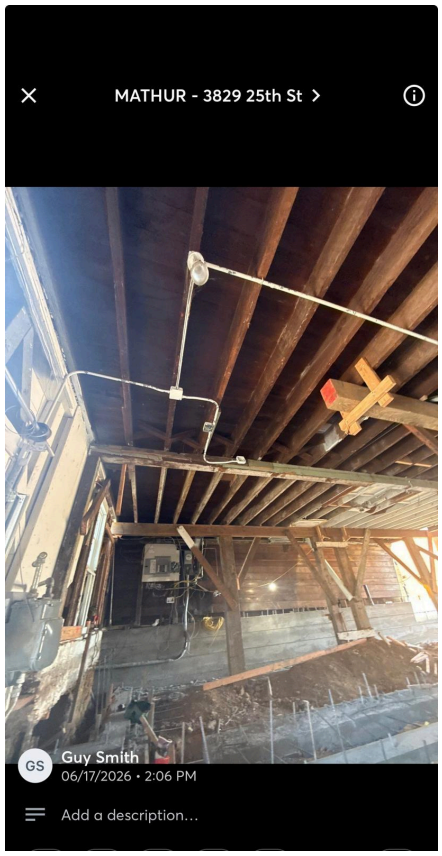
Photographs taken on May 4 still show the existing vertical wood members. By May 11, those members were no longer present in the affected section. During that interval, work in this area consisted of forming and foundation work required for the revised footing. Based on the site team's reconstruction, the affected members were cut or displaced at their bases during this work and subsequently removed.

The original condition consisted of 2x4 studs at approximately 32 inches on center. This framing was inadequate to support the floor above and was replaced with 2x6 framing at 16 inches on center.

The existing exterior siding remained in place throughout, with temporary posts and bracing supporting the wall area.

Exhibit C 1-2

East wall retained siding and replacement framing



June 17, 2026 - foundation work and retained siding



Current condition - replacement framing

May 15 onward and current condition

Photographs from May 15, June 3 and June 17 continue to show the retained siding while new foundation work proceeded below it. New wood members were subsequently installed above the new concrete foundation in the same east-wall location, replacing the members cut, displaced and removed during the revised footing work. The replacement framing is in place behind the retained exterior siding.

Field coordination

The removal of the affected studs was not separately brought to the GC's attention for field review before it occurred. The GC had generally been careful about demolition limits and had involved inspectors when other unforeseen field conditions arose. In this instance, the framing was removed during the concrete/foundation work without the issue first going through the normal escalation and inspection process. As a result, no corrective notice or contemporaneous inspector direction was obtained before the studs were removed.

C3 - West Wall

Annotated photographs previously provided to Planning

C3-1 | West wall - garage side



C3-2 | West wall - interior view

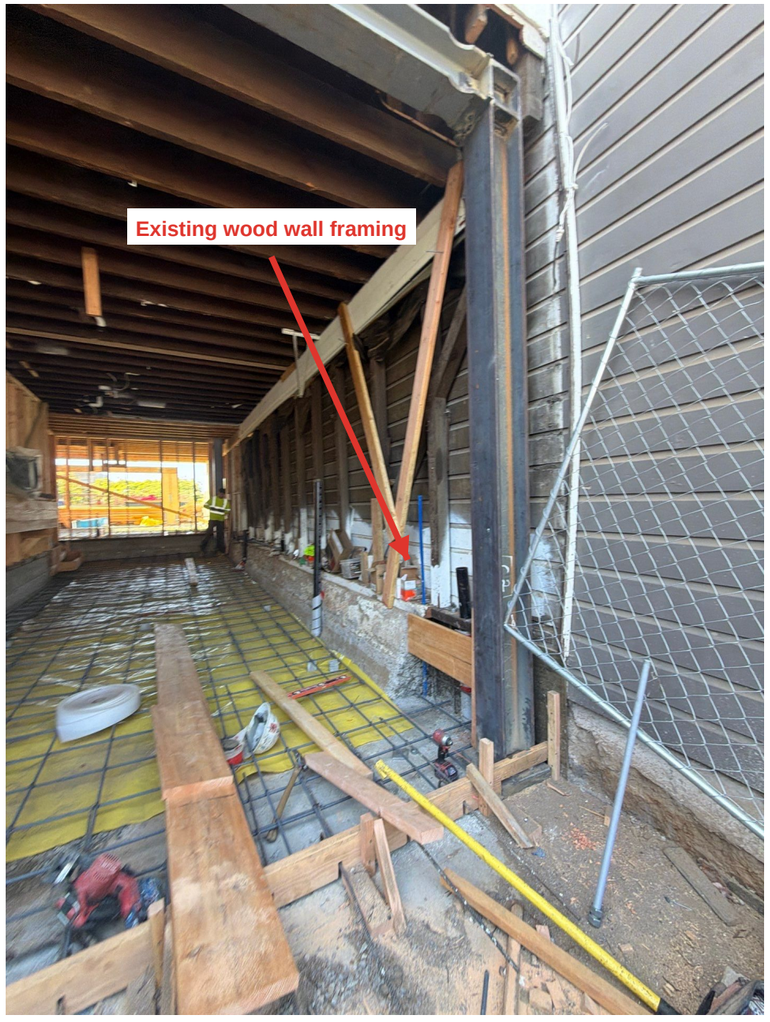


Contractor statement: No existing wood framing was demolished anywhere along the west wall. The existing wood framing along the complete west wall was retained in place. The original red annotations are preserved.

C3 - West Wall

Additional views of retained wood wall framing

C3-3 | Lower-level wall



C3-4 | Exterior view



C3-5 | Upper-level wood framing



Contractor statement: The complete west wall retained its existing wood framing; no existing wood framing was demolished anywhere along that wall. These additional views show the retained framing from the lower level, exterior and upper level.

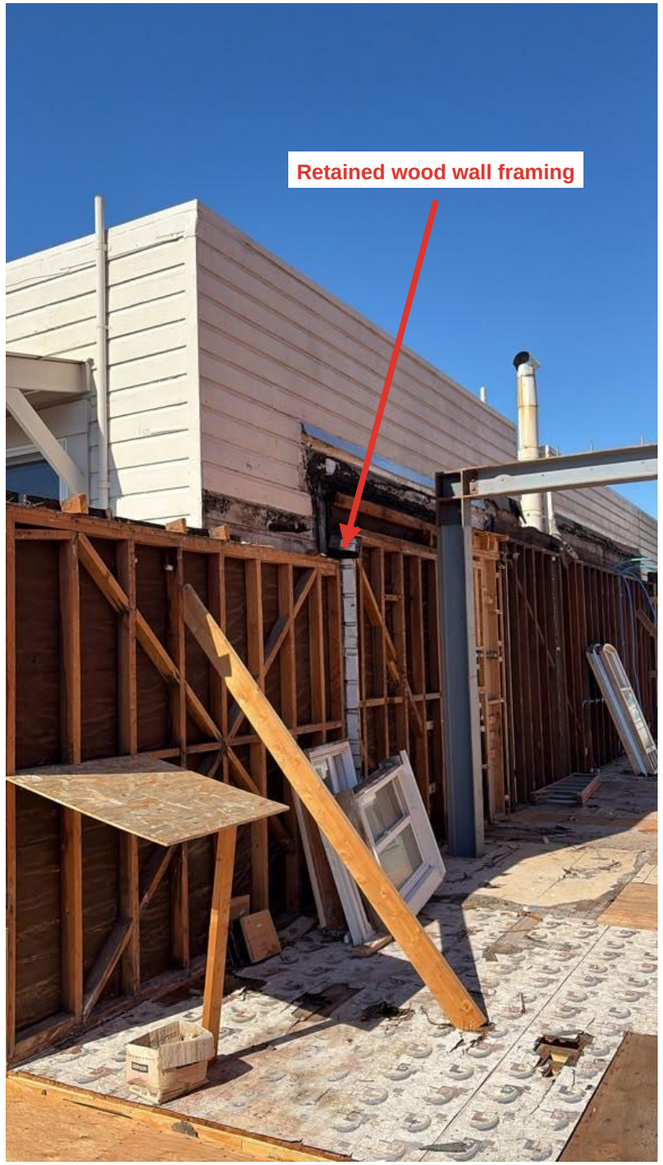
C3 - West Wall

Upper-level wall - context and closer view

C3-6 | Wider wall view



C3-7 | Closer wall view



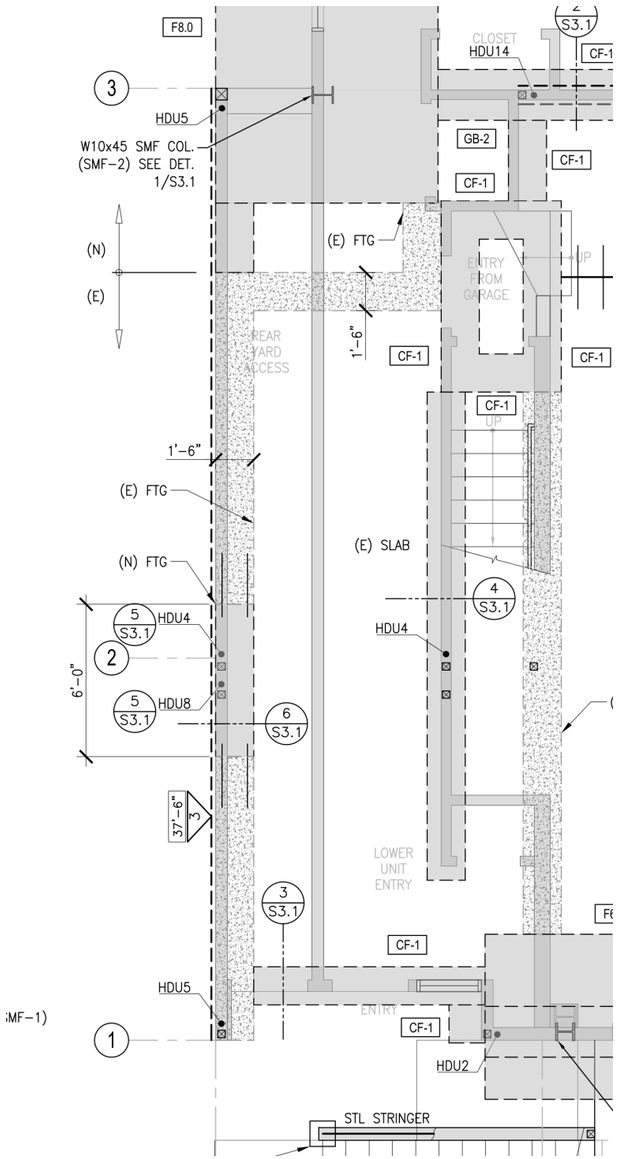
Contractor statement: No existing wood framing was demolished anywhere along the west wall. These views document portions of the complete west wall, whose existing wood framing was retained.

East-side footing | Original and revised plan

Matching close-ups of Sheet S2.0, left side of foundation plan, approximately Grid A / Grids 1-3.

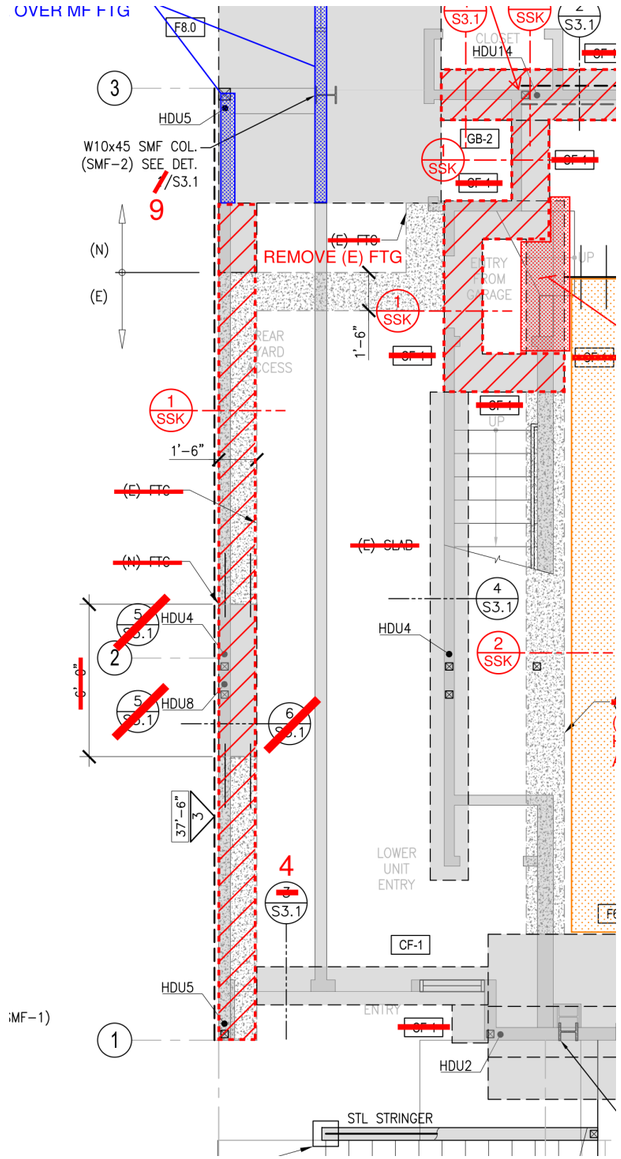
ORIGINAL PLAN

Issued plan - December 2, 2025



ENGINEER REVISION

SEDR markup - January 16, 2026

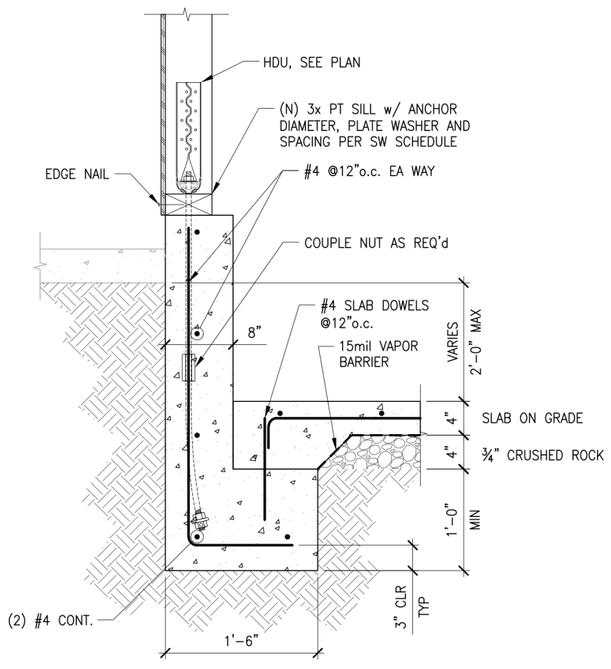


The revised plan marks the east-side footing replacement in red and references Detail 1/SSK. Source markups retained.

Footing detail | 1/SSK

SEDR Consulting - detail dated December 29, 2025; supplied with the January 16, 2026 revision.

5536 MARTIN LUTHER KING JR WAY
OAKLAND, CALIFORNIA 94609
WWW.SEDRCONSULTING.COM
T. 510.891.1186



1 / SSK — SECTION @ (N) FTG

SCALE: 1"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
JOE TERHEMEN TORER
No. C78132
Exp. 09-30-27
CIVIL
STATE OF CALIFORNIA

MATHUR REMODEL & ADDITION

12.29.2025
PROJECT # o25006

PROJECT ADDRESS:
3829 25TH STREET
SAN FRANCISCO, CA 94114

DBI approval notice for revision permit No. 202603258227
DBI Permit Technician Susie Song, September 15, 2026, as forwarded by the architect the same day.

Fwd: EPR - 3829 25TH ST, PA# 202603258227

From tk@tkworkshop.com
To ggmathur@gmail.com, pujita90@gmail.com
Date Tue, Sep 15, 2026 at 12:39 PM Pacific
Attachments 3829 25TH ST.pdf *(not reproduced)*

Please coordinate getting the information requested to Susie Song at DBI for the permit revision. I will email here regarding item 1.

-------- Forwarded Message --------
Subject: EPR - 3829 25TH ST, PA# 202603258227
Date: Tue, 15 Sep 2026 16:04:51 +0000
From: Song, Susie (DBI) <susie.song@sfgov.org>
To: TK@TKWORKSHOP.COM <TK@TKWORKSHOP.COM>

Hi Troy,

The full Permit application for 3829 25TH ST has been APPROVED for permit application number 202603258227.

Per SF Building Code 106A.3.7 – Table A, this application is valid through 5/15/27.

There are still a couple of items you need to complete to get your permit/addenda issued. To avoid delays, please complete the steps below and respond to this letter within two weeks from the date of the email.

1. Please review the attached application report for accuracy, including the work descriptions and construction costs, and contact your plan reviewer if any of the information is incorrect.

Once the permit is issued, any corrections, additions or project revisions will need to be submitted and reviewed as part of a separate permit application.

2. Please complete, sign and return the following documents:

Ø Final Declaration Form
for
Permit Issuance

Ø Licensed Contractor Statement
OR
Owner-Builder Package

§ If owner has a contractor, the contractor needs to complete the Contractor Statement

§ If owner does not have a contractor, the owner needs to complete the Owner-Builder Package

· Government-issued photo Identification and verification documents are required

3. Invoice with payment link will be email to you once all required documents are received.

4. After the fees are paid, you will be emailed the following documents to download:

· Building permit

· Approved plans

· Job card

**

**

If there are any questions, please let me know. Thank you.

*Please be advised:***

* **All In-House permit issuance in office is by APPOINTMENT ONLY, please schedule in advance.*
* **For Electronic Plan Review (EPR) projects, physical documents will not be provided unless specifically noted, and downloadable files will be provided instead.*
* **Please submit required documents through email.*
* **For additional In-House services and inquiries, please contact Central Permit Bureau (CPB) at **dbi.cpbrequest@sfgov.org*
**

Sincerely,

Susie Song

Permit Technician II

Permit Coordination Services - Department of Building Inspection

Sfdbi.org

Sign up for our customer email list

Printed from the Gmail account of Gaurav Mathur (ggmathur@gmail.com) on October 14, 2026. Message text is reproduced as received; tracking-link wrappers added by the City's email filter are removed, and earlier quoted messages are omitted where noted.

Troy Kashanipour, June 10, 2026: Planning and PUC had signed off on revision permit No. 202603258227.

Re: Building Permit Application# 202603258227 Invoice

From tk@tkworkshop.com
To ggmathur@gmail.com
Cc pujita90@gmail.com
Date Wed, Jun 10, 2026 at 9:12 PM Pacific

Planning and PUC, have signed off,

Mechanical has just started review. F

Fire Department has left the comment that they want to see the previous permit, which was uploaded, so I am not sure why they missed it.,

Building/Structural have not started review yet.

Troy Kashanipour Architecture. LEED AP
2783K Diamond Street
San Francisco CA, 94131
mobile: 415.290.8844
email:tk@tkworkshop.com

[Earlier quoted messages omitted.]

Printed from the Gmail account of Gaurav Mathur (ggmathur@gmail.com) on October 15, 2026. Message text is reproduced as received; tracking-link wrappers added by the City's email filter are removed, and earlier quoted messages are omitted where noted.

NOTICE OF VIOLATION

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

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
49 South Van Ness Ave, Suite 400 San Francisco, CA

Notice: 1

COMPLAINT NUMBER: **202661789**

DATE: **09/03/2026**

ADDRESS : 3829 25TH ST **BLOCK : 6550 LOT : 040**

OCCUPANCY/USE : |

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

ON SITE CONTACT :

VIOLATION DESCRIPTION:

☐	WORK WITHOUT PERMIT	103A
Y	ADDITIONAL WORK-PERMIT REQUIRED	106A.4.7
☐	EXPIRED PERMIT	106A.4.4
☐	CANCELLED PERMIT PA#:	106A.3.7
☐	UNSAFE BUILDING	102A
☐	SEE ATTACHMENTS	

CODE VIOLATION DESC : Complaint follow-up inspection with Planning Staff to review the Approved permit scope of Demolition. During the inspection, it was observed that Demolition exceeded the Approved scope. At the Ground Floor EAST elevation a section of wall identified to remain was demolished including the removal of existing studs and replaced with new studs. At the Front Facade, the entire ground floor was demolished with only a small portion of 2nd floor remaining. Code/Section: SFBC 106.4.7 Monthly monitoring fee applies Code/Section: SFBC 110A, Table 1A-k

CORRECTIVE ACTION:

Y STOP ALL WORK SFBC 104.2.4
Y FILE BUILDING PERMIT WITHIN **30** DAYS
Y (WITH PLANS) A copy of this notice must accompany the permit application
Y OBTAIN PERMIT WITHIN **60** DAYS AND COMPLETE ALL WORK WITHIN **360** DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
☐ CORRECT VIOLATIONS WITHIN DAYS.
☐ NO PERMIT REQUIRED
☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

FAILURE COMMENT DESCRIPTION : Stop all work. Submit a Revision for all work exceeding Permit #202506037833 for Demolition with Revised plansand obtain all required Planning Department approval and DBI approval for work performed and proposed.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☐ 9x Permit Fee (Work w/o Permit after 9/1/60)
☐ Other
☐ Reinspection Fee $
☐ approx. date of work w/o permit
☐ value of work performed without permits $
☐ 2x Permit Fee (Work Exceeding Scope of Permit)
Y NO penalty (Work w/o permit prior to 9/1/60)

CONTACT INSPECTOR : Sean M Birmingham BID / 17 628-652-3604

NOTICE OF VIOLATION

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

Pursuant to SFBC 107.5 and 106.4.7 investigation fees are charged for work begun or performed without permits or for Work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 49 South Van Ness Ave., Suite 1475 (14th Floor). (628) 652-1150

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. **If an Order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid,** SFBC 102.2 & 110.

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

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

WARNING: Section 103 of the San Francisco Building Code provides for civil fines of up to $500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to $500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 107.5 y 106.4.7 de el C6digo de Construcción de Edificios de San Francisco, gastos de investigaclón serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el límite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Peimisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 49 South Van Ness Ave., Suite 1475 (14th Floor), telefono (628) 652-1150.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendra el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos esten pagados, se le cobraran al dueno del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Sección 102.2 y 110 de el Código de Construcci6n de Edificios.

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

ADVERTENCIA: Cualquier persona que reciba renta:por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de.Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciaci6n o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o esta diligentemente, rapidamente y contua.mente acusado despues de seis(c) meses de la fecha de este aviso, se le enviara una notificación a la Junta de Concesi6n de Impuestos (Franchise Tax Board) de acuerdo a la Sección 1264(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 103 de el Código de Edicios de San Francisco impone multas civiles hasta de $500 porcada dia a cualquier persona que infrinja, desobedezca, omita, desculde, rehusa cumplir, resiste o se opone a la ejecuci6n de las provisiones de este c6digo. Esta sección tambien impone multas per delito menor, si es declarado culpable, de hasta $500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de Jas ofensas y por cada dfa que dicha ofensa occura.

根絵《三蔀市建築法規》（簡称 SFBC）第 107.5 項和第106.4.7項條款的規定，對没有許可証或已開始的工程和或正在進行的工程、或者超越許可範圍的工程，將收取調查費。當事人可以在許可証發出日起 15 天之内，向査核可以向許可上訴委員会提出上訴。該委員会 地址在 South Van Ness 街 49 號 14 楼，電話：(628) 652-1150。

警告：如不按照要求立即采取行動、以糾正上述違章行爲，將可致使財産管理局付諸到制糾正程序的執行。鎗對此房地産物發的強制糾正程序令一經在市府備案，則自通査通知張貼日起的各項與此糾正程序令有関的費用，將向房地産主索取，或將房地産扣押，直至付清各項費用。請参閲《三蔀市建築法規》第 102.2 項和第 110 項條款。

警告：《三蔀市房屋法規》（即 SFHC）第 204(b) 項條款規定：對每一違章初犯者立即將被罰款 100 元，二次侵犯者罰款 200 元，每個標準的最高罰款可達 7,500 元。此項法規還規定對每一違章侵犯者可提出刑事控告，每日最高罰款可達 1,000 元，或／和監禁六個月。

警告：任何人通過出租房屋獲得收入、而該房屋已被建築審查局定爲低於規定標準者，不能從加州個人所得税、銀行和公司所得税利息、以及與該低於規定標準的建築有関的折舊或税款中扣除税款。如果在此通告公布六個月後，改正工程沒有完成，或者沒有積極、迅速有效地進行，我們將根據《圓家税收法規》（即 Revenue & Taxation Code）第 1264 (c) 項條款，派知加州税務委員会 (The Franchise Tax Board)。

警告：《三蔀市建築法規》第 103 項條款規定：對於任何違反、不服從、蔑忽、忽視、或拒絶遵照此法規者，或者抵制、反對實施此法規中的任何條款的個人，將付最高 500 元的民事罰款。此法規還規定對違法者，如果被定罪，對每天所發生的、每一單独的犯法行爲，將付予高達 500 元的罰款，和／或者監禁六個月。

Online Permit and Complaint Tracking home page.

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San Francisco Planning

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

NOTICE OF ENFORCEMENT

RESPOND WITHIN 30 DAYS OF THIS NOTICE

Date:	September 22, 2026
Property Owner/s:	Mathur, Pujita & Gouresh Gauray 3829 25th Street San Francisco, CA 94114
Record No.:	2026-007893ENF
Site Address:	3829 25th Street
Block/Lot:	6550 / 040
Zoning District:	RH-2 (Residential – House, Two-Family)
Special Use District/s:	Central Neighborhoods Large Residence Family and Senior Housing Opportunity Fringe Financial Services Restricted
Height and Bulk District:	40//50-R-4
Cultural District:	N/A
Planning Code Violation/s:	Section 175, Unauthorized Construction Work Section 317, Unauthorized Residential Demolition
Enforcement Fee:	$1,825, Minimum Fee If the Cost of Reviewing a Confirmed Violation Exceeds the Fee Above, Additional Billing for Staff Time and Materials Will Be Charged
Administrative Penalty:	Up to $1,000 per Day for Each Violation
Additional Penalty:	Up to $250,000 for Each Dwelling Unit Removed
Enforcement Planner:	Vincent W. Page II | (628) 652-7396 | vincent.w.page.ii@sfgov.org

The Planning Department has received a complaint and has verified that a Planning Code violation exists on the above referenced property that must be resolved. As the property owner, you are a Responsible Party. The purpose of this notice is to inform you about the Planning Code enforcement process so you can take appropriate action to bring this property into compliance with the Planning Code.

PROPERTY INFORMATION

The Planning Department's records reflect that the subject property is an active construction site. On December 2, 2025, Building Permit Application ("BPA") No. 202506037833 was issued to allow alterations to an existing two-story, single-family dwelling located on the subject property. The approved alterations included vertical and horizontal additions, a second dwelling unit on the first floor, and the removal of 45.2 percent of exterior wall framing and 51.4 percent of horizontal framing ("Horizontal Elements," definition on next page).

NOTICE OF ENFORCEMENT
September 22, 2026

Record No. 2026-007893ENF
3829 25th Street

DESCRIPTION OF VIOLATION

The Planning Department finds that the subject property has the following Planning Code violation/s:

1) **Section 175 – Unauthorized Construction Work.** The approved scope of BPA No. 202506037833 was exceeded in the field, resulting in the unauthorized removal of all vertical wall framing at the first floor level along the east side property line and the removal of more than 90 percent of the front façade framing where removal of not more than 62 percent was approved.

2) **Section 317 – Unauthorized Residential Demolition.** Together with the approved removal of 50 percent or more of the existing Horizontal Elements, the removal of more exterior wall framing at the Front Façade and along the east side property line than was approved resulted in an unauthorized Residential Demolition. Pursuant to Planning Code Section 317(b), "Front Façade," "Rear Façade," "Horizontal Elements," "Removal," and "Residential Demolition" are defined as follows:

> ***Façade.*** An entire exterior wall assembly including, but not limited to, all finishes and siding, fenestration, doors, recesses, openings, bays, parapets, sheathing, and framing.
>
> ***Façade, Front.*** The portion of the Façade fronting a right-of-way, or the portion of the Façade most closely complying with that definition, as in the case of a flag lot. Where a lot has more than one frontage on rights-of-way. all such frontages shall be considered Front Façades except where a façade meets the definition of "Rear Façade."
>
> ***Façade, Rear.*** That portion of the Façade facing the part of a lot that most closely complies with the applicable Planning Code rear yard requirements.
>
> ***Horizontal Elements.*** All roof areas and all floor plates, except floor plates at or below grade.
>
> ***Removal.*** With reference to a wall, roof or floor structure, its dismantling, its relocation or its alteration of the exterior function by construction of a new building element exterior to it. The infill of an existing exterior opening shall be considered a demolition. Where a portion of an exterior wall is removed, any remaining wall above or below that new opening with a height less than the Building Code requirement for legal head room shall be considered demolished. Removal and replacement of exterior elements for repair or maintenance pursuant to a Department of Building Inspection Corrections Notice shall not be considered Removal for purposes of this Section 317, provided the replacement uses like materials and does not increase the extent of the removed element or increase the volume of the building. The foregoing does not supersede any requirements for or restrictions on noncomplying structures and their reconstruction as governed by Article 1.7 of [the Planning] Code. Where an entire building is moved to another location, it shall not be considered Removal for the purposes of this Section. The elevation of an entire building, regardless of height, shall be considered Removal of Horizontal Elements for the purposes of this Section 317.
>
> ***Residential Demolition.*** A major alteration of a Residential Building that proposes the Removal of 50% or more of the sum of the combined Front Facade and Rear Facade and 50% or more of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

Pursuant to Planning Code Section 171, structures and land in any zoning district shall be used only for the purposes listed in the Planning Code as permitted in that district, and in accordance with the regulations established for that district.

Pursuant to Planning Code Section 172, no structure shall be constructed, reconstructed, enlarged, altered, or relocated in a manner that is not permissible under the limitations set forth in the Planning Code for the district in which such structure is located.

Pursuant to Planning Code Section 174, every condition, stipulation, special restriction, and other limitation under the Planning Code shall be complied with in the development and use of land and structures.

Pursuant to Planning Code Section 175, a Building Permit is required for the construction, reconstruction, enlargement, alteration, relocation, or occupancy of any structure subject to the Planning Code.

Failure to comply with any Planning Code provision constitutes a violation of the Planning Code and is subject to an enforcement process, pursuant to Planning Code Section 176.

TIMELINE OF INVESTIGATION

On September 2, 2026, Planning Department staff (Vincent W. Page II) met with Department of Building Inspection staff (Sean Birmingham) at the subject property in response to a complaint about unauthorized demolition work. During the inspection, staff observed that the scope of BPA No. 202506037833 had been exceeded, resulting in (1) the removal of all vertical wall framing at the first floor level along the east side property line where no removal was approved; and (2) the removal of more than 90 percent of the front façade framing where removal of not more than 62 percent was approved. Planning Code Enforcement Case No. 2026-007893ENF was opened that same day.

On September 4, 2026, BPA No. 202506037833 was suspended.

On September 9, 2026, the Planning Department sent you a Notice of Complaint to notify you that an Enforcement Case had been opened.

On September 17, 2026, Project Application No. 2026-007893PRJ was filed to legalize the unauthorized demolition.

COMPLIANCE ACTIONS

I. Obtain a Planning Approval

Project Application No. 2026-007893PRJ has been filed to abate the violation but has not yet been accepted for review. You are required to continue to work with intake staff until the Project Application is “accepted” for review. Once the Project Application is accepted, you will be required to diligently purse the application until it is approved.

II. Obtain a Building Permit

After the issuance of a Planning Approval Letter and recordation of any related Notice of Special Restrictions ("NSR") on the land records of the City, you will be required to obtain a Building Permit for the approved scope of work to abate Planning Code violations. Please visit DBI's website (sf.gov/topics/building-permits) for information on the permit application process.

III. Complete the Project

If required by the approved Project, upon Building Permit issuance, you will be required to:

1) **Submit a construction schedule to the Planning Department.** In addition to a detailed construction timeline, the schedule must include the name(s) and contact information of the contractor(s) responsible for completing the work.

2) **Provide monthly updates until the project is completed.** If construction cannot be completed within thirty (30) days from the date of this notice, you must provide monthly updates to the Planning Department staff noted at the top of this notice. Each update must include photos and a short narrative description of the work completed that month. You will be responsible to notify the assigned enforcement staff of any delays. Failure to provide such notification will result in the assessment of administrative penalties, as noted below.

3) **Final Planning Inspection.** Once all work is completed, you are required to send photos showing all final work and schedule a final inspection with the assigned Enforcement Planner.

4) **Permit Completion.** Once the assigned Enforcement Planner determines all completed work is consistent with Planning Department approvals, you are required to schedule an inspection with the Department of Building Inspection for a final sign off to complete this permit. Notify the assigned Enforcement Planner when this occurs.

5) **Enforcement Case Closure.** This enforcement case can only be closed after the violations are abated and any assessed fees and penalties are paid in full.

For questions regarding the Planning Code or any Planning Department review processes, you should first contact the staff noted on the cover page of this letter. If staff is not available, you may contact the Planning Information Center at:

49 South Van Ness Avenue, 2nd Floor
San Francisco, CA 94103
Phone: (628) 652-7300
Email: pic@sfgov.org
Website: www.sfplanning.org

To obtain copies of approved Building Permit applications or plans, please contact the Department of Building Inspection ("DBI") – Records Management Division at:

49 South Van Ness Avenue, 4th Floor
San Francisco, CA 94103
Phone: (628) 652-3420
Email: dbi.records3r@sfgov.org
Website: sf.gov/requestbuildingrecords

For questions regarding the Building Permit application process, please contact the Department of Building Inspection ("DBI") at:

49 South Van Ness Avenue, 2nd/5th Floor
San Francisco, CA 94103
Phone: (628) 652-3200
Email: permitcenter@sfgov.org
Website: sf.gov/departments/department-building-inspection

TIMELINE TO RESPOND

The timeline to respond to this Notice of Enforcement is **thirty (30) days** from the date of this notice. Corrective action shall be taken as early as possible. Failure to respond to this notice by correcting the violation or demonstrating compliance with the Planning Code will result in the issuance of a Notice of Violation by the Zoning Administrator. Please note that when assessing one time and total penalties, the Zoning Administrator will take into consideration how responsive the responsible party has been in working with the Planning Department to correct the violation.

Please contact the Enforcement Planner with any questions, to submit evidence of correction, and discuss the corrective steps to abate the violation. Should you need additional time to respond to and/or abate the violation, please discuss this with the Enforcement Planner, who will assist you in developing a reasonable timeline.

ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for "Time and Materials" to recover the cost of correcting the Planning Code violations. **Accordingly, the "Time and Materials" cost associated with the Code Enforcement investigation to date is currently $1,825. The Responsible Party is responsible to pay this fee for any confirmed violation/s.** Additional fees continue to accrue until the violation is abated. The fee is separate from the administrative penalties described above and is not appealable.

FAILURE TO PAY PENALTIES AND FEES

If the Responsible Party fails to pay the "Administrative Penalties" and "Time and Materials" fee to the Planning Department within thirty (30) days of the issuance of Notice of Penalty and Fee, the Zoning Administrator may take action to collect the "Penalties" and any unpaid "Time and Materials" fee owed to the Department, including:

1) Referral of the matter to the Bureau of Delinquent Revenue (BDR) under Chapter 10, Article V, Section 10.39 of the San Francisco Administrative Code. The BDR may apply a 25% surcharge for their collection services. Please note that such surcharge will be considered part of the cost of correcting the violation, and the Responsible Party will be responsible for such charges.

2) Initiation of lien proceedings under Chapter 10, Article XX, Section 10.230 et seq. of the San Francisco Administrative Code; and

3) Requesting the San Francisco Office of City Attorney to pursue collection of the "Administrative Penalties" and "Time and Materials" imposed against the Responsible Party in a civil action.

OTHER APPLICATIONS UNDER CONSIDERATION

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any separate applications for work proposed on the same property. Therefore, any applications not related to abatement of the violation on the subject property will be placed on hold until a corrective action is taken to abate the violation.

We want to assist you to bring the subject property into full compliance with the Planning Code. If you have any questions on the enforcement and appeal processes, or if you need additional time to correct the violation/s please contact the Enforcement Planner noted above and we will assist you in developing a reasonable timeline.

NOTICE OF VIOLATION, ADMINISTRATIVE PENALTIES AND APPEAL RIGHTS

Please Note: This Notice of Enforcement is NOT a Notice of Violation.

Once a Notice of Violation is issued and finalized, administrative penalties of up to $1,000 per day along with any applicable additional penalties for each violation, may be assessed to the Responsible Party for each day beyond the timeline to respond provided in the Notice of Violation, if the violation is not abated. Please note that when assessing one time and total penalties, the Zoning Administrator will take into consideration how responsive the responsible party has been in working with the Planning Department to correct the violation.

Pursuant to Planning Code Section 176(c)(1)(C)(i), the Zoning Administrator is authorized to assess a **one-time penalty of up to $250,000 per violation for the unauthorized removal of one or more Residential Units or unauthorized addition of four or more Residential Units.** Factors and criteria that will be considered when determining this one-time penalty amount are outlined in Resolution No. 21455, adopted by the Planning Commission on November 30, 2023.

To learn more about the one-time penalties, visit our Code Enforcement website (see "Appeal Process," then "Penalties and Fee Payments" section) at: sfplanning.org/code-enforcement.

If the Responsible Party believes that a Notice of Violation to correct a violation of the Planning Code is an abuse of discretion by the Zoning Administrator, the following appeal processes are available:

1) **Zoning Administrator Hearing.** The Responsible Party may request a Zoning Administrator Hearing under Planning Code Section 176 **within thirty (30) days** from the date of the Notice of Violation by submitting to the Enforcement Planner the Request for Zoning Administrator Form (sfplanning.org/resource/request-zoning-administrator-za-hearing) with supporting evidence to the Planning Department. The request will need to show cause as to why this Notice of Violation has been issued in error and should be rescinded. Provide the emails for all parties interested in attending this hearing. The Zoning Administrator shall render a decision on the Notice of Violation within thirty (30) days of such hearing. If the Responsible Party disagrees with the Zoning Administrator's decision, they may then appeal the Zoning Administrator's written decision to the Board of Appeals within thirty (30) days from the date of the decision.

2) **Board of Appeals.** The Responsible Party or any interested party may waive the right to a Zoning Administrator Hearing and proceed directly to appeal the Notice of Violation **within thirty (30) days** from the date of the Notice of Violation to the Board of Appeals located at:

   49 South Van Ness Avenue, Suite 1475
   San Francisco, CA 94103
   Phone: (628) 652-1150
   Email: boardofappeals@sfgov.org
   Website: www.sfgov.org/bdappeal

   If Board of Appeals upholds the Notice of Violation the Board may not reduce the amount of penalty below $200 per day for each day the violation continues unabated.

Penalties are not assessed during the period when the matter is pending either before the Zoning Administrator or before the Board of Appeals. However, if the Responsible Party requests continuance of the appeal without a reasonable cause with the Board of Appeals, the penalties may still be assessed during the continuation period.

Attachments:
Suspension Request dated September 4, 2026

CC: Gaurav Mathur, *via email:* ggmathur@gmail.com
Pujita Mathur, *via email:* pujita90@gmail.com
Troy Kashanipour, *via email:* tk@tkworkshop.com

San Francisco Planning

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

SUSPENSION REQUEST

September 4, 2026

David Kane, S.E., Interim Director
Department of Building Inspection
49 South Van Ness Avenue, Suite 500
San Francisco, CA 94103

Building Permit No.:	202506037833
Property Address:	3829 25TH ST
Block and Lot:	6550 / 040
Height and Bulk:	40//50-R-4
Zoning District:	RH-2, RESIDENTIAL- HOUSE, TWO FAMILY
Staff Contact:	Vincent W. Page II, 628-652-7396, Vincent.W.Page.II@sfgov.org

Dear David Kane,

This letter is to request that the Department of Building Inspection ("DBI") suspend **Building Permit ("BP") No. 202506037833** for the property at **3829 25TH ST.**

The subject permit was issued on December 2, 2025, to allow vertical and horizontal additions to the existing single-family dwelling with removal of 45.2 percent of the Vertical Envelope Elements (exterior wall framing) and 51.4 percent of the Horizontal Elements (horizontal floor and/or roof framing above the first story).

On September 2, 2026, Planning Department staff (Vincent W. Page II) conducted a site visit and confirmed that this scope of work had been exceeded, with (1) all vertical wall framing at the first floor level along the east side property line removed where no removal was approved; and (2) more than 90 percent of the front façade framing removed where removal of not more than 62 percent was approved. A Planning Department Code Enforcement Case No. 2026-007893ENF was opened that same day.

Therefore, the Planning Department respectfully requests that DBI suspend **BP No. 202506037833** to allow the permit holder to first obtain the required Planning Department approvals and, thereafter, any revision permit necessary to document the work undertaken without authorization.

APPEAL: Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit sfgov.org/bdappeal.

David Kane, S.E., Interim Director
Department of Building Inspection
49 South Van Ness Avenue, Suite 500

Suspension Request
3829 25th Street
September 4, 2026

Sincerely,

Kelly Wong
Acting Zoning Administrator

Enc.: Photos dated September 2, 2026

CC: Mathur Pujita & Gauray Gouresh, 3829 25th Street, San Francisco, CA 94114 (Property Owner)
Brett Howard, Senior Building Inspector, DBI via email at brett.howard@sfgov.org
Sean Birmingham, Building Inspector, DBI via email at sean.birmingham@sfgov.org
Kevin Birmingham, Chief Building Inspector, DBI via email at kevin.birmingham@sfgov.org

David Kane, S.E., Interim Director
Department of Building Inspection
49 South Van Ness Avenue, Suite 500

Suspension Request
3831 25th Street
September 4, 2026



Photo 1. The front façade of the subject property with approximately 90% of the vertical framing removed.

David Kane, S.E., Interim Director
Department of Building Inspection
49 South Van Ness Avenue, Suite 500

Suspension Request
3831 25th Street
September 4, 2026



Photo 2. All new framing at 1st floor level along with the east side property line.

Architect and Planning: September 3 (architect to Planner Vincent Page, and his reply), September 4 (architect, two emails), September 8 (architect to Code Enforcement Manager Kelly Wong) and September 16 (Kelly Wong).

3829 25th Street - Section 317

From	tk@tkworkshop.com
To	Vincent.W.Page.II@sfgov.org
Cc	ggmathur@gmail.com, pujita90@gmail.com, yosi@clarity-construction.com, guy@clarity-construction.com
Date	Thu, Sep 3, 2026 at 4:32 PM Pacific
Attachments	Demo Calc Tables 311 & 317 per permit.pdf; Demo Calc Tables 311 & 317 revised.pdf; East Facade Demo Diagram per permit.pdf; East Facade Demo Diagram revised.pdf; East hallway.pdf *(not reproduced)*

Dear Mr. Page,

We met briefly on site when you were called regarding demolition at the front wall of the ongoing construction at 3829 20th Street.

I understand from the homeowner that you have directed DBI to suspend the building permit based on a determination that the project has exceeded the requirements of Planning Code §317.

I understand that there was a slight deviation from the approved façade demolition. I am very confident that the contractor did not intentionally exceed the approved scope. My understanding is that the contractor also called Inspector Birmingham to the site during the work to review certain areas of demolition, which indicates that they were making a conscientious effort to comply with the approved plans.

I have documented in the attached façade drawing and spreadsheet the demolition shown on the approved permit set, as well as the demolition that actually occurred at the front façade. While the calculation is close, based on my review I do not believe the project has exceeded the applicable §317 demolition thresholds. Please see attached drawings and calculations.

I would also like to clarify the work at the ground-floor east-facing wall. Although the original framing was replaced, the existing exterior siding and finishes were maintained in place. Attached is a photograph of the original condition showing 2x4 studs at approximately 32 inches on center. This framing was inadequate to support the floor above and was replaced with 2x6 framing at 16 inches on center.

The wall remains in its original location and continues to serve the same intended function of supporting the floor above. The exterior siding and finishes also remain in place. In my understanding, this type of structural framing replacement, where the existing exterior wall remains in place and its exterior function and configuration are maintained, has been distinguished by the Planning Department from the removal of the exterior wall itself.

My understanding is that Inspector Birmingham observed this area of work prior to your visit and that you have considered the replacement of the framing to constitute demolition of the wall. I would appreciate the opportunity to discuss this issue with Planning before that determination is finalized.

A suspension of the permit would have a significant impact on the Owner. They are a family of four with two young children and are currently renting while their home is under construction. They also have two sets of parents who live with them part-time for extended periods each year. They are therefore carrying both the costs of construction and temporary housing, and a prolonged shutdown could create significant financial hardship and potentially delay their return home by many months.

More broadly, a prolonged construction shutdown would leave an active residential project unfinished and would not serve the neighborhood or the City's interest in maintaining productive construction activity and adding housing. The project also adds a dwelling unit, consistent with the City's objective of preserving and creating additional housing.

The General Contractor, Owner, and I would very much like to work cooperatively with the Planning Department to resolve these issues as efficiently as possible.

We respectfully request an opportunity to present these facts to the Zoning Administrator and obtain a determination as to how §317 applies to the particular circumstances of this project before a Notice of Violation, stop-work action, or permit suspension is finalized. This forum may be at a Zoning Adminstrator Hearing.

Please let me know how we can most efficiently make this presentation to the Zoning Administrator. Allowing the work to continue while this determination is being considered would be the best outcome for the homeowner, the neighborhood, and the city as a whole in my opinion, so we respectfully request that the permits not be suspended until a Zoning Administrator determination.

Thank you for your consideration.

Best,

Troy

--
Troy Kashanipour Architecture. LEED AP
2783K Diamond Street
San Francisco CA, 94131

mobile: 415.290.8844
email:tk@tkworkshop.com

RE: 3829 25th Street - Section 317

From vincent.w.page.ii@sfgov.org
To tk@tkworkshop.com
Cc kelly.wong@sfgov.org, ggmathur@gmail.com, pujita90@gmail.com, yosi@clarity-construction.com, guy@clarity-construction.com
Date Thu, Sep 3, 2026 at 6:18 PM Pacific

Hi Troy,

Thank you for your email and all of this helpful context. I'm glad to hear that you don't think the contractor exceeded the approved scope of work intentionally.

A question for you regarding the east lot line wall – did the contractor obtain a correction notice from DBI before replacing the vertical framing? If a correction notice was not obtained, the framing is considered Removed without authorization.

We have not formally determined if the Project is considered an unlawful demolition. I will review your email with my manager, Kelly Wong (cc'd), and the Zoning Administrator when I return to the office on September 14, before issuing a Notice of Enforcement ("NOE"). An NOE is a courtesy notice issued by the Department to provide the Responsible Party with important information about the enforcement process, prior to issuance of a formal Notice of Violation ("NOV"). The NOE will formally notify you and the owner of the Department's position on whether or not an unlawful demolition has occurred.

A Suspension Request is going to be issued tomorrow, which the property owner will have the opportunity to appeal.

Vincent W. Page II, Planner [he/him]
District 6/Code Enforcement, Current Planning Division
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Direct: 628.652.7396| www.sfplanning.org
San Francisco Property Information Map

[Earlier quoted messages omitted.]

3829 25th Street - Notice of Violation

From tk@tkworkshop.com
To vincent.w.page.ii@sfgov.org
Cc kelly.wong@sfgov.org, ggmathur@gmail.com, pujita90@gmail.com, yosi@clarity-construction.com, guy@clarity-construction.com
Date Fri, Sep 4, 2026 at 1:43 PM Pacific
Attachments NOV - Compaint Number 202661789.pdf *(not reproduced)*

Hi Vincent,

We are ready to turn in the permit to revise the original application. Do I need to turn this in to you digitally with a PRJ or submit this as a building permit application Form 3/8 through the DBI portal? As the DBI portal takes some time to process my hope is that I can submit directly to Planning.

Please advise. The NOV - Complaint is attached.

Kelly, please respond if Vincent is away. You assistance with expediting this is greatly appreciated.

Best,

Troy

Troy Kashanipour Architecture. LEED AP
2783K Diamond Street
San Francisco CA, 94131
mobile: 415.290.8844
email:tk@tkworkshop.com

[Earlier quoted messages omitted.]

3829 25th Street - NOV CORRECTION drawings

From	tk@tkworkshop.com
To	vincent.w.page.ii@sfgov.org
Cc	kelly.wong@sfgov.org, ggmathur@gmail.com, pujita90@gmail.com, yosi@clarity-construction.com, guy@clarity-construction.com
Date	Fri, Sep 4, 2026 at 2:16 PM Pacific
Attachments	3829 25th Street - PLANS.pdf; NOV - Compaint Number 202661789.pdf *(not reproduced)*

Hi Vincent,

Attached are the revised sheets related to the NOV for demolition at the front. We believe we a have a colorable argument that the ground floor east wall should not be included in the demolition calculation given that the portion of the wall that the exterior skin remains, framing was replaced, and that the wall maintains its essential function in the the original location. The 2x6 framing was consistent with the Engineer's direction with this wall as a bearing wall with added posts and hold-downs per the approved permits. We understand that the ZA's input may be required.

Consistent with DBI's request for permit revisions, only the revised sheets are included in the drawings set.

A link to the approved permit and revision permit 1 are provided below:

https://drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?

usp=drive_link

Please let me know what is needed and if this should be submitted through another channel other than this email.

Best,

Troy

Troy Kashanipour Architecture. LEED AP
2783K Diamond Street
San Francisco CA, 94131
mobile: 415.290.8844
email:tk@tkworkshop.com

[Earlier quoted messages omitted.]

3829 25th Street - NOV CORRECTION - REQUEST FOR CALL

From	tk@tkworkshop.com
To	kelly.wong@sfgov.org
Cc	ggmathur@gmail.com, pujita90@gmail.com, yosi@clarity-construction.com, guy@clarity-construction.com, vincent.w.page.ii@sfgov.org
Date	Tue, Sep 8, 2026 at 1:37 PM Pacific
Attachments	NOV - Compaint Number 202661789.pdf; Suspension Request - 3829 25th St.pdf *(not reproduced)*

Hi Kelly,

Since Vincent is away and referred us to you as his supervisor in his absence, I would like to request a phone or video call with you and the Owners to discuss the current permit suspension and the best path toward resolving the issue.

The suspension request provides for an appeal to the Board of Appeals. However, Julie Rosenberg at the Board suggested that, given the questions regarding the facts and the applicable process, the quickest way to resolve the matter may be to first have a discussion with the Zoning Administrator before filing an appeal with the Board of Appeals.

Before taking that step, I think it would also be helpful to understand what would occur if we submit a permit revision addressing the questions concerning the east wall. In particular, we would like to understand how Planning Code Section 317 would be applied to the revision permit.

As I understand the issue, if the current Planning Code requirements are applied, the removal of 50% of the front and rear walls could trigger a Conditional Use Authorization. However, if the code provisions under which the original permit was reviewed are applied, and the work to the east wall is considered a repair rather than demolition, the project may not meet the Section 317 threshold for demolition.

We would also like to understand how the permit revision should be submitted given the existing NOV and suspension—for example, whether it can be submitted in-house, over the counter, or through another process.

We appreciate your help in determining the appropriate path forward and resolving this matter as quickly as possible. The Owners are in a very difficult situation given the current stop-work order, and we would like to find a process that allows the project to move forward while addressing Planning's concerns.

Please let me know when you might be available for a phone or video meeting.

Thank you for your help.

Best,

Troy

Troy Kashanipour Architecture. LEED AP
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mobile: 415.290.8844
email:tk@tkworkshop.com

[Earlier quoted messages omitted.]

RE: 3829 25th Street - NOV CORRECTION - REQUEST FOR CALL

From kelly.wong@sfgov.org
To tk@tkworkshop.com, vincent.w.page.ii@sfgov.org
Cc ggmathur@gmail.com, pujita90@gmail.com, yosi@clarity-construction.com, guy@clarity-construction.com, corey.teague@sfgov.org
Date Wed, Sep 16, 2026 at 5:41 PM Pacific

Hi Troy,

Good seeing you and meeting the owners Gaurav and Pujita during today’s call.

I checked in with the Zoning Administrator (Corey Teague) and he requested that you please send him an email with your request and explanation for a partial suspension at 3829 25th Street at: corey.teague@sfgov.org

Vincent will need to move forward with issuance of the Notice of Enforcement (NOE), which is the courtesy notice that documents the confirmed violation and outline steps to correct the violation. This should go out by the end of next week. The NOE is followed by a formal Notice of Violation (NOV), and then an Order of Abatement that’s recorded to the property’s title. The NOV can be appealed to the ZA or directly to the Board of Appeals (BOA) within 30 days of issuance.

As mentioned, a one-time penalty of up to $250,000 applies to all unauthorized demolitions

pursuant to Planning Code Section 176 (c)(1)(C)(i). This one-time penalty can be appealed to the Board of Appeals (BOA), but it cannot be lowered by the BOA to below $50,000. See below screenshot.

Planning Code Section 176(c)(1)(D)(v):
[image]

Please reach out to @Page, Vincent (CPC) who can provide links to applications to address the violation, as needed.

Let me know if you have any questions.

Thank you,
Kelly

Kelly H. Wong
Code Enforcement Manager (Preservation Manager)
San Francisco Planning

Out of office dates: 9/28-10/7, 11/5-10

[Earlier quoted messages omitted.]

Printed from the Gmail account of Gaurav Mathur (ggmathur@gmail.com) on October 15, 2026. Message text is reproduced as received; tracking-link wrappers added by the City's email filter are removed, and earlier quoted messages are omitted where noted.

DBI response to request to lift the stop-work order
Senior Building Inspector Brett Howard, September 10, 2026, with the owners' request he was answering.

RE: 3829 25th Street - Request for lifting stop work order on NOV 202661789

From brett.howard@sfgov.org
To pujita.mathur@gmail.com
Cc sean.birmingham@sfgov.org, ggmathur@gmail.com, tk@tkworkshop.com, yosi@clarity-construction.com, Daniel@clarity-construction.com, kevin.birmingham@sfgov.org
Date Thu, Sep 10, 2026 at 1:50 PM Pacific

Hello Pujita,

Once a building permit has been suspended via a request from City Planning we are not in a position to allow work to continue.
However I do know that in past cases owners have been permitted to waterproof their building so as to prevent weather damage. If this is what you are requesting, I suggest you reach out to Chief Building Inspector Kevin Birmingham (copied on this email) in order to discuss what might be allowed in your circumstances.
Regards,

[image]Brett Howard
Senior Building Inspector

Department of Building Inspection
City and County of San Francisco
49 S. Van Ness Ave.| 5th Floor
San Francisco | CA 94103
Brett.howard@sfgov.org
Phone: (628) 652-3627

From: Pujita Mathur <pujita.mathur@gmail.com>
Sent: Thursday, September 10, 2026 11:34 AM
To: Howard, Brett (DBI) <brett.howard@sfgov.org>
Cc: Birmingham, Sean (DBI) <sean.birmingham@sfgov.org>; Gaurav Mathur <ggmathur@gmail.com>; Troy Kashanipour <tk@tkworkshop.com>; Yosi Asraf <yosi@clarity-construction.com>; Daniel Cassorla <Daniel@clarity-construction.com>
Subject: 3829 25th Street - Request for lifting stop work order on NOV 202661789

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

Dear Inspector Howard,

My husband and I are the homeowners of 3829 25th Street in Noe Valley, and I’m reaching out regarding the NOV and Stop Work Order issued on September 3. We spoke with Inspector Birmingham, who suggested we reach out to you directly regarding lifting or modifying the Stop Work Order while we work with Planning Department to resolve outstanding issues.

Our home is currently mid-construction; it has no roof or weatherproofing and framing underway on a major renovation. Following the September 3 inspection, DBI issued the Stop Work Order, and Planning subsequently requested suspension of our permit on September 4.

We are not seeking to avoid any required review or permitting process. We are actively working with Planning and the Board of Appeals, and our architect has already submitted updated demolition calculations and drawings for review. However, we understand that resolving the Planning issues and any appeal could take considerable time.

I came across the matter involving 649 28th Street, where I understand DBI and Planning reached an agreement with the owners before the appeal was heard, allowing construction to resume while the permit issues continued to be resolved. We would very much like to explore whether a similar path could be available here.

Because the Stop Work Order was issued by DBI, I’m reaching out to you in the hope that you can help us understand whether there is a way to safely allow work to continue while the Planning process proceeds.

The urgency for us is significant. The house currently has no roof, is not weatherproofed, and is substantially exposed. Leaving it in this condition for an extended period as we approach the rainy season creates a serious risk of property damage. We are also renting nearby with our two young children while construction is underway, and after ten months of construction, an extended shutdown creates a substantial additional financial burden.

We would be very grateful for the opportunity to speak with you briefly and understand whether there is a constructive path to lifting or modifying the Stop Work Order while we work through the Planning issues.

Best,

Pujita Mathur - [phone redacted]
Gaurav Mathur
3829 25th Street

Printed from the Gmail account of Gaurav Mathur (ggmathur@gmail.com) on October 14, 2026. Message text is reproduced as received; tracking-link wrappers added by the City's email filter are removed, and earlier quoted messages are omitted where noted.

Architect to Principal Planner Elizabeth Gordon-Jonckheer, September 23, 2026 (2:11 PM); her reply (6:02 PM); and the architect's follow-up (8:33 PM).

3829 25th Street - 2026-007893PRJ -3829 25TH ST

From tk@tkworkshop.com
To elizabeth.gordon-jonckheer@sfgov.org
Cc ggmathur@gmail.com, pujita90@gmail.com, kelly.wong@sfgov.org, vincent.w.page.ii@sfgov.org
Date Wed, Sep 23, 2026 at 2:11 PM Pacific

Hi Elizabeth,

Kelly from code enforcement suggested that I reach out to you directly regarding the application referenced above. Would it be possible to set up a short video or in-person meeting to confirm the code and applicability of section 209.7 given the requested permit revision? It was suggested by Code Enforcement that we submit documents first and then confirm requirements for neighbor outreach related to section 317.

The Owner's are highly motivated to respond to code enforcement and to obtain permits given the stop work notice that has been placed on the partial construction.

Please let me know if you can spare a few minutes for a call or meeting.

Best,

Troy

Troy Kashanipour Architecture. LEED AP
2783K Diamond Street
San Francisco CA, 94131
mobile: 415.290.8844
email:tk@tkworkshop.com

[Earlier quoted messages omitted.]

Re: 3829 25th Street - 2026-007893PRJ -3829 25TH ST

From elizabeth.gordon-jonckheer@sfgov.org
To tk@tkworkshop.com
Cc ggmathur@gmail.com, pujita90@gmail.com, kelly.wong@sfgov.org, vincent.w.page.ii@sfgov.org
Date Wed, Sep 23, 2026 at 6:02 PM Pacific

Hi Troy,

Thanks for your email. Yes, we can set up a meeting. I am mostly at Commission tomorrow and out of the office on Friday. We can look at next week.

Just so we are on the same page:

*

My understanding is that your current PRJ application is to deal with an unauthorized demolition. There was a previously approved prior project which proposed adding 1 unit, and demolition exceeded the scope of the prior permit approval, therefore, the Department is required to review this project per code under the law of the day.

*

As such, demolition under Code Section 207.9 (Transit Oriented Communities - TOC) applies: SEC. 207.9. MINIMUM DWELLING UNIT DENSITIES AND MINIMUM OFFICE INTENSITIES, USES "BY-RIGHT.". Because the project is in a Tier 2 area and on a lot of 2,905 square feet (sf), five (5) units are required (2905sf/580.8sf =5.00).

*

Section 207.9 states that a Conditional Use Authorizations (CUA) is required for projects that fail to comply minimum density.

Please send me a few available times for next week.

Best,
Elizabeth

Elizabeth Gordon Jonckheer, Principal Planner

Districts 5 & 8 and Historic Preservation, Current Planning Division

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628-652-7365 | www.sfplanning.org

San Francisco Property Information Map

Alert: Payment Phishing Scam

An active phishing scam is targeting applicants with fraudulent requests for permit payments. Please verify the sender's email address AND confirm with your assigned planner before making any payment.

[Earlier quoted messages omitted.]

Re: 3829 25th Street - 2026-007893PRJ -3829 25TH ST

From tk@tkworkshop.com
To elizabeth.gordon-jonckheer@sfgov.org
Cc ggmathur@gmail.com, pujita90@gmail.com, kelly.wong@sfgov.org, vincent.w.page.ii@sfgov.org
Date Wed, Sep 23, 2026 at 8:33 PM Pacific

Hi Elizabeth,

Thanks for the clarification on above. A few follow-up questions:

1. How quickly we can get to CAU hearing?

2. Do you have a sense of what the staff recommendation will be give that this project is fully designed and engineered, and partially constructed?

There is not a clean path toward adding units based on the engineering, existing steel frames, pg&e considerations, fire sprinkler requirements, and existing foundations. More than two units takes the building into the "apartment" classification and leads to a whole number of other challenges with exiting, number of stairways, 2-hour rated walls, etc. There is also the owner's intended use and financial resources as an impediment.

3. Shall we go ahead with the outreach meeting (pre-app) or is there any avenue to waive it given that this is a revision to a previous scope?

I will leave it to the Owners to suggest a time to talk but if you can answer the questions above, especially question 3, that would be very helpful.

Best,

Troy

Troy Kashanipour Architecture. LEED AP
2783K Diamond Street
San Francisco CA, 94131
mobile: 415.290.8844
email:tk@tkworkshop.com

[Earlier quoted messages omitted.]

Printed from the Gmail account of Gaurav Mathur (ggmathur@gmail.com) on October 15, 2026. Message text is reproduced as received; tracking-link wrappers added by the City's email filter are removed, and earlier quoted messages are omitted where noted.

Principal Planner on the Section 317(c)(2) exemption
Elizabeth Gordon-Jonckheer, September 24, 2026.

Re: 3829 25th Street - 2026-007893PRJ -3829 25TH ST

From elizabeth.gordon-jonckheer@sfgov.org
To tk@tkworkshop.com
Cc ggmathur@gmail.com, pujita90@gmail.com, kelly.wong@sfgov.org, vincent.w.page.ii@sfgov.org
Date Thu, Sep 24, 2026 at 11:23 AM Pacific

Hi all -

Regarding the outreach meeting - so if you do that outreach meeting you could qualify for the demo CUA exemption under 317(c)(2), assuming you meet all the other criteria. We can discuss this when we meet. The question for you all is if waiting to submit the CUA applications until you have that meeting is worthwhile since you are already having a CUA hearing for the TOC issue.

I don't have our recommendation on a CUA yet.

I will send an invite for a meeting soon.

Elizabeth

Elizabeth Gordon Jonckheer, Principal Planner

Districts 5 & 8 and Historic Preservation, Current Planning Division

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Exhibit I - request to Zoning adminstrator to lift suspension

Gmail

Pujita Mathur <pujita90@gmail.com>

3829 25th Street - Zoning Administrator request

15 messages

Troy Kashanipour <tk@tkworkshop.com> Fri, Sep 18, 2026 at 12:35 PM
Reply-To: tk@tkworkshop.com
To: "Teague, Corey (CPC)" <corey.teague@sfgov.org>
Cc: Gaurav Mathur <ggmathur@gmail.com>, Pujita Mathur <pujita90@gmail.com>, "Wong, Kelly (CPC)" <kelly.wong@sfgov.org>, "Page, Vincent (CPC)" <vincent.w.page.ii@sfgov.org>

Dear Zoning Administrator Teague,

Julie Lammare of the Board of Appeals suggested that I reach out to you regarding an NOV/NOE for demolition exceeding the scope approved in Permit 202506037833. The permit was suspended

This permit expanded the single family home to add a second unit at the ground floor in addition to expanding horizontally and vertically.

Unfortunately , while the GC was not on-site a subcontractor removed some portions of the front wall and fully replaced framing on a small area of the east wall without the authorization of the building inspector. It certainly was a mistake and miscommunication but not a willful demolition on the part of the General Contractor or the Owners. It is my understanding that the General Contractor did reach out to the building inspector on several occasions pointing to areas of the side walls that required reinforcing and received the okay based on existing conditions. We can provide notes about these conversations. That unfortunately did not happen at the front façade.

We have submitted drawings and an application for a revision permit documenting the added scope.

Under the current code, the project becomes a demolition based on the totality of the demolition of the rear wall, and the amount of demolition at the front façade.

Per the instruction of Kelly Wong we have submitted the revision and have requested clarification on a couple of items from Elizabeth Gordon-Jonckheer.

We believe that the project is eligible for the 317 demolition exemption because of the added unit. What remains unclear is if the revision will then subject the project to the density requirement under Section 209.7, which would require 5 units on this site to be code compliant if the building is considered a demolition. We have submitted a CUA application for section 209.7 just in case this hearing is required.

I am writing to you on behalf of the Owners with a couple of requests.

The Board of Appeals, pointed us to the similar case at 649 28th Street as an example where you were you allowed the Building Department to lift the Stop Work notice while the Planning Applications where in review. The current stop work notice presents a great hardship for Gaurav and Pujita, my clients, as the work is suspended. They are currently renting another home and the added cost of displacement plus additional construction delay presents a significant burden. In addition the home left in the current condition, ready for upper floor framing but with unbraced walls and no weather protection presents a hazard, especially considering the potential significant rain events this winter. The GC was a month behind schedule so the stop work order was issued.

The ask here is that you can allow the continuation of construction, at the Owner's risk, while the Revision permit is under review with Planning and Building Department similar to your allowance at 28th Street.

The second request is for a waiver of the penalty. As I understand it you have discretion about the amount of the fee imposed. We can present to you what I feel should be mitigating factors but the outline is that the General Contractor did make a good faith effort to adhere to the permit drawings. The additional demolition resulted from conditions encountered during construction by a sub contractor and a missed procedural step to consult with the building inspector, not an effort or willfull intent circumvent the approved plan.

The Owner summary of points in support of the two requests is below:

Here are the reasons we believe support our requests above:

1. The violation was not willful or intentional.

The additional demolition was inadvertent and minimal. It increased the front facade from 62% to 83.8% and removed inadequate framing from the east wall to support additional floors above while still maintaining the original siding. Unfortunately there was no corrective notice obtained at the time.

The additional demolition resulted from conditions encountered during construction by a sub contractor and a missed procedural step, not an effort to circumvent the approved plans. The project team has documentation of the underlying conditions and is prepared to pursue the appropriate corrective documentation retroactively if possible. Had the inspectors been informed in time they would likely have deemed the existing framing inadequate.

There are also other instances during this project where unexpected conditions were identified and the contractor stopped and sought DBI guidance before proceeding. Additional details and supporting documentation are included in the attached Construction Factual summary (attached).

2. The additional demolition did not change the approved project or create an additional development benefit.

The building being constructed remains the building Planning reviewed and approved. The building envelope, wall locations, square footage, use, and number of units remain unchanged. The additional demolition did not create additional square footage or development rights or financial gains to the owners. It did not create any nuisance or public health hazards and no tenants were displaced.

Additionally, the approved project itself increases housing on the property by adding an ADU, taking the site from one dwelling unit to two.

3. The project team has responded immediately and in good faith.

Work stopped as directed, and the project team has been actively working with DBI and Planning to resolve the violation. The owners are prepared to make the necessary Planning resubmittal and complete the process ultimately required by the Department.

4. The project was permitted and substantially constructed in reliance on the prior Code.

The change in Code creates an unusual result for this project. Under the demolition methodology in effect when the project was reviewed and permitted, our understanding is that the work as it exists today would remain below the demolition threshold (see attached calculations). Under the current Code, the same project is considered a demolition. However, the current Code also provides an exemption from Conditional Use authorization for qualifying demolitions that add a dwelling unit, as this project does. The material consequence of applying the current Code is therefore the application of the new minimum-density requirements.

Those requirements would increase the minimum density from the two units currently approved and under construction to five units - requiring three additional units and a fundamental redesign of the project which is simply not feasible at this stage of the project.

The owners designed, engineered, financed, and began construction of this project based on a valid permit issued under the rules in effect at the time. By the time the Code changed, they had already incurred substantial costs and construction was well underway. Importantly, they are not seeking to change the project that was approved—the building being constructed remains the same.

Given these circumstances, we would appreciate the opportunity to discuss whether there is a path to allow the owners to complete the project that was already permitted and underway under the rules in effect when their permit was issued, or another mechanism that avoids requiring a fundamental redesign at this stage.

The owners could not have anticipated when they undertook the project that they might later be required to construct five units rather than the two units approved by the City, and they cannot financially absorb that redesign and reconstruction now.

We have summarized the relevant permit history, Code changes and old-versus-current Code analysis in the attached Planning Code & Permit Timeline (attached)

5. Meanwhile, the suspension is creating immediate and escalating harm.

The structure is currently mid-construction, with no roof and without weatherproofing. With the rainy season approaching, leaving the framing exposed while the Planning process proceeds for potentially many months creates a substantial risk of deterioration and physical damage.

The owners are also a family with two young children who stretched their savings to undertake this renovation. They are now carrying the costs of a halted construction project, additional fees while continuing to pay rent for their family elsewhere at a time when rental rates are unprecedentedly high in the city.

The violation did not change the building being constructed, did not result in tenant displacement or additional development benefit, was not willful or intentional, and the project team has acted promptly to resolve it. At the same time, continued suspension leaves an already partially constructed building exposed while a potentially lengthy Planning process moves forward.

For these reasons, we respectfully request that Planning lift the suspension so construction can resume while we work through the required Planning process, and waive the demolition penalty.

We would greatly appreciate an opportunity to meet or speak with you to discuss these requests, including whether the owners' reliance on their issued permit provides a path to complete the approved project under the regulations applicable when it was permitted.

Thank you for your consideration. We are committed to working collaboratively with Planning and DBI to find a path forward.

Pujita and Gaurav.

Attached is a summary of the project timeline, the NOV, the revised plans showing the additional demolition and the suspension request.

The original permit drawings are found at the link below:

https://drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=drive_link

Thank you for your time and consideration. Please let me know if we can have a call with the Owner and the possibility and options for allowing the Owner’s to continue work.

Best,

Troy

Troy Kashanipour Architecture. LEED AP
2783K Diamond Street
San Francisco CA, 94131
mobile: 415.290.8844
email: tk@tkworkshop.com

On 9/16/2026 5:41 PM, Wong, Kelly (CPC) wrote:

Hi Troy,

Exhibit I - request to Zoning adminstrator to lift suspension

Good seeing you and meeting the owners Gaurav and Pujita during today's call.

I checked in with the Zoning Administrator (Corey Teague) and he requested that you please send him an email with your request and explanation for a partial suspension at 3829 25th Street at: corey.teague@sfgov.org

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Planning Code Section 176(c)(1)(D)(v):

(v) **Appeal of Zoning Administrator Determination to the Board of Appeals.** In hearing any appeal of the Zoning Administrator's determination, the Board of Appeals shall consider the above factors. If the Board upholds the Zoning Administrator's decision in whole or in part but reduces the amount of the daily penalty applicable under subsection (c)(1)(A), it may not reduce the amount of the penalty below $200 for each day that the violation exists, excluding the period of time that the matter has been pending either before the Zoning Administrator on a request for hearing or before the Board of Appeals on appeal. If the Board of Appeals upholds the Zoning Administrator's decision in whole or in part with respect to the penalty applicable under subsection (c)(1)(C), but reduces the amount of such penalty, it may not reduce the amount of the penalty below $50,000 for each residential unit added or removed without authorization, or $100,000 for each historic landmark, or contributor to one or more historic districts or conservation districts that are identified in the Appendices to Articles 10 and Article 11 of the Planning Code, or property listed in the California Register of Historical Resources or the National Register of Historic Places, that is significantly damaged or altered, or demolished.

The provision of administrative penalties is intended to secure compliance with and deter violations of the Planning Code and to compensate the City for its costs of enforcement.

Please reach out to @Page, Vincent (CPC) who can provide links to applications to address the violation, as needed.

Let me know if you have any questions.

Thank you,
Kelly

Kelly H. Wong

Code Enforcement Manager (Preservation Manager)

San Francisco Planning

Out of office dates: 9/28-10/7, 11/5-10

From: Troy Kashanipour <tk@tkworkshop.com>
Sent: Tuesday, September 8, 2026 1:37 PM
To: Wong, Kelly (CPC) <kelly.wong@sfgov.org>
Cc: Gaurav Mathur <ggmathur@gmail.com>; Pujita Mathur <pujita90@gmail.com>; Yosi Asraf <yosi@clarity-construction.com>; Guy Smith <guy@clarity-construction.com>; Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>
Subject: 3829 25th Street - NOV CORRECTION - REQUEST FOR CALL

Hi Kelly,

Since Vincent is away and referred us to you as his supervisor in his absence, I would like to request a phone or video call with you and the Owners to discuss the current permit suspension and the best path toward resolving the issue.

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Before taking that step, I think it would also be helpful to understand what would occur if we submit a permit revision addressing the questions concerning the east wall. In particular, we would like to understand how Planning Code Section 317 would be applied to the revision permit.

As I understand the issue, if the current Planning Code requirements are applied, the removal of 50% of the front and rear walls could trigger a Conditional Use Authorization. However, if the code provisions under which the original permit was reviewed are applied, and the work to the east wall is considered a repair rather than demolition, the project may not meet the Section 317 threshold for demolition.

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We appreciate your help in determining the appropriate path forward and resolving this matter as quickly as possible. The Owners are in a very difficult situation given the current stop-work order, and we would like to find a process that allows the project to move forward while addressing Planning's concerns.

Please let me know when you might be available for a phone or video meeting.

Thank you for your help.

Best,

Troy

Troy Kashanipour Architecture. LEED AP

2783K Diamond Street

San Francisco CA, 94131

mobile: 415.290.8844

email: tk@tkworkshop.com

On 9/4/2026 2:16 PM, Troy Kashanipour wrote:

> Hi Vincent,
>
> Attached are the revised sheets related to the NOV for demolition at the front. We believe we a have a colorable argument that the ground floor east wall should not be included in the demolition calculation given that the portion of the wall that the exterior skin remains, framing was replaced, and that the wall maintains its essential function in the the original location. The 2x6 framing was consistent with the Engineer's direction with this wall as a bearing wall with added posts and hold-downs per the approved permits. We understand that the ZA's input may be required.
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> Consistent with DBI's request for permit revisions, only the revised sheets are included in the drawings set.
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> A link to the approved permit and revision permit 1 are provided below:
>
> https://url.avanan.click/v2/r01/___https://drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=drive_link___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OmJhZDg6NTQ0M2UwZTM3MWI3NDY0NDRhNGE3MTc0MDRmZmEwYjBiMjViYTU2N2NiNzZkYWNmZWViMTU5ZjUzMWJiNzFiNjp0OlQ6Tg
>
> Please let me know what is needed and if this should be submitted through another channel other than this email.
>
> Best,
>
> Troy
>
> Troy Kashanipour Architecture. LEED AP
>
> 2783K Diamond Street
>
> San Francisco CA, 94131
>
> mobile: 415.290.8844
>
> email: tk@tkworkshop.com
>
> On 9/4/2026 1:43 PM, Troy Kashanipour wrote:
>
> > Hi Vincent,
> >
> > We are ready to turn in the permit to revise the original application. Do I need to turn this in to you digitally with a PRJ or submit this as a building permit application Form 3/8 through the DBI portal? As the DBI portal takes some time to process my hope is that I can submit directly to Planning.
> >
> > Please advise. The NOV - Complaint is attached.
> >
> > Kelly, please respond if Vincent is away. You assistance with expediting this is greatly appreciated.
> >
> > Best,
> >
> > Troy
> >
> > Troy Kashanipour Architecture. LEED AP
> >
> > 2783K Diamond Street
> >
> > San Francisco CA, 94131
> >
> > mobile: 415.290.8844
> >
> > email: tk@tkworkshop.com
> >
> > On 9/3/2026 6:18 PM, Page, Vincent (CPC) wrote:
> >
> > > Hi Troy,
> > >
> > > Thank you for your email and all of this helpful context. I'm glad to hear that you don't think the contractor exceeded the approved scope of work intentionally.

Exhibit I - request to Zoning adminstrator to lift suspension

A question for you regarding the east lot line wall – did the contractor obtain a correction notice from DBI before replacing the vertical framing? If a correction notice was not obtained, the framing is considered Removed without authorization.

We have not formally determined if the Project is considered an unlawful demolition. I will review your email with my manager, Kelly Wong (cc'd), and the Zoning Administrator **when I return to the office on September 14,** before issuing a Notice of Enforcement ("NOE"). An NOE is a courtesy notice issued by the Department to provide the Responsible Party with important information about the enforcement process, prior to issuance of a formal Notice of Violation ("NOV"). The NOE will formally notify you and the owner of the Department's position on whether or not an unlawful demolition has occurred.

A Suspension Request is going to be issued tomorrow, which the property owner will have the opportunity to appeal.

Vincent W. Page II, Planner [he/him]

District 6/Code Enforcement, Current Planning Division

San Francisco Planning Department

49 South Van Ness Avenue, Suite 1400

San Francisco, CA 94103

Direct: 628.652.7396| https://url.avanan.click/v2/r01/___www.sfplanning.org___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OmVhZGQ6ZjMzZmJmNzhmM2MzZWJmNTEzYWNiNTQwM2Y0MzNmZDQzM2NiNWQ4Y2EwZjMxMTM0OTEzMjNhMThiNDk1ZjQ3Nzp0OlQ6Tg

San Francisco Property Information Map

From: Troy Kashanipour <tk@tkworkshop.com>
Sent: Thursday, September 3, 2026 4:32 PM
To: Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>
Cc: Gaurav Mathur <ggmathur@gmail.com>; Pujita Mathur <pujita90@gmail.com>; Yosi Asraf <yosi@clarity-construction.com>; Guy Smith <guy@clarity-construction.com>
Subject: 3829 25th Street - Section 317

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

Dear Mr. Page,

We met briefly on site when you were called regarding demolition at the front wall of the ongoing construction at 3829 20th Street.

I understand from the homeowner that you have directed DBI to suspend the building permit based on a determination that the project has exceeded the requirements of Planning Code §317.

I understand that there was a slight deviation from the approved façade demolition. I am very confident that the contractor did not intentionally exceed the approved scope. My understanding is that the contractor also called Inspector Birmingham to the site during the work to review certain areas of demolition, which indicates that they were making a conscientious effort to comply with the approved plans.

I have documented in the attached façade drawing and spreadsheet the demolition shown on the approved permit set, as well as the demolition that actually occurred at the front façade. While the calculation is close, based on my review I do not believe the project has exceeded the applicable §317 demolition thresholds. Please see attached drawings and calculations.

I would also like to clarify the work at the ground-floor east-facing wall. Although the original framing was replaced, the existing exterior siding and finishes were maintained in place. Attached is a photograph of the original condition showing 2x4 studs at approximately 32 inches on center. This framing was inadequate to support the floor above and was replaced with 2x6 framing at 16 inches on center.

The wall remains in its original location and continues to serve the same intended function of supporting the floor above. The exterior siding and finishes also remain in place. In my understanding, this type of structural framing replacement, where the existing exterior wall remains in place and its exterior function and configuration are maintained, has been distinguished by the Planning Department from the removal of the exterior wall itself.

My understanding is that Inspector Birmingham observed this area of work prior to your visit and that you have considered the replacement of the framing to constitute demolition of the wall. I would appreciate the opportunity to discuss this issue with Planning before that determination is finalized.

A suspension of the permit would have a significant impact on the Owner. They are a family of four with two young children and are currently renting while their home is under construction. They also have two sets of parents who live with them part-time for extended periods each year. They are therefore carrying both the costs of construction and temporary housing, and a prolonged shutdown could create significant financial hardship and potentially delay their return home by many months.

More broadly, a prolonged construction shutdown would leave an active residential project unfinished and would not serve the neighborhood or the City's interest in maintaining productive construction activity and adding housing. The project also adds a dwelling unit, consistent with the City's objective of preserving and creating additional housing.

The General Contractor, Owner, and I would very much like to work cooperatively with the Planning Department to resolve these issues as efficiently as possible.

We respectfully request an opportunity to present these facts to the Zoning Administrator and obtain a determination as to how §317 applies to the particular circumstances of this project before a Notice of Violation, stop-work action, or permit suspension is finalized. This forum may be at a Zoning Adminstrator Hearing.

Please let me know how we can most efficiently make this presentation to the Zoning Administrator. Allowing the work to continue while this determination is being considered would be the best outcome for the homeowner, the neighborhood, and the city as a whole in my opinion, so we respectfully request that the permits not be suspended until a Zoning Administrator determination.

Thank you for your consideration.

Best,

Troy

--

Troy Kashanipour Architecture. LEED AP

2783K Diamond Street

San Francisco CA, 94131

mobile: 415.290.8844

email: tk@tkworkshop.com

4 attachments

3829 25th St - Timeline.pdf
36K

3829 25th Street - PLANS REVISED SHEETS.pdf
1837K

NOV - Compaint Number 202661789.pdf
516K

Suspension Request - 3829 25th St.pdf
636K

Gaurav Mathur <ggmathur@gmail.com> Tue, Sep 22, 2026 at 2:17 PM
To: tk@tkworkshop.com
Cc: "Teague, Corey (CPC)" <corey.teague@sfgov.org>, Pujita Mathur <pujita90@gmail.com>, "Wong, Kelly (CPC)" <kelly.wong@sfgov.org>, "Page, Vincent (CPC)" <vincent.w.page.ii@sfgov.org>, Daniel Cassorla <daniel@clarity-construction.com>

Hey Mr. Teague,

I wanted to see if you had a chance to read Troy's note. We'd love to schedule a call to discuss it further. Also, I wanted to let you know that we did file an appeal on Monday as the deadline was approaching but we'd much rather find a resolution with you.

Thanks,
Gaurav & Pujita (Home Owners @ 3829 25th St, San Francisco, CA 94114)
[Quoted text hidden]
--
Gaurav G. Mathur

Pujita Mathur <pujita90@gmail.com> Thu, Sep 24, 2026 at 1:23 PM
To: Gaurav Mathur <ggmathur@gmail.com>
Cc: tk@tkworkshop.com, "Teague, Corey (CPC)" <corey.teague@sfgov.org>, "Wong, Kelly (CPC)" <kelly.wong@sfgov.org>, "Page, Vincent (CPC)" <vincent.w.page.ii@sfgov.org>, Daniel Cassorla <daniel@clarity-construction.com>

Dear Mr. Teague,

I am following up on Troy's September 18 email. We understand you have many matters requiring your attention, but our situation is becoming increasingly urgent and we would really appreciate a chance to speak with you.

The suspension has left the property mid-construction significantly exposed, without any walls, a completed roof or weatherproofing as the rainy season approaches. This is not only unsustainable for our family; leaving the structure exposed also creates a growing risk of rain-related damage to the property and potentially to neighboring properties. The continued delay is also causing significant financial strain.

Our appeal is not scheduled to be heard until November 4, and the parallel Planning process could take several months. Leaving the structure exposed and the project entirely inactive during that time would be extremely difficult for our family and could result in avoidable damage.

We would greatly appreciate the opportunity to meet with you sooner to discuss the situation and a reasonable path forward. We will make ourselves available at any time convenient for you for a brief call or in person meeting.

Thank you for your consideration.

Best,
Gaurav and Pujita Mathur
Homeowners, 3829 25th Street
[Quoted text hidden]
--
Pujita Mathur

Wong, Kelly (CPC) <kelly.wong@sfgov.org> Thu, Sep 24, 2026 at 6:01 PM
To: Pujita Mathur <pujita90@gmail.com>, Gaurav Mathur <ggmathur@gmail.com>
Cc: "tk@tkworkshop.com" <tk@tkworkshop.com>, "Page, Vincent (CPC)" <vincent.w.page.ii@sfgov.org>, Daniel Cassorla <daniel@clarity-construction.com>, "Teague, Corey (CPC)" <corey.teague@sfgov.org>

Dear Gaurav & Pujita,

Thank you for your email and for your patience as we have reviewed this matter. I met with the Zoning Administrator (ZA) regarding your request. As he was scheduled to be out of the office beginning yesterday, he asked that I review this matter in his absence and make a determination.

Permit and Enforcement History

I reviewed the relevant permit and enforcement history, which is as follows:

- **December 2, 2025** – Building Permit Application No. 202506037833 was issued for a third-story vertical addition and rooftop terrace, the addition of a second dwelling unit at the lower level, and replacement of the front stairs and second-level entry.
- **December 4, 2025** – DBI Inspector (Sean) Birmingham conducted a start-work inspection and discussed with the contractor the requirement to follow the approved demolition plans.
- **May 21, 2026** – DBI Inspector Birmingham conducted a site verification inspection and met with the project manager to review the approved demolition plans. During the inspection, he explained that the demolition work was not to exceed what was approved under the permit. The contractor identified a section on the ground floor that appeared to be new and confirmed that it had been completed a couple years earlier.
- **September 2, 2026** – Planning Enforcement Case No. 2026-007893ENF was opened. Planning staff (Vincent Page) conducted a site visit and confirmed that work undertaken exceeded Planning's approval.
- **September 3, 2026** – DBI Notice of Violation No. 202661789 was issued for work exceeding the approved permit, calling out removal of framing on the front and east elevations.
- **September 4, 2026** – Planning Department sent a Suspension Request to DBI.

I also spoke with DBI Inspector Birmingham regarding this project. He confirmed that, during his site inspections, he repeatedly advised the contractor to follow the approved demolition plans and not to remove materials beyond the scope authorized by the permit. This direction is reflected in his inspection history notes.

As discussed with you and your architect, Troy Kashanipour, during our meeting on Wednesday, September 16, 2026, DBI Inspectors would typically issue a Correction Notice when existing materials are identified as requiring removal due to their poor condition. Areas covered by a Correction Notice would not be included in the demolition calculations under Planning Code Section 317. Inspector Birmingham confirmed that he did not issue any Correction Notices for this property.

I also want to address Troy's comment that your contractor received approval from the DBI Inspector to reinforce the existing structure. Reinforcement by sistering (attaching new members to existing members while leaving the existing members in place) is permitted and does not count toward the demolition calculations under Planning Code Section 317.

Our review indicates that the demolition exceeded the scope authorized under the approved permit. Specifically, our site visit notes and photographs document the removal of several walls beyond what was approved. Approximately 30% more of the front façade was removed than authorized, as well as approximately 50% more of the east elevation. In addition, our notes also indicate that approximately 30% more of the existing first-floor walls along the west elevation were removed than approved.

I understand that you have referenced a prior case involving the property at 649 28th Street. That situation is distinguishable from this project because the work exceeding the approved permits in that case was limited to the front façade. Here, the work exceeding the approved permits occurred at multiple locations and elevations of the existing building, including the front façade, east elevation, and west elevation. The scope and extent of the work therefore differ from the circumstances presented in the 28th Street case.

Based on the above, Planning will not be lifting the suspension at this time, either in whole or in part. I understand that this is not the outcome you were hoping for, and I recognize the significant challenges that the continued suspension presents, particularly with the structure

currently exposed and the rainy season approaching.

Penalty Waiver Request
I am not able to review your request regarding penalties, as the final determination of penalties is within the ZA's authority.

Please note that the penalty determination will occur later in the enforcement process. I know we just issued the Notice of Enforcement (NOE) earlier this week. The next notice will be the Notice of Violation (NOV), which will include the final determination of the one-time penalty. Just so you are aware, the ZA will schedule a meeting with you to discuss the one-time penalty before his final determination. You are welcome to submit any information you believe should be considered in determining the one-time penalty in a separate email.

The ZA will consider good-faith efforts to promptly abate the violation, including timely responses to plan check comments and advancing the required Planning applications and permits. I see that you have already filed Project Application No. 2026-007893PRJ and Conditional Use Authorization Application No. 2026-007893CUA, both on September 17, 2026.

Temporary Protection

To address the immediate concern regarding weather exposure while the project is inactive, Inspector Birmingham has confirmed that temporary measures may be installed to protect the building and prevent damage while the appeal is pending. Planning supports taking these temporary protective measures while you await the November 4 appeal hearing.

Please reach out to Inspector Birmingham directly regarding the appropriate next steps and any requirements for implementing the temporary weather-protection measures.

Next Steps

Vincent will work on issuing the Notice of Enforcement, which will document the violation and outline steps to correct this.

Let me know if you have any questions regarding the above.

Thank you,
Kelly

Kelly H. Wong

Code Enforcement Manager (Preservation Manager)

San Francisco Planning

Out of office dates: 9/28-10/7, 11/5-10

[Quoted text hidden]

Daniel Cassorla <daniel@clarity-construction.com> Thu, Sep 24, 2026 at 10:05 PM
To: Kelly Wong <kelly.wong@sfgov.org>
Cc: Pujita Mathur <pujita90@gmail.com>, Gaurav Mathur <ggmathur@gmail.com>, Troy Kashanipour <tk@tkworkshop.com>, Vincent Page <vincent.w.page.ii@sfgov.org>, Daniel Cassorla <daniel@clarity-construction.com>, Corey Teague <corey.teague@sfgov.org>, Yosi Asraf <yosi@clarity-construction.com>

Hi Kelly,

This is Daniel Cassorla, the general contractor of record for this project and owner of Clarity Construction.

Thank you for reviewing this matter. We understand the seriousness of the situation and sincerely regret that the project has reached this point. We respectfully ask that you consider the following clarifications and attached documentation and allow us an opportunity to review these conditions with you on site.

West wall and May 21 inspection

On May 21, 2026, we specifically called Inspector Birmingham to review the existing west-wall condition. After removing the drywall, we observed that some of the existing framing on the garage side appeared newer than the older 2x4 framing elsewhere. We wanted to make sure this previously existing framing was documented and would not be mistaken for framing newly installed during this project.

Our understanding is that Inspector Birmingham observed and documented this condition during that inspection. The existing framing was retained, with new looking members , That existing wall remains in place today.

For that reason, we respectfully dispute the finding that additional demolition occurred in this area along the west elevation. Please review the attached photographs together with the May 21 inspection record and identify the specific section you believe was removed.

We would welcome another site review to resolve this discrepancy. We raised this condition with DBI in May, several months before the September suspension, specifically to clarify and document what was already there.

The existing upper-floor walls on both the west and east sides were also retained and were not demolished.

Front façade and coordination of the drawings

Exhibit I - request to Zoning adminstrator to lift suspension

At the lower floor, the design called for the wall beside the garage to move approximately two feet inward. During the foundation work, the existing wall in this area was left without support below. The attached marked-up excerpts of the existing and proposed first-floor plans identify this location and illustrate our understanding of the required work.

Separately, installation of the approved moment frame above the garage opening required removal of additional wood framing to install and properly seat the steel members.

These conditions appeared to create conflicts between the proposed construction and the demolition-retention drawings. We acknowledge that we should have stopped and obtained clarification and the required DBI documentation before proceeding with additional removal.

We respectfully request an opportunity to review these specific locations with Planning, DBI, and the design team.

May 21 email requesting clarification

Following the May 21 inspection, we emailed Troy regarding an apparent discrepancy involving the front staircase and front facade . A copy of that email is attached.

The demolition calculation appeared to show only partial removal of the stairs, while the proposed design appeared to require the staircase to be demolished, shifted, and rebuilt. We specifically asked how this work should be carried out consistently with the demolition calculation.

We recognize that this email concerned the staircase and did not authorize additional wall removal. However, it documents that we were reviewing the demolition requirements , took it seriously , identifying apparent conflicts, and seeking clarification during construction, well before the current enforcement action.

East wall

The affected approximately 22-foot section of the east wall was originally intended to remain. After the existing footing was exposed and determined to be insufficient, the engineer of record required a new footing in that area. No demolition of this wall had been planned before that condition was discovered.

The foundation subcontractor had been advised of the demolition-retention requirements. However, during the excavation, footing work, and formwork operations, portions of the existing framing became disturbed and came apart, and the affected framing was removed.

The exterior siding remained in place throughout the work. At the time, we believed retaining that exterior surface satisfied the intended retention requirement. We now understand that retaining the siding did not substitute for retaining the required framing or obtaining the required Correction Notice and approval before removal.

The attached east-wall photograph illustrates the exposed wall condition and foundation work at that stage. We respectfully ask that the footing condition, the engineer-required foundation changes, and the construction sequence be considered when reviewing how this removal occurred.

Our efforts to comply

We took the demolition limits seriously. We called DBI to review existing wall conditions, sought clarification from the architect when we identified apparent conflicts, retained and reinforced the existing west-wall framing, and preserved the upper-floor east and west walls.

We understand that these efforts do not undo the additional removal or excuse the procedural steps we missed. We do believe the documentation supports our explanation that this was not an intentional effort by Clarity Construction to disregard the approved plans or exceed the permitted demolition.

Protection of the property and neighboring buildings

There is also an urgent concern at the locations where the former roof connected to the neighboring walls on both sides of the property. Those connection areas are now exposed and damaged.

Given the configuration of these connections, we are concerned that tarps or temporary coverings alone may not adequately prevent water intrusion. We would like the engineer and Inspector Birmingham to assess these conditions promptly and determine whether localized flashing, weatherproofing repairs, or other specifically authorized work is necessary.

Thank you for confirming that temporary protective measures may be undertaken in coordination with Inspector Birmingham. We will work with him and the engineer to define the necessary scope and obtain any required authorization before proceeding.

We would appreciate prompt guidance on how to address these adjoining-wall conditions while the project remains suspended.

This issue with former roof and Neigbor water intrusion is to try explain the urgency we trying to get your help with lift the stop work .

We are not trying to make excuses. Our goal is to accurately explain what occurred, acknowledge where our process fell short, and resolve the situation in full coordination with Planning and DBI.

The continued suspension is placing a significant strain on the homeowners. We respectfully ask for your compassion, leniency, and reconsideration in light of these clarifications and the supporting documentation.

Could we arrange a site meeting with Planning, DBI, the design team, and Clarity Construction to review the disputed west-wall finding, the east-wall and front-façade conditions, and the necessary protective work issue for help us with this . We hope this review will help establish a clear path toward safely completing the approved project.

We do asking your forgiveness for this matter and want you to know how serious we took this demo calc steps .

Thank you for your time and consideration.

Best regards,

Daniel Cassorla
General Contractor of Record
Owner, Clarity Construction
daniel@clarity-construction.com

Attachments:

1. May 21, 2026 email from Yosi to Troy requesting clarification of the front-stair demolition calculation.
2. Marked-up existing first-floor plan identifying the front-wall area beside the garage.
3. Marked-up proposed first-floor plan identifying the corresponding entry and wall location.
4. East-wall photograph showing the exposed wall condition and foundation work.
5. Photographs documenting the retained upper-floor east and west walls.
6. Photographs documenting the retained west-wall framing.

Exhibit I - request to Zoning adminstrator to lift suspension

On Fri, 25 Sep 2026 01:01:51 +0000, "Wong, Kelly (CPC)" <kelly.wong@sfgov.org> wrote:

Dear Gaurav & Pujita,
Thank you for your email and for your patience as we have reviewed this matter. I met with the Zoning Administrator (ZA) regarding your request. As he was scheduled to be out of the office beginning yesterday, he asked that I review this matter in his absence and make a determination.
Permit and Enforcement History
I reviewed the relevant permit and enforcement history, which is as follows:
* December 2, 2025 – Building Permit Application No. 202506037833<https://dbiweb02.sfgov.org/dbipts/default.aspx?page=Permit&PermitNumber=202506037833&Stepin=1> was issued for a third-story vertical addition and rooftop terrace, the addition of a second dwelling unit at the lower level, and replacement of the front stairs and second-level entry.
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I also spoke with DBI Inspector Birmingham regarding this project. He confirmed that, during his site inspections, he repeatedly advised the contractor to follow the approved demolition plans and not to remove materials beyond the scope authorized by the permit. This direction is reflected in his inspection history notes.
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Based on the above, Planning will not be lifting the suspension at this time, either in whole or in part. I understand that this is not the outcome you were hoping for, and I recognize the significant challenges that the continued suspension presents, particularly with the structure currently exposed and the rainy season approaching.
Penalty Waiver Request
I am not able to review your request regarding penalties, as the final determination of penalties is within the ZA's authority.
Please note that the penalty determination will occur later in the enforcement process. I know we just issued the Notice of Enforcement (NOE) earlier this week. The next notice will be the Notice of Violation (NOV), which will include the final determination of the one-time penalty. Just so you are aware, the ZA will schedule a meeting with you to discuss the one-time penalty before his final determination. You are welcome to submit any information you believe should be considered in determining the one-time penalty in a separate email.
The ZA will consider good-faith efforts to promptly abate the violation, including timely responses to plan check comments and advancing the required Planning applications and permits. I see that you have already filed Project Application No. 2026-007893PRJ and Conditional Use Authorization Application No. 2026-007893CUA, both on September 17, 2026.
Temporary Protection
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Please reach out to Inspector Birmingham directly regarding the appropriate next steps and any requirements for implementing the temporary weather-protection measures.
Next Steps
Vincent will work on issuing the Notice of Enforcement, which will document the violation and outline steps to correct this.
Let me know if you have any questions regarding the above.
Thank you,
Kelly
Kelly H. Wong
Code Enforcement Manager (Preservation Manager)
San Francisco Planning
Out of office dates: 9/28-10/7, 11/5-10
From: Pujita Mathur <pujita90@gmail.com>
Sent: Thursday, September 24, 2026 1:23 PM
To: Gaurav Mathur <ggmathur@gmail.com>
Cc: tk@tkworkshop.com; Teague, Corey (CPC) <corey.teague@sfgov.org>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>; Daniel Cassorla <daniel@clarity-construction.com>
Subject: Re: 3829 25th Street - Zoning Administrator request
Dear Mr. Teague,
I am following up on Troy's September 18 email. We understand you have many matters requiring your attention, but our situation is becoming increasingly urgent and we would really appreciate a chance to speak with you.
The suspension has left the property mid-construction significantly exposed, without any walls, a completed roof or weatherproofing as the rainy season approaches. This is not only unsustainable for our family; leaving the structure exposed also creates a growing risk of rain-related damage to the property and potentially to neighboring properties. The continued delay is also causing significant financial strain.
Our appeal is not scheduled to be heard until November 4, and the parallel Planning process could take several months. Leaving the structure exposed and the project entirely inactive during that time would be extremely difficult for our family and could result in avoidable damage.
We would greatly appreciate the opportunity to meet with you sooner to discuss the situation and a reasonable path forward. We will make ourselves available at any time convenient for you for a brief call or in person meeting.
Thank you for your consideration.
Best,
Gaurav and Pujita Mathur
Homeowners, 3829 25th Street

Exhibit I - request to Zoning adminstrator to lift suspension

On Tue, Sep 22, 2026 at 2:17 PM Gaurav Mathur <ggmathur@gmail.com<mailto:ggmathur@gmail.com>> wrote:
Hey Mr. Teague,
I wanted to see if you had a chance to read Troy's note. We'd love to schedule a call to discuss it further. Also, I wanted to let you know that we did file an appeal on Monday as the deadline was approaching but we'd much rather find a resolution with you.
Thanks,
Gaurav & Pujita (Home Owners @ 3829 25th St, San Francisco, CA 94114<https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/3829+25th+St,+San+Francisco,+CA+94114?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjVjNjQ6MzdiODQzYzRlOTBkZDVkNGM5YzkwYzA3Njg0YTE1ZTRlYTNhZTEyN2U1MjU4MTg0YWNiZGFhNTRkNjYwMDExYzpoOlQ6Tg>)
On Fri, Sep 18, 2026 at 12:35 PM Troy Kashanipour <tk@tkworkshop.com<mailto:tk@tkworkshop.com>> wrote:
Dear Zoning Administrator Teague,
Julie Lammare of the Board of Appeals suggested that I reach out to you regarding an NOV/NOE for demolition exceeding the scope approved in Permit 202506037833. The permit was suspended
This permit expanded the single family home to add a second unit at the ground floor in addition to expanding horizontally and vertically.
Unfortunately , while the GC was not on-site a subcontractor removed some portions of the front wall and fully replaced framing on a small area of the east wall without the authorization of the building inspector. It certainly was a mistake and miscommunication but not a willful demolition on the part of the General Contractor or the Owners. It is my understanding that the General Contractor did reach out to the building inspector on several occasions pointing to areas of the side walls that required reinforcing and received the okay based on existing conditions. We can provide notes about these conversations. That unfortunately did not happen at the front façade.
We have submitted drawings and an application for a revision permit documenting the added scope.
Under the current code, the project becomes a demolition based on the totality of the demolition of the rear wall, and the amount of demolition at the front façade.
Per the instruction of Kelly Wong we have submitted the revision and have requested clarification on a couple of items from Elizabeth Gordon-Jonckheer.
We believe that the project is eligible for the 317 demolition exemption because of the added unit. What remains unclear is if the revision will then subject the project to the density requirement under Section 209.7, which would require 5 units on this site to be code compliant if the building is considered a demolition. We have submitted a CUA application for section 209.7 just in case this hearing is required.
I am writing to you on behalf of the Owners with a couple of requests.
The Board of Appeals, pointed us to the similar case at 649 28th Street as an example where you were you allowed the Building Department to lift the Stop Work notice while the Planning Applications where in review. The current stop work notice presents a great hardship for Gaurav and Pujita, my clients, as the work is suspended. They are currently renting another home and the added cost of displacement plus additional construction delay presents a significant burden. In addition the home left in the current condition, ready for upper floor framing but with unbraced walls and no weather protection presents a hazard, especially considering the potential significant rain events this winter. The GC was a month behind schedule so the stop work order was issued.
The ask here is that you can allow the continuation of construction, at the Owner’s risk, while the Revision permit is under review with Planning and Building Department similar to your allowance at 28th Street.
The second request is for a waiver of the penalty. As I understand it you have discretion about the amount of the fee imposed. We can present to you what I feel should be mitigating factors but the outline is that the General Contractor did make a good faith effort to adhere to the permit drawings. The additional demolition resulted from conditions encountered during construction by a sub contractor and a missed procedural step to consult with the building inspector, not an effort or willfull intent circumvent the approved plan.
The Owner summary of points in support of the two requests is below:
Here are the reasons we believe support our requests above:
* The violation was not willful or intentional.
The additional demolition was inadvertent and minimal. It increased the front facade from 62% to 83.8% and removed inadequate framing from the east wall to support additional floors above while still maintaining the original siding. Unfortunately there was no corrective notice obtained at the time.
The additional demolition resulted from conditions encountered during construction by a sub contractor and a missed procedural step, not an effort to circumvent the approved plans. The project team has documentation of the underlying conditions and is prepared to pursue the appropriate corrective documentation retroactively if possible. Had the inspectors been informed in time they would likely have deemed the existing framing inadequate.
There are also other instances during this project where unexpected conditions were identified and the contractor stopped and sought DBI guidance before proceeding. Additional details and supporting documentation are included in the attached Construction Factual summary (attached).
2. The additional demolition did not change the approved project or create an additional development benefit.
The building being constructed remains the building Planning reviewed and approved. The building envelope, wall locations, square footage, use, and number of units remain unchanged. The additional demolition did not create additional square footage or development rights or financial gains to the owners. It did not create any nuisance or public health hazards and no tenants were displaced.
Additionally, the approved project itself increases housing on the property by adding an ADU, taking the site from one dwelling unit to two.
3. The project team has responded immediately and in good faith.
Work stopped as directed, and the project team has been actively working with DBI and Planning to resolve the violation. The owners are prepared to make the necessary Planning resubmittal and complete the process ultimately required by the Department.
4. The project was permitted and substantially constructed in reliance on the prior Code.
The change in Code creates an unusual result for this project. Under the demolition methodology in effect when the project was reviewed and permitted, our understanding is that the work as it exists today would remain below the demolition threshold (see attached calculations). Under the current Code, the same project is considered a demolition. However, the current Code also provides an exemption from Conditional Use authorization for qualifying demolitions that add a dwelling unit, as this project does. The material consequence of applying the current Code is therefore the application of the new minimum-density requirements.
Those requirements would increase the minimum density from the two units currently approved and under construction to five units - requiring three additional units and a fundamental redesign of the project which is simply not feasible at this stage of the project.
The owners designed, engineered, financed, and began construction of this project based on a valid permit issued under the rules in effect at the time. By the time the Code changed, they had already incurred substantial costs and construction was well underway. Importantly, they are not seeking to change the project that was approved—the building being constructed remains the same.
Given these circumstances, we would appreciate the opportunity to discuss whether there is a path to allow the owners to complete the project that was already permitted and underway under the rules in effect when their permit was issued, or another mechanism that avoids requiring a fundamental redesign at this stage.
The owners could not have anticipated when they undertook the project that they might later be required to construct five units rather than the two units approved by the City, and they cannot financially absorb that redesign and reconstruction now.
We have summarized the relevant permit history, Code changes and old-versus-current Code analysis in the attached Planning Code & Permit Timeline (attached)
5. Meanwhile, the suspension is creating immediate and escalating harm.
The structure is currently mid-construction, with no roof and without weatherproofing. With the rainy season approaching, leaving the framing exposed while the Planning process proceeds for potentially many months creates a substantial risk of deterioration and physical damage.
The owners are also a family with two young children who stretched their savings to undertake this renovation. They are now carrying the costs of a halted construction project, additional fees while continuing to pay rent for their family elsewhere at a time when rental rates are unprecedentedly high in the city.
The violation did not change the building being constructed, did not result in tenant displacement or additional development benefit, was not willful or intentional, and the project team has acted promptly to resolve it. At the same time, continued suspension leaves an already partially constructed building exposed while a potentially lengthy Planning process moves forward.
For these reasons, we respectfully request that Planning lift the suspension so construction can resume while we work through the required Planning

process, and waive the demolition penalty.
We would greatly appreciate an opportunity to meet or speak with you to discuss these requests, including whether the owners' reliance on their issued permit provides a path to complete the approved project under the regulations applicable when it was permitted.
Thank you for your consideration. We are committed to working collaboratively with Planning and DBI to find a path forward.
Pujita and Gaurav.
Attached is a summary of the project timeline, the NOV, the revised plans showing the additional demolition and the suspension request.
The original permit drawings are found at the link below:
https://drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=drive_link<https://url.avanan.click/v2/r01/___https:/drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=drive_link___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmFlYTI6ZWYxODc3OWM5MTc5Nzc0ZDM5NmUwMjUzZDg2ZjNiYWQzZmY0ODE4MzY5MGRmZTYzNDU1YWY4MzVmMjc5NjIxYTpoOlQ6Tg>
Thank you for your time and consideration. Please let me know if we can have a call with the Owner and the possibility and options for allowing the Owner's to continue work.
Best,
Troy
Troy Kashanipour Architecture. LEED AP
2783K Diamond Street<https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street%0D*0ASan+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmJkODA6OTc0NDBlMmYyNTIzMzk1MDBmYTU5YzhlMjMzY2NjOTA2ZmQ4ZmI5NTBiZDA5NTQwZDE4NmEzMTUxMGJlNzI4NjpoOlQ6Tg>
San Francisco CA, 94131<https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street%0D*0ASan+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmJkODA6OTc0NDBlMmYyNTIzMzk1MDBmYTU5YzhlMjMzY2NjOTA2ZmQ4ZmI5NTBiZDA5NTQwZDE4NmEzMTUxMGJlNzI4NjpoOlQ6Tg>
mobile: 415.290.8844<tel:(415)%20290-8844>
email: tk@tkworkshop.com<mailto:tk@tkworkshop.com>
On 9/16/2026 5:41 PM, Wong, Kelly (CPC) wrote:
Hi Troy,
Good seeing you and meeting the owners Gaurav and Pujita during today's call.
I checked in with the Zoning Administrator (Corey Teague) and he requested that you please send him an email with your request and explanation for a partial suspension at 3829 25th Street at: corey.teague@sfgov.org<mailto:corey.teague@sfgov.org>
Vincent will need to move forward with issuance of the Notice of Enforcement (NOE), which is the courtesy notice that documents the confirmed violation and outline steps to correct the violation. This should go out by the end of next week. The NOE is followed by a formal Notice of Violation (NOV), and then an Order of Abatement that's recorded to the property's title. The NOV can be appealed to the ZA or directly to the Board of Appeals (BOA) within 30 days of issuance.
As mentioned, a one-time penalty of up to $250,000 applies to all unauthorized demolitions pursuant to Planning Code Section 176<https://url.avanan.click/v2/r01/___https:/codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-19402___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmY5NzY6Mjk1YTgwODkxOWViNTkyMmZlY2YxNmNiZjIyOGJlMWIxMWI5MGY1NzU5MGExMDk0NTVjY2UzYmNjMjQ4NTZmNDpoOlQ6Tg> (c)(1)(C)(i). This one-time penalty can be appealed to the Board of Appeals (BOA), but it cannot be lowered by the BOA to below $50,000. See below screenshot.
Planning Code Section 176(c)(1)(D)(v):
[cid:image001.png@01DD4C28.ED4F6870]
Please reach out to @Page, Vincent (CPC)<mailto:vincent.w.page.ii@sfgov.org> who can provide links to applications to address the violation, as needed.
Let me know if you have any questions.
Thank you,
Kelly
Kelly H. Wong
Code Enforcement Manager (Preservation Manager)
San Francisco Planning
Out of office dates: 9/28-10/7, 11/5-10
From: Troy Kashanipour <tk@tkworkshop.com><mailto:tk@tkworkshop.com>
Sent: Tuesday, September 8, 2026 1:37 PM
To: Wong, Kelly (CPC) <kelly.wong@sfgov.org><mailto:kelly.wong@sfgov.org>
Cc: Gaurav Mathur <ggmathur@gmail.com><mailto:ggmathur@gmail.com>; Pujita Mathur <pujita90@gmail.com><mailto:pujita90@gmail.com>; Yosi Asraf <yosi@clarity-construction.com><mailto:yosi@clarity-construction.com>; Guy Smith <guy@clarity-construction.com><mailto:guy@clarity-construction.com>; Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org><mailto:vincent.w.page.ii@sfgov.org>
Subject: 3829 25th Street - NOV CORRECTION - REQUEST FOR CALL
Hi Kelly,
Since Vincent is away and referred us to you as his supervisor in his absence, I would like to request a phone or video call with you and the Owners to discuss the current permit suspension and the best path toward resolving the issue.
The suspension request provides for an appeal to the Board of Appeals. However, Julie Rosenberg at the Board suggested that, given the questions regarding the facts and the applicable process, the quickest way to resolve the matter may be to first have a discussion with the Zoning Administrator before filing an appeal with the Board of Appeals.
Before taking that step, I think it would also be helpful to understand what would occur if we submit a permit revision addressing the questions concerning the east wall. In particular, we would like to understand how Planning Code Section 317 would be applied to the revision permit.
As I understand the issue, if the current Planning Code requirements are applied, the removal of 50% of the front and rear walls could trigger a Conditional Use Authorization. However, if the code provisions under which the original permit was reviewed are applied, and the work to the east wall is considered a repair rather than demolition, the project may not meet the Section 317 threshold for demolition.
We would also like to understand how the permit revision should be submitted given the existing NOV and suspension—for example, whether it can be submitted in-house, over the counter, or through another process.
We appreciate your help in determining the appropriate path forward and resolving this matter as quickly as possible. The Owners are in a very difficult situation given the current stop-work order, and we would like to find a process that allows the project to move forward while addressing Planning's concerns.
Please let me know when you might be available for a phone or video meeting.
Thank you for your help.
Best,
Troy
Troy Kashanipour Architecture. LEED AP
2783K Diamond Street<https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A+++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjljZGY6NTdmOTZjNDE3MmRlYjAzNDk4YTQwZjg1M2VkNDY0YjBjN2RhNWNlYjM4MGUwNmYxNzYyODNmYjZkODE0ZjkwYjpoOlQ6Tg>
San Francisco CA, 94131<https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A+++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjBlNTE6YmU3NjEzYjUzOTM3MWU2NWRiMDlkZjYxZDQ0OTIxNmM2Mjc2ZDNkYmQ5ODM1NjNmOWVmM2U4MTU0ZWMyOTUwZDpoOlQ6Tg>
mobile: 415.290.8844<tel:(415)%20290-8844>
email: tk@tkworkshop.com<mailto:tk@tkworkshop.com>

Exhibit I - request to Zoning adminstrator to lift suspension

On 9/4/2026 2:16 PM, Troy Kashanipour wrote:
Hi Vincent,
Attached are the revised sheets related to the NOV for demolition at the front. We believe we a have a colorable argument that the ground floor east wall should not be included in the demolition calculation given that the portion of the wall that the exterior skin remains, framing was replaced, and that the wall maintains its essential function in the the original location. The 2x6 framing was consistent with the Engineer's direction with this wall as a bearing wall with added posts and hold-downs per the approved permits. We understand that the ZA's input may be required.
Consistent with DBI's request for permit revisions, only the revised sheets are included in the drawings set.
A link to the approved permit and revision permit 1 are provided below:
https://url.avanan.click/v2/r01/___https://drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=drive_link___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OmJhZDg6NTQ0M2UwZTM3MWI3NDY0NDRhNGE3MTc0MDRmZmEwYjBiMjViYTU2N2NiNzZkYWNmZWViMTU5ZjUzMWJiNzFiNjp0OlQ6Tg<https://url.avanan.click/v2/r01/___https://drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=drive_link___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OjRjNWY6MWIzMzUwNDdlMGMwOGNmMTgxODQwOTg3YzNjMDQ3NGNlMDExZWNkNzdlOWMxMTZlNDM2MGUzYzlmODNiZjVkYzpoOlQ6Tg>
Please let me know what is needed and if this should be submitted through another channel other than this email.
Best,
Troy
Troy Kashanipour Architecture. LEED AP
2783K Diamond Street<https://url.avanan.click/v2/r01/___https://www.google.com/maps/search/2783K+Diamond+Street+%0D*0A+++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjY2NmM6ZGRlNDU5OWU3YTBiNmY0ZTE1ZWQ3NzlmNjAzZWFjYjYzZGI0NWUyYzlkOGZkMzYyYzAxZDI3OGZhODAxZTdhZTpoOlQ6Tg>
San Francisco CA, 94131<https://url.avanan.click/v2/r01/___https://www.google.com/maps/search/2783K+Diamond+Street+%0D*0A+++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmVjN2M6M2MwMTYyMWY1M2FhMTExNjI2OTg1NzJiYjcyZGJiOWExOTVhZDg1NWViNTNhZGMyNWZhYmZkMjgzOTlmNGEyZDpoOlQ6Tg>
mobile: 415.290.8844<tel:(415)%20290-8844>
email: tk@tkworkshop.com<mailto:tk@tkworkshop.com>
On 9/4/2026 1:43 PM, Troy Kashanipour wrote:
Hi Vincent,
We are ready to turn in the permit to revise the original application. Do I need to turn this in to you digitally with a PRJ or submit this as a building permit application Form 3/8 through the DBI portal? As the DBI portal takes some time to process my hope is that I can submit directly to Planning.
Please advise. The NOV - Complaint is attached.
Kelly, please respond if Vincent is away. You assistance with expediting this is greatly appreciated.
Best,
Troy
Troy Kashanipour Architecture. LEED AP
2783K Diamond Street<https://url.avanan.click/v2/r01/___https://www.google.com/maps/search/2783K+Diamond+Street+%0D*0A+++++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmNhNmM6Y2I3MzM0NTFkMmVkZGUzNDExNmNiY2M0ZmVkNzExOGMzZGY3MTgxNjcwZjMwMjZlZDQ1ZDMyZDQyYmY4M2FiMzpoOlQ6Tg>
San Francisco CA, 94131<https://url.avanan.click/v2/r01/___https://www.google.com/maps/search/2783K+Diamond+Street+%0D*0A+++++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmE5ZTE6MTQ0OGRhYWE5MmU3NzI4MjQyMTFlMjYxN2M0MDNhYTI2ZTY2NmYzMDUyNWJhZjc3NDUyMjRjN2RjYTZkMjQyOTpoOlQ6Tg>
mobile: 415.290.8844<tel:(415)%20290-8844>
email: tk@tkworkshop.com<mailto:tk@tkworkshop.com>
On 9/3/2026 6:18 PM, Page, Vincent (CPC) wrote:
Hi Troy,
Thank you for your email and all of this helpful context. I'm glad to hear that you don't think the contractor exceeded the approved scope of work intentionally.
A question for you regarding the east lot line wall – did the contractor obtain a correction notice from DBI before replacing the vertical framing? If a correction notice was not obtained, the framing is considered Removed without authorization.
We have not formally determined if the Project is considered an unlawful demolition. I will review your email with my manager, Kelly Wong (cc'd), and the Zoning Administrator when I return to the office on September 14, before issuing a Notice of Enforcement ("NOE"). An NOE is a courtesy notice issued by the Department to provide the Responsible Party with important information about the enforcement process, prior to issuance of a formal Notice of Violation ("NOV"). The NOE will formally notify you and the owner of the Department's position on whether or not an unlawful demolition has occurred.
A Suspension Request is going to be issued tomorrow, which the property owner will have the opportunity to appeal.
Vincent W. Page II, Planner [he/him]
District 6/Code Enforcement, Current Planning Division
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400<https://url.avanan.click/v2/r01/___https://www.google.com/maps/search/49%0D*0A++++++++++++South+Van+Ness+Avenue,+Suite+1400+%0D*0A+++++++++++++++San%0D*0A++++++++++++++++++Francisco,+CA+94103?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjY4N2E6ZTNiODMwZTRhZDA2ZWJhMzdjNDYzMjIxOWE4ZDY4YzE0ZjY4MWY1ZDE0MTg0NWU2MDcxMTJkM2RiNjU3NzU1NjpoOlQ6Tg>
San Francisco, CA 94103<https://url.avanan.click/v2/r01/___https://www.google.com/maps/search/49%0D*0A++++++++++++++++++South+Van+Ness+Avenue,+Suite+1400+%0D*0A+++++++++++++++San%0D*0A++++++++++++++++++Francisco,+CA+94103?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjM3Y2Q6OWUxMjg2ODM4MGY0Yzk4YThhZWU1NWE0NjE2OWRmNzI2YmYwOGI4ZmFmYWE3ZjI3OWM3NDVhZDIzMjc3ZDVkNjpoOlQ6Tg>
Direct: <https://url.avanan.click/v2/r01/___https://www.google.com/maps/search/49%0D*0A++++++++++++++++++South+Van+Ness+Avenue,+Suite+1400+%0D*0A+++++++++++++++San%0D*0A++++++++++++++++++Francisco,+CA+94103?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmY5OWQ6MzExMDdiYmY1MDdiMGM2YWM3NzY1OWQxYzAzM2UwZjE3M2EyYWI0N2E3OTAxOTFjY2JmMzkyYWM2M2RjYjQ4NjpoOlQ6Tg> 628.652.7396<tel:(628)%20652-7396>|
https://url.avanan.click/v2/r01/___www.sfplanning.org___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OmVhZGQ6ZjMzZmJmNzhmM2MzZWJmNTEzYWNiNTQwM2Y0MzNmZDQzM2NiNWQ4Y2EwZjMxMTM0OTEzMjNhMThiNDk1ZjQ3Nzp0OlQ6Tg<https://url.avanan.click/v2/r01/___http://www.sfplanning.org/___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OjBkYWU6YzQ5ZDdkODk2YzEyOGQ3N2FjNzVkYjA5YjQ2ODViNzI0YjVmYzgzNjE2MWI3MzE4ZWVmYjkyM2JmN2JlZDhjOTpoOlQ6Tg>
San Francisco Property Information Map<https://url.avanan.click/v2/r01/___http://propertymap.sfplanning.org/___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OjMzOWM6OWIyOTUyMzZiM2EwNmJmZDFkODRkMTNkMjdkMjMwMTI4MjgwY2Y5ZDlmYTgyZWQ1YjA2OGUzN2UwNTJhYzhhZTpoOlQ6Tg>
From: Troy Kashanipour <tk@tkworkshop.com><mailto:tk@tkworkshop.com>
Sent: Thursday, September 3, 2026 4:32 PM
To: Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org><mailto:vincent.w.page.ii@sfgov.org>
Cc: Gaurav Mathur <ggmathur@gmail.com><mailto:ggmathur@gmail.com>; Pujita Mathur <pujita90@gmail.com><mailto:pujita90@gmail.com>; Yosi Asraf <yosi@clarity-construction.com><mailto:yosi@clarity-construction.com>; Guy Smith <guy@clarity-construction.com><mailto:guy@clarity-construction.com>
Subject: 3829 25th Street - Section 317

Exhibit I - request to Zoning adminstrator to lift suspension

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Dear Mr. Page,
We met briefly on site when you were called regarding demolition at the front wall of the ongoing construction at 3829 20th Street.
I understand from the homeowner that you have directed DBI to suspend the building permit based on a determination that the project has exceeded the requirements of Planning Code §317.
I understand that there was a slight deviation from the approved façade demolition. I am very confident that the contractor did not intentionally exceed the approved scope. My understanding is that the contractor also called Inspector Birmingham to the site during the work to review certain areas of demolition, which indicates that they were making a conscientious effort to comply with the approved plans.
I have documented in the attached façade drawing and spreadsheet the demolition shown on the approved permit set, as well as the demolition that actually occurred at the front façade. While the calculation is close, based on my review I do not believe the project has exceeded the applicable §317 demolition thresholds. Please see attached drawings and calculations.
I would also like to clarify the work at the ground-floor east-facing wall. Although the original framing was replaced, the existing exterior siding and finishes were maintained in place. Attached is a photograph of the original condition showing 2x4 studs at approximately 32 inches on center. This framing was inadequate to support the floor above and was replaced with 2x6 framing at 16 inches on center.
The wall remains in its original location and continues to serve the same intended function of supporting the floor above. The exterior siding and finishes also remain in place. In my understanding, this type of structural framing replacement, where the existing exterior wall remains in place and its exterior function and configuration are maintained, has been distinguished by the Planning Department from the removal of the exterior wall itself.
My understanding is that Inspector Birmingham observed this area of work prior to your visit and that you have considered the replacement of the framing to constitute demolition of the wall. I would appreciate the opportunity to discuss this issue with Planning before that determination is finalized.
A suspension of the permit would have a significant impact on the Owner. They are a family of four with two young children and are currently renting while their home is under construction. They also have two sets of parents who live with them part-time for extended periods each year. They are therefore carrying both the costs of construction and temporary housing, and a prolonged shutdown could create significant financial hardship and potentially delay their return home by many months.
More broadly, a prolonged construction shutdown would leave an active residential project unfinished and would not serve the neighborhood or the City's interest in maintaining productive construction activity and adding housing. The project also adds a dwelling unit, consistent with the City's objective of preserving and creating additional housing.
The General Contractor, Owner, and I would very much like to work cooperatively with the Planning Department to resolve these issues as efficiently as possible.
We respectfully request an opportunity to present these facts to the Zoning Administrator and obtain a determination as to how §317 applies to the particular circumstances of this project before a Notice of Violation, stop-work action, or permit suspension is finalized. This forum may be at a Zoning Adminstrator Hearing.
Please let me know how we can most efficiently make this presentation to the Zoning Administrator. Allowing the work to continue while this determination is being considered would be the best outcome for the homeowner, the neighborhood, and the city as a whole in my opinion, so we respectfully request that the permits not be suspended until a Zoning Administrator determination.
Thank you for your consideration.
Best,
Troy
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Troy Kashanipour Architecture. LEED AP
2783K Diamond Street<https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A+++++++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmNjZTE6YjJhOWViMWVjMGE0ZDQ1YmZkMDhkYjUzNTYwOGI0Y2YyNzRmNTg2OGRhODVjNGFmZTMyMTE1OTdjMzgyN2UyMjpoOlQ6Tg>
San Francisco CA, 94131<https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A+++++++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjJlMzc6ZjkxNTM2ZjY5MDdjYmE0NjI3YmNjOTFhZWZiZDliZWRhZTYyMDllMDYwYTM2ODAyOTdkMjE5MWUwMDExMDIwYjpoOlQ6Tg>
mobile: 415.290.8844<tel:(415)%20290-8844>
email: tk@tkworkshop.com<mailto:tk@tkworkshop.com>
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Gaurav G. Mathur
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Pujita Mathur

8 attachments



PHOTO-2026-09-24-21-14-48.jpg
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831a637d-d374-45d9-b255-ba657587c509.png
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Exhibit I - request to Zoning adminstrator to lift suspension



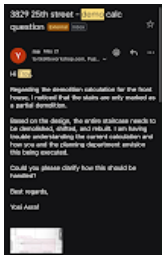
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Daniel Cassorla <daniel@clarity-construction.com> Thu, Sep 24, 2026 at 10:22 PM
To: Kelly Wong <kelly.wong@sfgov.org>
Cc: Pujita Mathur <pujita90@gmail.com>, Gaurav Mathur <ggmathur@gmail.com>, Troy Kashanipour <tk@tkworkshop.com>, Vincent Page <vincent.w.page.ii@sfgov.org>, Daniel Cassorla <daniel@clarity-construction.com>, Corey Teague <corey.teague@sfgov.org>, Yosi Asraf <yosi@clarity-construction.com>

Hi Kelly and everyone,

Please see the attached photo, which was inadvertently omitted from my previous email. It shows the existing front footing and the new footing below, providing additional context for the front-façade conditions described.

Please consider it alongside the documentation already provided.

Exhibit I - request to Zoning adminstrator to lift suspension

Thank you,
Daniel Cassorla
Clarity Construction

On Thu, 24 Sep 2026 22:05:36 -0700, Daniel Cassorla <daniel@clarity-construction.com> wrote:

Hi Kelly,
This is Daniel Cassorla, the general contractor of record for this project and owner of Clarity Construction.
Thank you for reviewing this matter. We understand the seriousness of the situation and sincerely regret that the project has reached this point. We respectfully ask that you consider the following clarifications and attached documentation and allow us an opportunity to review these conditions with you on site.
West wall and May 21 inspection
On May 21, 2026, we specifically called Inspector Birmingham to review the existing west-wall condition. After removing the drywall, we observed that some of the existing framing on the garage side appeared newer than the older 2x4 framing elsewhere. We wanted to make sure this previously existing framing was documented and would not be mistaken for framing newly installed during this project.
Our understanding is that Inspector Birmingham observed and documented this condition during that inspection. The existing framing was retained, with new looking members , That existing wall remains in place today.
For that reason, we respectfully dispute the finding that additional demolition occurred in this area along the west elevation. Please review the attached photographs together with the May 21 inspection record and identify the specific section you believe was removed.
We would welcome another site review to resolve this discrepancy. We raised this condition with DBI in May, several months before the September suspension, specifically to clarify and document what was already there.
The existing upper-floor walls on both the west and east sides were also retained and were not demolished.
Front façade and coordination of the drawings
At the lower floor, the design called for the wall beside the garage to move approximately two feet inward. During the foundation work, the existing wall in this area was left without support below. The attached marked-up excerpts of the existing and proposed first-floor plans identify this location and illustrate our understanding of the required work.
Separately, installation of the approved moment frame above the garage opening required removal of additional wood framing to install and properly seat the steel members.
These conditions appeared to create conflicts between the proposed construction and the demolition-retention drawings. We acknowledge that we should have stopped and obtained clarification and the required DBI documentation before proceeding with additional removal.
We respectfully request an opportunity to review these specific locations with Planning, DBI, and the design team.
May 21 email requesting clarification
Following the May 21 inspection, we emailed Troy regarding an apparent discrepancy involving the front staircase and front facade . A copy of that email is attached.
The demolition calculation appeared to show only partial removal of the stairs, while the proposed design appeared to require the staircase to be demolished, shifted, and rebuilt. We specifically asked how this work should be carried out consistently with the demolition calculation.
We recognize that this email concerned the staircase and did not authorize additional wall removal. However, it documents that we were reviewing the demolition requirements , took it seriously , identifying apparent conflicts, and seeking clarification during construction, well before the current enforcement action.
East wall
The affected approximately 22-foot section of the east wall was originally intended to remain. After the existing footing was exposed and determined to be insufficient, the engineer of record required a new footing in that area. No demolition of this wall had been planned before that condition was discovered.
The foundation subcontractor had been advised of the demolition-retention requirements. However, during the excavation, footing work, and formwork operations, portions of the existing framing became disturbed and came apart, and the affected framing was removed.
The exterior siding remained in place throughout the work. At the time, we believed retaining that exterior surface satisfied the intended retention requirement. We now understand that retaining the siding did not substitute for retaining the required framing or obtaining the required Correction Notice and approval before removal.
The attached east-wall photograph illustrates the exposed wall condition and foundation work at that stage. We respectfully ask that the footing condition, the engineer-required foundation changes, and the construction sequence be considered when reviewing how this removal occurred.
Our efforts to comply
We took the demolition limits seriously. We called DBI to review existing wall conditions, sought clarification from the architect when we identified apparent conflicts, retained and reinforced the existing west-wall framing, and preserved the upper-floor east and west walls.

We understand that these efforts do not undo the additional removal or excuse the procedural steps we missed. We do believe the documentation supports our explanation that this was not an intentional effort by Clarity Construction to disregard the approved plans or exceed the permitted demolition.

Protection of the property and neighboring buildings

There is also an urgent concern at the locations where the former roof connected to the neighboring walls on both sides of the property. Those connection areas are now exposed and damaged.

Given the configuration of these connections, we are concerned that tarps or temporary coverings alone may not adequately prevent water intrusion. We would like the engineer and Inspector Birmingham to assess these conditions promptly and determine whether localized flashing, weatherproofing repairs, or other specifically authorized work is necessary.

Thank you for confirming that temporary protective measures may be undertaken in coordination with Inspector Birmingham. We will work with him and the engineer to define the necessary scope and obtain any required authorization before proceeding.

We would appreciate prompt guidance on how to address these adjoining-wall conditions while the project remains suspended.

This issue with former roof and Neigbor water intrusion is to try explain the urgency we trying to get your help with lift the stop work .

We are not trying to make excuses. Our goal is to accurately explain what occurred, acknowledge where our process fell short, and resolve the situation in full coordination with Planning and DBI.

The continued suspension is placing a significant strain on the homeowners.

We respectfully ask for your compassion, leniency, and reconsideration in light of these clarifications and the supporting documentation.

Could we arrange a site meeting with Planning, DBI, the design team, and Clarity Construction to review the disputed west-wall finding, the east-wall and front-façade conditions, and the necessary protective work issue for help us with this . We hope this review will help establish a clear path toward safely completing the approved project.

We do asking your forgiveness for this matter and want you to know how serious we took this demo calc steps .

Thank you for your time and consideration.

Best regards,

Daniel Cassorla

General Contractor of Record

Owner, Clarity Construction

daniel@clarity-construction.com

Attachments:

1. May 21, 2026 email from Yosi to Troy requesting clarification of the front-stair demolition calculation.
2. Marked-up existing first-floor plan identifying the front-wall area beside the garage.
3. Marked-up proposed first-floor plan identifying the corresponding entry and wall location.
4. East-wall photograph showing the exposed wall condition and foundation work.
5. Photographs documenting the retained upper-floor east and west walls.
6. Photographs documenting the retained west-wall framing.

On Fri, 25 Sep 2026 01:01:51 +0000, "Wong, Kelly (CPC)" <kelly.wong@sfgov.org> wrote:

Dear Gaurav & Pujita, Thank you for your email and for your patience as we have reviewed this matter. I met with the Zoning Administrator (ZA) regarding your request. As he was scheduled to be out of the office beginning yesterday, he asked that I review this matter in his absence and make a determination. Permit and Enforcement History I reviewed the relevant permit and enforcement history, which is as follows: * December 2, 2025 – Building Permit Application No. 202506037833< https://dbiweb02.sfgov.org/dbipts/default.aspx?page=Permit&PermitNumber=202506037833&Stepin=1> was issued for a third-story vertical addition and rooftop terrace, the addition of a second dwelling unit at the lower level, and replacement of the front stairs and second-level entry. * December 4, 2025 – DBI Inspector (Sean) Birmingham conducted a start-work inspection and discussed with the contractor the requirement to follow the approved demolition plans. * May 21, 2026 – DBI Inspector Birmingham conducted a site verification inspection and met with the project manager to review the approved demolition plans. During the inspection, he explained that the demolition work was not to exceed what was approved under the permit. The contractor identified a section on the ground floor that appeared to be new and confirmed that it had been completed a couple years earlier. * September 2, 2026 – Planning Enforcement Case No. 2026-007893ENF was opened. Planning staff (Vincent Page) conducted a site visit and confirmed that work undertaken exceeded Planning's approval. * September 3, 2026 – DBI Notice of Violation No. 202661789 was issued for work exceeding the approved permit, calling out removal of framing on the front and east elevations. * September 4, 2026 – Planning Department sent a Suspension Request to DBI. I also spoke with DBI Inspector Birmingham regarding this project. He confirmed that, during his site inspections, he repeatedly advised the contractor to follow the approved demolition plans and not to remove materials beyond the scope authorized by the permit. This direction is reflected in his inspection history notes. As discussed with you and your architect, Troy Kashanipour, during our meeting on Wednesday, September 16, 2026, DBI Inspectors would typically issue a Correction Notice when

existing materials are identified as requiring removal due to their poor condition. Areas covered by a Correction Notice would not be included in the demolition calculations under Planning Code Section 317. Inspector Birmingham confirmed that he did not issue any Correction Notices for this property. I also want to address Troy's comment that your contractor received approval from the DBI Inspector to reinforce the existing structure. Reinforcement by sistering (attaching new members to existing members while leaving the existing members in place) is permitted and does not count toward the demolition calculations under Planning Code Section 317. Our review indicates that the demolition exceeded the scope authorized under the approved permit. Specifically, our site visit notes and photographs document the removal of several walls beyond what was approved. Approximately 30% more of the front façade was removed than authorized, as well as approximately 50% more of the east elevation. In addition, our notes also indicate that approximately 30% more of the existing first-floor walls along the west elevation were removed than approved. I understand that you have referenced a prior case involving the property at 649 28th Street. That situation is distinguishable from this project because the work exceeding the approved permits in that case was limited to the front façade. Here, the work exceeding the approved permits occurred at multiple locations and elevations of the existing building, including the front façade, east elevation, and west elevation. The scope and extent of the work therefore differ from the circumstances presented in the 28th Street case. Based on the above, Planning will not be lifting the suspension at this time, either in whole or in part. I understand that this is not the outcome you were hoping for, and I recognize the significant challenges that the continued suspension presents, particularly with the structure currently exposed and the rainy season approaching. Penalty Waiver Request I am not able to review your request regarding penalties, as the final determination of penalties is within the ZA's authority. Please note that the penalty determination will occur later in the enforcement process. I know we just issued the Notice of Enforcement (NOE) earlier this week. The next notice will be the Notice of Violation (NOV), which will include the final determination of the one-time penalty. Just so you are aware, the ZA will schedule a meeting with you to discuss the one-time penalty before his final determination. You are welcome to submit any information you believe should be considered in determining the one-time penalty in a separate email. The ZA will consider good-faith efforts to promptly abate the violation, including timely responses to plan check comments and advancing the required Planning applications and permits. I see that you have already filed Project Application No. 2026-007893PRJ and Conditional Use Authorization Application No. 2026-007893CUA, both on September 17, 2026. Temporary Protection To address the immediate concern regarding weather exposure while the project is inactive, Inspector Birmingham has confirmed that temporary measures may be installed to protect the building and prevent damage while the appeal is pending. Planning supports taking these temporary protective measures while you await the November 4 appeal hearing. Please reach out to Inspector Birmingham directly regarding the appropriate next steps and any requirements for implementing the temporary weather-protection measures. Next Steps Vincent will work on issuing the Notice of Enforcement, which will document the violation and outline steps to correct this. Let me know if you have any questions regarding the above. Thank you, Kelly Kelly H. Wong Code Enforcement Manager (Preservation Manager) San Francisco Planning Out of office dates: 9/28-10/7, 11/5-10 From: Pujita Mathur <pujita90@gmail.com> Sent: Thursday, September 24, 2026 1:23 PM To: Gaurav Mathur <ggmathur@gmail.com> Cc: tk@tkworkshop.com; Teague, Corey (CPC) <corey.teague@sfgov.org>; Wong, Kelly (CPC) <kelly.wong@sfgov.org>; Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>; Daniel Cassorla <daniel@clarity-construction.com> Subject: Re: 3829 25th Street - Zoning Administrator request Dear Mr. Teague, I am following up on Troy's September 18 email. We understand you have many matters requiring your attention, but our situation is becoming increasingly urgent and we would really appreciate a chance to speak with you. The suspension has left the property mid-construction significantly exposed, without any walls, a completed roof or weatherproofing as the rainy season approaches. This is not only unsustainable for our family; leaving the structure exposed also creates a growing risk of rain-related damage to the property and potentially to neighboring properties. The continued delay is also causing significant financial strain. Our appeal is not scheduled to be heard until November 4, and the parallel Planning process could take several months. Leaving the structure exposed and the project entirely inactive during that time would be extremely difficult for our family and could result in avoidable damage. We would greatly appreciate the opportunity to meet with you sooner to discuss the situation and a reasonable path forward. We will make ourselves available at any time convenient for you for a brief call or in person meeting. Thank you for your consideration. Best, Gaurav and Pujita Mathur Homeowners, 3829 25th Street On Tue, Sep 22, 2026 at 2:17 PM Gaurav Mathur <ggmathur@gmail.com<mailto:ggmathur@gmail.com>> wrote: Hey Mr. Teague, I wanted to see if you had a chance to read Troy's note. We'd love to schedule a call to discuss it further. Also, I wanted to let you know that we did file an appeal on Monday as the deadline was approaching but we'd much rather find a resolution with you. Thanks, Gaurav & Pujita (Home Owners @ 3829 25th St, San Francisco, CA 94114< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/3829+25th+St,+San+Francisco,+CA+94114?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjVjNjQ6MzdiODQzYzRlOTBkZDVkNGM5YzkwYzA3Njg0YTE1ZTRlYTNhZTEyN2U1MjU4MTg0YWNiZGFhNTRkNjYwMDExYzpoOlQ6Tg>)

Exhibit I - request to Zoning adminstrator to lift suspension

On Fri, Sep 18, 2026 at 12:35 PM Troy Kashanipour <tk@tkworkshop.com<mailto: tk@tkworkshop.com>> wrote: Dear Zoning Administrator Teague, Julie Lammare of the Board of Appeals suggested that I reach out to you regarding an NOV/NOE for demolition exceeding the scope approved in Permit 202506037833. The permit was suspended This permit expanded the single family home to add a second unit at the ground floor in addition to expanding horizontally and vertically. Unfortunately , while the GC was not on-site a subcontractor removed some portions of the front wall and fully replaced framing on a small area of the east wall without the authorization of the building inspector. It certainly was a mistake and miscommunication but not a willful demolition on the part of the General Contractor or the Owners. It is my understanding that the General Contractor did reach out to the building inspector on several occasions pointing to areas of the side walls that required reinforcing and received the okay based on existing conditions. We can provide notes about these conversations. That unfortunately did not happen at the front façade. We have submitted drawings and an application for a revision permit documenting the added scope. Under the current code, the project becomes a demolition based on the totality of the demolition of the rear wall, and the amount of demolition at the front façade. Per the instruction of Kelly Wong we have submitted the revision and have requested clarification on a couple of items from Elizabeth Gordon-Jonckheer. We believe that the project is eligible for the 317 demolition exemption because of the added unit. What remains unclear is if the revision will then subject the project to the density requirement under Section 209.7, which would require 5 units on this site to be code compliant if the building is considered a demolition. We have submitted a CUA application for section 209.7 just in case this hearing is required. I am writing to you on behalf of the Owners with a couple of requests. The Board of Appeals, pointed us to the similar case at 649 28th Street as an example where you were you allowed the Building Department to lift the Stop Work notice while the Planning Applications where in review. The current stop work notice presents a great hardship for Gaurav and Pujita, my clients, as the work is suspended. They are currently renting another home and the added cost of displacement plus additional construction delay presents a significant burden. In addition the home left in the current condition, ready for upper floor framing but with unbraced walls and no weather protection presents a hazard, especially considering the potential significant rain events this winter. The GC was a month behind schedule so the stop work order was issued. The ask here is that you can allow the continuation of construction, at the Owner's risk, while the Revision permit is under review with Planning and Building Department similar to your allowance at 28th Street. The second request is for a waiver of the penalty. As I understand it you have discretion about the amount of the fee imposed. We can present to you what I feel should be mitigating factors but the outline is that the General Contractor did make a good faith effort to adhere to the permit drawings. The additional demolition resulted from conditions encountered during construction by a sub contractor and a missed procedural step to consult with the building inspector, not an effort or willfull intent circumvent the approved plan. The Owner summary of points in support of the two requests is below: Here are the reasons we believe support our requests above: * The violation was not willful or intentional. The additional demolition was inadvertent and minimal. It increased the front facade from 62% to 83.8% and removed inadequate framing from the east wall to support additional floors above while still maintaining the original siding. Unfortunately there was no corrective notice obtained at the time. The additional demolition resulted from conditions encountered during construction by a sub contractor and a missed procedural step, not an effort to circumvent the approved plans. The project team has documentation of the underlying conditions and is prepared to pursue the appropriate corrective documentation retroactively if possible. Had the inspectors been informed in time they would likely have deemed the existing framing inadequate. There are also other instances during this project where unexpected conditions were identified and the contractor stopped and sought DBI guidance before proceeding. Additional details and supporting documentation are included in the attached Construction Factual summary (attached). 2. The additional demolition did not change the approved project or create an additional development benefit. The building being constructed remains the building Planning reviewed and approved. The building envelope, wall locations, square footage, use, and number of units remain unchanged. The additional demolition did not create additional square footage or development rights or financial gains to the owners. It did not create any nuisance or public health hazards and no tenants were displaced. Additionally, the approved project itself increases housing on the property by adding an ADU, taking the site from one dwelling unit to two. 3. The project team has responded immediately and in good faith. Work stopped as directed, and the project team has been actively working with DBI and Planning to resolve the violation. The owners are prepared to make the necessary Planning resubmittal and complete the process ultimately required by the Department. 4. The project was permitted and substantially constructed in reliance on the prior Code. The change in Code creates an unusual result for this project. Under the demolition methodology in effect when the project was reviewed and permitted, our understanding is that the work as it exists today would remain below the demolition threshold (see attached calculations). Under the current Code, the same project is considered a demolition. However, the current Code also provides an exemption from

Conditional Use authorization for qualifying demolitions that add a dwelling unit, as this project does. The material consequence of applying the current Code is therefore the application of the new minimum-density requirements. Those requirements would increase the minimum density from the two units currently approved and under construction to five units - requiring three additional units and a fundamental redesign of the project which is simply not feasible at this stage of the project. The owners designed, engineered, financed, and began construction of this project based on a valid permit issued under the rules in effect at the time. By the time the Code changed, they had already incurred substantial costs and construction was well underway. Importantly, they are not seeking to change the project that was approved—the building being constructed remains the same. Given these circumstances, we would appreciate the opportunity to discuss whether there is a path to allow the owners to complete the project that was already permitted and underway under the rules in effect when their permit was issued, or another mechanism that avoids requiring a fundamental redesign at this stage. The owners could not have anticipated when they undertook the project that they might later be required to construct five units rather than the two units approved by the City, and they cannot financially absorb that redesign and reconstruction now. We have summarized the relevant permit history, Code changes and old-versus-current Code analysis in the attached Planning Code & Permit Timeline (attached) 5. Meanwhile, the suspension is creating immediate and escalating harm. The structure is currently mid-construction, with no roof and without weatherproofing. With the rainy season approaching, leaving the framing exposed while the Planning process proceeds for potentially many months creates a substantial risk of deterioration and physical damage. The owners are also a family with two young children who stretched their savings to undertake this renovation. They are now carrying the costs of a halted construction project, additional fees while continuing to pay rent for their family elsewhere at a time when rental rates are unprecedentedly high in the city. The violation did not change the building being constructed, did not result in tenant displacement or additional development benefit, was not willful or intentional, and the project team has acted promptly to resolve it. At the same time, continued suspension leaves an already partially constructed building exposed while a potentially lengthy Planning process moves forward. For these reasons, we respectfully request that Planning lift the suspension so construction can resume while we work through the required Planning process, and waive the demolition penalty. We would greatly appreciate an opportunity to meet or speak with you to discuss these requests, including whether the owners' reliance on their issued permit provides a path to complete the approved project under the regulations applicable when it was permitted. Thank you for your consideration. We are committed to working collaboratively with Planning and DBI to find a path forward. Pujita and Gaurav. Attached is a summary of the project timeline, the NOV, the revised plans showing the additional demolition and the suspension request. The original permit drawings are found at the link below:
https://drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=drive_link
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https://url.avanan.click/v2/r01/___https:/drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=drive_link___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmFlYTI6ZWYxODc3OWM5MTc5NzM5NmUwMjUzZDg2ZjNiYWQzZmY0ODE4MzY5MGRmZTYzNDU1YWY4MzVmMjc5NjIxYTpoOlQ6Tg>
Thank you for your time and consideration. Please let me know if we can have a call with the Owner and the possibility and options for allowing the Owner's to continue work. Best, Troy Troy Kashanipour Architecture. LEED AP
2783K Diamond Street<
https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street%0D*0ASan+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmJkODA6OTc0NDBlMmYyNTIzMzk1MDBmYTU5YzhlMjMzY2NjOTA2ZmQ4ZmI5NTBiZDA5NTQwZDE4NmEzMTUxMGJlNzI4NjpoOlQ6Tg>
San Francisco CA, 94131<
https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street%0D*0ASan+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmJkODA6OTc0NDBlMmYyNTIzMzk1MDBmYTU5YzhlMjMzY2NjOTA2ZmQ4ZmI5NTBiZDA5NTQwZDE4NmEzMTUxMGJlNzI4NjpoOlQ6Tg>
mobile: 415.290.8844 <(415)%20290-8844><tel:(415)%20290-8844> email: tk@tkworkshop.com<mailto:tk@tkworkshop.com> On 9/16/2026 5:41 PM, Wong, Kelly (CPC) wrote: Hi Troy, Good seeing you and meeting the owners Gaurav and Pujita during today's call. I checked in with the Zoning Administrator (Corey Teague) and he requested that you please send him an email with your request and explanation for a partial suspension at 3829 25th Street at: corey.teague@sfgov.org<mailto:corey.teague@sfgov.org> Vincent will need to move forward with issuance of the Notice of Enforcement (NOE), which is the courtesy notice that documents the confirmed violation and outline steps to correct the violation. This should go out by the end of next week. The NOE is followed by a formal Notice of Violation (NOV), and then an Order of Abatement that's recorded to the property's title. The NOV can be appealed to the ZA or directly to the Board of Appeals (BOA) within 30 days of issuance. As mentioned, a one-time penalty of up to $250,000 applies to all unauthorized demolitions pursuant to Planning Code Section 176<
https://url.avanan.click/v2/r01/___https:/codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-19402___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmY5NzY6Mjk1YTgwODkxOWViNTkyMmZlY2YxNmNiZjIyOGJlMWIxMWI5MGY1NzU5MGExMDk0NTVjY2UzYmNjMjQ4NTZmNDpoOlQ6Tg>
(c)(1)(C)(i). This one-time penalty can be appealed to the Board of Appeals (BOA), but it cannot be lowered by the BOA to below $50,000. See below screenshot. Planning Code Section 176(c)(1)(D)(v):
[cid:image001.png@01DD4C28.ED4F6870] Please reach out to @Page, Vincent

Exhibit I - request to Zoning adminstrator to lift suspension

(CPC)<mailto:vincent.w.page.ii@sfgov.org> who can provide links to applications to address the violation, as needed. Let me know if you have any questions. Thank you, Kelly Kelly H. Wong Code Enforcement Manager (Preservation Manager) San Francisco Planning Out of office dates: 9/28-10/7, 11/5-10 From: Troy Kashanipour <tk@tkworkshop.com><mailto: tk@tkworkshop.com> Sent: Tuesday, September 8, 2026 1:37 PM To: Wong, Kelly (CPC) <kelly.wong@sfgov.org><mailto:kelly.wong@sfgov.org> Cc: Gaurav Mathur <ggmathur@gmail.com><mailto:ggmathur@gmail.com>; Pujita Mathur < pujita90@gmail.com><mailto:pujita90@gmail.com>; Yosi Asraf < yosi@clarity-construction.com><mailto:yosi@clarity-construction.com>; Guy Smith <guy@clarity-construction.com><mailto:guy@clarity-construction.com>; Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org><mailto: vincent.w.page.ii@sfgov.org> Subject: 3829 25th Street - NOV CORRECTION - REQUEST FOR CALL Hi Kelly, Since Vincent is away and referred us to you as his supervisor in his absence, I would like to request a phone or video call with you and the Owners to discuss the current permit suspension and the best path toward resolving the issue. The suspension request provides for an appeal to the Board of Appeals. However, Julie Rosenberg at the Board suggested that, given the questions regarding the facts and the applicable process, the quickest way to resolve the matter may be to first have a discussion with the Zoning Administrator before filing an appeal with the Board of Appeals. Before taking that step, I think it would also be helpful to understand what would occur if we submit a permit revision addressing the questions concerning the east wall. In particular, we would like to understand how Planning Code Section 317 would be applied to the revision permit. As I understand the issue, if the current Planning Code requirements are applied, the removal of 50% of the front and rear walls could trigger a Conditional Use Authorization. However, if the code provisions under which the original permit was reviewed are applied, and the work to the east wall is considered a repair rather than demolition, the project may not meet the Section 317 threshold for demolition. We would also like to understand how the permit revision should be submitted given the existing NOV and suspension—for example, whether it can be submitted in-house, over the counter, or through another process. We appreciate your help in determining the appropriate path forward and resolving this matter as quickly as possible. The Owners are in a very difficult situation given the current stop-work order, and we would like to find a process that allows the project to move forward while addressing Planning's concerns. Please let me know when you might be available for a phone or video meeting. Thank you for your help. Best, Troy Troy Kashanipour Architecture. LEED AP 2783K Diamond Street< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A+++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjIjZGY6NTdmOTZjNDE3MmRlYjAzNDk4YTQwZjg1M2VkNDY0YjBjN2RhNWNlYjM4MGUwNmYxNzYyODNmYjZkODE0ZjkwYjpoOlQ6Tg> San Francisco CA, 94131< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A+++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjBlNTE6YmU3NjEzYjUzOTM3MWU2NWRiMDlkZjYxZDQ0OTIxNmM2Mjc2ZDNkYmQ5ODM1NjNmOWVmM2U4MTU0ZWMyOTUwZDpoOlQ6Tg> mobile: 415.290.8844 <(415)%20290-8844><tel:(415)%20290-8844> email: tk@tkworkshop.com<mailto:tk@tkworkshop.com> On 9/4/2026 2:16 PM, Troy Kashanipour wrote: Hi Vincent, Attached are the revised sheets related to the NOV for demolition at the front. We believe we a have a colorable argument that the ground floor east wall should not be included in the demolition calculation given that the portion of the wall that the exterior skin remains, framing was replaced, and that the wall maintains its essential function in the the original location. The 2x6 framing was consistent with the Engineer's direction with this wall as a bearing wall with added posts and hold-downs per the approved permits. We understand that the ZA's input may be required. Consistent with DBI's request for permit revisions, only the revised sheets are included in the drawings set. A link to the approved permit and revision permit 1 are provided below: https://url.avanan.click/v2/r01/___https://drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=drive_link___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OmJhZDg6NTQ0M2UwZTM3MWI3NDY0NDRhNGE3MTc0MDRmZmEwYjBiMjViYTU2N2NiNzZkYWNmZWViMTU5ZjUzMWJiNzFiNjp0OlQ6Tg < https://url.avanan.click/v2/r01/___https:/drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=drive_link___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OjRjNWY6MWIzMzUwNDdlMGMwOGNmMTgxODQwOTg3YzNjMDQ3NGNlMDExZWNkNzdlOWMxMTZlNDM2MGUzYzlmODNiZjVkYzpoOlQ6Tg> Please let me know what is needed and if this should be submitted through another channel other than this email. Best, Troy Troy Kashanipour Architecture. LEED AP 2783K Diamond Street< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjY2NmM6ZGRlNDU5OWU3YTBiNmY0ZTE1ZWQ3NzlmNjAzZWFjYjYzZGI0NWUyYzlkOGZkMzYyYzAxZDI3OGZhODAxZTdhZTpoOlQ6Tg> San Francisco CA, 94131< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmVjN2M6M2MwMTYyMWY1M2FhMTExNjI2OTg1NzJiYjcyZGJiOWExOTVhZDg1NWViNTNhZGMyNWZhYmZkMjgzOTlmNGEyZDpoOlQ6Tg> mobile: 415.290.8844 <(415)%20290-8844><tel:(415)%20290-8844> email: tk@tkworkshop.com<mailto:tk@tkworkshop.com> On 9/4/2026 1:43 PM, Troy Kashanipour wrote: Hi Vincent, We are ready to turn in the permit to revise the original application. Do I need to turn this in to you digitally with a PRJ or submit this as a building permit application Form 3/8 through the DBI portal? As the DBI portal takes some time to process my hope is that I can submit directly to Planning. Please advise. The NOV - Complaint is

attached. Kelly, please respond if Vincent is away. You assistance with expediting this is greatly appreciated. Best, Troy Troy Kashanipour Architecture. LEED AP 2783K Diamond Street< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A++++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmNhNmM6Y2I3MzM0NTFkMmVkZGUzNDExNmNiY2M0ZmVkNzExOGMzZGY3MTgxNjcwZjMwMjZlZDQ1ZDMyZDQyYmY4M2FiMzpoOlQ6Tg> San Francisco CA, 94131< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A++++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmE5ZTE6MTQ0OGRhYWE5MmU3NzI4MjQyMTFlMjYxN2M0MDNhYTI2ZTY2NmYzMDUyNWJhZjc3NDUyMjRjN2RjYTZkMjQyOTpoOlQ6Tg> mobile: 415.290.8844 <(415)%20290-8844><tel:(415)%20290-8844> email: tk@tkworkshop.com<mailto:tk@tkworkshop.com> On 9/3/2026 6:18 PM, Page, Vincent (CPC) wrote: Hi Troy, Thank you for your email and all of this helpful context. I'm glad to hear that you don't think the contractor exceeded the approved scope of work intentionally. A question for you regarding the east lot line wall – did the contractor obtain a correction notice from DBI before replacing the vertical framing? If a correction notice was not obtained, the framing is considered Removed without authorization. We have not formally determined if the Project is considered an unlawful demolition. I will review your email with my manager, Kelly Wong (cc'd), and the Zoning Administrator when I return to the office on September 14, before issuing a Notice of Enforcement ("NOE"). An NOE is a courtesy notice issued by the Department to provide the Responsible Party with important information about the enforcement process, prior to issuance of a formal Notice of Violation ("NOV"). The NOE will formally notify you and the owner of the Department's position on whether or not an unlawful demolition has occurred. A Suspension Request is going to be issued tomorrow, which the property owner will have the opportunity to appeal. Vincent W. Page II, Planner [he/him] District 6/Code Enforcement, Current Planning Division San Francisco Planning Department 49 South Van Ness Avenue, Suite 1400< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/49%0D*0A++++++++++++++++++South+Van+Ness+Avenue,+Suite+1400+%0D*0A++++++++++++++++San%0D*0A++++++++++++++++++Francisco,+CA+94103?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjY4N2E6ZTNiODMwZTRhZDA2ZWJhMzdjNDYzMjIxOWE4ZDY4YzE0ZjY4MWY1ZDE0MTg0NWU2MDcxMTJkM2RiNjU3NzU1NjpoOlQ6Tg> San Francisco, CA 94103< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/49%0D*0A++++++++++++++++++South+Van+Ness+Avenue,+Suite+1400+%0D*0A++++++++++++++++San%0D*0A++++++++++++++++++Francisco,+CA+94103?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjM3Y2Q6OWUxMjg2ODM4MGY0YzZkNGYThhZWU1NWE0NjE2OWRmNzI2YmYwOGI4ZmFmYWE3ZjI3OWM3NDVhZDIzMjc3ZDVkNjpoOlQ6Tg> Direct: < https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/49%0D*0A++++++++++++++++++South+Van+Ness+Avenue,+Suite+1400+%0D*0A++++++++++++++++San%0D*0A++++++++++++++++++Francisco,+CA+94103?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmY5OWQ6MzExMDdiYmY1MDdiMGM2YWM3NzY1OWQxYzAzM2UwZjE3M2EyYWI0N2E3OTAxOTFjY2JmMzkyYWM2M2RjYjQ4NjpoOlQ6Tg> 628.652.7396 <(628)%20652-7396><tel:(628)%20652-7396>| https://url.avanan.click/v2/r01/___www.sfplanning.org___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OmVhZGQ6ZjMzZmJmNzhmM2MzZWJmNTEzYWNiNTQwM2Y0MzNmZDQzM2NiNWQ4Y2EwZjMxMTM0OTEzMjNhMThiNDk1ZjQ3Nzp0OlQ6Tg < https://url.avanan.click/v2/r01/___http:/www.sfplanning.org/___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OjBkYWU6YzQ5ZDdkODk2YzEyOGQ3N2FjNzVkYjA5YjQ2ODViNzI0YjVmYzgzNjE2MWI3MzE4ZWVmYjkyM2JmN2JlZDhjOTpoOlQ6Tg> San Francisco Property Information Map< https://url.avanan.click/v2/r01/___http:/propertymap.sfplanning.org/___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OjMzOWM6OWIyOTUyMzZiM2EwNmJmZDFkODRkMTNkMjdkMjMwMTI4Mjgw Y2Y5ZDlmYTgyZWQ1YjA2OGUzN2UwNTJhYzhhZTpoOlQ6Tg> From: Troy Kashanipour <tk@tkworkshop.com><mailto:tk@tkworkshop.com> Sent: Thursday, September 3, 2026 4:32 PM To: Page, Vincent (CPC) < vincent.w.page.ii@sfgov.org><mailto:vincent.w.page.ii@sfgov.org> Cc: Gaurav Mathur <ggmathur@gmail.com><mailto:ggmathur@gmail.com>; Pujita Mathur < pujita90@gmail.com><mailto:pujita90@gmail.com>; Yosi Asraf < yosi@clarity-construction.com><mailto:yosi@clarity-construction.com>; Guy Smith <guy@clarity-construction.com><mailto:guy@clarity-construction.com> Subject: 3829 25th Street - Section 317 This message is from outside the City email system. Do not open links or attachments from untrusted sources. Dear Mr. Page, We met briefly on site when you were called regarding demolition at the front wall of the ongoing construction at 3829 20th Street. I understand from the homeowner that you have directed DBI to suspend the building permit based on a determination that the project has exceeded the requirements of Planning Code §317. I understand that there was a slight deviation from the approved façade demolition. I am very confident that the contractor did not intentionally exceed the approved scope. My understanding is that the contractor also called Inspector Birmingham to the site during the work to review certain areas of demolition, which indicates that they were making a conscientious effort to comply with the approved plans. I have documented in the attached façade drawing and spreadsheet the demolition shown on the approved permit set, as well as the demolition that actually occurred at the front façade. While the calculation is close, based on my review I do not believe the project has exceeded the applicable §317 demolition thresholds. Please see attached drawings and calculations. I would also like to clarify the work at the ground-floor east-facing wall. Although the original framing was replaced, the existing exterior siding and finishes were maintained in place. Attached is a photograph of the original condition showing 2x4 studs at approximately 32 inches on center. This framing was inadequate to support

Exhibit I - request to Zoning adminstrator to lift suspension

the floor above and was replaced with 2x6 framing at 16 inches on center. The wall remains in its original location and continues to serve the same intended function of supporting the floor above. The exterior siding and finishes also remain in place. In my understanding, this type of structural framing replacement, where the existing exterior wall remains in place and its exterior function and configuration are maintained, has been distinguished by the Planning Department from the removal of the exterior wall itself. My understanding is that Inspector Birmingham observed this area of work prior to your visit and that you have considered the replacement of the framing to constitute demolition of the wall. I would appreciate the opportunity to discuss this issue with Planning before that determination is finalized. A suspension of the permit would have a significant impact on the Owner. They are a family of four with two young children and are currently renting while their home is under construction. They also have two sets of parents who live with them part-time for extended periods each year. They are therefore carrying both the costs of construction and temporary housing, and a prolonged shutdown could create significant financial hardship and potentially delay their return home by many months. More broadly, a prolonged construction shutdown would leave an active residential project unfinished and would not serve the neighborhood or the City's interest in maintaining productive construction activity and adding housing. The project also adds a dwelling unit, consistent with the City's objective of preserving and creating additional housing. The General Contractor, Owner, and I would very much like to work cooperatively with the Planning Department to resolve these issues as efficiently as possible. We respectfully request an opportunity to present these facts to the Zoning Administrator and obtain a determination as to how §317 applies to the particular circumstances of this project before a Notice of Violation, stop-work action, or permit suspension is finalized. This forum may be at a Zoning Adminstrator Hearing. Please let me know how we can most efficiently make this presentation to the Zoning Administrator. Allowing the work to continue while this determination is being considered would be the best outcome for the homeowner, the neighborhood, and the city as a whole in my opinion, so we respectfully request that the permits not be suspended until a Zoning Administrator determination. Thank you for your consideration.
Best, Troy -- Troy Kashanipour Architecture. LEED AP 2783K Diamond Street<
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mobile: 415.290.8844 <(415)%20290-8844><tel:(415)%20290-8844> email:
tk@tkworkshop.com<mailto:tk@tkworkshop.com> -- Gaurav G. Mathur -- Pujita
Mathur



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Pujita Mathur <pujita90@gmail.com> Wed, Sep 30, 2026 at 3:05 PM
To: Daniel Cassorla <Daniel@clarity-construction.com>, "Teague, Corey (CPC)" <corey.teague@sfgov.org>
Cc: Kelly Wong <kelly.wong@sfgov.org>, Gaurav Mathur <ggmathur@gmail.com>, Troy Kashanipour <tk@tkworkshop.com>, Vincent Page <Vincent.W.Page.II@sfgov.org>, Daniel Cassorla <Daniel@clarity-construction.com>, Corey Teague <corey.teague@sfgov.org>, Yosi Asraf <yosi@clarity-construction.com>

Dear Mr Teague,

I wanted to follow up with you directly. Kelly reviewed our request while you were away, and we appreciate the time and care she put into considering it.

Vincent and Kelly have both mentioned that you would be reaching out to schedule a meeting with us before the formal NOV is issued. Given that, we'd be very grateful if we could schedule that conversation soon.

We especially want to speak because one of the facts Kelly relied on I.e. additional demolition along the west elevation; is disputed by Daniel, who has provided photos and documentation showing that framing was existing and remains in place.

Meanwhile, the house remains significantly exposed as we head into the rainy season, and the financial and physical risks continue to grow.

We're not trying to argue the case over email. We'd just really appreciate the chance to walk you through the facts and discuss whether there is any path to reconsider the partial suspension while we work with planning.

We will make ourselves available whenever you are able to meet. Thank you very much for your time and consideration.

Pujita & Gaurav Mathur

Exhibit I - request to Zoning adminstrator to lift suspension

[Quoted text hidden]

Pujita Mathur <pujita90@gmail.com> Wed, Sep 30, 2026 at 3:08 PM
To: suzette.parinas@sfgov.org

Hi Suzette,

I just sent Corey the note below regarding our property at 3829 25th Street. Vincent mentioned to us today that Corey would be meeting with us before the formal NOV is issued, and we're hoping to schedule that conversation as soon as possible.

Would you be able to help us find time on Corey's calendar? We're happy to make ourselves available whenever works for him.

Thank you so much,
Pujita

[Quoted text hidden]

Parinas, Suzette (CPC) <Suzette.Parinas@sfgov.org> Wed, Sep 30, 2026 at 3:28 PM
To: Pujita Mathur <pujita90@gmail.com>

Dear Pujita Mathur,

Thank you for reaching out.

I will discuss this with Corey and update you regarding scheduling a meeting.

Best,
Suzette E. Parinas
Zoning Administrator's Office / Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Direct: 628-652-7398
Website: https://www.sfplanning.org
San Francisco Property Information Map: https://sfplanninggis.org/pim/

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Pujita Mathur <pujita90@gmail.com> Wed, Sep 30, 2026 at 3:32 PM
To: "Parinas, Suzette (CPC)" <Suzette.Parinas@sfgov.org>

Sounds good, thank you.

Pujita Mathur

[Quoted text hidden]

Teague, Corey (CPC) <corey.teague@sfgov.org> Fri, Oct 2, 2026 at 7:23 AM
To: Pujita Mathur <pujita90@gmail.com>, Daniel Cassorla <Daniel@clarity-construction.com>
Cc: "Wong, Kelly (CPC)" <kelly.wong@sfgov.org>, Gaurav Mathur <ggmathur@gmail.com>, Troy Kashanipour <tk@tkworkshop.com>, "Page, Vincent (CPC)" <vincent.w.page.ii@sfgov.org>, Yosi Asraf <yosi@clarity-construction.com>

Pujita & Gaurav,

Thank you for reaching out. However, I have asked Kelly to serve as Acting ZA for this case due to my limited availability at the moment. My understanding is that she has thoroughly reviewed the information with Planning and DBI staff to inform her decision regarding a partial suspension. Please continue to work with her on this matter once she is back from leave. If there are concerns about any portion of the building being exposed to the elements during the suspension, I'm sure Planning and Building can work with you ensure the building may be adequately covered for that purpose in the interim. Thanks.

Corey A. Teague, AICP

Zoning Administrator

Current Planning Division

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628-652-7328 | sfplanning.org

San Francisco Property Information Map

[Quoted text hidden]

Troy Kashanipour <tk@tkworkshop.com> Fri, Oct 2, 2026 at 11:35 AM
Reply-To: tk@tkworkshop.com
To: "Teague, Corey (CPC)" <corey.teague@sfgov.org>, Pujita Mathur <pujita90@gmail.com>, Daniel Cassorla <Daniel@clarity-construction.com>
Cc: "Wong, Kelly (CPC)" <kelly.wong@sfgov.org>, Gaurav Mathur <ggmathur@gmail.com>, "Page, Vincent (CPC)" <vincent.w.page.ii@sfgov.org>, Yosi Asraf <yosi@clarity-construction.com>

Thank you Corey,

Understood about Kelly taking on the responsibility in this case. Can we assume you would remain responsible for assessment of the penalty?

Best,

Troy

Troy Kashanipour Architecture. LEED AP
2783K Diamond Street
San Francisco CA, 94131
mobile: 415.290.8844
email: tk@tkworkshop.com

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Teague, Corey (CPC) <corey.teague@sfgov.org> Mon, Oct 5, 2026 at 10:53 AM
To: "tk@tkworkshop.com" <tk@tkworkshop.com>, Pujita Mathur <pujita90@gmail.com>, Daniel Cassorla <Daniel@clarity-construction.com>
Cc: "Wong, Kelly (CPC)" <kelly.wong@sfgov.org>, Gaurav Mathur <ggmathur@gmail.com>, "Page, Vincent (CPC)" <vincent.w.page.ii@sfgov.org>, Yosi Asraf <yosi@clarity-construction.com>

That is likely the case, but I could also choose to delegate the entire case to Kelly. Thanks.

Corey A. Teague, AICP

Zoning Administrator

San Francisco Planning

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Hi Kelly, This is Daniel Cassorla, the general contractor of record for this project and owner of Clarity Construction. Thank you for reviewing this matter. We understand the seriousness of the situation and sincerely regret that the project has reached this point. We respectfully ask that you consider the following clarifications and attached documentation and allow us an opportunity to review these conditions with you on site. *West wall and May 21 inspection* On May 21, 2026, we specifically called Inspector Birmingham to review the existing west-wall condition. After removing the drywall, we observed that some of the existing framing on the garage side appeared newer than the older 2x4 framing elsewhere. We wanted to make sure this previously existing framing was documented and would not be mistaken for framing newly installed during this project. Our understanding is that Inspector Birmingham observed and documented this condition during that inspection. The existing framing was retained, with new looking members , That existing wall remains in place today. For that reason, we respectfully dispute the finding that additional demolition occurred in this area along the west elevation. Please review the attached photographs together with the May 21 inspection record and identify the specific section you believe was removed. We would welcome another site review to resolve this discrepancy. We raised this condition with DBI in May, several months before the September suspension, specifically to clarify and document what was already there. The existing upper-floor walls on both the west and east sides were also retained and were not demolished. *Front façade and coordination of the drawings* At the lower floor, the design called for the wall beside the garage to move approximately two feet inward. During the foundation work, the existing wall in this area was left without support below. The attached marked-up excerpts of the existing and proposed first-floor plans identify this location and illustrate our understanding of the required work. Separately, installation of the approved moment frame above the garage opening required removal of additional wood framing to install and properly seat the steel members. These conditions appeared to create conflicts between the proposed construction and the demolition-retention drawings. We acknowledge that we should have stopped and obtained clarification and the required DBI documentation before proceeding with additional removal. We respectfully request an opportunity to review these specific locations with Planning, DBI, and the design team. *May 21 email requesting clarification* Following the May 21 inspection, we emailed Troy regarding an apparent discrepancy involving the front staircase and front facade . A copy of that email is attached. The demolition calculation appeared to show only partial removal of the stairs, while the proposed design appeared to require the staircase to be demolished, shifted, and rebuilt. We specifically asked how this work should be carried out consistently with the demolition calculation. We recognize that this email concerned the staircase and did not authorize additional wall removal. However, it

documents that we were reviewing the demolition requirements , took it seriously , identifying apparent conflicts, and seeking clarification during construction, well before the current enforcement action. *East wall* The affected approximately 22-foot section of the east wall was originally intended to remain. After the existing footing was exposed and determined to be insufficient, the engineer of record required a new footing in that area. No demolition of this wall had been planned before that condition was discovered. The foundation subcontractor had been advised of the demolition-retention requirements. However, during the excavation, footing work, and formwork operations, portions of the existing framing became disturbed and came apart, and the affected framing was removed. The exterior siding remained in place throughout the work. At the time, we believed retaining that exterior surface satisfied the intended retention requirement. We now understand that retaining the siding did not substitute for retaining the required framing or obtaining the required Correction Notice and approval before removal. The attached east-wall photograph illustrates the exposed wall condition and foundation work at that stage. We respectfully ask that the footing condition, the engineer-required foundation changes, and the construction sequence be considered when reviewing how this removal occurred. *Our efforts to comply* We took the demolition limits seriously. We called DBI to review existing wall conditions, sought clarification from the architect when we identified apparent conflicts, retained and reinforced the existing west-wall framing, and preserved the upper-floor east and west walls. We understand that these efforts do not undo the additional removal or excuse the procedural steps we missed. We do believe the documentation supports our explanation that this was not an intentional effort by Clarity Construction to disregard the approved plans or exceed the permitted demolition. *Protection of the property and neighboring buildings* There is also an urgent concern at the locations where the former roof connected to the neighboring walls on both sides of the property. Those connection areas are now exposed and damaged. Given the configuration of these connections, we are concerned that tarps or temporary coverings alone may not adequately prevent water intrusion. We would like the engineer and Inspector Birmingham to assess these conditions promptly and determine whether localized flashing, weatherproofing repairs, or other specifically authorized work is necessary. Thank you for confirming that temporary protective measures may be undertaken in coordination with Inspector Birmingham. We will work with him and the engineer to define the necessary scope and obtain any required authorization before proceeding. We would appreciate prompt guidance on how to address these adjoining-wall conditions while the project remains suspended. This issue with former roof and Neigbor water intrusion is to try explain the urgency we trying to get your help with lift the stop work . We are not trying to make excuses. Our goal is to accurately explain what occurred, acknowledge where our process fell short, and resolve the situation in full coordination with Planning and DBI. The continued suspension is placing a significant strain on the homeowners. We respectfully ask for your compassion, leniency, and reconsideration in light of these clarifications and the supporting documentation. Could we arrange a site meeting with Planning, DBI, the design team, and Clarity Construction to review the disputed west-wall finding, the east-wall and front-façade conditions, and the necessary protective work issue for help us with this . We hope this review will help establish a clear path toward safely completing the approved project. We do asking your forgiveness for this matter and want you to know how serious we took this demo calc steps . Thank you for your time and consideration. Best regards, Daniel Cassorla General Contractor of Record Owner, Clarity Construction daniel@clarity-construction.com Attachments: 1. May 21, 2026 email from Yosi to Troy requesting clarification of the front-stair demolition calculation. 2. Marked-up existing first-floor plan identifying the front-wall area beside the garage. 3. Marked-up proposed first-floor plan identifying the corresponding entry and wall location. 4. East-wall photograph showing the exposed wall condition and foundation work. 5. Photographs documenting the retained upper-floor east and west walls. 6. Photographs documenting the retained west-wall framing. On Fri, 25 Sep 2026 01:01:51 +0000, "Wong, Kelly (CPC)" < kelly.wong@sfgov.org> wrote: Dear Gaurav & Pujita, Thank you for your email and for your patience as we have reviewed this matter. I met with the Zoning Administrator (ZA) regarding your request. As he was scheduled to be out of the office beginning yesterday, he asked that I review this matter in his absence and make a determination. Permit and Enforcement History I reviewed the relevant permit and enforcement history, which is as follows: * December 2, 2025 – Building Permit Application No. 202506037833< https://url.avanan.click/v2/r01/___https://dbiweb02.sfgov.org/dbipts/default.aspx?page=Permit&PermitNumber=202506037833&Stepin=1___.YXAzOnNmZHQyOmE6bzo1MjNlOTBiODZlNTAwMjhiZDdhZTBhNDVhNmQ1NWJhNTo3OjBiYTM6YWQxNjQ1Y2Q3NzU3ZjE4NjQzY2RmNGVhYzhjZjhlYmJkZTg4MWVlYjUwNDM2NWVmNzRhMmI5YzAwYzBlOGYxMjp0OlQ6Tg> was issued for a third-story vertical addition and rooftop terrace, the addition of a second dwelling unit at the lower level, and replacement of the front stairs and second-level entry. * December 4, 2025 – DBI Inspector (Sean) Birmingham conducted a start-work inspection and discussed with the contractor the requirement to follow the approved demolition plans. * May 21, 2026 – DBI Inspector Birmingham conducted a site verification inspection and met with the project manager to review the approved demolition plans. During the inspection, he explained that the demolition work was not to exceed what was approved under the permit. The contractor identified a section on the ground floor that appeared to be new and confirmed that it had been completed a couple years earlier. * September 2, 2026 – Planning Enforcement Case No. 2026-007893ENF was opened. Planning staff (Vincent Page) conducted a site visit and confirmed that work undertaken exceeded Planning's approval. * September 3, 2026 – DBI Notice of Violation No. 202661789 was issued for work exceeding the approved permit, calling out removal of framing on the front and east elevations. * September 4, 2026 – Planning Department sent a Suspension Request to DBI. I also spoke with DBI Inspector Birmingham regarding this project. He confirmed that, during his site inspections, he repeatedly advised the contractor to follow the approved demolition plans and not to remove materials beyond the scope authorized by the permit. This direction is reflected in his inspection history notes. As discussed with you and your architect, Troy Kashanipour, during our meeting on Wednesday, September 16, 2026, DBI Inspectors would typically issue a Correction Notice when existing materials are identified as requiring removal due to their poor condition. Areas covered by a Correction Notice would not be included in the demolition calculations under Planning Code Section 317. Inspector Birmingham confirmed that he did not issue any Correction Notices for this property. I also want to address Troy's comment that your contractor received approval from the DBI Inspector to reinforce the existing structure. Reinforcement by sistering (attaching new members to existing members while leaving the existing members in place) is permitted and does not count toward the demolition calculations under Planning Code Section 317. Our review indicates that the demolition exceeded the scope authorized under the approved permit. Specifically, our site visit notes and photographs document the removal of several walls beyond what was approved. Approximately 30% more of the front façade was removed than authorized, as well as approximately 50% more of the east elevation. In addition, our notes also indicate that approximately 30% more of the existing first-floor walls along the west elevation were removed than approved. I understand that you have referenced a prior case involving the property at 649 28th Street. That situation is distinguishable from this project because the work exceeding the approved permits in that case was limited to the front façade. Here, the work exceeding the approved permits occurred at multiple locations and elevations of the existing building, including the front façade, east elevation, and west elevation. The scope and extent of the work therefore differ from the circumstances presented in the 28th Street case. Based on the above, Planning will not be lifting the suspension at this time, either in whole or in part. I understand that this is not the outcome you were hoping for, and I recognize the significant challenges that the continued suspension presents, particularly with the structure currently exposed and the rainy season approaching. Penalty Waiver Request I am not able to review your request regarding penalties, as the final determination of penalties is within the ZA's authority. Please note that the penalty determination will occur later in the enforcement process. I know we just issued the Notice of Enforcement (NOE) earlier this week. The next notice will be the Notice of Violation (NOV), which will include the final determination of the one-time penalty. Just so you are aware, the ZA will schedule a meeting with you to discuss the one-time penalty before his final determination. You are welcome to submit any information you believe should be considered in determining the one-time penalty in a separate email. The ZA will consider good-faith efforts to promptly abate the violation, including timely responses to plan check comments and advancing the required Planning applications and permits. I see that you have already filed Project Application No. 2026-007893PRJ and Conditional Use Authorization Application No. 2026-007893CUA, both on September 17, 2026. Temporary Protection To address the immediate concern regarding weather exposure while the project is inactive, Inspector Birmingham has confirmed that temporary measures may be installed to protect the building and prevent damage while the appeal is pending. Planning supports taking these temporary protective measures while you await the November 4 appeal hearing. Please reach out to Inspector Birmingham directly regarding the appropriate next steps and any requirements for implementing the temporary weather-protection measures. Next Steps Vincent will work on issuing the Notice of Enforcement, which will document the violation and outline steps to correct this. Let me know if you have any questions regarding the above. Thank you, Kelly Kelly H. Wong Code Enforcement

Manager (Preservation Manager) San Francisco Planning Out of office dates: 9/28-10/7, 11/5-10 From: Pujita Mathur <pujita90@gmail.com> Sent: Thursday, September 24, 2026 1:23 PM To: Gaurav Mathur <ggmathur@gmail.com> Cc: tk@tkworkshop.com; Teague, Corey (CPC) <corey.teague@sfgov.org>; Wong, Kelly (CPC) < kelly.wong@sfgov.org>; Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>; Daniel Cassorla <daniel@clarity-construction.com> Subject: Re: 3829 25th Street - Zoning Administrator request Dear Mr. Teague, I am following up on Troy's September 18 email. We understand you have many matters requiring your attention, but our situation is becoming increasingly urgent and we would really appreciate a chance to speak with you. The suspension has left the property mid-construction significantly exposed, without any walls, a completed roof or weatherproofing as the rainy season approaches. This is not only unsustainable for our family; leaving the structure exposed also creates a growing risk of rain-related damage to the property and potentially to neighboring properties. The continued delay is also causing significant financial strain. Our appeal is not scheduled to be heard until November 4, and the parallel Planning process could take several months. Leaving the structure exposed and the project entirely inactive during that time would be extremely difficult for our family and could result in avoidable damage. We would greatly appreciate the opportunity to meet with you sooner to discuss the situation and a reasonable path forward. We will make ourselves available at any time convenient for you for a brief call or in person meeting. Thank you for your consideration. Best, Gaurav and Pujita Mathur Homeowners, 3829 25th Street On Tue, Sep 22, 2026 at 2:17 PM Gaurav Mathur <ggmathur@gmail.com<mailto:ggmathur@gmail.com>> wrote: Hey Mr. Teague, I wanted to see if you had a chance to read Troy's note. We'd love to schedule a call to discuss it further. Also, I wanted to let you know that we did file an appeal on Monday as the deadline was approaching but we'd much rather find a resolution with you. Thanks, Gaurav & Pujita (Home Owners @ 3829 25th St, San Francisco, CA 94114< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/3829+25th+St,+San+Francisco,+CA+94114?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjVjNjQ6MzdiODQzYzRlOTBkZDVkNGM5YzkwYzA3Njg0YTE1ZTRlYTNhZTEyN2U1MjU4MTg0YWNiZGFhNTRkNjYwMDExYzpoOlQ6Tg>) On Fri, Sep 18, 2026 at 12:35 PM Troy Kashanipour <tk@tkworkshop.com<mailto: tk@tkworkshop.com>> wrote: Dear Zoning Administrator Teague, Julie Lammare of the Board of Appeals suggested that I reach out to you regarding an NOV/NOE for demolition exceeding the scope approved in Permit 202506037833. The permit was suspended This permit expanded the single family home to add a second unit at the ground floor in addition to expanding horizontally and vertically. Unfortunately , while the GC was not on-site a subcontractor removed some portions of the front wall and fully replaced framing on a small area of the east wall without the authorization of the building inspector. It certainly was a mistake and miscommunication but not a willful demolition on the part of the General Contractor or the Owners. It is my understanding that the General Contractor did reach out to the building inspector on several occasions pointing to areas of the side walls that required reinforcing and received the okay based on existing conditions. We can provide notes about these conversations. That unfortunately did not happen at the front façade. We have submitted drawings and an application for a revision permit documenting the added scope. Under the current code, the project becomes a demolition based on the totality of the demolition of the rear wall, and the amount of demolition at the front façade. Per the instruction of Kelly Wong we have submitted the revision and have requested clarification on a couple of items from Elizabeth Gordon-Jonckheer. We believe that the project is eligible for the 317 demolition exemption because of the added unit. What remains unclear is if the revision will then subject the project to the density requirement under Section 209.7, which would require 5 units on this site to be code compliant if the building is considered a demolition. We have submitted a CUA application for section 209.7 just in case this hearing is required. I am writing to you on behalf of the Owners with a couple of requests. The Board of Appeals, pointed us to the similar case at 649 28th Street as an example where you were you allowed the Building Department to lift the Stop Work notice while the Planning Applications where in review. The current stop work notice presents a great hardship for Gaurav and Pujita, my clients, as the work is suspended. They are currently renting another home and the added cost of displacement plus additional construction delay presents a significant burden. In addition the home left in the current condition, ready for upper floor framing but with unbraced walls and no weather protection presents a hazard, especially considering the potential significant rain events this winter. The GC was a month behind schedule so the stop work order was issued. The ask here is that you can allow the continuation of construction, at the Owner's risk, while the Revision permit is under review with Planning and Building Department similar to your allowance at 28th Street. The second request is for a waiver of the penalty. As I understand it you have discretion about the amount of the fee imposed. We can present to you what I feel should be mitigating factors but the outline is that the General Contractor did make a good faith effort to adhere to the permit drawings. The additional demolition resulted from conditions encountered during construction by a sub contractor and a missed procedural step to consult with the building inspector, not an effort or willfull intent circumvent the approved plan. The Owner summary of points in support of the two requests is below: Here are the reasons we believe support our requests above: * The violation was not willful or intentional. The additional demolition was inadvertent and minimal. It increased the front facade from 62% to 83.8% and removed inadequate framing from the east wall to support additional floors above while still maintaining the original siding. Unfortunately there was no corrective notice obtained at the time. The additional demolition resulted from conditions encountered during construction by a sub contractor and a missed procedural step, not an effort to circumvent the approved plans. The project team has documentation of the underlying conditions and is prepared to pursue the appropriate corrective documentation retroactively if possible. Had the inspectors been informed in time they would likely have deemed the existing framing inadequate. There are also other instances during this project where unexpected conditions were identified and the contractor stopped and sought DBI guidance before proceeding. Additional details and supporting documentation are included in the attached Construction Factual summary (attached). 2. The additional demolition did not change the approved project or create an additional development benefit. The building being constructed remains the building Planning reviewed and approved. The building envelope, wall locations, square footage, use, and number of units remain unchanged. The additional demolition did not create additional square footage or development rights or financial gains to the owners. It did not create any nuisance or public health hazards and no tenants were displaced. Additionally, the approved project itself increases housing on the property by adding an ADU, taking the site from one dwelling unit to two. 3. The project team has responded immediately and in good faith. Work stopped as directed, and the project team has been actively working with DBI and Planning to resolve the violation. The owners are prepared to make the necessary Planning resubmittal and complete the process ultimately required by the Department. 4. The project was permitted and substantially constructed in reliance on the prior Code. The change in Code creates an unusual result for this project. Under the demolition methodology in effect when the project was reviewed and permitted, our understanding is that the work as it exists today would remain below the demolition threshold (see attached calculations). Under the current Code, the same project is considered a demolition. However, the current Code also provides an exemption from Conditional Use authorization for qualifying demolitions that add a dwelling unit, as this project does. The material consequence of applying the current Code is therefore the application of the new minimum-density requirements. Those requirements would increase the minimum density from the two units currently approved and under construction to five units - requiring three additional units and a fundamental redesign of the project which is simply not feasible at this stage of the project. The owners designed, engineered, financed, and began construction of this project based on a valid permit issued under the rules in effect at the time. By the time the Code changed, they had already incurred substantial costs and construction was well underway. Importantly, they are not seeking to change the project that was approved—the building being constructed remains the same. Given these circumstances, we would appreciate the opportunity to discuss whether there is a path to allow the owners to complete the project that was already permitted and underway under the rules in effect when their permit was issued, or another mechanism that avoids requiring a fundamental redesign at this stage. The owners could not have anticipated when they undertook the project that they might later be required to construct five units rather than the two units approved by the City, and they cannot financially absorb that redesign and reconstruction now. We have summarized the relevant permit history, Code changes and old-versus-current Code analysis in the attached Planning Code & Permit Timeline (attached) 5. Meanwhile, the suspension is creating immediate and escalating harm. The structure is currently mid-construction, with no roof and without weatherproofing. With the rainy season approaching, leaving the framing exposed while the Planning process proceeds for potentially many months creates a substantial risk of deterioration and physical damage. The owners are also a family with two young children who stretched their savings to undertake this renovation. They are now carrying the costs of a halted construction project, additional fees while continuing to pay rent for their family elsewhere at a time when rental rates are unprecedentedly high in the city. The violation did not change the building being

constructed, did not result in tenant displacement or additional development benefit, was not willful or intentional, and the project team has acted promptly to resolve it. At the same time, continued suspension leaves an already partially constructed building exposed while a potentially lengthy Planning process moves forward. For these reasons, we respectfully request that Planning lift the suspension so construction can resume while we work through the required Planning process, and waive the demolition penalty. We would greatly appreciate an opportunity to meet or speak with you to discuss these requests, including whether the owners' reliance on their issued permit provides a path to complete the approved project under the regulations applicable when it was permitted. Thank you for your consideration. We are committed to working collaboratively with Planning and DBI to find a path forward. Pujita and Gaurav. Attached is a summary of the project timeline, the NOV, the revised plans showing the additional demolition and the suspension request. The original permit drawings are found at the link below: https://url.avanan.click/v2/r01/___https://drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=drive_link___.YXAzOnNmZHQyOmE6bzo1MjNlOTBiODZlNTAwMjhiZDdhZTBhNDVhNmQ1NWJhNTo3OmY3NDk6ZjQ4Yjk1NDJhZDA2ZGQxYWI3NTc5MmExNmI5M2JlOTQ1ZjZkZjI2Yzk3YWMyM2Y0N2ZmYzc2MTI3MzIxNTkwOTp0OlQ6Tg < https://url.avanan.click/v2/r01/___https:/drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=drive_link___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmFlYTI6ZWYxODc3OWM5MTc5Nzc0ZDM5NmUwMjUzZDg2ZjNiYWQzZmY0ODE4MzY5MGRmZTYzNDU1YWY4MzVmMjc5NjIxYTpoOlQ6Tg> Thank you for your time and consideration. Please let me know if we can have a call with the Owner and the possibility and options for allowing the Owner's to continue work. Best, Troy Troy Kashanipour Architecture. LEED AP 2783K Diamond Street< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street%0D*0ASan+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmJkODA6OTc0NDBlMmYyNTIzMzk1MDBmYTU5YzhlMjMzY2NjOTA2ZmQ4ZmI5NTBiZDA5NTQwZDE4NmEzMTUxMGJlNzI4NjpoOlQ6Tg> San Francisco CA, 94131< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street%0D*0ASan+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmJkODA6OTc0NDBlMmYyNTIzMzk1MDBmYTU5YzhlMjMzY2NjOTA2ZmQ4ZmI5NTBiZDA5NTQwZDE4NmEzMTUxMGJlNzI4NjpoOlQ6Tg> mobile: 415.290.8844 <(415)%20290-8844><tel:(415)%20290-8844> email: tk@tkworkshop.com<mailto:tk@tkworkshop.com> On 9/16/2026 5:41 PM, Wong, Kelly (CPC) wrote: Hi Troy, Good seeing you and meeting the owners Gaurav and Pujita during today's call. I checked in with the Zoning Administrator (Corey Teague) and he requested that you please send him an email with your request and explanation for a partial suspension at 3829 25th Street at: corey.teague@sfgov.org<mailto:corey.teague@sfgov.org> Vincent will need to move forward with issuance of the Notice of Enforcement (NOE), which is the courtesy notice that documents the confirmed violation and outline steps to correct the violation. This should go out by the end of next week. The NOE is followed by a formal Notice of Violation (NOV), and then an Order of Abatement that's recorded to the property's title. The NOV can be appealed to the ZA or directly to the Board of Appeals (BOA) within 30 days of issuance. As mentioned, a one-time penalty of up to $250,000 applies to all unauthorized demolitions pursuant to Planning Code Section 176< https://url.avanan.click/v2/r01/___https:/codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-19402___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmY5NzY6Mjk1YTgwODkxOWViNTkyMmZlY2YxNmNiZjIyOGJlMWIxMWI5MGY1NzU5MGExMDk0NTVjY2UzYmNjMjQ4NTZmNDpoOlQ6Tg> (c)(1)(C)(i). This one-time penalty can be appealed to the Board of Appeals (BOA), but it cannot be lowered by the BOA to below $50,000. See below screenshot. Planning Code Section 176(c)(1)(D)(v): [cid:image001.png@01DD4C28.ED4F6870] Please reach out to @Page, Vincent (CPC)<mailto:vincent.w.page.ii@sfgov.org> who can provide links to applications to address the violation, as needed. Let me know if you have any questions. Thank you, Kelly Kelly H. Wong Code Enforcement Manager (Preservation Manager) San Francisco Planning Out of office dates: 9/28-10/7, 11/5-10 From: Troy Kashanipour <tk@tkworkshop.com><mailto: tk@tkworkshop.com> Sent: Tuesday, September 8, 2026 1:37 PM To: Wong, Kelly (CPC) <kelly.wong@sfgov.org><mailto:kelly.wong@sfgov.org> Cc: Gaurav Mathur <ggmathur@gmail.com><mailto:ggmathur@gmail.com>; Pujita Mathur < pujita90@gmail.com><mailto:pujita90@gmail.com>; Yosi Asraf < yosi@clarity-construction.com><mailto:yosi@clarity-construction.com>; Guy Smith <guy@clarity-construction.com><mailto:guy@clarity-construction.com>; Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org><mailto: vincent.w.page.ii@sfgov.org> Subject: 3829 25th Street - NOV CORRECTION - REQUEST FOR CALL Hi Kelly, Since Vincent is away and referred us to you as his supervisor in his absence, I would like to request a phone or video call with you and the Owners to discuss the current permit suspension and the best path toward resolving the issue. The suspension request provides for an appeal to the Board of Appeals. However, Julie Rosenberg at the Board suggested that, given the questions regarding the facts and the applicable process, the quickest way to resolve the matter may be to first have a discussion with the Zoning Administrator before filing an appeal with the Board of Appeals. Before taking that step, I think it would also be helpful to understand what would occur if we submit a permit revision addressing the questions concerning the east wall. In particular, we would like to understand how Planning Code Section 317 would be applied to the revision permit. As I understand the issue, if the current Planning Code requirements are applied, the removal of 50% of the front and rear walls could trigger a Conditional Use Authorization. However, if the code provisions under which the original permit was reviewed are applied, and the work to the east wall is considered a repair rather than demolition, the project may not meet the Section 317 threshold for demolition. We would also like to understand how the permit revision should be submitted given the existing NOV and suspension—for example, whether it can be submitted in-house, over the counter, or through another process. We appreciate your help in determining the appropriate path forward and resolving this matter as quickly as possible. The Owners are in a very difficult situation given the current stop-work order, and we would like to find a process that allows the project to move forward while addressing Planning's concerns. Please let me know when you might be available for a phone or video meeting. Thank you for your help. Best, Troy Troy Kashanipour Architecture. LEED AP 2783K Diamond Street< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A+++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjljZGY6NTdmOTZjNDE3MmRlYjAzNDk4YTQwZjg1M2VkNDY0YjBjN2RhNWNlYjM4MGUwNmYxNzYyODNmYjZkODE0ZjkwYjpoOlQ6Tg> San Francisco CA, 94131< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A+++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjBlNTE6YmU3NjEzYjUzOTM3MWU2NWRiMDlkZjYxZDQ0OTIxNmM2Mjc2ZDNkYmQ5ODM1NjNmOWVmM2U4MTU0ZWMyOTUwZDpoOlQ6Tg> mobile: 415.290.8844 <(415)%20290-8844><tel:(415)%20290-8844> email: tk@tkworkshop.com<mailto:tk@tkworkshop.com> On 9/4/2026 2:16 PM, Troy Kashanipour wrote: Hi Vincent, Attached are the revised sheets related to the NOV for demolition at the front. We believe we a have a colorable argument that the ground floor east wall should not be included in the demolition calculation given that the portion of the wall that the exterior skin remains, framing was replaced, and that the wall maintains its essential function in the the original location. The 2x6 framing was consistent with the Engineer's direction with this wall as a bearing wall with added posts and hold-downs per the approved permits. We understand that the ZA's input may be required. Consistent with DBI's request for permit revisions, only the revised sheets are included in the drawings set. A link to the approved permit and revision permit 1 are provided below: https://url.avanan.click/v2/r01/___https://drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=drive_link___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OmJhZDg6NTQ0M2UwZTM3MWI3NDY0NDRhNGE3MTc0MDRmZmEwYjBiMjViYTU2N2NiNzZkYWNmZWViMTU5ZjUzMWJiNzFiNjp0OlQ6Tg < https://url.avanan.click/v2/r01/___https:/drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=drive_link___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OjRjNWY6MWIzMzUwNDdlMGMwOGNmMTgxODQwOTg3YzNjMDQ3NGNlMDExZWNkNzdlOWMxMTZlNDM2MGUzYzlmODNiZjVkYzpoOlQ6Tg> Please let me know what is needed and if this should be submitted through another channel other than this email. Best, Troy Troy Kashanipour Architecture. LEED AP 2783K Diamond Street< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjY2NmM6ZGRlNDU5OWU3YTBiNmY0ZTE1ZWQ3NzlmNjAzZWFjYjYzZGI0NWUyYzlkOGZkMzYyYzAxZDI3OGZhODAxZTdhZTpoOlQ6Tg> San Francisco CA, 94131< https://url.avanan.click/v2/

r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmVjN2M6M2MwMTYyMWY1M2FhMTExNjI2OTg1NzJiYjcyZGJiOWExOTVhZDg1NWViNTNhZGMyNWZhYmZkMjgzOTlmNGEyZDpoOlQ6Tg> mobile: 415.290.8844 <(415)%20290-8844><tel:(415)%20290-8844> email: tk@tkworkshop.com<mailto:tk@tkworkshop.com> On 9/4/2026 1:43 PM, Troy Kashanipour wrote: Hi Vincent, We are ready to turn in the permit to revise the original application. Do I need to turn this in to you digitally with a PRJ or submit this as a building permit application Form 3/8 through the DBI portal? As the DBI portal takes some time to process my hope is that I can submit directly to Planning. Please advise. The NOV - Complaint is attached. Kelly, please respond if Vincent is away. You assistance with expediting this is greatly appreciated. Best, Troy Troy Kashanipour Architecture. LEED AP 2783K Diamond Street< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A++++++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmNhNmM6Y2I3MzM0NTFkMmVkZGUzNDExNmNiY2M0ZmVkNzExOGMzZGY3MTgxNjcwZjMwMjZlZDQ1ZDMyZDQyYmY4M2FiMzpoOlQ6Tg> San Francisco CA, 94131< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A++++++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmE5ZTE6MTQ0OGRhYWE5MmU3NzI4MjQyMTFlMjYxN2M0MDNhYTI2ZTY2NmYzMDUyNWJhZjc3NDUyMjRjN2RjYTZkMjQyOTpoOlQ6Tg> mobile: 415.290.8844 <(415)%20290-8844><tel:(415)%20290-8844> email: tk@tkworkshop.com<mailto:tk@tkworkshop.com> On 9/3/2026 6:18 PM, Page, Vincent (CPC) wrote: Hi Troy, Thank you for your email and all of this helpful context. I'm glad to hear that you don't think the contractor exceeded the approved scope of work intentionally. A question for you regarding the east lot line wall – did the contractor obtain a correction notice from DBI before replacing the vertical framing? If a correction notice was not obtained, the framing is considered Removed without authorization. We have not formally determined if the Project is considered an unlawful demolition. I will review your email with my manager, Kelly Wong (cc'd), and the Zoning Administrator when I return to the office on September 14, before issuing a Notice of Enforcement ("NOE"). An NOE is a courtesy notice issued by the Department to provide the Responsible Party with important information about the enforcement process, prior to issuance of a formal Notice of Violation ("NOV"). The NOE will formally notify you and the owner of the Department's position on whether or not an unlawful demolition has occurred. A Suspension Request is going to be issued tomorrow, which the property owner will have the opportunity to appeal. Vincent W. Page II, Planner [he/him] District 6/Code Enforcement, Current Planning Division San Francisco Planning Department 49 South Van Ness Avenue, Suite 1400< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/49%0D*0A++++++++++++++++++South+Van+Ness+Avenue,+Suite+1400+%0D*0A++++++++++++++++San%0D*0A++++++++++++++++++Francisco,+CA+94103?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjY4N2E6ZTNiODMwZTRhZDA2ZWJhMzdjNDYzMjIxOWE4ZDY4YzE0ZjY4MWY1ZDE0MTg0NWU2MDcxMTJkM2RiNjU3NzU1NjpoOlQ6Tg> San Francisco, CA 94103< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/49%0D*0A++++++++++++++++++South+Van+Ness+Avenue,+Suite+1400+%0D*0A++++++++++++++++San%0D*0A++++++++++++++++++Francisco,+CA+94103?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjM3Y2Q6OWUxMjg2ODM4MGY0Yzk4YThhZWU1NWE0NjE2OWRmNzI2YmYwOGI4ZmFmYWE3ZjI3OWM3NDVhZDIzMjc3ZDVkNjpoOlQ6Tg> Direct: < https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/49%0D*0A++++++++++++++++++South+Van+Ness+Avenue,+Suite+1400+%0D*0A++++++++++++++++San%0D*0A++++++++++++++++++Francisco,+CA+94103?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OmY5OWQ6MzExMDdiYmY1MDdiMGM2YWM3NzY1OWQxYzAzM2UwZjE3M2EyYWI0N2E3OTAxOTFjY2JmMzkyYWM2M2RjYjQ4NjpoOlQ6Tg> 628.652.7396 <(628)%20652-7396><tel:(628)%20652-7396>| https://url.avanan.click/v2/r01/___www.sfplanning.org___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OmVhZGQ6ZjMzZmJmNzhmM2MzZWJmNTEzYWNiNTQwM2Y0MzNmZDQzM2NiNWQ4Y2EwZjMxMTM0OTEzMjNhMThiNDk1ZjQ3Nzp0OlQ6Tg < https://url.avanan.click/v2/r01/___http:/www.sfplanning.org/___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OjBkYWU6YzQ5ZDdkODk2YzEyOGQ3N2FjNzVkYjA5YjQ2ODViNzI0YjVmYzgzNjE2MWI3MzE4ZWVmYjkyM2JmN2JlZDhjOTpoOlQ6Tg> San Francisco Property Information Map< https://url.avanan.click/v2/r01/___http:/propertymap.sfplanning.org/___.YXAzOnNmZHQyOmE6bzo3ZThmNDhiZWMyY2M2ZTJkNzYyYmRhMWFiZDVkNThhYTo3OjMzOWM6OWIyOTUyMzZiM2EwNmJmZDFkODRkMTNkMjdkMjMwMTI4MjgwY2Y5ZDlmYTgyZWQ1YjA2OGUzN2UwNTJhYzhhZTpoOlQ6Tg> From: Troy Kashanipour <tk@tkworkshop.com><mailto:tk@tkworkshop.com> Sent: Thursday, September 3, 2026 4:32 PM To: Page, Vincent (CPC) < vincent.w.page.ii@sfgov.org><mailto:vincent.w.page.ii@sfgov.org> Cc: Gaurav Mathur <ggmathur@gmail.com><mailto:ggmathur@gmail.com>; Pujita Mathur < pujita90@gmail.com><mailto:pujita90@gmail.com>; Yosi Asraf < yosi@clarity-construction.com><mailto:yosi@clarity-construction.com>; Guy Smith <guy@clarity-construction.com> <mailto:guy@clarity-construction.com> Subject: 3829 25th Street - Section 317 This message is from outside the City email system. Do not open links or attachments from untrusted sources. Dear Mr. Page, We met briefly on site when you were called regarding demolition at the front wall of the ongoing construction at 3829 20th Street. I understand from the homeowner that you have directed DBI to suspend the building permit based on a determination that the project has exceeded the requirements of Planning Code §317. I understand that there was a slight deviation from the approved façade demolition. I am very confident that the contractor did not intentionally exceed the approved scope. My understanding is that the contractor also called Inspector Birmingham to the site during the work to review certain areas of demolition, which indicates that they were making a conscientious effort to comply with the approved plans. I have documented in the attached façade drawing and spreadsheet the demolition shown on the approved permit set, as well as the demolition that actually occurred at the front façade. While the calculation is close, based on my review I do not believe the project has exceeded the applicable §317 demolition thresholds. Please see attached drawings and calculations. I would also like to clarify the work at the ground-floor east-facing wall. Although the original framing was replaced, the existing exterior siding and finishes were maintained in place. Attached is a photograph of the original condition showing 2x4 studs at approximately 32 inches on center. This framing was inadequate to support the floor above and was replaced with 2x6 framing at 16 inches on center. The wall remains in its original location and continues to serve the same intended function of supporting the floor above. The exterior siding and finishes also remain in place. In my understanding, this type of structural framing replacement, where the existing exterior wall remains in place and its exterior function and configuration are maintained, has been distinguished by the Planning Department from the removal of the exterior wall itself. My understanding is that Inspector Birmingham observed this area of work prior to your visit and that you have considered the replacement of the framing to constitute demolition of the wall. I would appreciate the opportunity to discuss this issue with Planning before that determination is finalized. A suspension of the permit would have a significant impact on the Owner. They are a family of four with two young children and are currently renting while their home is under construction. They also have two sets of parents who live with them part-time for extended periods each year. They are therefore carrying both the costs of construction and temporary housing, and a prolonged shutdown could create significant financial hardship and potentially delay their return home by many months. More broadly, a prolonged construction shutdown would leave an active residential project unfinished and would not serve the neighborhood or the City's interest in maintaining productive construction activity and adding housing. The project also adds a dwelling unit, consistent with the City's objective of preserving and creating additional housing. The General Contractor, Owner, and I would very much like to work cooperatively with the Planning Department to resolve these issues as efficiently as possible. We respectfully request an opportunity to present these facts to the Zoning Administrator and obtain a determination as to how §317 applies to the particular circumstances of this project before a Notice of Violation, stop-work action, or permit suspension is finalized. This forum may be at a Zoning Adminstrator Hearing. Please let me know how we can most efficiently make this presentation to the Zoning Administrator. Allowing the work to continue while this determination is being considered would be the best outcome for the homeowner, the neighborhood, and the city as a whole in my opinion, so we respectfully request that the permits not be suspended until a Zoning Administrator determination. Thank you for your consideration. Best, Troy -- Troy Kashanipour Architecture. LEED AP 2783K Diamond Street< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A++++++++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNj

Exhibit I - request to Zoning adminstrator to lift suspension

Yzo3OmNjZTE6YjJhOWViMWVjMGE0ZDQ1YmZkMDhkYjUzNTYwOGI0Y2YyNzRmNTg2OGRhODVjNGFmZTMyMTE1OTdjMzgyN2UyMjpoOlQ6Tg> San Francisco CA, 94131< https://url.avanan.click/v2/r01/___https:/www.google.com/maps/search/2783K+Diamond+Street+%0D*0A+++++++++++++++San+Francisco+CA,+94131?entry=gmail&source=g___.YXAzOnNmZHQyOmE6bzo0NmVlZDgxM2ZlMzc1ZDBhMDUwN2E3MzE5YTk3NjNjYzo3OjJlMzc6ZjkxNTM2ZjY5MDdjYmE0NjI3YmNjOTFhZWZiZDliZWRhZTYyMDllMDYwYTM2ODAyOTdkMjE5MWUwMDExMDIwYjpoOlQ6Tg> mobile: 415.290.8844 <(415)%20290-8844><tel:(415)%20290-8844> email: tk@tkworkshop.com<mailto:tk@tkworkshop.com> -- Gaurav G. Mathur -- Pujita Mathur

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Parinas, Suzette (CPC) <Suzette.Parinas@sfgov.org> Mon, Oct 5, 2026 at 2:37 PM
To: Pujita Mathur <pujita90@gmail.com>

I believe Corey has already responded to you that Kelly will most likely be handling the entire case, so there shouldn't be a need for a separate meeting.

Thank you.

[Quoted text hidden]

Wong, Kelly (CPC) <kelly.wong@sfgov.org> Thu, Oct 8, 2026 at 8:10 AM
To: Daniel Cassorla <daniel@clarity-construction.com>
Cc: Pujita Mathur <pujita90@gmail.com>, Gaurav Mathur <ggmathur@gmail.com>, Troy Kashanipour <tk@tkworkshop.com>, "Page, Vincent (CPC)" <vincent.w.page.ii@sfgov.org>, "Teague, Corey (CPC)" <corey.teague@sfgov.org>, Yosi Asraf <yosi@clarity-construction.com>

Hi Daniel,

Thank you for your emails and for providing the photos and additional information regarding the work performed. I appreciate you taking the time to share your perspective and submitting the supporting documentation.

After reviewing the information provided, the Department's determination remains unchanged.

Thank you,

Kelly

Kelly H. Wong

Code Enforcement Manager (Preservation Manager)

San Francisco Planning

Out of office dates: 9/28-10/7, 11/5-10

[Quoted text hidden]

Acting Zoning Administrator's decision on the request to narrow the suspension
Kelly Wong, September 24, 2026.

RE: 3829 25th Street - Zoning Administrator request

From kelly.wong@sfgov.org
To pujita90@gmail.com, ggmathur@gmail.com
Cc tk@tkworkshop.com, vincent.w.page.ii@sfgov.org, daniel@clarity-construction.com, corey.teague@sfgov.org
Date Thu, Sep 24, 2026 at 6:01 PM Pacific

Dear Gaurav & Pujita,

Thank you for your email and for your patience as we have reviewed this matter. I met with the Zoning Administrator (ZA) regarding your request. As he was scheduled to be out of the office beginning yesterday, he asked that I review this matter in his absence and make a determination.

Permit and Enforcement History
I reviewed the relevant permit and enforcement history, which is as follows:

* December 2, 2025 – Building Permit Application No. 202506037833 was issued for a third-story vertical addition and rooftop terrace, the addition of a second dwelling unit at the lower level, and replacement of the front stairs and second-level entry.
* December 4, 2025 – DBI Inspector (Sean) Birmingham conducted a start-work inspection and discussed with the contractor the requirement to follow the approved demolition plans.
* May 21, 2026 – DBI Inspector Birmingham conducted a site verification inspection and met with the project manager to review the approved demolition plans. During the inspection, he explained that the demolition work was not to exceed what was approved under the permit. The contractor identified a section on the ground floor that appeared to be new and confirmed that it had been completed a couple years earlier.
* September 2, 2026 – Planning Enforcement Case No. 2026-007893ENF was opened. Planning staff (Vincent Page) conducted a site visit and confirmed that work undertaken exceeded Planning's approval.
* September 3, 2026 – DBI Notice of Violation No. 202661789 was issued for work exceeding the approved permit, calling out removal of framing on the front and east elevations.
* September 4, 2026 – Planning Department sent a Suspension Request to DBI.

I also spoke with DBI Inspector Birmingham regarding this project. He confirmed that, during his site inspections, he repeatedly advised the contractor to follow the approved demolition plans and not to remove materials beyond the scope authorized by the permit. This direction is reflected in his inspection history notes.

As discussed with you and your architect, Troy Kashanipour, during our meeting on Wednesday, September 16, 2026, DBI Inspectors would typically issue a Correction Notice

when existing materials are identified as requiring removal due to their poor condition. Areas covered by a Correction Notice would not be included in the demolition calculations under Planning Code Section 317. Inspector Birmingham confirmed that he did not issue any Correction Notices for this property.

I also want to address Troy's comment that your contractor received approval from the DBI Inspector to reinforce the existing structure. Reinforcement by sistering (attaching new members to existing members while leaving the existing members in place) is permitted and does not count toward the demolition calculations under Planning Code Section 317.

Our review indicates that the demolition exceeded the scope authorized under the approved permit. Specifically, our site visit notes and photographs document the removal of several walls beyond what was approved. Approximately 30% more of the front façade was removed than authorized, as well as approximately 50% more of the east elevation. In addition, our notes also indicate that approximately 30% more of the existing first-floor walls along the west elevation were removed than approved.

I understand that you have referenced a prior case involving the property at 649 28th Street. That situation is distinguishable from this project because the work exceeding the approved permits in that case was limited to the front façade. Here, the work exceeding the approved permits occurred at multiple locations and elevations of the existing building, including the front façade, east elevation, and west elevation. The scope and extent of the work therefore differ from the circumstances presented in the 28th Street case.

Based on the above, Planning will not be lifting the suspension at this time, either in whole or in part. I understand that this is not the outcome you were hoping for, and I recognize the significant challenges that the continued suspension presents, particularly with the structure currently exposed and the rainy season approaching.

Penalty Waiver Request
I am not able to review your request regarding penalties, as the final determination of penalties is within the ZA's authority.

Please note that the penalty determination will occur later in the enforcement process. I know we just issued the Notice of Enforcement (NOE) earlier this week. The next notice will be the Notice of Violation (NOV), which will include the final determination of the one-time penalty. Just so you are aware, the ZA will schedule a meeting with you to discuss the one-time penalty before his final determination. You are welcome to submit any information you believe should be considered in determining the one-time penalty in a separate email.

The ZA will consider good-faith efforts to promptly abate the violation, including timely responses to plan check comments and advancing the required Planning applications and permits. I see that you have already filed Project Application No. 2026-007893PRJ and Conditional Use Authorization Application No. 2026-007893CUA, both on September 17, 2026.

Temporary Protection
To address the immediate concern regarding weather exposure while the project is inactive, Inspector Birmingham has confirmed that temporary measures may be installed to protect the building and prevent damage while the appeal is pending. Planning supports taking these temporary protective measures while you await the November 4 appeal hearing.

Please reach out to Inspector Birmingham directly regarding the appropriate next steps and any requirements for implementing the temporary weather-protection measures.

Next Steps
Vincent will work on issuing the Notice of Enforcement, which will document the violation and outline steps to correct this.

Let me know if you have any questions regarding the above.

Thank you,
Kelly

Kelly H. Wong
Code Enforcement Manager (Preservation Manager)
San Francisco Planning

Out of office dates: 9/28-10/7, 11/5-10

[Earlier quoted messages omitted.]

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Zoning Administrator on delegation to the Acting Zoning Administrator
Corey Teague, October 2, 2026; architect's question, October 2; Corey Teague, October 5.

RE: 3829 25th Street - Zoning Administrator request

From corey.teague@sfgov.org
To pujita90@gmail.com, Daniel@clarity-construction.com
Cc kelly.wong@sfgov.org, ggmathur@gmail.com, tk@tkworkshop.com, vincent.w.page.ii@sfgov.org, yosi@clarity-construction.com
Date Fri, Oct 2, 2026 at 7:23 AM Pacific

Pujita & Gaurav,
Thank you for reaching out. However, I have asked Kelly to serve as Acting ZA for this case due to my limited availability at the moment. My understanding is that she has thoroughly reviewed the information with Planning and DBI staff to inform her decision regarding a partial suspension. Please continue to work with her on this matter once she is back from leave. If there are concerns about any portion of the building being exposed to the elements during the suspension, I'm sure Planning and Building can work with you ensure the building may be adequately covered for that purpose in the interim. Thanks.

Corey A. Teague, AICP
Zoning Administrator

Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628-652-7328 | sfplanning.org
San Francisco Property Information Map

[Earlier quoted messages omitted.]

Re: 3829 25th Street - Zoning Administrator request

From tk@tkworkshop.com
To corey.teague@sfgov.org, pujita90@gmail.com, Daniel@clarity-construction.com
Cc kelly.wong@sfgov.org, ggmathur@gmail.com, vincent.w.page.ii@sfgov.org, yosi@clarity-construction.com
Date Fri, Oct 2, 2026 at 11:35 AM Pacific

Thank you Corey,

Understood about Kelly taking on the responsibility in this case. Can we assume you would remain responsible for assessment of the penalty?

Best,

Troy

Troy Kashanipour Architecture. LEED AP
2783K Diamond Street
San Francisco CA, 94131
mobile: 415.290.8844
email:tk@tkworkshop.com

[Earlier quoted messages omitted.]

RE: 3829 25th Street - Zoning Administrator request

From corey.teague@sfgov.org
To tk@tkworkshop.com, pujita90@gmail.com, Daniel@clarity-construction.com
Cc kelly.wong@sfgov.org, ggmathur@gmail.com, vincent.w.page.ii@sfgov.org, yosi@clarity-construction.com
Date Mon, Oct 5, 2026 at 10:53 AM Pacific

That is likely the case, but I could also choose to delegate the entire case to Kelly. Thanks.

Corey A. Teague, AICP
Zoning Administrator

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628-652-7328 | sfplanning.org
San Francisco Property Information Map

[Earlier quoted messages omitted.]

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Acting Zoning Administrator's reply to the contractor's submission
Kelly Wong, October 8, 2026.

RE: 3829 25th Street - Zoning Administrator request

From kelly.wong@sfgov.org
To daniel@clarity-construction.com
Cc pujita90@gmail.com, ggmathur@gmail.com, tk@tkworkshop.com, vincent.w.page.ii@sfgov.org, corey.teague@sfgov.org, yosi@clarity-construction.com
Date Thu, Oct 8, 2026 at 8:10 AM Pacific

Hi Daniel,

Thank you for your emails and for providing the photos and additional information regarding the work performed. I appreciate you taking the time to share your perspective and submitting the supporting documentation.

After reviewing the information provided, the Department’s determination remains unchanged.

Thank you,
Kelly

Kelly H. Wong
Code Enforcement Manager (Preservation Manager)
San Francisco Planning

Out of office dates: 9/28-10/7, 11/5-10

[Earlier quoted messages omitted.]

Printed from the Gmail account of Gaurav Mathur (ggmathur@gmail.com) on October 14, 2026. Message text is reproduced as received; tracking-link wrappers added by the City's email filter are removed, and earlier quoted messages are omitted where noted.

Contractor's submission to Planning
Daniel Cassorla, Clarity Construction, September 24, 2026 (10:05 PM), and follow-up with omitted photo (10:22 PM).

RE: 3829 25th Street - Zoning Administrator request

From	daniel@clarity-construction.com
To	kelly.wong@sfgov.org
Cc	pujita90@gmail.com, ggmathur@gmail.com, tk@tkworkshop.com, vincent.w.page.ii@sfgov.org, daniel@clarity-construction.com, corey.teague@sfgov.org, yosi@clarity-construction.com
Date	Thu, Sep 24, 2026 at 10:05 PM Pacific
Attachments	PHOTO-2026-09-24-21-14-48.jpg; 831a637d-d374-45d9-b255-ba657587c509.png; 8721c57f-ccdc-4bc3-8f48-1b7e41232a06.png; 2e980a73-f28d-4696-ad4e-73cbf89b013f.png; d1609395-475c-4617-a572-d6543b75e077.png; 45029ceb-2aaa-4310-b20c-a5529f4582e6.png; 90bb5e66-91b2-4694-aa0c-e97524efc018.png; e73cecc6-b1ad-4ab5-bc06-9c3716d12280.png *(not reproduced)*

Hi Kelly,

This is Daniel Cassorla, the general contractor of record for this project and owner of Clarity Construction.

Thank you for reviewing this matter. We understand the seriousness of the situation and sincerely regret that the project has reached this point. We respectfully ask that you consider the following clarifications and attached documentation and allow us an opportunity to review these conditions with you on site.

West wall and May 21 inspection

On May 21, 2026, we specifically called Inspector Birmingham to review the existing west-wall condition. After removing the drywall, we observed that some of the existing framing on the garage side appeared newer than the older 2x4 framing elsewhere. We wanted to make sure this previously existing framing was documented and would not be mistaken for framing newly installed during this project.

Our understanding is that Inspector Birmingham observed and documented this condition during that inspection. The existing framing was retained, with new looking members , That existing wall remains in place today.

For that reason, we respectfully dispute the finding that additional demolition occurred in this area along the west elevation. Please review the attached photographs together with the May 21 inspection record and identify the specific section you believe was removed.

We would welcome another site review to resolve this discrepancy. We raised

this condition with DBI in May, several months before the September suspension, specifically to clarify and document what was already there.

The existing upper-floor walls on both the west and east sides were also retained and were not demolished.

Front façade and coordination of the drawings

At the lower floor, the design called for the wall beside the garage to move approximately two feet inward. During the foundation work, the existing wall in this area was left without support below. The attached marked-up excerpts of the existing and proposed first-floor plans identify this location and illustrate our understanding of the required work.

Separately, installation of the approved moment frame above the garage opening required removal of additional wood framing to install and properly seat the steel members.

These conditions appeared to create conflicts between the proposed construction and the demolition-retention drawings. We acknowledge that we should have stopped and obtained clarification and the required DBI documentation before proceeding with additional removal.

We respectfully request an opportunity to review these specific locations with Planning, DBI, and the design team.

May 21 email requesting clarification

Following the May 21 inspection, we emailed Troy regarding an apparent discrepancy involving the front staircase and front facade . A copy of that email is attached.

The demolition calculation appeared to show only partial removal of the stairs, while the proposed design appeared to require the staircase to be demolished, shifted, and rebuilt. We specifically asked how this work should be carried out consistently with the demolition calculation.

We recognize that this email concerned the staircase and did not authorize additional wall removal. However, it documents that we were reviewing the demolition requirements , took it seriously , identifying apparent conflicts, and seeking clarification during construction, well before the current enforcement action.

East wall

The affected approximately 22-foot section of the east wall was originally

intended to remain. After the existing footing was exposed and determined to be insufficient, the engineer of record required a new footing in that area. No demolition of this wall had been planned before that condition was discovered.

The foundation subcontractor had been advised of the demolition-retention requirements. However, during the excavation, footing work, and formwork operations, portions of the existing framing became disturbed and came apart, and the affected framing was removed.

The exterior siding remained in place throughout the work. At the time, we believed retaining that exterior surface satisfied the intended retention requirement. We now understand that retaining the siding did not substitute for retaining the required framing or obtaining the required Correction Notice and approval before removal.

The attached east-wall photograph illustrates the exposed wall condition and foundation work at that stage. We respectfully ask that the footing condition, the engineer-required foundation changes, and the construction sequence be considered when reviewing how this removal occurred.

Our efforts to comply

We took the demolition limits seriously. We called DBI to review existing wall conditions, sought clarification from the architect when we identified apparent conflicts, retained and reinforced the existing west-wall framing, and preserved the upper-floor east and west walls.

We understand that these efforts do not undo the additional removal or excuse the procedural steps we missed. We do believe the documentation supports our explanation that this was not an intentional effort by Clarity Construction to disregard the approved plans or exceed the permitted demolition.

Protection of the property and neighboring buildings

There is also an urgent concern at the locations where the former roof connected to the neighboring walls on both sides of the property. Those connection areas are now exposed and damaged.

Given the configuration of these connections, we are concerned that tarps or temporary coverings alone may not adequately prevent water intrusion. We would like the engineer and Inspector Birmingham to assess these conditions promptly and determine whether localized flashing, weatherproofing repairs, or other specifically authorized work is necessary.

Thank you for confirming that temporary protective measures may be undertaken in coordination with Inspector Birmingham. We will work with him and the engineer to define the necessary scope and obtain any required authorization before proceeding.

We would appreciate prompt guidance on how to address these adjoining-wall conditions while the project remains suspended.

This issue with former roof and Neigbor water intrusion is to try explain the urgency we trying to get your help with lift the stop work .

We are not trying to make excuses. Our goal is to accurately explain what occurred, acknowledge where our process fell short, and resolve the situation in full coordination with Planning and DBI.

The continued suspension is placing a significant strain on the homeowners. We respectfully ask for your compassion, leniency, and reconsideration in light of these clarifications and the supporting documentation.

Could we arrange a site meeting with Planning, DBI, the design team, and Clarity Construction to review the disputed west-wall finding, the east-wall and front-façade conditions, and the necessary protective work issue for help us with this . We hope this review will help establish a clear path toward safely completing the approved project.

We do asking your forgiveness for this matter and want you to know how serious we took this demo calc steps .

Thank you for your time and consideration.

Best regards,

Daniel Cassorla
General Contractor of Record
Owner, Clarity Construction
daniel@clarity-construction.com

Attachments:

1. May 21, 2026 email from Yosi to Troy requesting clarification of the front-stair demolition calculation.
2. Marked-up existing first-floor plan identifying the front-wall area beside the garage.
3. Marked-up proposed first-floor plan identifying the corresponding entry and wall location.
4. East-wall photograph showing the exposed wall condition and

foundation work.
5. Photographs documenting the retained upper-floor east and west walls.
6. Photographs documenting the retained west-wall framing.

[Earlier quoted messages omitted.]

RE: 3829 25th Street - Zoning Administrator request

From	daniel@clarity-construction.com
To	kelly.wong@sfgov.org
Cc	pujita90@gmail.com, ggmathur@gmail.com, tk@tkworkshop.com, vincent.w.page.ii@sfgov.org, daniel@clarity-construction.com, corey.teague@sfgov.org, yosi@clarity-construction.com
Date	Thu, Sep 24, 2026 at 10:22 PM Pacific
Attachments	Front_Footing_Annotated.png *(not reproduced)*

Hi Kelly and everyone,

Please see the attached photo, which was inadvertently omitted from my previous email. It shows the existing front footing and the new footing below, providing additional context for the front-façade conditions described.

Please consider it alongside the documentation already provided.

Thank you,
Daniel Cassorla
Clarity Construction

[Earlier quoted messages omitted.]

Printed from the Gmail account of Gaurav Mathur (ggmathur@gmail.com) on October 14, 2026. Message text is reproduced as received; tracking-link wrappers added by the City's email filter are removed, and earlier quoted messages are omitted where noted. The attachments listed in the message (photographs, marked-up plans and the May 21 email) are not reproduced here and will be attached from the contractor's originals.

Planning intake receipt for Project Application No. 2026-007893PRJ
Planning Intake, September 17, 2026, with the architect's submission it acknowledges.

Planning Intake - 3829 25th Street - 2026-007893PRJ/ENF

From cpc.intake@sfgov.org
To tk@tkworkshop.com, ggmathur@gmail.com, pujita90@gmail.com
Cc vincent.w.page.ii@sfgov.org
Date Thu, Sep 17, 2026 at 4:16 PM Pacific

Hello Troy,

Moving Kelly and Elizabeth to bcc for now while I assist with intake.

Please clarify if you're seeking a CU authorization or a CU exemption. It's unclear as both documents were submitted.

In the meantime, the Planning Department is in receipt of the Project Application and associated materials for 3829 25th Street, and we are in the process of reviewing the submittal with our Design Review and Environmental teams. We aim to issue a Letter of Completeness or, alternatively, a Letter of Incompleteness outlining any missing materials and/or required revisions within 21 days.

Best,

Jennifer

Jennifer Lung
Planning Technician II | Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7351 | www.sfplanning.org

Alert: Payment Phishing Scam
An active phishing scam is targeting applicants with fraudulent requests for permit payments. Please verify the sender’s email address AND confirm with your assigned planner before making any payment.

---------- Original Message ----------
From: Troy Kashanipour [tk@tkworkshop.com]
Sent: 9/17/2026, 1:35 PM
To: elizabeth.gordon-jonckheer@sfgov.org; cpc.intake@sfgov.org
Cc: kelly.wong@sfgov.org; pujita90@gmail.com; vincent.w.page.ii@sfgov.org; ggmathur@gmail.com
Subject: 3829 25th Street - Permit Revision for NOE/NOV

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

Dear Intake Planners and Elizabeth,

I am submitting Permit Revision Drawings for the following scope of work: PERMIT TO ADDRESS NOV 202661789. DOCUMENT ADDITIONAL DEMOLITION AT FRONT (NORTH) FACADE. DOCUMENT REPLACEMENT OF REPLACEMENT OF WALL STUDS AT EAST FACADE. REVISION TO PERMIT 2025 0607 7833.

I am submitting revised sheets only with the Reference Set found at the following link as they are large file:

https://drive.google.com/drive/folders/1zPsw-h8kReUiFKaONwv3x0x5x44fWJGO?usp=sharing

Per Kelly Wong in Code Enforcement the project would be reviewed under the current code with respect to section 317 as the demolition exceeded the scope of the original permit.

What was not clear, and needed a Policy judgement from Elizabeth & Planning staff, is the applicability of the minimum density requirements under section 209.7(f) given that the project would then be determined to be a "demolition".

For completion, we are submitting the CUA application for the 209.7 criteria. Should it not be determined to be required, we will request to withdraw it.

As a demolition, under criteria effective 1/12/26, I believe the project remains exempt from CUA for demolition as the original permit added a dwelling unit. Were are submitting the 317 Exemption Affadavit signed by the Owner.

Drawings submitted are revised sheets from the last approved permit. If you would like the entire set, including non-revised sheets please let me know and I can create the comprehensive drawing set as a single file.

Thank you for your help as we work through this matter as efficiently as possible. The stop-work order from Planning creates significant incentive to address this NOV as efficiently as possible.

Please email or call with questions or additional items needed.

Best,

Troy

--
Troy Kashanipour Architecture. LEED AP

2783K Diamond Street
San Francisco CA, 94131
mobile: 415.290.8844
email: tk@tkworkshop.com

Printed from the Gmail account of Gaurav Mathur (ggmathur@gmail.com) on October 14, 2026. Message text is reproduced as received; tracking-link wrappers added by the City's email filter are removed, and earlier quoted messages are omitted where noted.

Complete Application Notice, Project Application No. 2026-007893PRJ/CUA/ENF
Planning Intake, October 1, 2026.

Complete Application Notice - 3829 25th Street - 2026-007893PRJ/CUA/ENF

From	cpc.intake@sfgov.org
To	tk@tkworkshop.com, ggmathur@gmail.com, pujita90@gmail.com
Cc	elizabeth.gordon-jonckheer@sfgov.org, michelle.taylor@sfgov.org, vincent.w.page.ii@sfgov.org
Date	Thu, Oct 1, 2026 at 2:07 PM Pacific
Attachments	Complete Application Notice - 3829 25th Street.pdf *(not reproduced)*

Hello all,

The Project Application for the request referenced above has been accepted and routed to Elizabeth Gordon-Jonckheer, the Principal Planner of the Development Review Team for Districts 5 and 8, for planner assignment. Please note this is not an approval document.

Consistent with permit performance targets implemented through Mayor Daniel Lurie's PermitSF initiative, we will aim to provide a Plan Check Letter within 30 days.

If this project is a housing development project as defined by Government Code Section 65905.5, it shall be subject only to the ordinance, policies, and standards adopted and in effect as of the date of this Complete Application Notice. To be subject to ordinances, policies, or standards adopted after the date of this Complete Application Notice, please file a new Preliminary Application with the Planning Department.

Based on the application materials submitted on September 17, 2026, and preliminary review from our Environmental team, the project as proposed does not require an Environmental fee at this time. Applicants will be notified if further Environmental review is required during the Plan Check Letter review.

You may track the status of the project and planner assignment by visiting the San Francisco Property Information Map (PIM) and selecting "Planning Applications" on the left sidebar.

Best,

Jennifer

Jennifer Lung
Planning Technician II | Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7351 | www.sfplanning.org

Alert: Payment Phishing Scam

An active phishing scam is targeting applicants with fraudulent requests for permit payments. Please verify the sender’s email address AND confirm with your assigned planner before making any payment.

[Earlier quoted messages omitted.]

Printed from the Gmail account of Gaurav Mathur (ggmathur@gmail.com) on October 14, 2026. Message text is reproduced as received; tracking-link wrappers added by the City's email filter are removed, and earlier quoted messages are omitted where noted.

Planning Commission hearing timing
Architect to Planning staff, October 8, 2026; Senior Preservation Planner Michelle Taylor, October 9, 2026.

3829 25th Street - 2026-007893PRJ/CUA/ENF - Planning Commission calendar question

From tk@tkworkshop.com
To michelle.taylor@sfgov.org, elizabeth.gordon-jonckheer@sfgov.org
Cc pujita90@gmail.com, ggmathur@gmail.com
Date Thu, Oct 8, 2026 at 2:50 PM Pacific

Hi Michelle and Elizabeth,

As our submittal was deemed complete last week and the project is now with you, I wanted to follow up on likely possible dates for Planning Commission. I recall that you wanted 30-days for review, so I am not trying to short circuit that.

The reason I ask is that we have a date of November 4th for Board of Appeals for the stop work notice, and if our Hearing Date at Planning Commission is shortly thereafter it might have bearing if we follow through with the Board of Appeals or just wait until PC hearing.

Neighbor pre-app is 10/28, so will turn in the 317 exemption affidavit on the 29th and request to withdrawn the CUA application for 317 at that time, leaving the other CUA in place.

I understand if it is too soon to know, but just thought I would ask if you have a general sense of the calendar given the holidays, etc.

Best,

Troy

Troy Kashanipour Architecture. LEED AP
2783K Diamond Street
San Francisco CA, 94131
mobile: 415.290.8844
email:tk@tkworkshop.com

[Earlier quoted messages omitted.]

Re: 3829 25th Street - 2026-007893PRJ/CUA/ENF - Planning Commission calendar question

From michelle.taylor@sfgov.org

To elizabeth.gordon-jonckheer@sfgov.org, tk@tkworkshop.com
Cc pujita90@gmail.com, ggmathur@gmail.com
Date Fri, Oct 9, 2026 at 12:16 PM Pacific

Hi Troy,

I'll probably have a better idea of when we can take this to hearing once I've had an opportunity to review the submitted application. As I believe we discussed before, the Planning Commission agendas have been pretty open so there isn't expected to be a backlog for scheduling. For your reference, the Planning Commission schedule for this year is available here: https://sfplanning.org/hearings-cpc-grid

Thank you,

Michelle Taylor, Senior Preservation Planner (she/her)

Districts 5 & 8, Current Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7352 | www.sfplanning.org

San Francisco Property Information Map

Alert: Payment Phishing Scam

An active phishing scam is targeting applicants with fraudulent requests for permit payments. Please verify the sender’s email address AND confirm with your assigned planner before making any payment.

[Earlier quoted messages omitted.]

Printed from the Gmail account of Gaurav Mathur (ggmathur@gmail.com) on October 14, 2026. Message text is reproduced as received; tracking-link wrappers added by the City's email filter are removed, and earlier quoted messages are omitted where noted.

PRE-APPLICATION MEETING

NOTICE OF PRE-APPLICATION MEETING

Date: October 5th, 2026

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 3829 25th St, cross street(s) Dolores & 25th (Block/Lot#: 6550 / 040; Zoning: RH-2), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at https://sf.gov/dbi.

The Pre-Application process serves as the first step in the process prior to filing a Project Application with the Planning Department. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☐ New Construction subject to Section 311;
- ☐ Any vertical addition of 7 feet or more subject to Section 311;
- ☐ Any horizontal addition of 10 feet or more subject to Section 311;
- ☐ Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-1-B, Section 313;
- ☐ Local Program ADU(s) that will be constructed under a cantilevered room or deck in the rear yard;
- ☑ Removal of a Residential or Unauthorized Unit, pursuant to Section 317(c)(2)(G)

The development proposal is to: PERMIT TO ADDRESS NOV 202661789. ADDITIONAL DEMOLITION AT FRONT AND EAST FACADE MAKES PROECT DEMOLITION PER CURRENT PC 317.

Existing # of dwelling units: 1	Proposed: 2	Permitted:	
Existing bldg square footage: 1135**	Proposed: 3283	Permitted: *6000	* GFA per unit 3,000 x 2 units
Existing # of stories: 2	Proposed: 3	Permitted: 4	** prior to permit 202506077833
Existing bldg height: 26'-7"**	Proposed: 34-7"	Permitted: 50	
Existing bldg depth: 69'-0"**	Proposed: 77-1"	Permitted: 79'-9"	

MEETING INFORMATION:

Property Owner(s) name(s): Gaurav & Pujita Mathur

Project Sponsor(s): Gaurav & Pujita Mathur; Architect: Troy Kashanipour

Contact information (email/phone): gaurav.pujita@gmail.com / 203-918-9391 / 678-644-7382

In-Person Meeting Address*: 3829 25th St

Video Conferencing Link: https://meet.google.com/weu-huku-pib

Audio Conference Phone Number and ID : +1 516-268-6853 PIN: 216 363 643#

Date of meeting: October 28th 2026 Time of meeting**: 6:00 pm

More Info: 3829.ggmathur.com

* Pre-Application Meetings must be conducted in a hybrid manner. The applicant should include a phone number, video conferencing link, and an in-person meeting location on the Pre-Application notice. The meeting location should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 49 South Van Ness Avenue, Suite 1400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, email the Planning counter at the Permit Center at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at sfplanning.org.

City and County of San Francisco

Daniel Lurie
Mayor

Board of Appeals

Julie Lamarre
Executive Director

July 31, 2026

Corey Teague
Zoning Administrator
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Appeal No.:	**26-040**
Appeal Title:	**Pankow vs. ZA**
Subject Property:	**649 28th Street**
Determination or Permit Type:	**Request for Suspension**
Building Permit No.:	**2021/0201/3766**

Dear Corey Teague:

This is to notify you that an appeal has been filed with this office protesting the above referenced **Request for Suspension**.

We are enclosing a copy of the **Preliminary Statement of Appeal** for your information.

The hearing regarding this matter has been scheduled for **September 2, 2026, at 5:00 p.m., and will be held in Room 416 of San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.** The parties are encouraged to attend in-person but may also attend remotely via the Zoom video platform.

If you have any further questions, you may call this office at (628) 652-1150.

Sincerely,

BOARD STAFF

cc:

Keri Pankow and Jeff Moeller, Appellant(s)
c/o Jonathan Pearlman
Elevation Architects
590 Matheson Street
Healdsburg, CA 95448
jonathan@elevationarchitects.com
keripankow@gmail.com
mjmoeller.50@gmail.com

Date Filed: July 30, 2026

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 26-040

I / We, **Keri Pankow and Jeff Moeller**, hereby appeal the following departmental action: **Request for Suspension of Building Permit No. 2021/0201/3766** by the **Zoning Administrator** which was issued or became effective on: **July 16, 2026**, for the property located at: **649 28th Street**.

BRIEFING SCHEDULE:

Appellants' Brief is due on or before: 4:30 p.m. on **August 13, 2026**, **(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, andrew.perry@sfgov.org, and carey.mcelroy@sfgov.org.

The Departments' Briefs are due on or before: 4:30 p.m. on **August 27, 2026**, **(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, jonathan@elevationarchitects.com, mjmoeller.50@gmail.com, and keripankow@gmail.com

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

Hearing Date: **Wednesday, September 2, 2026, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.** The parties are encouraged to attend in-person but 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

Appeal submitted via email by Jonathan Pearlman, agent for appellant.

Request for an Appeal of a Suspension Request
649 28th Street, Building permit no. 202102013766

This letter is an appeal to the Suspension Request issued by the Planning Department, dated July 16, 2026, for the project at 649 28th Street, under the signature of Kelly Wong, the acting Zoning Administrator. The suspension request notes “the scope of work had been exceeded including the removal of all framing at the front façade and side walls above the 2nd floor without Planning Department approval.” The project is the remodel and addition of a single-family home that is not considered a historic resource.

Since the increase in the demolition scope does not create a nuisance, a public health hazard, or a dangerous condition on the affected property; the violation of the Planning Code does not result in the displacement of one or more tenants; the violation was not willful or intentional; the violation does not result in a financial gain to the Responsible Party; and the Responsible Party has responded immediately and with a good faith effort to remedy this violation, we are requesting that the Board of Appeal lift the suspension while the process to work with the Planning Department to remedy the Notice of Enforcement (2026-005512ENF) moves forward. The suspension of the construction, for what is a minor increase in the amount of demolition allowed under the approved permit, would cause there to be substantial costs to the owner and leave an open construction site for at least 2 to 3 months which would potentially create a public hazard.

Respectfully Submitted,

Jonathan Pearlman, Architect for the owners Jeff Moeller and Keri Pankow

San Francisco Planning

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

SUSPENSION REQUEST

July 16, 2026

David Kane, S.E., Interim Director
Department of Building Inspection
49 South Van Ness Avenue, Suite 500
San Francisco, CA 94103

Building Permit No.:	202102013766
Property Address:	649 28th Street
Block and Lot:	7520 / 025
Height and Bulk:	40//40-R-4
Zoning District:	RH-1, RESIDENTIAL- HOUSE, ONE FAMILY
Staff Contact:	Vincent W. Page II – (628) 652-7396 vincent.w.page.ii@sfgov.org

Dear David Kane,

This letter is to request that the Department of Building Inspection ("DBI") suspend Building Permit ("BP") No. 202102013766 for the property at 649 28th Street.

The subject permit was issued on August 29, 2022 to allow vertical and horizontal additions to the existing building. On July 13, 2026, Planning Department staff (Vincent W. Page II) conducted a site visit and confirmed that this scope of work had been exceeded including the removal of all framing at the front façade and side walls above the second floor without Planning Department approval. Subsequently, a Planning Department Code Enforcement Case (Complaint No. 2026-005512ENF) was opened on June 21, 2026.

Therefore, the Planning Department respectfully requests that DBI suspend BP No. 202102013766 to allow the permit holder to obtain a revision permit to document the work that was undertaken without authorization.

APPEAL: Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit sfgov.org/bdappeal.

Sincerely,

Kelly Wong
Acting Zoning Administrator

Enc.: Photos, dated July 13, 2026

CC: (Via US Mail)

Pankow Moeller Trust
Michael J. Moeller & Keri L. Pankow, Trustees
649 28th Street
San Francisco, CA 94131

(Via Email)

Jeffrey Horn, Planning Department, at jeffrey.horn@sfgov.org
Elizabeth Gordon-Jonckheer, Planning Department, at elizabeth.gordon-jonckheer@sfgov.org
David Winslow, Planning Department, at david.winslow@sfgov.org
Kevin Birmingham, Department of Building Inspection, at kevin.birmingham@sfgov.org
Giles Samarasinghe, Department of Building Inspection, at giles.samarasinghe@sfgov.org
Ken Gonzalez, Department of Building Inspection, at ken.gonzalez@sfgov.org



Figure 1 of 2. Photo showing the front façade with original framing removed.



Figure 2 of 2. Photo showing all new side wall framing above the 2nd floor.

San Francisco Planning

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

NOTICE OF ENFORCEMENT

RESPOND WITHIN 30 DAYS OF THIS NOTICE

Date:	July 17, 2026
Property Owner/s:	Pankow Moeller Trust c/o Michael J. Moeller & Keri L. Pankow, Trustees 649 28th Street San Francisco, CA 94131
Record No.:	2026-005512ENF
Site Address:	649 28th Street
Block/Lot:	7520 / 025
Zoning District:	RH-1 (Residential – House, One Family)
Special Use District/s:	Central Neighborhoods Large Residence Family and Senior Housing Opportunity
Height and Bulk District:	40//40-R-4
Planning Code Violation/s:	Section 175, Work in Excess of the Scope of Approved Permits Section 317, Unauthorized Residential Demolition
Enforcement Fee:	$1,781, Minimum Fee If the Cost of Reviewing a Confirmed Violation Exceeds the Fee Above, Additional Billing for Staff Time and Materials Will Be Charged
Administrative Penalty:	Up to $1,000 per Day for Each Violation
Additional Penalty:	Up to $250,000 for a Dwelling Unit Demolished
Enforcement Planner:	Vincent W. Page II | (628) 652-7396 | vincent.w.page.ii@sfgov.org

The Planning Department has received a complaint and has verified that a Planning Code violation exists on the above referenced property that must be resolved. As the property owner, you are a Responsible Party. The purpose of this notice is to inform you about the Planning Code enforcement process so you can take appropriate action to bring this property into compliance with the Planning Code.

PROPERTY INFORMATION

The subject property is currently an active construction site with a partially demolished residential building. The Planning Department's records reflect that prior to the initiation of construction, the subject property was developed with a two-story building authorized for residential use with one dwelling unit.

DESCRIPTION OF VIOLATION

The Planning Department finds that the subject property has the following Planning Code violation/s:

1) **Section 175 – Work in Excess of the Scope of Approved Permits.** Building Permit Application No. 202102013766 was approved and issued to allow vertical and horizontal additions to the existing building, with notes that most of the front façade framing and side wall framing above the second floor would remain. However, a site visit on July 13, 2026 confirmed that all of the front façade framing and side wall framing above the second floor had been Removed.

2) **Section 317 – Unauthorized Residential Demolition.** Together with the Removal of 50 percent or more of the existing Horizontal Elements, the Removal of more Front Façade and side wall framing than had been approved resulted in a Residential Demolition. Pursuant to Planning Code Section 317(b), "Front Façade," "Rear Façade," "Horizontal Elements," "Removal," and "Residential Demolition" are defined as follows:

> ***Façade.*** An entire exterior wall assembly including, but not limited to, all finishes and siding, fenestration, doors, recesses, openings, bays, parapets, sheathing, and framing.
>
> ***Façade, Front.*** The portion of the Façade fronting a right-of-way, or the portion of the Façade most closely complying with that definition, as in the case of a flag lot. Where a lot has more than one frontage on rights-of-way. all such frontages shall be considered Front Façades except where a façade meets the definition of "Rear Façade."
>
> ***Façade, Rear.*** That portion of the Façade facing the part of a lot that most closely complies with the applicable Planning Code rear yard requirements.
>
> ***Horizontal Elements.*** All roof areas and all floor plates, except floor plates at or below grade.
>
> ***Removal.*** With reference to a wall, roof or floor structure, its dismantling, its relocation or its alteration of the exterior function by construction of a new building element exterior to it. The infill of an existing exterior opening shall be considered a demolition. Where a portion of an exterior wall is removed, any remaining wall above or below that new opening with a height less than the Building Code requirement for legal head room shall be considered demolished. Removal and replacement of exterior elements for repair or maintenance pursuant to a Department of Building Inspection Corrections Notice shall not be considered Removal for purposes of this Section 317, provided the replacement uses like materials and does not increase the extent of the removed element or increase the volume of the building. The foregoing does not supersede any requirements for or restrictions on noncomplying structures and their reconstruction as governed by Article 1.7 of [the Planning] Code. Where an entire building is moved to another location, it shall not be considered Removal for the purposes of this Section. The elevation of an entire building, regardless of height, shall be considered Removal of Horizontal Elements for the purposes of this Section 317.
>
> ***Residential Demolition.*** A major alteration of a Residential Building that proposes the Removal of 50% or more of the sum of the combined Front Facade and Rear Facade and 50% or more of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

Pursuant to Planning Code Section 174, every condition, stipulation, special restriction, and other limitation under the Planning Code shall be complied with in the development and use of land and structures.

Pursuant to Planning Code Section 175, a Building Permit is required for the construction, reconstruction, enlargement, alteration, relocation, or occupancy of any structure subject to the Planning Code.

Failure to comply with any Planning Code provision constitutes a violation of the Planning Code and is subject to an enforcement process, pursuant to Planning Code Section 176.

TIMELINE OF INVESTIGATION

On August 28, 2022, Building Permit Application ("BPA") No. 202102013766 was issued to allow vertical and horizontal additions to the existing one-unit residential building located at 649 28th Street.

On June 21, 2026, the Planning Department received a public-initiated complaint alleging that the maximum amount of demolition approved under BPA No. 202102013766 had been exceeded in the field, and Planning Code Enforcement Case No. 2026-005512ENF was opened.

On July 13, 2026, Planning Department staff (Vincent W. Page II) conducted a site visit and observed that all framing at the front façade and side walls above the second floor had been removed, in excess of the scope of work approved under BPA No. 202102013766.

COMPLIANCE ACTIONS

I. Obtain a Planning Approval

The Planning Department requires that you abate the violation/s by obtaining a Conditional Use Authorization to legalize the unauthorized demolition. This will require that you submit the following:

Project Application (sfplanning.org/resource/PRJ-application)
Conditional Use Authorization (sfplanning.org/resource/CUA-supplemental)

II. Obtain a Building Permit

After the issuance of a Planning Approval Letter and recordation of any related Notice of Special Restrictions *("NSR") on the land records of the City, you will be required to obtain a Building Permit for the approved scope of work to abate Planning Code violations.* Please visit DBI's website (sf.gov/topics/building-permits) for information on the permit application process.

III. Complete the Project

If required by the approved Project, upon Building Permit issuance, you will be required to:

1) **Submit a construction schedule to the Planning Department.** In addition to a detailed construction timeline, the schedule must include the name(s) and contact information of the contractor(s) responsible for completing the work.

2) **Provide monthly updates until the project is completed.** If construction cannot be completed within thirty (30) days from the date of this notice, you must provide monthly updates to the Planning Department staff noted at the top of this notice. Each update must include photos and a

short narrative description of the work completed that month. You will be responsible to notify the assigned enforcement staff of any delays. Failure to provide such notification will result in the assessment of administrative penalties, as noted below.

3) **Final Planning Inspection.** Once all work is completed, you are required to send photos showing all final work and schedule a final inspection with the assigned Enforcement Planner.

4) **Permit Completion.** Once the assigned Enforcement Planner determines all completed work is consistent with Planning Department approvals, you are required to schedule an inspection with the Department of Building Inspection for a final sign off to complete this permit. Notify the assigned Enforcement Planner when this occurs.

5) ***Enforcement* Case Closure.** This enforcement case can only be closed after the violations are abated and any assessed fees and penalties are paid in full.

For questions regarding the Planning Code or any Planning Department review processes, you should first contact the staff noted on the cover page of this letter. If staff is not available, you may contact the Planning Information Center at:

49 South Van Ness Avenue, 2nd Floor
San Francisco, CA 94103
Phone: (628) 652-7300
Email: pic@sfgov.org
Website: www.sfplanning.org

To obtain copies of approved Building Permit applications or plans, please contact the Department of Building Inspection ("DBI") – Records Management Division at:

49 South Van Ness Avenue, 4th Floor
San Francisco, CA 94103
Phone: (628) 652-3420
Email: dbi.records3r@sfgov.org
Website: sf.gov/requestbuildingrecords

For questions regarding the Building Permit application process, please contact the Department of Building Inspection ("DBI") at:

49 South Van Ness Avenue, 2nd/5th Floor
San Francisco, CA 94103
Phone: (628) 652-3200
Email: permitcenter@sfgov.org
Website: sf.gov/departments/department-building-inspection

TIMELINE TO RESPOND

The timeline to respond to this Notice of Enforcement is **thirty (30) days** from the date of this notice. Corrective action shall be taken as early as possible. Failure to respond to this notice by correcting the violation or demonstrating compliance with the Planning Code will result in the issuance of a Notice of Violation by the Zoning Administrator. Please note that when assessing one time and total penalties, the Zoning Administrator will take into consideration how responsive the responsible party has been in working with the Planning Department to correct the violation.

Please contact the Enforcement Planner with any questions, to submit evidence of correction, and discuss the corrective steps to abate the violation. Should you need additional time to respond to and/or abate the violation, please discuss this with the Enforcement Planner, who will assist you in developing a reasonable timeline.

ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for "Time and Materials" to recover the cost of correcting the Planning Code violations. **Accordingly, the "Time and Materials" cost associated with the Code Enforcement investigation to date is currently $1,781. The Responsible Party is responsible to pay this fee for any confirmed violation/s.** Additional fees continue to accrue until the violation is abated. The fee is separate from the administrative penalties described above and is not appealable.

FAILURE TO PAY PENALTIES AND FEES

If the Responsible Party fails to pay the "Administrative Penalties" and "Time and Materials" fee to the Planning Department within thirty (30) days of the issuance of Notice of Penalty and Fee, the Zoning Administrator may take action to collect the "Penalties" and any unpaid "Time and Materials" fee owed to the Department, including:

1) *Referral of the matter to the Bureau of Delinquent Revenue (BDR) under Chapter 10, Article V, Section 10.39 of the San Francisco Administrative Code.* The BDR may apply a 25% surcharge for their collection services. Please note that such surcharge will be considered part of the cost of correcting the violation, and the Responsible Party will be responsible for such charges.

2) Initiation of lien proceedings under Chapter 10, Article XX, Section 10.230 et seq. of the San Francisco Administrative Code; and

3) Requesting the San Francisco Office of City Attorney to pursue collection of the "Administrative Penalties" and "Time and Materials" imposed against the Responsible Party in a civil action.

OTHER APPLICATIONS UNDER CONSIDERATION

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any separate applications for work proposed on the same property. Therefore, any applications

not related to abatement of the violation on the subject property will be placed on hold until a corrective action is taken to abate the violation.

We want to assist you to bring the subject property into full compliance with the Planning Code. If you have any questions on the enforcement and appeal processes, or if you need additional time to correct the violation/s please contact the Enforcement Planner noted above and we will assist you in developing a reasonable timeline.

NOTICE OF VIOLATION, ADMINISTRATIVE PENALTIES AND APPEAL RIGHTS

Please Note: This Notice of Enforcement is NOT a Notice of Violation.

Once a Notice of Violation is issued and finalized, administrative penalties of up to $1,000 per day along with any applicable additional penalties for each violation, may be assessed to the Responsible Party for each day beyond the timeline to respond provided in the Notice of Violation, if the violation is not abated. Please note that when assessing one time and total penalties, the Zoning Administrator will take into consideration how responsive the responsible party has been in working with the Planning Department to correct the violation.

Pursuant to Planning Code Section 176(c)(1)(C)(i), the Zoning Administrator is authorized to assess a **one-time penalty of up to $250,000 per violation for the unauthorized removal of one or more Residential Units or unauthorized addition of four or more Residential Units.** Factors and criteria that will be considered when determining this one-time penalty amount are outlined in Resolution No. 21455, adopted by the Planning Commission on November 30, 2023.

To learn more about the one-time penalties, visit our Code Enforcement website (see "Appeal Process," then "Penalties and Fee Payments" section) at: https://sfplanning.org/code-enforcement.

If the Responsible Party believes that a Notice of Violation to correct a violation of the Planning Code is an abuse of discretion by the Zoning Administrator, the following appeal processes are available:

1) **Zoning Administrator Hearing.** The Responsible Party may request a Zoning Administrator Hearing under Planning Code Section 176 **within thirty (30) days** from the date of the Notice of Violation by submitting to the Enforcement Planner the Request for Zoning Administrator Form (sfplanning.org/resource/request-zoning-administrator-za-hearing) with supporting evidence to the Planning Department. The request will need to show cause as to why this Notice of Violation has been issued in error and should be rescinded. Provide the emails for all parties interested in attending this hearing. The Zoning Administrator shall render a decision on the Notice of Violation within thirty (30) days of such hearing. If the Responsible Party disagrees with the Zoning Administrator's decision, they may then appeal the Zoning Administrator's written decision to the Board of Appeals within thirty (30) days from the date of the decision.

2) **Board of Appeals.** The Responsible Party or any interested party may waive the right to a Zoning Administrator Hearing and proceed directly to appeal the Notice of Violation **within thirty (30) days** from the date of the Notice of Violation to the Board of Appeals located at:

49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103
Phone: (628) 652-1150
Email: boardofappeals@sfgov.org
Website: www.sfgov.org/bdappeal

If Board of Appeals upholds the Notice of Violation the Board may not reduce the amount of penalty below $200 per day for each day the violation continues unabated.

Penalties are not assessed during the period when the matter is pending either before the Zoning Administrator or before the Board of Appeals. However, if the Responsible Party requests continuance of the appeal without a reasonable cause with the Board of Appeals, the penalties may still be assessed during the continuation period.

Attachments:
Suspension Request

CC: (Via Email)

Jeffrey Horn, Planning Department, at jeffrey.horn@sfgov.org
Elizabeth Gordon-Jonckheer, Planning Department, at elizabeth.gordon-jonckheer@sfgov.org
David Winslow, Planning Department, at david.winslow@sfgov.org
Kevin Birmingham, Department of Building Inspection, at kevin.birmingham@sfgov.org
Giles Samarasinghe, Department of Building Inspection, at giles.samarasinghe@sfgov.org
Ken Gonzalez, Department of Building Inspection, at ken.gonzalez@sfgov.org

San Francisco Planning

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

PARTIAL SUSPENSION REQUEST

August 31, 2026

David Kane, S.E., Interim Director
Department of Building Inspection
49 South Van Ness Avenue, Suite 500
San Francisco, CA 94103

Building Permit No.:	202102013766
Property Address:	649 28th Street
Block and Lot:	7520/025
Height and Bulk:	40//40-R-4
Zoning District:	RH-1, Residential-House, One-Family
Staff Contact:	Corey A. Teague, AICP, Zoning Administrator – 628-652-7328 – corey.teague@sfgov.org

Dear David Kane,

This letter is to request that the Department of Building Inspection ("DBI") suspend **Building Permit ("BP") No. 202102013766** for the property at 649 28th Street.

The subject permit was issued on August 29, 2022, to allow vertical and horizontal additions to the existing building. On July 13, 2026, Planning Department staff conducted a site visit and confirmed that this scope of work was exceeded. Specifically, 100% of the front wall was removed when only 16.5% had been approved for removal. The additional wall removal requires a revision permit, and potentially a Conditional Use Authorization if the additional removal constitutes a "Residential Demolition" per Planning Code Section 317(b)(2).

As such, Planning issued a suspension request for the subject permit on July 16, 2026, which was then appealed by the property owner on July 31, 2026 (Appeal No. 26-040). The property owner's brief to the Board of Appeals proposed an alternative wherein the subject permit is partially suspended, such that only the work on the front façade is suspended, and the remaining work under the permit may move forward. Due to the specific context of this case, Planning agreed with this approach and the property owner withdrew the appeal of the original suspension request on August 28, 2026.

Therefore, the Planning Department respectfully requests that DBI **partially suspend BP No. 202606092856**, such that only work on the front façade is suspended, to allow the permit holder to obtain

all necessary approvals and permits for the additional scope of work. This request supersedes the original suspension request from July 16, 2026.

APPEAL: Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit sfgov.org/bdappeal.

Sincerely,

Corey A. Teague, AICP
Zoning Administrator

CC: Keri Pankow and Jeff Moeller, Property Owners
Jonathan Pearlman, Agent for Property Owner
Jeffrey Horn, Planning Department, at jeffrey.horn@sfgov.org
Elizabeth Gordon-Jonckheer, Planning Department, at elizabeth.gordon-jonckheer@sfgov.org
David Winslow, Planning Department, at david.winslow@sfgov.org
Vincent Page, Planning Department, at vincent.w.page.ii@sfgov.org
Kevin Birmingham, Department of Building Inspection, at kevin.birmingham@sfgov.org
Giles Samarasinghe, Department of Building Inspection, at giles.samarasinghe@sfgov.org
Ken Gonzalez, Department of Building Inspection, at ken.gonzalez@sfgov.org

N - Current Conditions and Weather Exposure

Open building and exposed deck

N-1 | Open to weather



N-2 | Gaps in the deck surface



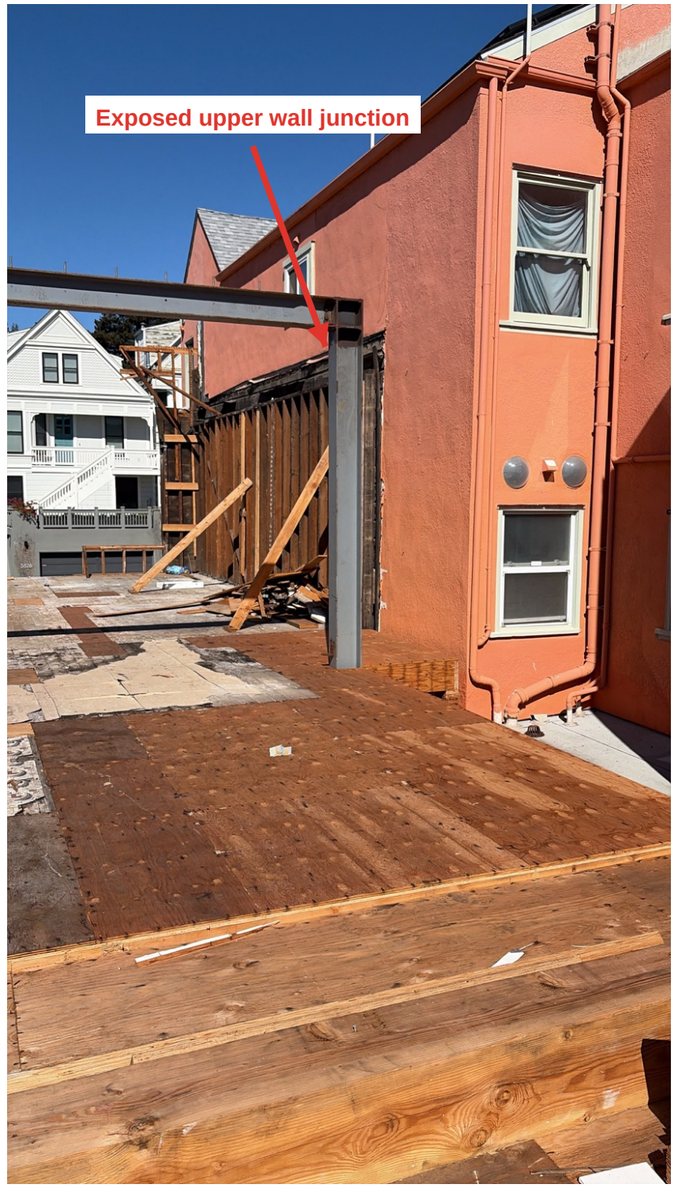
Contractor assessment: In the current open condition, it is impossible to adequately weatherproof the entire site and adjoining wall connections with temporary coverings alone. The exposed deck, openings and wall junctions leave pathways for rainwater to enter the building and adjoining interfaces.

Requested relief: Allow the approved third-floor framing to proceed, with required inspections, so a continuous platform and coordinated weather protection can be installed to better protect the job site and neighboring properties before the anticipated storm.

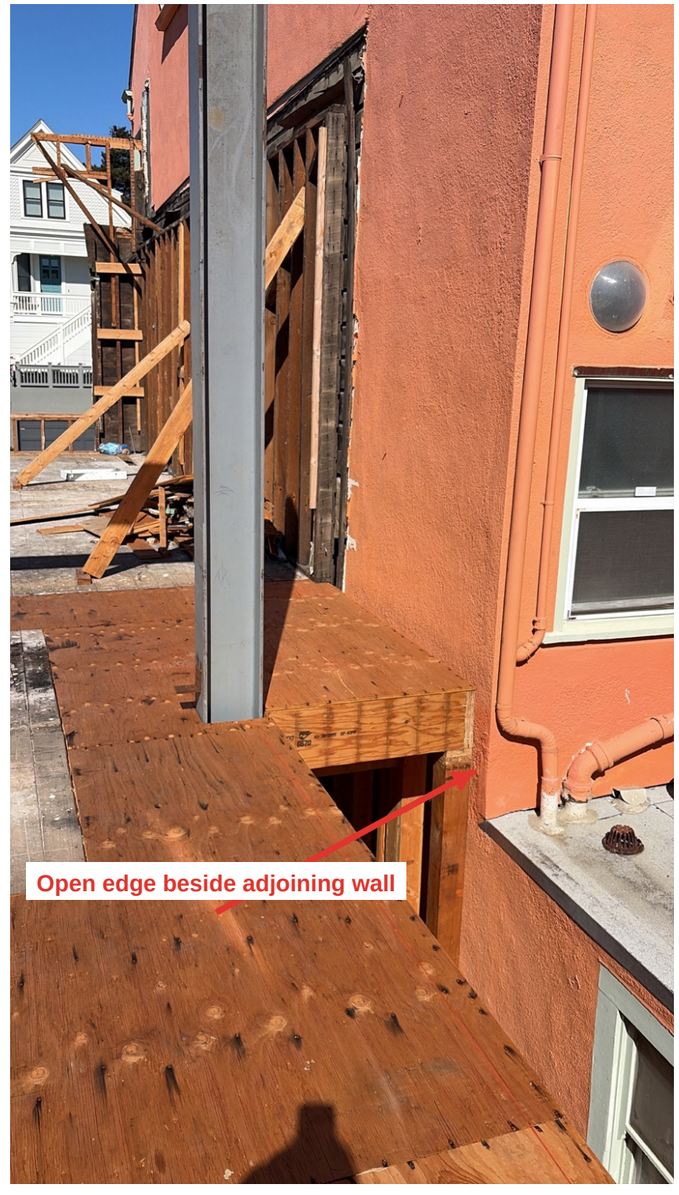
N - Current Conditions and Weather Exposure

Adjoining building interface and exposed wall junction

N-3 | Adjoining wall - wider view



N-4 | Open edge beside neighboring building

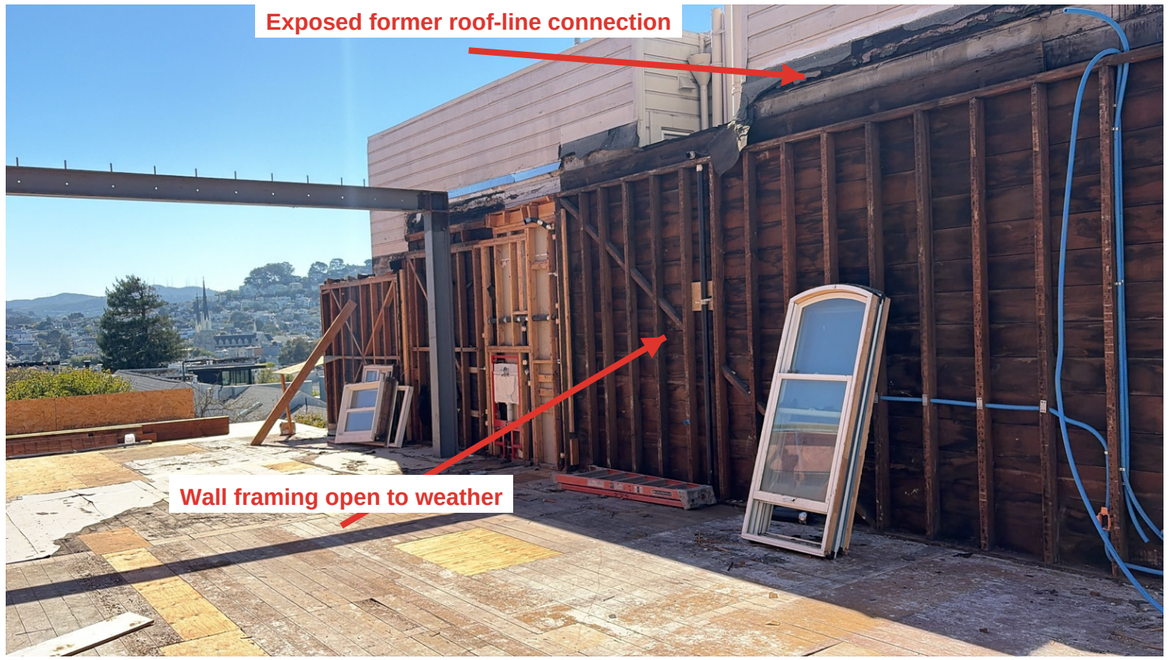


These views show exposed connections and openings at the adjoining building interface. The contractor reports that these conditions cannot be adequately protected by tarps alone in the current configuration.

N - Current Conditions and Weather Exposure

Exposed framing and former roof-line connections

N-5 | Exposed wall and roof-line interface



N-6 | Exposed framing along adjoining wall



The requested third-floor framing would provide a more continuous structure from which to install coordinated weather protection. These photographs show the exposed conditions underlying the contractor's request; they do not depict completed weatherproofing.

RESIDENTIAL RENOVATION AND ADDITION
3829 25TH STREET, SAN FRANCISCO, CALIFORNIA 94114

Green Halo Tracking Number Required

DRAWING LIST

A0.0	PROJECT INFORMATION	S1.0	GENERAL NOTES
A0.1	EXISTING & PROPOSED SITE PLAN	S1.1	GENERAL NOTES
A0.3	GREEN BUILDING SUBMITTAL FORM	S1.2	SPECIAL INSPECTION FORMS
A0.4A	ENERGY CALCULATIONS	S2.0	PLANS
A0.4B	ENERGY CALCULATIONS	S2.1	PLANS
A0.5A	ENERGY CALCULATIONS	S2.2	PLANS
A0.5B	ENERGY CALCULATIONS	S3.0	TYPICAL DETAILS
A0.6	MANDATORY MEASURES	S3.1	DETAILS
A0.7	ENERGY INSPECTION FORMS	S3.2	DETAILS
A0.8	REQUEST FOR LOCAL EQUIVALENCY - AB 05	S4.0	TYPICAL DETAILS
A1.0	LAST PERMITTED USE FLOOR PLANS	S4.1	DETAILS
A1.1	EXISTING FLOOR PLANS / DEMOLITION PLANS	S4.2	DETAILS
A2.0	PROPOSED FLOOR PLANS	S4.3	DETAILS
A2.1	PROPOSED FLOOR PLANS		
A2.2	PROPOSED ROOF PLAN		
A2.3	GROSS FLOOR AREA DIAGRAM		
A3.0	EXISTING & PROPOSED WEST ELEVATION		
A3.1	EXISTING & PROPOSED EAST ELEVATION		
A3.2	EXISTING & PROPOSED NORTH ELEVATION		
A3.3	EXISTING & PROPOSED SOUTH ELEVATION		
A3.4	EXISTING & PROPOSED SECTIONS		
A3.5	PROPOSED SECTION		
A6.0	REFLECTED CEILING PLANS		
A6.1	REFLECTED CEILING PLANS		
A8.0	CONSTRUCTION DETAILS		
A8.1	CONSTRUCTION DETAILS		
A8.2	CONSTRUCTION DETAILS		

Cathan Sullivan DPW BUF
PUBLIC WORKS
October 06, 2025

Mohsin Shaikh - DBI MECH
DEPARTMENT OF BUILDING INSPECTION
September 09, 2025

REVIEWED FOR FIRE ACCESS ONLY

Jason.Woo
FIRE
September 09, 2025

DENNIS
PUBLIC WORKS
September 15, 2025

Michelle Taylor
PLANNING
September 8, 2025

APPLICABLE REGULATIONS & STANDARDS

- 2022 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 ENERGY CODE - TITLE 24 - CALIFORNIA CODE OF REGULATIONS
- LIFE SAFETY CODE, 2022 EDITION NFPA 72
- NFPA 16, 2022 EDITION

APPLICABLE STANDARDS:

- UL-UNDERWRITERS LABORATORIES FIRE RESISTIVE DIRECTORY-2022 EDITION
- UL-UNDERWRITERS LABORATORIES BUILDING MATERIALS DIRECTORY-2022 EDITION
- SMACNA - FIRE SMOKE AND RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS, 4TH EDITION

Chu Liu, DBI BLDG STR
DEPARTMENT OF BUILDING INSPECTION
September 26, 2025

SCOPE OF WORK THIS PROJECT:

- RENOVATE EXISTING HOME, ADD LOWER LEVEL DWELLING UNIT, VERTICAL ADDITION TO ADD THIRD STORY, ADD ROOFTOP TERRACE. REMOVE AND REPLACE FRONT STAIR AND 2ND LEVEL ENTRY.

BUILDING & PLANNING DEPARTMENT NOTES:

BUILDING OWNER:	GAURAV & PUJITA MATHUR 3829 25TH STREET SAN FRANCISCO CA 94114 PHONE: 203.918.9391 EMAIL: GGMATHUR@GMAIL.COM PUJITA90@GMAIL.COM	STRUCTURAL ENGINEERING:	JOE TERHEMEN IGBER SEDR CONSULTING 5536 MARTIN LUTHER KING, JR. WAY OAKLAND, CA 94609 MOBILE: 510.525.9491 JOE@SEDRCONSULTING.COM
ARCHITECT:	TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SAN FRANCISCO CA, 94131 PHONE: 415.290.8844 TK@TKWORKSHOP.COM		

BLOCK/LOT:	6550 / 040
ZONING:	RH-2 - RESIDENTIAL HOUSE, TWO FAMILY, CENTRAL NEIGHBORHOODS S.U.D.
HEIGHT & BULK DISTRICT:	40-X
EXCAVATION:	45 CUBIC YARDS
LOT SLOPE:	3% (NOT GREATER THAN 25%)
STREET TREE:	1 TREE REQUIRED (INCREASE OF GROSS SQUARE FEET > 20%); IN-LIEU FEE DUE TO UNDERGROUND HIGH VOLTAGE, TELECOM LINE, AND OTHER UTILITIES.
BICYLE PARKING:	TWO CLASS 1 SPACES PROVIDED.
USABLE OPEN SPACE:	1199 SQUARE FEET

	EXISTING	PROPOSED
USE:	SINGLE-FAMILY DWELLING	TWO-FAMILY DWELLING
OCCUPANCY:	R-3	R-3
# OF STORIES/BASEMENTS:	2/0	3/0
TYPE OF CONSTRUCTION:	V-B	V-B
BUILDING FOOTPRINT (I.S. S-05)	1212 SQFT	1592 SQFT (380 SQFT INCREASE/1212 = 31% INCREASE)
FRONT SETBACK:	10'-0"	10'-0"
BUILDING HEIGHT:	26'-7"	34'-7"
BUILDING DEPTH:	69'-0"	77'-1"

THE BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. NONE WILL BE PROVIDED.

SEE SHEET A2.3 FOR P.C. SECTION 249.92 GROSS SQFT TABLE

SUMMARY FOR ENERGY CALCULATIONS AND SCHOOL DISTRICT FEES

	(E) AREA CONDITIONED / UNCONDITIONED	(N) AREA CONDITIONED / UNCONDITIONED	NET ADDED AREA
1ST STORY	257 CONDITIONED / 767 UNCONDITIONED	807 CONDITIONED / 489 SQFT UNCOND.	550 SQFT
2ND STORY	1135 CONDITIONED SQFT	1229 SQFT	94 SQFT
3RD STORY	0 SQFT	1207 SQFT	1207 SQFT
PENTHOUSE	0 SQFT	40 SQFT	40 SQFT
	1392 CONDITIONED / 767 UCONDITIONED	3283 / 489 SQFT	1891 SQFT

SYMBOLS

- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- WP — EXTERIOR OR WATERPROOF LIGHT FIXTURE
- WALL WASH LIGHT FIXTURE
- RECESSED CEILING MOUNTED FUXTURE
- FLORESCENT LIGHT FIXTURE
- SMOKE ALARM
- CM — CARBON MONOXIDE ALARM
- TELEPHONE
- INTERCOM
- DUPLEX OUTLET: 16" A.F.F.
- GFI — DUPLEX GFI OUTLET
- DUPLEX SWITCHED OUTLET
- DATA/TELEPHONE OUTLET
- DOUBLE DUPLEX, COUNTER HT
- DOUBLE DUPLEX OUTLET: 16" A.F.F.
- COUNTER HEIGHT DUPLEX OUTLET
- HALF SWITCHED DUPLEX OUTLET
- DIRECTIONAL EXIT SIGN
- FAN
- THERMOSTAT
- SWITCH
- DIMMER SWITCH
- 3-WAY SWITCH
- XXX — DOOR TAG
- FT—IN — CEILING HEIGHT TAG
- ELEVATION
- P (X) — FIXTURE TAG, P—PLUMBING, E—EQUIPMENT
- # — DRAWING REVISION TAG
- X/X — DETAIL KEY
- X DRAWING X — INTERIOR ELEVATION KEY
- X/X — SECTION/ELEVATION KEY

LWONG
PUBLIC UTILITIES COMMISSION
October 03, 2025

Restamp Rev1
Capacity Charges
Water: $ 1,145
Wastewater: $ 3,003
LW 07/02/25, 10/03/25

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CIRCUMSTANCES TO THE ARCHITECT PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES

3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.

5. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.

6. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

7. PROVIDE FIRE-BLOCKING AND DRAFT STOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS PER 2022 CBC 708, 717.2 AND 717.3. FIRE BLOCKING AND DRAFT STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS

A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
B) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
C) IN OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

8. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH 2022 CBC SECTION 719.

9. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.

10. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.

11. PROVIDE ALL LIGHTS, GUARDRAILS, BARRICADES, SIGNS AND PROTECTIVE MEASURES AS MAY BE REQUIRED BY THE OWNER, LOCAL AUTHORITIES, OR OTHERS HAVING JURISDICTION.

12. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.

13. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHER WISE NOTED.

14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS. PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.

15. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT. CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES

17. ALL CHANGES IN FLOOR MATERIALS OCCUR AT THE CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE NOTED.

18. WINDOW SIZES ON DRAWINGS ARE NOMINAL, REFER TO MANUFACTURES FOR ACTUAL ROUGH OPENING DIMENSIONS.

19. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS

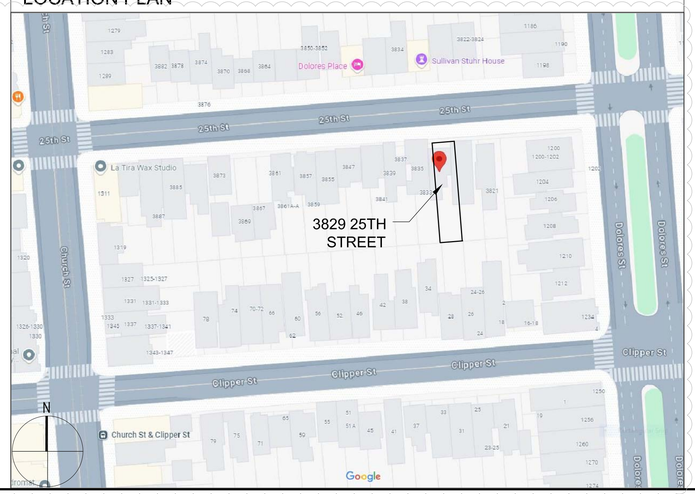
20. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18" OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.

21. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC SECTION 2406.3.

22. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS:
907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.

23. PER 1009.6.3 ENCLOSURES UNDER STAIRWAYS, THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE.
EXCEPTION: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.

LOCATION PLAN



ABBREVIATIONS:

A.C.	AIR CONDITIONING	FIN.	FINISH	PLAS.	PLASTER
A.C. TILE	ACOUSTIC TILE	FIXT.	FIXTURE	PLYWD.	PLYWOOD
ACCESS.	ACCESSIBLE	F.L.	FLOW LINE	POL.	POLISHED
ACOUST.	ACOUSTICAL	FLASH.	FLASHING	PR.	PAIR
A.D.	AREA DRAIN	FLUOR.	FLUORESCENT	PRCST.	PRECAST
ADJ.	ADJACENT	F.O.	FACE OF	PT.	POINT
ADJST.	ADJUSTABLE	F.O.C.	FACE OF CONCRETE	P.T.D.	PAPER TOWEL DISPENSER
A.E.S.	ABOVE EXISTING SLAB	F.O.F.	FACE OF FINISH	PTD.	PAINTED
A.E.S.S.	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	F.O.S.	FACE OF STUDS	P.T.D./R.	PAPER TOWEL DISPENSER RECEPTACLE COMBINATION
		F.P.	FIRE PROOF		
A.F.F.	ABOVE FINISHED FLOOR	FPRF'G	FIRE PROOFING	PTN.	PARTITION
AGGR.	AGGREGATE	F.R.	FIRE RETARDANT	P.T.R.	PAPER TOWEL RECEPTACLE
AL	ALUMINUM	F.T.	FIRE TREATED	PU.	POLYURETHANE
ALUM.	ALUMINUM	FT.	FOOT/FEET	PY.	POLYCARBONATE
APPROX.	APPROXIMATELY	FTG.	FOOTING		
ARCH.	ARCHITECTURAL	F.S.	FULL SIZE	Q.T.	QUARRY TILE
ASB.	ASBESTOS	FURR.	FURRING		
ASPH.	ASPHALT	FUT.	FUTURE	R.	RISER
@	AT			RAD.	RADIUS
		GA.	GAUGE	RCP	REFLECTED CEILING PLAN
BD.	BOARD	GALV.	GALVANIZED	R.D.	ROOF DRAIN
BITUM.	BITUMINOUS	G.B.	GRAB BAR	RDWD.	REDWOOD
BLDG.	BUILDING	G.C.	GENERAL CONTRACTOR	REF.	REFERENCE
BLK.	BLOCK	G.H.	GARMENT HOOK	REFR.	REFRIGERATOR
BLK'G	BLOCKING	GL.	GLASS	REINF.	REINFORCED
BM.	BEAM	GND.	GROUND	REG.	REGISTER
B.O.	BOTTOM OF	GR.	GRADE	REQ.	REQUIRED
BOT.	BOTTOM	GSM	GALVANIZED SHEET METAL	RESIL.	RESILIENT
		G.W.B.	GYPSUM WALLBOARD	RET.	RETARDANT
CAB.	CABINET	GYP.	GYPSUM	RGTR.	REGISTER (CASH)
C.B.	CATCH BASIN	GYPBD.	GYPSUM BOARD	RM.	ROOM
CEM.	CEMENT			R.O.	ROUGH OPENING
CER.	CERAMIC	H.B.	HOSE BIBB	R.W.L.	RAIN WATER LEADER
C.I.	CAST IRON	H.C.	HOLLOW CORE		
C.L.	CENTER LINE	HD.	HAND	S.	SOUTH
CLG.	CEILING	HDWD.	HARDWOOD	S.B.O.	SUPPLIED BY OWNER
CLKG.	CAULKING	H.M.	HOLLOW METAL	S.C.	SOLID CORE
		HORIZ.	HORIZONTAL	S.C.D.	SEAT COVER DISPENSER
		HR.	HOUR	SCH.	SCHEDULE
CLO.	CLOSET	HT.	HEIGHT	SCHED.	SCHEDULE(D)
CLR.	CLEAR	I.D.	INSIDE DIAMETER	S.D.	SOAP DISPENSER
C.M.U.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	SECT.	SECTION
CNTR.	COUNTER	INT.	INTERIOR	S.E.D.	SEE ELECTRICAL DRAWINGS
CO.	TRANSLUCENT CORIAN			SH.	SHELF
COL.	COLUMN	JAN.	JANITOR	SHR.	SHOWER
COM.	COMPACT	JT.	JOINT	SHT.	SHEET
CONC.	CONCRETE			SIM.	SIMILAR
CONN.	CONNECTION	KIT.	KITCHEN	S.M.D.	SEE MECHANICAL DRAWINGS
CONSTR.	CONSTRUCTION			S.N.D.	SANITARY NAPKIN DISPENSER
CONT.	CONTINUOUS	L	ANGLE	S.N.R.	SANITARY NAPKIN RECEPTACLE
CORR.	CORRIDOR	LAM.	LAMINATE		
C.S.C.I.	CONTRACTOR SUPPLIED CONTRACTOR INSTALLED	LAV.	LAVATORY	S.P.D.	SEE PLUMBING DRAWINGS
		LL	LANDLORD	SPEC.	SPECIFICATION
C.T.	CERAMIC TILE	LKR.	LOCKER	SPEC'D	SPECIFIED
CTR.	CENTER	LT.	LIGHT	SQ.	SQUARE
CTSK.	COUNTERSUNK			S.S.D.	SEE STRUCTURAL DRAWINGS
		MANUF.	MANUFACTURER		
DBL.	DOUBLE	MAX.	MAXIMUM	S.S.K.	SERVICE SINK
DEPT.	DEPARTMENT	M.C.	MEDICINE CABINET	SST.	STAINLESS STEEL
DET.	DETAIL	MDF	MEDIUM DENSITY FIBERBOARD	ST.	STONE
D.F.	DRINKING FOUNTAIN			STA.	STATION
DIA.	DIAMETER	MECH.	MECHANICAL	STD.	STANDARD
DIM.	DIMENSION	MEMB.	MEMBRANE	STL.	STEEL
DN.	DOWN	MFR.	MANUFACTURER	STOR.	STORAGE
D.O.	DOOR OPENING	MILL WK.	MILLWORK	STRUCT.	STRUCTURAL
DRESS.	DRESSING	M.H.	MANHOLE	SUSP.	SUSPENDED
DS.	DOWNSPOUT	MIN.	MINIMUM	SYM.	SYMMETRICAL
D.S.P.	DRY STANDPIPE	MIR.	MIRROR		
DTL.	DETAIL	MISC.	MISCELLANEOUS	T.	TREAD
DWG.	DRAWING	M.O.	MASONRY OPENING	T.B.	TOWEL BAR
		MTL.	METAL	TC	TOP OF CURB
E.	EAST	MTD.	MOUNTED	T.C.	TERRA COTTA
(E)	EXISTING	MUL.	MULLION	TEMP.	TEMPERED
EA.	EACH	MWC	MILLWORK CONTRACTOR	TER.	TERRAZZO
E.J.	EXPANSION JOINT			THK.	THICK
EL.	ELEVATION	N.	NORTH	T.O.	TOP OF
ELEC.	ELECTRICAL	(N)	NEW	T.O.C.	TOP OF CONCRETE
ELEV.	ELEVATOR	N.I.C.	NOT IN CONTRACT	T.O.P.	TOP OF PAVEMENT
EMER.	EMERGENCY	NO.	NUMBER	T.O.S.	TOP OF SLAB
ENCL.	ENCLOSURE	NOM.	NOMINAL	T.S.	TUBE STEEL
E.P.	ELECTRICAL PANEL BOARD	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
		#	NUMBER		
EQ.	EQUAL			UNEQ.	UNEQUAL
EQPT.	EQUIPMENT	O.A.	OVERALL	U.O.N.	UNLESS OTHERWISE NOTED
ESC.	ESCALATOR	OBS.	OBSCURE	UR.	URINAL
E.W.C.	ELECTRIC WATER COOLER	O.C.	ON CENTER		
		O.D.	OUTSIDE DIAMETER		
EXIST.	EXISTING	OFF.	OFFICE	V.I.F.	VERIFY IN FIELD
EXP.	EXPANSION			VERT.	VERTICAL
EXPO.	EXPOSED	OPN'G	OPENING	VEST.	VESTIBULE
EXT.	EXTERIOR	OPP.	OPPOSITE		
		OPP. HD.	OPPOSITE HAND	W.	WEST
F.A.	FIRE ALARM	O.S.C.I.	OWNER SUPPLIED CONTRACTOR INSTALLED	W/	WITH
F.B.	FLAT BAR			W.C.	WATER CLOSET
F.D.	FLOOR DRAIN			WD.	WOOD
FDN.	FOUNDATION	P.	PAINT	WDO.	WINDOW
F.E.C.	FIRE EXTINGUISHER CABINET	PC.	PRECAST CONCRETE	W/O	WITHOUT
		PCS.	PIECES	WP.	WALLPAPER
F.H.C.	FIRE HOSE CABINET	PL.	PLATE	WT.	WEIGHT
		PLAM.	PLASTIC LAMINATE		

BUILDING ENLARGEMENT DESCRIPTION
☐ VERTICAL
☐ HORIZONTAL

2025 0603 7833

3829 25TH STREET

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401, SF CA 94131. PHONE: 415.290.8844

2025060037833
3829-3831 25th St
Block 6550-Lot 040

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GGMATHUR@GMAIL.COM,
PUJITA90@GMAIL.COM

ISSUE:	DATE:
ISSUED FOR PLANNING REVIEW	02.05.2025
ISSUED FOR PERMIT	05.20.2025
PLAN CHECK REVISION	08.20.2025

CONSULTANT
–

San Francisco
Dept. of Building Inspection
Issued - 12/02/2025

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: NONE

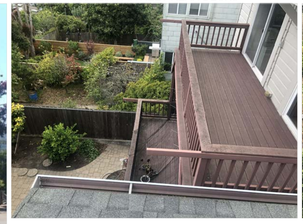
PROJECT INFORMATION

A0.0

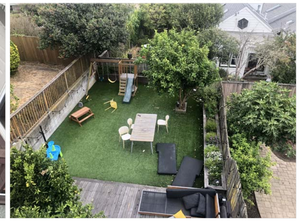
3825-3827 25TH STREET SUBJECT: 3829 25TH STREET 3833 25TH STREET



3833 25TH STREET REAR DECKS



SUBJECT: 3829 25TH STREET REAR YARD



SOUTH SIDE OF 25TH STREET

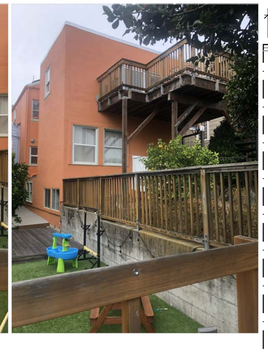
3833 25TH STREET SUBJECT 3829 25TH STREET



SUBJECT:3829 25TH STREET



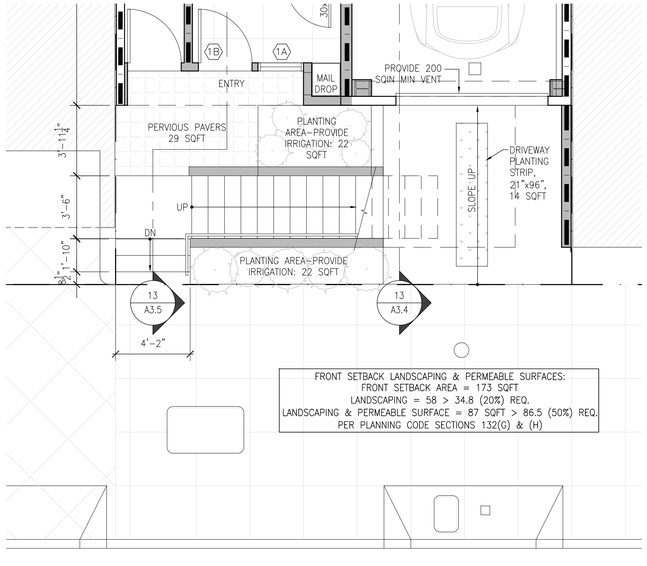
3825-3827 25TH STREET



3825-3827 25TH ST WEST ELEVATION

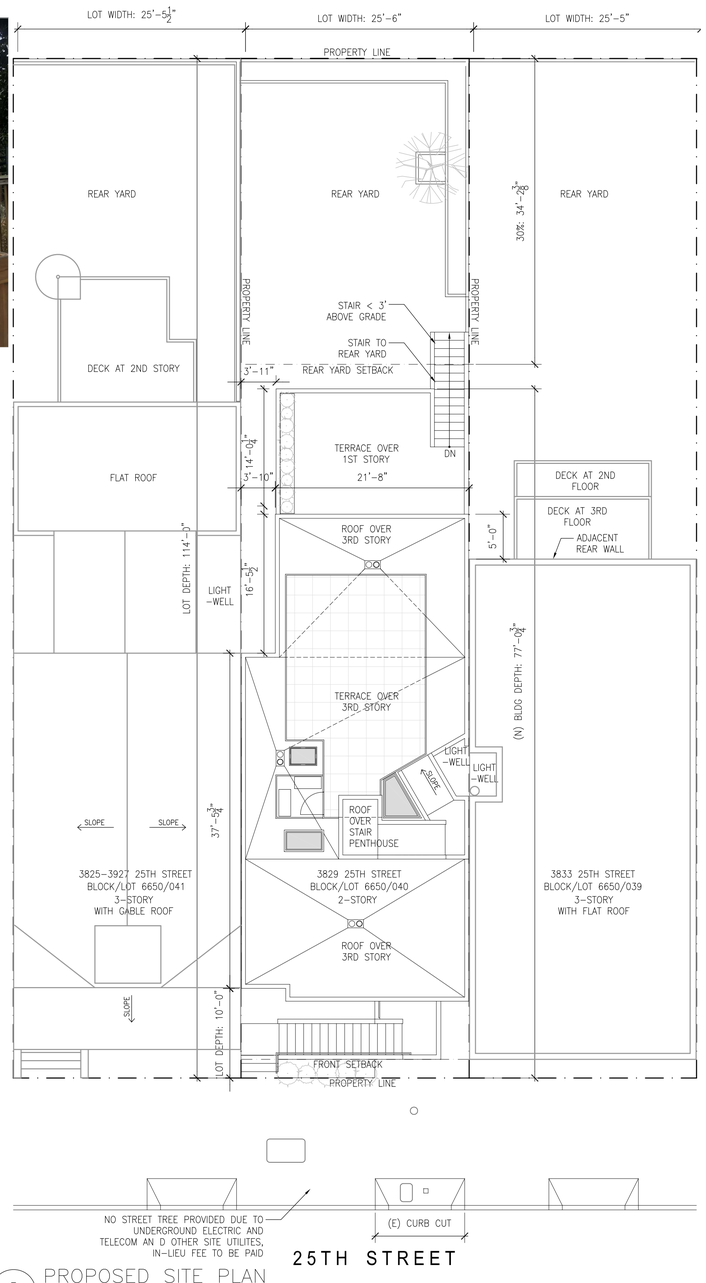


3825-3827 25TH ST REAR DECKS



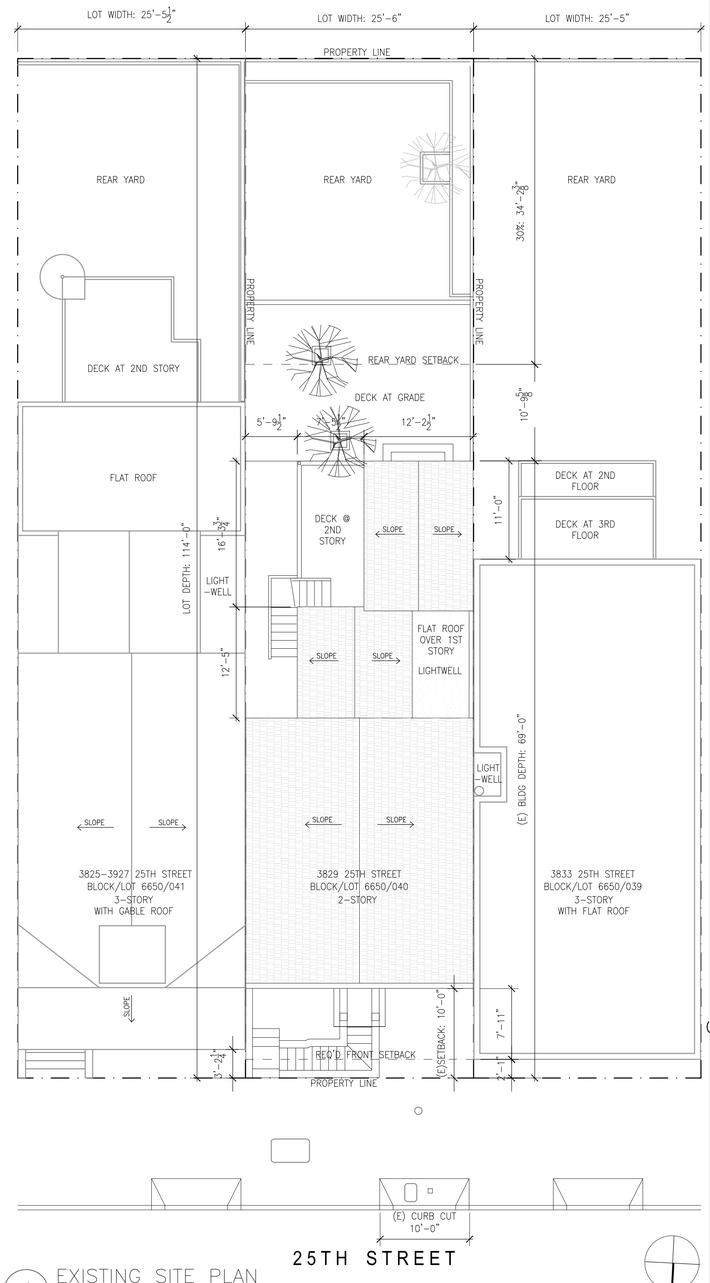
3 FRONT SETBACK LANDSCAPING & PERMEABILITY

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



2 PROPOSED SITE PLAN

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



1 EXISTING SITE PLAN

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

N

3829 25TH STREET

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GGMATHUR@GMAIL.COM,
PUJITA90@GMAIL.COM

ISSUE: DATE:

ISSUED FOR PLANNING REVIEW 03.11.2025

CONSULTANT
–

San Francisco
Dept. of Building Inspection
Issued - 12/02/2025

APPROVAL

LICENSED ARCHITECT
TROY KASHANIPOUR
C 27646
REN. 6/30/2027
STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: 1/8"=1'-0"

EXISTING AND PROPOSED SITE PLANS

A0.1

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 areas.	•
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

3829 25TH STREET
PROJECT NAME

6550 / 040
BLOCK/LOT

3829 25TH STREET
ADDRESS

R-3 - RESIDENTIAL - TWO FAMILY DWELLING
PRIMARY OCCUPANCY

3772 SQFT CONDITIONED + UNCONDITIONED
GROSS BUILDING AREA

1891 SQFT
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.

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

AFFIX STAMP BELOW:

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

TROY KASHANIPOUR, LEED AP
GREEN BUILDING COMPLIANCE PROFESSIONAL *(name & contact phone #)*

TROY KASHANIPOUR ARCHITECTURE
FIRM

- [x] I am a LEED Accredited Professional
- [ ] I am a GreenPoint Rater
- [ ] I am an ICC Certified CALGreen Inspector

05.22.2025
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.

TROY KASHANIPOUR ARCHITECTURE 2783X DIAMOND STREET SUITE. 401. SF CA 94131. PHONE: 415.290.6844

3829 25TH STREET

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GGMATHUR@GMAIL.COM, PUJITA90@GMAIL.COM

ISSUE: ISSUED FOR PERMIT 05.22.2025
DATE:

CONSULTANT
–

San Francisco Dept. of Building Inspection Issued - 12/02/2025

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: NONE

GREEN BUILDING CHECKLIST

A0.3

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: 3829 25th St Lower Unit addition **Calculation Date/Time:** 2025-09-05T08:27:46-07:00 **(Page 1 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** 3829_25th_LU_addition_v30_r1.ribd22

GENERAL INFORMATION					
01	Project Name	3829 25th St Lower Unit addition			
02	Run Title	Title 24 Analysis			
03	Project Location	3829 25th St			
04	City	San Francisco, CA	05	Standards Version	2022
06	Zip code	94114	07	Software Version	CBECC-Res 2022.3.0
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	355
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft^2)	550	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	257	17	Fenestration Average U-factor	0.45
18	Total Cond. Floor Area (ft^2)	807	19	Glazing Percentage (%)	24.80%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Units	No

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	This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: 3829 25th St Lower Unit addition **Calculation Date/Time:** 2025-09-05T08:27:46-07:00 **(Page 2 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** 3829_25th_LU_addition_v30_r1.ribd22

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	12.91	0	19.01	0	-6.1
Space Cooling	0	0	0	0.56	0	-0.56
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	30.87	0	21.61	0	9.26
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	43.78	0	41.18	0	2.6
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	10.63	0	10.63		
Appl. & Cooking	0	40.76	0	40.89		
Plug Loads	0	47.35	0	47.35		
Outdoor Lighting	0	1.97	0	1.97		
TOTAL COMPLIANCE	0	144.49	0	142.02		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: 3829 25th St Lower Unit addition **Calculation Date/Time:** 2025-09-05T08:27:46-07:00 **(Page 3 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** 3829_25th_LU_addition_v30_r1.ribd22

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	19.74	19.58	0.16	0.81
Net EUI[2]	19.74	19.58	0.16	0.81

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.

- Exposed slab floor in conditioned zone
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

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

- Kitchen range hood
- Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
3829 25th St Lower Unit addition	807	1	1	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
House	Conditioned	HP n	257	9	DHW new	Existing Unchanged

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: 3829 25th St Lower Unit addition **Calculation Date/Time:** 2025-09-05T08:27:46-07:00 **(Page 4 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** 3829_25th_LU_addition_v30_r1.ribd22

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
Addition	Conditioned	HP n	550	9	DHW new	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Wall-a-R	House	Wall alt	265	Right	193	0	90	none	Altered	No
Wall-n-F	Addition	Wall new	355	Front	82	44	90	none	New	n/a
Wall-n-L	Addition	Wall new	85	Left	585	49.5	90	none	New	n/a
Wall-n-B	Addition	Wall new	175	Back	194	112	90	none	New	n/a
Wall-n-R	Addition	Wall new	265	Right	79	18.64	90	none	New	n/a
Interior Wall-a to Garage	House>>Garage	Wall Int alt	n/a	n/a	68	0	n/a		Altered	No
Interior Wall to Addition	House>>Additio n	Wall Int R0	n/a	n/a	68	0	n/a		Altered	No
Interior Wall-n to Garage	Addition>>Gara ge	Wall Int new	n/a	n/a	435	22.7	n/a		New	n/a
Interior Ceiling under Upper Unit 1	House	Ceiling Int R0	n/a	n/a	193	n/a	n/a		New	n/a
Interior Ceiling under Upper Unit 2	Addition	Ceiling Int R0	n/a	n/a	320	n/a	n/a		New	n/a
GWall-ex-F	Garage	Wall Gar	355	Front	116	56	90	none	Existing	No
GWall-ex-R 1	Garage	Wall Gar	265	Right	110	0	90	none	Existing	No
GWall-ex-R 2	Garage	Wall Gar	265	Right	110	0	90	none	Existing	No
GWall-ex-R 3	Garage	Wall Gar	265	Right	110	0	90	none	Existing	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: 3829 25th St Lower Unit addition **Calculation Date/Time:** 2025-09-05T08:27:46-07:00 **(Page 5 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** 3829_25th_LU_addition_v30_r1.ribd22

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Cathedral-a	House	Ceiling cath alt	355	Front	64	0	0.25	0.1	0.85	No	Altered	No	
Cathedral-n	Addition	Ceiling cath new	355	Front	230	0	0.25	0.1	0.85	No	New	n/a	

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Wind-n-1A	Window	Wall-n-F	Front	355	2.5	8	1	20	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Wind-n-1C 1	Window	Wall-n-L	Left	85	3	5.5	1	16.5	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Wind-n-1C 2	Window	Wall-n-L	Left	85	3	5.5	1	16.5	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Wind-n-1C 3	Window	Wall-n-L	Left	85	3	5.5	1	16.5	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
GlDoor-n-1D	Window	Wall-n-B	Back	175	14	8	1	112	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
GlDoor-n	Window	Wall-n-R	Right	265	2.33	8	1	18.64	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft^2)	U-factor	Status	Verified Existing Condition
Door-n-1B	Wall-n-F	24	0.5	New	n/a
Door-n	Interior Wall-n to Garage	22.7	0.5	New	n/a
GarDoor-n	GWall-ex-F	56	1	New	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: 3829 25th St Lower Unit addition **Calculation Date/Time:** 2025-09-05T08:27:46-07:00 **(Page 6 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** 3829_25th_LU_addition_v30_r1.ribd22

SLAB FLOORS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab On Grade-a	House	257	21	none	0	0%	No	Altered	No
Slab On Grade-n	Addition	550	106	none	0	0%	No	New	n/a
GSlab On Grade-ex	Garage	489	50	none	0	0%	No	Existing	No

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
Wall alt	Exterior Walls	Wood Framed Wall	2x6 @ 16 In. O. C.	R-21	None / None	0.066	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Sheathing / Insulation: Wood Siding/sheathing/decking
Wall new	Exterior Walls	Wood Framed Wall	2x6 @ 16 In. O. C.	R-21	None / None	0.066	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Sheathing / Insulation: Wood Siding/sheathing/decking
Wall Gar	Exterior Walls	Wood Framed Wall	2x6 @ 16 In. O. C.	R-0	None / None	0.372	Inside Finish: Gypsum Board Cavity / Frame: no Insul. / 2x6
Ceiling cath alt	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

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

3829 25TH STREET

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GGMATHUR@GMAIL.COM, PUJITA90@GMAIL.COM

ISSUE: DATE:

ISSUED FOR PERMIT 05.22.2025

CONSULTANT
–

San Francisco
Dept. of Building Inspection
Issued - 12/02/2025

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK

CHECKED: TK

SCALE: NONE

LOWER UNIT
ENERGY CALCULATIONS

A0.4A

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
Ceiling cath new	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
Wall Int alt	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Wall Int new	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Wall Int R0	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Ceiling Int R0	Interior Ceiling	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-0	None / None	0.199	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no Insul. / 2x6 Ceiling Below 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

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW new	Domestic Hot Water (DHW)	Standard	WH HP	1	n/a	None	n/a	WH HP (1)	New	NA	

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
WH HP	1	50	Rheem	XE50T10H45U0 (50 gal, JA13)	TankZone	Garage	Garage

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 new - 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	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
HP n	Heat pump heating cooling	MiniSplit HP	1	MiniSplit HP	1	n/a	n/a	Setback	New	No	

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/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
MiniSplit HP	Ductless MiniSplit HP	1	HSPF2	7.5	18000	9000	EER2SEER2	14.3	8	Not Zonal	Single Speed	MiniSplit HP-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
MiniSplit HP-hers-htpump	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

HERS RATER VERIFICATION OF EXISTING CONDITIONS

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Igor Pichko	Documentation Author Signature: Igor Pichko
Company: Energy Consult LLC	Signature Date: 09/05/2025
Address: 1252 W 22nd St Unit #2	CEA/ HERS Certification Identification (If applicable): R22-14-40027
City/State/Zip: San Pedro, CA 90731	Phone: 4242477658

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: Troy Kashanipour	Responsible Designer Signature: Troy Kashanipour
Company: Troy Kashanipour Architecture	Date Signed: 09/05/2025
Address: 2783K Diamond Street	License: C27646
City/State/Zip: San Francisco, CA 94131	Phone: (415) 431-0869

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

3829 25TH STREET

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GMATHUR@GMAIL.COM, PUJITA90@GMAIL.COM

ISSUE: DATE:

ISSUED FOR PERMIT 05.22.2025
PLAN CHECK REVISION 08.20.2025

CONSULTANT
–

San Francisco
Dept. of Building Inspection
Issued - 12/02/2025

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: NONE

LOWER UNIT
ENERGY CALCULATIONS

A0.4B

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: 3829 25th St addition — **Calculation Date/Time:** 2025-05-20T16:56:37-07:00 — (Page 1 of 14)

Calculation Description: Title 24 Analysis — **Input File Name:** 3829_25th_addition_v30.ribd22

GENERAL INFORMATION					
01	Project Name	3829 25th St addition			
02	Run Title	Title 24 Analysis			
03	Project Location	3829 25th St			
04	City	San Francisco, CA	05	Standards Version	2022
06	Zip code	94114	07	Software Version	CBECC-Res 2022.3.0
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	355
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft^2)	1301	15	Number of Stories	2
16	Existing Cond. Floor Area (ft^2)	1135	17	Fenestration Average U-factor	0.45
18	Total Cond. Floor Area (ft^2)	2436	19	Glazing Percentage (%)	20.69%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

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	This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: 3829 25th St addition — **Calculation Date/Time:** 2025-05-20T16:56:37-07:00 — (Page 2 of 14)

Calculation Description: Title 24 Analysis — **Input File Name:** 3829_25th_addition_v30.ribd22

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	16.21	0	18.38	0	-2.17
Space Cooling	0	4.92	0	7.96	0	-3.04
IAQ Ventilation	0	3.67	0	3.67	0	0
Water Heating	0	16.7	0	11.06	0	5.64
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	41.5	0	41.07	0	0.43
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	7.45	0	7.45		
Appl. & Cooking	0	18.44	0	18.43		
Plug Loads	0	27.8	0	27.8		
Outdoor Lighting	0	1.76	0	1.76		
TOTAL COMPLIANCE	0	96.95	0	96.51		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: 3829 25th St addition — **Calculation Date/Time:** 2025-05-20T16:56:37-07:00 — (Page 3 of 14)

Calculation Description: Title 24 Analysis — **Input File Name:** 3829_25th_addition_v30.ribd22

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	12.19	11.93	0.26	2.13
Net EUI[2]	12.19	11.93	0.26	2.13

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.

- Floor has high level of insulation
- Non-standard duct location (any location other than attic)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

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

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located within the conditioned space (except < 12 lineal ft)

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
3829 25th St addition	2436	1	4	3	0	1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: 3829 25th St addition — **Calculation Date/Time:** 2025-05-20T16:56:37-07:00 — (Page 4 of 14)

Calculation Description: Title 24 Analysis — **Input File Name:** 3829_25th_addition_v30.ribd22

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
House 2nd floor	Conditioned	HVAC new	1135	10	DHW new	Existing Unchanged
Addition 2nd floor	Conditioned	HVAC new	94	10	DHW new	New
Addition 3d floor	Conditioned	HVAC new	1207	9.3	DHW new	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Wall-a-F	House 2nd floor	Wall alt	355	Front	255	99.8028	90	none	Altered	No
Wall-s-L	House 2nd floor	Wall alt	85	Left	303	0	90	none	Altered	No
Wall-a-B	House 2nd floor	Wall alt	175	Back	192	112	90	none	Altered	No
Wall-a-R	House 2nd floor	Wall alt	265	Right	531	0	90	none	Altered	No
Wall-n-L 1	Addition 2nd floor	Wall new	85	Left	228	18.1686	90	none	New	n/a
Wall-n-B 1	Addition 2nd floor	Wall new	175	Back	63	18.395	90	none	New	n/a
Wall-n-F	Addition 3d floor	Wall new	355	Front	316	103.298	90	none	New	n/a
Wall-n-L 2	Addition 3d floor	Wall new	85	Left	525	29.235	90	none	New	n/a
Wall-n-B 2	Addition 3d floor	Wall new	175	Back	316	113.715	90	none	New	n/a
Wall-n-R	Addition 3d floor	Wall new	265	Right	414	0	90	none	New	n/a
Wall-n-240 deg	Addition 3d floor	Wall new	235	n/a	77	0	90	none	New	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: 3829 25th St addition — **Calculation Date/Time:** 2025-05-20T16:56:37-07:00 — (Page 5 of 14)

Calculation Description: Title 24 Analysis — **Input File Name:** 3829_25th_addition_v30.ribd22

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Wall-n-330 deg	Addition 3d floor	Wall new	325	n/a	44	10	90	none	New	n/a
Interior Wall to Addition 2nd floor	House 2nd floor>>Addition 2nd floor	Wall Int R0	n/a	n/a	284	0	n/a		Existing	No
Exterior Floor-a	House 2nd floor	Floor Raised alt	n/a	n/a	130	n/a	n/a		Altered	No
Exterior Floor-n 1	Addition 2nd floor	Floor Raised new	n/a	n/a	30	n/a	n/a		New	n/a
Exterior Floor-n 2	Addition 3d floor	Floor Raised new	n/a	n/a	31	n/a	n/a		New	n/a
Interior Floor-a over Garage	House 2nd floor	Floor Int alt	n/a	n/a	489	n/a	n/a		Altered	No
Interior Floor over Lower Unit 1	House 2nd floor	Floor Int R0	n/a	n/a	516	n/a	n/a		Existing	No
Interior Floor over Lower Unit 2	Addition 2nd floor	Floor Int R0	n/a	n/a	64	n/a	n/a		New	n/a
Interior Floor over House	Addition 3d floor	Floor Int R0	n/a	n/a	1115	n/a	n/a		New	n/a
Interior Floor over Addition 2nd floor	Addition 3d floor	Floor Int R0	n/a	n/a	94	n/a	n/a		New	n/a
GWall-ex-F	Garage	Wall Gar	355	Front	116	56	90	none	Existing	No
GWall-ex-R 1	Garage	Wall Gar	265	Right	110	0	90	none	Existing	No
GWall-ex-R 2	Garage	Wall Gar	265	Right	110	0	90	none	Existing	No
GWall-ex-R 3	Garage	Wall Gar	265	Right	110	0	90	none	Existing	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: 3829 25th St addition — **Calculation Date/Time:** 2025-05-20T16:56:37-07:00 — (Page 6 of 14)

Calculation Description: Title 24 Analysis — **Input File Name:** 3829_25th_addition_v30.ribd22

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Cathedral-a	House 2nd floor	Ceiling cath alt	265	Right	20	0	0.25	0.1	0.85	No	Altered	No	
Cathedral-n 1	Addition 3d floor	Ceiling cath new	265	Right	31	0	9	0.1	0.85	No	New	n/a	
Cathedral-n 2	Addition 3d floor	Ceiling cath new	355	Front	1176	24.5	0.25	0.1	0.85	No	New	n/a	

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Wind-a-2A	Window	Wall-a-F	Front	355	3	5.67	1	17.01	0.45	NFRC	0.58	NFRC	Bug Screen	Altered	No
Wind-a-2C	Window	Wall-a-F	Front	355	2.67	5.67	1	15.14	0.45	NFRC	0.58	NFRC	Bug Screen	Altered	No
Wind-n-2D	Window	Wall-a-F	Front	355	7.17	5.67	1	40.65	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
GlDoor-n-2G	Window	Wall-a-B	Back	175	14	8	1	112	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Wind-n-2F	Window	Wall-n-L 1	Left	85	2.83	6.42	1	18.17	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Wind-n-2E	Window	Wall-n-B 1	Back	175	2.83	6.5	1	18.39	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Wind-n-3A	Window	Wall-n-F	Front	355	7.83	5.83	1	45.65	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA

3829 25TH STREET

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.6844

OWNER:
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ISSUE: — DATE:

ISSUED FOR PERMIT — 05.22.2025

CONSULTANT
–

San Francisco
Dept. of Building Inspection
Issued - 12/02/2025

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK

CHECKED: TK

SCALE: NONE

UPPER UNIT ENERGY CALCULATIONS

A0.5A

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
Wind-n-3B	Window	Wall-n-F	Front	355	7.83	5.83	1	45.65	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Wind-n-4A	Window	Wall-n-F	Front	355	3	4	1	12	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Wind-n-3D	Window	Wall-n-L2	Left	85	1.5	4.5	1	6.75	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Wind-n-3E	Window	Wall-n-L2	Left	85	2.33	4.5	1	10.48	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Wind-n-4B	Window	Wall-n-L2	Left	85	3	4	1	12	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Wind-n-3C	Window	Wall-n-B 2	Back	175	2.83	5.5	1	15.57	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Wind-n-3F	Window	Wall-n-B 2	Back	175	5	4.83	1	24.15	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Wind-n-3G	Window	Wall-n-B 2	Back	175	10	5.5	1	55	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
GlDoor-n-4C	Window	Wall-n-B 2	Back	175	3	7	1	21	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Wind-n-3H	Window	Wall-n-330 deg		325	2.5	4	1	10	0.45	NFRC	0.58	NFRC	Bug Screen	New	NA
Skylights-n-RA	Skylight	Cathedral-n 2	Front	355			1	5.4	0.45	NFRC	0.4	NFRC		New	NA
Skylights-n-RB	Skylight	Cathedral-n 2	Front	355			1	7.3	0.45	NFRC	0.4	NFRC		New	NA
Skylights-n-RC	Skylight	Cathedral-n 2	Front	355			1	11.8	0.45	NFRC	0.4	NFRC		New	NA

OPAQUE DOORS

01 Name	02 Side of Building	03 Area (ft²)	04 U-factor	05 Status	05 Verified Existing Condition
Door-n-2B	Wall-a-F	27	0.5	New	n/a
GarDoor-n	GWall-ex-F	56	1	New	n/a

SLAB FLOORS

01 Name	02 Zone	03 Area (ft²)	04 Perimeter (ft)	05 Edge Insul. R-value and Depth	06 Edge Insul. R-value and Depth	07 Carpeted Fraction	08 Heated	09 Status	10 Verified Existing Condition
GSlab On Grade-ex	Garage	489	50	none	0	0%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
Wall alt	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.089	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking
Wall new	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.089	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/decking
Wall Gar	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-0	None / None	0.372	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x6

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
Ceiling cath alt	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
Ceiling cath new	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
Wall Int R0	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
Floor Raised alt	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-21	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-21 / 2x6 Sheathing / Insulation: Wood Siding/sheathing/decking
Floor Raised new	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-21	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-21 / 2x6 Sheathing / Insulation: Wood Siding/sheathing/decking
Floor Int R0	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-0	None / None	0.199	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6 Ceiling Below Finish: Gypsum Board

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
Floor Int alt	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-21	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-21 / 2x6 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name	05 Number of Units	06 Solar Heating System	07 Compact Distribution	08 HERS Verification	09 Water Heater Name (#)	10 Status	11 Verified Existing Condition	12 Existing Water Heating System
DHW new	Domestic Hot Water (DHW)	Standard	WH HP	1	n/a	None	n/a	WH HP (1)	New	NA	

WATER HEATERS - NEEA HEAT PUMP

01 Name	02 # of Units	03 Tank Vol. (gal)	04 NEEA Heat Pump Brand	05 NEEA Heat Pump Model	06 Tank Location	07 Duct Inlet Air Source	08 Duct Outlet Air Source
WH HP	1	50	Rheem	XE50T10H45U0 (50 gal, HA13)	TankZone	Garage	Garage

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Heating Equipment Count	05 Cooling Unit Name	06 Cooling Equipment Count	07 Fan Name	08 Distribution Name	09 Required Thermostat Type	10 Status	11 Verified Existing Condition	12 Existing HVAC System
HVAC new	Heat pump heating cooling	Ducted HP	1	Ducted HP	1	Fan new	Duct new	Setback	New	No	

HVAC - HEAT PUMPS

01 Name	02 System Type	03 Number of Units	04 Heating: Heating Efficiency Type	05 Heating: HSPF/HS PF2/COP	06 Heating: Cap 47	07 Heating: Cap 17	08 Cooling: Cooling Efficiency Type	09 Cooling: SEER/SEER2	10 Cooling: EER/EER 2/CEER	11 Zonally Controlled	12 Compressor Type	13 HERS Verification
Ducted HP	Central split HP	1	HSPF2	7.5	60000	42000	EER2SEER2	14.3	11.7	Not Zonal	Single Speed	Ducted HP-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01 Name	02 Verified Airflow	03 Airflow Target	04 Verified EER/EER2	05 Verified SEER/SEER2	06 Verified Refrigerant Charge	07 Verified HSPF/HSPF2	08 Verified Heating Cap 47	09 Verified Heating Cap 17
Ducted HP-hers-htpump	Required	350	Not Required	Not Required	Yes	No	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01 Name	02 Type	03 Design Type	04 Duct Ins. R-value: Supply	04 Duct Ins. R-value: Return	05 Duct Location: Supply	06 Duct Location: Return	07 Surface Area: Supply	08 Surface Area: Return	09 Bypass Duct	10 Duct Leakage	11 HERS Verification	12 Status	13 Verified Existing Condition	14 Existing Distribution system	15 New Ducts >= 25 ft	16
Duct new	Conditioned space - except 12ft	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Duct new-hers-dist	New	n/a		No	

HVAC DISTRIBUTION - HERS VERIFICATION

01 Name	02 Duct Leakage Verification	03 Duct Leakage Target (%)	04 Verified Duct Location	05 Verified Duct Design	06 Buried Ducts	07 Deeply Buried Ducts	08 Low-leakage Air Handler	09 Low Leakage Ducts Entirely In Conditioned Space
Duct new-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01 Name	02 Type	03 Fan Power (Watts/CFM)	04 Name
Fan new	HVAC Fan	0.45	Fan new-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01 Name	02 Verified Fan Watt Draw	03 Required Fan Efficacy (Watts/CFM)
Fan new-hers-fan	Required	0.45

INDOOR AIR QUALITY (IAQ) FANS

01 Dwelling Unit	02 Airflow (CFM)	03 Fan Efficacy (W/CFM)	04 IAQ Fan Type	05 Includes Heat/Energy Recovery?	06 IAQ Recovery Effectiveness - SRE/ASRE	07 Includes Fault Indicator Display?	08 HERS Verification	09 Status
SFam IAQVentRpt	107	0.35	Exhaust	No	n/a / n/a	No	Yes	

HERS RATER VERIFICATION OF EXISTING CONDITIONS

INDOOR AIR QUALITY (IAQ) FANS - VERIFIED AND ALTERED

01 Name	02 Airflow (CFM)	03 Fan Efficacy (W/CFM)	04 IAQ Fan Type	05 Includes Heat/Energy Recovery?	06 IAQ Recovery Effectiveness - SRE/IAQ Recovery Effectiveness - SRE	07 IAQ Recovery Effectiveness - ASRE/IAQ Recovery Effectiveness - ASRE
Dwelling Unit 0/0	107	0.35	Exhaust	No	n/a	n/a

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Igor Pichko	Documentation Author Signature: Igor Pichko
Company: Energy Consult LLC	Signature Date: 05/21/2025
Address: 1252 W 22nd St Unit #2	CEA/ HERS Certification Identification (If applicable): R19-14-30005
City/State/Zip: San Pedro, CA 90731	Phone: 4242477658

CABEC Certified Association of Building Energy Consultants CERTIFIED ENERGY ANALYST

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: Troy Kashanipour	Responsible Designer Signature: Troy Kashanipour
Company: Troy Kashanipour Architecture	Date Signed: 05/21/2025
Address: 2783K DIAMOND STREET	License: C-27646
City/State/Zip: San Francisco, CA 94131	Phone: 415.290.8844

3829 25TH STREET

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401, SF CA 94131, PHONE: 415.290.8844

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GGMATHUR@GMAIL.COM, PUJITA90@GMAIL.COM

ISSUE: DATE:
ISSUED FOR PERMIT 05.22.2025

CONSULTANT
–

San Francisco Dept. of Building Inspection
Issued - 12/02/2025

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: NONE

UPPER UNIT
ENERGY CALCULATIONS

A0.5B

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(k):	**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.

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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 160.0-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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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)2A:	**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)2B:	**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 Pathway.** 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:

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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. *
§ 160.0(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(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.

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TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.6844

3829 25TH STREET

OWNER:
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ISSUE: ISSUED FOR PERMIT
DATE: 05.22.2025

CONSULTANT
–

San Francisco
Dept. of Building Inspection
Issued - 12/02/2025

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: NONE

MANDATORY MEASURES

A0.6

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

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 3829 25TH STREET APPLICATION NO. 2025 0603 7833 ADDENDUM NO. 1

ENGINEER/ARCHITECT NAME TROY KASHANIPOUR PHONE NO. 415 290 8844

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: Troy Kashanipour (Digitally signed by Troy Kashanipour DN: cn=Troy Kashanipour, o=TKA, ou, email=tk@tkworkshop.com, c=US Date: 2025.05.21 17:18:00 -07'00') **Date:** 05/21/2025
Engineer/Architect of Record Signature

Fax: _____ **Email:** TK@TKWORKSHOP.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 REQUIREMENTS (ELECTRICAL)

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" 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

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 INSPECTION (ELECTRICAL)

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

JOB ADDRESS 3829 25TH STREET APPLICATION NO. 2025 0603 7833 ADDENDUM NO. 1

ENGINEER/ARCHITECT NAME TROY KASHANIPOUR PHONE NO. 415.290.8844

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 **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: Troy Kashanipour (Digitally signed by Troy Kashanipour DN: cn=Troy Kashanipour, o=TKA, ou, email=tk@tkworkshop.com, c=US Date: 2025.05.21 17:18:29 -07'00') **Date:** 5/22/2025
Engineer/Architect of Record Signature

Fax: _____ **Email:** TK@TKWORKSHOP.COM

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

APPROVAL (Based on submitted reports)

DATE DBI Electrical 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 REQUIREMENTS (PLUMBING)

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

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 INSPECTION (PLUMBING)

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

JOB ADDRESS 3829 25TH STREET APPLICATION NO. 2025 0603 7833 ADDENDUM NO. 1

ENGINEER/ARCHITECT NAME TROY KASHANIPOUR PHONE NO. 415.290.8844

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: Troy Kashanipour (Digitally signed by Troy Kashanipour DN: cn=Troy Kashanipour, o=TKA, ou, email=tk@tkworkshop.com, c=US Date: 2025.05.21 17:18:13 -07'00') **Date:** 05/21/2025
Engineer/Architect of Record Signature

Fax: _____ **Email:** TK@TKWORKSHOP.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

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

3829 25TH STREET

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GMATHUR@GMAIL.COM,
PUJITA90@GMAIL.COM

ISSUE: DATE:
ISSUED FOR PERMIT 05.22.2025
PLAN CHECK REVISION 08.22.2025

CONSULTANT
–

San Francisco
Dept. of Building Inspection
Issued - 12/02/2025

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: NONE

ENERGY INSPECTION CHECKLISTS

A0.7

City and County of San Francisco
Department of Building Inspection

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

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

Department of Building Inspection – Technical Services Division
49 South Van Ness Avenue, Suite 500 – San Francisco, CA 94103
(628) 652-3720 | sfdbi.org

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.

Department of Building Inspection – Technical Services Division
49 South Van Ness Avenue, Suite 500 – San Francisco, CA 94103
(628) 652-3720 | sfdbi.org

ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

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

DATE SUBMITTED 08/20/2025 [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 # 2025 0603 7833

Property Address: 3829 25TH STREET

Block and Lot: 6560 / 040 Occupancy Group: R-3 Type of Construction: V-B No. of Stories: 3

Describe Use of Building TWO FAMILY DWELLING

Under the authority of the 2022 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2022 San Francisco Mechanical Code, Section 302.2; the 2022 San Francisco Electrical Code, Section 89.117; and the 2022 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)

SFBC 1030 REQUIRES EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R OCCUPANCIES TO "OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY." THE REAR YARD DEPTH MUST BE 25'

Proposed Modification or Alternate

INFORMATION SHEET EG-02 RESUE CRITERIA 1 PROVIDING A 3' WIDE PATHWAY THAT CAN ACCOMODATE A 22' STRAIGHT LADDER FROM THE PUBLIC WAY TO A YARD OR COURT WHERE THE EERO IS LOCATED AND THE LADDER LIFTED INTO PLACE

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.

THE EXISTING HOME HAS A TRADESMAN'S ACCESS PATH THAT CAN ACCOMODATE THE EERO. THE RENOVATED BUILDING FRONTS THE LOT–LINE ON BOTH SIDES AND THERE ARE EXISTING BEDROOMS AT THE REAR OF THE HOME. THE NEW DESIGN KEEPS THE LOT–LINE WALL CONFIGURATION WITHOUT A SIDE YARD. THE DESIGN MEETS THE CONFIGURATION REQUIRED IN RESCUE CRITERA ATERNATIVE 1 IN EG–02 DATED JAN 15, 2024

	PROJECT SPONSOR	ARCHITECT/ENGINEER
Requested by:		
Print Name:		TROY KASHANIPOUR
Signature:		
Telephone:		(415) 290–8844

[PROFESSIONAL STAMP HERE]

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: [signed off/dated by:] Approve | Approve with conditions | Disapprove

Plan Reviewer: DEPARTMENT OF BUILDING INSPECTION September 26, 2025

Division Manager: DEPARTMENT OF BUILDING INSPECTION October 06, 2025

for Director of Bldg. Inspection

for Fire Marshal: FIRE

CONDITIONS OF APPROVAL or OTHER COMMENTS

3829 25TH STREET

TROY KASHANIPOUR ARCHITECTURE 27834 DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GGMATHUR@GMAIL.COM, PUJITA90@GMAIL.COM

ISSUE: DATE:
PLAN CHECK REVISION 08.20.2025

CONSULTANT
–

San Francisco Dept. of Building Inspection Issued - 12/02/2025

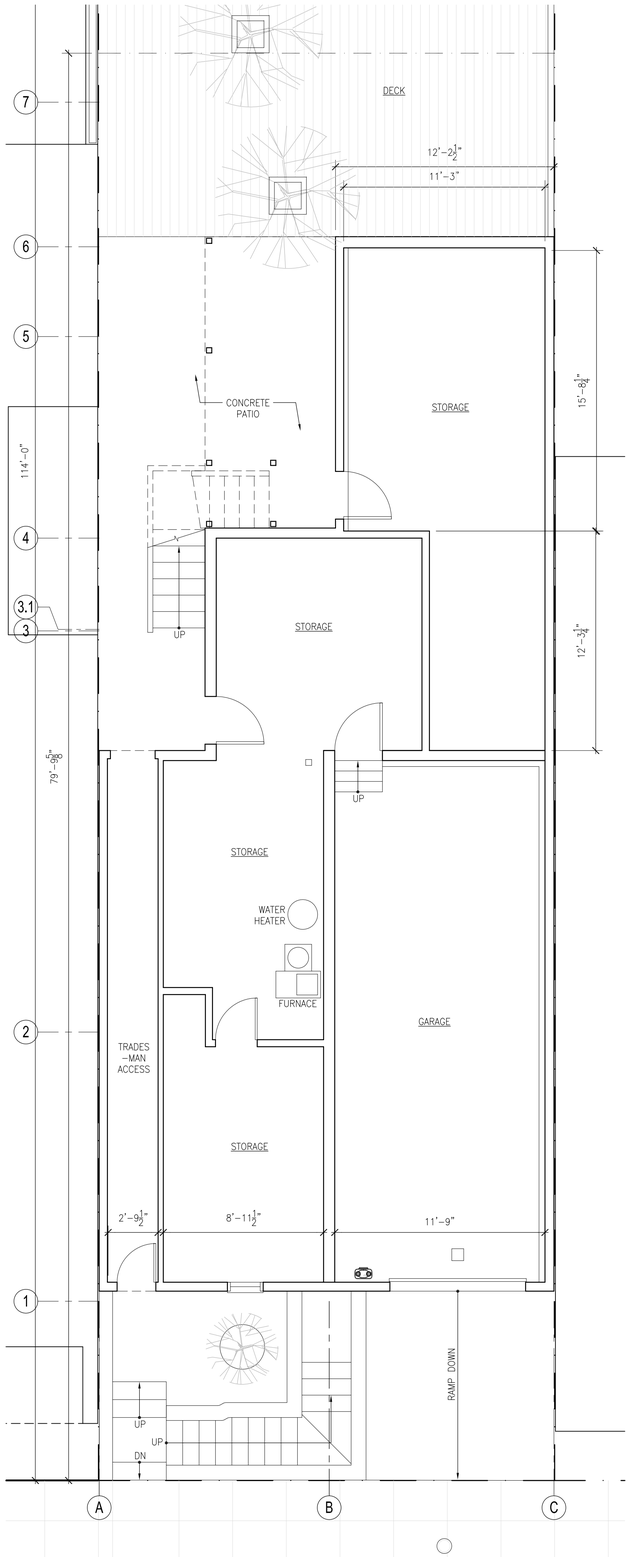
APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: NONE

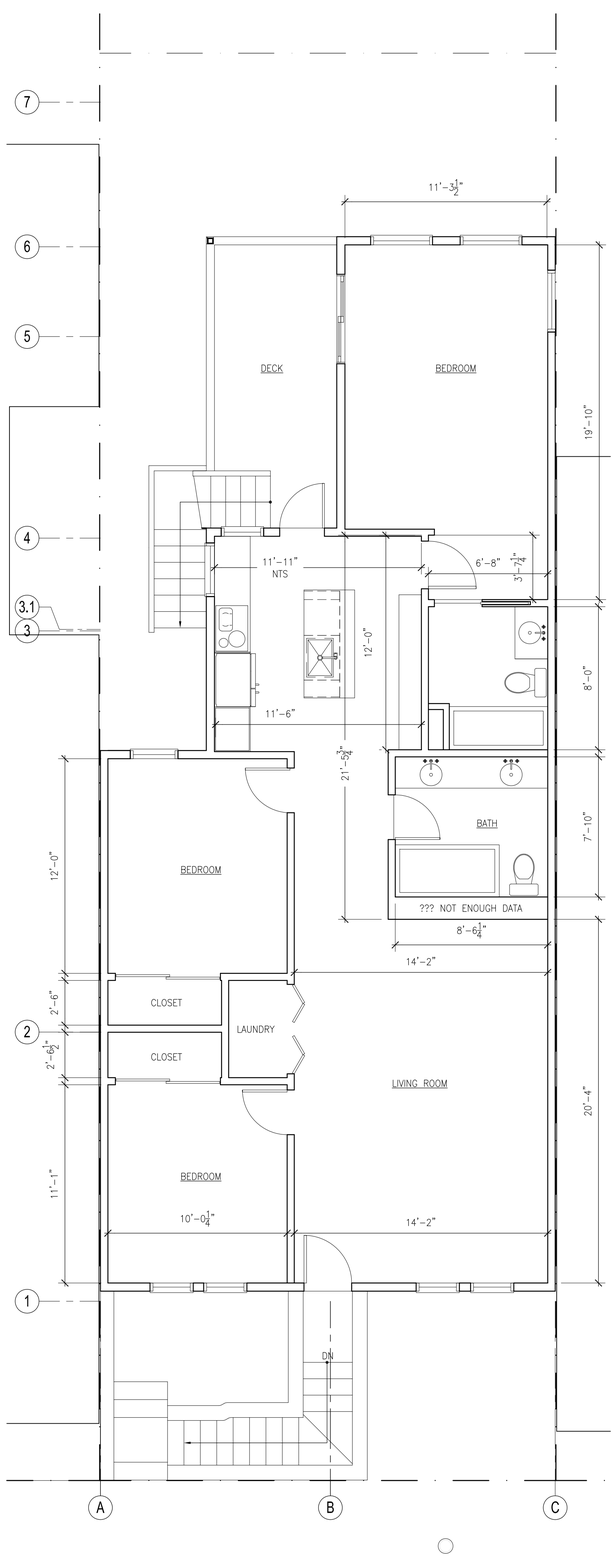
REQUEST FOR LOCAL EQUIVALENCY AB-005

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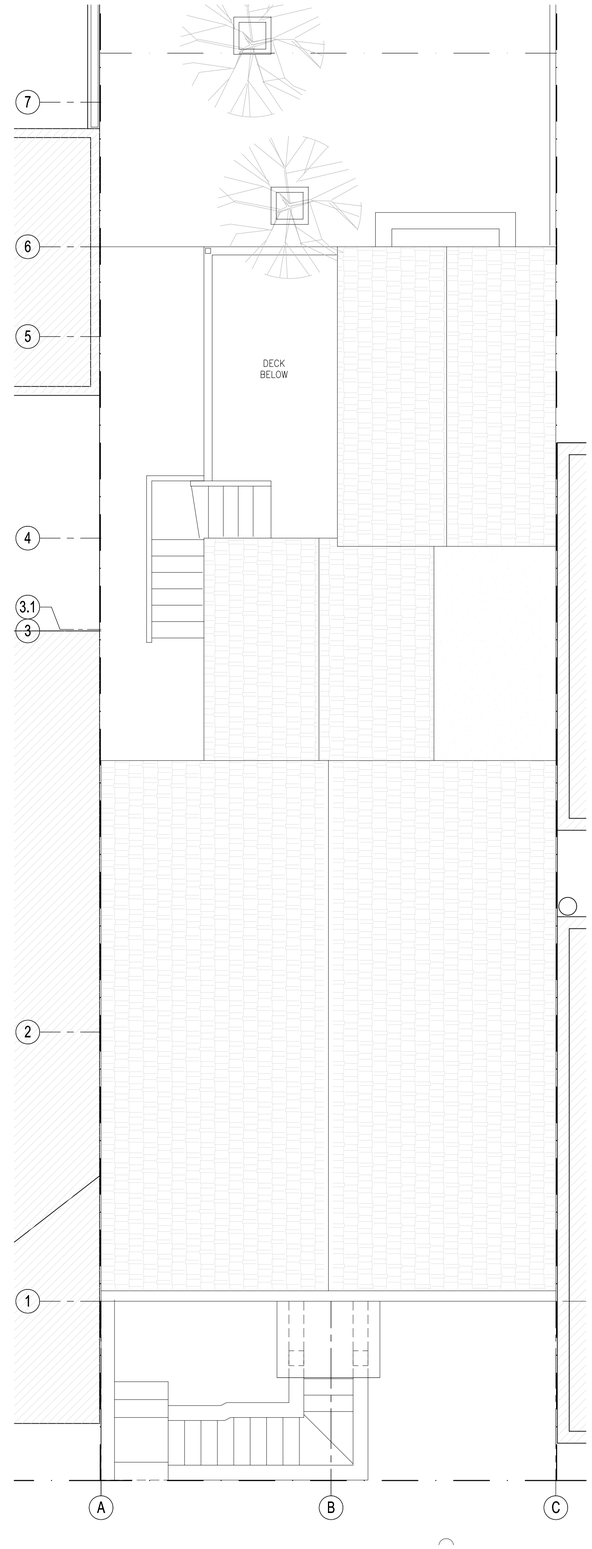
1 LAST PERMITTED FIRST FLOOR PLAN

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



2 LAST PERMITTED SECOND FLOOR PLAN

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



3 LAST PERMITTED ROOF PLAN

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

DEMOLITION GENERAL NOTES:

1. (N) DENOTES NEW ITEMS. (E) DENOTES EXISTING ITEMS. ITEMS WITHOUT SYMBOLS SHALL BE CONSIDERED TO BE EXISTING.

2. S.S.D. FOR EXTENT OF FOUNDATION & FLOOR SLABS TO REMAIN. REMOVE OTHER FOUNDATIONS & GROUND LEVEL CONCRETE SLAB IN PREPARATION FOR WORK AS NOTED.

3. PROVIDE TEMPORARY SHORING AS NECESSARY/REQD.

4. PROVIDE TEMPORARY UNDERPINNING OF STRUCTURES ON SUBJECT PROPERTY & ON ADJACENT PROPERTIES AS REQD.

5. COORDINATE ALL DEMOLITION W/ (N) CONSTRUCTION.

6. COMPLY WITH CONSTRUCTION WASTE RECYCLING PROGRAM AS REQUIRED BY CITY OF SAN FRANCISCO. MATERIAL NOT SPECIFIED TO BE SALVAGED OR REINSTALLED IN NEW WORK SHALL BE CONSIDERED AS SCRAP AND SHALL BE DISPOSED OF BY THE GENERAL CONTRACTOR.

7. ALL (E) ELECTRICAL, PLUMBING & MECHANICAL SYSTEMS SHALL BE TERMINATED PER CORRESPONDING CALIFORNIA CODE & ANY DESIGN-BUILD DRAWINGS.

8. CUTTING WORK SHALL BE DONE WITH MINIMUM DAMAGE TO SURROUNDING SURFACES TO BE RETAINED.

9. EXPOSE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER (E) STRUCTURAL SYSTEMS. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY STRUCTURAL CONFLICTS.

10. ALL ELECTRICAL, DATA, AND TELEPHONE OUTLETS LOCATED WITHIN (E) PARTITIONS TO BE DEMOLISHED ARE TO BE REMOVED U.O.N. TO BE SAVED. ALL ELECTRICAL, DATA, TELEPHONE WIRING AND CONDUITS FROM PARTITIONS AND CEILING ARE TO BE REMOVED BACK TO PANEL BOARD TERMINALS U.O.N..

11. REMOVE ALL NOTED INTERIOR PARTITIONS, EQUIPMENT, CEILINGS, FLOORING, FLOOR DECK, ROOFING, ROOF DECK, AND UTILITIES. ANY ADDITIONAL ITEMS ENCOUNTERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR ADDITIONAL INSTRUCTIONS.

12. ALL ITEMS AND SYSTEMS TO BE ADDRESSED BY DESIGN / BUILD CONTRACTORS SHALL BE IDENTIFIED AND DIRECTIONS SPECIFIED IN THE REQUIRED CONTRACT DOCUMENTS OF THE APPROPRIATE DESIGN / BUILD CONTRACTOR.

13. WALL, FLOOR, AND CEILING FRAMING LUMBER IN GOOD REPAIR SHALL BE SALVAGED. G.C. TO COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER FOR REUSE.

EXISTING GROSS SQFT TABLE: PER SECTION 249.92	EXISTING GROSS SQUARE FEET
1ST STORY	1209 SQFT
2ND STORY	1221 SQFT
TOTAL	2430 SQFT

DRAWING LEGEND:

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

N

GRAPHIC SCALE

2 5 10

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

3829 25TH STREET

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GGMATHUR@GMAIL.COM, PUJITA90@GMAIL.COM

ISSUE: DATE:

ISSUED FOR PLANNING REVIEW 02.05.2025
ISSUED FOR PERMIT 05.22.2025

CONSULTANT
–

San Francisco
Dept. of Building Inspection
Issued - 12/02/2025

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

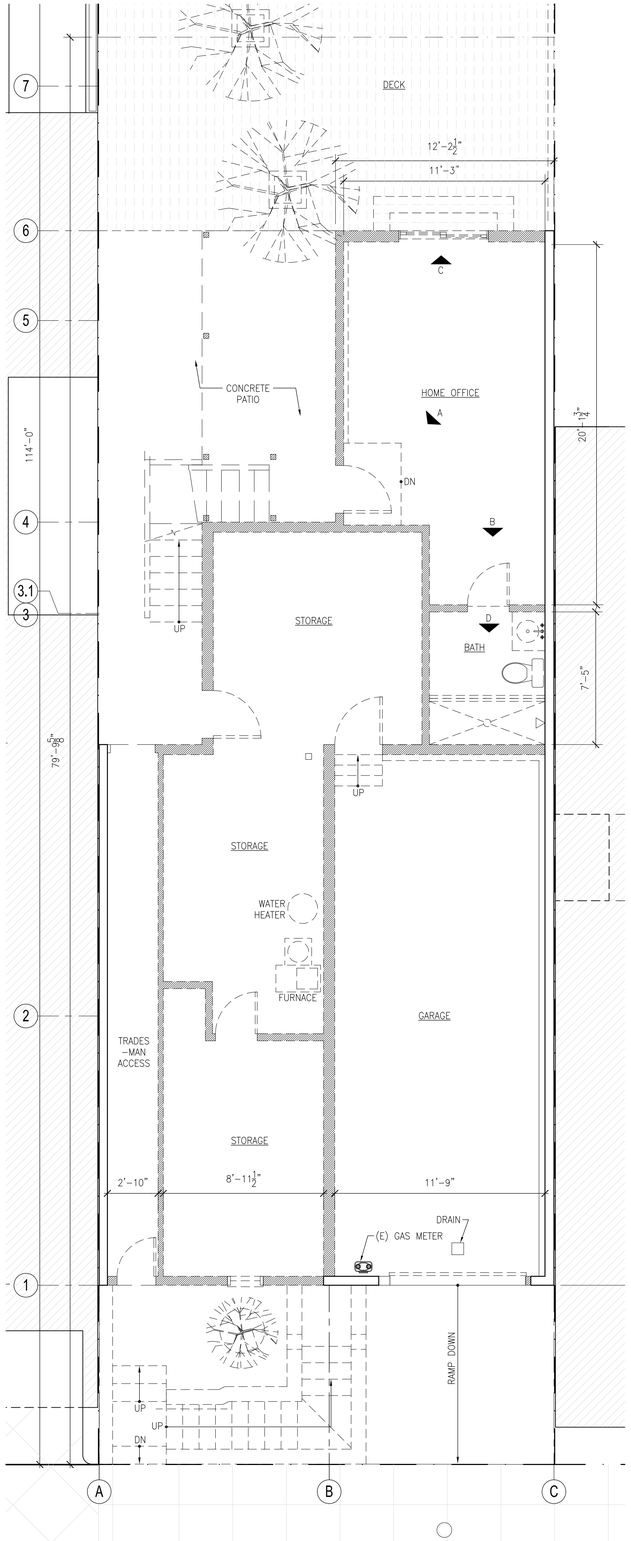
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SCALE: 1/4"=1'-0"

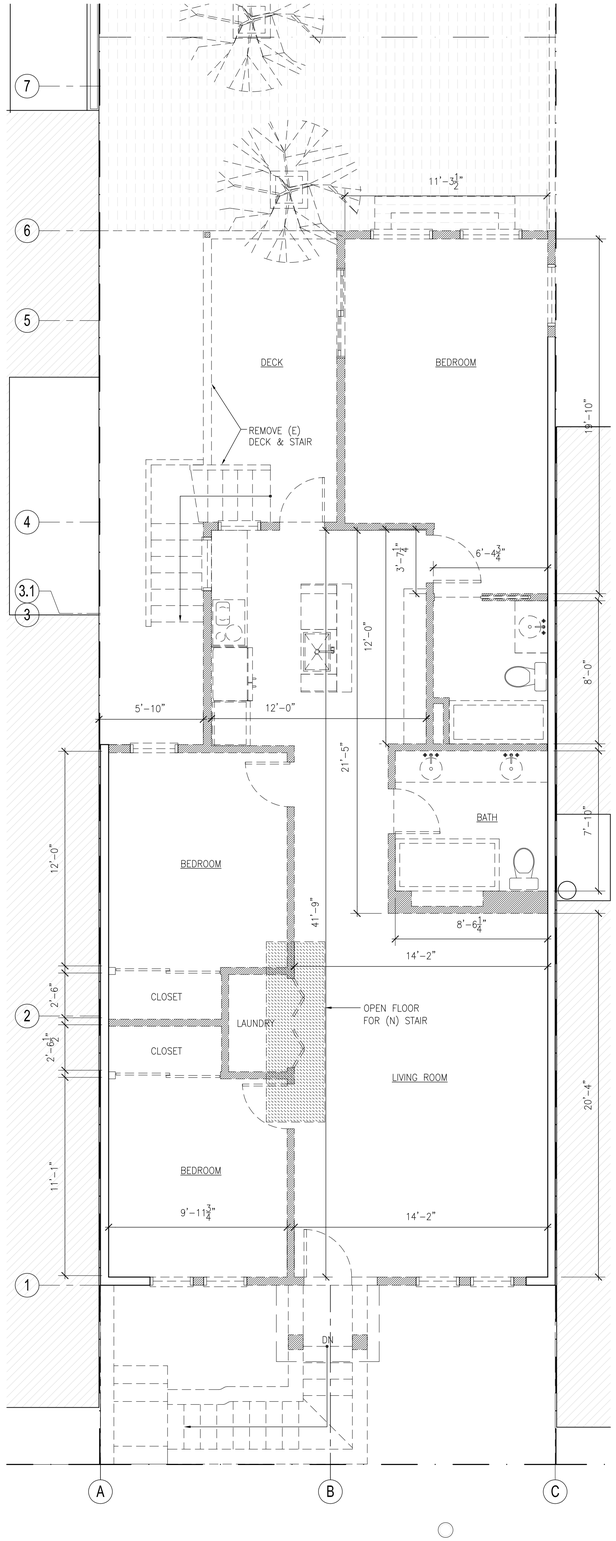
LAST PERMITTED CONDITION FLOOR PLANS

A1.0



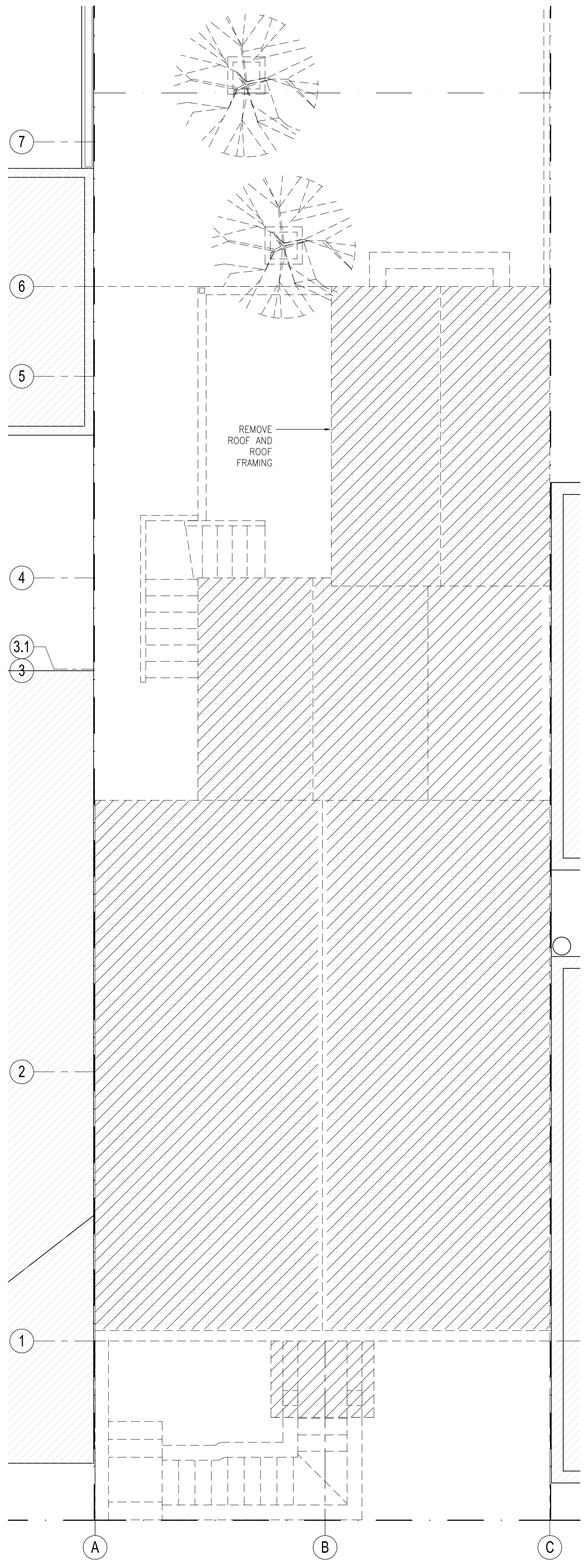
1 EXISTING FIRST FLOOR PLAN

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



2 EXISTING SECOND FLOOR PLAN

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



3 EXISTING ROOF PLAN

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

DEMOLITION GENERAL NOTES:

1. (N) DENOTES NEW ITEMS. (E) DENOTES EXISTING ITEMS. ITEMS WITHOUT SYMBOLS SHALL BE CONSIDERED TO BE EXISTING.

2. S.S.D. FOR EXTENT OF FOUNDATION & FLOOR SLABS TO REMAIN. REMOVE OTHER FOUNDATIONS & GROUND LEVEL CONCRETE SLAB IN PREPARATION FOR WORK AS NOTED.

3. PROVIDE TEMPORARY SHORING AS NECESSARY/REQD.

4. PROVIDE TEMPORARY UNDERPINNING OF STRUCTURES ON SUBJECT PROPERTY & ON ADJACENT PROPERTIES AS REQD.

5. COORDINATE ALL DEMOLITION W/ (N) CONSTRUCTION.

6. COMPLY WITH CONSTRUCTION WASTE RECYCLING PROGRAM AS REQUIRED BY CITY OF SAN FRANCISCO. MATERIAL NOT SPECIFIED TO BE SALVAGED OR REINSTALLED IN NEW WORK SHALL BE CONSIDERED AS SCRAP AND SHALL BE DISPOSED OF BY THE GENERAL CONTRACTOR.

7. ALL (E) ELECTRICAL, PLUMBING & MECHANICAL SYSTEMS SHALL BE TERMINATED PER CORRESPONDING CALIFORNIA CODE & ANY DESIGN-BUILD DRAWINGS.

8. CUTTING WORK SHALL BE DONE WITH MINIMUM DAMAGE TO SURROUNDING SURFACES TO BE RETAINED.

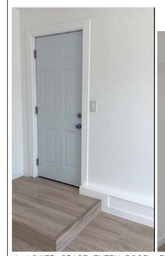
9. EXPOSE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER (E) STRUCTURAL SYSTEMS. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY STRUCTURAL CONFLICTS.

10. ALL ELECTRICAL, DATA, AND TELEPHONE OUTLETS LOCATED WITHIN (E) PARTITIONS TO BE DEMOLISHED ARE TO BE REMOVED U.O.N. TO BE SAVED. ALL ELECTRICAL, DATA, TELEPHONE WIRING AND CONDUITS FROM PARTITIONS AND CEILING ARE TO BE REMOVED BACK TO PANEL BOARD TERMINALS U.O.N..

11. REMOVE ALL NOTED INTERIOR PARTITIONS, EQUIPMENT, CEILINGS, FLOORING, FLOOR DECK, ROOFING, ROOF DECK, AND UTILITIES. ANY ADDITIONAL ITEMS ENCOUNTERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR ADDITIONAL INSTRUCTIONS.

12. ALL ITEMS AND SYSTEMS TO BE ADDRESSED BY DESIGN / BUILD CONTRACTORS SHALL BE IDENTIFIED AND DIRECTIONS SPECIFIED IN THE REQUIRED CONTRACT DOCUMENTS OF THE APPROPRIATE DESIGN / BUILD CONTRACTOR.

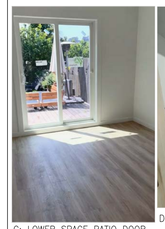
13. WALL, FLOOR, AND CEILING FRAMING LUMBER IN GOOD REPAIR SHALL BE SALVAGED. G.C. TO COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER FOR REUSE.



A: LOWER SPACE ENTRY DOOR



B: LOWER BATH ACCESS DOOR



C: LOWER SPACE PATIO DOOR



D: LOWER BATH

EXISTING GROSS SQFT TABLE: PER SECTION 249.92	EXISTING GROSS SQUARE FEET
1ST STORY	1209 SQFT
2ND STORY	1221 SQFT
TOTAL	2430 SQFT

DRAWING LEGEND:

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

N

GRAPHIC SCALE

2 5 10

3829 25TH STREET

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GGMATHUR@GMAIL.COM,
PUJITA90@GMAIL.COM

ISSUE: DATE:

ISSUED FOR PLANNING REVIEW 02.05.2025
ISSUED FOR PERMIT 05.22.2025

CONSULTANT
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San Francisco
Dept. of Building Inspection
Issued - 12/02/2025

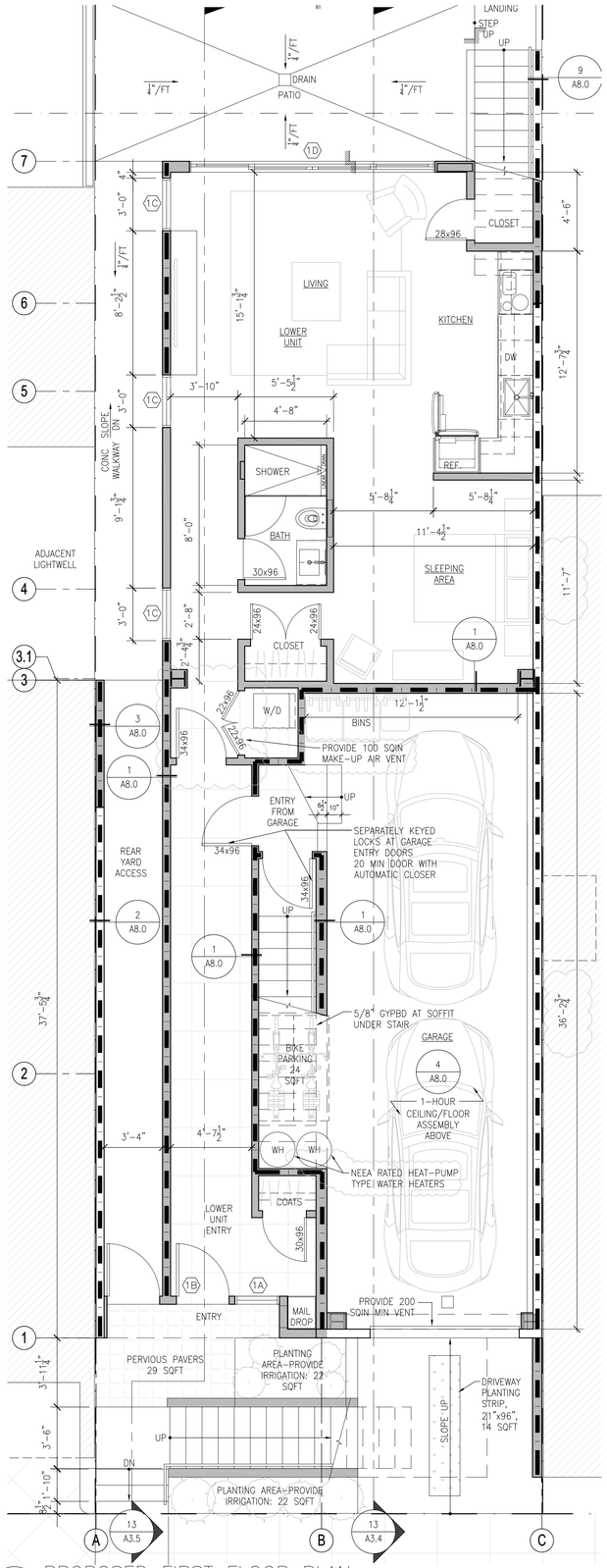
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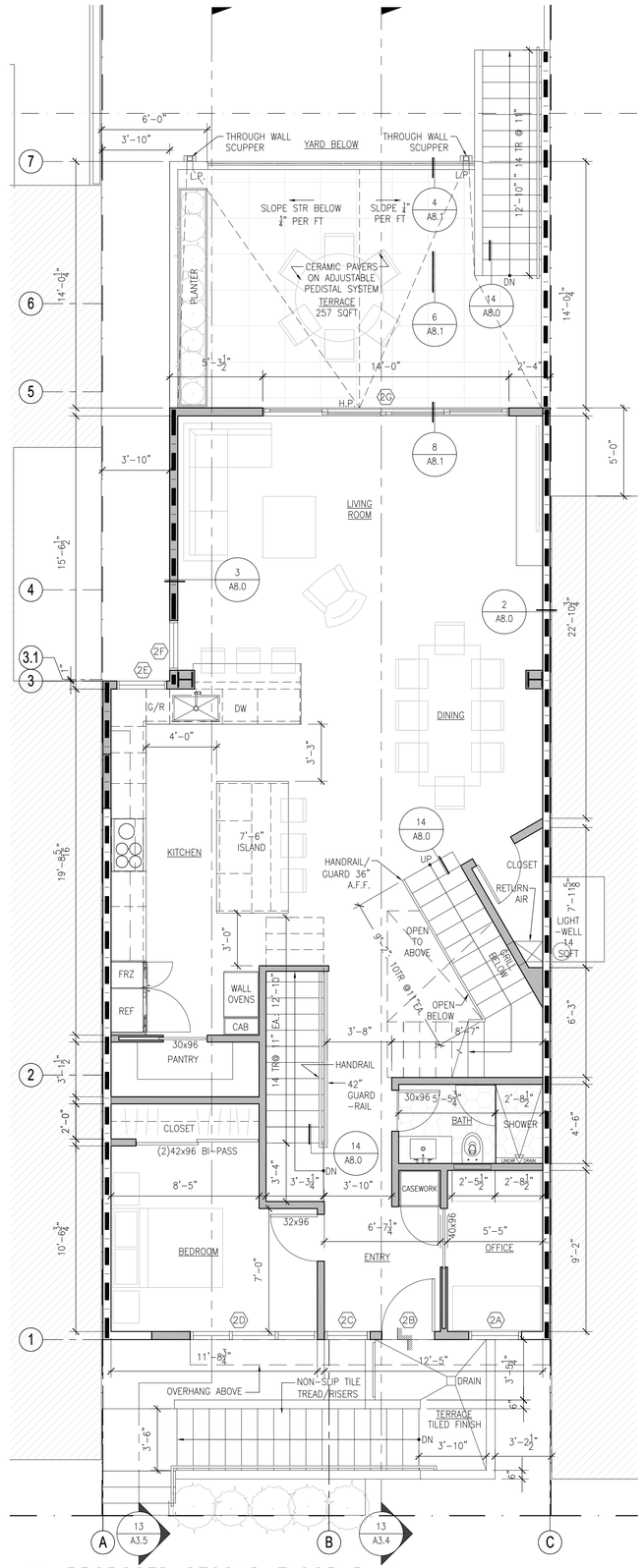
EXISTING FLOOR PLANS
DEMOLITION PLANS

A1.1



1 PROPOSED FIRST FLOOR PLAN

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



2 PROPOSED SECOND FLOOR PLAN

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

KEYNOTES:

1. ENVIRONMENTAL AIR DUCTS (TOILET, LAUNDRY, AND KITCHEN EXHAUST) SHALL TERMINATE 3'-0" MIN. FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1 EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
2. G.C. AND PLUMBING CONTRACTOR TO CONFIRM DEPTH OF (E) SANITARY SEWER LINE AS STREET, REPLACE UP TO POINT OF CONNECTION AS NEEDED, OR PROVIDE SUMP AND EJECTOR PUMP WHERE PERMITTED BY CODE.
3. (N) WINDOW. MINIMUM U-VALUE PER TITLE 24 REQUIREMENTS TABLE 116A AND S.H.G.C. PER TABLE 116B, U MAX=0.32 AND REQUIREMENTS OF TITLE 24 CALCULATIONS.
4. WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
5. PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETRY AND APPLIANCES. G.C. TO COORDINATE LOCATION.
6. PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION. PROVIDE CEMENTITIOUS BACKING BOARD WHERE REQ'D FOR TILE INSTALLATION. ASSEMBLIES PER TILE COUNCIL OF AMERICA STANDARD DETAILS.
7. (N) GLASS IN DOORS SHALL BE SAFETY GLAZING PER CBC 2406. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLAZING PER CBC 2406.3
8. EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF TABLE 403.7 AND SOURCE OF MAKE-UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION (50 CFM MIN.).
9. HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
10. PROVIDE CA STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL. ALARMS TO BE HARDWIRED WITH BATTERY BACKUP. MAY BE COMBINED SMOKE/CARBON MONOXIDE ALARM.
11. DIRECT VENT APPLIANCES SHALL BE VENTED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL COMPLY WITH CMC 802.2.4 & SFMC 802.2.4
GAS VENT TERMINATION PER CMC 802.6. & SFMC 802.6.2
THROUGH WALL VENT TERMINATION PER SFMC 802.8
12. STEEL DUCTS NOT LESS THAN 0.019 IN. IN DUCT THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3
13. PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(D) AND/OR (E). CMC 701.10(F) AND ALL OTHER APPLICABLE CODES. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7
14. WASHER/DRYER. PROVIDE UTILITY CONNECTION BOX WITH OUTLETS AS NEEDED BY WASHER AND DRYER SPECIFICATION & 2019 CEC. INSTALL PER MANUFACTURER'S REQUIREMENTS. VENTING NOT REQUIRED IF HEAT PUMP DRYER.
15. HEATING VENT LOCATIONS TO BE COORDINATED BY G.C. & MECHANICAL CONTRACTOR. VERIFY WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
    - ALL DUCT WORK LOCATIONS NEEDING DROPPED SOFFIT TO BE MINIMIZED. USE FLAT 4" METAL DUCTWORK WHERE NEEDED.
    - ALL DROPPED SOFFIT LOCATIONS TO BE APPROVED BY OWNER OR ARCHITECT PRIOR TO INSTALLATION
16. AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN DWELLING AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE 15 AND 20-AMPERE RECEPTACLE OUTLETS. 2013 CEC SECTION 210-12(b). ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:
    - THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
    - THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
    - THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
    - OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.
17. PROVIDE R-15 INSULATION AT 2x4 WALLS, R-21 AT 2x6 WALLS & INSULATION UNDER FLOOR, R-30 INSULATION AT ROOF OR AS REQUIRED BY TITLE 24 ENERGY CALCULATIONS.
18. SMOOTH FINISH AT ALL GYPBOARD WALL AND SOFFIT TYPICAL. FINISH TO MATCH #4 FINISH, NO ORANGE PEEL, NO TEXTURE. TYP ALL FINISHES.
19. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1

LIGHTING ENERGY REQUIREMENTS:

LIGHTING PER CEC 150.0(k) AND CEC TABLE 150.0-A

150.0(k)1A: LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A.

150.0(k)1C: RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR INSULATION CONTACT (IC) LABELING; AIRE LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN 150.0(k)1C. A JA8-2016-E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.

150.0(k)2A-2L: INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF. CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IN INSTALLED TO COMPLY WITH 150.0(k).

IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS. UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

150.0(k)3A-3D: 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 MEET THE REQUIREMENT IN ITEM 150.0(k)3Ai (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM 150.0(k)3Aii (PHOTOCELL AND MOTION SENSOR) OR ITEM 150.0(k)3Aiii (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS).

FOR LOW-RISE MULTIFAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, AND PORCHES; AND OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE MUST COMPLY WITH EITHER 150.0(k)3A OR WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.2, 130.4, 140.7 AND 141.0.

FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY 150.0(k)3B OR 150.0(k)3D MUST COMPLY WITH THE APPLICABLE REQUIREMENTS IN 10.9, 130.2, 130.4, 140.7 AND 141.0.

150.0(k)6A-6B: INTERIOR COMMON AREAS OF LOW-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20% OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING MUST BE HIGH EFFIFACY LUMINAIRS AND CONTROLLED BY AN OCCUPANT SENSOR. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20% OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING MUST
i. COMPLY WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.0, 130.1, 140.6 AND 141.0; AND
ii. LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS MUST BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50%. THE OCCUPANT SENSORS MUST BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

DRAWING LEGEND:

EXISTING WALLS
NEW WALL
1-HR RATED WALL

GRAPHIC SCALE
2 5 10

N

TROY KASHANIPOUR ARCHITECTURE 2780K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

3829 25TH STREET

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GGMATHUR@GMAIL.COM, PUJITA90@GMAIL.COM

ISSUE:	DATE:
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PLAN CHECK REVISION	08.20.2025

CONSULTANT
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San Francisco Dept. of Building Inspection Issued - 12/02/2025

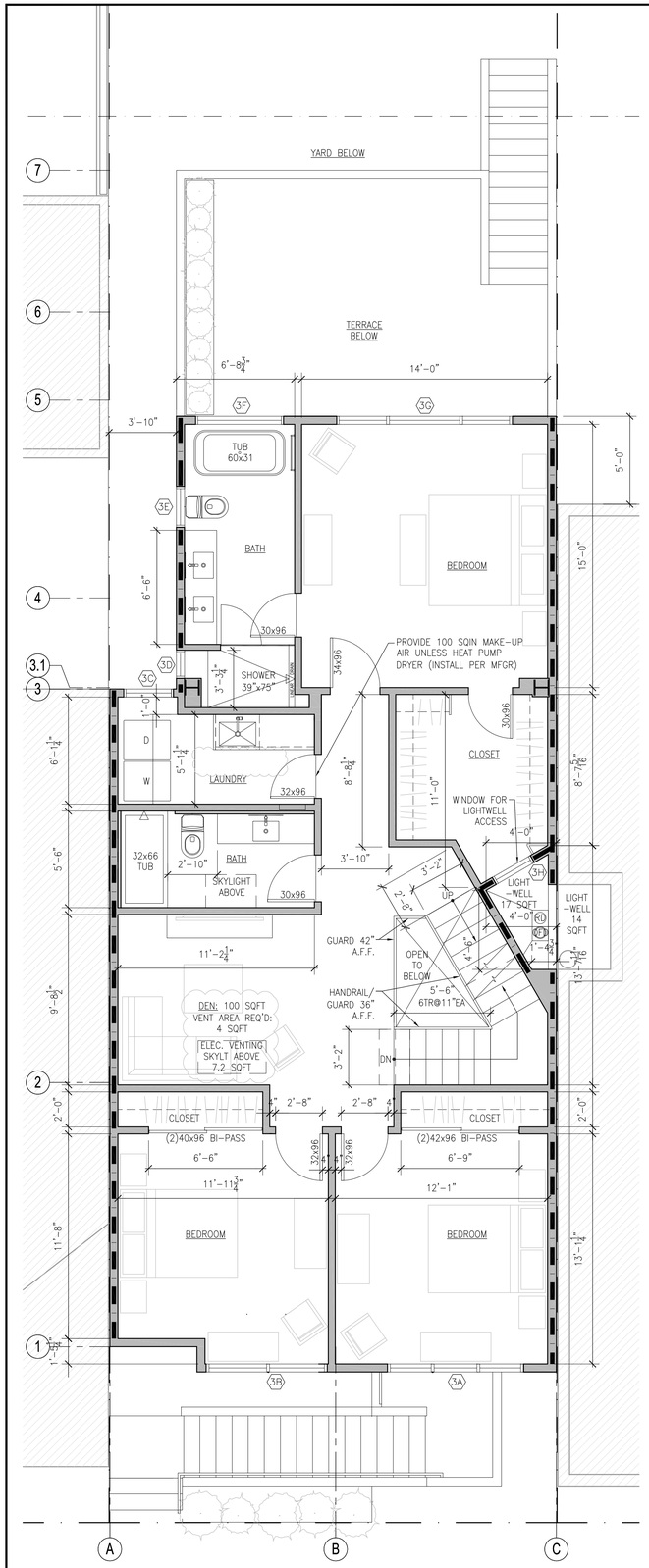
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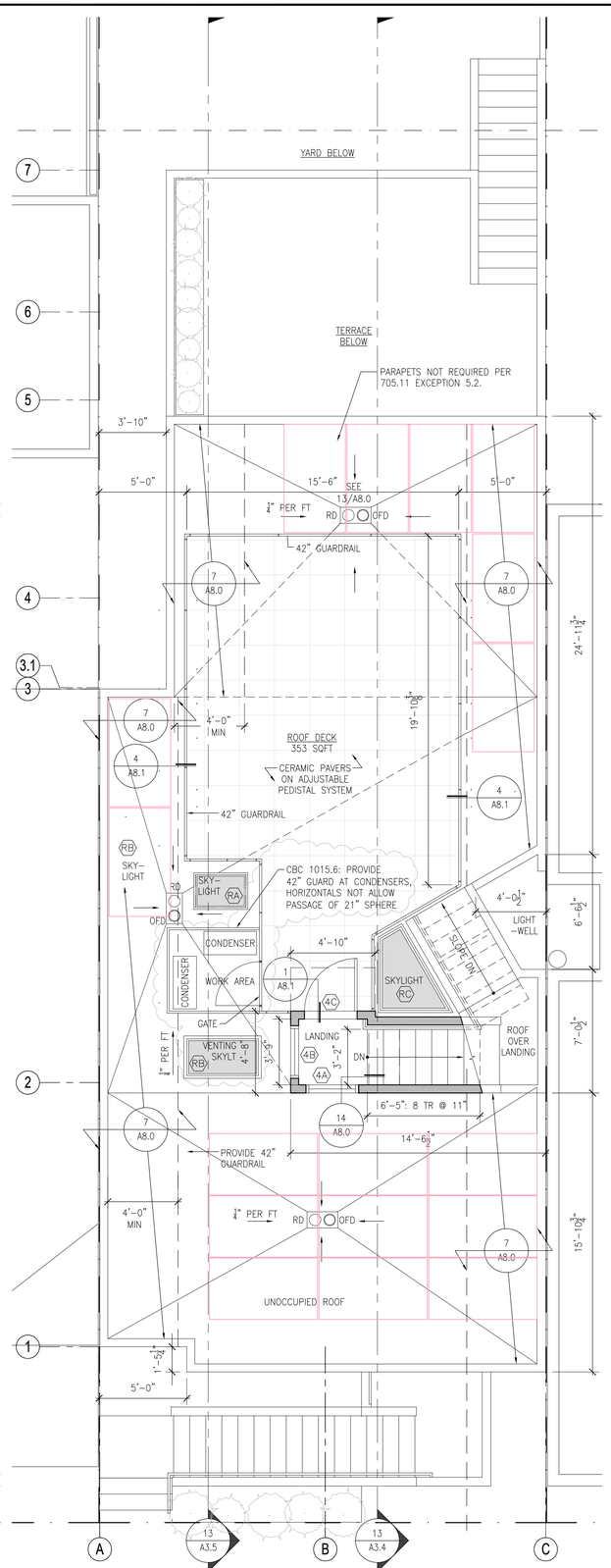
PROPOSED FLOOR PLANS

A2.0



1 PROPOSED THIRD FLOOR PLAN

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



2 PROPOSED STAIR PENTHOUSE / TERRACE PLAN

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

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GAS VENT TERMINATION PER CMC 802.6. & SFMC 802.6.2
THROUGH WALL VENT TERMINATION PER SFMC 802.8
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14. WASHER/DRYER. PROVIDE UTILITY CONNECTION BOX WITH OUTLETS AS NEEDED BY WASHER AND DRYER SPECIFICATION & 2019 CEC. INSTALL PER MANUFACTURER'S REQUIREMENTS. VENTING NOT REQUIRED IF HEAT PUMP DRYER.
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17. PROVIDE R-15 INSULATION AT 2x4 WALLS, R-21 AT 2x6 WALLS & INSULATION UNDER FLOOR, R-30 INSULATION AT ROOF OR AS REQUIRED BY TITLE 24 ENERGY CALCULATIONS.
18. SMOOTH FINISH AT ALL GYPBOARD WALL AND SOFFIT TYPICAL. FINISH TO MATCH #4 FINISH, NO ORANGE PEEL, NO TEXTURE. TYP ALL FINISHES.
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LIGHTING ENERGY REQUIREMENTS:

LIGHTING PER CEC 150.0(k) AND CEC TABLE 150.0-A

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150.0(k)2A-2L: INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF. CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IN INSTALLED TO COMPLY WITH 150.0(k).

IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS. UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

150.0(k)3A-3D: 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 MEET THE REQUIREMENT IN ITEM 150.0(k)3Ai (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM 150.0(k)3Aii (PHOTOCELL AND MOTION SENSOR) OR ITEM 150.0(k)3Aiii (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS).

FOR LOW-RISE MULTIFAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, AND PORCHES; AND OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE MUST COMPLY WITH EITHER 150.0(k)3A OR WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.2, 130.4, 140.7 AND 141.0.

FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY 150.0(k)3B OR 150.0(k)3D MUST COMPLY WITH THE APPLICABLE REQUIREMENTS IN 10.9, 130.2, 130.4, 140.7 AND 141.0.

150.0(k)6A-6B: INTERIOR COMMON AREAS OF LOW-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20% OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING MUST BE HIGH EFFIFACY LUMINAIRS AND CONTROLLED BY AN OCCUPANT SENSOR. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20% OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING MUST
i. COMPLY WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.0, 130.1, 140.6 AND 141.0; AND
ii. LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS MUST BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50%. THE OCCUPANT SENSORS MUST BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

DRAWING LEGEND:

EXISTING WALLS

NEW WALL

1-HR RATED WALL

GRAPHIC SCALE

2 5 10

N

3829 25TH STREET

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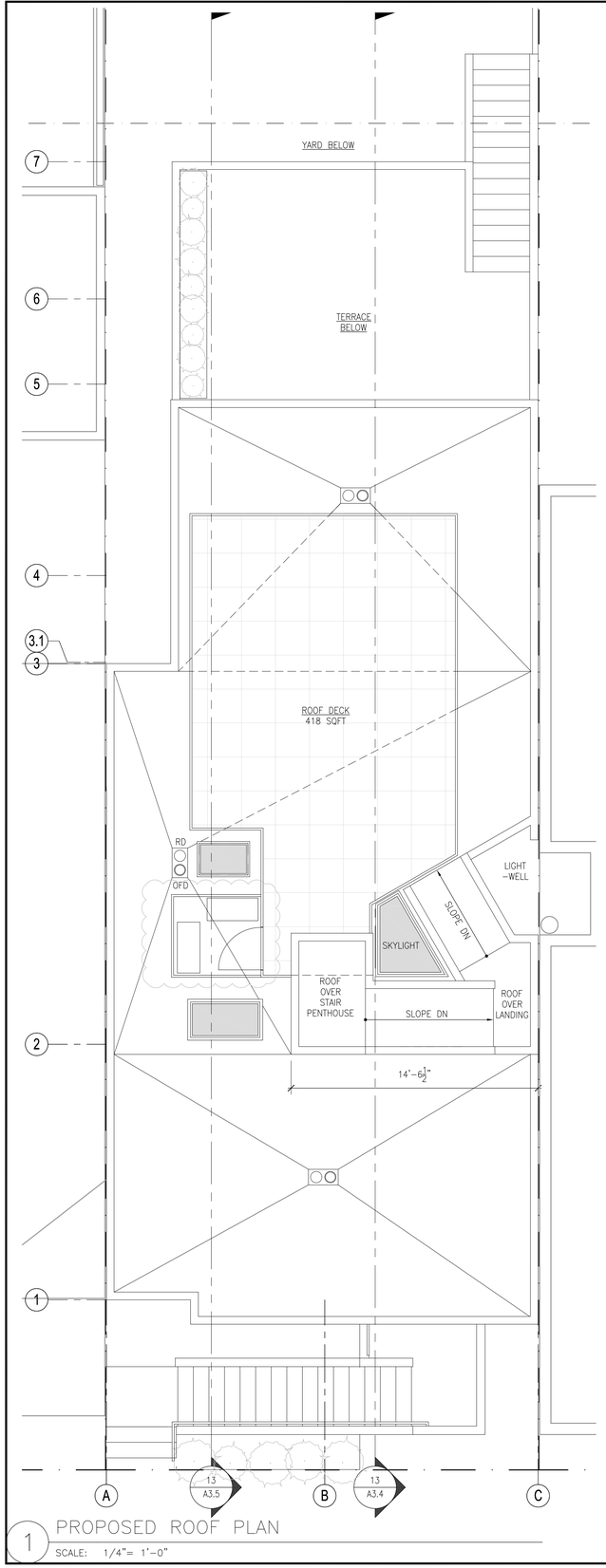
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CHECKED: TK

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

PROPOSED FLOOR PLANS

A2.1



1 PROPOSED ROOF PLAN

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

KEYNOTES:

1. ENVIRONMENTAL AIR DUCTS (TOILET, LAUNDRY, AND KITCHEN EXHAUST) SHALL TERMINATE 3'-0" MIN. FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1 EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
2. G.C. AND PLUMBING CONTRACTOR TO CONFIRM DEPTH OF (E) SANITARY SEWER LINE AS STREET, REPLACE UP TO POINT OF CONNECTION AS NEEDED, OR PROVIDE SUMP AND EJECTOR PUMP WHERE PERMITTED BY CODE.
3. (N) WINDOW. MINIMUM U-VALUE PER TITLE 24 REQUIREMENTS TABLE 116A AND S.H.G.C. PER TABLE 116B, U MAX=0.32 AND REQUIREMENTS OF TITLE 24 CALCULATIONS.
4. WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
5. PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETRY AND APPLIANCES. G.C. TO COORDINATE LOCATION.
6. PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION. PROVIDE CEMENTITIOUS BACKING BOARD WHERE REQ'D FOR TILE INSTALLATION. ASSEMBLIES PER TILE COUNCIL OF AMERICA STANDARD DETAILS.
7. (N) GLASS IN DOORS SHALL BE SAFETY GLAZING PER CBC 2406. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLAZING PER CBC 2406.3
8. EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF TABLE 403.7 AND SOURCE OF MAKE-UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION (50 CFM MIN.).
9. HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
10. PROVIDE CA STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL. ALARMS TO BE HARDWIRED WITH BATTERY BACKUP. MAY BE COMBINED SMOKE/CARBON MONOXIDE ALARM.
11. DIRECT VENT APPLIANCES SHALL BE VENTED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL COMPLY WITH CMC 802.2.4 & SFMC 802.2.4
GAS VENT TERMINATION PER CMC 802.6. & SFMC 802.6.2
THROUGH WALL VENT TERMINATION PER SFMC 802.8
12. STEEL DUCTS NOT LESS THAN 0.019 IN. IN DUCT THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3
13. PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(D), 701.10(E), CMC 701.10(F) AND ALL OTHER APPLICABLE CODES. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7.
14. WASHER/DRYER. PROVIDE UTILITY CONNECTION BOX WITH OUTLETS AS NEEDED BY WASHER AND DRYER SPECIFICATION & 2019 CEC. INSTALL PER MANUFACTURER'S REQUIREMENTS. VENTING NOT REQUIRED IF HEAT PUMP DRYER.
15. HEATING VENT LOCATIONS TO BE COORDINATED BY G.C. & MECHANICAL CONTRACTOR. VERIFY WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
    - ALL DUCT WORK LOCATIONS NEEDING DROPPED SOFFIT TO BE MINIMIZED. USE FLAT 4" METAL DUCTWORK WHERE NEEDED.
    - ALL DROPPED SOFFIT LOCATIONS TO BE APPROVED BY OWNER OR ARCHITECT PRIOR TO INSTALLATION
16. AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN DWELLING AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE 15 AND 20-AMPERE RECEPTACLE OUTLETS. 2013 CEC SECTION 210-12(b). ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:
    - THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
    - THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
    - THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
    - OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.
17. PROVIDE R-15 INSULATION AT 2x4 WALLS, R-21 AT 2x6 WALLS & INSULATION UNDER FLOOR, R-30 INSULATION AT ROOF OR AS REQUIRED BY TITLE 24 ENERGY CALCULATIONS.
18. SMOOTH FINISH AT ALL GYPBOARD WALL AND SOFFIT TYPICAL. FINISH TO MATCH #4 FINISH, NO ORANGE PEEL, NO TEXTURE. TYP ALL FINISHES.
19. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1

LIGHTING ENERGY REQUIREMENTS:

LIGHTING PER CEC 150.0(k) AND CEC TABLE 150.0-A

150.0(k)1A: LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A.

150.0(k)1C: RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR INSULATION CONTACT (IC) LABELING; AIRE LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN 150.0(k)1C. A JA8-2016-E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.

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DRAWING LEGEND:

EXISTING WALLS

NEW WALL

1-HR RATED WALL

GRAPHIC SCALE

2 5 10

N

3829 25TH STREET

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ISSUED FOR PERMIT	05.22.2025
PLAN CHECK REVISION	08.20.2025

CONSULTANT
-

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APPROVAL

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DRAWN: TK

CHECKED: TK

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

PROPOSED ROOF PLAN

A2.2

LEGEND

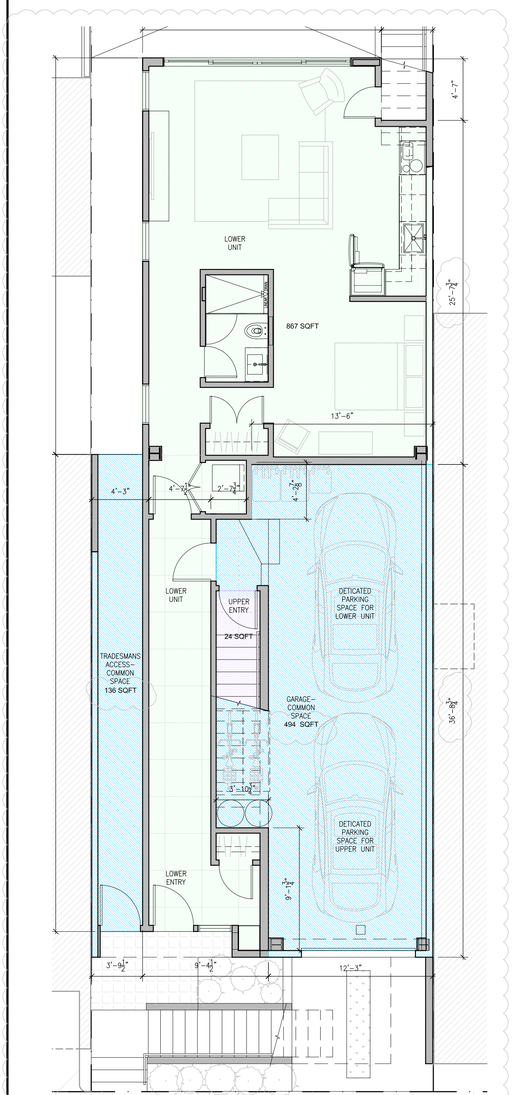
COMMON AREA

LOWER LEVEL UNIT

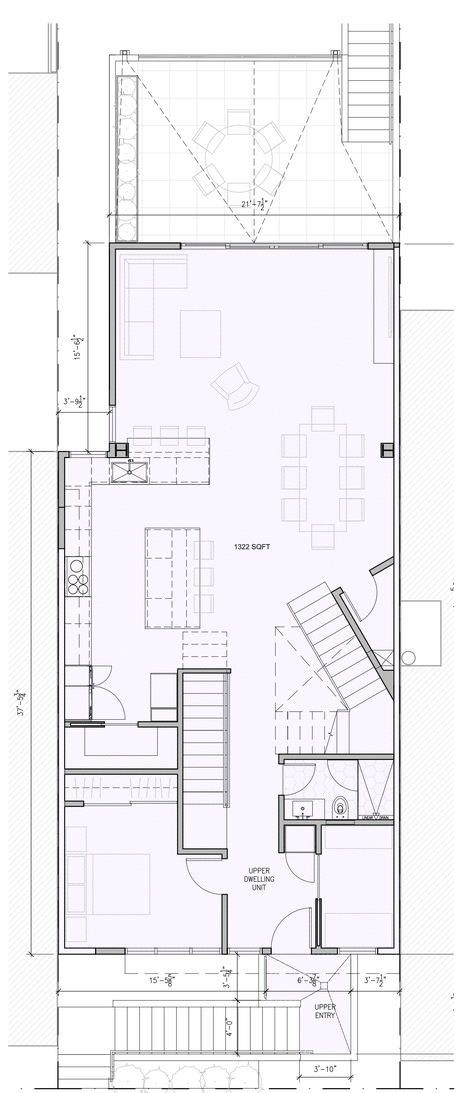
UPPER LEVEL UNIT

GROSS SQFT TABLE: SECTION 249.92	PROPOSED GROSS SQFT	UPPER UNIT GROSS	LOWER UNIT GROSS	COMMON SPACE
1ST STORY	1521 SQFT	24 SQFT	867 SQFT	630 SQFT
2ND STORY	1322 SQFT	1322 SQFT	-	N/A
3RD STORY	1299 SQFT	1299 SQFT	-	N/A
STAIR PENTHOUSE	40 SQFT	40 SQFT	-	N/A
1/2 OF SHARED COMMON SPACE		315 SQFT	315 SQFT	
TOTAL	4182 SQFT	3000 SQFT	1182 SQFT	

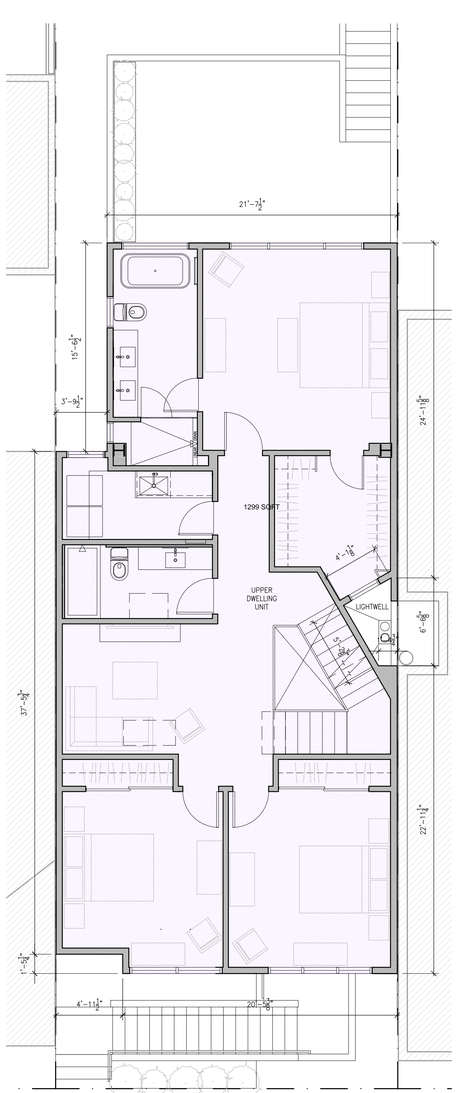
MEASURED FROM EXTERIOR FACES OF WALLS
*PER P.C. 102 FLOOR AREA, GROSS EXCLUDES BICYCLE PARKING



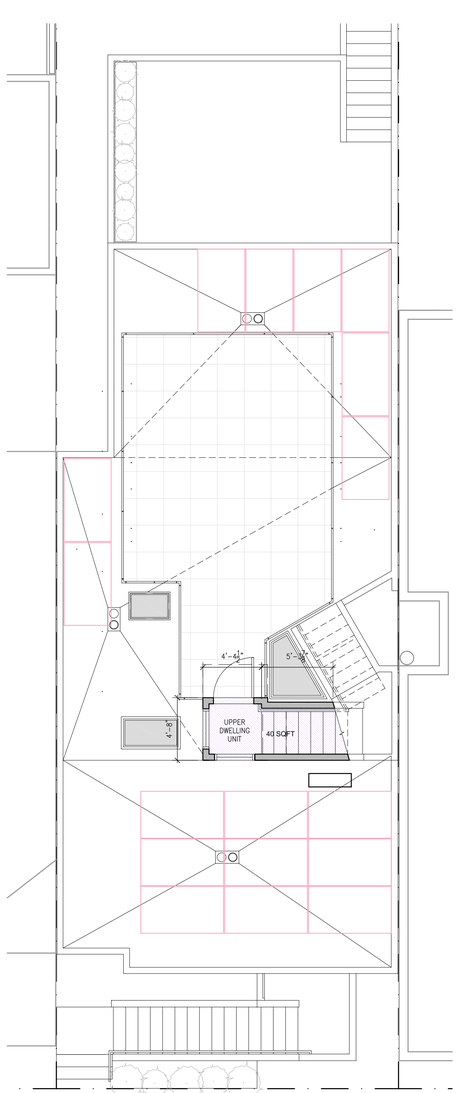
1 PROPOSED FIRST STORY
SCALE: 3/16"= 1'-0"



2 PROPOSED SECOND STORY
SCALE: 3/16"= 1'-0"



3 PROPOSED THIRD STORY
SCALE: 3/16"= 1'-0"



4 PROPOSED STAIR PENTHOUSE
SCALE: 3/16"= 1'-0"

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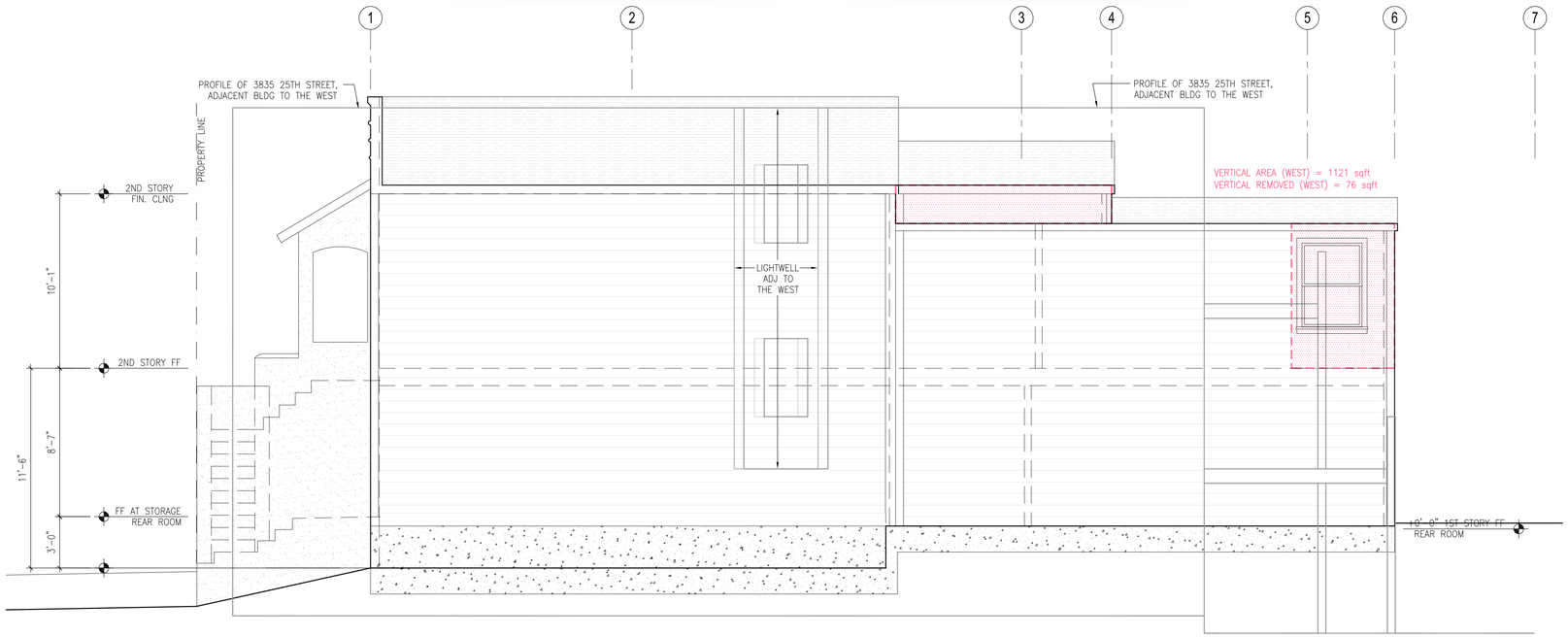
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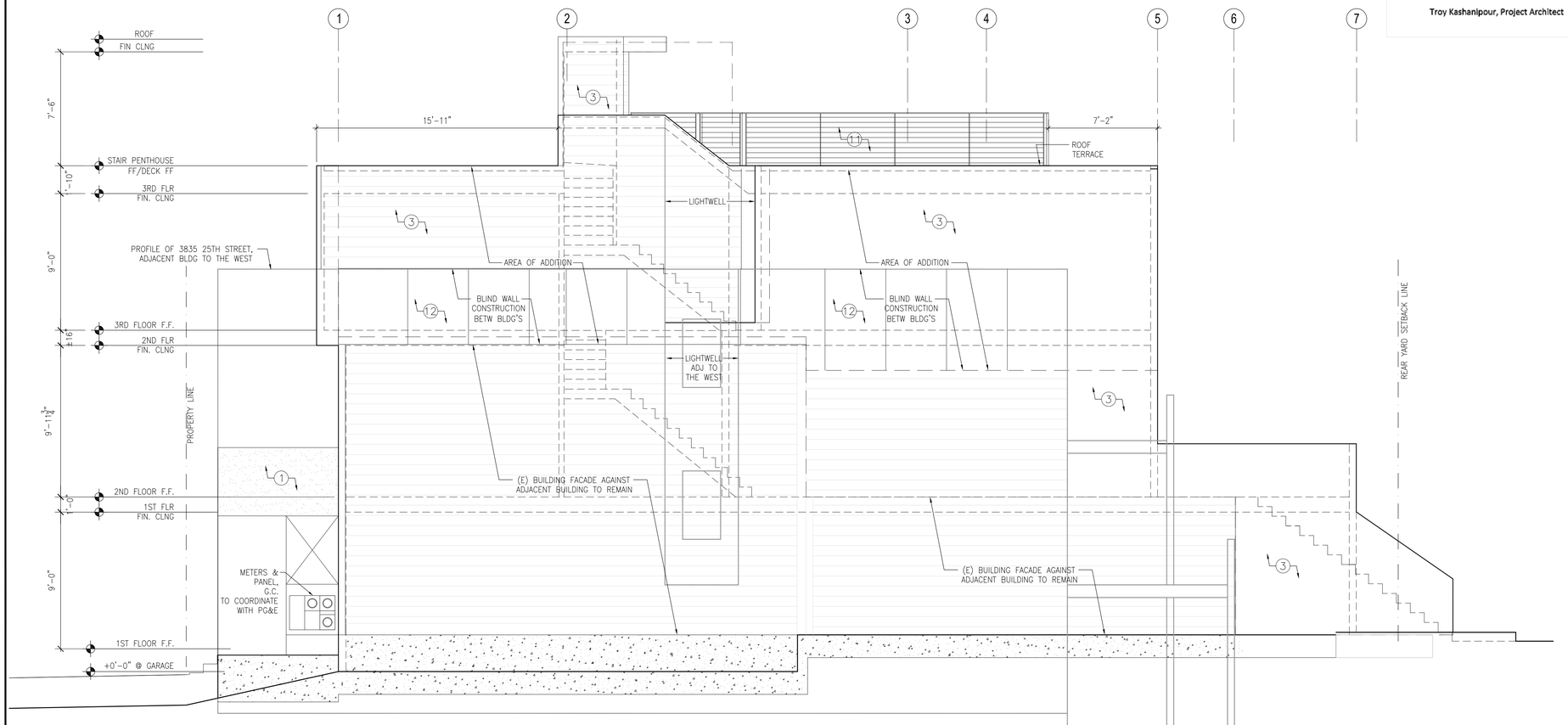
GROSS FLOOR AREA DIAGRAM

A2.3



15 EXISTING WEST ELEVATION

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



13 PROPOSED WEST ELEVATION

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

12/30/2024

3829 25th Street - CASE No.
Demo Calcs - ZA Approved Method

Demolition Calculations

Calculation Method: (Sum Total Demo % / Sum Total % Area/LF) = Total %

Example: 1,033 sf / 3,455 sf = 22.8 %

Planning Code Section 317

	Section 317 Max. Permitted	Meet Code?
317(b)(2)(B):		
Front & Rear Facades - Lineal Foundation Measurements		
North (Front) Façade: (E) LF 25.5, Removed 12, % Removed 47.1%		
South (Rear) Façade: (E) LF 25.5, Removed 25.5, % Removed 100.0%		
Total: (E) LF 51, Removed 37.5, % Removed 73.5%	50.0%	
AND	AND	
Exterior Walls - Lineal Foundation Measurements		
North (Front) Façade: (E) LF 25.5, Removed 12, % Removed 47.1%		
South (Rear) Façade: (E) LF 25.5, Removed 25.5, % Removed 100.0%		
East: (E) LF 59, Removed 29, % Removed 49.2%		
West: (E) LF 59, Removed 0, % Removed 0.0%		
Total: (E) LF 169, Removed 66.5, % Removed 39.3%	65.0%	Y
317(b)(2)(C):		
Vertical Envelope Elements - Surface Area Measurements		
North (Front) Façade: (E) SF 686, Removed 425, % Removed 62.0%		
South (Rear) Façade: (E) SF 550, Removed 550, % Removed 100.0%		
East: (E) SF 1054, Removed 492, % Removed 46.7%		
West: (E) SF 1121, Removed 76, % Removed 6.8%		
Total: (E) SF 3411, Removed 1543, % Removed 45.2%	50.0%	
AND	AND	
Horizontal Elements - Surface Area Measurements		
Basement (at grade)[1]: (E) SF N/A, Removed N/A		
1st Floor: (E) SF 1210, Removed 33, % Demo 2.7%		
2nd Floor: (E) SF N/A, Removed N/A		
Roof: (E) SF 1210, Removed 1210, % Demo 100.0%		
Total: (E) SF 2420, Removed 1243, % Removed 51.4%	50.0%	Y

[1] Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal." Removal of floor plates to To use Section 317(b)(2)(d)(9) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond

Troy Kashanipour, Project Architect

EXTERIOR FINISHES

1. EXTERIOR CEMENT PLASTER, LIGHT SAND FINISH
2. STAINED WOOD RAINSCREEN
3. PAINTED HORIZONTAL SIDING
4. DARK ANODIZED ALUMINUM WINDOW AND DOORS
5. DARK ANODIZED ALUMINUM PANELS TO MATCH WINDOW FRAME
6. WOOD ENTRY DOOR
7. PAINTED FIBERGLASS DOOR
8. STONE STAIR TREADS & RISERS
9. STEEL GARAGE DOOR
10. GLASS RAILING PANELS IN SHOE-RAIL SYSTEM
11. CABLE RAILING IN POWDER-COATED STEEL POSTS
12. PROVIDE T-111 EXTERIOR GRADE SIDING BETWEEN BUILDINGS WHERE NOT VISIBLE, PROVIDE FLASHINGS AS NECESSARY FOR COMPLETE WATERTIGHT INSTALLATION.

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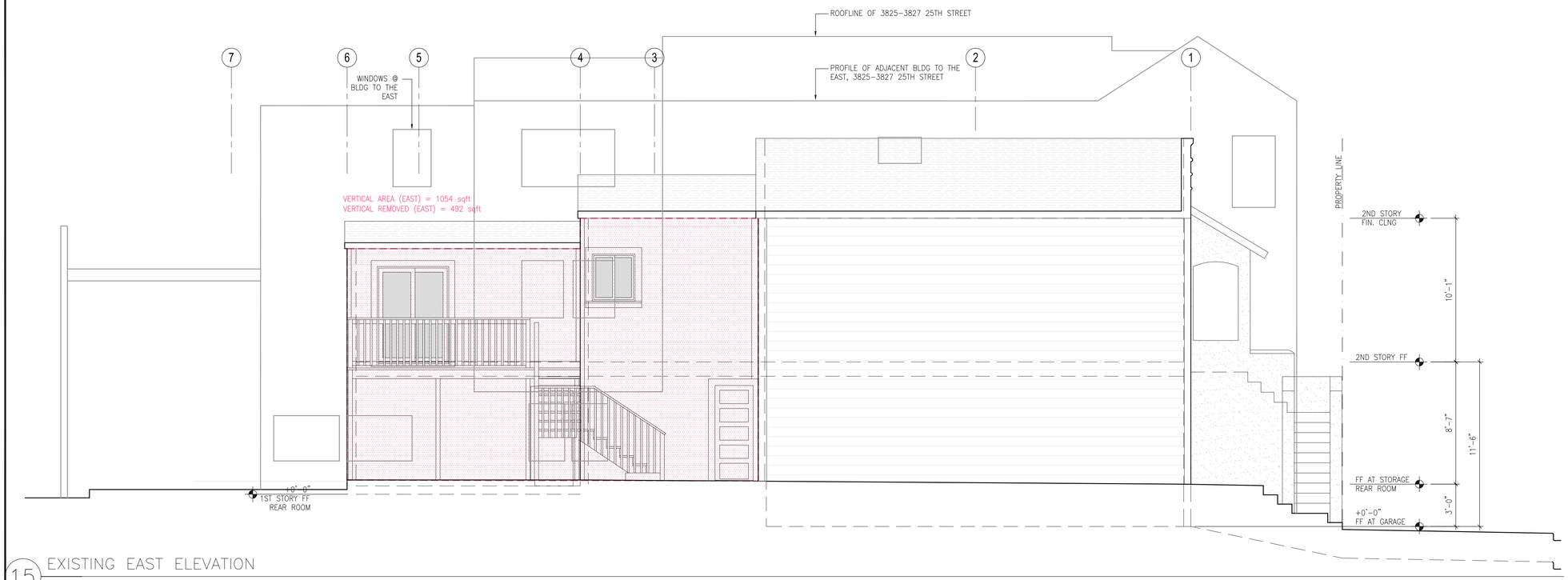
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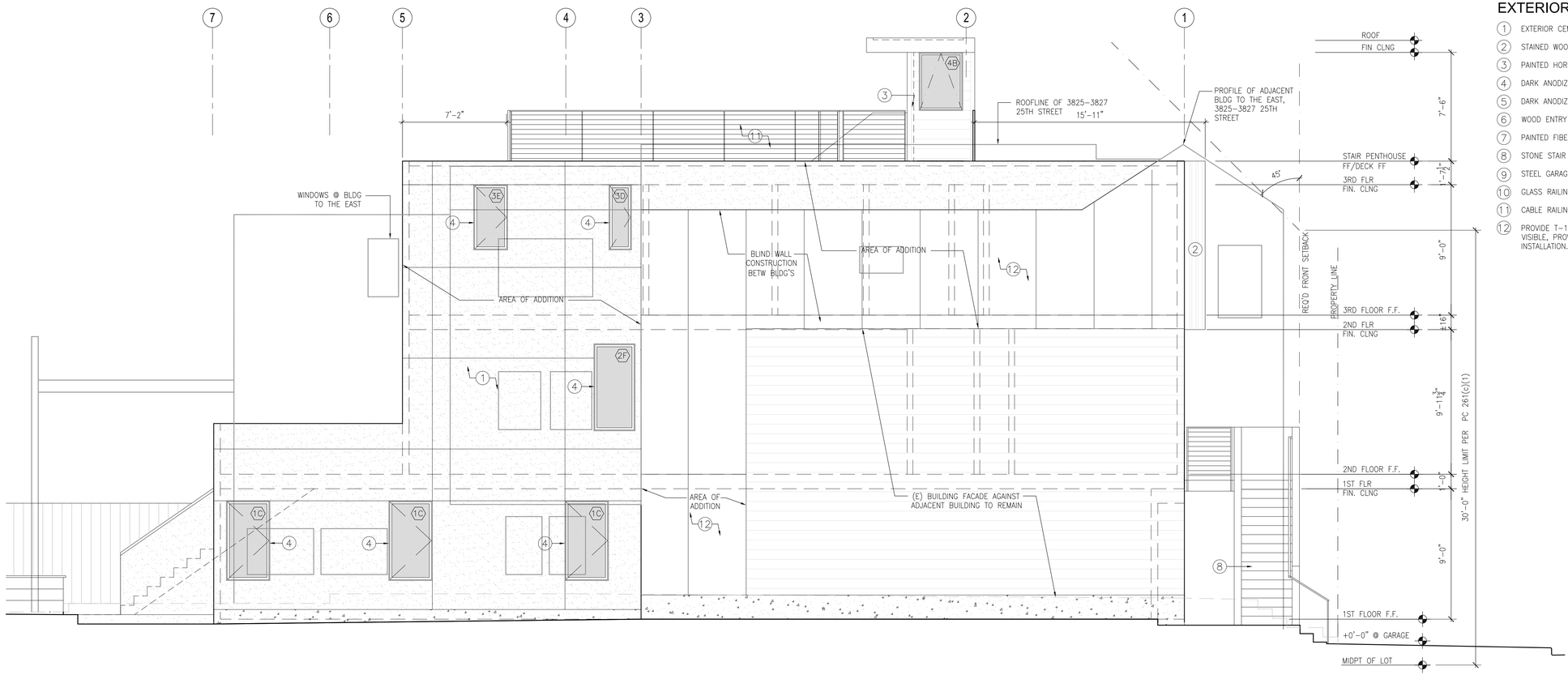
EXISTING & PROPOSED WEST ELEVATION

A3.0



15 EXISTING EAST ELEVATION

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



13 PROPOSED EAST ELEVATION

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

EXTERIOR FINISHES

1. EXTERIOR CEMENT PLASTER, LIGHT SAND FINISH
2. STAINED WOOD RAINSCREEN
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ISSUE: DATE:

ISSUED FOR PLANNING REVIEW 02.05.2025
ISSUED FOR PERMIT 05.22.2025

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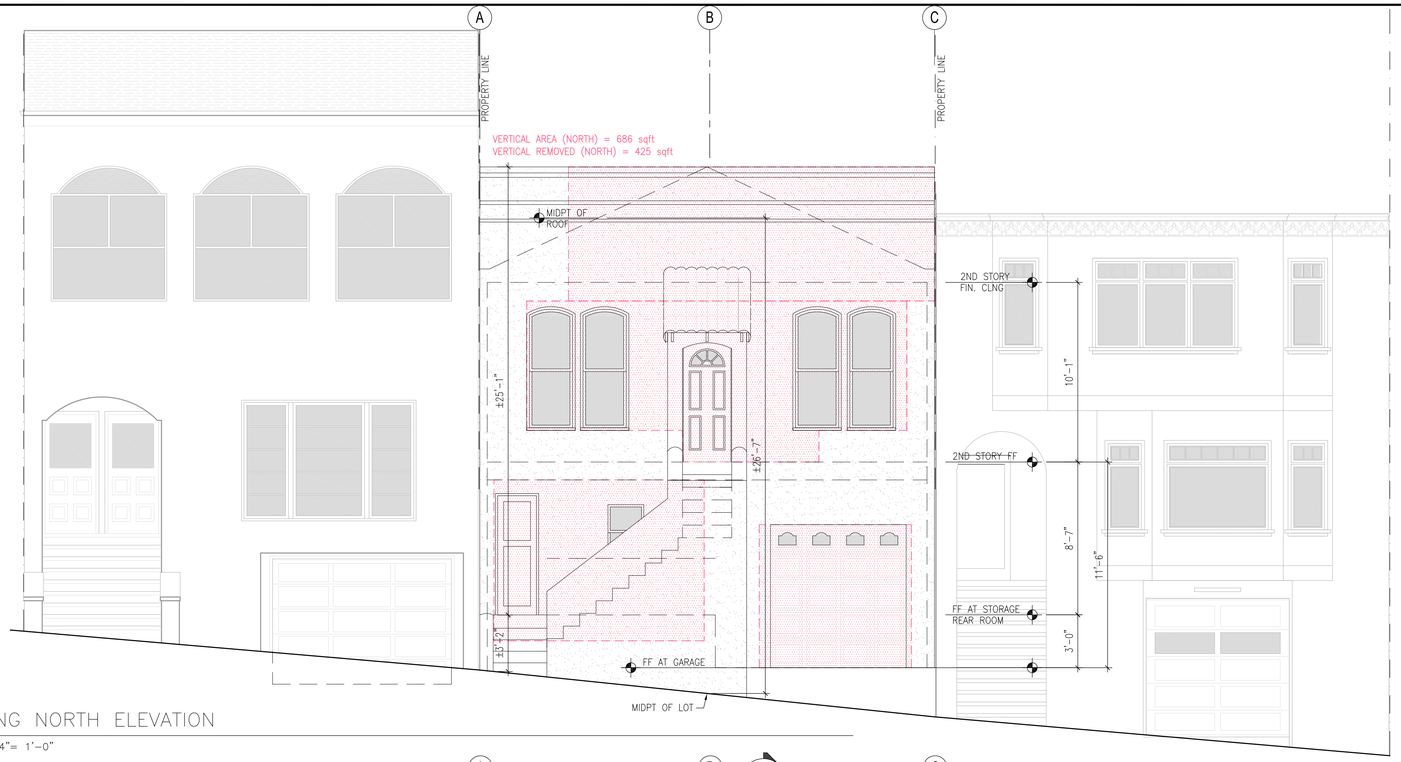
APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: 1/4"=1'-0"

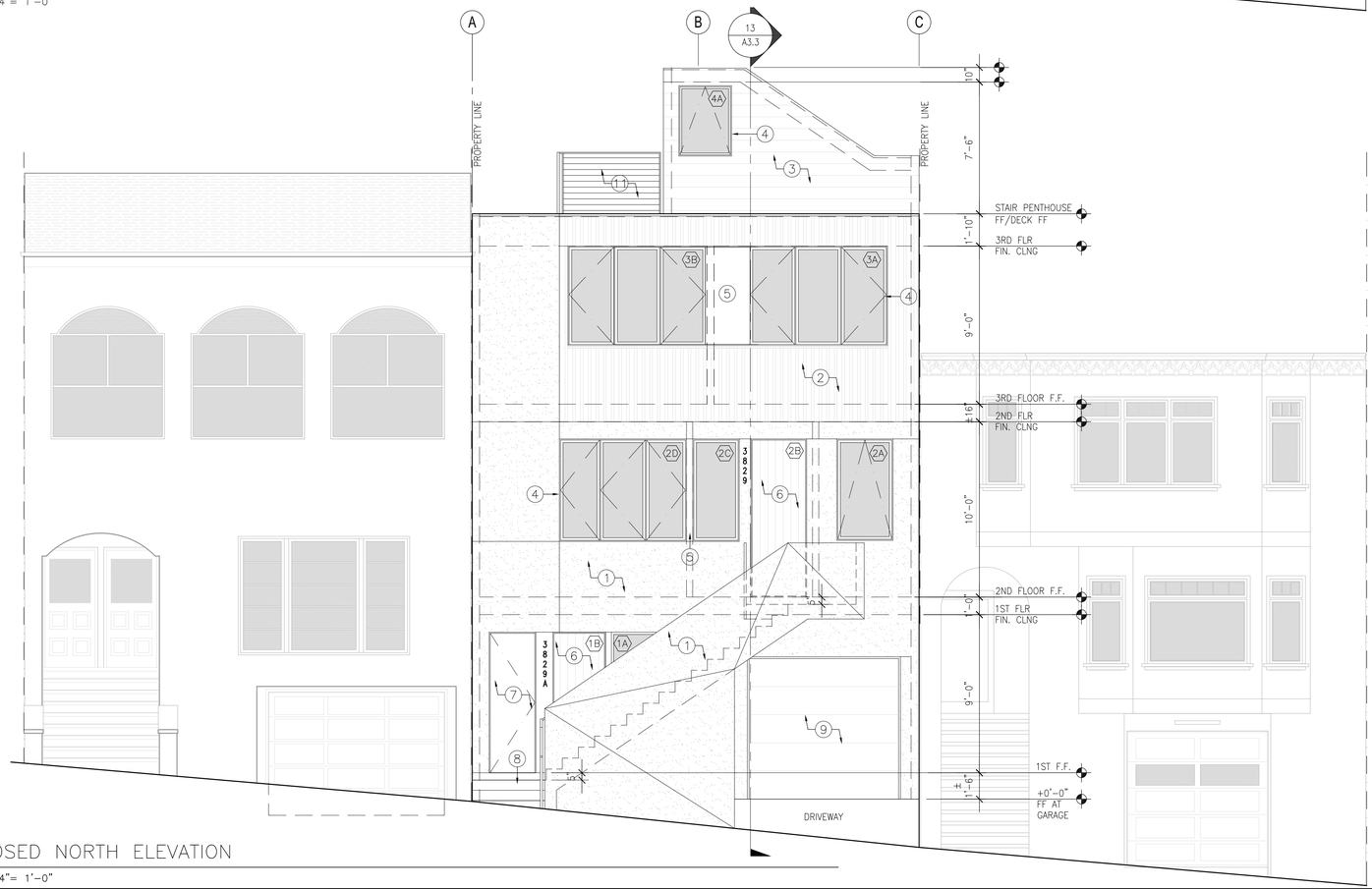
EXISTING & PROPOSED EAST ELEVATION

A3.1



15 EXISTING NORTH ELEVATION

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

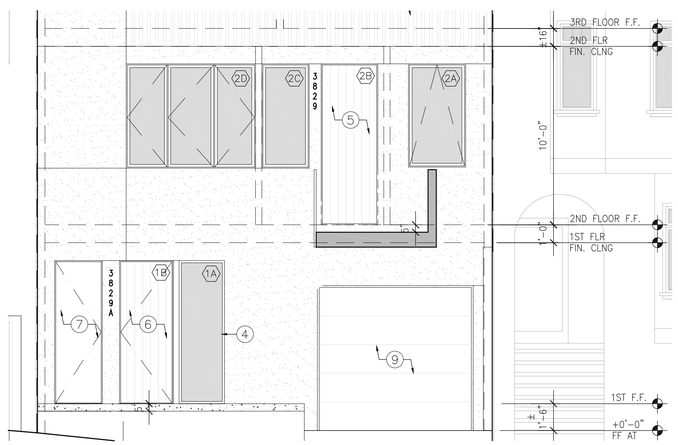


13 PROPOSED NORTH ELEVATION

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

EXTERIOR FINISHES

1. EXTERIOR CEMENT PLASTER, LIGHT SAND FINISH
2. STAINED WOOD RAINSCREEN
3. PAINTED HORIZONTAL SIDING
4. DARK ANODIZED ALUMINUM WINDOW AND DOORS
5. DARK ANODIZED ALUMINUM PANELS TO MATCH WINDOW FRAME
6. WOOD ENTRY DOOR
7. PAINTED FIBERGLASS DOOR
8. STONE STAIR TREADS & RISERS
9. STEEL GARAGE DOOR
10. GLASS RAILING PANELS IN SHOE-RAIL SYSTEM
11. CABLE RAILING IN POWDER-COATED STEEL POSTS
12. PROVIDE T-111 EXTERIOR GRADE SIDING BETWEEN BUILDINGS WHERE NOT VISIBLE, PROVIDE FLASHINGS AS NECESSARY FOR COMPLETE WATERTIGHT INSTALLATION.



1 PARTIAL NORTH ELEVATION @ LOWER ENTRY

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

3829 25TH STREET

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

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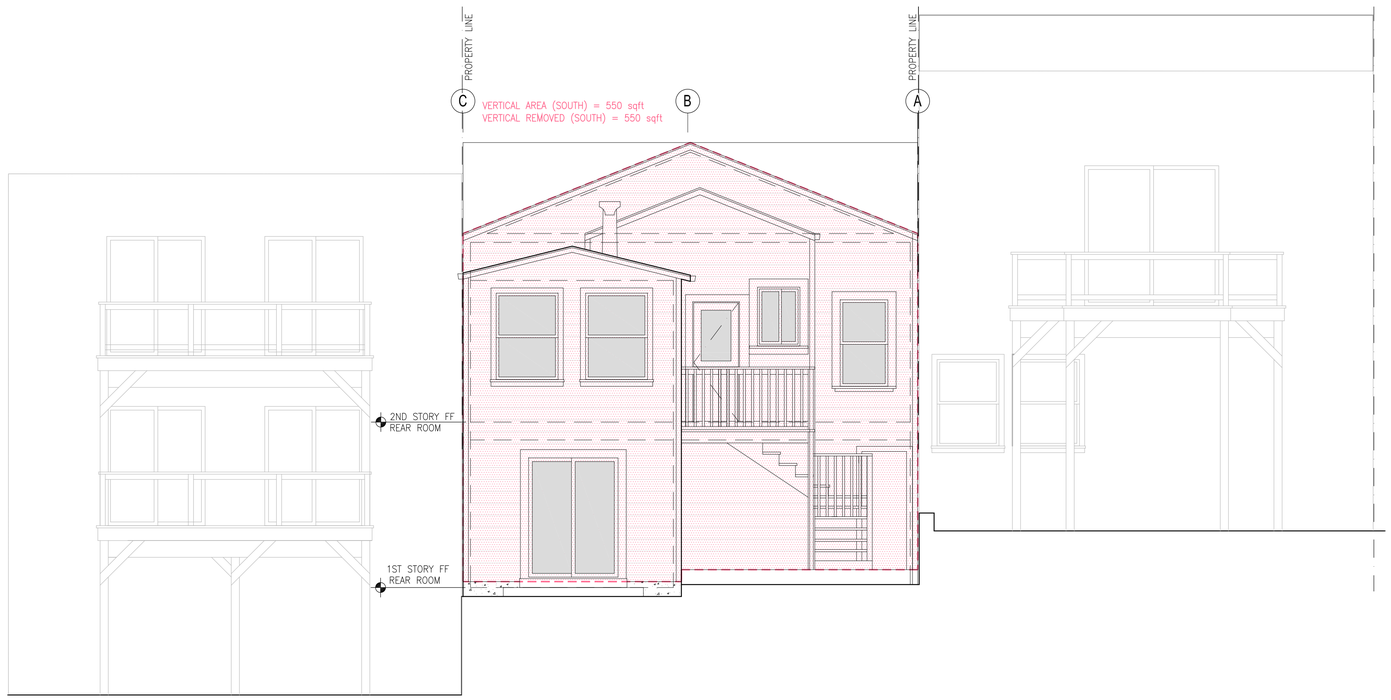
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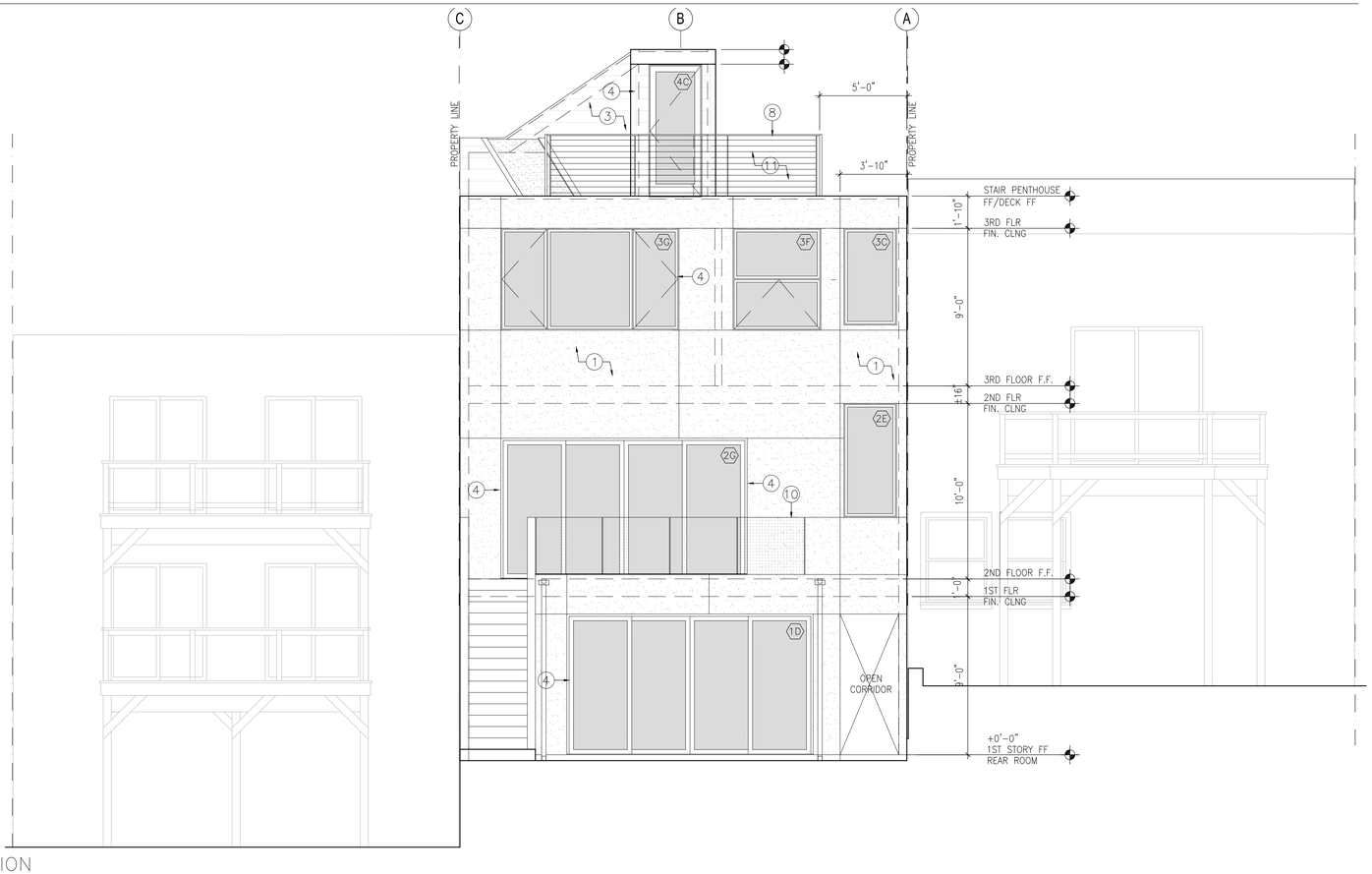
EXISTING & PROPOSED NORTH ELEVATION

A3.2



15 EXISTING SOUTH ELEVATION

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



13 PROPOSED SOUTH ELEVATION

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

EXTERIOR FINISHES

1. EXTERIOR CEMENT PLASTER, LIGHT SAND FINISH
2. STAINED WOOD RAINSCREEN
3. PAINTED HORIZONTAL SIDING
4. DARK ANODIZED ALUMINUM WINDOW AND DOORS
5. DARK ANODIZED ALUMINUM PANELS TO MATCH WINDOW FRAME
6. WOOD ENTRY DOOR
7. PAINTED FIBERGLASS DOOR
8. STONE STAIR TREADS & RISERS
9. STEEL GARAGE DOOR
10. GLASS RAILING PANELS IN SHOE-RAIL SYSTEM
11. CABLE RAILING IN POWDER-COATED STEEL POSTS
12. PROVIDE T-111 EXTERIOR GRADE SIDING BETWEEN BUILDINGS WHERE NOT VISIBLE, PROVIDE FLASHINGS AS NECESSARY FOR COMPLETE WATERTIGHT INSTALLATION.

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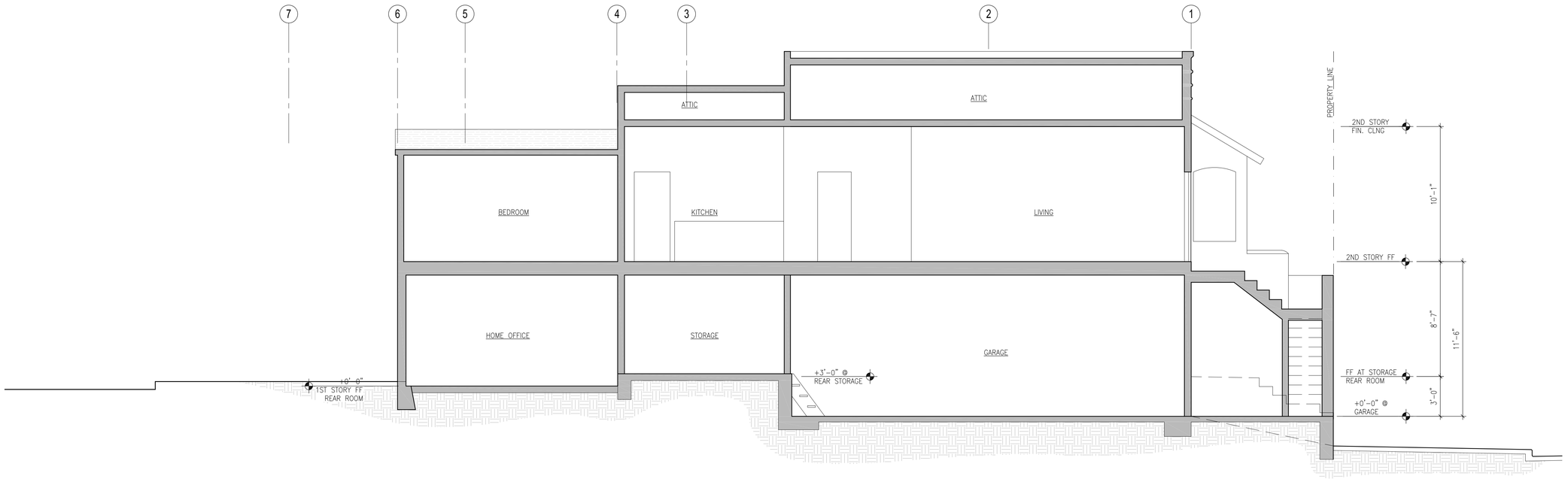
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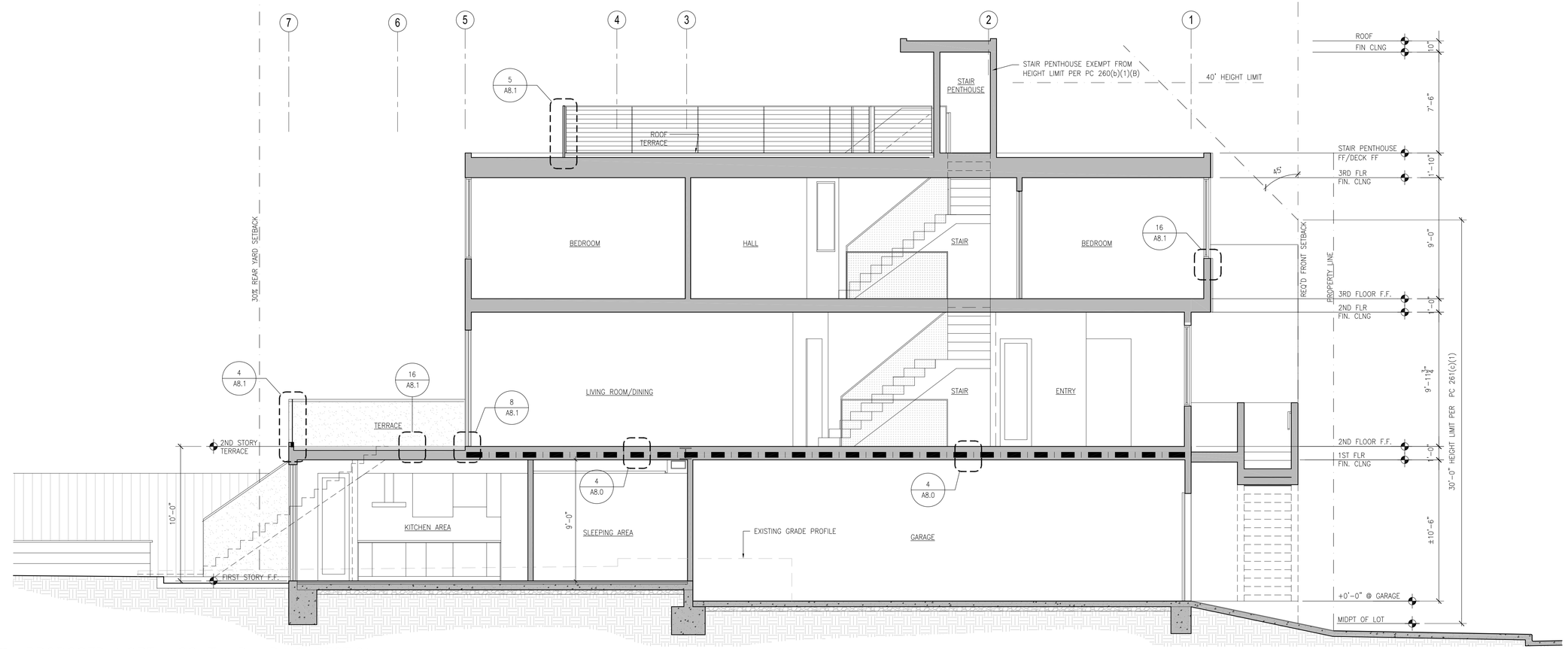
EXISTING & PROPOSED
SOUTH ELEVATION

A3.3



16 EXISTING NORTH–SOUTH BUILDING SECTION

SCALE: 1/4"= 1'–0"



13 PROPOSED NORTH–SOUTH BUILDING SECTION

SCALE: 1/4"= 1'–0"

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EXISTING & PROPOSED BUILDING SECTION

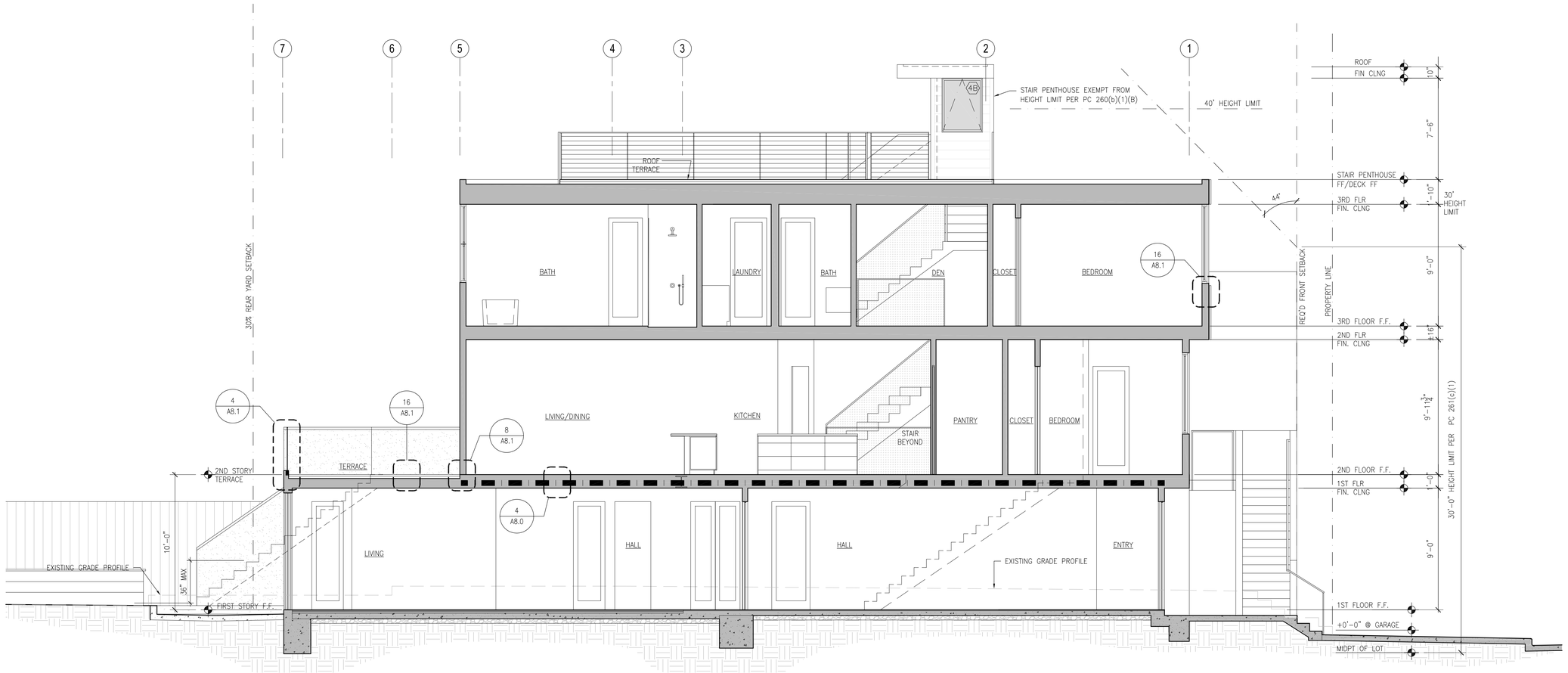
A3.4

WINDOWS & EXTERIOR DOORS:

	NAME	ELEV	NEW OR EXIST.	MFGR.	PRODUCT	SIZE (W x H) FRAME SIZE (FS):	OPENING: 0=FIXED, X=OPERABLE	GLASS: CLR, INS, LOW-E U.O.N.	HARDWARE	NOTES
1ST FLOOR	1A	N	(N)	MARVIN ULTIMATE	DOOR SIDELITE	30" x 96"	0	TEMPERED		CONFIRM IF INTEGRATED WITH FRONT DOOR IN SINGLE FRAME
	1B	N	(N)	TBD, ENTRY DOOR	ENTRY DOOR	36" x 96"	X	–		CONFIRM IF INTEGRATED WITH SIDELITE IN SINGLE FRAME
	1C x3	E	(N)	MARVIN ULTIMATE	CASEMENT WINDOW NARROW FRAME	36" x 66"	X	TEMPERED, FROSTED		CONFIRM IF INTEGRATED WITH FRONT DOOR
	1D	S	(N)	MARVIN ULTIMATE SLIDING DOOR	SLIDING DOOR 2 1/4 INCH (3" STILES)	168" x 96"	–	TEMPERED		–
										–
2ND FLOOR	2A	N	(N)	MARVIN ULTIMATE	AWNING NARROW FRAME	36" x 68"	X	TEMPERED		–
	2B	N	(N)	TBD, ENTRY DOOR	ENTRY DOOR	36" x 108"	X	–		PROVIDE SASH LIMITER FOR CASEMENT AT 2C TO 4" OPENING
	2C	N	(N)	MARVIN ULTIMATE	NARROW FRAME PICTURE WINDOW	32" x 68"	X	TEMPERED		–
	2D	N	(N)	MARVIN ULTIMATE	CASEMENT NARROW FRAME ASSEMBLY	86" x 68" OVERALL	X,X,X	–		EMERGENCY ESCAPE AND EGRESS WINDOW
	2E	S	(N)	MARVIN ULTIMATE	CASEMENT NARROW FRAME WINDOW	34" x 78"	X	–		–
	2F	E	(N)	MARVIN ULTIMATE	PICTURE NARROW FRAME WINDOW	34" x 77"	X	–		–
	2G	S	(N)	MARVIN ULTIMATE	SLIDING DOOR 2 1/4 INCH (3" STILES)	168" x 96"	–	TEMPERED		–
3RD FLOOR	3A	N	(N)	MARVIN ULTIMATE	CASEMENT PICTURE ASSEMBLY	OVERALL: 94" x70" CASEMENTA: 30" W	X,0,X	TEMPERED		EMERGENCY ESCAPE AND EGRESS WINDOW
	3B	N	(N)	MARVIN ULTIMATE	CASEMENT PICTURE ASSEMBLY	OVERALL: 94" x70" CASEMENTS: 30" W	X,0,X	TEMPERED		EMERGENCY ESCAPE AND EGRESS WINDOW
	3C	S	(N)	MARVIN ULTIMATE	CASEMENT NARROW FRAME	34" x 66"	X	–		
	3D	W	(N)	MARVIN ESSENTIAL	CASEMENT WINDOW	18" x 54"	X	TEMPERED, FROSTED		
	3E	W	(N)	MARVIN ULTIMATE	CASEMENT WINDOW	28" x 54"	X	TEMPERED		
	3F	S	(N)	MARVIN ULTIMATE	AWNING AND PICTURE WINDOW	60" x 58", EQUAL GLAZING HT	0,X	TEMPERED		
	3G	S	(N)	MARVIN ULTIMATE	PICTURE & CASEMENT ASSEMBLY	OVERALL: 120"x66" CASEMENTS: 30" W	X,0,X	TEMPERED		EMERGENCY ESCAPE AND EGRESS WINDOW
	3H	N	(N)	MARVIN ULTIMATE	CASEMENT	30" x 48"	X	TEMPERED		WINDOW FOR LIGHTWELL ACCESS
STAIR PENTHOUSE	4A	N	(N)	MARVIN ULTIMATE	AWNING WINDOW	36" x 48"	X	TEMPERED		
	4B	W	(N)	MARVIN ULTIMATE	AWNING WINDOW	36" x 48"	X	TEMPERED		
	4C	S	(N)	MARVIN ULTIMATE	EXTERIOR OUTSWING DOOR	36" x 84"	X	TEMPERED		
ROOF	9A	ROOF	(N)	VELUX CURB MOUNTED SKYLT	FCM 2234	22 1/2" x 34 1/2" INSIDE CURB	0	TEMPERED		
	9B	ROOF	(N)	VELUX CURB ELECTRIC FRESH AIR SKYLIGHT CURB MOUNTED	VCE 2246	22 1/2" x 46 1/2" INSIDE CURB	0	TEMPERED		
	9C	ROOF	(N)	ROYALITE OR EQUAL	CURB MTD SKYLIGHT	IRREGULAR: 11.8 SQFT	0	TEMPERED		

NOTES:

1. WINDOW & EXTERIOR DOOR SUBMITTAL REQUIRED PRIOR TO ORDER BY CONTRACTOR
2. CONTRACTOR TO CONFIRM WINDOW MULLING WITH MANUFACTURER
3. CONTRACTOR TO VERIFY ALL R.O. DIMENSIONS AND QUANTITIES PRIOR TO ORDERING WINDOWS.
4. INSTALLATION/FLASHING: SEE DETAIL 16/A8.0 FOR TYPICAL FLASHING INSTALLATION.
5. PROVIDE TEMPERED GLASS WHERE REQUIRED PER SECTION 2406.
6. ALL R.O. DIMENSION ARE TO BE CONFIRMED BY CONTRACTOR WITH (E) AND (N) FIELD CONDITIONS PRIOR TO FABRICATION.
7. WINDOWS TO MEET TITLE 24 ENERGY MANDATORY MINIMUM OR AS OUTLINED IN TITLE 24 REPORT.
8. INTERIOR FINISH: PAINT GRADE WOOD OR AS SELECTED BY OWNER, EXTERIOR COLOR TO BE SELECTED BY OWNER FROM MFGR'S STANDARD
9. OPENING CONTROL DEVICE PER ASTM F2090-10 STANDARD.
10. ALIGN TOP OF WINDOWS/DOORS & TRIM ACROSS ANY ROOM. CONSULT WITH ARCHITECT/OWNER IF PROBLEMS ANTICIPATED WITH ALIGNMENT



13 PROPOSED NORTH-SOUTH BUILDING SECTION

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

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PLAN CHECK REVISION	08.20.2025

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WINDOW SCHEDULE & PROPOSED BUILDING SECTIONS

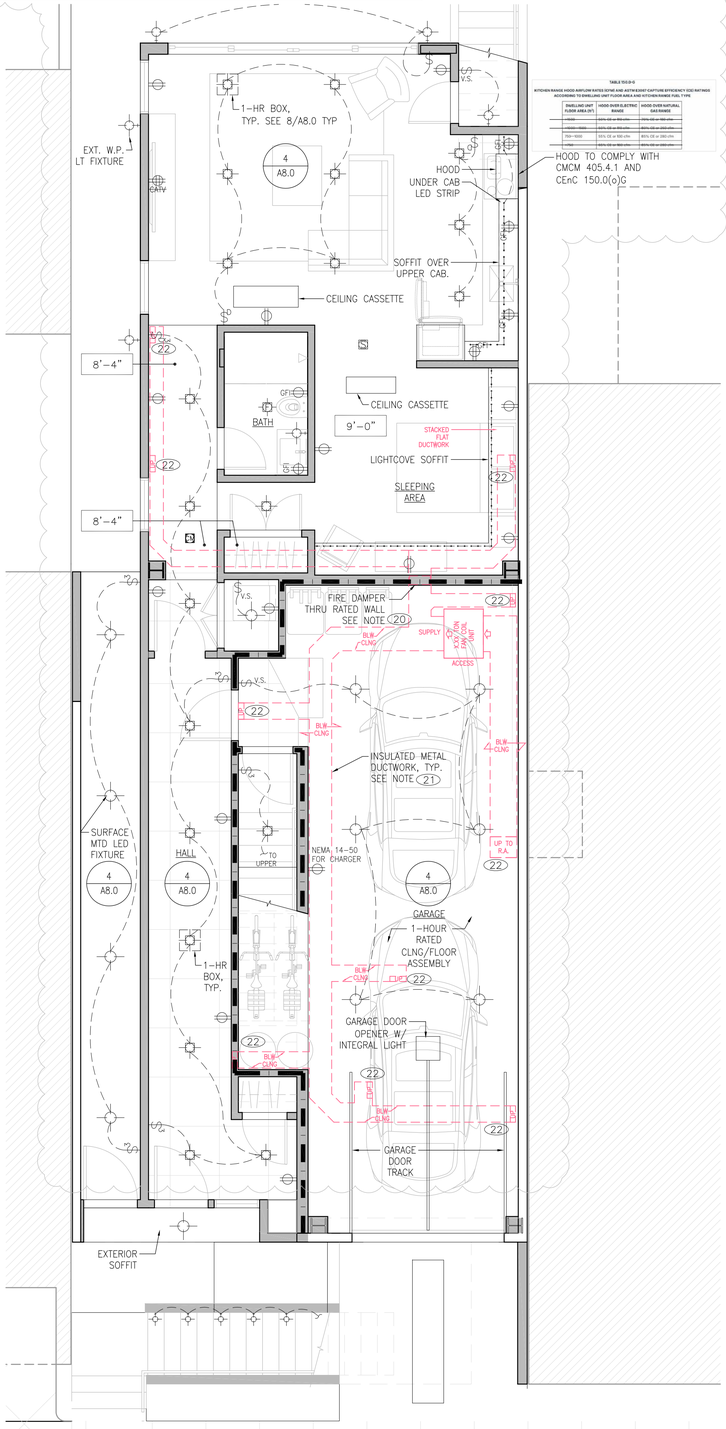
A3.5

DUCTWORK NOTES:

20 PER 717.5.4 FIRE PARTITIONS DUCTS AND AIR TRANSFER OPENINGS THAT PENETRATE FIRE PARTITIONS SHALL BE PROTECTED WITH LISTED FIRE DAMPERS INSTALLED IN ACCORDANCE WITH THEIR LISTING.

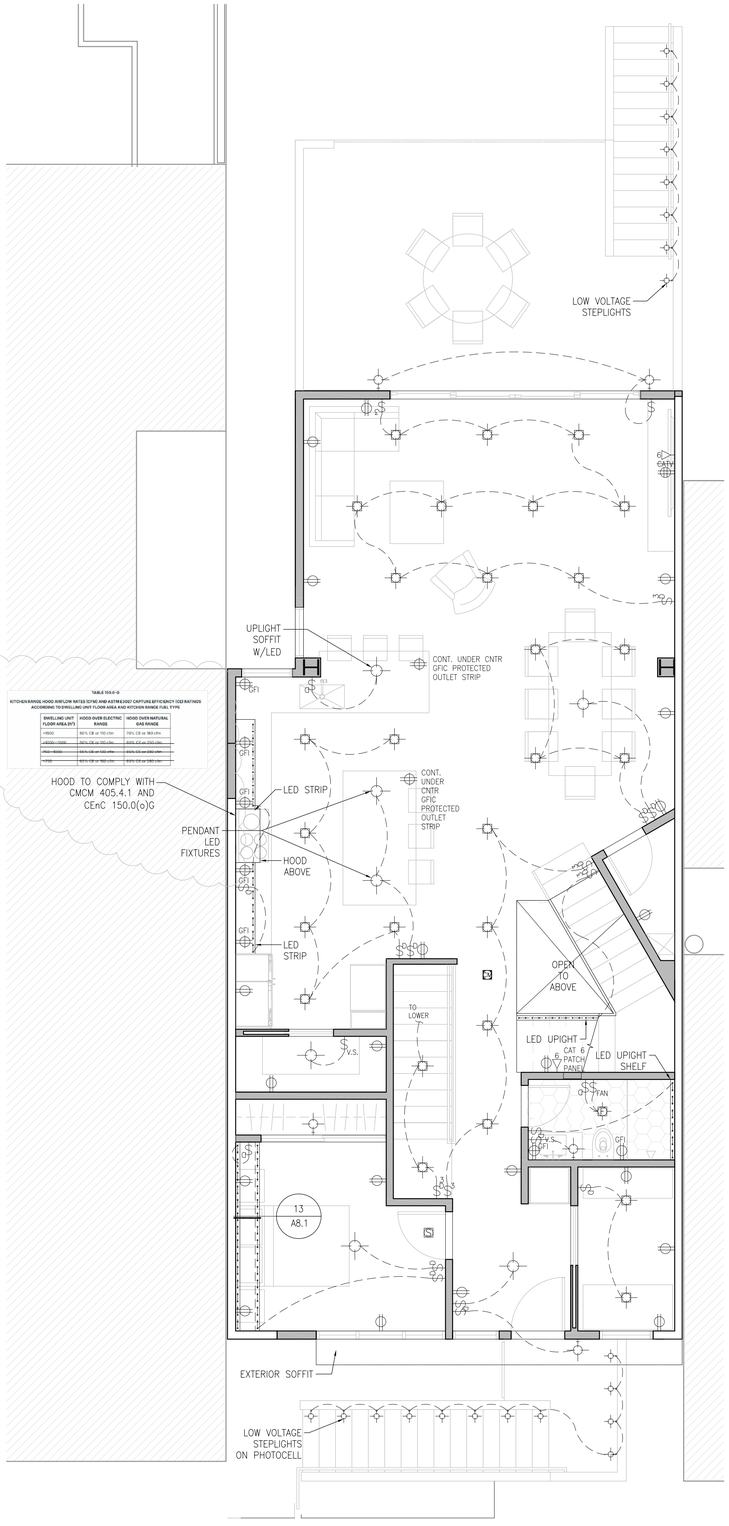
21 DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE, INCLUDING ITS ATTIC AREA, SHALL BE CONSTRUCTED OF SHEET STEEL OF NOT LESS THAN 0.019 INCH (0.48 MM) IN THICKNESS AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (CBC 406.3.2.2)

22 DUCTWORK PASSING THROUGH THE 1–HOUR FLOOR/CEILING ASSEMBLY SHALL CONFORM TO CBC 714.5.1.2: THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED THROUGH–PENETRATION FIRESTOP SYSTEM INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER (2.49 PA). THE SYSTEM SHALL HAVE AN F RATING/T RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED. SEE DETAIL 9/8.1



1 PROPOSED FIRST FLOOR CEILING PLAN

SCALE: 1/4"= 1'–0"



3 PROPOSED SECOND FLOOR CEILING PLAN

SCALE: 1/4"= 1'–0"

KEYNOTES:

1 ENVIRONMENTAL AIR DUCTS (TOILET, LAUNDRY, AND KITCHEN EXHAUST) SHALL TERMINATE 3'–0" MIN. FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 502.2.1 AND PROVIDE WITH BACK–DRAFT DAMPERS PER CMC 504.1.1 EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.

2 G.C. AND PLUMBING CONTRACTOR TO CONFIRM DEPTH OF (E) SANITARY SEWER LINE AS STREET, REPLACE UP TO POINT OF CONNECTION AS NEEDED, OR PROVIDE SUMP AND EJECTOR PUMP WHERE PERMITTED BY CODE.

3 (N) WINDOW. MINIMUM U–VALUE PER TITLE 24 REQUIREMENTS TABLE 116A AND S.H.G.C. PER TABLE 116B, U MAX=0.32 AND REQUIREMENTS OF TITLE 24 CALCULATIONS.

4 WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.

5 PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETRY AND APPLIANCES. G.C. TO COORDINATE LOCATION.

6 PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION. PROVIDE CEMENTITIOUS BACKING BOARD WHERE REQ'D FOR TILE INSTALLATION. ASSEMBLIES PER TILE COUNCIL OF AMERICA STANDARD DETAILS.

7 (N) GLASS IN DOORS SHALL BE SAFETY GLAZING PER CBC 2406. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLAZING PER CBC 2406.3

8 EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF TABLE 403.7 AND SOURCE OF MAKE–UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION (50 CFM MIN.).

9 HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD–WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.

10 PROVIDE CA STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL. ALARMS TO BE HARDWIRED WITH BATTERY BACKUP. MAY BE COMBINED SMOKE/CARBON MONOXIDE ALARM.

11 DIRECT VENT APPLIANCES SHALL BE VENTED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL COMPLY WITH CMC 802.2.4 & SFMC 802.2.4
GAS VENT TERMINATION PER CMC 802.6. & SFMC 802.6.2
THROUGH WALL VENT TERMINATION PER SFMC 802.8

12 STEEL DUCTS NOT LESS THAN 0.019 IN. IN DUCT THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3

13 PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(D) AND FUEL GAS CMC 701.10(F) AND ALL OTHER APPLICABLE CODES. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7

14 WASHER/DRYER. PROVIDE UTILITY CONNECTION BOX WITH OUTLETS AS NEEDED BY WASHER AND DRYER SPECIFICATION & 2019 CEC. INSTALL PER MANUFACTURER'S REQUIREMENTS. VENTING NOT REQUIRED IF HEAT PUMP DRYER.

15 HEATING VENT LOCATIONS TO BE COORDINATED BY G.C. & MECHANICAL CONTRACTOR. VERIFY WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.

- ALL DUCT WORK LOCATIONS NEEDING DROPPED SOFFIT TO BE MINIMIZED. USE FLAT 4" METAL DUCTWORK WHERE NEEDED.
- ALL DROPPED SOFFIT LOCATIONS TO BE APPROVED BY OWNER OR ARCHITECT PRIOR TO INSTALLATION

16 AN ARC–FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN DWELLING AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE 15 AND 20–AMPERE RECEPTACLE OUTLETS. 2013 CEC SECTION 210–12(b). ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:

- THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
- THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
- THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
- OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.

17 PROVIDE R–15 INSULATION AT 2x4 WALLS, R–21 AT 2x6 WALLS & INSULATION UNDER FLOOR, R–30 INSULATION AT ROOF OR AS REQUIRED BY TITLE 24 ENERGY CALCULATIONS.

18 SMOOTH FINISH AT ALL GYPBOARD WALL AND SOFFIT TYPICAL. FINISH TO MATCH #4 FINISH, NO ORANGE PEEL, NO TEXTURE. TYP ALL FINISHES.

19 ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1

LIGHTING ENERGY REQUIREMENTS:

LIGHTING PER CEC 150.0(k) AND CEC TABLE 150.0–A

150.0(k)1A: LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0–A.

150.0(k)1C: RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR INSULATION CONTACT (IC) LABELING; AIRE LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN 150.0(k)1C. A JA8–2016–E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.

150.0(k)2A–2L: INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF. CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IN INSTALLED TO COMPLY WITH 150.0(k).

IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS. UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

150.0(k)3A–3D: 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 MEET THE REQUIREMENT IN ITEM 150.0(k)3Ai (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM 150.0(k)3Aii (PHOTOCELL AND MOTION SENSOR) OR ITEM 150.0(k)3Aiii (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS).

FOR LOW–RISE MULTIFAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, AND PORCHES; AND OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE MUST COMPLY WITH EITHER 150.0(k)3A OR WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.2, 130.4, 140.7 AND 141.0.

FOR LOW–RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY 150.0(k)3B OR 150.0(k)3D MUST COMPLY WITH THE APPLICABLE REQUIREMENTS IN 10.9, 130.2, 130.4, 140.7 AND 141.0.

150.0(k)6A–6B: INTERIOR COMMON AREAS OF LOW–RISE MULTI–FAMILY RESIDENTIAL BUILDINGS. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20% OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING MUST BE HIGH EFFIFACY LUMINAIRS AND CONTROLLED BY AN OCCUPANT SENSOR. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20% OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING MUST
i. COMPLY WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.0, 130.1, 140.6 AND 141.0; AND
ii. LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS MUST BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50%. THE OCCUPANT SENSORS MUST BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

DRAWING LEGEND:

EXISTING WALLS

NEW WALL

1–HR RATED WALL

GRAPHIC SCALE

2 5 10

N

3829 25TH STREET

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ISSUE:	DATE:
ISSUED FOR PERMIT	05.22.2025
PLAN CHECK REVISION	08.20.2025

CONSULTANT
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San Francisco
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Issued - 12/02/2025

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

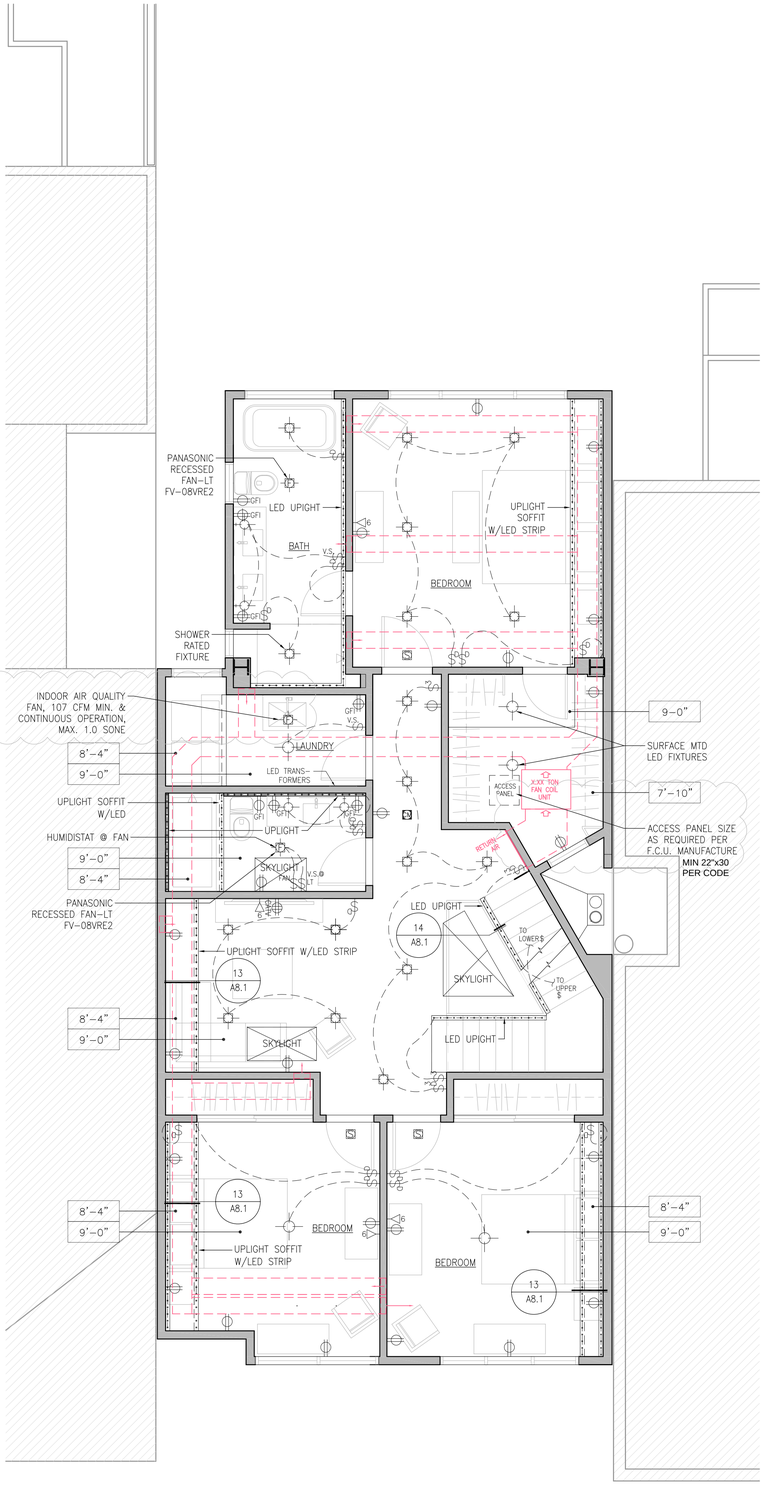
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CHECKED: TK

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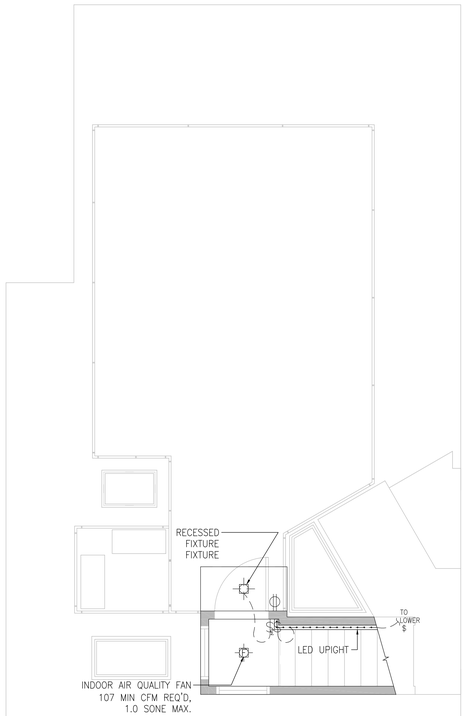
REFLECTED CEILING PLANS

A6.0



3 PROPOSED THIRD FLOOR CEILING PLAN

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



4 PROPOSED STAIR PENTHOUSE CEILING PLAN

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

KEYNOTES:

1. ENVIRONMENTAL AIR DUCTS (TOILET, LAUNDRY, AND KITCHEN EXHAUST) SHALL TERMINATE 3'-0" MIN. FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1 EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
2. G.C. AND PLUMBING CONTRACTOR TO CONFIRM DEPTH OF (E) SANITARY SEWER LINE AS STREET, REPLACE UP TO POINT OF CONNECTION AS NEEDED, OR PROVIDE SUMP AND EJECTOR PUMP WHERE PERMITTED BY CODE.
3. (N) WINDOW. MINIMUM U-VALUE PER TITLE 24 REQUIREMENTS TABLE 116A AND S.H.G.C. PER TABLE 116B, U MAX=0.32 AND REQUIREMENTS OF TITLE 24 CALCULATIONS.
4. WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
5. PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETRY AND APPLIANCES. G.C. TO COORDINATE LOCATION.
6. PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION. PROVIDE CEMENTITIOUS BACKING BOARD WHERE REQ'D FOR TILE INSTALLATION. ASSEMBLIES PER TILE COUNCIL OF AMERICA STANDARD DETAILS.
7. (N) GLASS IN DOORS SHALL BE SAFETY GLAZING PER CBC 2406. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLAZING PER CBC 2406.3
8. EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF TABLE 403.7 AND SOURCE OF MAKE-UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION (50 CFM MIN.).
9. HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
10. PROVIDE CA STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL. ALARMS TO BE HARDWIRED WITH BATTERY BACKUP. MAY BE COMBINED SMOKE/CARBON MONOXIDE ALARM.
11. DIRECT VENT APPLIANCES SHALL BE VENTED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL COMPLY WITH CMC 802.2.4 & SFMC 802.2.4
    GAS VENT TERMINATION PER CMC 802.6. & SFMC 802.6.2
    THROUGH WALL VENT TERMINATION PER SFMC 802.8
12. STEEL DUCTS NOT LESS THAN 0.019 IN. IN DUCT THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3
13. PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(D). (OR MORE) CMC 701.10(F) AND ALL OTHER APPLICABLE CODES. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7
14. WASHER/DRYER. PROVIDE UTILITY CONNECTION BOX WITH OUTLETS AS NEEDED BY WASHER AND DRYER SPECIFICATION & 2019 CEC. INSTALL PER MANUFACTURER'S REQUIREMENTS. VENTING NOT REQUIRED IF HEAT PUMP DRYER.
15. HEATING VENT LOCATIONS TO BE COORDINATED BY G.C. & MECHANICAL CONTRACTOR. VERIFY WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
    - ALL DUCT WORK LOCATIONS NEEDING DROPPED SOFFIT TO BE MINIMIZED. USE FLAT 4" METAL DUCTWORK WHERE NEEDED.
    - ALL DROPPED SOFFIT LOCATIONS TO BE APPROVED BY OWNER OR ARCHITECT PRIOR TO INSTALLATION
16. AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN DWELLING AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE 15 AND 20-AMPERE RECEPTACLE OUTLETS. 2013 CEC SECTION 210-12(b). ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:
    - THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
    - THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
    - THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
    - OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.
17. PROVIDE R-15 INSULATION AT 2x4 WALLS, R-21 AT 2x6 WALLS & INSULATION UNDER FLOOR, R-30 INSULATION AT ROOF OR AS REQUIRED BY TITLE 24 ENERGY CALCULATIONS.
18. SMOOTH FINISH AT ALL GYPBOARD WALL AND SOFFIT TYPICAL. FINISH TO MATCH #4 FINISH, NO ORANGE PEEL, NO TEXTURE. TYP ALL FINISHES.
19. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1

LIGHTING ENERGY REQUIREMENTS:

LIGHTING PER CEC 150.0(k) AND CEC TABLE 150.0-A

150.0(k)1A: LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A.

150.0(k)1C: RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR INSULATION CONTACT (IC) LABELING; AIRE LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN 150.0(k)1C. A JA8-2016-E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.

150.0(k)2A-2L: INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF. CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IN INSTALLED TO COMPLY WITH 150.0(k).

IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS. UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

150.0(k)3A-3D: 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 MEET THE REQUIREMENT IN ITEM 150.0(k)3Ai (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM 150.0(k)3Aii (PHOTOCELL AND MOTION SENSOR) OR ITEM 150.0(k)3Aiii (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS).

FOR LOW-RISE MULTIFAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, AND PORCHES; AND OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE MUST COMPLY WITH EITHER 150.0(k)3A OR WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.2, 130.4, 140.7 AND 141.0.

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DRAWING LEGEND:

EXISTING WALLS

NEW WALL

1-HR RATED WALL

GRAPHIC SCALE

2 5 10

N

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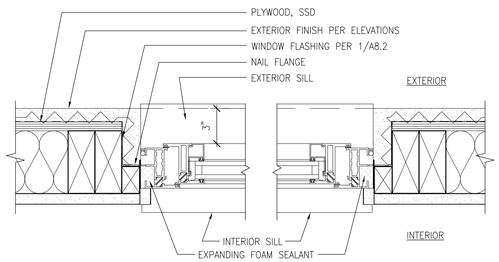
APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: 1/4"=1'-0"

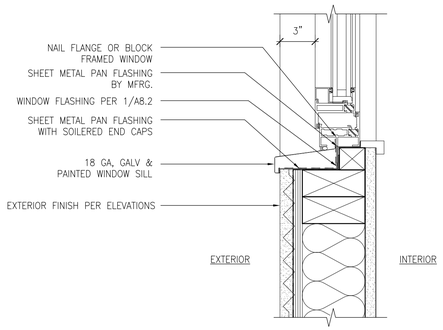
REFLECTED CEILING PLANS

A6.1



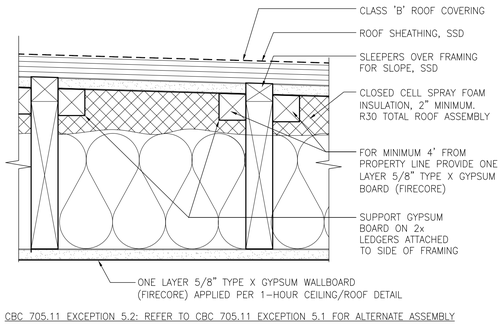
15 WINDOW JAMB DETAIL

SCALE: 3"= 1'-0"



11 WINDOW SILL DETAIL

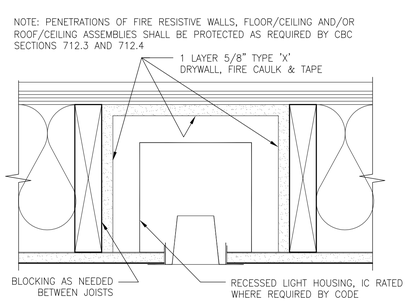
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CBC 705.11 EXCEPTION 5.2: REFER TO CBC 705.11 EXCEPTION 5.1 FOR ALTERNATE ASSEMBLY

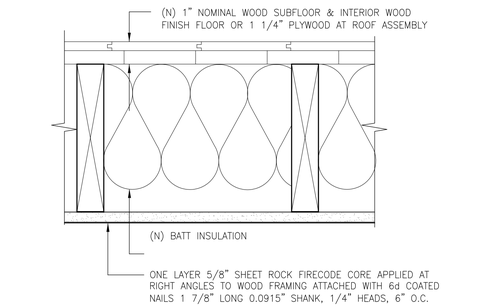
7 ROOF ASSEMBLY WITH NO PARAPET

SCALE: 3"= 1'-0"



8 FIRE RATED BOX AT LIGHT FIXTURE

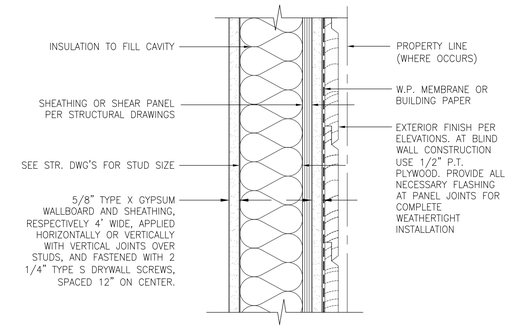
SCALE: 3"= 1'-0"



REFERENCE UL DES L501
TEST CK 6412-7, 6412-8

4 1-HOUR RATED CEILING/FLOOR ASSEMBLY

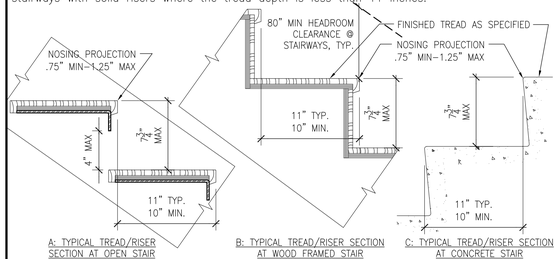
SCALE: 3"= 1'-0"



SECTION AT EXTERIOR WALL - 1HR

SCALE: 3"= 1'-0" REFERENCE CBC TABLE 721.1(2) ITEM 15-1.1. UL DESIGN U344

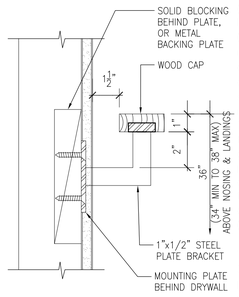
CBC 1009.4 EXCEPTION 5. In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwelling units in Group R-2 occupancies; the maximum riser height shall be 73/4 inches; the minimum tread depth shall be 10 inches ; the minimum winder tread depth at the walkline shall be 10 inches; and the minimum winder tread depth shall be 6 inches. A nosing not less than 3/4 inch but not more than 11/4 inches shall be provided on stairways with solid risers where the tread depth is less than 11 inches.



A: TYPICAL TREAD/RISER SECTION AT OPEN STAIR
B: TYPICAL TREAD/RISER SECTION AT WOOD FRAMED STAIR
C: TYPICAL TREAD/RISER SECTION AT CONCRETE STAIR

14 STAIR TREAD AND RISER (R-3 OCCUPANCY) OR FOR USE OF SINGLE DWELLING AT R-2

SCALE: NTS

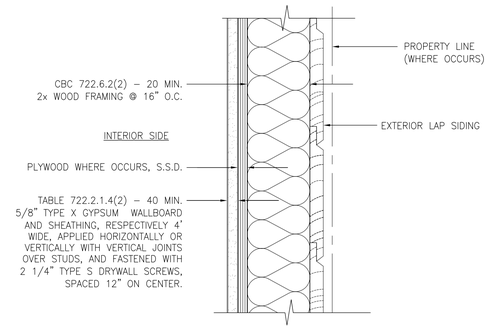


1012.3.1 Type I. Handrails with a circular cross section shall have an outside diameter of at least 11/4 inches (32mm) and not greater than 2 inches (5) mm). Where the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a maximum cross-sectional dimension of 2 1/4 inches (57 mm) and minimum cross-sectional dimension of 1 inch (25 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

1012.3.2 Type H. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches (32 mm)

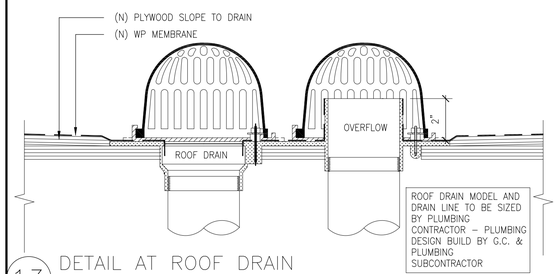
10 STEEL HANDRAIL WITH WOOD CAP

SCALE: 3"= 1'-0"



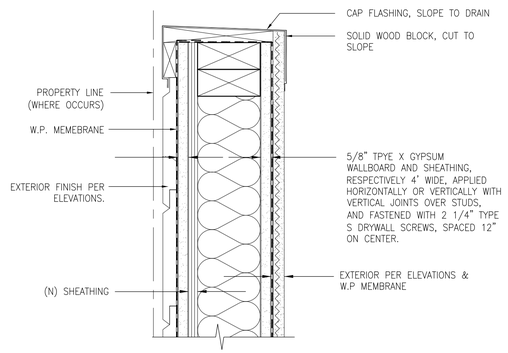
2 SECTION AT (E) EXTERIOR WALL - 1HR EQ.

SCALE: 3"= 1'-0"



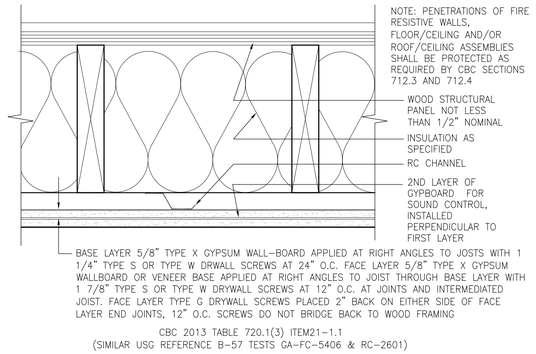
13 DETAIL AT ROOF DRAIN

SCALE: 3"= 1'-0"



9 SECTION AT 1-HR RATED WALL

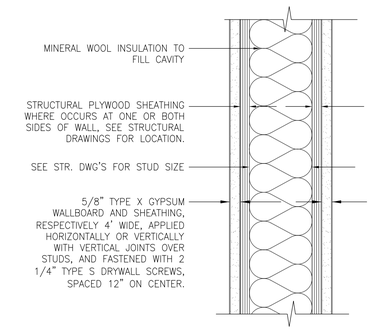
SCALE: 3"= 1'-0"



CBC 2013 TABLE 720.1(3) ITEM21-1.1
(SIMILAR USG REFERENCE B-57 TESTS GA-FC-5406 & RC-2601)

5 CEILING ASSEMBLY WITH RC CHANNEL

SCALE: 3" = 1'-0"



1 SECTION AT 1-HR WALL

SCALE: 3"= 1'-0"

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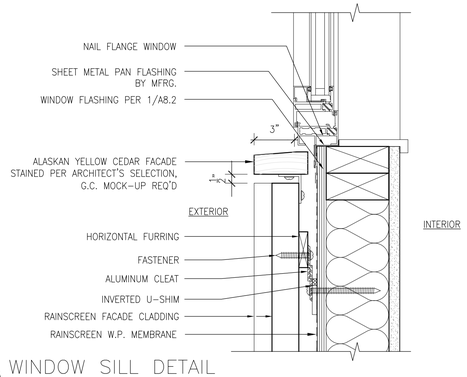
APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: NONE

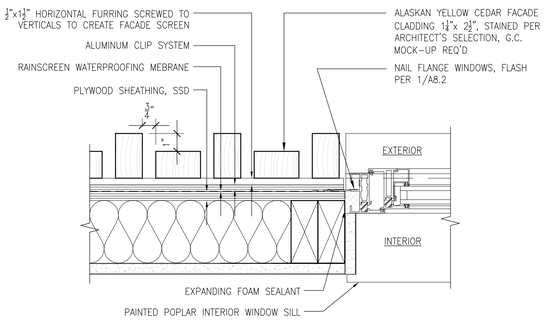
CONSTRUCTION DETAILS

A8.0



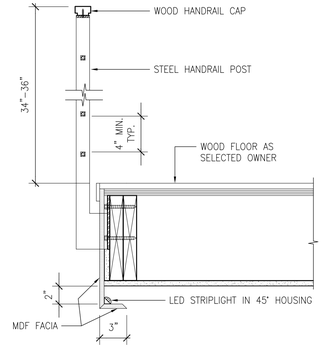
16 WINDOW SILL DETAIL

SCALE: 3"= 1'-0"



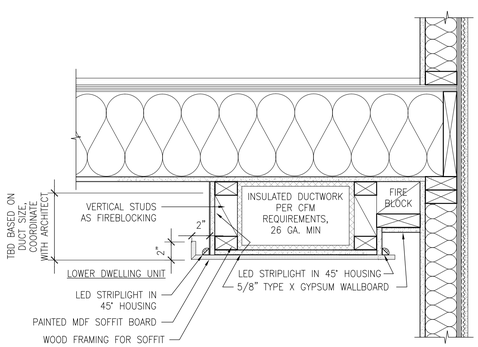
15 RAINSCREEN FACADE DETAIL

SCALE: 3"= 1'-0"



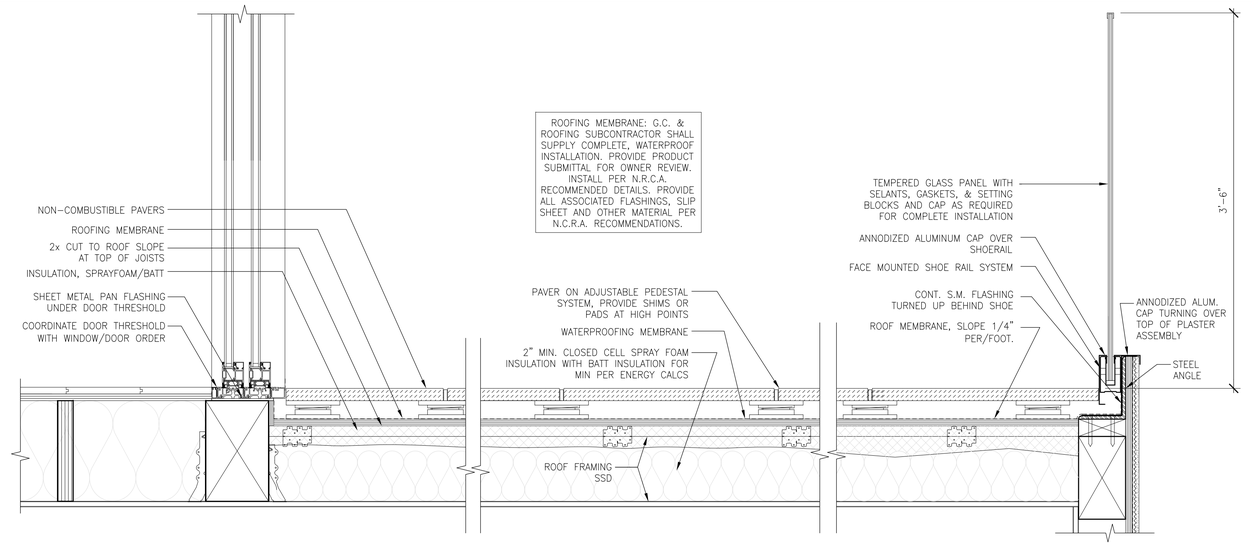
14 LIGHT COVE DETAIL AT STAIR

SCALE: 1 1/2"= 1'-0"



13 LIGHT COVE DETAIL

SCALE: 1 1/2"= 1'-0"



8 SECTION AT TERRACE DOOR THRESHOLD

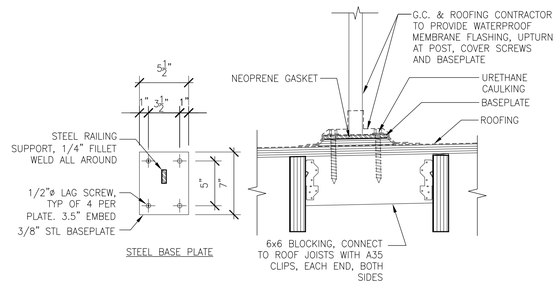
SCALE: 1/2" = 1'-0"

6 SECTION AT TERRACE

SCALE: 1/2" = 1'-0"

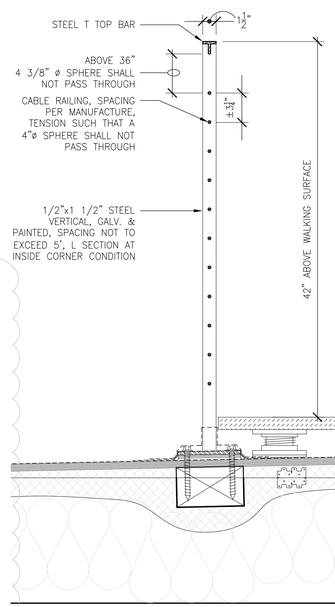
4 SECTION AT TERRACE RAILING

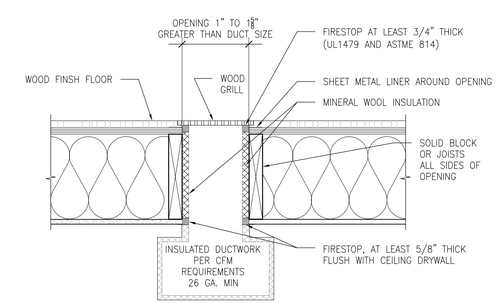
SCALE: 1/2" = 1'-0"



7 RAILING BASEPLATE DETAIL

SCALE: 1/2" = 1'-0"



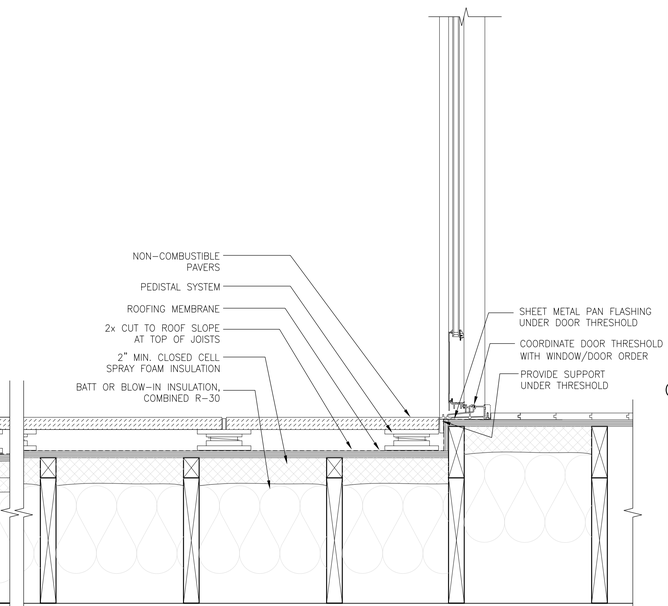


9 FLOOR PENETRATION @ 1-HR FLOOR/CEILING

SCALE: 1 1/2"= 1'-0"

5 SECTION AT TERRACE RAILING

SCALE: 1/2" = 1'-0"



1 SECTION AT TERRACE DOOR THRESHOLD

SCALE: 1/2" = 1'-0"

3829 25TH STREET

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GGMATHUR@GMAIL.COM, PUJITA90@GMAIL.COM

ISSUE: DATE:

ISSUED FOR PERMIT 05.22.2025
PLAN CHECK REVISION 08.25.2025

CONSULTANT
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San Francisco
Dept. of Building Inspection
Issued - 12/02/2025

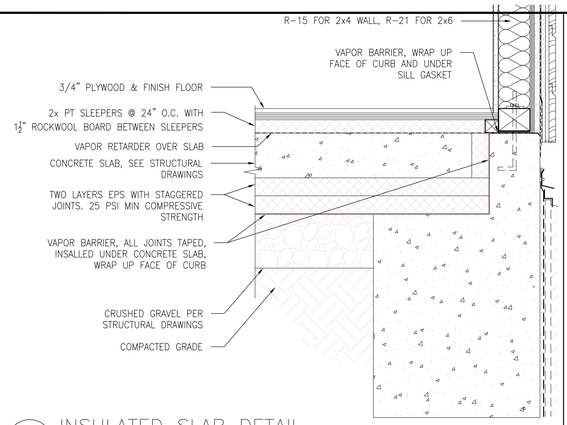
APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: NONE

CONSTRUCTION DETAILS

A8.1

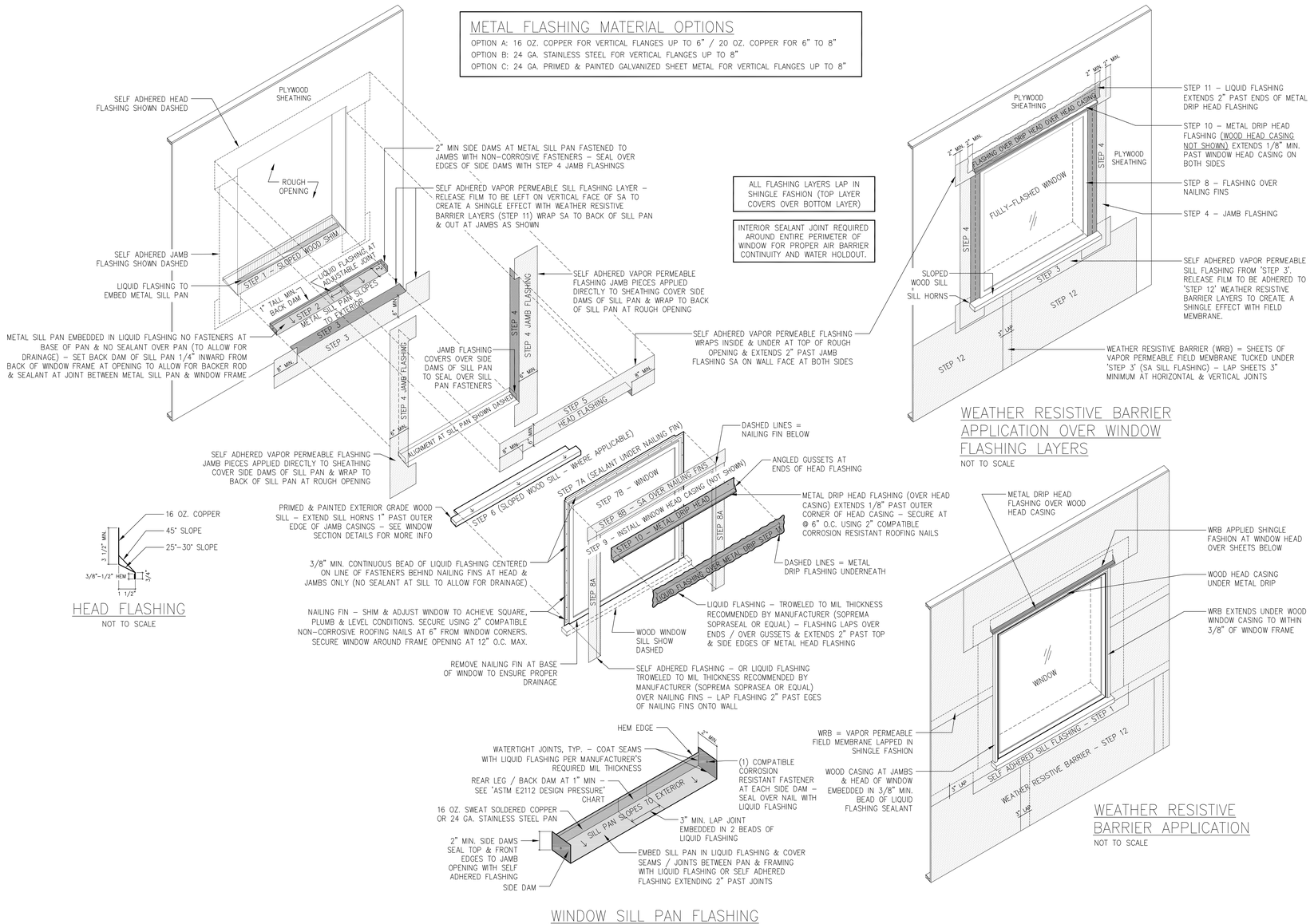


4 INSULATED SLAB DETAIL

SCALE: 1 1/2"= 1'-0"

METAL FLASHING MATERIAL OPTIONS

OPTION A: 16 OZ. COPPER FOR VERTICAL FLANGES UP TO 6" / 20 OZ. COPPER FOR 6" TO 8"
OPTION B: 24 GA. STAINLESS STEEL FOR VERTICAL FLANGES UP TO 8"
OPTION C: 24 GA. PRIMED & PAINTED GALVANIZED SHEET METAL FOR VERTICAL FLANGES UP TO 8"



ALL FLASHING LAYERS LAP IN SHINGLE FASHION (TOP LAYER COVERS OVER BOTTOM LAYER)

INTERIOR SEALANT JOINT REQUIRED AROUND ENTIRE PERIMETER OF WINDOW FOR PROPER AIR BARRIER CONTINUITY AND WATER HOLDOUT.

WEATHER RESISTIVE BARRIER APPLICATION OVER WINDOW FLASHING LAYERS

NOT TO SCALE

HEAD FLASHING

NOT TO SCALE

WINDOW SILL PAN FLASHING

NOT TO SCALE

WEATHER RESISTIVE BARRIER APPLICATION

NOT TO SCALE

13 WINDOW AND EXTERIOR DOOR TYPICAL FLASHING DETAIL

SCALE: NTS

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San Francisco Dept. of Building Inspection
Issued - 12/02/2025

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: NONE

CONSTRUCTION DETAILS

A8.2

GENERAL NOTES:

SCOPE OF WORK:

(E) 3 STORY SINGLE FAMILY HOME REMODEL & ADDITION.

GENERAL:

A. THESE DRAWINGS ARE COPY RIGHTED INSTRUMENTS OF SERVICE OF SEDR CONSULTING, INC. FOR USE ON THIS PROJECT.

B. CONTRACTOR RESPONSIBILITY – CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES AND SAFETY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING.

C. DIMENSIONS – USE WRITTEN DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES. WHERE NO DIMENSIONS ARE PROVIDED, OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

D. COORDINATION – OPENINGS THROUGH WALLS AND FLOORS FOR MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE COORDINATED BY CONTRACTOR AND CONSTRUCTED PER TYPICAL DETAILS SHOWN IN THESE DOCUMENTS. NO MECHANICAL OR ELECTRICAL SYSTEM COMPONENTS SHALL BE EMBEDDED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED IN THESE DOCUMENTS.

E. OMISSIONS AND CONFLICTS – OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED IN THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE DELINEATED.

F. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.

G. THERE SHALL BE NO CHANGE IN SIZE OR DIMENSION OF A STRUCTURAL MEMBER, NOR SHALL ANY OPENINGS BE MADE IN ANY STRUCTURAL MEMBER, WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

H. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON THE STRUCTURE. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE STRUCTURE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

I. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS.

J. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: TYPES OF FLOOR FINISH AND THEIR LOCATION, DEPRESSIONS IN FLOOR SLABS, OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, AND ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.

COORDINATION:

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OTHERWISE. NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.

CONTRACTOR SHALL COORDINATE ALL STRUCTURAL FRAMING WITH MECHANICAL, PLUMBING AND ELECTRICAL INFRASTRUCTURE, INCLUDING, BUT NOT LIMITED TO, RECESSED AND SEMI-RECESSED LIGHTING, MECHANICAL DUCTS AND PIPING, FIRE SPRINKLER PIPE AND HEADS AND PLUMBING DRAINS, WASTE AND SUPPLY LINES.

ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, 2022 EDITION (REFERED TO HEREINAFTER AS CBC).
ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO MOST CURRENT DATE.

ALL OMISSIONS AND CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR ARCHITECTURAL SPECIFICATIONS WHERE APPLICABLE SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING THE EXISTING STRUCTURE, AND PARTIALLY COMPLETED PORTIONS OF WORK.

DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.

IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO FABRICATION WITH SUFFICIENT TIME FOR REVIEW OF DESIGN INTENT (A MINIMUM OF 10 WORKING DAYS).

CONTINUOUS OR SPECIAL INSPECTION SHALL BE AS DEFINED BY THE CALIFORNIA BUILDING CODE (CBC) CHAPTER 17.

OBSERVATION VISITS TO THE JOB SITE BY THE ENGINEER'S FIELD REPRESENTATIVE SHALL BE CONSTRUED AS NEITHER INSPECTION NOR APPROVAL OF CONSTRUCTION.
FOR PROPER FIELD OBSERVATION BY THE STRUCTURAL ENGINEER, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE VARIOUS CONSTRUCTION PHASES.

NO OPENINGS, CHASES, NOTCHES, ETC. SHALL BE PLACED IN COLUMNS, JOISTS, BEAMS, BEARING WALLS AND SHEARWALLS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW SUCH OPENINGS.

STRUCTURAL NOTES:

DESIGN CRITERIA:

1. DESIGN CONFORMS TO THE CALIFORNIA BUILDING CODE (CBC), 2022 EDITION, AND AMENDMENTS BY THE LOCAL JURISDICTION.
2. DEAD LOADS: BASED ON WEIGHTS OF EXISTING AND NEW MATERIALS OF CONSTRUCTION.
3. LIVE LOADS:
   - ROOF (FLAT) . . . . . = 20 PSF
   - FLOOR . . . . . = 40 PSF
4. SEISMIC LOADS (ASCE 7-16):
   - V = 0.240 W (LRFD) FOR SW & 0.195W (LRFD) FOR SMF
   - SEISMIC DESIGN CATEGORY . . . . . = D
   - IMPORTANCE FACTOR (I) . . . . . = 1.0
   - REDUNDANCY FACTOR RHO (ρ) . . . . . = 1.3
   - SITE CLASS . . . . . = D-DEFAULT
   - LAT, LONG . . . . . (37.750005, -122.42576)
   - MAPPED VALUES . . . . . Ss = 1.5
   - S1 = 0.6
   - SEISMIC VALUES . . . . . SDs = 1.2
   - SD1 = 0.6
   - STRUCTURAL SYSTEM FACTOR . . . . . R = 8 SMF
   - ANALYSIS PROCEDURE . . . . . LINEAR STATIC
5. WIND LOADS (ASCE 7-16):
   - EXPOSURE CATEGORY . . . . . = C
   - BASIC WIND SPEED (V) . . . . . = 95mph

FOUNDATION:

INSTALLATION OF THE FOUNDATION FOOTINGS OR PIERS WITH RESPECT TO THE DEPTH BELOW FINISHED OR NATURAL GRADE SHALL BE AT A MINIMUM ACCORDING TO THE FOUNDATION DETAILS ON THESE PLANS. FIELD DISCOVERED CONDITIONS MAY NECESSITATE DEEPER FOUNDATIONS.

THE FOUNDATION SHALL BE INSPECTED BY THE STRUCTURAL ENGINEER PRIOR TO POURING OF CONCRETE.

ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.

ALL BACKFILL WITH ENGINEERED FILLS SHALL BE COMPACTED TO 95% RELATIVE DENSITY.

CONCRETE:

1. CONTRACTOR SHALL SUBMIT FOR REVIEW BY THE ARCHITECT THE CONTRACTOR'S PROPOSED CONCRETE MIXES, DESIGNED BY THE CONCRETE SUPPLIER AND REVIEWED BY THE OWNER'S TESTING AGENCY. (INCLUDE INFORMATION TO SHOW CONFORMANCE WITH MATERIAL, STRENGTH, AND PROPORTIONING REQUIREMENTS OF THE CONTRACT DOCUMENTS.)
2. CONTRACTOR SHALL INFORM THE ENGINEER AT LEAST 2 DAYS PRIOR TO POURING ANY STRUCTURAL CONCRETE FOR THE OPPORTUNITY TO REVIEW THE WORK PRIOR TO PLACEMENT.
3. PROVIDE CONCRETE IN CONFORMANCE WITH THE FOLLOWING SPECIFICATIONS:

TYPE	COMPRESSIVE STRENGTH	SLUMP	W/C RATIO	UNIT WT.
STRUCTURAL SLAB	3,000 PSI	2½-3½"	0.45	145 PCF
FOOTINGS, PIERS, GRADE BEAMS & WALLS	3,000 PSI	3½-4½"	0.55	145 PCF
SLAB ON GRADE	2,500 PSI	3½-4½"	0.45	145 PCF

   A. ASTM C94 MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH.
   B. MINIMUM CONSISTENT SLUMP WITH PROPER PLACING.
   C. WATER TO CEMENT RATIO.

4. PROPORTION CONCRETE WITH A MINIMUM OF 25% AND A MAXIMUM OF 50% FLY ASH OR SLAG REPLACEMENT.
5. USE WATER THAT IS CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
6. USE ¾" AGGREGATE WHEREVER CLEARANCES PERMIT. USE ⅜" AGGREGATE ONLY WHERE NECESSARY FOR PROPER PLACING, SUCH AS IN THIN SECTIONS, ETC.
7. WHERE NOT SHOWN ON STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LOCATIONS OF SLAB AND WALL OPENINGS, SLAB EDGE LOCATIONS, INTERIOR CONCRETE WALLS AND CURBS, TOP OF FLOOR SLAB ELEVATIONS, SLAB DEPRESSIONS REQUIRED TO ACCOMMODATE FLOOR FINISH DETAILS, AND CONCRETE STAIRS.
8. PIPES, SLEEVES, AND OTHER EMBEDDED ITEMS OTHER THAN ELECTRICAL CONDUIT LESS THAT 1" DIAMETER MAXIMUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE OR INTERRUPT REINFORCING BARS UNLESS APPROVED BY ENGINEER OF RECORD.
9. ALL REINFORCING EMBEDMENTS, INSERTS, ETC. SHALL BE POSITIVELY SECURED IN PROPER LOCATION BEFORE CONCRETE IS PLACED. PROVIDE SUFFICIENT SUPPORT TO PREVENT DISPLACEMENT DURING PLACING AND FINISHING OPERATIONS.
10. ALL CONCRETE EXCEPT SLABS ON GRADE 6" THICK OR LESS SHALL BE MECHANICALLY VIBRATED SO AS TO COMPLETELY FILL THE FORMS WITHOUT CAUSING UNDUE SEGREGATION.
11. HORIZONTAL CONSTRUCTION JOINTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, AND THE HARDENED CONCRETE SURFACES SHALL BE CLEANED BY SAND-BLASTING OR OTHER APPROVED MEANS TO EXPOSE FIRMLY EMBEDDED AGGREGATES PRIOR TO POURING ADDITIONAL CONCRETE IN CONTACT WITH THESE SURFACES.
12. VERTICAL CONSTRUCTION JOINTS SHALL BE FORMED AND KEYED AND NOT OVER 60 FEET APART. VERTICAL CONSTRUCTION JOINTS THROUGH BEAMS OR SLABS SHALL BE LOCATED BETWEEN THE ¼ AND ⅓ POINTS OF THE SPAN. THE CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS SHOWING THE LOCATIONS OF ALL CONSTRUCTION JOINTS AND CONTROL JOINTS.
13. FORMS SHALL BE PROPERLY CONSTRUCTED CONFORMING TO CONCRETE SURFACES AS SHOWN ON THE DRAWINGS, SUFFICIENTLY TIGHT TO PREVENT LEAKAGE, SUFFICIENTLY STRONG AND BRACED TO MAINTAIN THEIR SHAPE AND ALIGNMENT UNTIL NO LONGER NEEDED TO SUPPORT THE CONCRETE. FORMS AND SHORING SHALL NOT BE REMOVED UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO WITHSTAND ALL LOADS TO BE IMPOSED WITHOUT EXCESSIVE STRESS, CREEP, OR DEFLECTION.
14. GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF EQUIPMENT PADS WITH MECHANICAL CONTRACTOR.
15. SHOTCRETE SHALL BE IN ACCORDANCE WITH CBC SECTION 1908:
   A. SHOTCRETE MIX DESIGN SHALL BE SELECTED TO ALLOW SUITABLE PLACEMENT PROCEDURES USING THE DELIVERY EQUIPMENT SELECTED AND SHALL RESULT IN FINISHED IN-PLACE HARDENED SHOTCRETE MEETING THE STRENGTH REQUIREMENTS OF THIS CODE. MINIMUM SHOTCRETE STRENGTH SHALL BE NO LESS THAN 3,000 PSI.
   B. LAP SPLICES SHALL BE THE NONCONTACT LAP SPLICE METHOD WITH A MINIMUM CLEARANCE OF 2 INCHES BETWEEN BARS. THE USE OF CONTACT LAP SPLICES ARE PERMITTED WHEN APPROVED BY THE BUILDING OFFICIAL.
   C. SPECIAL INSPECTIONS AND TESTING SHALL BE IN ACCORDANCE WITH GENERAL NOTES "SPECIAL INSPECTION AND STRUCTURAL OBSEVATION" SECTION.

CONCRETE ENVIROMENTAL REQUIREMENTS:

USE INDUSTRIAL BY-PRODUCTS INCLUDING FLY ASH AND/OR SLAG AS SUPPLEMENTARY CEMENTITIOUS MATERIALS TO REPLACE A MAXIMUM OF 50% OF PORTLAND CEMENT (AS NOTED BELOW). USE OF BY-PRODUCTS DIVERTS MATERIAL FROM LANDFILLS WHILE REDUCING CEMENT USE AND PROVIDING A MORE DURABLE PRODUCT.

A. FLY ASH: (FLY ASH SUBSTITUTION WILL RESULT IN A REDUCTION OF UP TO 125 TO 300 LBS OF C02 EMISSIONS PER YARD OF CONCRETE)
1. CONFORMING TO ASTM C311 AND ASTM C618. CLASS C OR F (CLASS C IS PREFERRED) MAXIMUM LOSS ON IGNITION (LOI) SHALL BE LESS THAN 3%
2. THE MAXIMUM RATE OF SUBSTITUTION SHALL BE 50% BY WEIGHT OF CEMENT. HOWEVER, FOR FLATWORK, THE MAXIMUM RATE SHALL BE LIMITED TO 25%. CONTRACTOR SHALL CONTACT ENGINEER TO DISCUSS SPECIAL FINISHING PRECAUTIONS FOR FLYASH MODIFIED CONCRETE.

B. GROUND GRANULATED BLAST FURNACE SLAG(GGBFS): (GGMFS SUBSTITUTION WILL RESULT IN A REDUCTION OF UP TO 150-350 LBS OF C02 EMISSIONS PER YARD OF CONCRETE)
1. SLAG CEMENT SHALL CONFORM TO ASTM C989 OR AASHTO M302 GRADE LEVEL 100min.
2. SUBSTITUTION OF GGBFS SHALL BE MAXIMUM 50% BY WEIGHT OF CEMENT.

C. COMBINATIONS OF FLYASH AND SLAG: FLYASH AND SLAG MAY BE USED IN COMBINATION AS LONG AS THE TOTAL SUBSTITUTION DOES NOT EXCEED 50% BY WEIGHT OF CEMENT. FLATWORK LIMITATION OF 25% FOR FLYASH SUBSTITUTION SHALL APPLY.

REINFORCING STEEL:

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40 FOR #3 AND #4 STIRRUPS AND TIES, GRADE 60 FOR ALL OTHERS. REINFORCING BARS NOTED OR SHOWN AS CONTINUOUS SHALL RUN IN AS LONG LENGTHS AS PRACTICAL. IN SLAB AND BEAMS LOCATE TOP BAR SPLICES MIDWAY BETWEEN SUPPORTS, BOTTOM BAR SPLICES AT SUPPORTS. BEND AND SPLICE BARS AS NOTED IN THE DETAILS. WELDING OF REINFORCEMENT BARS SHALL COMPLY WITH AWS D1.4 STRUCTURAL WELDING CODE-REINFORCING STEEL. USE GRADE A706 UNLESS SHOWN OTHERWISE. UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
SLABS AND WALLS:	1"
BEAMS AND COLUMNS:	1½"

REINFORCING BAR:

REINFORCING STEEL SHALL BE NEW DEFORMED BARS CONFORMING TO ASTM A615:

A. #4 BARS AND SMALLER	GR40 OR GR60
B. #5 BARS AND LARGER	GR60

ALL BARS SHALL BE FREE OF LOOSE AND FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.

FIELD BENDING OF BARS THAT ARE IN PLACE IS NOT PERMITTED.

WOOD FRAMING NOTES:

ALL WOOD CONSTRUCTION SHALL BE PER CBC, CHAPTER 23.

ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR GRADE #1, EXCEPT STUDS AND JOISTS MAY BE GRADE #2, UNO AND MUST CONFORM TO THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION. REFER TO THE ARCHITECTURAL DRAWINGS FOR ANY ADDITIONAL APPEARANCE REQUIREMENTS. ALL P.T. LUMBER TO BE STAMPED BY AN APPROVED GRADING AGENCY.

WHERE WOOD IS IN CONTACT WITH CONCRETE OR MASONRY, PRESSURE TREATED DOUGLAS FIR SHALL BE USED. TREAT ALL CUT ENDS, NOTCHES, BOLT HOLES, ETC. WITH SITE APPLIED PRESERVATIVE TREATMENT.

ALL STRUCTURAL LUMBER SHALL HAVE THE FOLLOWING MAXIMUM MOISTURE CONTENT: MC<19% AT TIME OF INSTALLATION AND FABRICATION.

ALL STUD WALLS SHALL HAVE FIRE BLOCKING AT 10'-0" O.C. MAXIMUM.

UNLESS NOTED OTHERWISE, ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE WITH ⅝" DIAMETER ANCHOR BOLTS AT 4'-0"o.c. w/ 3"x3"x ¼" PLATE WASHERS.

PROVIDE MULTIPLE STUDS FOR SOLID BEARING AT THE ENDS OF MISCELLANEOUS BEAMS OR GIRDER TRUSSES WHERE POSTS ARE NOT SHOWN.

PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS.

PROVIDE SOLID BLOCKING UNDER PERPENDICULAR PARTITIONS. PROVIDE FULL DEPTH BLOCKING AT ENDS AND AT 10' O.C. MAXIMUM SPACING.

MINIMUM SPLICE NAILING OF DOUBLE PLATES TO BE AS FOLLOWS UNLESS NOTED OTHERWISE: TWELVE (12) 16d EACH SIDE OF SPLICE WITH NO ADJACENT SPLICE WITHIN 4'-0". SEE TYPICAL DETAIL ON GENERAL DETAIL SHEET.

FACE NAIL TWO PIECE BUILT-UP BEAMS WITH 16d AT 12" O.C. AT TOP AND BOTTOM TO ALTERNATE SIDES OF BEAM. PROVIDE ADDITIONAL ROW OF NAILING AT ALL BEAMS GREATER THAN 12" DEEP.

FOR SAWN LUMBER: PROVIDE 2X3 CROSS BRIDGING OR 2X SOLID BLOCKING AT A MINIMUM OF 8'-0" O.C. FOR JOISTS (CONTACT METAL BRIDGING OR EQUAL MAY BE USED) WHERE SHEATHING OR GYPSUM BOARD IS NOT APPLIED TO TOP AND BOTTOM OF JOISTS FOR ENTIRE LENGTH OF JOIST. FOR TJI TYPE JOISTS, SEE MANUFACTURERS REQUIREMENTS.

ALL PREMANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC.) SHALL BE BY SIMPSON STRONG TIE COMPANY, INC. UNLESS NOTED OTHERWISE. SEE NOTE ABOVE CONCERNING NAILING.

CONNECTORS AS CALLED ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON ICC EVALUATION REPORTS. THE ENGINEER/DESIGNER OF RECORD SHOULD EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.

RETIGHTEN ALL BOLTS BEFORE CLOSING IN.

ALL BOLTS, SCREWS, NAILS AND CONNECTORS EXPOSED TO THE WEATHER SHALL BE GALVANIZED. ALL BOLTS, SCREWS, NAILS AND CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP ZINC COATED GALVANIZED OR STAINLESS STEEL PER SECTION 2304.10.5

ALL NAILS USED IN TIMBER-TO-TIMBER CONNECTIONS SHALL BE COMMON NAILS (U.O.N.) AND NAILING SHALL CONFORM TO THE APPLICABLE BUILDING CODES. ALL NAILS CONNECTING PRE-MANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC) TO TIMBER SHALL CONFORM TO THE MANUFACTURER'S CATALOGUE AND APPLICABLE ESR REPORTS.

ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH WASHERS. NO UPSET THREADS ARE ALLOWED.

PREDRILL ALL HOLES FOR 20d AND LARGER NAILS, SPIKES AND LAG BOLTS. LEAD HOLES FOR LAGS SHALL BE AS FOLLOWS:
-SHANK PORTION: SAME DIAMETER AND LENGTH AS SHANK.
-THREADED PORTION: 60% TO 75% OF THE DIAMETER OF THE THREAD AND THE SAME LENGTH AS THREAD.

SHEATHING:

WOOD SHTG PANELS SHALL CONFORM TO PS 1-07 OR PS 2-04, EXPOSURE 1, WHICH CAN INCLUDE PWD AND OSB. FLOOR AND ROOF SHEATHING SHALL BE PLACED WITH LONG AXIS OF PANELS PERPENDICULAR TO SUPPORTS AND WITH STAGGERED END JOINTS.

ROOF – 19/32" 40/20 APA RATED SHEATHING WITH T&G EDGES (UNBLOCKED, UON), (OR WHEN 15/32" 40/20 APA RATED SHEATHING WITH T&G EDGES IS PREFERRED USE ONE PLYCLIP PER JOIST SPACE AT ALL UNSUPPORTED EDGES IF JOIST SPACING EXCEEDS 1'-4"). NAIL ALL SUPPORTED EDGES WITH 10d @ 6"; ALL OTHER INTERMEDIATE BEARINGS WITH 10d @ 12". OFFSET PANEL GRID IN ONE DIRECTION. WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES W/ MIN 10d @ 6", UON.

FLOORS – 23/32" 24 O.C. APA RATED STURD-I-FLOOR WITH T&G EDGES (UNBLOCKED, UON). NAIL ALL SUPPORTED EDGES WITH 10d @ 6"; ALL OTHER INTERMEDIATE BEARINGS WITH 10d @ 12". OFFSET PANEL GRID IN ONE DIRECTION. WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES W/ MIN 10d @ 6", UON.

WALLS – (WHERE SHOWN ON PLANS) 15/32" 32/16 APA RATED SHEATHING. BLOCK EDGES. NAIL ALL PANEL EDGES PER SHEAR WALL SCHEDULE WHERE INDICATED OR WITH 10d @ 6" U.O.N.; NAIL ALL OTHER INTERMEDIATE BEARINGS WITH 10d @ 12".

ALL SHEATHING TO BE ORIENTED STRAND BOARD (OSB) OR PLYWOOD AND STAMPED BY THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL CONFORM TO THE U.S. PRODUCT STANDARD (PS 1) WITH EXTERIOR GLUE. COMPOSITE OR NON-VENEERED PANELS SHALL COMPLY WITH NATIONAL RESEARCH BOARD REPORT NER-108, SUBFLOOR ADHESIVE: APA SPECIFICATION AFG-01. INSTALL SHEATHING AND NON-VENEERED PANELS PER APA CONSTRUCTION GUIDE, LATEST EDITION. (MINIMUM SHEET SIZE 24").

NAILING OF HORIZONTAL AND VERTICAL DIAPHRAGMS SHALL BE INSPECTED AND APPROVED BY THE CITY INSPECTOR PRIOR TO COVERING.

OSB/PLYWOOD SHEETS SHALL ABUT ALONG THE CENTERLINE OF FRAMING MEMBERS WITH NAILING NOT LESS THAN 3/8" FROM EDGE OF SHEETS AT THE FOLLOWING SPACINGS.

OSB/PLYWOOD NAILING SCHEDULE (DO NOT OVERDRIVE NAILS):

OSB/PLY LOCATION	OSB/PLY THICKNESS	NAIL SIZE	NAIL TYPE	NAIL SPACING EDGE/COLLECTOR	NAIL SPACING INTERMEDIATE
ROOF	5/8"	8d	COMM.	6"	12"
FLOOR	3/4"	10d	COMM.	6" (U.O.N.)	10"
NON-SHEAR WALL (EXTERIOR)	1/2"	8d	COMM.	6"	12"

SHEET INDEX

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ABBREVIATIONS:

A.B.	NCHOR BOLT	LONG. LONGITUDINAL
ADDT'L	ADDITIONAL	MAX. MAXIMUM
ALT.	ALTERNATE	MECH. MECHANICAL
ARCH.	ARCHITECT	MFR. MANUFACTURER
BLDG.	BUILDING	MIN. MINIMUM
BM.	BEAM	MISC. MISCELLANEOUS
BN	BOUNDARY NAIL	(N) NEW
BOT.	BOTTOM	N.I.C. NOT IN CONTRACT
C.I.P.	CAST-IN-PLACE	NOM. NOMINAL
C.J.P.	COMPLETE JOINT PENETRATION	NO. NUMBER
C.J.	CONTROL JOINT	N.T.S. NOT TO SCALE
C	ENTER LINE	O.C. ON CENTER
CLR.	CLEAR	OPNG. OPENING
CMU	CONCRETE MASONRY UNIT	ORIG. ORIGINAL
COL.	COLUMN	O.W.G. OPEN WEB JOIST
CONC.	CONCRETE	PART. PARTITION
CONST.	CONTRUCTION	PERIM. PERIMETER
CONT.	CONTINUOUS	PERP. PERPENDICULAR
DBL.	DOUBLE	P PLATE, PROPERTY LINE
DET.	DETAIL	PLY., PWD. PLYWOOD
DIA., ø	DIAMETER	PSF POUNDS PER SQUARE FOOT
DIAG.	DIAGONAL	PSI POUNDS PER SQUARE INCH
DL	DEAD LOAD	R, RAD. RADIUS
DWG.	DRAWINGS	REF. REFERENCE
EA.	EACH	RET. RETURN
EL.	ELEVATION	REINF. REINFORCING
EMBED.	EMBEDMENT	REQ'D REQUIRED
EN	EDGE NAIL	S.A.D. SEE ARCHITECTURAL DRAWINGS
EQ.	EQUAL	SCHED. SCHEDULE
EXIST.,	(E) EXISTING	S.L.D. SEE LANDSCAPE DRAWINGS
EXT.	EXTERIOR	SECT. SECTION
FDN.	FOUNDATION	SIM. SIMILAR
FIN.	FINISH	SN SHEAR NAIL
FL.	FLOOR	S.O.G. SLAB ON GRADE
FN	FIELD NAIL	SPEC. SPECIFICATION
FP	FULL PENETRATION	SQ. SQUARE
FT.	FOOT	STRUCT. STRUCTURAL
FTG.	FOOTING	SW SHEAR WALL
GA.	GUAGE	SYM. SYMMETRICAL
GALV.	GALVANIZED	T & B TOP & BOTTOM
GL.	GRIDLINE	T & G TONGUE & GROOVE
GLB	GLU-LAM BEAM	TJ TRUSS JOIST
H.S.B.	HIGH-STRENGTH BOLT	TYP. TYPICAL
HD	HOLD-DOWN	U.N.O. UNLESS NOTED OTHERWISE
HORIZ.	HORIZONTAL	VERT. VERTICAL
IN.	INCH	W/ WITH
LB.	POUND	WF WIDE FLANGE
LGS	LIGHT GUAGE STEEL	W.P. WORKING POINT
LL	LIVE LOAD	
LLH	LONG LEG HORIZONTAL	
LLV	LONG LEG VERTICAL	

San Francisco
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DATE	ISSUE
05.28.2025	PERMIT SET
08.22.2025	REVISION - 1

PROJECT NUMBER: o25006

TITLE: GENERAL NOTES

SCALE:

SHEET: S1.0

EXISTING CONSTRUCTION/ CONDITIONS:

A. SHORING: THE CONTRACTOR SHALL PROVIDE SHORING WHEREVER NECESSARY TO ALLOW INSTALLATION OF THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL SHORING AND TEMPORARY WORK REQUIRED THROUGHOUT THE PROGRESS OF THE WORK.

B. EXISTING CONSTRUCTION: EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM LIMITED VISUAL BSERVATIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD OF ALL EXCEPTIONS AND RECEIVE DIRECTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

C. DEMOLITION: THE REMOVAL, CUTTING, DRILLING. ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND WITH APPROPRIATE TOOLS IN ORDER TO NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED DEMOLITION.

D. GEOTECHNICAL CRITERIA:

1. DESIGN OF FOUNDATION IS BASED ON PRESCRIPTIVE SOIL PARAMETERS PER CBC 2022.

2. ALLOWABLE SOIL BEARING PRESSURE:
   DEAD + LIVE: 1500 psf
   DEAD + LIVE + WIND OR SEISMIC: 2000 psf

   COEFFICIENT OF FRICTION: 0.3
3. PASSIVE PRESSURE: 100 pcf

4. MODULUS OF SUBGRADE REACTION: 250 pcf

WATERPROOFING:

WHERE STRUCTURAL DETAILS INDICATE ANY WATERPROOFING OR VENTILATION ITEMS, THEY ARE SCHEMATIC ONLY AND FOR THE PURPOSE OF ASSISTING IN SHOWING A COMPLETE STRUCTURAL DETAIL. REFER ONLY TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR THE COMPLETE DESCRIPTION OF ALL REQUIRED WATERPROOFING AND VENTILATION SYSTEMS.

CAST-IN-PLACE ANCHORS IN NEW CONCRETE:

FOR ALL SHEAR WALL SILL ANCHORS INTO NEW CONCRETE USE 5/8" DIAMETER ANCHOR BOLTS WITH 7" MIN EMBEDMENT, U.O.N. SPACE ANCHORS PER SHEAR WALL SCHEDULE.
FOR ALL SHEAR WALL TIE-DOWN ANCHORS INTO NEW CONCRETE SEE TIE-DOWN SCHEDULE FOR ANCHOR TYPE, DIAMETER, AND EMBEDMENT.

ADHESIVE DOWELS TO EXISTING CONCRETE:

PER ACI 318-19 (SECTION D.2.2) ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT TIME OF ANCHOR INSTALLATION. FOR INSTALLATIONS SOONER THAN 21 DAYS CONSULT ADHESIVE MANUFACTURER.
ADHESIVE ANCHORS SHALL BE ONE OF THE FOLLOWING:

- "SET XP" ADHESIVE SYSTEM BY SIMPSON STRONG-TIE COMPANY, INC. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND ICC EVALUATION REPORT ESR-2508.
- "SET 3G" ADHESIVE SYSTEM BY SIMPSON STRONG-TIE COMPANY, INC. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTION AND EVALUATION REPORT ESR-4057

MINIMUM HOLE SIZE AND EMBEDMENT SHALL BE AS FOLLOWS, U.O.N. ON THE DRAWINGS. HOLE SIZE SHALL BE 1/8" GREATER THAN DIAMETER OF DOWEL/ALL-THREAD-ROD. REMOVE DUST FROM HOLE WITH COMPRESSED AIR AND A NYLON BRUSH IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

FOR ALL SHEAR WALL SILL ANCHORS INTO EXISTING CONCRETE USE 5/8" DIAMETER ALL-THREAD-ROD WITH 7" MIN EMBEDMENT, U.O.N. SPACE ANCHORS PER SHEAR WALL SCHEDULE.

FOR ALL SHEAR WALL TIE-DOWN ANCHORS INTO EXISTING CONCRETE SEE TIE-DOWN SCHEDULE FOR ANCHOR TYPE, DIAMETER, AND EMBEDMENT.

PRESERVATIVE TREATMENT:

FRAMING MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE, BUT NOT IN CONTACT WITH THE GROUND SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD U1 & M4.

DIMENSIONAL LUMBER:

DIMENSIONAL LUMBER SHALL CONFORM TO THE FOLLOWING MINIMUM GRADES AND SHALL BE DOUGLAS FIR AS FOLLOWS:
-SILLS AND LEDGERS ON CONCRETE OR CONCRETE BLOCK-DOUGLAS FIR-PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
-RAFTERS, JOISTS, STUDS, PLATES, BLOCKING, ETC. - NO.2 OR BETTER, U.O.N.
-BEAMS AND POSTS 4" AND WIDER - NO.1, U.O.N.

MANUFACTURED LUMBER:

TJI'S, PARALLAMS (PSL'S), MICROLLAMS (LVL'S), AND TIMBERSTRAND (LSL) ARE MANUFACTURED BY ILEVEL WEYERHAEUSER. U.O.N USE:
-BEAMS- 2.2E PARALLAM PSL
-RAFTERS AND JOISTS- 2.0E MICROLLAM LVL
-POSTS- 1.8E PARALLAM PSL

STRUCTURAL GLUED LAMINATED WOOD MEMBERS (GLULAMS):

"GLULAMS," (GL) SHALL BE MANUFACTURED FROM SPECIES AND GRADES OF LUMBER WHICH WILL PRODUCE DESIGN VALUES EQUAL TO OR EXCEEDING THE FOLLOWING, WHEN LOADED PERPENDICULAR TO THE WIDE FACES OF THE LAMINATIONS:

BENDING (Fb)	-TENSION ON TENSION FACE:	2400 PSI
	-TENSION ON COMPRESSION FACE:	1850 PSI
HORIZONTAL SHEAR (Fv):		265 PSI
COMPRESSION PERPENDICULAR TO THE GRAIN ON THE TENSION FACE (Fc PERP):		650 PSI
MODULUS OF ELASTICITY (E):		1,800,000 PSI

WOOD:

A. FRAMING LUMBER - DOUGLAS FIR U.O.N.;
1. JOISTS AND RAFTERS: NO. 1
2. POSTS, BEAMS, AND HEADERS: NO. 1
3. STUDS, PLATES, BLOCKS, LIGHT FRAMING AND MISC: NO. 2
4. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESERVATIVE TREATED.
5. ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% PRIOR TO FINAL FRAMING INSPECTION. SHEATHING:

B. SHEATHING:
1. ROOF SHEATHING 15/32 INCH APA RATED 24/0 EXPOSURE 1. (4 PLY MIN.) WHEN RADIANT BARRIER SHEATHINGS REQUIRED.
2. FLOOR SHEATHING: 3/4 INCH APA RATED 48/24 EXPOSURE 1. 5 PLY MIN. WITH TONGUE AND GROOVE EDGES GLUED TO SUPPORT, U.O.N. MINIMUM SHEET DIMENSION FOR PANEL SHALL BE 24"
3. WALL SHEATHING: 15/32 INCH APA C-D, INTERIOR WITH EXTERIOR GLUE. (4 PLY MIN.)

C. FRAMING HARDWARE: AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL. SIMPSON DESIGNATIONS USED.

D. NAILS: COMMON WIRE GAGE U.O.N. NAILING TO CONFORM TO CBC TABLE 2304.10.1 U.O.N.

E. BOLTS: ASTM A307. PROVIDE WASHER UNDER HEADS AND NUTS.

F. PROVIDE LATERAL SUPPORT FOR BEAMS, JOISTS AND RAFTERS AT ENDS AND POINTS OF BEARING.

G. LAG SCREWS PER ANSI/ ASME STANDARD B18.2.1 PROVIDE LEAD HOLE SAME DIAMETER AND DEPTH AS SHANK AND THEN DRILL HOLE 60% - 70% OF SHANK DIAMETER FOR THREADED PORTIONS.

H. GLUE-LAMINATED BEAMS:
1. 24FV4 FOR SIMPLE SPANS AND 24FV8 FOR CANTILEVERED AND CONTINUOUS BEAMS.
2. INDUSTRIAL GRADE TYP.
3. CAMBER TO RADIUS OF 3500' U.O.N.
4. FABRICATED WITH EXTERIOR GLUE.
5. MATERIAL SHALL BE IN ACCORDANCE WITH ANSI/AITC A190.1 AND ASTM D3737.

I. MICRO-LAMS 1.9E (LVL); PARALLEL STRAND LUMBER 2.0E (PSL) 'PARALLAM'; TIMBER STRAND 1.55E (LSL) SHALL BE MANUFACTURED BY WEYERHAEUSER OR EQUIVALENT APPROVED ICC MANUFACTURED PRODUCT.

J. I-JOIST MEMBERS SHALL BE "TJI" MANUFACTURED BY "WEYERHAEUSER" (ICC-ESR 1153, L.A. RR 25538). EQUIVALENT I-JOISTS MANUFACTURED BY "ROSEBURG" WILL BE ALLOWED (ICC-ESR 1251, LARR 25439).

K. HOLDOWNS: AS MANUFACTURED BY SIMPSON OR APPROVED EQUIVALENT

L. PRESSURE TREATED LUMBER:
1. PRESSURE TREATED D.F. SHALL BE AWPB STAMPED. AMMONIACAL COPPER QUAT (ACQ), COPPER BORON AZOLE (CBA), OR BORATE TREATED AWPA STANDARD C2, MINIMUM 0.40 PENETRATION INCISED.
2. ALL PRESERVATIVE TREATED LUMBER SHALL BE FIELD-APPLIED WITH PRESERVATIVE WHERE CUT AND DRILLED ON SITE WITH COPPER NAPHATHENATE (2% COPPER AS METAL).
3. USE HOT DIPPED GALVANIZED HARDWARE, IE. BOLTS, NAIL, ETC. FOR ALL ATTACHMENT TO ACQ OR CBA TREATED MEMBERS.
4. PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED PER CBC SECTION 2304.10.5.1

M. ALL WEYERHAEUSER MANUFACTURED WOOD PRODUCTS USED IN APPLICATIONS REQUIRING NON-COMBUSTIBLE MATERIAL, SHALL BE TREADED WITH WEYERHAEUSER FLAK JACKET.

N. PROVIDE PARALLAM PLUS PSL WHERE PSL IS SPECIFIED IN PLANS WHERE PSL FRAMING MEMBER IS USED AT AN EXTERIOR APPLICATION OR EXPOSED TO WEATHER.

CARPENTRY:

PROVIDE 4X6 OR 6X6 HEADERS OVER ALL EXTERIOR WALL DOOR AND WINDOW OPENINGS U.O.N. (6'-0" MAX.). PROVIDE 4X6 OR 6X6 MIN. HEADERS OVER ALL DOOR AND OTHER OPENINGS (6'-0" MAX.) ELSEWHERE U.O.N. PROVIDE 2X4 (OR 2X6) CRIPPLE AND FULL HEIGHT STUD AT EACH JAMB.
PROVIDE FULL DEPTH SOLID BLOCKING BETWEEN STUDS @ 10'-0" MAX. AND BETWEEN JOISTS @ 12'-0" MAX.
ALL 2X6 STUDS SHALL BE SPACED AT 1'-4" U.O.N.

MOISTURE CONTENT AND PROTECTION:

ALL FRAMING SHALL HAVE A MOISTURE CONTENT BELOW 19% MAXIMUM UPON INSTALLATION. FINISHES SHALL NOT BE INSTALLED OVER DIMENSIONAL LUMBER FRAMING UNTIL MOISTURE CONTENT IS BELOW 12% MAXIMUM.
MATERIALS SHALL BE PROPERLY STORED ON THE JOB SITE. MATERIALS SHALL BE STORED OFF OF THE GROUND, AND PROTECTED FROM EXPOSURE TO THE ELEMENTS.

COLD FORMED STEEL

1. ALL COLD-FORMED STRUCTURAL STEEL FRAMING AND COMPONENTS INDICATED ON THE DRAWINGS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND WITH THE LATEST EDITION OF THE AISI S100 "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".

2. SPLICES IN COLD FORMED STEEL MEMBERS ARE NOT PERMITTED WITHOUT SPECIFIC WRITTEN INSTRUCTIONS FROM THE ENGINEER.

3. COLD FORMED STEEL MEMBERS THAT ARE DAMAGED DURING SHOP FABRICATION PROCESSES, OR DURING SHIPPING, OR DURING ERECTION SHALL NOT BE REPAIRED OR REFABRICATED WITHOUT SPECIFIC WRITTEN INSTRUCTIONS FROM THE ENGINEER.

4. COLD-FORMED STRUCTURAL STEEL (CFS) MATERIALS:
   18 GA AND THINNER: ASTM A 1003 STRUCTURAL GRADE 33 (Fy=33 ksi) TYPE H
   16 GA AND THICKER: ASTM A 1003 STRUCTURAL GRADE 50 (Fy=50 ksi) TYPE H

5. COLD FORMED STEEL SHALL BE GALVANIZED PER ASTM A 653 WITH A MINIMUM COATING DESIGNATION OF G60. THE GRADE AND THE ASTM SPECIFICATION NUMBER OR OTHER SPECIFICATION DESIGNATION SHALL BE INDICATED BY PAINTING, DECAL, TAGGING, OR OTHER SUITABLE MEANS ON EACH BUNDLE OF FABRICATED ELEMENTS

THICKNESS SCHEDULE:

REFERENCE GAGE NUMBER	DESIGN THICKNESS	MINIMUM DELIVERED THICKNESS
20	0.0346"	0.033"
18	0.0451"	0.043"
16	0.0566"	0.054"
14	0.0713"	0.068"
12	0.1017"	0.097"
10	0.1242"	0.118"

STEEL:

A. STRUCTURAL STEEL TO BE SUPPLIED DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.

B. U.O.N. STEEL SHALL BE AS FOLLOWS:

1. WIDE FLANGE SHAPES: ASTM A992
2. HOLLOW STRUCTURAL SECTIONS: ASTM A500B
3. PIPES: ASTM A53, GR. B
4. OTHER SHAPES AND PLATES: ASTM A36, ASTM A572 GR. 50 AS NOTED.
5. BOLTS: ASTM A307
6. HIGH STRENGTH BOLTS: ASTM A325, U.O.N.
7. THREADED RODS: ASTM A36, U.O.N.
8. ANCHOR RODS: F1554 GR. 36 TYP., U.O.N.
9. WELDING ELECTRODES: E-70xx U.O.N.
10. WELDED STUDS: FLUX FILLED HEADED STUDS CONFORMING TO ASTM A108 BY NELSON OR EQUAL.

C. WELDING TO CONFORM TO AWS AND TO BE PERFORMED BY CERTIFIED WELDERS.

D. BUTT WELDS ARE TO BE COMPLETE PENETRATION U.O.N. ALL FILLET WELDS SHOWN ARE MINIMUM REQUIRED BY STRESS. INCREASE WELDS TO A.I.S.C. MINIMUM SIZES BASED ON THICKNESS OF MATERIAL JOINED U.O.N.

E. STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSION POINTS OR GRID LINES, U.O.N.

F. STEEL NOT RECEIVING FIRE PROOFING SHALL BE SHOP PRIMED.

G. ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIP ZINC GALVANIZED U.O.N.

H. NON SHRINK GROUT: 7500 psi COMPRESSIVE STRENGTH, NON METALLIC CONFORMING TO ASTM 1107. MASTERFLOW 928 OR EQUAL.

I. FOR SPECIAL REQUIREMENTS FOR THE SEISMIC LOAD RESISTING SYSTEM SEE SHEETS: S7.4 AND S7.5

STRUCTURAL STEEL WELDING

1. ALL WELDING SHALL BE IN STRICT CONFORMANCE WITH THE LATEST EDITION OF AWS D1.1 AND THE 2025 CALIFORNIA BUILDING CODE.

2. ALL WELDING ELECTRODES (FILLER METAL) SHALL BE E7XXX (70 KSI), U.N.O., AND SHALL BE LOW HYDROGEN TYPES. FIELD WELDING OF FULL AND PARTIAL PENETRATION WELDS OF THE STEEL MOMENT FRAME CONNECTIONS BETWEEN MOMENT FRAME BEAMS AND MOMENT FRAME COLUMNS SHALL BE BY SHIELDED METAL ARC PROCESS USING LOW HYDROGEN ELECTRODES

3. ALL WELDS SHALL HAVE A FILLER METAL WITH CHARPY V-NOTCH TOUGHNESS OF 20 FT/LBS AVERAGE AT -20 DEGREES FAHRENHEIT AND 40 FT/LBS @ 70 DEGREES FAHRENHEIT. CERTIFY CONFORMANCE TO CHARPY V-NOTCH TOUGHNESS REQUIREMENTS WITH TESTS BY AN INDEPENDENT TESTING LABORATORY.

4. LENGTHS OF WELDS ARE EFFECTIVE LENGTHS AS SPECIFIED IN THE APPLICABLE CODE. WHERE LENGTH OF WELD IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT. ALL BUTT WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.

5. CONTRACTOR SHALL PROVIDE FIELD WELDING AS REQUIRED FOR CONSTRUCTION. WHERE FIELD WELDING IS NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY.

6. ALL SHOP WELDS SHALL BE PERFORMED BY A LICENSED FABRICATOR.

7. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE DOING & SHALL HAVE CURRENT CERTIFICATIONS BY AWS & THE CITY OF CAMPBELL.

8. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS-WELDED SURFACES THAT ARE REASONABLY SMOOTH AND UNIFORM. NO FINISHING OR GRINDING SHALL BE REQUIRED, EXCEPT WHERE CLEARANCES OR FIT OF OTHER ITEMS MAY SO NECESSITATE.

9. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW SHALL BE GROUND SMOOTH AND FLUSH WITH FINISH SURFACE OF STEEL. HOLES SHALL BE FILLED WITH WELD METAL OR BODY SOLDER AND SMOOTHED BY GRINDING OR FILING.

10. CLEAN GROOVE PREPARATION THERMAL CUTS BY GRINDING.

11. WELDS SHALL BE TERMINATED AT THE END OF A JOINT IN A MANNER THAT WILL ENSURE SOUND WELDS. WHENEVER NECESSARY THIS SHALL BE DONE BY USE OF EXTENSION BARS AND RUN OFF TABS.

12. ALL WELDED JOINTS SHALL BE PRE-QUALIFIED PER THE LATEST EDITION OF AWS D1.1. NON PRE-QUALIFIED WELDED JOINTS SHALL BE QUALIFIED BY TEST & PROCEDURE QUALIFICATION TEST RECORD INCLUDED PER THE LATEST EDITION OF AWS D1.1.

13. THE CONTRACTOR SHALL SUBMIT ALL WELDING PROCEDURE SPECIFICATIONS (WPS) TO BE USED ON THE PROJECT PER THE LATEST EDITION OF AWS D1.1. THE WPS SHALL INCLUDE ALL MANUFACTURER'S DATA SHEETS FOR ALL WELDING MATERIALS TO BE USED. THE DATA SHEETS SHALL DESCRIBE THE PRODUCTS, LIMITATIONS OF USE, RECOMMENDED WELDING PARAMETERS, AND STORAGE AND EXPOSURE REQUIREMENTS.

14. ELECTRODES SHALL BE RECEIVED AND STORED IN THE ORIGINAL, UNDAMAGED MANUFACTURER PACKAGING, UNTIL READY FOR USE. WHEN WELDING IS TO BE SUSPENDED FOR MORE THAN 8 HOURS, ELECTRODES SHALL BE REMOVED FROM THE MACHINES AND STORED IN AN ELECTRODE WIRE OVEN MAINTAINED AT A TEMPERATURE BETWEEN 250 DEGREES AND 550 DEGREES OR AS RECOMMENDED BY THE MANUFACTURER. ELECTRODES NOT CONSUMED WITHIN 24 HOURS OF ACCUMULATED EXPOSURE OUTSIDE CLOSED OR HEATED STORAGE SHALL NOT BE USED.

15. ALL BOTTOM FLANGE BACKING BARS SHALL BE REMOVED. FOLLOWING REMOVAL OF BACKING, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD METAL AND BACKWELDED UNTIL FLUSH OR WITH SLIGHT REINFORCEMENT. THE SURFACE SHALL BE GROUND SMOOTH TO A SURFACE ROUGHNESS NOT TO EXCEED 500 MICROINCHES.

San Francisco
Dept. of Building Inspection
Issued - 12/02/2025

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DATE:	ISSUE:
05.28.2025	PERMIT SET
08.22.2025	REVISION - 1

PROJECT NUMBER: o25006

TITLE:

GENERAL NOTES

SCALE:

SHEET:

S1.1

City and County of San Francisco
Department of Building Inspection

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

NOTICE

SPECIAL INSPECTION REQUIREMENTS

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

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

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

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

STRUCTURAL OBSERVATION REQUIREMENTS

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

Special Inspection Services Contact Information

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

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

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

Updated 10/05/2020

City and County of San Francisco
Department of Building Inspection

London Breed, Mayor
Patrick O'Riordan, Interim Director

Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 3829 25th Street **APPLICATION NO.** 2025-06037833 **ADDENDUM NO.** ____

OWNER NAME _____ **OWNER PHONE NO. (___)** _____

1: PROPERTY LOCATION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES ☐	NO ☑

2: AVERAGE SLOPE OF PROPERTY		
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE *(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)*	YES ☐	NO ☑

3: PROPOSED CONSTRUCTION		
CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES ☑	NO ☐
HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES ☑	NO ☐
SHORING	YES ☐	NO ☑
UNDERPINNING	YES ☐	NO ☑
GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES ☐	NO ☑
CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
RETAINING WALL:	YES ☐	NO ☑
OTHERS: _____	YES ☐	NO ☑

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: Joe Terhemen Igber
Engineer/~~Architect~~ of Record

510.891.1186 (office) — Telephone
joe@sedrconsulting.com — Email
Signature
June 13, 2025 — Date

REGISTERED PROFESSIONAL ENGINEER — JOE TERHEMEN IGBER — C 78132 Exp. 09/30/25 — CIVIL — STATE OF CALIFORNIA

Permit Services Division
49 South Van Ness Avenue, Suite 500 - San Francisco CA 94103
Phone (628) 652-3600 – www.sfdbi.org

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

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

JOB ADDRESS 3829 25th Street APPLICATION NO. 2025-0603-7833 ADDENDUM NO. ____

OWNER NAME _____ OWNER PHONE NO. (_____)

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

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

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

Prepared by: Joe Terhemen Igber Phone: (510) 891 1186
Engineer/~~Architect~~ of Record

Required information:
FAX: (_____) Email joe@sedrconsulting.com

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

APPROVAL (Based on submitted reports.)

Chu Liu, DBI BLDG STR
DEPARTMENT OF BUILDING INSPECTION
September 26, 2025

DATE — DBI Engineer or Plan Checker, Special Inspection Services Staff

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

Updated 10/05/2020

INFORMATION SHEET S-19 ATTACHMENT A — Slope Protection Checklist

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

☒ If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

☐ If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

☐ If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies in the vicinity of mapped landslides, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

☐ If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: _____ Phone: (628) _____
DBI Plan Review Engineer

Comment:

San Francisco Dept. of Building Inspection
Issued - 12/02/2025

Chu Liu, DBI BLDG STR
DEPARTMENT OF BUILDING INSPECTION
September 26, 2025

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MATHUR REMODEL & ADDITION
3829 25th STREET
SAN FRANCISCO, CALIFORNIA 94114

REGISTERED PROFESSIONAL ENGINEER — JOE TERHEMEN IGBER — No. C78132 Exp. 09-30-27 — CIVIL — STATE OF CALIFORNIA

DATE	ISSUE	
05.28.2025	PERMIT SET	
08.22.2025	REVISION - 1	1

PROJECT NUMBER: o25006

TITLE: SPECIAL INSPECTION FORMS

SCALE:

SHEET: S1.2

GRADE BEAM SCHEDULE

MARK	DIMENSION		REINFORCEMENT		STIRRUPS SPACING
	B	H	TOP BAR	BOTTOM BAR	
GB-1	2'-0"	2-0"	4#8	4#8	#4 @ 6"O.C.
GB-2	2'-0"	2-0"	4#8	4#8	#4 @ 6"O.C.

CONTINUOUS FOOTING SCHEDULE

MARK	WIDTH	DEPTH	REINFORCEMENT	TIES
CF-1	1'-6"	24" MIN.	(2)-#4 TOP & BOTTOM & EA. WAY	#3@ 6" O.C.

NOTE:

1. BOTTOM OF ALL FOOTINGS SHALL EXTEND 24", MIN. INTO BEDROCK .

PAD FOOTING SCHEDULE

MARK	SIZE (LxW)	THICKNESS	REINFORCEMENT	DEPTH
F6.0	78"X78"	18"	(6)-#6 EACH WAY TOP & BOTTOM	24" MIN.
F8.0	105"X105"	18"	(8)-#6 EACH WAY TOP & BOTTOM	24" MIN.
F3.0	72"X52"	PER DETAIL 2/S3.2	#5 @ 8" O.C. EACH WAY TOP & BOTTOM	24" MIN.

NOTE:

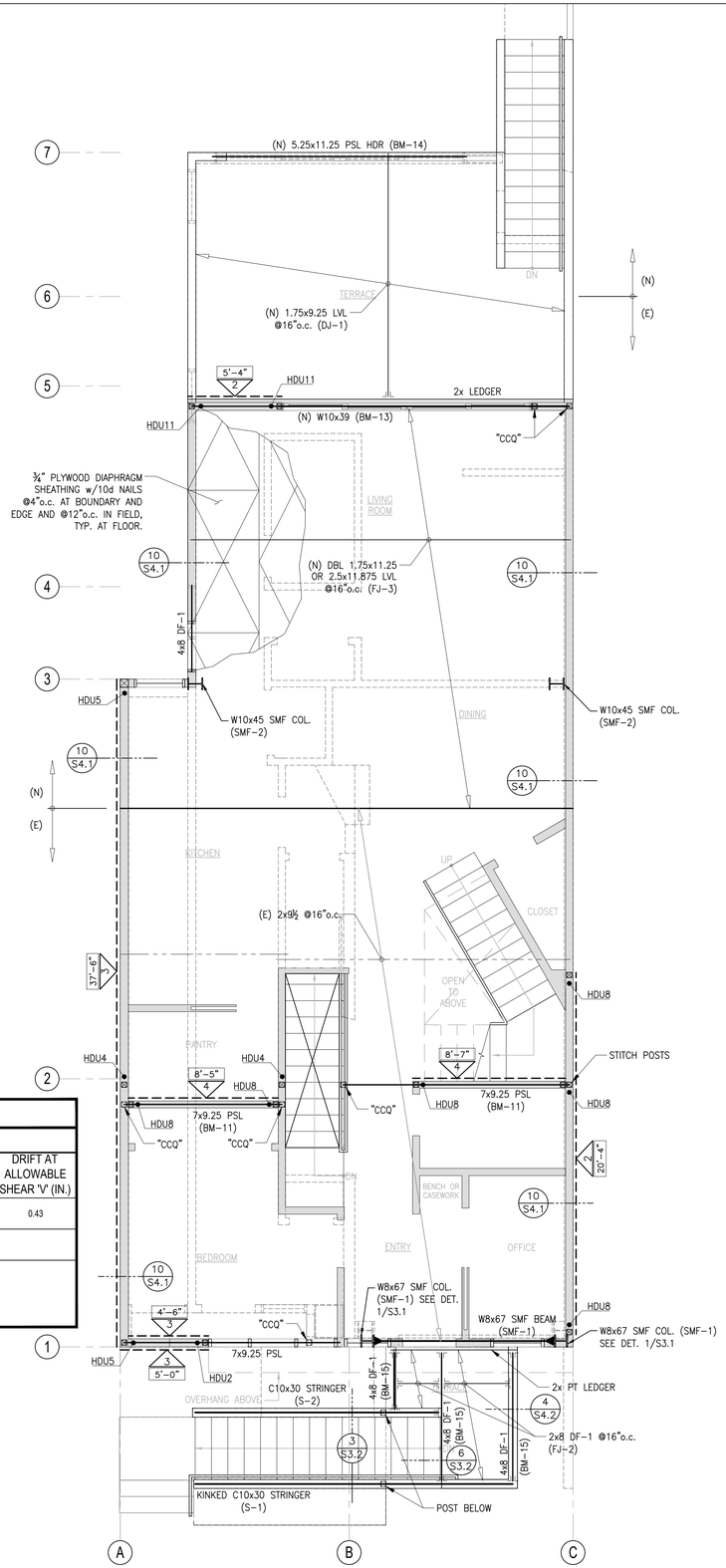
1. BOTTOM OF ALL FOOTINGS SHALL EXTEND 24", MIN. INTO FIRM CERTIFIED FILL OR BEDROCK.

SIMPSON "WSWH" STRONG WALL

BASED ON DATA FROM ICC ESR-2652

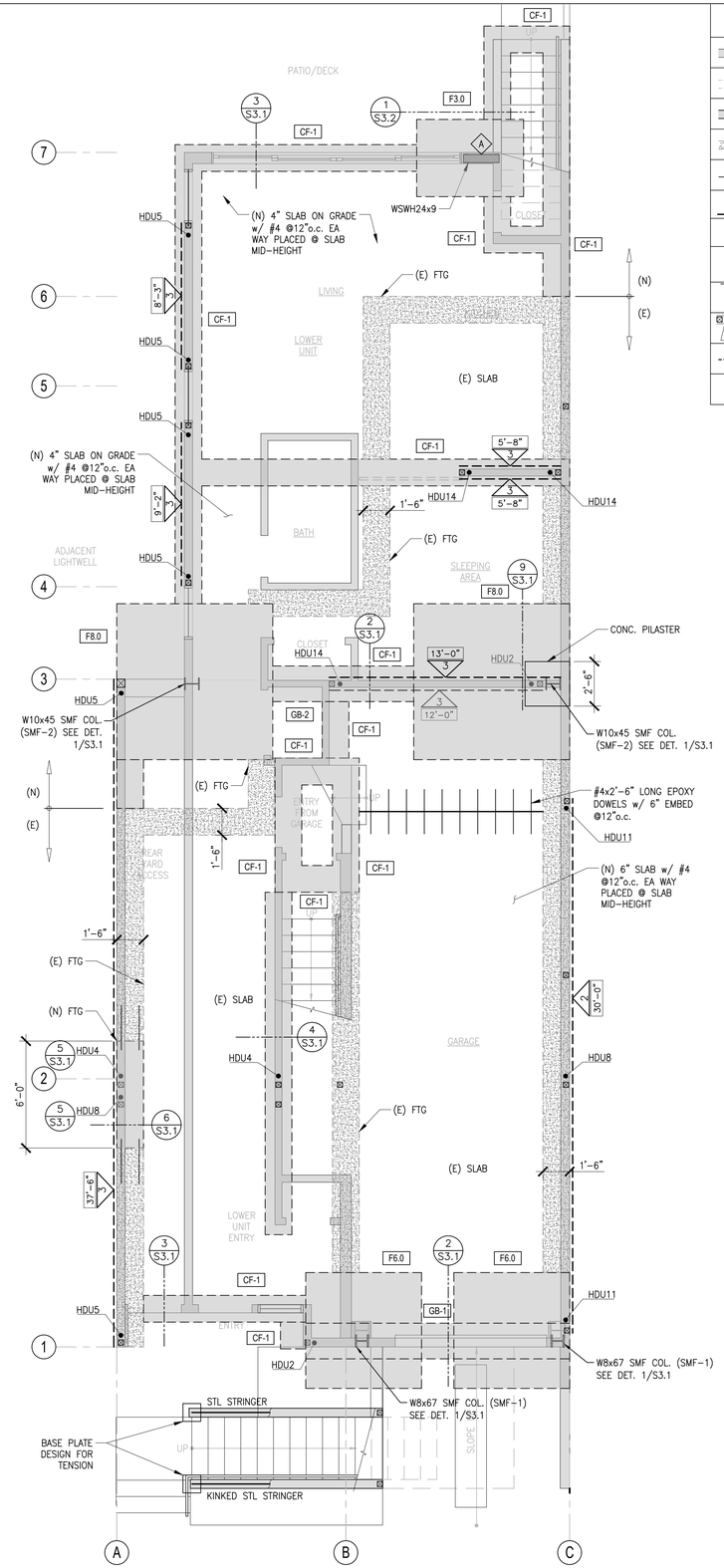
MARK	MODEL SETUP	WIDTH (IN.)	HEIGHT (IN.)	THICKNESS (IN.)	NUMBER OF FASTENERS IN TOP OF WALL	NUMBER OF MUDSILL ANCHORS	ALLOWABLE SHEAR 'V' LOAD (LB.)	DRIFT AT ALLOWABLE SHEAR 'V' (IN.)
A	WSWH 24 X 9	24"	105.25"	--	(16) SDS ¼ X 6	(2) 1" Ø HIGH-STRENGTH	5150	0.43
				--				

NOTE: 1. CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO PURCHASE AND INSTALLATION.



2 SECOND FLOOR PLAN

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



1 FIRST FLOOR FOUNDATION & FRAMING PLAN

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

LEGEND

	WALLS ABOVE
	WALLS BELOW
	NEW FOOTING/FOUNDATION
	(E) FOOTING/FOUNDATION
	HEADER BELOW
XXX = LENGTH / SW2 = TYPE	SHEAR WALL (SEE SCHEDULE & TYP DETAIL)
	POST ABOVE
	POST BELOW
	HANGERS: USE "LUS" AT TYP. JOIST, U.O.N,
HDU# / HDU#	HOLDOWN FASTENED TO EXISTING OR NEW END POST
	LEDGER STRAP SPLICE
#	SHEET NOTE

STRUCTURAL ENGINEER:

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5536 Martin Luther King Jr Way
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JOE TERHEMEN TUKER
No. C78132
Exp. 09-30-27
CIVIL
STATE OF CALIFORNIA

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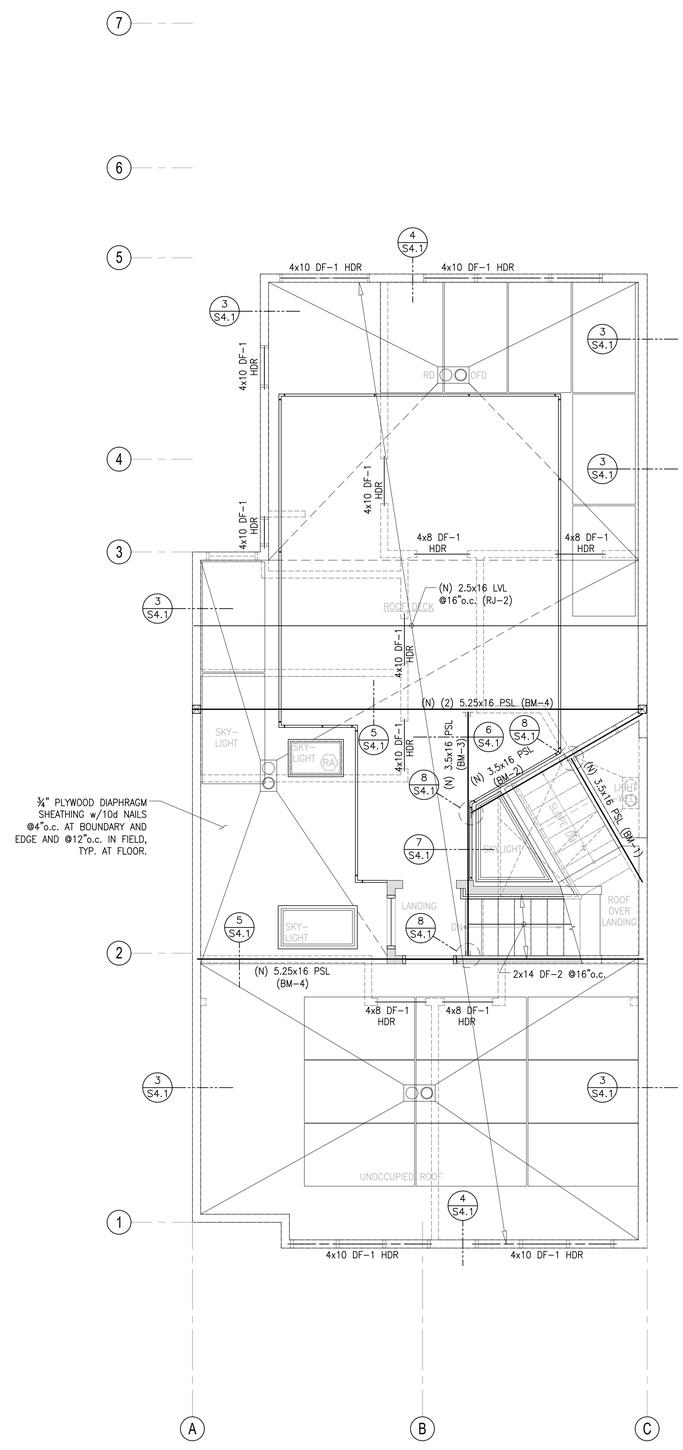
PROJECT NUMBER: o25006

TITLE: PLANS

SCALE: AS NOTED

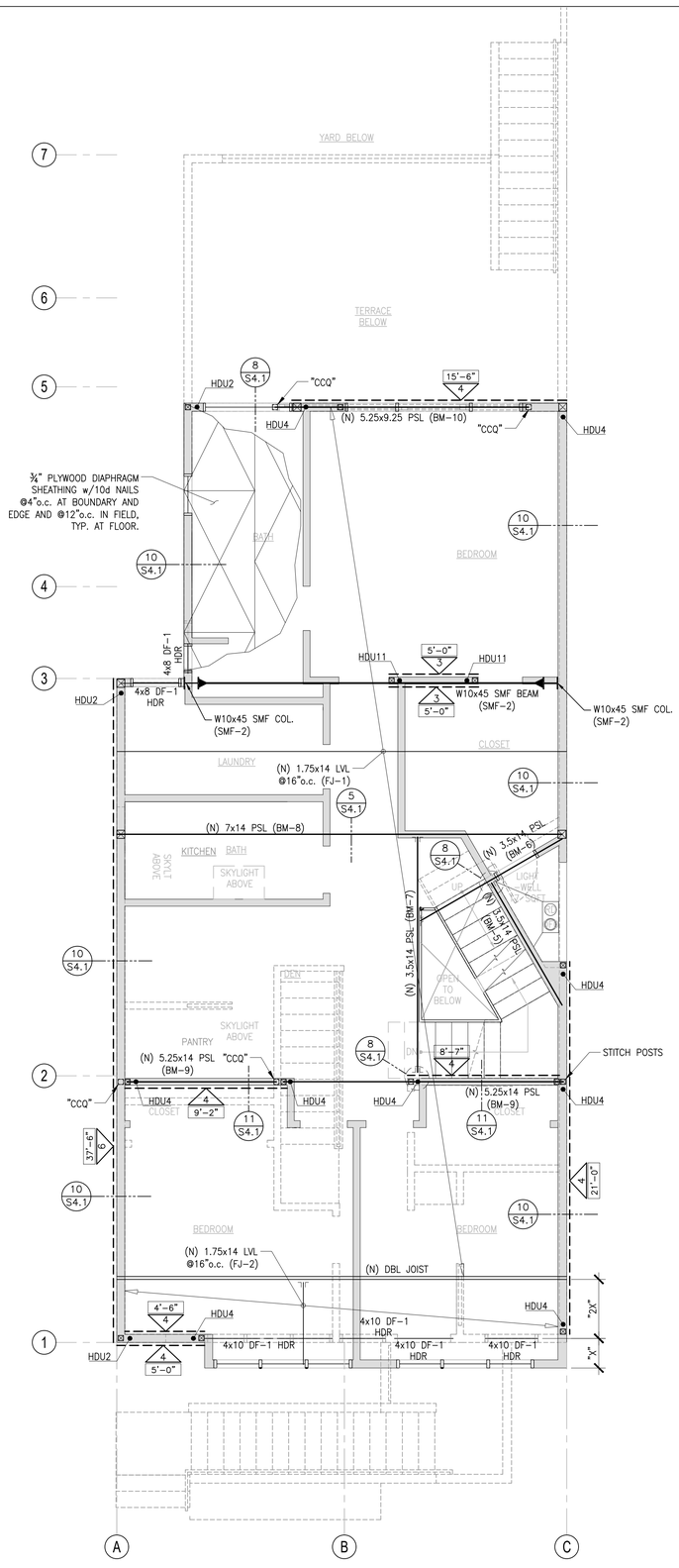
SHEET: S2.0

San Francisco
Dept. of Building Inspection
Issued - 12/02/2025



2 S2.1 ROOF/PENTHOUSE PLAN

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



1 S2.1 THIRD FLOOR PLAN

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

LEGEND

	WALLS ABOVE
	WALLS BELOW
	NEW FOOTING/FOUNDATION
	(E) FOOTING/FOUNDATION
	HEADER BELOW
xxx = LENGTH / 90 = TYPE	SHEAR WALL (SEE SCHEDULE & TYP DETAIL)
	POST ABOVE
	POST BELOW
	HANGERS: USE "LUS" AT TYP. JOIST, U.O.N,
HDU# / HDU#	HOLDOWN FASTENED TO EXISTING OR NEW END POST
	LEDGER STRAP SPLICE
#	SHEET NOTE

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IVE TERREMEN IOBER
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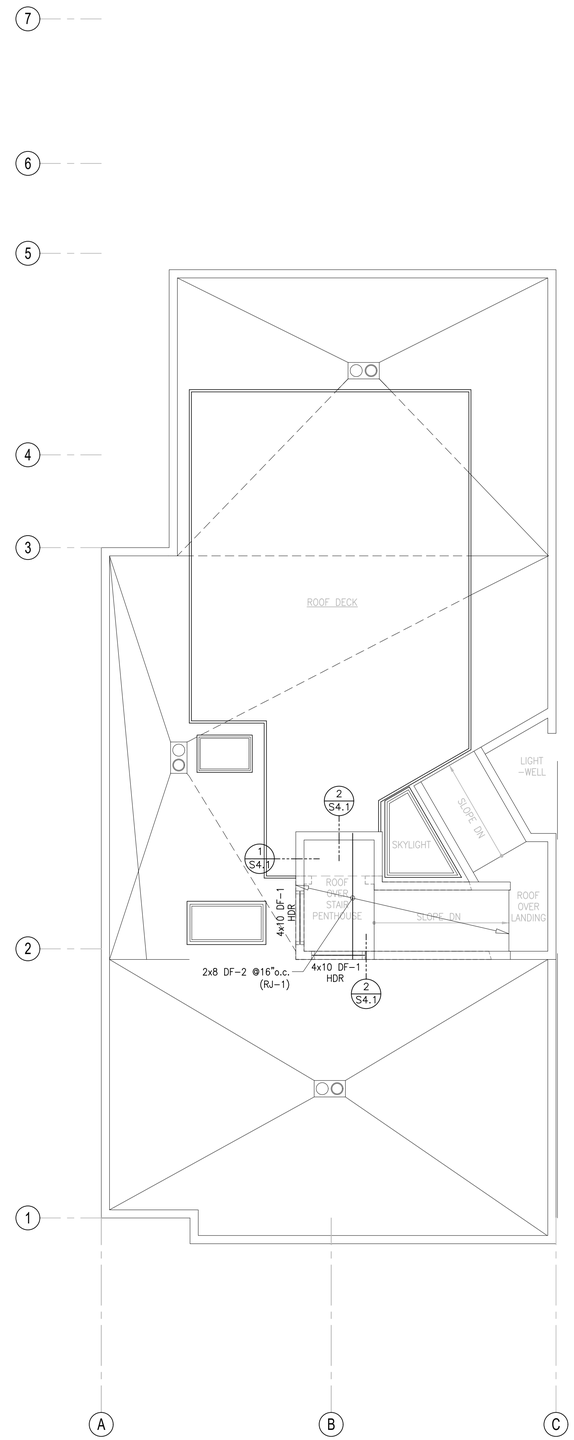
PROJECT NUMBER: o25006

TITLE: PLANS

SCALE: AS NOTED

SHEET: S2.1

San Francisco
Dept. of Building Inspection
Issued - 12/02/2025



1 S2.2 ROOF PLAN

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

San Francisco
Dept. of Building Inspection
Issued - 12/02/2025

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PROJECT NUMBER: o25006

TITLE:

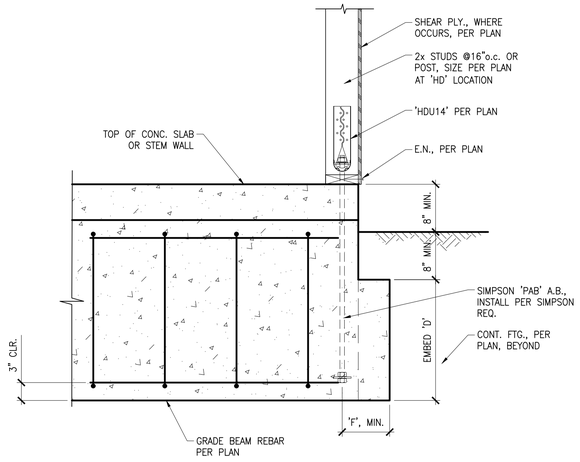
PLANS

SCALE: AS NOTED

SHEET:

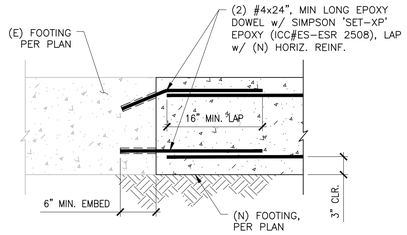
S2.2

Sheet 5 of



7 — HOLDOWN DETAIL AT NEW FOOTING

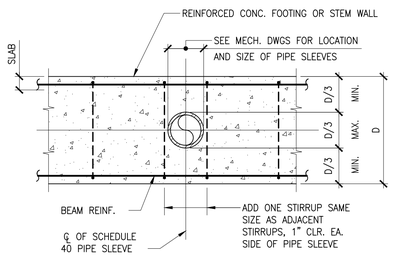
SCALE: 1"=1'-0"



5 — (N) FOOTING CONNECTION AT (E) FOOTING

SCALE: 1"=1'-0"

CASE II



CASE I

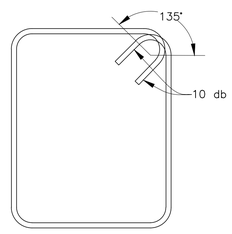
NOTE:

PENETRATIONS THRU STRUCTURAL MEMBERS ARE PERMITTED ONLY WITH THE REVIEW OF THE STRUCTURAL ENGINEER.

6 — PIPE SLEEVE THROUGH CONCRETE FOOTING OR STEM WALL

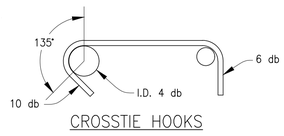
SCALE: NONE

NOTE:
STIRRUPS OR HOOPS CALLED OUT ON THE DRAWINGS MAY NEED TO BE INSTALLED IN PIECES IN ORDER TO ACCOMODATE FIELD AND EXISTING CONDITIONS. WHERE THIS NEEDS TO OCCUR EACH PIECE NEEDS TO HAVE HOOKED ENDS AS SHOWN IN THIS DETAIL.
ON DRAWINGS, WHERE A HOOP CORNER SHOWS DOUBLE HOOKS, IT MEANS THAT HOOKS LAP AT CORNER. THIS THEREFORE IDENTIFIES THE PIECES OF THE HOOPS.



HOOP HOOKS

db=BAR DIAMETER.
I.D.=INSIDE DIAMETER.



CROSSTIE HOOKS

4 — TIE/STIRRUP & BENDS

SCALE: N.T.S.

STRAIGHT & HOOKED BARS

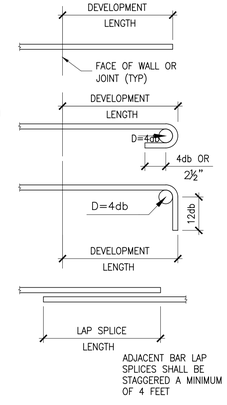
BAR SIZE	STRAIGHT BARS DEVELOPMENT LENGTH	HOOKED BARS DEVELOPMENT LENGTH	DIA. (db)
#3	13"	7"	⅜"
#4	17"	9"	½"
#5	21"	11"	⅝"
~~#7~~	~~32"~~	~~15"~~	~~⅞"~~
#8	48"	20"	1"

REINFORCING BAR SPLICE SCHEDULE

BAR SIZE	SPLICE LENGTH * CLASS A TOP BARS	CLASS A OTHER BARS	CLASS B TOP BARS	CLASS B OTHER BARS
#3	12	12	14	12
#4	15	14	20	16
#5	24	18	31	23
~~#7~~	~~62~~	~~53~~	~~89~~	~~69~~
#8	72	55	93	72

* THE ABOVE SPLICE LENGTHS SHALL BE USED UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS. IN ADDITION, A MINIMUM 48 BAR DIAMETER LAP SPLICE LENGTH IS TO BE USED IN ALL CASES

NOTE: USE THE AVERAGE LENGTH OF THE TWO SPLICE LENGTHS PROVIDED FOR CORRESPONDING BARS OF SPLICE OF TWO BARS OF DIFFERENT SIZE. IF GR60 IS USED FOR #3, #4 OR #5 BARS, INCREASE TABULATED OF DIFFERENT SIZE.



3 — DEVELOPMENT LENGTHS

SCALE: N.T.S.

HOLD DOWN SCHEDULE

HOLD DOWN TYPE (2)	POST SIZE MIN.	FRAMED FLR. BOLTS THRU FLOOR (3) (4)	FOUNDATION BOLT TO FDN. (3),(8) SIMPSON BOLTS	FOUNDATION BOLT TO FDN. (3),(8) EPOXY THREADED ROD (5),(7)	FOUNDATION SQ. PLATE WASH. SIZE (4)
HDU2	2-2x STUD WDTH	5/8" ø	SSTB16	5/8"ø W/12" MIN. EMB.	1/4"X3"
HDU4	2-2x STUD WDTH	5/8" ø	SSTB20	5/8"ø W/12" MIN. EMB.	1/4"X3"
HDU5	4x STUD WIDTH	5/8" ø	–	5/8"ø W/16" MIN. EMB.	3/8"X3"
HDU8	4x STUD WIDTH	7/8" ø	SB7/8x24	7/8"ø W/16" MIN. EMB.	3/8"X4"
HDU11	6x STUD WIDTH	1" ø	1"ø HEX HEADx16"	1"ø W/16" MIN. EMB.	1/2"X4"
HHDQ14	6x6 (6)	1" ø	1"ø HEX HEADx16"	1"ø W/16" MIN. EMB.	1/2"X4"

1. REFER TO THE PLANS FOR HOLD DOWN ASSEMBLY MARKS AND HOLD DOWN POST SIZES.
2. USE SIMPSON HOLD DOWNS, OR APPROVED EQUAL.
3. BOLTS THROUGH FLOOR AND EMBEDDED IN FOUNDATION SHALL BE A36 STEEL ALL THREADED RODS.
4. AT HOLDOWN OVER FRAMED BEAM, USE SQ. PLATE WASHERS REQ'D. FOR FDN. H.D.
5. SPECIAL INSPECTION IS REQUIRED FOR EPOXY HOLDOWN ANCHORS PER PRODUCT ICC REPORT
6. USE SIMPSON SET-3G (ESR-4057) OR EQUIVALENT
7. 6" STUD WIDTH WALL REQUIRED FOR HHDQ14
8. MAY USE CAST-IN-PLACE ANCHORS w/ NUT/WASHER/NUT (HEX NUTS AND 2 1/4"x 2 1/4"x 3/8" PLATE)
9. EPOXY THREADED RODS FOR HOLDOWNS SHALL BE INSTALLED PER EPOXY MANUFACTURES SPECIFICATIONS, AND (WHERE NOTED) TESTED PER THE FOLLOWING PROCEDURE:

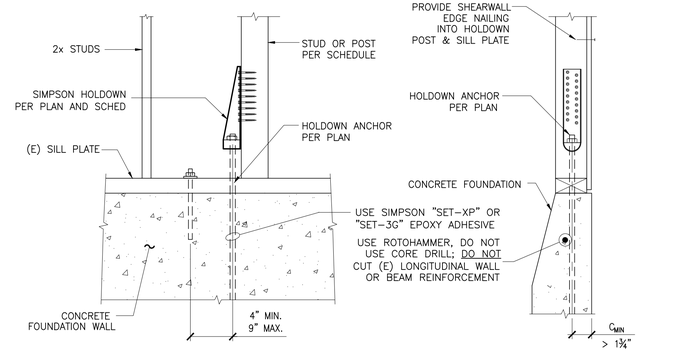
TESTING LOADS

THREADED ROD DIAMETER	DIRECT TENSION LOAD
5/8" ø	7,000 LBS
3/4" ø	8,500 LBS
7/8" ø	10,000 LBS
1" ø	12,000 LBS

TENSION RODS SHALL BE SUBJECT TO DIRECT TENSION LOAD AS SHOWN FOR FIVE MINUTES (10 PERCENT DEVIATION). THERE SHALL BE A MINIMUM 5 BOLTS OR 10 PERCENT OF THE BOLTS TESTED FOR EACH SIZE AND TYPE OF BOLT. ALL ANCHORS USED AS HOLD DOWNS SHALL BE TESTED. THE TEST APPARATUS SHALL BE SUPPORTED ON THE CONCRETE FOOTING. THE DISTANCE BETWEEN THE ANCHOR AND THE TEST APPARATUS SUPPORT SHALL NOT BE LESS THAN 75 PERCENT OF THE EMBEDMENT OF THE ANCHOR BOLT. DURATION OF FULL TEST LOAD SHALL BE 5 MINUTES.

IF ANY ANCHOR FAILS TESTING, THEN ALL OTHER ANCHORS OF THE SAME TYPE SHALL BE TESTED

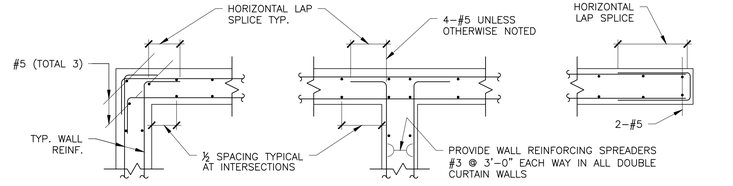
WHEN TENSION TESTING HOLDOWN ANCHORS AFTER HOLDOWN INSTALLATION, REMOVE HOLDOWN TO DO TEST, THEN EXTEND THE ANCHOR ROD USING A ROD COUPLER MIN. 2'-0" AND REINSTALL HOLDOWN AT THE NEW, HIGHER LOCATION ON THE POST



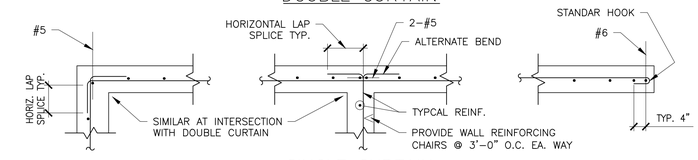
2 — HOLDOWN ANCHOR REQUIREMENTS

SCALE: NONE

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DOUBLE CURTAIN



SINGLE CURTAIN

CORNER | INTERSECTION | END

1 — TYPICAL PLAN VIEWS OF CONC. WALLS & FOOTINGS

SCALE: NONE

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STATE OF CALIFORNIA

DATE	ISSUE
05.28.2025	PERMIT SET
08.22.2025	REVISION - 1

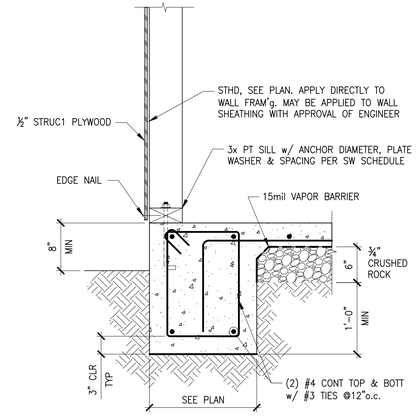
PROJECT NUMBER: o25006

TITLE: TYPICAL DETAILS

SCALE: AS NOTED

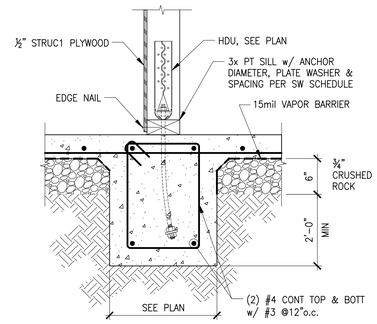
SHEET: S3.0

Sheet 6 of



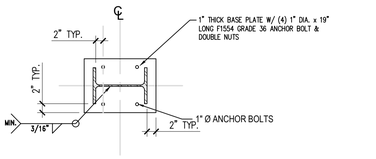
6 S3.1 SECTION AT EXT FNDN

SCALE: 1"=1'-0"

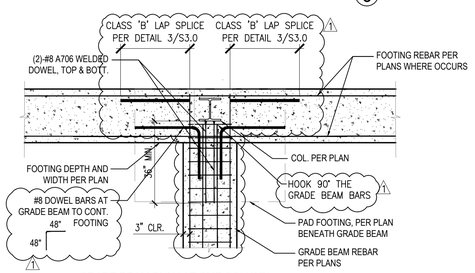


3 S3.1 SECTION @ INT FNDN

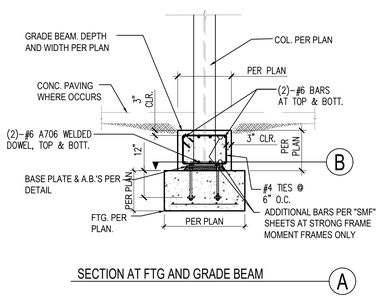
SCALE: 1"=1'-0"



SMF COLUMN BASE PLATE PLAN C



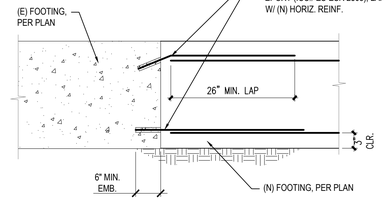
GRADE BEAM PLAN AT SMF COLUMN B



SECTION AT FTG AND GRADE BEAM A

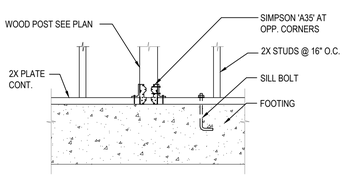
9 S3.1 SMF COLUMN FOOTING DETAILS

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

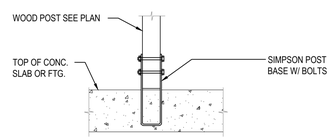


8 S3.1 (N) FOOTING CONNECTION AT (E) FOOTING

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



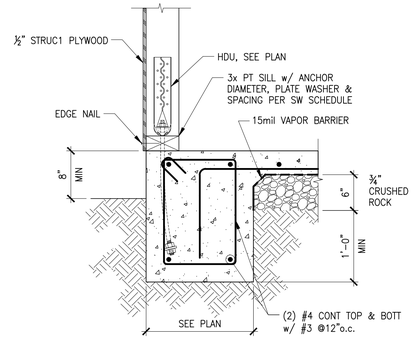
POST BASE SECTION (PART OF WALL)



ISOLATED POST BASE

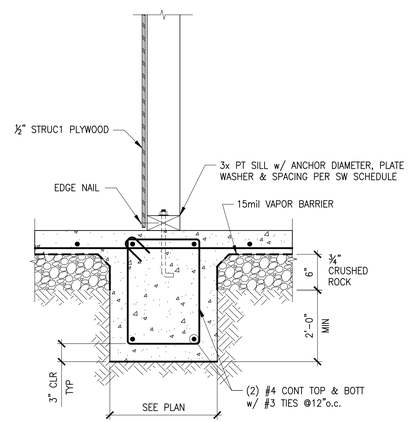
7 S3.1 TYP. POST AT BASE DETAIL

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



5 S3.1 SECTION AT EXT FNDN

SCALE: 1"=1'-0"



4 S3.1 SECTION AT INT FNDN

SCALE: 1"=1'-0"

2 S3.1 GRADE BEAM DETAIL

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

San Francisco
Dept. of Building Inspection
Issued - 12/02/2025

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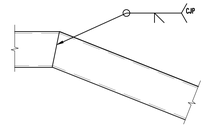
DATE	ISSUE
05.28.2025	PERMIT SET
08.22.2025	REVISION - 1

PROJECT NUMBER: o25006

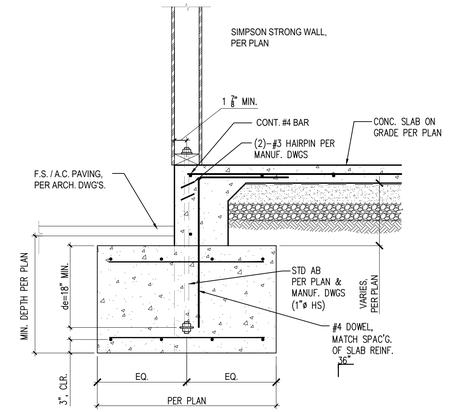
TITLE: DETAILS

SCALE: AS NOTED

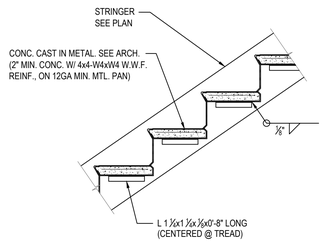
SHEET: S3.1



5 S3.2 KINKED STEEL BEAM/STRINGER DETAIL
SCALE: 3/4"=1'-0"

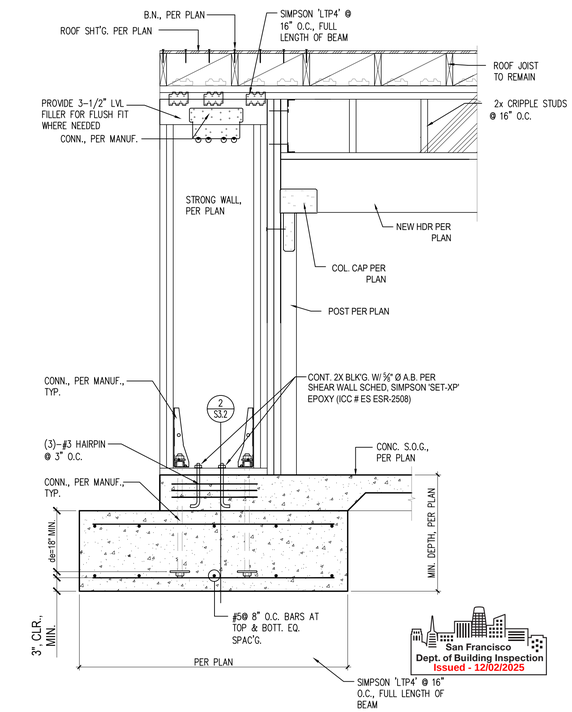


2 S3.2 SHEAR TRANSFER AT STRONG WALL
SCALE: 3/4"=1'-0"

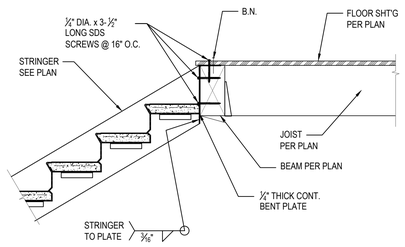


4 S3.2 TREAD TO STRINGER

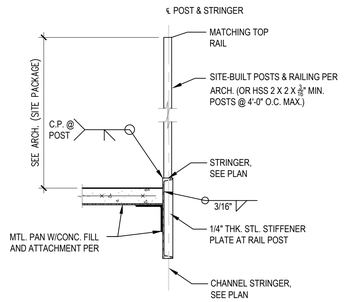
4 S3.2 TREAD TO STRINGER
SCALE: 3/4"=1'-0"



1 S3.2 CONNECTION AT SIMPSON STRONG WALL
SCALE: 3/4"=1'-0"



6 S3.2 STAIR STRINGER TO BEAM CONNECTION
SCALE: 3/4"=1'-0"



3 S3.2 TREAD TO STRINGER
SCALE: 3/4"=1'-0"

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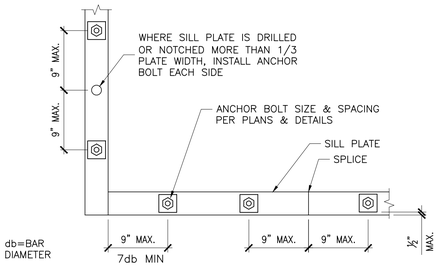
TITLE:

DETAILS

SCALE: AS NOTED

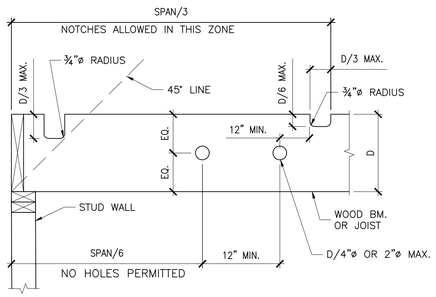
SHEET:

S3.2



7 — SILL PLATE BOLTING

SCALE: N.T.S.



NOTE: THIS DETAIL APPLIES ONLY TO UNIFORMLY LOADED, SIMPLE SPAN BEAMS AND JOISTS. FOR CANTILIVERS OR MEMBERS WITH MULTIPLE SUPPORTS, OR POINT LOADS CONSULT ENGINEER. FOR NOTCHES IN BOTTOM EDGE OF BEAM CONSULT ENGINEER.

THIS DETAIL DOES NOT APPLY TO TJI TYPE JOISTS, GLU-LAMS, AND POWERBEAMS.

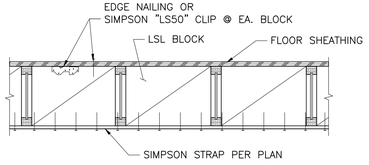
5 — HOLES & NOTCHES JOISTS & BEAMS

SCALE: N.T.S.

FASTENING SCHEDULE

(excerpt of TABLE 2304.10.2, CBC)

	CONNECTION	NAILING
2.	CEILING JOIST TO TOP PLATE; TOE NAIL	3–8d COMMON OR 3–10d BOX OR 3–3"x0.131" NAILS
5.	COLLAR TIE TO RAFTER; FACE NAIL	3–10d COMMON OR 4–10d BOX OR 4–3"x0.131" NAILS
6.	RAFTERS OR ROOF TRUSS TO TOP PLATE; TOENAIL	3–10d COMMON OR 3–16d BOX OR 4–10d BOX OR 4–3"x0.131" NAILS
8.	STUD TO STUD (NOT @ BRACED WALL PANELS), FACE NAIL	16d COMMON @24"o.c.; 10d BOX @16"o.c. OR 3"x0.131" NAILS @16"o.c.
10.	BUILT-UP HEADER (2" TO 2" HEADER); EACH EDGE FACE NAIL	16d COMMON @16"o.c. OR 16d BOX @12"o.c.
13.	TOP PLATE TO TOP PLATE, @ END JOINTS, EA SIDE OF END JOINT FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EA SIDE OF END JOINT)	8–16d COMMON OR 12–10d BOX OR 12–3"x0.131" NAILS
14.	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT @ BRACED WALL), FACE NAIL	16d COMMON @16"o.c. OR 16d BOX @12"o.c. OR 3"x0.131" NAILS @12"o.c.
16.	STUD TO TOP OR BOTTOM PLATE, TOE NAIL	4–8d COMMON OR 4–10d BOX OR 4–3"x0.131" NAILS
	END NAIL	2–16d COMMON OR 3–10d BOX OR 3–3"x0.131" NAILS
18.	TOP PLATES, LAPS @ CORNERS AND INTERSECTIONS; FACE NAIL	2–16d COMMON OR 3–10d BOX OR 3–3"x0.131" NAILS
22.	JOIST TO SILL, TOP PLATE, OR GIRDER; TOENAIL	3–8d COMMON OR 3–10d BOX OR 3–3"x0.131" NAILS
23.	RIM JOIST, BAND JOIST, OR BLK'g TO TOP PLATE, SILL OR OTHER FRAMING BELOW; TOENAIL @ 6"o.c.	3–8d COMMON OR 3–10d BOX OR 3–3"x0.131" NAILS
26.	2" PLANKS (PLANK & BEAM–FLOOR & ROOF); EA BEARING, FACE NAIL	2–16d COMMON
30.	BRIDGING OR BLK'g TO JOIST, RAFTERS OR TRUSS; EA END, TOENAIL	2–8d COMMON OR 2–10d BOX OR 2–3"x0.131" NAILS

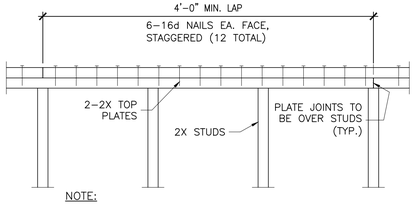


GENERAL STEEL STRAP NOTES: INSTALL STRAPS AS FOLLOWS:

1. OVER TOP OF OSB. OMIT SHEATHING NAILS UNDER STRAP
2. ON SIDE OR UNDERSIDE OF FRAMING (SEE ABOVE FOR UNDERSIDE INSTALLATION).
3. ALWAYS PROVIDE BLOCKING WHEN STRAP DOES NOT ALIGN W/FRAMING MEMBER
4. WHEN STRAP IS PARALLEL TO FRAMING, BUT DOES NOT ALIGN WITH FRAMING MEMBER, PROVIDE ADDED FULL LENGTH FRAMING MEMBER, WITH EDGE NAILING TO SHEATHING.

4 — STRAP TIE

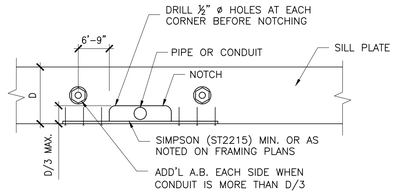
SCALE: N.T.S.



NOTE: APPLIES TO FULL LENGTH OF WALL U.O.N. AND ALL THE WAY ACROSS BLDG ALONG LINE OF WALL AND OVER OPENINGS SUCH AS DOORS AND WINDOWS.

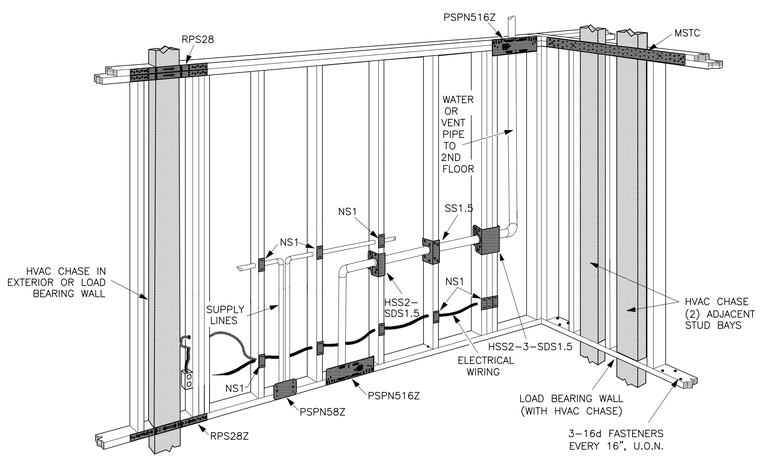
3 — TOP PLATE SPLICE

SCALE: N.T.S.



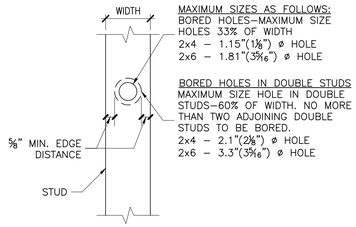
8 — HOLES & NOTCHES IN SILL PLATES

SCALE: N.T.S.

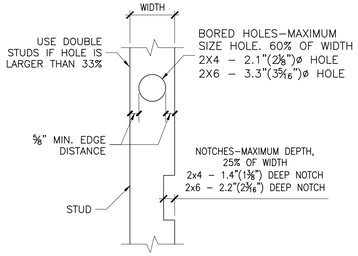


6 — STUDS REPAIR AND PROTECTION USING SIMPSON HARDWARE

SCALE: N.T.S.



EXTERIOR WALLS AND BEARING WALLS



INTERIOR NON-BEARING WALLS

PORTION OF STUD REMAINING AT NOTCHES OR HOLES SHALL BE SOUND WOOD WITHOUT EXCESSIVE STRENGTH-REDUCING PROPERTIES SUCH AS KNOTS, BREAKS, SPLITS, EXCESSIVE SLOPE OF GRAIN, ETC.

2 — HOLES & NOTCHES IN STUDS

SCALE: N.T.S.

SHEARWALL:

SHEARWALLS SHALL RUN AND BE CONNECTED TO UNDERSIDE OF ROOF OR FLOOR FRAMING WITH APPROVED BLOCKING AS REQUIRED IN THESE NOTES AND DRAWINGS AND SHALL CONNECT WITH FLOOR OR FOUNDATION BELOW.

WHERE SHEARWALL CONNECTIONS ARE NOT SPECIFICALLY DETAILED ON THESE DRAWINGS, CONSTRUCTION DETAILS SHALL BE PER TYPICAL OR SIMILAR DETAILS, AND SHEARWALL SCHEDULE.

DO NOT OVERDRIVE NAILS.

BLOCK ALL EDGES OF SHEARWALL SHEATHING

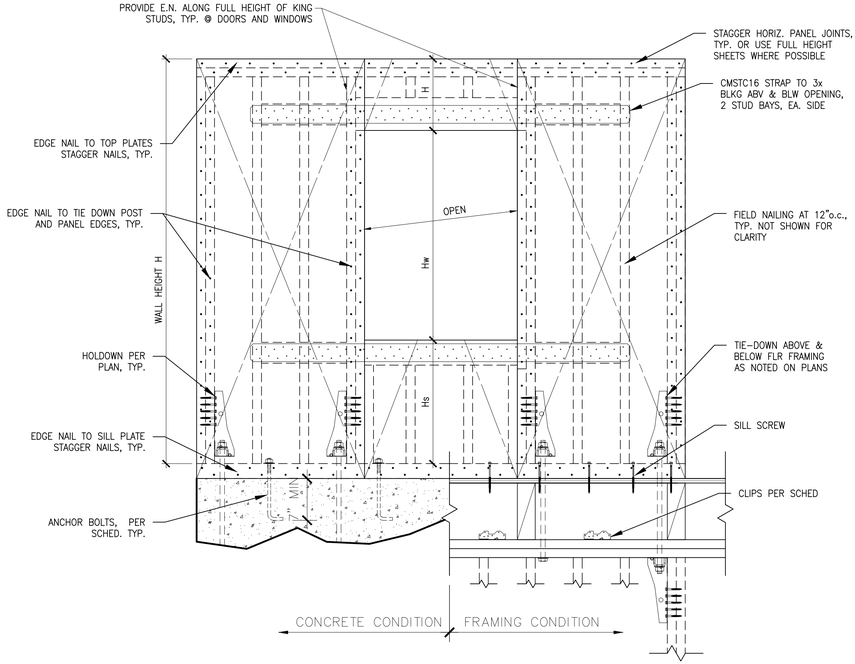
SEE S1.1 FOR HOLE AND NOTCH LIMITATIONS IN PLATES AND STUDS

SHEARWALL SCHEDULE:

TYPE	OSB/PLY	EDGE NAILING (EN)	SILL/SOLE FASTENING (SN)		JOISTS OR BLKG TO TOP PLATES OF WALL, SEE NOTE 12	SPLICING 2x STUDS @ ADJOINING PANEL EDGES, SEE NOTE 11
			TO CONCRETE	TO WOOD FLOOR		
6	15/32" PLYWD ONE SIDE	10d @6" O.C.	5/8"ø @32" O.C.	16d @4" O.C. STAGGER	A35, LTP4 OR LS50 @16"o.c.	N/A
4	15/32" PLYWD ONE SIDE	10d @4" O.C.	5/8"ø @24" O.C.	16d @3" O.C. STAGGER	A35, LTP4 OR LS50 @12"o.c.	16d @ 4"o.c.
3	15/32" PLYWD ONE SIDE	10d @3" O.C.	5/8"ø @16" O.C. OR 3/4"ø @ 24"O.C.	SIMPSON SDS1/4 SCREW @6" O.C. EMB 3" MIN.	A35, LTP4 OR LS50 @8"o.c.	SDS ¼"x3" @ 6"o.c.
2	15/32" PLYWD ONE SIDE	10d @2" O.C.	3/4"ø @ 16" O.C.	SIMPSON SDS1/4 SCREW @4" O.C. EMB 3" MIN.	A35, LTP4 OR LS50 @6"o.c.	SDS ¼"x3" @ 4"o.c.
F-F / 4 / F-F	DENOTES DOUBLE SIDED SHEAR WALL. APPLY THE ABOVE SCHEDULED REQUIREMENTS TO EACH SIDE AND DOUBLE SILL FASTENING AND JOISTS/BLOCKING TO TOP PLATES CONNECTORS.					

NOTES: NOTES:

1. THIS SCHEDULE IS BASED ON ANSI/AWC SDPWS 2021 TABLE 4.3A.
2. 10d SHEATHING NAILING SHALL BE: 3"x0.148" COMMON, OR 3"x0.128" GALVANIZED BOX. (SEE WOOD NOTES FOR ADTL. NAILING INFO)
3. THIS SCHEDULE SHALL APPLY TO NAILING AT ALL STUDS, AT PLYWOOD JOINTS, TOP AND BOTTOM PLATES AND BLOCKING.
4. NAILING AT INTERMEDIATE MEMBERS SHALL BE SPACED AT 12"o.c.
5. STRUCTURAL 1 PLYWOOD SHALL BE APPLIED OVER STUDS SPACED AT 16" O.C. (SEE SHEARWALL NOTES)
6. ALL EXTERIOR FOOTING SILL PLATES SHALL HAVE AS A MINIMUM 5/8"x12" ANCHOR BOLTS AT 48" O.C. (8" MIN. EMBEDMENT INTO CONCRETE) U.O.N. IN THE TABLE ABOVE. (SEE WOOD NOTES)
7. FOUNDATION SILL PLATES SHALL NOT BE LESS THAN 3x MEMBER WHEN NAILING IS 4"o.c. OR LESS.
8. SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE VERTICALLY OR HORIZONTALLY STAGGERED SPLICES AT CONTINUOUS HORIZONTAL JOINTS. THE BLOCKING SHALL BE 3x MEMBER OR THICKER.
9. USE DOUBLE 2x RIM BOARD OR BLOCKING (OR JOISTS) AT SHEAR WALLS WITH EDGE NAIL OF 4" OR LESS.
10. USE TRIPLE 2x RIM BOARD OR BLOCKING (OR JOISTS) AT SHEAR WALLS WITH EDGE NAIL OF 2" OR DOUBLE SIDED SHEARWALLS.
11. USE 3x NOMINAL STUDS AT ADJOINING PANEL EDGES FOR ALL SHEAR WALLS WITH EDGE NAILING AT 4"o.c. OR LESS (ALTERNATIVELY, 2–2x STUDS MAY BE SPLICED TOGETHER PER SCHEDULE ABOVE, STAGGER SCREWS).
12. PANEL EDGE NAILING SHALL BE STAGGERED FOR ALL SHEAR WALL WITH EDGE NAILING AT 4"o.c. OR LESS
13. WHERE PANELS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"o.c., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. IN ADDITION, TOP MEMBER OF DOUBLE TOP PLATE SHALL BE 3x.
14. INSTALL CLIP APPROXIMATELY IN CENTER OF JOIST BAY. SEE BELOW FOR ADDITIONAL INFORMATION. INCLUDING SIZE AND ORIENTATION OF STRUCTURAL 1 PLYWOOD SHEETS.



SMAL WINDOW CONDITION IN S.W.

SMALL WINDOW CONDITION OCCURS WHEN:
1. Hw/lp (SHORT SIDE) < 2 AND
2. Hs > 0.33 H
3. H_s > 0.25 h

LARGE WINDOW OR DOOR NOTES:
1. ALL NAILS SHALL HAVE A MINIMUM EDGE DISTANCE OF ⅜".
2. PROVIDE 3x STUDS AS NOTED ON SHEARWALL SCHEDULE.
3. PROVIDE BOUNDARY NAILING (E.N.) AT ALL POSTS, ENDS OF WALLS AND EDGES OF ALL OPENINGS FULL HEIGHT.
4. LENGTH OF ALL PLYWOOD SHEETS SHALL RUN PARALLEL TO STUDS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. SEE S.W. SCHEDULE FOR NAILING REQUIREMENTS AT PANEL EDGES.
6. VERTICAL JOINTS OF PLYWOOD SHALL BE STAGGERED.
7. PLYWOOD MAY BE LINED IN A HORIZONTALLY STAGGERED PATTERN ONLY IF APPROVED BY THE ENGINEER.
8. NO OPENINGS IN SHEAR WALL PANELS ARE ALLOWED UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL PLANS.

1 — TYPICAL SHEAR WALL FRAMING

SCALE: N.T.S.

STRUCTURAL ENGINEER:

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REGISTERED PROFESSIONAL ENGINEER JOE YERREMEN ISAAC No. C78132 Exp. 09-30-27 CIVIL STATE OF CALIFORNIA

DATE:	ISSUE:
05.28.2025	PERMIT SET
08.22.2025	REVISION - 1 ⚠1

PROJECT NUMBER: o25006

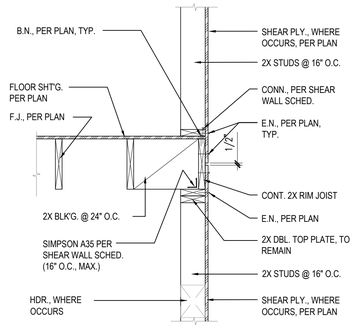
TITLE: TYPICAL DETAILS

SCALE: AS NOTED

SHEET: S4.0

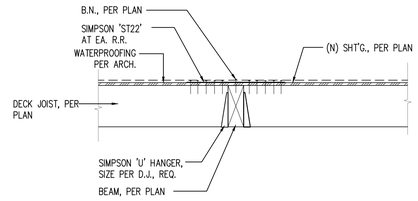
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Issued - 12/02/2025



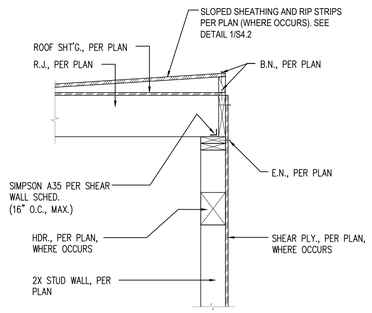
9 S4.1 SHEAR TRANSFER AT FLOOR LEVEL

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



6 S4.1 JOIST CONNECTION AT BEAM

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



3 S4.1 SHEAR TRANSFER AT ROOF

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

11 S4.1 FRAMING CONNECTION AT BEAM

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

8 S4.1 WOOD BEAM TO WOOD BEAM CONNECTION

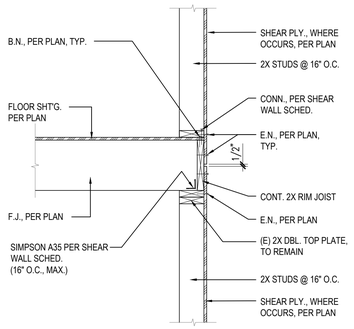
SCALE: 3/4"=1'-0"

5 S4.1 JOIST CONNECTION AT BEAM

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

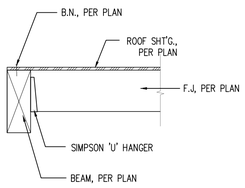
2 S4.1 SHEAR TRANSFER AT ROOF

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



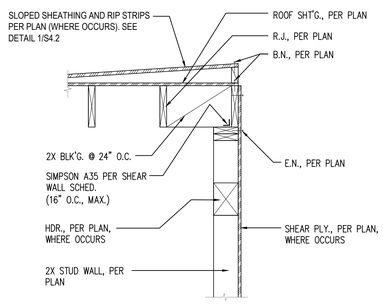
10 S4.1 SHEAR TRANSFER AT FLOOR LEVEL

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



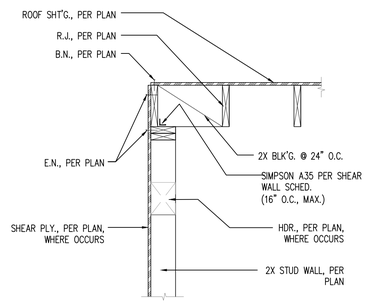
7 S4.1 FRAMING CONNECTION AT BEAM

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



4 S4.1 SHEAR TRANSFER AT ROOF

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



1 S4.1 SHEAR TRANSFER AT ROOF

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

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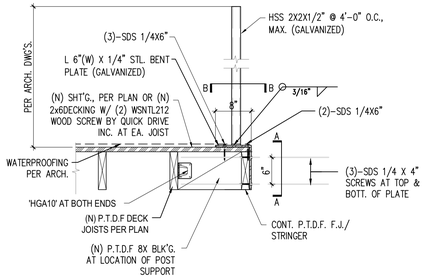
PROJECT NUMBER: o25006

TITLE: DETAILS

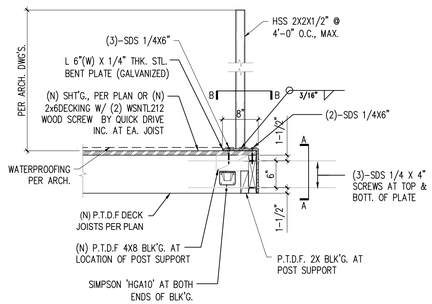
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SHEET: S4.1

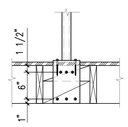
Sheet 9 of



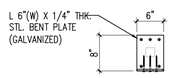
FRAMING CONNECTION AT GUARD RAIL/HAND RAIL (A)



FRAMING CONNECTION AT GUARD RAIL/HAND RAIL (B)



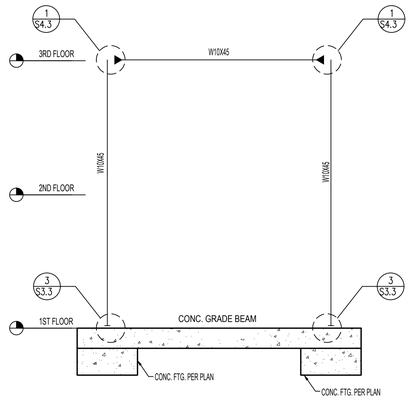
SECTION A – A



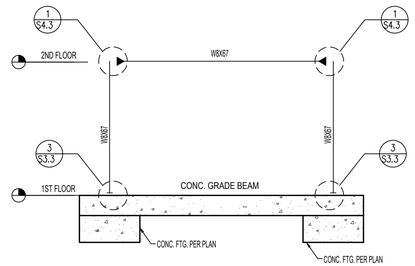
SECTION B – B

5 / S4.4 FRAMING CONNECTION AT GUARD RAIL AT DECK/STAIR

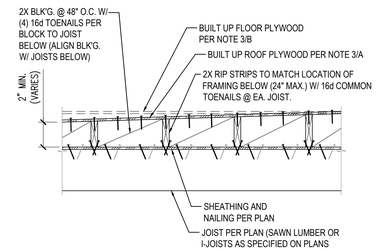
SCALE: 3/4"=1'-0"



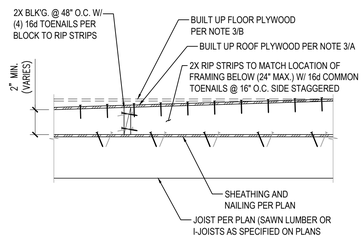
3 / S4.2 STEEL SPECIAL MOMENT FRAME ELEVATION(SMF-2)



2 / S4.2 STEEL SPECIAL MOMENT FRAME ELEVATION(SMF-1)



PERPENDICULAR TO ROOF/FLOOR FRAMING (B)



PARALLEL TO ROOF/FLOOR FRAMING (A)

NOTES:

1. DETAIL APPLIES TO ROOF OR FLOOR AS APPLICABLE
2. FOR SLOPE AT ROOF BUILT UP CONSTRUCTION SEE ARCHL. DRAWINGS
3. UNLESS OTHERWISE SPECIFIED ON PLANS, BUILT UP SHEATHING SHALL BE AS FOLLOWS:
   A. ROOF: ⅜" CDX PLYWOOD SHEATHING, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED @ 6" O.C. ALONG ALL BOUNDARIES (B.N.) AND PANEL EDGES (E.N.), 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
   B. FLOOR/OCCUPIED DECK: ¾" CDX PLYWOOD SHEATHING, SPAN RATING 48/24, NAILED WITH 8d COMMONS SPACED @ 6" O.C. ALONG ALL BOUNDARIES (B.N.) AND PANEL EDGES (E.N.), 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)

1 / S4.2 TYPICAL BUILT UP FLOOR / ROOF

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PROJECT NUMBER: o25006

TITLE:

DETAILS

SCALE: AS NOTED

SHEET:

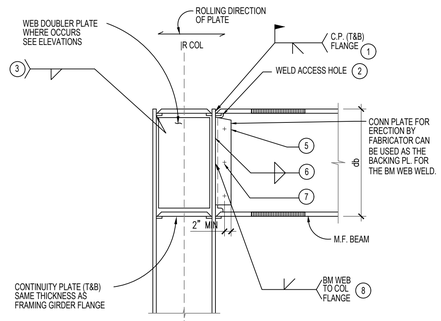
S4.2

NOTES

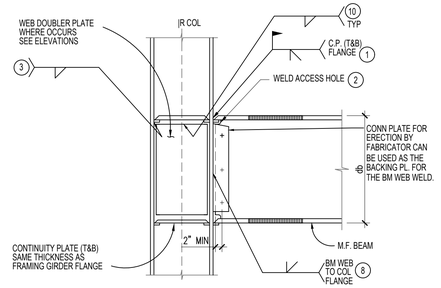
1. WELDING OF BEAMS AT STEEL FRAMES SHALL BE SEQUENCED PER THIS DETAIL
2. PRIOR TO FABRICATION, THE GIRDER AND COLUMN FLANGES SHALL BE TESTED BY ULTRASONIC METHODS FOR POSSIBLE DEFECTS IN THE VICINITY OF GIRDER TO COLUMN CONNECTIONS AND COLUMN SPLICE CONNECTIONS. ALL COLUMN FLANGE MATERIAL WITHIN THE GIRDER TO COLUMN JOINT AND FOR A DISTANCE OF NOT LESS THAN 6 INCHES BEYOND THE JOINT SHALL BE TESTED. ALL GIRDER FLANGE MATERIAL WITHIN 6 INCHES OF THE GIRDER OF COLUMN MOMENT CONNECTION SHALL BE TESTED.
3. COMPLETE PENETRATION SHOP WELDING FOR MOMENT FRAME MEMBERS SHALL BE ULTRASONICALLY INSPECTED WHERE THE FABRICATION INVOLVED THE WELDING OF PLATES HAVING A THICKNESS IN EXCESS OF 1|4".
4. AN APPROVED TESTING LABORATORY SHALL PERFORM ULTRASONIC TESTING OF COMPLETE PENETRATION FIELD WELDING. TESTING SHALL BE DONE IMMEDIATELY AFTER WELDING IS COMPLETED. A SECOND ULTRASONIC TEST SHALL BE PROVIDED NEAR THE END OF THE FIELD WELDING FOR AT LEAST 25% OF THE TYPICAL FIELD WELDING.

3 / S4.3 MOMENT FRAME WELDING SEQUENCE

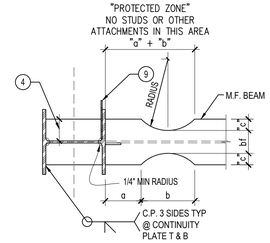
2 / S4.3 FRAMING BRIDGE @ PROTECTED ZONE



ELEVATION AT DISCONTINUED COLUMN A



ELEVATION AT CONTINUED COLUMN B



PLAN VIEW C

MOMENT FRAME CONNECTION SCHEDULE						
BEAM SIZE	LOCATION	APPROX. SPAN	a (IN)	b (IN)	c (IN)	r (IN)
W8x67	SMF-1	11'-0"	4.2	6	1	5
W10x45	SMF-2	21'-0"	4.2	6	1	5

CALLOUTS:

1. CJP GROOVE WELD AT TOP AND BOTTOM FLANGES. AT BOTTOM FLANGE, REMOVE WELD BACKING, BACKGOUGE, AND ADD |E" MINIMUM FILLET WELD OR THE ROOT OPENING PLUS |A IN, WHICHEVER IS LARGER. TOP FLANGE BACKING BAR MAY REMAIN, PROVIDED THAT THE BACKING BAR IS ATTACHED TO THE COLUMN BY A CONTINUOUS |E" FILLET WELD ON THE EDGE BELOW THE CJP GROOVE WELD.
2. SEE DETAIL QUALITY ASSURANCE PLAN FOR DIMENSION OF WELD ACCESS HOLE.
3. AISC MINIMUM CONTINUOUS FILLET WELD UNDER BACKING TYPICAL.
4. MINIMUM WIDTH TO MATCH BEAM FLANGE
5. SHEAR TAB OF THICKNESS AS REQUIRED FOR ERECTION (|3" MINIMUM THICKNESS) AND CAN BE USED AS BACKING BAR FOR BEAM WEB TO COLUMN FLANGE CJP WELD. SHEAR TAB LENGTH SHALL BE THE DISTANCE BETWEEN THE WELD ACCESS HOLES PLUS |2".
6. WELD OF SHEAR TAB TO COLUMN FLANGE IS MINIMUM 5⁄16" FILLET ON THE SIDE OF THE BEAM WEB, AND A FILLET SIZED FOR ERECTION LOADS 0⁄16" MINIMUM) ON THE SIDEAWAY FROM THE BEAM WEB. NO WELDING OF THE SHEAR TAB TO THE BEAM WEB IS REQUIRED.
7. ERECTION BOLTS: NUMBER, TYPE, AND SIZE SELECTED FOR ERECTION LOADS.
8. CJP GROOVE WELD FULL LENGTH OF WEB BETWEEN WELD ACCESS HOLES. GRIND END OF WELD SMOOTH AT WELD ACCESS HOLE.
9. REMOVE WELD TABS TO |2" MAXIMUM FROM EDGE OF CONTINUITY PLATE, GRIND END OF WELD SMOOTH (500 U-IN), NOT FLUSH. DO NOT GOUGE COLUMN FLANGE.
10. |C" FILLET WELD DOUBLER PLATE TO COLUMN WEB TOP AND BOTTOM, TYPICAL

NOTES:

1. ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION.

1 / S4.3 TYPICAL STEEL SPECIAL MOMENT FRAME CONNECTION DETAILS

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PROJECT NUMBER: o25006

TITLE:

DETAILS

SCALE: AS NOTED

SHEET:

S4.3

RESIDENTIAL RENOVATION AND ADDITION
3829 25TH STREET, SAN FRANCISCO, CALIFORNIA 94114

DRAWING LIST

A0.0	PROJECT INFORMATION
A0.1	EXISTING & PROPOSED SITE PLAN
A0.3	GREEN BUILDING SUBMITTAL FORM
A0.4A	ENERGY CALCULATIONS
A0.4B	ENERGY CALCULATIONS
A0.5A	ENERGY CALCULATIONS
A0.5B	ENERGY CALCULATIONS
A0.6	MANDATORY MEASURES
A0.7	ENERGY INSPECTION FORMS
A0.8	REQUEST FOR LOCAL EQUIVALENCY - AB 05
A1.0	LAST PERMITTED USE FLOOR PLANS
A1.1	EXISTING FLOOR PLANS / DEMOLITION PLANS
A2.0	PROPOSED FLOOR PLANS
A2.1	PROPOSED FLOOR PLANS
A2.2	PROPOSED ROOF PLAN
A2.3	GROSS FLOOR AREA DIAGRAM
A3.0	EXISTING & PROPOSED WEST ELEVATION
A3.1	EXISTING & PROPOSED EAST ELEVATION
A3.2	EXISTING & PROPOSED NORTH ELEVATION
A3.3	EXISTING & PROPOSED SOUTH ELEVATION
A3.4	EXISTING & PROPOSED SECTIONS
A3.5	PROPOSED SECTION
A6.0	REFLECTED CEILING PLANS
A6.1	REFLECTED CEILING PLAN
A8.0	CONSTRUCTION DETAILS
A8.1	CONSTRUCTION DETAILS
A8.2	CONSTRUCTION DETAILS
S1.0	GENERAL NOTES
S1.1	GENERAL NOTES
S1.2	SPECIAL INSPECTION FORMS
S2.0	PLANS
S2.1	PLANS
S2.2	PLANS
S3.0	TYPICAL DETAILS
S3.1	DETAILS
S3.2	DETAILS
S4.0	TYPICAL DETAILS
S4.1	DETAILS
S4.2	DETAILS
S4.3	DETAILS

APPLICABLE REGULATIONS & STANDARDS

- 2022 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 ENERGY CODE - TITLE 24 - CALIFORNIA CODE OF REGULATIONS
- LIFE SAFETY CODE, 2022 EDITION NFPA 72
- NFPA 16, 2022 EDITION

APPLICABLE STANDARDS:

- UL-UNDERWRITERS LABORATORIES FIRE RESISTIVE DIRECTORY-2022 EDITION
- UL-UNDERWRITERS LABORATORIES BUILDING MATERIALS DIRECTORY-2022 EDITION
- SMACNA - FIRE SMOKE AND RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS, 4TH EDITION

SCOPE OF WORK THIS PROJECT:

1 - REVISION TO PERMIT 2025 0607 7833: ADD COVERED ENTRY OVER FRONT DOOR, ADD BALCONY AT 3RD FLOOR BEDROOM, MODIFY KITCHEN AND ENTRY LAYOUT. ELIMINATE TRADESMAN'S ACCESS. ADD HOTTUB TO ROOF TERRACE.ADDITIONAL AREA OF FOUNDATION REPLACEMENT AND DETAIL CLARIFICATION

- RENOVATE EXISTING HOME. ADD LOWER LEVEL DWELLING UNIT, VERTICAL ADDITION TO ADD THIRD STORY, ADD ROOFTOP TERRACE. REMOVE AND REPLACE FRONT STAIR AND 2ND LEVEL ENTRY.

BUILDING & PLANNING DEPARTMENT NOTES:

BUILDING OWNER:	GAURAV & PUJITA MATHUR 3829 25TH STREET SAN FRANCISCO CA 94114 PHONE: 203.918.9391 EMAIL: GGMATHUR@GMAIL.COM PUJITA90@GMAIL.COM	STRUCTURAL ENGINEERING:	JOE TERHEMEN IGBER SEDR CONSULTING 5536 MARTIN LUTHER KING, JR. WAY OAKLAND, CA 94609 MOBILE: 510.525.9491 JOE@SEDRCONSULTING.COM
ARCHITECT:	TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SAN FRANCISCO CA, 94131 PHONE: 415.290.8844 TK@TKWORKSHOP.COM		

BLOCK/LOT:	6550 / 040
ZONING:	RH-2 - RESIDENTIAL HOUSE, TWO FAMILY, CENTRAL NEIGHBORHOODS S.U.D.
HEIGHT & BULK DISTRICT:	40-X
EXCAVATION:	45 CUBIC YARDS
LOT SLOPE:	3% (NOT GREATER THAN 25%)
STREET TREE:	1 TREE REQUIRED (INCREASE OF GROSS SQUARE FEET > 20%): IN-LIEU FEE DUE TO UNDERGROUND HIGH VOLTAGE, TELECOM LINE, AND OTHER UTILITIES.
BICYLE PARKING:	TWO CLASS 1 SPACES PROVIDED.
USABLE OPEN SPACE:	1199 SQUARE FEET

	EXISTING	PROPOSED
USE:	SINGLE-FAMILY DWELLING	TWO-FAMILY DWELLING
OCCUPANCY:	R-3	R-3
# OF STORIES/BASEMENTS:	2/0	3/0
TYPE OF CONSTRUCTION:	V-B	V-B
BUILDING FOOTPRINT (I.S. S-05)	1212 SQFT	1592 SQFT (380 SQFT INCREASE/1212 = 31% INCREASE)
FRONT SETBACK:	10'-0"	10'-0"
BUILDING HEIGHT:	26'-7"	34'-7"
BUILDING DEPTH:	69'-0"	77'-1"

THE BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. NONE WILL BE PROVIDED.

SEE SHEET A2.3 FOR P.C. SECTION 249.92 GROSS SQFT TABLE

SUMMARY FOR ENERGY CALCULATIONS AND SCHOOL DISTRICT FEES

	(E) AREA CONDITIONED / UNCONDITIONED	(N) AREA CONDITIONED / UNCONDITIONED	NET ADDED AREA
1ST STORY	257 CONDITIONED / 767 UNCONDITIONED	807 CONDITIONED / 489 SQFT UNCOND.	550 SQFT
2ND STORY	1135 CONDITIONED SQFT	1229 SQFT	94 SQFT
3RD STORY	0 SQFT	1207 SQFT	1207 SQFT
PENTHOUSE	0 SQFT	40 SQFT	40 SQFT
	1392 CONDITIONED / 767 UCONDITIONED	3283 / 489 SQFT	1891 SQFT

SYMBOLS

- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- WP — EXTERIOR OR WATERPROOF LIGHT FIXTURE
- WALL WASH LIGHT FIXTURE
- RECESSED CEILING MOUNTED FUXTURE
- FLORESCENT LIGHT FIXTURE
- SMOKE ALARM
- CM — CARBON MONOXIDE ALARM
- TELEPHONE
- INTERCOM
- DUPLEX OUTLET: 16" A.F.F.
- GFI — DUPLEX GFI OUTLET
- DUPLEX SWITCHED OUTLET
- DATA/TELEPHONE OUTLET
- DOUBLE DUPLEX, COUNTER HT
- DOUBLE DUPLEX OUTLET: 16" A.F.F.
- COUNTER HEIGHT DUPLEX OUTLET
- HALF SWITCHED DUPLEX OUTLET
- DIRECTIONAL EXIT SIGN
- FAN
- THERMOSTAT
- SWITCH
- DIMMER SWITCH
- 3-WAY SWITCH
- XXX — DOOR TAG
- FT—IN — CEILING HEIGHT TAG
- ELEVATION
- P / X — FIXTURE TAG, P—PLUMBING, E—EQUIPMENT
- # — DRAWING REVISION TAG
- X / X — DETAIL KEY
- X / DRAWING / X — INTERIOR ELEVATION KEY
- X / X — SECTION/ELEVATION KEY

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CIRCUMSTANCES TO THE ARCHITECT PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES

3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.

5. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.

6. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

7. PROVIDE FIRE-BLOCKING AND DRAFT STOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS PER 2022 CBC 708, 717.2 AND 717.3. FIRE BLOCKING AND DRAFT STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS

A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
B) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
C) IN OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

8. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH 2022 CBC SECTION 719.

9. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.

10. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.

11. PROVIDE ALL LIGHTS, GUARDRAILS, BARRICADES, SIGNS AND PROTECTIVE MEASURES AS MAY BE REQUIRED BY THE OWNER, LOCAL AUTHORITIES, OR OTHERS HAVING JURISDICTION.

12. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.

13. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHER WISE NOTED.

14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS. PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.

15. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT. CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES

17. ALL CHANGES IN FLOOR MATERIALS OCCUR AT THE CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE NOTED.

18. WINDOW SIZES ON DRAWINGS ARE NOMINAL, REFER TO MANUFACTURES FOR ACTUAL ROUGH OPENING DIMENSIONS.

19. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS

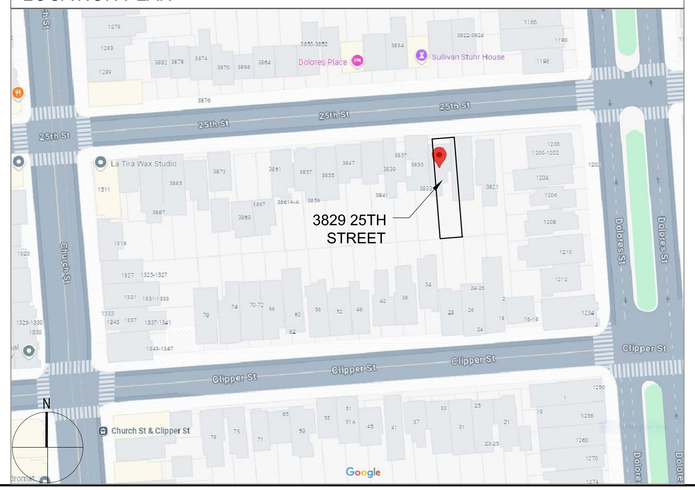
20. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18" OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.

21. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC SECTION 2406.3.

22. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS:
907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.

23. PER 1009.6.3 ENCLOSURES UNDER STAIRWAYS. THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE.
EXCEPTION: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.

LOCATION PLAN



ABBREVIATIONS:

A.C.	AIR CONDITIONING	FIN.	FINISH	PLAS.	PLASTER
A.C. TILE	ACOUSTIC TILE	FIXT.	FIXTURE	PLYWD.	PLYWOOD
ACCESS.	ACCESSIBLE	F.L.	FLOW LINE	POL.	POLISHED
ACOUST.	ACOUSTICAL	FLASH.	FLASHING	PR.	PAIR
A.D.	AREA DRAIN	FLUOR.	FLUORESCENT	PRCST.	PRECAST
ADJ.	ADJACENT	F.O.	FACE OF	PT.	POINT
ADJUST.	ADJUSTABLE	F.O.C.	FACE OF CONCRETE	P.T.D.	PAPER TOWEL DISPENSER
A.E.S.	ABOVE EXISTING SLAB	F.O.F.	FACE OF FINISH	PTD.	PAINTED
A.E.S.S.	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	F.O.S.	FACE OF STUDS	P.T.D./R.	PAPER TOWEL DISPENSER RECEPTACLE COMBINATION
		F.P.	FIRE PROOF		
A.F.F.	ABOVE FINISHED FLOOR	FPRF'G	FIRE PROOFING	PTN.	PARTITION
AGGR.	AGGREGATE	F.R.	FIRE RETARDANT	P.T.R.	PAPER TOWEL RECEPTACLE
AL	ALUMINUM	F.T.	FIRE TREATED	PU.	POLYURETHANE
ALUM.	ALUMINUM	FT.	FOOT/FEET	PY.	POLYCARBONATE
APPROX.	APPROXIMATELY	FTG.	FOOTING		
ARCH.	ARCHITECTURAL	F.S.	FULL SIZE	Q.T.	QUARRY TILE
ASB.	ASBESTOS	FURR.	FURRING		
ASPH.	ASPHALT	FUT.	FUTURE	R.	RISER
@	AT			RAD.	RADIUS
		GA.	GAUGE	RCP	REFLECTED CEILING PLAN
BD.	BOARD	GALV.	GALVANIZED	R.D.	ROOF DRAIN
BITUM.	BITUMINOUS	G.B.	GRAB BAR	RDWD.	REDWOOD
BLDG.	BUILDING	G.C.	GENERAL CONTRACTOR	REF.	REFERENCE
BLK.	BLOCK	G.H.	GARMENT HOOK	REFR.	REFRIGERATOR
BLK'G	BLOCKING	GL.	GLASS	REINF.	REINFORCED
BM.	BEAM	GND.	GROUND	REG.	REGISTER
B.O.	BOTTOM OF	GR.	GRADE	REQ.	REQUIRED
BOT.	BOTTOM	GSM	GALVANIZED SHEET METAL	RESIL.	RESILIENT
		G.W.B.	GYPSUM WALLBOARD	RET.	RETARDANT
CAB.	CABINET	GYP.	GYPSUM	RGTR.	REGISTER (CASH)
C.B.	CATCH BASIN	GYPBD.	GYPSUM BOARD	RM.	ROOM
CEM.	CEMENT			R.O.	ROUGH OPENING
CER.	CERAMIC	H.B.	HOSE BIBB	R.W.L.	RAIN WATER LEADER
C.I.	CAST IRON	H.C.	HOLLOW CORE		
C.L.	CENTER LINE	HD.	HAND	S.	SOUTH
CLG.	CEILING	HDWD.	HARDWOOD	S.B.O.	SUPPLIED BY OWNER
CLKG.	CAULKING	H.M.	HOLLOW METAL	S.C.	SOLID CORE
		HORIZ.	HORIZONTAL	S.C.D.	SEAT COVER DISPENSER
		HR.	HOUR	SCH.	SCHEDULE
CLO.	CLOSET	HT.	HEIGHT	SCHED.	SCHEDULE(D)
CLR.	CLEAR	I.D.	INSIDE DIAMETER	S.D.	SOAP DISPENSER
C.M.U.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	SECT.	SECTION
CNTR.	COUNTER	INT.	INTERIOR	S.E.D.	SEE ELECTRICAL DRAWINGS
CO.	TRANSLUCENT CORIAN			SH.	SHELF
COL.	COLUMN	JAN.	JANITOR	SHR.	SHOWER
COM.	COMPACT	JT.	JOINT	SHT.	SHEET
CONC.	CONCRETE			SIM.	SIMILAR
CONN.	CONNECTION	KIT.	KITCHEN	S.M.D.	SEE MECHANICAL DRAWINGS
CONSTR.	CONSTRUCTION			S.N.D.	SANITARY NAPKIN DISPENSER
CONT.	CONTINUOUS	L	ANGLE	S.N.R.	SANITARY NAPKIN RECEPTACLE
CORR.	CORRIDOR	LAM.	LAMINATE	S.P.D.	SEE PLUMBING DRAWINGS
C.S.C.I.	CONTRACTOR SUPPLIED CONTRACTOR INSTALLED	LAV.	LAVATORY	SPEC.	SPECIFICATION
		LL	LANDLORD	SPEC'D	SPECIFIED
C.T.	CERAMIC TILE	LKR.	LOCKER	SQ.	SQUARE
CTR.	CENTER	LT.	LIGHT	S.S.D.	SEE STRUCTURAL DRAWINGS
CTSK.	COUNTERSUNK			S.S.K.	SERVICE SINK
		MANUF.	MANUFACTURER	SST.	STAINLESS STEEL
DBL.	DOUBLE	MAX.	MAXIMUM	ST.	STONE
DEPT.	DEPARTMENT	M.C.	MEDICINE CABINET	STA.	STATION
DET.	DETAIL	MDF	MEDIUM DENSITY FIBERBOARD	STD.	STANDARD
D.F.	DRINKING FOUNTAIN			STL.	STEEL
DIA.	DIAMETER	MECH.	MECHANICAL	STOR.	STORAGE
DIM.	DIMENSION	MEMB.	MEMBRANE	STRUCT.	STRUCTURAL
DN.	DOWN	MFR.	MANUFACTURER	SUSP.	SUSPENDED
D.O.	DOOR OPENING	MILL WK.	MILLWORK	SYM.	SYMMETRICAL
DRESS.	DRESSING	M.H.	MANHOLE		
DS.	DOWNSPOUT	MIN.	MINIMUM	T.	TREAD
D.S.P.	DRY STANDPIPE	MIR.	MIRROR	T.B.	TOWEL BAR
DTL.	DETAIL	MISC.	MISCELLANEOUS	TC	TOP OF CURB
DWG.	DRAWING	M.O.	MASONRY OPENING	T.C.	TERRA COTTA
		MTL.	METAL	TEMP.	TEMPERED
E.	EAST	MTD.	MOUNTED	TER.	TERRAZZO
(E)	EXISTING	MUL.	MULLION	THK.	THICK
EA.	EACH	MWC	MILLWORK CONTRACTOR	T.O.	TOP OF
E.J.	EXPANSION JOINT			T.O.C.	TOP OF CONCRETE
EL.	ELEVATION	N.	NORTH	T.O.P.	TOP OF PAVEMENT
		(N)	NEW	T.O.S.	TOP OF SLAB
ELEC.	ELECTRICAL	N.I.C.	NOT IN CONTRACT	T.S.	TUBE STEEL
ELEV.	ELEVATOR	NO.	NUMBER	TYP.	TYPICAL
EMER.	EMERGENCY	NOM.	NOMINAL		
ENCL.	ENCLOSURE	N.T.S.	NOT TO SCALE	UNEQ.	UNEQUAL
E.P.	ELECTRICAL PANEL BOARD	#	NUMBER	U.O.N.	UNLESS OTHERWISE NOTED
				UR.	URINAL
EQ.	EQUAL	O.A.	OVERALL		
EQPT.	EQUIPMENT	OBS.	OBSCURE	V.I.F.	VERIFY IN FIELD
ESC.	ESCALATOR	O.C.	ON CENTER	VERT.	VERTICAL
E.W.C.	ELECTRIC WATER COOLER	O.D.	OUTSIDE DIAMETER	VEST.	VESTIBULE
		OFF.	OFFICE		
EXIST.	EXISTING	OPN'G	OPENING	W.	WEST
EXP.	EXPANSION	OPP.	OPPOSITE	W/	WITH
EXPO.	EXPOSED	OPP. HD.	OPPOSITE HAND	W.C.	WATER CLOSET
EXT.	EXTERIOR	O.S.C.I.	OWNER SUPPLIED CONTRACTOR INSTALLED	WD.	WOOD
				WDO.	WINDOW
F.A.	FIRE ALARM	P.	PAINT	W/O	WITHOUT
F.B.	FLAT BAR	PC.	PRECAST CONCRETE	WP.	WALLPAPER
F.D.	FLOOR DRAIN	PCS.	PIECES	WT.	WEIGHT
FDN.	FOUNDATION	PL.	PLATE		
F.E.C.	FIRE EXTINGUISHER CABINET	PLAM.	PLASTIC LAMINATE		
F.H.C.	FIRE HOSE CABINET				

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ISSUE:	DATE:
ISSUED FOR PLANNING REVIEW	02.05.2025
ISSUED FOR PERMIT	05.20.2025
PLAN CHECK REVISION	08.20.2025
1 PERMIT REVISION	03.18.2026

CONSULTANT
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APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

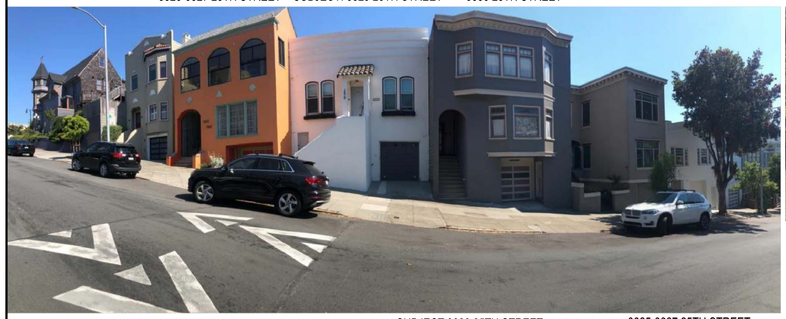
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PROJECT INFORMATION

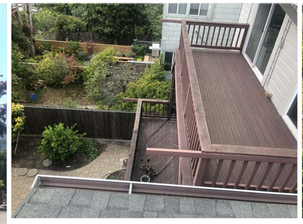
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3829 25TH STREET

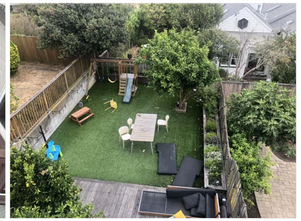
3825-3827 25TH STREET SUBJECT: 3829 25TH STREET 3833 25TH STREET



3833 25TH STREET REAR DECKS



SUBJECT: 3829 25TH STREET REAR YARD



SOUTH SIDE OF 25TH STREET

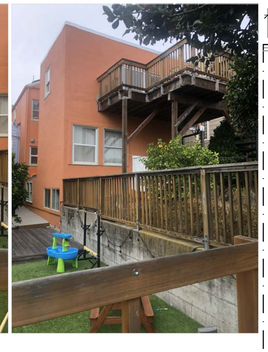
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SUBJECT:3829 25TH STREET



3825-3827 25TH STREET



3825-3827 25TH ST WEST ELEVATION

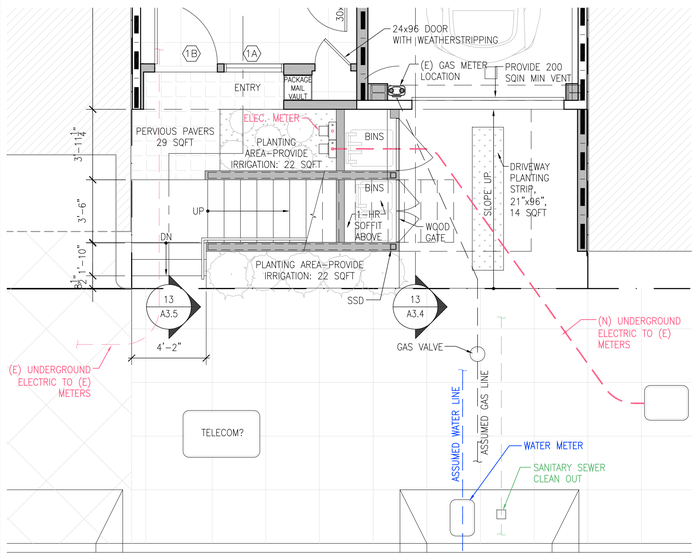


3825-3827 25TH ST REAR DECKS

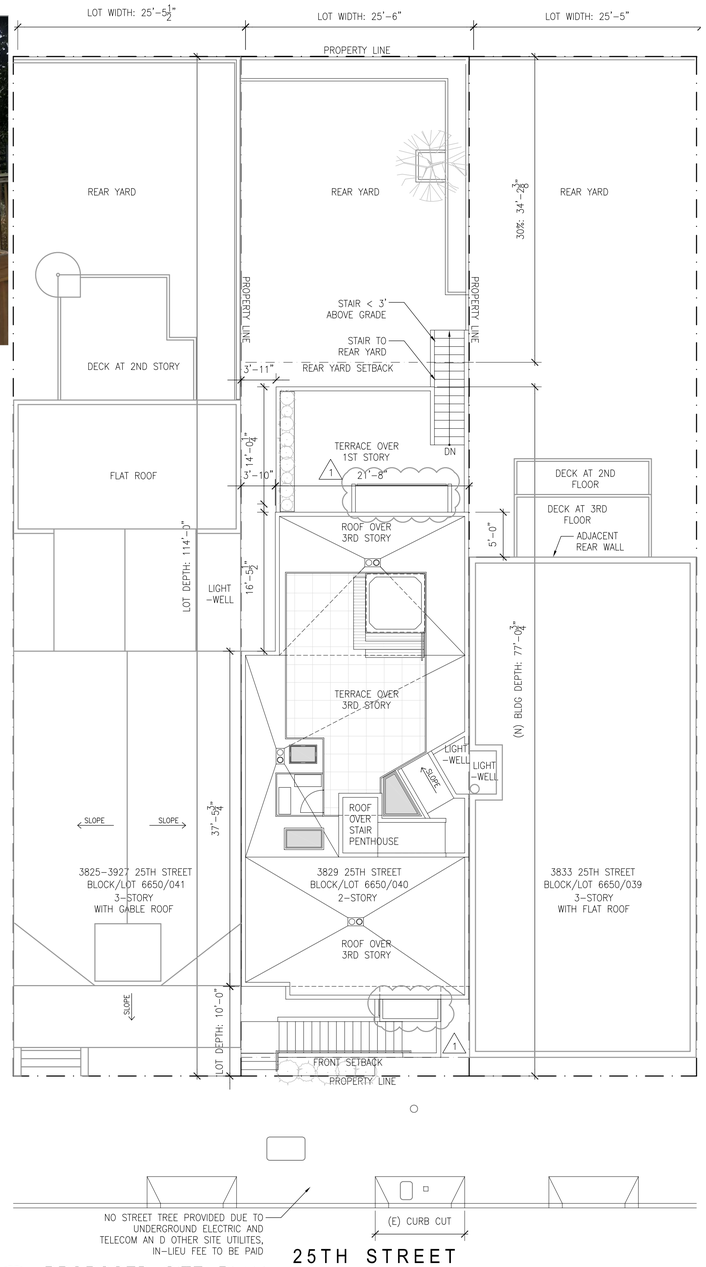


FRONT SETBACK LANDSCAPING & PERMEABLE SURFACES:
FRONT SETBACK AREA = 173 SQFT
LANDSCAPING = 58 > 34.8 (20%) REQ.
LANDSCAPING & PERMEABLE SURFACE = 87 SQFT > 86.5 (50%) REQ.
PER PLANNING CODE SECTIONS 132(G) & (H)

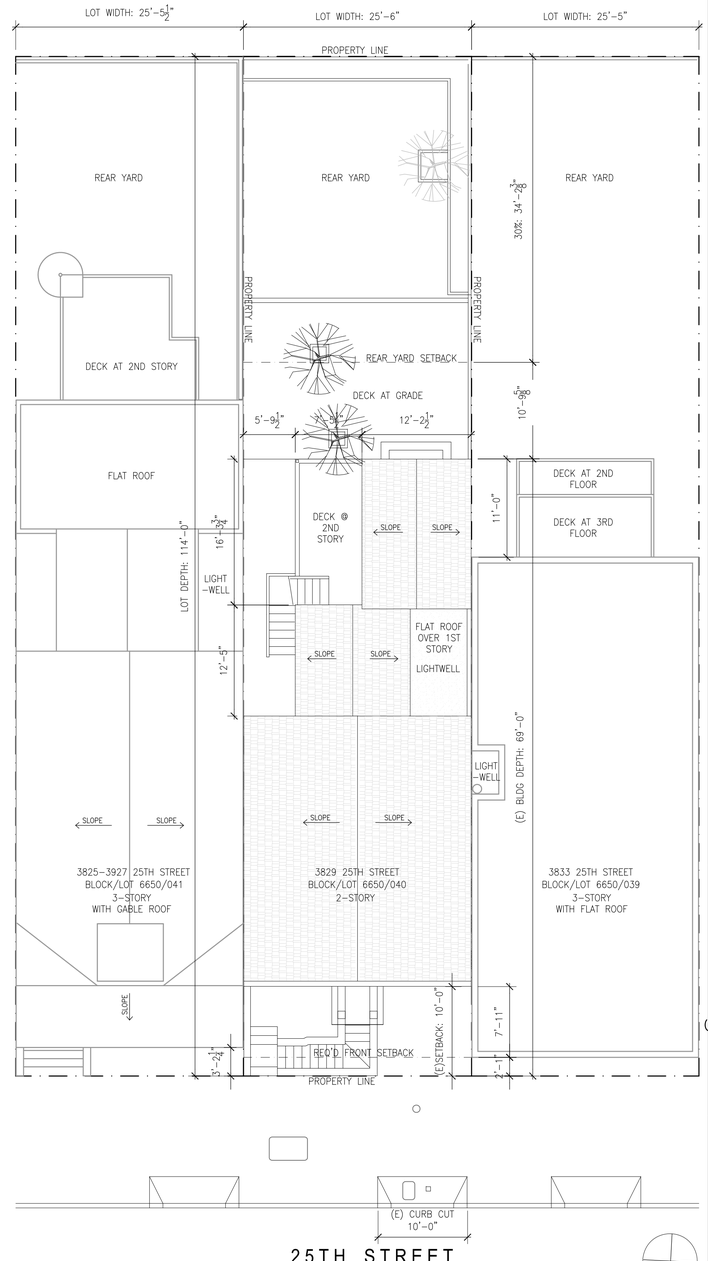
NOTE: ALL SITE UTILITIES ARE ASSUMED BASED ON VALVE AND CLEANOUT LOCATIONS, UNDERGROUND NOT VERIFIED BY ARCHITECT, G.C & SUBCONTRACTORS TO CONFIRM ALL (E) & (N) LOCATIONS



3 FRONT SETBACK LANDSCAPE & PERMEABILITY
SCALE: 1/4"= 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/8"= 1'-0"



1 EXISTING SITE PLAN
SCALE: 1/8"= 1'-0"

N

3829 25TH STREET

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ISSUE:	DATE:
ISSUED FOR PLANNING REVIEW	03.11.2025
PLAN CHECK REVISION	12.10.2025
1 REVISION PERMIT	03.18.2026

CONSULTANT
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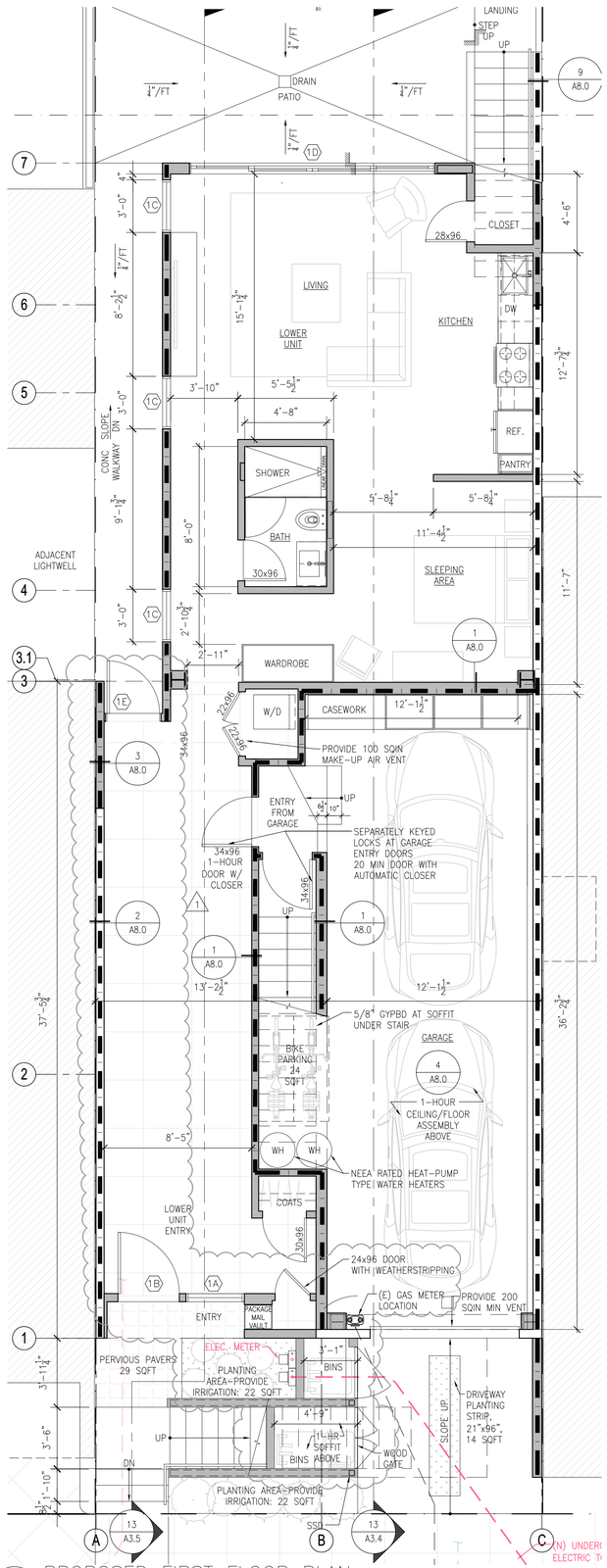
APPROVAL

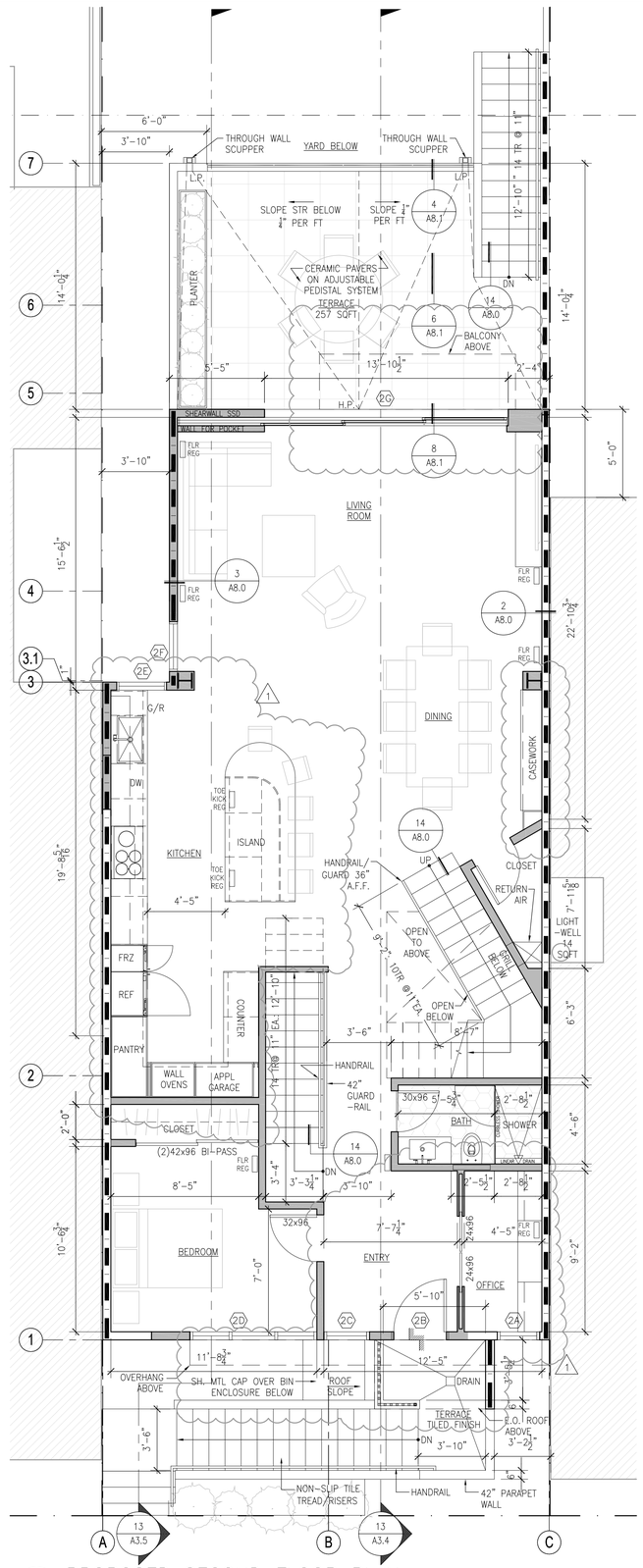
LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: 1/8"=1'-0"

EXISTING AND PROPOSED SITE PLANS

A0.1





KEYNOTES:

1. ENVIRONMENTAL AIR DUCTS (TOILET, LAUNDRY, AND KITCHEN EXHAUST) SHALL TERMINATE 3'-0" MIN. FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1 EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
2. G.C. AND PLUMBING CONTRACTOR TO CONFIRM DEPTH OF (E) SANITARY SEWER LINE AS STREET, REPLACE UP TO POINT OF CONNECTION AS NEEDED, OR PROVIDE SUMP AND EJECTOR PUMP WHERE PERMITTED BY CODE.
3. (N) WINDOW. MINIMUM U-VALUE PER TITLE 24 REQUIREMENTS TABLE 116A AND S.H.G.C. PER TABLE 116B, U MAX=0.32 AND REQUIREMENTS OF TITLE 24 CALCULATIONS.
4. WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
5. PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETRY AND APPLIANCES. G.C. TO COORDINATE LOCATION.
6. PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION. PROVIDE CEMENTITIOUS BACKING BOARD WHERE REQ'D FOR TILE INSTALLATION. ASSEMBLIES PER TILE COUNCIL OF AMERICA STANDARD DETAILS.
7. (N) GLASS IN DOORS SHALL BE SAFETY GLAZING PER CBC 2406. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLAZING PER CBC 2406.3
8. EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF TABLE 403.7 AND SOURCE OF MAKE-UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION (50 CFM MIN.).
9. HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
10. PROVIDE CA STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL. ALARMS TO BE HARDWIRED WITH BATTERY BACKUP. MAY BE COMBINED SMOKE/CARBON MONOXIDE ALARM.
11. DIRECT VENT APPLIANCES SHALL BE VENTED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL COMPLY WITH CMC 802.2.4 & SFMC 802.2.4
GAS VENT TERMINATION PER CMC 802.6. & SFMC 802.6.2
THROUGH WALL VENT TERMINATION PER SFMC 802.8
12. STEEL DUCTS NOT LESS THAN 0.019 IN. IN DUCT THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3
13. PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(D), CPC 701.10(F) AND ALL OTHER APPLICABLE CODES. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7
14. WASHER/DRYER. PROVIDE UTILITY CONNECTION BOX WITH OUTLETS AS NEEDED BY WASHER AND DRYER SPECIFICATION & 2019 CEC. INSTALL PER MANUFACTURER'S REQUIREMENTS. VENTING NOT REQUIRED IF HEAT PUMP DRYER.
15. HEATING VENT LOCATIONS TO BE COORDINATED BY G.C. & MECHANICAL CONTRACTOR. VERIFY WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
    - ALL DUCT WORK LOCATIONS NEEDING DROPPED SOFFIT TO BE MINIMIZED. USE FLAT 4" METAL DUCTWORK WHERE NEEDED.
    - ALL DROPPED SOFFIT LOCATIONS TO BE APPROVED BY OWNER OR ARCHITECT PRIOR TO INSTALLATION
16. AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN DWELLING AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE 15 AND 20-AMPERE RECEPTACLE OUTLETS. 2013 CEC SECTION 210-12(b). ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:
    - THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
    - THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
    - THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
    - OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.
17. PROVIDE R-15 INSULATION AT 2x4 WALLS, R-21 AT 2x6 WALLS & INSULATION UNDER FLOOR, R-30 INSULATION AT ROOF OR AS REQUIRED BY TITLE 24 ENERGY CALCULATIONS.
18. SMOOTH FINISH AT ALL GYPBOARD WALL AND SOFFIT TYPICAL. FINISH TO MATCH #4 FINISH, NO ORANGE PEEL, NO TEXTURE. TYP ALL FINISHES.
19. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1

LIGHTING ENERGY REQUIREMENTS:

LIGHTING PER CEC 150.0(k) AND CEC TABLE 150.0-A

150.0(k)1A: LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A.

150.0(k)1C: RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR INSULATION CONTACT (IC) LABELING; AIRE LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN 150.0(k)1C. A JA8-2016-E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.

150.0(k)2A-2L: INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF. CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IN INSTALLED TO COMPLY WITH 150.0(k).

IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS. UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

150.0(k)3A-3D: 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 MEET THE REQUIREMENT IN ITEM 150.0(k)3Ai (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM 150.0(k)3Aii (PHOTOCELL AND MOTION SENSOR) OR ITEM 150.0(k)3Aiii (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS).

FOR LOW-RISE MULTIFAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, AND PORCHES; AND OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE MUST COMPLY WITH EITHER 150.0(k)3A OR WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.2, 130.4, 140.7 AND 141.0.

FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY 150.0(k)3B OR 150.0(k)3D MUST COMPLY WITH THE APPLICABLE REQUIREMENTS IN 10.9, 130.2, 130.4, 140.7 AND 141.0.

150.0(k)6A-6B: INTERIOR COMMON AREAS OF LOW-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20% OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING MUST BE HIGH EFFICACY LUMINAIRS AND CONTROLLED BY AN OCCUPANT SENSOR. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20% OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING MUST
i. COMPLY WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.0, 130.1, 140.6 AND 141.0; AND
ii. LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS MUST BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50%. THE OCCUPANT SENSORS MUST BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

DRAWING LEGEND:

EXISTING WALLS
NEW WALL
1-HR RATED WALL

GRAPHIC SCALE
2 5 10

N

TROY KASHANIPOUR ARCHITECTURE 2780K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

3829 25TH STREET

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ISSUE:	DATE:
ISSUED FOR PLANNING REVIEW	02.05.2025
ISSUED FOR PERMIT	05.22.2025
PLAN CHECK REVISION	08.20.2025
1 PERMIT REVISION	03.17.2026

CONSULTANT
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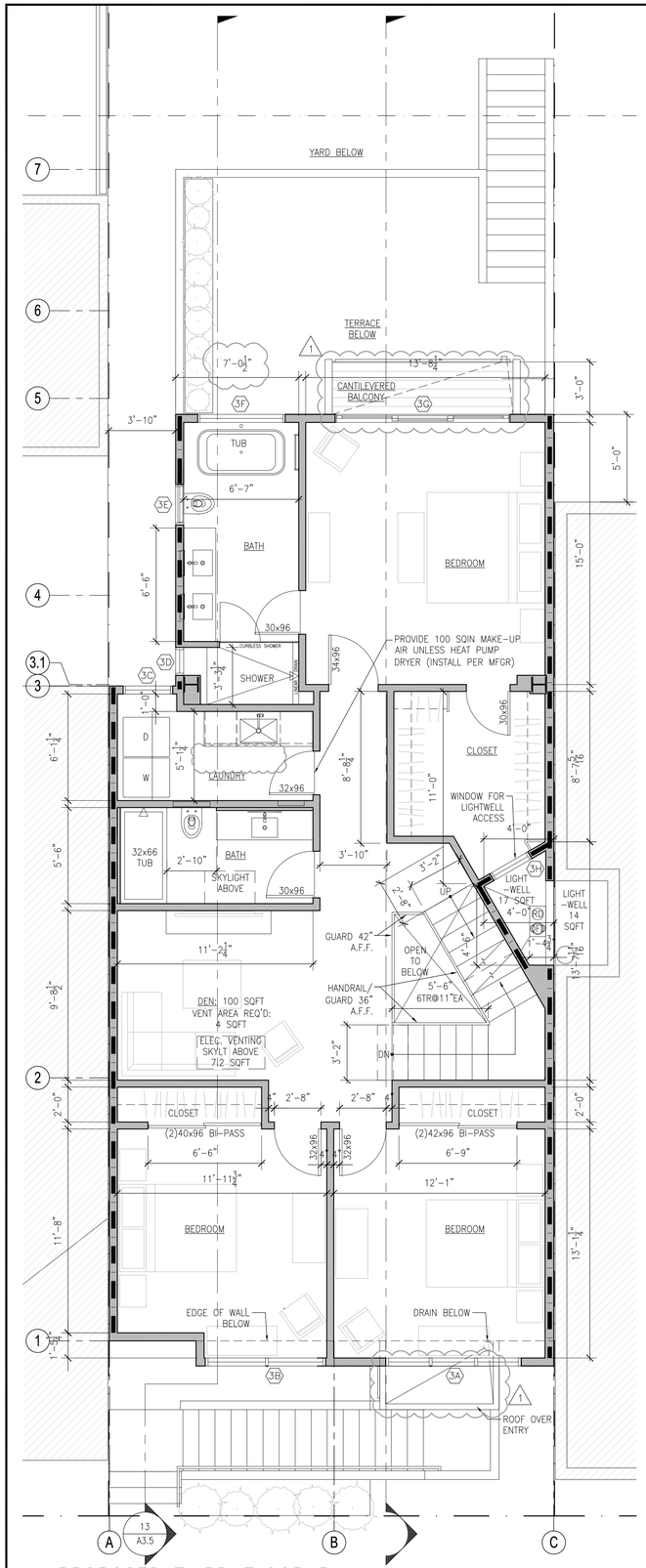
APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: 1/4"=1'-0"

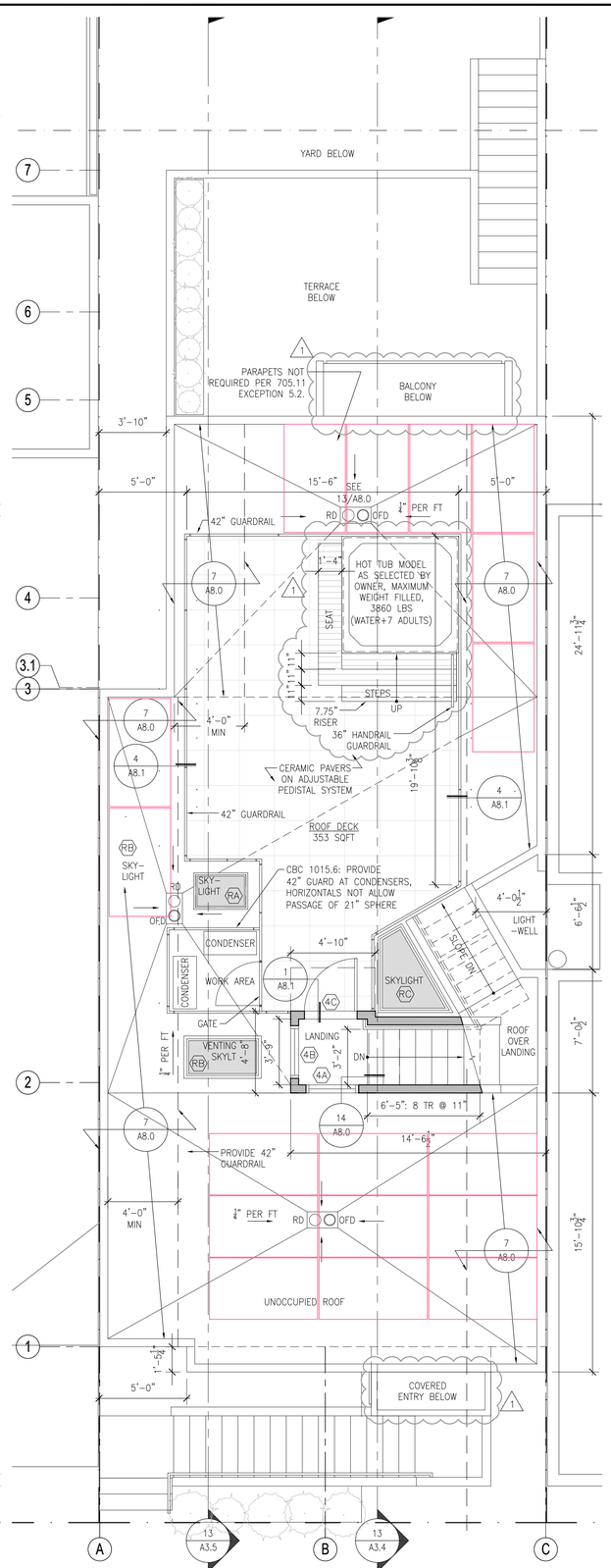
PROPOSED FLOOR PLANS

A2.0



1 PROPOSED THIRD FLOOR PLAN

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



2 PROPOSED STAIR PENTHOUSE / TERRACE PLAN

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

KEYNOTES:

1. ENVIRONMENTAL AIR DUCTS (TOILET, LAUNDRY, AND KITCHEN EXHAUST) SHALL TERMINATE 3'-0" MIN. FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1 EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
2. G.C. AND PLUMBING CONTRACTOR TO CONFIRM DEPTH OF (E) SANITARY SEWER LINE AS STREET, REPLACE UP TO POINT OF CONNECTION AS NEEDED, OR PROVIDE SUMP AND EJECTOR PUMP WHERE PERMITTED BY CODE.
3. (N) WINDOW. MINIMUM U-VALUE PER TITLE 24 REQUIREMENTS TABLE 116A AND S.H.G.C. PER TABLE 116B, U MAX=0.32 AND REQUIREMENTS OF TITLE 24 CALCULATIONS.
4. WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
5. PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETRY AND APPLIANCES. G.C. TO COORDINATE LOCATION.
6. PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION. PROVIDE CEMENTITIOUS BACKING BOARD WHERE REQ'D FOR TILE INSTALLATION. ASSEMBLIES PER TILE COUNCIL OF AMERICA STANDARD DETAILS.
7. (N) GLASS IN DOORS SHALL BE SAFETY GLAZING PER CBC 2406. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLAZING PER CBC 2406.3
8. EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF TABLE 403.7 AND SOURCE OF MAKE-UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION (50 CFM MIN.).
9. HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
10. PROVIDE CA STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL. ALARMS TO BE HARDWIRED WITH BATTERY BACKUP. MAY BE COMBINED SMOKE/CARBON MONOXIDE ALARM.
11. DIRECT VENT APPLIANCES SHALL BE VENTED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL COMPLY WITH CMC 802.2.4 & SFMC 802.2.4
GAS VENT TERMINATION PER CMC 802.6. & SFMC 802.6.2
THROUGH WALL VENT TERMINATION PER SFMC 802.8
12. STEEL DUCTS NOT LESS THAN 0.019 IN. IN DUCT THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3
13. PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(D), 701.10(E), CMC 701.10(F) AND ALL OTHER APPLICABLE CODES. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7
14. WASHER/DRYER. PROVIDE UTILITY CONNECTION BOX WITH OUTLETS AS NEEDED BY WASHER AND DRYER SPECIFICATION & 2019 CEC. INSTALL PER MANUFACTURER'S REQUIREMENTS. VENTING NOT REQUIRED IF HEAT PUMP DRYER.
15. HEATING VENT LOCATIONS TO BE COORDINATED BY G.C. & MECHANICAL CONTRACTOR. VERIFY WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
    - ALL DUCT WORK LOCATIONS NEEDING DROPPED SOFFIT TO BE MINIMIZED. USE FLAT 4" METAL DUCTWORK WHERE NEEDED.
    - ALL DROPPED SOFFIT LOCATIONS TO BE APPROVED BY OWNER OR ARCHITECT PRIOR TO INSTALLATION
16. AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN DWELLING AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE 15 AND 20-AMPERE RECEPTACLE OUTLETS. 2013 CEC SECTION 210-12(b). ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:
    - THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
    - THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
    - THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
    - OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.
17. PROVIDE R-15 INSULATION AT 2x4 WALLS, R-21 AT 2x6 WALLS & INSULATION UNDER FLOOR, R-30 INSULATION AT ROOF OR AS REQUIRED BY TITLE 24 ENERGY CALCULATIONS.
18. SMOOTH FINISH AT ALL GYPBOARD WALL AND SOFFIT TYPICAL. FINISH TO MATCH #4 FINISH, NO ORANGE PEEL, NO TEXTURE. TYP ALL FINISHES.
19. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1

LIGHTING ENERGY REQUIREMENTS:

LIGHTING PER CEC 150.0(k) AND CEC TABLE 150.0-A

150.0(k)1A: LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A.

150.0(k)1C: RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR INSULATION CONTACT (IC) LABELING; AIRE LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN 150.0(k)1C. A JA8-2016-E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.

150.0(k)2A-2L: INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF. CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IN INSTALLED TO COMPLY WITH 150.0(k).

IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS. UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

150.0(k)3A-3D: 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 MEET THE REQUIREMENT IN ITEM 150.0(k)3Ai (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM 150.0(k)3Aii (PHOTOCELL AND MOTION SENSOR) OR ITEM 150.0(k)3Aiii (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS).

FOR LOW-RISE MULTIFAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, AND PORCHES; AND OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE MUST COMPLY WITH EITHER 150.0(k)3A OR WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.2, 130.4, 140.7 AND 141.0.

FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY 150.0(k)3B OR 150.0(k)3D MUST COMPLY WITH THE APPLICABLE REQUIREMENTS IN 10.9, 130.2, 130.4, 140.7 AND 141.0.

150.0(k)6A-6R: INTERIOR COMMON AREAS OF LOW-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20% OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING MUST BE HIGH EFFIFACY LUMINAIRS AND CONTROLLED BY AN OCCUPANT SENSOR. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20% OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING MUST
i. COMPLY WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.0, 130.1, 140.6 AND 141.0; AND
ii. LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS MUST BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50%. THE OCCUPANT SENSORS MUST BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

DRAWING LEGEND:

EXISTING WALLS

NEW WALL

1-HR RATED WALL

GRAPHIC SCALE

2 5 10

N

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

3829 25TH STREET

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ISSUE:	DATE:
ISSUED FOR PLANNING REVIEW	02.05.2025
ISSUED FOR PERMIT	05.22.2025
1 PERMIT REVISION	03.18.2026

CONSULTANT
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APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

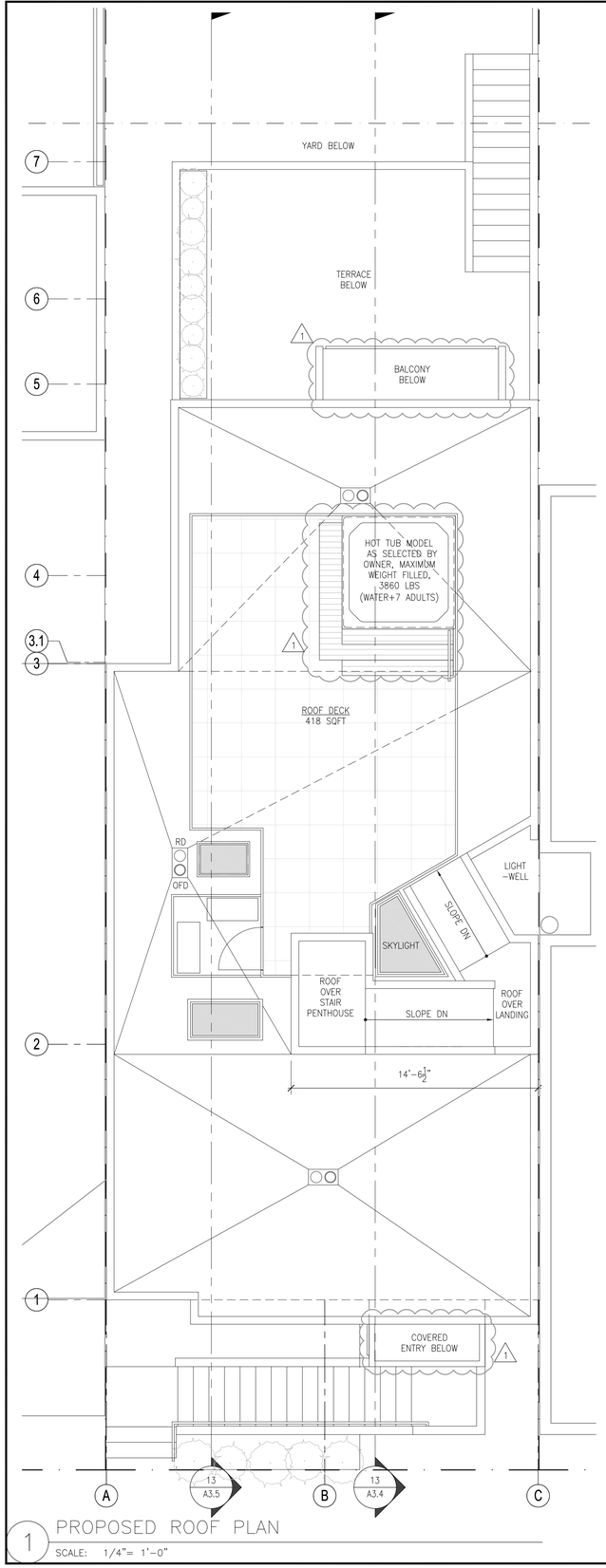
DRAWN: TK

CHECKED: TK

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

PROPOSED FLOOR PLANS

A2.1



1 PROPOSED ROOF PLAN

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

KEYNOTES:

1. ENVIRONMENTAL AIR DUCTS (TOILET, LAUNDRY, AND KITCHEN EXHAUST) SHALL TERMINATE 3'-0" MIN. FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1 EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
2. G.C. AND PLUMBING CONTRACTOR TO CONFIRM DEPTH OF (E) SANITARY SEWER LINE AS STREET, REPLACE UP TO POINT OF CONNECTION AS NEEDED, OR PROVIDE SUMP AND EJECTOR PUMP WHERE PERMITTED BY CODE.
3. (N) WINDOW. MINIMUM U-VALUE PER TITLE 24 REQUIREMENTS TABLE 116A AND S.H.G.C. PER TABLE 116B, U MAX=0.32 AND REQUIREMENTS OF TITLE 24 CALCULATIONS.
4. WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
5. PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETRY AND APPLIANCES. G.C. TO COORDINATE LOCATION.
6. PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION. PROVIDE CEMENTITIOUS BACKING BOARD WHERE REQ'D FOR TILE INSTALLATION. ASSEMBLIES PER TILE COUNCIL OF AMERICA STANDARD DETAILS.
7. (N) GLASS IN DOORS SHALL BE SAFETY GLAZING PER CBC 2406. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLAZING PER CBC 2406.3
8. EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF TABLE 403.7 AND SOURCE OF MAKE-UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION (50 CFM MIN.).
9. HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
10. PROVIDE CA STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL. ALARMS TO BE HARDWIRED WITH BATTERY BACKUP. MAY BE COMBINED SMOKE/CARBON MONOXIDE ALARM.
11. DIRECT VENT APPLIANCES SHALL BE VENTED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL COMPLY WITH CMC 802.2.4 & SFMC 802.2.4
GAS VENT TERMINATION PER CMC 802.6. & SFMC 802.6.2
THROUGH WALL VENT TERMINATION PER SFMC 802.8
12. STEEL DUCTS NOT LESS THAN 0.019 IN. IN DUCT THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3
13. PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(D), 701.10(E), CMC 701.10(F) AND ALL OTHER APPLICABLE CODES. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7.
14. WASHER/DRYER. PROVIDE UTILITY CONNECTION BOX WITH OUTLETS AS NEEDED BY WASHER AND DRYER SPECIFICATION & 2019 CEC. INSTALL PER MANUFACTURER'S REQUIREMENTS. VENTING NOT REQUIRED IF HEAT PUMP DRYER.
15. HEATING VENT LOCATIONS TO BE COORDINATED BY G.C. & MECHANICAL CONTRACTOR. VERIFY WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
    - ALL DUCT WORK LOCATIONS NEEDING DROPPED SOFFIT TO BE MINIMIZED. USE FLAT 4" METAL DUCTWORK WHERE NEEDED.
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16. AN ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN DWELLING AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE 15 AND 20-AMPERE RECEPTACLE OUTLETS. 2013 CEC SECTION 210-12(b). ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:
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    - THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
    - THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
    - OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.
17. PROVIDE R-15 INSULATION AT 2x4 WALLS, R-21 AT 2x6 WALLS & INSULATION UNDER FLOOR, R-30 INSULATION AT ROOF OR AS REQUIRED BY TITLE 24 ENERGY CALCULATIONS.
18. SMOOTH FINISH AT ALL GYPBOARD WALL AND SOFFIT TYPICAL. FINISH TO MATCH #4 FINISH, NO ORANGE PEEL, NO TEXTURE. TYP ALL FINISHES.
19. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1

LIGHTING ENERGY REQUIREMENTS:

LIGHTING PER CEC 150.0(k) AND CEC TABLE 150.0-A

150.0(k)1A: LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A.

150.0(k)1C: RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR INSULATION CONTACT (IC) LABELING; AIRE LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN 150.0(k)1C. A JA8-2016-E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.

150.0(k)2A-2L: INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF. CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IN INSTALLED TO COMPLY WITH 150.0(k).

IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS. UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

150.0(k)3A-3D: 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 MEET THE REQUIREMENT IN ITEM 150.0(k)3Ai (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM 150.0(k)3Aii (PHOTOCELL AND MOTION SENSOR) OR ITEM 150.0(k)3Aiii (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS).

FOR LOW-RISE MULTIFAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, AND PORCHES; AND OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE MUST COMPLY WITH EITHER 150.0(k)3A OR WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.2, 130.4, 140.7 AND 141.0.

FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY 150.0(k)3B OR 150.0(k)3D MUST COMPLY WITH THE APPLICABLE REQUIREMENTS IN 10.9, 130.2, 130.4, 140.7 AND 141.0.

150.0(k)6A-6B: INTERIOR COMMON AREAS OF LOW-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20% OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING MUST BE HIGH EFFICACY LUMINAIRS AND CONTROLLED BY AN OCCUPANT SENSOR. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20% OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING MUST
i. COMPLY WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.0, 130.1, 140.6 AND 141.0; AND
ii. LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS MUST BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50%. THE OCCUPANT SENSORS MUST BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

DRAWING LEGEND:

EXISTING WALLS

NEW WALL

1-HR RATED WALL

GRAPHIC SCALE

2 5 10

N

3829 25TH STREET

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GGMATHUR@GMAIL.COM, PUJITA90@GMAIL.COM

ISSUE:	DATE:
ISSUED FOR PLANNING REVIEW	02.05.2025
ISSUED FOR PERMIT	05.22.2025
PLAN CHECK REVISION	08.20.2025
1 PERMIT REVISION	03.18.2026

CONSULTANT
-

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK

CHECKED: TK

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

PROPOSED ROOF PLAN

A2.2

LEGEND

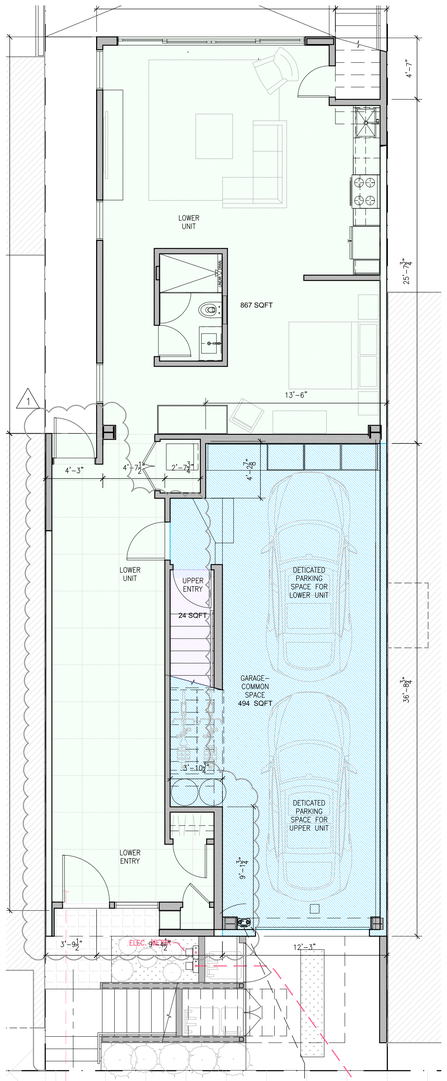
COMMON AREA

LOWER LEVEL UNIT

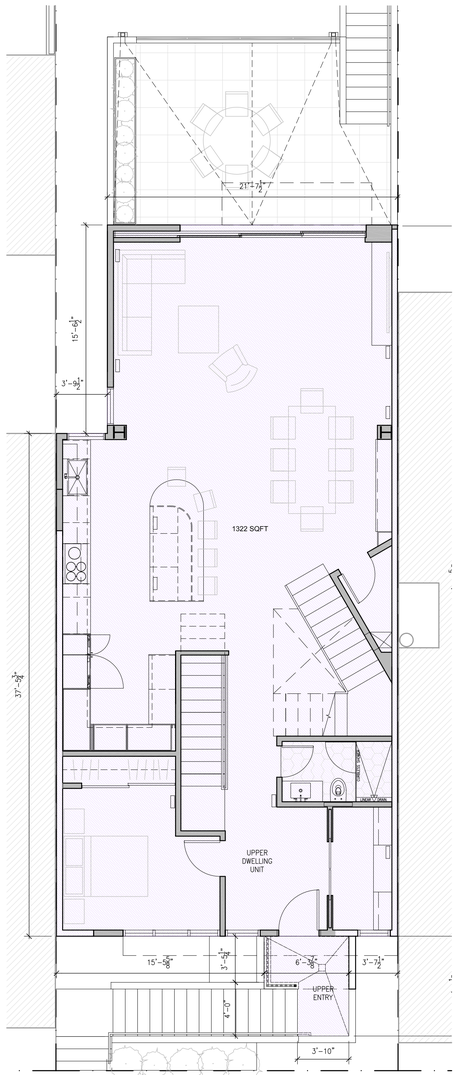
UPPER LEVEL UNIT

GROSS SQFT TABLE: SECTION 249.92	PROPOSED GROSS SQFT	UPPER UNIT GROSS	LOWER UNIT GROSS	COMMON SPACE
1ST STORY	1521 SQFT	24 SQFT	1003 SQFT	494 SQFT
2ND STORY	1322 SQFT	1322 SQFT		N/A
3RD STORY	1299 SQFT	1299 SQFT	-	N/A
STAIR PENTHOUSE	40 SQFT	40 SQFT	-	N/A
1/2 OF SHARED COMMON SPACE		247 SQFT	247 SQFT	
TOTAL	4182 SQFT	2932 SQFT	1250 SQFT	

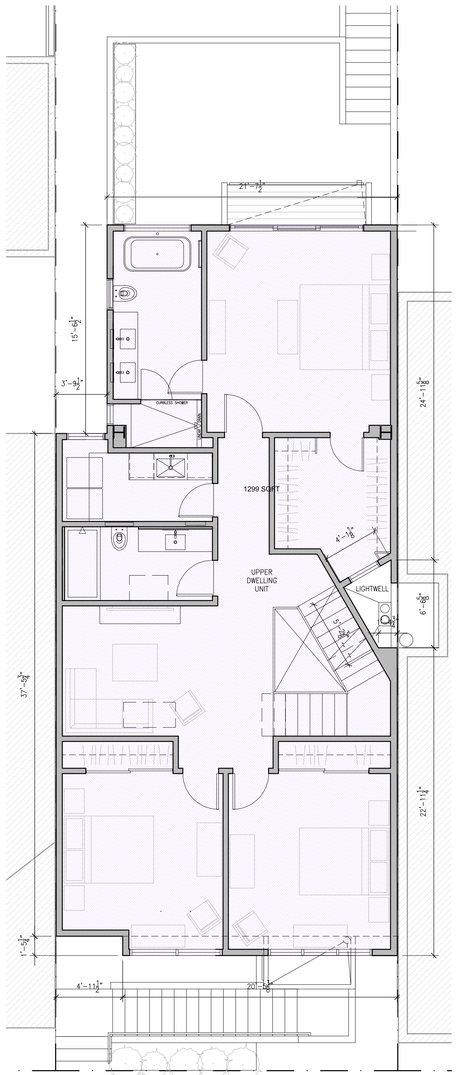
MEASURED FROM EXTERIOR FACES OF WALLS
*PER P.C. 102 FLOOR AREA, GROSS EXCLUDES BICYCLE PARKING



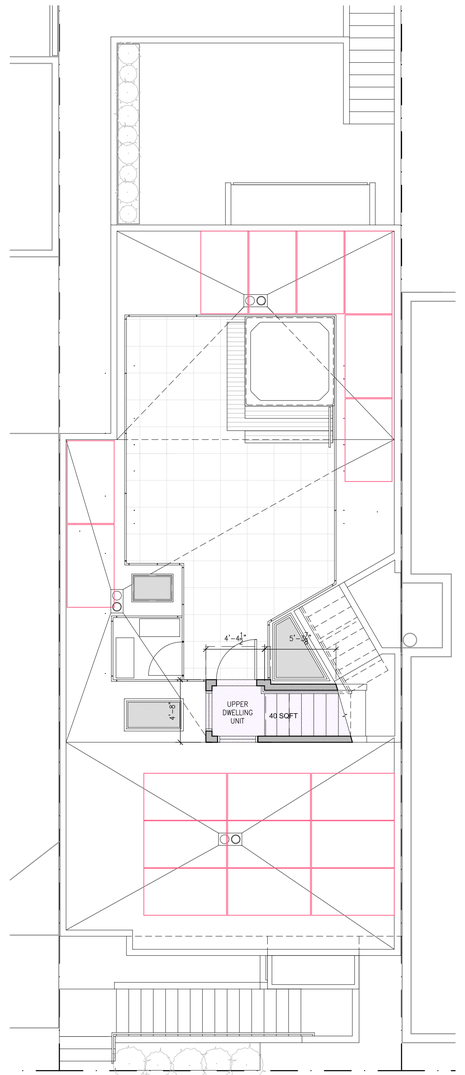
1 PROPOSED FIRST STORY
SCALE: 3/16"= 1'-0"



2 PROPOSED SECOND STORY
SCALE: 3/16"= 1'-0"



3 PROPOSED THIRD STORY
SCALE: 3/16"= 1'-0"



4 PROPOSED STAIR PENTHOUSE
SCALE: 3/16"= 1'-0"

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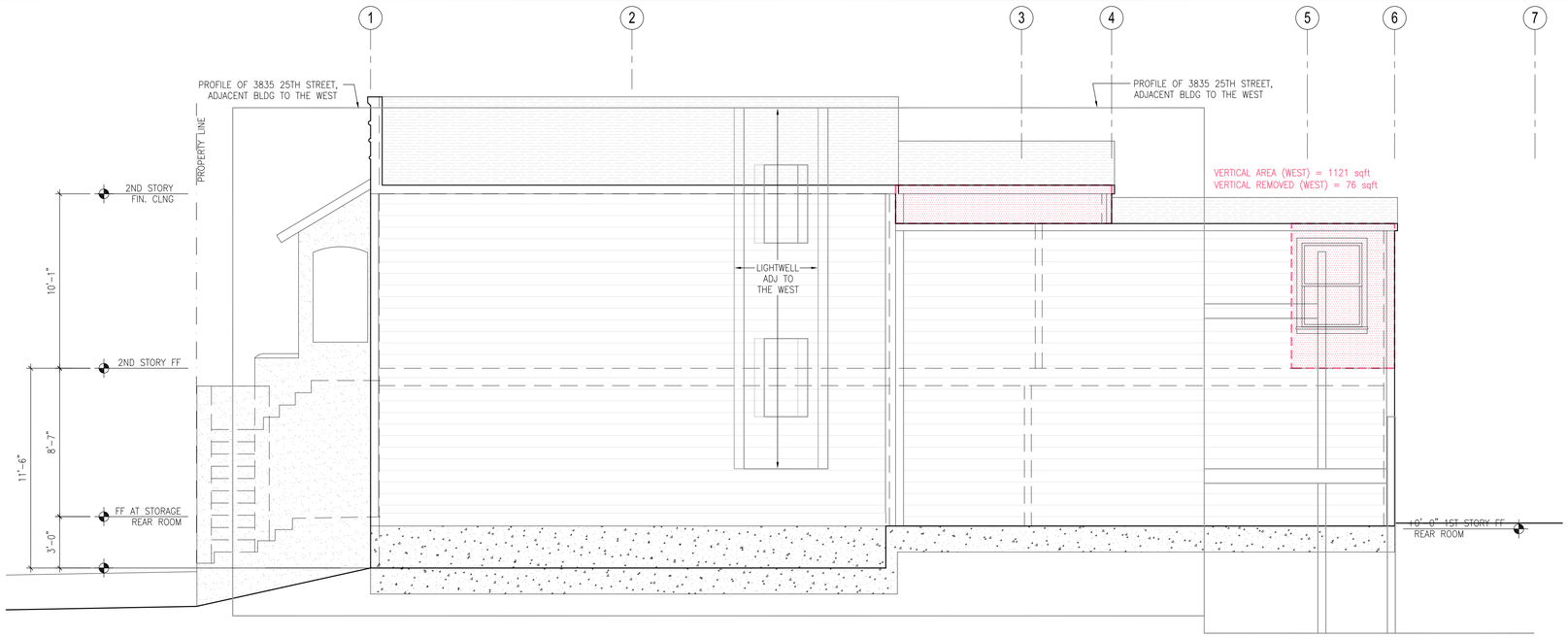
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SCALE: 3/16"=1'-0"

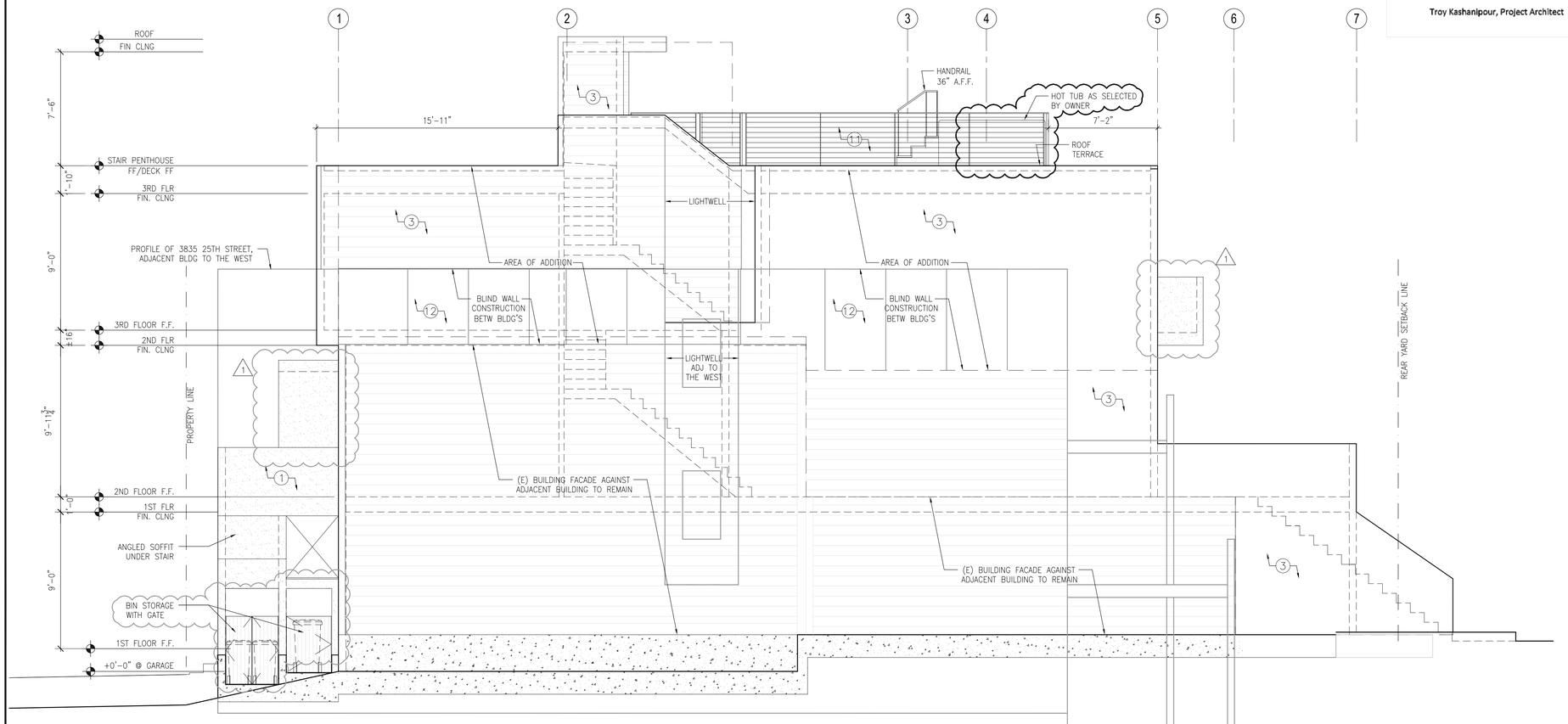
GROSS FLOOR AREA DIAGRAM

A2.3



15 EXISTING WEST ELEVATION

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



13 PROPOSED WEST ELEVATION

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

12/30/2024

3829 25th Street - CASE No.
Demo Calcs - ZA Approved Method

Demolition Calculations

Calculation Method: (Sum Total Demo % / Sum Total % Area/LF) = Total %

Example: 1,033 sf / 3,455 sf = 22.8 %

Planning Code Section 317

				Section 317 Max. Permitted	Meet Code?
317(b)(2)(B):					
Front & Rear Facades - Lineal Foundation Measurements					
Elevation	(E) LF	Removed	% Removed		
North (Front) Façade	25.5	12	47.1%		
South (Rear) Façade	25.5	25.5	100.0%		
Total	**51**	**37.5**	**73.5%**	**50.0%**	
AND				**AND**	
Exterior Walls - Lineal Foundation Measurements					
Elevation	(E) LF	Removed	% Removed		
North (Front) Façade	25.5	12	47.1%		
South (Rear) Façade	25.5	25.5	100.0%		
East	59	29	49.2%		
West	59	0	0.0%		
Total	**169**	**66.5**	**39.3%**	**65.0%**	**Y**
317(b)(2)(C):					
Vertical Envelope Elements - Surface Area Measurements					
Vertical Elements	(E) SF	Removed	% Removed		
North (Front) Façade	686	425	62.0%		
South (Rear) Façade	550	550	100.0%		
East	1054	492	46.7%		
West	1121	76	6.8%		
Total	**3411**	**1543**	**45.2%**	**50.0%**	
AND				**AND**	
Horizontal Elements - Surface Area Measurements					
Horizontal Elements	(E) SF	Removed	% Demo		
Basement (at grade)[1]	N/A	N/A			
1st Floor	1210	33	2.7%		
2nd Floor	N/A	N/A			
Roof	1210	1210	100.0%		
Total	**2420**	**1243**	**51.4%**	**50.0%**	**Y**

[1] Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal." Removal of floor plates to To use Section 317(b)(2)(d)(9) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond

Troy Kashanipour, Project Architect

EXTERIOR FINISHES

1. EXTERIOR CEMENT PLASTER, LIGHT SAND FINISH
2. STAINED WOOD RAINSCREEN
3. PAINTED HORIZONTAL SIDING
4. DARK ANODIZED ALUMINUM WINDOW AND DOORS
5. DARK ANODIZED ALUMINUM PANELS TO MATCH WINDOW FRAME
6. WOOD ENTRY DOOR
7. PAINTED FIBERGLASS DOOR
8. STONE STAIR TREADS & RISERS
9. STEEL GARAGE DOOR
10. GLASS RAILING PANELS IN SHOE-RAIL SYSTEM
11. CABLE RAILING IN POWDER-COATED STEEL POSTS
12. PROVIDE T-111 EXTERIOR GRADE SIDING BETWEEN BUILDINGS WHERE NOT VISIBLE, PROVIDE FLASHINGS AS NECESSARY FOR COMPLETE WATERTIGHT INSTALLATION.

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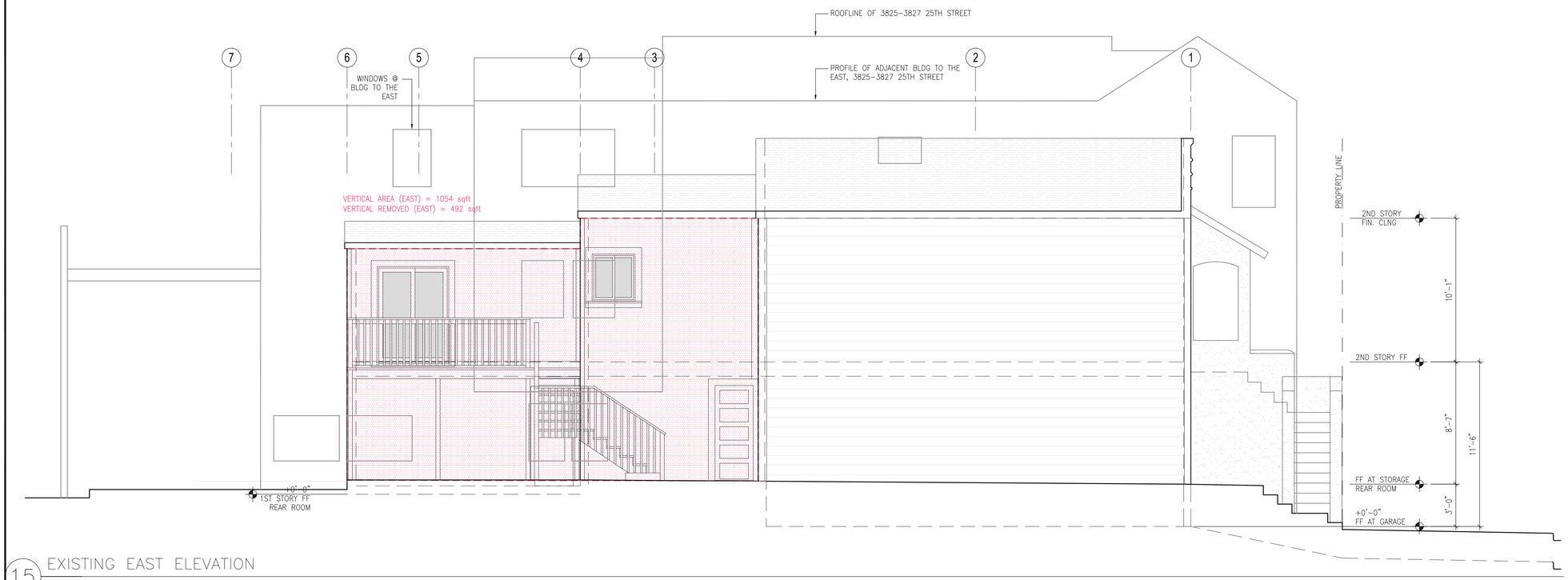
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CHECKED: TK

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

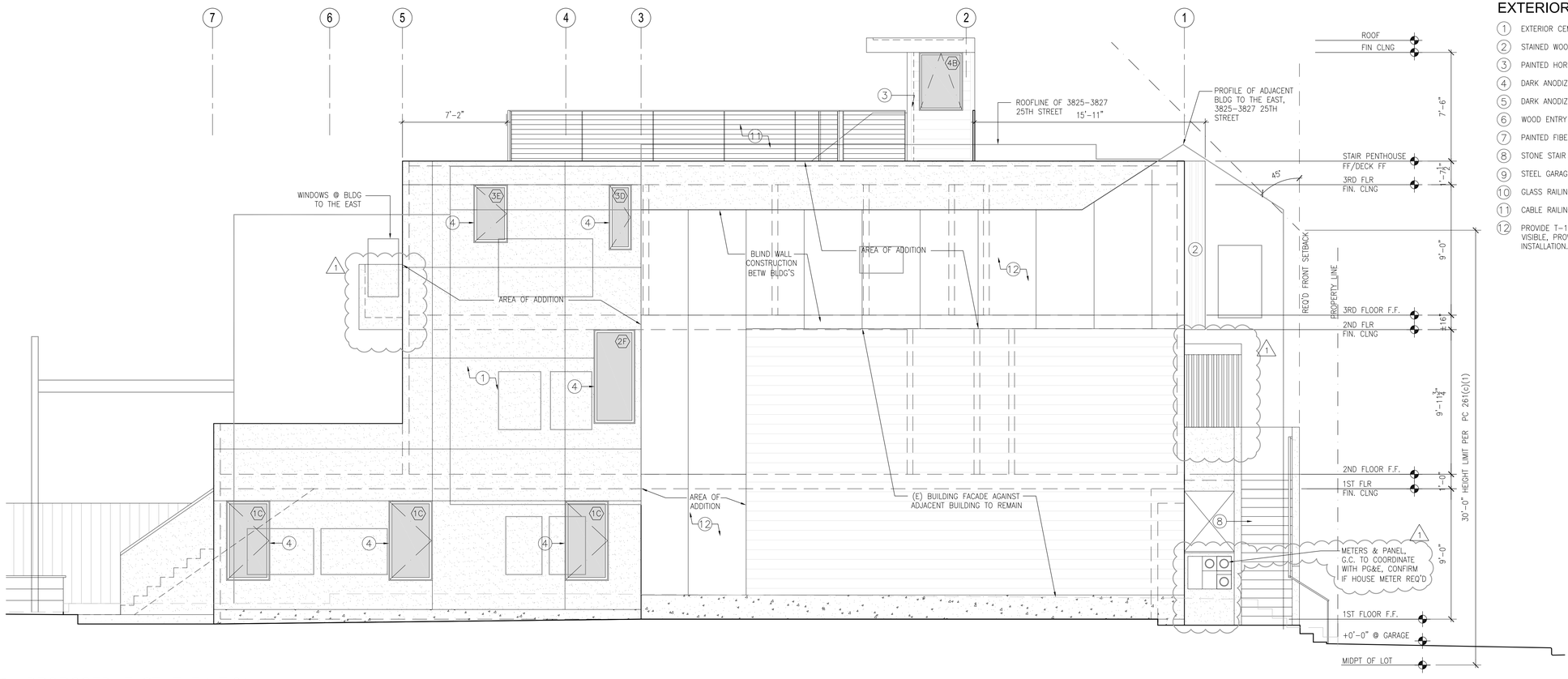
EXISTING & PROPOSED WEST ELEVATION

A3.0



15 EXISTING EAST ELEVATION

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



13 PROPOSED EAST ELEVATION

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

EXTERIOR FINISHES

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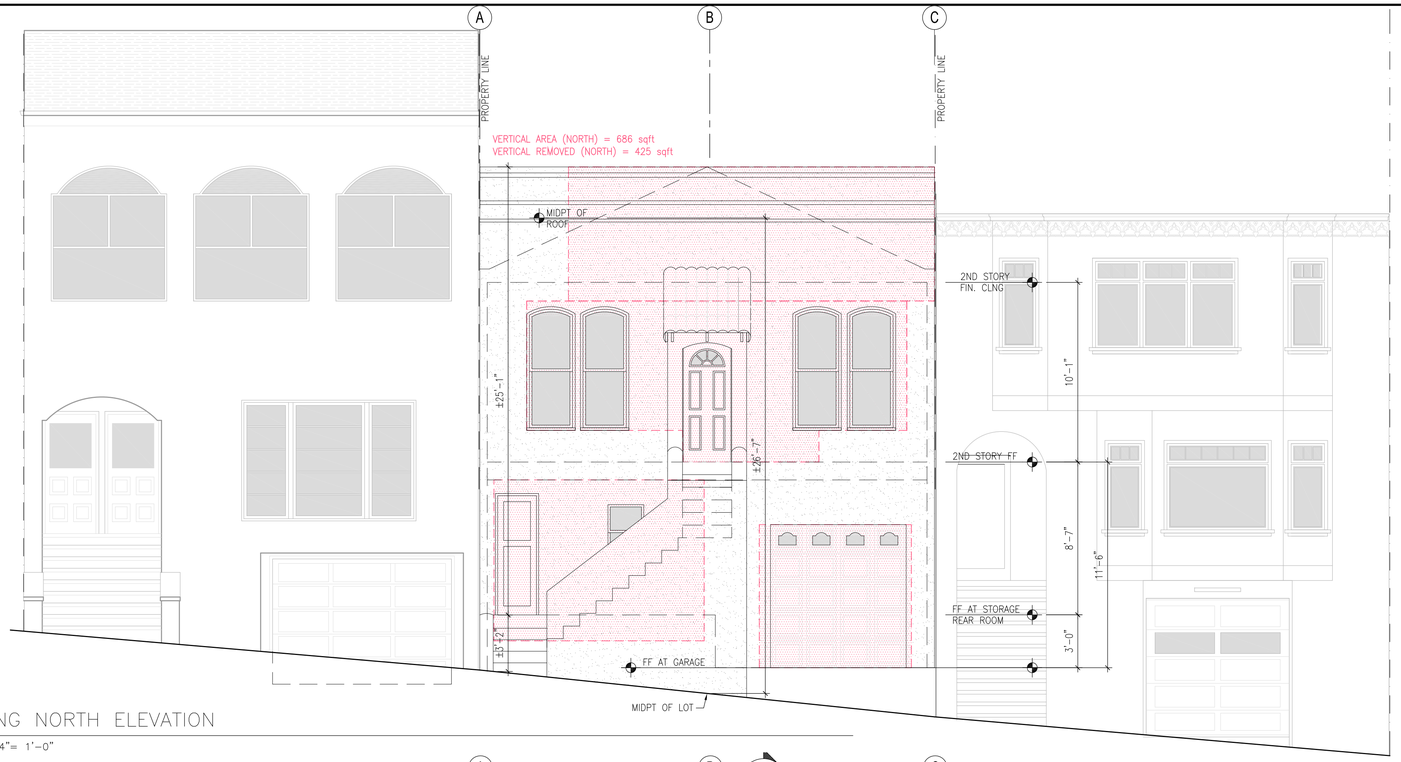
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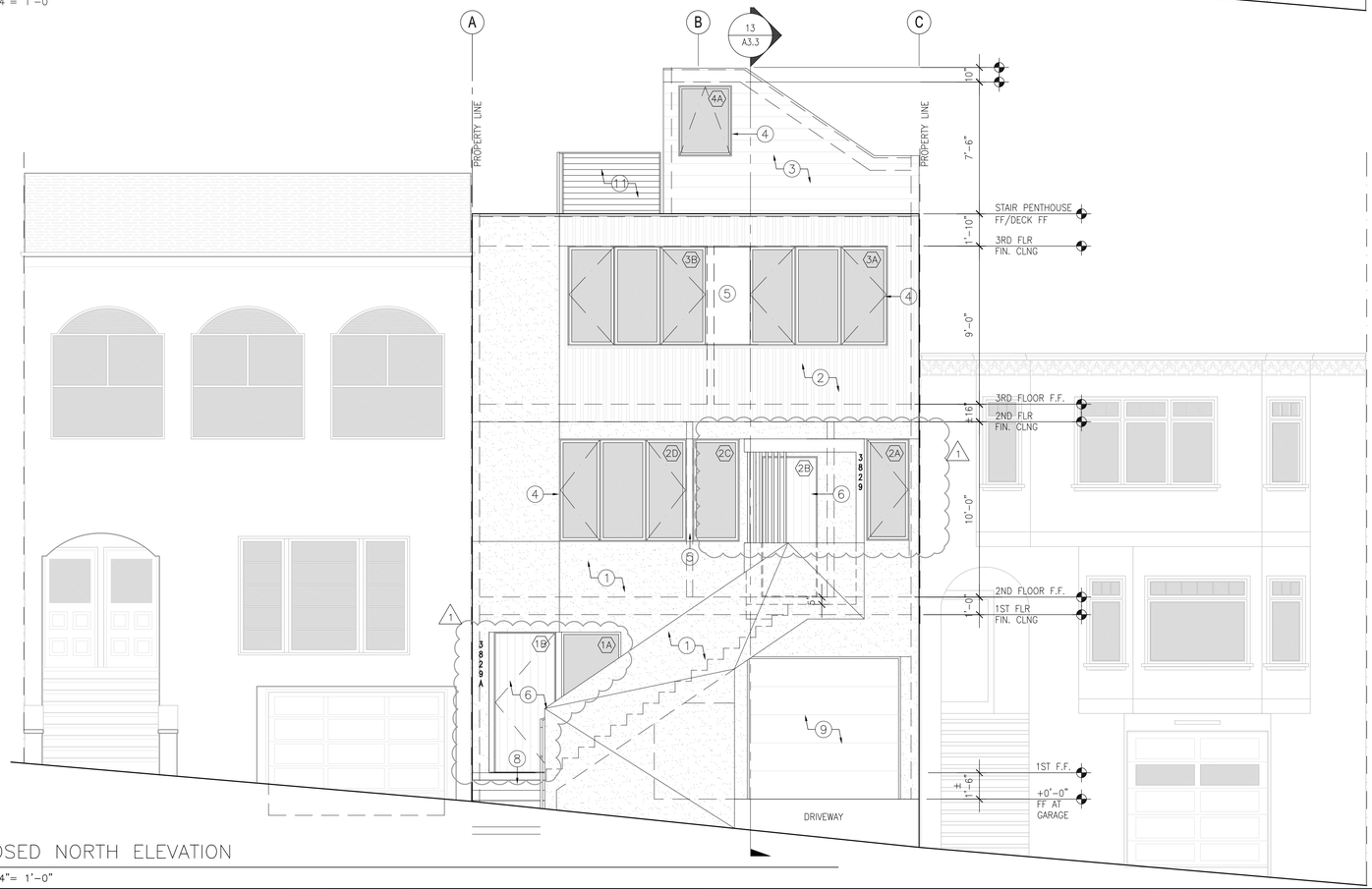
EXISTING & PROPOSED EAST ELEVATION

A3.1



15 EXISTING NORTH ELEVATION

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

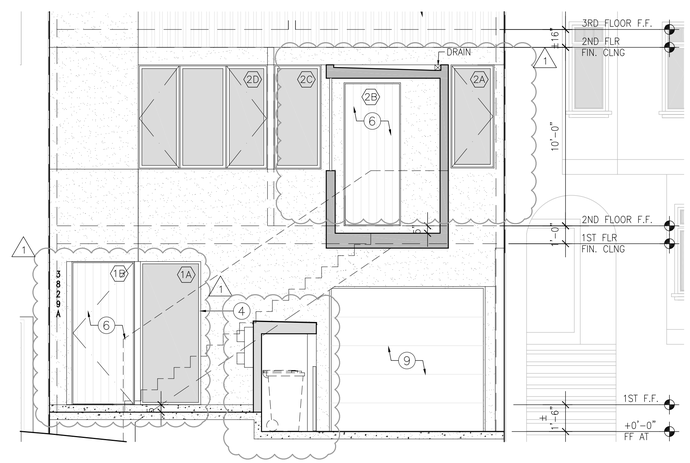


13 PROPOSED NORTH ELEVATION

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

EXTERIOR FINISHES

1. EXTERIOR CEMENT PLASTER, LIGHT SAND FINISH
2. STAINED WOOD RAINSCREEN
3. PAINTED HORIZONTAL SIDING
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1 PARTIAL NORTH ELEVATION @ LOWER ENTRY

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

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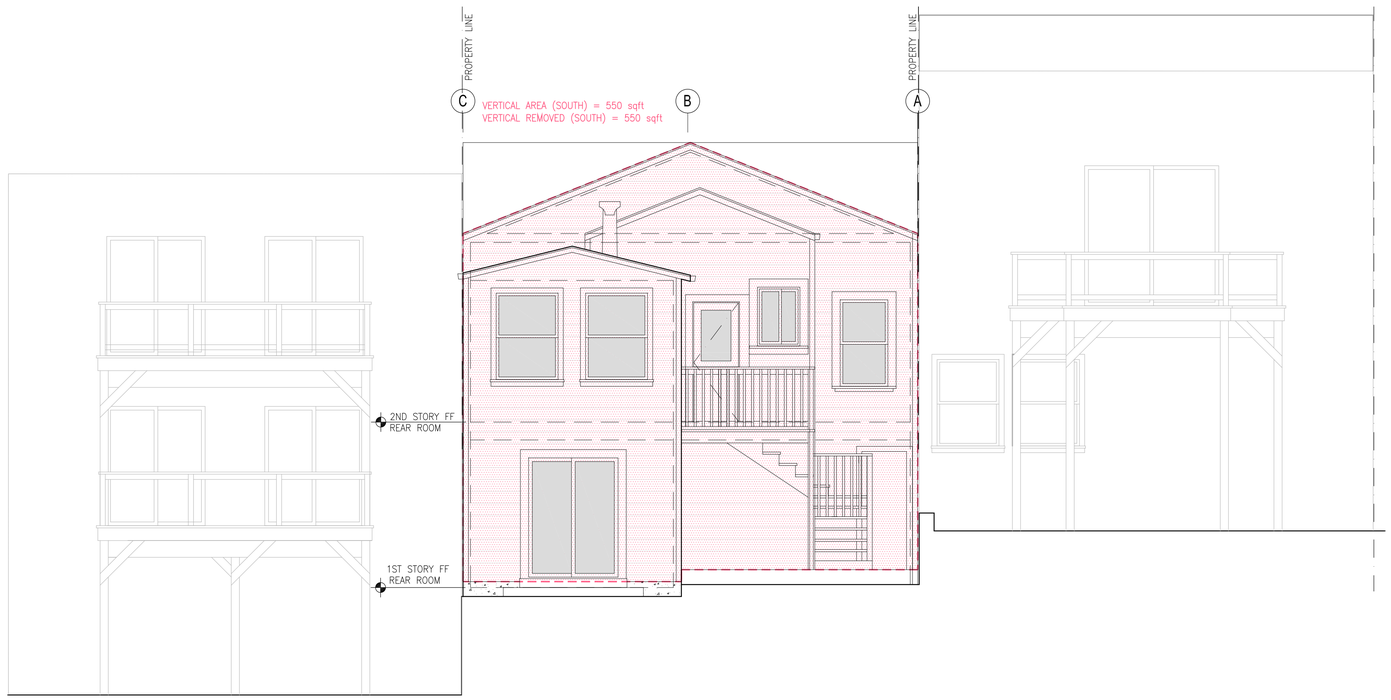
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SCALE: 1/4"=1'-0"

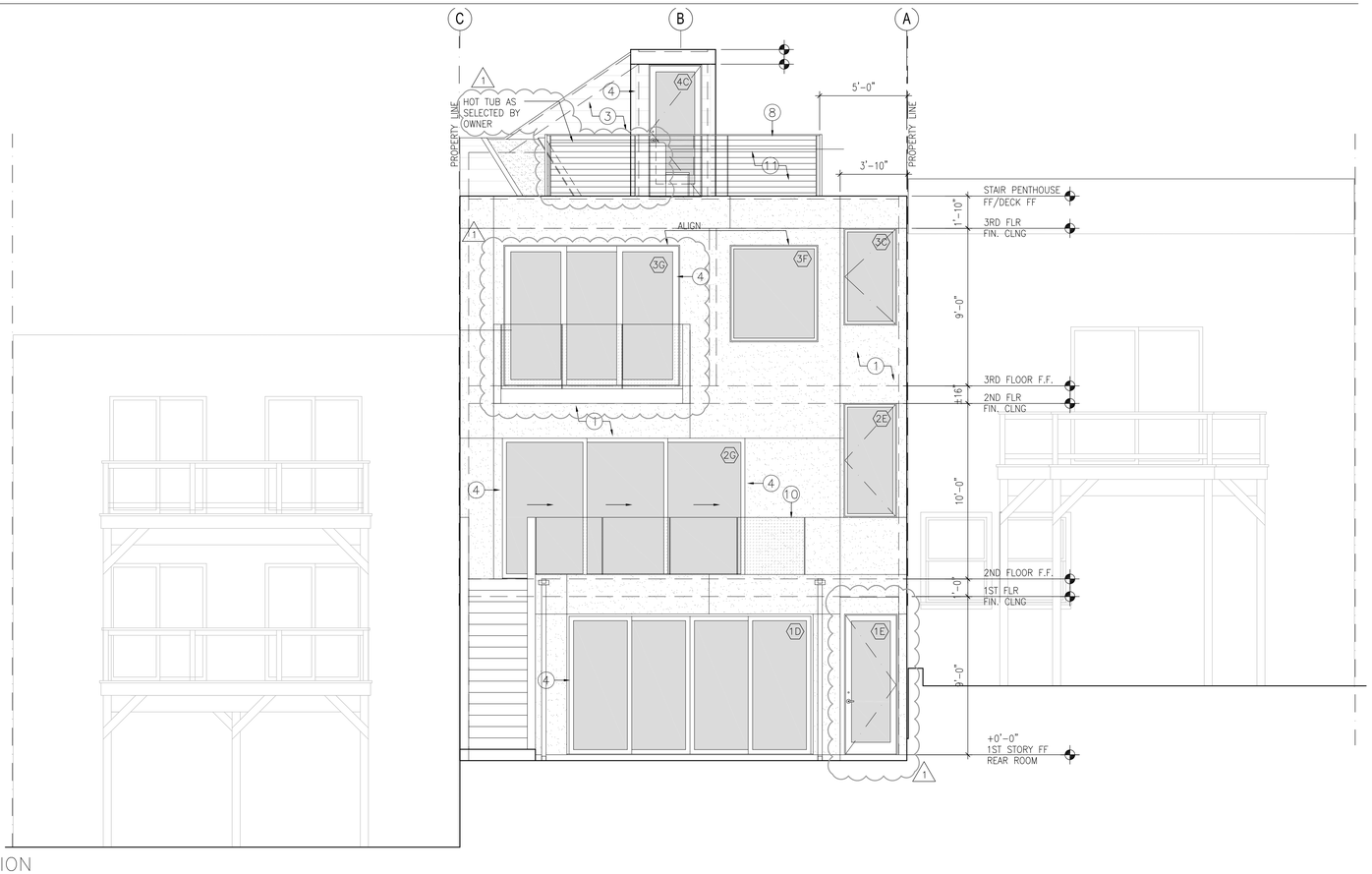
EXISTING & PROPOSED NORTH ELEVATION

A3.2



15 EXISTING SOUTH ELEVATION

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



13 PROPOSED SOUTH ELEVATION

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

EXTERIOR FINISHES

1. EXTERIOR CEMENT PLASTER, LIGHT SAND FINISH
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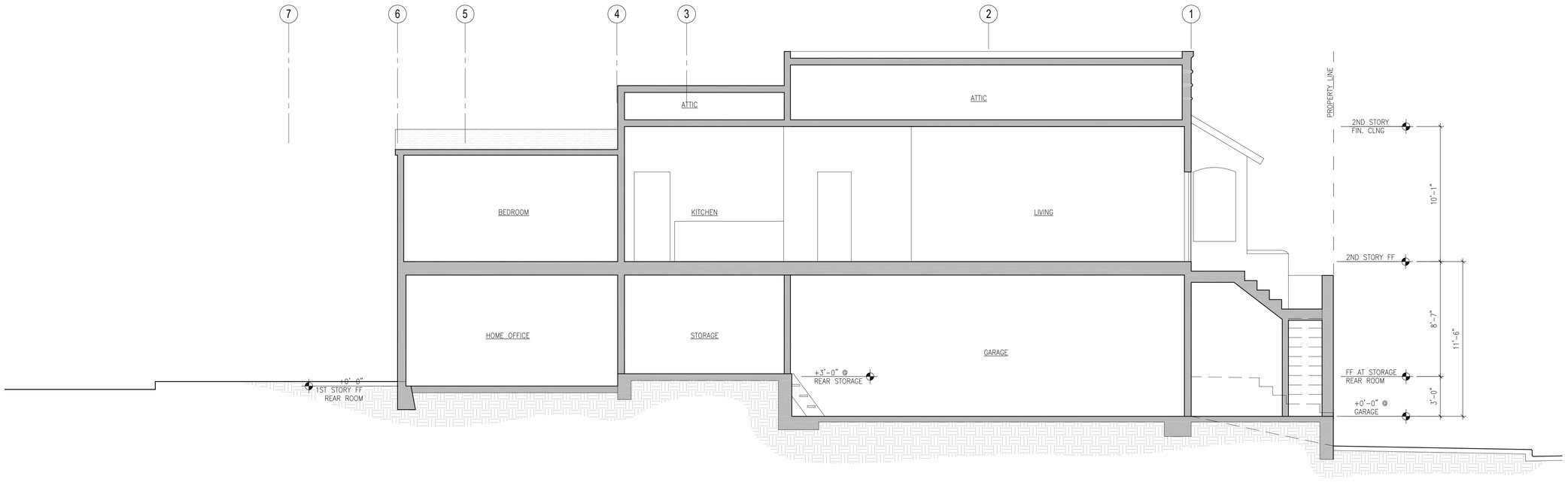
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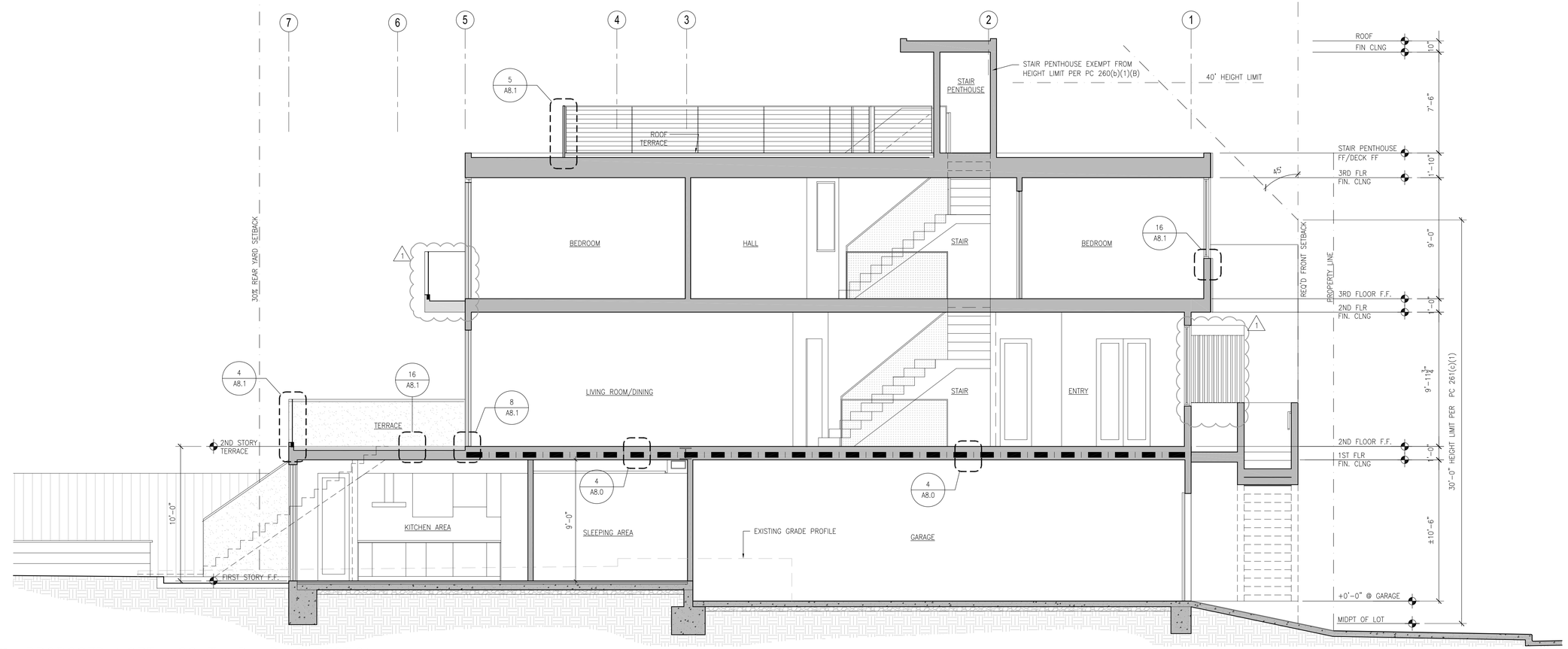
EXISTING & PROPOSED SOUTH ELEVATION

A3.3



16 EXISTING NORTH–SOUTH BUILDING SECTION

SCALE: 1/4"= 1'–0"



13 PROPOSED NORTH–SOUTH BUILDING SECTION

SCALE: 1/4"= 1'–0"

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EXISTING & PROPOSED BUILDING SECTION

A3.4

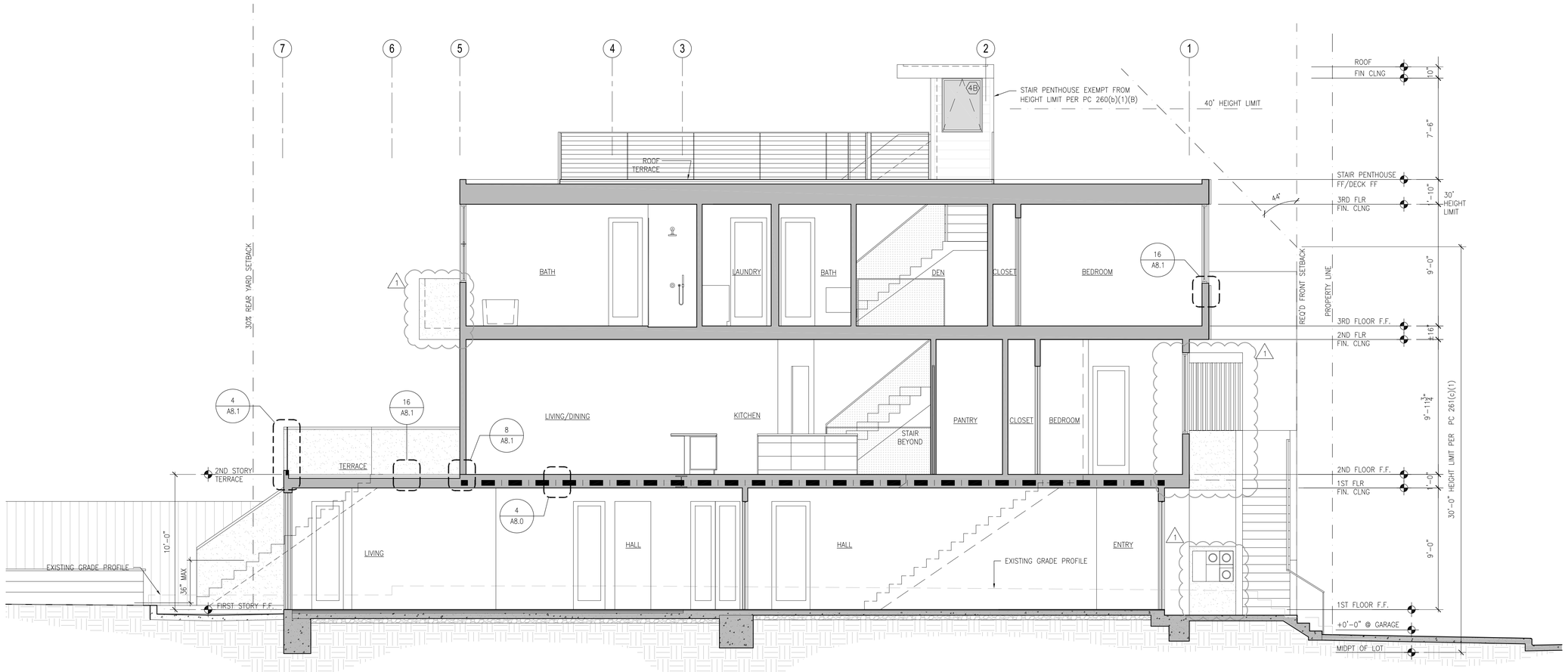
WINDOWS & EXTERIOR DOORS:

	NAME	ELEV	NEW OR EXIST.	MFGR.	PRODUCT	SIZE (W x H) FRAME SIZE (FS):	OPENING: 0=FIXED, X=OPERABLE	GLASS: CLR, INS, LOW-E U.O.N.	HARDWARE	NOTES
1ST FLOOR	1A	N	(N)	MARVIN ULTIMATE	DOOR SIDELITE	40" x 96"	0	TEMPERED		CONFIRM IF INTEGRATED WITH FRONT DOOR IN SINGLE FRAME
	1B	N	(N)	TBD, ENTRY DOOR	ENTRY DOOR	42" x 96"	X	–		CONFIRM IF INTEGRATED WITH SIDELITE IN SINGLE FRAME
	1C x3	E	(N)	MARVIN ULTIMATE	CASEMENT WINDOW NARROW FRAME	36" x 66"	X	TEMPERED, FROSTED		CONFIRM IF INTEGRATED WITH FRONT DOOR
	1D	S	(N)	MARVIN ULTIMATE SLIDING DOOR	SLIDING DOOR 2 1/4 INCH (3" STILES)	168" x 96"	–	TEMPERED		–
	1E	S	(N)	MARVIN ULTIMATE PATIO DOOR	EXTERIOR OUTSWING DOOR	±38" x 96" FS	X	TEMPERED		DOOR SIZE FOR CLEAR EGRESS WIDTH OF 32"
2ND FLOOR	2A	N	(N)	MARVIN ULTIMATE	CASEMENT	28" x 68"	X	TEMPERED		–
	2B	N	(N)	TBD, ENTRY DOOR	ENTRY DOOR	36" x 96"	X	–		PROVIDE SASH LIMITER FOR CASEMENT AT 2C TO 4" OPENING
	2C	N	(N)	MARVIN ULTIMATE	NARROW FRAME PICTURE WINDOW	32" x 68"	X	TEMPERED		–
	2D	N	(N)	MARVIN ULTIMATE	CASEMENT PICTURE CASEMENT NARROW FRAME ASSEMBLY	86" x 68" OVERALL	X,0,X	–		EMERGENCY ESCAPE AND EGRESS WINDOW
	2E	S	(N)	MARVIN ULTIMATE	CASEMENT NARROW FRAME WINDOW	34" x 78"	X	–		–
	2F	E	(N)	MARVIN ULTIMATE	PICTURE NARROW FRAME WINDOW	34" x 78"	X	–		–
	2G	S	(N)	FLEETWOOD 3070T	3-PART 3 TRACK POCKET SLIDING DOOR	164" x 96"	–	TEMPERED		COORDINATE JAMB, HEAD, AND THRESHOLD DETAILS

	NAME	ELEV	NEW OR EXIST.	MFGR.	PRODUCT	SIZE (W x H) FRAME SIZE (FS):	OPENING: 0=FIXED, X=OPERABLE	GLASS: CLR, INS, LOW-E U.O.N.	HARDWARE	NOTES
3RD FLOOR	3A	N	(N)	MARVIN ULTIMATE	CASEMENT PICTURE ASSEMBLY	OVERALL: 90" x71" CASEMENTS: 30" W	X,0,X	TEMPERED		EMERGENCY ESCAPE AND EGRESS WINDOW
	3B	N	(N)	MARVIN ULTIMATE	CASEMENT PICTURE ASSEMBLY	OVERALL: 90" x71" CASEMENTS: 30" W	X,0,X	TEMPERED		EMERGENCY ESCAPE AND EGRESS WINDOW
	3C	S	(N)	MARVIN ULTIMATE	CASEMENT NARROW FRAME	34" x 66"	X	–		
	3D	W	(N)	MARVIN ESSENTIAL	CASEMENT WINDOW	18" x 54"	X	TEMPERED, FROSTED		
	3E	W	(N)	MARVIN ULTIMATE	CASEMENT WINDOW	28" x 48"	X	TEMPERED		
	3F	S	(N)	MARVIN ULTIMATE	PICTURE WINDOW	60" x 66"	0	TEMPERED		
	3G	S	(N)	FLEETWOOD	3-PART SLIDING DOOR	120" x 96"	0,X.0	TEMPERED		EMERGENCY ESCAPE AND EGRESS WINDOW
	3H	N	(N)	MARVIN ELEVATE	CASEMENT	30" x 48"	X	TEMPERED		WINDOW FOR LIGHTWELL ACCESS
STAIR PENTHOUSE	4A	N	(N)	MARVIN ELEVATE	AWNING WINDOW	36" x 48"	X	TEMPERED		
	4B	W	(N)	MARVIN ELEVATE	AWNING WINDOW	36" x 48"	X	TEMPERED		
	4C	S	(N)	MARVIN ELEVATE	EXTERIOR OUTSWING DOOR	±38" x 80" FS	X	TEMPERED		DOOR SIZE FOR CLEAR EGRESS WIDTH OF 32"
ROOF	9A	ROOF	(N)	VELUX CURB MOUNTED SKYLT	FCM 2234	22 1/2" x 34 1/2" INSIDE CURB	0	TEMPERED		
	9B	ROOF	(N)	VELUX CURB ELECTRIC FRESH AIR SKYLIGHT CURB MOUNTED	VCE 2246	22 1/2" x 46 1/2" INSIDE CURB	0	TEMPERED		
	9C	ROOF	(N)	ROYALITE OR EQUAL	CURB MTD SKYLIGHT	IRREGULAR: 11.8 SQFT	0	TEMPERED		

NOTES:

1. WINDOW & EXTERIOR DOOR SUBMITTAL REQUIRED PRIOR TO ORDER BY CONTRACTOR
2. CONTRACTOR TO CONFIRM WINDOW MULLING WITH MANUFACTURER
3. CONTRACTOR TO VERIFY ALL R.O. DIMENSIONS AND QUANTITIES PRIOR TO ORDERING WINDOWS.
4. INSTALLATION/FLASHING: SEE DETAIL 16/A8.0 FOR TYPICAL FLASHING INSTALLATION.
5. PROVIDE TEMPERED GLASS WHERE REQUIRED PER SECTION 2406.
6. ALL R.O. DIMENSION ARE TO BE CONFIRMED BY CONTRACTOR WITH (E) AND (N) FIELD CONDITIONS PRIOR TO FABRICATION.
7. WINDOWS TO MEET TITLE 24 ENERGY MANDATORY MINIMUM OR AS OUTLINED IN TITLE 24 REPORT.
8. INTERIOR FINISH: PAINT GRADE WOOD OR AS SELECTED BY OWNER, EXTERIOR COLOR TO BE SELECTED BY OWNER FROM MFGR'S STANDARD
9. OPENING CONTROL DEVICE PER ASTM F2090-10 STANDARD.
10. ALIGN TOP OF WINDOWS/DOORS & TRIM ACROSS ANY ROOM. CONSULT WITH ARCHITECT/OWNER IF PROBLEMS ANTICIPATED WITH ALIGNMENT



13 PROPOSED NORTH-SOUTH BUILDING SECTION

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

3829 25TH STREET

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GCMATHUR@GMAIL.COM, PUJITA90@GMAIL.COM

ISSUE:	DATE:
ISSUED FOR PLANNING REVIEW	02.05.2025
ISSUED FOR PERMIT	05.22.2025
PLAN CHECK REVISION	08.20.2025
1 PERMIT REVISION	12.15.2025

CONSULTANT
–

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE & PROPOSED BUILDING SECTIONS

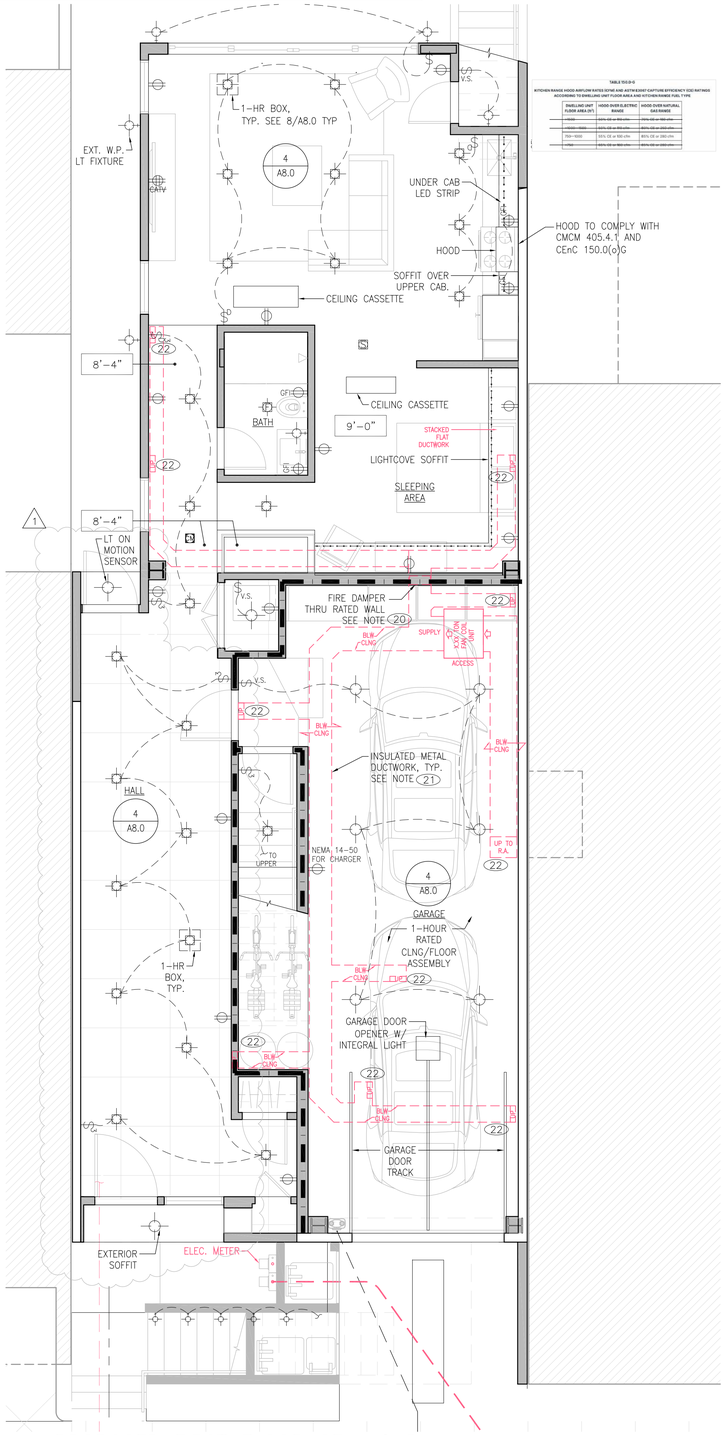
A3.5

DUCTWORK NOTES:

(20) PER 717.5.4 FIRE PARTITIONS DUCTS AND AIR TRANSFER OPENINGS THAT PENETRATE FIRE PARTITIONS SHALL BE PROTECTED WITH LISTED FIRE DAMPERS INSTALLED IN ACCORDANCE WITH THEIR LISTING.

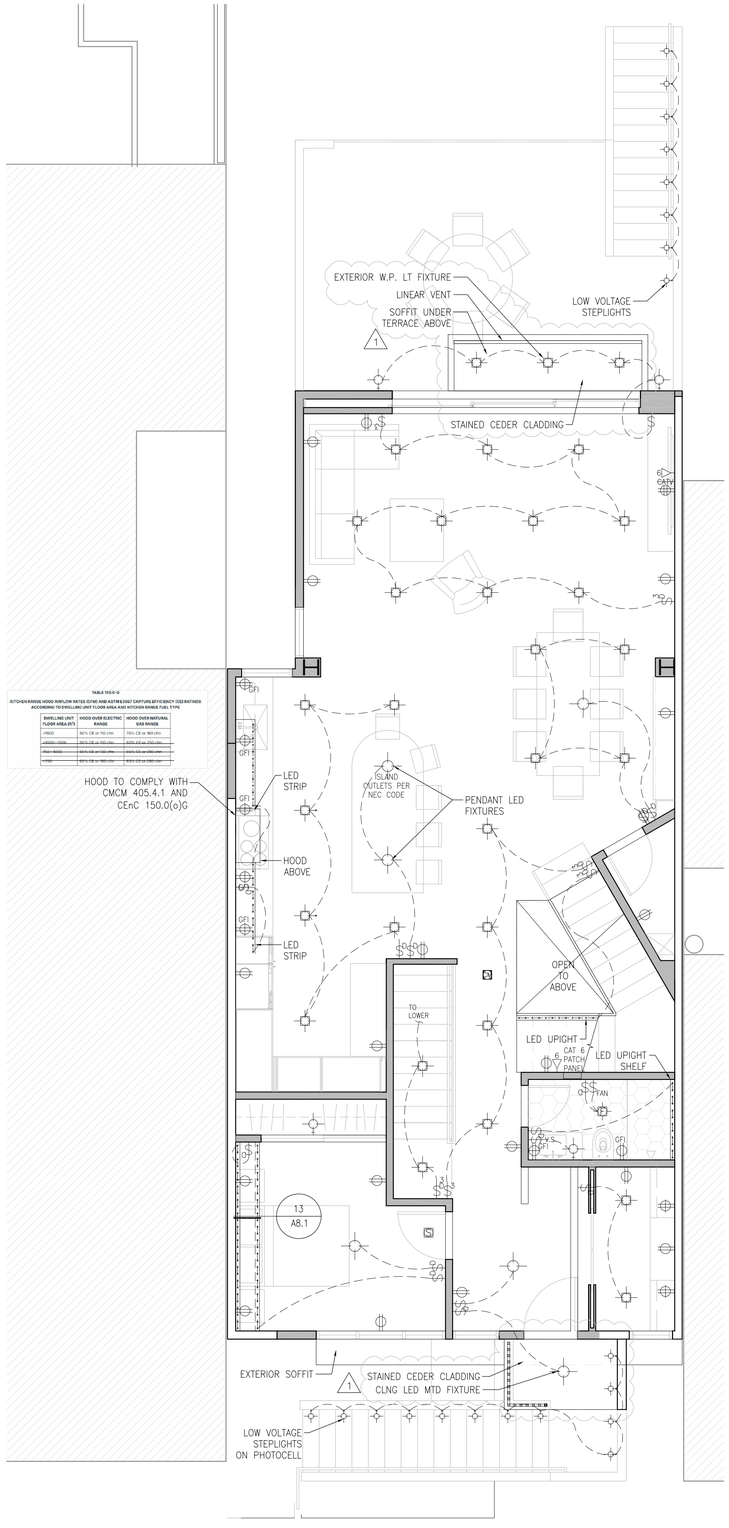
(21) DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE, INCLUDING ITS ATTIC AREA, SHALL BE CONSTRUCTED OF SHEET STEEL OF NOT LESS THAN 0.019 INCH (0.48 MM) IN THICKNESS AND SHALL NOT HAVE OPENINGS INTO THE GARAGE. (CBC 406.3.2.2)

(22) DUCTWORK PASSING THROUGH THE 1–HOUR FLOOR/CEILING ASSEMBLY SHALL CONFORM TO CBC 714.5.1.2: THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED THROUGH–PENETRATION FIRESTOP SYSTEM INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER (2.49 PA). THE SYSTEM SHALL HAVE AN F RATING/T RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED. SEE DETAIL 9/8.1



1 PROPOSED FIRST FLOOR CEILING PLAN

SCALE: 1/4"= 1'–0"



3 PROPOSED SECOND FLOOR CEILING PLAN

SCALE: 1/4"= 1'–0"

KEYNOTES:

(1) ENVIRONMENTAL AIR DUCTS (TOILET, LAUNDRY, AND KITCHEN EXHAUST) SHALL TERMINATE 3'–0" MIN. FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 502.2.1 AND PROVIDE WITH BACK–DRAFT DAMPERS PER CMC 504.1.1 EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.

(2) G.C. AND PLUMBING CONTRACTOR TO CONFIRM DEPTH OF (E) SANITARY SEWER LINE AS STREET, REPLACE UP TO POINT OF CONNECTION AS NEEDED, OR PROVIDE SUMP AND EJECTOR PUMP WHERE PERMITTED BY CODE.

(3) (N) WINDOW. MINIMUM U–VALUE PER TITLE 24 REQUIREMENTS TABLE 116A AND S.H.G.C. PER TABLE 116B, U MAX=0.32 AND REQUIREMENTS OF TITLE 24 CALCULATIONS.

(4) WINDOW TO MEET REQUIREMENTS FOR RESCUE WINDOW: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.

(5) PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETRY AND APPLIANCES. G.C. TO COORDINATE LOCATION.

(6) PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION. PROVIDE CEMENTITIOUS BACKING BOARD WHERE REQ'D FOR TILE INSTALLATION. ASSEMBLIES PER TILE COUNCIL OF AMERICA STANDARD DETAILS.

(7) (N) GLASS IN DOORS SHALL BE SAFETY GLAZING PER CBC 2406. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLAZING PER CBC 2406.3

(8) EXHAUST FAN TO PROVIDE MIN. 5 AIR CHANGES PER HOUR AND PER REQUIREMENTS OF TABLE 403.7 AND SOURCE OF MAKE–UP AIR. MECHANICAL CONTRACTOR TO SIZE AND SUBMIT CUTSHEET FOR APPROVAL PRIOR TO INSTALLATION (50 CFM MIN.).

(9) HARDWIRED SMOKE ALARM WITH BATTERY BACKUP. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD–WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.

(10) PROVIDE CA STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM OUTSIDE OF EACH SLEEPING AREA AND ON EACH LEVEL. ALARMS TO BE HARDWIRED WITH BATTERY BACKUP. MAY BE COMBINED SMOKE/CARBON MONOXIDE ALARM.

(11) DIRECT VENT APPLIANCES SHALL BE VENTED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL COMPLY WITH CMC 802.2.4 & SFMC 802.2.4
GAS VENT TERMINATION PER CMC 802.6. & SFMC 802.6.2
THROUGH WALL VENT TERMINATION PER SFMC 802.8

(12) STEEL DUCTS NOT LESS THAN 0.019 IN. IN DUCT THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3

(13) PROVIDE COMBUSTION AIR OPENING FROM OUTSIDE FOR FURNACES AND WATER HEATERS PER CMC 701.10(D), CPC 701.10(E) AND ALL OTHER APPLICABLE CODES. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7

(14) WASHER/DRYER. PROVIDE UTILITY CONNECTION BOX WITH OUTLETS AS NEEDED BY WASHER AND DRYER SPECIFICATION & 2019 CEC. INSTALL PER MANUFACTURER'S REQUIREMENTS. VENTING NOT REQUIRED IF HEAT PUMP DRYER.

(15) HEATING VENT LOCATIONS TO BE COORDINATED BY G.C. & MECHANICAL CONTRACTOR. VERIFY WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.

- ALL DUCT WORK LOCATIONS NEEDING DROPPED SOFFIT TO BE MINIMIZED. USE FLAT 4" METAL DUCTWORK WHERE NEEDED.
- ALL DROPPED SOFFIT LOCATIONS TO BE APPROVED BY OWNER OR ARCHITECT PRIOR TO INSTALLATION

(16) AN ARC–FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN DWELLING AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE 15 AND 20–AMPERE RECEPTACLE OUTLETS. 2013 CEC SECTION 210–12(b). ARC FAULT CIRCUIT INTERRUPTER REQUIREMENTS:

- THE BEDROOM BRANCH CIRCUIT(S) SHALL BE RUN SEPARATELY FROM ALL OTHER BRANCH CIRCUITS. THE RACEWAYS OR CABLE ASSEMBLIES SHALL NOT TERMINATE INTO ANY JUNCTION BOX (OTHER THAN THE PANEL BOARD) WHERE OTHER CIRCUIT CONDUCTORS ARE LOCATED.
- THE BEDROOM BRANCH CIRCUIT CONDUCTORS SHALL BE PERMANENTLY IDENTIFIED AT THE POINT OF ENTRY TO THE PANEL BOARD.
- THE AFCI BREAKER SHALL BE A LISTED AND APPROVED DEVICE INSTALLED IN AN APPROVED PANEL BOARD IN ACCORDANCE WITH ITS LISTING.
- OTHER OUTLETS WITHIN THE DWELLING UNIT MAY BE CONNECT TO THE AFCI PROTECTED BRANCH CIRCUIT; HOWEVER, THE SAME WIRING METHODS AS REQUIRED ABOVE FOR BEDROOMS SHALL BE USED.

(17) PROVIDE R–15 INSULATION AT 2x4 WALLS, R–21 AT 2x6 WALLS & INSULATION UNDER FLOOR, R–30 INSULATION AT ROOF OR AS REQUIRED BY TITLE 24 ENERGY CALCULATIONS.

(18) SMOOTH FINISH AT ALL GYPBOARD WALL AND SOFFIT TYPICAL. FINISH TO MATCH #4 FINISH, NO ORANGE PEEL, NO TEXTURE. TYP ALL FINISHES.

(19) ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1

LIGHTING ENERGY REQUIREMENTS:

LIGHTING PER CEC 150.0(k) AND CEC TABLE 150.0–A

150.0(k)1A: LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES MUST BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0–A.

150.0(k)1C: RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR INSULATION CONTACT (IC) LABELING; AIRE LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN 150.0(k)1C. A JA8–2016–E LIGHT SOURCE RATED FOR ELEVATED TEMPERATURE MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.

150.0(k)2A–2L: INTERIOR SWITCHES AND CONTROLS. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. LUMINAIRES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF. CONTROLS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IN INSTALLED TO COMPLY WITH 150.0(k).

IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES MUST BE CONTROLLED BY A VACANCY SENSOR. DIMMERS OR VACANCY SENSORS MUST CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8, EXCEPT LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET AND LUMINAIRES IN HALLWAYS. UNDERCABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

150.0(k)3A–3D: 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 MEET THE REQUIREMENT IN ITEM 150.0(k)3Ai (ON AND OFF SWITCH) AND THE REQUIREMENTS IN EITHER ITEM 150.0(k)3Aii (PHOTOCELL AND MOTION SENSOR) OR ITEM 150.0(k)3Aiii (PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS).

FOR LOW–RISE MULTIFAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, AND PORCHES; AND OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS AND RESIDENTIAL CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE MUST COMPLY WITH EITHER 150.0(k)3A OR WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.2, 130.4, 140.7 AND 141.0.

FOR LOW–RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING NOT REGULATED BY 150.0(k)3B OR 150.0(k)3D MUST COMPLY WITH THE APPLICABLE REQUIREMENTS IN 10.9, 130.2, 130.4, 140.7 AND 141.0.

150.0(k)6A–6B: INTERIOR COMMON AREAS OF LOW–RISE MULTI–FAMILY RESIDENTIAL BUILDINGS. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20% OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING MUST BE HIGH EFFICACY LUMINAIRS AND CONTROLLED BY AN OCCUPANT SENSOR. WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20% OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING MUST
i. COMPLY WITH THE APPLICABLE REQUIREMENTS IN 110.9, 130.0, 130.1, 140.6 AND 141.0; AND
ii. LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS MUST BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50%. THE OCCUPANT SENSORS MUST BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

DRAWING LEGEND:

EXISTING WALLS

NEW WALL

1–HR RATED WALL

GRAPHIC SCALE

2 5 10

N

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ISSUED FOR PERMIT	05.22.2025
PLAN CHECK REVISION	08.20.2025
1 REVISION PERMIT	03.18.2026

CONSULTANT
–

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK

CHECKED: TK

SCALE: 1/4"=1'–0"

REFLECTED CEILING PLANS

A6.0

GENERAL NOTES:

SCOPE OF WORK:

(E) 3 STORY SINGLE FAMILY HOME REMODEL & ADDITION.

GENERAL:

A. THESE DRAWINGS ARE COPY RIGHTED INSTRUMENTS OF SERVICE OF SEDR CONSULTING, INC. FOR USE ON THIS PROJECT.

B. CONTRACTOR RESPONSIBILITY – CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES AND SAFETY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING.

C. DIMENSIONS – USE WRITTEN DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES. WHERE NO DIMENSIONS ARE PROVIDED, OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

D. COORDINATION – OPENINGS THROUGH WALLS AND FLOORS FOR MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE COORDINATED BY CONTRACTOR AND CONSTRUCTED PER TYPICAL DETAILS SHOWN IN THESE DOCUMENTS. NO MECHANICAL OR ELECTRICAL SYSTEM COMPONENTS SHALL BE EMBEDDED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED IN THESE DOCUMENTS.

E. OMISSIONS AND CONFLICTS – OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED IN THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE DELINEATED.

F. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.

G. THERE SHALL BE NO CHANGE IN SIZE OR DIMENSION OF A STRUCTURAL MEMBER, NOR SHALL ANY OPENINGS BE MADE IN ANY STRUCTURAL MEMBER, WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.

H. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON THE STRUCTURE. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE STRUCTURE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

I. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS.

J. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: TYPES OF FLOOR FINISH AND THEIR LOCATION, DEPRESSIONS IN FLOOR SLABS, OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, AND ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.

COORDINATION:

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OTHERWISE. NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.

CONTRACTOR SHALL COORDINATE ALL STRUCTURAL FRAMING WITH MECHANICAL, PLUMBING AND ELECTRICAL INFRASTRUCTURE, INCLUDING, BUT NOT LIMITED TO, RECESSED AND SEMI-RECESSED LIGHTING, MECHANICAL DUCTS AND PIPING, FIRE SPRINKLER PIPE AND HEADS AND PLUMBING DRAINS, WASTE AND SUPPLY LINES.

ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, 2022 EDITION (REFERED TO HEREINAFTER AS CBC).
ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO MOST CURRENT DATE.

ALL OMISSIONS AND CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR ARCHITECTURAL SPECIFICATIONS WHERE APPLICABLE SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING THE EXISTING STRUCTURE, AND PARTIALLY COMPLETED PORTIONS OF WORK.

DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.

IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO FABRICATION WITH SUFFICIENT TIME FOR REVIEW OF DESIGN INTENT (A MINIMUM OF 10 WORKING DAYS).

CONTINUOUS OR SPECIAL INSPECTION SHALL BE AS DEFINED BY THE CALIFORNIA BUILDING CODE (CBC) CHAPTER 17.

OBSERVATION VISITS TO THE JOB SITE BY THE ENGINEER'S FIELD REPRESENTATIVE SHALL BE CONSTRUED AS NEITHER INSPECTION NOR APPROVAL OF CONSTRUCTION.
FOR PROPER FIELD OBSERVATION BY THE STRUCTURAL ENGINEER, THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE VARIOUS CONSTRUCTION PHASES.

NO OPENINGS, CHASES, NOTCHES, ETC. SHALL BE PLACED IN COLUMNS, JOISTS, BEAMS, BEARING WALLS AND SHEARWALLS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW SUCH OPENINGS.

STRUCTURAL NOTES:

DESIGN CRITERIA:

1. DESIGN CONFORMS TO THE CALIFORNIA BUILDING CODE (CBC), 2022 EDITION, AND AMENDMENTS BY THE LOCAL JURISDICTION.
2. DEAD LOADS: BASED ON WEIGHTS OF EXISTING AND NEW MATERIALS OF CONSTRUCTION.
3. LIVE LOADS:
   - ROOF (FLAT) . . . . . = 20 PSF
   - FLOOR . . . . . = 40 PSF
4. SEISMIC LOADS (ASCE 7-16):
   - V = 0.240 W (LRFD) FOR SW & 0.195W (LRFD) FOR SMF
   - SEISMIC DESIGN CATEGORY . . . . . = D
   - IMPORTANCE FACTOR (I) . . . . . = 1.0
   - REDUNDANCY FACTOR RHO (ρ) . . . . . = 1.3
   - SITE CLASS . . . . . = D-DEFAULT
   - LAT, LONG . . . . . (37.750005, -122.42576)
   - MAPPED VALUES . . . . . Ss = 1.5
     S1 = 0.6
   - SEISMIC VALUES . . . . . SDs = 1.2
     SD1 = 0.6
   - STRUCTURAL SYSTEM FACTOR . . . . . R = 8 SMF
   - ANALYSIS PROCEDURE . . . . . LINEAR STATIC
5. WIND LOADS (ASCE 7-16):
   - EXPOSURE CATEGORY . . . . . = C
   - BASIC WIND SPEED (V) . . . . . = 95mph

FOUNDATION:

INSTALLATION OF THE FOUNDATION FOOTINGS OR PIERS WITH RESPECT TO THE DEPTH BELOW FINISHED OR NATURAL GRADE SHALL BE AT A MINIMUM ACCORDING TO THE FOUNDATION DETAILS ON THESE PLANS. FIELD DISCOVERED CONDITIONS MAY NECESSITATE DEEPER FOUNDATIONS.

THE FOUNDATION SHALL BE INSPECTED BY THE STRUCTURAL ENGINEER PRIOR TO POURING OF CONCRETE.

ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.

ALL BACKFILL WITH ENGINEERED FILLS SHALL BE COMPACTED TO 95% RELATIVE DENSITY.

CONCRETE:

1. CONTRACTOR SHALL SUBMIT FOR REVIEW BY THE ARCHITECT THE CONTRACTOR'S PROPOSED CONCRETE MIXES, DESIGNED BY THE CONCRETE SUPPLIER AND REVIEWED BY THE OWNER'S TESTING AGENCY. (INCLUDE INFORMATION TO SHOW CONFORMANCE WITH MATERIAL, STRENGTH, AND PROPORTIONING REQUIREMENTS OF THE CONTRACT DOCUMENTS.)
2. CONTRACTOR SHALL INFORM THE ENGINEER AT LEAST 2 DAYS PRIOR TO POURING ANY STRUCTURAL CONCRETE FOR THE OPPORTUNITY TO REVIEW THE WORK PRIOR TO PLACEMENT.
3. PROVIDE CONCRETE IN CONFORMANCE WITH THE FOLLOWING SPECIFICATIONS:

TYPE	COMPRESSIVE STRENGTH	SLUMP	W/C RATIO	UNIT WT.
STRUCTURAL SLAB	3,000 PSI	2½-3½"	0.45	145 PCF
FOOTINGS, PIERS, GRADE BEAMS & WALLS	3,000 PSI	3½-4½"	0.55	145 PCF
SLAB ON GRADE	2,500 PSI	3½-4½"	0.45	145 PCF

   A. ASTM C94 MINIMUM 28 DAY ULTIMATE COMPRESSIVE STRENGTH.
   B. MINIMUM CONSISTENT SLUMP WITH PROPER PLACING.
   C. WATER TO CEMENT RATIO.
4. PROPORTION CONCRETE WITH A MINIMUM OF 25% AND A MAXIMUM OF 50% FLY ASH OR SLAG REPLACEMENT.
5. USE WATER THAT IS CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
6. USE ¾" AGGREGATE WHEREVER CLEARANCES PERMIT. USE ⅜" AGGREGATE ONLY WHERE NECESSARY FOR PROPER PLACING, SUCH AS IN THIN SECTIONS, ETC.
7. WHERE NOT SHOWN ON STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LOCATIONS OF SLAB AND WALL OPENINGS, SLAB EDGE LOCATIONS, INTERIOR CONCRETE WALLS AND CURBS, TOP OF FLOOR SLAB ELEVATIONS, SLAB DEPRESSIONS REQUIRED TO ACCOMMODATE FLOOR FINISH DETAILS, AND CONCRETE STAIRS.
8. PIPES, SLEEVES, AND OTHER EMBEDDED ITEMS OTHER THAN ELECTRICAL CONDUIT LESS THAT 1" DIAMETER MAXIMUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE OR INTERRUPT REINFORCING BARS UNLESS APPROVED BY ENGINEER OF RECORD.
9. ALL REINFORCING EMBEDMENTS, INSERTS, ETC. SHALL BE POSITIVELY SECURED IN PROPER LOCATION BEFORE CONCRETE IS PLACED. PROVIDE SUFFICIENT SUPPORT TO PREVENT DISPLACEMENT DURING PLACING AND FINISHING OPERATIONS.
10. ALL CONCRETE EXCEPT SLABS ON GRADE 6" THICK OR LESS SHALL BE MECHANICALLY VIBRATED SO AS TO COMPLETELY FILL THE FORMS WITHOUT CAUSING UNDUE SEGREGATION.
11. HORIZONTAL CONSTRUCTION JOINTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS, AND THE HARDENED CONCRETE SURFACES SHALL BE CLEANED BY SAND-BLASTING OR OTHER APPROVED MEANS TO EXPOSE FIRMLY EMBEDDED AGGREGATES PRIOR TO POURING ADDITIONAL CONCRETE IN CONTACT WITH THESE SURFACES.
12. VERTICAL CONSTRUCTION JOINTS SHALL BE FORMED AND KEYED AND NOT OVER 60 FEET APART. VERTICAL CONSTRUCTION JOINTS THROUGH BEAMS OR SLABS SHALL BE LOCATED BETWEEN THE ¼ AND ⅓ POINTS OF THE SPAN. THE CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS SHOWING THE LOCATIONS OF ALL CONSTRUCTION JOINTS AND CONTROL JOINTS.
13. FORMS SHALL BE PROPERLY CONSTRUCTED CONFORMING TO CONCRETE SURFACES AS SHOWN ON THE DRAWINGS, SUFFICIENTLY TIGHT TO PREVENT LEAKAGE, SUFFICIENTLY STRONG AND BRACED TO MAINTAIN THEIR SHAPE AND ALIGNMENT UNTIL NO LONGER NEEDED TO SUPPORT THE CONCRETE. FORMS AND SHORING SHALL NOT BE REMOVED UNTIL THE CONCRETE HAS ATTAINED SUFFICIENT STRENGTH TO WITHSTAND ALL LOADS TO BE IMPOSED WITHOUT EXCESSIVE STRESS, CREEP, OR DEFLECTION.
14. GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF EQUIPMENT PADS WITH MECHANICAL CONTRACTOR.
15. SHOTCRETE SHALL BE IN ACCORDANCE WITH CBC SECTION 1908:
   A. SHOTCRETE MIX DESIGN SHALL BE SELECTED TO ALLOW SUITABLE PLACEMENT PROCEDURES USING THE DELIVERY EQUIPMENT SELECTED AND SHALL RESULT IN FINISHED IN-PLACE HARDENED SHOTCRETE MEETING THE STRENGTH REQUIREMENTS OF THIS CODE. MINIMUM SHOTCRETE STRENGTH SHALL BE NO LESS THAN 3,000 PSI.
   B. LAP SPLICES SHALL BE THE NONCONTACT LAP SPLICE METHOD WITH A MINIMUM CLEARANCE OF 2 INCHES BETWEEN BARS. THE USE OF CONTACT LAP SPLICES ARE PERMITTED WHEN APPROVED BY THE BUILDING OFFICIAL.
   C. SPECIAL INSPECTIONS AND TESTING SHALL BE IN ACCORDANCE WITH GENERAL NOTES "SPECIAL INSPECTION AND STRUCTURAL OBSEVATION" SECTION.

CONCRETE ENVIROMENTAL REQUIREMENTS:

USE INDUSTRIAL BY-PRODUCTS INCLUDING FLY ASH AND/OR SLAG AS SUPPLEMENTARY CEMENTITIOUS MATERIALS TO REPLACE A MAXIMUM OF 50% OF PORTLAND CEMENT (AS NOTED BELOW). USE OF BY-PRODUCTS DIVERTS MATERIAL FROM LANDFILLS WHILE REDUCING CEMENT USE AND PROVIDING A MORE DURABLE PRODUCT.

A. FLY ASH: (FLY ASH SUBSTITUTION WILL RESULT IN A REDUCTION OF UP TO 125 TO 300 LBS OF C02 EMISSIONS PER YARD OF CONCRETE)
1. CONFORMING TO ASTM C311 AND ASTM C618. CLASS C OR F (CLASS C IS PREFERRED) MAXIMUM LOSS ON IGNITION (LOI) SHALL BE LESS THAN 3%
2. THE MAXIMUM RATE OF SUBSTITUTION SHALL BE 50% BY WEIGHT OF CEMENT. HOWEVER, FOR FLATWORK, THE MAXIMUM RATE SHALL BE LIMITED TO 25%. CONTRACTOR SHALL CONTACT ENGINEER TO DISCUSS SPECIAL FINISHING PRECAUTIONS FOR FLYASH MODIFIED CONCRETE.

B. GROUND GRANULATED BLAST FURNACE SLAG(GGBFS): (GGMFS SUBSTITUTION WILL RESULT IN A REDUCTION OF UP TO 150-350 LBS OF C02 EMISSIONS PER YARD OF CONCRETE)
1. SLAG CEMENT SHALL CONFORM TO ASTM C989 OR AASHTO M302 GRADE LEVEL 100min.
2. SUBSTITUTION OF GGBFS SHALL BE MAXIMUM 50% BY WEIGHT OF CEMENT.

C. COMBINATIONS OF FLYASH AND SLAG: FLYASH AND SLAG MAY BE USED IN COMBINATION AS LONG AS THE TOTAL SUBSTITUTION DOES NOT EXCEED 50% BY WEIGHT OF CEMENT. FLATWORK LIMITATION OF 25% FOR FLYASH SUBSTITUTION SHALL APPLY.

REINFORCING STEEL:

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40 FOR #3 AND #4 STIRRUPS AND TIES, GRADE 60 FOR ALL OTHERS. REINFORCING BARS NOTED OR SHOWN AS CONTINUOUS SHALL RUN IN AS LONG LENGTHS AS PRACTICAL IN SLAB AND BEAMS LOCATE TOP BAR SPLICES MIDWAY BETWEEN SUPPORTS, BOTTOM BAR SPLICES AT SUPPORTS. BEND AND SPLICE BARS AS NOTED IN THE DETAILS. WELDING OF REINFORCEMENT BARS SHALL COMPLY WITH AWS D1.4 STRUCTURAL WELDING CODE-REINFORCING STEEL. USE GRADE A706 UNLESS SHOWN OTHERWISE. UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
SLABS AND WALLS:	1"
BEAMS AND COLUMNS:	1½"

REINFORCING BAR:

REINFORCING STEEL SHALL BE NEW DEFORMED BARS CONFORMING TO ASTM A615:
- A. #4 BARS AND SMALLER GR40 OR GR60
- B. #5 BARS AND LARGER GR60

ALL BARS SHALL BE FREE OF LOOSE AND FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.

FIELD BENDING OF BARS THAT ARE IN PLACE IS NOT PERMITTED.

WOOD FRAMING NOTES:

ALL WOOD CONSTRUCTION SHALL BE PER CBC, CHAPTER 23.

ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR GRADE #1, EXCEPT STUDS AND JOISTS MAY BE GRADE #2, UNO AND MUST CONFORM TO THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION. REFER TO THE ARCHITECTURAL DRAWINGS FOR ANY ADDITIONAL APPEARANCE REQUIREMENTS. ALL P.T. LUMBER TO BE STAMPED BY AN APPROVED GRADING AGENCY.

WHERE WOOD IS IN CONTACT WITH CONCRETE OR MASONRY, PRESSURE TREATED DOUGLAS FIR SHALL BE USED. TREAT ALL CUT ENDS, NOTCHES, BOLT HOLES, ETC. WITH SITE APPLIED PRESERVATIVE TREATMENT.

ALL STRUCTURAL LUMBER SHALL HAVE THE FOLLOWING MAXIMUM MOISTURE CONTENT: MC<19% AT TIME OF INSTALLATION AND FABRICATION.

ALL STUD WALLS SHALL HAVE FIRE BLOCKING AT 10'-0" O.C. MAXIMUM.

UNLESS NOTED OTHERWISE, ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE WITH ⅝" DIAMETER ANCHOR BOLTS AT 4'-0"o.c. w/ 3"x3"x ¼" PLATE WASHERS.

PROVIDE MULTIPLE STUDS FOR SOLID BEARING AT THE ENDS OF MISCELLANEOUS BEAMS OR GIRDER TRUSSES WHERE POSTS ARE NOT SHOWN.

PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS.

PROVIDE SOLID BLOCKING UNDER PERPENDICULAR PARTITIONS. PROVIDE FULL DEPTH BLOCKING AT ENDS AND AT 10' O.C. MAXIMUM SPACING.

MINIMUM SPLICE NAILING OF DOUBLE PLATES TO BE AS FOLLOWS UNLESS NOTED OTHERWISE: TWELVE (12) 16d EACH SIDE OF SPLICE WITH NO ADJACENT SPLICE WITHIN 4'-0". SEE TYPICAL DETAIL ON GENERAL DETAIL SHEET.

FACE NAIL TWO PIECE BUILT-UP BEAMS WITH 16d AT 12" O.C. AT TOP AND BOTTOM TO ALTERNATE SIDES OF BEAM. PROVIDE ADDITIONAL ROW OF NAILING AT ALL BEAMS GREATER THAN 12" DEEP.

FOR SAWN LUMBER: PROVIDE 2X3 CROSS BRIDGING OR 2X SOLID BLOCKING AT A MINIMUM OF 8'-0" O.C. FOR JOISTS (CONTACT METAL BRIDGING OR EQUAL MAY BE USED) WHERE SHEATHING OR GYPSUM BOARD IS NOT APPLIED TO TOP AND BOTTOM OF JOISTS FOR ENTIRE LENGTH OF JOIST. FOR TJI TYPE JOISTS, SEE MANUFACTURERS REQUIREMENTS.

ALL PREMANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC.) SHALL BE BY SIMPSON STRONG TIE COMPANY, INC. UNLESS NOTED OTHERWISE. SEE NOTE ABOVE CONCERNING NAILING.

CONNECTORS AS CALLED ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON ICC EVALUATION REPORTS. THE ENGINEER/DESIGNER OF RECORD SHOULD EVALUATE AND GIVE WRITTEN APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.

RETIGHTEN ALL BOLTS BEFORE CLOSING IN.

ALL BOLTS, SCREWS, NAILS AND CONNECTORS EXPOSED TO THE WEATHER SHALL BE GALVANIZED. ALL BOLTS, SCREWS, NAILS AND CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP ZINC COATED GALVANIZED OR STAINLESS STEEL PER SECTION 2304.10.5

ALL NAILS USED IN TIMBER-TO-TIMBER CONNECTIONS SHALL BE COMMON NAILS (U.O.N.) AND NAILING SHALL CONFORM TO THE APPLICABLE BUILDING CODES. ALL NAILS CONNECTING PRE-MANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC) TO TIMBER SHALL CONFORM TO THE MANUFACTURER'S CATALOGUE AND APPLICABLE ESR REPORTS.

ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH WASHERS. NO UPSET THREADS ARE ALLOWED.

PREDRILL ALL HOLES FOR 20d AND LARGER NAILS, SPIKES AND LAG BOLTS. LEAD HOLES FOR LAGS SHALL BE AS FOLLOWS:
-SHANK PORTION: SAME DIAMETER AND LENGTH AS SHANK.
-THREADED PORTION: 60% TO 75% OF THE DIAMETER OF THE THREAD AND THE SAME LENGTH AS THREAD.

SHEATHING:

WOOD SHTG PANELS SHALL CONFORM TO PS 1-07 OR PS 2-04, EXPOSURE 1, WHICH CAN INCLUDE PWD AND OSB. FLOOR AND ROOF SHEATHING SHALL BE PLACED WITH LONG AXIS OF PANELS PERPENDICULAR TO SUPPORTS AND WITH STAGGERED END JOINTS.

ROOF - 19/32" 40/20 APA RATED SHEATHING WITH T&G EDGES (UNBLOCKED, UON), (OR WHEN 15/32" 40/20 APA RATED SHEATHING WITH T&G EDGES IS PREFERRED USE ONE PLYCLIP PER JOIST SPACE AT ALL UNSUPPORTED EDGES IF JOIST SPACING EXCEEDS 1'-4"). NAIL ALL SUPPORTED EDGES WITH 10d @ 6"; ALL OTHER INTERMEDIATE BEARINGS WITH 10d @ 12". OFFSET PANEL GRID IN ONE DIRECTION. WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES W/ MIN 10d @ 6", UON.

FLOORS - 23/32" 24 O.C. APA RATED STURD-I-FLOOR WITH T&G EDGES (UNBLOCKED, UON). NAIL ALL SUPPORTED EDGES WITH 10d @ 6"; ALL OTHER INTERMEDIATE BEARINGS WITH 10d @ 12". OFFSET PANEL GRID IN ONE DIRECTION. WHERE DIAPHRAGMS ARE BLOCKED NAIL ALL PANEL EDGES W/ MIN 10d @ 6", UON.

WALLS - (WHERE SHOWN ON PLANS) 15/32" 32/16 APA RATED SHEATHING. BLOCK EDGES. NAIL ALL PANEL EDGES PER SHEAR WALL SCHEDULE WHERE INDICATED OR WITH 10d @ 6" U.O.N.; NAIL ALL OTHER INTERMEDIATE BEARINGS WITH 10d @ 12".

ALL SHEATHING TO BE ORIENTED STRAND BOARD (OSB) OR PLYWOOD AND STAMPED BY THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL CONFORM TO THE U.S. PRODUCT STANDARD (PS 1) WITH EXTERIOR GLUE. COMPOSITE OR NON-VENEERED PANELS SHALL COMPLY WITH NATIONAL RESEARCH BOARD REPORT NER-108, SUBFLOOR ADHESIVE: APA SPECIFICATION AFG-01. INSTALL SHEATHING AND NON-VENEERED PANELS PER APA CONSTRUCTION GUIDE, LATEST EDITION. (MINIMUM SHEET SIZE 24").

NAILING OF HORIZONTAL AND VERTICAL DIAPHRAGMS SHALL BE INSPECTED AND APPROVED BY THE CITY INSPECTOR PRIOR TO COVERING.

OSB/PLYWOOD SHEETS SHALL ABUT ALONG THE CENTERLINE OF FRAMING MEMBERS WITH NAILING NOT LESS THAN 3/8" FROM EDGE OF SHEETS AT THE FOLLOWING SPACINGS.

OSB/PLYWOOD NAILING SCHEDULE (DO NOT OVERDRIVE NAILS):

OSB/PLY LOCATION	OSB/PLY THICKNESS	NAIL SIZE	NAIL TYPE	NAIL SPACING EDGE/COLLECTOR	NAIL SPACING INTERMEDIATE
ROOF	5/8"	8d	COMM.	6"	12"
FLOOR	3/4"	10d	COMM.	6" (U.O.N.)	10"
NON-SHEAR WALL (EXTERIOR)	1/2"	8d	COMM.	6"	12"

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S4.3	DETAILS

ABBREVIATIONS:

A.B.	NCHOR BOLT
ADDT'L	ADDITIONAL
ALT.	ALTERNATE
ARCH.	ARCHITECT
BLDG.	BUILDING
BM.	BEAM
BN	BOUNDARY NAIL
BOT.	BOTTOM
C.I.P.	CAST-IN-PLACE
C.J.P.	COMPLETE JOINT PENETRATION
C.J.	CONTROL JOINT
C	ENTER LINE
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONTRUCTION
CONT.	CONTINUOUS
DBL.	DOUBLE
DET.	DETAIL
DIA., ø	DIAMETER
DIAG.	DIAGONAL
DL	DEAD LOAD
DWG.	DRAWINGS
EA.	EACH
EL.	ELEVATION
EMBED.	EMBEDMENT
EN	EDGE NAIL
EQ.	EQUAL
EXIST.,	(E) EXISTING
EXT.	EXTERIOR
FDN.	FOUNDATION
FIN.	FINISH
FL.	FLOOR
FN	FIELD NAIL
FP	FULL PENETRATION
FT.	FOOT
FTG.	FOOTING
GA.	GUAGE
GALV.	GALVANIZED
GL.	GRIDLINE
GLB	GLU-LAM BEAM
H.S.B.	HIGH-STRENGTH BOLT
HD	HOLD-DOWN
HORIZ.	HORIZONTAL
IN.	INCH
LB.	POUND
LGS	LIGHT GUAGE STEEL
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG.	LONGITUDINAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
(N)	NEW
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
ORIG.	ORIGINAL
O.W.G.	OPEN WEB JOIST
PART.	PARTITION
PERIM.	PERIMETER
PERP.	PERPENDICULAR
P	PLATE, PROPERTY LINE
PLY.,	PWD. PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
R, RAD.	RADIUS
REF.	REFERENCE
RET.	RETURN
REINF.	REINFORCING
REQ'D	REQUIRED
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SCHED.	SCHEDULE
S.L.D.	SEE LANDSCAPE DRAWINGS
SECT.	SECTION
SIM.	SIMILAR
SN	SHEAR NAIL
S.O.G.	SLAB ON GRADE
SPEC.	SPECIFICATION
SQ.	SQUARE
STRUCT.	STRUCTURAL
SW	SHEAR WALL
SYM.	SYMMETRICAL
T & B	TOP & BOTTOM
T & G	TONGUE & GROOVE
TJ	TRUSS JOIST
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W/	WITH
WF	WIDE FLANGE
W.P.	WORKING POINT

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DATE	ISSUE
05.28.2025	PERMIT SET
08.22.2025	REVISION - 1 (1)
02.19.2026	CONSTRUC. ADMIN.
03.20.2026	REVISION - 2 (2)

PROJECT NUMBER: o25006

TITLE: GENERAL NOTES

SCALE:

SHEET: S1.0

EXISTING CONSTRUCTION/ CONDITIONS:

A. SHORING: THE CONTRACTOR SHALL PROVIDE SHORING WHEREVER NECESSARY TO ALLOW INSTALLATION OF THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL SHORING AND TEMPORARY WORK REQUIRED THROUGHOUT THE PROGRESS OF THE WORK.

B. EXISTING CONSTRUCTION: EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM LIMITED VISUAL BSERVATIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD OF ALL EXCEPTIONS AND RECEIVE DIRECTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

C. DEMOLITION: THE REMOVAL, CUTTING, DRILLING. ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND WITH APPROPRIATE TOOLS IN ORDER TO NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED DEMOLITION.

D. GEOTECHNICAL CRITERIA:

1. DESIGN OF FOUNDATION IS BASED ON PRESCRIPTIVE SOIL PARAMETERS PER CBC 2022.

2. ALLOWABLE SOIL BEARING PRESSURE:
   DEAD + LIVE: 1500 psf
   DEAD + LIVE + WIND OR SEISMIC: 2000 psf

   COEFFICIENT OF FRICTION: 0.3
3. PASSIVE PRESSURE: 100 pcf

4. MODULUS OF SUBGRADE REACTION: 250 pcf

WATERPROOFING:

WHERE STRUCTURAL DETAILS INDICATE ANY WATERPROOFING OR VENTILATION ITEMS, THEY ARE SCHEMATIC ONLY AND FOR THE PURPOSE OF ASSISTING IN SHOWING A COMPLETE STRUCTURAL DETAIL. REFER ONLY TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR THE COMPLETE DESCRIPTION OF ALL REQUIRED WATERPROOFING AND VENTILATION SYSTEMS.

CAST-IN-PLACE ANCHORS IN NEW CONCRETE:

FOR ALL SHEAR WALL SILL ANCHORS INTO NEW CONCRETE USE 5/8" DIAMETER ANCHOR BOLTS WITH 7" MIN EMBEDMENT, U.O.N. SPACE ANCHORS PER SHEAR WALL SCHEDULE.
FOR ALL SHEAR WALL TIE–DOWN ANCHORS INTO NEW CONCRETE SEE TIE–DOWN SCHEDULE FOR ANCHOR TYPE, DIAMETER, AND EMBEDMENT.

ADHESIVE DOWELS TO EXISTING CONCRETE:

PER ACI 318–19 (SECTION D.2.2) ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT TIME OF ANCHOR INSTALLATION. FOR INSTALLATIONS SOONER THAN 21 DAYS CONSULT ADHESIVE MANUFACTURER.
ADHESIVE ANCHORS SHALL BE ONE OF THE FOLLOWING:

- "SET XP" ADHESIVE SYSTEM BY SIMPSON STRONG–TIE COMPANY, INC. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND ICC EVALUATION REPORT ESR–2508.
- "SET 3G" ADHESIVE SYSTEM BY SIMPSON STRONG–TIE COMPANY, INC. INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTION AND EVALUATION REPORT ESR–4057

MINIMUM HOLE SIZE AND EMBEDMENT SHALL BE AS FOLLOWS, U.O.N. ON THE DRAWINGS. HOLE SIZE SHALL BE 1/8" GREATER THAN DIAMETER OF DOWEL/ALL–THREAD–ROD. REMOVE DUST FROM HOLE WITH COMPRESSED AIR AND A NYLON BRUSH IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

FOR ALL SHEAR WALL SILL ANCHORS INTO EXISTING CONCRETE USE 5/8" DIAMETER ALL–THREAD–ROD WITH 7" MIN EMBEDMENT, U.O.N. SPACE ANCHORS PER SHEAR WALL SCHEDULE.

FOR ALL SHEAR WALL TIE–DOWN ANCHORS INTO EXISTING CONCRETE SEE TIE–DOWN SCHEDULE FOR ANCHOR TYPE, DIAMETER, AND EMBEDMENT.

PRESERVATIVE TREATMENT:

FRAMING MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE, BUT NOT IN CONTACT WITH THE GROUND SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD U1 & M4.

DIMENSIONAL LUMBER:

DIMENSIONAL LUMBER SHALL CONFORM TO THE FOLLOWING MINIMUM GRADES AND SHALL BE DOUGLAS FIR AS FOLLOWS:
–SILLS AND LEDGERS ON CONCRETE OR CONCRETE BLOCK–DOUGLAS FIR–PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.
–RAFTERS, JOISTS, STUDS, PLATES, BLOCKING, ETC. – NO.2 OR BETTER, U.O.N.
–BEAMS AND POSTS 4" AND WIDER – NO.1, U.O.N.

MANUFACTURED LUMBER:

TJI'S, PARALLAMS (PSL'S), MICROLLAMS (LVL'S), AND TIMBERSTRAND (LSL) ARE MANUFACTURED BY ILEVEL WEYERHAEUSER. U.O.N USE:
–BEAMS– 2.2E PARALLAM PSL
–RAFTERS AND JOISTS– 2.0E MICROLLAM LVL
–POSTS– 1.8E PARALLAM PSL

STRUCTURAL GLUED LAMINATED WOOD MEMBERS (GLULAMS):

"GLULAMS," (GL) SHALL BE MANUFACTURED FROM SPECIES AND GRADES OF LUMBER WHICH WILL PRODUCE DESIGN VALUES EQUAL TO OR EXCEEDING THE FOLLOWING, WHEN LOADED PERPENDICULAR TO THE WIDE FACES OF THE LAMINATIONS:

BENDING (Fb)	–TENSION ON TENSION FACE:	2400 PSI
	–TENSION ON COMPRESSION FACE:	1850 PSI
HORIZONTAL SHEAR (Fv):		265 PSI
COMPRESSION PERPENDICULAR TO THE GRAIN ON THE TENSION FACE (Fc PERP):		650 PSI
MODULUS OF ELASTICITY (E):		1,800,000 PSI

WOOD:

A. FRAMING LUMBER – DOUGLAS FIR U.O.N.;
1. JOISTS AND RAFTERS: NO. 1
2. POSTS, BEAMS, AND HEADERS: NO. 1
3. STUDS, PLATES, BLOCKS, LIGHT FRAMING AND MISC: NO. 2
4. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESERVATIVE TREATED.
5. ALL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% PRIOR TO FINAL FRAMING INSPECTION. SHEATHING:

B. SHEATHING:
1. ROOF SHEATHING 15/32 INCH APA RATED 24/0 EXPOSURE 1. (4 PLY MIN.) WHEN RADIANT BARRIER SHEATHINGS REQUIRED.
2. FLOOR SHEATHING: 3/4 INCH APA RATED 48/24 EXPOSURE 1. 5 PLY MIN. WITH TONGUE AND GROOVE EDGES GLUED TO SUPPORT, U.O.N. MINIMUM SHEET DIMENSION FOR PANEL SHALL BE 24"
3. WALL SHEATHING: 15/32 INCH APA C–D, INTERIOR WITH EXTERIOR GLUE. (4 PLY MIN.)

C. FRAMING HARDWARE: AS MANUFACTURED BY SIMPSON OR APPROVED EQUAL. SIMPSON DESIGNATIONS USED.

D. NAILS: COMMON WIRE GAGE U.O.N. NAILING TO CONFORM TO CBC TABLE 2304.10.1 U.O.N.

E. BOLTS: ASTM A307. PROVIDE WASHER UNDER HEADS AND NUTS.

F. PROVIDE LATERAL SUPPORT FOR BEAMS, JOISTS AND RAFTERS AT ENDS AND POINTS OF BEARING.

G. LAG SCREWS PER ANSI/ ASME STANDARD B18.2.1 PROVIDE LEAD HOLE SAME DIAMETER AND DEPTH AS SHANK AND THEN DRILL HOLE 60% – 70% OF SHANK DIAMETER FOR THREADED PORTIONS.

H. GLUE–LAMINATED BEAMS:
1. 24FV4 FOR SIMPLE SPANS AND 24FV8 FOR CANTILEVERED AND CONTINUOUS BEAMS.
2. INDUSTRIAL GRADE TYP.
3. CAMBER TO RADIUS OF 3500' U.O.N.
4. FABRICATED WITH EXTERIOR GLUE.
5. MATERIAL SHALL BE IN ACCORDANCE WITH ANSI/AITC A190.1 AND ASTM D3737.

I. MICRO–LAMS 1.9E (LVL); PARALLEL STRAND LUMBER 2.0E (PSL) 'PARALLAM'; TIMBER STRAND 1.55E (LSL) SHALL BE MANUFACTURED BY WEYERHAEUSER OR EQUIVALENT APPROVED ICC MANUFACTURED PRODUCT.

J. I–JOIST MEMBERS SHALL BE "TJI" MANUFACTURED BY "WEYERHAEUSER" (ICC–ESR 1153, L.A. RR 25538). EQUIVALENT I–JOISTS MANUFACTURED BY "ROSEBURG" WILL BE ALLOWED (ICC–ESR 1251, LARR 25439).

K. HOLDOWNS: AS MANUFACTURED BY SIMPSON OR APPROVED EQUIVALENT

L. PRESSURE TREATED LUMBER:
1. PRESSURE TREATED D.F. SHALL BE AWPB STAMPED. AMMONIACAL COPPER QUAT (ACQ), COPPER BORON AZOLE (CBA), OR BORATE TREATED AWPA STANDARD C2, MINIMUM 0.40 PENETRATION INCISED.
2. ALL PRESERVATIVE TREATED LUMBER SHALL BE FIELD–APPLIED WITH PRESERVATIVE WHERE CUT AND DRILLED ON SITE WITH COPPER NAPHATHENATE (2% COPPER AS METAL).
3. USE HOT DIPPED GALVANIZED HARDWARE, IE. BOLTS, NAIL, ETC. FOR ALL ATTACHMENT TO ACQ OR CBA TREATED MEMBERS.
4. PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/DOT AND ZINC BORATE PRESERVATIVE–TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED PER CBC SECTION 2304.10.5.1

M. ALL WEYERHAEUSER MANUFACTURED WOOD PRODUCTS USED IN APPLICATIONS REQUIRING NON–COMBUSTIBLE MATERIAL, SHALL BE TREADED WITH WEYERHAEUSER FLAK JACKET.

N. PROVIDE PARALLAM PLUS PSL WHERE PSL IS SPECIFIED IN PLANS WHERE PSL FRAMING MEMBER IS USED AT AN EXTERIOR APPLICATION OR EXPOSED TO WEATHER.

CARPENTRY:

PROVIDE 4X6 OR 6X6 HEADERS OVER ALL EXTERIOR WALL DOOR AND WINDOW OPENINGS U.O.N. (6'–0" MAX.). PROVIDE 4X6 OR 6X6 MIN. HEADERS OVER ALL DOOR AND OTHER OPENINGS (6'–0" MAX.) ELSEWHERE U.O.N. PROVIDE 2X4 (OR 2X6) CRIPPLE AND FULL HEIGHT STUD AT EACH JAMB.
PROVIDE FULL DEPTH SOLID BLOCKING BETWEEN STUDS @ 10'–0" MAX. AND BETWEEN JOISTS @ 12'–0" MAX.
ALL 2X6 STUDS SHALL BE SPACED AT 1'–4" U.O.N.

MOISTURE CONTENT AND PROTECTION:

ALL FRAMING SHALL HAVE A MOISTURE CONTENT BELOW 19% MAXIMUM UPON INSTALLATION. FINISHES SHALL NOT BE INSTALLED OVER DIMENSIONAL LUMBER FRAMING UNTIL MOISTURE CONTENT IS BELOW 12% MAXIMUM.
MATERIALS SHALL BE PROPERLY STORED ON THE JOB SITE. MATERIALS SHALL BE STORED OFF OF THE GROUND, AND PROTECTED FROM EXPOSURE TO THE ELEMENTS.

COLD FORMED STEEL

1. ALL COLD–FORMED STRUCTURAL STEEL FRAMING AND COMPONENTS INDICATED ON THE DRAWINGS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND WITH THE LATEST EDITION OF THE AISI S100 "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD–FORMED STEEL STRUCTURAL MEMBERS".

2. SPLICES IN COLD FORMED STEEL MEMBERS ARE NOT PERMITTED WITHOUT SPECIFIC WRITTEN INSTRUCTIONS FROM THE ENGINEER.

3. COLD FORMED STEEL MEMBERS THAT ARE DAMAGED DURING SHOP FABRICATION PROCESSES, OR DURING SHIPPING, OR DURING ERECTION SHALL NOT BE REPAIRED OR REFABRICATED WITHOUT SPECIFIC WRITTEN INSTRUCTIONS FROM THE ENGINEER.

4. COLD–FORMED STRUCTURAL STEEL (CFS) MATERIALS:
   18 GA AND THINNER: ASTM A 1003 STRUCTURAL GRADE 33 (Fy=33 ksi) TYPE H
   16 GA AND THICKER: ASTM A 1003 STRUCTURAL GRADE 50 (Fy=50 ksi) TYPE H

5. COLD FORMED STEEL SHALL BE GALVANIZED PER ASTM A 653 WITH A MINIMUM COATING DESIGNATION OF G60. THE GRADE AND THE ASTM SPECIFICATION NUMBER OR OTHER SPECIFICATION DESIGNATION SHALL BE INDICATED BY PAINTING, DECAL, TAGGING, OR OTHER SUITABLE MEANS ON EACH BUNDLE OF FABRICATED ELEMENTS

THICKNESS SCHEDULE:

REFERENCE GAGE NUMBER	DESIGN THICKNESS	MINIMUM DELIVERED THICKNESS
20	0.0346"	0.033"
18	0.0451"	0.043"
16	0.0566"	0.054"
14	0.0713"	0.068"
12	0.1017"	0.097"
10	0.1242"	0.118"

STEEL:

A. STRUCTURAL STEEL TO BE SUPPLIED DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS.

B. U.O.N. STEEL SHALL BE AS FOLLOWS:

1. WIDE FLANGE SHAPES: ASTM A992
2. HOLLOW STRUCTURAL SECTIONS: ASTM A500B
3. PIPES: ASTM A53, GR. B
4. OTHER SHAPES AND PLATES: ASTM A36, ASTM A572 GR. 50 AS NOTED.
5. BOLTS: ASTM A307
6. HIGH STRENGTH BOLTS: ASTM A325, U.O.N.
7. THREADED RODS: ASTM A36, U.O.N.
8. ANCHOR RODS: F1554 GR. 36 TYP., U.O.N.
9. WELDING ELECTRODES: E–70xx U.O.N.
10. WELDED STUDS: FLUX FILLED HEADED STUDS CONFORMING TO ASTM A108 BY NELSON OR EQUAL.

C. WELDING TO CONFORM TO AWS AND TO BE PERFORMED BY CERTIFIED WELDERS.

D. BUTT WELDS ARE TO BE COMPLETE PENETRATION U.O.N. ALL FILLET WELDS SHOWN ARE MINIMUM REQUIRED BY STRESS. INCREASE WELDS TO A.I.S.C. MINIMUM SIZES BASED ON THICKNESS OF MATERIAL JOINED U.O.N.

E. STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSION POINTS OR GRID LINES, U.O.N.

F. STEEL NOT RECEIVING FIRE PROOFING SHALL BE SHOP PRIMED.

G. ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIP ZINC GALVANIZED U.O.N.

H. NON SHRINK GROUT: 7500 psi COMPRESSIVE STRENGTH, NON METALLIC CONFORMING TO ASTM 1107. MASTERFLOW 928 OR EQUAL.

I. FOR SPECIAL REQUIREMENTS FOR THE SEISMIC LOAD RESISTING SYSTEM SEE SHEETS: S7.4 AND S7.5

STRUCTURAL STEEL WELDING

1. ALL WELDING SHALL BE IN STRICT CONFORMANCE WITH THE LATEST EDITION OF AWS D1.1 AND THE 2025 CALIFORNIA BUILDING CODE.

2. ALL WELDING ELECTRODES (FILLER METAL) SHALL BE E7XXX (70 KSI), U.N.O., AND SHALL BE LOW HYDROGEN TYPES. FIELD WELDING OF FULL AND PARTIAL PENETRATION WELDS OF THE STEEL MOMENT FRAME CONNECTIONS BETWEEN MOMENT FRAME BEAMS AND MOMENT FRAME COLUMNS SHALL BE BY SHIELDED METAL ARC PROCESS USING LOW HYDROGEN ELECTRODES

3. ALL WELDS SHALL HAVE A FILLER METAL WITH CHARPY V–NOTCH TOUGHNESS OF 20 FT/LBS AVERAGE AT –20 DEGREES FAHRENHEIT AND 40 FT/LBS @ 70 DEGREES FAHRENHEIT. CERTIFY CONFORMANCE TO CHARPY V–NOTCH TOUGHNESS REQUIREMENTS WITH TESTS BY AN INDEPENDENT TESTING LABORATORY.

4. LENGTHS OF WELDS ARE EFFECTIVE LENGTHS AS SPECIFIED IN THE APPLICABLE CODE. WHERE LENGTH OF WELD IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT. ALL BUTT WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.

5. CONTRACTOR SHALL PROVIDE FIELD WELDING AS REQUIRED FOR CONSTRUCTION. WHERE FIELD WELDING IS NOTED, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY.

6. ALL SHOP WELDS SHALL BE PERFORMED BY A LICENSED FABRICATOR.

7. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE DOING & SHALL HAVE CURRENT CERTIFICATIONS BY AWS & THE CITY OF CAMPBELL.

8. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS–WELDED SURFACES THAT ARE REASONABLY SMOOTH AND UNIFORM. NO FINISHING OR GRINDING SHALL BE REQUIRED, EXCEPT WHERE CLEARANCES OR FIT OF OTHER ITEMS MAY SO NECESSITATE.

9. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW SHALL BE GROUND SMOOTH AND FLUSH WITH FINISH SURFACE OF STEEL. HOLES SHALL BE FILLED WITH WELD METAL OR BODY SOLDER AND SMOOTHED BY GRINDING OR FILING.

10. CLEAN GROOVE PREPARATION THERMAL CUTS BY GRINDING.

11. WELDS SHALL BE TERMINATED AT THE END OF A JOINT IN A MANNER THAT WILL ENSURE SOUND WELDS. WHENEVER NECESSARY THIS SHALL BE DONE BY USE OF EXTENSION BARS AND RUN OFF TABS.

12. ALL WELDED JOINTS SHALL BE PRE–QUALIFIED PER THE LATEST EDITION OF AWS D1.1. NON PRE–QUALIFIED WELDED JOINTS SHALL BE QUALIFIED BY TEST & PROCEDURE QUALIFICATION TEST RECORD INCLUDED PER THE LATEST EDITION OF AWS D1.1.

13. THE CONTRACTOR SHALL SUBMIT ALL WELDING PROCEDURE SPECIFICATIONS (WPS) TO BE USED ON THE PROJECT PER THE LATEST EDITION OF AWS D1.1. THE WPS SHALL INCLUDE ALL MANUFACTURER'S DATA SHEETS FOR ALL WELDING MATERIALS TO BE USED. THE DATA SHEETS SHALL DESCRIBE THE PRODUCTS, LIMITATIONS OF USE, RECOMMENDED WELDING PARAMETERS, AND STORAGE AND EXPOSURE REQUIREMENTS.

14. ELECTRODES SHALL BE RECEIVED AND STORED IN THE ORIGINAL, UNDAMAGED MANUFACTURER PACKAGING, UNTIL READY FOR USE. WHEN WELDING IS TO BE SUSPENDED FOR MORE THAN 8 HOURS, ELECTRODES SHALL BE REMOVED FROM THE MACHINES AND STORED IN AN ELECTRODE WIRE OVEN MAINTAINED AT A TEMPERATURE BETWEEN 250 DEGREES AND 550 DEGREES OR AS RECOMMENDED BY THE MANUFACTURER. ELECTRODES NOT CONSUMED WITHIN 24 HOURS OF ACCUMULATED EXPOSURE OUTSIDE CLOSED OR HEATED STORAGE SHALL NOT BE USED.

15. ALL BOTTOM FLANGE BACKING BARS SHALL BE REMOVED. FOLLOWING REMOVAL OF BACKING, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD METAL AND BACKWELDED UNTIL FLUSH OR WITH SLIGHT REINFORCEMENT. THE SURFACE SHALL BE GROUND SMOOTH TO A SURFACE ROUGHNESS NOT TO EXCEED 500 MICROINCHES.

STRUCTURAL ENGINEER:

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5536 Martin Luther King Jr Way
Oakland
California
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3829 25th STREET
SAN FRANCISCO, CALIFORNIA 94114

REGISTERED PROFESSIONAL ENGINEER
JOE TERHEMEN IOSER
No. C78132
Exp. 09–30–27
CIVIL
STATE OF CALIFORNIA

DATE:	ISSUE:
05.28.2025	PERMIT SET
08.22.2025	REVISION - 1 (1)
02.19.2026	CONSTRUC. ADMIN.
03.20.2026	REVISION - 2 (2)

PROJECT NUMBER: o25006

TITLE:

GENERAL NOTES

SCALE:

SHEET:

S1.1

City and County of San Francisco
Department of Building Inspection

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

NOTICE

SPECIAL INSPECTION REQUIREMENTS

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

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

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

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

STRUCTURAL OBSERVATION REQUIREMENTS

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

Special Inspection Services Contact Information

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

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

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

Updated 10/05/2020

City and County of San Francisco
Department of Building Inspection

London Breed, Mayor
Patrick O'Riordan, Interim Director

Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 3829 25th Street **APPLICATION NO.** _____ **ADDENDUM NO.** ____

OWNER NAME _____ **OWNER PHONE NO. (___)** _____

1: PROPERTY LOCATION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES ☐	NO ☑

2: AVERAGE SLOPE OF PROPERTY		
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE *(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)*	YES ☐	NO ☑

3: PROPOSED CONSTRUCTION		
CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES ☑	NO ☐
HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES ☑	NO ☐
SHORING	YES ☐	NO ☑
UNDERPINNING	YES ☐	NO ☑
GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES ☐	NO ☑
CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
RETAINING WALL:	YES ☐	NO ☑
OTHERS: _____	YES ☐	NO ☑

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: Joe Terhemen Igber
Engineer/~~Architect~~ of Record

510.891.1186 (office) — Telephone
joe@sedrconsulting.com — Email
Signature
June 13, 2025 — Date

REGISTERED PROFESSIONAL ENGINEER — JOE TERHEMEN IGBER — C 78132 Exp. 09/30/25 — CIVIL — STATE OF CALIFORNIA

Permit Services Division
49 South Van Ness Avenue, Suite 500 - San Francisco CA 94103
Phone (628) 652-3600 – www.sfdbi.org

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

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

JOB ADDRESS 3829 25th Street APPLICATION NO._____ ADDENDUM NO.____

OWNER NAME_____OWNER PHONE NO. (_____)

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

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

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

Prepared by: Joe Terhemen Igber Phone: (510) 891 1186
Engineer/~~Architect~~ of Record

Required information:
FAX: (_____) Email joe@sedrconsulting.com

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

****

APPROVAL (Based on submitted reports.)

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

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

Updated 10/05/2020

INFORMATION SHEET S-19 ATTACHMENT A — Slope Protection Checklist

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

☐ If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

☐ If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

☐ If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies in the vicinity of mapped landslides, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

☐ If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: _____ Phone: (628) _____
DBI Plan Review Engineer

Comment:

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MATHUR REMODEL & ADDITION
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SAN FRANCISCO, CALIFORNIA 94114

REGISTERED PROFESSIONAL ENGINEER — JOE TERHEMEN IGBER — No. C78132 Exp. 09-30-27 — CIVIL — STATE OF CALIFORNIA

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02.19.2026	CONSTRUC. ADMIN.
03.20.2026	REVISION - 2 (2)

PROJECT NUMBER: o25006

TITLE: SPECIAL INSPECTION FORMS

SCALE:

SHEET: S1.2

GRADE BEAM SCHEDULE

MARK	DIMENSION		REINFORCEMENT		STIRRUPS SPACING
	B	H	TOP BAR	BOTTOM BAR	
GB-1	2'-0"	2-0"	4#8	4#8	#4 @ 6"o.c.
GB-2	2'-0"	2-0"	4#8	4#8	#4 @ 6"o.c.

CONTINUOUS FOOTING SCHEDULE

MARK	WIDTH	DEPTH	REINFORCEMENT	TIES
CF-1	1'-6"	12" MIN.	(2)-#4 TOP & BOTTOM & EA. WAY	#3 @12"o.c.

NOTE:
1. BOTTOM OF ALL FOOTINGS SHALL EXTEND 24", MIN. INTO FIRM CERTIFIED FILL OR BEDROCK.

PAD FOOTING SCHEDULE

MARK	SIZE (LxW)	THICKNESS	REINFORCEMENT	DEPTH
F6.0	78"x78"	18"	(6)-#6 EACH WAY TOP & BOTTOM	24" MIN.
F8.0	105"x105"	18"	(8)-#6 EACH WAY TOP & BOTTOM	24" MIN.
F3.0	72"x52"	PER DETAIL 2/S3.2	#5 @ 8"o.c. EACH WAY TOP & BOTTOM	24" MIN.

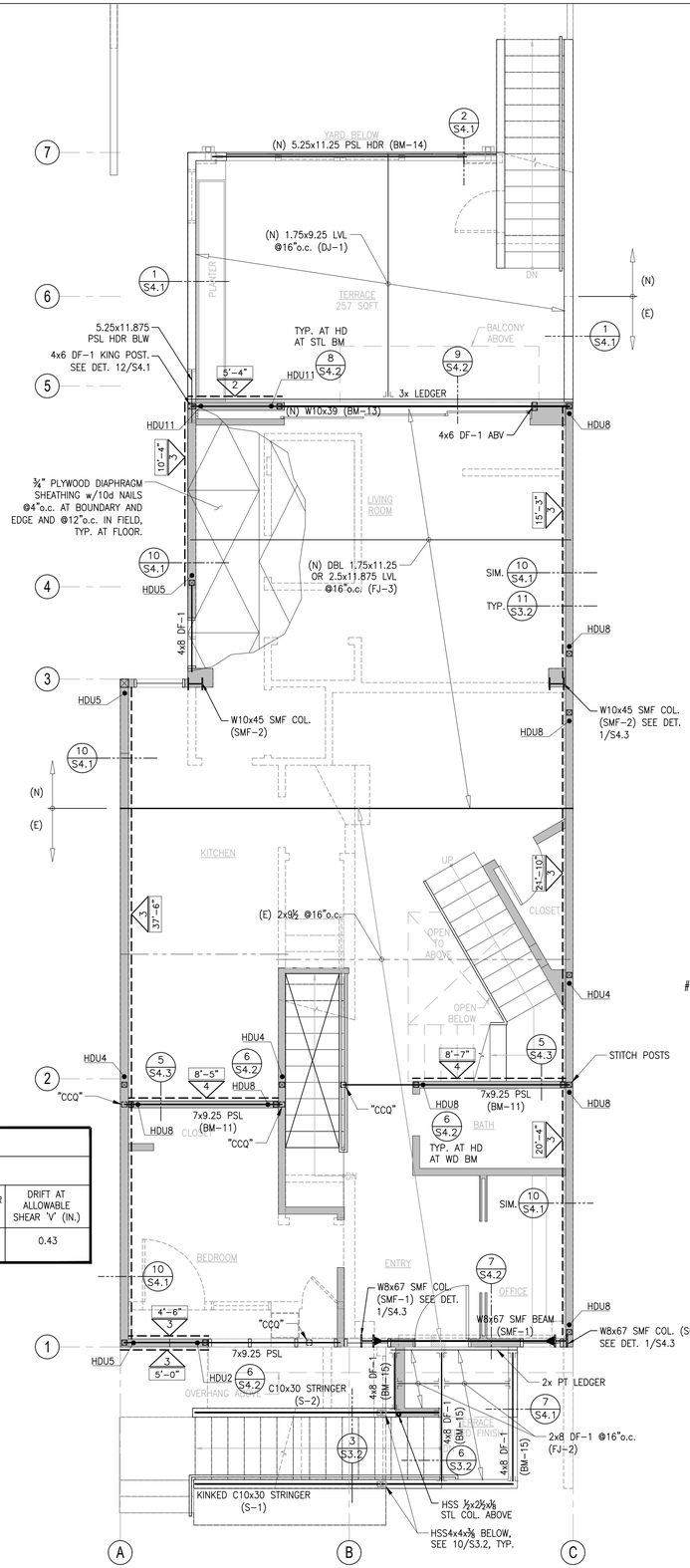
NOTE:
1. BOTTOM OF ALL FOOTINGS SHALL EXTEND 24", MIN. INTO FIRM CERTIFIED FILL OR BEDROCK.

SIMPSON "WSWH" STRONG WALL

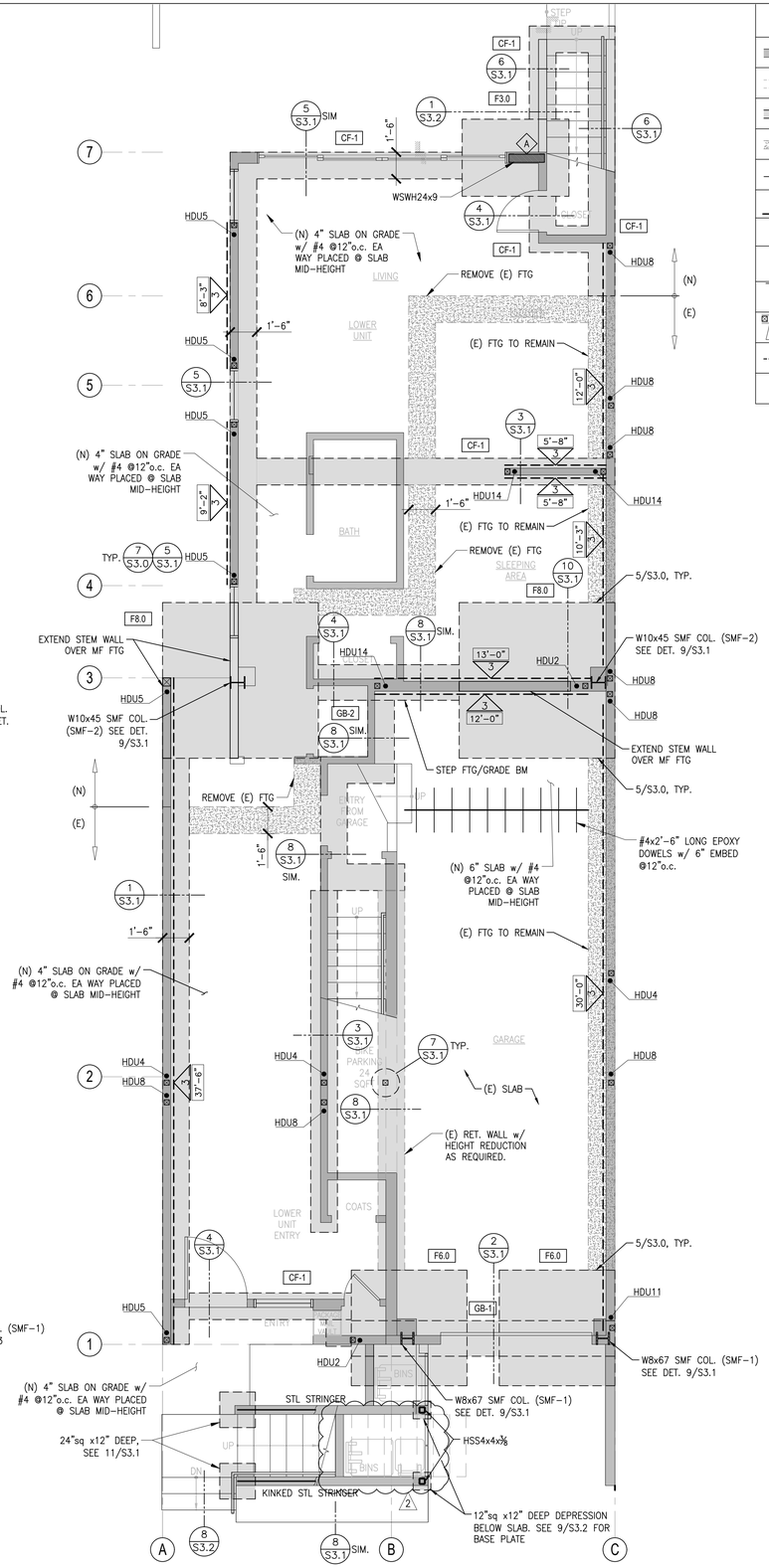
BASED ON DATA FROM ICC ESR-2652

MARK	MODEL SETUP	WIDTH (IN.)	HEIGHT (IN.)	THICKNESS (IN.)	NUMBER OF FASTENERS IN TOP OF WALL	NUMBER OF MUDSILL ANCHORS	ALLOWABLE SHEAR 'V' LOAD (LB)	DRIFT AT ALLOWABLE SHEAR 'V' (IN.)
A	WSWH 12x10	24"	105.25"	–	(8) SDS ¼x6	(2) 1"ø HIGH-STRENGTH	5150	0.43

NOTES:
1. CONTRACTOR SHALL INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO PURCHASE AND INSALLATION.



2 SECOND FLOOR PLAN
S2.0 SCALE: 1/4" = 1'-0"



1 FIRST FLOOR FOUNDATION & FRAMING PLAN
S2.0 SCALE: 1/4" = 1'-0"

LEGEND

	WALLS ABOVE
	WALLS BELOW
	NEW FOOTING/FOUNDATION
	(E) FOOTING/FOUNDATION
	HEADER BELOW
xxx / xx	= LENGTH / = TYPE SHEAR WALL (SEE SCHEDULE & TYP DETAIL)
	POST ABOVE
	POST BELOW
	HANGERS: USE "LUS" AT TYP. JOIST, U.O.N,
HDU# / HDU#	HOLDOWN FASTENED TO EXISTING OR NEW END POST
	LEDGER STRAP SPLICE
#	SHEET NOTE

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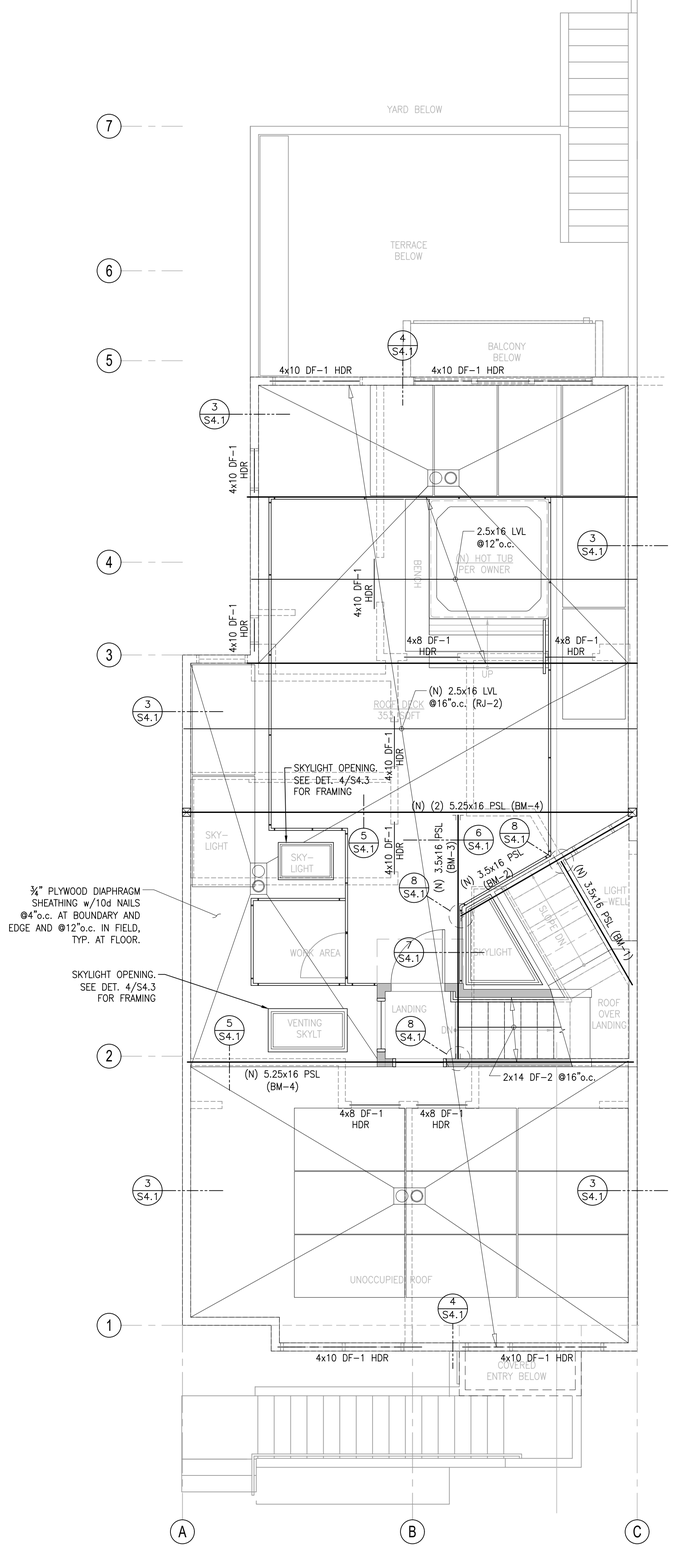
DATE	ISSUE
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02.19.2026	CONSTRUC. ADMIN.
03.20.2026	REVISION - 2 /2

PROJECT NUMBER: o25006

TITLE: PLANS

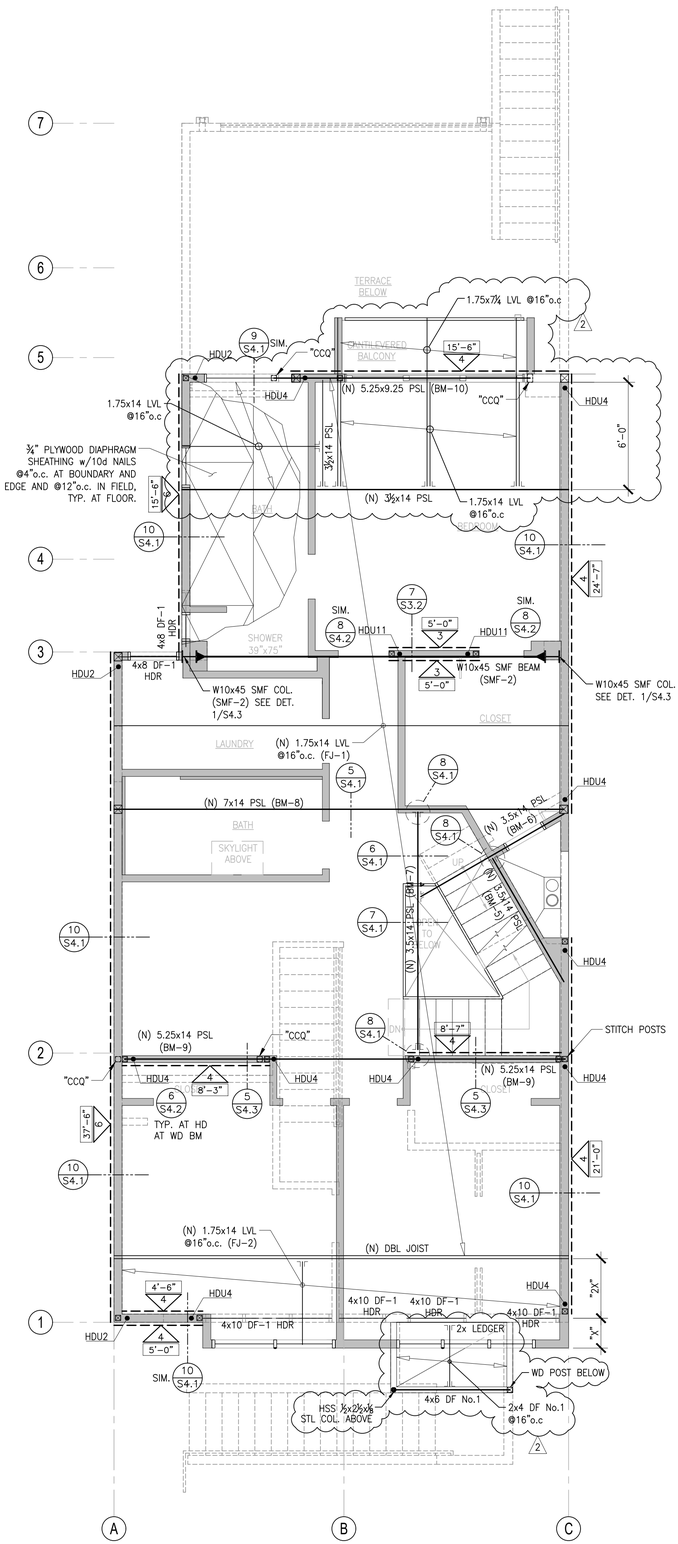
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SHEET: S2.0



2 ROOF/PENTHOUSE/TERRACE PLAN

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



1 THIRD FLOOR PLAN

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

LEGEND

	WALLS ABOVE
	WALLS BELOW
	NEW FOOTING/FOUNDATION
	(E) FOOTING/FOUNDATION
	HEADER BELOW
xxx = LENGTH / SW2 = TYPE	SHEAR WALL (SEE SCHEDULE & TYP DETAIL)
	POST ABOVE
	POST BELOW
	HANGERS: USE "LUS" AT TYP. JOIST, U.O.N,
HDU# / HDU#	HOLDOWN FASTENED TO EXISTING OR NEW END POST
	LEDGER STRAP SPLICE
#	SHEET NOTE

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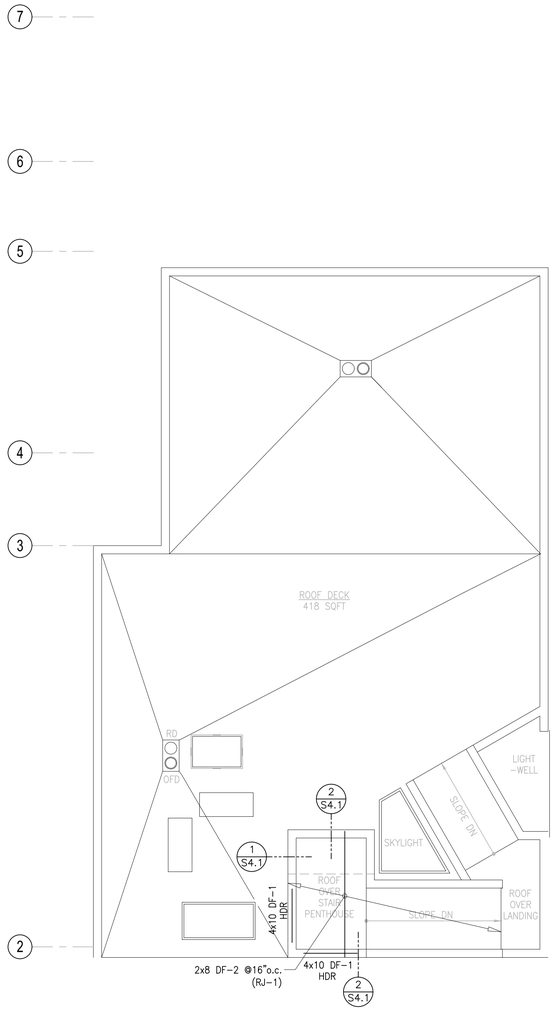
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PROJECT NUMBER: o25006

TITLE: PLANS

SCALE: AS NOTED

SHEET: S2.1



1 S2.2 ROOF PLAN

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

STRUCTURAL ENGINEER:

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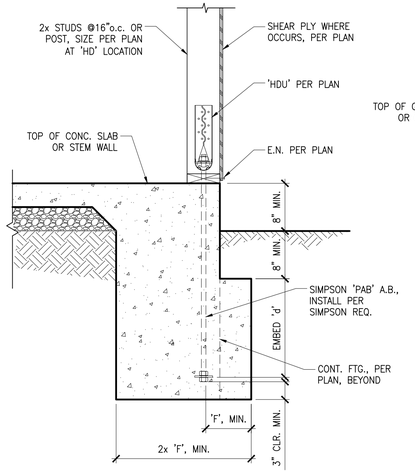
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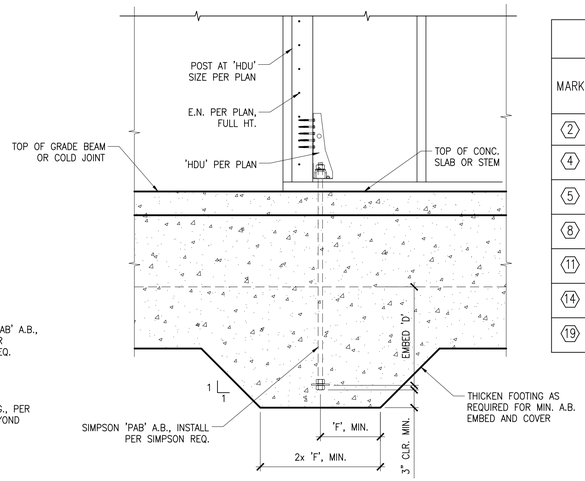
PROJECT NUMBER: o25006

TITLE: PLANS

SCALE: AS NOTED

SHEET: S2.2





ELEVATION

7 HOLDOWN SECTION AT EXT. FOOTING

SCALE: N.T.S.

HOLDOWN SCHEDULE							
MARK	HOLDOWN TYPE	FASTENERS	ANCHOR DIA. (PAB)	MINIMUM POST SIZE	ALLOWABLE TENSION LOADS	FTG. A.B. MIN. EMBED. 'd '	FTG. A.B. MIN. EDGE DIST. 'F '
⟨2⟩	HDU2	(6) SDS25212 SCREWS	⅝" (PAB5)	4X4	3075 LB	12", MIN.	12", MIN.
⟨4⟩	HDU4	(10) SDS25212 SCREWS	⅝" (PAB5)	4X4	4565 LB	12", MIN.	12", MIN.
⟨5⟩	HDU5	(14) SDS25212 SCREWS	⅝" (PAB5)	4X6	5670 LB	12", MIN.	12", MIN.
⟨8⟩	HDU8	(20) SDS25212 SCREWS	⅞" (PAB7)	6X6 OR 4X8	7870 LB	16", MIN.	22", MIN.
⟨11⟩	HDU11	(30) SDS25212 SCREWS	1" (PAB8)	6X6	9535 LB	18", MIN.	27", MIN.
⟨14⟩	HDU14	(36) SDS25212 SCREWS	1" (PAB8)	6X6	14445 LB	18", MIN.	27", MIN.
⟨19⟩	HDU19	5-1" DIA. THRU BOLTS	1¼" (PAB10)	6X8	18550 LB	20", MIN.	27", MIN.

HOLD DOWN SCHEDULE				
		FRAMED FLR.	FOUNDATION	
HOLD DOWN TYPE (2)	POST SIZE MIN.	BOLTS THRU FLOOR (3) (4)	BOLT TO FDN. (3),(8) SIMPSON BOLTS	EPOXY THREADED ROD (5),(7)	SQ. PLATE WASH. SIZE (4)
HDU2	2-2x STUD WDTH	5/8" ø	SSTB16	5/8"ø W/12" MIN. EMB.	1/4"X3"
HDU4	2-2x STUD WDTH	5/8" ø	SSTB20	5/8"ø W/12" MIN. EMB.	1/4"X3"
HDU5	4x STUD WIDTH	5/8" ø	–	5/8"ø W/16" MIN. EMB.	3/8"X3"
HDU8	4x STUD WIDTH	7/8" ø	SB7/8x24	7/8"ø W/16" MIN. EMB.	3/8"X4"
HDU11	6x STUD WIDTH	1" ø	1"ø HEX HEADx16"	1"ø W/16" MIN. EMB.	1/2"X4"
HHDQ14	6x6 (6)	1" ø	1"ø HEX HEADx16"	1"ø W/16" MIN. EMB.	1/2"X4"

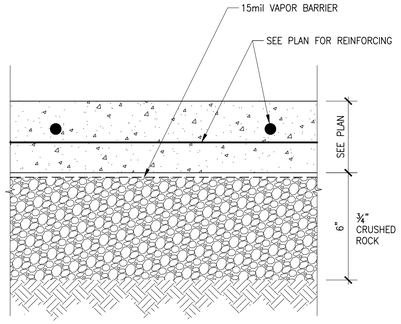
1. REFER TO THE PLANS FOR HOLD DOWN ASSEMBLY MARKS AND HOLD DOWN POST SIZES.
2. USE SIMPSON HOLD DOWNS, OR APPROVED EQUAL.
3. BOLTS THROUGH FLOOR AND EMBEDDED IN FOUNDATION SHALL BE A36 STEEL ALL THREADED RODS.
4. AT HOLDOWN OVER FRAMED BEAM, USE SQ. PLATE WASHERS REQ'D. FOR FDN. H.D.
5. SPECIAL INSPECTION IS REQUIRED FOR EPOXY HOLDOWN ANCHORS PER PRODUCT ICC REPORT
6. USE SIMPSON SET-3G (ESR-4057) OR EQUIVALENT
7. 6" STUD WIDTH WALL REQUIRED FOR HHDQ14
8. MAY USE CAST-IN-PLACE ANCHORS w/ NUT/WASHER/NUT (HEX NUTS AND 2 1/4"x 2 1/4"x 3/8" PLATE)
9. EPOXY THREADED RODS FOR HOLDOWNS SHALL BE INSTALLED PER EPOXY MANUFACTURES SPECIFICATIONS, AND (WHERE NOTED) TESTED PER THE FOLLOWING PROCEDURE:

TESTING LOADS	
THREADED ROD DIAMETER	DIRECT TENSION LOAD
5/8" ø	7,000 LBS
3/4" ø	8,500 LBS
7/8" ø	10,000 LBS
1" ø	12,000 LBS

TENSION RODS SHALL BE SUBJECT TO DIRECT TENSION LOAD AS SHOWN FOR FIVE MINUTES (10 PERCENT DEVIATION). THERE SHALL BE A MINIMUM 5 BOLTS OR 10 PERCENT OF THE BOLTS TESTED FOR EACH SIZE AND TYPE OF BOLT. ALL ANCHORS USED AS HOLD DOWNS SHALL BE TESTED. THE TEST APPARATUS SHALL BE SUPPORTED ON THE CONCRETE FOOTING. THE DISTANCE BETWEEN THE ANCHOR AND THE TEST APPARATUS SUPPORT SHALL NOT BE LESS THAN 75 PERCENT OF THE EMBEDMENT OF THE ANCHOR BOLT. DURATION OF FULL TEST LOAD SHALL BE 5 MINUTES.

IF ANY ANCHOR FAILS TESTING, THEN ALL OTHER ANCHORS OF THE SAME TYPE SHALL BE TESTED

WHEN TENSION TESTING HOLDOWN ANCHORS AFTER HOLDOWN INSTALLATION, REMOVE HOLDOWN TO DO TEST, THEN EXTEND THE ANCHOR ROD USING A ROD COUPLER MIN. 2'-0" AND REINSTALL HOLDOWN AT THE NEW, HIGHER LOCATION ON THE POST

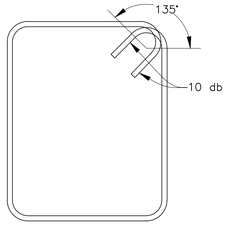


8 SLAB ON GRADE

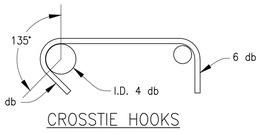
SCALE: 3"=1'-0"

NOTE:
STIRRUPS OR HOOPS CALLED OUT ON THE DRAWINGS MAY NEED TO BE INSTALLED IN PIECES IN ORDER TO ACCOMODATE FIELD AND EXISTING CONDITIONS. WHERE THIS NEEDS TO OCCUR EACH PIECE NEEDS TO HAVE HOOKED ENDS AS SHOWN IN THIS DETAIL.
ON DRAWINGS, WHERE A HOOP CORNER SHOWS DOUBLE HOOKS, IT MEANS THAT HOOKS LAP AT CORNER. THIS THEREFORE IDENTIFIES THE PIECES OF THE HOOPS.

db=BAR DIAMETER.
I.D.=INSIDE DIAMETER.



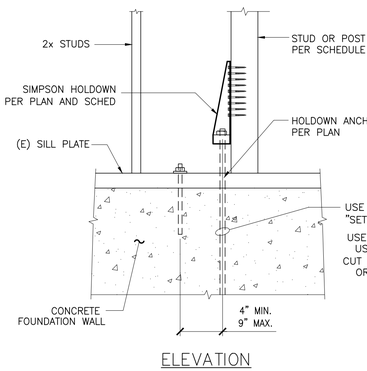
HOOP HOOKS



CROSSTIE HOOKS

4 TIE/STIRRUP & BENDS

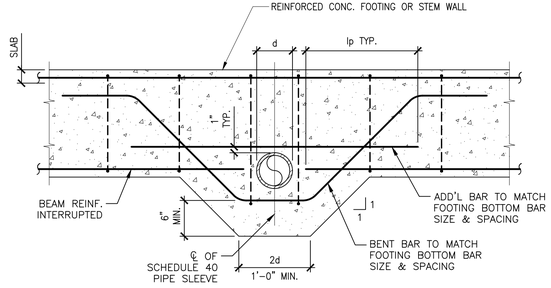
SCALE: N.T.S.



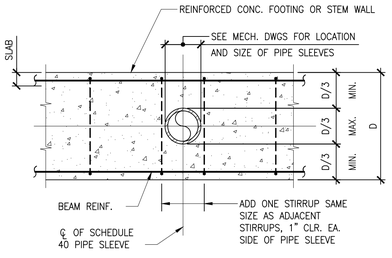
ELEVATION SECTION

2 HOLDOWN ANCHOR REQUIREMENTS

SCALE: NONE



CASE II



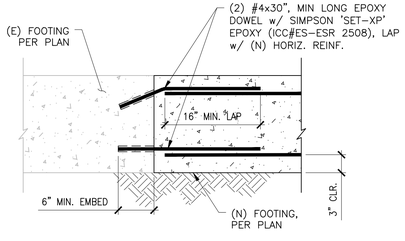
CASE I

NOTE:

PENETRATIONS THRU STRUCTURAL MEMBERS ARE PERMITTED ONLY WITH THE REVIEW OF THE STRUCTURAL ENGINEER.

6 PIPE SLEEVE THROUGH CONCRETE FOOTING OR STEM WALL

SCALE: NONE



5 (N) FOOTING CONNECTION AT (E) FOOTING

SCALE: 1"=1'-0"

STRAIGHT & HOOKED BARS

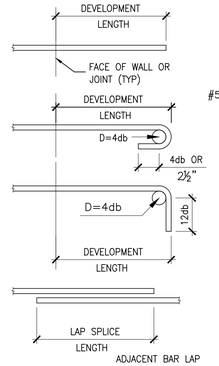
BAR SIZE	STRAIGHT BARS DEVELOPMENT LENGTH	HOOKED BARS DEVELOPMENT LENGTH	DIA. (db)
#3	13"	7"	⅜"
#4	17"	9"	½"
#5	21"	11"	⅝"
~~#7~~	~~37"~~	~~15"~~	~~⅞"~~
#8	48"	20"	1"

REINFORCING BAR SPLICE SCHEDULE

BAR SIZE	SPLICE LENGTH * CLASS A TOP BARS	CLASS A OTHER BARS	CLASS B TOP BARS	CLASS B OTHER BARS
#3	12	12	14	12
#4	15	14	20	16
#5	24	18	31	23
~~#7~~	~~69~~	~~53~~	~~89~~	~~69~~
#8	72	55	93	72

* THE ABOVE SPLICE LENGTHS SHALL BE USED UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS. IN ADDITION, A MINIMUM 48 BAR DIAMETER LAP SPLICE LENGTH IS TO BE USED IN ALL CASES

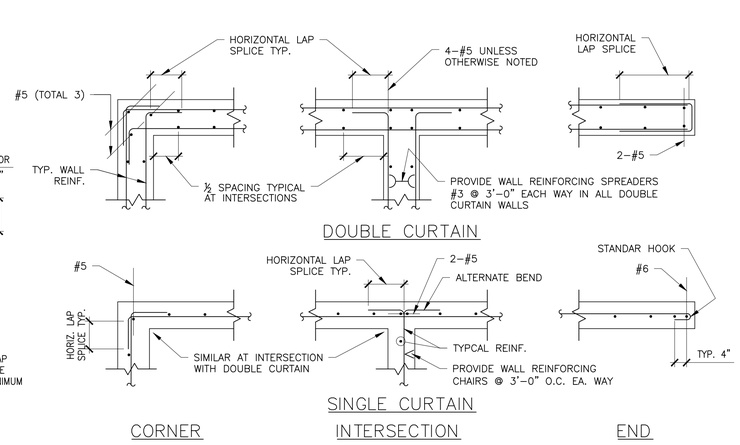
NOTE: USE THE AVERAGE LENGTH OF THE TWO SPLICE LENGTHS PROVIDED FOR CORRESPONDING BARS OF SPLICE OF TWO BARS OF DIFFERENT SIZE. IF GR60 IS USED FOR #3, #4 OR #5 BARS, INCREASE TABULATED OF DIFFERENT SIZE.



ADJACENT BAR LAP SPLICES SHALL BE STAGGERED A MINIMUM OF 4 FEET

3 DEVELOPMENT LENGTHS

SCALE: N.T.S.



1 TYPICAL PLAN VIEWS OF CONC. WALLS & FOOTINGS

SCALE: NONE

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JOE TERHEMEN TERHEMEN
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CIVIL
STATE OF CALIFORNIA

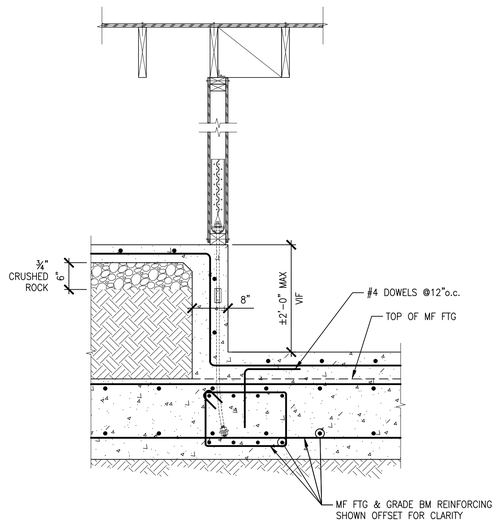
DATE	ISSUE
05.28.2025	PERMIT SET
08.22.2025	REVISION - 1 (1)
02.19.2026	CONSTRUC. ADMIN.
03.20.2026	REVISION - 2 (2)

PROJECT NUMBER: o25006

TITLE: TYPICAL DETAILS

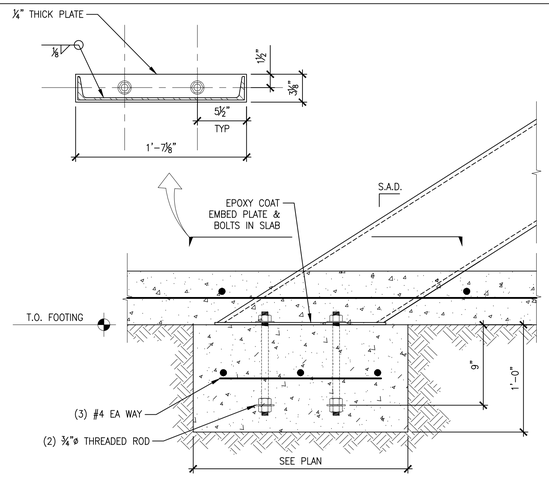
SCALE: AS NOTED

SHEET: S3.0



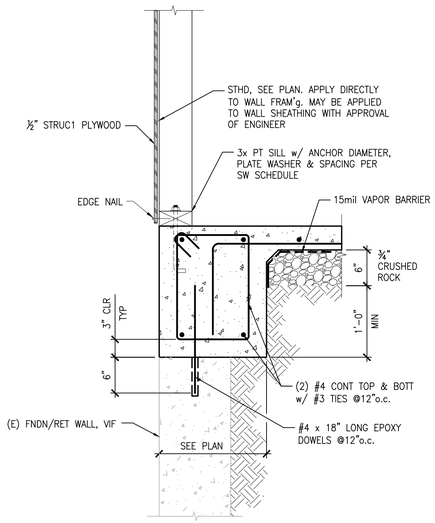
10 S3.1 TRANSITION @ GRADE CHANGE

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



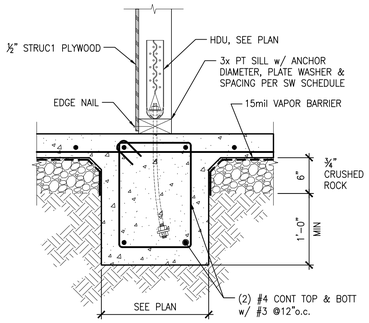
11 S3.1 STRINGER @ SLAB CONNECTION

SCALE: 1-1/2"=1'-0"



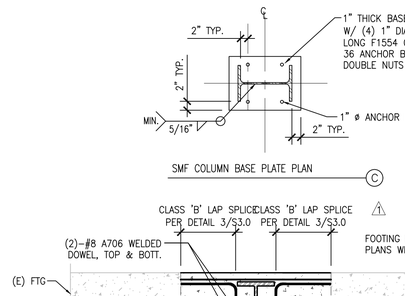
6 S3.1 SECTION AT EXT FNDN

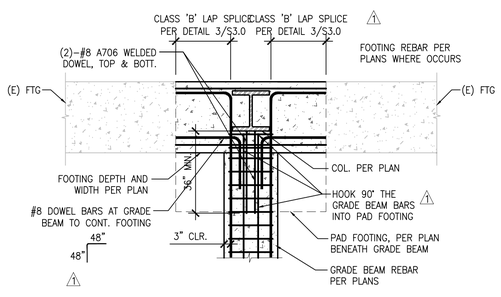
SCALE: 1"=1'-0"

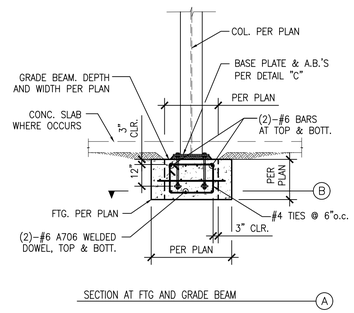


3 S3.1 SECTION @ INT FNDN

SCALE: 1"=1'-0"

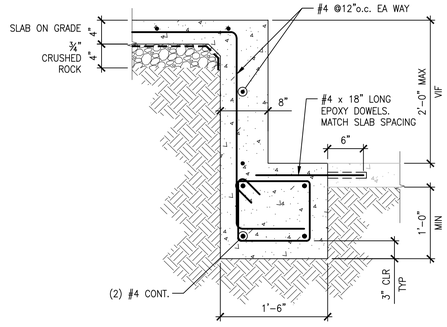






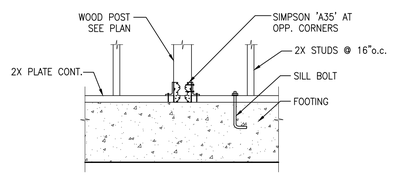
9 S3.1 SMF COLUMN FOOTING DETAILS

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

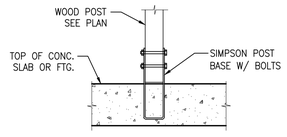


8 S3.1 SECTION @ (N) FTG

SCALE: 1"=1'-0"



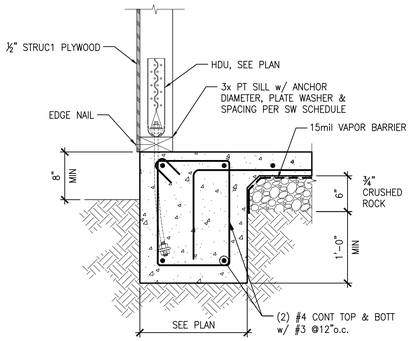
POST BASE SECTION (PART OF WALL)



ISOLATED POST BASE

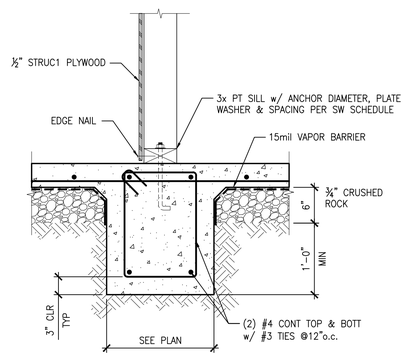
7 S3.1 TYP. POST AT BASE DETAIL

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



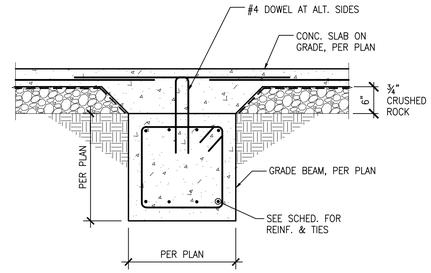
5 S3.1 SECTION AT EXT FNDN

SCALE: 1"=1'-0"



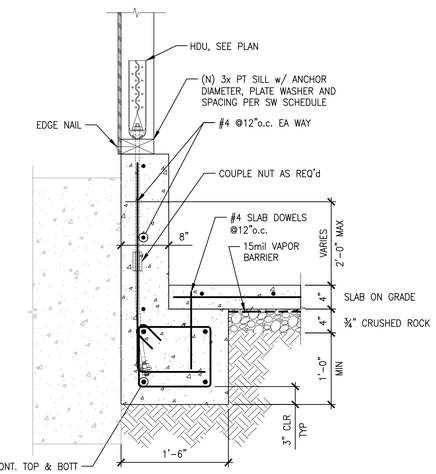
4 S3.1 SECTION AT INT FNDN

SCALE: 1"=1'-0"



2 S3.1 GRADE BEAM DETAIL

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



1 S3.1 SECTION @ (N) FTG

SCALE: 1"=1'-0"

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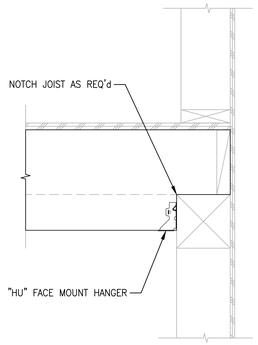
DATE	ISSUE
05.28.2025	PERMIT SET
08.22.2025	REVISION - 1 (1)
02.19.2026	CONSTRUC. ADMIN.
03.20.2026	REVISION - 2 (2)

PROJECT NUMBER: o25006

TITLE: DETAILS

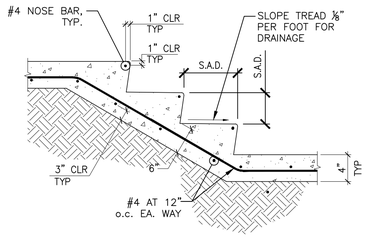
SCALE: AS NOTED

SHEET: S3.1



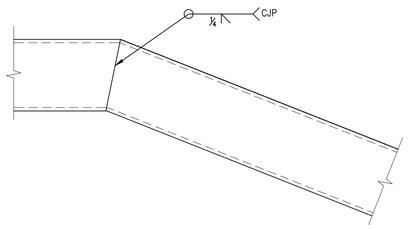
11 S3.2 NOTCH @ (N) JOIST

SCALE: 1-1/2"=1'-0"



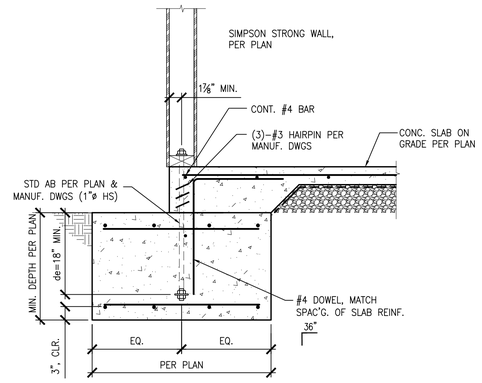
8 S3.2 TYPICAL SECTION AT CONCRETE STAIR

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



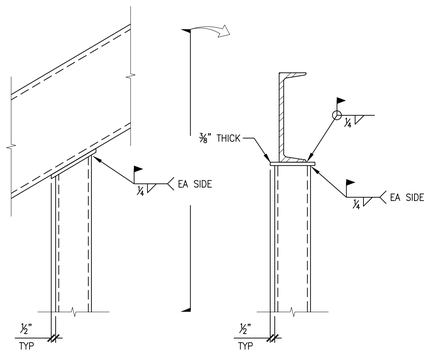
5 S3.2 KINKED STEEL BEAM/STRINGER DETAIL

SCALE: 1-1/2"=1'-0"



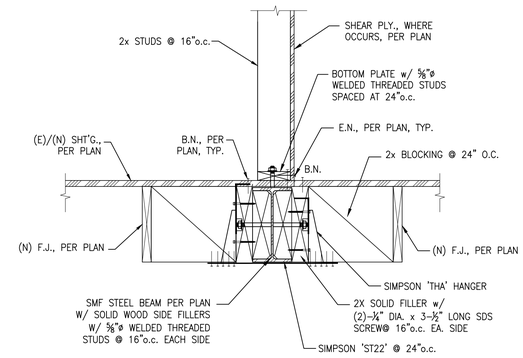
2 S3.2 SHEAR TRANSFER AT STRONG WALL

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



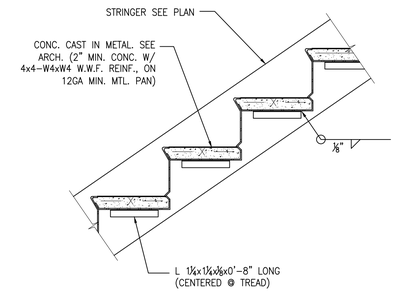
10 S3.2 STRINGER @ COL

SCALE: 1-1/2"=1'-0"



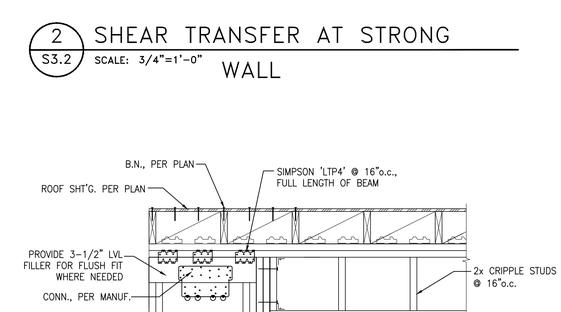
7 S3.2 SHEAR TRANSFER AT SMF STEEL BEAM

SCALE: 1"=1'-0"



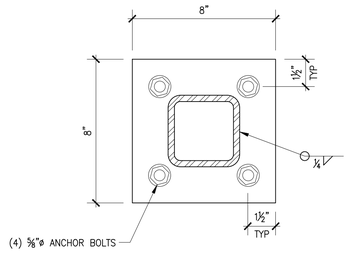
4 S3.2 TREAD TO STRINGER

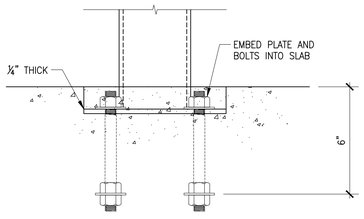
SCALE: 1"=1'-0"



1 S3.2 CONNECTION AT SIMPSON STRONG WALL

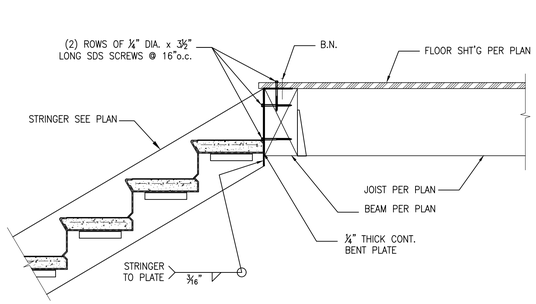
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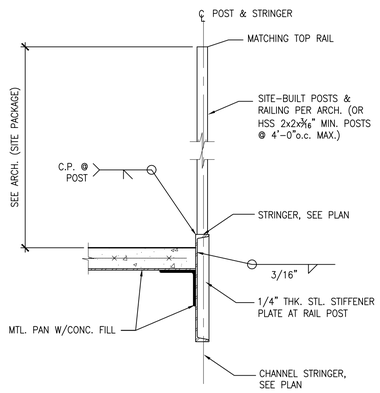
9 S3.2 BASE PLATE

SCALE: 3"=1'-0"



6 S3.2 STAIR STRINGER TO BEAM CONNECTION

SCALE: 1"=1'-0"



3 S3.2 TREAD TO STRINGER

SCALE: 1"=1'-0"

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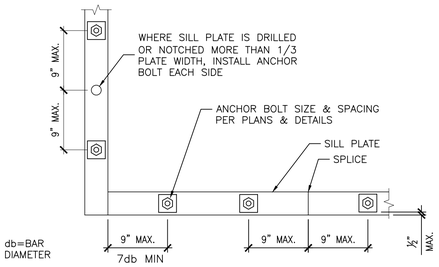
DATE:	ISSUE:
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08.22.2025	REVISION - 1 (1)
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PROJECT NUMBER: o25006

TITLE: DETAILS

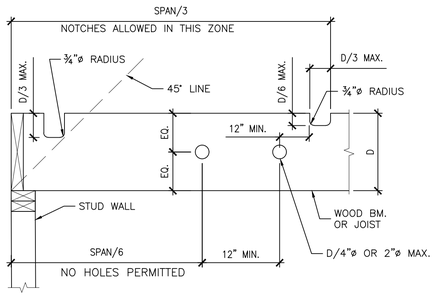
SCALE: AS NOTED

SHEET: S3.2



7 — SILL PLATE BOLTING

SCALE: N.T.S.



NOTE: THIS DETAIL APPLIES ONLY TO UNIFORMLY LOADED, SIMPLE SPAN BEAMS AND JOISTS. FOR CANTILIVERS OR MEMBERS WITH MULTIPLE SUPPORTS, OR POINT LOADS CONSULT ENGINEER. FOR NOTCHES IN BOTTOM EDGE OF BEAM CONSULT ENGINEER.

THIS DETAIL DOES NOT APPLY TO TJI TYPE JOISTS, GLU-LAMS, AND POWERBEAMS.

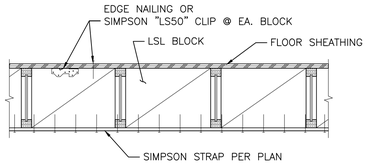
5 — HOLES & NOTCHES JOISTS & BEAMS

SCALE: N.T.S.

FASTENING SCHEDULE

(excerpt of TABLE 2304.10.2, CBC)

	CONNECTION	NAILING
2.	CEILING JOIST TO TOP PLATE; TOE NAIL	3–8d COMMON OR 3–10d BOX OR 3–3"x0.131" NAILS
5.	COLLAR TIE TO RAFTER; FACE NAIL	3–10d COMMON OR 4–10d BOX OR 4–3"x0.131" NAILS
6.	RAFTERS OR ROOF TRUSS TO TOP PLATE; TOENAIL	3–10d COMMON OR 3–16d BOX OR 4–10d BOX OR 4–3"x0.131" NAILS
8.	STUD TO STUD (NOT @ BRACED WALL PANELS), FACE NAIL	16d COMMON @24"o.c.; 10d BOX @16"o.c. OR 3"x0.131" NAILS @16"o.c.
10.	BUILT-UP HEADER (2" TO 2" HEADER); EACH EDGE FACE NAIL	16d COMMON @16"o.c. OR 16d BOX @12"o.c.
13.	TOP PLATE TO TOP PLATE, @ END JOINTS, EA SIDE OF END JOINT FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EA SIDE OF END JOINT)	8–16d COMMON OR 12–10d BOX OR 12–3"x0.131" NAILS
14.	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT @ BRACED WALL), FACE NAIL	16d COMMON @16"o.c. OR 16d BOX @12"o.c. OR 3"x0.131" NAILS @12"o.c.
16.	STUD TO TOP OR BOTTOM PLATE, TOE NAIL	4–8d COMMON OR 4–10d BOX OR 4–3"x0.131" NAILS
	END NAIL	2–16d COMMON OR 3–10d BOX OR 3–3"x0.131" NAILS
18.	TOP PLATES, LAPS @ CORNERS AND INTERSECTIONS; FACE NAIL	2–16d COMMON OR 3–10d BOX OR 3–3"x0.131" NAILS
22.	JOIST TO SILL, TOP PLATE, OR GIRDER; TOENAIL	3–8d COMMON OR 3–10d BOX OR 3–3"x0.131" NAILS
23.	RIM JOIST, BAND JOIST, OR BLK'g TO TOP PLATE, SILL OR OTHER FRAMING BELOW; TOENAIL @ 6"o.c.	3–8d COMMON OR 3–10d BOX OR 3–3"x0.131" NAILS
26.	2" PLANKS (PLANK & BEAM–FLOOR & ROOF); EA BEARING, FACE NAIL	2–16d COMMON
30.	BRIDGING OR BLK'g TO JOIST, RAFTERS OR TRUSS; EA END, TOENAIL	2–8d COMMON OR 2–10d BOX OR 2–3"x0.131" NAILS

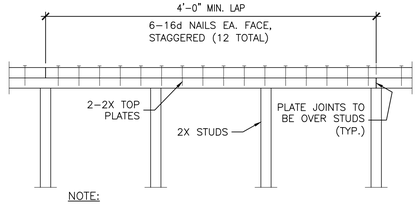


GENERAL STEEL STRAP NOTES: INSTALL STRAPS AS FOLLOWS:

1. OVER TOP OF OSB. OMIT SHEATHING NAILS UNDER STRAP
2. ON SIDE OR UNDERSIDE OF FRAMING (SEE ABOVE FOR UNDERSIDE INSTALLATION).
3. ALWAYS PROVIDE BLOCKING WHEN STRAP DOES NOT ALIGN W/FRAMING MEMBER
4. WHEN STRAP IS PARALLEL TO FRAMING, BUT DOES NOT ALIGN WITH FRAMING MEMBER, PROVIDE ADDED FULL LENGTH FRAMING MEMBER, WITH EDGE NAILING TO SHEATHING.

4 — STRAP TIE

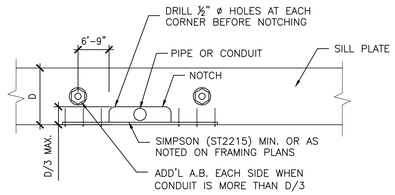
SCALE: N.T.S.



NOTE: APPLIES TO FULL LENGTH OF WALL U.O.N. AND ALL THE WAY ACROSS BLDG ALONG LINE OF WALL AND OVER OPENINGS SUCH AS DOORS AND WINDOWS.

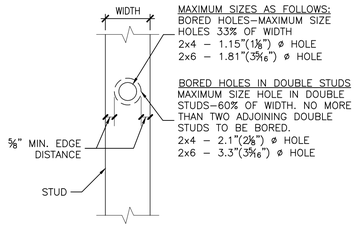
3 — TOP PLATE SPLICE

SCALE: N.T.S.

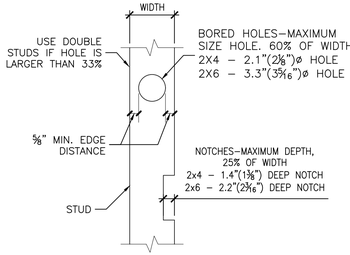


8 — HOLES & NOTCHES IN SILL PLATES

SCALE: N.T.S.



EXTERIOR WALLS AND BEARING WALLS

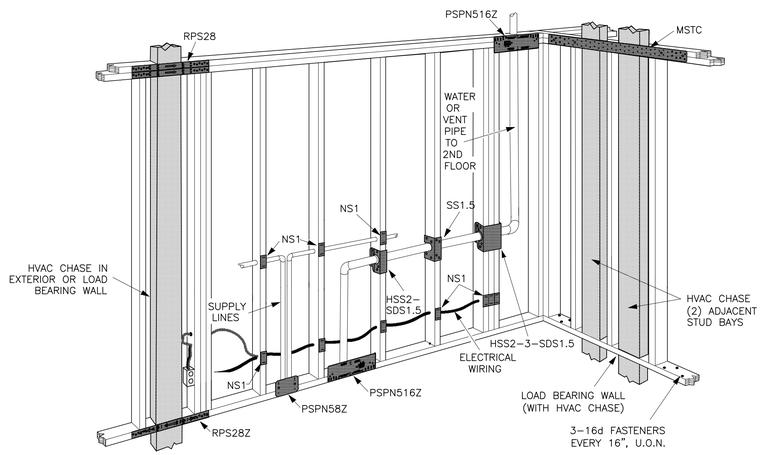


INTERIOR NON-BEARING WALLS

PORTION OF STUD REMAINING AT NOTCHES OR HOLES SHALL BE SOUND WOOD WITHOUT EXCESSIVE STRENGTH-REDUCING PROPERTIES SUCH AS KNOTS, BREAKS, SPLITS, EXCESSIVE SLOPE OF GRAIN, ETC.

2 — HOLES & NOTCHES IN STUDS

SCALE: N.T.S.



6 — STUDS REPAIR AND PROTECTION USING SIMPSON HARDWARE

SCALE: N.T.S.

SHEARWALL:

SHEARWALLS SHALL RUN AND BE CONNECTED TO UNDERSIDE OF ROOF OR FLOOR FRAMING WITH APPROVED BLOCKING AS REQUIRED IN THESE NOTES AND DRAWINGS AND SHALL CONNECT WITH FLOOR OR FOUNDATION BELOW.

WHERE SHEARWALL CONNECTIONS ARE NOT SPECIFICALLY DETAILED ON THESE DRAWINGS, CONSTRUCTION DETAILS SHALL BE PER TYPICAL OR SIMILAR DETAILS, AND SHEARWALL SCHEDULE.

DO NOT OVERDRIVE NAILS.

BLOCK ALL EDGES OF SHEARWALL SHEATHING

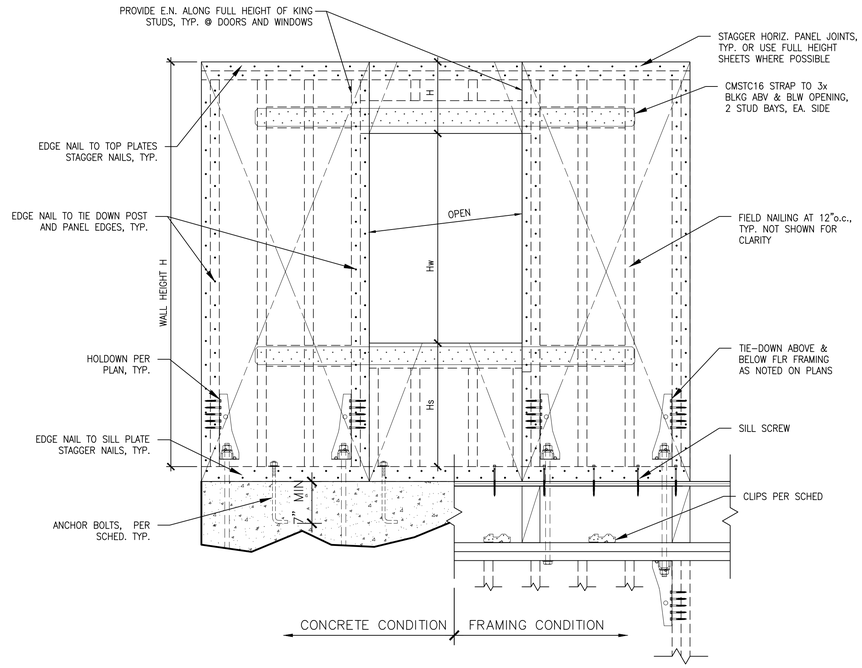
SEE S1.1 FOR HOLE AND NOTCH LIMITATIONS IN PLATES AND STUDS

SHEARWALL SCHEDULE:

TYPE	OSB/PLY	EDGE NAILING (EN)	SILL/SOLE FASTENING (SN)		JOISTS OR BLKG TO TOP PLATES OF WALL, SEE NOTE 12	SPLICING 2x STUDS @ ADJOINING PANEL EDGES, SEE NOTE 11
			TO CONCRETE	TO WOOD FLOOR		
6	15/32" PLYWD ONE SIDE	10d @6" O.C.	5/8"ø @32" O.C.	16d @4" O.C. STAGGER	A35, LTP4 OR LS50 @16"o.c.	N/A
4	15/32" PLYWD ONE SIDE	10d @4" O.C.	5/8"ø @24" O.C.	16d @3" O.C. STAGGER	A35, LTP4 OR LS50 @12"o.c.	16d @ 4"o.c.
3	15/32" PLYWD ONE SIDE	10d @3" O.C.	5/8"ø @16" O.C. OR 3/4"ø @ 24"O.C.	SIMPSON SDS1/4 SCREW @6" O.C. EMB 3" MIN.	A35, LTP4 OR LS50 @8"o.c.	SDS ¼"x3" @ 6"o.c.
2	15/32" PLYWD ONE SIDE	10d @2" O.C.	3/4"ø @ 16" O.C.	SIMPSON SDS1/4 SCREW @4" O.C. EMB 3" MIN.	A35, LTP4 OR LS50 @6"o.c.	SDS ¼"x3" @ 4"o.c.
F-F / F-F	DENOTES DOUBLE SIDED SHEAR WALL. APPLY THE ABOVE SCHEDULED REQUIREMENTS TO EACH SIDE AND DOUBLE SILL FASTENING AND JOISTS/BLOCKING TO TOP PLATES CONNECTORS.					

NOTES: NOTES:

1. THIS SCHEDULE IS BASED ON ANSI/AWC SDPWS 2021 TABLE 4.3A.
2. 10d SHEATHING NAILING SHALL BE: 3"x0.148" COMMON, OR 3"x0.128" GALVANIZED BOX. (SEE WOOD NOTES FOR ADTL. NAILING INFO)
3. THIS SCHEDULE SHALL APPLY TO NAILING AT ALL STUDS, AT PLYWOOD JOINTS, TOP AND BOTTOM PLATES AND BLOCKING.
4. NAILING AT INTERMEDIATE MEMBERS SHALL BE SPACED AT 12"o.c.
5. STRUCTURAL 1 PLYWOOD SHALL BE APPLIED OVER STUDS SPACED AT 16" O.C. (SEE SHEARWALL NOTES)
6. ALL EXTERIOR FOOTING SILL PLATES SHALL HAVE AS A MINIMUM 5/8"x12" ANCHOR BOLTS AT 48" O.C. (8" MIN. EMBEDMENT INTO CONCRETE) U.O.N. IN THE TABLE ABOVE. (SEE WOOD NOTES)
7. FOUNDATION SILL PLATES SHALL NOT BE LESS THAN 3x MEMBER WHEN NAILING IS 4"o.c. OR LESS.
8. SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE VERTICALLY OR HORIZONTALLY STAGGERED SPLICES AT CONTINUOUS HORIZONTAL JOINTS. THE BLOCKING SHALL BE 3x MEMBER OR THICKER.
9. USE DOUBLE 2x RIM BOARD OR BLOCKING (OR JOISTS) AT SHEAR WALLS WITH EDGE NAIL OF 4" OR LESS.
10. USE TRIPLE 2x RIM BOARD OR BLOCKING (OR JOISTS) AT SHEAR WALLS WITH EDGE NAIL OF 2" OR DOUBLE SIDED SHEARWALLS.
11. USE 3x NOMINAL STUDS AT ADJOINING PANEL EDGES FOR ALL SHEAR WALLS WITH EDGE NAILING AT 4"o.c. OR LESS (ALTERNATIVELY, 2–2x STUDS MAY BE SPLICED TOGETHER PER SCHEDULE ABOVE, STAGGER SCREWS).
12. PANEL EDGE NAILING SHALL BE STAGGERED FOR ALL SHEAR WALL WITH EDGE NAILING AT 4"o.c. OR LESS
13. WHERE PANELS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"o.c., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. IN ADDITION, TOP MEMBER OF DOUBLE TOP PLATE SHALL BE 3x.
14. INSTALL CLIP APPROXIMATELY IN CENTER OF JOIST BAY. SEE BELOW FOR ADDITIONAL INFORMATION. INCLUDING SIZE AND ORIENTATION OF STRUCTURAL 1 PLYWOOD SHEETS.



SMAL WINDOW CONDITION IN S.W.

SMALL WINDOW CONDITION OCCURS WHEN:
1. Hw/lp (SHORT SIDE) < 2 AND
2. Hs > 0.33 H
3. H_h > 0.25 h

LARGE WINDOW OR DOOR NOTES:
1. ALL NAILS SHALL HAVE A MINIMUM EDGE DISTANCE OF ⅜".
2. PROVIDE 3x STUDS AS NOTED ON SHEARWALL SCHEDULE.
3. PROVIDE BOUNDARY NAILING (E.N.) AT ALL POSTS, ENDS OF WALLS AND EDGES OF ALL OPENINGS FULL HEIGHT.
4. LENGTH OF ALL PLYWOOD SHEETS SHALL RUN PARALLEL TO STUDS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. SEE S.W. SCHEDULE FOR NAILING REQUIREMENTS AT PANEL EDGES.
6. VERTICAL JOINTS OF PLYWOOD SHALL BE STAGGERED.
7. PLYWOOD MAY BE LINED IN A HORIZONTALLY STAGGERED PATTERN ONLY IF APPROVED BY THE ENGINEER.
8. NO OPENINGS IN SHEAR WALL PANELS ARE ALLOWED UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL PLANS.

1 — TYPICAL SHEAR WALL FRAMING

SCALE: N.T.S.

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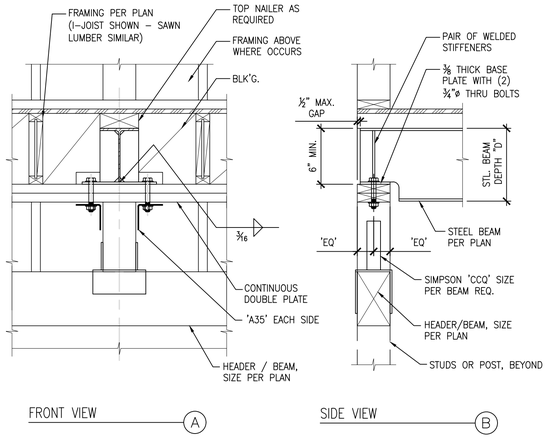
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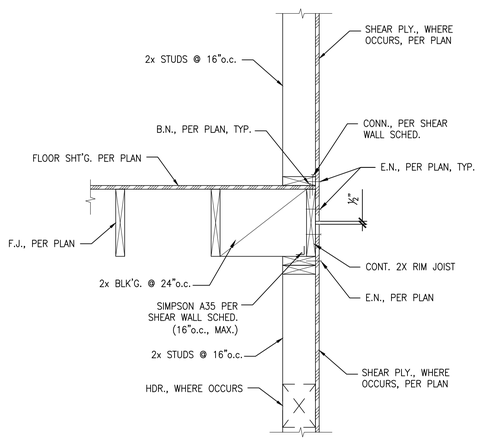
SHEET: S4.0

Sheet 10 of 13



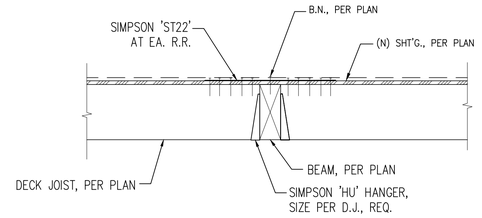
12 S4.1 STEEL BEAM TO WOOD BEAM CONNECTION

SCALE: 1"=1'–0"



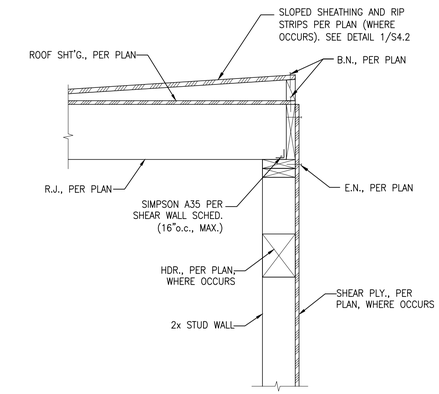
9 S4.1 SHEAR TRANSFER AT FLOOR LEVEL

SCALE: 1"=1'–0"



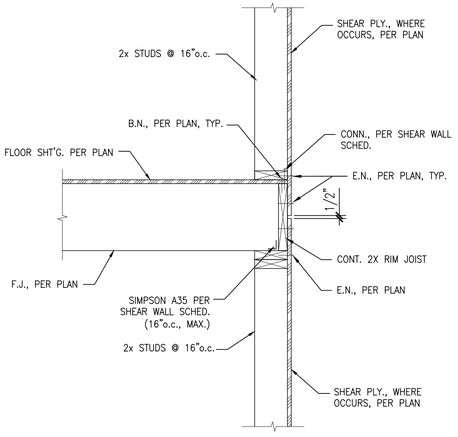
6 S4.1 JOIST CONNECTION AT BEAM

SCALE: 1"=1'–0"



3 S4.1 SHEAR TRANSFER AT ROOF

SCALE: 1"=1'–0"

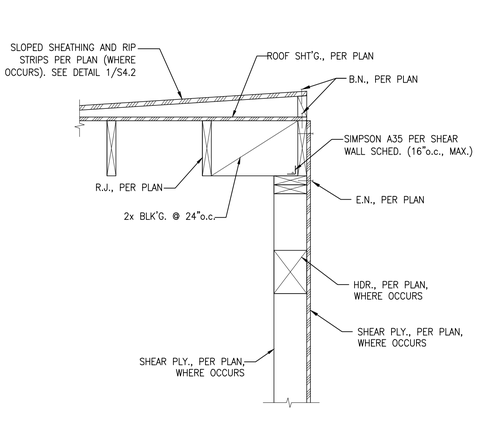


11 S4.1 FRAMING CONNECTION AT BEAM

SCALE: 1"=1'–0"

8 S4.1 WOOD BEAM TO WOOD BEAM CONNECTION

SCALE: 1"=1'–0"



5 S4.1 JOIST CONNECTION AT BEAM

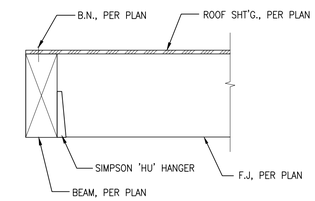
SCALE: 1"=1'–0"

2 S4.1 SHEAR TRANSFER AT ROOF

SCALE: 1"=1'–0"

10 S4.1 SHEAR TRANSFER AT FLOOR LEVEL

SCALE: 1"=1'–0"

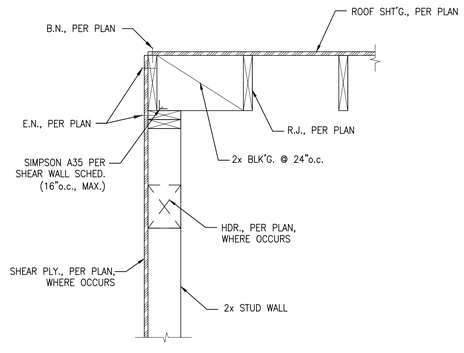


7 S4.1 FRAMING CONNECTION AT BEAM

SCALE: 1"=1'–0"

4 S4.1 SHEAR TRANSFER AT ROOF

SCALE: 1"=1'–0"



1 S4.1 SHEAR TRANSFER AT ROOF

SCALE: 1"=1'–0"

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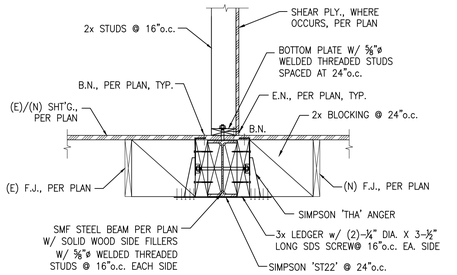
PROJECT NUMBER: o25006

TITLE: DETAILS

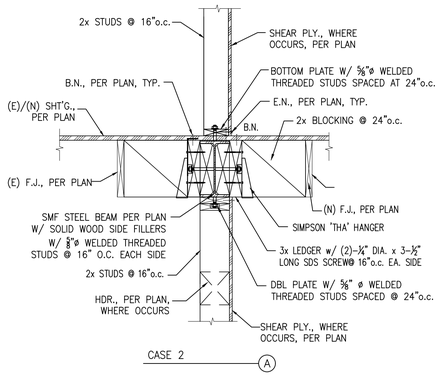
SCALE: AS NOTED

SHEET: S4.1

Sheet 11 of 13



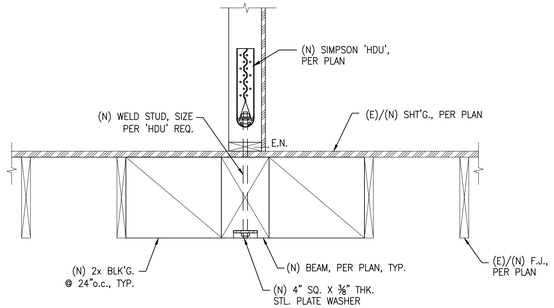
CASE 2 (B)



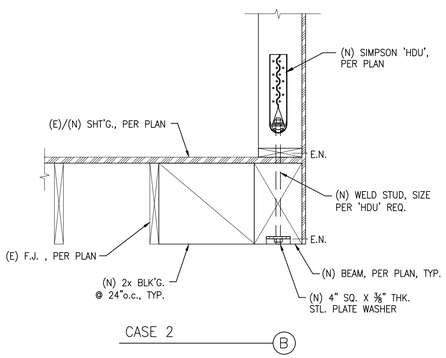
CASE 2 (A)

7 S4.2 SHEAR TRANSFER AT SMF STEEL BEAM

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



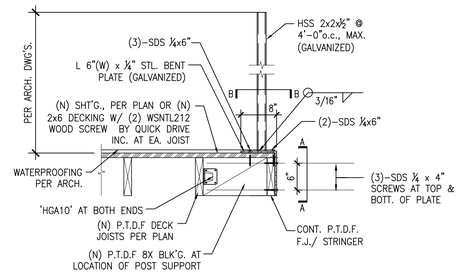
CASE 1 (A)



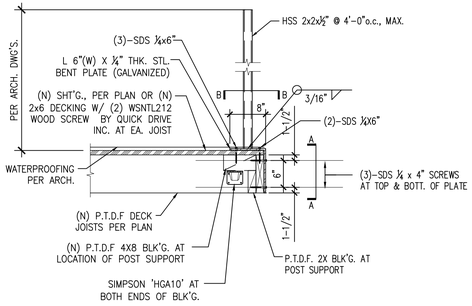
CASE 2 (B)

6 S4.2 CONNECTION AT HOLDOWN

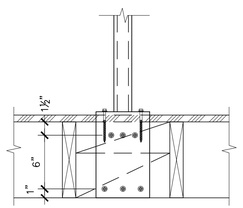
SCALE: 1"=1'-0"



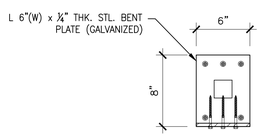
FRAMING CONNECTION AT GUARD RAIL/HAND RAIL (A)



FRAMING CONNECTION AT GUARD RAIL/HAND RAIL (B)



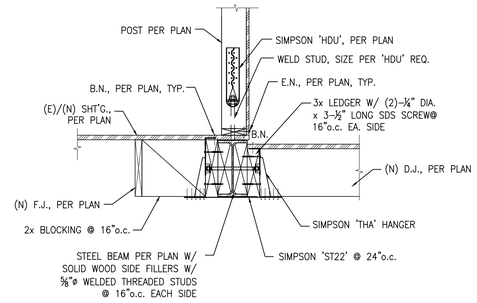
SECTION A – A



SECTION B – B

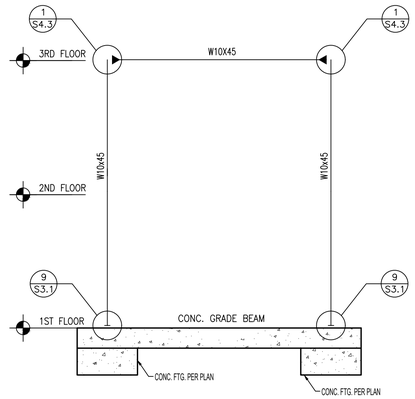
4 S4.2 FRAMING CONNECTION AT GUARD RAIL AT DECK/STAIR

SCALE: 1-1/2"=1'-0"



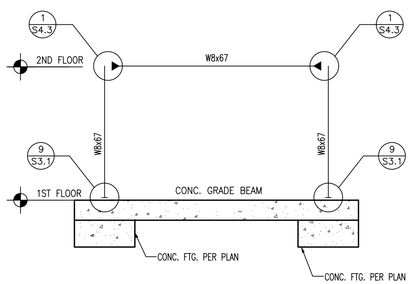
8 S4.2 HOLD-DOWN DETAIL AT STEEL BEAM

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



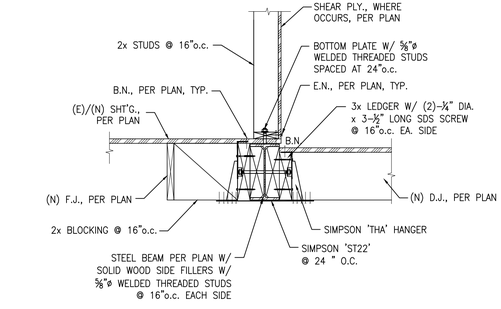
3 S4.2 STEEL SPECIAL MOMENT FRAME ELEVATION (SMF-2)

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



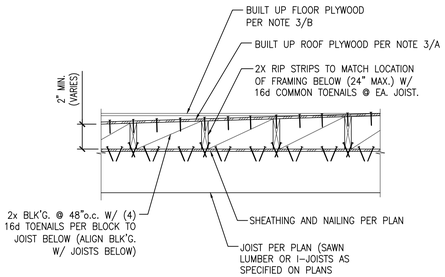
2 S4.2 STEEL SPECIAL MOMENT FRAME ELEVATION (SMF-1)

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

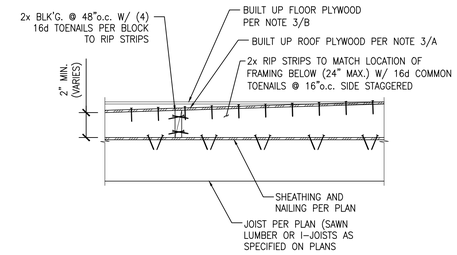


9 S4.2 SHEAR TRANSFER AT STEEL BEAM

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



PERPENDICULAR TO ROOF/FLOOR FRAMING (B)



PARALLEL TO ROOF/FLOOR FRAMING (A)

NOTES:

1. DETAIL APPLIES TO ROOF OR FLOOR AS APPLICABLE
2. FOR SLOPE AT ROOF BUILT UP CONSTRUCTION SEE ARCH'L. DRAWINGS
3. UNLESS OTHERWISE SPECIFIED ON PLANS, BUILT UP SHEATHING SHALL BE AS FOLLOWS:
   A. ROOF: ⅜" CDX PLYWOOD SHEATHING, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED @ 6"o.c. ALONG ALL BOUNDARIES (B.N.) AND PANEL EDGES (E.N.), 12"o.c. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
   B. FLOOR/OCCUPIED DECK: ¾" CDX PLYWOOD SHEATHING, SPAN RATING 48/24, NAILED WITH 8d COMMONS SPACED @ 6"o.c. ALONG ALL BOUNDARIES (B.N.) AND PANEL EDGES (E.N.), 12"o.c. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)

1 S4.2 TYPICAL BUILT UP FLOOR/ROOF

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

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CIVIL
STATE OF CALIFORNIA

DATE:	ISSUE:
05.28.2025	PERMIT SET
08.22.2025	REVISION - 1 (1)
02.19.2026	CONSTRUC. ADMIN.
03.20.2026	REVISION - 2 (2)

PROJECT NUMBER: o25006

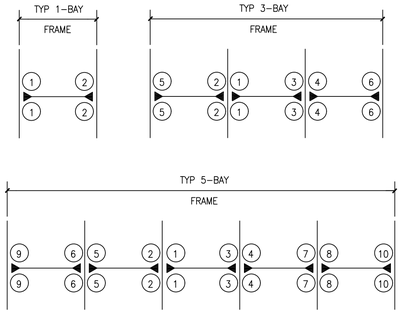
TITLE: DETAILS

SCALE: AS NOTED

SHEET: S4.2

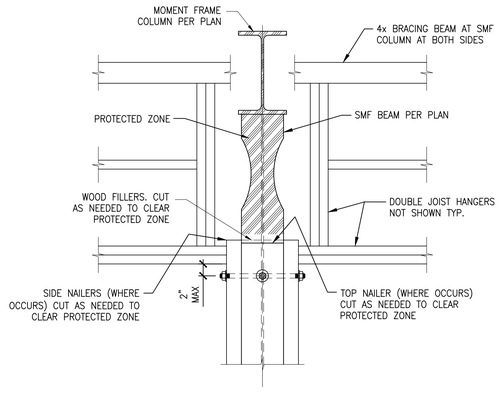
NOTES

1. WELDING OF BEAMS AT STEEL FRAMES SHALL BE SEQUENCED PER THIS DETAIL
2. PRIOR TO FABRICATION, THE GIRDER AND COLUMN FLANGES SHALL BE TESTED BY ULTRASONIC METHODS FOR POSSIBLE DEFECTS IN THE VICINITY OF GIRDER TO COLUMN CONNECTIONS AND COLUMN SPLICE CONNECTIONS. ALL COLUMN FLANGE MATERIAL WITHIN THE GIRDER TO COLUMN JOINT AND FOR A DISTANCE OF NOT LESS THAN 6 INCHES BEYOND THE JOINT SHALL BE TESTED. ALL GIRDER FLANGE MATERIAL WITHIN 6 INCHES OF THE GIRDER OF COLUMN MOMENT CONNECTION SHALL BE TESTED.
3. COMPLETE PENETRATION SHOP WELDING FOR MOMENT FRAME MEMBERS SHALL BE ULTRASONICALLY INSPECTED WHERE THE FABRICATION INVOLVED THE WELDING OF PLATES HAVING A THICKNESS IN EXCESS OF ¼".
4. AN APPROVED TESTING LABORATORY SHALL PERFORM ULTRASONIC TESTING OF COMPLETE PENETRATION FIELD WELDING. TESTING SHALL BE DONE IMMEDIATELY AFTER WELDING IS COMPLETED. A SECOND ULTRASONIC TEST SHALL BE PROVIDED NEAR THE END OF THE FIELD WELDING FOR AT LEAST 25% OF THE TYPICAL FIELD WELDING.



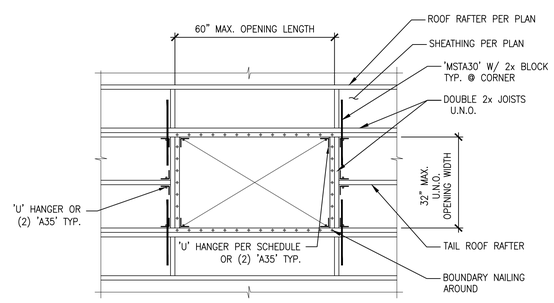
3 S4.3 MOMENT FRAME WELDING SEQUENCE

SCALE: 1"–1'–0



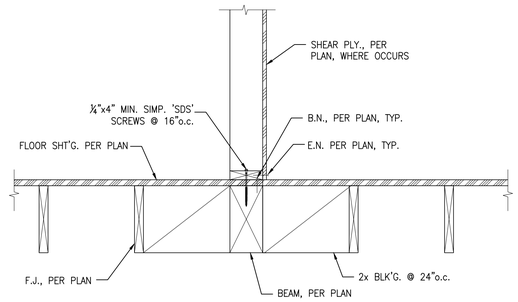
2 S4.3 FRAMING BRIDGE @ PROTECTED ZONE

SCALE: 1"–1'–0



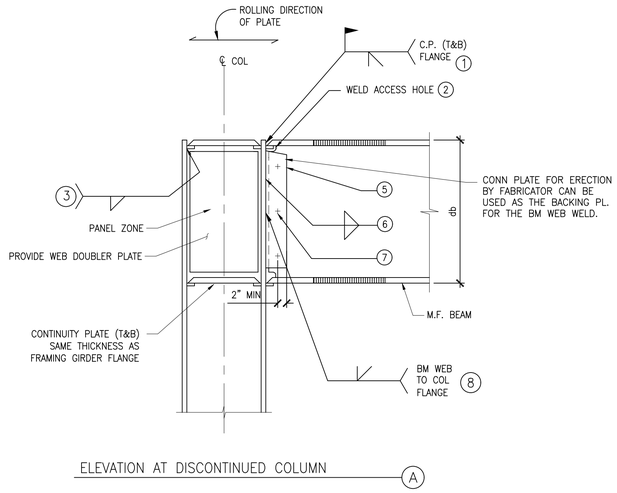
4 S4.3 PLAN VIEW–WITH CUT MOMENT FRAME

SCALE: 1"–1'–0

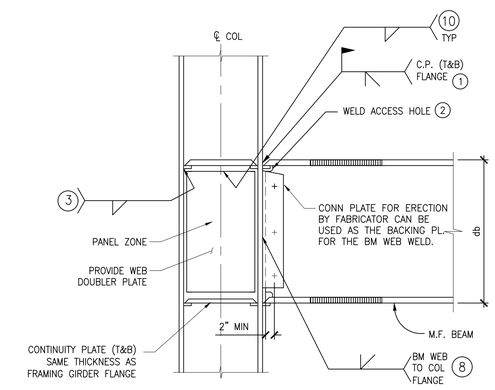


5 S4.3 FRAMING CONNECTION AT BEAM

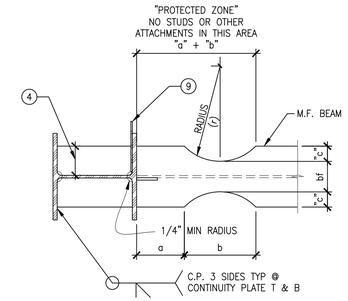
SCALE: 1"–1'–0



ELEVATION AT DISCONTINUED COLUMN (A)



ELEVATION AT CONTINUED COLUMN (B)



PLAN VIEW (C)

MOMENT FRAME CONNECTION SCHEDULE						
BEAM SIZE	LOCATION	APPROX. SPAN	a (IN)	b (IN)	c (IN)	r (IN)
W8x67	SMF–1	11'–0"	4.2	6	1.25	5
W10x45	SMF–2	20'–0"	4.2	6	1.25	5

CALLOUTS:

1. CJP GROOVE WELD AT TOP AND BOTTOM FLANGES. AT BOTTOM FLANGE, REMOVE WELD BACKING, BACKGOUGE, AND ADD 5/16" MINIMUM FILLET WELD. TOP FLANGE BACKING BAR MAY REMAIN, PROVIDED THAT THE BACKING BAR IS ATTACHED TO THE COLUMN BY A CONTINUOUS 5/16" FILLET WELD ON THE EDGE BELOW THE CJP GROOVE WELD.
2. SEE DETAIL QUALITY ASSURANCE PLAN FOR DIMENSION OF WELD ACCESS HOLE.
3. AISC MINIMUM CONTINUOUS FILLET WELD UNDER BACKING TYPICAL.
4. MINIMUM WIDTH TO MATCH BEAM FLANGE
5. SHEAR TAB OF THICKNESS AS REQUIRED FOR ERECTION ¾" MINIMUM THICKNESS) AND CAN BE USED AS BACKING BAR FOR BEAM WEB TO COLUMN FLANGE CJP WELD. SHEAR TAB LENGTH SHALL BE THE DISTANCE BETWEEN THE WELD ACCESS HOLES PLUS ½".
6. WELD OF SHEAR TAB TO COLUMN FLANGE IS MINIMUM 5/16" FILLET ON THE SIDE OF THE BEAM WEB, AND A FILLET SIZED FOR ERECTION LOADS (5/16" MINIMUM) ON THE SIDEAWAY FROM THE BEAM WEB. NO WELDING OF THE SHEAR TAB TO THE BEAM WEB IS REQUIRED.
7. ERECTION BOLTS: NUMBER, TYPE, AND SIZE SELECTED FOR ERECTION LOADS.
8. CJP GROOVE WELD FULL LENGTH OF WEB BETWEEN WELD ACCESS HOLES. GRIND END OF WELD SMOOTH AT WELD ACCESS HOLE.
9. REMOVE WELD TABS TO ½" MAXIMUM FROM EDGE OF CONTINUITY PLATE, GRIND END OF WELD SMOOTH (500 U–N), NOT FLUSH. DO NOT GOUGE COLUMN FLANGE.
10. 5/16" FILLET WELD DOUBLER PLATE TO COLUMN WEB TOP AND BOTTOM, TYPICAL

NOTES:

1. ALL DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO FABRICATION.

1 S4.3 TYPICAL STEEL SPECIAL MOMENT FRAME

SCALE: 1"–1'–0

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03.20.2026	REVISION - 2 (2)

PROJECT NUMBER: o25006

TITLE: DETAILS

SCALE: AS NOTED

SHEET: S4.3

Sheet 13 of 13

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RESIDENTIAL RENOVATION AND ADDITION
3829 25TH STREET, SAN FRANCISCO, CALIFORNIA 94114

DRAWING LIST

A0.0	PROJECT INFORMATION	S1.0	GENERAL NOTES
A0.1	EXISTING & PROPOSED SITE PLAN	S1.1	GENERAL NOTES
A0.3	GREEN BUILDING SUBMITTAL FORM	S1.2	SPECIAL INSPECTION FORMS
A0.4A	ENERGY CALCULATIONS	S2.0	PLANS
A0.4B	ENERGY CALCULATIONS	S2.1	PLANS
A0.5A	ENERGY CALCULATIONS	S2.2	PLANS
A0.5B	ENERGY CALCULATIONS	S3.0	TYPICAL DETAILS
A0.6	MANDATORY MEASURES	S3.1	DETAILS
A0.7	ENERGY INSPECTION FORMS	S3.2	DETAILS
A0.8	REQUEST FOR LOCAL EQUIVALENCY - AB 05	S4.0	TYPICAL DETAILS
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A2.2	PROPOSED ROOF PLAN		
A2.3	GROSS FLOOR AREA DIAGRAM		
A3.0	EXISTING & PROPOSED WEST ELEVATION		
A3.1	EXISTING & PROPOSED EAST ELEVATION		
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A3.3	EXISTING & PROPOSED SOUTH ELEVATION		
A3.4	EXISTING & PROPOSED SECTIONS		
A3.5	PROPOSED SECTION		
A3.6	EXISTING & PROPOSED SECTIONS △2		
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A6.1	REFLECTED CEILING PLANS		
A8.0	CONSTRUCTION DETAILS		
A8.1	CONSTRUCTION DETAILS		
A8.2	CONSTRUCTION DETAILS		

APPLICABLE REGULATIONS & STANDARDS

- 2022 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS.
- 2022 ENERGY CODE - TITLE 24 - CALIFORNIA CODE OF REGULATIONS
- LIFE SAFETY CODE, 2022 EDITION NFPA 72
- NFPA 16, 2022 EDITION

APPLICABLE STANDARDS:

- UL-UNDERWRITERS LABORATORIES FIRE RESISTIVE DIRECTORY-2022 EDITION
- UL-UNDERWRITERS LABORATORIES BUILDING MATERIALS DIRECTORY-2022 EDITION
- SMACNA - FIRE SMOKE AND RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS, 4TH EDITION

SCOPE OF WORK THIS PROJECT:

△2 △1

- PERMIT TO ADDRESS NOV 202661789. DOCUMENT ADDITIONAL DEMOLITION AT FRONT (NORTH) FACADE. DOCUMENT REPLACEMENT OF REPLACEMENT OF WALL STUDS AT EAST FACADE. REVISION TO PERMIT 2025 0607 7833.
- REVISION TO PERMIT 2025 0607 7833: ADD COVERED ENTRY OVER FRONT DOOR; ADD BALCONY AT 3RD FLOOR BEDROOM, MODIFY KITCHEN AND ENTRY LAYOUT, ELIMINATE TRADESMAN'S ACCESS, ADD HOTTUB TO ROOF TERRACE,ADDITIONAL AREA OF FOUNDATION REPLACEMENT AND DETAIL CLARIFICATION.
- RENOVATE EXISTING HOME: ADD LOWER LEVEL DWELLING UNIT, VERTICAL ADDITION TO ADD THIRD STORY; ADD ROOFTOP TERRACE; REMOVE AND REPLACE FRONT STAIR AND 2ND LEVEL ENTRY.

BUILDING & PLANNING DEPARTMENT NOTES:

BUILDING OWNER:	GAURAV & PUJITA MATHUR 3829 25TH STREET SAN FRANCISCO CA 94114 PHONE: 203.918.9391 EMAIL: GGMATHUR@GMAIL.COM PUJITA90@GMAIL.COM	STRUCTURAL ENGINEERING:	JOE TERHEMEN IGBER SEDR CONSULTING 5536 MARTIN LUTHER KING, JR. WAY OAKLAND, CA 94609 MOBILE: 510.525.9491 JOE@SEDRCONSULTING.COM
ARCHITECT:	TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SAN FRANCISCO CA, 94131 PHONE: 415.290.8844 TK@TKWORKSHOP.COM		

BLOCK/LOT:	6550 / 040
ZONING:	RH-2 - RESIDENTIAL HOUSE, TWO FAMILY, CENTRAL NEIGHBORHOODS S.U.D.
HEIGHT & BULK DISTRICT:	40 / 50-R-4
SPECIAL USE DISTRICT:	FAMILY AND SENIOR HOUSING SUD
EXCAVATION:	45 CUBIC YARDS
LOT SLOPE:	3% (NOT GREATER THAN 25%)
STREET TREE:	1 TREE REQUIRED (INCREASE OF GROSS SQUARE FEET > 20%): IN-LIEU FEE DUE TO UNDERGROUND HIGH VOLTAGE, TELECOM LINE, AND OTHER UTILITIES.
BICYLE PARKING:	TWO CLASS 1 SPACES PROVIDED.
USABLE OPEN SPACE:	1199 SQUARE FEET

	EXISTING	PROPOSED
	SINGLE-FAMILY DWELLING	TWO-FAMILY DWELLING
USE:	R-3	R-3
OCCUPANCY:	2/0	3/0
# OF STORIES/BASEMENTS:	V-B	V-B
TYPE OF CONSTRUCTION:	1212 SQFT	1592 SQFT (380 SQFT INCREASE/1212 = 31% INCREASE)
BUILDING FOOTPRINT (I.S. S-05)	10'-0"	10'-0"
FRONT SETBACK:	26'-7"	34'-7"
BUILDING HEIGHT:	69'-0"	77'-1"
BUILDING DEPTH:		

THE BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. NONE WILL BE PROVIDED.

SEE SHEET A2.3 FOR P.C. SECTION 249.92 GROSS SQFT TABLE

SUMMARY FOR ENERGY CALCULATIONS AND SCHOOL DISTRICT FEES

	(E) AREA CONDITIONED / UNCONDITIONED	(N) AREA CONDITIONED / UNCONDITIONED	NET ADDED AREA
1ST STORY	257 CONDITIONED / 767 UNCONDITIONED	807 CONDITIONED / 489 SQFT UNCOND.	550 SQFT
2ND STORY	1135 CONDITIONED SQFT	1229 SQFT	94 SQFT
3RD STORY	0 SQFT	1207 SQFT	1207 SQFT
PENTHOUSE	0 SQFT	40 SQFT	40 SQFT
	1392 CONDITIONED / 767 UCONDITIONED	3283 / 489 SQFT	1891 SQFT

SYMBOLS

- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- WP EXTERIOR OR WATERPROOF LIGHT FIXTURE
- WALL WASH LIGHT FIXTURE
- RECESSED CEILING MOUNTED FUXTURE
- FLORESCENT LIGHT FIXTURE
- SMOKE ALARM
- CM CARBON MONOXIDE ALARM
- TELEPHONE
- INTERCOM
- DUPLEX OUTLET: 16" A.F.F.
- GFI DUPLEX GFI OUTLET
- DUPLEX SWITCHED OUTLET
- DATA/TELEPHONE OUTLET
- DOUBLE DUPLEX, COUNTER HT
- DOUBLE DUPLEX OUTLET: 16" A.F.F.
- COUNTER HEIGHT DUPLEX OUTLET
- HALF SWITCHED DUPLEX OUTLET
- DIRECTIONAL EXIT SIGN
- FAN
- THERMOSTAT
- SWITCH
- DIMMER SWITCH
- 3-WAY SWITCH
- XXX DOOR TAG
- FT—IN CEILING HEIGHT TAG
- ELEVATION
- P (X) FIXTURE TAG, P-PLUMBING, E-EQUIPMENT
- # DRAWING REVISION TAG
- X/X DETAIL KEY
- X DRAWING X INTERIOR ELEVATION KEY
- X/X SECTION/ELEVATION KEY

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CIRCUMSTANCES TO THE ARCHITECT PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF CONSTRUCTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES

3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.

5. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.

6. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

7. PROVIDE FIRE-BLOCKING AND DRAFT STOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS PER 2022 CBC 708, 717.2 AND 717.3. FIRE BLOCKING AND DRAFT STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS

A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
B) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
C) IN OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

8. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH 2022 CBC SECTION 719.

9. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.

10. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.

11. PROVIDE ALL LIGHTS, GUARDRAILS, BARRICADES, SIGNS AND PROTECTIVE MEASURES AS MAY BE REQUIRED BY THE OWNER, LOCAL AUTHORITIES, OR OTHERS HAVING JURISDICTION.

12. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.

13. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHER WISE NOTED.

14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS. PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.

15. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT. CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES

17. ALL CHANGES IN FLOOR MATERIALS OCCUR AT THE CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE NOTED.

18. WINDOW SIZES ON DRAWINGS ARE NOMINAL, REFER TO MANUFACTURES FOR ACTUAL ROUGH OPENING DIMENSIONS.

19. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS

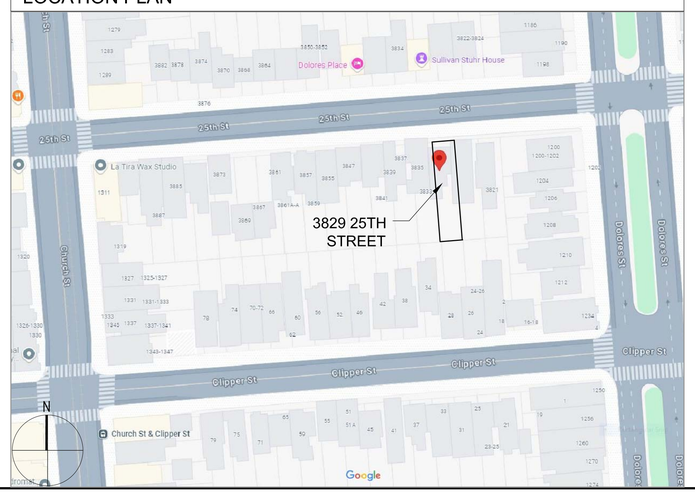
20. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18" OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.

21. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC SECTION 2406.3.

22. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS:
907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.

23. PER 1009.6.3 ENCLOSURES UNDER STAIRWAYS. THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE.
EXCEPTION: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.

LOCATION PLAN



ABBREVIATIONS:

A.C.	AIR CONDITIONING	FIN.	FINISH	PLAS.	PLASTER		
A.C. TILE	ACOUSTIC TILE	FIXT.	FIXTURE	PLYWD.	PLYWOOD		
ACCESS.	ACCESSIBLE	F.L.	FLOW LINE	POL.	POLISHED		
ACOUST.	ACOUSTICAL	FLASH.	FLASHING	PR.	PAIR		
A.D.	AREA DRAIN	FLUOR.	FLUORESCENT	PRCST.	PRECAST		
ADJ.	ADJACENT	F.O.	FACE OF	PT.	POINT		
ADJST.	ADJUSTABLE	F.O.C.	FACE OF CONCRETE	P.T.D.	PAPER TOWEL DISPENSER		
A.E.S.	ABOVE EXISTING SLAB	F.O.F.	FACE OF FINISH	PTD.	PAINTED		
A.E.S.S.	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	F.O.S.	FACE OF STUDS	P.T.D./R.	PAPER TOWEL DISPENSER RECEPTACLE COMBINATION		
		F.P.	FIRE PROOF				
A.F.F.	ABOVE FINISHED FLOOR	FPRF'G	FIRE PROOFING	PTN.	PARTITION		
AGGR.	AGGREGATE	F.R.	FIRE RETARDANT	P.T.R.	PAPER TOWEL RECEPTACLE		
AL	ALUMINUM	FT.	FIRE TREATED	PU.	POLYURETHANE		
ALUM.	ALUMINUM	FT.	FOOT/FEET	PY.	POLYCARBONATE		
APPROX.	APPROXIMATELY	FTG.	FOOTING				
ARCH.	ARCHITECTURAL	F.S.	FULL SIZE	Q.T.	QUARRY TILE		
ASB.	ASBESTOS	FURR.	FURRING				
ASPH.	ASPHALT	FUT.	FUTURE	R.	RISER		
@	AT			RAD.	RADIUS		
		GA.	GAUGE	RCP	REFLECTED CEILING PLAN		
BD.	BOARD	GALV.	GALVANIZED	R.D.	ROOF DRAIN		
BITUM.	BITUMINOUS	G.B.	GRAB BAR	RDWD.	REDWOOD		
BLDG.	BUILDING	G.C.	GENERAL CONTRACTOR	REF.	REFERENCE		
BLK.	BLOCK	G.H.	GARMENT HOOK	REFR.	REFRIGERATOR		
BLK'G	BLOCKING	GL.	GLASS	REINF.	REINFORCED		
BM.	BEAM	GND.	GROUND	REG.	REGISTER		
B.O.	BOTTOM OF	GR.	GRADE	REQ.	REQUIRED		
BOT.	BOTTOM	GSM	GALVANIZED SHEET METAL	RESIL.	RESILIENT		
		G.W.B.	GYPSUM WALLBOARD	RET.	RETARDANT		
CAB.	CABINET	GYP.	GYPSUM	RGTR.	REGISTER (CASH)		
C.B.	CATCH BASIN	GYPBD.	GYPSUM BOARD	RM.	ROOM		
CEM.	CEMENT			R.O.	ROUGH OPENING		
CER.	CERAMIC	H.B.	HOSE BIBB	R.W.L.	RAIN WATER LEADER		
C.I.	CAST IRON	H.C.	HOLLOW CORE				
C.L.	CENTER LINE	HD.	HAND	S.	SOUTH		
CLG.	CEILING	HDWD.	HARDWOOD	S.B.O.	SUPPLIED BY OWNER		
CLKG.	CAULKING	H.M.	HOLLOW METAL	S.C.	SOLID CORE		
		HORIZ.	HORIZONTAL	S.C.D.	SEAT COVER DISPENSER		
		HR.	HOUR	SCH.	SCHEDULE		
CLO.	CLOSET	HT.	HEIGHT	SCHED.	SCHEDULE(D)		
CLR.	CLEAR	I.D.	INSIDE DIAMETER	S.D.	SOAP DISPENSER		
C.M.U.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	SECT.	SECTION		
CNTR.	COUNTER	INT.	INTERIOR	S.E.D.	SEE ELECTRICAL DRAWINGS		
CO.	TRANSLUCENT CORIAN			SH.	SHELF		
COL.	COLUMN	JAN.	JANITOR	SHR.	SHOWER		
COM.	COMPACT	JT.	JOINT	SHT.	SHEET		
CONC.	CONCRETE			SIM.	SIMILAR		
CONN.	CONNECTION	KIT.	KITCHEN	S.M.D.	SEE MECHANICAL DRAWINGS		
CONSTR.	CONSTRUCTION			S.N.D.	SANITARY NAPKIN DISPENSER		
CONT.	CONTINUOUS	L	ANGLE				
CORR.	CORRIDOR	LAM.	LAMINATE	S.N.R.	SANITARY NAPKIN RECEPTACLE		
C.S.C.I.	CONTRACTOR SUPPLIED CONTRACTOR INSTALLED	LAV.	LAVATORY				
		LL	LANDLORD	S.P.D.	SEE PLUMBING DRAWINGS		
C.T.	CERAMIC TILE	LKR.	LOCKER	SPEC.	SPECIFICATION		
CTR.	CENTER	LT.	LIGHT	SPEC'D	SPECIFIED		
CTSK.	COUNTERSUNK			SQ.	SQUARE		
		MANUF.	MANUFACTURER	S.S.D.	SEE STRUCTURAL DRAWINGS		
DBL.	DOUBLE	MAX.	MAXIMUM				
DEPT.	DEPARTMENT	M.C.	MEDICINE CABINET	S.S.K.	SERVICE SINK		
DET.	DETAIL	MDF	MEDIUM DENSITY FIBERBOARD	SST.	STAINLESS STEEL		
D.F.	DRINKING FOUNTAIN			ST.	STONE		
DIA.	DIAMETER	MECH.	MECHANICAL	STA.	STATION		
DIM.	DIMENSION	MEMB.	MEMBRANE	STD.	STANDARD		
DN.	DOWN	MFR.	MANUFACTURER	STL.	STEEL		
D.O.	DOOR OPENING	MILL WK.	MILLWORK	STOR.	STORAGE		
DRESS.	DRESSING	M.H.	MANHOLE	STRUCT.	STRUCTURAL		
DS.	DOWNSPOUT	MIN.	MINIMUM	SUSP.	SUSPENDED		
D.S.P.	DRY STANDPIPE	MIR.	MIRROR	SYM.	SYMMETRICAL		
DTL.	DETAIL	MISC.	MISCELLANEOUS				
DWG.	DRAWING	M.O.	MASONRY OPENING	T.	TREAD		
		MTL.	METAL	T.B.	TOWEL BAR		
E.	EAST	MTD.	MOUNTED	TC	TOP OF CURB		
(E)	EXISTING	MUL.	MULLION	T.C.	TERRA COTTA		
EA.	EACH	MWC	MILLWORK CONTRACTOR	TEMP.	TEMPERED		
E.J.	EXPANSION JOINT			TER.	TERRAZZO		
EL.	ELEVATION	N.	NORTH	THK.	THICK		
		(N)	NEW	T.O.	TOP OF		
ELEC.	ELECTRICAL	N.I.C.	NOT IN CONTRACT	T.O.C.	TOP OF CONCRETE		
ELEV.	ELEVATOR	NO.	NUMBER	T.O.P.	TOP OF PAVEMENT		
EMER.	EMERGENCY	NOM.	NOMINAL	T.O.S.	TOP OF SLAB		
ENCL.	ENCLOSURE	N.T.S.	NOT TO SCALE	T.S.	TUBE STEEL		
E.P.	ELECTRICAL PANEL BOARD	#	NUMBER	TYP.	TYPICAL		
EQ.	EQUAL	O.A.	OVERALL	UNEQ.	UNEQUAL		
EQPT.	EQUIPMENT	OBS.	OBSCURE	U.O.N.	UNLESS OTHERWISE NOTED		
ESC.	ESCALATOR	O.C.	ON CENTER	UR.	URINAL		
E.W.C.	ELECTRIC WATER COOLER	O.D.	OUTSIDE DIAMETER				
EXIST.	EXISTING	OFF.	OFFICE	V.I.F.	VERIFY IN FIELD		
EXP.	EXPANSION	OPN'G	OPENING	VERT.	VERTICAL		
EXPO.	EXPOSED	OPP.	OPPOSITE	VEST.	VESTIBULE		
EXT.	EXTERIOR	OPP. HD.	OPPOSITE HAND				
		O.S.C.I.	OWNER SUPPLIED CONTRACTOR INSTALLED	W.	WEST		
F.A.	FIRE ALARM			W/	WITH		
F.B.	FLAT BAR	P.	PAINT	W.C.	WATER CLOSET		
F.D.	FLOOR DRAIN	PC.	PRECAST CONCRETE	WD.	WOOD		
FDN.	FOUNDATION	PCS.	PIECES	WDO.	WINDOW		
F.E.C.	FIRE EXTINGUISHER CABINET	PL.	PLATE	W/O	WITHOUT		
		PLAM.	PLASTIC LAMINATE	WP.	WALLPAPER		
F.H.C.	FIRE HOSE CABINET			WT.	WEIGHT		

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SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GGMATHUR@GMAIL.COM,
PUJITA90@GMAIL.COM

ISSUE:	DATE:
ISSUED FOR PLANNING REVIEW	02.05.2025
ISSUED FOR PERMIT	05.20.2025
PLAN CHECK REVISION	08.20.2025
1 PERMIT REVISION	03.18.2026
2 PERMIT REVISION	09.04.2026

CONSULTANT
–

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

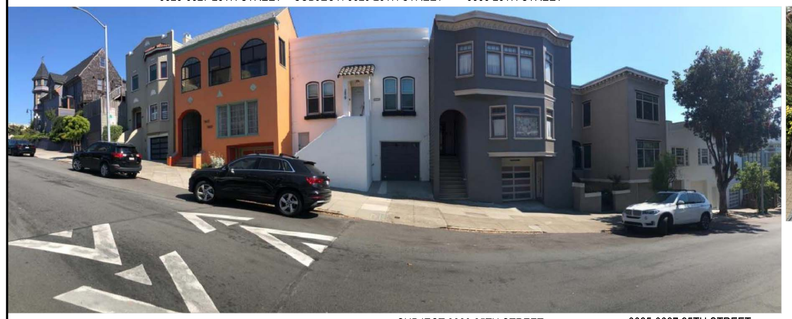
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PROJECT INFORMATION

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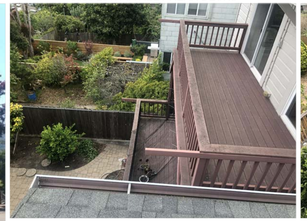
3829 25TH STREET

3825-3827 25TH STREET SUBJECT: 3829 25TH STREET 3833 25TH STREET

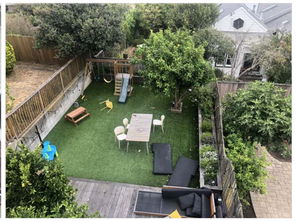


SOUTH SIDE OF 25TH STREET

3833 25TH STREET REAR DECKS



SUBJECT: 3829 25TH STREET REAR YARD



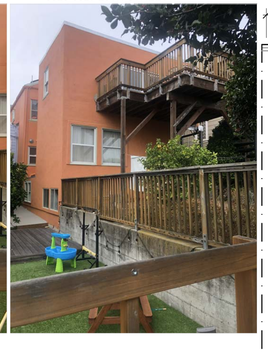
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SUBJECT:3829 25TH STREET



3825-3827 25TH STREET



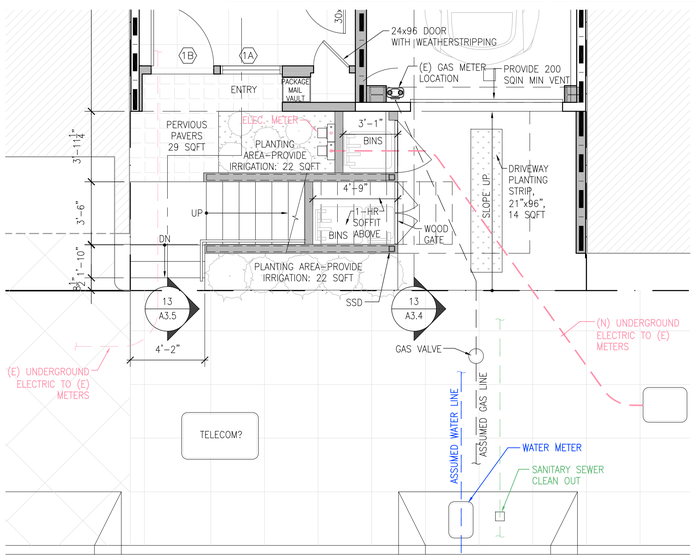
3825-3827 25TH ST WEST ELEVATION



3825-3827 25TH ST REAR DECKS

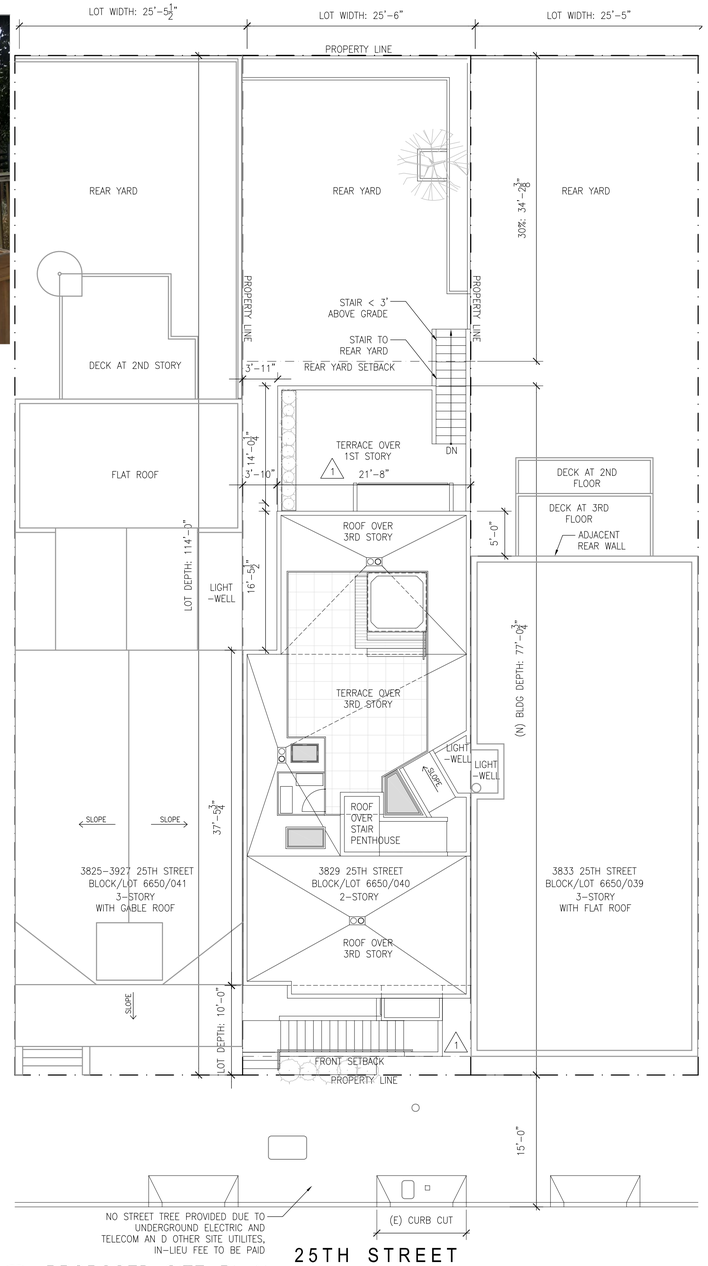


FRONT SETBACK LANDSCAPING & PERMEABLE SURFACES:	NOTE: ALL SITE UTILITIES ARE ASSUMED BASED ON VALVE AND CLEANOUT LOCATIONS, UNDERGROUND NOT VERIFIED BY ARCHITECT, G.C & SUBCONTRACTORS TO CONFIRM ALL (E) & (N) LOCATIONS
FRONT SETBACK AREA = 173 SQFT LANDSCAPING = 58 > 34.8 (20%) REQ. LANDSCAPING & PERMEABLE SURFACE = 87 SQFT > 86.5 (50%) REQ. PER PLANNING CODE SECTIONS 132(G) & (H)	



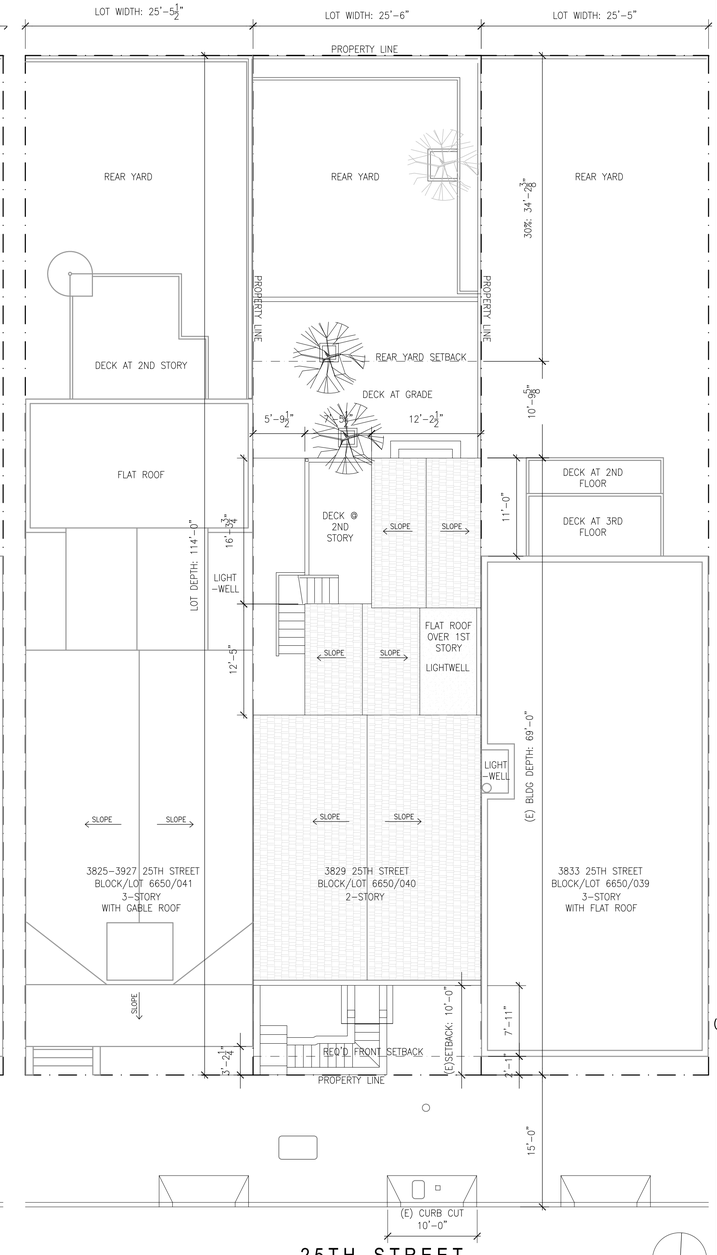
3 FRONT SETBACK LANDSCAPE & PERMEABILITY

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



2 PROPOSED SITE PLAN

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



1 EXISTING SITE PLAN

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

N

3829 25TH STREET

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ISSUE:	DATE:
ISSUED FOR PLANNING REVIEW	03.11.2025
PLAN CHECK REVISION	12.10.2025
1 REVISION PERMIT	03.18.2026

CONSULTANT

–

APPROVAL

LICENSED ARCHITECT
TROY KASHANIPOUR
C 27646
REN. 6/30/2027
STATE OF CALIFORNIA

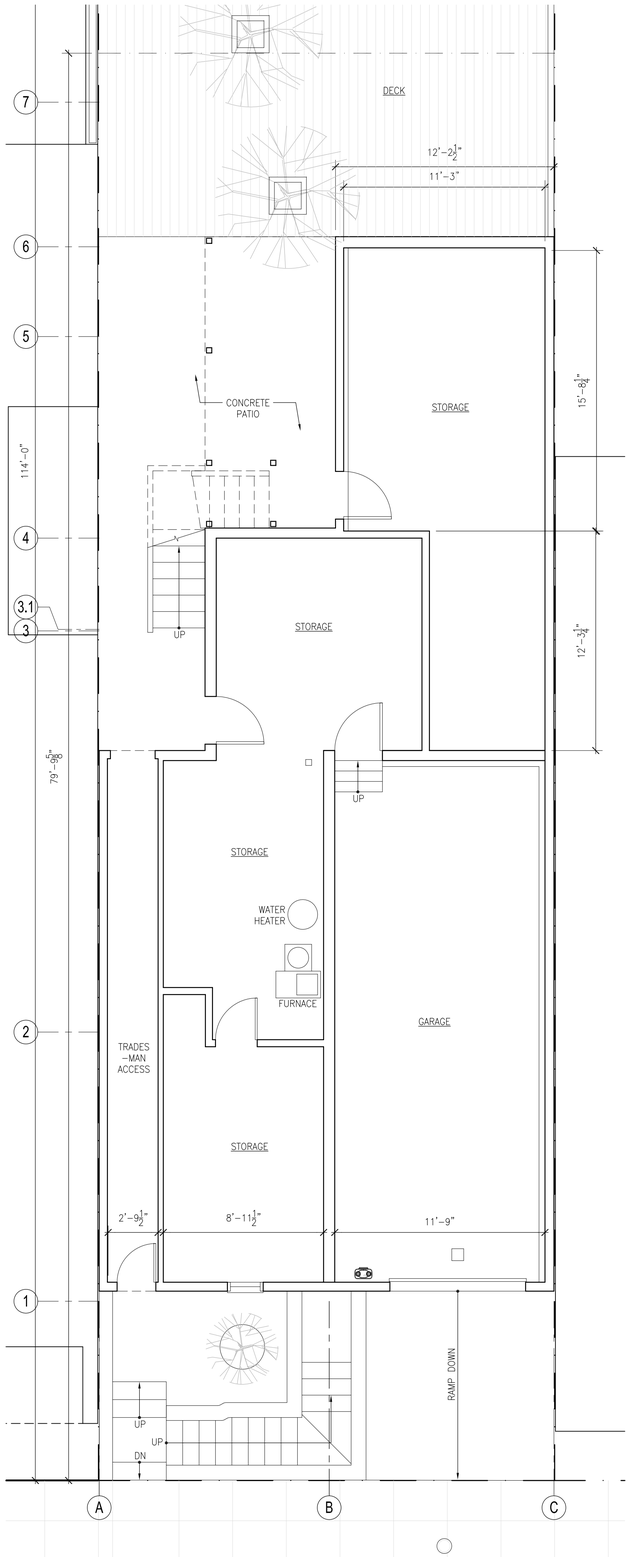
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SCALE: 1/8"=1'-0"

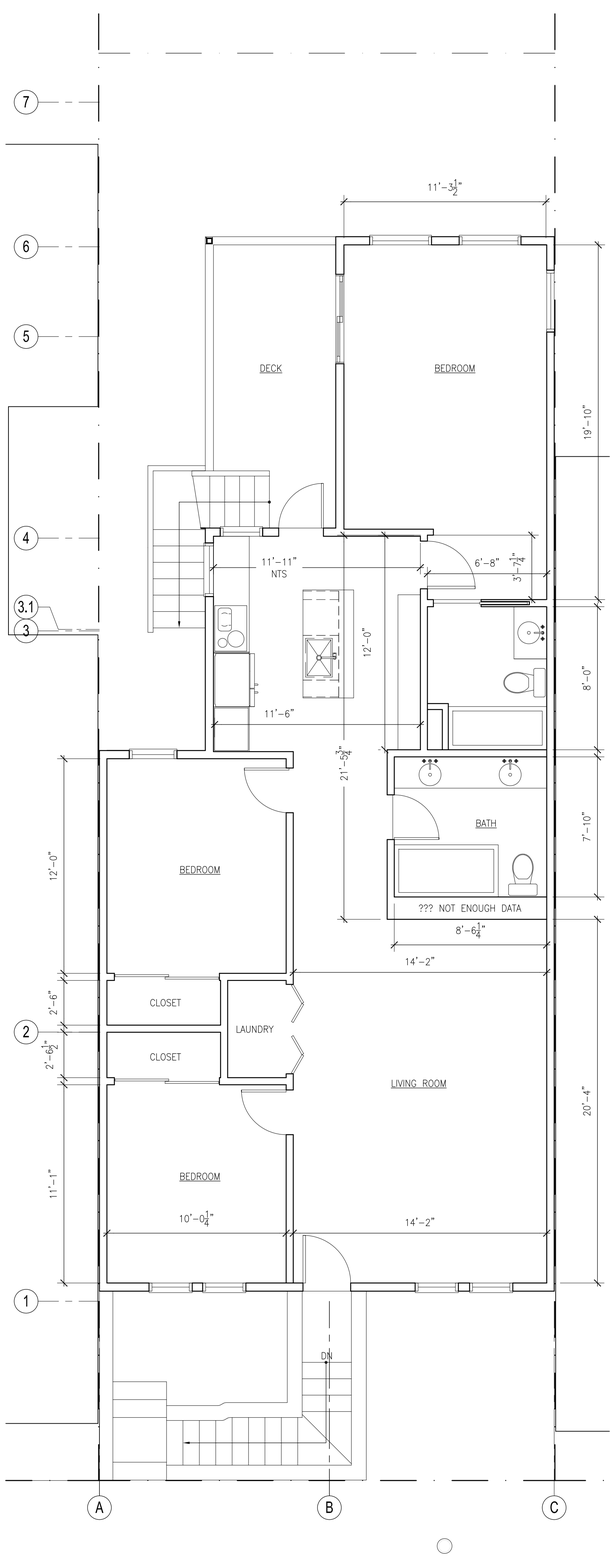
EXISTING AND PROPOSED SITE PLANS

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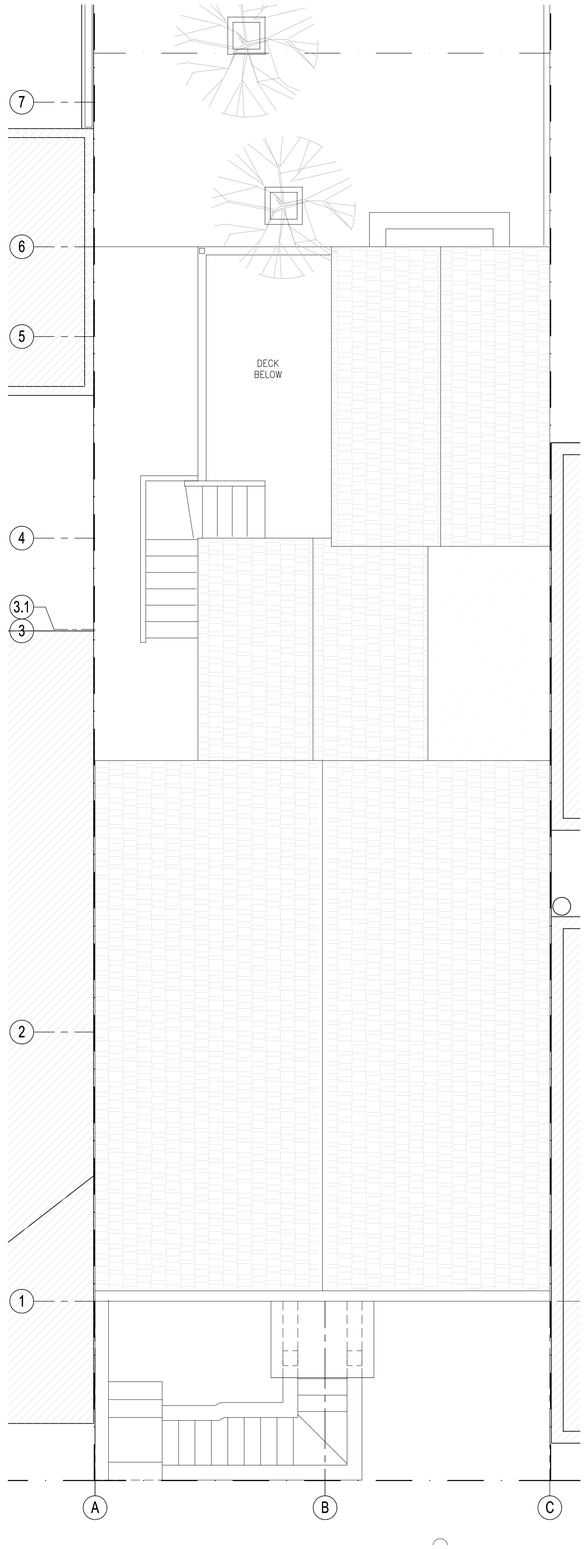
1 LAST PERMITTED FIRST FLOOR PLAN

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



2 LAST PERMITTED SECOND FLOOR PLAN

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



3 LAST PERMITTED ROOF PLAN

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

DEMOLITION GENERAL NOTES:

1. (N) DENOTES NEW ITEMS. (E) DENOTES EXISTING ITEMS. ITEMS WITHOUT SYMBOLS SHALL BE CONSIDERED TO BE EXISTING.

2. S.S.D. FOR EXTENT OF FOUNDATION & FLOOR SLABS TO REMAIN. REMOVE OTHER FOUNDATIONS & GROUND LEVEL CONCRETE SLAB IN PREPARATION FOR WORK AS NOTED.

3. PROVIDE TEMPORARY SHORING AS NECESSARY/REQD.

4. PROVIDE TEMPORARY UNDERPINNING OF STRUCTURES ON SUBJECT PROPERTY & ON ADJACENT PROPERTIES AS REQD.

5. COORDINATE ALL DEMOLITION W/ (N) CONSTRUCTION.

6. COMPLY WITH CONSTRUCTION WASTE RECYCLING PROGRAM AS REQUIRED BY CITY OF SAN FRANCISCO. MATERIAL NOT SPECIFIED TO BE SALVAGED OR REINSTALLED IN NEW WORK SHALL BE CONSIDERED AS SCRAP AND SHALL BE DISPOSED OF BY THE GENERAL CONTRACTOR.

7. ALL (E) ELECTRICAL, PLUMBING & MECHANICAL SYSTEMS SHALL BE TERMINATED PER CORRESPONDING CALIFORNIA CODE & ANY DESIGN-BUILD DRAWINGS.

8. CUTTING WORK SHALL BE DONE WITH MINIMUM DAMAGE TO SURROUNDING SURFACES TO BE RETAINED.

9. EXPOSE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER (E) STRUCTURAL SYSTEMS. NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY STRUCTURAL CONFLICTS.

10. ALL ELECTRICAL, DATA, AND TELEPHONE OUTLETS LOCATED WITHIN (E) PARTITIONS TO BE DEMOLISHED ARE TO BE REMOVED U.O.N. TO BE SAVED. ALL ELECTRICAL, DATA, TELEPHONE WIRING AND CONDUITS FROM PARTITIONS AND CEILING ARE TO BE REMOVED BACK TO PANEL BOARD TERMINALS U.O.N..

11. REMOVE ALL NOTED INTERIOR PARTITIONS, EQUIPMENT, CEILINGS, FLOORING, FLOOR DECK, ROOFING, ROOF DECK, AND UTILITIES. ANY ADDITIONAL ITEMS ENCOUNTERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR ADDITIONAL INSTRUCTIONS.

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13. WALL, FLOOR, AND CEILING FRAMING LUMBER IN GOOD REPAIR SHALL BE SALVAGED. G.C. TO COORDINATE WITH ARCHITECT AND STRUCTURAL ENGINEER FOR REUSE.

EXISTING GROSS SQFT TABLE: PER SECTION 249.92	EXISTING GROSS SQUARE FEET
1ST STORY	1209 SQFT
2ND STORY	1221 SQFT
TOTAL	2430 SQFT

DRAWING LEGEND:

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

N

GRAPHIC SCALE

2 5 10

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

3829 25TH STREET

OWNER:
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SAN FRANCISCO CA 94114
PHONE: 203.918.9391
EMAIL: GGMATHUR@GMAIL.COM, PUJITA90@GMAIL.COM

ISSUE: DATE:

ISSUED FOR PLANNING REVIEW 02.05.2025
ISSUED FOR PERMIT 05.22.2025

CONSULTANT
–

APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

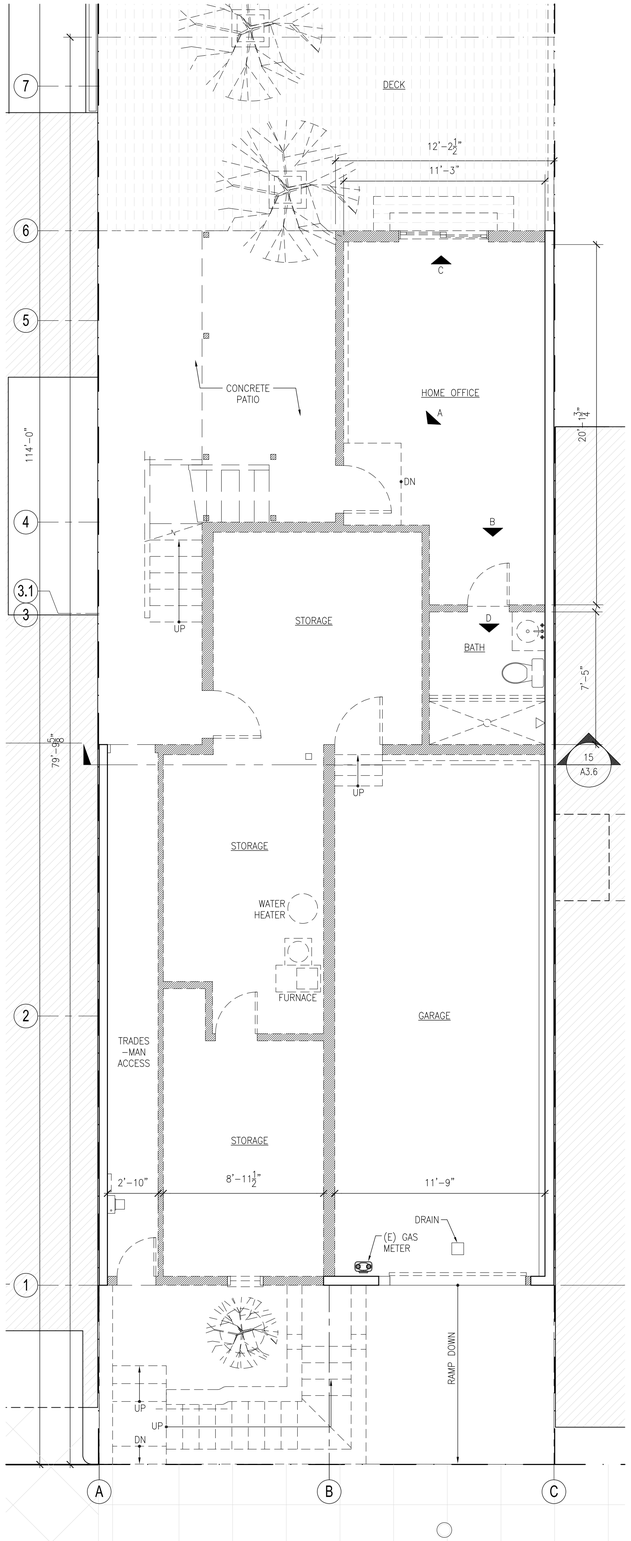
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SCALE: 1/4"=1'-0"

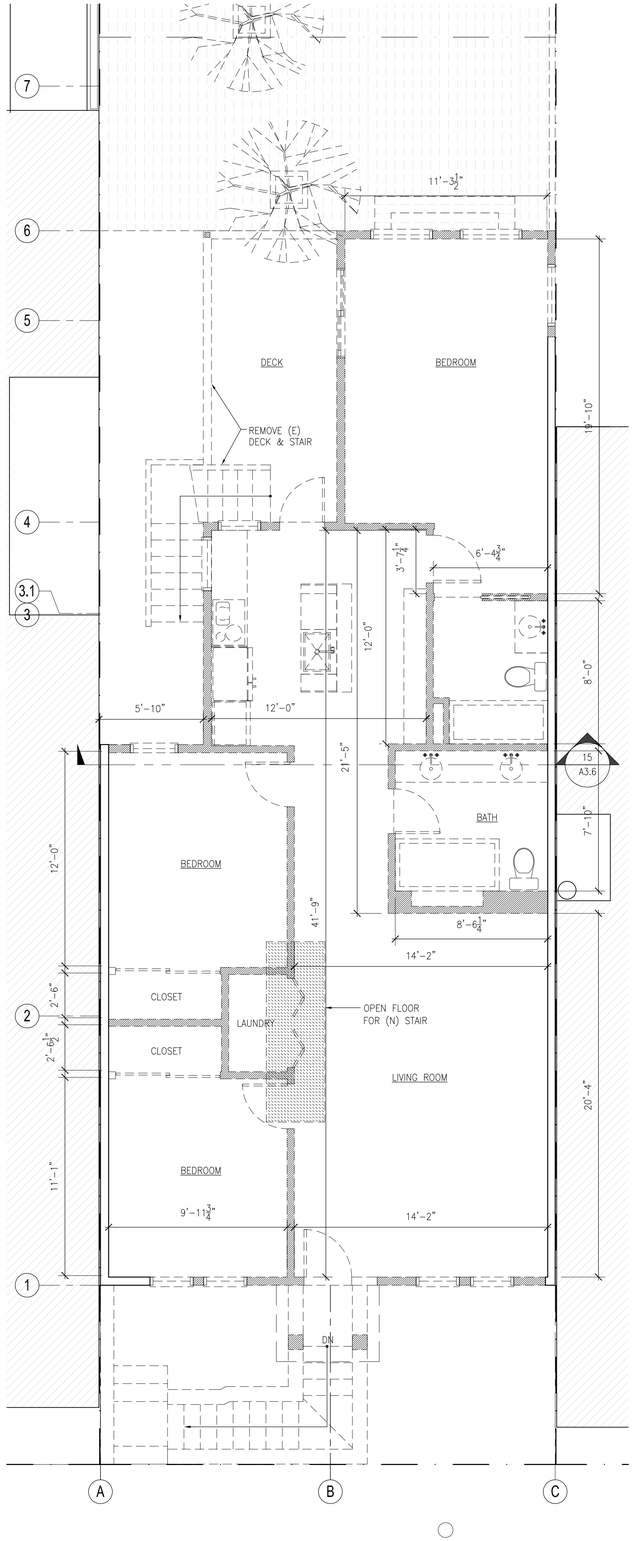
LAST PERMITTED CONDITION FLOOR PLANS

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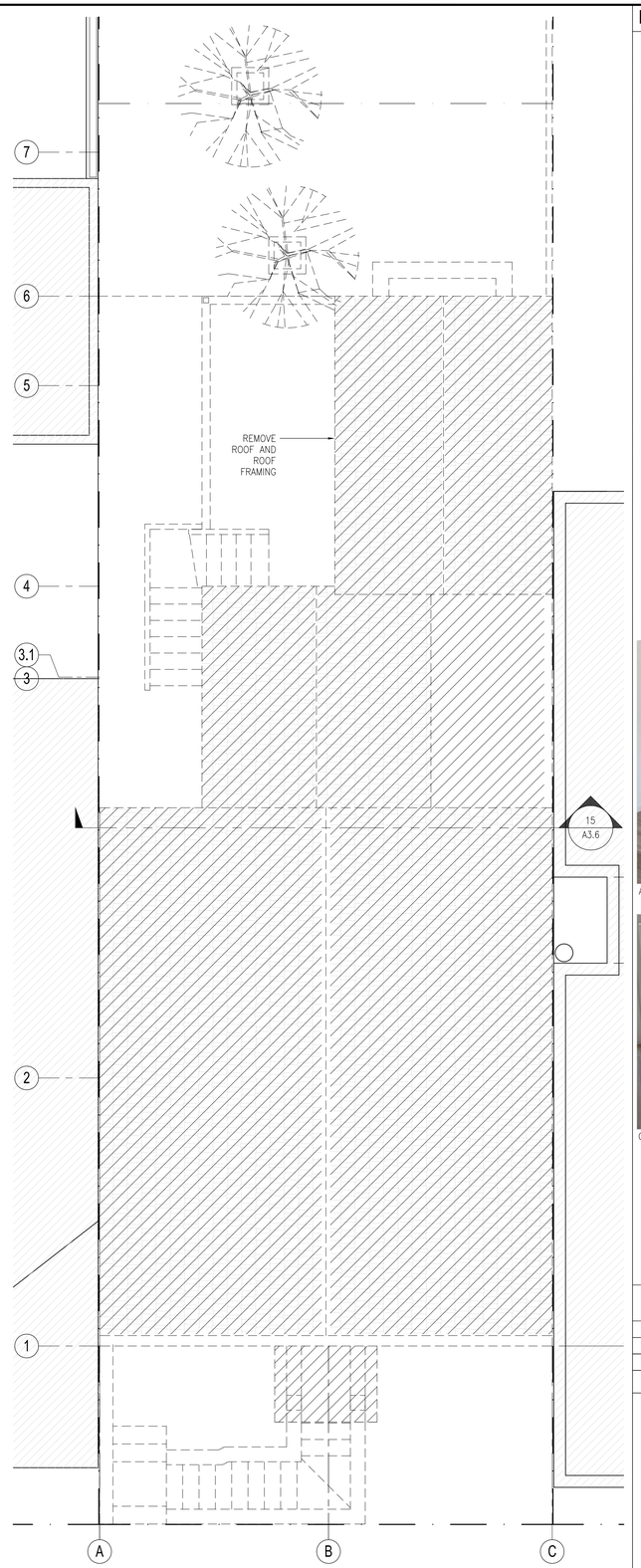
1 EXISTING FIRST FLOOR PLAN

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



2 EXISTING SECOND FLOOR PLAN

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



3 EXISTING ROOF PLAN

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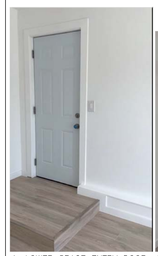
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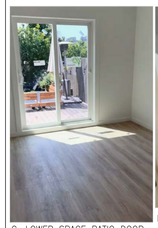
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A: LOWER SPACE ENTRY DOOR



B: LOWER BATH ACCESS DOOR



C: LOWER SPACE PATIO DOOR



D: LOWER BATH

EXISTING GROSS SQFT TABLE: PER SECTION 249.92	EXISTING GROSS SQUARE FEET
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TOTAL	2430 SQFT

DRAWING LEGEND:

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EXISTING DOOR TO BE REMOVED

EXISTING WALL TO REMAIN

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N

GRAPHIC SCALE

2 5 10

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

3829 25TH STREET

OWNER:
GAURAV & PUJITA MATHUR
3829 25TH STREET
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PHONE: 203.918.9391
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ISSUE: DATE:

ISSUED FOR PLANNING REVIEW 02.05.2025
ISSUED FOR PERMIT 05.22.2025

CONSULTANT
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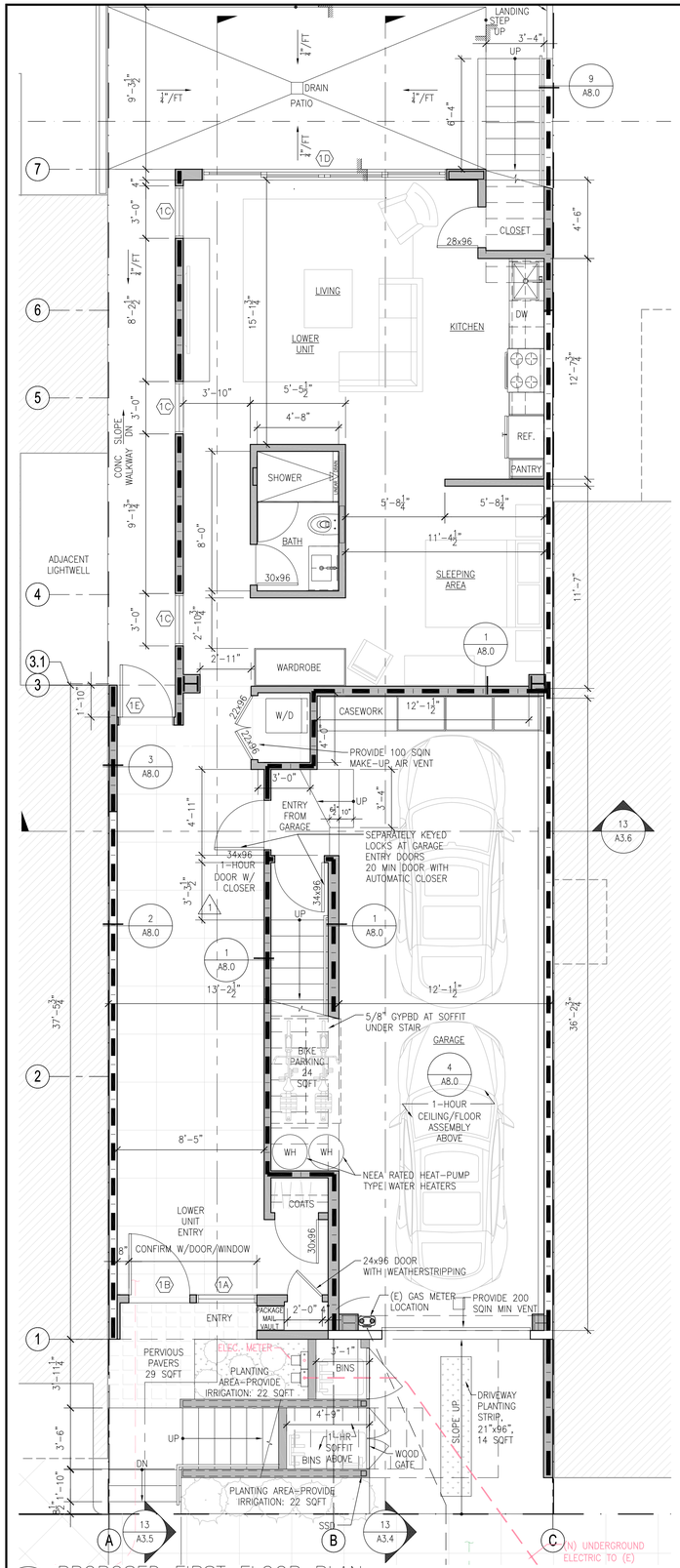
APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: 1/4"=1'-0"

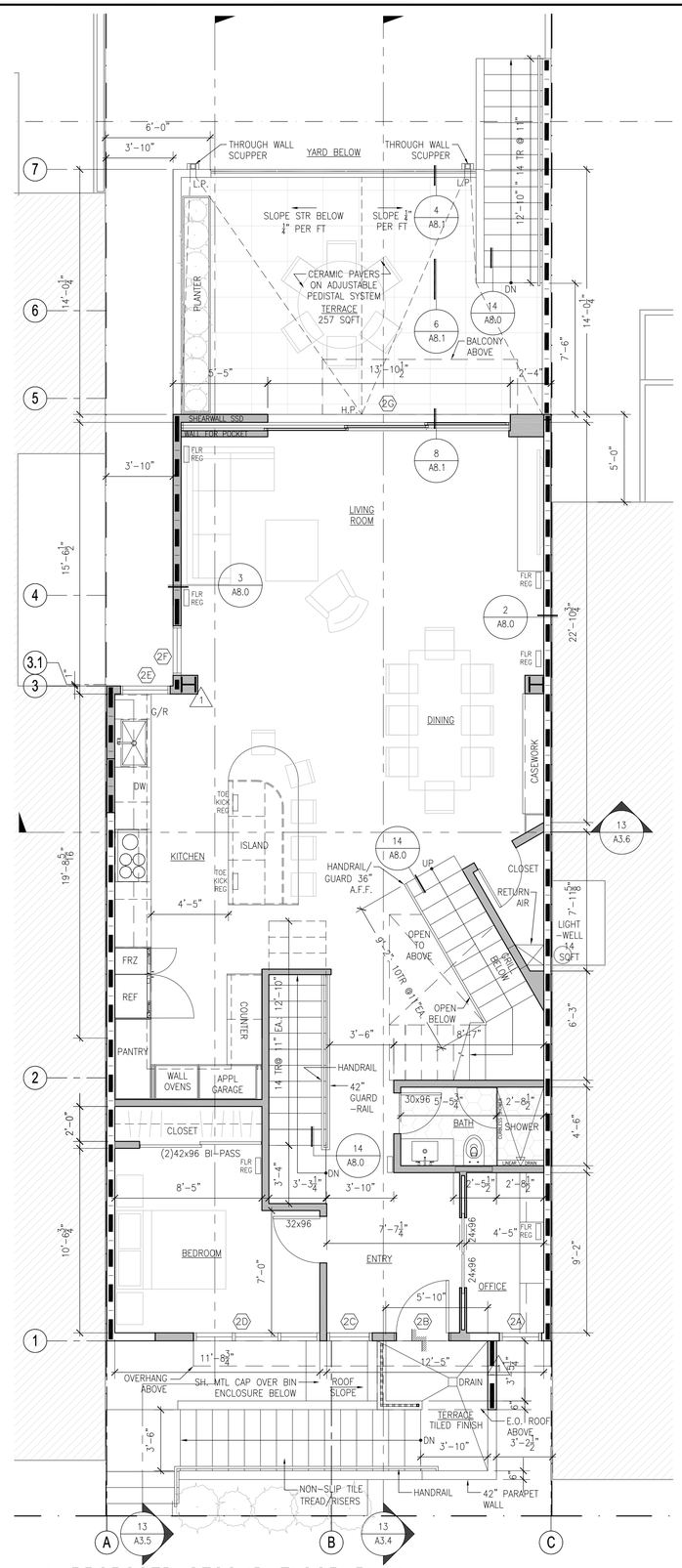
EXISTING FLOOR PLANS
DEMOLITION PLANS

A1.1



1 PROPOSED FIRST FLOOR PLAN

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



2 PROPOSED SECOND FLOOR PLAN

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

KEYNOTES:

1. ENVIRONMENTAL AIR DUCTS (TOILET, LAUNDRY, AND KITCHEN EXHAUST) SHALL TERMINATE 3'-0" MIN. FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1 EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY. PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETRY AND APPLIANCES. G.C. TO COORDINATE LOCATION.
2. NOT USED
3. NEW WINDOWS: PROVIDE FENESTRATION WITH MAXIMUM U-FACTOR OF 0.27. SHGC SHALL COMPLY WITH APPROVED 2025 TITLE 24 ENERGY CALCULATIONS. FENESTRATION SHALL COMPLY WITH 2025 CENC §150.1(C)3 AND TABLE 150.1-A.
4. WINDOW TO MEET REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
5. PROVIDE A MIN. 200 SQUARE INCH VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFBC 406.3.7.
6. PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION. PROVIDE CEMENTITIOUS BACKING BOARD WHERE REQ'D FOR TILE INSTALLATION. ASSEMBLIES PER TILE COUNCIL OF AMERICA STANDARD DETAILS AND REQUIREMENTS OF CBC 2509.2
7. (N) GLASS IN DOORS SHALL BE SAFETY GLAZING PER CBC 2406. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLAZING PER CBC 2406.3
8. BATHROOM EXHAUST FAN: PROVIDE MIN. 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS EXHAUST, OR GREATER WHERE REQUIRED BY 2025 CMC TABLE 403.7. EXHAUST TO EXTERIOR. PROVIDE MAKE-UP AIR AS REQUIRED BY CODE. MECHANICAL CONTRACTOR SHALL SUBMIT FAN CUT SHEET FOR APPROVAL PRIOR TO INSTALLATION.
9. SMOKE ALARMS: PROVIDE LISTED SMOKE ALARMS IN LOCATIONS REQUIRED BY 2025 CBC §907.2.11, NFPA 72, AND MANUFACTURER'S INSTRUCTIONS. PROVIDE PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP. INTERCONNECT ALL REQUIRED SMOKE ALARMS WITHIN THE DWELLING UNIT. WIRELESS INTERCONNECTION IS PERMITTED WHERE CODE COMPLIANT.
10. CARBON MONOXIDE ALARMS:PROVIDE LISTED CO ALARMS PER 2025 CBC §§915.1–915.4. PROVIDE OUTSIDE EACH SLEEPING AREA AND ON EVERY OCCUPIABLE LEVEL, INCLUDING BASEMENTS. PROVIDE AN ADDITIONAL ALARM IN A BEDROOM WHERE A CO SOURCE IS LOCATED IN THE BEDROOM OR ATTACHED BATHROOM. PROVIDE PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP AND INTERCONNECT REQUIRED ALARMS. CO ALARMS SHALL BE UL 2034 LISTED AND CALIFORNIA STATE FIRE MARSHAL APPROVED. COMBINATION SMOKE/CO ALARMS ARE PERMITTED..
11. STEEL DUCTS NOT LESS THAN 0.019 IN. IN DUCT THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3
12. WASHER/DRYER: PROVIDE RECEPTACLES AND CIRCUITS IN ACCORDANCE WITH 2025 CEC AND APPLIANCE MANUFACTURER'S REQUIREMENTS. VENTED DOMESTIC CLOTHES DRYER SHALL BE PROVIDED WITH MIN. 4-IN. DIAMETER SMOOTH METAL EXHAUST DUCT TERMINATING TO THE EXTERIOR AND EQUIPPED WITH A BACKDRAFT DAMPER. EXHAUST DUCT LENGTH SHALL COMPLY WITH CMC §504.4.2.1 AND MANUFACTURER'S INSTRUCTIONS. PROVIDE MAKE-UP AIR AS REQUIRED BY CMC §504.4.1 AND MANUFACTURER'S INSTRUCTIONS. WHERE DRYER IS INSTALLED IN A CLOSET, PROVIDE MAKE-UP AIR AS REQUIRED BY CODE. VENTLESS/HEAT-PUMP DRYERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
13. 1-HR FIRE RATED CEILING UNDER STAIR.
14. ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION:
    ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN LOCATIONS REQUIRED BY CEC §210.12 SHALL BE AFCI PROTECTED. AFCI PROTECTION SHALL BE PROVIDED BY ONE OF THE METHODS PERMITTED BY CEC §210.12(A). AFCI DEVICES SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE READILY ACCESSIBLE. PROVIDE AFCI PROTECTION FOR ALL APPLICABLE DWELLING-UNIT CIRCUITS, INCLUDING CIRCUITS SERVING KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS,, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND SIMILAR ROOMS OR AREAS. IDENTIFY AFCI-PROTECTED CIRCUITS IN THE PANEL DIRECTORY. AFCI PROTECTION SHALL NOT BE CONSIDERED A SUBSTITUTE FOR GFCI PROTECTION WHERE GFCI PROTECTION IS REQUIRED BY CEC §210.8.
    REFERENCE: 2025 CALIFORNIA ELECTRICAL CODE §210.12; 2025 SAN FRANCISCO ELECTRICAL CODE.
15. PROVIDE R-15 INSULATION AT 2x4 WALLS, R-21 AT 2x6 WALLS AND INSULATION UNDER FLOOR, R-30 INSULATION AT ROOF OR AS REQUIRED BY TITLE 24 ENERGY CALCULATIONS.
16. DOMESTIC RANGE, STOVE AND COOKTOP INSTALLATION SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPLICABLE REQUIREMENTS OF THE 2025 SAN FRANCISCO MECHANICAL CODE. PROVIDE EXHAUST HOOD ABOVE EACH KITCHEN RANGE, STOVE OR COOKTOP. RANGE HOOD EXHAUST SHALL DISCHARGE TO THE EXTERIOR AND SHALL COMPLY WITH CMC §§502.2.1, 504.3 AND 405.4, AS AMENDED BY THE SAN FRANCISCO MECHANICAL CODE. PROVIDE MINIMUM EXHAUST AIRFLOW AS REQUIRED BY CMC §405.4.1 AND THE CALIFORNIA ENERGY CODE. PROVIDE MAKE-UP AIR AS REQUIRED BY APPLICABLE CODE
17. HEAT PUMP, FAN COIL UNIT AND DUCTWORK DESIGN BUILD ITEM BY G.C. AND MECHANICAL CONTRACTOR, OBTAIN PERMITS AS REQUIRED. SUPPLY AND RETURN AIR VENT LOCATIONS TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION. ANY PROPOSED SOFFIT OVER DUCTWORK TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
18. GYPBOARD FINISHES #4 UNLESS OTHERWISE SPECIFIED BY OWNER.

LIGHTING ENERGY REQUIREMENTS:

LIGHTING PER 2025 CEC §150.0(K) AND REFERENCE JOINT APPENDIX JA8

150.0(K)1A — LUMINAIRE AND LIGHT SOURCE REQUIREMENTS: ALL INSTALLED LUMINAIRES AND LIGHT SOURCES SHALL COMPLY WITH REFERENCE JOINT APPENDIX JA8, INCLUDING ALL APPLICABLE CERTIFICATION AND MARKING REQUIREMENTS. EXCEPTIONS TO JA8 REQUIREMENTS SHALL BE AS PERMITTED BY CEC §150.0(K)1A.

150.0(K)1C — RECESSED DOWNLIGHT LUMINAIRES: RECESSED DOWNLIGHT LUMINAIRES INSTALLED IN CEILINGS SHALL COMPLY WITH ALL REQUIREMENTS OF CEC §150.0(K)1C, INCLUDING: NO SCREW-BASE LAMP SOCKETS; CERTIFICATION AS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283; SEALING OF THE LUMINAIRE HOUSING TO THE CEILING AND ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES; AND COMPLIANCE WITH CEC ARTICLE 410.116. INSTALL LUMINAIRES IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

150.0(K)1D — ENCLOSED AND RECESSED LUMINAIRES: SEPARABLE LIGHT SOURCES INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES SHALL COMPLY WITH THE JA8 ELEVATED-TEMPERATURE REQUIREMENTS, INCLUDING APPLICABLE JA8-E MARKING REQUIREMENTS.

(N/A THIS PROJECT) 150.0(K)1E — ELECTRICAL BOXES: THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET FROM THE FINISHED FLOOR WITHOUT A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. SUCH ELECTRICAL BOXES SHALL BE SERVED BY A DIMMER CONTROL, VACANCY SENSOR CONTROL, LOW-VOLTAGE WIRING, OR FAN-SPEED CONTROL AS REQUIRED BY CEC §150.0(K)7E.

150.0(K)2A — MANUAL LIGHTING CONTROLS: INTERIOR LIGHTING SHALL BE PROVIDED WITH READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT PERMIT THE LIGHTING TO BE MANUALLY SWITCHED ON AND OFF. CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

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GENERAL: ALL LIGHTING CONTROLS SHALL COMPLY WITH CEC §110.9. ALL LIGHTING EQUIPMENT AND CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ALL APPLICABLE REQUIREMENTS OF THE 2025 CALIFORNIA ENERGY CODE, AS AMENDED BY THE SAN FRANCISCO CODE. BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

DRAWING LEGEND:

EXISTING WALLS

NEW WALL

1-HR RATED WALL

GRAPHIC SCALE

2 5 10

N

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1 PERMIT REVISION	03.17.2026

CONSULTANT
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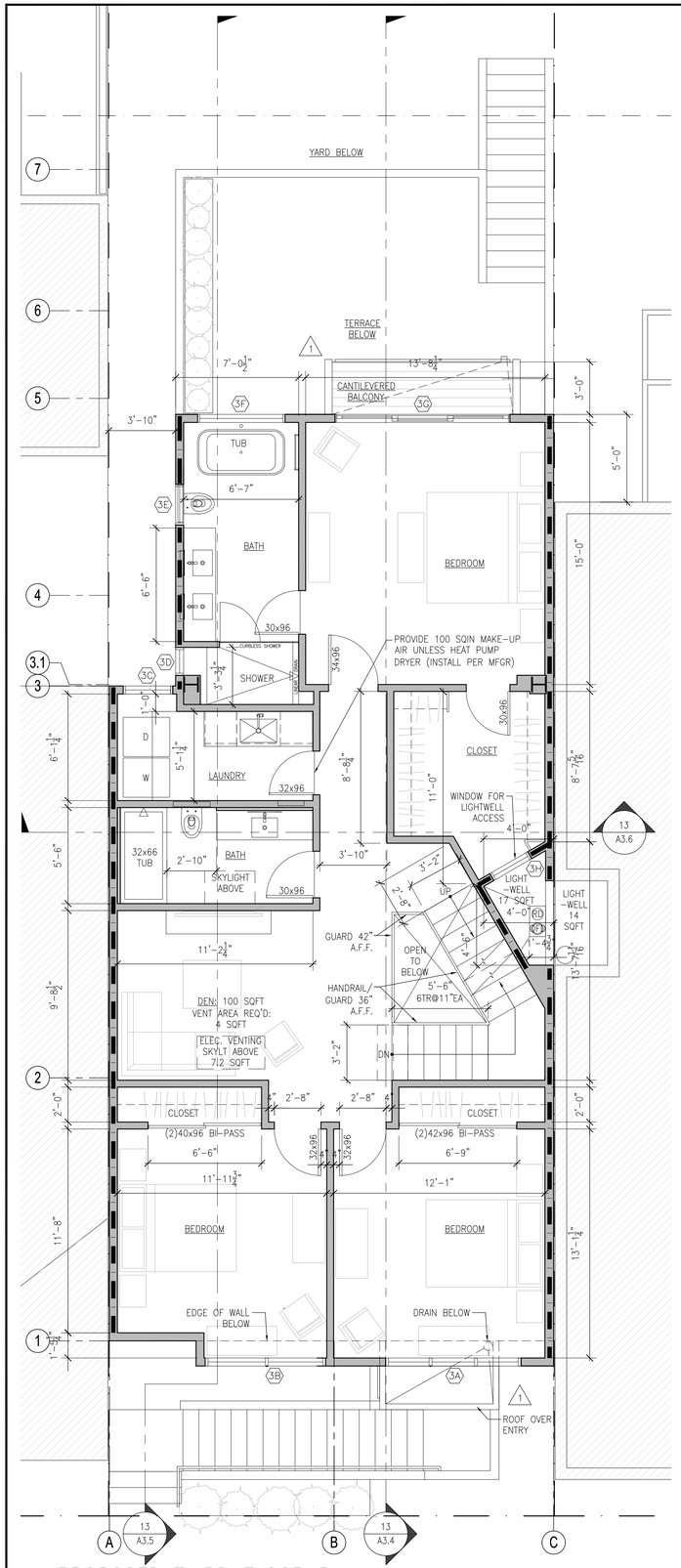
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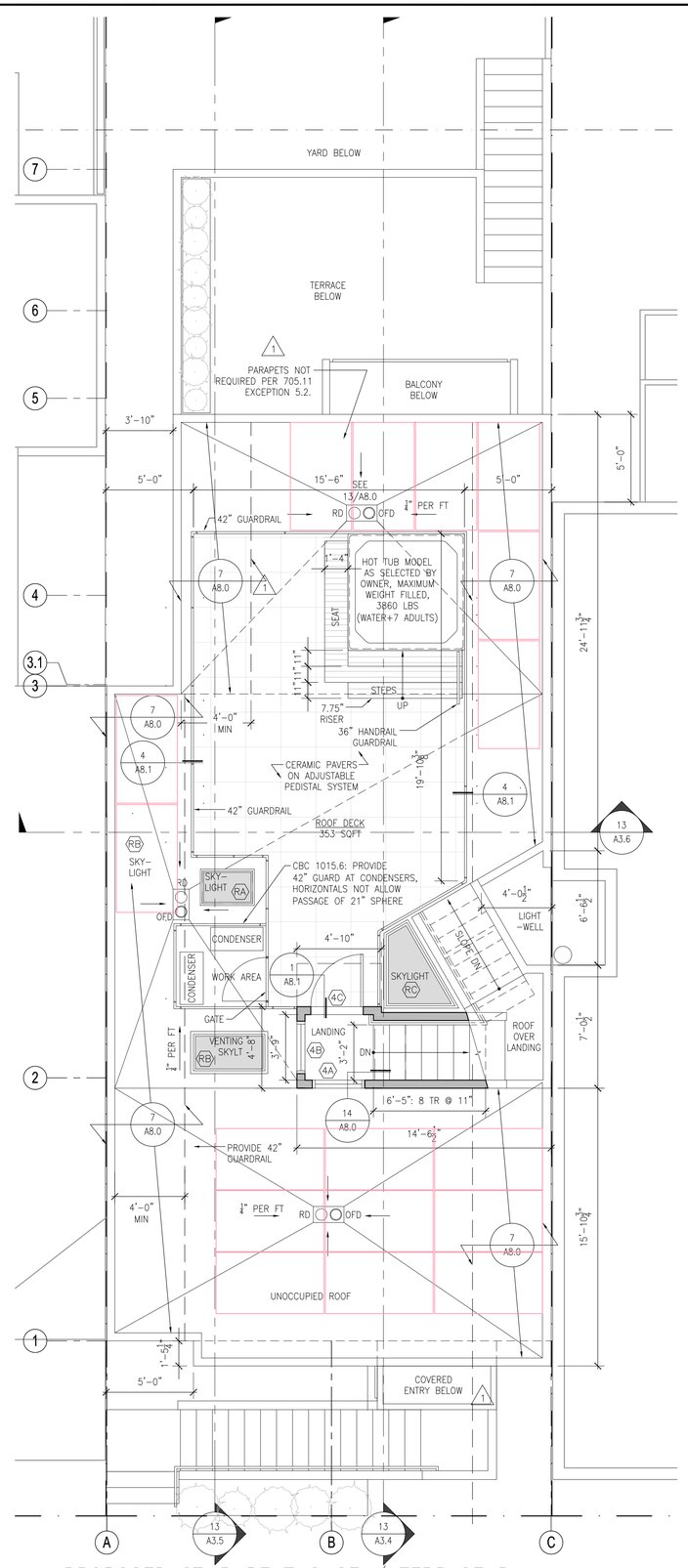
PROPOSED FLOOR PLANS

A2.0



1 PROPOSED THIRD FLOOR PLAN

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



2 PROPOSED STAIR PENTHOUSE / TERRACE PLAN

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

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DRAWING LEGEND:

EXISTING WALLS

NEW WALL

1-HR RATED WALL

GRAPHIC SCALE

2 5 10

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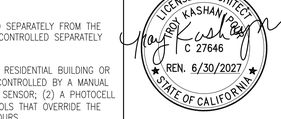
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CONSULTANT

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APPROVAL



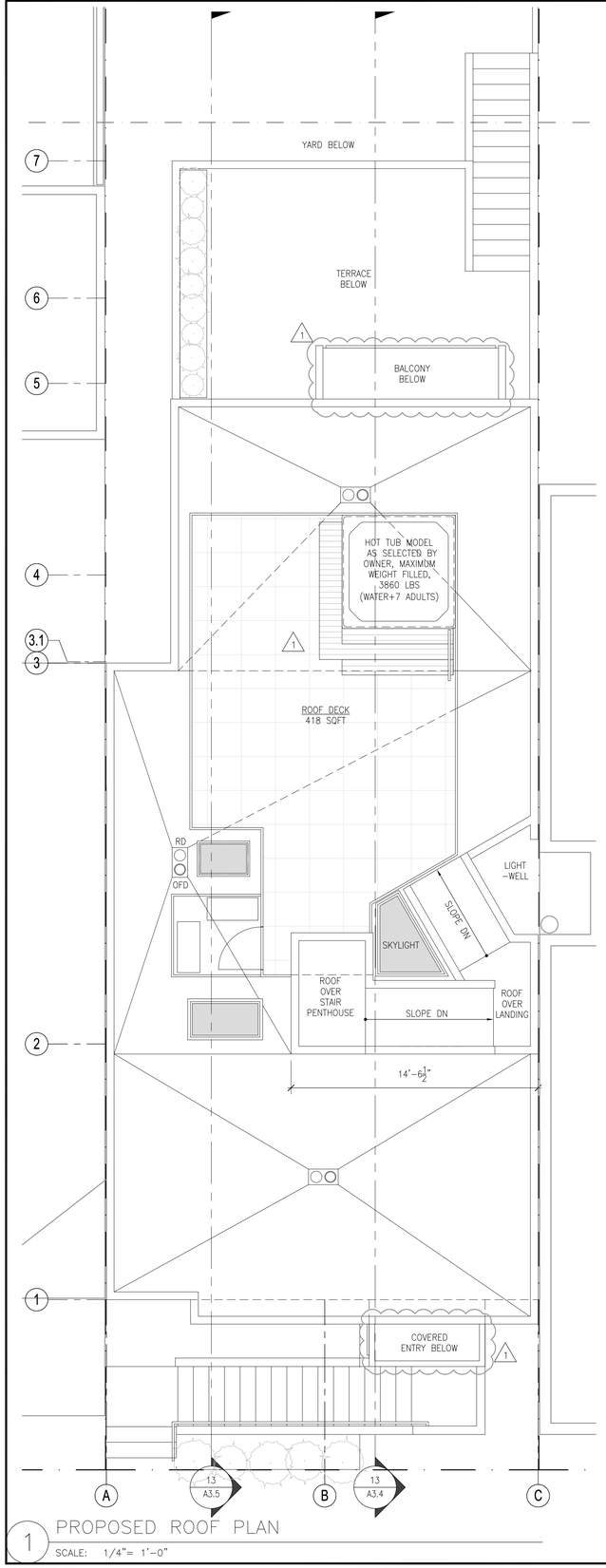
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SCALE: 1/4"=1'-0"

PROPOSED FLOOR PLANS

A2.1



1 PROPOSED ROOF PLAN

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

KEYNOTES:

1. ENVIRONMENTAL AIR DUCTS (TOILET, LAUNDRY, AND KITCHEN EXHAUST) SHALL TERMINATE 3'-0" MIN. FROM PROPERTY LINES AND BUILDING OPENINGS PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1 EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY. PROVIDE SOLID BACKING FOR ALL WALL MOUNTED FIXTURES, CABINETRY AND APPLIANCES. G.C. TO COORDINATE LOCATION.
2. NOT USED
3. NEW WINDOWS: PROVIDE FENESTRATION WITH MAXIMUM U-FACTOR OF 0.27. SHGC SHALL COMPLY WITH APPROVED 2025 TITLE 24 ENERGY CALCULATIONS. FENESTRATION SHALL COMPLY WITH 2025 CENC §150.1(C)3 AND TABLE 150.1-A.
4. WINDOW TO MEET REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE: 20" CLEAR WIDTH, 24" CLEAR HEIGHT, 5.7 SQ. FT. MIN. 44" A.F.F.
5. PROVIDE A MIN. 200 SQUARE INCH VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFBC 406.3.7.
6. PROVIDE MOISTURE RESISTANT GYP BOARD AT BATHROOM WALLS AND SOFFIT, PRIMED AND PAINTED PER OWNER SELECTION. PROVIDE CEMENTITIOUS BACKING BOARD WHERE REQ'D FOR TILE INSTALLATION. ASSEMBLIES PER TILE COUNCIL OF AMERICA STANDARD DETAILS AND REQUIREMENTS OF CBC 2509.2
7. (N) GLASS IN DOORS SHALL BE SAFETY GLAZING PER CBC 2406. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLAZING PER CBC 2406.3
8. BATHROOM EXHAUST FAN: PROVIDE MIN. 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS EXHAUST, OR GREATER WHERE REQUIRED BY 2025 CMC TABLE 403.7. EXHAUST TO EXTERIOR. PROVIDE MAKE-UP AIR AS REQUIRED BY CODE. MECHANICAL CONTRACTOR SHALL SUBMIT FAN CUT SHEET FOR APPROVAL PRIOR TO INSTALLATION.
9. SMOKE ALARMS: PROVIDE LISTED SMOKE ALARMS IN LOCATIONS REQUIRED BY 2025 CBC §907.2.11, NFPA 72, AND MANUFACTURER'S INSTRUCTIONS. PROVIDE PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP. INTERCONNECT ALL REQUIRED SMOKE ALARMS WITHIN THE DWELLING UNIT. WIRELESS INTERCONNECTION IS PERMITTED WHERE CODE COMPLIANT.
10. CARBON MONOXIDE ALARMS:PROVIDE LISTED CO ALARMS PER 2025 CBC §§915.1-915.4. PROVIDE OUTSIDE EACH SLEEPING AREA AND ON EVERY OCCUPIABLE LEVEL, INCLUDING BASEMENTS. PROVIDE AN ADDITIONAL ALARM IN A BEDROOM WHERE A CO SOURCE IS LOCATED IN THE BEDROOM OR ATTACHED BATHROOM. PROVIDE PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP AND INTERCONNECT REQUIRED ALARMS. CO ALARMS SHALL BE UL 2034 LISTED AND CALIFORNIA STATE FIRE MARSHAL APPROVED. COMBINATION SMOKE/CO ALARMS ARE PERMITTED..
11. STEEL DUCTS NOT LESS THAN 0.019 IN. IN DUCT THICKNESS AND NO OPENINGS IN GARAGE PER CBC 406.3.4.3
12. WASHER/DRYER: PROVIDE RECEPTACLES AND CIRCUITS IN ACCORDANCE WITH 2025 CEC AND APPLIANCE MANUFACTURER'S REQUIREMENTS. VENTED DOMESTIC CLOTHES DRYER SHALL BE PROVIDED WITH MIN. 4-IN. DIAMETER SMOOTH METAL EXHAUST DUCT TERMINATING TO THE EXTERIOR AND EQUIPPED WITH A BACKDRAFT DAMPER. EXHAUST DUCT LENGTH SHALL COMPLY WITH CMC §504.4.2.1 AND MANUFACTURER'S INSTRUCTIONS. PROVIDE MAKE-UP AIR AS REQUIRED BY CMC §504.4.1 AND MANUFACTURER'S INSTRUCTIONS. WHERE DRYER IS INSTALLED IN A CLOSET, PROVIDE MAKE-UP AIR AS REQUIRED BY CODE. VENTLESS/HEAT-PUMP DRYERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
13. 1-HR FIRE RATED CEILING UNDER STAIR.
14. ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION:
    ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN LOCATIONS REQUIRED BY CEC §210.12 SHALL BE AFCI PROTECTED. AFCI PROTECTION SHALL BE PROVIDED BY ONE OF THE METHODS PERMITTED BY CEC §210.12(A). AFCI DEVICES SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE READILY ACCESSIBLE. PROVIDE AFCI PROTECTION FOR ALL APPLICABLE DWELLING-UNIT CIRCUITS, INCLUDING CIRCUITS SERVING KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS,, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND SIMILAR ROOMS OR AREAS. IDENTIFY AFCI-PROTECTED CIRCUITS IN THE PANEL DIRECTORY. AFCI PROTECTION SHALL NOT BE CONSIDERED A SUBSTITUTE FOR GFCI PROTECTION WHERE GFCI PROTECTION IS REQUIRED BY CEC §210.8.
    REFERENCE: 2025 CALIFORNIA ELECTRICAL CODE §210.12; 2025 SAN FRANCISCO ELECTRICAL CODE.
15. PROVIDE R-15 INSULATION AT 2x4 WALLS, R-21 AT 2x6 WALLS AND INSULATION UNDER FLOOR, R-30 INSULATION AT ROOF OR AS REQUIRED BY TITLE 24 ENERGY CALCULATIONS.
16. DOMESTIC RANGE, STOVE AND COOKTOP INSTALLATION SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPLICABLE REQUIREMENTS OF THE 2025 SAN FRANCISCO MECHANICAL CODE. PROVIDE EXHAUST HOOD ABOVE EACH KITCHEN RANGE, STOVE OR COOKTOP. RANGE HOOD EXHAUST SHALL DISCHARGE TO THE EXTERIOR AND SHALL COMPLY WITH CMC §§502.2.1, 504.3 AND 405.4, AS AMENDED BY THE SAN FRANCISCO MECHANICAL CODE. PROVIDE MINIMUM EXHAUST AIRFLOW AS REQUIRED BY CMC §405.4.1 AND THE CALIFORNIA ENERGY CODE. PROVIDE MAKE-UP AIR AS REQUIRED BY APPLICABLE CODE
17. HEAT PUMP, FAN COIL UNIT AND DUCTWORK DESIGN BUILD ITEM BY G.C. AND MECHANICAL CONTRACTOR, OBTAIN PERMITS AS REQUIRED. SUPPLY AND RETURN AIR VENT LOCATIONS TO BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION. ANY PROPOSED SOFFIT OVER DUCTWORK TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
18. GYPBOARD FINISHES #4 UNLESS OTHERWISE SPECIFIED BY OWNER.

LIGHTING ENERGY REQUIREMENTS:

LIGHTING PER 2025 CEC §150.0(K) AND REFERENCE JOINT APPENDIX JA8

150.0(K)1A — LUMINAIRE AND LIGHT SOURCE REQUIREMENTS: ALL INSTALLED LUMINAIRES AND LIGHT SOURCES SHALL COMPLY WITH REFERENCE JOINT APPENDIX JA8, INCLUDING ALL APPLICABLE CERTIFICATION AND MARKING REQUIREMENTS. EXCEPTIONS TO JA8 REQUIREMENTS SHALL BE AS PERMITTED BY CEC §150.0(K)1A.

150.0(K)1C — RECESSED DOWNLIGHT LUMINAIRES: RECESSED DOWNLIGHT LUMINAIRES INSTALLED IN CEILINGS SHALL COMPLY WITH ALL REQUIREMENTS OF CEC §150.0(K)1C, INCLUDING: NO SCREW-BASE LAMP SOCKETS; CERTIFICATION AS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283; SEALING OF THE LUMINAIRE HOUSING TO THE CEILING AND ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES; AND COMPLIANCE WITH CEC ARTICLE 410.116. INSTALL LUMINAIRES IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

150.0(K)1D — ENCLOSED AND RECESSED LUMINAIRES: SEPARABLE LIGHT SOURCES INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES SHALL COMPLY WITH THE JA8 ELEVATED-TEMPERATURE REQUIREMENTS, INCLUDING APPLICABLE JA8-E MARKING REQUIREMENTS.

(N/A THIS PROJECT) 150.0(K)1E — ELECTRICAL BOXES: THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET FROM THE FINISHED FLOOR WITHOUT A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. SUCH ELECTRICAL BOXES SHALL BE SERVED BY A DIMMER CONTROL, VACANCY SENSOR CONTROL, LOW-VOLTAGE WIRING, OR FAN-SPEED CONTROL AS REQUIRED BY CEC §150.0(K)1E.

150.0(K)2A — MANUAL LIGHTING CONTROLS: INTERIOR LIGHTING SHALL BE PROVIDED WITH READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT PERMIT THE LIGHTING TO BE MANUALLY SWITCHED ON AND OFF. CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

150.0(K)2E — OCCUPANCY/VACANCY SENSOR CONTROLS: AT LEAST ONE INSTALLED GENERAL-LIGHTING LUMINAIRE IN EACH BATHROOM, GARAGE, LAUNDRY ROOM, UTILITY ROOM AND WALK-IN CLOSET SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR WITH AUTOMATIC-OFF FUNCTIONALITY AS REQUIRED BY CEC §150.0(K)2E.

150.0(K)2F — DIMMER CONTROLS: GENERAL LIGHTING IN HABITABLE SPACES SHALL BE CONTROLLED BY READILY ACCESSIBLE WALL-MOUNTED DIMMER CONTROLS. DIMMER CONTROLS MAY BE INTEGRATED WITH THE MANUAL ON/OFF CONTROL REQUIRED BY CEC §150.0(K)2A. EXCEPTIONS PER CEC §150.0(K)2F ARE PERMITTED.

150.0(K)2G — SEPARATE CONTROLS: LIGHTING INTEGRAL TO EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM THE FAN. UNDERCABINET, UNDERSHELF, DISPLAY-CABINET AND SWITCHED-OUTLET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

150.0(K)3 — RESIDENTIAL OUTDOOR LIGHTING: OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL COMPLY WITH CEC §150.0(K)1A AND SHALL BE CONTROLLED BY A MANUAL ON/OFF CONTROL THAT PERMITS AUTOMATIC CONTROL BY EITHER: (1) A PHOTOCELL AND MOTION SENSOR; (2) A PHOTOCELL AND AUTOMATIC TIME-SWITCH CONTROL; OR (3) AN ASTRONOMICAL TIME-CLOCK CONTROL. CONTROLS THAT OVERRIDE THE AUTOMATIC OPERATION TO ON SHALL AUTOMATICALLY RETURN TO NORMAL OPERATION WITHIN 6 HOURS.

GENERAL: ALL LIGHTING CONTROLS SHALL COMPLY WITH CEC §110.9. ALL LIGHTING EQUIPMENT AND CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ALL APPLICABLE REQUIREMENTS OF THE 2025 CALIFORNIA ENERGY CODE, AS AMENDED BY THE SAN FRANCISCO CODE. BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

DRAWING LEGEND:

EXISTING WALLS

NEW WALL

1-HR RATED WALL

GRAPHIC SCALE

2 5 10

N

3829 25TH STREET

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

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ISSUE:	DATE:
ISSUED FOR PLANNING REVIEW	02.05.2025
ISSUED FOR PERMIT	05.22.2025
PLAN CHECK REVISION	08.20.2025
1 PERMIT REVISION	03.18.2026

CONSULTANT
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APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

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CHECKED: TK

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

PROPOSED ROOF PLAN

A2.2

LEGEND

COMMON AREA

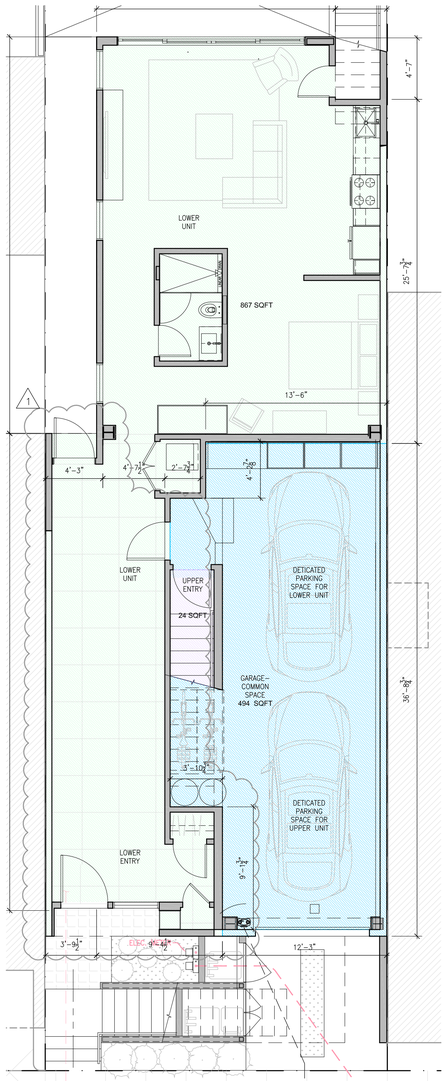
LOWER LEVEL UNIT

UPPER LEVEL UNIT

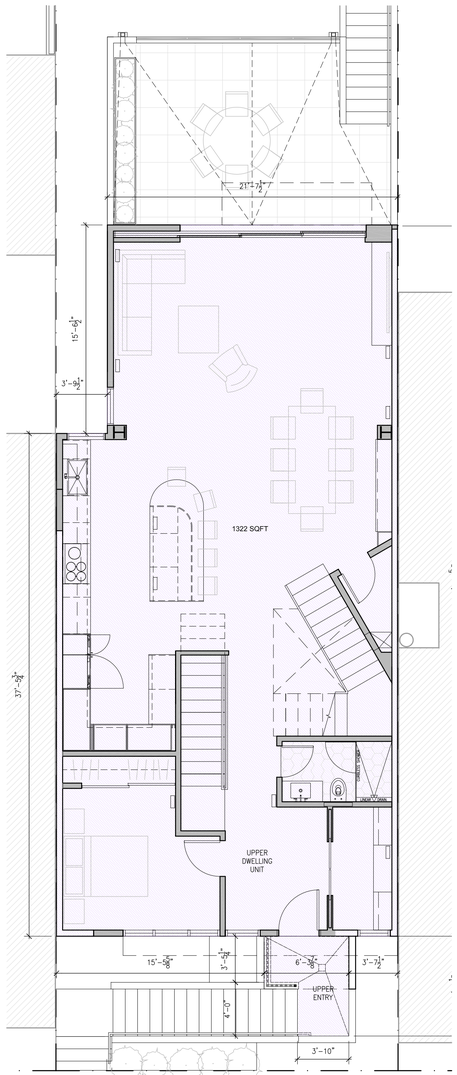
GROSS SQFT TABLE: SECTION 249.92	PROPOSED GROSS SQFT	UPPER UNIT GROSS	LOWER UNIT GROSS	COMMON SPACE
1ST STORY	1521 SQFT	24 SQFT	1003 SQFT	494 SQFT
2ND STORY	1322 SQFT	1322 SQFT	-	N/A
3RD STORY	1299 SQFT	1299 SQFT	-	N/A
STAIR PENTHOUSE	40 SQFT	40 SQFT	-	N/A
1/2 OF SHARED COMMON SPACE		247 SQFT	247 SQFT	
TOTAL	4182 SQFT	2932 SQFT	1250 SQFT	

MEASURED FROM EXTERIOR FACES OF WALLS
*PER P.C. 102 FLOOR AREA, GROSS EXCLUDES BICYCLE PARKING

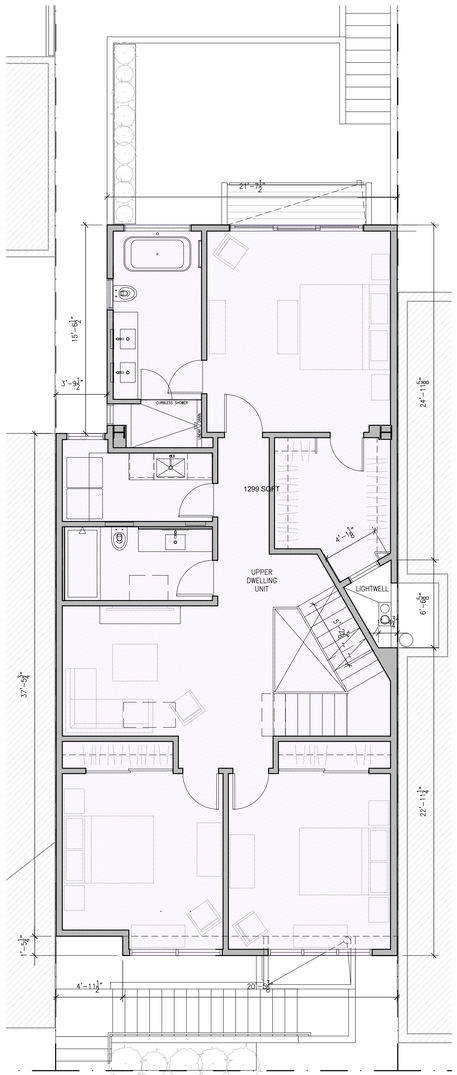
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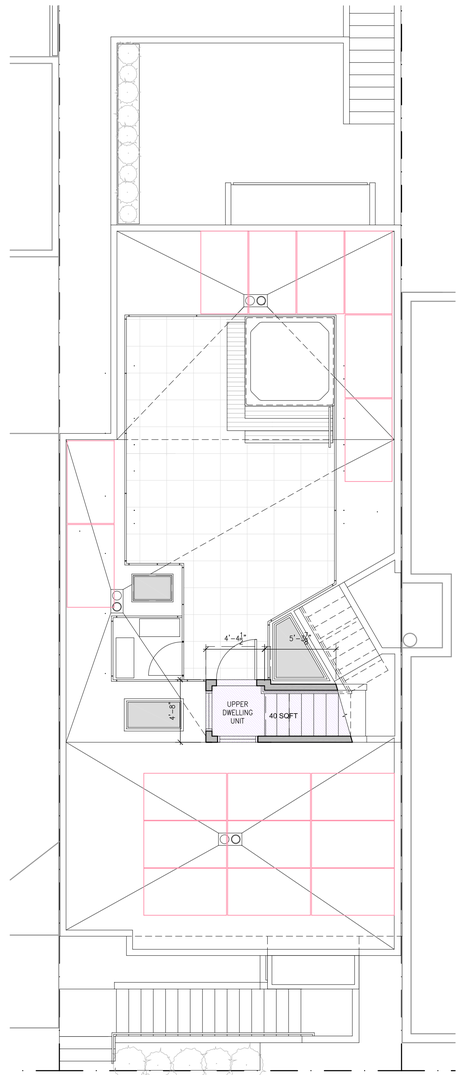
1 PROPOSED FIRST STORY
SCALE: 3/16"= 1'-0"



2 PROPOSED SECOND STORY
SCALE: 3/16"= 1'-0"



3 PROPOSED THIRD STORY
SCALE: 3/16"= 1'-0"



4 PROPOSED STAIR PENTHOUSE
SCALE: 3/16"= 1'-0"

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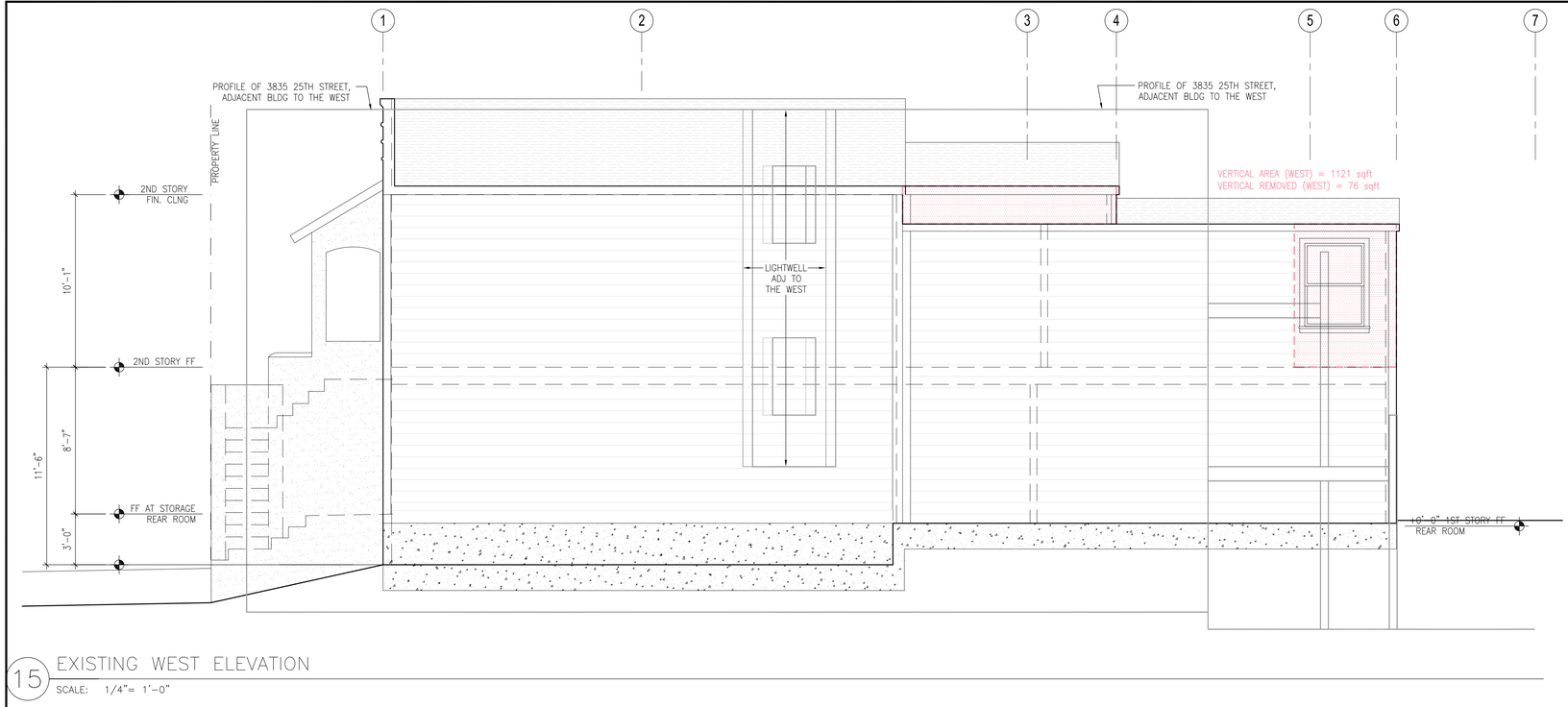
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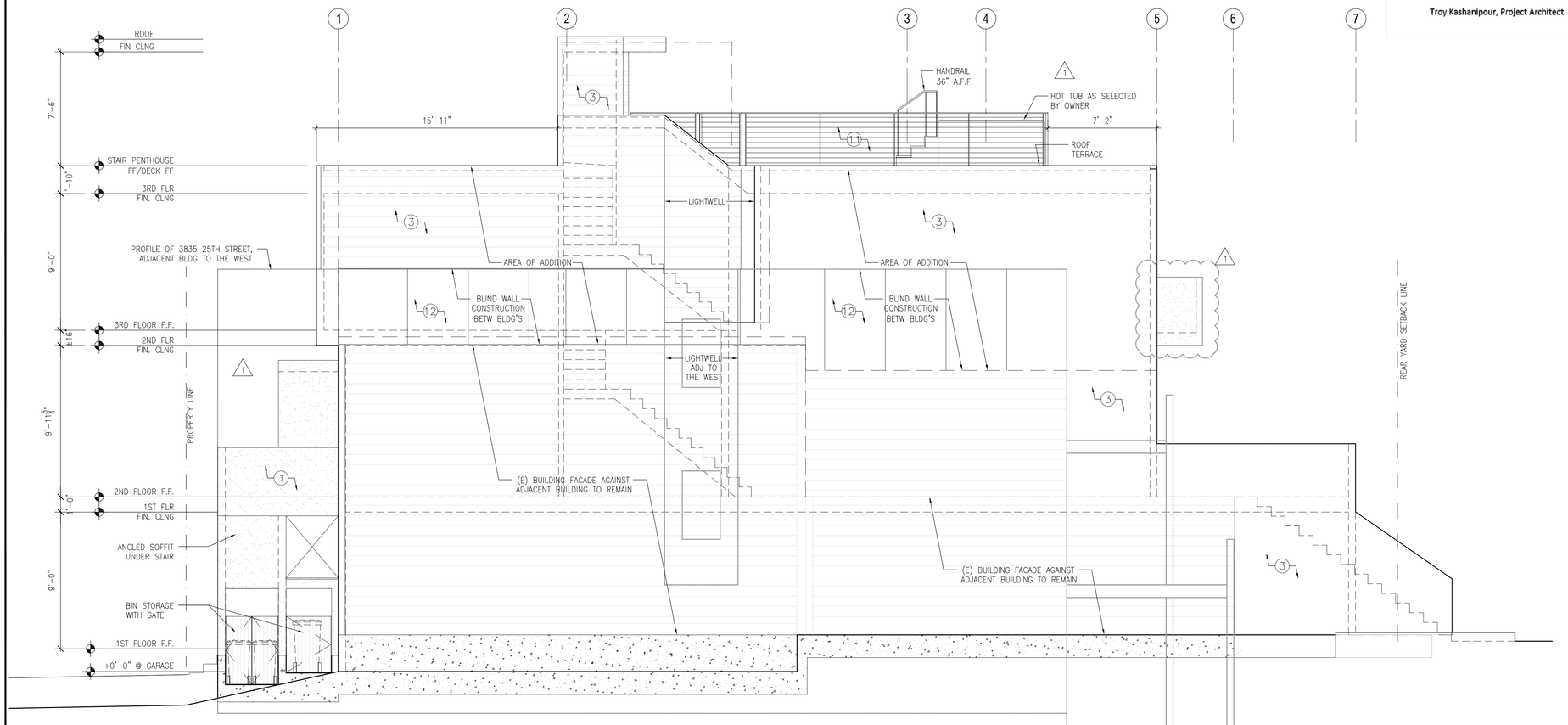
GROSS FLOOR AREA DIAGRAM

A2.3



15 EXISTING WEST ELEVATION

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



13 PROPOSED WEST ELEVATION

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

09/17/2026

3829 25th Street - CASE No.
Demo Calculation

Demolition Calculations

Calculation Method: (Sum Total Demo % / Sum Total % Area/LF) = Total %

Example: 1,033 sf / 3,455 sf = 22.8 %

Planning Code Section 317

		Section 317 Max. Permitted	Meet Code?
317(b)(2)(B):			

317(b)(2)(C):

Vertical Envelope Elements - Surface Area Measurements

Vertical Elements	(E) SF	Removed	% Removed	
North (Front) Façade	686	575	83.8%	
South (Rear) Façade	550	550	100.0%	
~~East~~	N/A	N/A	-	
~~West~~	N/A	N/A	-	
Total	**1236**	**1125**	**91.0%**	**50.0%**

AND **AND**

Horizontal Elements - Surface Area Measurements

Horizontal Elements	(E) SF	Removed	% Demo		
Basement (at grade)[1]	N/A	N/A			
1st Floor	1210	33	2.7%		
2nd Floor	N/A	N/A			
Roof	1210	1210	100.0%		
Total	**2420**	**1243**	**51.4%**	**50.0%**	**N**

[1] Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal." Removal of floor plates to To use Section 317(b)(2)(d)(9) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond

Troy Kashanipour, Project Architect

EXTERIOR FINISHES

1. EXTERIOR CEMENT PLASTER, LIGHT SAND FINISH
2. STAINED WOOD RAINSCREEN
3. PAINTED HORIZONTAL SIDING
4. DARK ANODIZED ALUMINUM WINDOW AND DOORS
5. DARK ANODIZED ALUMINUM PANELS TO MATCH WINDOW FRAME
6. WOOD ENTRY DOOR
7. PAINTED FIBERGLASS DOOR
8. STONE STAIR TREADS & RISERS
9. STEEL GARAGE DOOR
10. GLASS RAILING PANELS IN SHOE-RAIL SYSTEM
11. CABLE RAILING IN POWDER-COATED STEEL POSTS
12. PROVIDE T-111 EXTERIOR GRADE SIDING BETWEEN BUILDINGS WHERE NOT VISIBLE, PROVIDE FLASHINGS AS NECESSARY FOR COMPLETE WATERTIGHT INSTALLATION.

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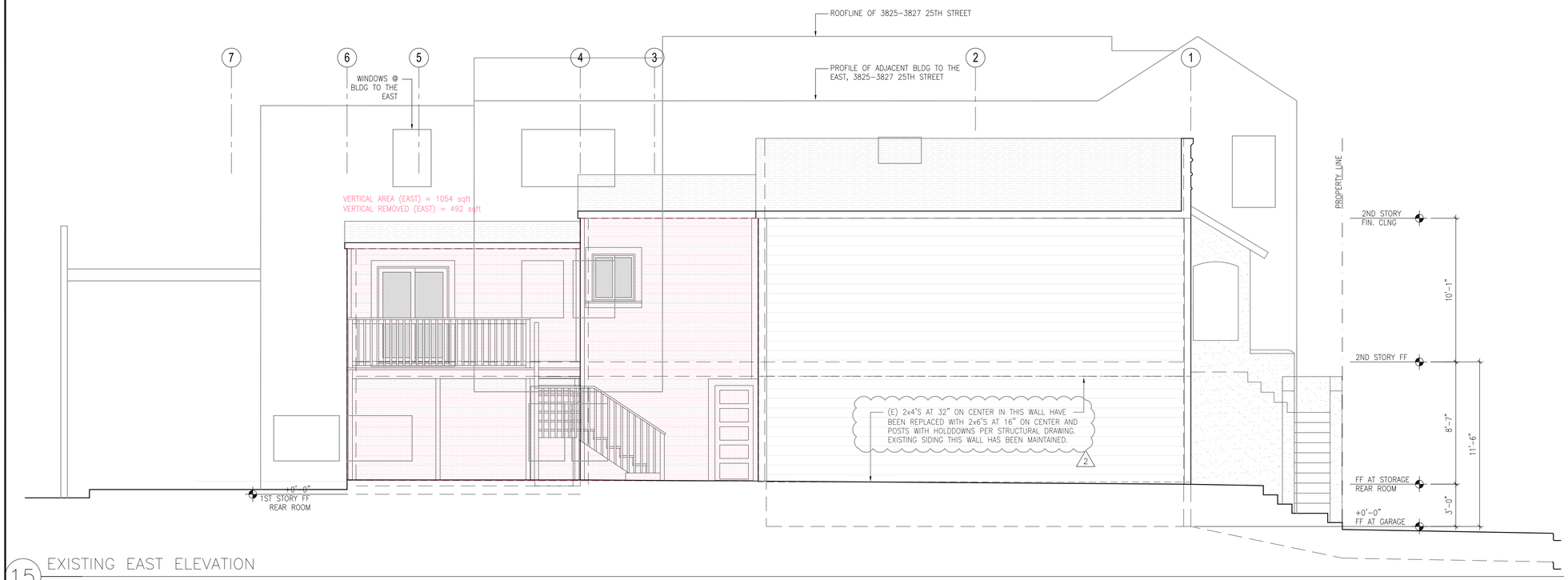
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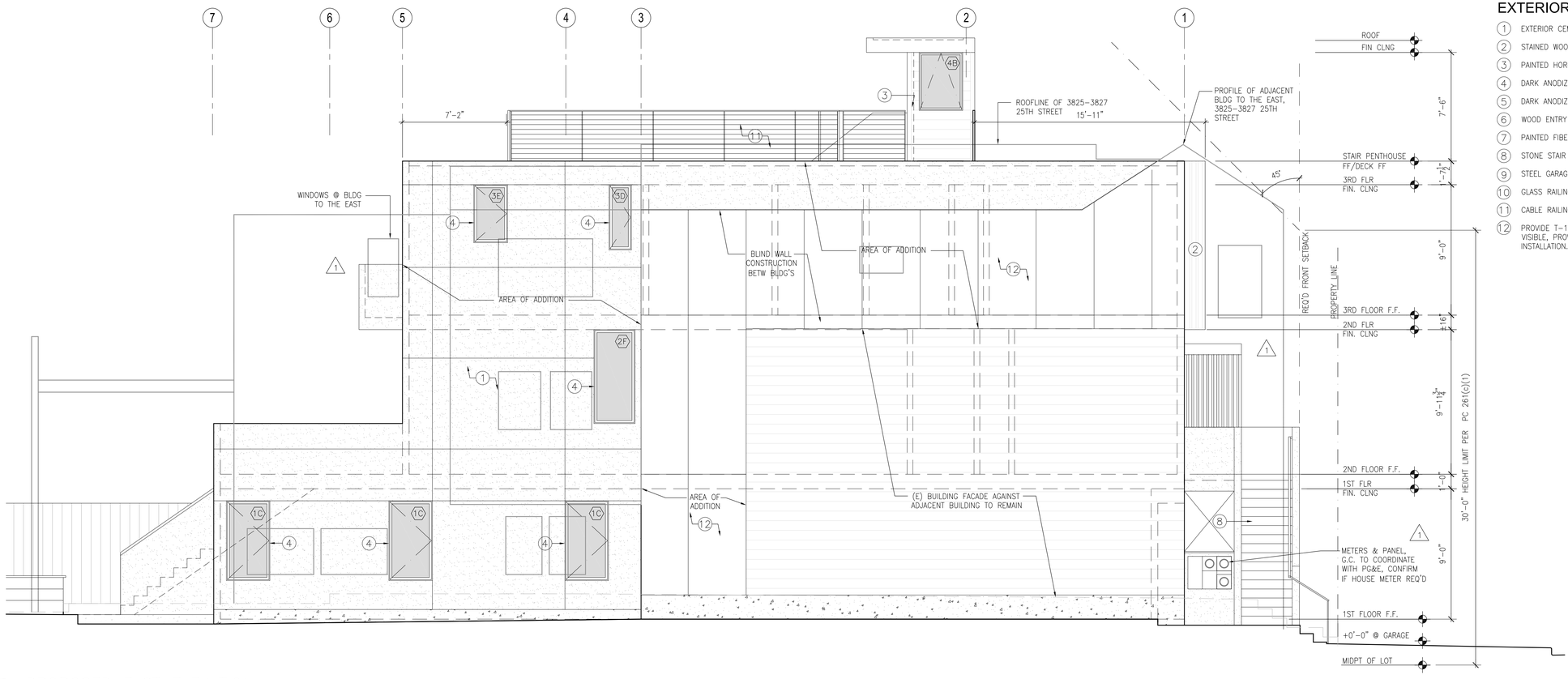
EXISTING & PROPOSED WEST ELEVATION

A3.0



15 EXISTING EAST ELEVATION

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



13 PROPOSED EAST ELEVATION

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

EXTERIOR FINISHES

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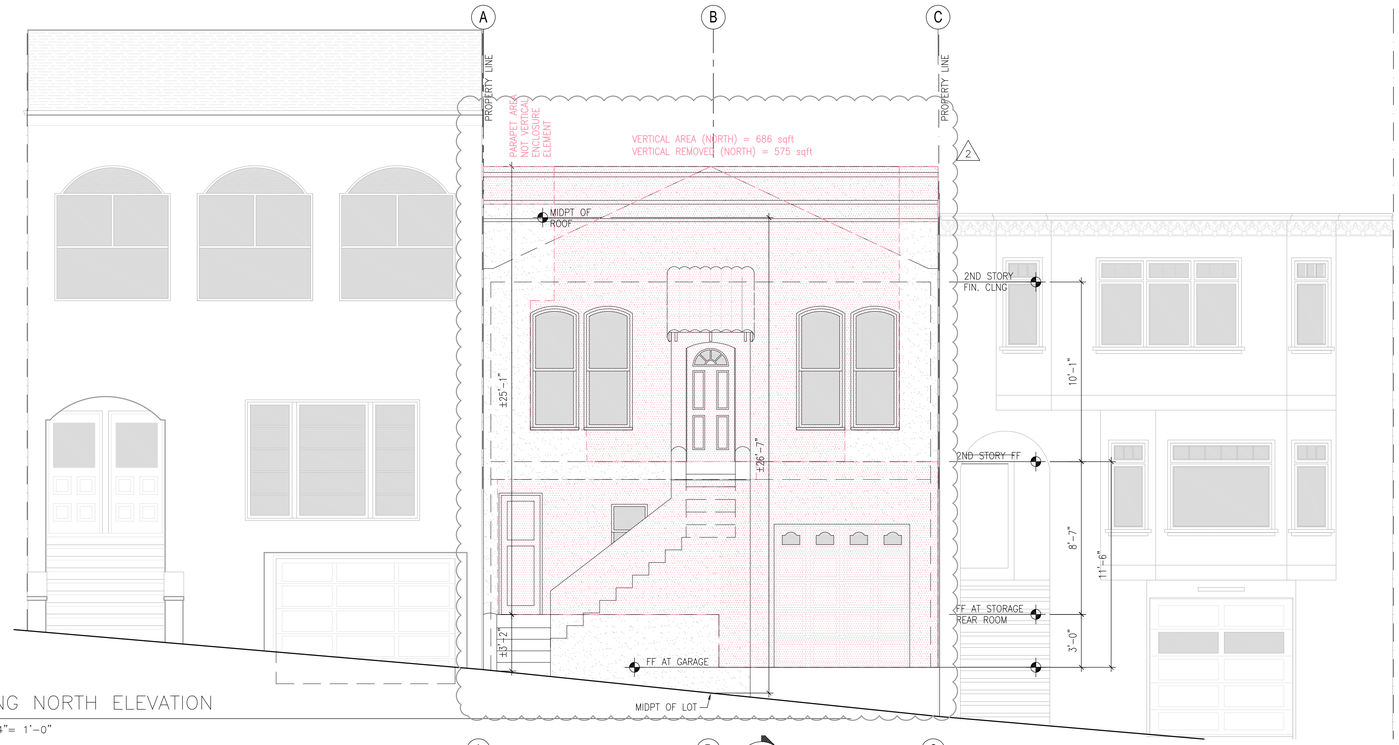
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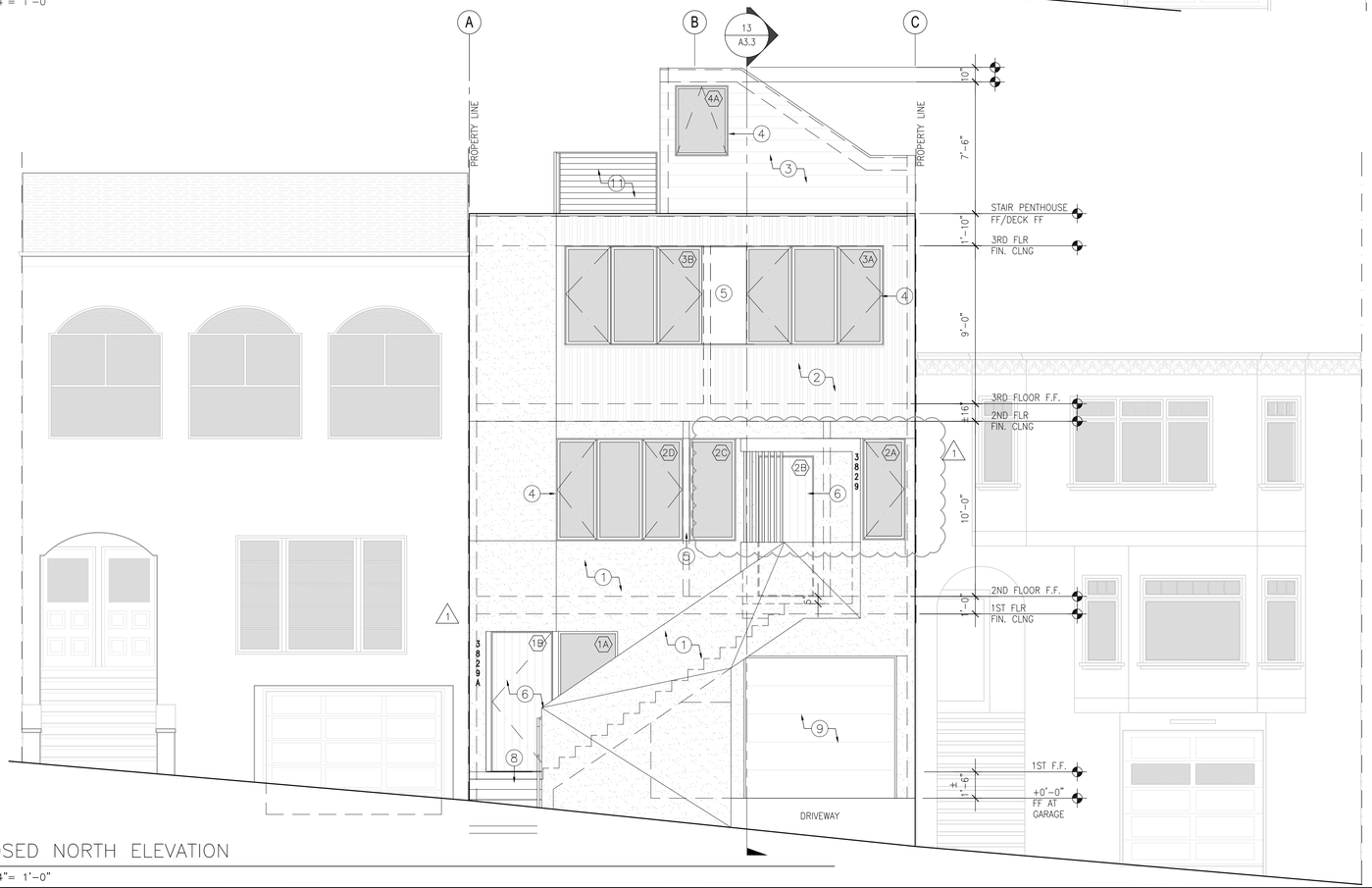
EXISTING & PROPOSED EAST ELEVATION

A3.1



15 EXISTING NORTH ELEVATION

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

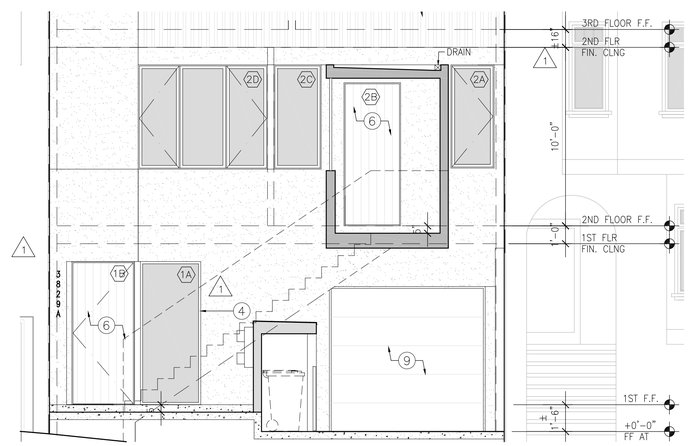


13 PROPOSED NORTH ELEVATION

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

EXTERIOR FINISHES

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12. PROVIDE T-111 EXTERIOR GRADE SIDING BETWEEN BUILDINGS WHERE NOT VISIBLE, PROVIDE FLASHINGS AS NECESSARY FOR COMPLETE WATERTIGHT INSTALLATION.



1 PARTIAL NORTH ELEVATION @ LOWER ENTRY

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

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APPROVAL

LICENSED ARCHITECT TROY KASHANIPOUR C 27646 REN. 6/30/2027 STATE OF CALIFORNIA

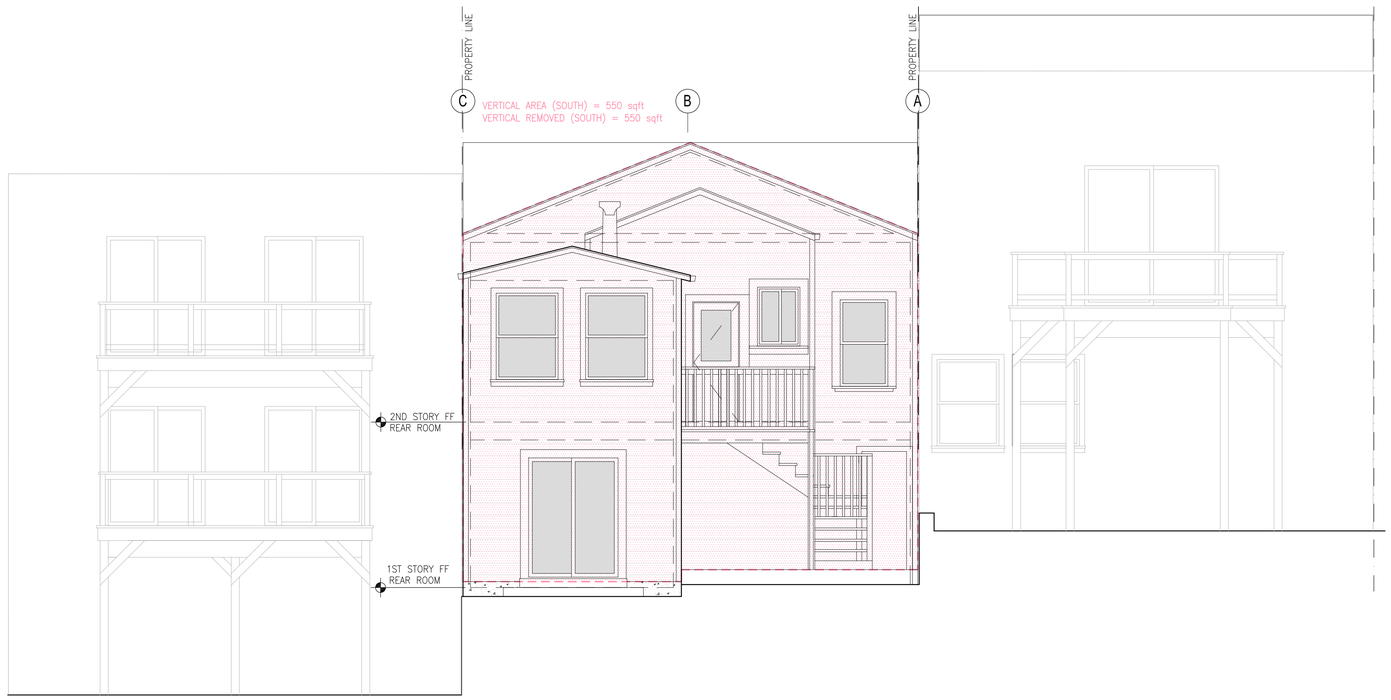
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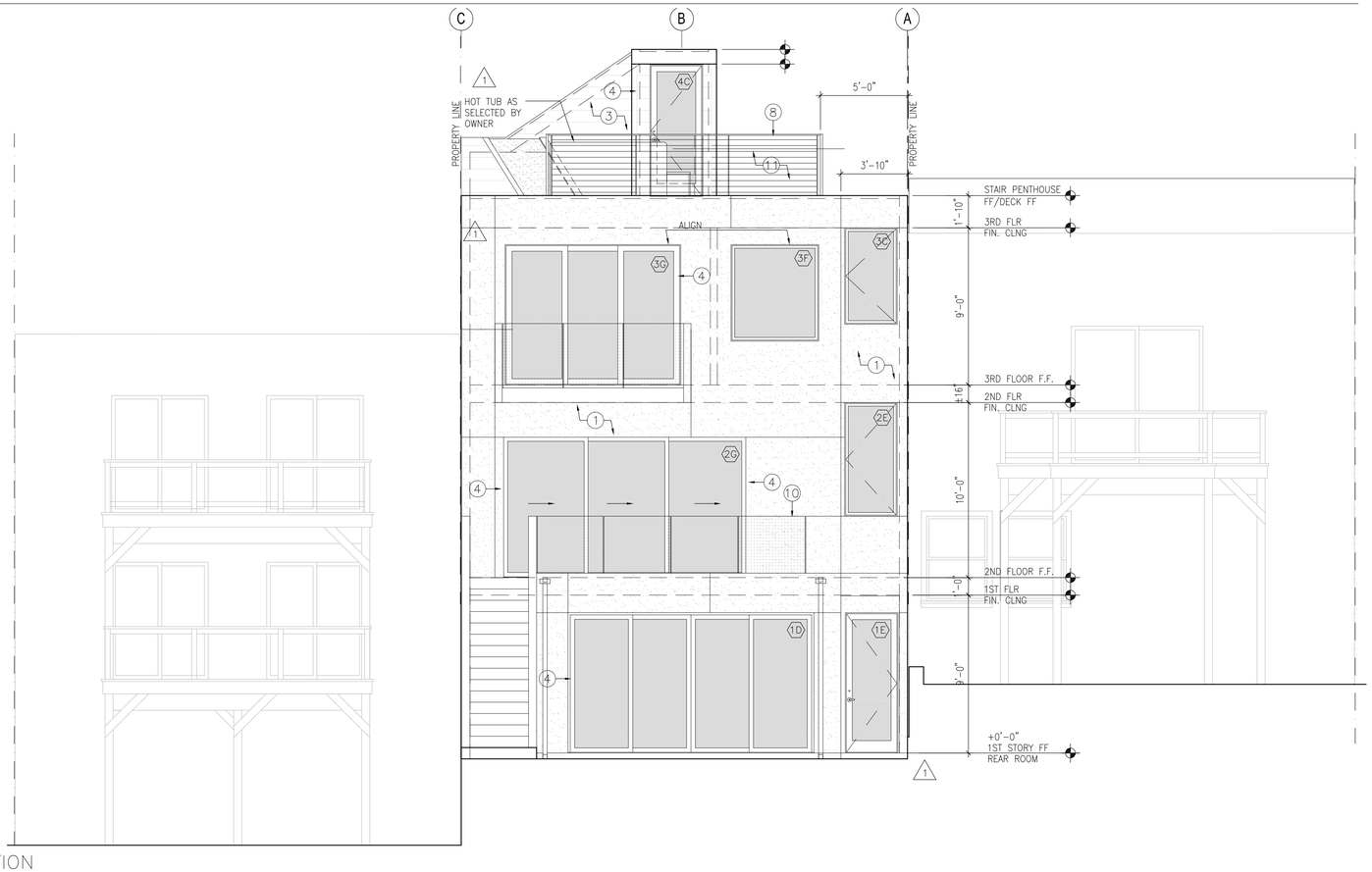
EXISTING & PROPOSED NORTH ELEVATION

A3.2



15 EXISTING SOUTH ELEVATION

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



13 PROPOSED SOUTH ELEVATION

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

EXTERIOR FINISHES

1. EXTERIOR CEMENT PLASTER, LIGHT SAND FINISH
2. STAINED WOOD RAINSCREEN
3. PAINTED HORIZONTAL SIDING
4. DARK ANODIZED ALUMINUM WINDOW AND DOORS
5. DARK ANODIZED ALUMINUM PANELS TO MATCH WINDOW FRAME
6. WOOD ENTRY DOOR
7. PAINTED FIBERGLASS DOOR
8. STONE STAIR TREADS & RISERS
9. STEEL GARAGE DOOR
10. GLASS RAILING PANELS IN SHOE-RAIL SYSTEM
11. CABLE RAILING IN POWDER-COATED STEEL POSTS
12. PROVIDE T-111 EXTERIOR GRADE SIDING BETWEEN BUILDINGS WHERE NOT VISIBLE, PROVIDE FLASHINGS AS NECESSARY FOR COMPLETE WATERTIGHT INSTALLATION.

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

3829 25TH STREET

OWNER:
GAURAV & PUJITA MATHUR
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PHONE: 203.918.9391
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ISSUE:	DATE:
ISSUED FOR PLANNING REVIEW	02.05.2025
ISSUED FOR PERMIT	05.22.2025
1 REVISION PERMIT	2025.12.15

CONSULTANT

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APPROVAL

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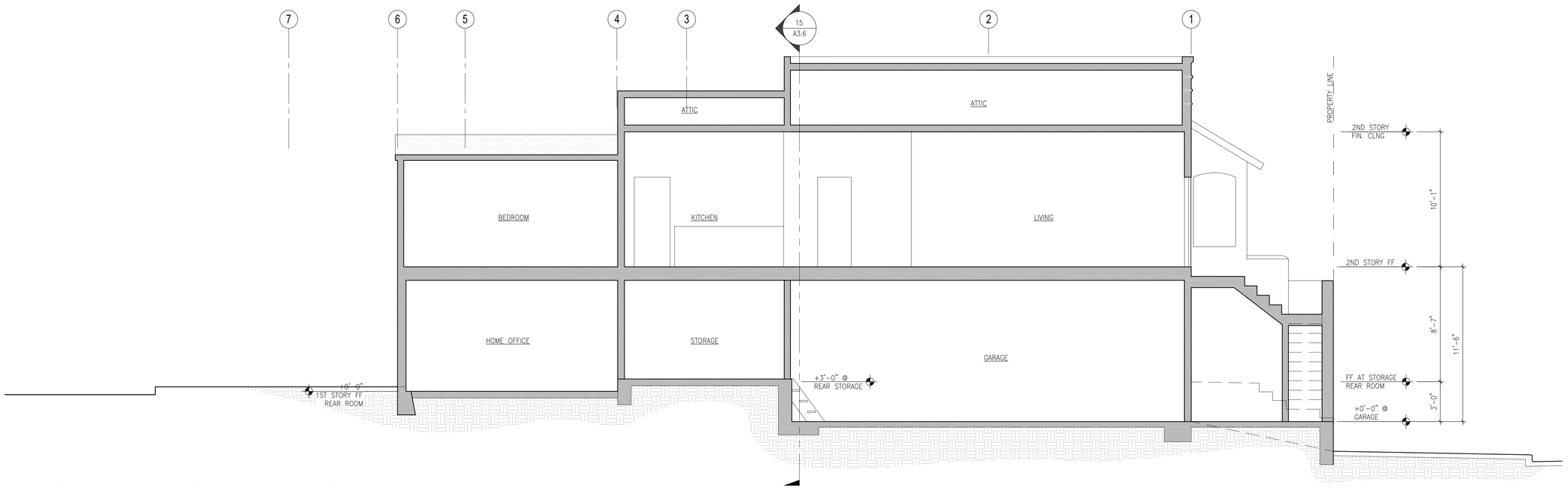
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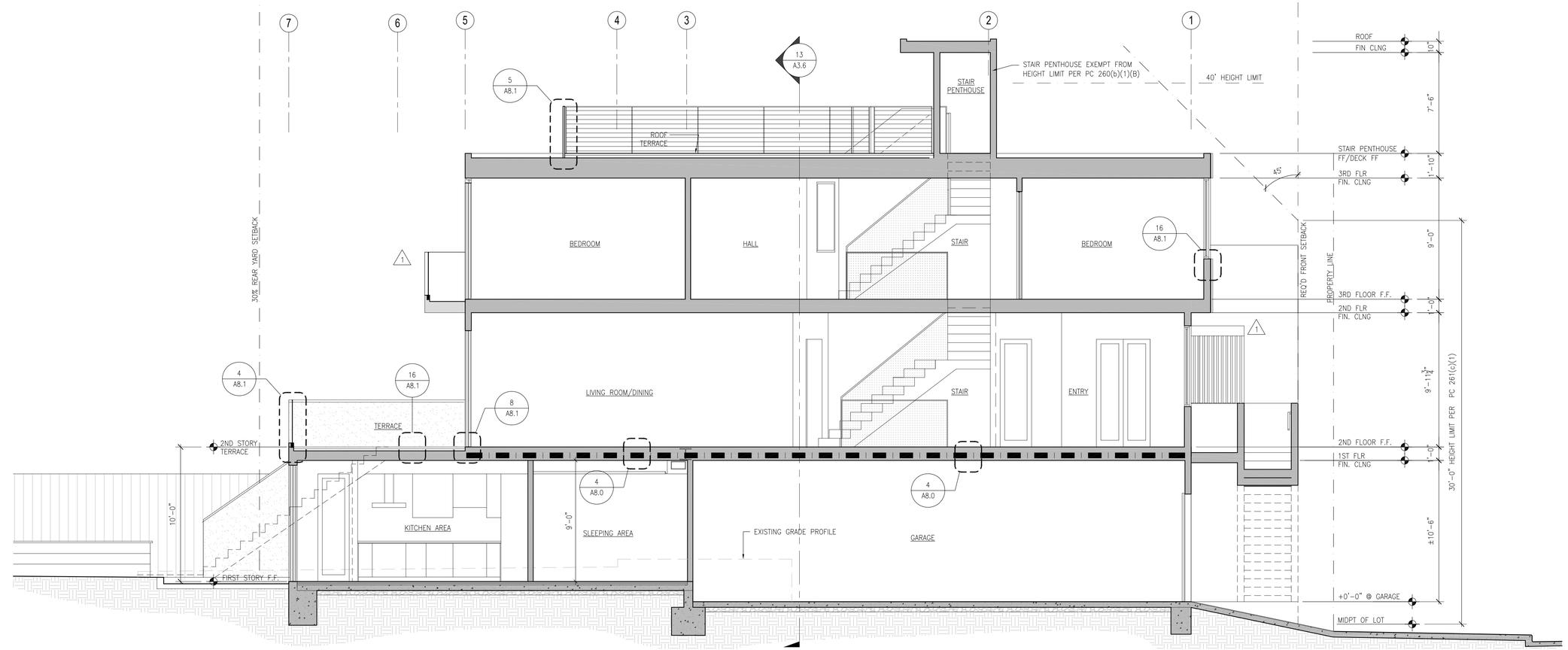
EXISTING & PROPOSED SOUTH ELEVATION

A3.3



16 EXISTING NORTH–SOUTH BUILDING SECTION

SCALE: 1/4"= 1'–0"



13 PROPOSED NORTH–SOUTH BUILDING SECTION

SCALE: 1/4"= 1'–0"

TROY KASHANIPOUR ARCHITECTURE 2783K DIAMOND STREET SUITE 401. SF CA 94131. PHONE: 415.290.8844

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1 PERMIT REVISION	03.18.2026

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APPROVAL

LICENSED ARCHITECT
TROY KASHANIPOUR
C 27646
REN. 6/30/2027
STATE OF CALIFORNIA

DRAWN: TK
CHECKED: TK
SCALE: 1/4"=1'–0"

EXISTING & PROPOSED BUILDING SECTION

A3.4

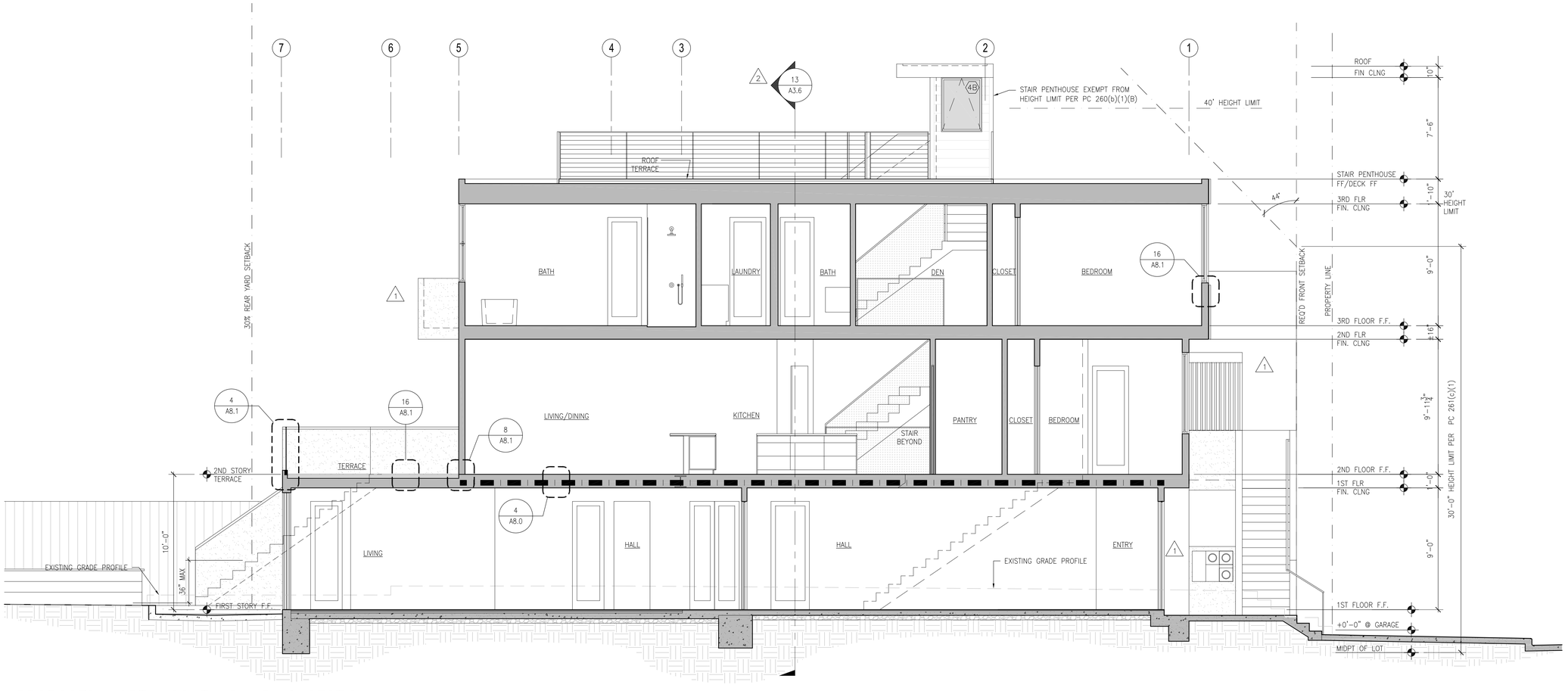
WINDOWS & EXTERIOR DOORS:

	NAME	ELEV	NEW OR EXIST.	MFGR.	PRODUCT	SIZE (W x H) FRAME SIZE (FS):	OPENING: 0=FIXED, X=OPERABLE	GLASS: CLR, INS, LOW-E U.O.N.	HARDWARE	NOTES
1ST FLOOR	1A	N	(N)	MARVIN ULTIMATE	DOOR SIDELITE	40" x 96"	0	TEMPERED		CONFIRM IF INTEGRATED WITH FRONT DOOR IN SINGLE FRAME
	1B	N	(N)	TBD, ENTRY DOOR	ENTRY DOOR	42" x 96"	X	–		CONFIRM IF INTEGRATED WITH SIDELITE IN SINGLE FRAME
	1C x3	E	(N)	MARVIN ULTIMATE	CASEMENT WINDOW NARROW FRAME	36" x 66"	X	TEMPERED, FROSTED		CONFIRM IF INTEGRATED WITH FRONT DOOR
	1D	S	(N)	MARVIN ULTIMATE SLIDING DOOR	SLIDING DOOR 2 1/4 INCH (3" STILES)	168" x 96"	–	TEMPERED		–
	1E	S	(N)	MARVIN ULTIMATE PATIO DOOR	EXTERIOR OUTSWING DOOR	±38" x 96" FS	X	TEMPERED		DOOR SIZE FOR CLEAR EGRESS WIDTH OF 32"
2ND FLOOR	2A	N	(N)	MARVIN ULTIMATE	CASEMENT	28" x 68"	X	TEMPERED		–
	2B	N	(N)	TBD, ENTRY DOOR	ENTRY DOOR	36" x 96"	X	–		PROVIDE SASH LIMITER FOR CASEMENT AT 2C TO 4" OPENING
	2C	N	(N)	MARVIN ULTIMATE	NARROW FRAME PICTURE WINDOW	32" x 68"	X	TEMPERED		–
	2D	N	(N)	MARVIN ULTIMATE	CASEMENT PICTURE CASEMENT NARROW FRAME ASSEMBLY	86" x 68" OVERALL	X,O,X	–		EMERGENCY ESCAPE AND EGRESS WINDOW
	2E	S	(N)	MARVIN ULTIMATE	CASEMENT NARROW FRAME WINDOW	34" x 78"	X	–		–
	2F	E	(N)	MARVIN ULTIMATE	PICTURE NARROW FRAME WINDOW	34" x 78"	X	–		–
	2G	S	(N)	FLEETWOOD 3070T	3-PART 3 TRACK POCKET SLIDING DOOR	164" x 96"	–	TEMPERED		COORDINATE JAMB, HEAD, AND THRESHOLD DETAILS

	NAME	ELEV	NEW OR EXIST.	MFGR.	PRODUCT	SIZE (W x H) FRAME SIZE (FS):	OPENING: 0=FIXED, X=OPERABLE	GLASS: CLR, INS, LOW-E U.O.N.	HARDWARE	NOTES
3RD FLOOR	3A	N	(N)	MARVIN ULTIMATE	CASEMENT PICTURE ASSEMBLY	OVERALL: 90" x71" CASEMENTS: 30" W	X,O,X	TEMPERED		EMERGENCY ESCAPE AND EGRESS WINDOW
	3B	N	(N)	MARVIN ULTIMATE	CASEMENT PICTURE ASSEMBLY	OVERALL: 90" x71" CASEMENTS: 30" W	X,O,X	TEMPERED		EMERGENCY ESCAPE AND EGRESS WINDOW
	3C	S	(N)	MARVIN ULTIMATE	CASEMENT NARROW FRAME	34" x 66"	X	–		
	3D	W	(N)	MARVIN ESSENTIAL	CASEMENT WINDOW	18" x 54"	X	TEMPERED, FROSTED		
	3E	W	(N)	MARVIN ULTIMATE	CASEMENT WINDOW	28" x 48"	X	TEMPERED		
	3F	S	(N)	MARVIN ULTIMATE	PICTURE WINDOW	60" x 66"	O	TEMPERED		
	3G	S	(N)	FLEETWOOD	3-PART SLIDING DOOR	120" x 96"	O,X,O	TEMPERED		EMERGENCY ESCAPE AND EGRESS WINDOW
	3H	N	(N)	MARVIN ELEVATE	CASEMENT	30" x 48"	X	TEMPERED		WINDOW FOR LIGHTWELL ACCESS
STAIR PENTHOUSE	4A	N	(N)	MARVIN ELEVATE	AWNING WINDOW	36" x 48"	X	TEMPERED		
	4B	W	(N)	MARVIN ELEVATE	AWNING WINDOW	36" x 48"	X	TEMPERED		
	4C	S	(N)	MARVIN ELEVATE	EXTERIOR OUTSWING DOOR	±38" x 80" FS	X	TEMPERED		DOOR SIZE FOR CLEAR EGRESS WIDTH OF 32"
ROOF	9A	ROOF	(N)	VELUX CURB MOUNTED SKYLT	FCM 2234	22 1/2" x 34 1/2" INSIDE CURB	O	TEMPERED		
	9B	ROOF	(N)	VELUX CURB ELECTRIC FRESH AIR SKYLIGHT CURB MOUNTED	VCE 2246	22 1/2" x 46 1/2" INSIDE CURB	O	TEMPERED		
	9C	ROOF	(N)	ROYALITE OR EQUAL	CURB MTD SKYLIGHT	IRREGULAR: 11.8 SQFT	O	TEMPERED		

NOTES:

1. WINDOW & EXTERIOR DOOR SUBMITTAL REQUIRED PRIOR TO ORDER BY CONTRACTOR
2. CONTRACTOR TO CONFIRM WINDOW MULLING WITH MANUFACTURER
3. CONTRACTOR TO VERIFY ALL R.O. DIMENSIONS AND QUANTITIES PRIOR TO ORDERING WINDOWS.
4. INSTALLATION/FLASHING: SEE DETAIL 16/A8.0 FOR TYPICAL FLASHING INSTALLATION.
5. PROVIDE TEMPERED GLASS WHERE REQUIRED PER SECTION 2406.
6. ALL R.O. DIMENSION ARE TO BE CONFIRMED BY CONTRACTOR WITH (E) AND (N) FIELD CONDITIONS PRIOR TO FABRICATION.
7. WINDOWS TO MEET TITLE 24 ENERGY MANDATORY MINIMUM OR AS OUTLINED IN TITLE 24 REPORT.
8. INTERIOR FINISH: PAINT GRADE WOOD OR AS SELECTED BY OWNER, EXTERIOR COLOR TO BE SELECTED BY OWNER FROM MFGR'S STANDARD
9. OPENING CONTROL DEVICE PER ASTM F2090-10 STANDARD.
10. ALIGN TOP OF WINDOWS/DOORS & TRIM ACROSS ANY ROOM. CONSULT WITH ARCHITECT/OWNER IF PROBLEMS ANTICIPATED WITH ALIGNMENT



13 PROPOSED NORTH-SOUTH BUILDING SECTION

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

3829 25TH STREET

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OWNER:
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ISSUED FOR PLANNING REVIEW	02.05.2025
ISSUED FOR PERMIT	05.22.2025
PLAN CHECK REVISION	08.20.2025
1 PERMIT REVISION	12.15.2025
2 PERMIT REVISION	09.04.2026

CONSULTANT
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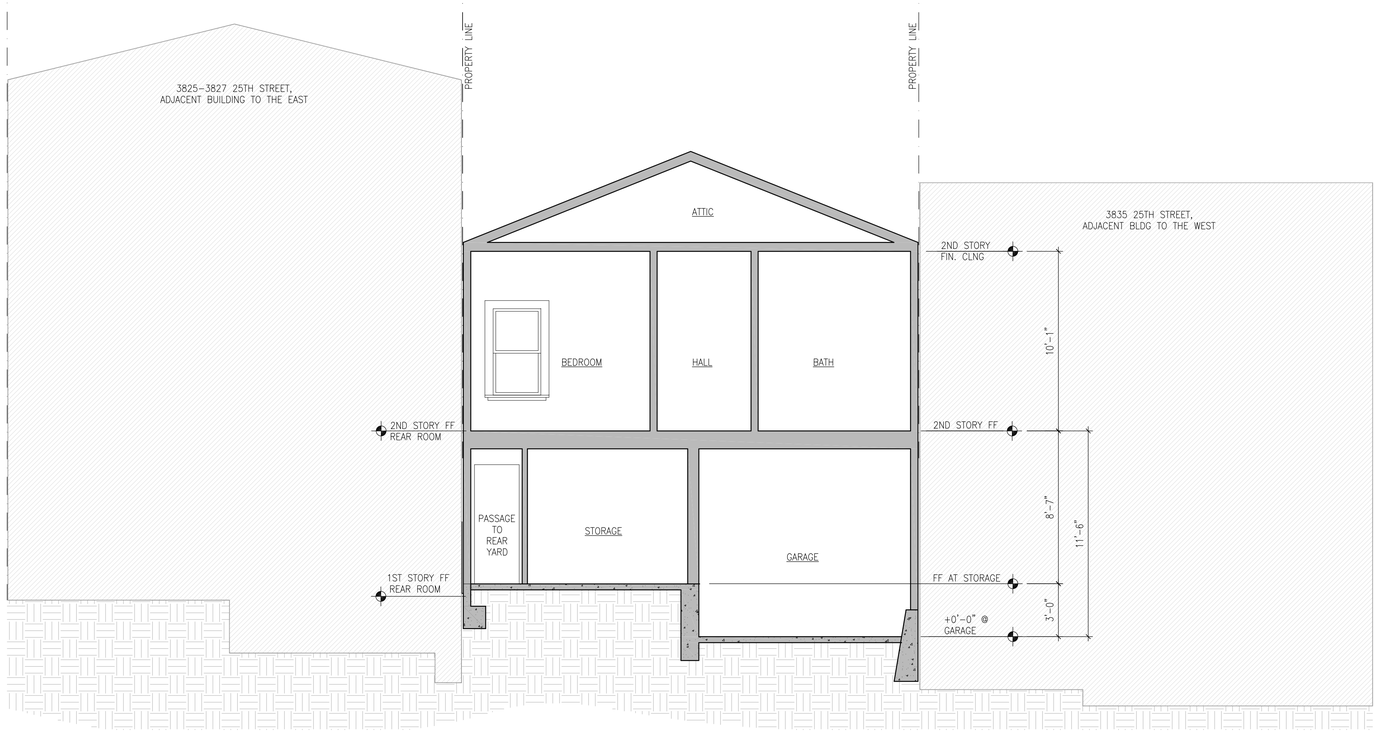
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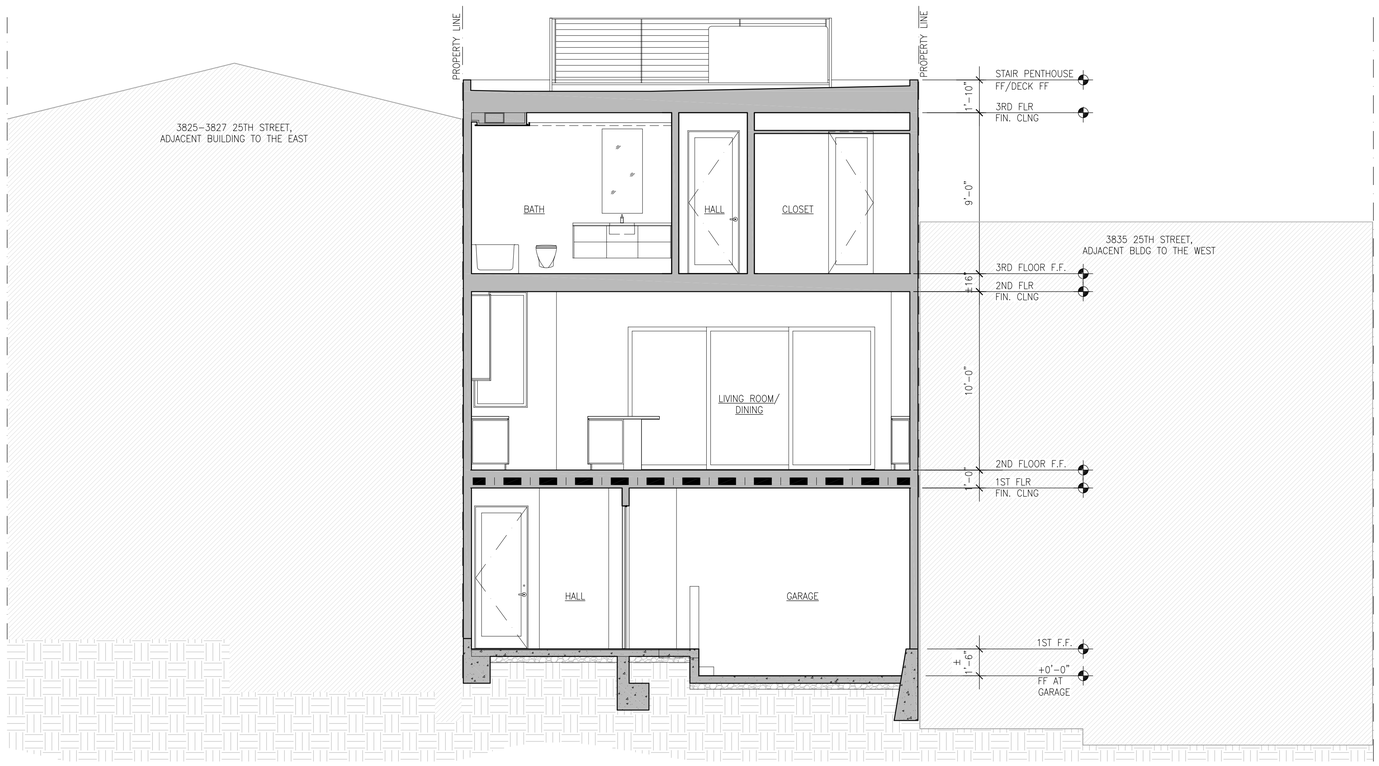
WINDOW SCHEDULE & PROPOSED BUILDING SECTIONS

A3.5



15 EXISTING EAST-WEST BUILDING SECTION

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



13 PROPOSED EAST-WEST BUILDING SECTION

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

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ISSUE: DATE:

1 PERMIT REVISION 09.04.2026

CONSULTANT

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C 27646
REN. 6/30/2027
STATE OF CALIFORNIA

DRAWN: TK

CHECKED: TK

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

EXISTING & PROPOSED
BUILDING SECTIONS

A3.6 1

BRIEF SUBMITTED BY THE PLANNING DEPARTMENT(S)

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: November 4, 2026

October 29, 2026

Appeal No.:	26-057
Project Address:	3829 25th Street
Subject:	Suspension No. 2026-007893ENF
Block/Lot:	6550/040
Zoning District:	RH-2 (Residential-House, Two Family) Family and Senior Housing Opportunity SUD Central Neighborhoods Large Residence SUD
Height/Bulk:	40//50-R-4
Staff Contact:	Corey A. Teague, AICP, Zoning Administrator – (628) 652-7328 corey.teague@sfgov.org

Background & Analysis

Building Permit No. 202506037833 was issued on December 2, 2025, for the following scope of work: "ADD LOWER LEVEL DWELLING UNIT. VERITICAL ADDITION TO ADD 3RD STORY; ADD ROOFTOP TERRACE. REMOVE AND REPLACE FRONT STAIR AND 2ND LEVEL ENTRY." More specifically, the permit allowed vertical and horizontal additions to the existing single-family dwelling with removal of 45.2% of the Vertical Envelope Elements (exterior wall framing) and 51.4% of the Horizontal Elements (horizontal floor and/or roof framing above the first story). While the project proposed to remove substantial portions of the existing building, it did not qualify as a de facto demolition per Planning Code Section 317.

On September 2, 2026, Planning Department staff conducted a site visit in response to compliant and confirmed that this scope of work had been exceeded, with (1) all vertical wall framing at the first floor level along the east side property line removed where no removal was approved; and (2) more than 90

percent of the front façade framing removed where removal of not more than 62% was approved. Planning Department Code Enforcement Case No. 2026-007893ENF was opened that same day. DBI issued NoV No. 202661789 on September 3, 2026. Planning issued a Suspension Request on September 4, 2026, and a Notice of Enforcement on September 22, 2026. The Appellant does not dispute the unauthorized removal of portions of the existing building.

The Appellant's brief contains substantial arguments related to what Planning Code requirements are triggered by the revision permit necessary to correct the unauthorized removal. However, those matters are not before the Board in this appeal, which is only related to the Suspension Request. But for reference only, the Appellant has filed the required Conditional Use Authorization for the de facto demolition of the existing building (including a few revisions to the project) and will likely be heard by the Planning Commission in late December or January.

Regarding the Suspension Request, it is rare for the Planning Department, DBI, or the Board of Appeals to grant a partial suspension of a site or building permit. The recent exception referenced in the Appellant's brief was considered pursuant to its own unique circumstances. In this case, the unauthorized building removal occurred on three different facades (front and both sides). Additionally, as noted in the Appellant's and DBI's briefs, the DBI inspector provided multiple reminders to the contractor to avoid demolition beyond what was permitted. The Planning Department consulted with DBI to consider the Appellant's request for a partial suspension and jointly agreed that a full suspension was appropriate.

Regarding open buildings during the rainy season, neither Planning nor DBI want buildings under construction to be compromised. We have communicated to the Appellants that we are open to issuing the necessary permit during the down time to ensure the building is adequately protected.

Conclusion

There is no dispute that demolition work occurred at the subject property beyond what was authorized, and the Suspension Request was issued pursuant standard practice. Given the extent and multiple locations of the unauthorized removal, a partial suspension is not warranted in this case. Separately, the Department is working with the Appellant to move through the approval process for the revised project as quickly as possible. Therefore, the Department respectfully requests that the Board deny the appeal.

cc: Gaurav Mathur and Pujita Mathur (Appellant)
Troy Kashanipour (Agent for Appellant)
Carey McElroy (Department of Building Inspection)

BRIEF SUBMITTED BY DBI

City and County of San Francisco
Department of Building Inspection

Daniel Lurie, Mayor
David Kane, Interim Director

Board of Appeals Brief

Hearing Date: October 07, 2026

September 25, 2026

RE: Appeal No: 26-057
Permit No: 2025-0603-7833
Subject Property: 3829 25th Street
Block / Lot: 6550 / 040
DBI contact: Richard Soenksen, Senior Building Inspector.
628-652-3506 richard.soenksen@sfgov.org

Permit Description and Background:

The permit before the board is PA# 2025-0603-7833 with the Scope of Work as follows:

ADD LOWER LEVEL DWELLING UNIT. VERITICAL ADDITION TO ADD 3RD STORY; ADD ROOFTOP TERRACE. REMOVE AND REPLACE FRONT STAIR AND 2ND LEVEL ENTRY.

The Permit Application and Plans were reviewed in-house. The Planning Department approved the application on 9/8/2025 and DBI on 9/26/25. The permit was issued on 12/2/2025.

The existing building is a 2-story 1-family dwelling being enlarged by this permit to be a 3-story 2-family dwelling.

There is 1 revision permit PA# 202603258227 currently filed and approved for this property but not yet issued with the description: Revision to permit 202506077833: add covered entry over front door, add balcony @ 3rd floor bedroom, modify kitchen & entry layout, additional area of foundation replacement & detail clarification. Roof top hot tub.

This permit has been reviewed in-house and is ready to be issued.

Analysis of Permit Approval:

After a review of the plans, permit application, and the Appellants' Brief, the following is an analysis of DBI's in-house review and onsite inspection of the demolition portion of the project which is the subject of this appeal:

1. The Approved plans were issued 12/02/2025 after approval by all plan check stations at DBI. A review of the issued plans shows 13 sheets of plans elevations and building sections that illustrate the building conditions that existed prior to construction, the areas to be demolished and the proposed completed residence. The plan set also contains 3 sheets of building details as well as 13 sheets of structural details and 10 sheets of energy efficiency and building information sheets common to all residential development projects. The plans are very clear, well laid out and provide adequate detail with regard to the area that was scheduled for demolition. Prior to commencement of demolition our field inspector had a typical pre-construction meeting with the builder where it was emphasized that the allowable area of demolition would be an area of concern as it presented a challenging condition for the builder. Our field inspector specifically brought up the need not to exceed the approved area of demolition.

Conclusion:

Based on the above analysis of the permit under appeal**,** DBI believes the approved plans were appropriately reviewed by both Planning and DBI. The approved plan set clearly shows the areas and boundaries of the work to be performed. Building Inspection division performed their duties appropriately with regard to meeting on site prior to demolition to review the proposed schedule of construction. Field Inspector Birmingham took the additional step to caution the builder about the challenges of performing the proposed demolition. It is DBI's conclusion that the approved plans adequately demonstrated the allowable area of demolition and the contractor was made aware of the importance of respecting the Planning department's limitations on the allowable area of demolition. **DBI supports the suspension of this permit pending an agreement to move forward with the project**.

Richard Soenksen

Senior Building Inspector

Department of Building Inspection.

cc. Corey Teague, (Zoning Administrator)

Andrew Perry, (CPC)

Julie Lamarre, (Executive Director B.O.A)

David Martin (Appellant)

Max Ramundo (Appellant)

Dave O'Donnel (Permit Holder)

PUBLIC COMMENT

3829 25th St – Public Comment – Appeal 26-057

Oct 29, 2026

To: San Francisco Board of Appeals (boardofappeals@sfgov.org)
Cc: Michelle A. Taylor (michelle.taylor@sfgov.org)
Re: Appeal No. 26-057, 3829 25th Street

Dear Members of the Board and Planning staff,

We are Michael Demetrios and Wendy Slaughter, and we live at 3822 25th Street, across the street from and slightly uphill of 3829 25th Street. We have lived here for 28 years. We want the Mathurs to be able to finish their home and move their family back in, and we strongly believe they should NOT be held to the new five-unit density requirement. We are writing to object to two rooftop elements in the revised plans — the stair penthouse and the hot tub — and to ask that both be denied. We also ask that the front façade be revised to fit the block. Those three requests are the substance of this letter.

We want to be clear about one more thing without letting it distract from these requests. We do not believe the roof deck should be there at all. Every homeowner needs access to their roof for maintenance, and we would never object to that. But turning a roof into an occupied entertainment space has little or no precedent in this neighborhood, and we would prefer a roof that is simply a roof.

What we will see (and hear) from our home

Because our house sits higher than theirs, the roof of 3829 is not an abstraction for us. From the bay windows on our lower floor (main living area), we will be roughly at eye level with the roof deck. From our upper floor (bedrooms), we will look slightly down onto it. The penthouse and the hot tub will be the most prominent things in our view from the front of our home, and their sound, lighting and activity will carry straight to our windows and living spaces.

Why this is our first chance to comment

Until recently, a project like this would have gone through Section 311 neighborhood notification before a permit was issued. That process was never a veto. It was a neighborly courtesy, required by the City, that let the people who share walls, yards and a street with a project see the plans and respond before the work began. In 2024 the Planning Code was amended so that projects adding at least one dwelling unit are exempt from that notice. We understand why: the exemption makes it easier for a homeowner to add a backyard cottage or turn an oversized garage into an in-law unit, and that is housing the City needs. We do not believe it was meant as a way to avoid talking to the neighbors. Yet by adding a basement studio apartment, this project avoided exactly that, and the result is a building built out to every limit the Code permits, with a roof deck, penthouse and hot tub, without a single neighbor having been notified, let alone consulted. We did not know anything was happening until demolition started. This letter is, unfortunately, our first opportunity to go on the record.

1. Deny the stair penthouse

We know of no enclosed stair penthouses on the houses of this neighborhood. The homes here reach their roofs the way they always have: by a rear stair, or in some cases a roof hatch. Enclosed rooftop stairs are a feature of larger apartment buildings: the Building Code allows roof hatches for one- and two-unit buildings (DBI Administrative Bulletin AB-057), while buildings of three or more units reach the roof by stair. A two-unit, three-story house does not need one. On this block of early-1900s homes, a penthouse rising roughly 9 feet above an already-raised roof is a foreign element, and reads as visual clutter.

This project appears to build to the maximum of the allowable envelope. The Planning Code's height exemption for stair penthouses (Section 260(b)) exists so that a stair can reach a roof. We do not think that exemption was intended to allow projects that are growing to the limits of what the Code will allow to stack another occupied level on top: a deck, a hot tub and an enclosed stair to reach them.

The City's own guidance is clear on this point. The Residential Design Guidelines (Rooftop Architectural Features, p. 38) direct applicants to "limit the number of rooftop features," to "design rooftop features with the smallest possible overall dimensions," and to "design stair penthouses to minimize their visibility from the street." They state that "stair penthouses may also be entirely eliminated through the use of roof hatches." The Planning Department's 2018 draft roof deck policy goes further and names roof hatches as the preferred means of roof access. A small penthouse is still a penthouse: on a block where no house has one, minimizing it does not make it fit. We recognize that policy was not formally codified, but the Guidelines that were adopted say the same thing, and the Department's thinking on the subject has not changed.

We ask that the stair penthouse be denied.

2. Deny the rooftop hot tub

Homeowners and renters alike in San Francisco move into a dwelling with a reasonable expectation of privacy in their own rooms. Living on a dense block, we all accept a certain amount of each other's lives: a neighbor's kitchen window, a backyard gathering, the sound of a party now and then. What no one expects is for a hot tub to appear outside their bedroom, bathroom and living room windows.

A hot tub should be a private thing, for everyone's sake, including the people in it. In a backyard, surrounded by fences and the house itself, it is. On a roof, there is nothing to contain it. Everything a hot tub produces — the pumps, the heater, the jets, voices, laughter, and the lighting that goes with evening use — spills outward and upward into the homes around it. On a sloped block of attached houses, many of us would be on the receiving end of all of it.

Rooftop hot tubs are not found in this neighborhood, and the Planning Department has said why they should not be. Its 2018 draft roof deck policy states that hot tubs, fixed cooking appliances, fire pits, showers, other plumbed appliances, and fixed lighting are not allowed on roof decks, because of noise and intensity of use. The spirit of that policy survives in the adopted Guidelines, which ask applicants to "articulate the building to minimize impacts on light and privacy to adjacent properties" (p. 16).

We ask that the rooftop hot tub be denied.

3. Revise the front façade to fit the block

The houses on this block were built before 1940, most in the early 1900s. They share vertical window proportions, painted wood or stucco, and modest cornice and trim details that carry from one house to the next. The proposed façade — light cement plaster, dark aluminum windows with dark aluminum panels reading as horizontal bands — does not speak to its surroundings.

The Residential Design Guidelines are direct about this. They ask that new buildings "be compatible with the patterns and architectural features of surrounding buildings" (p. 9) and that designs "be responsive to the overall neighborhood context, in order to preserve the existing visual character" (p. 7). On details, they direct applicants to "design the placement and scale of architectural details to be compatible with the building and the surrounding area" (p. 43), to "relate the proportion and size of windows to that of existing buildings in the neighborhood" (p. 45), and to "use window materials that are compatible with those found on surrounding buildings" because "in order for a building to be harmonious with surrounding buildings, the choice of window material is very important" (p. 46). On materials: "in neighborhoods with uniform materials, it is best to utilize the same materials" (p. 47).

We are not asking for a historic replica, which the Guidelines also discourage. We ask for vertically proportioned windows, a material palette closer to the neighbors', and some cornice or trim detail that gives the house a relationship to the ones beside it. We understand Planning has previously encouraged changes to the window design, and we urge the Department to hold to the Guidelines on this.

Make the outcome enforceable

The work on this project has already gone beyond what the permit allowed once. We do not say that to punish the owners, but it is a fair reason to put any agreement in writing. We ask that the conditions above, and the commitments our neighbors have requested, be made conditions of approval and recorded as a Notice of Special Restrictions on the property: no rooftop hot tub, no fixed lighting on the roof deck, no roof penthouse, and no expansion of the roof deck beyond what is approved.

Our request to the Board

We understand the family is living in a rental while their house sits open to the weather, and we do not want it damaged further. We ask the Board to allow only the work needed to weatherproof and shore the structure and to repair the damage to the adjacent homes, and to keep the rest of the permit suspended until Planning has approved plans that address the concerns above.

We also support our neighbors' requests regarding repairs to the adjacent homes and the blocked bathroom window and vent.

We welcome a conversation with the Mathurs and their architect, and we would be glad to see this resolved before the hearing. Please keep us informed of upcoming meetings and hearings on this project.

Sincerely,

Michael Demetrios & Wendy Slaughter | 3822 25th St, San Francisco, CA 94114 | mbd2@pacbell.net

From:	Thomas Schuttish
To:	Lamarre, Julie (BOA); Longaway, Alec (BOA)
Cc:	Mejia, Xiomara (BOA); Teague, Corey (CPC); Wong, Kelly (CPC); Soenksen, Richard (DBI)
Subject:	Comments for Appeal No. 26-057 November 4, 2026
Date:	Sunday, November 1, 2026 12:10:18 PM
Attachments:	Comments for BoA November 4th copy.pdf Incomplete Application Notice No. 1 - 649 28th St.pdf 649 28th Street for 1142026.pdf TTD Examples during Construction.pdf

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

Dear Julie and Alec and Xiomara,

Could you please forward this email with the attached Memo to the Board as public comment for this item?

Also included are three pdfs referenced in the Memo.

The first two are about 649 28th Street which is referenced in the Appellants' brief:

The third pdf is just a photo array of other TTD projects through the years in Noe Valley as background information if the Board Members are interested.

Each photo is of a different address during the construction.

All were approved as Alterations since 2012/2013.

Some had Demo Calcs and some did not, and those that had Demo Calcs were either close to the TTD threshold like the Appellants' property or provided inaccurate Demo Calcs. Some were subject to complaints and had Enforcement Actions and some did not.

Thank you very much.
Sincerely,
Georgia

To: President Trasviña, Vice President Saroyan and Commissioners Lopez,
Abad Ocubillo and Wong

From: Georgia Schuttish

Date: November 1, 2026

Re: **APPEAL NO. 26-057**

The Board of Appeals should deny this Request for lifting the Suspension of the Building Permit No. 2025/06/03/7833 for the project at 3829 25th Street.

The Board should compel the Appellants to appear before the Planning Commission in a timely manner for the CUA hearing on Section 207.9.

In their brief the Appellants cite the partial lifting of the Suspension for 649 28th Street by the Zoning Administrator.

In my opinion the Zoning Administrator made an error when he allowed that and I don't say that lightly.

He is a very fine Zoning Administrator, but I think he was wrong in this instance.

Based on the SFPIM, the project sponsors for 649 28th Street appear to be "slow walking" the process.

They promised to pursue the CUA to legalize the Demolition, but since October 1st they have not responded to the Department's request to submit a complete application.

Please see the pdf attached with this email about the incomplete application for 649 28th Street. Also attached in a second pdf are photos of 649 28th Street which shows that the project has progressed, even if the process has not. I think the photos illustrate that particular project sponsor is "sticking his finger in the City's eye", so to speak.

I hope that the Board doesn't allow the Appellants to do something similar.

The photos in the pdf illustrate not only the problem with allowing projects to proceed while in the midst of resolving violations of the Planning Code, but the current state of 649 28th Street gets to the heart of the matter with this situation for 3829 25th Street. ***If the Board grants this Appeal, it will handcuff the Planning Commission in their CUA determination regarding Section 207.9.***

Like many other projects in the past decade plus, particularly in Noe Valley, this project teetered on the edge of the Section 317 Tantamount to Demolition or TTD Demo Calcs.

Many projects have followed this pattern and it has been an issue of concern.

The Appellants and/or their representatives should have been aware they were dancing on the edge with this project. And they should have been diligent in making sure they did not fall off that edge during the construction.

This is an issue that cannot have escaped the mindset or the attention of the Appellants or their agents when affixing their signature to the required submitted documents.

In 2021 the Planning Staff declared Noe Valley *"an epicenter for de facto demolition"*.

When an Alteration project has the scope of work that involves a Horizontal and Vertical Expansion along with a major facade change, like 3829 25th Street and 649 28th Street, it is more likely than not going to become TTD, aka "a de facto demolition". Especially when the Demo Calcs are very close to the thresholds as is the case for 3829 25th Street.

Again, this has happened for years and has led in part to the enormous increase in the cost of housing in Noe Valley and other neighborhoods.

Here are the Findings of Planning Code Section 317:

SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH DEMOLITION, MERGER, AND CONVERSION.

(a) Findings. San Francisco faces a continuing shortage of affordable housing. There is a high ratio of rental to ownership tenure among the City's residents. The General Plan recognizes that existing housing is the greatest stock of rental and financially accessible residential units, and is a resource in need of protection.

The Section 317 Demo Calcs were added to the Code to comply with the Findings.

It is unfortunate that the Planning Department allowed the Appellants to go back in time, so to speak, and hold a PreApp Meeting which allowed them to use the Section 317 Exemption to legitimize the Demolition without a CUA hearing on that issue. That seems overly generous to the project sponsors and very unfair to the neighbors.

It is understandable the Appellants wish to complete the project, but that is not the issue before the Board. The issue is that the Planning Code was violated and the Appellants want to *"escape the noose"* and be allowed to proceed as if nothing had happened by having the suspension lifted.

Land use decisions are not made due to the individual stories of people, even if there are many, many times when they should be.

Over the years both the Planning Commissioners and Members of this Board have repeatedly said that no matter how sorry they may feel about a particular situation and empathetic to every individual story, that is not what drives a decision-making process.

The Board should not allow the lifting of the suspension for 3829 25th Street. That would be making the same mistake the ZA made with 649 28th Street.

Please see the two pdfs concerning 649 28th Street attached with this email as mentioned on page 1 of this memo. (Per the SFPIM this location is outside of the transportation Tier areas that trigger Section 207.9).

Also attached are photos of other projects in Noe Valley through the years as background info in case the Board is interested.

Again this has been an ongoing issue for years and is something that the Appellants must have been aware of when they rolled the dice and failed to make sure that the workers did not exceed the Demo Calcs, as they should have done, particularly since the Calcs were so incredibly close to the Tantamount to Demolition thresholds.

Thank you.

San Francisco Planning

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

INCOMPLETE APPLICATION NOTICE #1

October 1, 2026

(*Via Email: jonathan@elevationarchitects.com*)
Jonathan Pearlman
Elevation Architects
590 Matheson Street
Healdsburg, CA 95448

Project Address:	649 28TH ST
Assessor's Block/Lot:	7520/ 025
Planning Record Number:	2026-008261PRJ
Building Permit Number:	N/A
Enforcement Record Number:	N/A

The Project Application for 2026-008261PRJ is incomplete because the items listed below are required to commence Planning Department review. This project will not be assigned to a planner until the items listed below are submitted to the Planning Department. Once this information is received, and verified, the application will be accepted and consistent with permit performance targets implemented through Mayor Daniel Lurie's PermitSF initiative, we will aim to provide a Plan Check Letter within 30 days.

Project Submittal:

1. Design Review has conducted a preliminary review of the plans and requires the updates listed below.

   Title Page Requirements

   a. **Special Use** District

   b. Square footage of useable open space

   c. Better roofs ordinance, including total roof area, living roof area, and solar ready zone area (Project subject to Planning Code Section 149)

   d. Describe average slope of the projects site (%) **(Projects with exterior expansions)**

Site Plans Requirements

e. **Scale:** 1/8" = 1' (or 1" = 10' if project is too large).

f. **Separate existing and proposed site plans:** showing all buildings on the lot. (Only if exterior changes are proposed)

g. **Adjacent lots** showing full width outlines of all buildings on adjacent properties.

h. **Direction of true north:** show project north if it is different from true north.

i. **Dimensions:** show the distance from the existing building walls to property lines and other structures on the lot. Include width of sidewalk from front property line to curb.

j. **Landscape and permeable surface:** show/dimension the space to be landscaped/permeable within the required front setback (include permeability and landscape calculations). **(Only if existing front setback)**

k. **Usable open space:** show the dimensions of decks, terraces and yards.

l. **Dimensioned setback requirements:** Front setback, rear yard and side yard of the subject and adjacent buildings.

m. **Street Names**

n. **Street tree:** show the location of existing and proposed street trees or add a notation if you pay the in-lieu fee.

Building Elevation Requirements

o. **Separate existing and proposed elevations:** if exterior changes are proposed, provide separate existing and proposed elevations for only the building face(s) related to the work.

Additional Requirements

p. **As Built Plans:** In addition to the requirements above, as-built plans are required. This will demonstrate what the current conditions are as differentiated from the existing plans (last legal condition) and the proposed plans (future condition that legalizes unauthorized work and proposes code compliant work.

Preliminary Environmental Review Comments:

Based on the application materials submitted on 9/16/2026, and preliminary review from our Environmental team, the project appears eligible for CEQA Exemption. The project as proposed does not require an Environmental fee at this time. Applicants will be notified if further Environmental review is required during the Plan Check Letter review.

Fees:

Effective January 1, 2026, Development Application fees are due in full during intake of the Project Application.

The following application(s) for **649 28th Street** has been processed. The fee for the application(s) is listed below.

- **Project Application** fee **$516.** You may reference record number **2026-008261PRJ** when making payment
- **Conditional Use Authorization** fee **$2,318.** You may reference record number **2026-008261CUA** when making payment

Alert - *There is an active phishing scam posing as SFPlanning, requesting payment for project and permits prior to hearings. Please be aware that any request for payment will **only** come from a **sfgov.org** email. Please reach out if you receive an invoice that did not come from an sfgov.org email and if you suspect an invoice is fraudulent or have any questions. You can email the assigned intake planner.*

Below are the different ways that payment can be made:

a) **To pay online**, please log onto the online Public Portal using the registered account associated with the following email: **mjmoeller.50@gmail.com**. The accepted methods of online payments are credit card or E-check.

b) **To pay by mail**, please make the check payable to the SF Planning Department. You may mail it to:

SF Planning Department
Attn: Victoria Lewis
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Please include the property address and record number on the check.

c) **To pay using Wire Transfer**, please follow the instructions in the Wire Transfer Instructions link and notify cpc.wiretransfer@sfgov.org once the wire transfer is complete. You may also contact cpc.wiretransfer@sfgov.org to verify the authenticity of the wire transfer.

d) **To pay in person**, please visit one of the self-pay kiosks located in the Permit Center at 49 South Van Ness, 2nd floor San Francisco, CA 94103. The accepted methods of payment are credit card or check.

Please submit a written response to this letter that discusses how you have addressed the items outlined above and in each of the attachments (if any), within 90 days to Victoria.lewis@sfgov.org. **For projects**

associated with an active Enforcement (ENF) case, please submit a response to this notice within 30 days. If the Department has not received the requested information within 90 days, the application may be cancelled.

Please direct any questions concerning this notice to Victoria.lewis@sfgov.org. Please do not come to the Planning Department to discuss this notice without an appointment. A prompt and complete response on your part will help expedite our review of the project.

If you disagree with the determination in this letter, you may contest this Incomplete Application Notice by submitting a request for an appeal to the Director of Current Planning, by contacting CPC.Intake@sfgov.org, pursuant to Government Code Section 65943(c).

Cc: mjmoeller.50@gmail.com



649 28th Street on October 31, 2026. Note the retention of the old wood from the original structure while the front of the house continues construction.

649
28th
Street
On
6/21












EASTWOOD








T190




Kenrealty
NATIONAL


DANGER












2 HOUR PARKING
United








post no bills




DILLING & JUDD, INC.
GENERAL CONTRACTORS
CAT









From: Fredrick Ballaster
To: BoardofAppeals (PAB)
Subject: APPEAL 26-057 3829 25TH ST
Date: Friday, October 30, 2026 11:00:35 PM

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

I am writing to comment on APPEAL 26-057 3829 25TH ST.

At every step of this project the developers of 3829 25TH ST have shown a stunning lack of willingness to proactively communicate with the community about this project. I am concerned they may also be attempting to shirk the rules governing development.

The original Planning Commission Project Application was for a renovation of an existing structure with vertical and horizontal additions. In the back and forth with the architect (see Plan Check Letter and Responses dated 2/14/25), the Commission questioned the accuracy of demolition calculations and warned the developers that they would need to file for demolition approval if they were removing a unit of housing. The architect revised the plans and demolition calculations and the developers eventually received planning approval, without performing community outreach, on the basis they were only performing “additions” not a “demolition”.

They then hired an out of town developer who proceeded to perform destruction tantamount to a full demolition, an action they are now referring to as “unintended”. It should be no surprise that they were issued a Notice of Violation; the former building had been largely demolished and this is clearly visible from the street.

The developers then attempted to retroactively obtain a 317 Exemption (permission to remove a dwelling unit) without performing community outreach per an affidavit provided in 2026-007893PRJ. Thanks to a complaint, community outreach was finally performed, for the first time, on October 28th.

The outreach meeting garnered significant attendance and concerns about the project: zero communication about the project prior to demolition, plans that call for a party roof deck with an oversized hot tub, a contractor that left dirt and debris on the road and on adjacent properties, an adjacent neighbor whose property line window will be covered by this project and who received ZERO warning about this, and a facade that is completely out of character with its surroundings, among other concerns.

During the community outreach meeting, the architect stated that they intended to appeal the violation and continue work because they “must build an additional floor to prevent the sidewalls from collapsing inward”. The existing walls show no signs of bowing or leaning and it is clear that a few bits of temporary shoring would suffice.

What is not clear is what the intention of the developers has been all along. Was it to destroy the existing structure and rebuild it wholesale with little regard for the rules or the neighborhood at large?

I have concerns that this appeal is a ruse to continue the project unabated and sidestep the planning process. I strongly encourage this commission to demonstrate some integrity by upholding the Planning Commission's Notice of Violation and ensuring the developers work with the Planning Commission to re-entitle the project with plans that address community concerns. If interim work will be allowed I suggest limiting it to temporary shoring and weatherproofing only as is absolutely necessary to maintain the integrity of existing structural elements.

Thank you.

From:	serena.youngster@yahoo.com
To:	BoardofAppeals (PAB)
Subject:	Public Comment for Appeal No. 26-057 at 3829 25th Street
Date:	Friday, October 30, 2026 5:33:25 PM
Attachments:	Planning Commission Letter.pdf

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Re: Appeal No. 26-057 at 3829 25th Street

RE: Appeal No. 26-057 at **3829 25th ST, San Francisco 94114**

Hello,

I'm writing to the board of appeals today to share a message that I've previously sent to the planning commission.

My family, along with others neighbors on the block have some concerns about this project.
It is my biggest hope that all our grievances be heard before an appeal decision be made.

Please find my recent correspondence with the planning commission attached.

Thank you,
Serena Young

Re: Permit 2024-009199PRJ

From: Taylor, Michelle (CPC) (michelle.taylor@sfgov.org)
To: fortune.knit@yahoo.com
Date: Wednesday, October 28, 2026 at 01:59 PM PDT

Hello,

Thank you for your letter. The Planning Department is currently reviewing the project at 3829 25th Street for conformance with applicable code requirements. Once this review is complete, the project will be scheduled for a hearing with the Planning Commission. Your letter will be noted as correspondence for the project and will be forwarded onto the Planning Commission once it has been scheduled with a hearing date.

Thank you,

Michelle Taylor, **Senior Preservation Planner** (she/her)
Districts 5 & 8, Current Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7352 | www.sfplanning.org
San Francisco Property Information Map

Alert: Payment Phishing Scam
An active phishing scam is targeting applicants with fraudulent requests for permit payments. Please verify the sender's email address AND confirm with your assigned planner before making any payment.

From: fortune.knit@yahoo.com <fortune.knit@yahoo.com>
Sent: Monday, October 19, 2026 12:18 PM
To: Taylor, Michelle (CPC) <michelle.taylor@sfgov.org>
Subject: Permit 2024-009199PRJ

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also
RE: 2026-007893PRJ
Project Profile **3829 25th ST, San Francisco 94114**

I have some objections to the above project that is happening on my block.
My two back bedrooms will lose privacy, and this is concerning.
My daughter is blind. Her bedroom is adjacent to the construction.
They are building out further into the backyard, extending their footprint by 30%.

This allows views into my daughter's bedroom, which is a very threatening feeling
for someone who is visually impaired.
I also have another back bedroom that will lose privacy.

In fact several other neighbors will suffer losses of privacy.

Amendments need to be made to the existing plans.
Continuing according to the proposed plan will cause pain/suffering/inconvenience for many neighbors on this block.

Had we been informed of these plans prior to construction, we may have been able to mitigate any problems
beforehand.

The planning application for 3829 25th Street needs to be suspended until we can figure out solutions that work for everyone.

Thank you.

From:	Cy
To:	BoardofAppeals (PAB)
Cc:	Erica Katrak
Subject:	Public Comment for Appeal No. 26-057 at 3829 25th Street
Date:	Friday, October 30, 2026 2:14:13 PM
Attachments:	Letter re 3829 25th Street.pdf

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Re: Appeal No. 26-057 at 3829 25th Street

My wife and I are owners of 3830 25th Street which sits immediately across from 3829th Street. We are writing to the Board of Appeals to share our recent correspondence with the Planning Commission regarding this project. We believe the Mathurs should work with their neighbors, and the Planning Commission, to address the concerns raised by the community about this project. We hope your appeal decision will reflect this while also not placing undue burden on the Mathurs. Find our recent correspondence with the Planning Commission attached.

Thank you,
Cyrus (and Erica) Katrak
3830 25th Street, San Francisco, CA 94114

Letter re: 3829 25th Street

3 messages

Erica Katrak <ericajoykatrak@gmail.com> Mon, Oct 19, 2026 at 11:36 AM
To: michelle.taylor@sfgov.org, corey.teague@sfgov.org
Cc: Cyrus Katrak <katrakc@gmail.com>

October 19, 2026
Michelle A. Taylor, Planner San Francisco Planning Department
Corey Teague, Planner San Francisco Planning Department
cc: Members of the Planning Commission, via the Commission Secretary

Re: 3829 25th Street – Planning Record Nos. 2024-009199PRJ and 2026-007893PRJ

Dear Ms. Taylor and Members of the Planning Commission,

We are Erica and Cyrus Katrak, and we live at 3830 25th Street, directly across the street from 3829 25th Street. We have loved living on this block for 6 years and plan to stay. We're writing about the revised plans for the site.

We support the Mathurs building their long-term family home here, and do not believe they should be subject to the new regulations requiring minimum density just because of a misunderstanding over demolition requirements. However, we do have concerns about two specific features of the current design under review, and we think both can be resolved without costing the owners the house they want. We'd like the Mathurs to be able to move back in, settle in, and be glad they did.

1. Please eliminate the roof deck, stair penthouse, and rooftop hot tub
This is our primary request. The plans (Sheets A3.1 and A3.2) show a roof deck reached by a stair penthouse, with a hot tub for seven people. The design already includes outdoor space on all three other levels, so the roof deck is an addition to what the home already offers, not a necessity.

On a block of attached homes, the roof is the one place where a private amenity becomes everyone else's problem:

- **Privacy**. From the new, taller roof height, the deck looks into the bedrooms of at least four neighboring homes.
- **Light**. The penthouse and rooftop structures add height and shade to the rear yards beside them, including a neighbor's garden that she has tended to for her entire adult life, with her mother tending to it before her.
- **Noise**. A seven-person hot tub is a lovely thing in a backyard. At roof level, in a neighborhood where sound carries between houses, it is something the whole block hears. As the Mathurs often have people over, it's a large concern for many neighbors, ourselves included.

The Residential Design Guidelines speak to this directly. They ask that buildings be articulated to minimize impacts on light and privacy for adjacent properties (Rear Yard, pp. 16–17), and they ask that rooftop features be limited in number and size. They note that stair penthouses can be eliminated altogether with roof hatches (Rooftop Architectural Features, p. 38). Planning Code Section 101 lists adequate light, air, and privacy among the purposes of the Code.

We respectfully ask that the approval require removal of the roof deck, the stair penthouse (replaced by a roof hatch if roof access is needed), and the hot tub, and that the roof not be designed for occupancy.

2. Please adjust the facade to sit more comfortably on the block
All of the homes on this block were built before 1940, and most are from the early 1900s. They share vertical window proportions, painted stucco or wood siding, and modest cornice and trim details. The proposed facade uses light cement plaster with dark aluminum windows and dark aluminum panels that read as continuous horizontal bands. That design belongs to a different street.

The Guidelines ask that buildings in areas with a defined visual character be compatible with the patterns and details around them (pp. 9, 43). They call for window proportions, materials, and detailing that relate to neighboring buildings (Proportions, p. 29; Windows, pp. 44–45; Exterior Materials, p. 47). We are not asking for a historic replica, which the Guidelines also discourage. We are asking for vertically proportioned windows, a material palette closer to the neighbors', and some trim or cornice detail that gives the facade a relationship to the houses beside it. This block is photographed all the time for its quirk and beauty, and this is an opportunity to add to that value.

Previous correspondence with the Planning Commission encouraged modification to the window design, and we urge the Commission to adhere further to the guidelines published.

Our neighbors' other requests
We support the requests our other neighbors are making. We assume the Mathurs intend to repair the damage to the adjacent homes before the rainy season, especially the giant hole now in the side of one of them. We also support a resolution to the blocked bathroom window and exhaust vent with a shared light well or a mechanical ventilation solution. Both adjacent neighbors have lived in their homes for many decades. They received no heads up on the construction and have received no communication from the Mathurs on these issues. We ask that these commitments be written into the approval as conditions, so that everyone can rely on them.

In closing
We welcome a conversation with the Mathurs and their architect, and we hope they're able to create a long-term home for their family while maintaining positive relationships with all of their close neighbors. Please keep us informed of upcoming meetings and hearings on this project. Thank you for your time and for your careful attention to our neighborhood.

Sincerely,
Erica Katrak & Cyrus Katrak, 3830 25th Street
ericajoykatrak@gmail.com, katrakc@gmail.com

Taylor, Michelle (CPC) <michelle.taylor@sfgov.org> Wed, Oct 28, 2026 at 2:04 PM
To: Erica Katrak <ericajoykatrak@gmail.com>, "Teague, Corey (CPC)" <corey.teague@sfgov.org>
Cc: Cyrus Katrak <katrakc@gmail.com>

Hello,

Thank you for your letter. The Planning Department is currently reviewing the project at 3829 25th Street for conformance with applicable code requirements. Once this review is complete, the project will be scheduled for a hearing with the Planning Commission. Your letter will be noted as correspondence for the project and will be forwarded onto the Planning Commission once it has been scheduled with a hearing date. All neighbors within 150 feet of the project site will also be notified once it has been scheduled.

In the meantime, I will share your concerns with the Project Sponsor. We also encourage neighbors to communicate directly with Project Sponsors whenever possible.

Thank you,

Michelle Taylor, **Senior Preservation Planner** (she/her)
Districts 5 & 8, Current Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7352 | www.sfplanning.org
San Francisco Property Information Map

Alert: Payment Phishing Scam
An active phishing scam is targeting applicants with fraudulent requests for permit payments. Please verify the sender's email address AND confirm with your assigned planner before making any payment.

From: Erica Katrak <ericajoykatrak@gmail.com>
Sent: Monday, October 19, 2026 11:36 AM
To: Taylor, Michelle (CPC) <michelle.taylor@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>
Cc: Cyrus Katrak <katrakc@gmail.com>
Subject: Letter re: 3829 25th Street

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

[Quoted text hidden]

Erica Katrak <ericajoykatrak@gmail.com> Thu, Oct 29, 2026 at 9:41 AM
To: "Taylor, Michelle (CPC)" <michelle.taylor@sfgov.org>
Cc: "Teague, Corey (CPC)" <corey.teague@sfgov.org>, Cyrus Katrak <katrakc@gmail.com>

Thanks, Michelle. We appreciate you forwarding our comments to the Commission. There was a community outreach meeting last night that was very well attended, given how this project has unfolded. It's a tight-knit block where most neighbors know each other well, and I was pleased to see mostly the same concerns from everyone. Honestly, it seems like three simple and relatively low cost changes would create a lot of neighborhood support for the Mathurs:

1. Eliminate the superfluous roof deck for reasons of privacy, noise, height, and reducing visual roof clutter (Perhaps they should consider a gabled roof? There have been multiple flat roof drain failures around here with dire consequences.)
2. Add a light well for the Fellers at 3825-3827 so their bathroom has light and ventilation, and start communicating with them through the process.
3. Adjust the facade to use materials and proportions in line with the block… replace the dark aluminum panels between windows with cement plaster, keep vertical proportioned windows, and add some modest trim work. That will eliminate the horizontal band look — still contemporary, but better suited to its surroundings. I've attached one idea for a simple edit, just to illustrate this point.

In our view, this is really not a terrible place for them to be in if it means a large group of their neighbors come around and support them.

Once again, thanks for your attention to our neighborhood! Hoping for some harmony to return soon.
Erica and Cyrus

[Quoted text hidden]

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2 attachments



3829 SimpleEdits.jpg
665K



3829 ProposedPlans.jpg
679K