

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
SHRAVANI SADINENI and MANISH NERLEKAR,)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent)

Appeal No. **24-056**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on September 27, 2024, 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 13, 2024 to Tiffany Tran, of an Alteration Permit (roof deck addition at rear of existing single-family dwelling; new roof hatch and stairs to roof) at 557 Wisconsin Street.

APPLICATION NO. 2024/0913/0723

FOR HEARING ON November 13, 2024

Address of Appellant(s):

Address of Other Parties:

Shravani Sadineni and Manish Nerlekar, Appellant(s)
559 Wisconsin Street
San Francisco, CA 94107

Tiffany Tran, Permit Holder(s)
c/o Colm O'Suilleabhain, Agent for Permit Holder(s)



Date Filed: September 27, 2024

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

PRELIMINARY STATEMENT FOR APPEAL NO. 24-056

I / We, **Shravani Sadineni and Manish Nerlekar**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2024/09/13/0723** by the **Department of Building Inspection** which was issued or became effective on: **September 13, 2024**, to: **Tiffany Tran**, for the property located at: **557 Wisconsin Street**.

BRIEFING SCHEDULE:

Appellants' Brief is due on or before: 4:30 p.m. on **October 24, 2024**, (no later than three Thursdays prior to the hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, Natalia.fossi@sfgov.org, kevin.birmingham@sfgov.org, colm@bedsf.com and trantiffany27@gmail.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **November 7, 2024**, (no later than one Thursday prior to hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, Natalia.fossi@sfgov.org, kevin.birmingham@sfgov.org, shravani.sadineni@gmail.com and manish.nerlekar@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, November 13, 2024, 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.

Appellants filed the appeal by email.

Shravani Sadineni & Manish Nerlekar

559 Wisconsin Street

San Francisco CA 94107 | Email: shravani.sadineni@gmail.com | Phone: +1 312-952-9231

Date: 9/27/2024

Board of Appeals

49, S Van Ness Avenue , Suite 1475

San Francisco , CA 94103

Regarding: Appeal against Permit no. 202409130723, for roof deck addition at 557 Wisconsin Street, that abuts our condo at 559 Wisconsin Street

Dear Madam/Sir,

I, Shravani Sadineni, along with Manish Nerlekar, am the owner of 559 Wisconsin Street, San Francisco, 94107, which is adjacent to 557 Wisconsin Street. We purchased the condo unit in July 2022, and have been residing in the unit since then i.e. for over 2 years.

We recently received a notice of structural changes of the addition of a roof deck at 557 Wisconsin Street. We have the following concerns about these changes at our neighboring/ adjacent single-family home:

1. **Privacy concern:** The structure is a violation of our privacy as it overlooks directly into our living space and kitchen. Visitors on the deck have a full interior view and may access our space.
2. **Daylight obstructed:** It also will obstruct daylight into our living space, making it less appealing and darker during the day.
3. **Neighborhood character:** This roof deck is atypical of the neighborhood, as there are no other units with a similar structure.
4. **Safety and noise concerns:** We are also concerned about our safety with access to the rooftop, next to our windows. Increased foot traffic & socializing is a violation of our space and adds to the noise.

We would like for the owners to stop construction of this rooftop deck and explore additions similar to other buildings in the area, so that they do not violate the privacy, lighting and character of our unit and the other neighboring units.

Thank You, Sincerely

Shravani Sadineni & Manish Nerlekar

Email: shravani.sadineni@gmail.com , Ph: +1 312-952-9231 manish.nerlekar@gmail.com, Ph: +1 847-644-2436

Permit Details Report

Report Date: 9/25/2024 10:46:45 AM

Application Number: 202409130723
 Form Number: 8
 Address(es): 4069 / 021 / 0 557 WISCONSIN ST
 Description: ROOF DECK ADDITION AT REAR (E) SFD. NEW ROOF HATCH AND STAIRS TO ROOF
 Cost: \$50,000.00
 Occupancy Code: R-3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
9/13/2024	TRIAGE	
9/13/2024	FILING	
9/13/2024	FILED	
9/13/2024	APPROVED	
9/13/2024	ISSUED	

Contact Details:

Contractor Details:

License Number: OWN
 Name: OWNER OWNER
 Company Name: OWNER
 Address: OWNER * OWNER CA 00000-0000
 Phone:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		9/13/24	9/13/24			9/13/24	MASOUD HAMIDI	Administrative	
CP-ZOC		9/13/24	9/13/24			9/13/24	MCCALLUM WILL	Approved	9/13/2024: approved: new roof deck and roof hatch. meets deck requirements. no 311. william.mccallum@sfgov.org
BLDG		9/13/24	9/13/24			9/13/24	LIU STEPHEN	Approved	Approved otc
CPB		9/13/24	9/13/24			9/13/24	MASOUD HAMIDI	Administrative	

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

Appointments:

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

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			24E	WOOD FRAMING	

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

[Station Code Descriptions and Phone Numbers](#)

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

Technical Support for Online Services

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

[Contact SFGov](#) [Accessibility](#) [Policies](#)
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BRIEF SUBMITTED BY THE APPELLANT(S)

Appeal Brief Regarding the Structural Changes at 557 Wisconsin Street

Appeal No. 24-056

Date: Oct 23, 2024

Subject: Urgent Appeal Against the Construction of a Roof Deck at 557 Wisconsin Street

From: Shravani Sadineni & Manish Nerlekar, Owners of 559 Wisconsin Street, San Francisco, CA 94107, and

Karen Yang, Owner of 561 Wisconsin Street, San Francisco CA 94107

To: City of San Francisco - Board of Appeals

Dear Madam/Sir ,

We, Shravani Sadineni and Manish Nerlekar, are the owners and residents of 559 Wisconsin Street, San Francisco, CA 94107, a condominium unit we purchased in July 2022. Karen Yang is the owner and resident of unit 561 Wisconsin Street, San Francisco , CA 94107. Our condos are in the building adjacent to 557 Wisconsin Street, which is the subject of this appeal.

On September 13, 2024, the San Francisco Department of Building Inspection approved building permit no. 202409130723 for the construction of a roof deck at 557 Wisconsin St, owned by Tiffany Tran. We are writing to formally and urgently appeal the proposed construction of a roof deck at the neighboring property located at 557 Wisconsin Street. As immediate neighbors whose properties are separated by only 6

feet from the proposed deck, we have significant and immediate concerns that this project, if allowed to proceed, will have a serious and lasting negative impact on our living environment, privacy, safety, property value, and the overall character of the neighborhood.

We also want to note that we attempted to communicate these concerns in person to the owners of 557 Wisconsin Street. The owners stated that they are "entitled to do what they wish with their space" and dismissed our concerns, as well as similar concerns voiced by other neighbors, without providing any suitable or compromising solutions. We were in fact asked to "*deal with these inconveniences as a part of the experience of living in San Francisco*". This lack of receptiveness leaves us with no choice but to escalate the matter to the City, as these issues have not been adequately addressed.

Given the pressing nature of these concerns, we request your prompt attention to our appeal, as this construction will directly and adversely affect our day-to-day lives and potentially devalue our property if allowed to continue. Our concerns are outlined below:

1. Violation of Privacy

The planned roof deck will severely infringe upon the privacy of both our homes. As currently designed, the deck will directly overlook the window of the primary bedroom of 561 Wisconsin St, as shown in **Exhibit 1**. The proposed deck would be only 6 feet from the bedroom window which is sized at 8 feet long x 4 feet high, allowing occupants of the deck to peer into the most private and sensitive areas of our home. The deck will also have a direct line of sight into the living space and kitchen of 559 Wisconsin St,

allowing anyone on the deck to view our interior areas. The properties of 557 Wisconsin St and 559/561 Wisconsin are only 6 feet apart, which exacerbates the privacy issues. This creates a constant intrusion into our private lives, which is unacceptable for homeowners seeking to live in peace and security. We have already started to experience this as several workers are up on the roof during construction, with a direct line of sight through our windows and side doors. Section 136(c)(24) of the San Francisco Planning Code states that decks must be designed to provide the minimum obstruction to light, air, view and privacy. The deck's elevated position directly overlooking our property infringes on our right to privacy and peace. **We ask the City to take action to halt this privacy violation before it becomes a permanent feature of our daily living situation.**

2. Obstruction of Daylight and Views

The construction of the deck will also obstruct the natural light that currently enters our home. We rely on daylight to create a pleasant and inviting living space, and the addition of this structure will cast significant shadows, reducing the amount of light we receive. The roof deck will also obstruct views of the city skyline from our properties, as illustrated in **Exhibit 2**. With the likely addition of furniture and lighting, the roof deck is an intrusion into the visual landscape and impacts our enjoyment of the grand views that the neighborhood of Potrero Hill famously has to offer. This loss of natural light and the obstruction of city views will negatively affect our quality of life, and we request that the City act swiftly to prevent this from happening.

3. Disruption of Neighborhood Character

The proposed roof deck is not in keeping with the architectural style or character of our neighborhood. None of the other nearby properties have similar rooftop structures, and all the buildings in the neighborhood have rear decks or backyard spaces. **We urge the City to act quickly to preserve the neighborhood's integrity** and prevent a structure that is out of place with its surroundings from being erected.

4. Safety and Noise Concerns

Another urgent concern is the potential for safety risks and increased noise due to the deck's proximity to our windows. The structure will make it easier for individuals to access or observe our home, raising security risks. Additionally, rooftop social gatherings would create unreasonable noise levels, which are prohibited under San Francisco's Noise Ordinance, and disrupt the peace and quiet that we and our neighbors currently enjoy. **We respectfully request that the City act now to avoid these disturbances before they become a permanent issue.**

5. Short-Term Rental Permit Concerns

We have also learned that the owners of 557 Wisconsin Street have applied for a short-term rental permit. This further intensifies our concerns, as the presence of transient guests in the building—many of whom would have potential access to the rooftop deck—poses additional risks to our privacy and security. **With multiple guests coming and going, the likelihood of strangers overlooking our property increases, making this issue even more urgent.** We strongly request the City to consider the implications of allowing such a structure in combination with a short-term rental arrangement.

6. Potential Negative Impact on Property Value

We are deeply concerned that the construction of the roof deck, combined with the privacy violations, obstruction of daylight and views, and increased noise outlined above, will significantly affect the value of our property. A roof deck that overlooks our home, restricts our access to natural light and city skylines, and creates noise disruptions will likely make our property less desirable to potential buyers or renters. This is a serious concern, as the potential devaluation of our home could have long-term financial implications for us. **We urge the City to recognize the negative impact this addition could have on our property value and act accordingly to prevent such consequences.**

7. Consideration of Alternative Options

We urge the owners of 557 Wisconsin Street to consider less invasive alternatives that will meet their needs without compromising the well-being of their neighbors. Specifically, we propose that they explore building a deck in the rear of the property at the second floor, similar to the structure that previously existed, or utilizing their backyard space for outdoor gatherings. These options would allow them to enjoy outdoor space without violating our privacy or disrupting the neighborhood. **Time is of the essence, and we implore the City to encourage the owners to consider these alternatives immediately, before irreversible damage is done to our shared living environment.**

Conclusion

Given the privacy violations, obstruction of daylight, disruption of neighborhood character, safety and noise concerns, and the potential devaluation of our property, we urgently request that the City revoke the permit for the roof deck construction at 557 Wisconsin Street. We believe that reasonable alternatives, such as building an attached rear deck or using the backyard, can provide outdoor space for the owners while respecting the privacy, safety, and character of the neighborhood. **We request the City and Board of Appeals to prioritize and address this issue as a matter of urgency to prevent long-term harm to our property and community.**

We appreciate your prompt attention to this matter and trust that you will take the necessary steps to protect our rights and the well-being of our neighborhood. We look forward to your immediate response and action.

Sincerely,

Shravani Sadineni & Manish Nerlekar

Owners of 559 Wisconsin Street

San Francisco, CA 94107

shravani.sadineni@gmail.com, manish.nerlekar@gmail.com]

Karen Yang

Owners of 561 Wisconsin Street

San Francisco, CA 94107

karenyang34@gmail.com]

Appendix

Exhibit 1: View from outside the bedroom window of 561 Wisconsin St showing the view into the appellant's primary bedroom suite.



Exhibit 2: View of roof deck from primary bedroom of 561 Wisconsin St showing the intrusion into city views.



Exhibit 3 - 557 is the building in the center, showing the proximity of the roofdeck to windows, and doors of both 559 and 561



Exhibit 4: The roofdeck extends very close to the doors and windows of both 559 and 561, and has a full unobstructed view into both units, including the bedroom of 561. And Living room and Kitchen of 559.



BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

557 Wisconsin Street

Permit No 202409130723

Project Sponsor Brief to Appeal No. 24-056

Hearing process step for project sponsor:

Project sponsor should address concerns of the DR requester and other individuals, including concerns articulated at the hearing, and demonstrate to the Commission why the project should be approved.

References:

1. San Francisco Planning Code
https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-17760
2. [Public Information Handout: Residential Design Guidelines \(2003\)](#)
3. [Public Information Handout: GeneralInfo Residential Deck.pdf](#)
4. Public Information Handout: Neighborhood Notification Process
5. Permit No. 202409130723

Opening Statement

Permit No.202409130723 has been processed, reviewed, and approved on September 13th, 2024, by SF Planning and DBI in San Francisco. We worked closely with Colm O Suilleabhain, a license Civil Engineer, and the DBI to ensure we followed the process for a residential roof deck and complied with the city code and guidelines available to the public. We aim to come to a fair conclusion with the city and neighbors where all parties are content with the outcome.

Background

Our names are Tiffany Tran and Ross Mulcahy, and we recently purchased the property in the summer of 2024 with the intention of living in the main house for the foreseeable future. When

we started working with Colm to rework the interior of the property to fit our needs it became clear that the rear deck would no longer be accessible from the main living space. As a result of this our only access to the back yard (Shared with ADU) would now be either through the front entrance to the side walkway or through the door to the walkway on the bottom floor. With access to our own outdoor space a big priority, we started a separate process with Colm to look at the possibility of adding a roof deck.

Prior to submission of the approved roof deck (Permit No.202409130723) we referenced the Residential Design Guidelines provided by the city during the design process while complying to the San Francisco Planning Code. We spent multiple revisions trying to make interior access to the roof deck work in an efficient manner while also being to code. As our property is only 20' wide, 5' narrower than most typical 25' wide buildings. and with 9' ceilings this was quite a challenge. We also explored three options for this access, a penthouse, an exterior staircase and then a retractable skylight. Each option came with its own unique set of positives and negatives.

- A Penthouse, although easier for us and more cost effective this would have created more adverse effects for our neighbors with an additional 9' structure on the roof. See Image A & B below. This was abandoned due to impact on neighbors.
- Exterior staircase, this created its own longevity concerns from a water proofing standpoint along with a code concerning the bottom of the stairs where the exterior door would need to be.
- Retractable skylight, although this wasn't our first choice, it quickly became it after discussing the first two.



Exhibit A - Penthouse Option

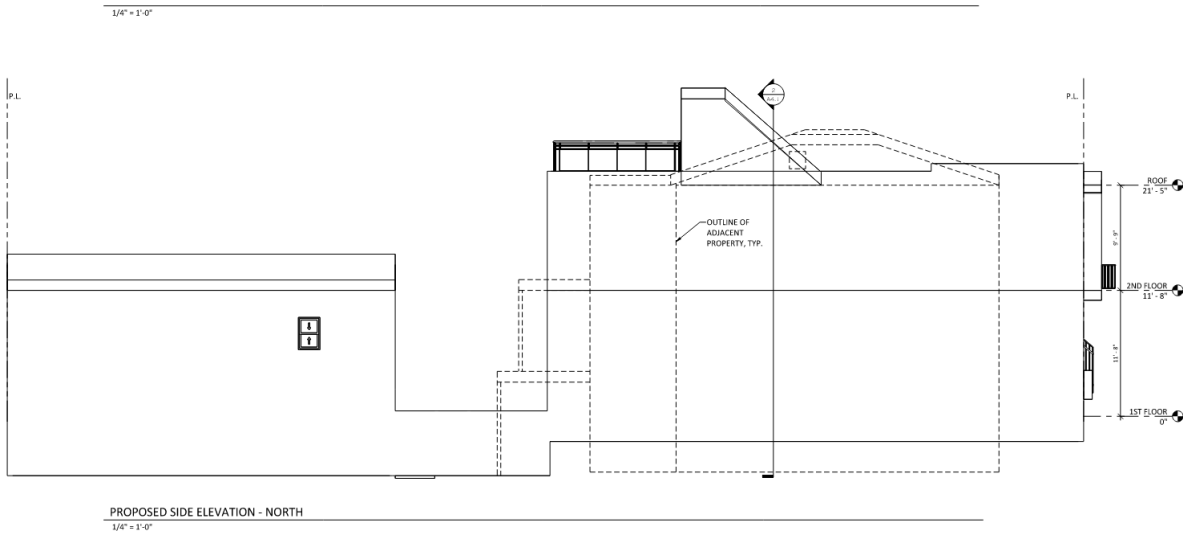


Exhibit B – Penthouse Impacts Neighbors

We completed a thorough design process to ensure the roof deck is compiled with all city guidelines along with being a fit with the neighborhood character. We have attached exhibit A which shows a sight line study from across the street showing that the deck is hidden from view.

Since the Appeal

We understand that the addition of this deck has been a concern for our neighbors, and we are more than happy to discuss options for alleviating these concerns. Since we got word of the appeals by both neighbors we have held two meetings with both parties including the owner of 561 Wisconsin.

Our first meeting with the neighbors was held on Thursday October 10th, 2024. During this we invited them into the property at 557 Wisconsin so we can hear their concerns in person. We also showed them the approved plans and walked them through what the roof deck would look like when complete. After hearing these concerns in person and providing some clarification of where the roof deck would be placed, we agreed to meet again and discuss some solutions after we had time to look at options.

On October 18th, 2024, we held a group call with all neighbors where we presented the following options / clarification.

559 Wisconsin Street – Shravani Sadineni & Manish Nerlekar

- Privacy
 - We'd also like to include an image of our neighbors at 559 Wisconsin Street and how their deck looks directly into our kitchen. We feel this is part and parcel of living in a dense urban City like San Francisco. Image A
 - As the deck is located at the rear of our property there will be no way for anyone to access the neighbor's space. To help with any view into the neighbor's property we can also install some private screens on our roof to help with this. Image B
 - As 559 Wisconsin St is uphill from us, they have more direct sightlines than we have uphill views of them.

- Daylight Obstructed
 - Our deck will in no way obstruct daylight to their property.

Overall Comments

- Noise Concerns
 - We plan on using the deck as a space to get some fresh air and sun during the day.
We have no intention of using the deck as a party deck or creating any nuisance in the neighborhood. If there's ever a time where we are being loud the neighbors can feel free to let us know and we will quiet down or go inside.
 - We are a young couple with plans for the future and we plan to use this as our open space where maybe one day we can bring our future children.
- Neighborhood Character
 - A quick google maps search of the neighborhood shows multiple roof decks near our property. If a roof deck is not present, there is certainly a regular deck at the back of the house. Image C
 - In Exhibit 1 attached to this document, Benchmark Engineering has completed a sightline study showing that the deck will not be visible from the street.

Rebuttal Conclusion:

We welcome dialogue that will progress the conversation around the permit where all parties can come to a compromise. Unfortunately, it is hard to compromise when our neighbors have been clear the roof deck being abandoned is their only solution.

As the permit holder we are requesting the board uphold the permit approval as is, with no conditions. All City departments approved the rooftop deck as it satisfies the codes and requirements of the DBI. We are happy to continue dialogue with our neighbors so as to help

with their concerns, but we don't feel we should give up our outdoor space because of these concerns.

We have spent a lot of time and money to design a roof deck that complies with building, planning, and all codes set forth by the city of San Francisco. We have made efforts to appease our neighbors by abandoning a more obstructive penthouse design in favor of a more expensive design with a retractable skylight, and we have made every effort to hear our neighbors concern since appeals have been filed. We have made efforts to work with the neighbors to resolve their grievances, to no avail. We respectfully ask for the permit to be reinstated upon the conclusion of this hearing.

Appendix

Exhibit C – this shows the view from our kitchen. As you can see our neighbors at 559

Wisconsin have a direct sightline into our property.



Exhibit D – This image shows how the deck will be placed at the rear of the property. You can see how our neighbor looks down on us and how other neighbors have decks that's give us little privacy.



Exhibit D – here you can see 557 Wisconsin in purple, the blue highlighted areas are all the roof decks that surround the house.

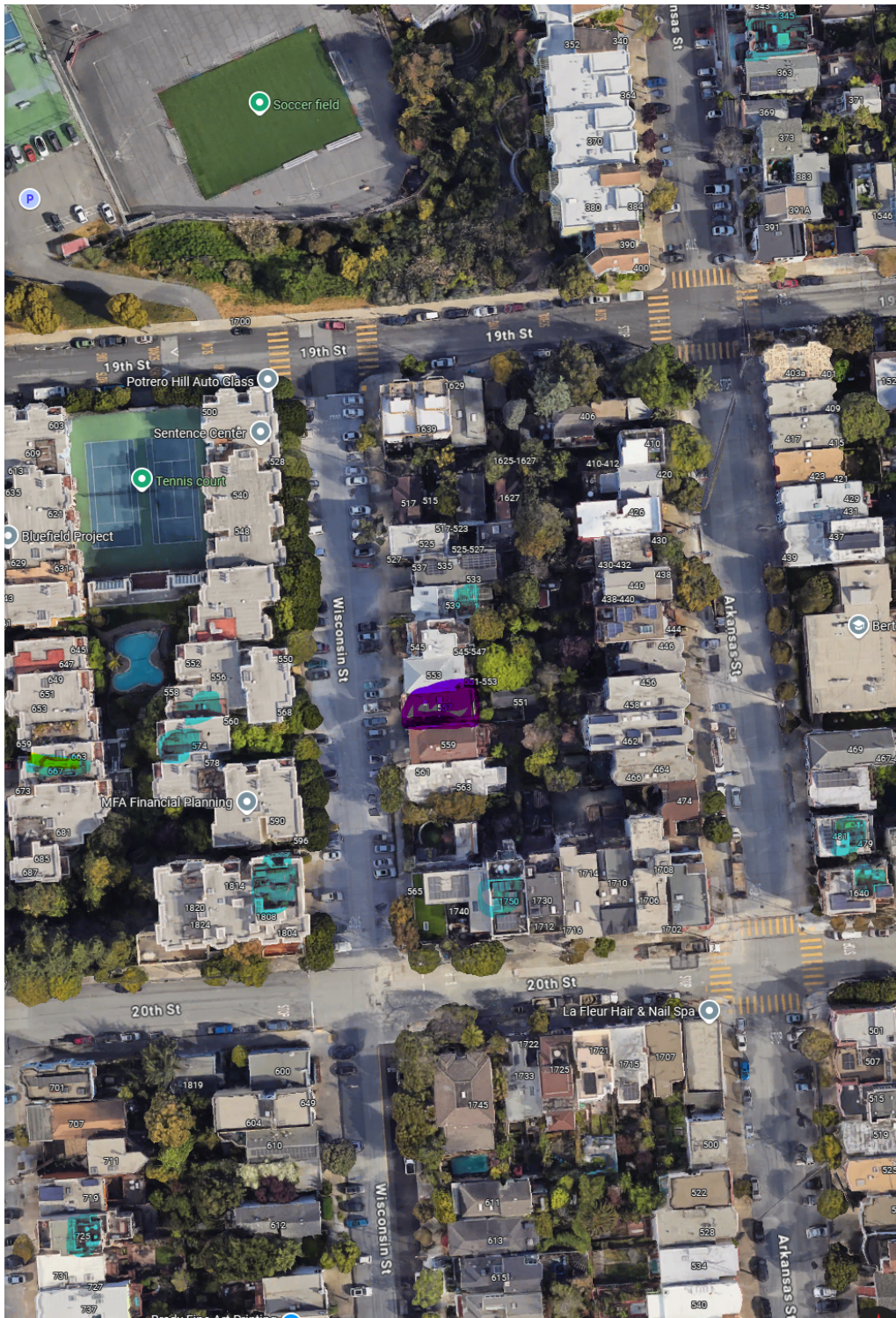
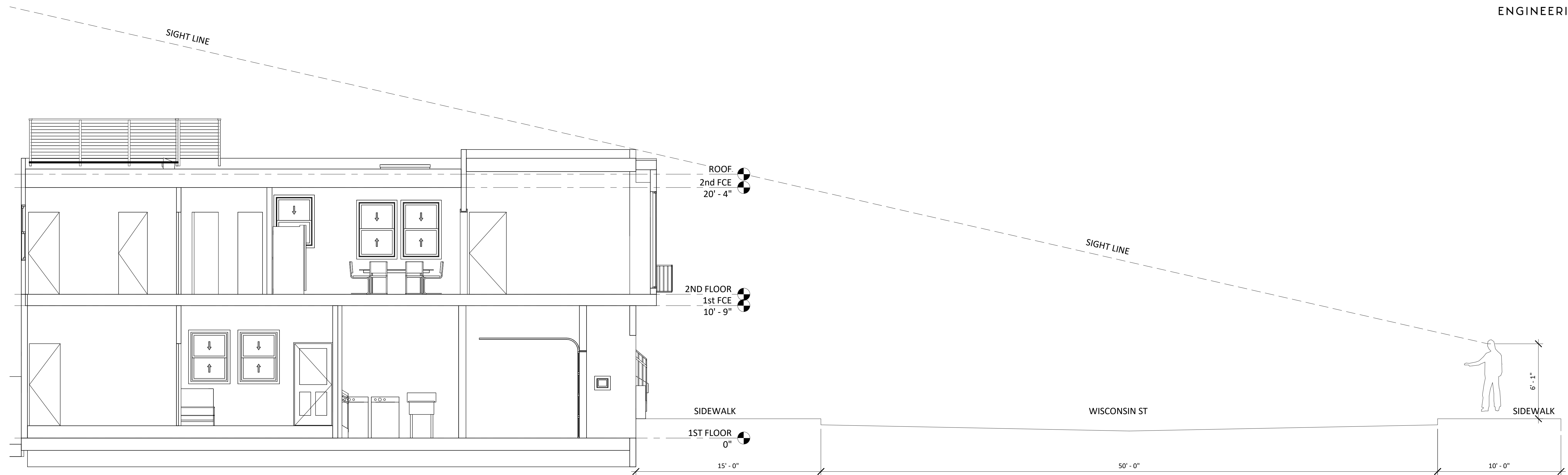
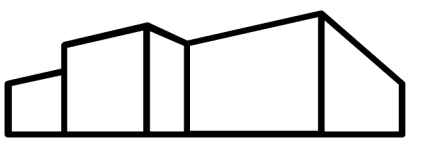


Exhibit F – Sightline Study



1 APPROX. STREET SECTION
1/4" = 1'-0"

ROSS MULCAHY
ROOF DECK ADDITION
557 WISCONSIN ST
SAN FRANCISCO, CA 94107

RESPONSE TO COMMENTS	09/13/24
PERMIT SUBMISSION	09/13/24



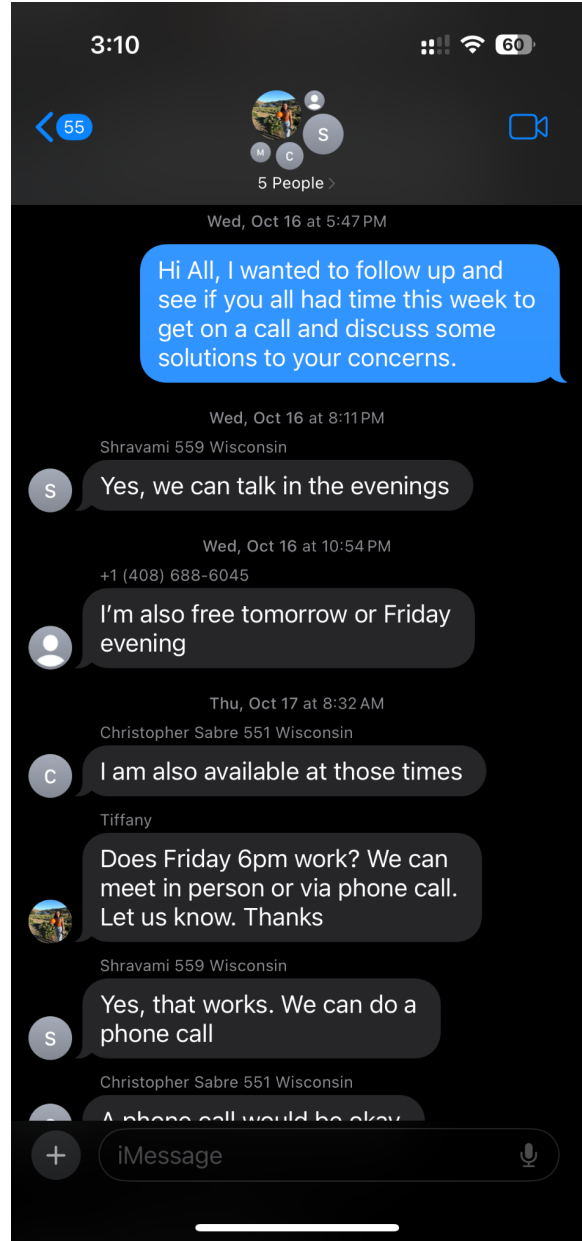
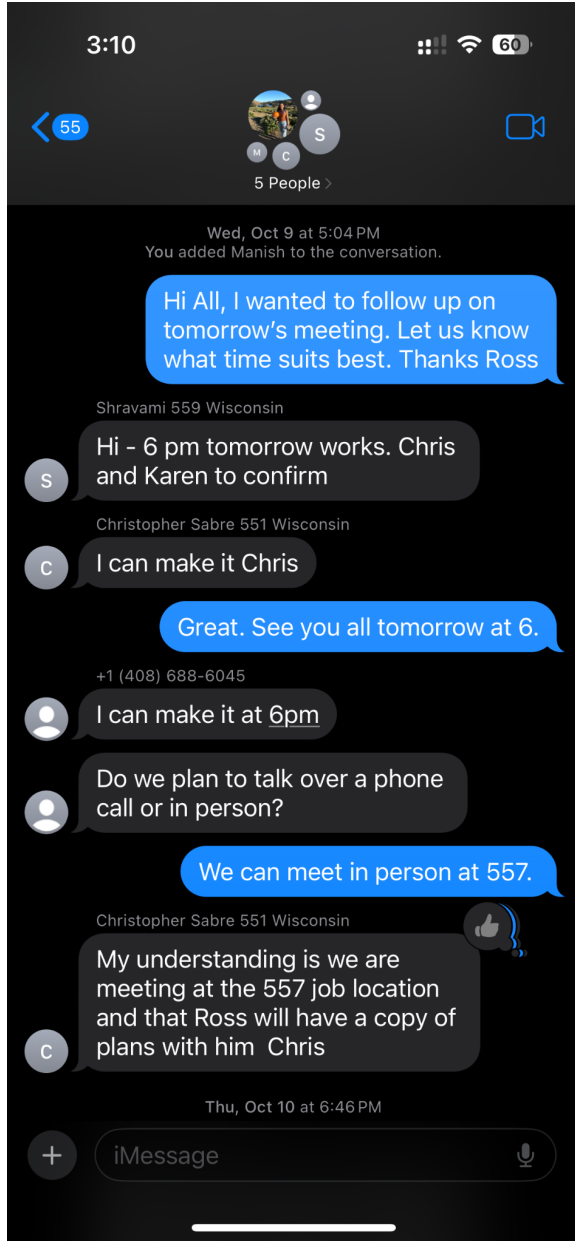
PROFESSIONAL SEAL

**STREET SECTION &
SIGHT-LINES**

SCALE 1/4" = 1'-0"
DATE 07/30/24
DRAWN Author
JOB #: 2419

A4.3
14 SHEETS

Exhibit G – Group Messages Showing Meetings



City and County of San Francisco
DEPARTMENT OF BUILDING INSPECTION

J O B C A R D



OFFICE HOURS: THE BUILDING INSPECTION IS OPEN DAILY, MONDAY THRU FRIDAY,
FROM 8:00 a.m. TO 5:00 p.m.

REQUESTS FOR INSPECTIONS ARE TAKEN 24 HOURS A DAY/7DAYS A WEEK
BY CALLING (628) 652-3401

APPLICATION NO. 202409130723 ISSUED 09/13/2024
JOB ADDRESS: 557 WISCONSIN ST BLOCK: 4069 LOT: 021
NATURE OF WORK: _____

WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED
PRIOR TO EXPIRATION DATE OF 09/08/2025.

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED UPON
WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE.

For informations on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this
JOB CARD for useful and appropriate telephone numbers.

*** ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT. ***

**KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES.
PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE
AT ALL TIMES WHEN WORK IS IN PROGRESS.
AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.**

City and County of San Francisco
DEPARTMENT OF BUILDING INSPECTION
INSPECTION RECORD



APPLICATION NO. 202409130723 ISSUED 09/13/2024

JOB ADDRESS: 557 WISCONSIN ST BLOCK: 4069 LOT: 021

NATURE OF WORK: _____

Do Not Pour CONCRETE until the following are signed

	INSPECTIONS	Dates	Inspectors
	Foundation Forms		
	Foundation Steel		
	Grounding Electrode		
	O.K. TO POUR		

Do Not CONCRETE SLAB until the following are signed

	INSPECTIONS	Dates	Inspectors
	Plumbing Underground		
	Electrical Underground		
	Fire Service Underground		

Do Not COVER until the following are signed

	INSPECTIONS	Dates	Inspectors
	Rough Plumbing		
	Shower Pan		
	Flu, Vents & Ducts (PLBG)		
	Heating Hydrostatic Test		
	Rough Sprinklers (PLBG)		
	Rough Electrical		
	Rough Sprinklers (FIRE)		
	Hydrostatic (FIRE)		
	Sound Transmission		
	Rough Framing		
	Insulation		
	Environmental Air, Vents, Ducts (BLDG)		
	Lath		
	O.K. TO COVER		

ADDITIONAL WORK REQUIRING APPROVALS

	INSPECTIONS	Dates	Inspectors
	Special		
	Special		
	Special		
	Fire Alarm		
	Energy Ordinance		

FINAL INSPECTION REQUIRED

	INSPECTIONS	Dates	Inspectors
	Disabled Access		
	Sprinklers (PLBG)		
	Mechanical		
	Plumbing		
	Electrical		
	Street Use & Mapping		
	Urban Forestry		
	Fire Department		
	Health Department		
	Building		
	CERTIFICATE OF FINAL COMPLETION		

WARNING: THE PROVISIONS OF YOUR BUILDING INSPECTION PERMIT WILL BE NULLIFIED UNLESS ALL FINAL INSPECTIONS ARE SIGNED OFF ABOVE BY THE APPROPRIATE INSPECTORS.

FOR INFORMATION ON THE PERMIT PROCESS, CALL THE DEPARTMENT OF BUILDING INSPECTION'S CUSTOMER SERVICES DIVISION AT 628-652-3230.

FOR INFORMATION RELEVANT TO VARIOUS ASPECTS OF YOUR PERMITTED WORK UNDER WAY, PLEASE USE THE FOLLOWING PHONE NUMBERS:

BUILDING INSPECTION:	628-652-3450	ENERGY/MECHANICAL PLAN CHECK:	628-652-3459
CENTRAL PERMIT BUREAU:	628-652-3240	RECORDS:	628-652-3420
CODE ENFORCEMENT:	628-652-3430	PLANNING DEPARTMENT:	415-558-6377
PLAN REVIEW SERVICES:	628-652-3600	PLUMBING INSPECTION:	628-652-3450
DISABLED ACCESS:	628-652-3730	REROOFING INSPECTION:	628-652-3401
ELECTRICAL INSPECTION:	628-652-3450	SPECIAL INSPECTION:	628-652-3407
FIRE INSPECTION:	415-558-3300	DPW-BSM:	415-558-6060
FIRE PLAN CHECK:	415-558-6177	STREET USE & MAPPING AT 1155 MARKET STREET, 3RD FL:	415-554-5810
GENERAL INFORMATION:	628-652-3200	BUREAU OF URBAN FORESTRY:	415-641-2674
HEALTH INSPECTION:	415-252-3800		
HOUSING INSPECTION:	628-652-3700		

A FINAL REMINDER

AFTER COMPLETION OF WORK BEING PERFORMED UNDER AUTHORITY OF YOUR BUILDING PERMIT, RETAIN THIS JOB CARD WITH YOUR IMPORTANT BUILDING RECORDS.

IMPORTANT!

If this permit was applied for to clear a NOTICE OF VIOLATION issued by HOUSING INSPECTION SERVICES, you must take a copy of the completed JOB CARD and mail it to the attention of the HOUSING INSPECTOR who wrote the NOTICE at the following:

**San Francisco Department of Building Inspection
Housing Inspection Services
49 South Van Ness Avenue, 5th Floor
San Francisco, California 94103**

CENTRAL PERMIT BUREAU
49 South Van Ness Ave, Suite 400
San Francisco, CA 94103

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
(628) 652-3200

Receipt No: 24092461
Application/Permit No: 202409130723

PERMIT IS GRANTED TO

- ERECT ALTER BUILDING ERECT SIGN DATE OF ISSUE 13-SEP-24
- DEMOLISH BUILDING GRADE FILING FEE RECEIPT # _____
- LOWER CURB OCCUPY STREET SPACE
- EXCAVATE STREET OR SIDEWALK POST NOTICE
- HOUSE NUMBER CERTIFICATE REPAIR OR CONSTRUCT SIDEWALK

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF BUILDING INSPECTION

* ADDITIONAL INFORMATION REGARDING SPECIFIC PERMITS IS GIVEN ON THE BACK OF THIS FORM.

SUPPLEMENTAL FEE PAID:

- FINAL PLAN CHECK EXPEDITER FEE PENALTY
- STRUCTURAL LTR DCP FEE

OWNER:

TRAN TIFFANY

LOCATION OF JOB: HOUSE NUMBER: EXISTING ASSIGNED
 STREET ADDRESS BLOCK/LOT
557 WISCONSIN ST 4069/021

METES AND BOUNDS

FRONTAGE FT. 2 # STORIES 5 TYPE B LEGAL OCCUPANCIES R-3
 BUILDING USE 1 FAMILY DWELLING ESTIMATED COST \$ 50,000.00
 SIDEWALK SQ. FTGE. ST. SPACE LINEAR FT. 9 FT. CURB SECT. TO BE LOWERED
 PARKING METER LINEAR FT. PARKING METER DAYS

WORK MUST COMMENCE ON BUILDING WITHIN TIME PER CODE, UNLESS EXTENSION AUTHORIZED PRIOR TO EXPIRATION. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS SPECIFIED IN NOTICE OF VIOLATION OR ABATEMENT ORDER WILL APPLY.

TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES 360 Days AFTER DATE OF ISSUANCE. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY.
 (NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

ROSS MULCAHY

FEE PAYOR
557 WISCONSIN
 ADDRESS
SF CA 94127
 CITY

PERMIT 24092461
 APPEAL
 CENTRAL PERMIT BUREAU-D.B.I. MHAMIDI

DBI P/C PAID AT FILING

AUDITED FOR REFUND	FEE
DCP PLAN CHECK	3,718.00
STRUCTURAL	124.98
BUILDING	336.07
PLAN REVIEW	1,308.77
RECORDS RETENTION	28.00
BLDG STDS ADMIN FUND	2.00

SURCHARGE	0.00
BOA SURCHARGE	88.00
SUBTOTAL OF FEES WITH APPLICABLE SURCHARGES	\$5,605.82

STRONG MOTION	6.50
SUBTOTAL OTHER FEES	6.50
TOTAL	\$5,612.32

SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK
9003-18(Rev.10/95)

WARNING

Pursuant to Article 20 of Chapter 10, Part II of the San Francisco Municipal Code (Public Works Code), certain building permits may be issued only after the permittee analyzes the soil for the presence of hazardous wastes and, where applicable, certifies that it has completed site mitigation. No officer, employee, or agency of the City conducted the soil sampling and analysis, recommended site mitigation measures, conducted the site mitigation or checked or verified the reports submitted or work performed for accuracy, reliability or adherence to protocols. In issuing this permit, neither the city nor any of its officers or employees make any representation that the soil on or about the site is free from the presence of hazardous wastes. Nor does the City's implementation of this process relieve any person from their duties and responsibilities relating to hazardous waste contamination under state and federal law. Neither soil analysis pursuant to Article 20 of Public Works Code nor the issuance of this permit is intended to alter, extinguish, or transfer these responsibilities.

ADDITIONAL INFORMATION

1. Building Permit.
All requests for extension of time must be in writing to Director, Dept. of Building Inspection. Permits are issued subject to Appeal within 15 days to Board of Permit Appeals. Incur no expenses until right of Appeal has lapsed.
2. Demolition Permit.
If Demolition involves Abandonment of Side Sewer Permittee must obtain a Side Sewer Permit . The Side Sewer will then be blocked at the Main Sewer.
3. Permit to Lower Curb/To Excavate in Street or Sidewalk.
Issued to construct Auto Runway as per Article 15. Public Works Code.
Excavation should be carried out in accordance with Article 8 of Public Works Code.
If issued with Building permit time for completion is same as Building; if issued alone, complete work within 6 months from date of Permit. Void if not started within 6 months.
4. Street Space Permit.
No refuse, excavated materials, concrete or mortar is to be disposed of upon Paved Streets, catch basins or into the City sewer system. No material or equipment shall be left on Roadway of Police Tow-Away Zone during hours when Tow-Away Rule is in force. Gutters and Waterways must be kept clear.
All provisions of Section 724.3 of the Public Works Code are incorporated into this permit by reference.
Street and sidewalk areas occupied must not exceed a width 1/2 the width of the sidewalk plus 1/3 the width of the Roadway fronting.
5. Permit to Repair or Construct Sidewalk.
Handicap Ramps required in vicinity of Crosswalks per plan No.11-33, 982, Ch. 2. Before beginning any work under this permit contact your Area Inspector Tel. 554-5837. Permit valid for 3 months from date issued, unless extension authorized.
Some sidewalks have been constructed over a subsidewalk basement or other below ground structure. Issuance of this permit does not limit, modify, or alter in any way the responsibility of the property owner to ensure that such subsidewalk space complies with the San Francisco Building Code, Electrical Code, Fire Code, Mechanical Code, Plumbing Code, Public Works Code, and other Municipal Codes. In addition, issuance of this permit does not limit the liability of the property owner or his or her agent if work pursuant to this permit or the actions of a third party result in damage to the sidewalk or subsidewalk structure; consequently, permittees proceed at their own risk. The City and County of San Francisco makes no representations that issuance of a sidewalk permit will or will not directly or indirectly affect a subsidewalk structure. The Department of Building Inspection, in conjunction with the Department of Public Works, issues permits to construct or alter subsidewalk spaces separately from a sidewalk permit. Property owners are encouraged to seek the advice of qualified professionals to independently analyze the structural integrity of subsidewalk space and determine whether such space should be improved or modified.
6. Hold Harmless Clause.
The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

BOARD OF PERMIT APPEALS STIPULATIONS.



APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER

OSHA APPROVAL REQ'D APPROVAL NUMBER

Handwritten application number: 40824 0913 0723



APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

FORM 3 [] OTHER AGENCIES REVIEW REQUIRED
FORM 8 [x] OVER-THE-COUNTER ISSUANCE
2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

Table with 4 columns: DATE FILED, FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB, BLOCK & LOT, RECEIPT NO., ISSUED, (2A) ESTIMATED COST OF JOB, (2B) REVISED COST, BY, DATE.

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

Table with 6 columns: (4A) TYPE OF CONSTR., (5A) NO. OF STORIES OF OCCUPANCY, (6A) NO. OF BASEMENTS AND CELLARS, (7A) PRESENT USE, (8A) OCCUP. CLASS, (9A) NO. OF DWELLING UNITS.

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

Table with 6 columns: (4) TYPE OF CONSTR., (5) NO. OF STORIES OF OCCUPANCY, (6) NO. OF BASEMENTS AND CELLARS, (7) PROPOSED USE (LEGAL USE), (8) OCCUP. CLASS, (9) NO. OF DWELLING UNITS.

Table with 4 columns: (10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?, (11) WILL STREET SPACE BE USED DURING CONSTRUCTION?, (12) ELECTRICAL WORK TO BE PERFORMED?, (13) PLUMBING WORK TO BE PERFORMED?

Table with 4 columns: (14) CONTRACTOR, (15) PROPERTY OWNER, ADDRESS, ZIP, E-MAIL, PHONE, CSLB NO., EXPIRATION DATE.

Table with 4 columns: (15) PROPERTY OWNER, ADDRESS, ZIP, E-MAIL, PHONE (FOR CONTACT BY DEPT.)

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
Roof deck addition at (E) SFD. New Roof hatch and stairs to Roof.
Modifications to interior 2nd floor pantry walls.

ADDITIONAL INFORMATION

Table with 4 columns: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT, (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?, (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.

Table with 4 columns: (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?, (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?, (23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN), (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?

Table with 2 columns: (25) ARCHITECT OR ENGINEER (DESIGN, CONSTRUCTION), ADDRESS, CALIF. CERTIFICATE NO.

Table with 2 columns: (26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"), ADDRESS

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.
Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).
THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dwellings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

- I hereby affirm under penalty of perjury one of the following declarations:
(I) I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
(II) I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are: Owner, Owner
(III) The cost of the work to be done is \$100 or less.
(IV) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
(V) I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.





CHECK APPROPRIATE BOX
[] OWNER
[] CONTRACTOR
[] ARCHITECT
[] AGENT
[x] ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

Signature of Applicant or Agent
Date 9/13/24

CONDITIONS AND STIPULATIONS

REFER TO: <input type="checkbox"/>	APPROVED:  HOUSING INSPECTION DIVISION, DEPT. OF BLDG. INSPECTION	DATE: _____ INSPECTOR: _____ BUILDING INSPECTION DIVISION
<input type="checkbox"/>	APPROVED: new roof deck and roof hatch. meets deck requirements. no 311 APPROVED BY WILL McCALLUM SEP 13 2024 PLANNING DEPARTMENT DEPARTMENT OF CITY PLANNING	DATE: _____ INSPECTOR: _____ ELECTRICAL INSPECTION DIVISION
<input type="checkbox"/>	APPROVED:  Stephen Liu, DBI SEP 13 2024 PLAN REVIEW SERVICES, DEPT. OF BLDG. INSPECTION	DATE: _____ INSPECTOR: _____ PLUMBING INSPECTION DIVISION
<input type="checkbox"/>	APPROVED:  Stephen Liu, DBI SEP 13 2024 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ INSPECTOR: _____ CODE ENFORCEMENT SERVICES
<input type="checkbox"/>	APPROVED:  MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ INSPECTOR: _____
<input type="checkbox"/>	APPROVED: SAN FRANCISCO FIRE DEPARTMENT	DATE: _____ INSPECTOR: _____
<input type="checkbox"/>	APPROVED: SF DEPARTMENT OF PUBLIC WORKS / MAYOR'S OFFICE OF DISABILITY (CROSS ONE OUT)	DATE: _____ INSPECTOR: _____
<input type="checkbox"/>	APPROVED: SF PUBLIC UTILITIES COMMISSION	DATE: _____ INSPECTOR: _____
<input type="checkbox"/>	APPROVED: DEPT. OF PUBLIC HEALTH / OCII (CROSS ONE OUT)	DATE: _____ INSPECTOR: _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

OWNER'S AUTHORIZED AGENT

PROJECT INFORMATION & SCOPE OF WORK

ROOF DECK ADDITION AT (E) SFD. NEW ROOF HATCH AND STAIRS TO ROOF. Modifications to Interior 2nd floor pantry walls. *cos 9/13/24*

OWNER INFORMATION: ROSS MULCAHY
557 WISCONSIN ST
SAN FRANCISCO, CALIFORNIA 94107
(415) 960-5568

PROJECT CONTACT: BENCHMARK ENGINEERING & DESIGN
145 BALBOA ST, APT 201
SAN FRANCISCO, CALIFORNIA 94118
(415) 463-9417
colm@bedsf.com

BLOCK NUMBER: 4069
LOT NUMBER: 021

AUTHORITY: CITY AND COUNTY OF SAN FRANCISCO
APPLICABLE CODE: 2022 CALIFORNIA BUILDING CODE WITH SFBC AMENDMENTS

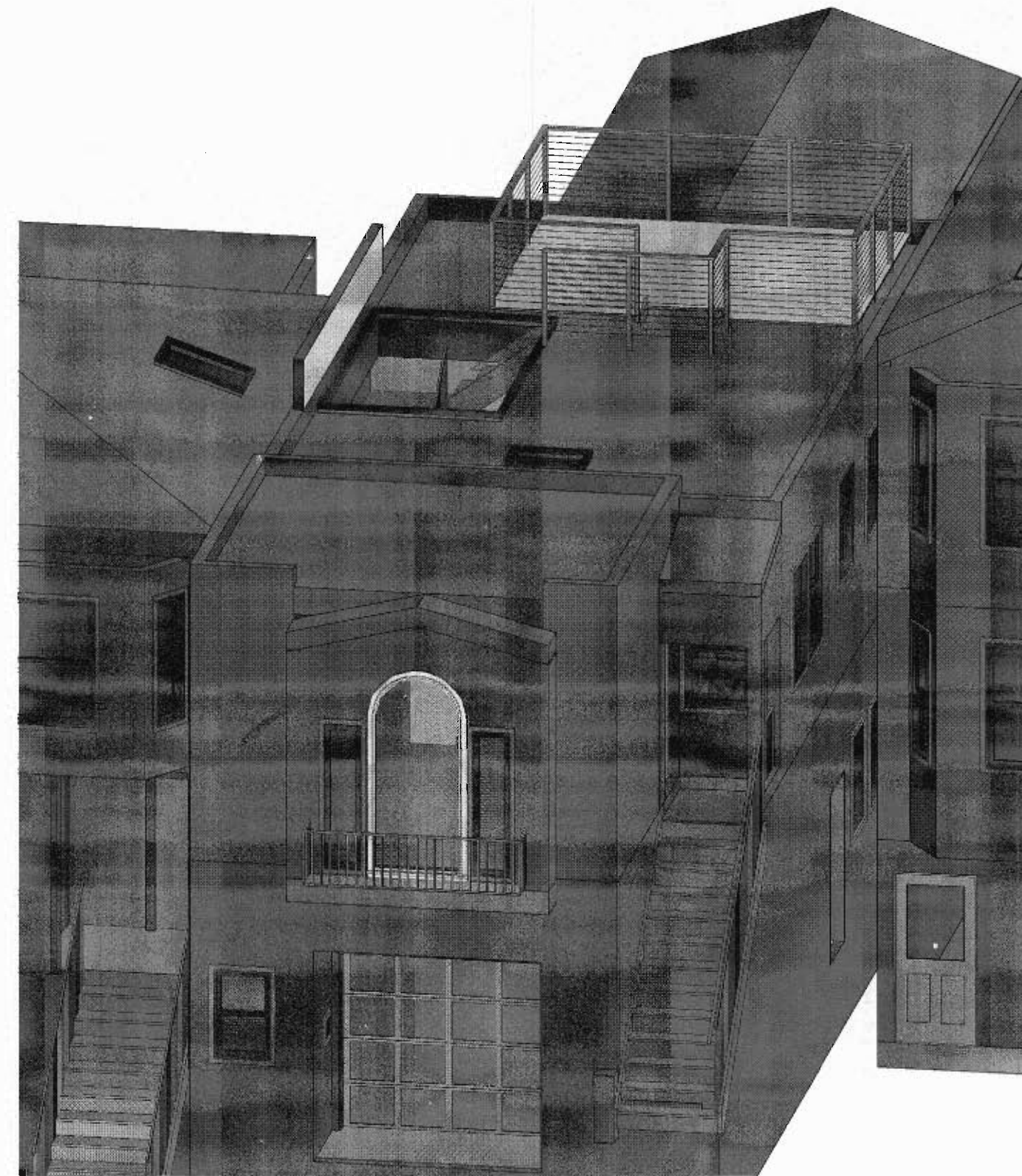
ZONING DISTRICT: RH-2
EXISTING BUILDING: TYPE VB
PROPOSED BUILDING: TYPE VB

NUMBER OF STORIES
EXISTING: 2
PROPOSED: 2

NUMBER OF UNITS
EXISTING: 1
PROPOSED: 1

SPRINKLERS: NONE (EXISTING & PROPOSED)

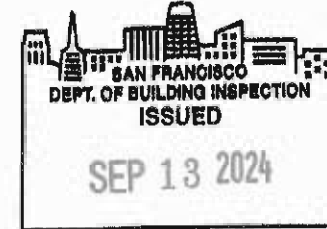
ROOF DECK ADDITION 557 WISCONSIN ST SAN FRANCISCO, CA 94107



SPECIAL INSPECTION
REQUIRED PER SFBC
SECTION 1704

Stephen Liu, DBI

SEP 13 2024



WJM

SEP 13 2024

PLANNING DEPARTMENT

AREA CALCULATIONS

EXISTING CONDITION		PROPOSED CONDITION	
	AREA		AREA
FIRST FLOOR		FIRST FLOOR	
CONDITIONED	467sqf	CONDITIONED	467sqf
UNCONDITIONED	360sqf	UNCONDITIONED	360sqf
SECOND FLOOR		SECOND FLOOR	
CONDITIONED	900sqf	CONDITIONED	900sqf
UNCONDITIONED	0sqf	UNCONDITIONED	0sqf
AREA TOTAL	1727 sqf	AREA TOTAL	1727 sqf
EXISTING TOTALS		PROPOSED TOTALS	
CONDITIONED	1367 sqf	CONDITIONED	1367 sqf
UNCONDITIONED	360 sqf	UNCONDITIONED	360 sqf

GENERAL PLUMBING NOTES:
P1. TOILET SHALL BE 1.28 GALLONS PER FLUSH MAX. CPC 411.2 & CALGREEN SECTION 4.303.1.1

P2. PROVIDE MIN. 30" CLEAR WIDTH & 24" IN FRONT PER CPC 402.5

P3. SHOWERS & TUB SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROLS OF THE PRESSURE BALANCE TYPE, THERMOSTATIC OR COMBINATION MIXING VALVE TYPE PER CPC 408.3.

P4. PRESSURE ABSORBING DEVICE REQ'D ON WATER LINE CLOSE TO QUICK ACTING VALVES PER 609.10.

P5. MAXIMUM FLOW RATES
SHOWER HEADS - 1.8 GPM @ 80PSI (CALGREEN 4.303.1.3.1)
LAVATORY FAUCETS - 0.5 GMP @ 60PSI (CALGREEN 4.303.1.4.2)
KITCHEN FAUCETS - 1.8 GMP @60PSI (CALGREEN 4.303.1.4.4)

BUILDING ENLARGEMENT
DESCRIPTION
 VERTICAL
 HORIZONTAL

GENERAL NOTES:
1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:
2022 CA ADMINISTRATIVE CODE TITLE 24 PART 1
2022 CA BUILDING CODE TITLE 24 PART 2
2022 CA RESIDENTIAL BUILDING CODE TITLE 24 PART 2.5
2022 CA ELECTRICAL CODE TITLE 24 PART 3
2022 CA MECHANICAL CODE TITLE 24 PART 4
2022 CA PLUMBING CODE TITLE 24 PART 5
2022 CA ENERGY CODE TITLE 24 PART 6
2022 CA FIRE CODE TITLE 24 PART 9
2022 CA GREEN BUILDING STANDARDS TITLE 24
COORDINATE ALL WORK WITH STRUCTURAL DRAWINGS

2. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT IN WRITING.

3. MANUFACTURER'S DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR AND PERFORMANCE.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT, BEFORE COMMENCING WORK.

5. CONTRACTOR SHALL NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL ALWAYS GOVERN CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.

6. ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, TO FINISHED FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.N.

7. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT, CASEWORK, FURNISHINGS AND ALL OTHER ITEMS REQUIRING SAME.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT.

9. CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS.

10. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

11. "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS, U.O.N.

12. DETAILS ARE USUALLY KEYED ONLY ONCE (ON PLANS OR ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

13. CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.

14. AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPLATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK, THAT ARE CAUSED BY HIM/HER OR SUBCONTRACTORS.

16. WHERE ADJOINING DOORS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR, U.O.N.

17. ALL PIPE, CONDUIT AND DUCT PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALL AND CEILING SHALL BE SEALED WITH FIREPROOFING PLASTER OR FIRESTOPPING TO FULL DEPTH OF SLAB OR THICKNESS OF WALL/CEILING.

18. ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, & REVIEWED SAME WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.

19. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER.

20. CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.

21. A 6-8" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.

22. CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.

23. COMMON ABBREVIATIONS:
(E) = EXISTING, (N) = NEW,
GWB = GYP. BD. = GYPSUM WALLBOARD,
MTL = METAL, S.S. = STAINLESS STEEL,
SSD = SEE STRUCTURAL DRAWINGS,
AFF = ABOVE FINISHED FLOOR.

24. OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER ADDRESSING 2022 CALGREEN SECTION 4.410.1 ITEMS 1 THROUGH 10.

GENERAL ELECTRICAL NOTES:
A. PER TITLE-24, BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS ARE TO HAVE ALL HIGH EFFICACY (H.E.) LIGHTING UNLESS LIGHTING IS CONTROLLED BY CERTIFIED OCCUPANT SENSOR(S) WHICH MUST BE MANUAL-ON MOTION SENSOR AND MUST NOT HAVE 'ALWAYS-ON' OPTION.

B. PER TITLE-24, OTHER ROOMS - BEDROOMS, HALLWAYS, STAIRS, DINING ROOMS, AND CLOSETS LARGER THAN 70SF - ARE TO HAVE ALL H.E. LIGHTING UNLESS LIGHTING IS CONTROLLED BY DIMMER SWITCH OR CERTIFIED OCCUPANT SENSOR(S) WITH MANUAL-ON SENSOR AND NO 'ALWAYS-ON' OPTION. HIGH EFFICACY LIGHTING SHALL COMPLY WITH CEC 150.0 (K) & TABLE 150.0-A

C. PER TITLE-24, ALL RECESSED LUMINARIES IN INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER AND MUST BE CERTIFIED AS AIR TIGHT.

D. PER TITLE-24, ALL OUTDOOR LIGHTING IS TO BE H.E. LIGHTING UNLESS LIGHTING IS:
1- CONTROLLED BY CERTIFIED MOTION SENSORS AND PHOTOCONTROL;
2- OF LANDSCAPE LIGHTING (NOT ATTACHED TO BUILDING);
3- IN OR AROUND SWIMMING POOLS OR WATER FEATURES.

E. PER CBC 1204.3, IF A ROOM INTENDED FOR HUMAN OCCUPANCY DOES NOT HAVE MIN. NET GLAZED AREA FOR NATURAL LIGHT, PROVIDE MIN. ARTIFICIAL LIGHT OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 IN. AFF.

F. PER CBC 1204.4, STAIRWAYS WITHIN DWELLING UNITS & EXTERIOR STAIRWAYS SERVING A DWELLING UNIT SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE WITH CONTROLS PER CEC.

G. ALL 120V, SINGLE PHASE, 15- & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN HABITABLE SPACES, CLOSETS AND HALLWAYS SHALL BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (AFCI) UNLESS NOTED OTHERWISE

H. SEE CA ENERGY CODE (TITLE 24, PART 6) 150.0 (K) FOR LIGHTING REQUIREMENTS.

I. 125V 15- & 20AMP RECEPTACLES SHALL HAVE GFCI PROTECTION PER CEC 210.8.(A). 120V 15- & 20AMP CIRCUITS SHALL BE PROTECTED BY AFCI PER 201.12

K. SEPARATE KITCHEN CIRCUITS TO BE PROVIDED FOR COUNTERTOP OUTLETS, REFRIGERATOR, AND DISHWASHER/DISPOSAL. PROVIDE MIN. 2 - 20 AMP SMALL APPLIANCE BRANCH CIRCUITS (PER CEC SECTION 210.52).

GENERAL MECHANICAL NOTES:
M1 - PROVIDE 200 SQ. IN. NET OPENING FOR GARAGE VENTILATION PER CMC 403.7.1 (UP TO 1,000 SF)

M2 - PER CBC 406.3.2.2, DUCTING IN PRIVATE GARAGE \$ DUCTS PENETRATING THE WALLS OR CEILING. SEPARATING THE DWELLING UNIT FROM THE GARAGE TO BE MIN. 0.019 IN. SHEET METAL & HAVE NO OPENINGS INTO THE GARAGE.

M3 - PROVIDE COMBUSTION AIR OPENINGS FROM OUTSIDE FOR W.H. PER CPC 506. (FURNACE PER CMC 701). ANY APPLIANCE WITH FLAME SOURCE TO BE MOUNTED MIN. 18" ABOVE FLOOR IN GARAGE PER CMC 305.1, CPC 507.13

M4 - PROVIDE APPROVED SEISMIC STRAPS W.H. (OR WATER STORAGE TANKS) TO WALL PER CPC 507.2

M5 - TERMINATE GAS VENT PER CMC 802.5.4, CPC 906.

M6 - DRYER EXHAUST DUCT-14'-0" MAX. WITH 2 - 90° PER CMC 504.4.2.1 OR PER MANUF. - VENT TO EXT. PROVIDE BOOSTER FAN PER CODE IF REQ'D; CMC 504.4.2.3 (FANTECH # RVF4XL EXT. MTD FAN OR EQ.)

M7 - PROVIDE 100 SQ. IN. NET OPENING FOR DRYER MAKE-UP AIR PER CMC 504.4.1

M8 - PER CBC 1205.2, BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, OR SIM. BATHING FIXTURES TO BE MECH. VENTILATED PER CMC CH 5.

M9 - TERMINATE ALL ENVIRONMENTAL AIR EXHAUST DUCTS (KITCHEN RANGE HOOD, BATHROOM FAN, DRYER) MIN. 3 FT. FROM ANY OPENING & 10FT FROM PROPERTY LINE PER CMC 502.2.1. PROVIDE BACK DRAFT DAMPER (B.D.D.) AS REQUIRED PER CMC 504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY

M10 - PER CMC TABLE 403.7, PROVIDE EXHAUST FAN 20CFM FOR CONTINUOUS OPERATION, 50 CFM OTHERWISE. DOMESTIC RANGE HOOD VENTS SHALL MEET THE REQUIREMENTS OF COM 504.3 AND COMPLY WITH TABLE 403.7

M11 - PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS AT SHOWERS AND TUB/SHOWERS PER CPC 408.3.

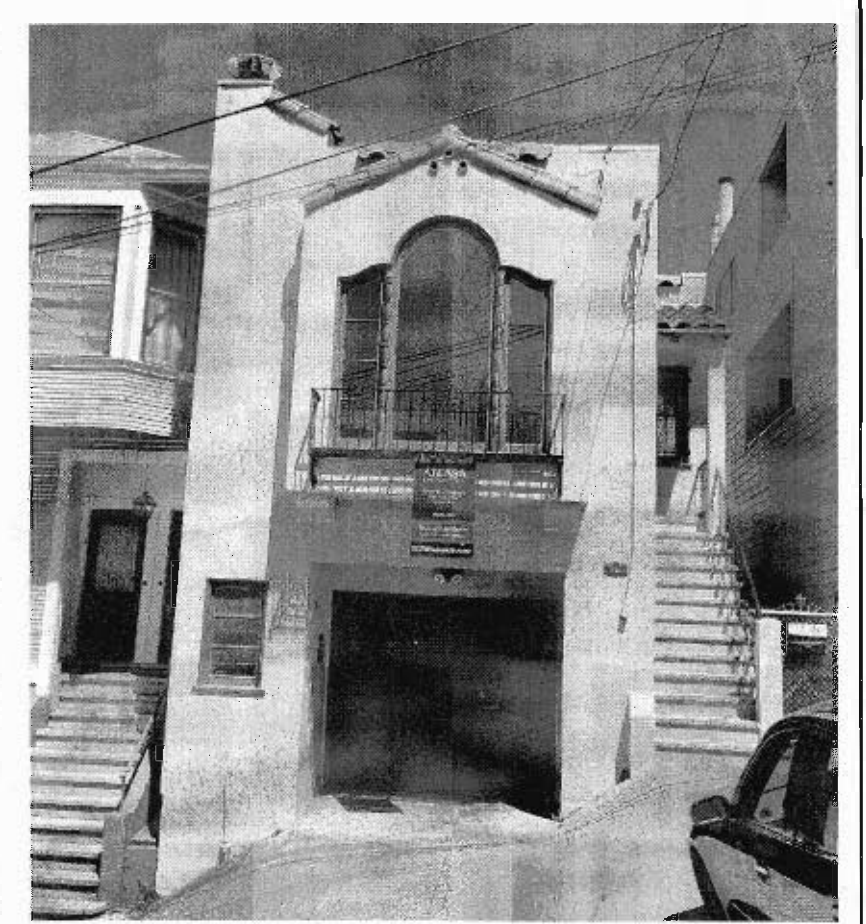
M12 - PROVIDE AIR FOR COMBUSTION, VENTILATION AND DILUTION OF FLUE GASES PER CMC 701. DESIGN SYSTEMS TO PREVENT PRESSURE DIFFERENTIAL BETWEEN APPLIANCES AND MAKEUP AIR. PROVIDE INDOOR AND/OR OUTDOOR AIR AS REQUIRED PER 701.4 - 701.9. COORDINATE LOCATION AND ROUTING OF REQUIRED EQUIPMENT/DUCTING WITH OWNER AND DESIGNER.

M13 - ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH HEATING PER CBC 1203.1.

M14 - ALL ASSEMBLIES ENCLOSING CONDITIONED LIVING SPACE SHALL BE INSULATED IN ACCORDANCE WITH THE MINIMUM SPECIFICATIONS REQUIRED BY THE TITLE 24 ANALYSIS ON THE M SERIES OF SHEETS.

M15 - MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.3 (HORIZONTAL) AND CBC 420.2 (SEPARATION WALLS). PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 714, 717.6.

BENCHMARK ENGINEERING & DESIGN



STREET VIEW



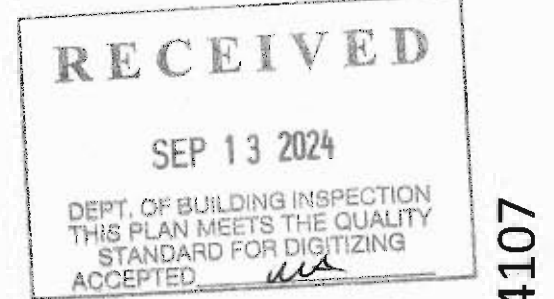
SITE LOCATION MAP

CODE NOTES:
1. PER CBC 907.2.10.1.2, PROVIDE HARD WIRED SMOKE DETECTORS ON EVERY FLOOR AND IN EVERY SLEEPING ROOM AND HALLWAY OUTSIDE OF SLEEPING ROOMS.

2. PER CBC TABLE 602, PROVIDE ONE HOUR RATED STRUCTURE EVERYWHERE WITHIN 5 FEET OF AND PARALLEL TO THE PROPERTY LINE.

3. PER CBC 406.1.4 PROVIDE GWB ASSEMBLIES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS, (MIN. 1/2" GWB BETWEEN THE DWELLING & ATTIC AREA, GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE 'X' GWB OR EQ).

4. PROVIDE MIN. 1 EMERGENCY ESCAPE & RESCUE WINDOW PER CBC 1026 AT ALL SLEEPING ROOMS.



ROSS MULCAHY
ROOF DECK ADDITION
557 WISCONSIN ST
SAN FRANCISCO, CA 94107



PROFESSIONAL SEAL

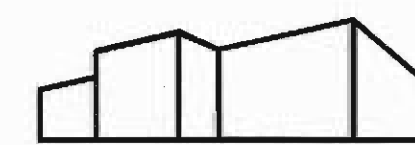
TITLE SHEET & PROJECT INFO

SCALE 1/2" = 1'-0"
DATE 07/30/24
DRAWN cos
JOB #: 2419

A0.0
1 OF 15 SHEETS
cos
9/13/24

2024-0913-0723

09/13/24	1	PERMIT SUBMISSION
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SEP 13 2024
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED

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ROOF DECK ADDITION
557 WISCONSIN ST
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1	PERMIT SUBMISSION	09/13/24
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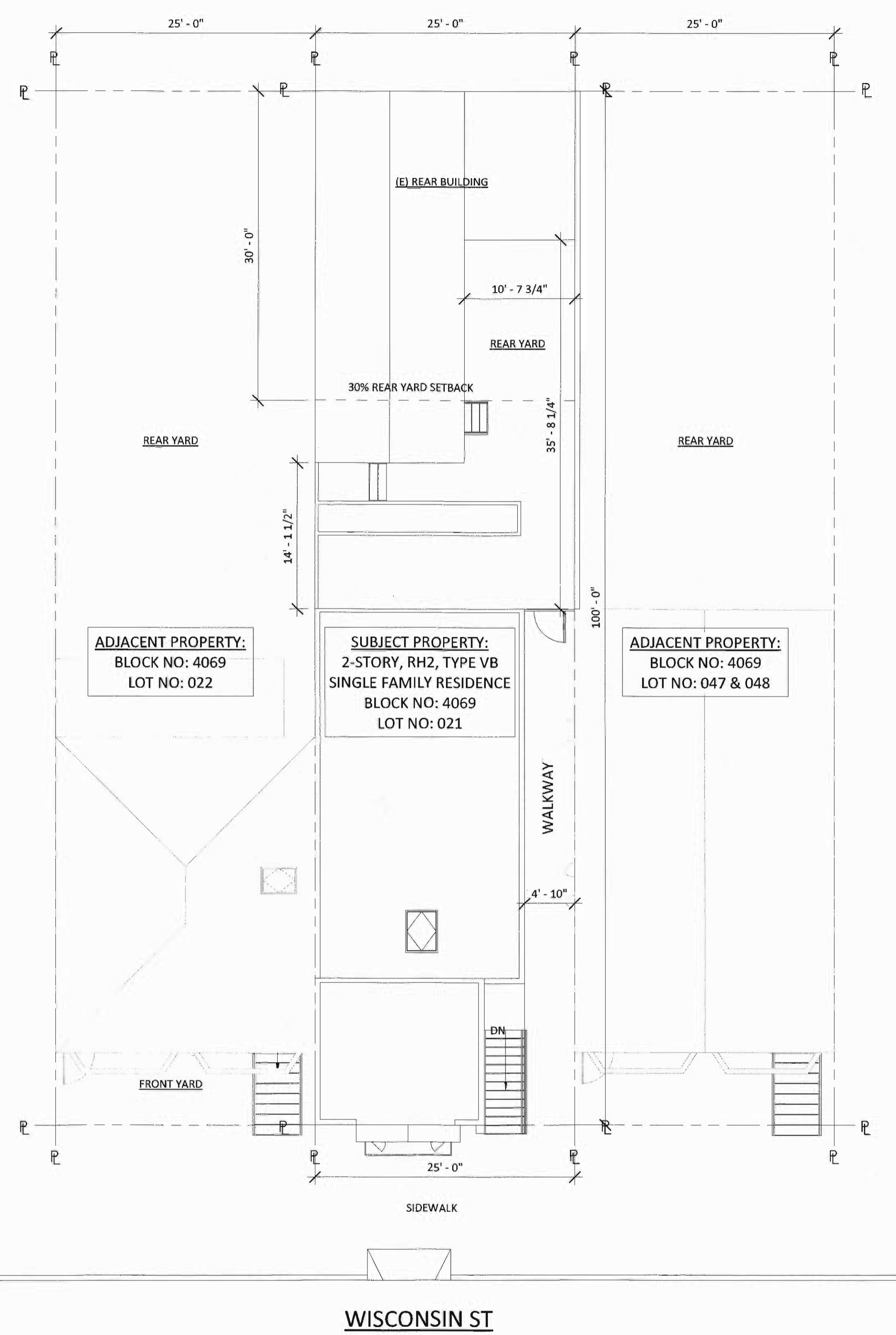


PROFESSIONAL SEAL

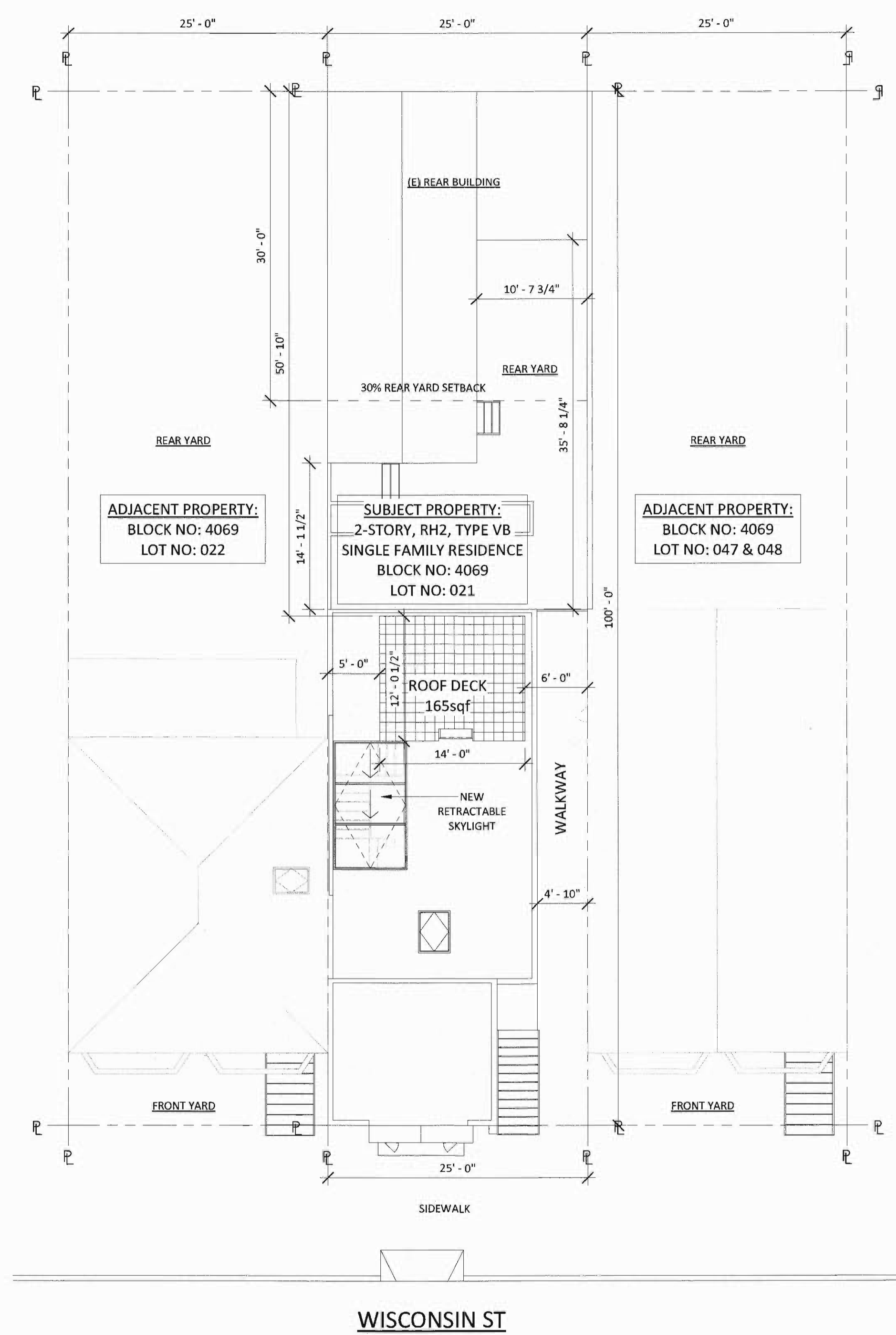
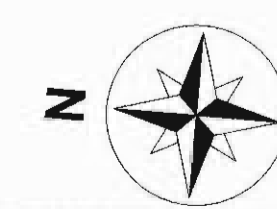
SITE PLAN

SCALE 1/8" = 1'-0"
DATE 07/30/24
DRAWN Author
JOB #: 2419

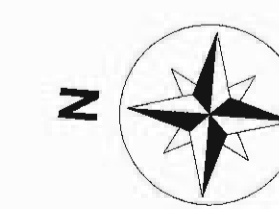
A0.1
2 OF 14 SHEETS



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



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



Stephen Liu, DBI
SEP 13 2024

APPROVED BY WILL McCALLUM
SEP 13 2024
PLANNING DEPARTMENT

ATTACHMENT A



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

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

DATE SUBMITTED 09/13/24

[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 # 2024-0913-07823

Property Address: 557 WISCONSIN ST, SF, CA 94107

Block and Lot: 4069 / 021 Occupancy Group: R-3 Type of Construction: V-B No. of Stories: 2

Describe Use of Building 2-STORY SINGLE FAMILY DWELLING

Under the authority of the San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the San Francisco Mechanical Code, Section 302.2; the San Francisco Electrical Code, Section 89.1.17; and the San Francisco Plumbing Code, Section 301.3; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)

Installation of roof penthouses throughout the City is an issue of concern to the Planning Department inasmuch as such penthouses may expand structures to larger than may be compatible with surrounding structures and may block sunlight and views. The use of roof hatches in lieu of stair penthouses is preferred by SFDBI, and used in this project

CBC Section 1011 requires a code compliant stairs to new roof deck which is provided.

CBC Section 1011 requires a continuous handrail, which will be broken by roof hatch, local equivalency requested.

CBC Section 1012 requires a penthouse to access the roof, local equivalency requested.

Proposed Modification or Alternate

Local equivalency is requested to use an operable hatch to access the roof, per conditions set forth in AB-057. Permit plans herein will show conditions 1-7 of AB-057 are met.

1. Drawings herein show details of the proposed roof hatch, stairway, stair handrail, and other details as needed to demonstrate compliance, insofar as is practical, with the stairway requirements of the SFBC.

2. Handrails provided. Minor break at roof hatch, handrail flips up when hatch is open, see 5/A4.1.

3. 1-hr. rated parapet provided for opening within 3' of P.L. as shown on roof plan Sheet A1.3.

4. DWGS comply with requirement 4, this is shown as note 2 on roof plan Sheet A1.3, and section 4/A4.1

5. Rise & run of stairs is per code, refer to note 2 on Second Floor Plan, Sheet A1.2 & detail 11/A6.1

6. Min. stair width shown on plans as 36" min.

7. Hatch latching mechanism is operable from the exterior, see note 3 on roof plan Sheet A1.3.

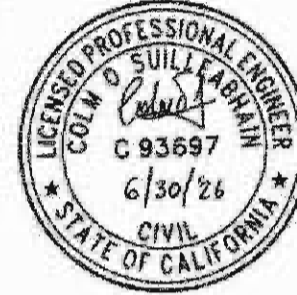
Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any 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 difficulty presented is SF Planning are less inclined to approve new roof penthouses as means to access new roof decks. They have advised a roof hatch is approvable.

A roof hatch creates difficulty with the continuous handrail for the stairs, hence the need for AB-057.

All conditions outlined in AB-057 have been met in this plan set, thus we kindly request the approval of a local equivalency.

Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER
Print Name: _____ Colm O Suilleabhain
Signature: _____ Colm O Suilleabhain
Telephone: _____ 415-463-9417



PLAN REVIEWER COMMENTS:

with 36" tall parapet protection

RECOMMENDATIONS: [signed off/dated by:] Approve Approve with conditions Disapprove

Plan Reviewer: _____ 9/13/24

Division Manager: _____

for Director of Bldg. Inspection: David Jones, DBI

for Fire Marshal: SEP 13 2024

CONDITIONS OF APPROVAL or OTHER COMMENTS

Stephen Liu, DBI

SEP 13 2024



RECEIVED

SEP 13 2024

DEPT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARDS FOR MARKING
ACCEPTED

ROSS MULCAHY
ROOF DECK ADDITION
557 WISCONSIN ST
SAN FRANCISCO, CA 94107

		09/13/24	09/13/24
	RESPONSE TO COMMENTS		
1	PERMIT SUBMISSION		

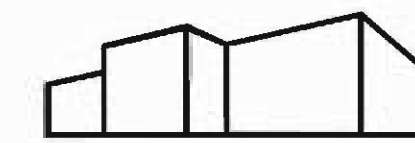


PROFESSIONAL SEAL

AB-057

SCALE
DATE 07/30/24
DRAWN Author
JOB #: 2419

A0.2
3 OF 14 SHEETS

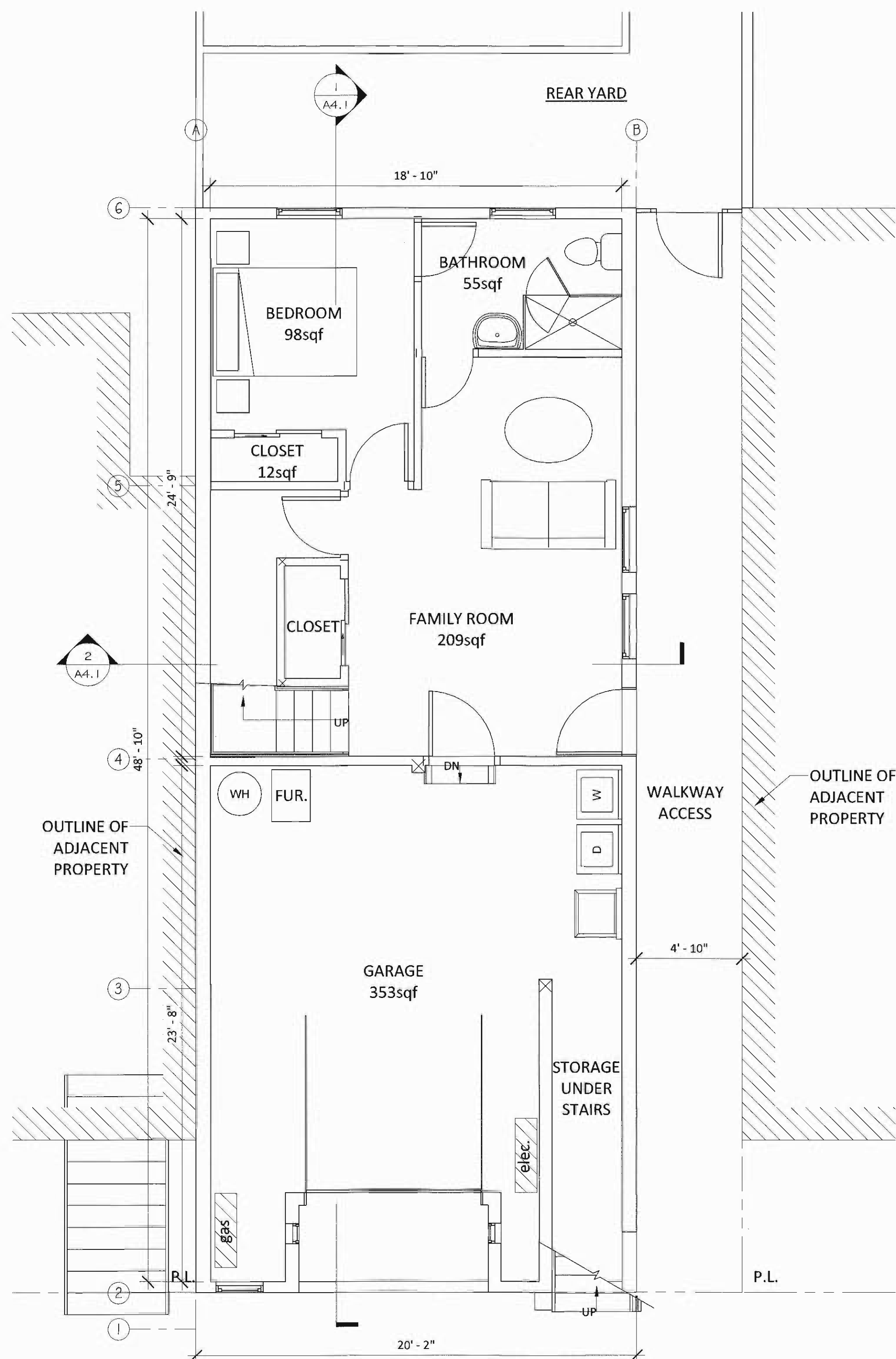


BENCHMARK

ENGINEERING & DESIGN

TYPICAL ARCHITECTURAL NOTES:

- A. ALL DIMENSIONS SHOWN HERE SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO WORK. ALL EXISTING CONDITIONS SHALL BE VERIFIED AND ANY DEVIATIONS FROM WHAT IS SHOWN IN THESE PLANS SHALL BE MADE KNOWN TO BENCHMARK
- B. INSULATE ALL EXTERIOR WALLS WITH CLOSED CELL SPRAY FOAM INSULATION AT ALL STUD WALLS ENCLCING CONDITIONED SPACE. ALL WATERPROOFING AND FLASHING SHALL BE BY CONTRACTOR. ALL WALLS ARE TO BE FRAMED FROM 2X4 STUDS TYP. ALL WALLS ARE TO BE TYPE 1a @ INTERIOR & TYPE 4a @ EXTERIOR SEE 1/A6.1
- C. ALL PLUMBING SHALL BE UNDER A SEPARATE PERMIT AND EXISTING LINES SHALL BE INVESTIGATED TO ENSURE THEY HAVE CAPACITY FOR ADDITIONAL BATHROOMS REFER TO CAL GREEN NOTES ON SHEET A0.2 AND TYPICAL NOTES ON SHEET A0.1
- D. ALL (N) LIGHTING TO BE LED LIGHTING TYP. PROVIDE AN ALLOWANCE FOR LIGHTING AND ELECTRICAL
- E. ELECTRICIAN TO DO A WALK THROUGH WITH OWNER PRIOR TO RUNNING WIRES AND VERIFY ALL OUTLETS, SWITCHES, AND FIXTURES.
- F. REFER TO TYPICAL NOTES ON SHEET A1.0 FOR ADDITIONAL NOTES RELATING TO FINISHES AND SERVICES
- G. BATHROOM EXHAUST FAN & LIGHT COMBO. EXHAUST A MIN OF 3FT AWAY FROM PROPERTY LINE & OPENINGS REFER TO CAL GREEN NOTES
- H. PROVIDE SMOKE DETECTOR HARDWARE WITH BATTERY BACKUP SEE MECHANICAL NOTES ON SHEET A1.0
- I. NOT USED
- J. PROVIDE HARDWIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP SEE CODE NOTE 1 ON SHEET A0.0
- K. AT LEAST ONE WINDOW IN BEDROOMS SHALL PROVIDE EMERGENCY ESCAPE AND RESCUE OPENING. THE NET CLEAR OPENING SHALL BE 5.75Q FT MIN. AND 20" WIDE X 24" HIGH NET CLEAR. BOTTOM OF CLEAR OPENING SHALL BE 44" OR LESS FROM THE FLOOR.
- L. LANDSCAPING AND OUTDOOR WORK AS REQUIRED SHALL BE BY OTHERS
- M. MECHANICAL SUBCONTRACTOR SHALL PROVIDE ALL DUCTWORK AND VENTING AS REQUIRED FOR HEATING AND VENTILATION SYSTEMS. CHASES AND SOFFITS WHERE REQUIRED SHALL BE CONFIRMED WITH BENCHMARK AND THE OWNER IN ADVANCE.



APPROVAL OF THIS APPLICATION APPLIES ONLY TO SPECIFIC WORK AND DOES NOT CONSTITUTE APPROVAL OF A CHANGE IN THE LEGALLY PERMITTED USE OR CHARACTER OF THIS STRUCTURE. APPROVAL IS BASED UPON INFORMATION SUPPLIED BY THE APPLICANT WHICH HAS NOT BEEN VERIFIED.

Stephen Liu, DBI
SEP 13 2024

APPROVED BY WILL BACCALLUM
SEP 13 2024
PLANNING DEPARTMENT

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SEP 13 2024
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED

FLOOR PLAN LEGEND	
	EXISTING WALL
	EXISTING WALL TO BE 1-HOUR FIRE RATED (TYPE 3a TYP. SEE 1/A6.1)
	DEMO WALL - ((E) CONSTRUCTION TO BE REMOVED)
	NEW WALL (TYPE 1a TYP. SEE 1/A6.1)
	NEW 1-HOUR FIRE RATED
	NEW 2-HOUR FIRE RATED
	LOWER CEILING IN THIS AREA (MIN. 7' - 0")
	COMMON PATH OF TRAVEL
	EXIT ACCESS PATH OF TRAVEL
	NEW SEWER LINE, TBD
	HINKLEY BZ LUNA STEP LIGHT
	HVAC VENT WALL; CEILING; SOFFIT
	MINI SPLIT-MITSUBISHI CEILING CASSETTE
	HARDWIRED CARBON MONOXIDE DETECTOR. SEE NOTE J; SMOKE DETECTOR
	EGRESS WINDOW OPENING. SEE WINDOW SCHEDULE
	LIGHT/FAN COMBO; MECH VENT PER CMC 402.3
	ELEVATION CHANGE

SHEET NOTES:

- REFER TO SHEET A5.1 FOR DOORS AND WINDOWS SCHEDULES.
- REFER TO SHEET E1.1 FOR ELECTRICAL AND REFLECTED CEILING PLANS, TYP.
- REFER TO SHEET A0.0 FOR GENERAL INFORMATION AND TYPICAL ARCHITECTURAL NOTES.

ROSS MULCAHY
ROOF DECK ADDITION
557 WISCONSIN ST
SAN FRANCISCO, CA 94107

1 PERMIT SUBMISSION 09/13/24

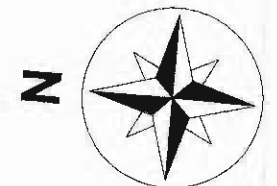
PROFESSIONAL SEAL

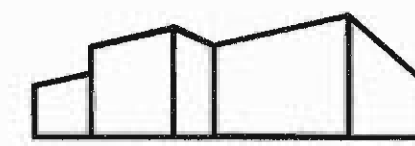
EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"
DATE 07/30/24
DRAWN COS
JOB #: 2419

A1.1
3 OF 14 SHEETS

EXISTING PLAN - 1ST FLOOR NO CHANGE - AS APPROVED UNDER PA# 2024-0819-8967
1/4" = 1'-0"





BENCHMARK

ENGINEERING & DESIGN

KEYNOTES - EXISTING SECOND FLOOR PLAN

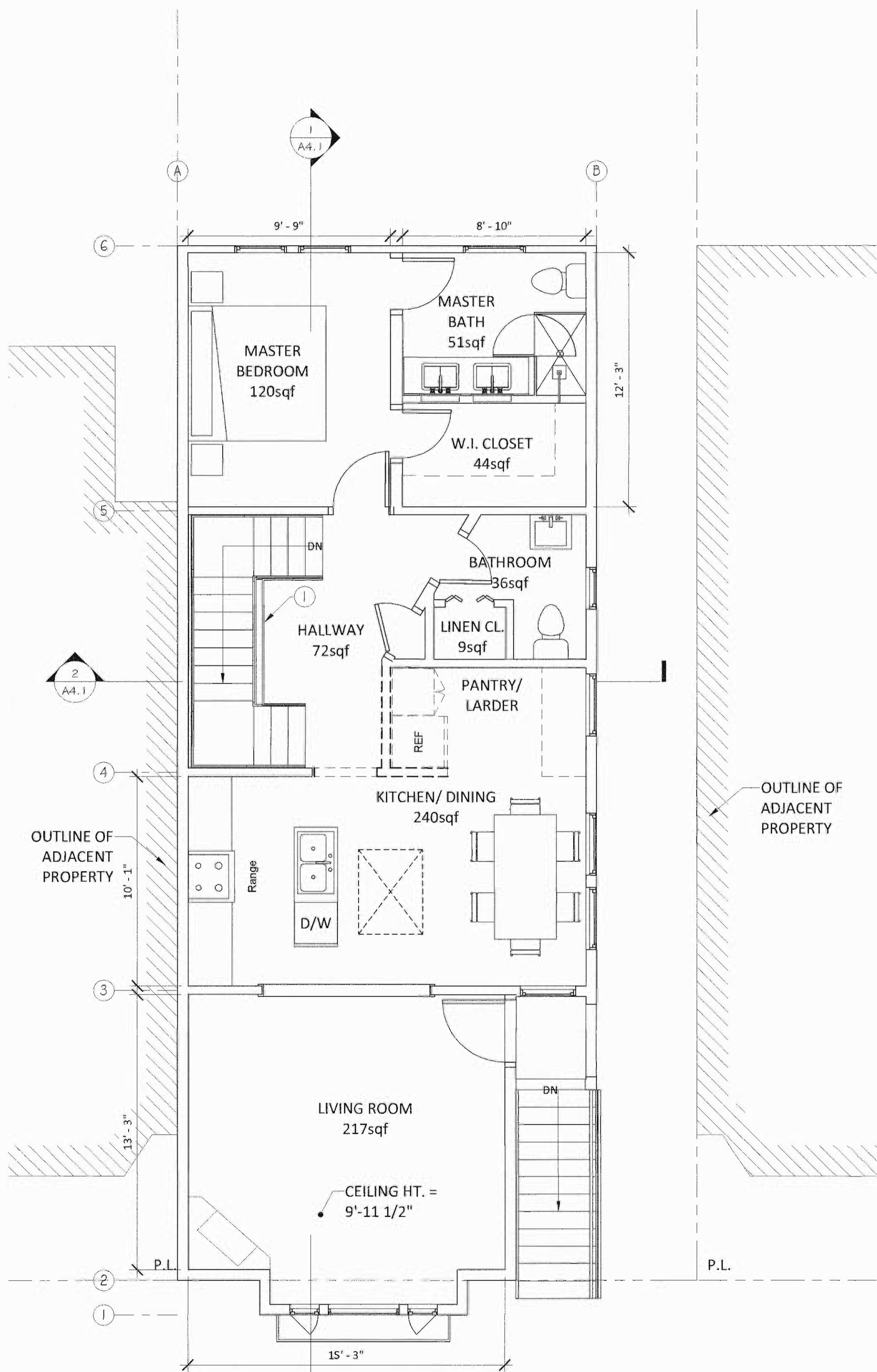
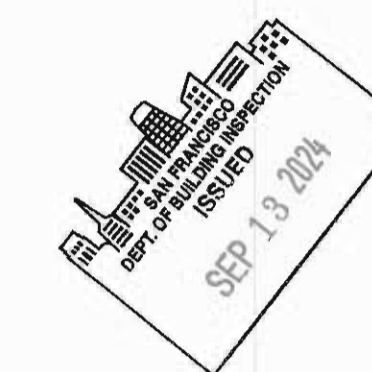
- (E) GUARDRAIL

KEYNOTES - PROPOSED SECOND FLOOR PLAN

- TALL CABINETS
- LOW CABINETS UNDER WINDOW SILL w/COUNTERTOP
- NEW STAIRS UP TO ROOF LEVEL PER 11/A6.1, 3'-0" MIN. WIDTH, 7 3/4" MAX. RISE, 10" MMIN. RUN
- 1-HR. RATED ROOF ASSEMBLY UNDER ROOF DECK ABOVE PER 6/A6.1
- NEW 42" TALL RAILING, STYLE & FINISH TBD w/OWNER, SEE 11/A6.1

TYPICAL ARCHITECTURAL NOTES:

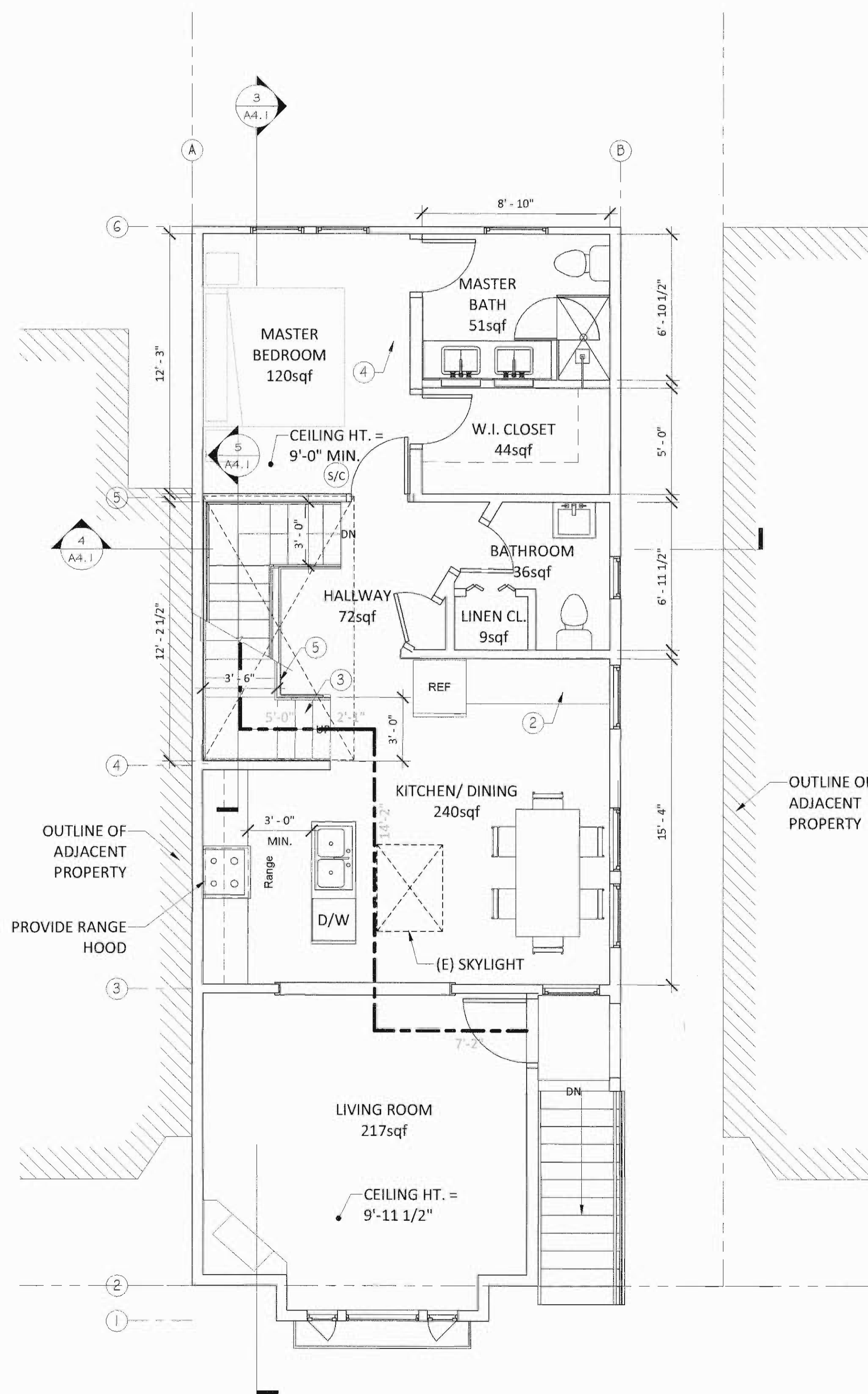
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EXISTING PLAN - 2ND FLOOR

AS APPROVED UNDER PA# 2024-0819-8967

1/4" = 1'-0"

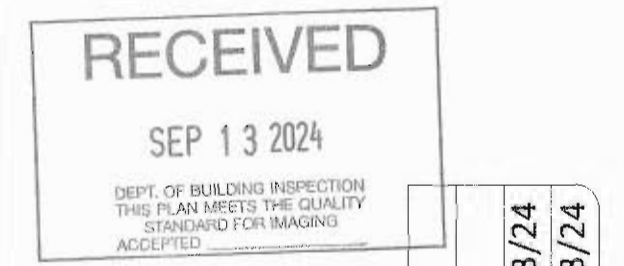


PROPOSED PLAN - 2ND FLOOR

1/4" = 1'-0"

FLOOR PLAN LEGEND	
	EXISTING WALL
	EXISTING WALL TO BE 1-HOUR FIRE RATED (TYPE 3a TYP. SEE 1/A6.1)
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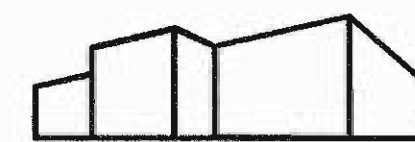
ROSS MULCAHY
ROOF DECK ADDITION
557 WISCONSIN ST
SAN FRANCISCO, CA 94107



EXISTING & PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"
DATE 07/30/24
DRAWN Author
JOB #: 2419

A1.2
4 OF 14 SHEETS



BENCHMARK ENGINEERING & DESIGN

TYPICAL ARCHITECTURAL NOTES:

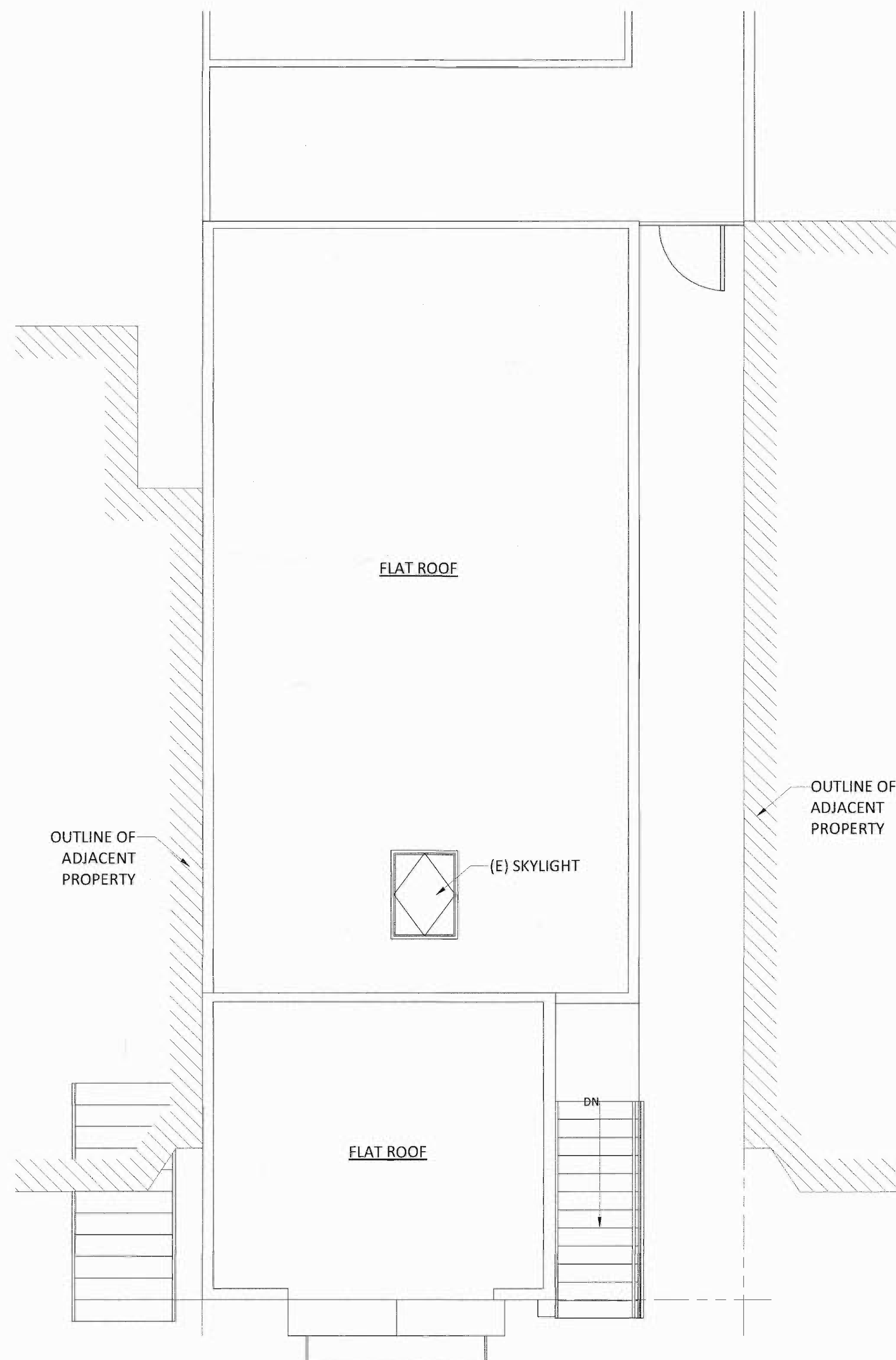
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- M. MECHANICAL SUBCONTRACTOR SHALL PROVIDE ALL DUCTWORK AND VENTING AS REQUIRED FOR HEATING AND VENTILATION SYSTEMS. CHASES AND SOFFITS WHERE REQUIRED SHALL BE CONFIRMED WITH BENCHMARK AND THE OWNER IN ADVANCE.

KEYNOTES - EXISTING & PROPOSED ROOF PLANS

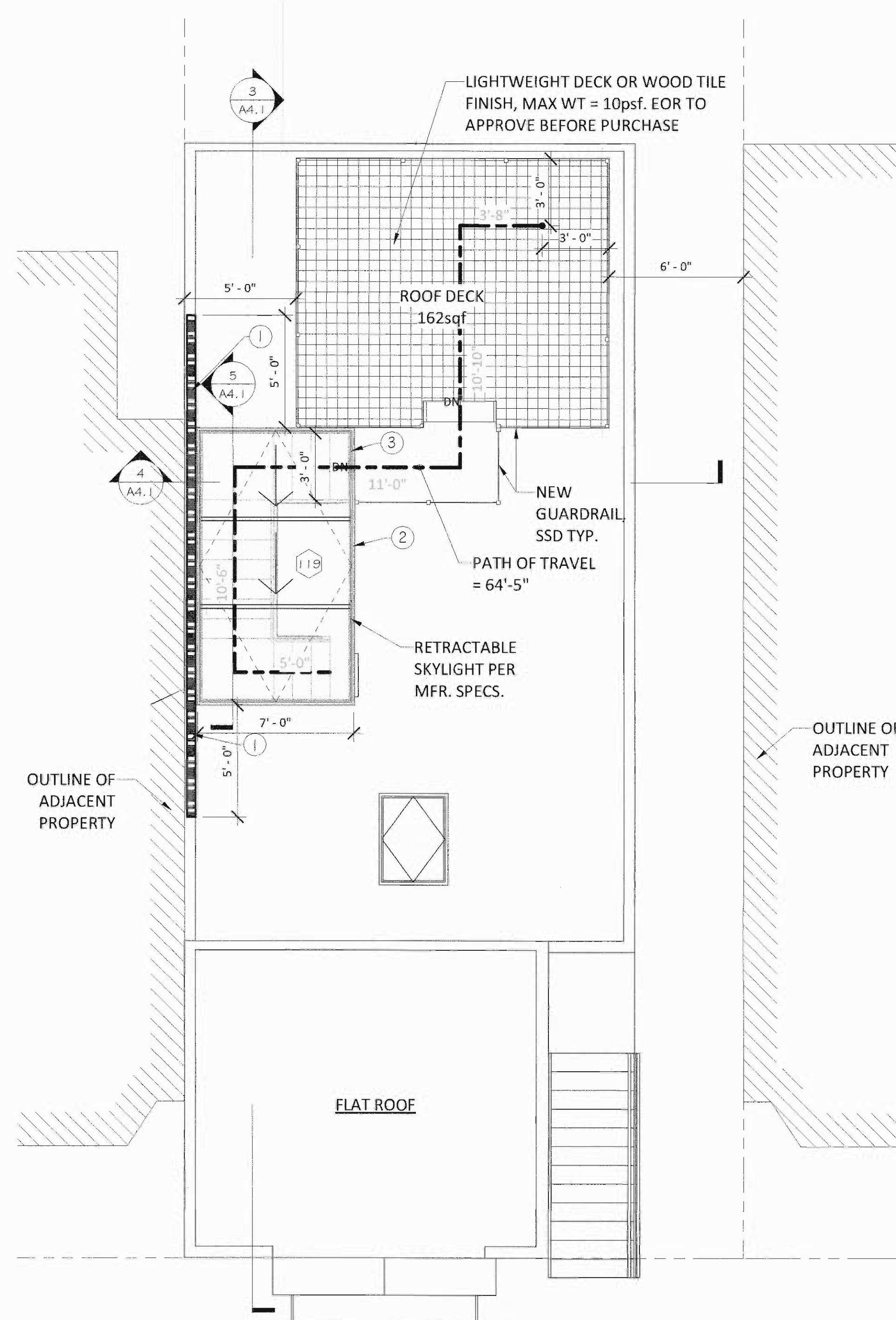
1. 1-HR. RATED PARAPET
2. THE CURB AT THE ROOF OPENING FOR THE ROOF HATCH ON THE SIDE WHERE THE STAIRS EMERGE FROM THE INTERIOR SHALL EXTEND ABOVE THE ROOF SURFACE NO MORE THAN NINE INCHES, THE CURB AT THE ROOF HATCH ON OTHER SIDES OF THE HATCH SHALL NOT EXCEED 24 INCHES ABOVE THE ROOF SURFACE, AND THE MAXIMUM HEIGHT OF ANY PORTION OF THE HATCH IN A CLOSED POSITION SHALL NOT EXCEED 36 INCHES ABOVE THE ROOF SURFACE. HATCH LATCHING MECHANISM TO BE OPERABLE FROM THE EXTERIOR.

WINDOW SCHEDULE						
NUM	FLOOR	OPERATION	WIDTH	HEIGHT	SILL HT	COMMENTS
119	ROOF	OPERABLE RETRACTABLE SKYLIGHT	7' - 0"	12' - 4"		ELECTRIC OPERABLE SKYLIGHT w/ALUM FINISH, MANUFACTURER TBD.

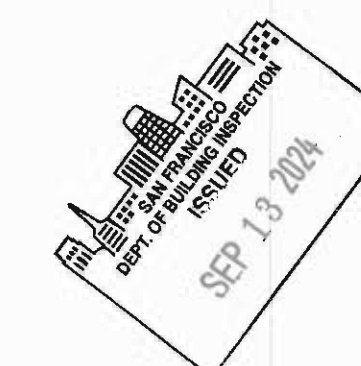
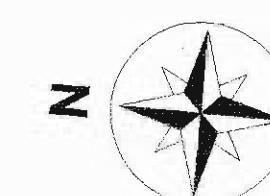
MAXIMUM WINDOW U-FACTOR ALLOWED IS 0.30. MAXIMUM (SHGC) OF 0.30



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



PROPOSED ROOF PLAN
1/4" = 1'-0"



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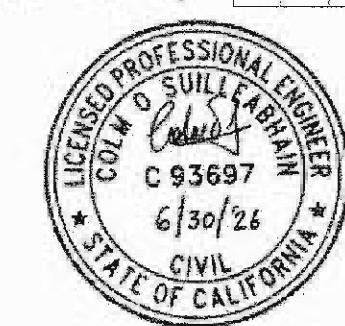


FLOOR PLAN LEGEND	
	EXISTING WALL
	EXISTING WALL TO BE 1-HOUR FIRE RATED (TYPE 3a TYP. SEE 1/A6.1)
	DEMO WALL - ((E) CONSTRUCTION TO BE REMOVED)
	NEW WALL (TYPE 1a TYP. SEE 1/A6.1)
	NEW 1-HOUR FIRE RATED
	NEW 2-HOUR FIRE RATED
	LOWER CEILING IN THIS AREA (MIN. 7' - 0")
	COMMON PATH OF TRAVEL
	EXIT ACCESS PATH OF TRAVEL
	NEW SEWER LINE, TBD
	HINKLEY BZ LUNA STEP LIGHT
	HVAC VENT WALL; CEILING; SOFFIT
	MINI SPLIT-MITSUBISHI CEILING CASSETTE
	HARDWIRED CARBON MONOXIDE DETECTOR. SEE NOTE J; SMOKE DETECTOR
	EGRESS WINDOW OPENING. SEE WINDOW SCHEDULE
	LIGHT/FAN COMBO; MECH VENT PER CMC 402.3
	ELEVATION CHANGE

- SHEET NOTES:
- REFER TO SHEET A5.1 FOR DOORS AND WINDOWS SCHEDULES.
 - REFER TO SHEET E1.1 FOR ELECTRICAL AND REFLECTED CEILING PLANS, TYP.
 - REFER TO SHEET A0.0 FOR GENERAL INFORMATION AND TYPICAL ARCHITECTURAL NOTES.

ROSS MULCAHY
ROOF DECK ADDITION
557 WISCONSIN ST
SAN FRANCISCO, CA 94107

RESPONSE TO COMMENTS 09/13/24
PERMIT SUBMISSION 09/13/24

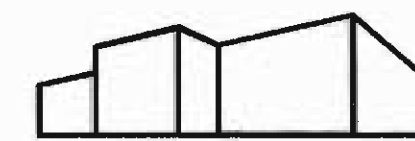


PROFESSIONAL SEAL

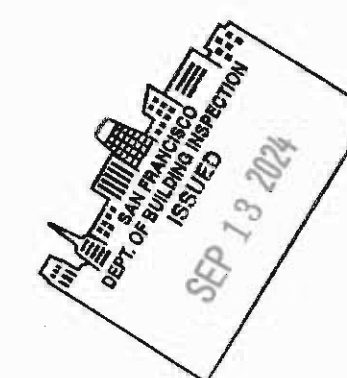
EXISTING & PROPOSED ROOF PLAN

SCALE 1/4" = 1'-0"
DATE 07/30/24
DRAWN AA
JOB #: 2419

A1.3
5 OF 14 SHEETS



BENCHMARK
ENGINEERING & DESIGN



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ROOF DECK ADDITION
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SAN FRANCISCO, CA 94107



PROFESSIONAL SEAL

FRONT & REAR
ELEVATIONS

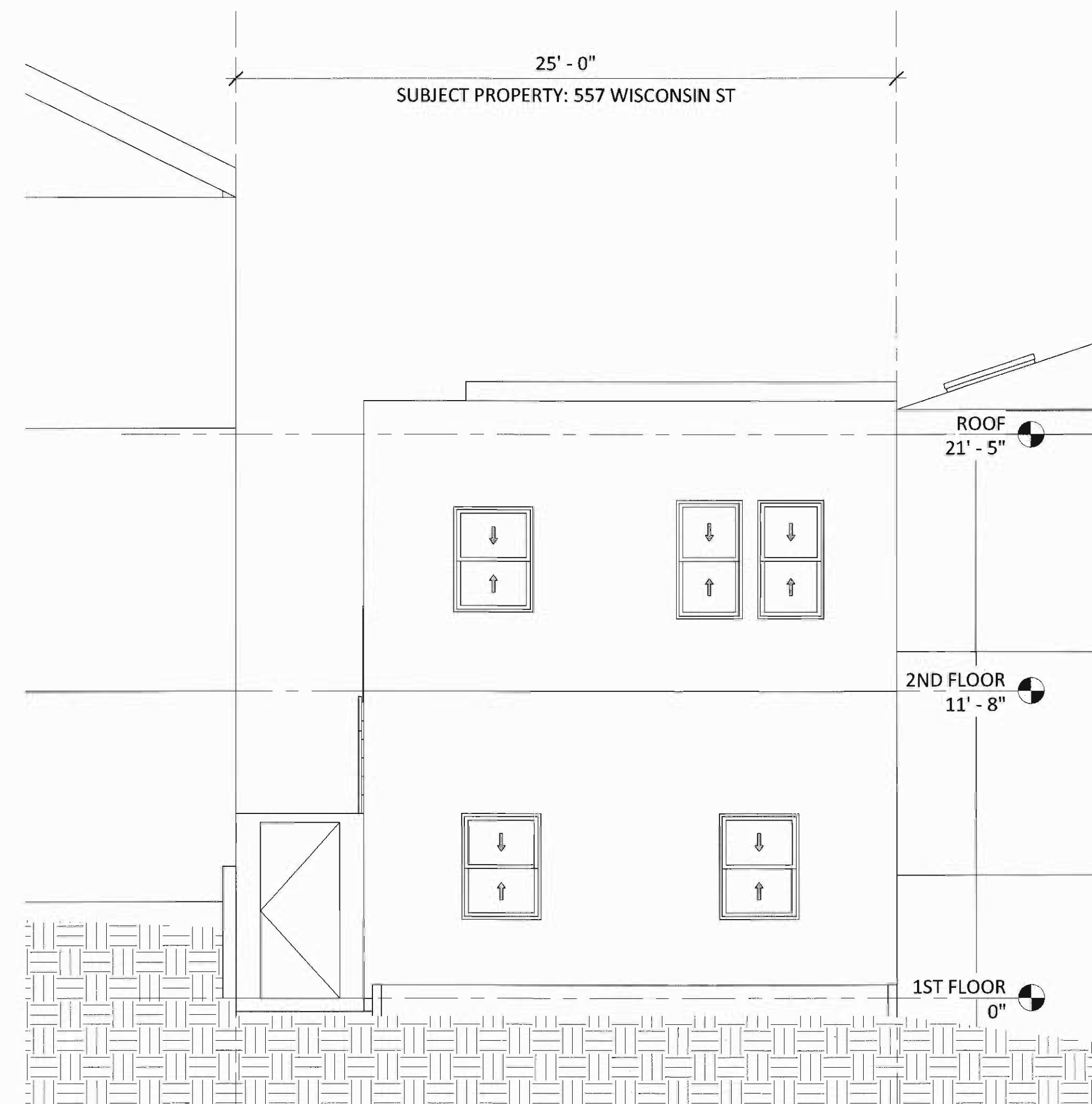
SCALE 1/4" = 1'-0"
DATE 07/30/24
DRAWN Author
JOB #: 2419

A3.1
6 OF 14 SHEETS



EXISTING FRONT ELEVATION

1/4" = 1'-0"



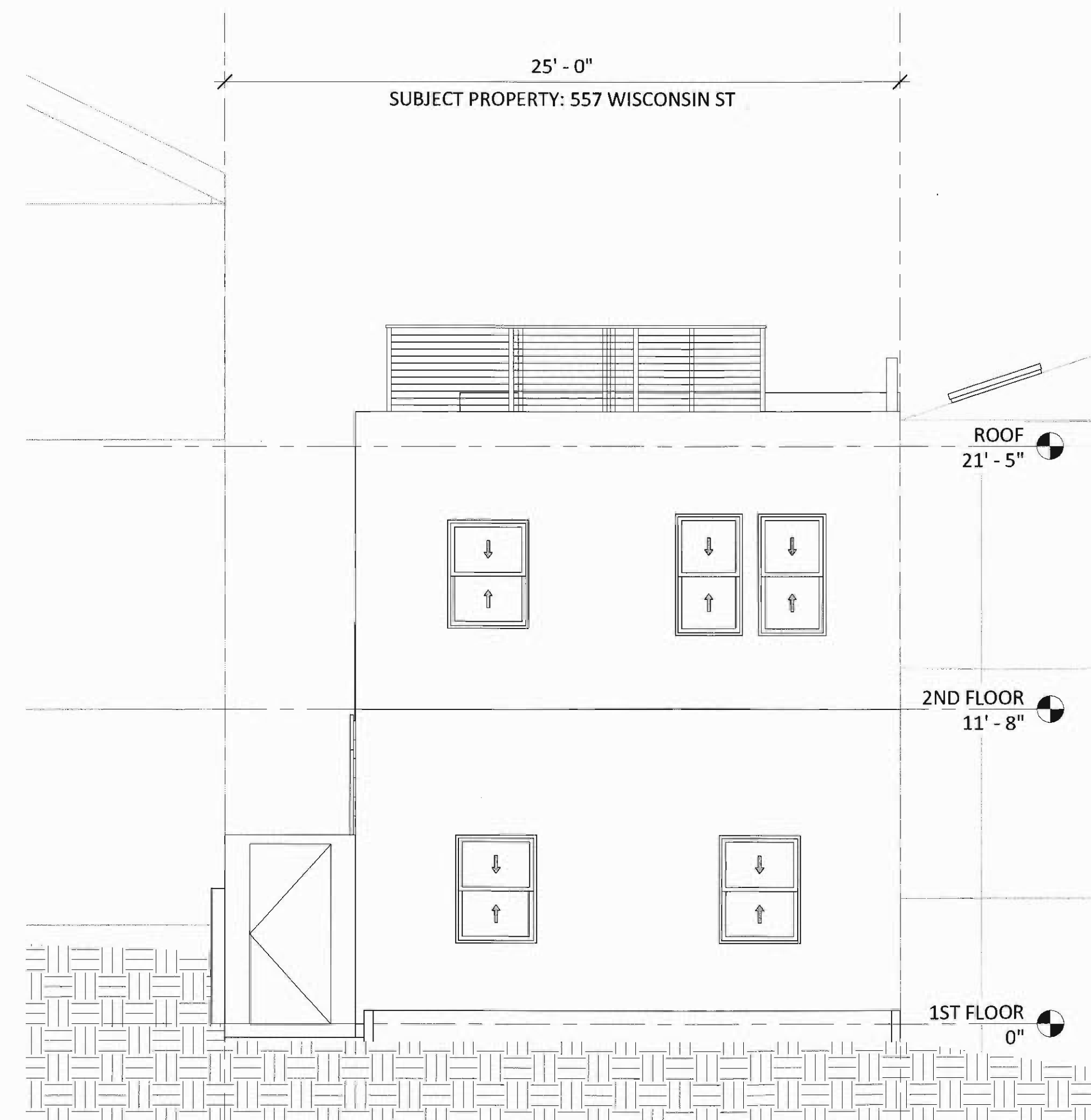
EXISTING REAR ELEVATION

1/4" = 1'-0"



PROPOSED FRONT ELEVATION

1/4" = 1'-0"



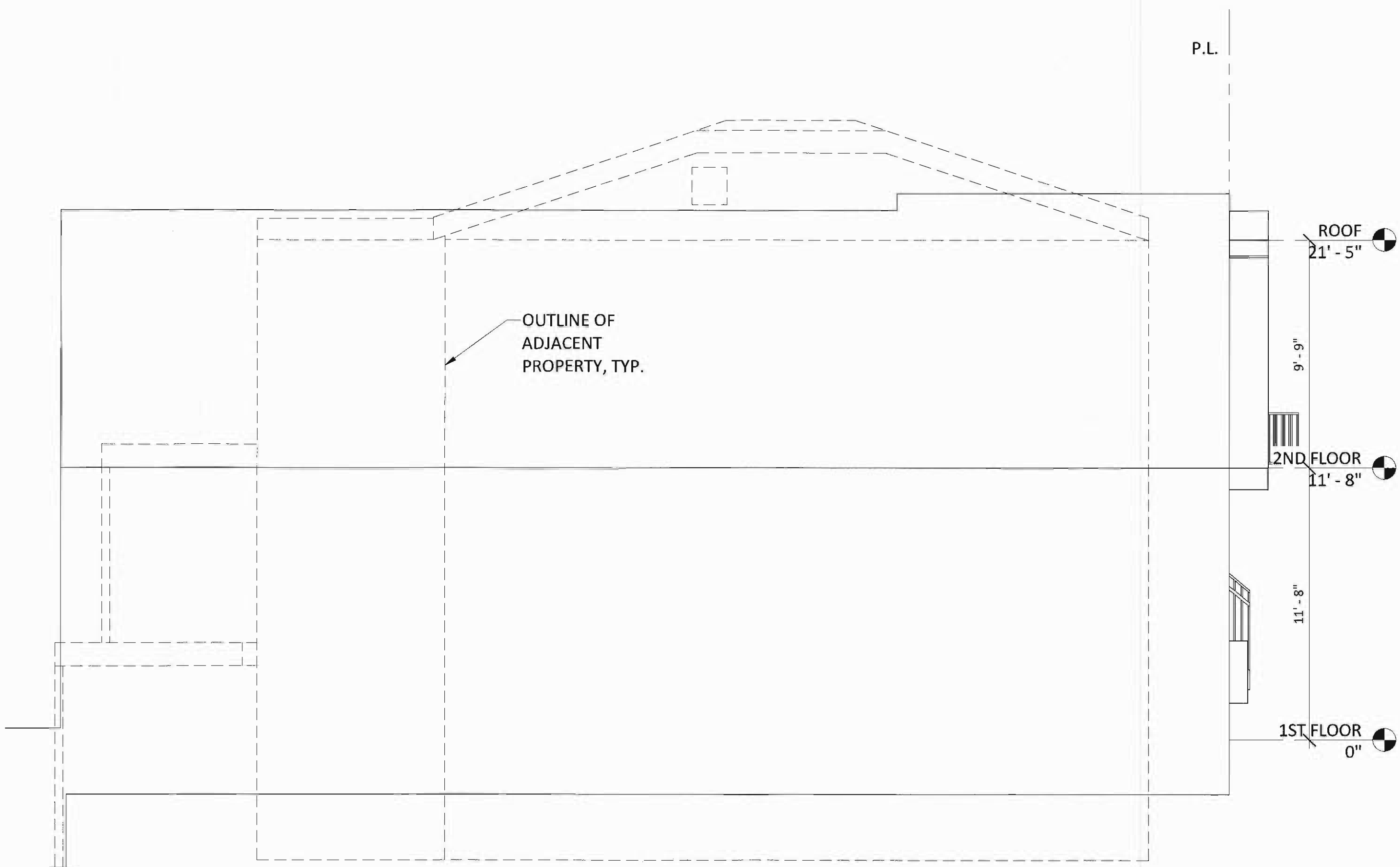
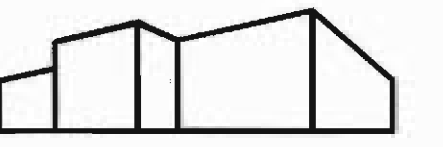
PROPOSED REAR ELEVATION

1/4" = 1'-0"

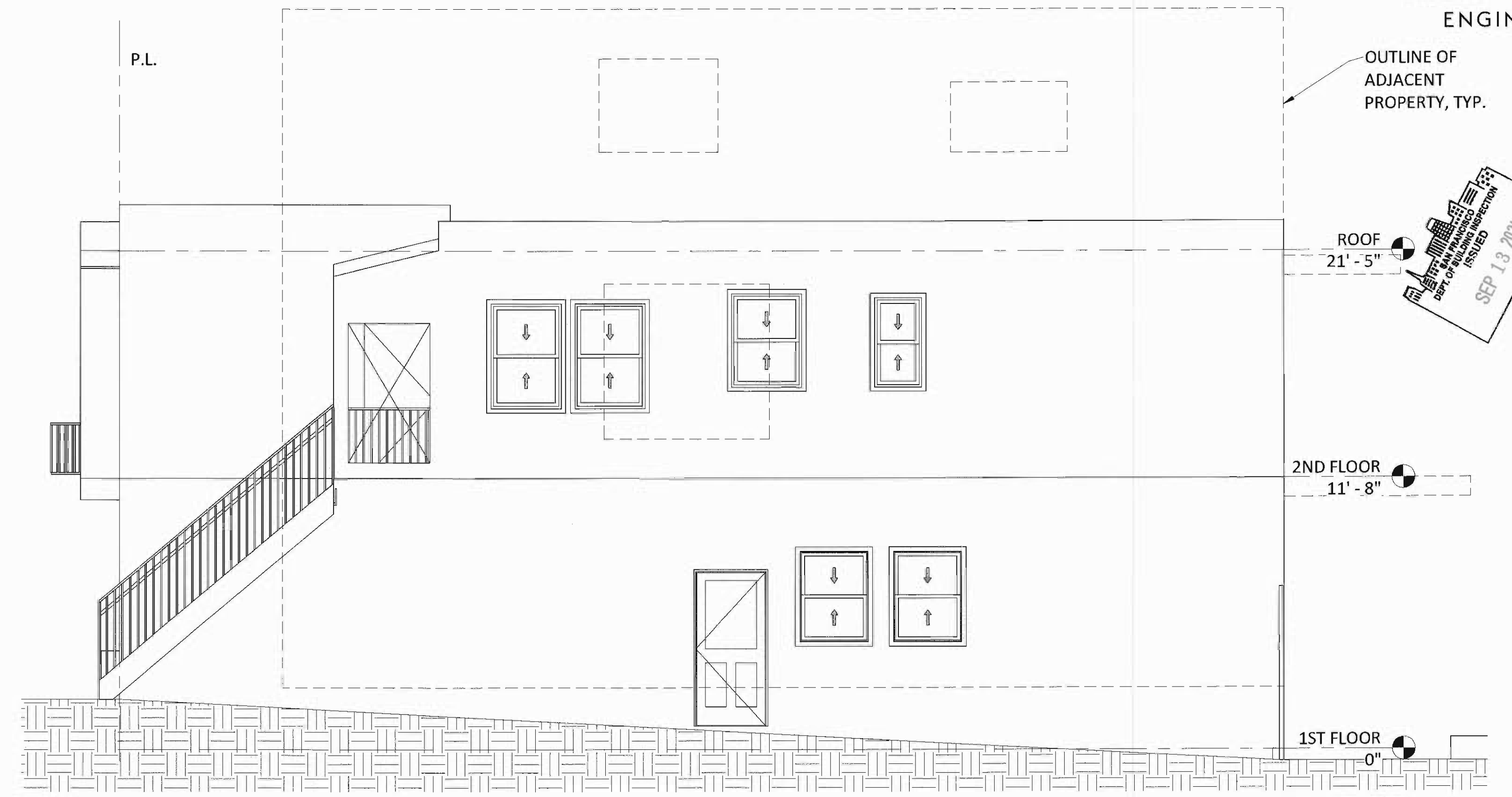
Stephen Liu, DBI
SEP 13 2024

APPROVED BY WILL McCALLUM
SEP 13 2024
PLANNING DEPARTMENT

1	PERMIT SUBMISSION	09/13/24
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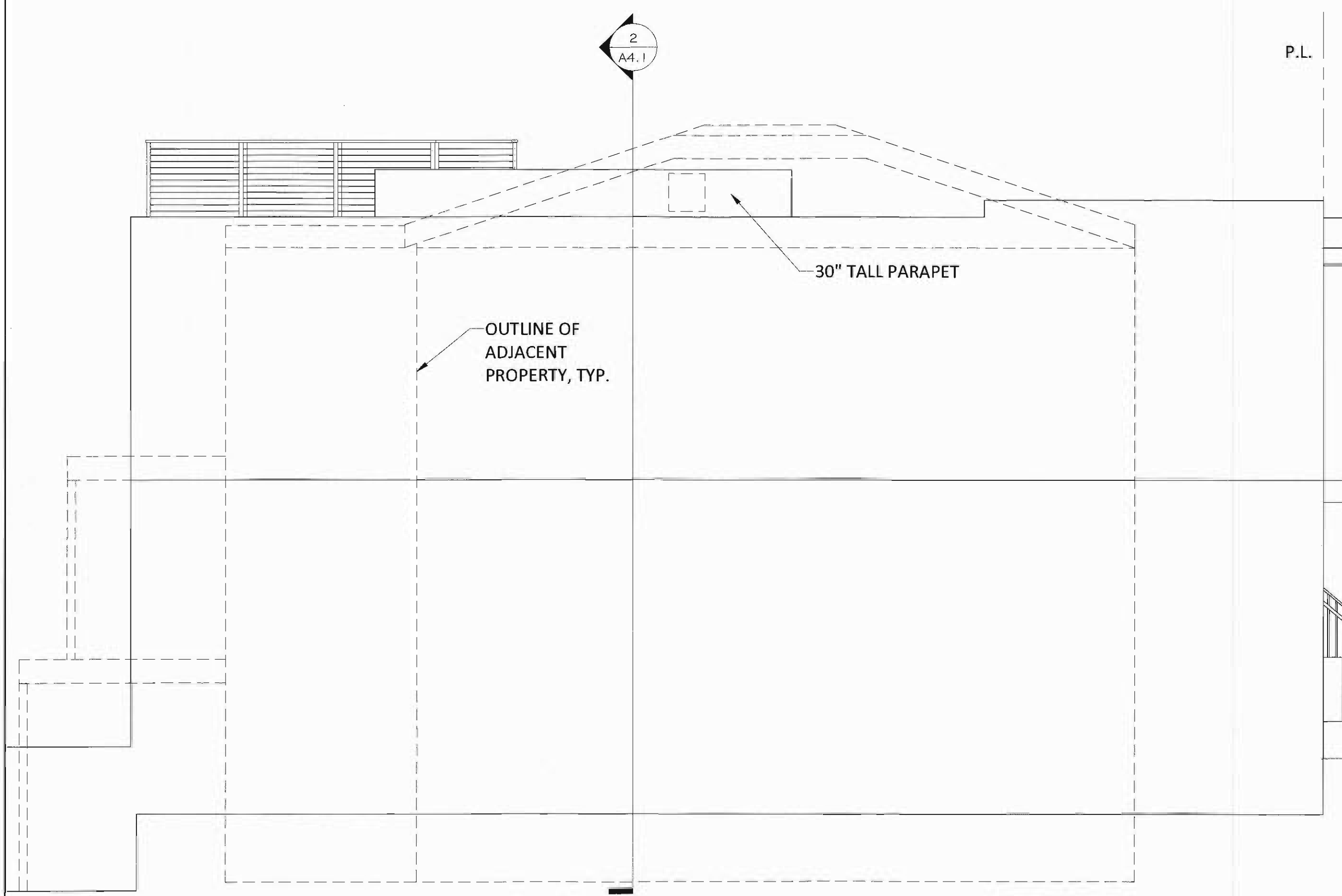
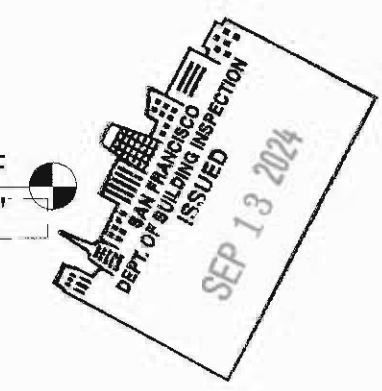


EXISTING SIDE ELEVATION - NORTH
1/4" = 1'-0"

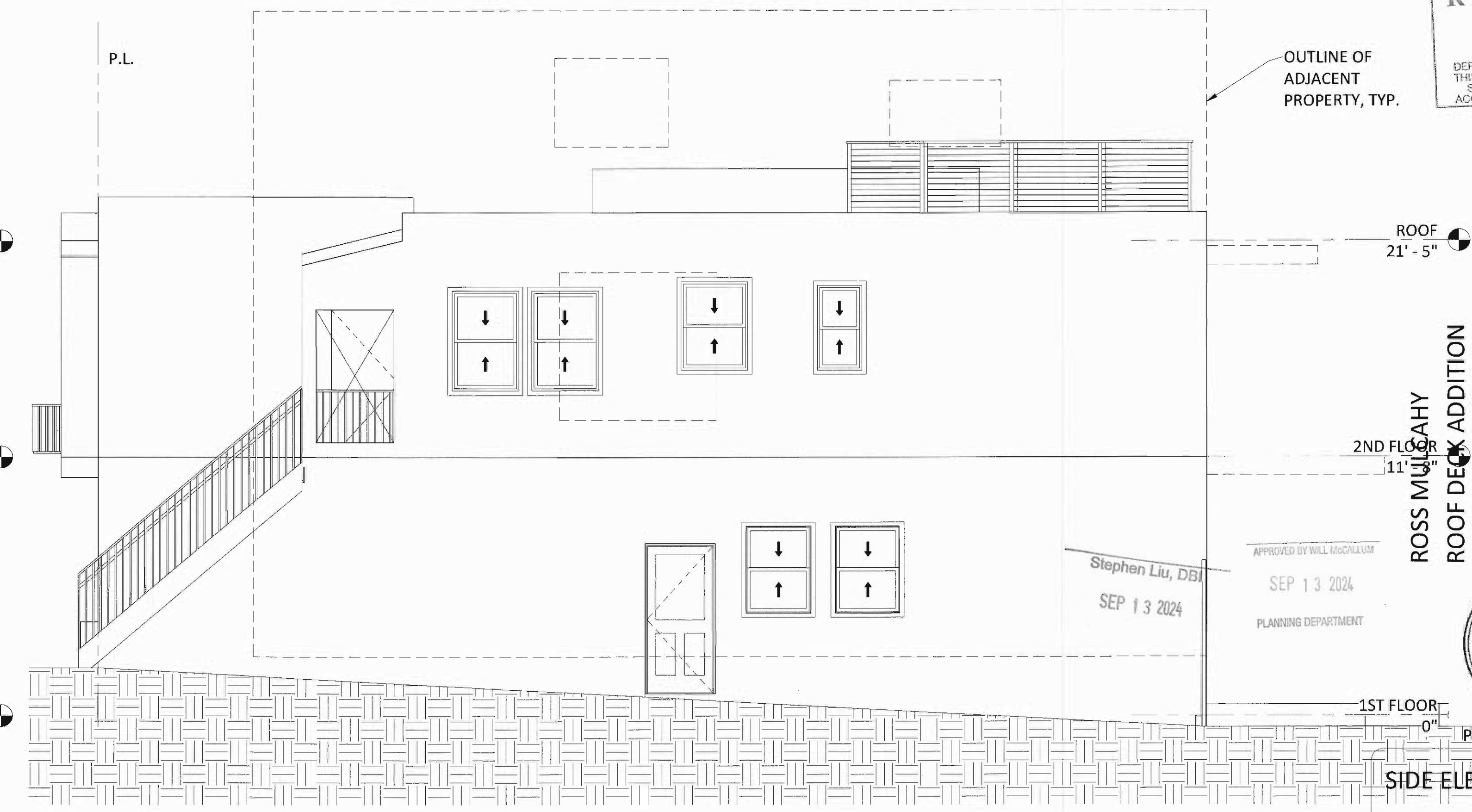


EXISTING SIDE ELEVATION - SOUTH
1/4" = 1'-0"

OUTLINE OF ADJACENT PROPERTY, TYP.

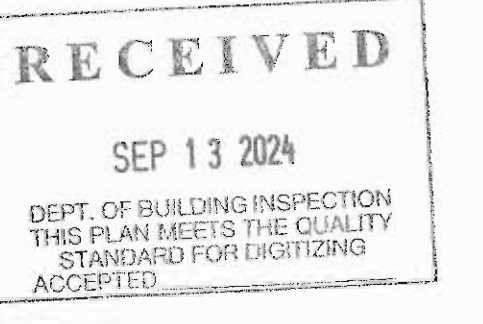


PROPOSED SIDE ELEVATION - NORTH
1/4" = 1'-0"



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

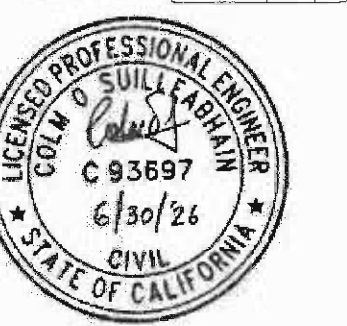
OUTLINE OF ADJACENT PROPERTY, TYP.



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APPROVED BY WALL MAGNALLUM
SEP 13 2024
PLANNING DEPARTMENT

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SAN FRANCISCO, CA 94107



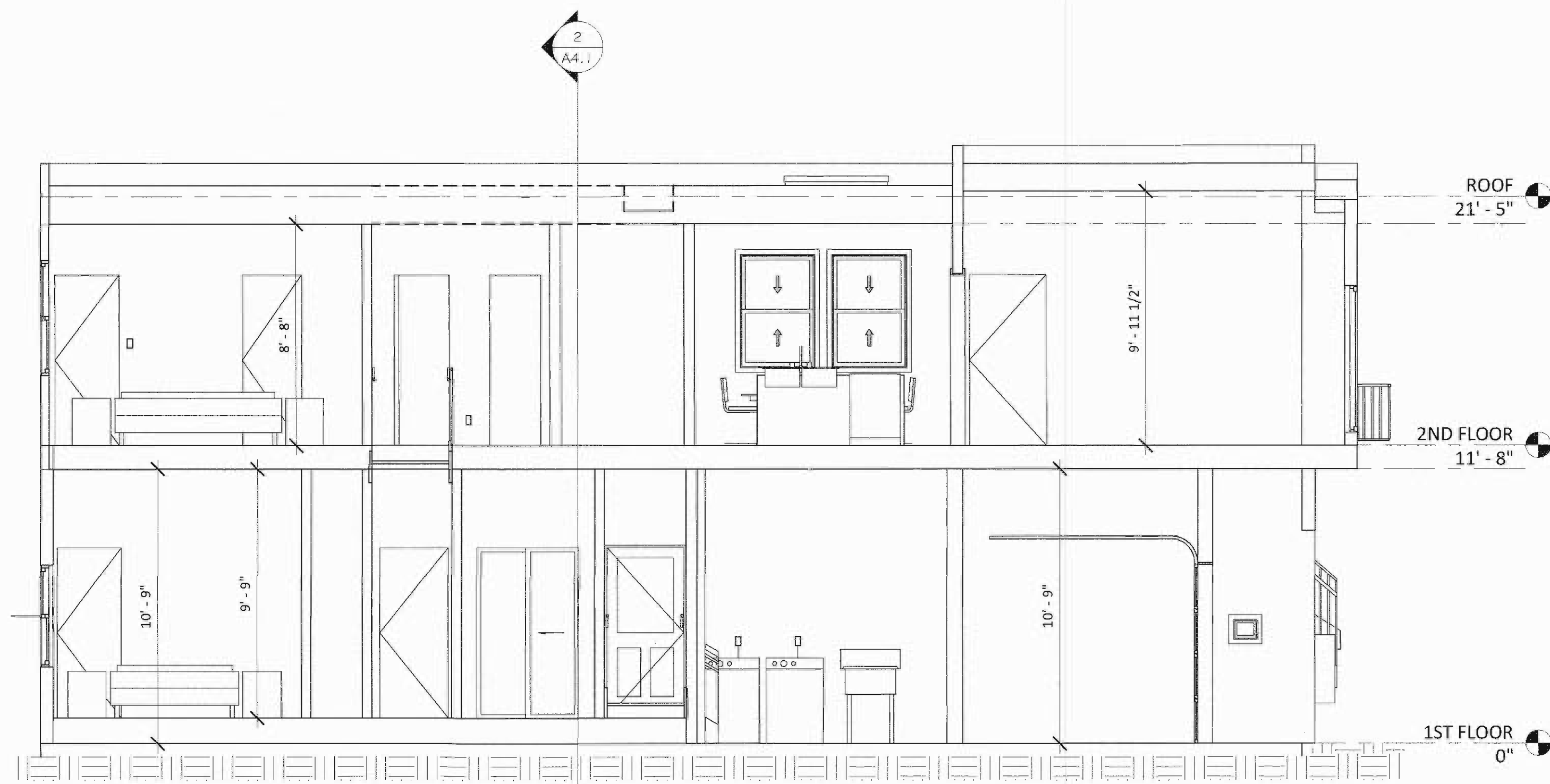
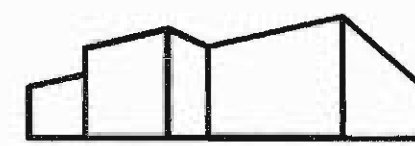
PROFESSIONAL SEAL

SIDE ELEVATIONS

SCALE 1/4" = 1'-0"
DATE 07/30/24
DRAWN Author
JOB #: 2419

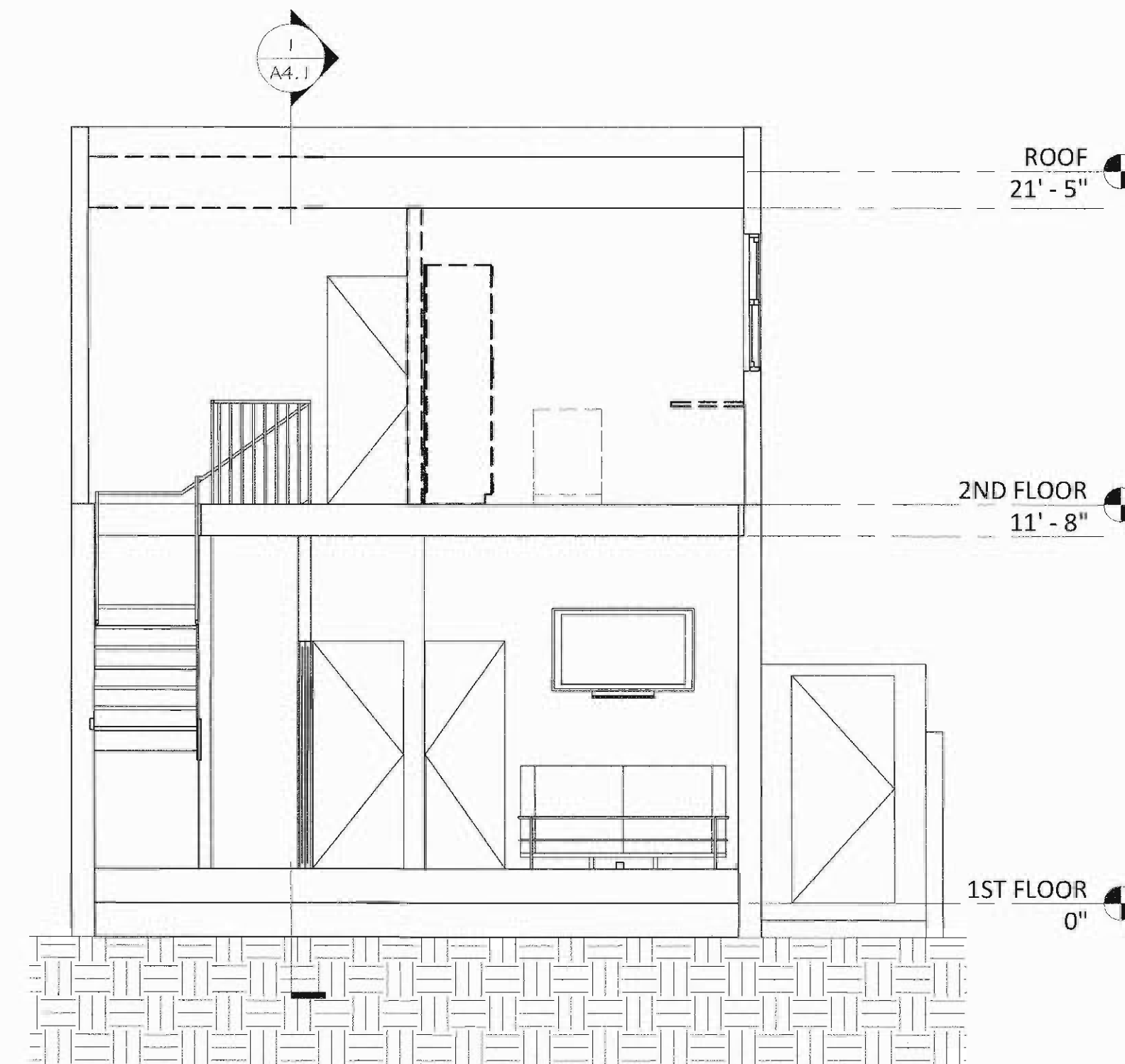
A3.3
7 OF 14 SHEETS

1	PERMIT SUBMISSION	09/13/24
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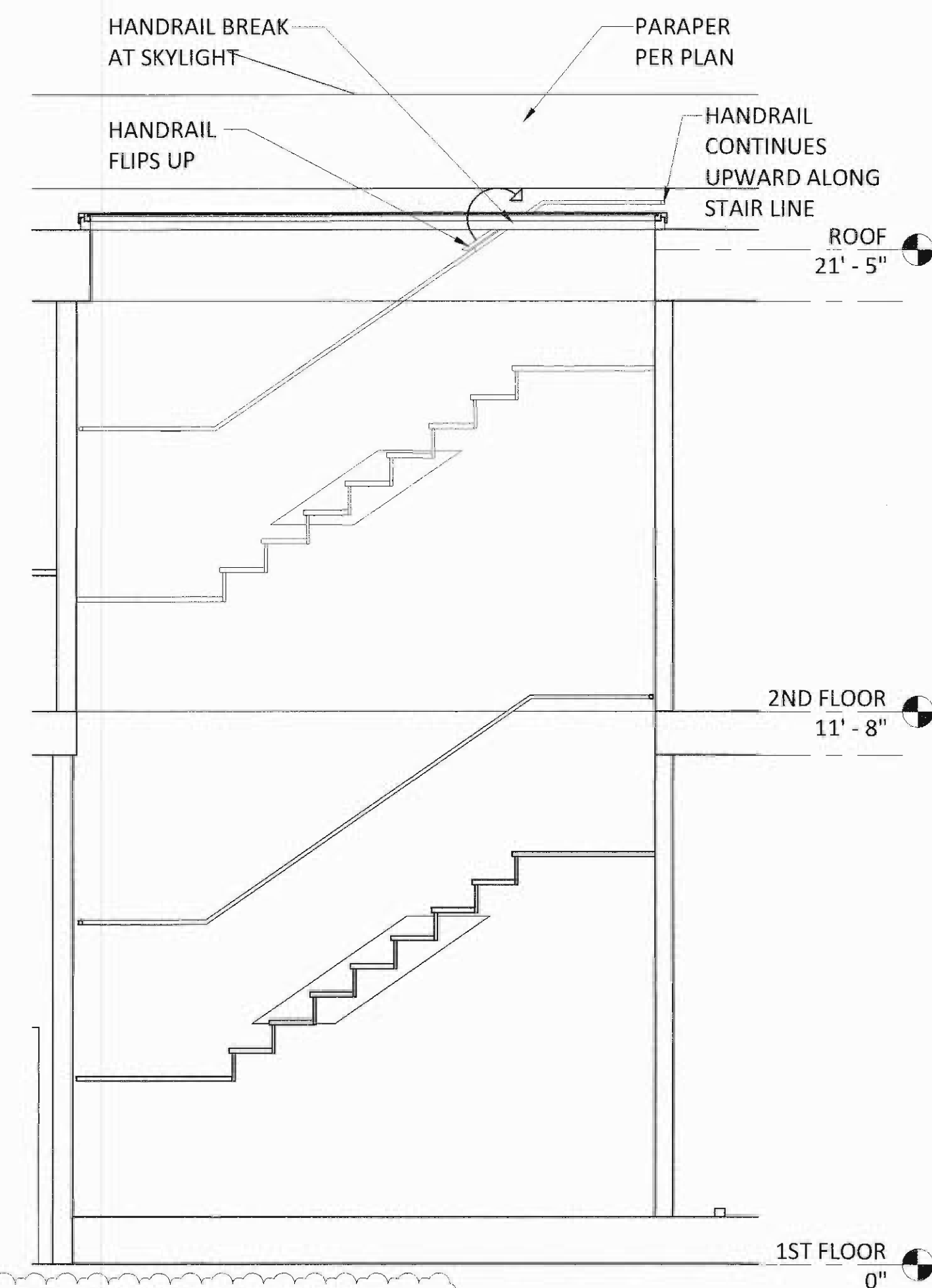
1 (E) LONG. SECTION P2

1/4" = 1'-0"



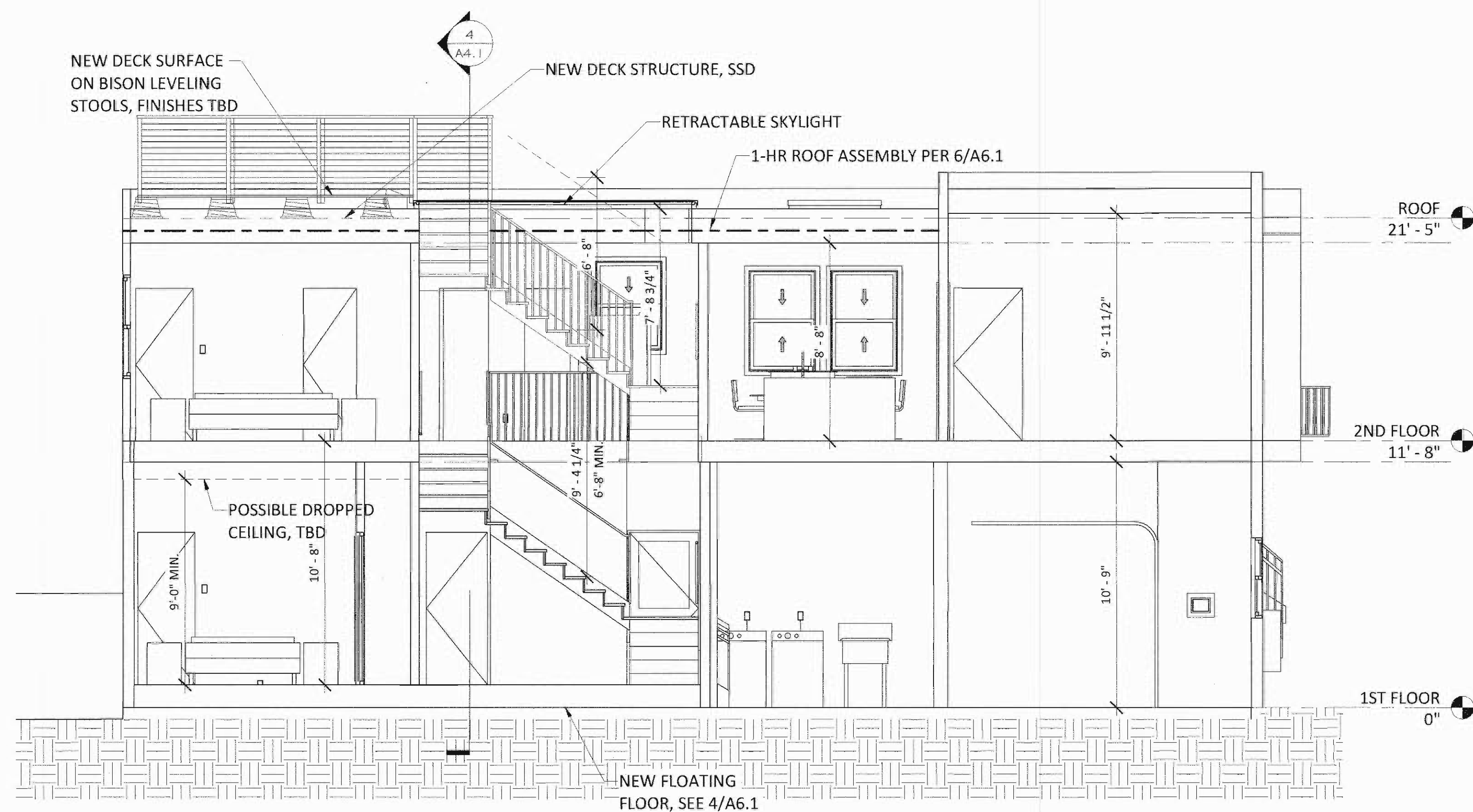
2 (E) CROSS SECTION P2

1/4" = 1'-0"



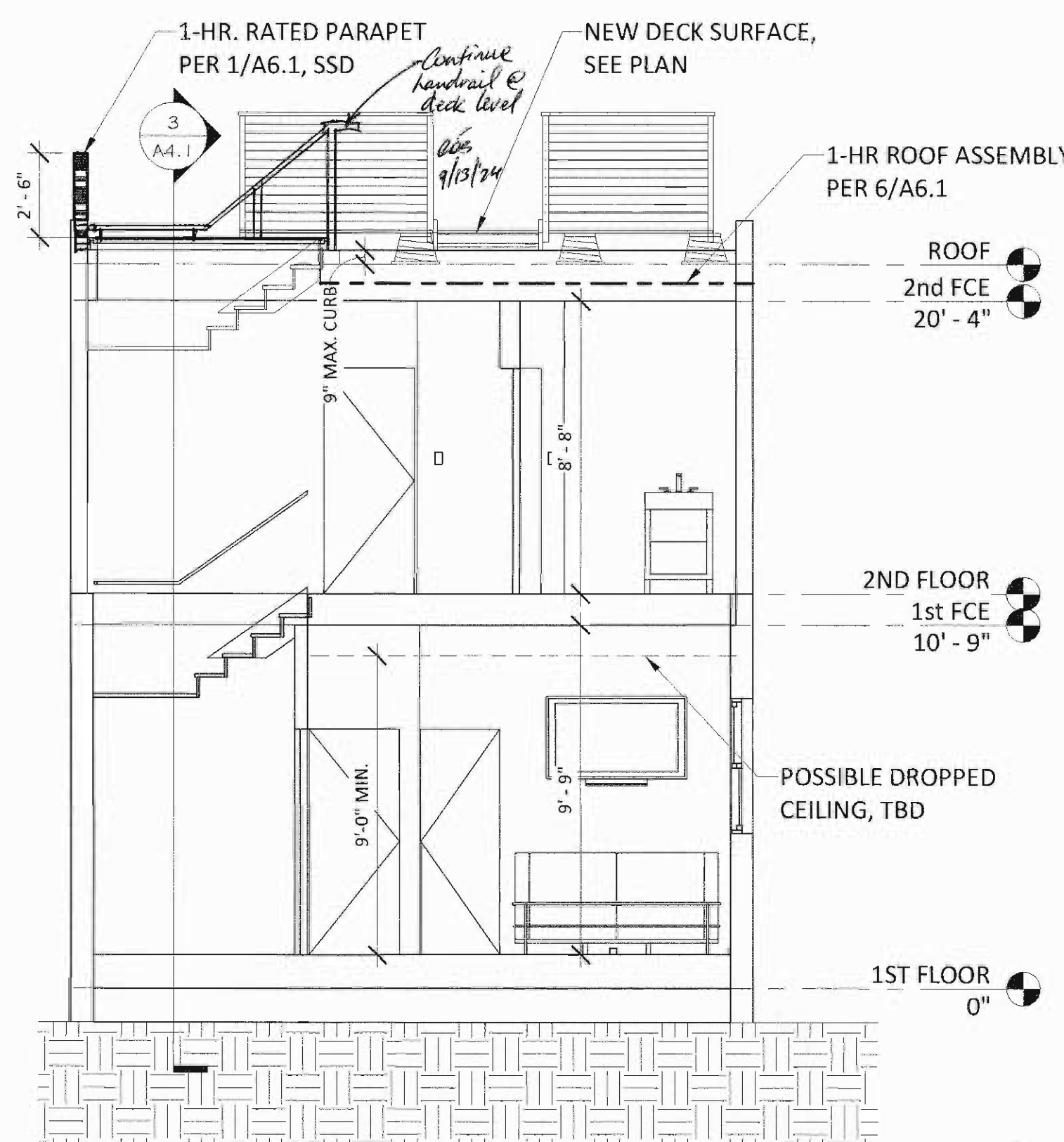
5 SECTION AT STAIRS

3/8" = 1'-0"



3 (P) LONG. SECTION P2

1/4" = 1'-0"



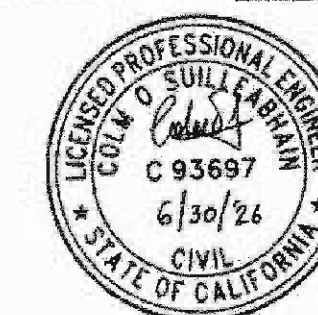
4 (P) CROSS SECTION P2

1/4" = 1'-0"



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ROOF DECK ADDITION
557 WISCONSIN ST
SAN FRANCISCO, CA 94107



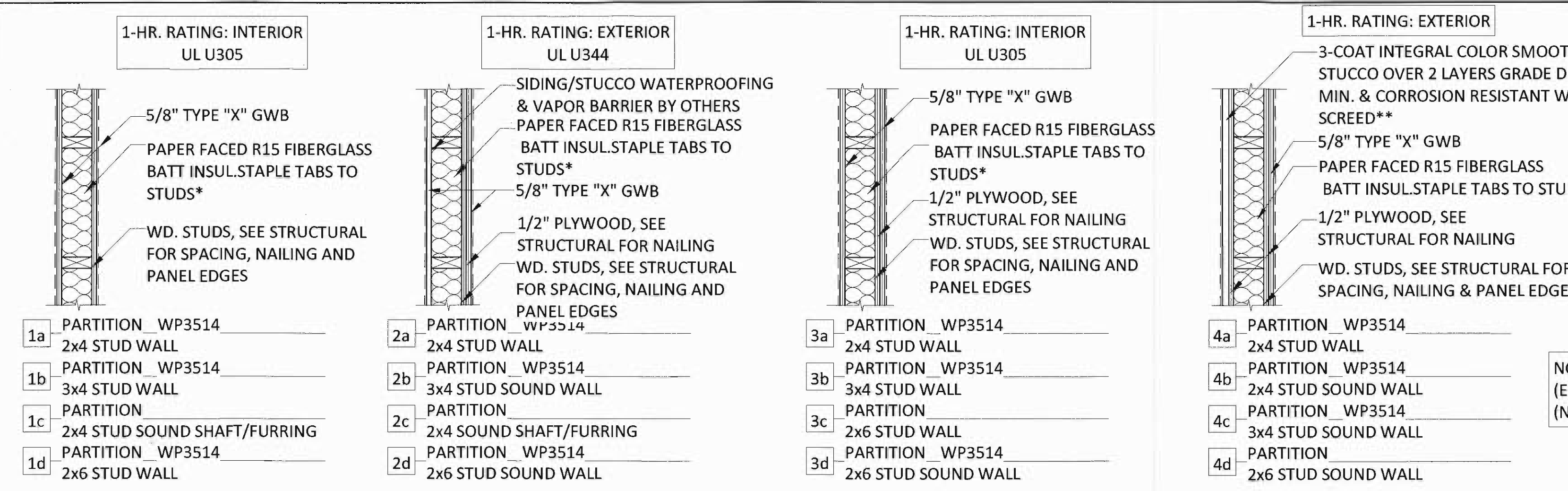
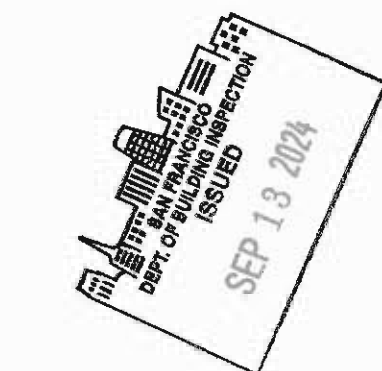
PROFESSIONAL SEAL

BUILDING SECTIONS

SCALE As indicated
DATE 07/30/24
DRAWN Author
JOB #: 2419

A4.1
8 OF 14 SHEETS

RESPONSE TO COMMENTS	09/13/24
PERMIT SUBMISSION	09/13/24



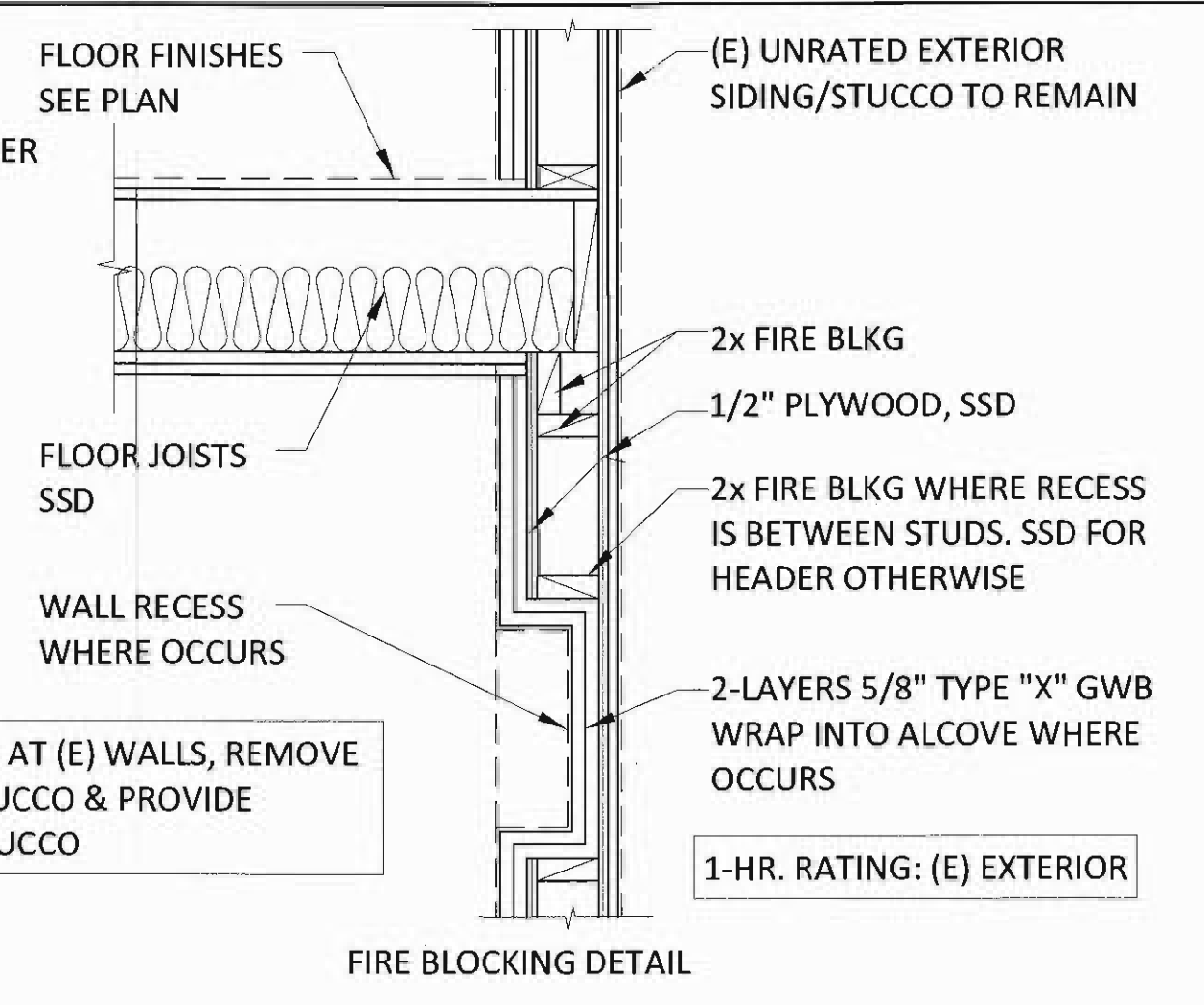
SEE PLAN FOR 1-HR RATED WALL LOCATIONS. FOR ALL OTHER WALLS 5/8" GYPBOARD MAY BE REPLACED w/ 1/2" GYPBOARD

FOR SOUND WALL-CEILING INTERSECTION DETAIL SEE 2

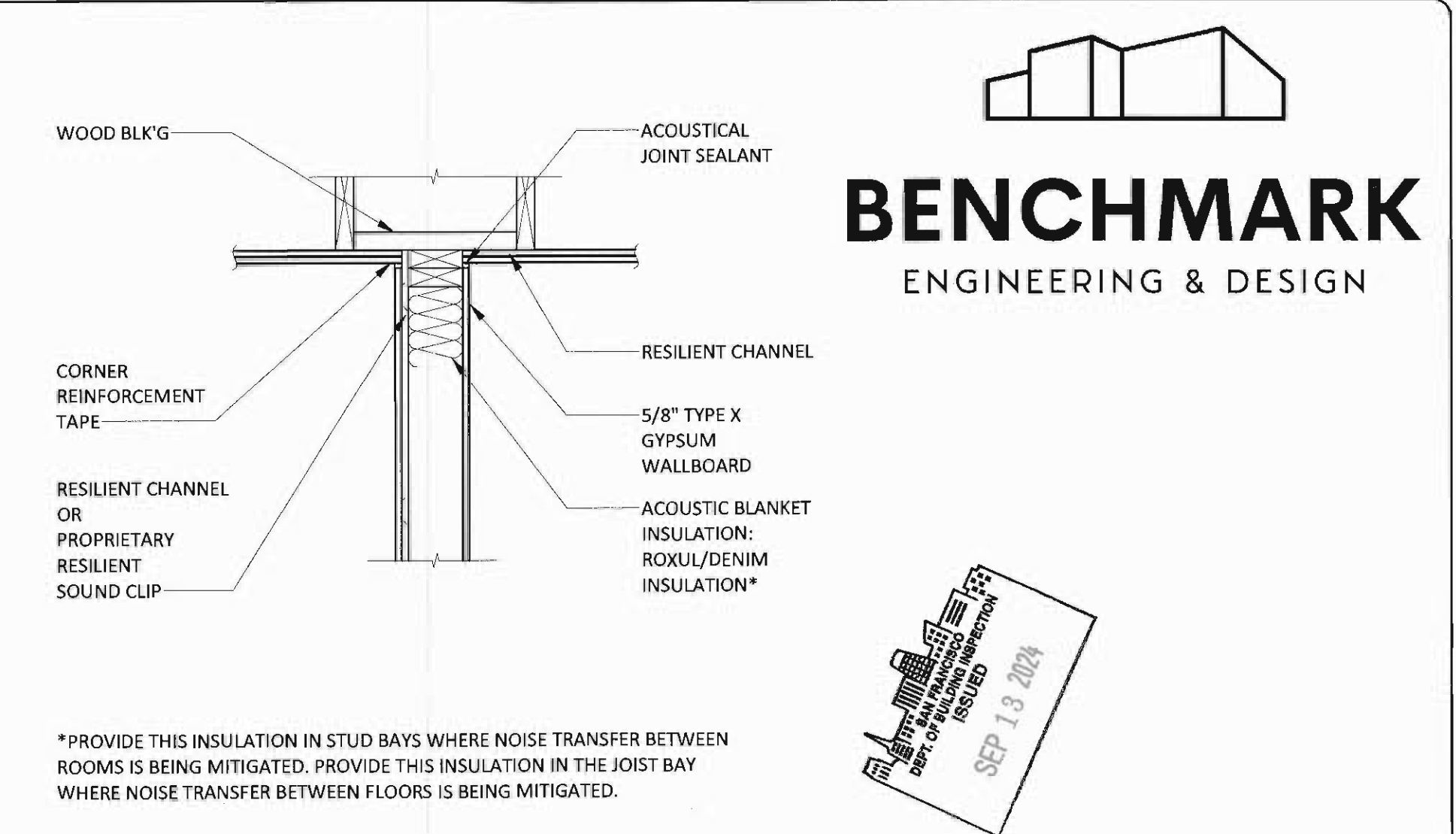
FOR (N) TO (E) BLIND WALL EXTERIOR FINISH TRANSITION SEE 4

*WALL INSULATION IS ONLY REQUIRED WHERE THE WALL ENCLOSES SEPARATED CONDITIONED SPACE OR WHERE ADDITIONAL SOUNDPROOFING IS REQUIRED. CLOSED CELL SPRAY FOAM INSULATION IS ALWAYS PREFERRED IN LIEU OF BATT. INSULATION AS IT PROVIDES A BETTER SOUND INSULATION & HIGHER R-VALUES

** @ NEW FIRE RATED BLIND WALLS PROVIDE 1/2" PT PLWD OVER 5/8" TYPE 'X' GYP OVER TWO LAYERS OF BUILDING PAPER

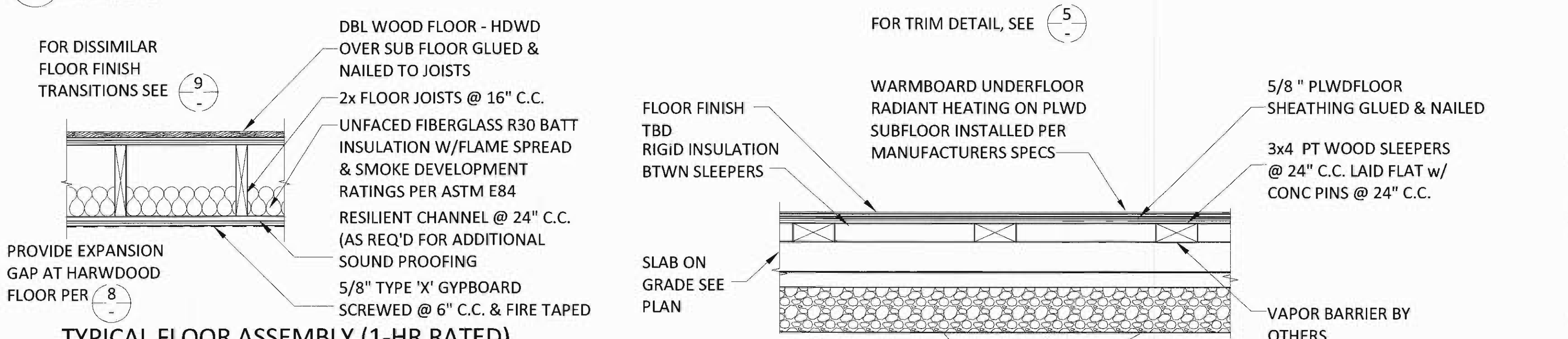


FIRE BLOCKING DETAIL



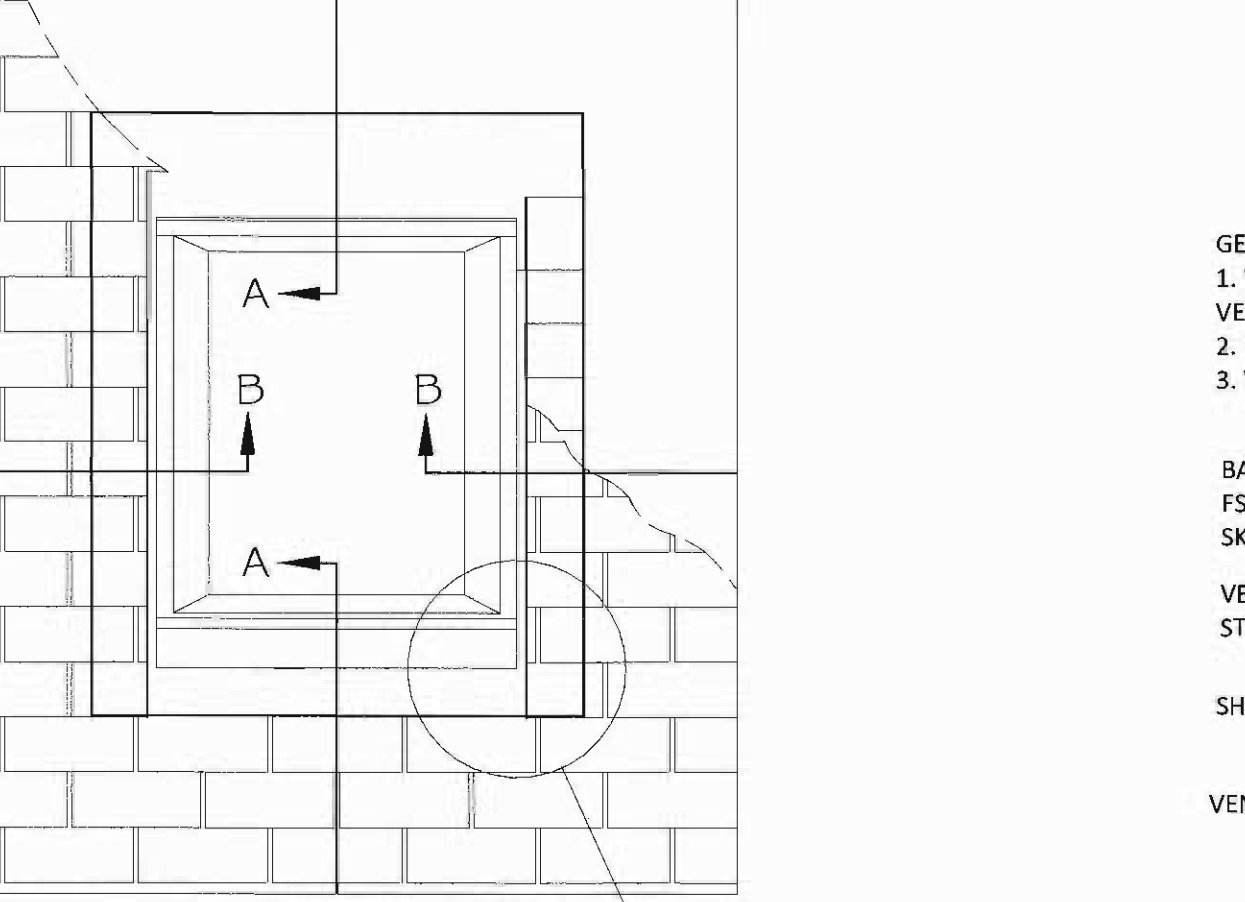
2 SOUND-RATED ONE-HOUR GYPSUM WALLBOARD PARTITION
SCALE: 3/4" = 1'-0"

*PROVIDE THIS INSULATION IN STUD BAYS WHERE NOISE TRANSFER BETWEEN ROOMS IS BEING MITIGATED. PROVIDE THIS INSULATION IN THE JOIST BAY WHERE NOISE TRANSFER BETWEEN FLOORS IS BEING MITIGATED.

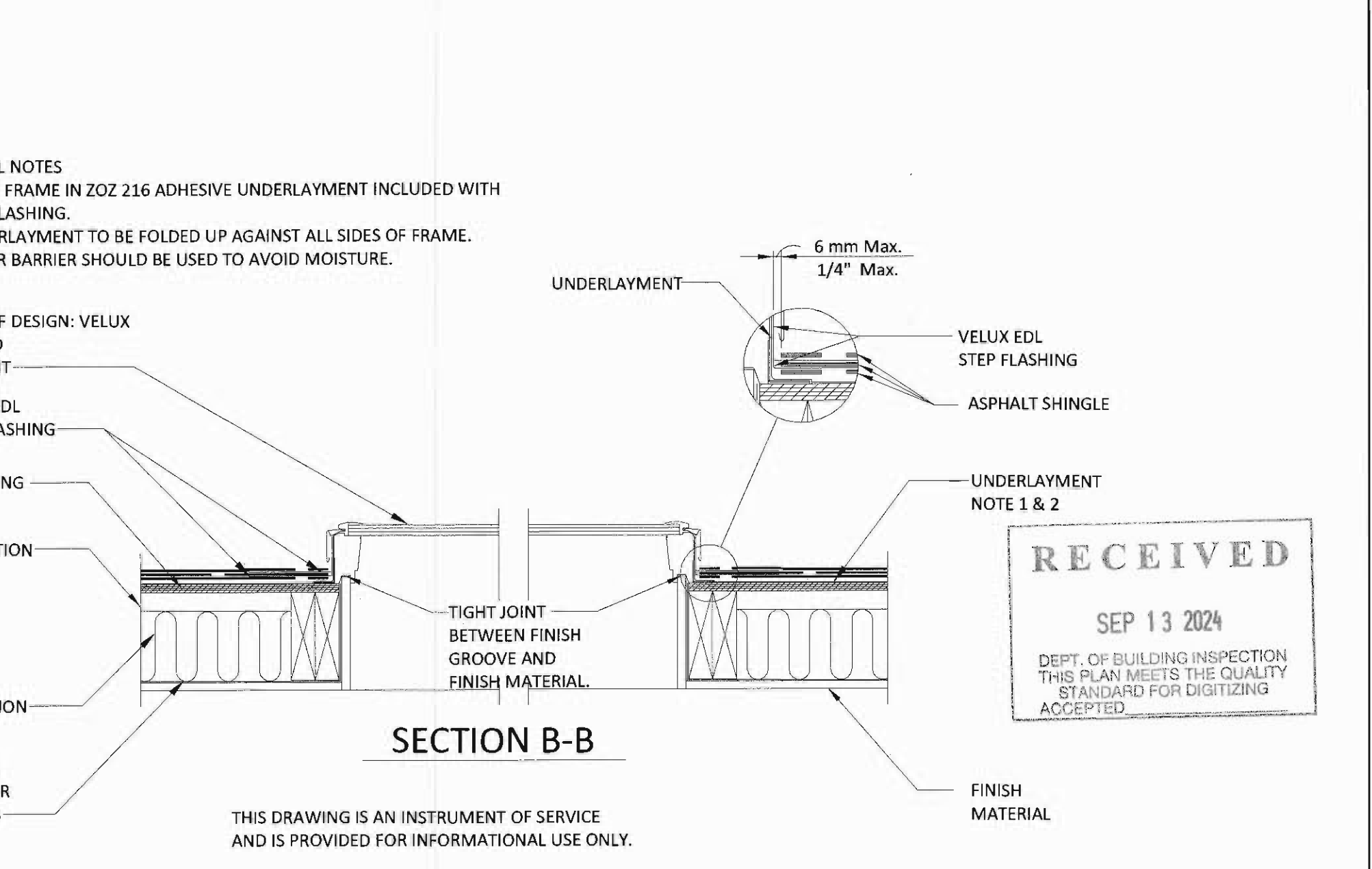


3 TYPICAL FLOOR ASSEMBLY (1-HR RATED) CBC 721.1(3) 13.1.4 ASSEMBLY
SCALE: 1" = 1'-0"

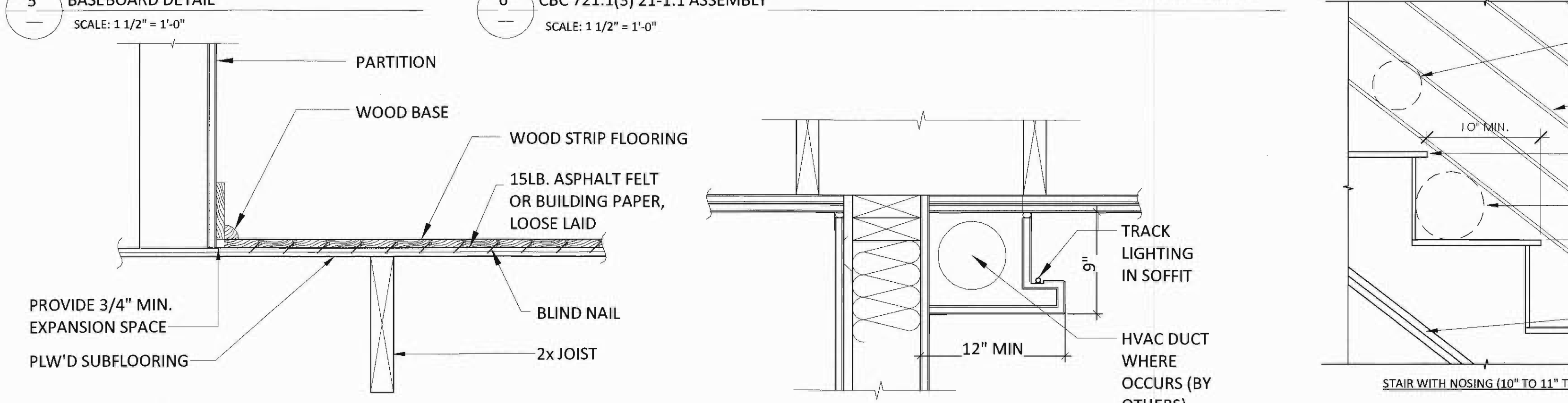
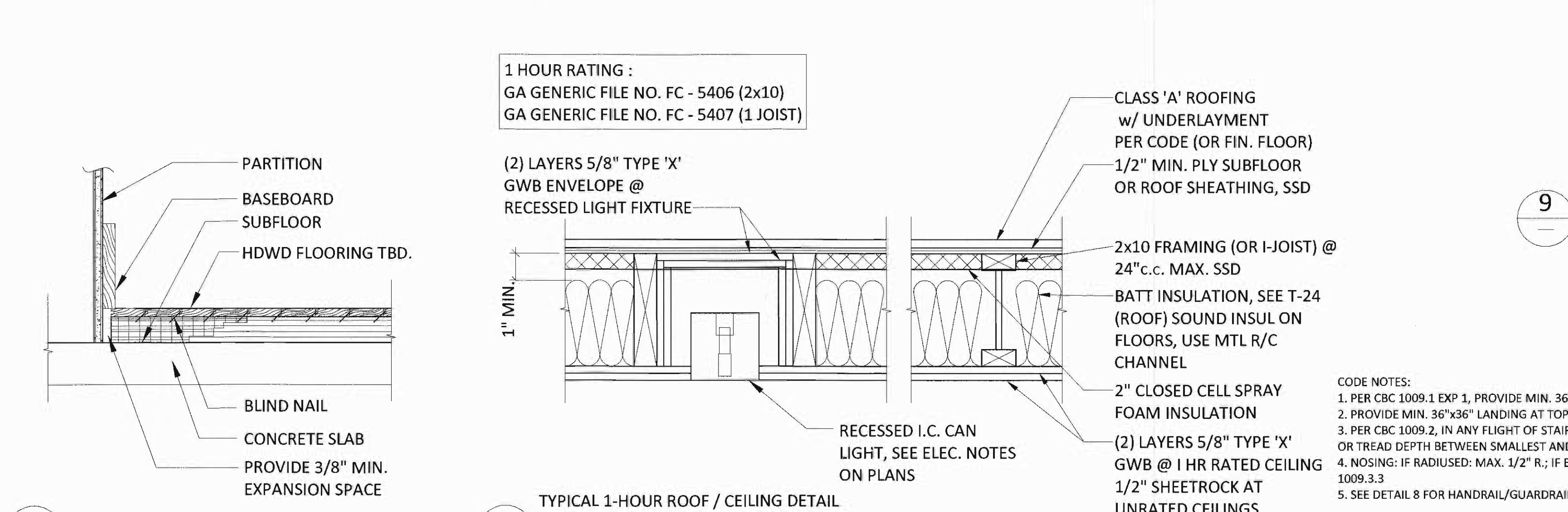
4 FLOATING FLOOR DETAIL
SCALE: 1" = 1'-0"



9 SKYLIGHT INSTALLATION DETAIL (BY MANUFACTURER)
SCALE: 1 1/2" = 1'-0"



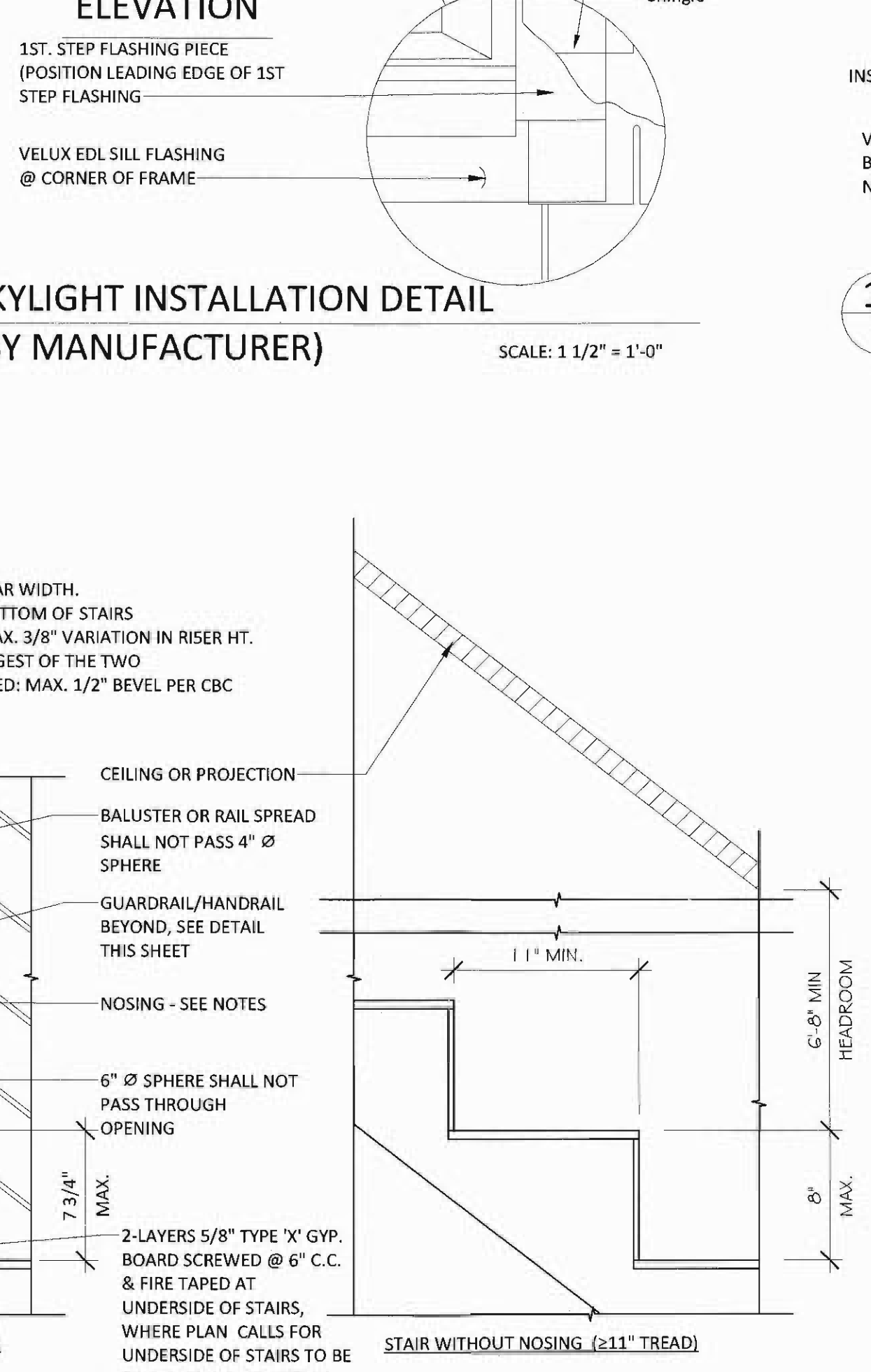
10 SKYLIGHT INSTALLATION DETAIL (BY MANUFACTURER)
SCALE: 1/2" = 1'-0"



7 WOOD STRIP FLOORING ON WD FRMG
SCALE: 1 1/2" = 1'-0"

8
SCALE: 1 1/2" = 1'-0"

11 TYPICAL STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



12 TYPICAL HANDRAIL DETAILS
SCALE: 1 1/2" = 1'-0"

Stephen Liu, DBI
SEP 13 2024

ROSS MULCAHY
ROOF DECK ADDITION
557 WISCONSIN ST
SAN FRANCISCO, CA 94107

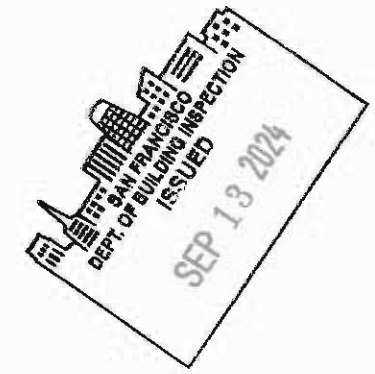
1 PERMIT SUBMISSION 09/13/24

PROFESSIONAL SEAL

ARCHITECTURAL DETAILS

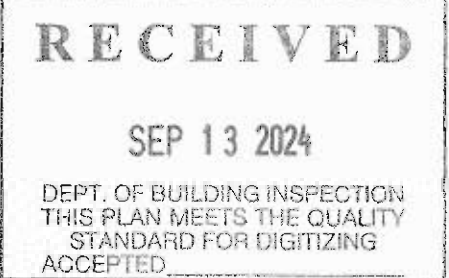
SCALE As indicated
DATE 07/30/24
DRAWN Author
JOB #: 2419

A6.1
9 OF 14 SHEETS



ROSS MULCAHY
INTERIOR REMODEL
557 WISCONSIN ST
SAN FRANCISCO, CA

PERMIT SUBMISSION	09/13/24
1	



COVER SHEET
STRUCTURAL NOTES
SPECIAL INSPECTIONS

SCALE 3/4"=1'-0"
DATE 08/08/24
DRAWN COS
JOB #: 2419

S1.0

10 OF 2 SHEETS

I GENERAL

GENERAL STRUCTURAL NOTES

- A. ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2022 EDITION w/ AMENDMENTS BY LOCAL JURISDICTIONS.
- B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER.
- C. OMISSIONS OR CONFLICT BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- D. DO NOT USE SCALED DIMENSIONS; USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- E. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- F. FOR WATERPROOFING, FIREPROOFING, ETC. REFER TO DRAWINGS OTHER THAN STRUCTURAL.
- G. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: KINDS OF FLOOR FINISH AND THEIR LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, FOR ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.
- H. HOLES AND OPENINGS THROUGH WALLS AND FLOORS FOR DUCTS, PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR, WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE PLUMBING HEATING, VENTILATING AND ELECTRICAL DRAWINGS AND THESE SUB-CONTRACTORS.
- I. NO PIPES AND DUCTS SHALL BE PLACED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE OWNER/PLUMBER.
- J. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. THE SUBCONTRACTOR SHALL UNDERTAKE ALL NECESSARY MEASURES TO ENSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, ENGINEER SHALL NOT RELIEVE THE SUBCONTRACTOR OF SUCH RESPONSIBILITY.
- K. NOTE THAT SHEET S1.0 IS A STANDARD COVER SHEET AND AS SUCH, NOT ALL TYP. DETAILS AND OR NOTES APPLY TO EVERY PROJECT.

II DESIGN CRITERIA:

DEAD LOADS

- ROOF = 15psf ; ROOF DECK = 30psf
- FLOOR (WOOD FINISHES) = 18psf
- WALL (EXTERIOR) = 16psf
- WALL (INTERIOR) = 12psf

LIVE LOADS

- ROOF = 20psf
- ROOF DECKS/BALCONIES = 60psf
- FLOOR (TYPICAL) = 40psf

SEISMIC - DESIGN PARAMETERS:

- IMPORTANCE FACTOR 1 = 1.0, OCCUPANCY CATEGORY II
- SITE CLASS = D
- Ss = 1.500 S1 = 0.600
- Fa = 1.2 Fv = 1.7 null
- Sds = 1.200 Sd1 = 0.680
- SEISMIC DESIGN CATEGORY = D

DESIGN BASE SHEAR: $V = C_s \cdot W$, WHERE W = EFFECTIVE SEISMIC WEIGHT

BASIC SEISMIC-FORCE-RESISTING SYSTEM	RESPONSE MODIFICATION FACTOR, R	SEISMIC RESPONSE COEFFICIENT, Cs
WOOD SHEARWALLS	6.5	0.185

WIND

- BASIC WIND SPEED = 92 mph
- IMPORTANCE FACTOR, 1 = 1.0
- EXPOSURE = B

FOUNDATION BEARING CAPACITY ASSUMED TO BE PER CBC MINIMUM VALUES - 1500psf FOR D+L LOADS

1/2 ALLOWABLE INCREASE FOR LOAD COMBINATIONS INCLUDING SEISMIC (2000psf)

III MATERIALS

A. CONCRETE:

1. REINFORCING STEEL: ASTM A615, GRADE 60, #4 AND SMALLER, GRADE 40.
2. CONCRETE: NORMAL WEIGHT U.O.N. WITH COMPRESSIVE STRENGTH OF THE FOLLOWING AT 28 DAYS:

FOOTINGS	2500 psi
SLAB-ON-GRADE	2500 psi
3. MINIMUM CONCRETE COVER FOR REINFORCING STEEL:
 - a. SURFACE POURED AGAINST GROUND 3"
 - b. FORMED SURFACES BELOW GRADE 2"
 - c. SURFACES EXPOSED TO WEATHER 2"
 - d. BEAM BARS (INCLUDING STIRRUPS) 1-1/2"
 - e. ALL OTHER 1"
4. ANCHOR BOLT EPOXY*: HILTI HIT-RE 500-SD. (ICC ESR-2322) OR SIMPSON SET-XP (ICC ESR-2508)
5. SCREW ANCHORS*: SIMPSON TITEN HD (ICC ESR-2713)

* USE COMPRESSED AIR TO BLOW THE DUST OUT OF ANCHOR BOLT HOLES.

B. CMU: UNITS 1500 PSI, MORTAR (TYPE 'S'), GROUT 2000 PSI

- C. STEEL**
1. SHAPES AND PLATES: ASTM A 36; TUBES: ASTM A500, GRADE B.
 2. MOMENT FRAMES (BEAMS, COLUMNS): ASTM A992 OR A913 (50 ksi)
 3. MOMENT FRAMES (PLATES): A572, GRADE 50.
 4. METAL STUDS, SEE S1.4. NOTES
 5. METAL JOISTS, 50 ksi
 6. BOLTS: ASTM A325-N, U.O.N.
 7. WELDING ELECTRODES: E-70 FOR FULL PEN WELDS USE CHARPY V-NOTCH WIRE, MIN. 20 ft # @ 0°F
 8. METAL DECKING, SEE S1.5
 9. STEEL FABRICATOR SHALL PROVIDE A SET OF SHOP DRAWINGS TO ENGINEER & ARCHITECT OF RECORD FOR APPROVAL PRIOR FABRICATION OF STRUCTURAL STEEL.

D. WOOD

1. FRAMING LUMBER - DOUGLAS FIR LARCH
 - a. HEADERS, PLATES, JOISTS: NO.1
 - b. STUDS, BLOCKING: NO.2
 - c. ALL LUMBER IN CONTACT WITH CONCRETE: PRESERVATIVE TREATED DOUGLAS FIR. (NOT CCA-C)
 - d. POSTS AND BEAMS: NO.1
2. PLYWOOD SHEATHING
 - a. SHEARWALL PLYWOOD : 1/2 INCH STRUCTURAL I, C-D EXTERIOR, APA RATED 32/16, SEE 6/S1.1A, SHEARWALL SCHEDULE FOR THICKNESS.
 - b. ROOF SHEATHING: 5/8 INCH STRUCTURAL II, C-D EXTERIOR APA RATED 32/16
 - c. FLOOR SHEATHING: 3/4 INCH STRUCTURAL II, C-D EXTERIOR APA RATED 48/24
3. FRAMING HARDWARE AND JOIST HANGERS: AS MANUFACTURED BY SIMPSON STRONGTIE CO. OR APPROVED EQUAL SIMPSON DESIGNATIONS USED. USE NAILS PER I.C.C. APPROVAL FOR EACH DEVICE.
4. COMMON NAILS, UNLESS OTHERWISE NOTED. SHORT NAILS MAY BE USED PROVIDED THEY HAVE COMMON CODE SPECIFIED MINIMUM EMBEDMENT. ALL NAILING TO BE PER IBC TABLE NO. 2304.9.1 UNLESS NOTED OTHERWISE.
5. GLU-LAM BEAMS: 24F-V4 (Fb=2400 PSI)
6. MANUFACTURED TIMBER BEAMS:

- a. ALL PARALLAM (PSL), MICROLAM (LVL), AND TIMBERSTRAND (LSL) MEMBER CALLOUTS REFER TO PRODUCTS OF Ilevel by Weyerhaeuser.

- b. CUTTING, NOTCHING OR DRILLING OF MEMBERS MAY BE DONE ONLY WITH THE APPROVAL OF THE STRUCTURAL ENGINEER.

- c. ALL PARALLAM (PSL) MEMBERS SHALL HAVE THE FOLLOWING MINIMUM SPECIFICATIONS: Fb=2,900; Fv=290; E=2,000,000; EXPOSURE 1.

- d. ALL MICROLAM (LVL) MEMBERS SHALL HAVE THE FOLLOWING MINIMUM SPECIFICATIONS: Fb=2,600; Fv=285; E=1,900,000; EXPOSURE 1.

- e. ALL TIMBERSTRAND (LSL) MEMBERS SHALL HAVE THE FOLLOWING MINIMUM SPECIFICATIONS: Fb=2,325; Fv=310; E=1,550,000; EXPOSURE 1.

- f. PARALLAM & MICROLAM BEAMS AND TJI'S TO BE FABRICATED BY TRUS JOIST.

- g. FOR MICROLAMMS SEE CODE EVALUATION: ICC-ES ESR-1387

- h. FOR TJI JOISTS SEE CODE EVALUATION: ICC-ES ESR-1153

IV EXPOSURE TO WEATHER:

- A. STEEL:**
1. ALL EXPOSED MEMBERS SHALL BE GALVANISED & FIELD WELDS SHALL BE COATED WITH A ZINC RICH PAINT.
 2. BOLTS, NUTS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED.

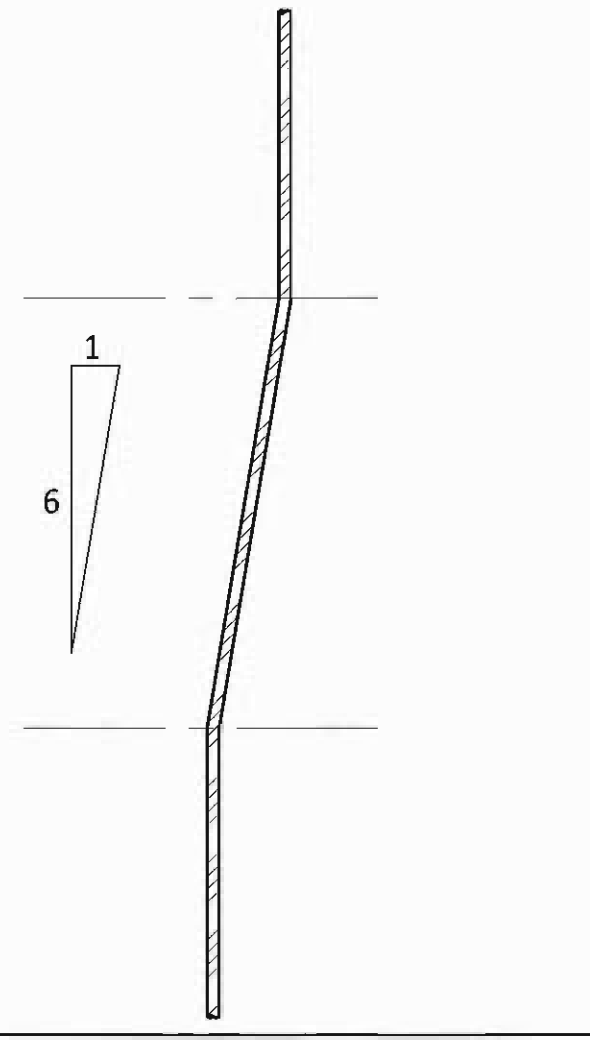
B. WOOD:

1. ALL EXTERIOR TIMBER AND GLU-LAM BEAMS SHALL BE PRESSURE TREATED (BUT NOT CHROMATED COPPER ARSENATE) OR WOOD OF NATURAL RESISTANCE TO DECAY.
2. ALL EXTERIOR HANGERS AND OTHER SIMPSON TYPE PRODUCTS SHALL BE GALVANIZED OR STAINLESS STEEL.
3. ALL PLYWOOD SHALL BE OF AN EXTERIOR GRADE.
4. METAL CONNECTORS, NAILS AND ANCHOR BOLTS IN CONTACT w/ PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED MEETING (ASTM A153) WITH A CLASS G185 ZINC COATING, OR STAINLESS STEEL.
5. ALL NAILS & ANCHOR BOLTS IN CONTACT w/ PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.

SYMBOLS

	WALL BELOW		STEEL COLUMN ABOVE
	WALL ABOVE		MOMENT CONNECTION
	(N) CONC. WALL ABOVE		CONCRETE TOPPING OVER PLYWOOD
	BRICK OR CMU WALL ABOVE		CONCRETE TOPPING OVER CORRUGATED METAL DECK
	WOOD SHEARWALL (BELOW)		CONCRETE COLUMN ABOVE
	WOOD JOIST HANGER (HUS TYPE, U.O.N.)		CONCRETE COLUMN BELOW w/ DROPCAP
	WOOD POST BELOW		DRILLED CONCRETE PIER
	WOOD POST ABOVE (OR ABOVE & BELOW)		PRECAST, PRESTRESSED CONCRETE PILE
	HOLDDOWN @ WOOD POST		DIAGONAL ABOVE
			DIAGONAL BELOW

CLASS "B" LAP SPLICES					
Fy	BAR SIZE	SPECIFIED CONCRETE STRENGTH, f'c			
		2500	3000	4000	5000
40	#3	1'-4"	1'-3"	1'-1"	11"
40	#4	1'-9"	1'-7"	1'-5"	1'-3"
60	#5	3'-3"	3'-0"	2'-7"	2'-4"
60	#6	4'-0"	4'-0"	3'-1"	2'-9"
60	#7	5'-9"	5'-3"	4'-6"	4'-1"
60	#8	6'-6"	6'-0"	5'-2"	4'-8"
60	#9	7'-4"	6'-9"	5'-10"	5'-3"
60	#10	8'-3"	7'-7"	6'-7"	5'-10"



1 TYPICAL OFFSET AND TYPICAL LAP SPLICE

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

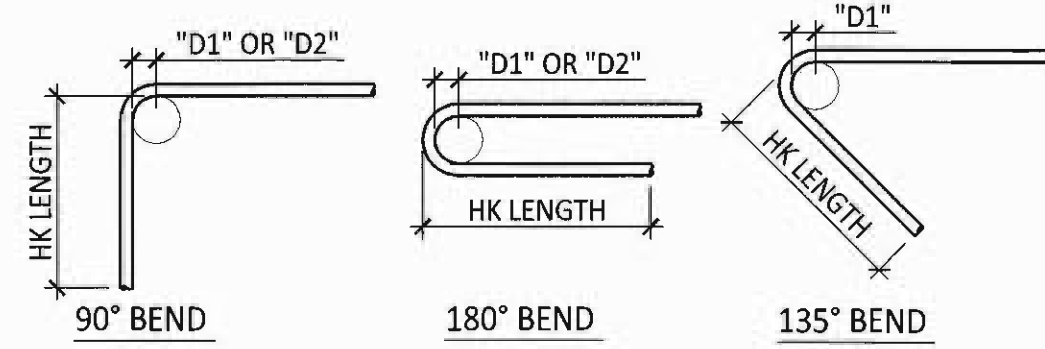
BAR SIZE	MAIN REINFORCEMENT		STIRRUPS AND TIE HOOKS	
	90°	180°	90°	180°
#3	6"	4"	3	4 1/2"
#4	8"	4"	4"	6"
#5	9 1/2"	4 1/2"	5"	7 1/2"
#6	11 1/2"	5 1/2"	11 1/2"	10"
#7	13 1/2"	6 1/2"	13 1/2"	11 1/2"
#8	15"	7"	15"	13"
#9	18"	9"	-	-
#10	20"	10"	-	-
#11	22"	11"	-	-

DIAMETER OF BENDS

"D1"	1 1/2" FOR #3 BARS
	2" FOR #4 BARS
"D2"	2 1/2" FOR #5 BARS
	6d FOR #3 THRU #8 BARS
	8d FOR #9 THRU #11 BARS
	10d FOR #4 AND #10 BARS

NOTES:

- "D1" TO BE USED FOR STIRRUPS, TIES & WALLS REINFORCING AT OPENINGS.
- "D2" FOR ALL OTHERS



2 STANDARD HOOKS

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

City and County of San Francisco
Department of Building Inspection



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

NOTICE

SPECIAL INSPECTION REQUIREMENTS

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

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

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

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

STRUCTURAL OBSERVATION REQUIREMENTS

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

Special Inspection Services Contact Information

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

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

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

Updated 10/05/2020

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

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

JOB ADDRESS 557 WISCONSIN BY APPLICATION NO. ADDENDUM NO.
OWNER NAME ROSS MULCAHY OWNER PHONE NO. 415 960-9988

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 (SFBIC), Special Inspection and/or testing is required for the following work:

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

Prepared by: GULM O SULLERMAN Phone: (415) 463-9417
Engineer/Architect of Record

Required information:
FAX: Stephen Liu, DBI Email coling@dbi.org

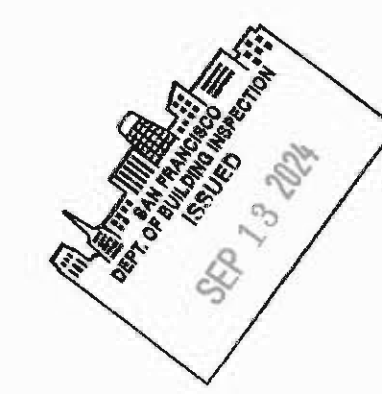
Review by: DBI Engineer or Plan Checker Phone: (628) 652-3407

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



TYPICAL NOTES:
ALL NEW EXTERIOR WALLS SHALL BE FRAMED FROM 2x6 STUDS SPACED @ 16" C.C. U.O.N. BY SHEARWALL SCHEDULE
ALL INTERIOR STUD WALLS SHALL BE FRAMED FROM 2x4 STUDS SPACED @ 16" C.C. U.O.N. BY SHEARWALL SCHEDULE & HD POST REQUIREMENTS. FOR NOTCHES AND HOLES IN NON BEARING STUDS AND BEAMS REFER TO 1 & 2 S2.0

NOTE A:
SISTER (N) 2x TO (E) 2x STUDS THAT EXHIBIT ANY SIGNS OF ROT, ENGR. TO V.I.F. SEE SHEET S1.0 FOR NEW STUD REQUIREMENTS.
NOTE B:
SISTER (N) 2x's TO (E) 2x JOISTS THAT EXHIBIT ANY SIGNS OF ROT, ENGR. TO V.I.F.
NOTE C:
ALL EXISTING CONDITIONS SHALL BE VERIFIED AND ANY DEVIATIONS FROM WHAT IS SHOWN IN THESE PLANS SHALL BE MADE KNOWN TO BENCHMARK ENGINEERING

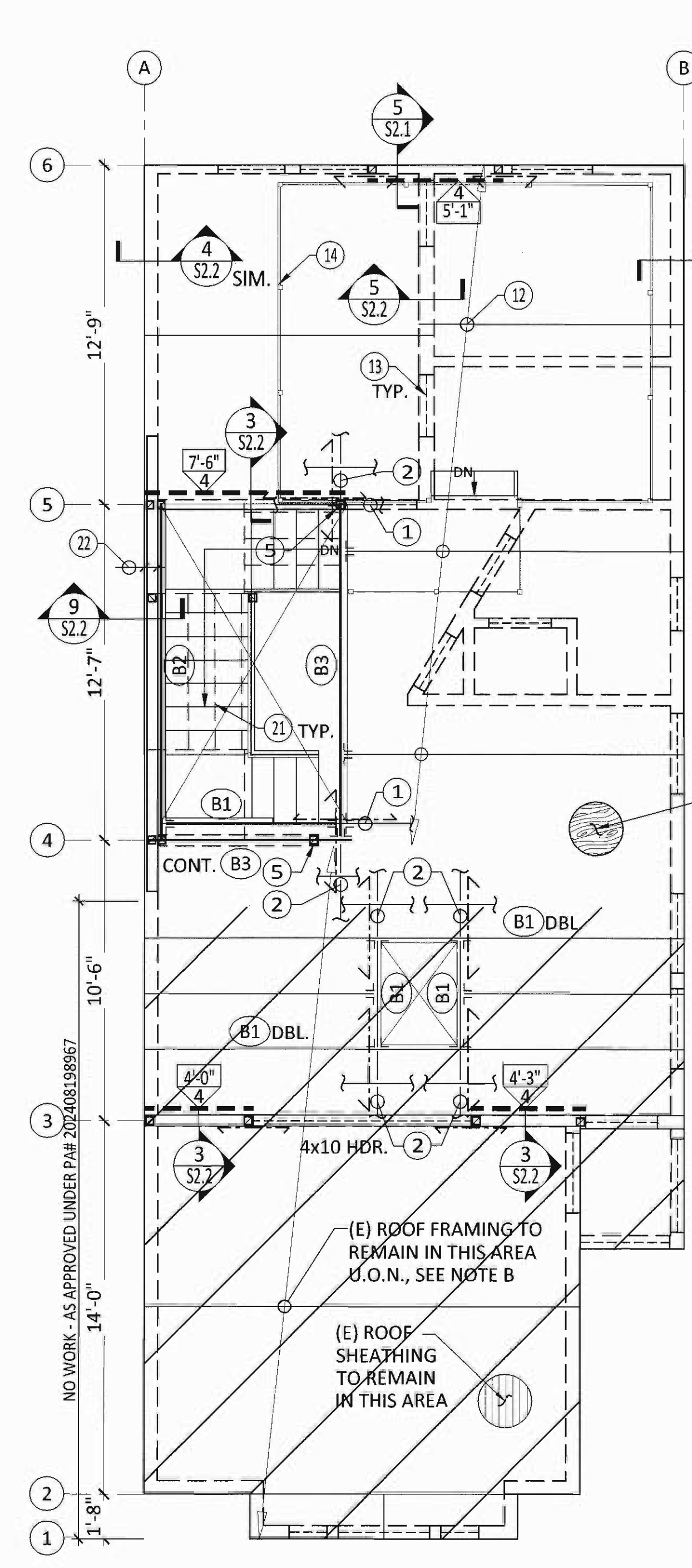
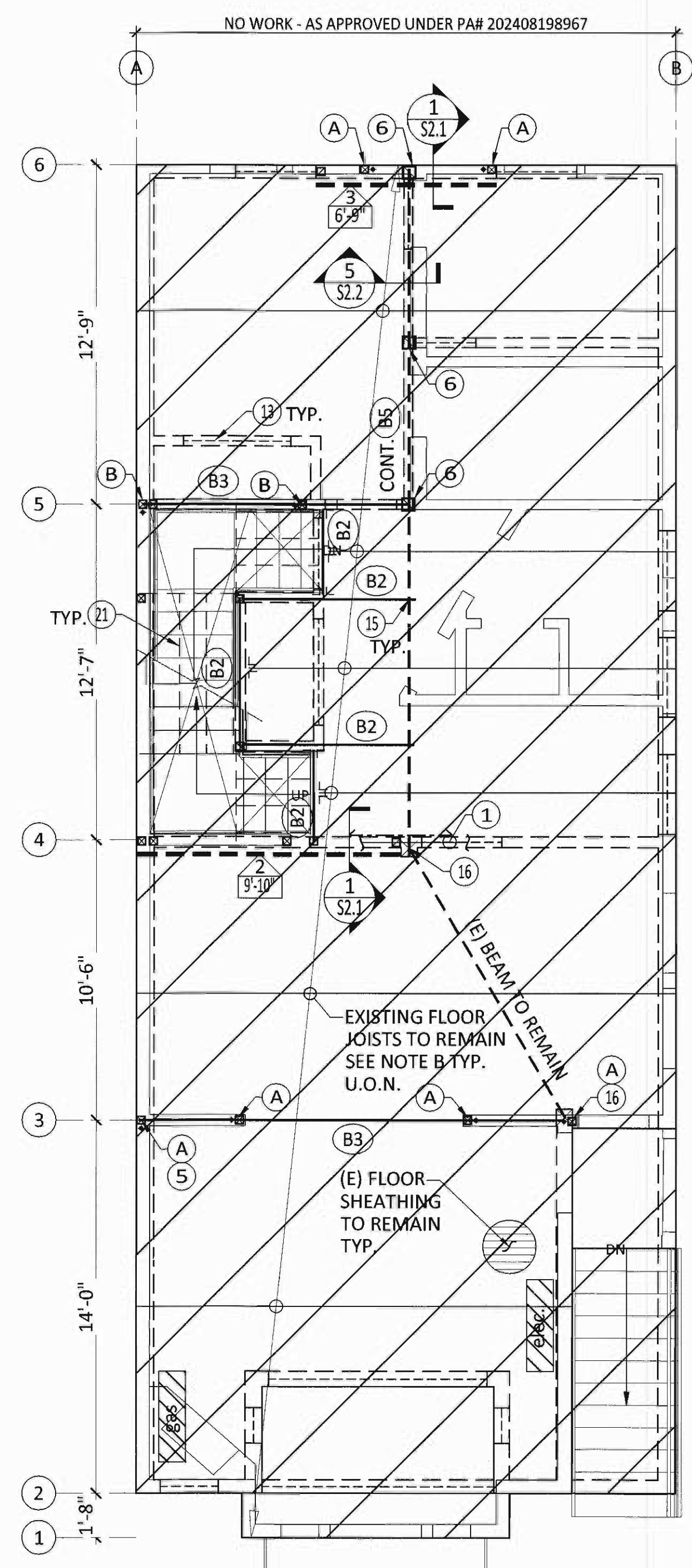
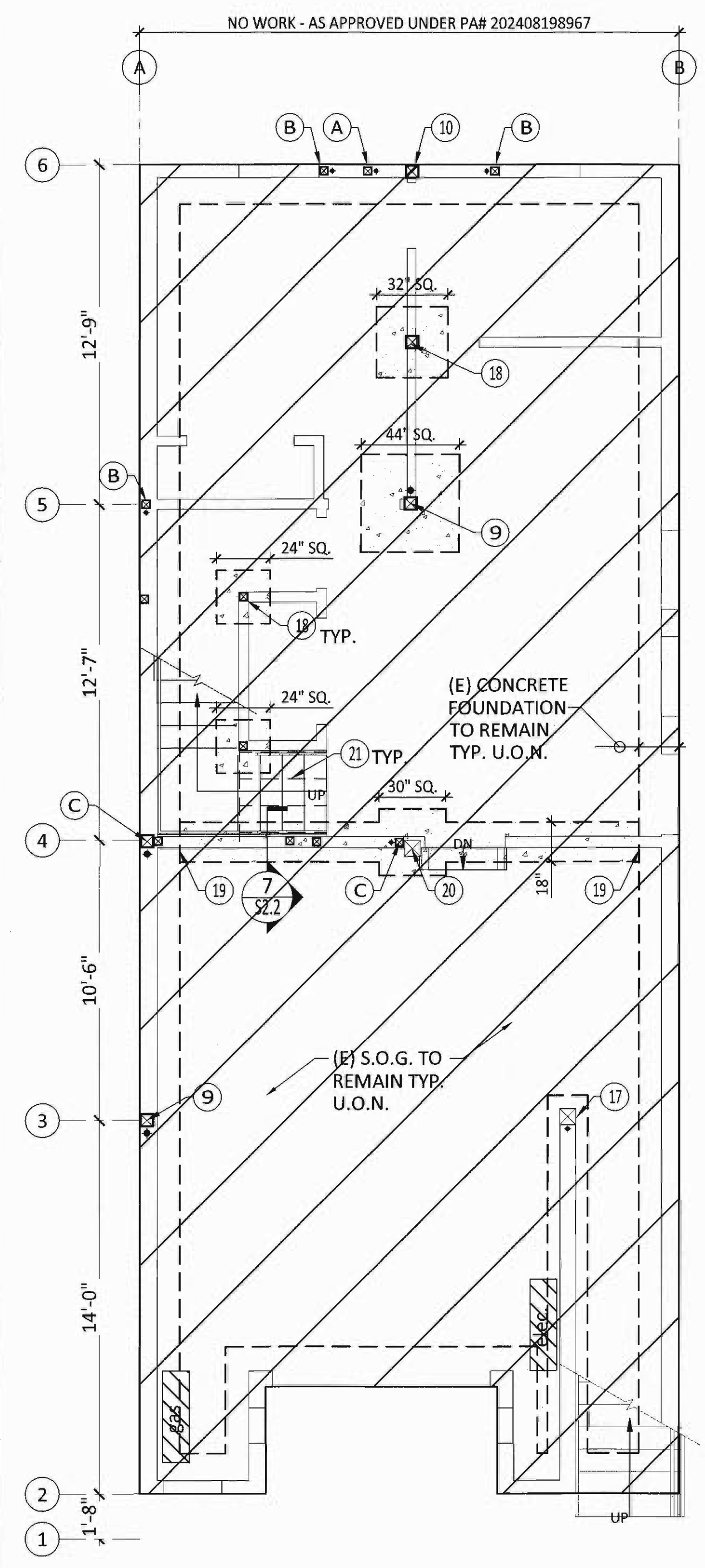
HOLDOWN LEGEND :
4x8 POSTS MAY BE USED IN LIEU OF 6x6 POSTS CALLED OUT IN THIS SCHEDULE FOR NON-BEARING POSTS
(A) DBL 2x STUD OR 4x4 POST w/ HDU2
(B) 4x6 POST w/ HDU5
(C) 6x6 POST w/HDU8

BEAM SCHEDULE
(B1) 1 3/4"x 9 1/4" LVL 2.0E
(B2) 3 1/2"x 9 3/4" PSL 2.0E
(B3) 5 1/4"x 9 3/4" PSL 2.0E
(B4) 7"x 9 3/4" PSL 2.0E
(B5) 5 1/4"x 11 7/8" PSL 2.0E FULL SPAN CONT. BEAM FROM GL 4-6

3 1/2" WIDE WOOD BEAMS SHALL BE SUPPORTED ON 4X4 POSTS WHERE NO POST SYMBOL IS DENOTED ON THE PLAN IT CAN BE ASSUMED THAT A 4x STUD CAN BE ALIGNED WITH THE BEAM UNDER THE TOP PLATE. REFER TO DETAIL A ON 4 S2.0
5 1/4" WIDE WOOD BEAMS SHALL BE SUPPORTED ON MIN 4X6 POSTS PER TYP. UON. 4 S2.0
BEAMS MAY BE BUILT UP USING MULTIPLE LVLS SEE 8 S2.0
FOR ALL WOOD BEAM-WOOD BEAM CONNECTIONS USE HHGU HANGERS SEE 7 TYP. U.O.N. S2.0
7" WIDE WOOD BEAMS SHALL BE SUPPORTED ON MIN 6X6 POSTS PER TYP. UON. 4 S2.0

FOR NAILING SPECIFICATIONS AT COMMON FRAMING MEMBERS REFER TO TABLE ON SHEET S1.0
USE TOP FLANGE HANGERS TYPICALLY U.O.N. ON THE DETAILS

EXTERIOR WALLS SHALL BE SHEATHED WITH A MIN OF 3/8" PLWD SHEATHING w/ 8d NAILS @ 6" C.C. U.O.N. WHERE SHEARWALL IS REQUIRED



- KEYNOTE LEGEND :**
- ALIGN (E) JOIST OR (N) 3x COLLECTOR & CMST12 STRAP w/ WALL, & CLIP ALONG BEAM/JOIST A35 @ 16" C.C. PER 5 S2.0 TO EXTERIOR WALL
 - ALIGN 4x BLK'G & CMST12 STRAP w/ OPENING & EXTEND A MIN. OF 3 BAYS PER 1 S2.1 DETAIL (B)
 - 4x4 POST BELOW PER 4 S2.0
 - 4x6 POST BELOW PER 4 S2.0
 - 6x6 POST BELOW PER 4 S2.0
 - WOOD POST FROM ABOVE w/A35 CLIPS @ EA SIDE
 - 6x6 POST/ w/ HDU2 SEE 2 S2.2 OR 8 S2.2
 - 6x6 POST/ w/ HDU5 SEE 2 S2.2 OR 8 S2.2
 - NEW POST @ (E) CONC. FOUNDATION PER 6 S2.0
 - 2x RIPPED OVER NEW 2x8 ROOF JOISTS @ 16" C.C.
 - 2x RIPPED OVER NEW 2x10 JOISTS @ 16" C.C. - REPLACE (E) ROOF FRAMING AT NEW DECK
 - FOR NEW HDR.'s, SEE 1 S2.2 TYP.
 - NEW GUARDRAIL CONNECTION ALONG DECK PERIMETER PER 9 S2.0
 - SOLID LINE BEAM FLUSH w/FLOOR JOISTS TO BE SUPPORTED ON DASHED LINE BEAM DROPPED BELOW JOISTS
 - (E) 8x8 POST BELOW TO REMAIN
 - ADD HDUS TO (E) POST AT FOUNDATION PER 8 S2.2
 - NEW POST AT NEW PAD FOUNDATION PER 6 S2.2
 - DRILL & EPOXY GRADE BEAM REBAR 6" MIN. INTO (E) FOUNDATION
 - (E) POST AT NEW FOUNDATION PER 4 S2.0
 - NEW STAIR STRINGERS PER 3 S2.0
 - NEW 30" TALL PARAPET ABOVE ROOF OPENING PER 9 S2.2

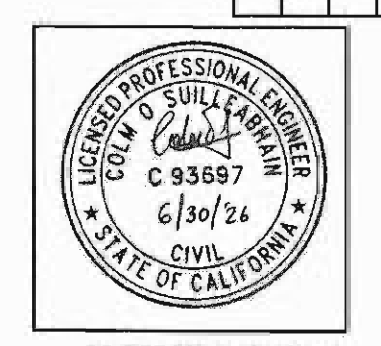
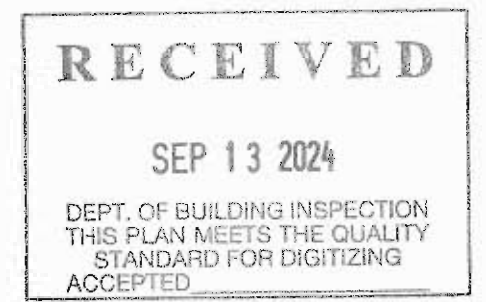
FIRST FLOOR FOUNDATION PLAN
SCALE: 1/4"=1'-0"

SECOND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

ROSS MULCAHY
INTERIOR REMODEL
557 WISCONSIN ST
SAN FRANCISCO, CA

Stephen Liu, DBI
SEP 13 2024



ROOF FRAMING PLAN
SECOND FLOOR FRAMING PLAN
FIRST FLOOR FOUNDATION PLAN

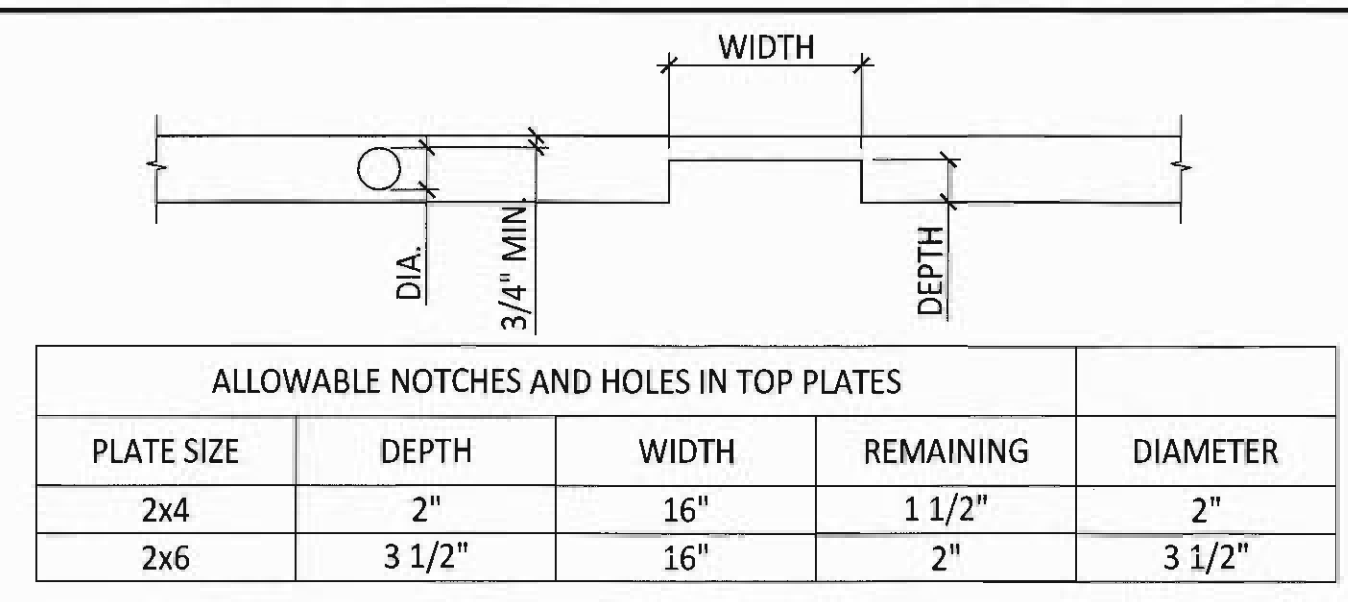
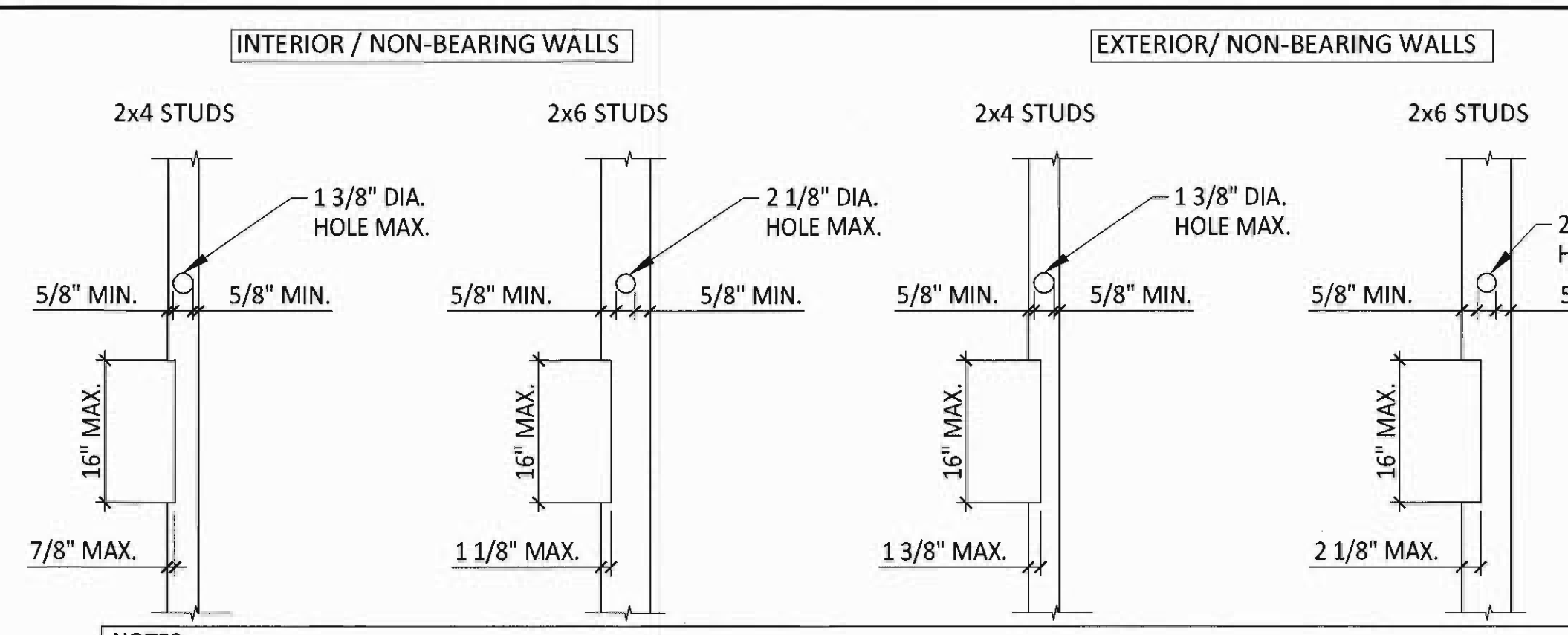


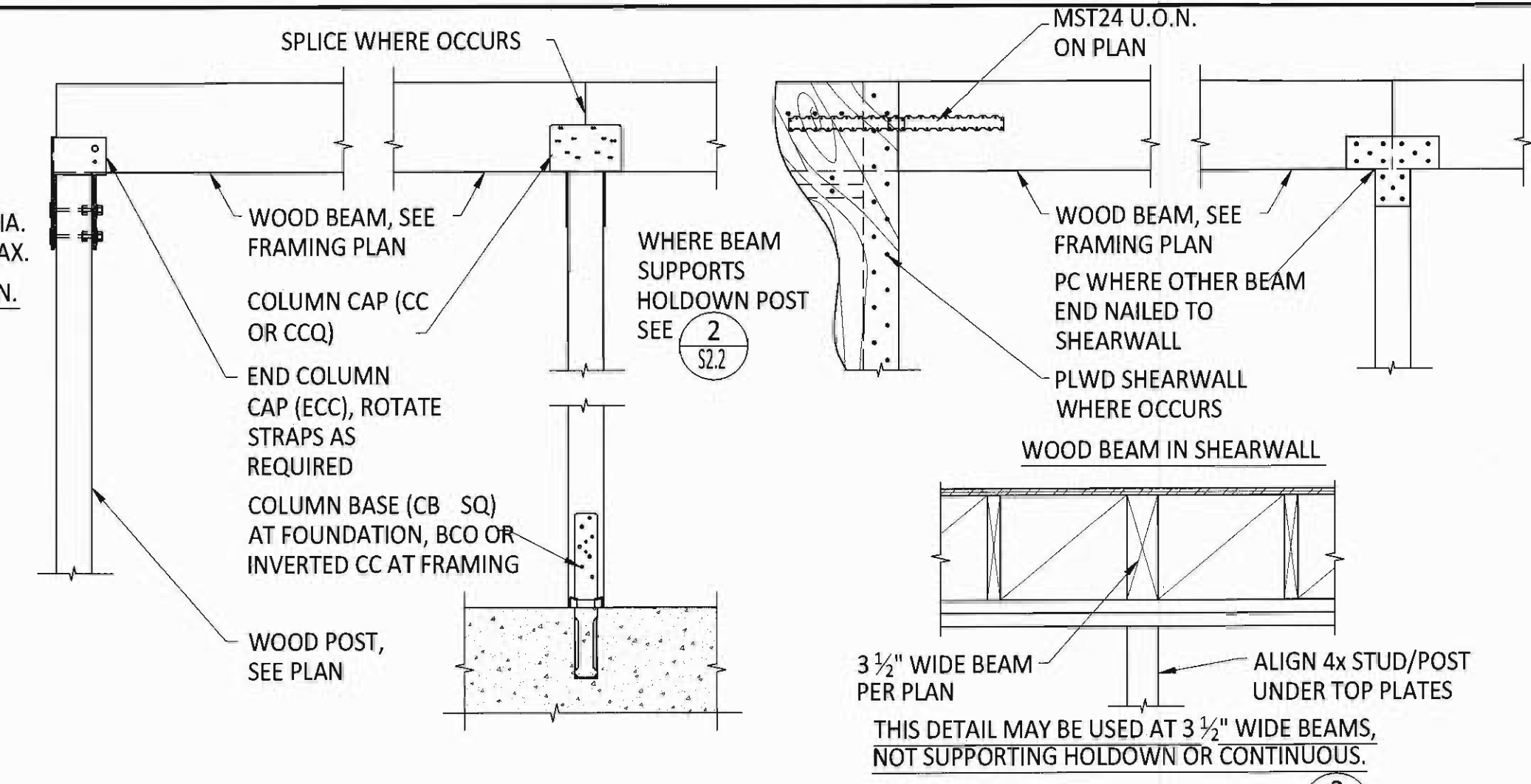
PLATE SIZE	DEPTH	WIDTH	REMAINING	DIAMETER
2x4	2"	16"	1 1/2"	2"
2x6	3 1/2"	16"	2"	3 1/2"

NOTES:
1. FOR ALL NOTCHING OR DRILLING GREATER THAN ABOVE, PROVIDE 3" LONG CS16 w/ 16-3d NAILS EA. SIDE OF NOTCH OR DRILLED HOLE, U.O.N. ON PLAN.
2. ONLY REQUIRED AT EXTERIOR WALLS AND INTERIOR BEARING AND SHEARWALLS.
3. PROVIDE HARDY SADDLE H824 AT COMPLETELY NOTCHED TOP PLATES.
4. NO STRAPPING REQUIRED IF NOTCHING OR DRILLING OF TOP PLATE IS AS SHOWN.

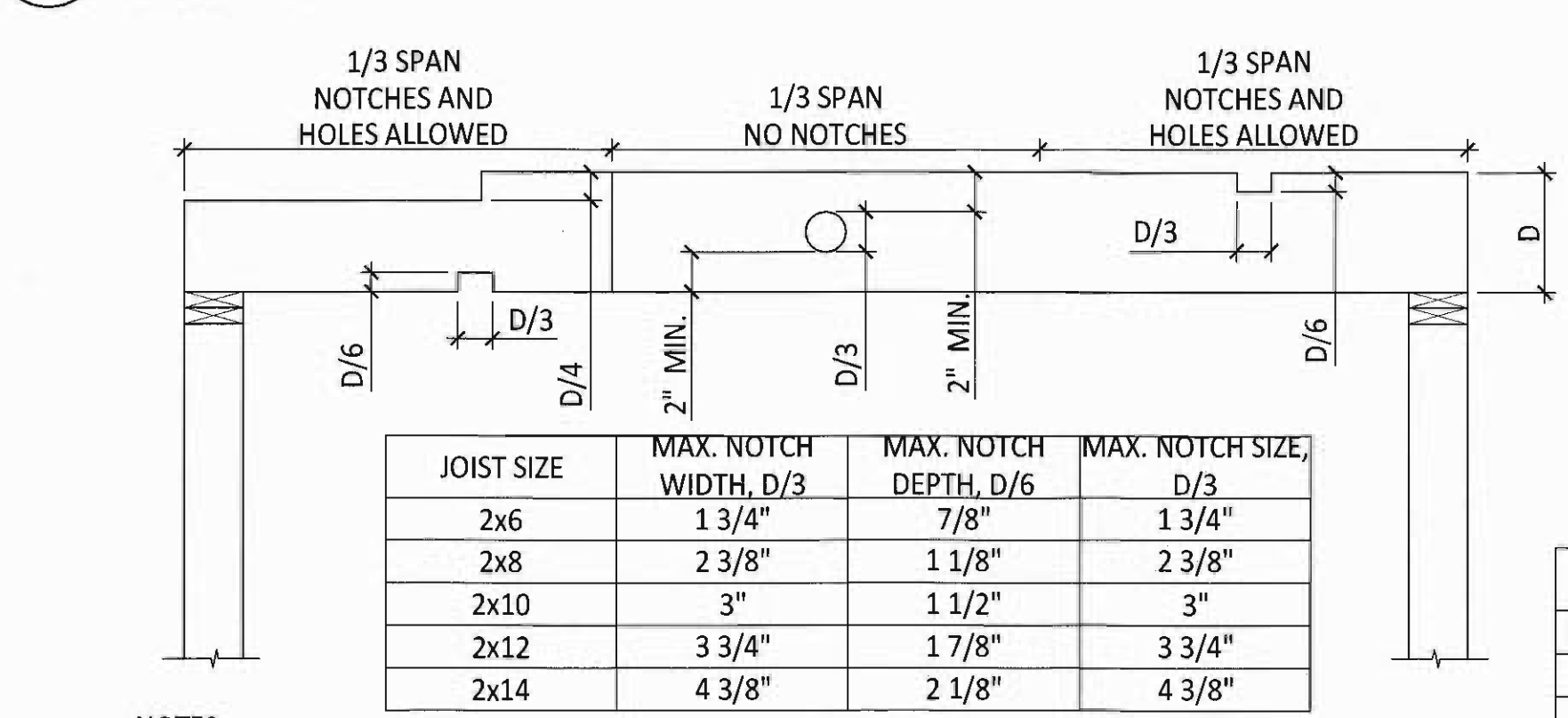
1 ALLOWABLE NOTCHES & HOLES IN NON BEARING STUDS
SCALE: 3/4" = 1'-0"



2 TYPICAL STAIR STRINGER DETAIL
SCALE: 3/4" = 1'-0"



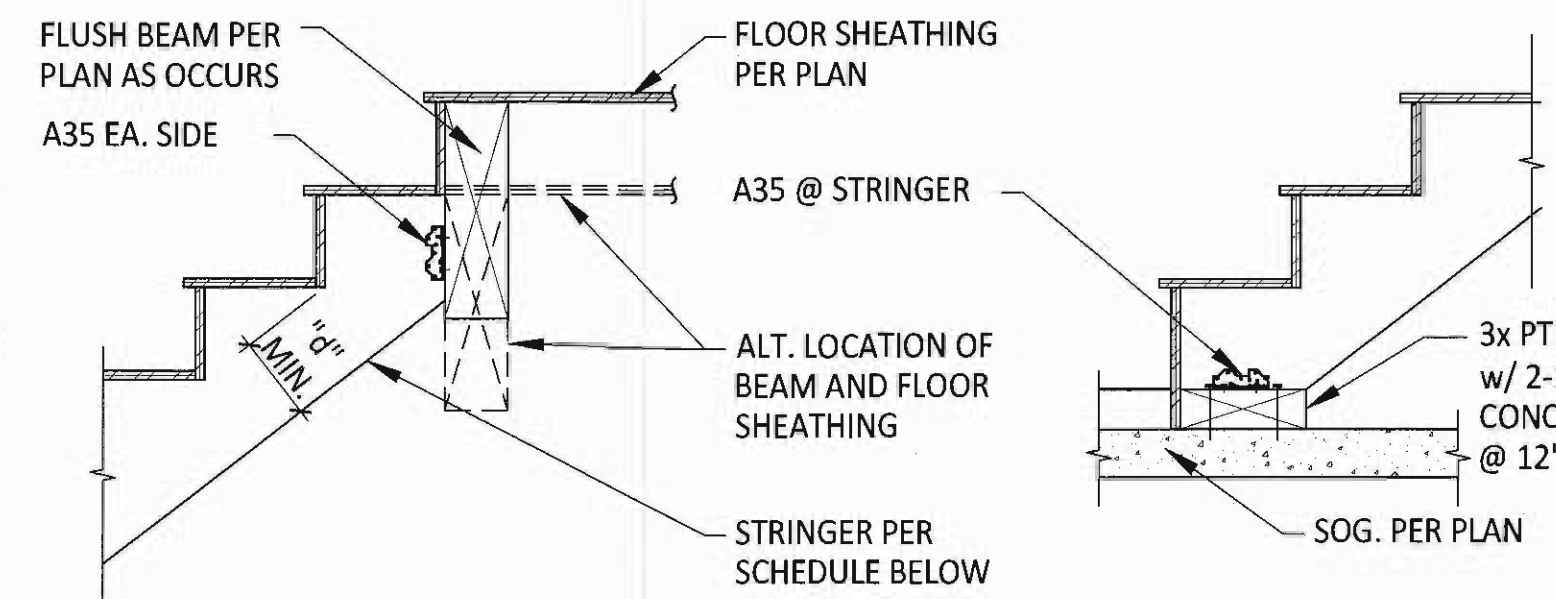
3 TYPICAL BEAM TO POST CONNECTION
SCALE: 3/4" = 1'-0"



JOIST SIZE	MAX. NOTCH WIDTH, D/3	MAX. NOTCH DEPTH, D/6	MAX. NOTCH SIZE, D/3
2x6	1 3/4"	7/8"	1 3/4"
2x8	2 3/8"	1 1/8"	2 3/8"
2x10	3"	1 1/2"	3"
2x12	3 3/4"	1 7/8"	3 3/4"
2x14	4 3/8"	2 1/8"	4 3/8"

NOTES:
1. HOLES MAY BE DRILLED IN ANY 1/3 SPAN. HOLES MUST BE A MIN. 12" FROM ANY NOTCH.
2. DO NOT NOTCH BOTH TOP AND BOTTOM SURFACES WITHIN THE SAME 1/3 SPAN.
3. MAX. ALLOWED IS A COMBINATION OF TWO NOTCHES AND/OR HOLES PER 1/3 SPAN.
4. THIS DETAIL DOES NOT APPLY TO NOTCHES AND HOLES IN STRUCTURAL BEAMS, THEY MUST BE SPECIFICALLY DETAILED.
5. NOTCHES AND HOLES ARE NOT ALLOWED IN CANTILEVERED JOISTS.
6. REFER TO MANUFACTURERS RECOMMENDATIONS FOR HOLES IN MANUFACTURES I-JOISTS. DO NOT NOTCH I-JOISTS.

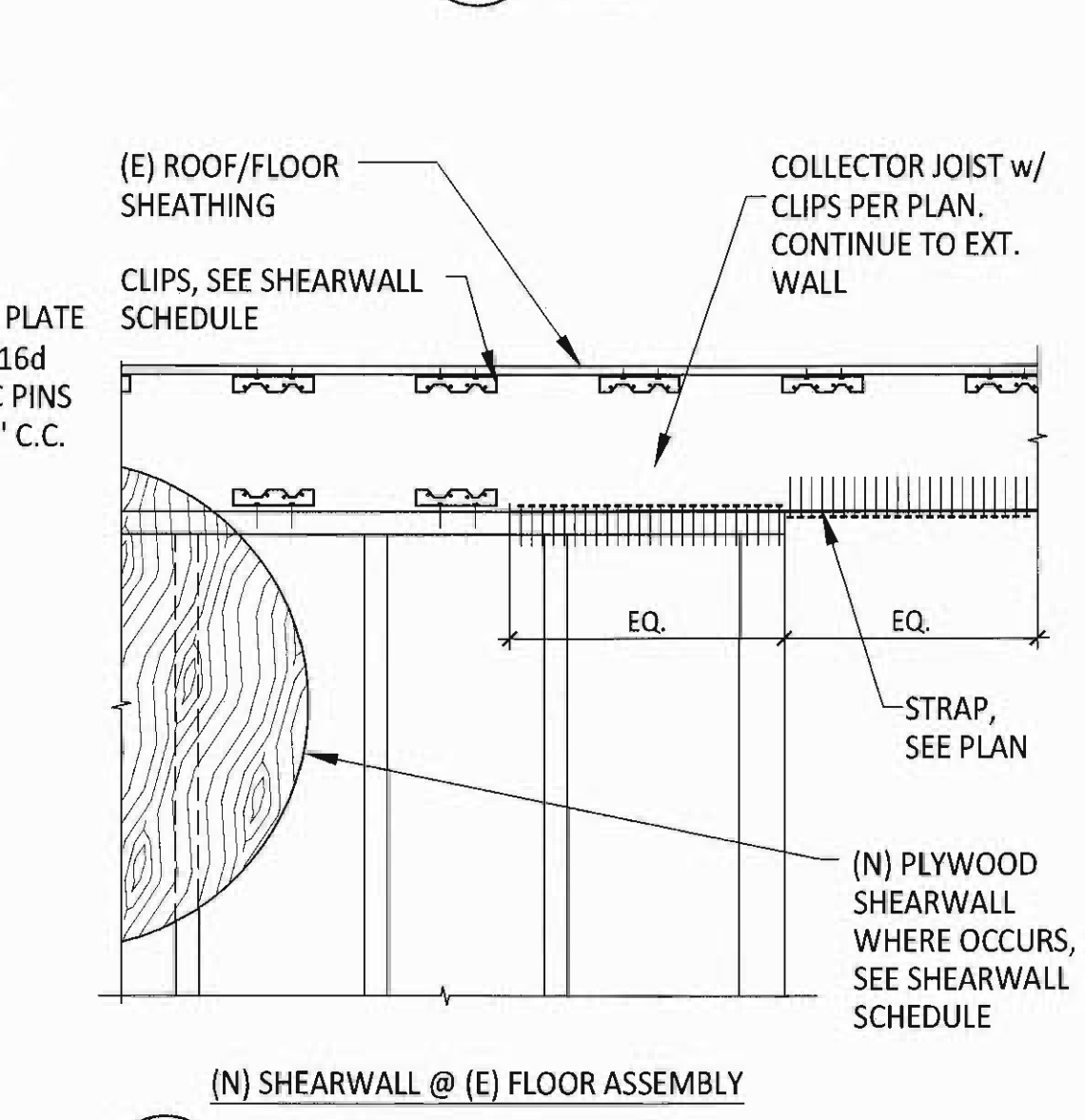
4 ALLOWABLE NOTCHES & HOLES IN CONVENTIONAL JOISTS
SCALE: 3/4" = 1'-0"



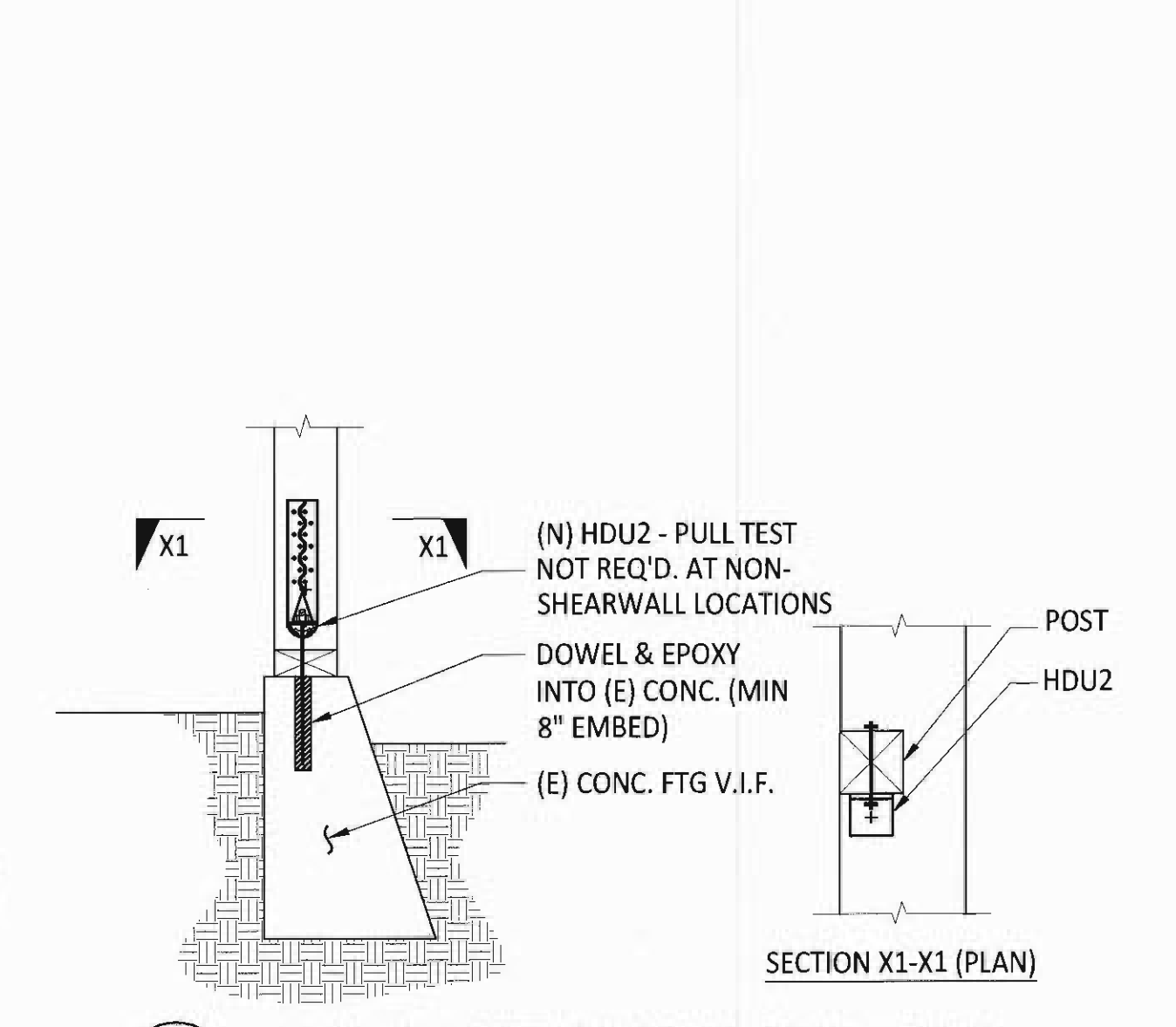
MAX. STRINGER RUN (SEE NOTE 1)	#	PRODUCT	"d"	COMMENTS
7'-0"	3	2x14 DFL #2	7"	-
8'-0"	4	2x14 DFL #2	7"	SEE NOTE 2
10'-0"	2	1 3/4x14 LVL	7 7/8"	SEE NOTE 3
12'-0"	3	1 3/4x14 LVL	7 7/8"	-
13'-0"	4	1 3/4x14 LVL	7 7/8"	SEE NOTE 2

NOTES:
1. STRINGER RUN IS THE HORIZONTAL DIMENSION BETWEEN STAIRWAY SUPPORTS.
2. (2) ADJACENT STRINGERS CENTERED ON TREAD WIDTH MAY REPLACE (2) INTERIOR EVENLY SPACED STRINGERS.
3. FOR USE AT 36" TREAD WIDTH OR LESS ONLY.

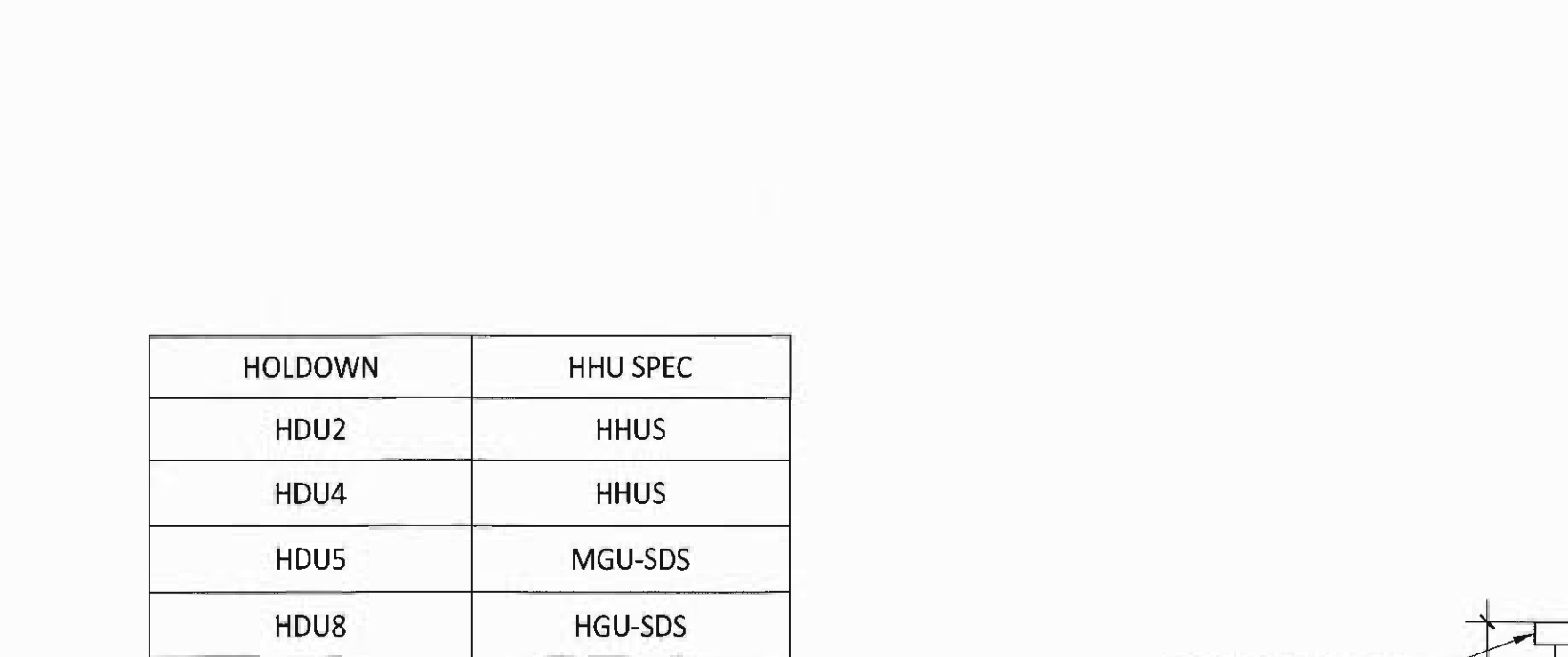
5 TYPICAL STAIR STRINGER DETAIL
SCALE: 3/4" = 1'-0"



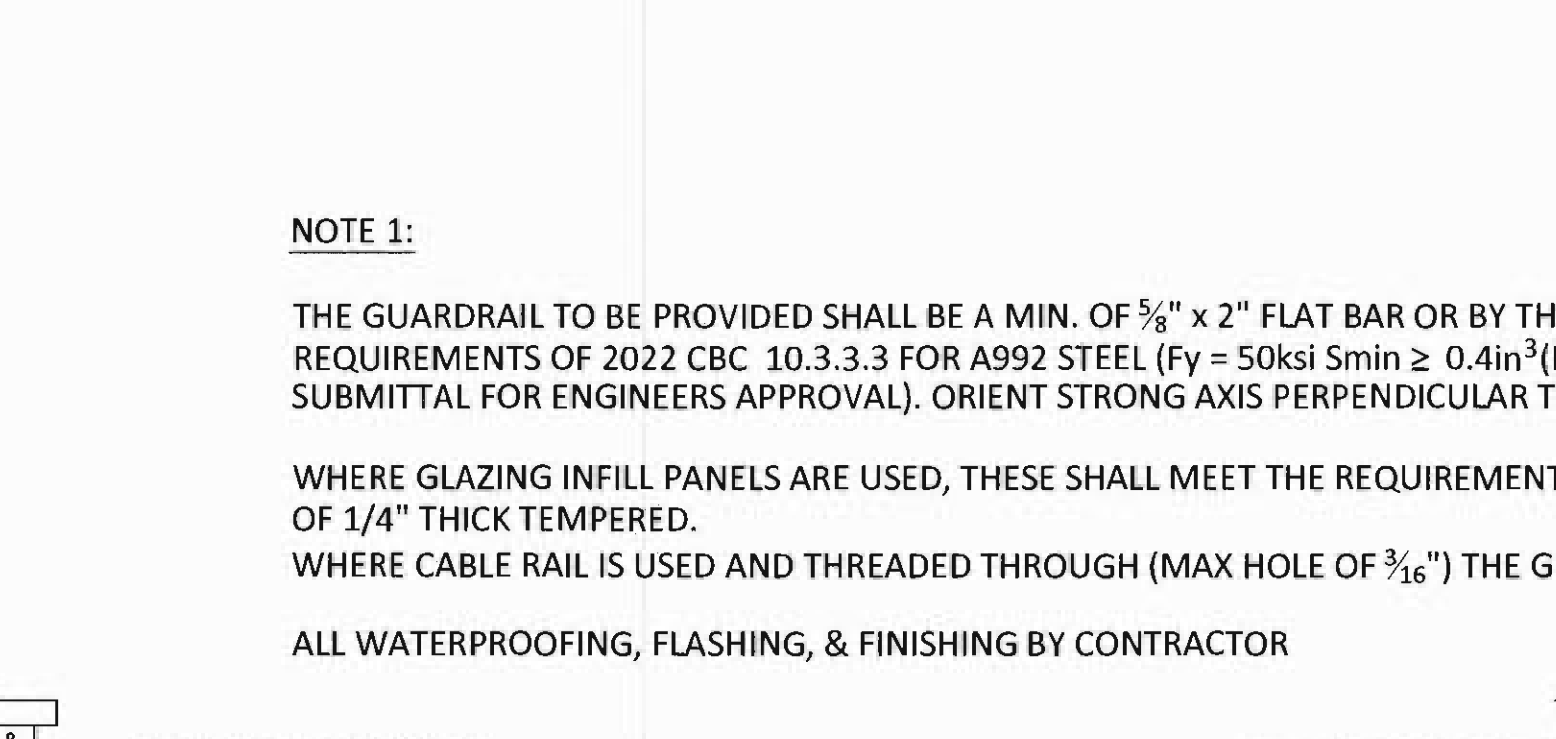
6 TYPICAL (N) POST (E) CONC. CONNECTION
SCALE: 3/4" = 1'-0"



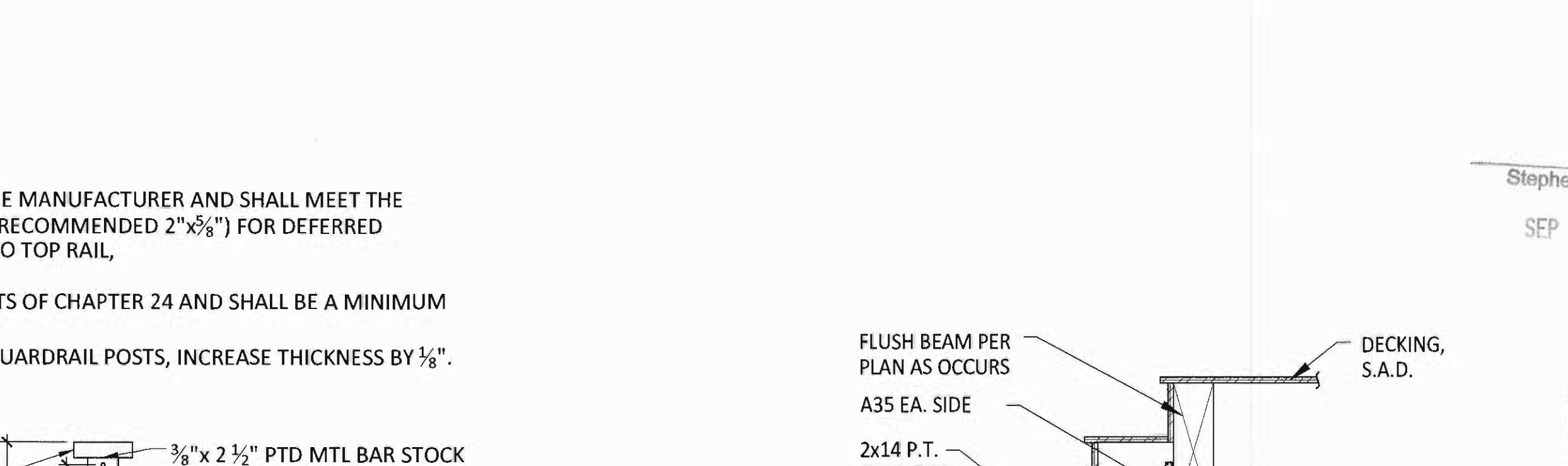
7 TYPICAL BUILT UP BEAM DETAIL
SCALE: 3/4" = 1'-0"



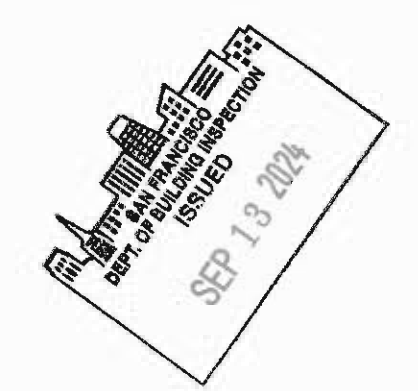
8 TYPICAL WOOD FRAMING DETAILS



9 GUARDRAIL DETAIL
SCALE: 1 1/2" = 1'-0"

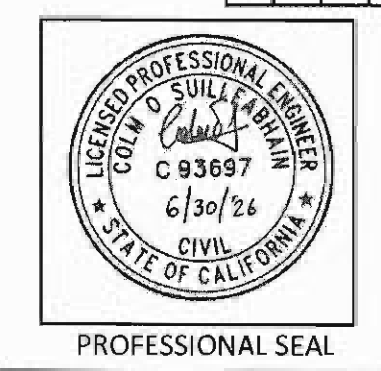
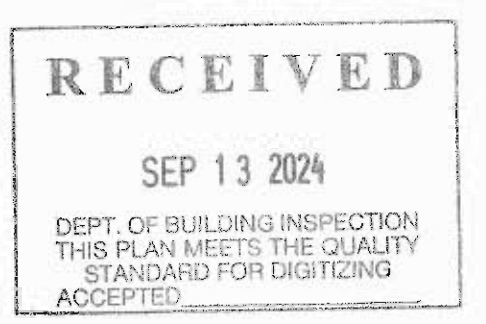


10 TYPICAL STAIR STRINGER DETAIL
SCALE: 3/4" = 1'-0"

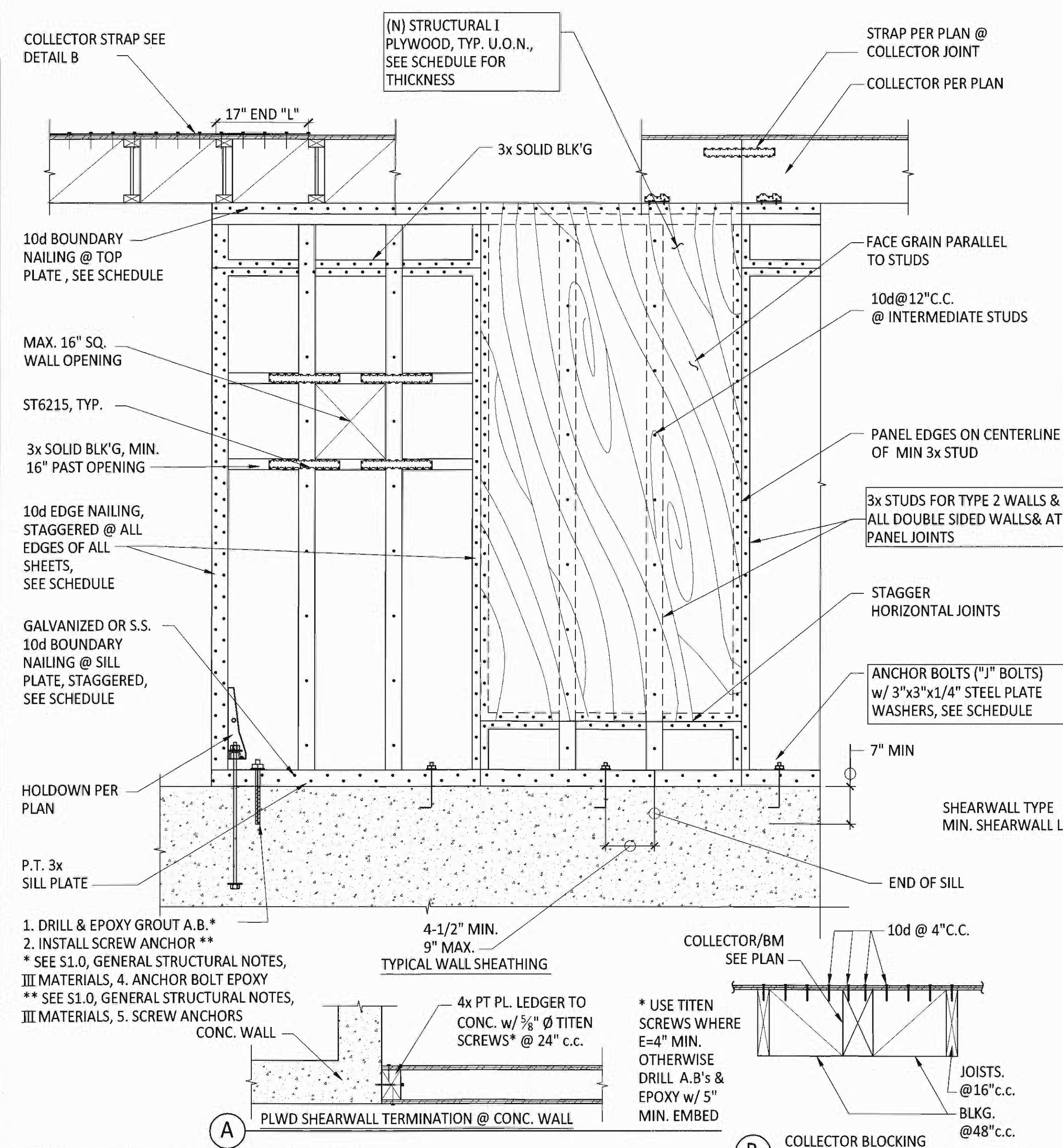
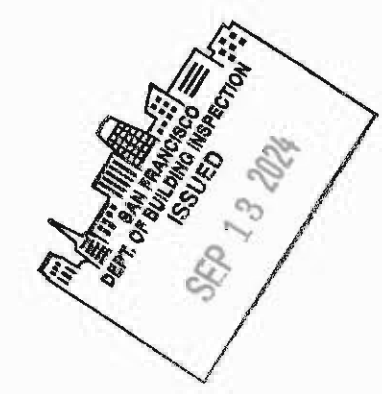


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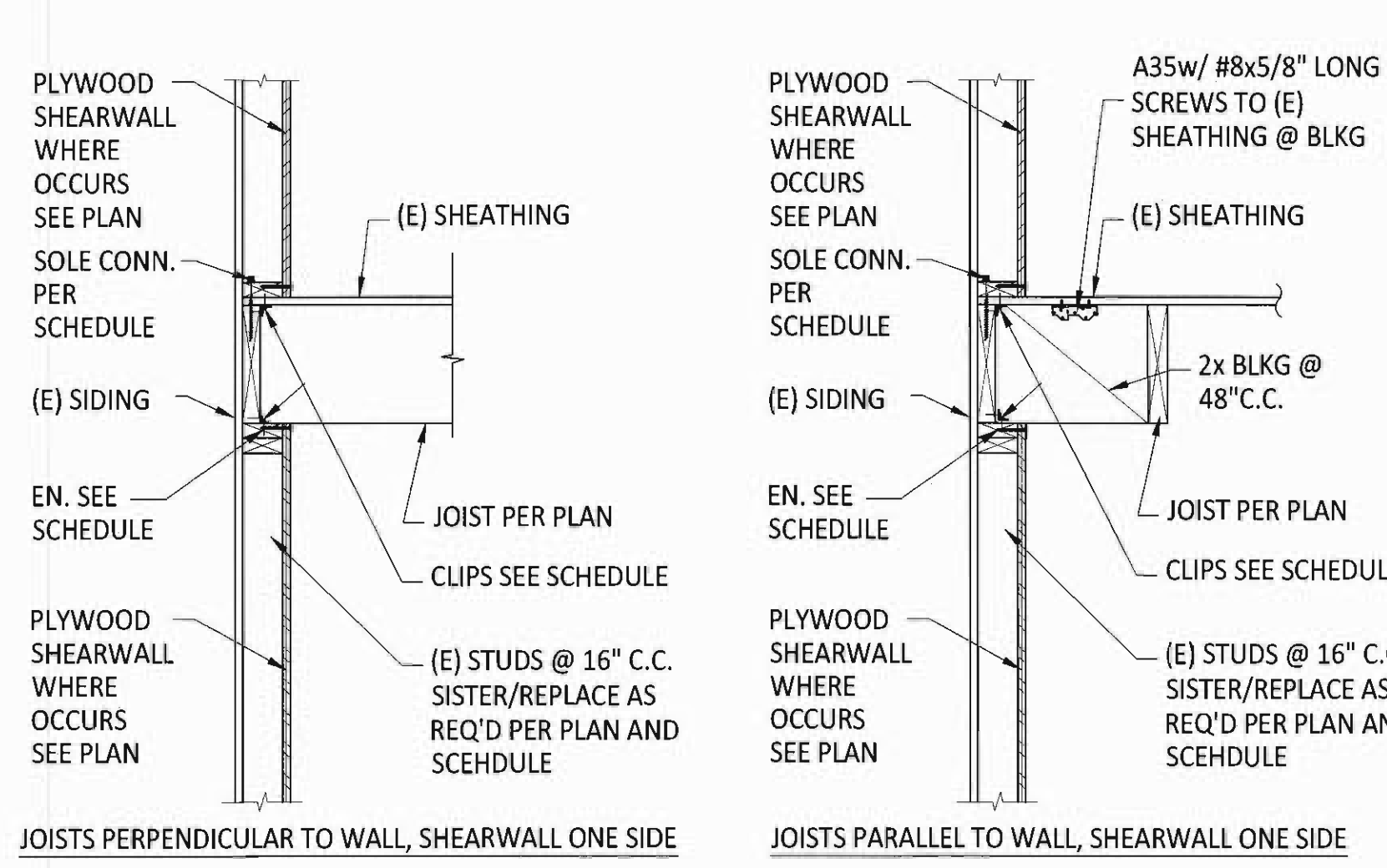
Stephen Liu, DBI
SEP 13 2024



TYPICAL WOOD FRAMING DETAILS



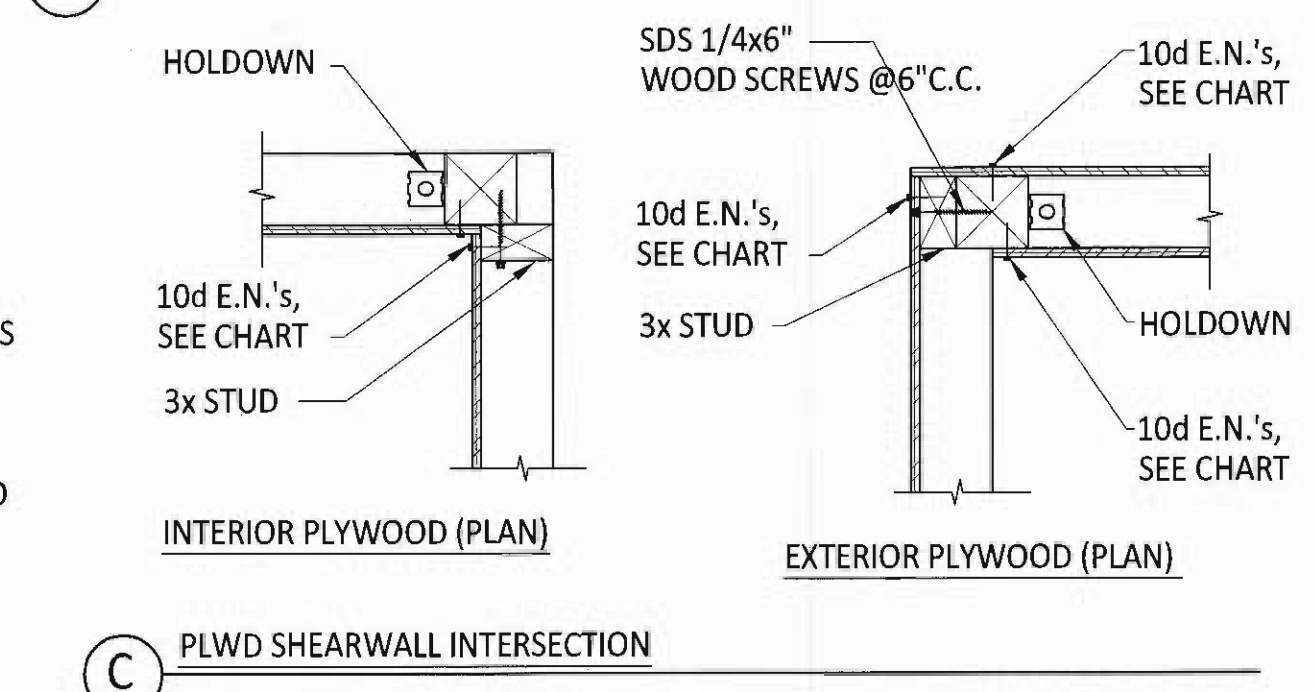
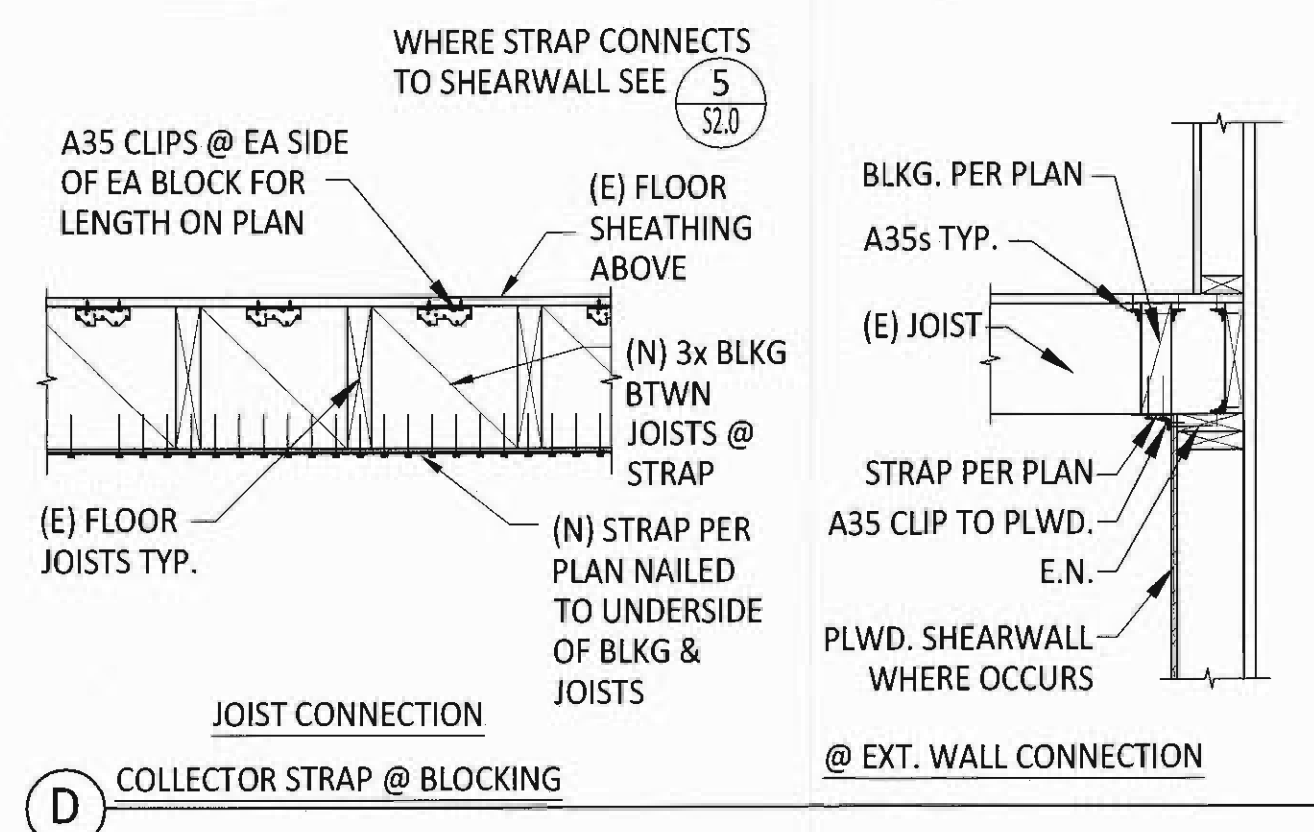
1 TYPICAL PLYWOOD SHEARWALL
SCALE: 3/4" = 1'-0"



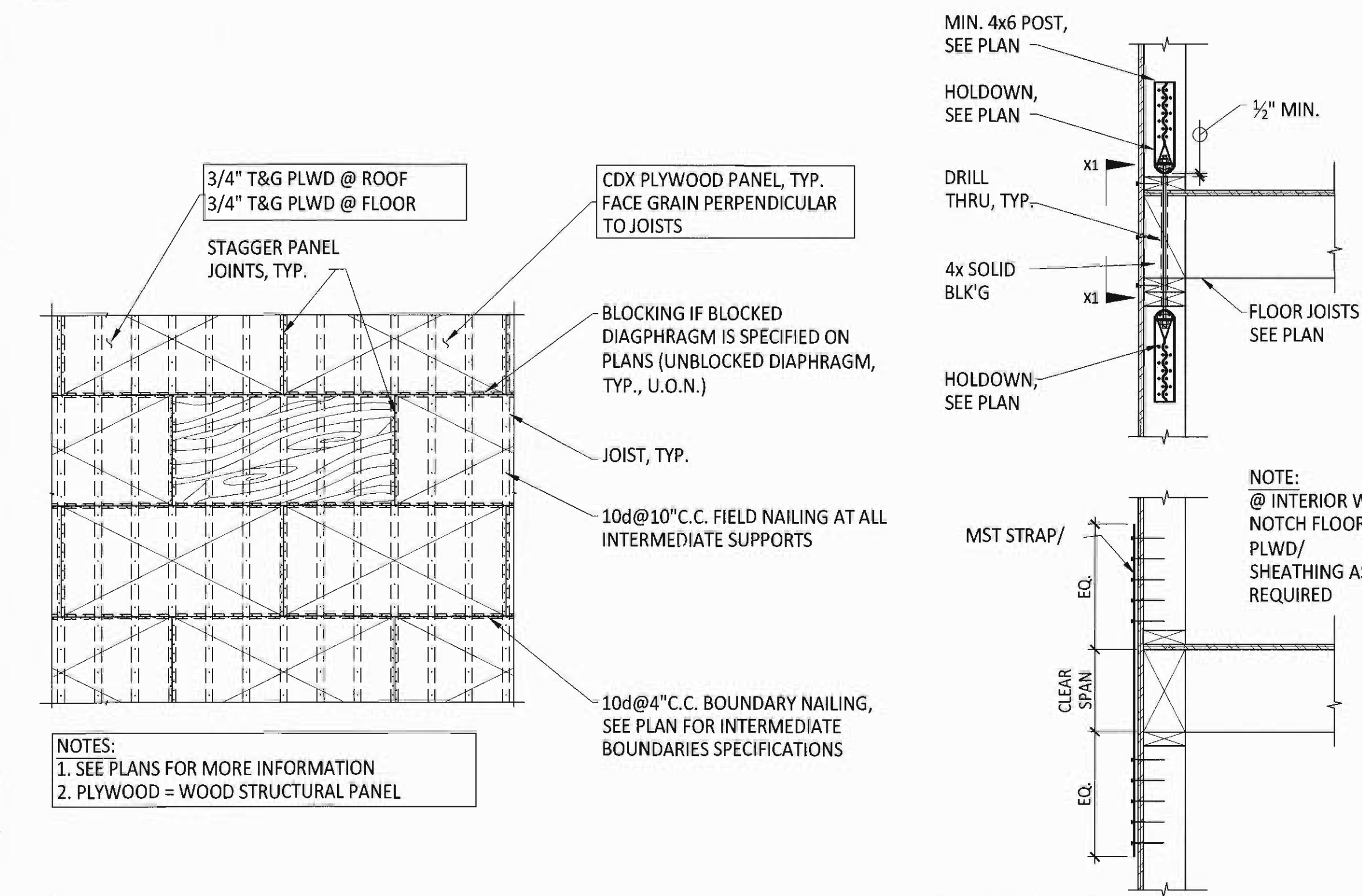
TYPE	PLYWOOD	EDGE NAILING	SILL FASTENING		CLIPS FROM JOISTS OR BLKG TO TOP PLATES OF WALL (13)	ALLOWABLE SHEAR (pif)
			TO CONCRETE	TO WOOD FLOOR		
6	1/2" PLYW'D ONE SIDE	10d @ 6" c.c.	5/8" @ 48" c.c.	16d NAILS @ 6" c.c.	LS70 @ 32" c.c. OR A35 @ 16" c.c.	340
4	1/2" PLYW'D ONE SIDE	10d @ 4" c.c.	5/8" @ 32" c.c.	16d NAILS @ 4" c.c.	LTP4 OR A35 @ 16" c.c.	510
3	1/2" PLYW'D ONE SIDE	10d @ 3" c.c.	5/8" @ 24" c.c.	16d NAILS @ 4" c.c.	LS90 @ 16" c.c.	665
2	1/2" PLYW'D ONE SIDE	10d @ 2" c.c.	5/8" @ 24" c.c.	SIMPSON SDS-1/4"x6" SCREWS @ 8" c.c.	LS90 @ 16" c.c.	870

3 DENOTED DOUBLE SIDED SHEAR WALL: APPLY THE ABOVE SCHEDULED REQUIREMENTS TO EACH SIDE AND DOUBLE SILL FASTENING AND JOISTS/BLOCKING TO TOP PLATES CONNECTORS STAGGER SCREWS IN TWO ROWS AS REQUIRED AT SOLE PLATES

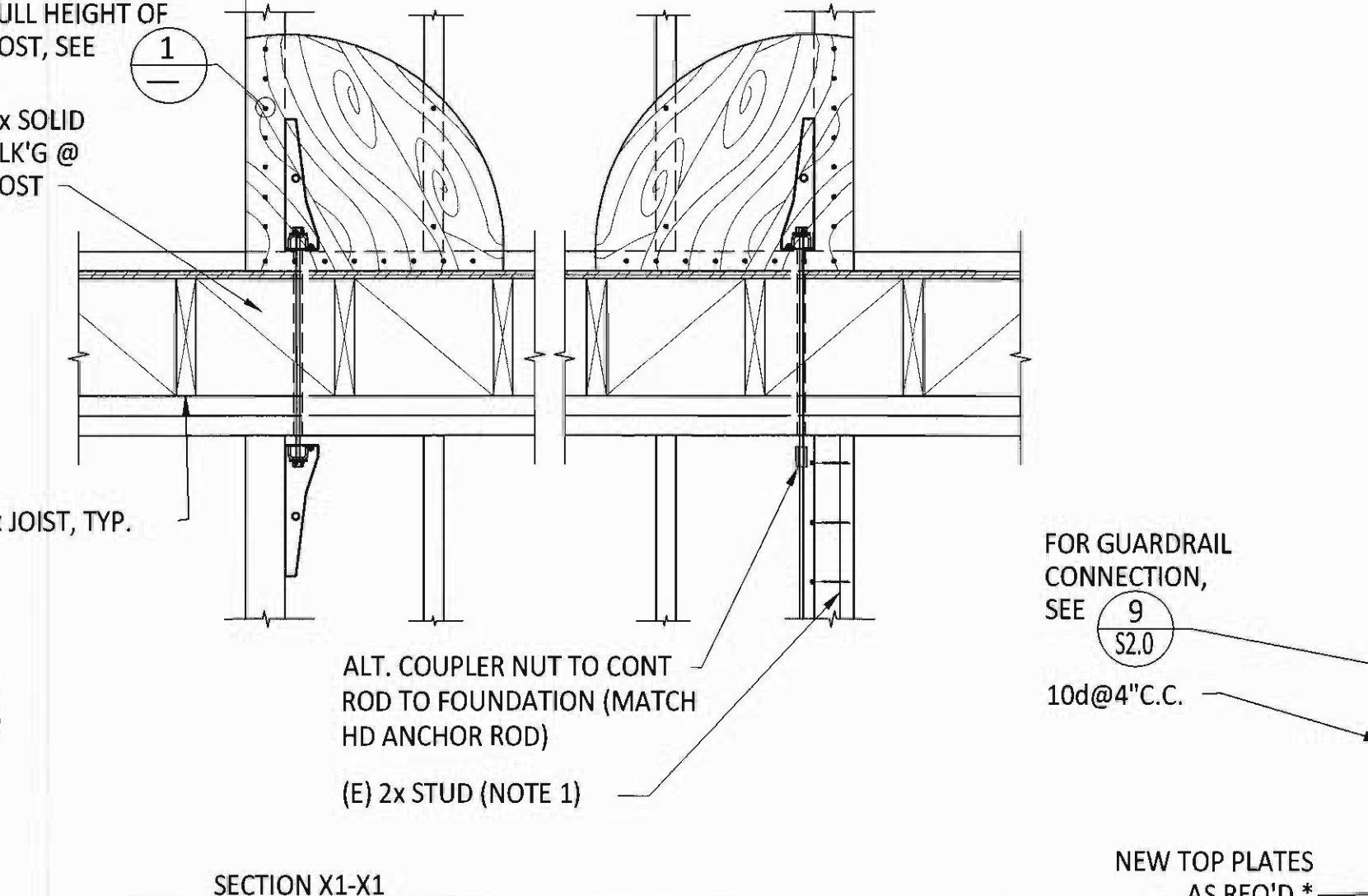
- NOTES:**
- THIS SCHEDULE IS BASED ON CBC TABLE 2306.4. REFER TO TABLE ON SHEET S1.0 FOR TOE NAIL CONNECTIONS
 - USE COMMON NAILS FOR ALL NAILING.
 - THIS SCHEDULE SHALL APPLY TO NAILING AT ALL STUDS, AT PLYWOOD JOINTS, TOP AND BOTTOM PLATES AND BLOCKING.
 - NAILING AT INTERMEDIATE MEMBERS SHALL BE SPACED AT 12" c.c.
 - PLYWOOD SHALL BE APPLIED OVER STUDS SPACED AT 16" c.c.
 - ALL EXTERIOR FOOTING SHALL HAVE AS A MINIMUM 5/8" @ ANCHOR BOLTS AT 48" c.c.
 - ANCHOR BOLTS SHALL BE EMBEDDED 7" MIN. IN CONCRETE.
 - SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE VERTICALLY OR HORIZONTALLY STAGGERED SPICED JOINTS AT CONTINUOUS HORIZONTAL JOINTS. THE BLOCKING SHALL BE 3x MEMBER OR THICKER.
 - FOUNDATION SILL PLATES SHALL NOT BE LESS THAN 3x MEMBER.
 - USE DOUBLE 2x RIM BOARD OR BLOCKING AT SHEAR WALLS WITH EDGE NAIL OF 4" OR LESS.
 - WHERE SHEARWALL NAILING IS EQUAL TO OR LESS THAN 4" c.c. FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL BE NO LESS THAN A SINGLE 3x, OR TWO 2x MEMBERS FASTENED TOGETHER.
 - 3x STUDS SHALL BE USED IN ALL TYPE 2 SHEARWALLS AND ALL DOUBLE SIDED SHEARWALLS
 - CLIPS & SOLE PLATE SCREWS MAY BE OMITTED WHERE PLWD SHEAR PANEL EDGE NAILS DIRECTLY TO THE COLLECTOR JOIST
 - THIS CONFIGURATION REQUIRES DBL CLIPS/SCREWS AS NEITHER SHEAR PANEL CONNECTS DIRECTLY TO THE COLLECTOR JOIST



3 TYPICAL HOLDOWN BETWEEN FLOORS
SCALE: 3/4" = 1'-0"



2 TYPICAL PLWD ROOF/FLOOR SHEATHING (PLAN VIEW)
SCALE: NTS.



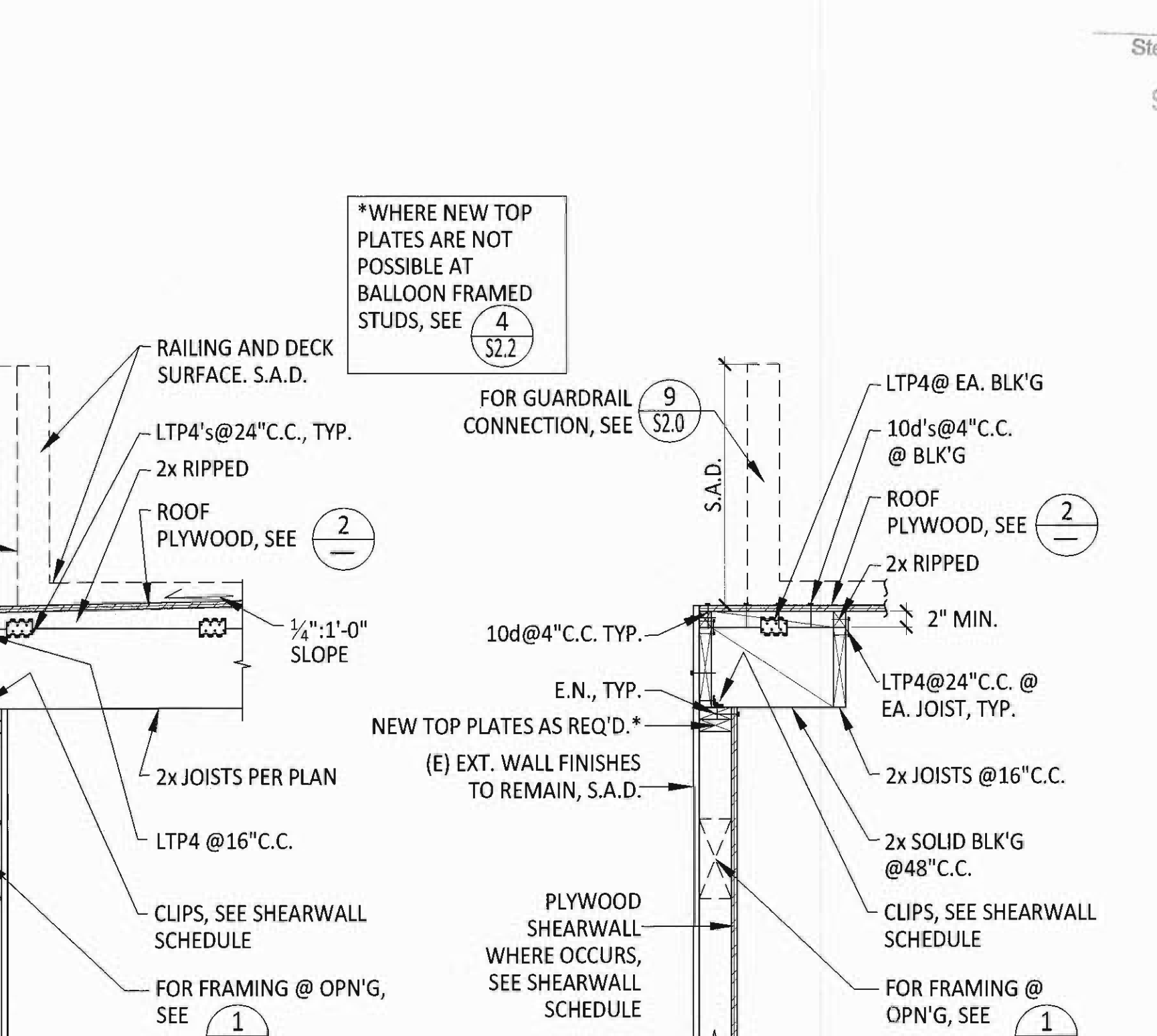
SECTION X1-X1

STRAP OPTION	CS / LMIN
HOLDOWN	CS / LMIN
HDU2	CMSTC16 / 20"
HDU4	CMSTC16 / 20"
HDU5	CMSTC16 / 20"
PHD6	CMST14 / 30"
HDU8	CMST12 / 33"

NOTE 1:

- WHERE 4X POST SPECIFIED ON PLAN AN ALT OF (N) 2X STUD SISTER TO (E) STUD w/ SDS @ 6" C.C. MAY SUFFICE
- WHERE 6X POST SPECIFIED ON PLAN AN ALT OF (N) 4X STUD SISTER TO (E) STUD w/ SDS @ 6" C.C. MAY SUFFICE

3 TYPICAL HOLDOWN BETWEEN FLOORS
SCALE: 3/4" = 1'-0"



4 TYPICAL WOOD FRAMING DETAILS
SCALE: 3/4" = 1'-0"

ROSS MULCAHY
 INTERIOR REMODEL
 557 WISCONSIN ST
 SAN FRANCISCO, CA

Stephen Liu, DBI
 SEP 13 2024

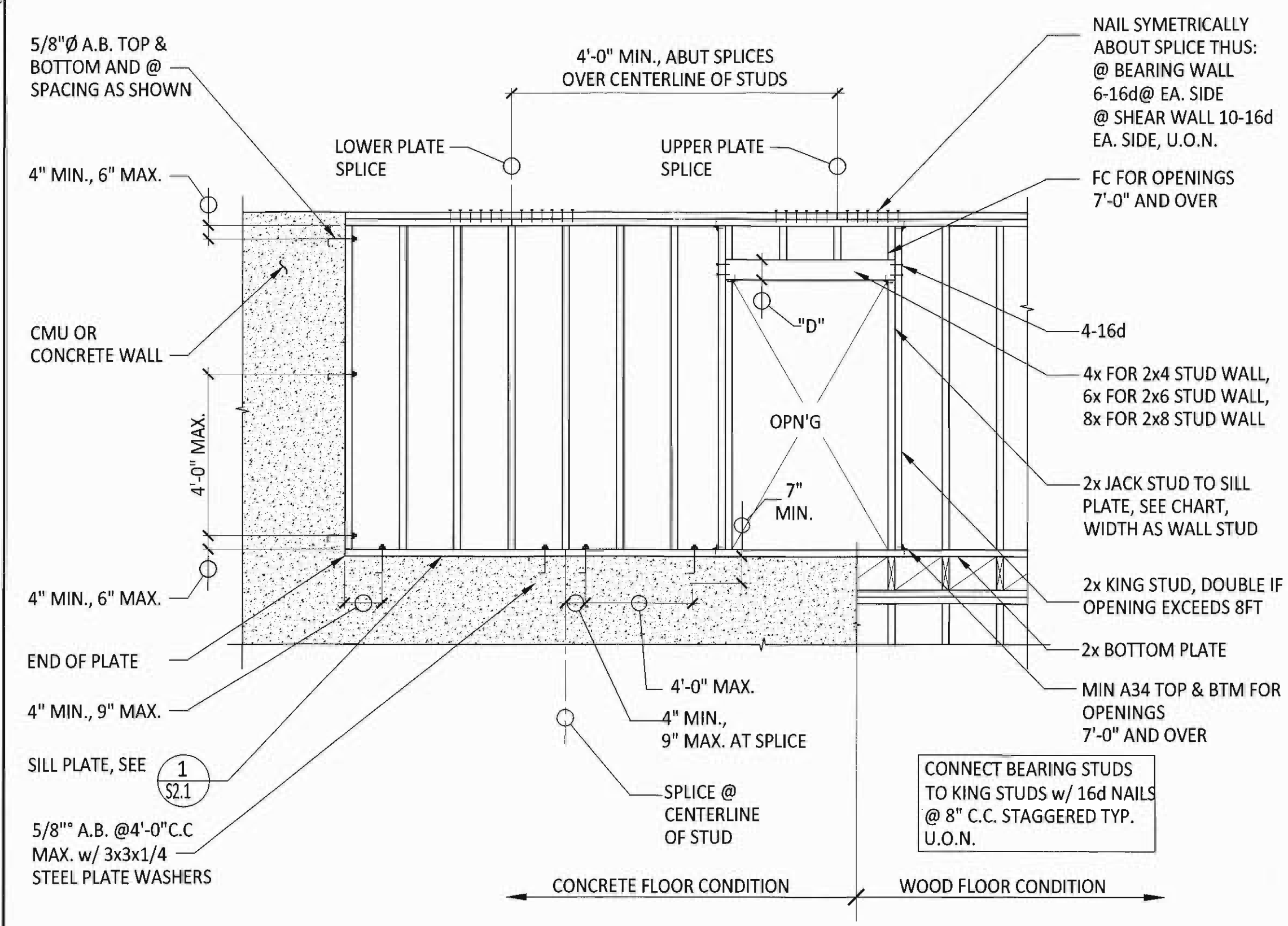
RECEIVED
 SEP 13 2024
 DEPT. OF BUILDING INSPECTION
 THIS PLAN MEETS THE QUALITY
 STANDARD FOR DIGITIZING
 ACCEPTED

1 PERMIT SUBMISSION 09/13/24



TYPICAL WOOD FRAMING DETAILS

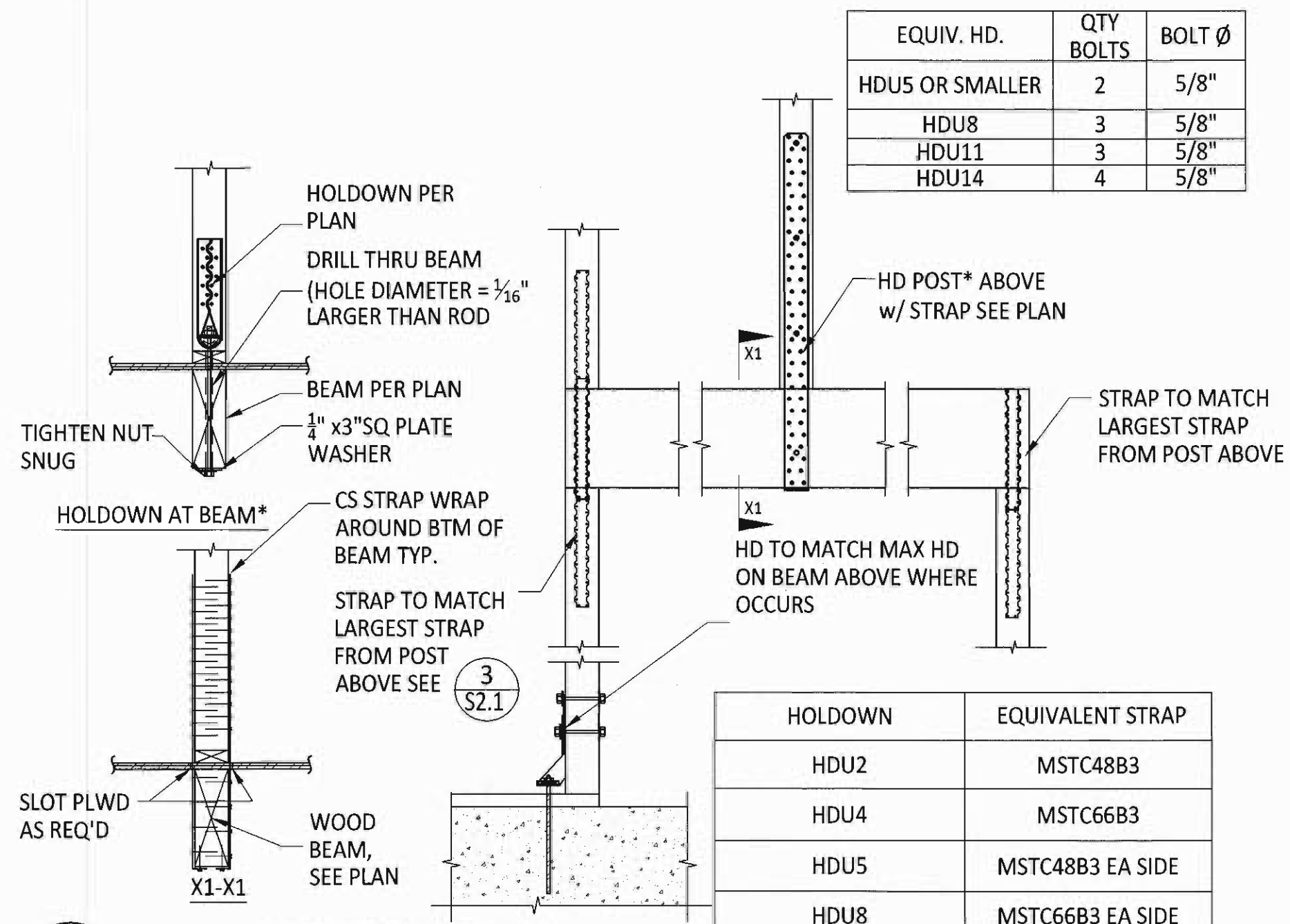
SEP 13 2024



HEADER SPANS "S"	"D" MIN.	ADDITIONAL JACK STUDS
S < 4'-0"	5 1/2"	0
4'-0" < S < 6'-0"	7 1/4"	0
6'-0" < S < 8'-0"	11 1/4"	1
S > 8'-0"	SEE PLAN	SEE PLAN

NOTE: THIS DETAIL IS NOT FOR SHEARWALLS, SEE S2.1

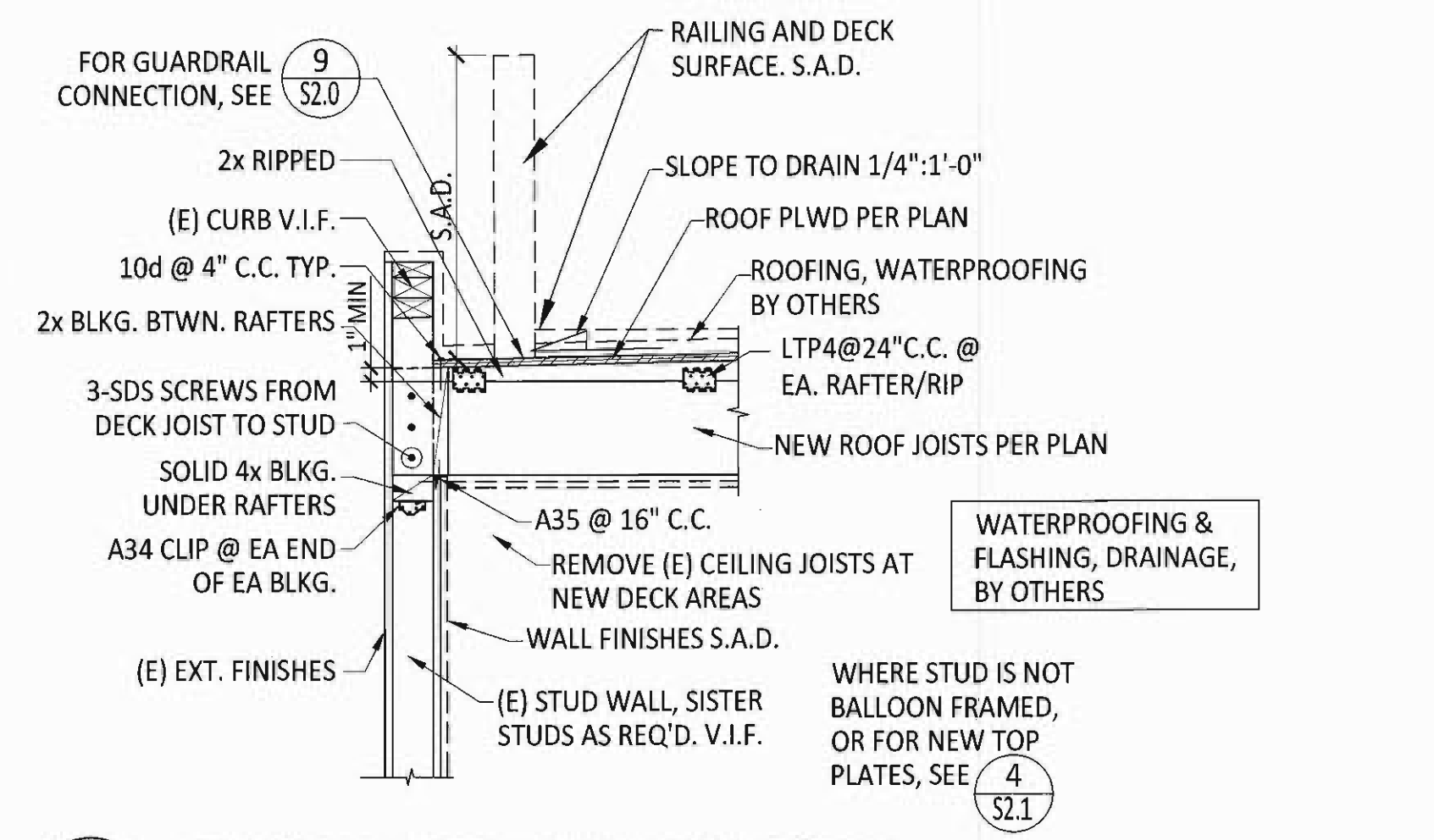
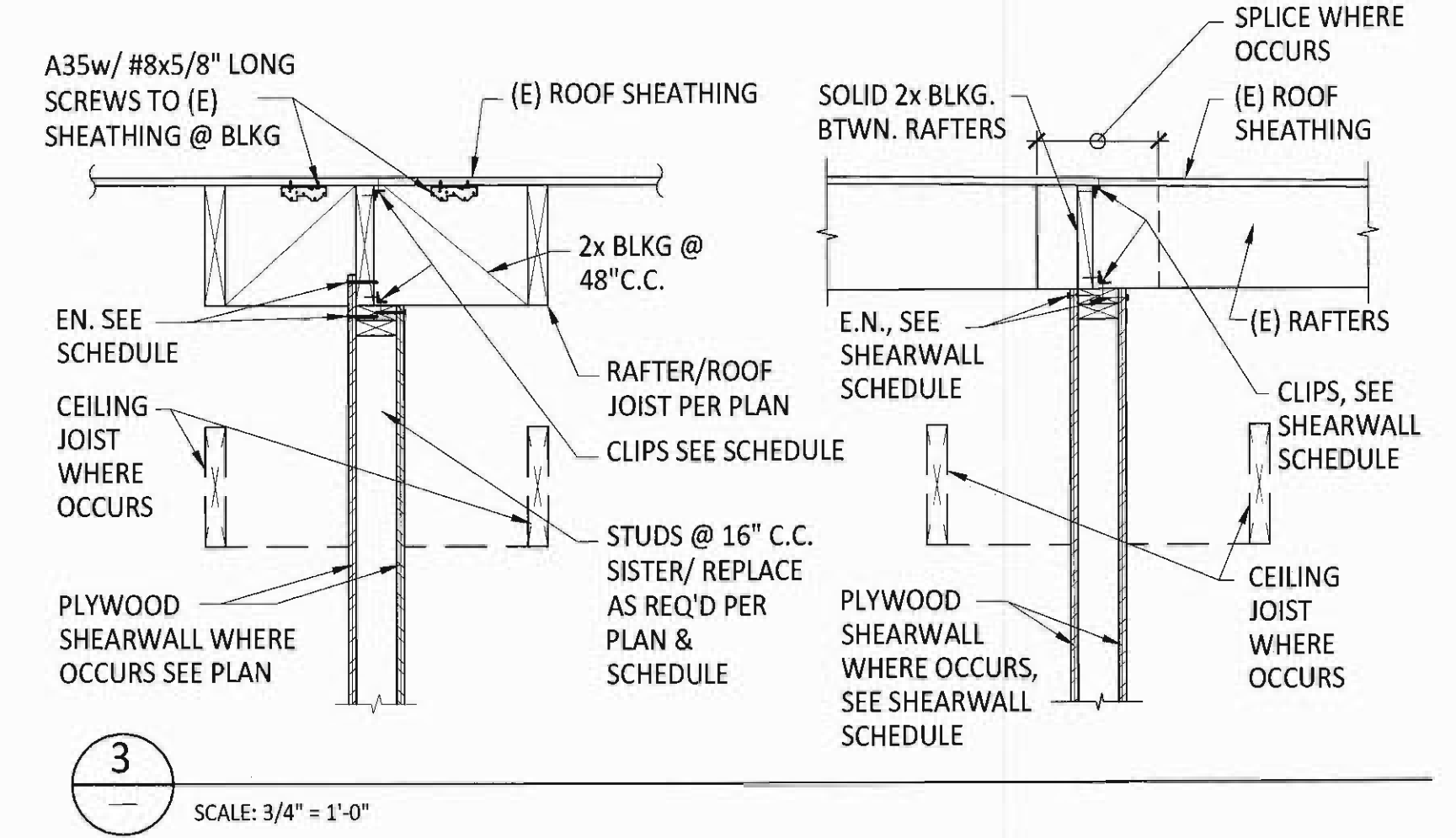
1 TYPICAL FRAMING @ OPENINGS, TOP PLATE SPLICES, ETC.
SCALE: 3/8" = 1'-0"



EQUIV. HD.	QTY BOLTS	BOLT Ø
HDU5 OR SMALLER	2	5/8"
HDU8	3	5/8"
HDU11	3	5/8"
HDU14	4	5/8"

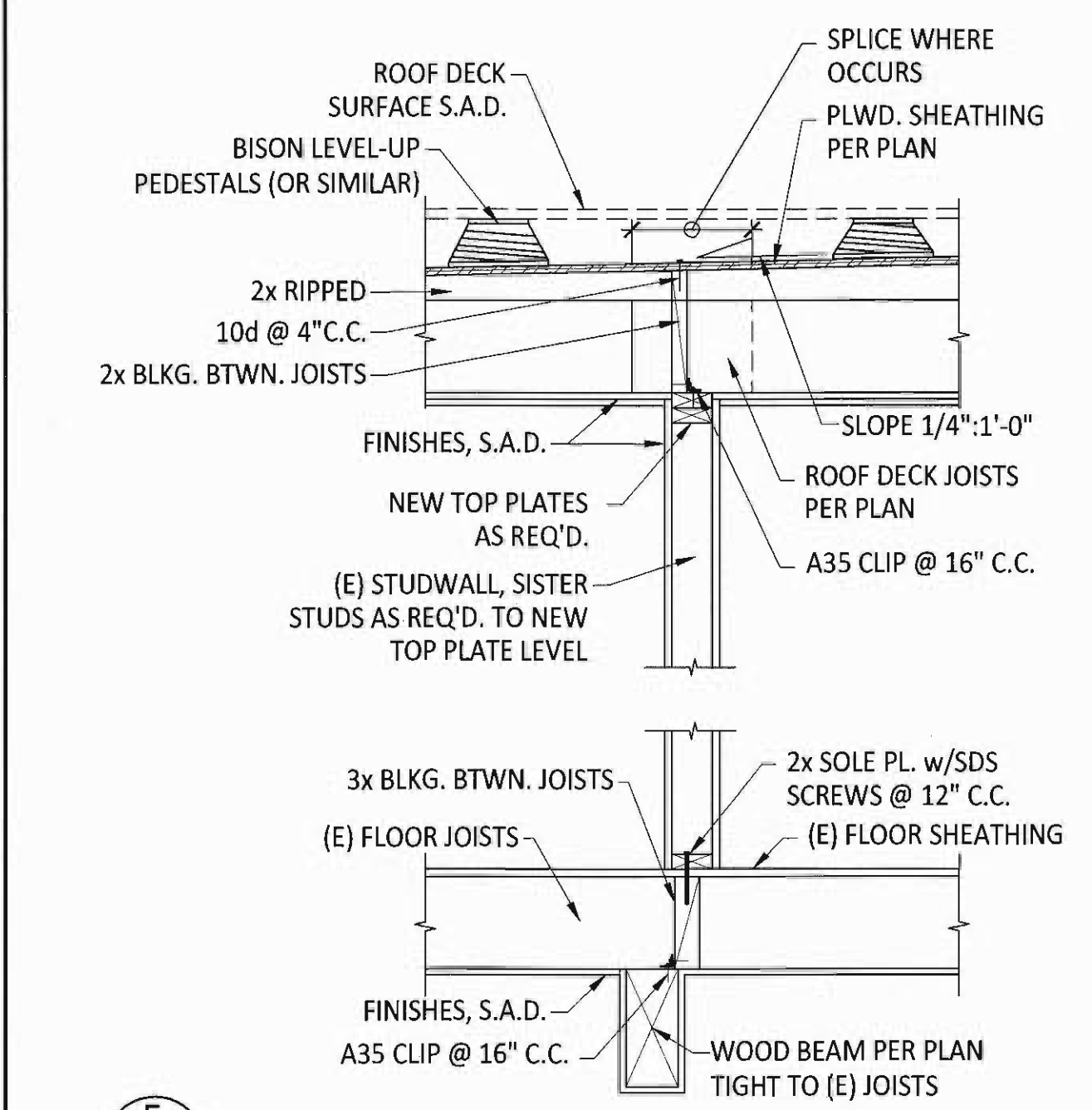
HOLDOWN	EQUIVALENT STRAP
HDU2	MSTC48B3
HDU4	MSTC66B3
HDU5	MSTC48B3 EA SIDE
HDU8	MSTC66B3 EA SIDE

2 TYPICAL HOLDOWN AT BEAM
SCALE: 3/4" = 1'-0"



4 DECK FRAMING/EXT. WALL CONNECTION
SCALE: 3/4" = 1'-0"

9 PARAPET CONNECTION DETAIL
SCALE: 3/4" = 1'-0"

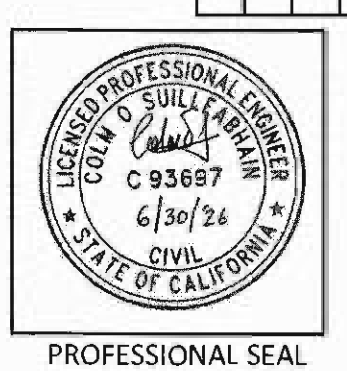


5
SCALE: 3/4" = 1'-0"

Stephen Liu, DBI
SEP 13 2024

RECEIVED
SEP 13 2024
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARDS FOR DIGITIZING ACCEPTED

ROSS MULCAHY
INTERIOR REMODEL
557 WISCONSIN ST
SAN FRANCISCO, CA



TYPICAL WOOD FRAMING DETAILS

PUBLIC COMMENT

From: [Karen Yang](#)
To: [BoardofAppeals \(PAB\)](#)
Cc: shravani.sadineni@gmail.com; manish.nerlekar@gmail.com
Subject: Support for Appeal Nos 24-055 and 24-056
Date: Wednesday, November 6, 2024 1:37:46 PM
Attachments: [IMG_3291.HEIC](#)
[IMG_8333.HEIC](#)
[IMG_8401.HEIC](#)

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

Dear Members of the San Francisco Board of Appeals,

I am writing to express my support for Appeal Nos. 24-055 and 24-056 against the issuance of Alteration Permit No. 2024/0913/0723 for a roof deck addition at 557 Wisconsin Street. As the homeowner and resident of the adjacent property at 561 Wisconsin Street, I am concerned that a roof deck addition would impose a loss of privacy on my home, and with it, a loss of safety, light, air, and views.

The development of the roof deck violates my personal privacy and sense of safety. With the deck being only 6 feet from my bedroom window, inhabitants of the deck would have direct views into my bedroom and bathroom, as seen in the attached photos. Throughout the construction process, I've already had to change my lifestyle and habits, such as how I get dressed in the morning, to hide from being seen by construction workers on the roof. With the permanent addition of the roof deck, I would constantly feel unsafe in my own home.

The impact on privacy also extends to a loss of natural light and fresh air in my home. To maintain privacy, I would need to draw my curtains regularly, which would result in the loss of natural light. I also value the ability to open my windows for fresh air, but the addition of the roof deck would prevent me from doing so without privacy and noise concerns. During the most recent heat wave, the developments at the subject property required me to suffer a loss of privacy and quiet just in order to keep my apartment cool.

The roof deck also affects my views of the city skyline. Even though it would not be a direct obstruction, the deck, especially with the addition of furniture and lighting, would alter these views and take away from the sense of openness that is cherished by residents of Portrero Hill. Furthermore, I would be limited in how I enjoy these views due to privacy concerns.

Finally, I am concerned about the impact of the development of the roof deck on the value of my property. Properties with panoramic views are reported to be valued at 20-25% higher than those without. The disruption to these views, along with the loss of privacy and enjoyment, would certainly decrease the value of my property.

This appeal is not just about the physical presence of a deck but about the constant fear of being watched and the violation of my right to live comfortably in my own home. I respectfully urge the Board of Appeals to appeal the issuance of the permit and ensure that any development in the neighborhood takes into account the well-being of adjacent residents and the preservation of their right to enjoy their homes without undue intrusion.

Thank you for your time and thoughtful consideration of this appeal.

Sincerely,
Karen Yang

Appeal No. 24-056

Subject Property: 557 Wisconsin Street

Alteration Permit: Roof Deck

Determination of Permit No: 2024/0913/0723

On August 15th the occupant of our house at 553 Wisconsin Street was awakened by the “house shaking” accompanied by loud banging coming from next door at 557 Wisconsin Street. Upon investigating and seeing large quantities of lath and plaster being loaded into a truck next door, it was discovered that there was no permit issued to remove this unsafe and potentially asbestos-laden material. (See photo 1) Complaint #202427412 was then filed with the Department of Building Inspection and a subsequent permit #20240815758 was issued on 8/16, the next day. However, it was not until 09/24/24 that DBI inspector, Tienda, “Advised (the) contractor to do all possible to contain dust and debris.” This was a late and inadequate response to a potential hazard that should have been tested and certified safe or removed in a protected manner. Thus began a series of strategic moves initiated by owner builder-contractor, Ross Mulcahy and his partner Tiffany Tran and blessed by the Department of Building Inspection where work would start without a permit, and a permit being filed only after a complaint. These owners bought 557 Wisconsin, a well-maintained house in good condition, for 1.5 million dollars and within a few months are investing many hundreds of thousands of dollars to gut and rebuild its interior with the addition of a roof deck.

An over the counter permit #202409130723 for a roof deck was issued on 9/13/2024. By the time we received notice on 9/16, work on the roof deck was well underway. This timing, as with previous hastily issued permits, gives neighbors no opportunity for constructive input. (See photo 2)

A wall associated with roof access would block light and blue-sky views from our bathroom, kitchen windows and skylight next door at 553 Wisconsin Street. (See photos 3, 4, 5, 6, 7, 8)

A roof deck at 557 Wisconsin Street would encroach on our privacy at 553 Wisconsin Street by overlooking our back porch (See photo 8) and our bathroom and kitchen windows. A deck at this location is out of character with the surrounding neighborhood. This deck and associated structures would be plainly visible from the street. (See 557 Wisconsin Street plans)

By the time we were informed of the roof deck at 557 Wisconsin Street, the roof had been demolished and framing for the deck was already complete. This strategy of starting small and expanding the scope of construction permit by permit until the final result is an extensive renovation does not allow enough transparency for timely neighborhood input. The Building Department has been complicit in this approach.

We visited the Department of Building Inspection on two occasions in an attempt to view proposed plans for the 557 Wisconsin Street roof deck. We were not allowed to see those plans during either visit. It wasn't until we complained that we could not effectively mount a permit appeal without access to the plans, that we were finally provided a copy. There has never been a job card posted at this site that would inform neighbors of permitted

Allowing this roof deck permit to go forward would be an invasion of our privacy and decrease the real and aesthetic value of our house. We feel we are being mugged by this no-warning assault on the quiet enjoyment of our house.

We request that the entitlement for a roof deck permit at 557 Wisconsin Street be denied so that we can retain the sunshine, light and privacy which are essential to the unique character of Potrero Hill and to our quality of life here in our neighborhood. We are not opposed to our neighbors renovating their house, but we are opposed to them encroaching on our rights by adding obtrusive exterior additions. Without a doubt this type of real estate speculation is contributing to the scarcity and high cost of affordable housing in our city.

Sincerely,

Christopher Sabre

Jean Loura

Photo 1
Loading lath and plaster at 557 Wisconsin Street



Photo 2
Work on roof deck underway



CA 195934

557

Photo 3
Work on roof deck underway



Photo 4

Looking south from 553 Wisconsin Street toward wall obstruction marker at 557 Wisconsin Street



Photo 5

Looking south from 553 Wisconsin Street bathroom window toward 557 Wisconsin Street





Photo 6
553 Wisconsin Street Skylight

Photo 7

View north from 561 Wisconsin Street toward 557 and 553 Wisconsin Street



Photo 8

sLooking south from 553 Wisconsin Street toward 557 deck location

