

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
PATRICIA CANNON, _____)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION, _____)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **21-001**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on January 3, 2021, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on December 18, 2020 to 2634 Octavia Homeowners Association, of an Alteration Permit (replace existing fire egress stairs in kind due to significant deterioration and dry rot; no firewall construction; demolish existing illegal deck at third story) at 2634 Octavia Street.

APPLICATION NO. 2020/09/03/3412
FOR HEARING ON February 17, 2021

Address of Appellant(s):

Address of Other Parties:

Patricia Cannon, Appellant(s) c/o Stephen M. Williams, Attorney for Appellant(s) The Law Office of Stephen M. Williams 1934 Divisadero Street San Francisco, CA 94115	2634 Octavia Homeowners Association, Determination Holder(s) c/o Paul Guernonprez, Agent for Determination Holder(s) 2634 Octavia Street San Francisco, CA 94123
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Date Filed: January 4, 2021

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

PRELIMINARY STATEMENT FOR APPEAL NO. 21-001

I / We, **Patricia Cannon**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2020/09/03/3412** by the **Department of Building Inspection** which was issued or became effective on: **December 18, 2020**, to: **2634 Octavia Homeowners Association**, for the property located at: **2634 Octavia Street**.

BRIEFING SCHEDULE:

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

Appellant's Brief is due on or before: 4:30 p.m. on **January 28, 2021, (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 should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org paul.guermontprez@gmail.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **February 11, 2021, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org smw@stevewilliamsllaw.com and scott.sanchez@sfgov.org.

The Board's physical office is closed to the public and hard copies of the brief do NOT need to be submitted.

Only photographs and drawings may be submitted by the parties at the hearing.

Hearing Date: **Wednesday, February 17, 2021, 5:00 p.m.**, 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 change 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 copy of the packet of materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal

Appellant or Agent (Circle One):

Signature: Via Email

Print Name: Steve Williams attorney for appellant.

STATEMENT OF APPEAL—2634 Octavia Street#5---BPA #202009033412

Appellant Patricia Cannon appeals BPA #202009033412 which was issued to the 2634 Octavia Homeowners Association on December 18, 2020. The purpose of the Permit as set forth on the Permit Application by the HOA is to:

REPLACE (E) FIRE EGRESS STAIRS IN KIND DUE TO SIGNIFICANT DETERIORATION AND DRYROT. NO FIREWALL CONSTRUCTION. DEMO (E) ILLEGAL DECK AT 3RD STORY.

The alleged “*illegal deck at 3rd floor*” belongs to Appellant and is part of a specific property right granted to Ms. Cannon by the HOA when she purchased the condominium in 1990. She holds a Grant Deed Recorded with the City and County which grants to her from the HOA a specific, exclusive easement for use of her deck. The deck is also specifically noted and called out on the condominium map which all members of the Association were provided with on purchase.

Accordingly, the deck for Ms. Cannon’s unit is part of the original condominium subdivision project and is confirmed in the original deed and plat map filed with the City and County in 1981 when the building was converted to condominiums. In order for the original condominium project to be approved the building was completely inspected and approved by the City and issued a CFCO. For unknown reasons, the HOA filed a permit application terming the deck “illegal” and seeking to improperly remove it and deny Ms. Cannon her property rights to the exclusive use easement and the rear deck. The deck is not “illegal” and is confirmed in the original condominium application, the condo map and subsequent grant deeds.

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Welcome to our Permit / Complaint Tracking System! Permit Details Report

Report Date: 2/12/2021 10:03:20 AM

Application Number: 202009033412
 Form Number: 8
 Address(es): 0553 / 047 / 0 2634 OCTAVIA ST
 Description: REPLACE (E) FIRE EGRESS STAIRS IN KIND DUE TO SIGNIFICANT DETERIORATION AND DRYROT. NO FIREWALL CONSTRUCTION. DEMO (E) ILLEGAL DECK AT 3RD STORY.
 Cost: \$40,000.00
 Occupancy Code: R-2
 Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
9/3/2020	TRIAGE	
9/3/2020	FILING	
9/3/2020	FILED	
12/18/2020	APPROVED	
12/18/2020	ISSUED	
1/4/2021	SUSPEND	Per BOA Appeal # 21-001

Contact Details:

Contractor Details:

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

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	9/3/20	9/3/20			9/3/20	CHAN CHENG	9/3/2020: ROUTED TO CP-ZOC. -CC
2	CP-ZOC	9/4/20	9/4/20			9/4/20	BANALES JULIAN	For egress stair only. Deck to be removed.
3	BLDG	9/9/20	9/9/20			9/9/20	CHAN JOSEPH	emailed comments to EOR; WKP999
3	BLDG	11/9/20	11/9/20	11/9/20		11/9/20	CHAN JOSEPH	Rechecked comment_rev.o. Issued comment.rev_1. wkp999
4	BLDG	12/2/20	12/2/20			12/2/20	CHAN JOSEPH	Approved. Passed on to IPR. WKP999
4	SFPUC	9/28/20	9/28/20			9/28/20	TOM BILL	NA - No plumbing work
5	SFFD	9/30/20	9/30/20			9/30/20	MCCORMACK MARCELLA	N/A FOR FIRE, ROUTED TO COMMENT BOX FOR BUILDING COMMENTS
6	PERMIT-CTR	10/2/20	10/2/20			11/3/20	SILVA WINDSOR	10/02/2020 Comments have been issued by plan review staff. Plan set has been routed to Permit Center hold room. Project agent must collect the plan set to resume review. Comments pick-up hours are 9:30 am - 3:30 pm at the forum entrance of 49 South Van Ness Avenue. You do not need an appointment to collect your plan set. To submit revisions, applicant or project agent must return the original plan set and permit application with superseded sheets collated into the original plan set. All revisions must be done per Administrative Bulletin-031:



								https://www.sfdbi.org/ftp/uploadedfiles/dbi/downloads/AB-031.pdf. Revision drop-off hours are 9:30 am - 3:30 pm at the forum entrance of 49 South Van Ness Avenue. You do not need an appointment to submit your revision. permitcenter@sfgov.org 11/3/2020 Revisions received. Plan set routed to DBI-Intake BLDG for re-check.
7	PERMIT-CTR	11/9/20	11/9/20			11/20/20	SILVA WINDSOR	11/09/2020 Comments have been issued by plan review staff. Project agent must collect the plan set. Pick-up hours are 10:00 am - 3:00 pm at 49 South Van Ness Avenue. You do not need an appointment to collect your plan set. Applicant or project agent must return the original plan set and permit application with superseded sheets collated into the original plan set. All revisions must be done per Administrative Bulletin -031: https://www.sfdbi.org/ftp/uploadedfiles/dbi/downloads/AB-031.pdf. 11/20/20 Revisions received. Plan set routed to DBI-OTC BLDG Intake for re-check
8	CPB	12/2/20	12/2/20			12/18/20	CHAN CHENG	12/18/2020: ISSUED. ROUTED TO PERMIT CENTER TEAM FOR PICK-UP. -CC 12/16/2020: STATEMENT RECEIVED. INVOICE SENT TO APPLICANT. -CC 12/10/2020: NO RESPONSE FROM APPLICANT. SENT FOLLOW UP EMAIL. -CC 12/2/2020: MISSING CONTRACTOR'S STATEMENT. EMAILED APPLICANT. -CC

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			1	CONCRETE (PLACEMENT & SAMPLING)	placement
0			2	BOLTS INSTALLED IN CONCRETE	
0			24E	WOOD FRAMING	
0			24A	FOUNDATIONS	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel

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

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

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BRIEF(S) SUBMITTED BY APPELLANT(S)

San Francisco Board of Appeals

Appeal No. 21-001

Patricia Cannon,
Appellant,

v.

San Francisco Dept. of Building Inspection,
Respondent.

Project Sponsor,
2634 Octavia Street Homeowners Association

Appellant's Brief

BPA No. 202009033412

2634 Octavia Street

Appeal of Permit Issued for Replacement of Rear Fire Egress
Stair "In-Kind" Due to Dry Rot and Deterioration and
Demolition of Deck (Misidentified as "Illegal")

Hearing Date:

Wednesday, February 17, 2021

Time:

5:00 P M

Location:

City Hall, Room 416

#1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Stephen M. Williams SBN: 122103
1934 Divisadero Street
San Francisco, CA 94115
Tel: (415) 292-3656
smw@stevewilliamslaw.com
Attorney for Appellant Patricia Cannon

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Exhibit List

Exhibit 1	Spring Valley Water Service Record July 10, 1907
Exhibit 2	Original Building Permit Application 2634 Octavia Street, May 6, 1907
Exhibit 3	Remodeling Building Permit Application # 134256 April 16, 1952
Exhibit 4	Certified Sanborn Map Report
Exhibit 5	Certified Sanborn Maps from 1913 and from 1999
Exhibit 6	Condominium Plat Map 2634 Octavia Street October 1979
Exhibit 7	Grant Deed for Unit #5 to Patricia K. Cannon, December 20, 1990
Exhibit 8	Building Permit #8005966 July 10, 1980 Issued to Sanford Goldeen for Unit #5, (last page) Certificate of Final Completion and Occupancy issued July 25, 1980.
Exhibit 9	Letter from Mr. Goldeen forwarded to Ms. Cannon October 1, 2020
Exhibit 10	Plan Set Dated October 11, 2016 for Mandatory Soft Story Retrofit

I. INTRODUCTION

Appellant Patricia Cannon (hereafter “Appellant” or “Ms. Cannon”) purchased her home at 2634 Octavia Street, Unit #5 (hereafter “Unit #5”) in 1990. She has lived there continuously over the past 30 plus years and is now retired. When she purchased Unit #5 in 1990, the Unit included an exclusive easement for a rear yard deck at the top of the common area rear stair, shown below in a photo from February 1995. It also has an easement for parking and storage.



Recently, the HOA members determined to repair or replace the rear yard access stair because it has deteriorated over the years and there is dry-rot present in the treads and supporting

lumber. The permit for which the HOA applied (BPA #202009033412) is the subject of this appeal. The description of the work set forth on the Permit Application by the HOA is to:

“REPLACE (E) FIRE EGRESS STAIRS IN KIND DUE TO SIGNIFICANT DETERIORATION AND DRYROT. NO FIREWALL CONSTRUCTION. DEMO (E) ILLEGAL DECK AT 3RD STORY.”(red emphasis added)

The alleged “*illegal deck at 3rd floor*” belongs to Appellant and is part of a specific property right granted to Ms. Cannon under the founding documents of the HOA when she purchased the condominium in 1990. She holds a Grant Deed recorded with the City and County which grants to her a specific, exclusive use easement in the condominium common area for possession and use of her deck which she has enjoyed for more than 30 years. The deck is also specifically noted and called out on the condominium map filed with the City and with which all new members of the HOA are provided on purchase. Numerous other exclusive use easements are noted in the condominium founding papers for all units including those easements for parking, storage, and balconies.

Accordingly, the deck for Ms. Cannon’s Unit #5 is part of the original construction of the building and is also part of the condominium subdivision project and is confirmed in the original deed and plat map filed with the City and County in 1981 when the building was converted to condominiums. In order for the original condominium project to be approved in 1981, the building was completely inspected and approved by the City and issued a Certificate of Final Completion and Occupancy, (“CFCO”).

For unknown and unexplained reasons, the HOA filed a permit application terming the deck “illegal” and seeking to improperly remove it and strip Ms. Cannon of her property rights to the exclusive use easement and the rear deck. This was in error. The deck is not “illegal” and is evidenced in the permit history and consistently shown on the historic Sanborn Maps as part of the original design of the building and is also confirmed in the original condominium

application, the condo map and subsequent grant deeds. The City issued CFO's and CFCO's for this building including the deck deeded to Unit #5.

The structural engineer Engin Yagmur of ECR Engineering, hired by the HOA made an unsupported claim in the permit application that a portion of the stairs (an enlarged landing or "deck") outside of Ms. Cannon's unit is "illegal." Mr. Yagmur has stated that he was informed by the HOA or some member(s) of the HOA that the deck was "illegal" but has so far refused to state who provided him with that false information that cast doubt on Unit #5's ownership of the deck in a public record (the building permit application). Each member of the HOA has the same condo map and founding papers granting to Unit #5 the subject deck, so each member of the HOA knew for a fact (or should have known) that the deck was not "illegal," that the written statement in the permit application is false and that Mr. Yagmur would rely on the statement to cause financial and personal harm to Ms. Cannon. The building permit application should have been filed simply to repair or rebuild the required rear egress stair "in-kind" without the false legal conclusion that the deck is "illegal." The permit could have been issued over the counter.

Appellant requests that the Board look at the totality of the circumstance before it and allow the stair to be rebuilt "in-kind" with Ms. Cannon's small deck. It would be a grave injustice to take the deck from her unit and would cause real financial loss and personal injury to her by extinguishing the easement she purchased 30 years ago. The deck can be rebuilt or repaired entirely within the "footprint" of the stair structure.

II. FACTUAL BACKGROUND, PERMIT HISTORY AND SANBORN MAPS

The subject building at 2634 Octavia Street, was constructed immediately following the great San Francisco earthquake of 1906. Water service was first turned on to the building on July 10, 1907. Attached as Exhibit 1 is a true and correct copy of the Spring Valley Water Service

record showing that the building was originally constructed as 6 units and enjoyed the relatively modern convenience of indoor plumbing for all units. A seventh unit was later added in the basement and legalized in the 1960's. Attached as Exhibit 2 is a true correct copy of the original building permit application for construction of the building which was issued on May 6, 1907. As shown on Exhibit 2, the original owner who contracted for the construction of the building one hundred and fourteen years ago is a well-known name in San Francisco real estate, J. Barbagelata.

A public records request was submitted to the Department of Building Inspection but no original plans (or any relevant plans showing Unit #5) for the construction of the building could be located to confirm the existence of the deck within the original rear stair structure. However, other historic documents create a strong impression that the deck was an original portion of the rear yard stair structure. As part of a major remodel of the building in 1951, a permit was issued which included in its detailed description of the work, "*Rebuild back porch foundations: construct brick wall at rear; replace flooring porch landings where needed;*" A true and correct copy of that permit application is attached hereto as Exhibit 3. Accordingly, the rear stair is stated to have also contained "porches," which indicates that the deck for Unit #5 was part of the original construction of the building. There is a near identical "porch" at the first floor.

The historic Sanborn Maps also show a consistent configuration of the rear yard stair structure which includes the subject deck. Attached hereto Exhibit 4 is a true and complete copy of the Certified Sanborn Map Report which contains historic maps of the subject block from the year 1893 until 1999. The subject building first appears in the Sanborn Map from the year 1913 and the configuration of the stair structure at the rear is depicted as identical to that which appears in the Sanborn Map from the most recent year of 1999. Because the subject deck is no

more than a large porch landing for Unit #5 is completely contained within the footprint of the rear yard stair structure. Attached as Exhibit 5 are the Sanborn Maps from 1913 and from 1999 with the subject site enlarged and tinted red/purple showing the rear stair structure at 2634 Octavia Street as identical in size and shape over that 86-year period of time.

The certified Sanborn Maps show the stair and deck configuration unchanged over the years and the deck appears to be part of the original construction of the building in 1907. The Certified Sanborn Maps from 1913 and 1999 (Exhibit 5) are attached and both show the same consistent stair and deck configuration (the same “footprint”) as do the Maps from 1929, 1950, 1968, 1974, 1986, 1988 & 1990. Further, although the deck is within the stair structure and is HOA common property, Ms. Cannon’s property right to the deck from the grant of an exclusive easement are a specific part of her title and deed to the property and is specifically called out on the Condominium Map filed for the project in 1980-81 and as mapped by the original surveyor for the Project in 1979. That Map is also attached hereto for your review (Exhibit 6) as are the references to the deck from the Title Report granting Ms. Cannon an exclusive easement to the deck. She purchased the unit with the deck and was granted title to its exclusive use in the HOA documentation. She paid a premium for this property right and will be injured if it is arbitrarily lost by an apparent misunderstanding of the state of the stair and deck.

III. APPELLANT PURCHASED THE PROPERTY WITH THE DECK DEEDED TO UNIT #5 AND AS PART OF THE CONDO MAP APPROVED BY THE CITY

The building was converted to condominiums back in 1980-1981. As part of that process, it was thoroughly inspected and approved by DBI (including the subject deck) and the City signed off on the condo conversion with Unit #5’s deck specially noted in the papers establishing the condominium project. The original Condominium Plat Map filed with the City in 1980 specially calls out the deck in question as deeded as an exclusive use easement to Unit #5.

Marked as Exhibit 6 is a true and correct copy of the original plat map for the condominium project showing the deck for Unit #5. Further, the grant of the easement indicated on the plat map is cross referenced on the Deed to Unit #5 which grants to the owner of Unit #5:

“AN EXCLUSIVE EASEMENT TO USE DECK AREA NO. D-5, AS SHOWN ON THE MAP”

A true and correct copy of the Grant Deed issued to Ms. Cannon as part of her purchase of the property is attached as Exhibit 7. The second page of the Exhibit has been highlighted to show the easement for the subject deck.

In order to convert an apartment building to a condominium project such as was done to this building, the Code requires that the building go through a six-step process for approval. The inspection process includes, (1) submittal of an inspection request form and substantial fee (2) a site visit by San Francisco Building, Plumbing and Electrical Inspectors, (3) issuance of a specific written inspection report from those inspectors (4) application and receipt of a building permit for any corrective work, (5) completion of all of the required corrective work and (6) City inspection of the work and an issuance of a completion certificate known as a CFCO (Certificate of Final Completion and Occupancy). These inspection reports typically cover at least three different types of problems, including (a) work which was completed without required permits (including everything from kitchen renovations to decks to in-law units) (b) conditions which present safety hazards like poor fire egress or dangerous electrical wiring and (c) energy and water conservation violations.

In other words, this building has been completely inspected by DBI and Certificates of Final Completion and Occupancy have been issued for each unit including Ms. Cannon's Unit #5 and the specific designation of her deck within the stair configuration. If there was any question

about the deck and its “legality” it would have been caught in those inspections and the City has fully approved this building as it is presently configured.

To further confirm that the subject deck was present on the building at least 40 years ago and was approved by the City, Ms. Cannon contacted the Sanford Goldeen, the man who converted the building to condominiums back in 1980. He is approaching 80 years of age, retired, and lives in Tiburon. He confirmed that he followed all of the required City procedures to convert the apartment building to condominiums back in 1980-1981.

Further, related to the conversion of this building to condominiums, in the permit history we obtained a permit Mr. Goldeen applied for in 1980 which includes adding a guard rail to the rear stairs. So, not only does this confirm that the rear stairs and the deck for Unit #5 existed at that time, but it also confirms that the stairs and deck were inspected by the City and approved when the CFC was issued. Attached as Exhibit 8 is a copy of the permit obtained on July 10, 1980 by Mr. Goldeen for Unit #5 and includes (last page) the Certificate of Final Completion and Occupancy issued for the building July 25, 1980. Attached as Exhibit 9 is a copy of correspondence from Mr. Goldeen forwarded to Ms. Cannon October 1, 2020 and which has the original plat map and reference guide attached showing the deeded deck for Unit #5 and his recollection that all steps were followed to have the building completely inspected and approved by the City for the condo conversion. Further, the most recent plans filed with the City also show the deck as existing. The building went through a mandatory soft story retrofit and the deck for Unit #5 is clearly depicted on that plan. The plans for the Mandatory Soft Story Retrofit were prepared and filed by Mr. Yagmur. (Exhibit 10).

IV. APPELLANT WAS ENTITLED TO RELY ON THE CITY'S APPROVAL OF THE ORIGINAL CONDO PROJECT AND THE DEED

For unknown reasons, Mr. Yagmur and the HOA submitted a building permit application calling the deck structure “illegal.” This was done without her knowledge or consent and without a vote of the HOA. After learning of the building permit application labeling her deck, “illegal,” Ms. Cannon supplied the HOA with the attached documents and pointed out that each HOA member has a title report and condo map that also contains the same references to the easements granted to Unit #5 (and other Units). The parties are now jointly submitting an amended plan and application for the replacement of the stair “in-kind” which includes the deck for Unit #5 to the Board of Appeals.

As noted above, in all likelihood the “deck” is part of the original construction of the building and is specifically called out on the condo map that was filed with the City 40 years ago and approved. This structure is not really a stand lone “deck” per se as it is within the “footprint” of the rear stair and is more a landing than an independent deck structure. It matches the “porch” on the first floor and ends at the edge of the building. Allowing for construction of an entirely new rear stair in the same footprint is envisioned in the Planning Code as there will NOT be an increase in any discrepancy between existing conditions and Code standards. As the facts show, it was inspected and signed off on by the City in 1980-1981 and a permit was issued for work on the structure and a CFC was issued. That must have the effect of “legalizing” the structure for the past 40 years. Replacing it in kind should not require a variance if it has always been there. Appellant asks that the Board please give this its due consideration it would be an extreme hardship to require a variance and it is not warranted in these circumstances.

V. **A VARIANCE SHOULD NOT BE REQUIRED TO REBUILD THE DECK**

It is anticipated that the Planning Dept may indicate that a variance is required to repair/rebuild the stairs to include the existing deck or landing outside of Unit #5. This should not be necessary or required for a structure that has been in place for decades and was previously approved by the City. Because of the size of the subject lot (only 80' feet deep), the entire stair (and part of the building) is within the required rear yard. Structures that exist in the required rear yard are what makes such structures “noncomplying” as stated in the Planning Code, meaning that the structure does not comply to the requirements of the Planning Code. That is what Planning Code Section 188 references. There are numerous situations where there are free standing structures such as sheds entirely within the code required rear and stairs and decks are also high on the list of “non-complying structures” within the rear yard.

Planning Code Section 188 has been interpreted numerous times to apply to this situation. For example, here is an interpretation from the Planning Code of Section 188 from the year 1985 which is directly applicable in the situation at this site:

“Code Section: 188

Subject: Alteration of noncomplying feature

Effective Date: 7/85

Interpretation:

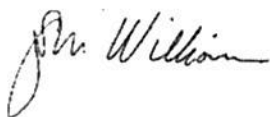
*This Section says that noncomplying structures may be enlarged, altered, relocated or intensified provided there is no increase in discrepancy but prohibits their complete replacement except in conformity with the Code. Nevertheless, because of the life safety importance of such features, **noncomplying stairs** which are required egress under the Building Code may be completely removed and replaced within the same footprint if there is no increase in discrepancy between the feature and the Code requirement. The replacement structure, while remaining in the same general footprint area, can increase the footprint to the degree necessary to conform to current Code requirements. A fire wall required by Code would be considered an increase in discrepancy if the original stairs had none unless the fire wall is the minimum required by Code and would abut without extending above or beyond, a blank neighboring wall or fence.” (Emphasis in the original)*

With this in mind the original application should have been to repair/replace the stair “in-kind” and if extensive dry rot or other issues are found, the stairs may be removed and completely rebuilt as is in the same footprint or even expanded if for engineering purposes the base had to be enlarged or something like that. The landing or deck outside of Unit#5 is part of the stair structure and always has been. There is no specific definition of a stair landing or a determination of its size in the planning code or the building code. The building code only sets forth *minimums*. Stairways must be a minimum of 36 inches wide and have a headroom minimum of 80 inches along the full course of the stairs and one tread length beyond the bottom step. Headroom is a vertical measurement from the front edge of the tread to the ceiling above. Every stairway is required to have a landing with a length equal to the width of the stair but landing lengths over 48 inches are not required. Stairs with a total vertical rise of more than 12 feet must have a landing between the top and bottom landing. There are staircases in the City with much larger “landings” than the subject deck and if the structure outside of Unit #5 is a “landing” or part of the stair structure it may be completely reconstructed if necessary.

VI. CONCLUSION

As detailed above, it would work a great hardship (not of her own making) to extinguish Ms. Cannon’s deeded easement and entitlement to her deck/landing. The Board has the discretion to permit the project to go forward to include the deck structure in the stair repair/reconstruction.

Respectfully Submitted,



Stephen M. Williams, On Behalf of Appellant Patricia Cannon

EXHIBIT 1

The following Regulations have been duly adopted by resolution of the Board of Trustees of the Spring Valley Water Co. They are to be strictly observed by consumers of Spring Valley Water, and considered a part of this agreement

- 1 In all cases of non-payment of the water rent within three days after the presentation of the bill the supply will be cut off and the water shall not again be let on either for the present or any subsequent occupant except upon the payment of the amount due together with the sum of two dollars provided that in case of specific supplies or for the fractional parts of the month where the water has been let on it may be cut off immediately, after notice given at the place that the rent is not paid and may be let on again upon the condition before mentioned
- 2 No person or family supplied with Spring Valley Water will be permitted to use the water for any other purpose than that stated in this agreement nor to supply water in any way to other persons or families
- 3 The Company does not guarantee pressure
- 4 Consumers shall prevent all unnecessary waste of water and shall make no concealment of the purposes for which it is used
- 5 No alteration shall be made in any water pipe or fixture without first giving notice of the intended alteration at the office of the Company
- 6 In all cases where water is to be supplied to several parties or tenants from one connection or tap the Company contracts only with one of said several parties and on his default to abide by these regulations and pay the rates will cut off the connection
- 7 Whenever any of these regulations shall be violated the supply of water will be discontinued and not resumed until all charges and expenses are satisfied
- 8 All persons taking water shall keep the service pipes in good repair, at their own expense and they will be held liable for all damages which may result from their failure to do so
- 9 Street Sprinkling with Hose and Standing Irrigators will not be allowed under any circumstances.
- 10 The inspector or other properly authorized officer of the Company shall be admitted at all reasonable hours to all parts of any premises supplied with water to see that these regulations are observed

No

Date of Supply,

APPLICATION AND AGREEMENT

I hereby agree to take water from the Spring Valley Water Co, at the rate of per month, payable monthly in advance, in U S Gold Coin For

6 connections

2634 Cortina St 105 D of Green

and in default of such payment punctually made in advance, or if the above regulations are in any respect violated, the said Spring Valley Water Co may disconnect the water at my own cost and charges, according to the above regulations, of which I have been duly notified

\$15.00 Pd.

Service Connection

GENERAL RATE	6 x 68	408	Size Building	2x 10 20	Sq Ft	3	Stories
"			"		"		"
"			"		"		"
"			"		"		"
"			"		"		"
SPECIAL RATES							
Stores @							
12 Wash Trays							
6 Wash Basins		30					
Boarders and Lodgers							
6 Baths		192					
6 Water Closets		132					
Urinals							
Cows							
Horses							
Horse Trough							
Sq. Yds. Irrigation		15					
Total		777					

TRIAL METER 9/15/10

Bill, \$

And I hereby covenant and agree that I will protect and save harmless the said corporation from all claims for damage occasioned by the bursting of any of the pipes used for the supply of water under this application

G. Barbaugelata

San Francisco,

July 10/07

(C, station
/ no 137. 6

x
:
:

58410
~~60311~~

OK 7/10/09

OK 7/10/10

Inspection Dept

OK 7/10/10
OK 7/10/10

~~INCR.~~ INCR. PLASTIC 3-2-67

2.0 4/10/10
10 8

Application for Service Installation

2634-8 Octavia STREET

LOCATION _____

San Francisco, _____

183-2320

TO THE SPRING VALLEY WATER COMPANY

You are hereby requested and authorized to make service installation for water supply at _____

for account of _____

(Signed) _____ Owner

By _____
Architect-Plumber-Agent

NOTE This order covers service installation only, a separate order is required for supply

EXHIBIT 2

0

No. 10030

APPLICATION

OF

J. Barbogalata Owner

For Permit to Erect

3 story and basement

2034-86-38 Octaviano bld'g

Location East of Octaviano

1.05 ft south of Green

Filed May 2nd 1907

MAY 2 1907

MAY 6 1907

APPROVED:

A. P. Perryman

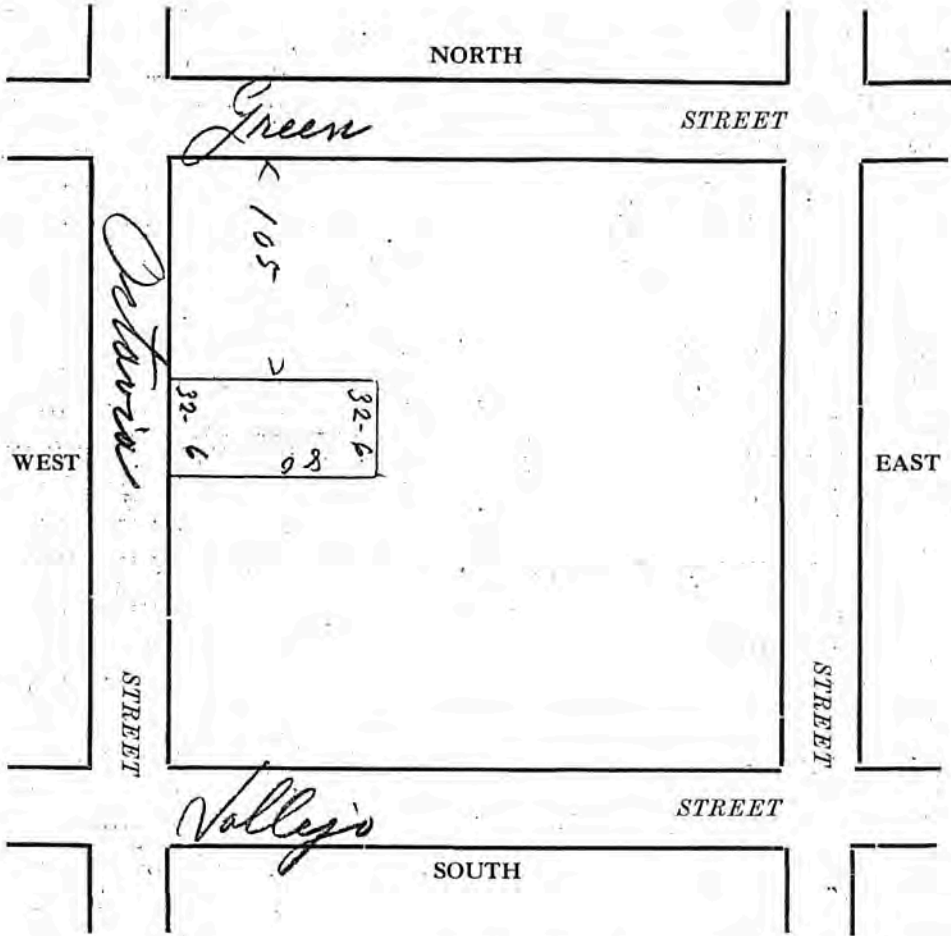
Architect

May 3rd 1907



Anderson Printing Co.

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Applicant must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with street, alleys, location of existing buildings on the lot, if any, and location and dimensions of proposed buildings. Plans and Specifications must be fastened together.

APPLICATION FOR BUILDING PERMIT.

FRAME BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build Three story and Basement on the lot situated East line of Octavia at 105 ft South of Green in accordance with the plans and specifications submitted herewith.

All provisions of the building laws shall be complied with in the erection of said building, whether specified herein or not. Estimated cost of building \$ 12,000. Building to be occupied as flats by (No.) 6 families.

Size of Lot... 32-6 feet front... 32-6 feet rear... 80 feet deep.

Size of proposed building... 32-6 ft. by 68 ft. Extreme height of building... 45 ft.

Height in clear of cellar... 7-8 Height in clear of first story... 10-

Height in clear of second story... 10 Height in clear of third story... 10

Height in clear of fourth story... Height in clear of fifth story...

Foundation to be of (material) Concrete (thickness) 12 inches.

Size footings... 1-8 inches. Greatest height... 7-6

Size of studs in basement... 3 by 6 inches... 16 inches on centers.

Size of studs in first story... 3 by 4 inches... 16 inches on centers.

Size of studs in second story... 3 by 4 inches... 16 inches on centers.

Size of studs in third story... 2 by 4 inches... 16 inches on centers.

Size of studs in fourth story... by ... inches... inches on centers.

Size of studs in fifth story... by ... inches... inches on centers.

Wall covering to be of Rustic

First floor joists... 2 by 12 inches... 16 inches on centers. Longest span between supports... 16 ft.

Second floor joists... 2 by 12 inches... 16 inches on centers. Longest span between supports... 10-6 ft.

Third floor joists... 2 by 12 inches... 16 inches on centers. Longest span between supports... 11-6 ft.

Fourth floor joists... by ... inches... inches on centers. Longest span between supports... ft.

Fifth floor joists... by ... inches... inches on centers. Longest span between supports... ft.

Rafters... 2 by 6 inches... 32 inches on centers. Longest span between supports... 11-6 ft.

Roof covered with Tile Steep or Flat? flat

Studs in bearing partitions... 3 by 4 inches... 16 inches on centers. } Bearing partitions must be same as outside ones.

Chimneys of Patent lined with... plastered

Any gas grates? in Parlor Any patent flues? Is the building to be heated, and how?

Any opening to basement in sidewalk? Any elevator (freight passage or dumb)?

There are to be... 1 stairways... 3-6 ft. wide, located... in front

I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in anywise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk place by virtue thereof, and will in all things strictly comply with the conditions of this Permit.

Name of Architect... L. Traverso

Address... 2853 Octavia St

Name of Builder... G. Helanini

Address... Cor. Filbert and Union Place

Name of Owner... J. Barbagelata

Address... 1795 Green St

By... L. Traverso

(NOTE—The owner's name must be signed by himself or by his Architect or authorized Agent)

EXHIBIT 3

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SAN FRANCISCO

CENTRAL PERMIT BUREAU F425

Write in Ink—File Two Copies

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC WORKS

CENTRAL PERMIT BUREAU

DEPARTMENT BLDG. FORM
BUILDING INSPECTION

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

April 16, 19 51

Application is hereby made to the Department of Public Works 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:

- (1) Location 2634-34A-36-36A-38-38A OCTAVIA STREET
- (2) Total Cost \$ 5,000.00 (3) No. of stories 3 (4) Basement Yes
Yes or No
- (5) Present use of building Dwelling Flats (6) No. of families 6
- (7) Proposed use of building same (8) No. of families 5
- (9) Type of construction 5 (10) 18
1, 2, 3, 4, or 5 Building Code Occupancy Classification
- (11) Any other building on lot No (Must be shown on plot plan if answer is Yes.)
Yes or No
- (12) Does this alteration create an additional floor of occupancy No
Yes or No
- (13) Does this alteration create an additional story to the building No
Yes or No
- (14) Electrical work to be performed No Plumbing work to be performed Yes
Yes or No Yes or No
- (15) Ground floor area of building _____ sq. ft. (16) Height of building _____ ft.

(17) Detailed description of work to be done: Rebuild back porch foundations; construct brick retaining wall at rear; replace flooring porch landings where needed; replace 4 back porch doors and install new hardware; replace all broken windows throughout entire building (20-30 in all) and new sash where necessary; replace all window cords; replace all inoperative locks and defective knob sets; plane and adjust all doors to properly close; install 1/4" plywood over all front doors and install new quick set satin finish locks; furring down all hall ceilings 2 ft. in all 6 flats with plaster or sheet rock to cover furnace ducts to be installed there; frame around furnaces to be installed in bathrooms, central heat, blower type with cold air return; remove walls between water closet area and bathroom in all flats; install Hollywood cabinets in all 6 bathrooms, remodel all kitchens with new kitchen cabinets, new sinks, formica or tile counter top; new tileboard wainscoting and new inlaid floor linoleum; remove fireplaces in all living rooms, mantels and tile work on fireplace threshold; remove all terra cotta chimneys; replace flooring under threshold and replaster fireplace walls; replace all electric fixtures in all flats (42 fixtures), new sheet rubber on all treads, risers and landings in outer stairs, capped with metal nosing; do any and all work that may become necessary as a result of above specified work as remodeling progresses.

(18) No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

(19) Supervision of construction by owner Address 2146--22nd Avenue

(20) General contractor _____ California License No. _____
Address _____

(21) Architect _____ California Certificate No. _____
Address _____

(22) Engineer _____ California Certificate No. _____
Address _____

(23) 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 applicable thereto will be complied with. I further agree to save San Francisco and its officials and employees harmless from all costs and damages which may accrue from use or occupancy of the sidewalk, street or subsidewalk space or from anything else in connection with the work included in the permit. The foregoing covenant shall be binding upon the owner of said property, the applicant, their heirs, successors and assignees.

(24) Owner John A. Couden (Phone MO. 4-0461)
JOHN A. COUDEN (For Contact by Bureau)
Address 2146--22nd Avenue

By _____ Address _____
Owner's Authorized Agent to be Owner's Authorized Architect, Engineer or General Contractor.
PERMIT OF OCCUPANCY MUST BE OBTAINED ON COMPLETION OF HOTEL OR APARTMENT HOUSE PURSUANT TO SEC. 808 SAN FRANCISCO BUILDING CODE.

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OWNER: John A. Gouden LOCATION: 2634-34-36-36A-38-38A Octavia St. 136565
 ADDRESS: 3146 22nd Ave. APP. NO. 136565
 ESTIMATED COST: \$5000. FEE: \$25. DATE APPLICATION: 4/16/51
 PERMIT ISSUED: PERMIT NO. 122182

CONSTRUCTION	ALT	NEW	OCCUPANCY	REMARKS
TYPE 1A			THEATRES	NO. OF STORIES
TYPE 1B			ASSEMBLY	NO. OF FAMILIES
TYPE 2			SCHOOLS	PLANS
TYPE 3			INSTITUTIONS	ELECTRIC YES NO
TYPE 4			HAZARDOUS	PLUMBING YES NO
TYPE 5 Apts.	X		BUSINESS	CONTRACTOR
BILLBOARD			NON HAZARDOUS	ADDRESS
ROOF SIGN			RESIDENTIAL	ADDRESS
ELECTRIC SIGN			OPEN AIR ETC	ADDRESS
MARQUEE				ADDRESS
OTHER				ADDRESS

DEPARTMENT OF PUBLIC WORKS BUILDING RECORDS CITY AND COUNTY OF SAN FRANCISCO CENTRAL PERMIT BUREAU
 ADDRESS: LOT NO. BLOCK NO. HOUSE NO.

OWNER: Joan A. Gouden LOCATION: 2634-34-36-36A-38-38A Octavia St. 136565
 ADDRESS: 3146 22nd Ave. APP. NO. 136565

BUILDING INSPECTION
 APR 26 AM 8:26 1951
 DEPT. OF PUBLIC WORKS
 RECORDS

OFFICIAL COPY



BUILDING INSPECTORS REPORT

DATE	REMARKS
	WORK COMMENCED <i>Prior to 5-13-51</i>
	FOUNDATION FORMS INSPECTED <i>OK TO POUR</i>
	LATHING PERMISSION POSTED
	FLUES BY _____ NO
	EXTERIOR OR STRUCTURAL PLASTERING OK
<i>5-20-51</i>	<i>removing old work</i>
<i>6-25-51</i>	<i>" " " no out on job.</i>
<i>8-3-51</i>	<i>Obj. to close in</i>
<i>9-6-51</i>	<i>starting up in new work</i>
<i>10-10-51</i>	<i>finishing - slow</i>
<i>11-21-51</i>	<i>standing</i>
<i>12-31-51</i>	<i>finishing - slow</i>
<i>2-27-52</i>	<i>" " slow 2/21/52 finishing</i>
<i>7/14/52</i>	<i>painting - 10/1/52 touch up - slow</i>
	<i>repair rear porch stairs</i>
	<i>repair interior</i>
	<i>finishing passenger way</i>
	WORK COMPLETED. CERTIFICATE OF FINAL COMPLETION POSTED <i>11/18/52</i>

CALLED INSPECTIONS
OTHER INSPECTIONS

B. G. [Signature]
INSPECTOR OF BUILDINGS

DEPARTMENT OF PUBLIC WORKS - BUREAU OF BUILDING INSPECTION
CITY AND COUNTY OF SAN FRANCISCO

EXHIBIT 4

Cannon
2634 Octavia Street
San Francisco, CA 94123

Inquiry Number: 6249324.3

November 02, 2020

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

11/02/20

Site Name:

Cannon
2634 Octavia Street
San Francisco, CA 94123
EDR Inquiry # 6249324.3

Client Name:

Williams, et al
1934 Divisadero Street
San Francisco, CA 94115
Contact: Stephen Williams



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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # AD9C-456C-9211

PO # NA

Project NA

Maps Provided:

1999	1913
1990	1899
1988	1893
1986	
1974	
1968	
1950	
1929	



Sanborn® Library search results

Certification #: AD9C-456C-9211

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

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Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1999 Source Sheets



Volume 3, Sheet 238



Volume 3, Sheet 239

1990 Source Sheets



Volume 3, Sheet 238



Volume 3, Sheet 239

1988 Source Sheets



Volume 3, Sheet 238



Volume 3, Sheet 239

1986 Source Sheets



Volume 3, Sheet 238



Volume 3, Sheet 239



Volume 1, Sheet xxxx

Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1974 Source Sheets



Volume 3, Sheet 238



Volume 3, Sheet 239

1968 Source Sheets



Volume 3, Sheet 238



Volume 3, Sheet 239

1950 Source Sheets



Volume 1, Sheet xxxx



Volume 3, Sheet 239



Volume 3, Sheet 238

1929 Source Sheets



Volume 3, Sheet 238



Volume 3, Sheet 239

Sanborn Sheet Key

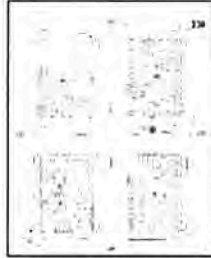
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1913 Source Sheets



Volume 1, Sheet xxxx



Volume 3, Sheet 238



Volume 3, Sheet 239

1899 Source Sheets



Volume 3, Sheet 278

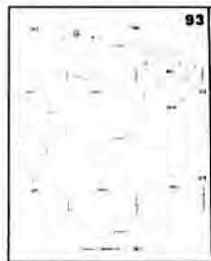


Volume 3, Sheet 279

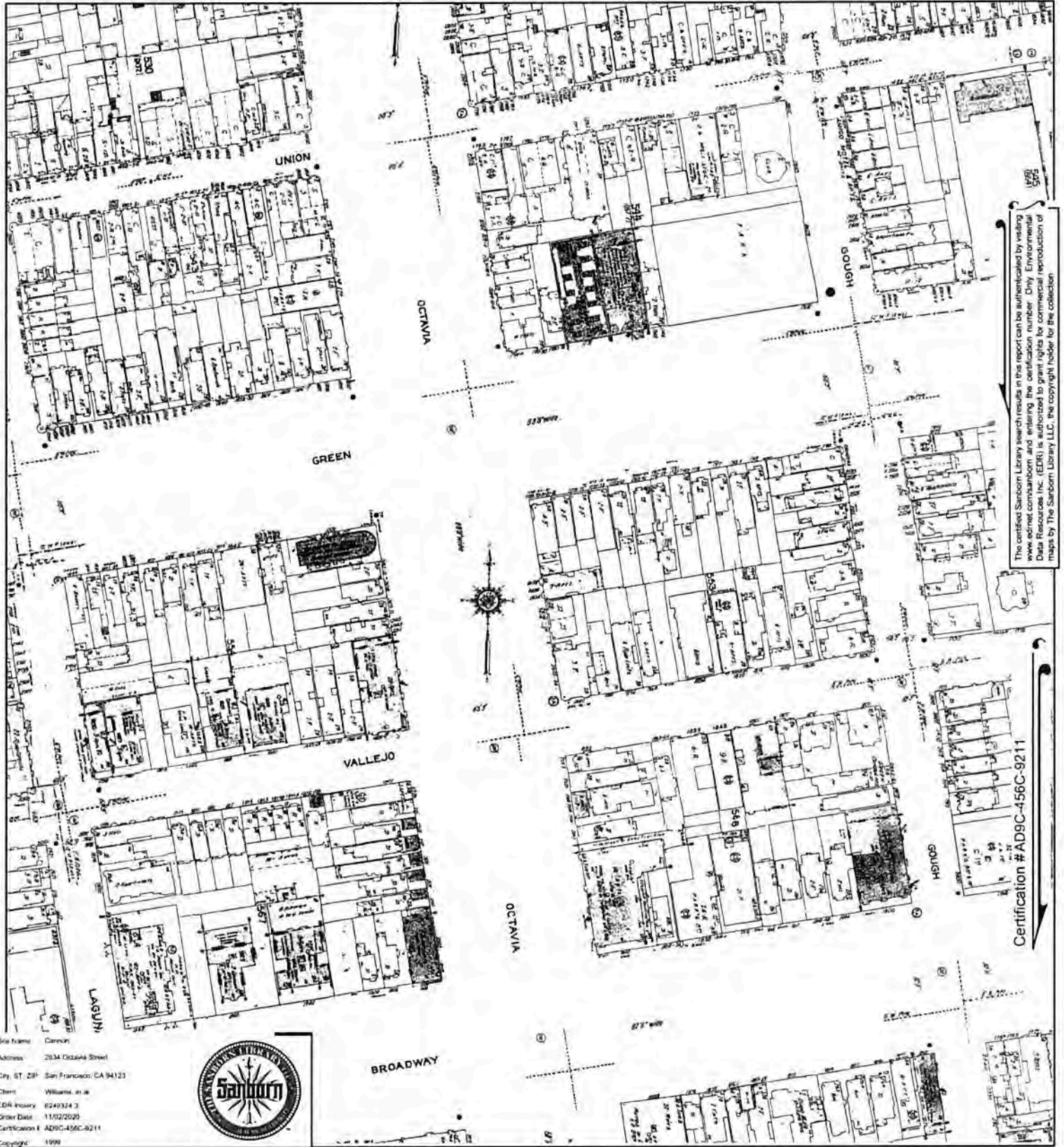
1893 Source Sheets



Volume 4, Sheet xxxx



Volume 4, Sheet 93



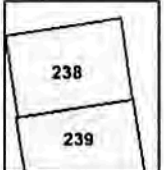
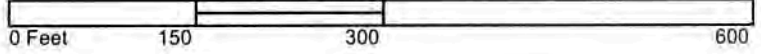
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Certification # AD9C-456C-9211

Site Name: Cannon
 Address: 2834 Octavia Street
 City, St, ZIP: San Francisco, CA 94133
 Client: Williams, et al
 EDR Inquiry: 6249324-3
 Order Date: 11/02/2020
 Certification #: AD9C-456C-9211
 Copyright: 1999

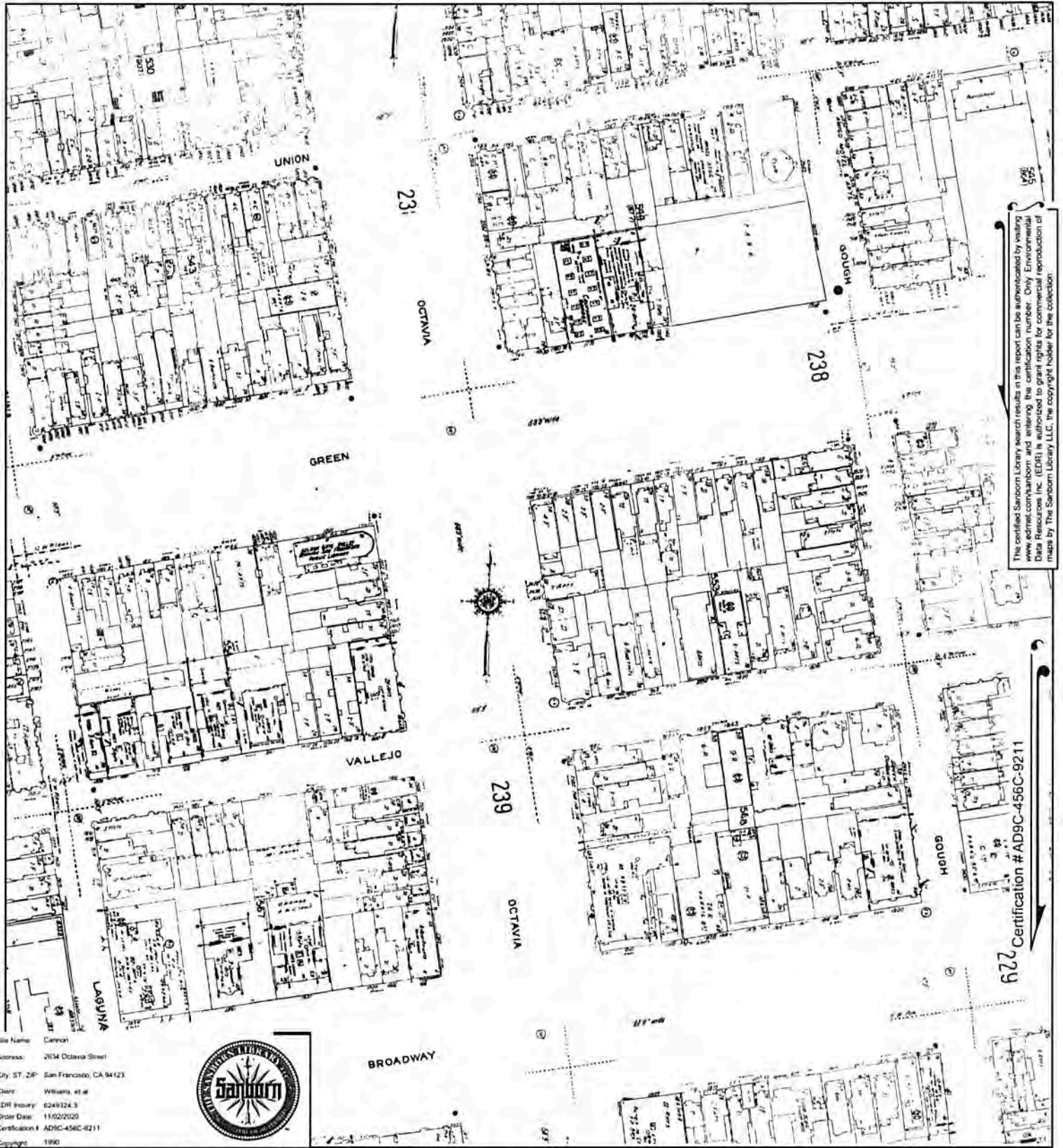


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Volume 3, Sheet 239
 Volume 3, Sheet 238





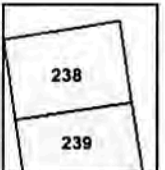
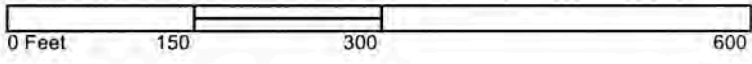
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Certification # AD9C-456C-8211

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 City, ST, ZIP: San Francisco, CA 94123
 Client: Williams, et al
 EDR Inquiry: 6249324.3
 Order Date: 11/02/2020
 Certification #: AD9C-456C-8211
 Copyright: 1990

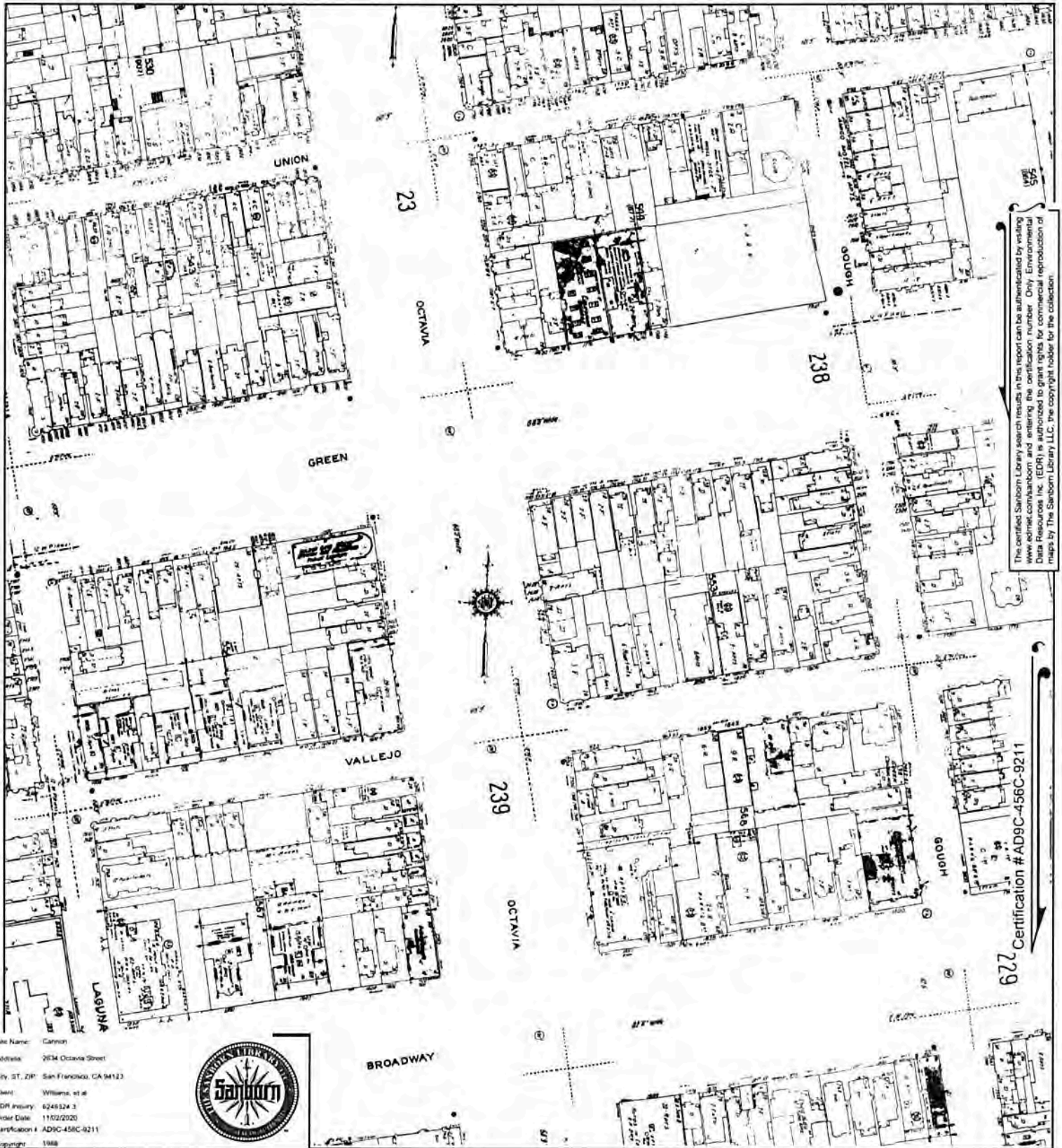


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Volume 3, Sheet 238
 Volume 3, Sheet 239





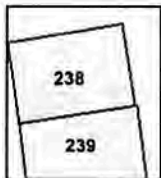
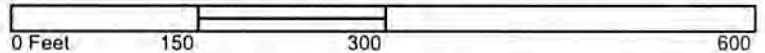
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Certification # AD9C-456C-9211

Site Name: Canyon
 Address: 2634 Octavia Street
 City, ST, ZIP: San Francisco, CA 94113
 Client: Williams, et al
 EDR Inquiry: 6249324.3
 Order Date: 11/02/2020
 Certification #: AD9C-456C-9211
 Copyright: 1988

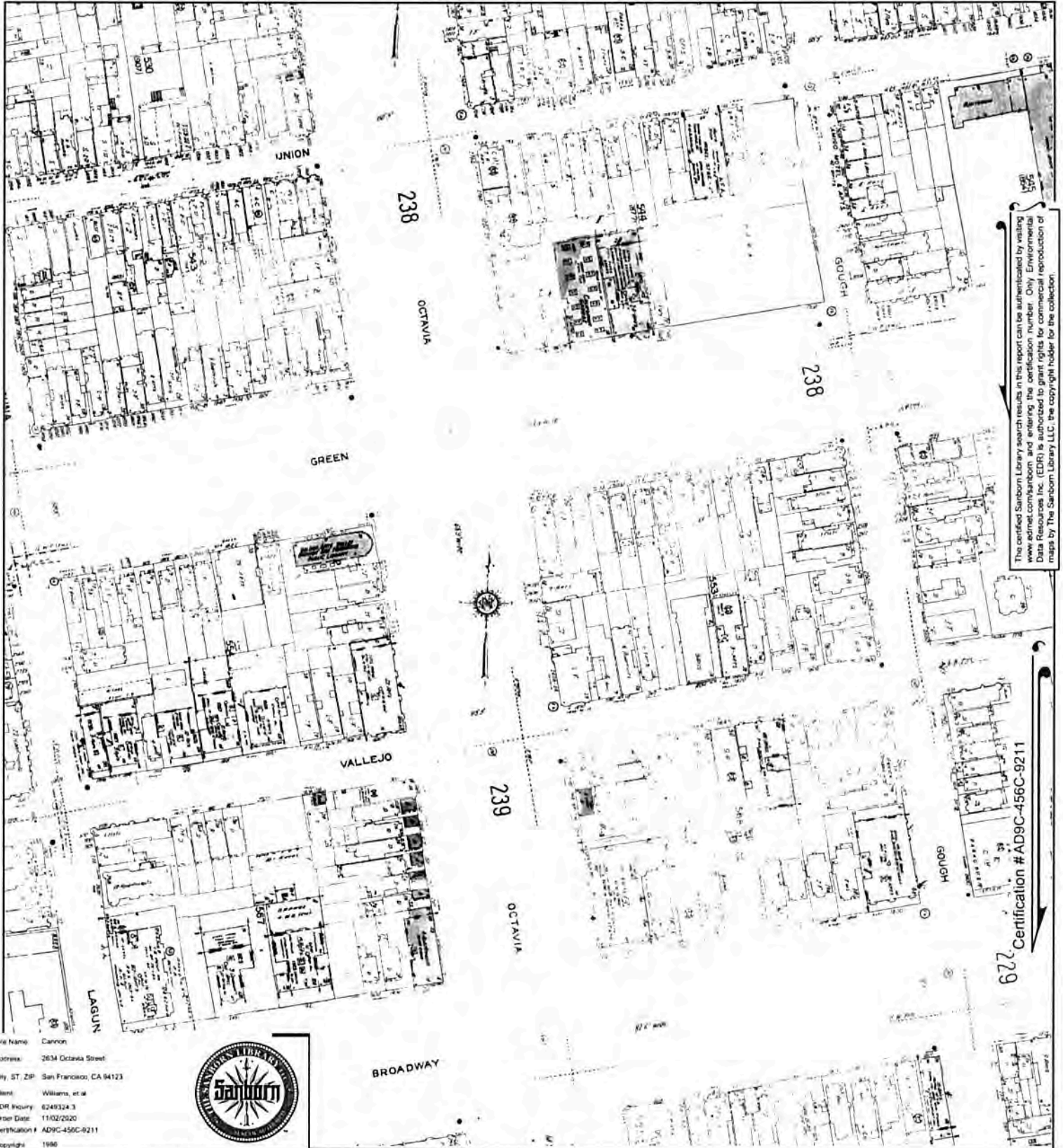


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Volume 3, Sheet 239
 Volume 3, Sheet 238





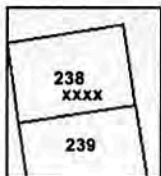
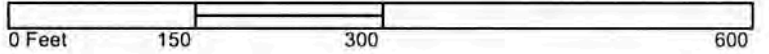
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Site Name: Cannon
 Address: 2634 Octavia Street
 City, ST, ZIP: San Francisco, CA 94123
 Client: Williams, et al
 EDR Inquiry: 6249324.3
 Order Date: 11/02/2020
 Certification #: AD99C-456C-9211
 Copyright: 1986



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Volume 1, Sheet xxxx
 Volume 3, Sheet 239
 Volume 3, Sheet 238





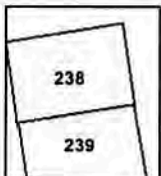
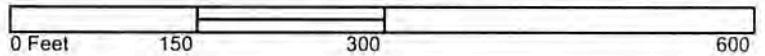
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Certification # AD9C-456C-9211

Site Name: Canoon
 Address: 2634 Octavia Street
 City, ST, ZIP: San Francisco, CA 94123
 Client: Wilcoxon, et al
 EDR Inquiry: 6249324.3
 Order Date: 11/02/2020
 Certification #: AD9C-456C-9211
 Copyright: 1974



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 Volume 3, Sheet 238

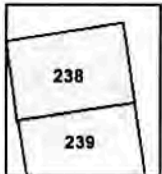
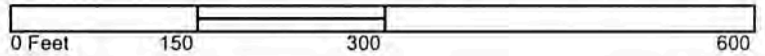




Site Name: Cannon
 Address: 2634 Octavia Street
 City, ST, ZIP: San Francisco, CA 94123
 Client: Williams, et al
 EDR Inquiry: 6249324 3
 Order Date: 11/02/2020
 Certification #: AD9C-456C-9211
 Copyright: 1968

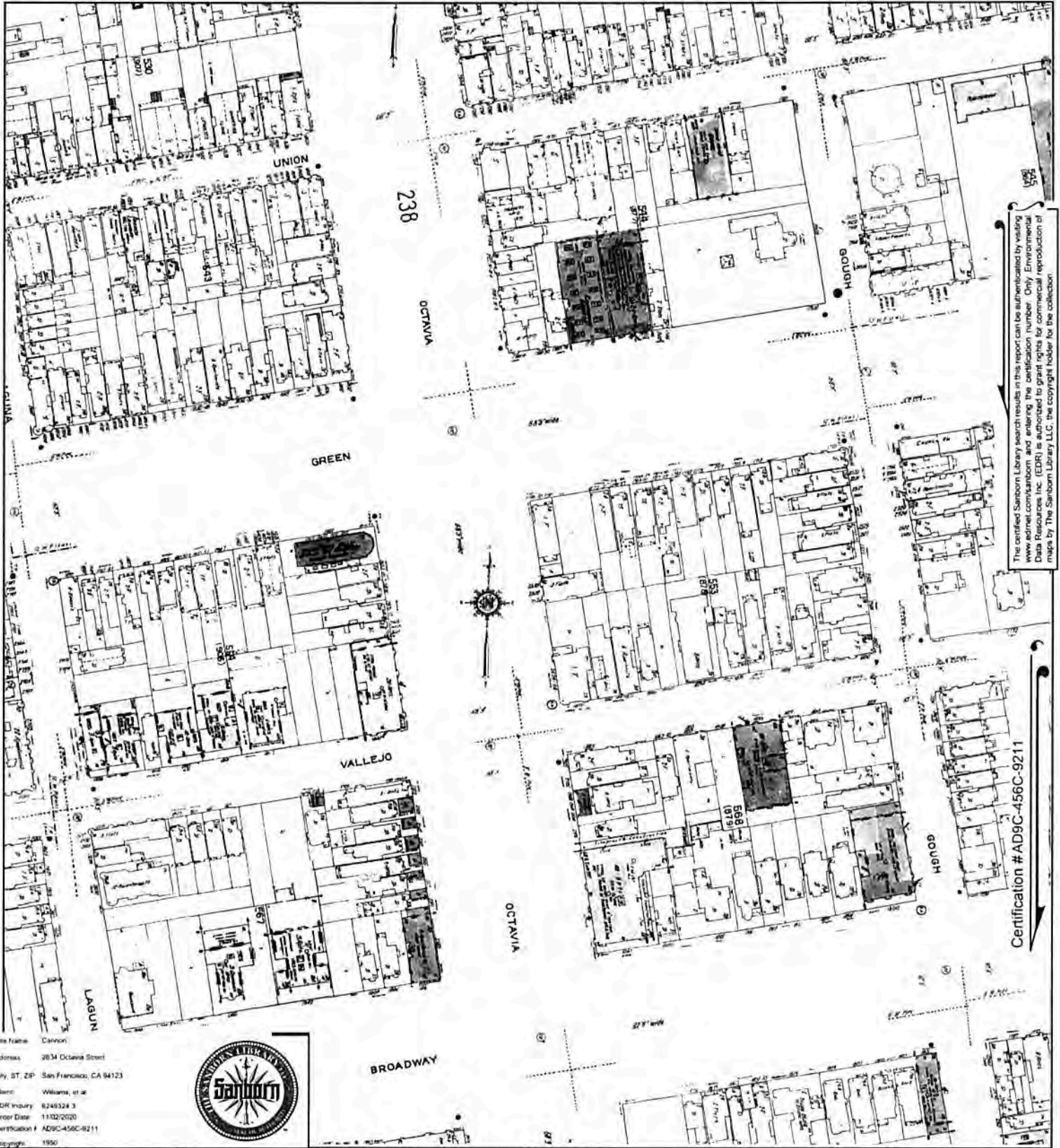


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Volume 3, Sheet 239
 Volume 3, Sheet 238





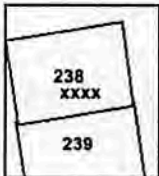
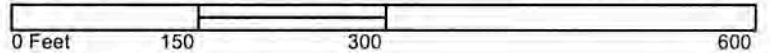
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Certification #AD9C-456C-9211

Site Name: Cannon
 Address: 3834 Octavia Street
 City, ST, ZIP: San Francisco, CA 94123
 Client: Williams, et al
 EDR Inquiry: 6249324.3
 Order Date: 11/02/2020
 Certification #: AD9C-456C-9211
 Copyright: 1950

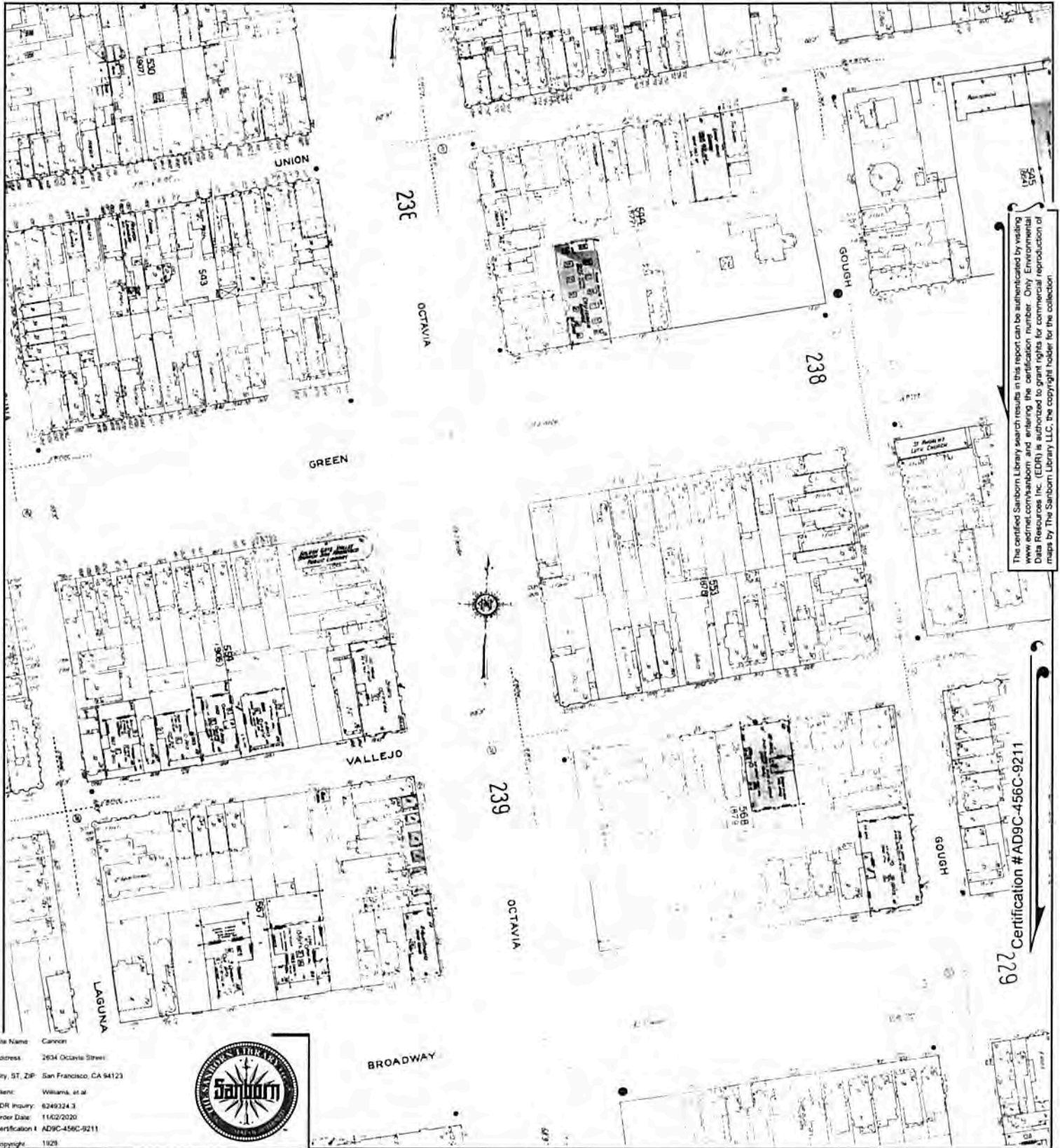


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 3, Sheet 238
 Volume 3, Sheet 239
 Volume 1, Sheet xxxx





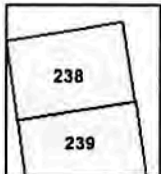
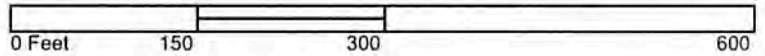
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Certification # AD9C-456C-9211
229

Site Name: Canyon
 Address: 2634 Octavia Street
 City, ST, ZIP: San Francisco, CA 94123
 Client: Williams, et al
 EDR Inquiry: 6249324.3
 Order Date: 11/02/2020
 Certification # AD9C-456C-9211
 Copyright: 1929

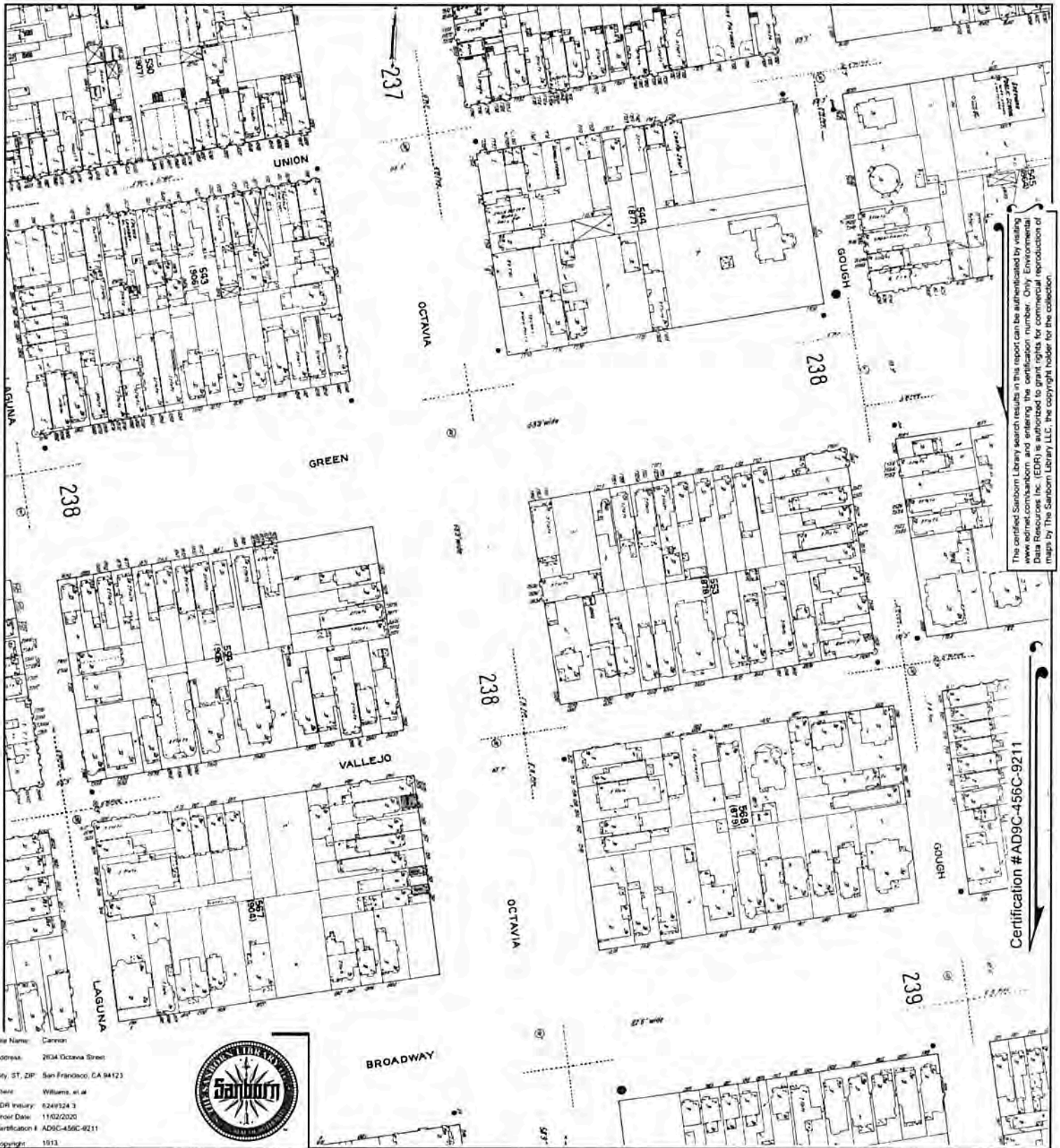


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 3, Sheet 239
 Volume 3, Sheet 238





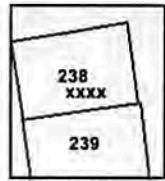
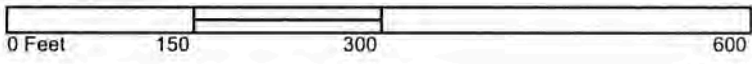
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Certification # AD9C-456C-921

Site Name: Cannon
 Address: 2634 Octavia Street
 City, ST, ZIP: San Francisco, CA 94123
 Client: Williams, et al
 EDR Inquiry: 6249324-3
 Order Date: 11/02/2020
 Certification #: AD9C-456C-9211
 Copyright: 1913

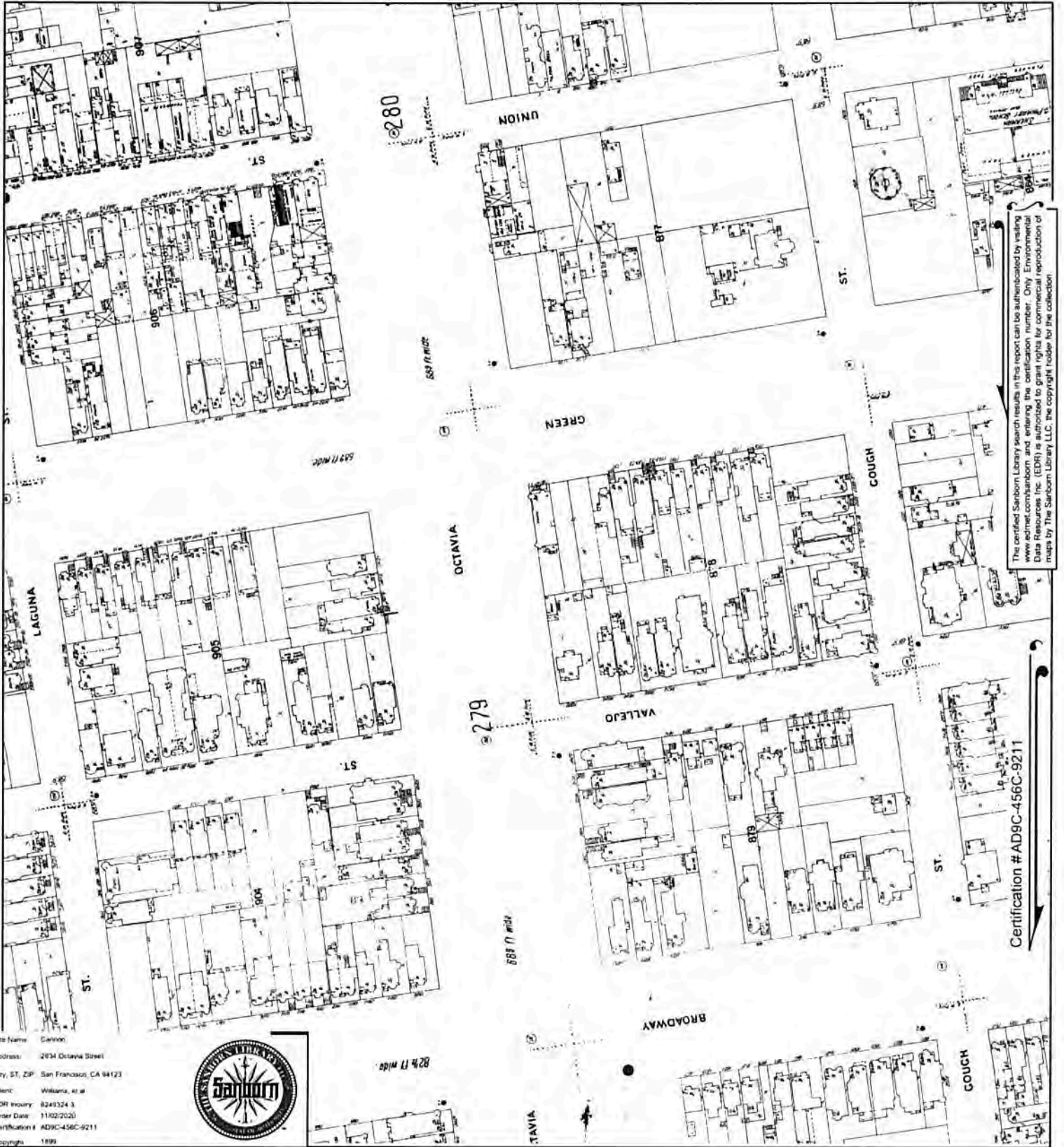


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 3, Sheet 239
 Volume 3, Sheet 238
 Volume 1, Sheet xxxx





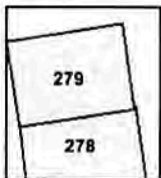
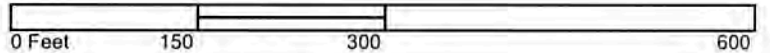
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrmet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # AD9C-456C-9211

Site Name: Canyon
 Address: 2434 Octavia Street
 City, ST, ZIP: San Francisco, CA 94123
 Client: Williams, et al
 EDR Inquiry: 6249324.3
 Order Date: 11/02/2020
 Certification #: AD9C-456C-9211
 Copyright: 1899

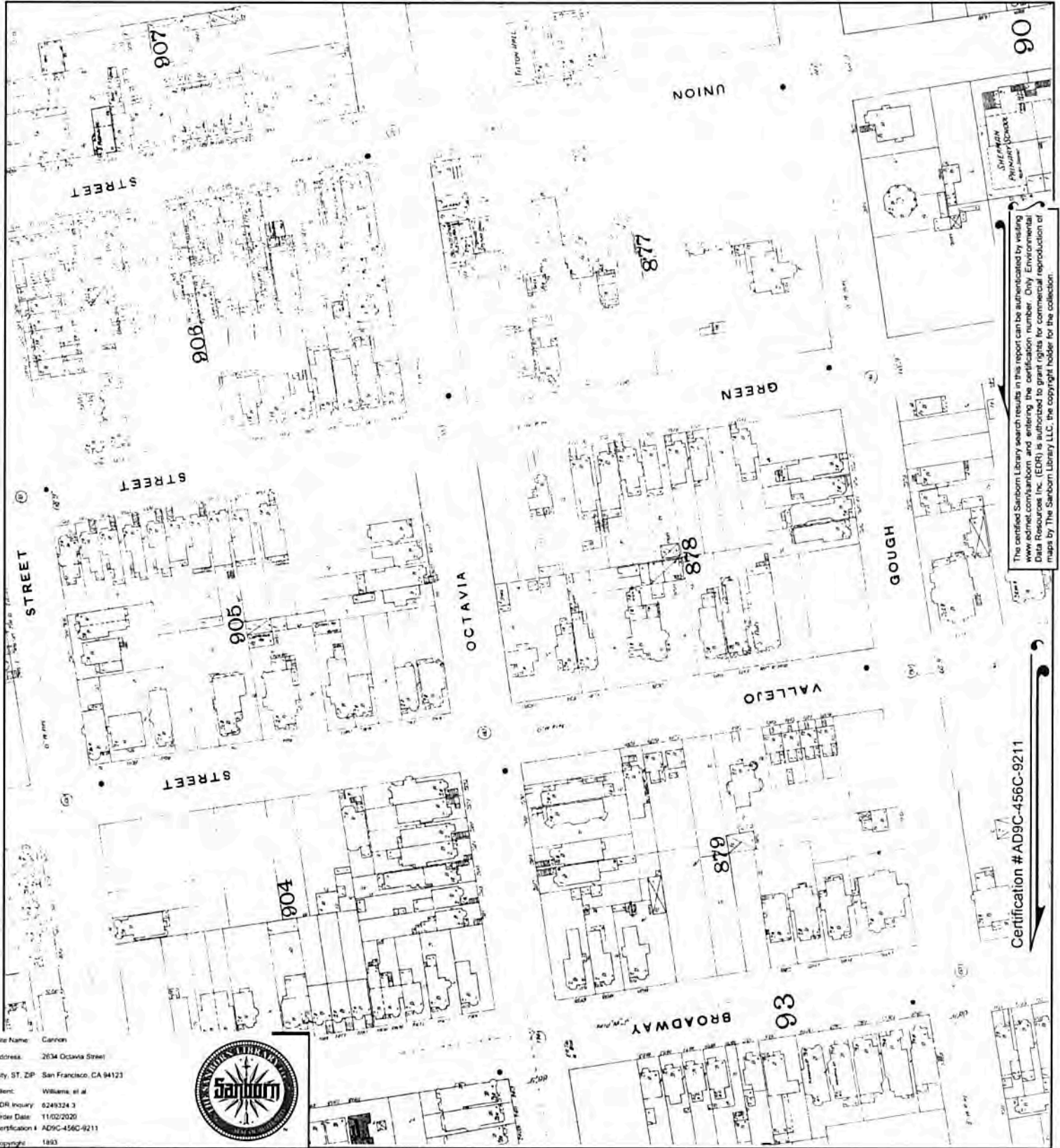


This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 3, Sheet 279
 Volume 3, Sheet 278





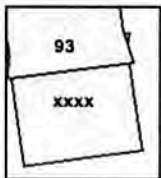
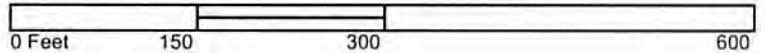
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #AD9C-456C-9211

Site Name: Cannon
 Address: 2634 Octavia Street
 City, ST, ZIP: San Francisco, CA 94123
 Client: Williams, et al
 EDR Inquiry: 6249324.3
 Order Date: 11/02/2020
 Certification #: AD9C-456C-9211
 Copyright: 1893



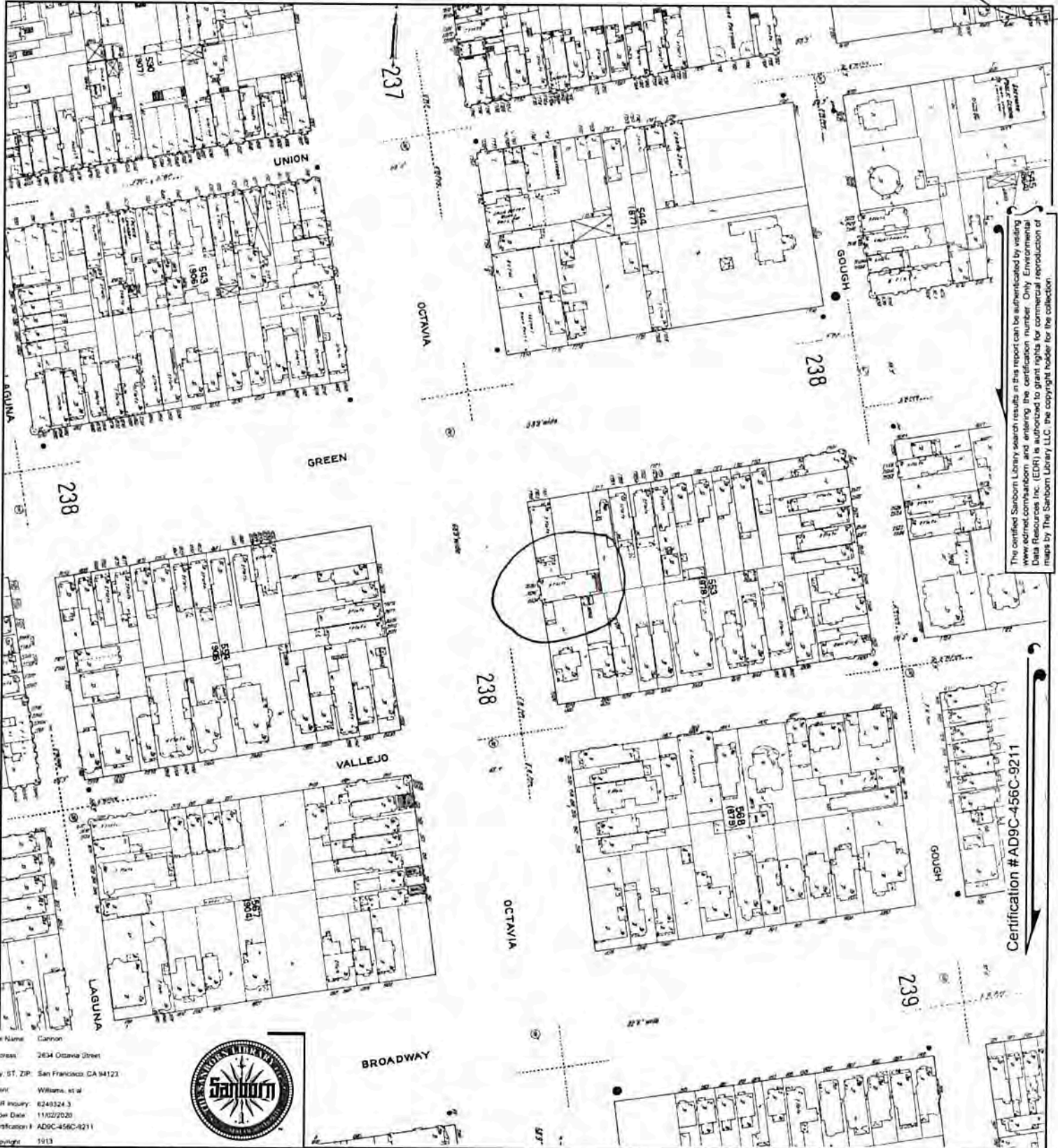
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 4, Sheet 93
 Volume 4, Sheet xxxx



EXHIBIT 5



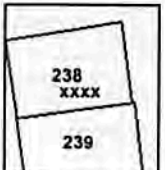
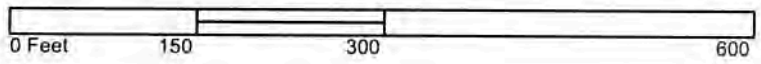
This Certified Sanborn Library search result is this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only EDRnet.com or Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #AD9C-456C-9211

Site Name: Cannon
 Address: 2634 Octavia Street
 City, ST, ZIP: San Francisco, CA 94123
 Owner: Williams, et al
 EDR Inquiry: 6249324.3
 Order Date: 11/02/2020
 Certification: AD9C-456C-9211
 Copyright: 1913

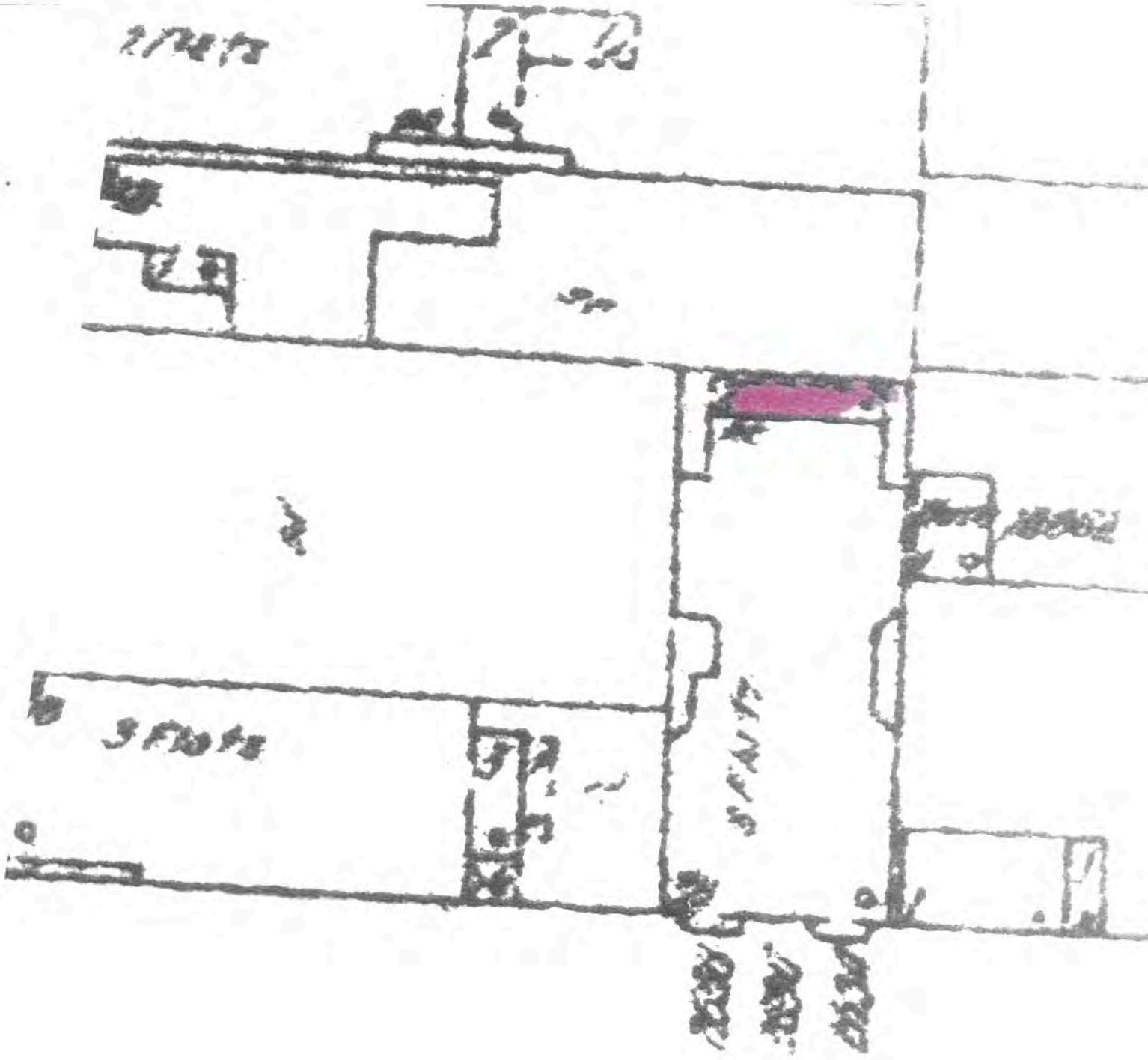


This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 3, Sheet 239
 Volume 3, Sheet 238
 Volume 1, Sheet xxxx





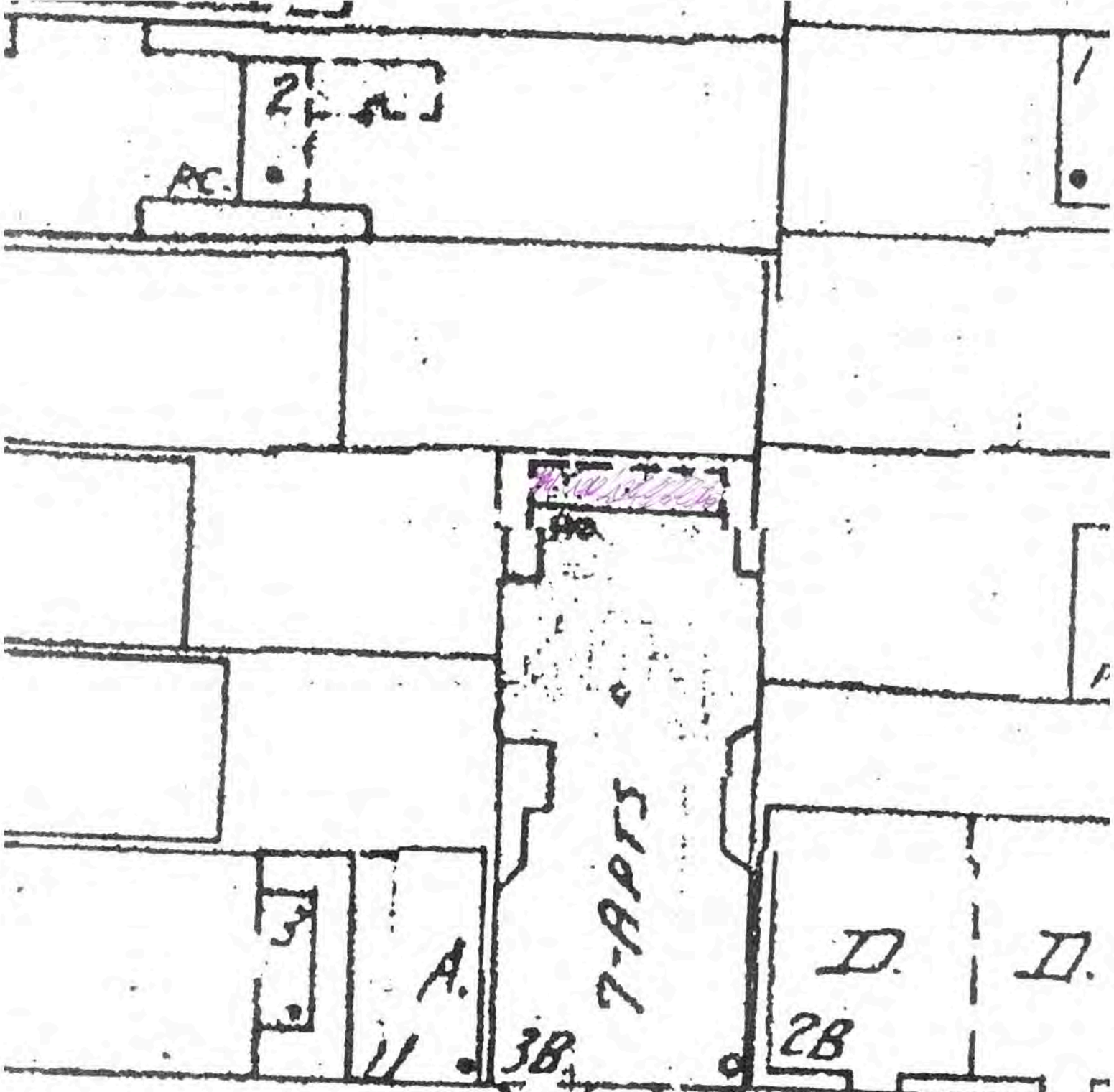
2 FLOORS

2 FLOORS

3 FLOORS

3 FLOORS

2 FLOORS
2 FLOORS
2 FLOORS



2638

2636

2634

2616 - 14
2618 - 12

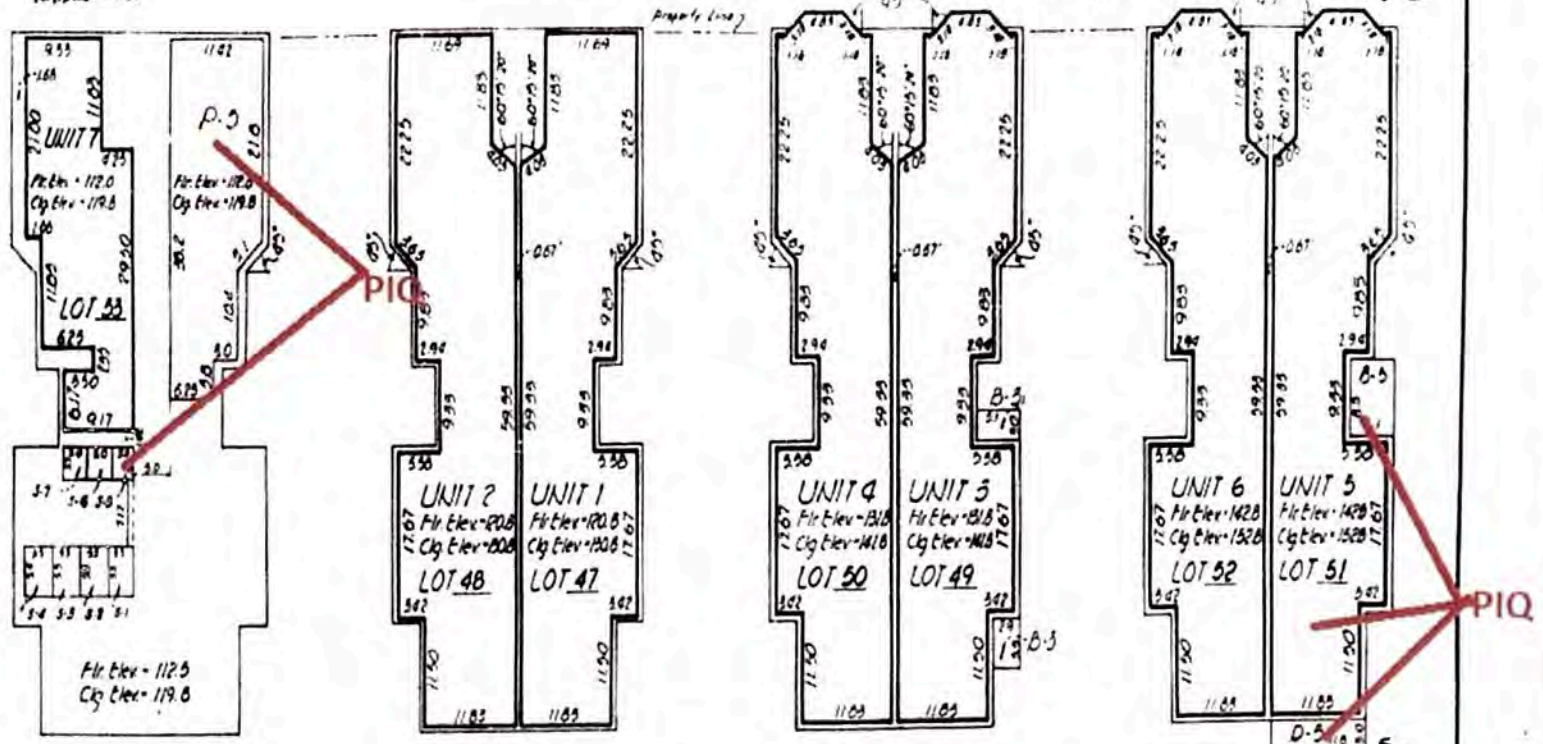
E

EXHIBIT 6

OCTAVIA STREET

1116 . 358

79



LEVEL ONE

LEVEL TWO

LEVEL THREE

LEVEL FOUR

Note: All building walls are 0.51" thick unless noted otherwise.

SUBJECT DECK

MAP OF 2634 OCTAVIA STREET

SAN FRANCISCO CALIFORNIA
A CONDOMINIUM PROJECT

MARTIN M RON ASSOCIATES
LAND SURVEYORS
204 MIDDLETOWN STREET
SAN FRANCISCO CALIFORNIA

This map plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.

EXHIBIT 7

RECORDING REQUESTED BY

SAN FRANCISCO RECORDER'S OFFICE

Book 2845611

Page 1475.00
Wednesday, January 09, 1991 08:00:00

AND WHEN RECORDED MAIL TO

Name Patricia K. Cannon
Street Address 2634 Octavia Street #5
City State San Francisco, California
Zip

Doc 1.00 --- Tax 1475.00
Escrow 1480.00
TOTAL 11480.00
REEL 7288 IMAGE 0176

SPACE ABOVE FOR RECORDER'S USE ONLY

2
CP

MAIL TAX STATEMENTS TO

Vestee at above address

DOCUMENTARY TRANSFER TAX \$ 1,475.00

COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
 COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING THEREON AT TIME OF SALE

As declared by the undersigned:

Signature of declarant or agent determining tax - firm name

A/P No. Lot 051, Block 0553
Order No. 67226
Escrow No. 37345L-AB

GRANT DEED

ALLISON E. MCCRADY, an unmarried woman

(GRANTOR - GRANTORS)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Do es Hereby Grant To

PATRICIA K. CANNON, an unmarried person

the real property in the County of San Francisco State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.
APN 553/51

Dated 12-20-90

Allison E. McCrary
Allison E. McCrary

STATE OF CALIFORNIA }
COUNTY OF CONTRA COSTA } ss.

On December 20, 1990
before me, the undersigned, a Notary Public in and for said
County and State, personally appeared
Allison E. McCrary

known to me (or proved to me on the basis of satisfactory
evidence) to be the same person whose name is

subscribed to the within instrument, and acknowledged to
me that *she* executed the same.
WITNESS my hand and official seal

Notary's signature *Alena Schmidt*

FOR NOTARY STAMP OR SEAL



(B)

The land referred to in this report is situated in the State of California, County of San Francisco and is described as follows:

CITY OF SAN FRANCISCO

1845611

PARCEL A:

UNIT NO. 5, LOT 51, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF 2634 OCTAVIA STREET, SAN FRANCISCO, CALIFORNIA, A CONDOMINIUM PROJECT, BEING A PORTION OF WESTERN ADDITION BLOCK NO. 166, ALSO BEING A PORTION OF ASSESSOR'S BLOCK NO. 553", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, ON MARCH 17, 1981, IN BOOK 16 OF CONDOMINIUM MAPS, AT PAGES 77 TO 79, INCLUSIVE.

EXCEPTING THEREFROM, THE FOLLOWING:

- (A) NON-EXCLUSIVE EASEMENTS THROUGH SAID UNITS, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR INGRESS, EGRESS, SUPPORT AND REPAIR OF THE COMMON AREA AND ALL UNITS;
- (B) NON-EXCLUSIVE EASEMENTS, APPURTENANT TO THE COMMON AREA, FOR ENCROACHMENT UPON AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.

PARCEL B:

TOGETHER WITH THE FOLLOWING APPURTENANT EASEMENTS:

- (A) A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, SUPPORT AND REPAIR THROUGH THE COMMON AREA, AS SHOWN ON THE MAP;
- (B) AN EXCLUSIVE EASEMENT TO USE PARKING AREA P-5, AS SHOWN ON THE MAP;
- (C) AN EXCLUSIVE EASEMENT TO USE DECK AREA NO. D-5, AS SHOWN ON THE MAP;
- (D) AN EXCLUSIVE EASEMENT TO USE BALCONY AREA NO. B-5, AS SHOWN ON THE MAP;
- (E) AN EXCLUSIVE EASEMENT TO USE STORAGE SPACE NO. S-5, AS SHOWN ON THE MAP.

PARCEL C:

AN UNDIVIDED 16% INTEREST, AS TENANTS IN COMMON WITH ALL OTHER UNIT OWNERS, IN AND TO THE COMMON AREA, AS SHOWN ON THE MAP.

EXCEPTING THEREFROM, EXCLUSIVE EASEMENTS FOR USE OF ROOF, PARKING, BALCONY, DECK AND STORAGE AREAS, OTHER THAN THOSE SHOWN IN PARCEL "B", ABOVE, IN FAVOR OF THE UNITS, AS SHOWN ON THE MAP.

PARCEL D:

TOGETHER WITH THE FOLLOWING EASEMENTS APPURTENANT TO THE COMMON AREA:

- (A) NON-EXCLUSIVE EASEMENTS FOR ENCROACHMENTS UPON THE AIR SPACE OF ALL OF THE UNITS BY AND FOR THE PORTIONS OF THE COMMON AREA LYING WITHIN THE UNITS.

LOT 051, BLOCK 0553

EXHIBIT 8

OFFICIAL COPY

FOR DEPARTMENTAL USE ONLY

SAN FRANCISCO

JUL 10 1980

APPROVED FOR ISSUANCE:

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTOR

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

OFFICE COPY

APPLICATION FOR PERMIT TO CONSERVATION DIVISION
OF SAN FRANCISCO FOR PERMISSION TO CONFORM TO ACCORDANCE WITH
THE PLANS AND SPECIFICATIONS SUBMITTED HERETO AND ACCORDING
TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH:

(1) STREET ADDRESS OF JOB:

2634 Octavia Street
SF.

(2) ESTIMATED COST OF JOB

~~\$2500~~ \$7000.00

DATE FILED 7-7-80	FILING FEE RECEIPT NO. 93831
PERMIT NO. 462704	ISSUED JUL 13 1980

DESCRIPTION OF EXISTING BUILDING											
(4A) TYPE OF CONSTR. 1- <input type="checkbox"/> 2- <input type="checkbox"/> 3- <input type="checkbox"/> 4- <input type="checkbox"/> 5- <input checked="" type="checkbox"/>	(5A) NUMBER OF STORIES OF OCCUPANCY 4	(6A) NUMBER OF BASEMENTS AND CELLARS	(7A) PRESENT USE APT	(8A) BLDG CODE OCCUP CLASS H	(9A) NO. OF DWELLING UNITS 7						
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION											
(4) TYPE OF CONSTR. 1- <input type="checkbox"/> 2- <input type="checkbox"/> 3- <input type="checkbox"/> 4- <input checked="" type="checkbox"/>	(5) NUMBER OF STORIES OF OCCUPANCY 4	(6) NUMBER OF BASEMENTS AND CELLARS	(7) PROPOSED USE SAME	(8) BLDG CODE OCCUP CLASS H	(9) NO. OF DWELLING UNITS 7						
(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(10) IF YES, STATE NEW HEIGHT AT CENTERLINE OF FRONT: FT.	(11A) DOES THIS ALTERATION CREATE DECK OR PORCH EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) IF YES, STATE NEW GROUND FLOOR AREA: SQ. FT.	(14) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(16) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(17) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(19) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(21) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
(23) GENERAL CONTRACTOR NONE			ADDRESS			PHONE			CALIF. LICENSE NO.		
(24) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> NONE			ADDRESS			CALIF. CERTIFICATE NO.					
(25) CONSTRUCTION TENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION TENDER, ENTER "UNKNOWN"). NONE						ADDRESS					
(26) OWNER - LESSEE (CROSS OUT ONE) SANFORD L. GOLDBERG			ADDRESS 2634 Octavia St #45			PHONE (FOR CONTACT BY BUREAU) 474-7275					
(27) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT): 1. Add handrail in front stairwell 2. Add guardrail to rear stairs COMPLY WITH SR REPORT JR330											

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 Sec. 103, 104.B, 104.B.1, 104.C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code. No portion of building or structure or scaffolding used during construction, to be denser than 6"0" to any wire containing more than 10 volts. See Sec. 385, California Penal Code.

Pursuant to Sec. 302 A.B, 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 together with complete details of retaining walls and wall footings required must be submitted to this bureau 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 (15) (16) (17) (20) (21) or (22). 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.

CHECK APPROPRIATE BOX:

OWNER ARCHITECT ENGINEER
 LESSEE AGENT WITH POWER OF ATTORNEY
 CONTRACTOR ATTORNEY IN FACT

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.

NOTICE TO APPLICANT

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.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (i) or (ii) or (iii) designated below or shall indicate item (iv) or (v) or (vi) below, whichever is applicable. If however, item (vi) is checked then item (v) must be checked as well. Mark the appropriate method of compliance below:

() I. Certificate of Consent to Self-Insure Issued by the Director of Industrial Relations.
() II. Certificate of Workman's Compensation Insurance Issued by an admitted insurer.
() III. An exact copy or duplicate of (i) certified by the Director or (ii) certified by the insurer.
X IV. The cost of the work to be performed is \$100 or less.
X V. 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 workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
X VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

Applicant's Signature: *Sanford Goldberg* Date: 7-7-80

BLDG. FORM 3
 REFER TO PERMIT CONSERVATION DIVISION
 APPLICATION NO. 8005966

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: Any electrical or plumbing work will require appropriate separate permits.
To Comply with 3A Report only
J. Charles Bixley
BUILDING INSPECTOR, BUR. OF BLDG. INSP.

DATE: _____
REASON:

NOTIFIED MR.

APPROVED: Not reviewed by the Department of City Planning. Issuance of the requested permit constitutes no indication that use of this property does or does not conform to the City Planning Code.
JWB
DEPARTMENT OF CITY PLANNING

DATE: _____
REASON:

NOTIFIED MR.

APPROVED: _____
BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE: _____
REASON:

NOTIFIED MR.

APPROVED: _____
CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

DATE: _____
REASON:

NOTIFIED MR.

APPROVED: _____
BUREAU OF ENGINEERING

DATE: _____
REASON:

NOTIFIED MR.

APPROVED: _____
DEPARTMENT OF PUBLIC HEALTH

DATE: _____
REASON:

NOTIFIED MR.

APPROVED: _____
REDEVELOPMENT AGENCY

DATE: _____
REASON:

NOTIFIED MR.

APPROVED: REFER TO PROPERTY CONSERVATION DIVISION
7/8 [Signature]
RESIDENTIAL ENV. INSPECTOR, DIV. OF APT. & HOTEL INSP., (B.B.I.)

DATE: _____
REASON:

NOTIFIED MR.

APPROVED: _____

DATE: _____
REASON:

NOTIFIED MR.

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.
NUMBER OF ATTACHMENTS _____
[Signature]
SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE.



WAIVER OF TIME RESTRICTION ON REQUESTS
FOR ADDITIONAL INFORMATION

I hereby waive all time restrictions relative to submission of additional information. This waiver applies to those provisions of law which limit the City and County of San Francisco's ability to require further information for this project application. These provisions of law include Sections 65943 and 65944 of Chapter 4.5 of Division 1 of Title 7 of the Government Code (Review and Approval of Development Projects).

Leopold L. Golden
Applicant's/Owner's: Signature

Type or Print Name

7-7-80
Date

Application No,

Address

CPB-34

OWNER OR LESSEE Sanford L. Galdeen		JOB LOCATION 2634 Octavia St		APP. NO. 8005966		
OWNER OR LESSEE'S ADDRESS		BLOCK LOT	HOUSE NO.			
ESTIMATED COST <i>Same</i>		DATE APPLICATION		7 7 80		
PERM. EXPIRES <i>Jul 15 1980</i>		PERM. NO. <i>767200</i>		INSPECTOR <i>Bishop</i>		
EJECT/ALTER	BUILDING TYPE	COLOR	DESCRIPTION	PLANS	NUMBER OF STORIES	FAM.
Alter	5	II	Art		4	7
CONTRACTOR			ADDRESS			
ARCHITECT			ADDRESS			
ENGINEER			ADDRESS			
			BUILDING RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO			
OWNER OR LESSEE Sanford L. Galdeen		JOB LOCATION 2634 Octavia St		BUILDING INSPECTION JOB CARD		
				APP. NO. 8005966		

DATE	BUILDING INSPECTORS JOB RECORD
/ /	WORK COMMENCED
/ /	FOUNDATION FORMS INSPECTED O.K. TO POUR
/ /	LATHING PERMISSION TAG POSTED
/ /	FLUES BY _____ NO. _____
/ /	EXTERIOR OR STRUCTURAL PLASTERING OK
/ /	ALL SPECIAL INSPECTION REPORTS RECEIVED.
/ /	FIRE ESCAPE INSTALLED PER APPROVED PLAN.
/ /	
7/11/80	Sprinkles not complete
/ /	alarm does not operate
7/11/80	Banking approved
7/18/80	Electric approved
/ /	
7/25/80	Work complete as
/ /	3R Report #530
/ /	
/ /	
/ /	
/ /	
/ /	
WORK COMPLETED. FINAL CERTIFICATE POSTED	
8005966	J. Charles Bishop BUILDING INSPECTOR

OFFICIAL COPY



FB-501a
CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS
BUREAU OF BUILDING INSPECTION

Application Number **8005966**

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

NOTE: A separate PERMIT OF OCCUPANCY is required for buildings with a class H occupancy!

Location **2634 OCTAVIA ST.**
(House Number, Street or Avenue)

Notes & Bounds if Applicable:

Type of building **4-story SN** Occupancy **H Tenit**
Description of Construction **to comply with SR Report #530**

The construction project is completed and conforms to ordinances of the City and County of San Francisco, and the State of California effective as of the date on which the hereinabove mentioned permit was issued, and proposed occupancy is approved in pursuance to Sec. 106 C, Article 10, Chapter 1, Part 1 of the San Francisco Municipal Code.

NOTE: BEFORE CERTAIN AREAS ARE OCCUPIED AND BEFORE CERTAIN BUSINESSES, ENTERPRISES, OR ACTIVITIES ARE CONDUCTED, SEPARATE AND ADDITIONAL LICENSES AND PERMITS MAY BE REQUIRED IN ACCORDANCE WITH PART III OF THE SAN FRANCISCO MUNICIPAL CODE AS WELL AS OTHER APPLICABLE CODES.

Approved: **NOT** 19
S. B. B. A. (S. B. B. A. DEPARTMENT & PUBLIC SAFETY)

Approved: **RE Received** 19
DEPT. OF PUBLIC HEALTH

This certificate posted on **7/25** 19**80**
SUPERINTENDENT, BUREAU OF BUILDING INSPECTION
By **J. Charles Dikop**
Building Inspector

EXHIBIT 9

Sanford L. Goldeen
337 Blackfield Drive
Tiburon, California, 94920

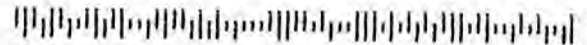
SAN FRANCISCO CA 940

1 OCT 2020 PM 4 L



Ms. Patricia Cannon
2634 Octavia Street #5
San Francisco, Cal 94123

94123-790199



10/1/2020

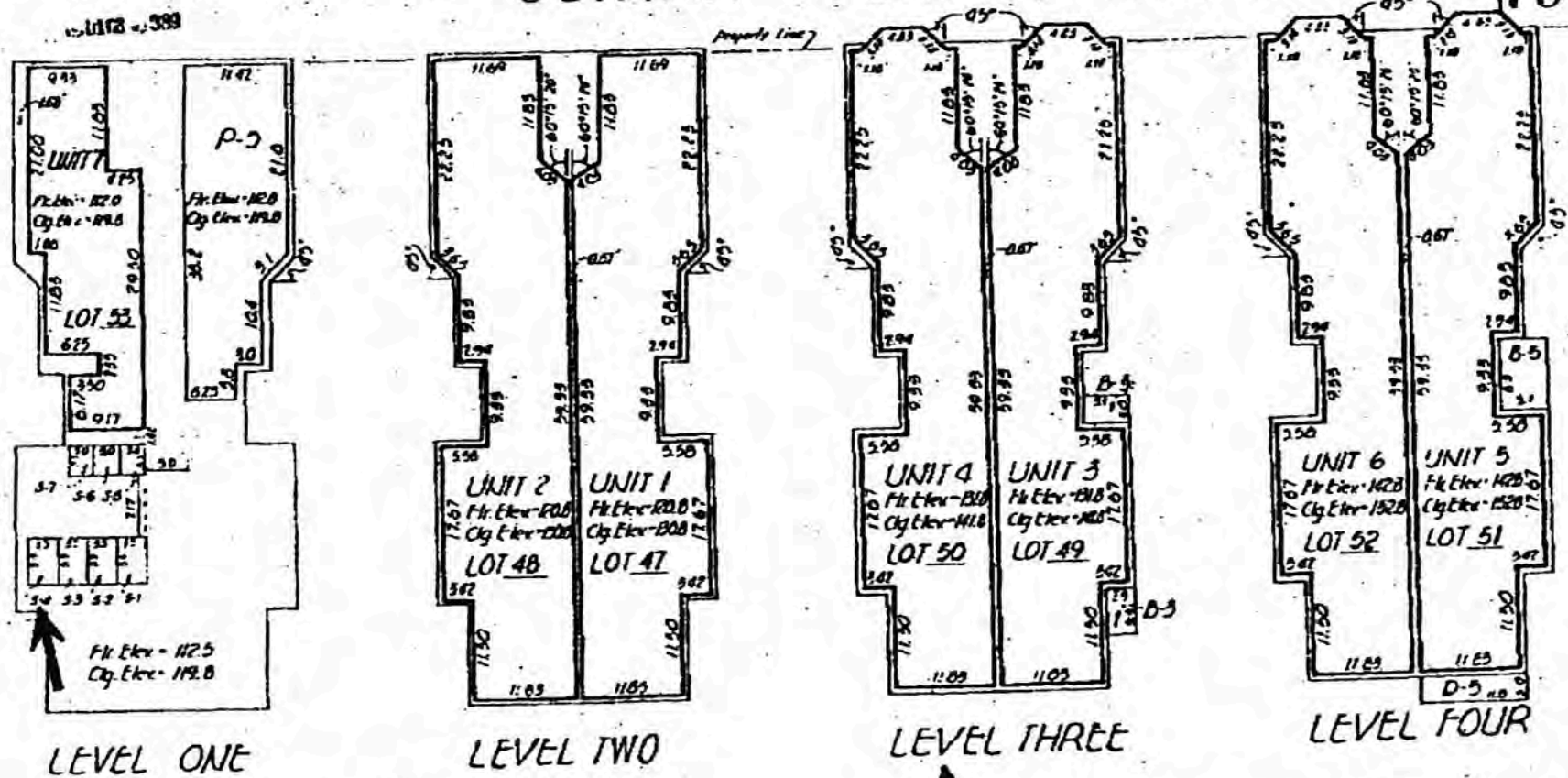
Dear Patricia.

I just got your card. I'm retired and unfortunately have no clear information for you. As I vaguely recall the rear stairs and small landings/decks at 2634 Octavia Street were existing and created by others prior to my doing a condo conversion of the building (about 40 years ago) in 1980. I can confirm I followed all rules and code details at the time of the conversion to the best of my knowledge and ability, and the premises were inspected and approved by the City. I wish you well and hope you will be feeling better.

Cordially,

Sanford Goldeen

OCTAVIA STREET



Note: All building walls are 0.51' thick unless noted otherwise.

MAP OF 2634 OCTAVIA STREET

SAN FRANCISCO CALIFORNIA
A CONDOMINIUM PROJECT
 BEING A PORTION OF MEDISON HEIGHTS BLOCK NO. 294
 ALSO BEING A PORTION OF ABBOTT'S BLOCK NO. 293
 SAN FRANCISCO CALIFORNIA
MARTIN M RON ASSOCIATES
 LAND SURVEYORS
 404 MASON STREET
 SAN FRANCISCO CALIFORNIA
 SHEET 1

1. THE SUBDIVISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE CALIFORNIA CONDOMINIUM ACT, TITLE 6, PART 4, DIVISION SECOND OF THE CIVIL CODE.
2. "UNIT" MEANS A NUMBERED PARCEL SO DESIGNATED ON THIS MAP. EACH OF THE UNITS AS SEPARATELY SHOWN CONSISTS OF THE SPACE BOUNDED BY AND CONTAINED WITHIN THE INTERIOR UNFINISHED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS OF EACH UNIT.
3. "COMMON AREA" WITHIN THE SUBDIVISION SHALL MEAN AND REFER TO THOSE PORTIONS OF PROPERTY, TO WHICH TITLE IS HELD BY ALL OWNERS IN COMMON, AND EXCEPTING THE INDIVIDUAL CONDOMINIUM UNITS. THE COMMON AREA INCLUDES, GARAGE AREA, BEARING WALLS, COLUMNS, BIRDERS, SUBFLOORS, UNFINISHED FLOORS, ROOFS, AND FOUNDATIONS, CENTRAL HEATING, CENTRAL AIR-CONDITIONING EQUIPMENT, RESERVOIRS, TANKS, PUMPS, MOTORS, DUCTS, FLUES AND SHUTS, CONDUITS, PIPES, PLUMBING, WIRES, AND OTHER UTILITY INSTALLMENTS (EXCEPT THE OUTLETS THEREOF LOCATED WITHIN A UNIT), REQUIRED TO PROVIDE POWER, LIGHT, TELEPHONE, GAS, WATER, SEWERAGE, DRAINAGE, HEAT AND AIR-CONDITIONING, SPRINKLERS, SPRINKLER PIPES AND SPRINKLER HEADS WHICH PROTRUDE INTO THE AIR SPACE OF A CONDOMINIUM UNIT; CENTRAL TELEVISION ANTENNA, VACUUM CLEANER SYSTEM, IF ANY.
4. THE AREA ENTITLED P-5 IS A PARKING AREA. AN EASEMENT FOR THE EXCLUSIVE USE OF SAID PARKING AREA SHALL BE GRANTED AS AN APPURTENANCE TO UNIT 5.
5. THE AREAS ENTITLED B-3 AND B-5 ARE BALCONY AREAS. AN EASEMENT FOR THE EXCLUSIVE USE OF SAID BALCONY AREA SHALL BE GRANTED AS AN APPURTENANCE TO THE CORRESPONDING NUMBERED UNIT.
6. THE AREA ENTITLED D-5 IS A DECK AREA. AN EASEMENT FOR THE EXCLUSIVE USE OF SAID DECK AREA SHALL BE GRANTED AS AN APPURTENANCE TO THE CORRESPONDING NUMBERED UNIT.
7. THE AREAS ENTITLED S-1 THROUGH S-7 ARE STORAGE AREAS. AN EASEMENT FOR EXCLUSIVE USE OF SAID STORAGE AREA SHALL BE GRANTED AS AN APPURTENANCE TO A UNIT.
8. FOR PERCENTAGE OF OWNERSHIP IN THE COMMON AREA. SEE TABLE ON SHEET 2 OF 3.
9. ALL BUILDING WALLS OF UNITS ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
10. ALL INTERIOR DIMENSIONS SHOWN, AND ELEVATIONS NOTED ON SHEET 3 ARE INTENDED TO BE THE UNFINISHED INTERIOR SURFACES OF THE WALLS, FLOORS AND CEILING.
11. BASIS OF SURVEY IS THE MONUMENT MAP NO. 22 ON FILE IN THE OFFICE OF THE CITY ENGINEER.
12. ELEVATIONS ARE BASED ON CITY DATUM.
13. ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS AT THE INTERSECTION OF OCTAVIA AND GREEN STREETS.
14. THE ROOF AREA OF THE CONDOMINIUM PROJECT SHOWN HEREON IS RESERVED FOR THE EXCLUSIVE USE OF UNIT 5, INCLUDING WITHOUT LIMITATION THE RIGHT IN THE FUTURE TO CONSTRUCT IMPROVEMENTS UPON SAID AREA, SUBJECT TO THE APPLICATION FOR AND ISSUANCE OF A BUILDING PERMIT FOR ANY ADDITION TO BE CONSTRUCTED THEREUPON. THE COMMON AREA IS SUBJECT TO THE EXCLUSIVE RIGHT OF UNIT 5 TO USE AND CONSTRUCT IMPROVEMENTS UPON THE ROOF AREA.

MAP OF

2634 OCTAVIA STREET

SAN FRANCISCO

CALIFORNIA

A CONDOMINIUM PROJECT

BEING A PORTION OF WESTERN ADDITION BLOCK NO. 166
ALSO BEING A PORTION OF ASSESSOR'S BLOCK NO. 553

SAN FRANCISCO

CALIFORNIA

MARTIN M. RON ASSOCIATES

LAND SURVEYORS
604 MISSION STREET.

OCTOBER, 1979

SAN FRANCISCO

CALIFORNIA

SHEET 2 OF 3

OCTAVIA STREET ARE
AND 4504.1 OF

IMPLY APPROVAL
STREET AREA WHERE
IT WAIVE CITY'S
10M NUM UN JK THE
TOWARD RESOLVING

EXHIBIT 10

OFFICIAL COPY



MANDATORY SOFT STORY RETROFIT

2634 OCTAVIA STREET
SAN FRANCISCO, CALIFORNIA 94123
PARCEL NO.: 0553/047-053

APPROVED
JAN 17 2016
The City of San Francisco
Department of Building Inspection

PROJECT NUMBER
2016-1019-0725
REVIEWED
Per Ordinance 104 and
San Francisco Building Code
The issuance of this permit and the
issuance of this permit are not an
approval of the safety or the
quality of any work and do not
guarantee the safety of the
structure of the work



2016-10-19-0725

2634 OCTAVIA STREET
SAN FRANCISCO, CA 94123

COVER SHEET & PROJECT INFO

SITE LOCATION MAP



SITE AERIAL IMAGE



PROJECT TEAM

CLIENT
JAVIER BAILEY
104 HOMEOWNERS ASSOCIATION
2634 OCTAVIA STREET
SAN FRANCISCO, CALIFORNIA 94123
T: (415) 474-1888

ENGINEERING FIRM
ECR ENGINEERING
1842 JEFFERSON STREET #104
SAN FRANCISCO, CALIFORNIA 94122
T: (415) 205-3804
ECRENGINEERING@GMAIL.COM

GENERAL CONTRACTOR
T.B.O.

PROJECT SCOPE

THE SCOPE OF WORK IS LIMITED TO A MANDATORY SOFT STORY STRENGTHENING AT THE GROUND FLOOR OF THE SUBJECT PROPERTY DUE TO SAN FRANCISCO SOFT STORY ORDINANCE. ALL WORK IS DONE IN CONFORMANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC), CHAPTER 16, ALL NEW WORK IS PERFORMED TO INCREASE THE LATERAL CAPACITY OF THE BUILDING AND DOES NOT AFFECT THE GRAVITY LOAD CARRYING SYSTEM OF THE BUILDING.

ALL NEW WORK IS LIMITED TO THE GROUND FLOOR OF THE BUILDING. THE SCOPE OF WORK INCLUDES:

- PROVIDE (2) ONE-BAY STEEL MOMENT FRAMES
- PROVIDE (4) 2x10 LVL BRACING
- PROVIDE NEW FLOOR SHEATHING ON (3) WALLS
- PROVIDE COLLECTORS AND SHEAR CONNECTIONS
- PROVIDE NEW FOUNDATIONS

SEE PLANS FOR LOCATIONS.

DRAWING INDEX

AS.1	COVER SHEET AND PROJECT INFORMATION
A1.1	BASEMENT FLOOR PLAN
A1.2	1ST FLOOR PLAN
A1.3	2ND & 3RD FLOOR PLAN
30.1	GENERAL NOTES
31.1	BASEMENT/FOUNDATION PLAN
31.2	2ND FLOOR FRAMING PLAN
32.1	STRUCTURAL DETAILS
32.2	STRUCTURAL DETAILS

SOFT STORY RETROFIT per SFBC Chapter 16C
Foundation Details Shown in work and
CEILING PLAN ACE 41-10 (ACE 11-10)
2015 IBC Appendix A4 ACE 10-1000-1000

CODE COMPLIANCE AND PROJECT INFORMATION

THE PROJECT IS LOCATED IN THE CITY OF SAN FRANCISCO, CALIFORNIA. THE SOFT-STORY RETROFIT DESIGN WILL BE IN ACCORDANCE WITH THE FOLLOWING BUILDING CODES AND DESIGN STANDARDS:

- 2013 SAN FRANCISCO FIRE CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA BUILDING CODE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 14TH EDITION
- AMERICAN CONCRETE INSTITUTE, AC 308-11
- 2012 AMERICAN WOOD COUNCIL NATIONAL DESIGN SPECIFICATION (NDS)
- 2012 AMERICAN WOOD COUNCIL SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS)

THE BUILDING PROPERTIES ARE:

LOT SIZE: 2,800 SQUARE FEET
BUILDING AREA: 8,200 SQUARE FEET
ORIGINAL CONST. DATE: 1904
ORIGINAL BUILDING CODE: FIRE-CODE, DHA
PROPERTY CLASS: RESIDENTIAL
ZONING: RH-2
CONSTRUCTION TYPE: V
OF STORIES: 3 + BASEMENT
OF UNITS: 7
OCCUPANCY: R-2

THE SAFETY NOTES:

- ALL EXITS TO BE MAINTAINED DURING AND AFTER CONSTRUCTION
- ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION
- ALL PENETRATIONS TO BE SEALED WITH APPROVED METHODS & MATERIALS
- MUST MAINTAIN EXISTING FIRE LIFE SAFETY SYSTEMS DURING CONSTRUCTION

City and County of San Francisco
Department of Building Inspection



Shirley M. Lee, Mayor
The City and County of San Francisco

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 at 415-558-4132. If there are any **800** violations regarding special inspection, please call your District Building Inspector at 415-558-6570.

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 requests from the architect or engineer of record prior to special inspection agency work after the completion 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 1704.5. The building permit will not be finalized without compliance with the structural observation requirements.

Special Inspection Services Contact Information

1. Telephone: (415) 558-4132
2. Fax: (415) 558-6478
3. Email: 800violations@sfbuilding.org
4. In person: 3rd floor at 1600 Mission Street

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

Special Inspection Services
1600 Mission Street - San Francisco CA 94103
(Office: 415) 558-4132 - (Fax) 415 558-6478 - www.sfbid.org

APPROVE: Special Inspection Services Staff

DATE: 10/19/2016

2016 Engineer or Plan Checker Special Inspection Services Staff

UNLESS INDICATED SPECIAL INSPECTION AND STRUCTURAL OBSERVATION PERMITS ARE SUBMITTED TO SPECIAL INSPECTION SERVICES AT 1600 MISSION STREET - SAN FRANCISCO, CALIFORNIA 94103 - (415) 558-4132

MUST MAINTAIN EXISTING FIRE LIFE SAFETY SYSTEMS DURING CONSTRUCTION

RECEIVED
OCT 18 2016
SOFT STORY RETROFIT INSPECTION
EXAMINATION PLAN
2634 OCTAVIA STREET

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION
A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS: 2634 Octavia APPLICATION NO: 2016-1019-0725 ASSIGNED NO:
OWNER NAME: Javier Bailey OWNER PHONE NO: 415 474-1888

Employment of Special Inspection is the direct responsibility of the OWNER, or the responsibility of record acting as the Owner's representative. Special Inspector shall be one of those as prescribed in Sec. 1704. Release of special inspection shall be furnished to District Building Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.5. A preconstruction conference is recommended for owner-builder or design-builder projects, complex and higher projects, and for projects utilizing new processes or methods.

In accordance with Sec. 1704.1, 1704.15(a), 1705 (2013 SFBC), Special Inspection written testing is required for the following work:

1) Steel Moment Resisting Joints	2) High strength concrete	3) Cast-in-place concrete	4) Cast-in-place concrete
5) Cast-in-place concrete	6) Cast-in-place concrete	7) Cast-in-place concrete	8) Cast-in-place concrete
9) Cast-in-place concrete	10) Cast-in-place concrete	11) Cast-in-place concrete	12) Cast-in-place concrete
13) Cast-in-place concrete	14) Cast-in-place concrete	15) Cast-in-place concrete	16) Cast-in-place concrete
17) Cast-in-place concrete	18) Cast-in-place concrete	19) Cast-in-place concrete	20) Cast-in-place concrete
21) Cast-in-place concrete	22) Cast-in-place concrete	23) Cast-in-place concrete	24) Cast-in-place concrete
25) Cast-in-place concrete	26) Cast-in-place concrete	27) Cast-in-place concrete	28) Cast-in-place concrete
29) Cast-in-place concrete	30) Cast-in-place concrete	31) Cast-in-place concrete	32) Cast-in-place concrete
33) Cast-in-place concrete	34) Cast-in-place concrete	35) Cast-in-place concrete	36) Cast-in-place concrete
37) Cast-in-place concrete	38) Cast-in-place concrete	39) Cast-in-place concrete	40) Cast-in-place concrete
41) Cast-in-place concrete	42) Cast-in-place concrete	43) Cast-in-place concrete	44) Cast-in-place concrete
45) Cast-in-place concrete	46) Cast-in-place concrete	47) Cast-in-place concrete	48) Cast-in-place concrete
49) Cast-in-place concrete	50) Cast-in-place concrete	51) Cast-in-place concrete	52) Cast-in-place concrete
53) Cast-in-place concrete	54) Cast-in-place concrete	55) Cast-in-place concrete	56) Cast-in-place concrete
57) Cast-in-place concrete	58) Cast-in-place concrete	59) Cast-in-place concrete	60) Cast-in-place concrete
61) Cast-in-place concrete	62) Cast-in-place concrete	63) Cast-in-place concrete	64) Cast-in-place concrete
65) Cast-in-place concrete	66) Cast-in-place concrete	67) Cast-in-place concrete	68) Cast-in-place concrete
69) Cast-in-place concrete	70) Cast-in-place concrete	71) Cast-in-place concrete	72) Cast-in-place concrete
73) Cast-in-place concrete	74) Cast-in-place concrete	75) Cast-in-place concrete	76) Cast-in-place concrete
77) Cast-in-place concrete	78) Cast-in-place concrete	79) Cast-in-place concrete	80) Cast-in-place concrete
81) Cast-in-place concrete	82) Cast-in-place concrete	83) Cast-in-place concrete	84) Cast-in-place concrete
85) Cast-in-place concrete	86) Cast-in-place concrete	87) Cast-in-place concrete	88) Cast-in-place concrete
89) Cast-in-place concrete	90) Cast-in-place concrete	91) Cast-in-place concrete	92) Cast-in-place concrete
93) Cast-in-place concrete	94) Cast-in-place concrete	95) Cast-in-place concrete	96) Cast-in-place concrete
97) Cast-in-place concrete	98) Cast-in-place concrete	99) Cast-in-place concrete	100) Cast-in-place concrete

As required documentation for this work shall include: 1) Inspection 2) Test Results 3) Other Testing (as applicable) 4) Other Testing (as applicable)

10. Conclude & approve: () Other Inspection
Inspected by: Shirley M. Lee Plan: 1915-1-205-3804 OCT 18 2016
DATE: 10/19/2016
Signature: [Signature] Title: 6260

REVISION	BY



SHEET NO
A0.1

SCALE: NONE
DRAWN BY: SV
DATE: 5/3/2016

OFFICIAL COPY



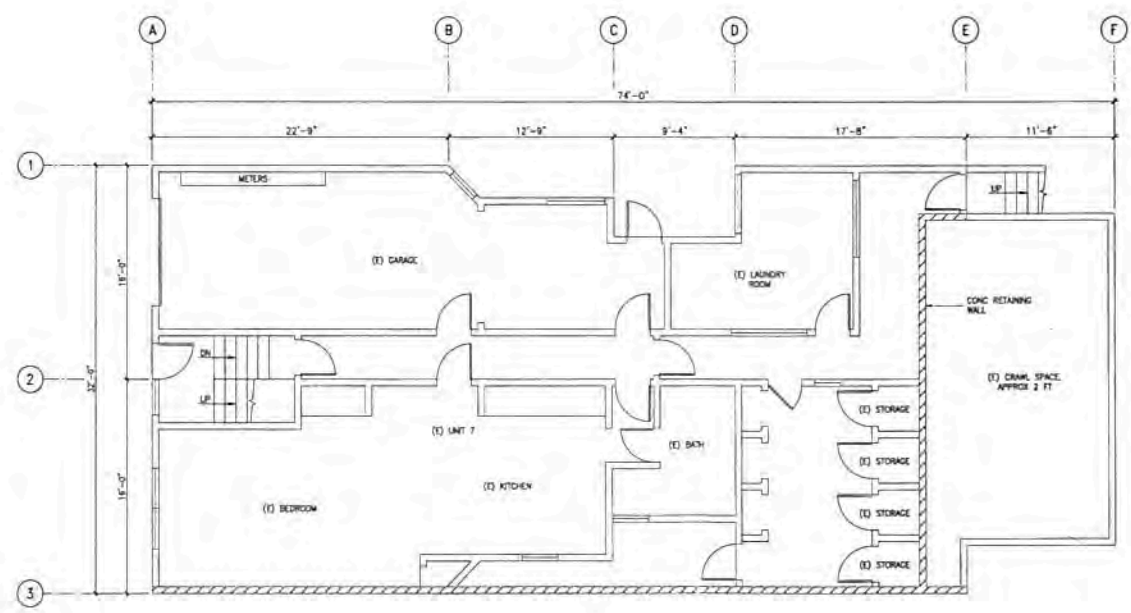
- PLAN NOTES
1. REFER TO GENERAL STRUCTURAL NOTES & DETAILS FOR GENERAL REQUIREMENTS OF CONSTRUCTION MATERIALS, SHOP DRAWINGS AND REQUIREMENTS OF CONSTRUCTION OBSERVATIONS
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

APPROVED
 Test of Building
 JAN 17 2008
 F. C. [Signature]
 DEPT. OF BUILDING INSPECTION



2634 OCTAVIA STREET
 SAN FRANCISCO, CA 94123

BASEMENT FLOOR PLAN



RECEIVED
 OCT 19 2008
 DEPT. OF BUILDING INSPECTION
 100 CALIFORNIA STREET
 SAN FRANCISCO, CA 94133

Thomas Herwe, SPFD
 OCT 20 2008



SHEET NO.
 A1.1

SCALE: AS SHOWN
 DRAWN BY: RV
 DATE: 5/3/2008

BASEMENT FLOOR PLAN



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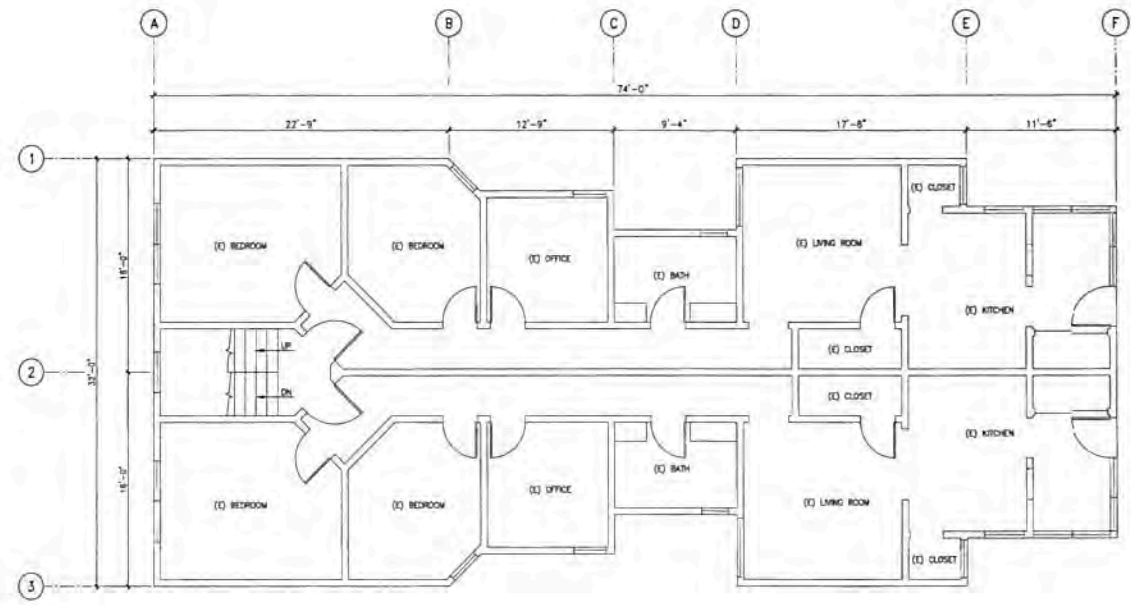
- PLAN NOTES
1. REFER TO GENERAL STRUCTURAL NOTES & DETAILS FOR GENERAL REQUIREMENTS OF CONSTRUCTION MATERIALS, SHOP DRAWINGS AND REQUIREMENTS OF CONSTRUCTION OBSERVATIONS
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES
 3. FLOOR PLANS FOR REFERENCE ONLY.

APPROVED
 Dept. of Building Insp.
 JAN 17 2016
 J. C. AL
 REGISTERED
 ARCHITECT
 DEPT. OF BUILDING INSPECTION



2634 OC TAVIA STREET
 SAN FRANCISCO, CA 94123

1ST FLOOR PLAN



REVISIONS	BY

RECEIVED
 OCT 13 2016
 DEPT. OF BUILDING INSPECTION
 THIS PLAN MEETS THE QUALITY
 STANDARDS FOR CUSTOMER
 ACCEPTANCE

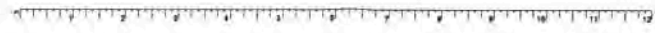


Thomas Hines, SFD
 OCT 18 2016

Cyd Yu, SDD
 OCT 14 2016

SHEET NO.
 A1.2
 SCALE AS SHOWN
 DRAWN BY: KY
 DATE: 5/3/2014

1ST FLOOR PLAN



OFFICIAL COPY



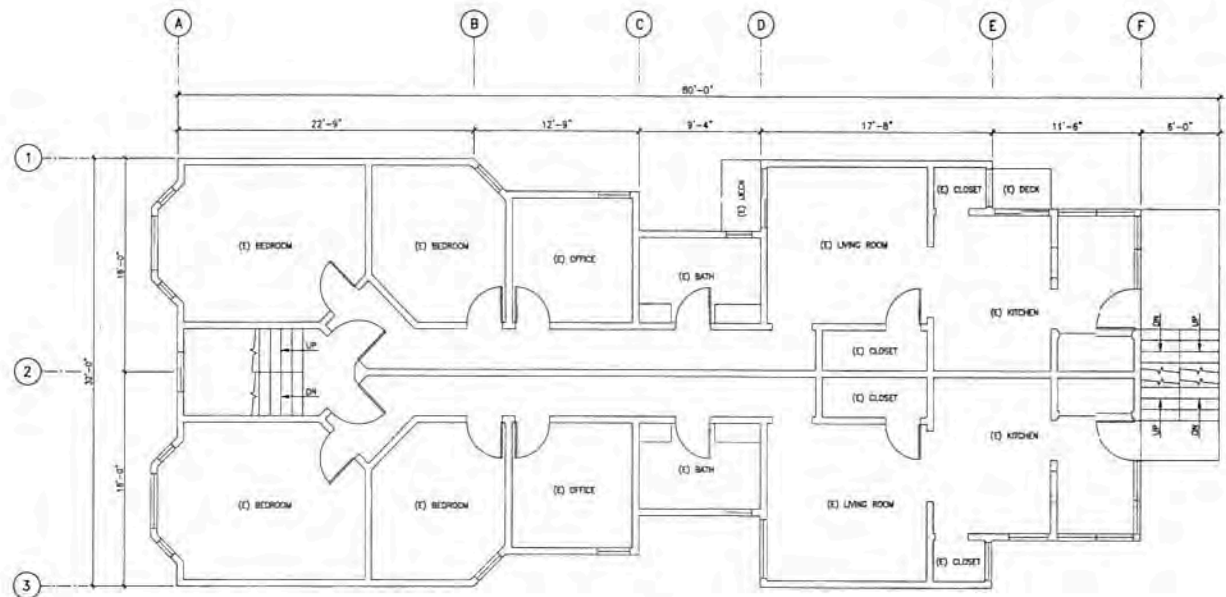
- PLANNING**
1. REFER TO GENERAL STRUCTURAL NOTES & DETAILS FOR GENERAL REQUIREMENTS OF CONSTRUCTION, MATERIALS, SHOP DRAWINGS AND REQUIREMENTS OF CONSTRUCTION OBSERVATIONS
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
 3. FLOOR PLANS FOR REFERENCE ONLY.

APPROVED
 City of Building Insp.
 JAN 17 2011
 J. C. H.
 SPECIALIST
 DEPT. OF BUILDING INSPECTION



2634 OCTAVIA STREET
 SAN FRANCISCO, CA 94123

3RD FLOOR PLAN



2ND & 3RD FLOOR PLAN



REVISIONS	BY

RECEIVED
 OCT 19 2010
 Dept. of Building Inspection
 Staff Certified for the Quality
 Training for California
 Architects

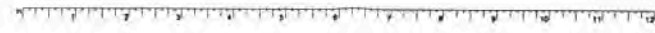


Thomas Hayes, DPD
 OCT 20 2010

Open To City
 OCT 19 2010

SHEET NO.
 A1.3

SCALE: AS SHOWN
 DRAWN BY: RV
 DATE: 5/9/2010





DESIGN DATA

Dead Load = 25 psf (Finished Floor)
Dead Load = 20 psf (Roof)
Dead Load = 15 psf (Ceiling Wall)
No Live Load considered.

1. Occupancy Category: I
Site Class: D

2. Seismic Design Category: D

Equipment Lateral Force Procedure: Linear
Latitude: 37.7384
Longitude: -122.4194

Sx = 1.500g Ry = 1.0
Sy = 0.661g Rz = 1.0

Sms = Fx + Fy = 1.00g
Sm1 = Fx + S1 = 0.302g
S2 = 2 + Sms / 3 = 1.000g
S3 = 2 + Sm1 / 3 = 0.661g

R = 6.5 (Light-Framed Steel w/ Ply Shear Wall)
R = 3.5 (Driftway Steel Moment Frame)
I = 1.0

Cx = Sds / (R/8) = 0.154g (Light-Framed Steel Wall w/ Ply Shear Wall)
Cx = Sds / (R/8) = 0.286g (DMF)

W = Effective Seismic Dead Load
V = Cx x W = 0.154 W (Light-Framed Steel Wall w/ Ply Shear Wall)
V = Cx x W = 0.286 W (DMF)

ESB 75% Reduction = 0.75 x 0.154 x W = 0.116 W
ESB 75% Reduction = 0.75 x 0.286 x W = 0.214 W (DMF)

ESB 75% Reduction = 0.75 x 0.286 x W = 0.214 W (DMF)
F = 1.3 (Redundancy Factor)

No Wind Load Considered.

GENERAL

1. General notes and typical details apply to all structural features unless otherwise shown or noted.

2. If certain features are not fully shown or noted for on the drawings or specifications, their construction shall be of the same character as for similar conditions.

3. The project specifications form a part of the contract documents.

4. Specifications, notes and standards noted in the contract documents shall be of the latest edition unless otherwise noted.

5. Dimensions shall not be noted.

6. All work shall conform to the minimum standards of the following codes: the 2013 California Building Code, and any other regulating agencies which have authority over any portion of the work, including the State of California Division of Industrial Safety, and those codes and standards listed in these notes and the specifications.

7. Manufactured materials shall be approved by the contractor prior to their use. All requirements of those approvals shall be followed.

8. Non-structural features not fully shown or noted on the structural drawings include but are not limited to:

- A. Architectural features
- size and location of all door and window openings
- size and location of all non-bearing partitions
- size and location of all concrete curbs, floor drains, slopes, depressed areas
- changes in level, chimneys, grates, inserts, etc.
- size and location of all floor and roof openings
- stair treads and details unless detailed on structural drawings
- dimensions not shown on the structural drawings
B. Mechanical, plumbing and electrical features
- pipe runs, sleeves, hangers, brackets, wall, roof and floor openings, etc., not shown or noted
- electrical conduit runs, boxes, outlets in walls and slabs
- anchorage and bracing for electrical, mechanical or plumbing equipment
- anchor bolts for metal mounts
- size and location of machine and equipment bases

9. Openings, gaskets, etc. shall not be placed in structural members unless specifically detailed on the structural drawings. Notify the structural engineer when work requires openings, gaskets, etc. in structural members not shown on the structural drawings.

10. The contractor shall be responsible for coordinating the work of all trades and shall check all dimensions and notes and openings required in structural members. All discrepancies shall be noted to the attention of the architect and shall be resolved before proceeding with the work.

11. The contract documents represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect life and property during construction. Such measures shall include, but are not limited to bracing and shoring for loads due to construction equipment and materials. Observation visits to the site by the structural engineer shall not constitute inspection of the above items.

12. Construction materials shall be spread out if placed on formed floors or roofs. Loads shall not exceed the design live load per square foot. Provide adequate shoring where overhead is anticipated.

13. The lateral system of the structure is designed with lateral restraint at each level. Structural walls or frames are not inherently self-expanding until the entire design lateral restraint system is in place.

GENERAL CONTRACT

14. The construction shall not restrict fire-fight clear and unobstructed access to any water or sewer distribution facilities (power poles, sub-stations, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the back-up. The construction shall not be within ten feet of any power line-clearance or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
15. An approved Seismic Shut Off Valve or Excess Flow Shut Off Valve shall be installed on the hot gas line on the clean-drawn side of the safety meter and be rigidly connected to the exterior of the building or structure containing fuel gas piping.

16. Contractor shall install or verify the existence of carbon monoxide alarms outside each bedroom as well as one in every level. Alarms in existing areas where access to the area above the ceiling is not possible may be powered by a D/C battery source.

ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, and Unit/Notes. Includes terms like A.C., A.S., A.S.I., A.T., A.W.C., A.W.P.A., A.W.S., B.L.K., B.M., B.N., B.O.C.A., B.T.T., B.C., B.S., B.T.M., C.C., C.J., C.I.P., C.L., C.L.L., C.L.L., C.L.R., C.M.U., C.S., C.T.C., C.U.R., C.V., C.W., C.W.C., C.W.P., C.W.S., C.W.T., C.W.V., C.W.W., C.W.X., C.W.Y., C.W.Z., C.W.A., C.W.B., C.W.C., C.W.D., C.W.E., C.W.F., C.W.G., C.W.H., C.W.I., C.W.J., C.W.K., C.W.L., C.W.M., C.W.N., C.W.O., C.W.P., C.W.Q., C.W.R., C.W.S., C.W.T., C.W.U., C.W.V., C.W.W., C.W.X., C.W.Y., C.W.Z.

STRUCTURAL INSPECTION OBSERVATION

- 1. This section summarizes the specific requirements of chapter 17 of the 2013 CBC as they apply to the special inspection, structural observation and testing of the structural portions of the project.
2. The types of work listed in the following table shall be inspected at accordance with CBC 1704 when indicated as either "continuous" or "periodic". All tests and inspections shall be performed by a certified special inspector from an independent testing agency who is employed by the owner or agent of the owner and not the contractor.
A. The special inspector shall observe the work assigned for continuous with the approved design drawings and specifications.
B. The special inspector shall furnish inspection reports to the building official, the engineer of record, and other designated persons. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority not to the building official.
C. The special inspector shall submit a final signed report stating whether the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions and standards of quality of the 2013 CBC.
D. Continuous and periodic special inspections shall be in accordance with CBC 1702.
3. Types of work listed in the following table shall be observed during periodic site visits by the structural engineer when indicated as "structural observation". Contractor is responsible for notifying structural engineer 48 hours before work is ready for observation. These visits do not constitute special inspection under section 1701 of the CBC.
4. The contractor shall hold a pre-construction meeting involving the structural engineer and the special inspector in order to discuss the specific requirements of this section.
5. For additional material testing requirements, see specifications and/or general notes.



2634 OCTAVIA STREET
SAN FRANCISCO, CA 94123

GENERAL NOTES

Table with 2 columns: REVISION, BY



Thomas Hines, SFD
OCT 19 2018

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Civil V. Du
OCT 19 2018

SCALE: NONE
DRAWN BY: BV
DATE: 5/5/2018





EXISTING CONSTRUCTION

- 1. Work shown in new notes shall be existing.
2. Existing construction shown on these drawings was obtained from site investigation and can be used for building purposes.
3. Existing construction shall be inspected and approved by the city engineer prior to placement of any reinforcing steel or concrete.
4. Foundation type: International Access Foundations, grade beams and retaining walls.
5. The existing, cutting, filling, etc. of existing work shall be performed with care in order not to jeopardize the structural integrity of the building.
6. The contractor shall perform the work with a minimum of inconvenience to the owner and so as not to interrupt the site to day work operations.
7. All removed items, materials and debris, unless otherwise noted, shall be removed promptly from the site and disposed of in a legal manner.
8. The contractor shall promptly repair damage caused during operations with similar materials and workmanship.

CONCRETE & REINFORCING STEEL

- 1. All concrete shall be ready-mix in accordance with ASTM C14.
2. All concrete shall be reinforced unless specifically marked "not reinforced".
3. Cement: ASTM C150 Type I.
4. Aggregate: ASTM C33.
5. Non-shrink Dye: premium, non-staining non-volatile grade.
6. Chlorides: Grout or concrete containing more than 0.1 percent of soluble chloride.
7. Mixes to be reviewed by owner's testing lab and submitted to the structural engineer for approval. Do not test without approval by structural engineer.
Concrete Strength Slump App Size Remarks
Slat - 4000 psi 4" 4"
Foundation 3000 psi 4" 4"
Other 3000 psi 4" 4"
(see notes)

See specifications for additional requirements. All concrete shall be broadcast aggregate, regular weight concrete, 145 PCF, U.S.A.

- 10. Inserts: All items to be cast in concrete such as reinforcing beams, bolts, anchors, plates, sleeves, etc., shall be securely fastened in the forms before placing the concrete.
11. Formwork: Plans and section details shall not be embedded in structural concrete except where specifically approved by the structural engineer.
12. Dry pack or place non-shrink grout under baseplates, all plates, etc., as required for full bearing.
13. Reinforcing steel: ASTM A618 grade 60 ASTM A706 stress relieving.
14. Welded wire fabric: ASTM A185.
15. All reinforcement shall be continuous. Staggered splices where possible. Lap shall be per typical details, unless otherwise noted.
16. Minimum clear concrete cover for reinforcement, U.S.A.:
Exterior exposed walls: 3 inches
Cast in forms and exposed to earth or weather: 48 bar and larger: 2 inches
20 bar and smaller: 1 1/2 inches
Not exposed to earth or weather: 1 inch
Beams, girders and columns (to top): 3 inches
Clearances are to closest reinforcement.
17. Reinforcing steel placement: The contractor shall provide 2000 pounds of reinforcing steel for the engineer to use at his discretion during construction. The contractor shall reimburse the owner for the amount portion.

FOUNDATION

- 1. Foundation design is based on soils capacity per USC 2013, Table 1806.2.
2. The contractor shall conform to the recommendations of USC 1804 regarding site preparation and foundation.
3. Foundation excavations shall be inspected and approved by the city engineer prior to placement of any reinforcing steel or concrete.
4. Foundation type: International Access Foundations, grade beams and retaining walls.
Design Values:
Capacity: 1500 psf
Saturated Soil: 1500 psf
CL + 1L: 1500 psf
CL + 1L + wind or seismic: 2000 psf
Lateral Resistance:
Passive Pressure: 3000 psf
Coefficient of Friction: 0.30
5. All footings shall bear on firm undisturbed soil. Bottom of footing shown on the drawings are maximum and shall be lowered or replaced, in the direction of the side exposure, to remove soft and loose material.
6. The contractor shall be solely responsible for all excavation procedures including logging, shoring and protection of adjacent property, structures, streets and utilities in accordance with the local building department.
7. Excavated soil shall not be placed until a minimum of 7 days after the completion of the work. Backfill shall not be placed until after completed inspection of damp-proofing.

ADHESIVE ANCHORS

- 1. Use Simpson SET-EP Adhesive Anchoring System, by Simpson Strong-Tie (SC-EP ESR-2130).
2. Installation of anchors shall conform to all requirements of ICC Report, manufacturer's recommendations and these notes.
3. Pre-drill hole, remove dust and debris, using a wire brush and oil-free compressed air.
4. A clean mixing nozzle shall be attached to the cartridge, and the two hoses trigger pulled from each resin pack shall be depressed.
5. The holes shall be filled one-half to two-thirds full with the epoxy adhesive, starting at the bottom to avoid entrainment of air.
6. Anchors may be cured and oil-free, inert compressed air blowing slightly while pushing the anchor to the bottom of the hole. Do not disturb during cure time.
7. The rebar between the RIS section and the unanchored beam flange shall be mounted in the direction of the flange length to minimize notch effects due to diaphragm bracing.

RIS BEAM TO COLUMN CONNECTION

- 1. The walls between the beam flanges and column flange are considered demand critical. Walls designated as demand critical shall be made with fiber rebar meeting the requirements of AWS D1.8 Clause 6.3.
2. The reduced beam section shall be made using thermal cutting to produce a smooth curve. The maximum surface roughness of the thermally cut surface shall be 500 micro (13 microns) in accordance with AWS D4.1, as measured using AWS CA-11-77, template A or a similar visual comparator.
3. All transitions between the RIS section and the unanchored beam flange shall be mounted in the direction of the flange length to minimize notch effects due to diaphragm bracing.
4. Corners between the reduced section surface and the top and bottom of the flange shall be ground to remove sharp edges, but a maximum chamfer or radius is not required.
5. Thermal cutting bevels shall be +/- .5" from the theoretical cut line. The beam effective flange width of any section shall have a tolerance of +/- .5".
6. Gouges and notches that occur in the thermally cut RIS surface may be repaired by grinding not more than 1" deep. The gouged or notched area shall be filled in by grinding so that a smooth transition exists, and the total length of the area ground for the transition shall be no less than 5 times the depth of the removed gouge on each side of the gouge. If a sharp notch exists, the area shall be inspected by magnetic particle testing (MT) after grinding to ensure entire depth of notch has been removed. Grinding that increases the depth of the RIS cut more than .5" is not permitted.
7. Gouges and notches that exceed .5" in depth, but not exceeding 1" in depth, and those notches and gouges where repair by grinding would increase the effective depth of the RIS cut beyond tolerance, may be repaired by welding the notch or gouge and be removed and ground to provide a smooth root radius of not less than .5" in preparation for welding. The repair area shall be protected to a minimum temperature of 120° (25°) or the value specified in AWS D1.1, whichever is greater, measured at the location of the weld repair.
8. Notches and gouges exceeding 1" in depth shall be reported immediately to the engineer of record and repaired using a method of their choice.

CLADDING

- 1. Framing Lumber: All lumber shall meet the following minimum standards except where otherwise noted. All lumber shall be graded and stamped in accordance with the West Coast Lumber Inspection Bureau (WCLB).
2. All saw framing lumber shall have 10% maximum moisture content at time of installation.
Use Details Grade Remarks
Horizontal Framing: 2x4 & 2x6 D.F. No. 2
2x4 & 4x6 W.D. D.F. No. 1 or better
3x6 & 4x8 Beams D.F. No. 1
Vertical Framing: 2x & 2x Studs D.F. No. 2
4x Posts D.F. No. 2
4x & Larger Posts D.F. No. 1
Wall 2x Plates D.F. No. 2
Misc. S.D. D.F. No. 2 Pressure treated
Other U.S.A. D.F. Std. or better
3. Plywood Sheathing: All plywood shall meet the following minimum standards except where otherwise noted. All plywood shall be graded and stamped in accordance with U.S. product standard PS 1-49. All plywood shall be manufactured using exterior glue.
Lamination Thickness Grade Span Rating Remarks
Walls: 15/32" CDX 1, Struct 1
Floors: 15/32" CDX 1

Typical Nailing Schedule (Minimum)

- 1. Joist or Rafter to side of stud: (1) - 8d
2. Bridging to joist, board each end: (2) - 8d
3. 1"x6" subfloor or less to each joist, face nail: (2) - 8d
4. Water than 1"x6" subfloor to joist, face nail: (3) - 8d
5. 2" addition to joist or girder, head and face nail: (2) - 16d
6. Sill plate to joist or blocking, face nail: 16d @ 12" o.c.
7. Top plate to stud, end nail: (2) - 16d
8. Stud to sill plate: (4) - 8d board or (4) - 16d end nail
9. Double studs, face nail: 16d @ 24" o.c.
10. Double top plates, face nail: 16d @ 18" o.c.
11. The gables, line and intersections, face nail: (2) - 16d
12. Continuous header, two pieces along its edge: 16d @ 18" o.c.
13. Ceiling joist to plate, board: (1) - 8d
14. Continuous header to stud, board: (4) - 8d
15. Ceiling joist, top over partitions, face nail: (3) - 16d
16. Ceiling joist to top of ceiling, face nail: (3) - 16d
17. Rafter to plate, board, as site: (2) - 16d
18. 1" brace to each stud and joist, face nail: (2) - 8d
19. 1"x6" sheathing or less to joist or bearing, face nail: (3) - 8d
20. Water than 1"x6" sheathing to joist or bearing, face nail: (3) - 8d
21. Built-up corner studs: 16d @ 24" o.c.
22. Built-up girders and beams: top and butt staggered: (2) - 20d of ends and at each splice

Note: Nails bolted into it schedule shall be common wire nails of other sizes unless for as the drawings shall be common wire nails unless otherwise noted. All dry-roofing and sheet wall nailing shall utilize common nails or galvanized nails.

- 3. See plywood nailing schedules for nailing of plywood sheathing. Where nailing is not noted, use 12d @ 6" o.c. at panel edges and 16d @ 12" o.c. of intermediate bearings.
4. Pre-drill nail holes to 70% of nail shaft diameter where nails tend to split the wood.
5. Sills: Bolts in wood framing shall be standard machine bolts unless otherwise noted. All bolt holes shall be drilled 1/8" to 3/8" diameter. Bolt heads and nuts shall have a standard modulus pin (M13) washers or steel hardware. Corrosion bolts require M13 washers under the nuts also. Bolts in contact with pressure treated members shall be stainless steel A316 or hot-dip galvanized (G185 per ASTM A653 or ASTM A153).
6. Hold-downs: Hold-down connector bolts into wood framing require approved plate washers; and hold-downs shall be finger tight and 3 wrench turns just prior to covering the wall framing. Hold-down hardware must be accurate in place prior to foundation inspection.
7. Lag Screws: Lag bolts shall be prepared as follows: The end hole for the shaft shall have the same diameter as the shaft and the same depth as the length of unthreaded shaft. The lead hole hole for the threaded portion shall have a diameter equal 70 percent of the shaft diameter, and a length equal to at least the length of the threaded portion. Lag screws shall be screwed into place, not drive into place. Provide washers per note 7".

CAPPING/RY CURT

- 1. Wood Screws: Lead holes shall be pre-drilled and shall have a diameter of 70% of the root diameter of the screw. Screws shall be screwed into place, not drive into place.
2. Metal Connectors: Metal connectors are referred to on the drawings by particular type or manufacturer by Simpson Company, Inc. of Hayward, California. Products of other manufacturers with equivalent load carrying capacities may be used provided that the products have current I.C.B.I. approval. Contractor shall submit product catalog and a table indicating both the designated product and the substituted product along with shear and respective capacities for approval by the architect. In all instances listed for by the product manufacturer unless otherwise noted on the drawings, the manufacturer supplied nails where thickness of lumber precludes the use of common nails.
3. Blocking and Bridging: Solid blocking shall not be less than 2 inches in thickness and the full depth of the joist or stud. Joist shall be supported laterally at the ends and at each support by solid blocking except where the ends of joists are nailed to a header, board or rim joist or to an adjoining stud or when supported in a header. Floor joists shall be bridged every 8 feet and not joists every 10 feet by solid blocking 2 inches thick and the full depth of the joist, or by wood cross bracing of not less than 1 inch by 3 inches or metal cross bracing of equal strength. Where cross bracing is used, the lower ends of such cross bracing shall be driven up and nailed after the floor, subfloor or roof has been laid.
4. Framing for Opening: Provide double trimmer and header joists at all openings that cut joists. Provide joist hangers where joist frame into header and headers frame into trimmers.
5. Double joist under all partitions parallel to the joist.
6. All wood members in contact with concrete or masonry shall be pressure treated.

STRUCTURAL STEEL & WELD METALS

- 1. Fabrication and erection of structural steel shall be in accordance with the "Code of Standard Practices for Steel Buildings and Bridges" adopted effective June 10, 1992.
2. Materials:
A. # 60 steel: ASTM A992
B. All other shapes & plates: ASTM A572 grade 50 U.S.A.
C. Structural steel tubes: ASTM A500 grade B (ty = 48 ksi)
D. Structural steel pipe: ASTM A53 grade B (ty = 35 ksi)
3. Bolted joints: unless otherwise noted on drawings:
A. High strength bolts: ASTM A325-N
B. Washers bolts: ASTM A307
C. Anchor bolts: ASTM A1554 p. 53
4. Bolt holes in steel shall be 1/8 inch larger diameter than nominal size of bolt used, unless otherwise noted.
5. For bolted connections, provide 1/8 inch edge and end distance, unless otherwise noted.
6. All welds shall be qualified in accordance with the "Structural Welding Code - Steel" (AWS D1.1-95) of the American Welding Society. Minimum tensile strength of weld metal shall be 70 ksi unless otherwise noted. Welding electrodes shall be as recommended by their manufacturer for the position and other conditions of field use.
7. Weld symbols shown on the drawings do not necessarily differentiate between shop weld and field welds. When field welds are necessary due to construction procedure of sequence, welds shall be provided and inspected per specifications. All welds on cast steel shall be done in field or indicated.

- 8. All structural steel surfaces are to be galvanized or galvanized except as follows: steel to be welded, encased in concrete or to receive spray-applied fireproofing, shall be left unpainted.
9. No penetrations through structural steel columns, beams or girders are allowed except as indicated on the structural drawings.
10. Corrosion:
A. Provide upward corner to all members shown to have corrosion. Amount measured in feet prior to installation shall not exceed more than allowed by the ASD specifications. Do not corner members located below eavelets doors.
B. Beams detailed without specified corner shall be fabricated so that after erection, any minor corner due to rolling or ship assembly shall be up-drilled. Top of all members shall be clearly identified.
11. For bracing and fire proofing requirements see architectural drawings and specifications.
12. The structural steel fabricator shall furnish shop drawings of all steel for the architect's review before fabrication.
RECEIVED
OCT 19 2016
DEPT OF BUILDING INSPECTION
1150 PLAN AVENUE
STANDARD FOR DIGITIZING
ACCEPTED
Thomas Honey, SFD
OCT 19 2016
Opr'n. Date
OCT 19 2016



2634 OC TAVIA STREET
SAN FRANCISCO, CA 94123
GENERAL NOTES

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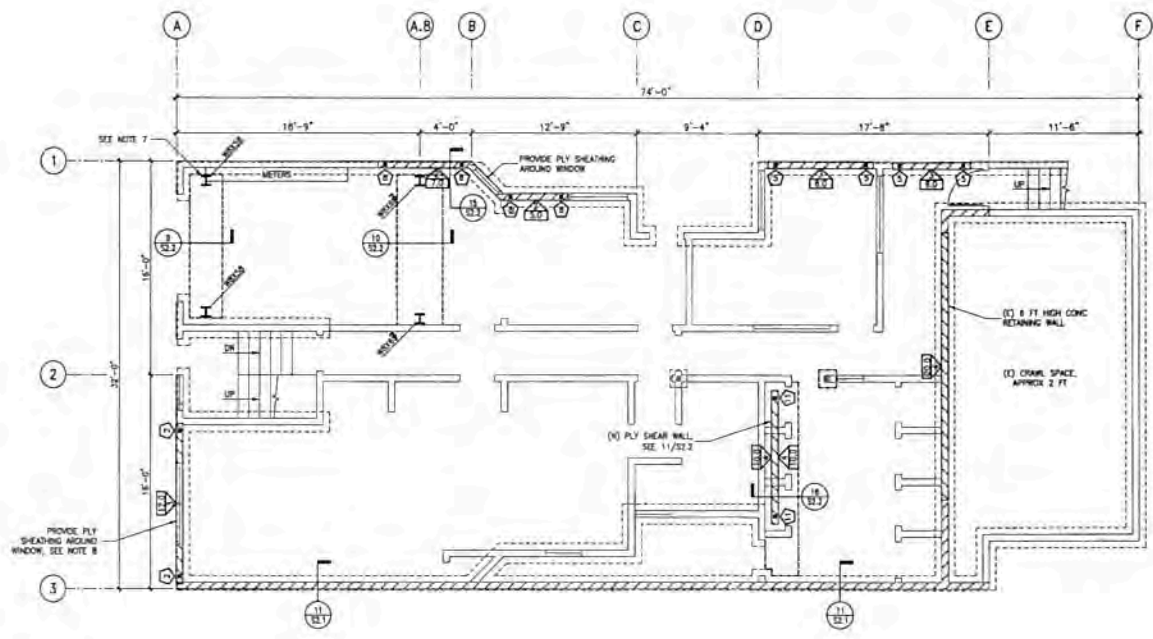
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SCALE: NONE
DRAWN BY: RV
DATE: 5/5/2016

PLAN NOTES

1. REFER TO GENERAL STRUCTURAL NOTES & DETAILS FOR GENERAL REQUIREMENTS OF CONSTRUCTION, MATERIALS, SHOP DRAWINGS AND REQUIREMENTS OF CONSTRUCTION OBSERVATIONS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONGRUENCIES.
3. SHEAR WALLS ARE SHOWN AS NUMBER IN THE TRIANGLE INDICATES SHEAR WALL TYPE PER DETAIL 1/22.1 NUMBER IN RECTANGLE INDICATES WINDOW WALL LENGTH IN FEET. PLYWOOD SHALL BE INSTALLED ON THE SIDE OF THE WALL WHERE THE SYMBOL IS SHOWN.
4. HOLDINGS ARE SHOWN AS \bullet (V) PER DETAIL 1/22.1 FOR HOLD-DOWN SCHEDULE.
5. **WALL LEGEND**
 KKKKKKKKKKKKKKKKKKK (C) CONC WALLS
 _____ (S) STUD WALLS
6. CONTRACTOR SHALL USE DONNELLS WHERE (C) FDN AND (S) FDN ARE ADJACENT, SEE 1/22.1

7. FRAME LOCATION SHALL BE VERIFIED IN FIELD BASED ON (C) CONDITIONS. (S) WATER PIPE SHALL BE RELOCATED IF NECESSARY.
8. THE PLYWOOD SHEATHING CAN BE INSTALLED FROM INSIDE THE UNIT IF NECESSARY.

HOLD-DOWN PULL-OUTS LOADS	
HOU2	8,000 LBS
HOU3	8,000 LBS
HOU8	10,000 LBS
HOU11	15,000 LBS



BASEMENT/FOUNDATION PLAN



APPROVED
 Dept. of Building Inspection
 JAN 17 2018
 [Signature]
 [Stamp]

ECR Engineering

2634 OCTAVIA STREET
 SAN FRANCISCO, CA 94123
 BASEMENT/FOUNDATION PLAN

REVISIONS	BY

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 225 FAY AVENUE, 5TH FLOOR
 SAN FRANCISCO, CA 94102





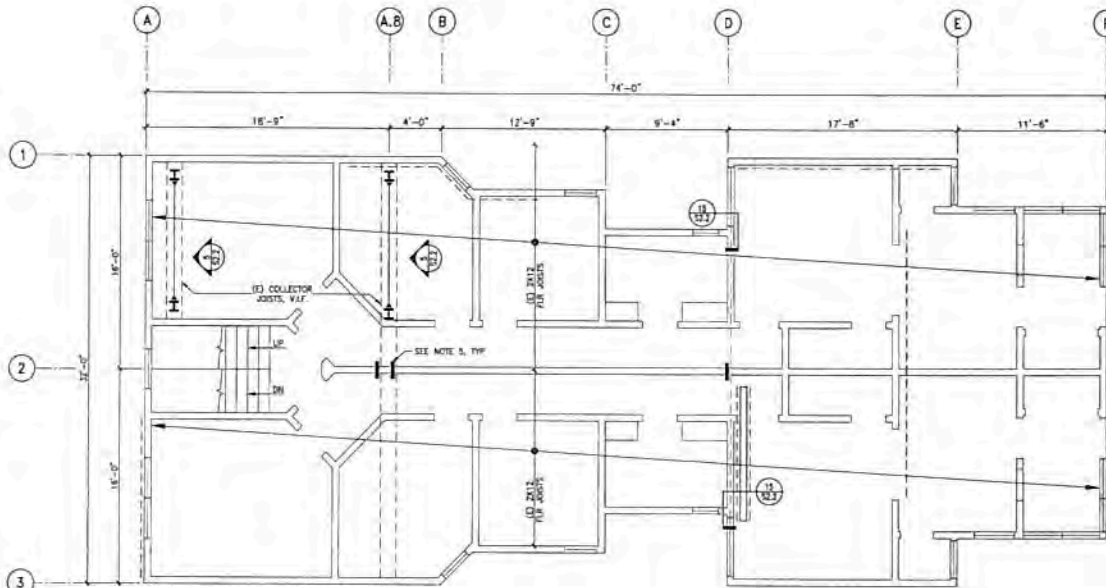
Thomas Henry, SFFD
 OCT 20 2018
 CIVIL ENGR
 OCT 19 2018

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 DATE: 5/3/2018



PLAN NOTES

1. REFER TO GENERAL STRUCTURAL NOTES & DETAILS FOR GENERAL REQUIREMENTS OF CONSTRUCTION, MATERIALS, SHOP DRAWINGS AND REQUIREMENTS OF CONSTRUCTION OBSERVATIONS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
3.  REFERS TO ORROWAY MOMENT FRAME.
4.  REFERS TO SHEAR WALL SHEATHING BELOW.
5. METAL ANCH STRAPS AS THE LOCATIONS SHOWN ON PLAN. SEE DETAILS 13/22.2 & 14/22.2.
6. CONTRACTOR SHALL VERIFY IN FIELD (E) HARDWOOD FLOOR OVER WOOD SHEATHING, AND OTHERWISE SHALL CONTACT THE ENGINEER TO PREPARE (X) SUB-COMP/ROOM.



2ND FLOOR FRAMING PLAN



SCALE 1/4"=1'-0"

APPROVED
 Part of Building Plan
 JAN 17 2016
 T. C. DE
 DEPT. OF BUILDING INSPECTION



2634 OCTAVIA STREET
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 2ND FLOOR FRAMING PLAN

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 FOR PLAN REVIEW TO THE QUALITY
 ASSURANCE YOUR ENGINEERING
 ACCEPTANCE

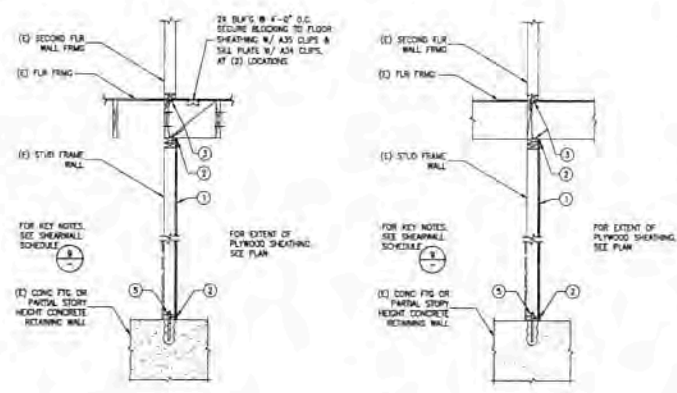


Thomas Hanes SFD
 OCT 20 2016

CYR V. DEB
 OCT 19 2016

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 DATE: 5/3/2016





5 SHEAR WALL PARALLEL TO JOIST
 6 SHEAR WALL PERPENDICULAR TO JOIST

SHEAR WALL SCHEDULE							
WALL CAPACITY	SHEATHING	EDGE NAIL	SHEAR CLIPS	SOLE PL. NAIL	SILL PL. A.B. IN CONC.	SILL PL. A.B. IN CMU	FOR TYPICAL DETAILS, SEE
340 PLF	15/32" CD RATED	10# @ 4" O.C.	A35 OR LP4 @ 20" O.C.	20# @ 8" O.C.	1/4" @ 4'-0" O.C.	1/4" @ 3'-6" O.C.	(5) THRU (7)
510 PLF	15/32" STRUCTURAL I	10# @ 4" O.C.	A35 OR LP4 @ 16" O.C.	20# @ 8" O.C.	1/4" @ 3'-6" O.C.	1/4" @ 2'-8" O.C.	(5) THRU (7)
885 PLF	15/32" STRUCTURAL I	10# @ 3" O.C.	A35 OR LP4 @ 12" O.C.	20# @ 4" O.C.	1/4" @ 2'-8" O.C.	1/4" @ 2'-0" O.C.	(5) THRU (7)
870 PLF	15/32" STRUCTURAL I	10# @ 2" O.C.	A35 OR LP4 @ 8" O.C.	20# @ 2" O.C.	1/4" @ 2'-0" O.C.	1/4" @ 1'-8" O.C.	(5) THRU (7)

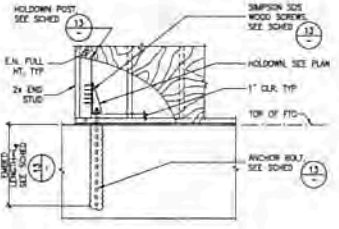
- ALL WALL PLYWOOD SHALL BE NILED PER A.S. 1.0.4.
- INTERMEDIATE (FIELD) NAILING SHALL BE 16# @ 12" O.C. U.O.N.
- BLOCK ALL PLYWOOD EDGES.
- ALL WALLS SHALL BE COMBRI NAILS OR GALVANIZED STEEL.
- ALL CONNECTORS & FASTENERS IN CONTACT W/ PRESSURE TREATED MEMBERS SHALL BE HOT DIP GALVANIZED.
- PROVIDE WHERE HAILING TENDS TO SPUR WOOD.
- OTHER THAN FRAMING AT ADJOINING PANEL EDGES (STUDS & BLOCKS) AND AT SILL PLATES SHALL BE 3" NOM OR MORE, AND NAILING SHALL BE STAGGERED WITH 8" EDGE DISTANCE AT PLYWOOD BOUNDARY NAILING.
- SHEAR WALLS WHICH ARE MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPICE JOINTS AT CONTIGUOUS HORIZONTAL JOINTS. BLOCKING SHALL BE 3" NOM OR MORE.
- WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON OPPOSITE FRAMING MEMBERS. OR FRAMING SHALL FRAMED SHALL BE 3" NOM OR MORE AT ADJOINING PANEL EDGES AND WALLS AT ALL PANEL EDGES SHALL BE STAGGERED.
- PROVIDE 3"x3" W/ WASHER PLATES AND 5" MIN EMBED AT ALL SILL ANCHORS. PROVIDE 1/4" SILL ANCHOR W/ SIMPSON "DOT-ROF" ANCHORING ADHESIVE AND 8" MIN EMBED AT EXISTING CONCRETE FOUNDATION WALL TO ACHIEVE REQUIRED ANCHOR SPACING. SEE DETAIL 3/.
- WHERE PLYWOOD IS APPLIED ON BOTH FACES, DECREASE ANCHOR BOLT SPACING BY HALF.

9 PLYWOOD SHEAR WALL SCHEDULE

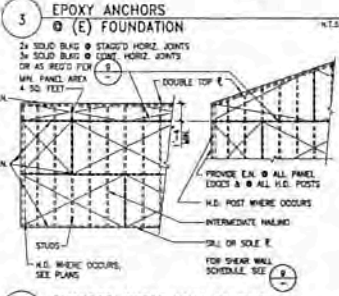
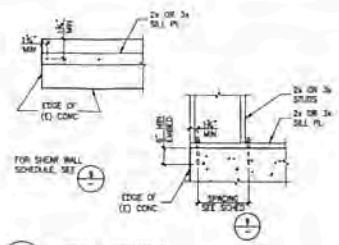
HOLDOWN SCHEDULE						
SYMBOL	HOLDOWN SIZE	HOLDOWN SCREWS	NAIL POST SIZE	A.B. INDEP. EMBED. PL.	C.L.P. A.B. EMBED. PL.	ADHESIVE A.B. EMBED. PL.
(10)	HOLD	(8) S05 3/4x3/8	3"	1/4"	8PL	1'-0" 1'-0"
(11)	HOLD	(14) S05 3/4x3/8	3"	1/4"	8PL	1'-0" 1'-0"
(12)	HOLD	(20) S05 3/4x3/8	3"	1/4"	8PL	1'-3" 1'-3"
(13)	HOLD(1)	(24) S05 3/4x3/8	3"	1/4"	8PL	1'-4" 1'-4"

- NOTE:
 1. HOLDOWN DESIGNATIONS, CONNECTORS & BEARING PLATES ARE BY SIMPSON.
 2. USE ADHESIVE AS SPECIFIED ON S0.3 AT EXISTING CONCRETE.
 3. POST THICKNESS MEASURED IN DIRECTION OF THE FASTENER PENETRATION.

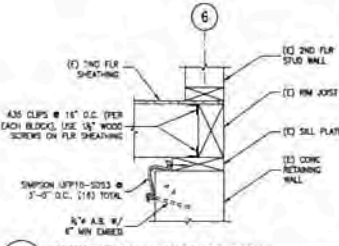
13 HOLDOWN SCHEDULE



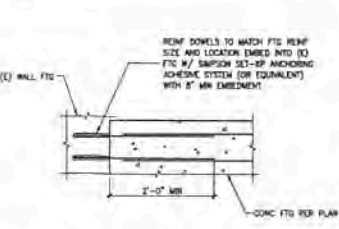
14 HOLDOWN @ (E) FTG



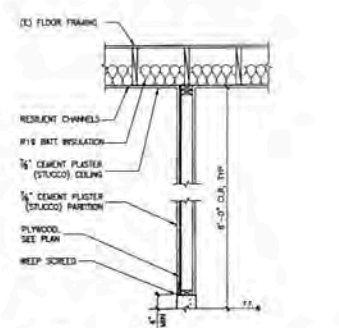
7 PLYWOOD SHEAR WALL NAILING
 8 TYPICAL FIRE & SOUND RATED CONSTRUCTION



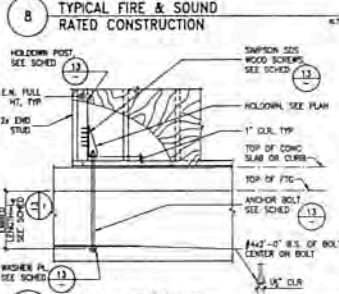
11 FOUNDATION ANCHORAGE DETAIL



15 CONCRETE FOOTING CONN TO (E) FTG



12 HOLDOWN @ (N) FTG



16 SPLICE @ PIPE OR ADDITION

APPROVED
 (Seal of Building Dept)
 JAN 11 2011
 J. C. LA...
 DEPT. OF BUILDING

ECR Engineering

2634 OC TAVIA STREET
 SAN FRANCISCO, CA 94123

STRUCTURAL DETAILS

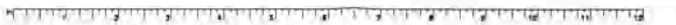
REVISIONS	BY

RECEIVED
 OCT 18 2010
 DEPT. OF BUILDING INSPECTION
 THE PLAN CHECKER'S QUALITY
 STANDARD FOR CHITTING
 APPROVAL

Thomas Henry, SPD
 OCT 18 2010
 CIVIL ENGR
 OCT 18 2010

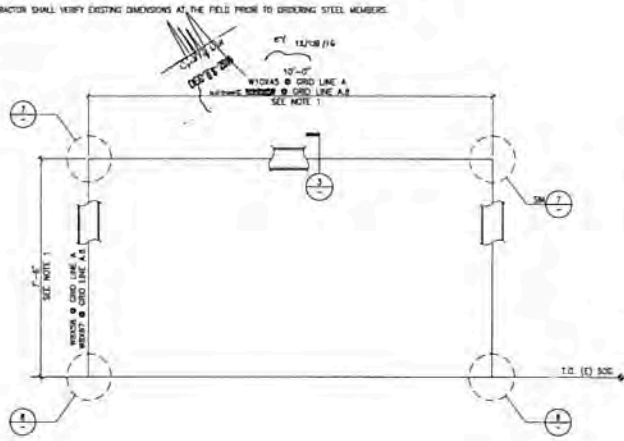
SHEET NO
 S2.1

SCALE: AS SHOWN
 DRAWN BY: JLV
 DATE: 5/3/2010



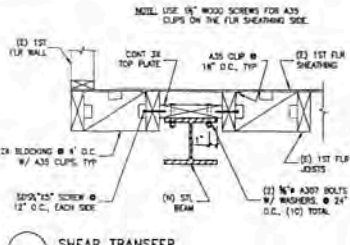
NOTE

1. CONTRACTOR SHALL VERIFY EXISTING DIMENSIONS AT THE FIELD PRIOR TO ORDERING STEEL MEMBERS.



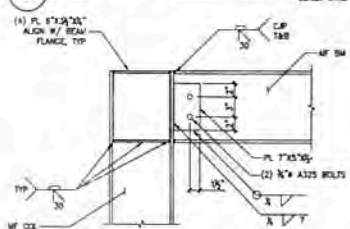
5 MOMENT FRAME ELEVATION

SCALE: N.T.S.



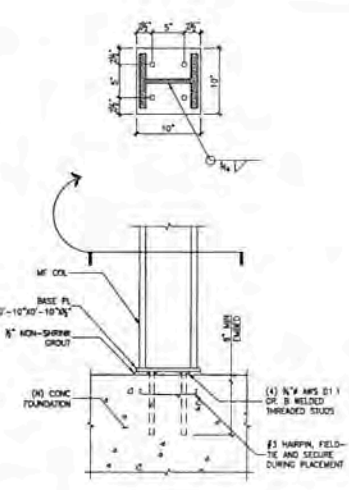
3 SHEAR TRANSFER

SCALE: N.T.S.



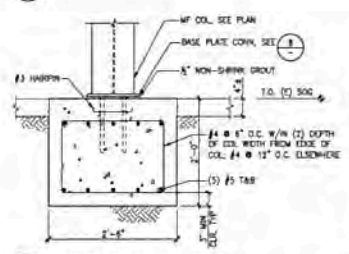
7 BEAM-COLUMN CONNECTION

SCALE: N.T.S.



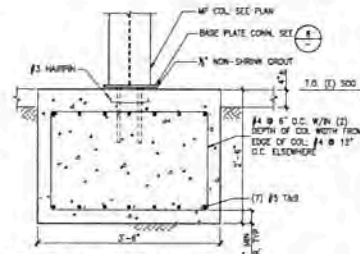
8 BASE PLATE CONNECTION

SCALE: 1/2\"/>



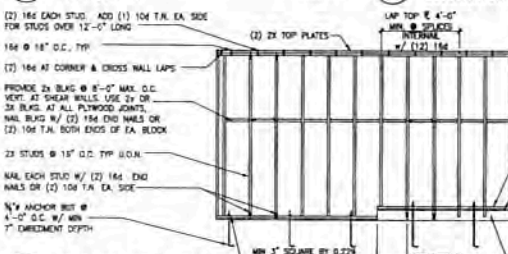
9 CONCRETE GRADE BEAM

SCALE: 1\"/>



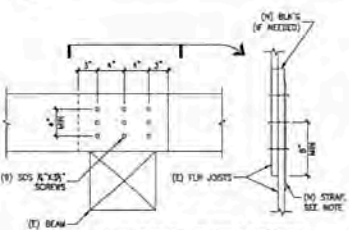
10 CONCRETE GRADE BEAM

SCALE: 1\"/>



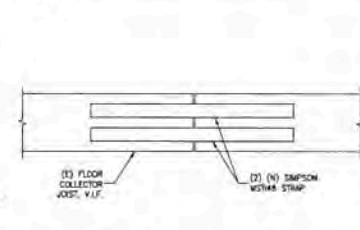
11 STUD-FRAMING DETAIL

SCALE: N.T.S.



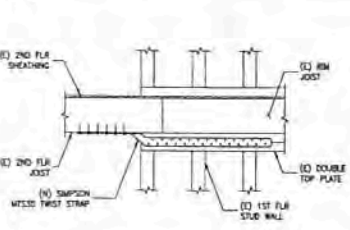
13 (E) FLOOR COLLECTOR SPLICE

SCALE: N.T.S.



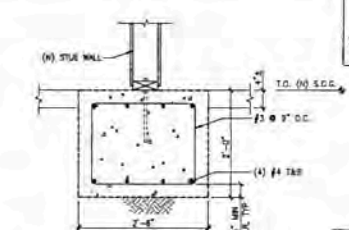
14 (E) FLOOR BEAM COLLECTOR SPLICE

SCALE: 1\"/>



15 DETAIL

SCALE: N.T.S.



16 (N) CONCRETE GRADE BEAM

SCALE: 1\"/>

APPROVED
JAN 17 2016
Tom C. de
DEPT. OF BUILDING INSPECTION



2634 OCTAVIA STREET
SAN FRANCISCO, CA 94123

STRUCTURAL DETAILS

REVISIONS	BY

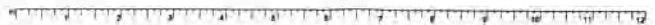
RECEIVED
OCT 19 2016
DEPT. OF BUILDING INSPECTION
150 FLYING DUTCHMAN SQUARE
SAN FRANCISCO, CA 94123



Thomas Henry SFPD
OCT 19 2016

SHEET NO
S2.2

SCALE: AS SHOWN
DRAWN BY: JY
DATE: 8/3/2016



PERMIT HOLDER'S BRIEF

San Francisco Board of Appeals

Appeal No.: 21-001

Appeal Title: Cannon vs. DBI (PDA)

Subject Property: 2634 Octavia Street

Permit Type: Alteration Permit

Permit No.: 2020/09/03/3412

Answer from the 2634 Octavia Street HomeOwner's Association to the appellant's brief

Members of the Board of Appeals,

Summary

1. The HOA has no position on the legal status of the deck-landing. The HOA, after research and consulting with licensed professionals, could not determine the legal status of unit 5's deck-landing. Any mention or identification of the deck-landing being legal or illegal is a miscommunication or a misunderstanding. We agree with the appellant that the term "illegal" applied to the deck-landing should not be on the plan.
2. The HOA made efforts to support the appellant that are not presented in the appellant's brief. After submitting the initial plan to the planning department, the HOA voted to contract the engineer to draft new plans which include the deck-landing as requested by the appellant and approved by her legal counsel. Plans will be presented at the hearing. Then the HOA, including the appellant Ms Cannon, voted to adopt this neutral HOA position.
3. The current state of the stairs is putting lives at risk (see documents 6 and 7). This is our priority.

We present you two plans, with and without deck-landing, and hope that you will give us a clear direction by validating one so that we can begin rebuilding the stairs immediately.

Background

The HOA has been managed by volunteers for 40 years. We're trying to do our best to solve problems respecting laws and regulations. It's not easy even when we rely on licensed professionals.

Our absolute priority is to reconstruct the back stairs. Today, any adult walking on the landing is likely to fall through (see document 7). Unit 5's deck-landing is particularly at risk as the pillar supporting it is very fragile (see document 6). The back stairs are putting lives in danger. The HOA has asked that all units refrain from using the stairs and deck-landing to prevent injuries, unless an emergency requires it.

How we got there

We all agreed the stairs present a life-threatening danger. When the decision was made to repair the stairs, the deck-landing legal situation quickly appeared as a delicate issue:

1. **Avoidance:** Ms Cannon first refused the reconstruction and asked to lightly repair the deck and stairs instead in order to avoid going through a permit process. (see document 1).
Contractors and engineers visiting said it was technically impossible. See documents 6 and 7 for visuals of the extremely dangerous state of the structure.
2. **HOA's default position:** The default assumption of the HOA was that the structure would be rebuilt in kind, including the deck-landing. We got a quote from a contractor for the stairs rebuild including the deck-landing (see document 2). Owners of several units recalled some confusion and ambiguity from more than 20 years ago, regarding a previous possible un-permitted extension of the original deck-landing of Ms Cannon. But no document, fact or date could be found at that time.
3. **Grandfathering:** Ms Cannon then asked that the deck-landing be grandfathered. The HOA consulted engineers, who said the process was difficult and required documentation such

as plans or bills older than 30 years, if not more. The HOA searched for documents and invited Ms Cannon to do the same. Neither of us could find anything.

4. **Engineering:** The HOA contracted the licensed engineer Engin Yagmur to draft plans for the stairs. We said we had no idea about the legal status of the deck-landing and could not find documents ourselves. All we had was the fact that the condo conversion happened in the early 1980s. He said the best option was to get original plans from the city records. We asked that he include the deck-landing in the plan if they were on the original plans, or if they were not but he thought we had reasonably good chances to have it be accepted by the planning department.
5. **No plans on record:** The engineer searched for building or stairs plans on file with the city and could not find any. He drafted plans without the deck-landing and sent them to the HOA. The HOA forwarded them to all the members including Ms Cannon.
6. **New documents:** While the plans were being reviewed by the planning department, additional elements were found:

- a. **Existence of a deck-landing, proportions unclear:** One owner found the October 1979 condo map from a title insurance company (see document 3). The map states it is not a survey. The map shows a slim landing for unit 5. The apparent ratio of the shape is roughly 3.3/1 but the handwriting describes a larger deck-landing at 5x11ft (a ratio of 2.2/1). The current deck-landing is close to 5x12ft.

Was the landing originally slim then extended to the current size? Or was the deck-landing built as it today but the plan is not representing the right proportions? We do not know.

This document, which may have been presented to each owner at time of purchase, explains why owners are still unsure about the official deck-landing size.

- b. **Source of HOA misconceptions:** Letter (document 4) and photo (document 5) from the mid 1990s showing repairs to the deck-landing and a slight lateral extension, plus a letter from one of the members (unit 6) complaining about the deck-landing. We trace back the HOA uncertainty about the legal status of the deck-landing to this

letter, but the current HOA has no opinion on the legal status. Apparent age of the deck supporting structure on the photo proves some kind of deck was very likely present years before the photo was taken, when Ms Cannon bought her unit.

7. Ms Cannon also hired a legal counsel and he found additional documents.

To summarize the evolution of the HOA understanding:

1. The HOA originally wanted to build in kind, with the deck-landing. We gathered quotes including the deck, and we inquired about the contractor/engineer's ability to support grandfathering applications.
2. After consulting with licensed professionals, we could not find a way to gather documentation to support the grandfathering and create plans that would likely be accepted by the planning department.
3. **Today, with more professionals bringing nuance and additional documents**, our understanding has changed. We have no opinion on the legal status of the deck. We cannot find records stating when the deck was created and if/when it was extended. But we do believe Ms Cannon bought the unit 30 years ago with a deck close to the one present today.
4. Based on discussion with Julie Rosenberg, who explained the BOA process and what to expect, it is our understanding that you can approve plans on the spot. We will present you two plans, with and without deck, and hope that you will give us a clear direction by validating one in order to rebuild immediately.

Regards, Paul Guermonprez, HOA president

Document 1:

Email from 2020-06-07: from HOA President (Paul Guermonprez) to Ms Cannon:

- **Ms Cannon:** *Attaching L braces might provide give some interim safety. Screw rather than hammer them in.*
- **HOA President:** *No. All the engineers and contractors said the stairs are falling apart everywhere, specifically this beam. Repairs with brackets won't do. Even the guy you asked to visit clearly said so in front of us both.*

...

- **Ms Cannon:** *Obviously I am concerned about the back deck to Unit 5. Explain pls. I've seen contractors and SF officials discussing it.*
- **HOA President:** *Totally understandable that you are concerned about your deck. I'm not sure city officials ever visited us yet*

...

To my knowledge only engineers and contractors came to give an opinion and give quotes. The situation is quite simple: the licensed engineer will do his work (I guess both looking at the plans on city records and at the stairs as they are today), then he will make a proposal about what is doable legally and technically about the stairs and decks. Nobody in the HOA has anything against your deck, we all wish good luck, but I can't predict what the engineer and city will say about it.

Document 2:

Quote requested by the HOA for the stairs rebuild including the deck-landing.

Answer from the HOA treasurer 2020-01-13: "Yes, that's a great price. Did they say how much experience they have with constructing staircases and following the codes for older (grandfathered) buildings?"

SUPER HOME B U I L D E R S 1849 Geary Blvd #156734 San Francisco, CA 94115 Tel (415) 731-2020 / Fax (415) 834-5322 License # 1011687		<h1>PROPOSAL</h1>	
Submitted To: Mr. Paul Guermonprez		Job Name: Exterior Staircase Repair	Date: 01-13-20
Job Address: 2634 Octavia St. San Francisco, CA 94123		Mailing Address: 2634 Octavia St. #2 San Francisco, CA 94123	
Telephone: (415) 758-3366	Fax:	ATTN:	E-Mail: paul.guermonprez@gmail.com
<p>We hereby submit specification and estimates for:</p> <p>Scope of work:</p> <ul style="list-style-type: none"> • Area to work: Back side of property 20' x 6' wooden staircase (ground to 3rd level). • Estimation based on visual inspection without architecture/structure engineer plan drawing and specification. • Estimation cost could be changed by DBI approval plan, engineer inspection, DBI inspection, special design work, and type of material and/or method of installation. • Prepare plans as needed and obtain permits as required. Permit and plan, inspection fee cost not included. • Demolish entire staircase and build new similar one to match existing staircase with pressure treat wood. • If there is any excessive work occurrence and major structure repair, excessive repairs will be addressed with the property owner and a decision will be made as to the best solution and a changed order will be generated. • Debris will be removed to dump. 			
			
<p>Exclusions: Areas not specified in general scope / Hazard material abatement.</p> <p>Insurance: While work is being performed under this agreement, SUPER HOME CO. shall continually provide appropriate workers Compensation coverage and liability insurance.</p> <p>Warranty of licenses: SUPER HOME CO. warrants that it presently holds a valid California contractor's licenses.</p> <p>Completion delay: It is understood and that, SUPER HOME CO. shall not be held liable for any loss, damage or delay occasioned by fire, acts of God or accidents, boycotts, material shortages, or disturbed labor conditions, delay from other sub contractors, delivery of materials from suppliers, inclement weather, or other causes beyond the reasonable control of , SUPER HOME CO</p>			

Document 3:

Detail of the land survey showing a landing of unclear proportions.



Document 4:

Letter from unit 6 to the HOA (or to unit 3, unsure), likely from the mid-late 1990s, referring to work being done by Ms Cannon and her partner living in unit 5:

“DECK (OR) BALCONY),

Hi Maggie,

Here is a brief history of the new infamous balcony (or deck). A few years back the members of the Home Owners Association voted to repair the dry rot area on the rear stairs + balcony (#5) as needed for safety.

What happened was, the original deck was completely removed down to the two (2) vertical support poles. Then the new, deluxe, and enlarged deck (balcony) was constructed (the one that's there now). All this removal + construction was paid for by the H.O.A. This was done before dry-rot on stairs was repaired, by the way.

A lot of doubt still remains as the necessity of a 'jazzy' new balcony, or the original recommended repairs.

All this done at the Association's expense! Construction (and removal) by Vince Rinaldi, and (Ha!) many "helpful suggestions" by R Zeman.

Hope this will be helpful, more to come.

We are behind you, Dick+Sheila.

P.S.: plus a matching gate.”

DECK (OR) BALCONY

Hi Maggie!

Here is a brief history of the now 'infamous balcony (or deck)'. A few years back the members of the Home Owners Association voted to repair the dry rot areas on the rear stairs + balcony (#5) as needed, for safety.

What happened was, the original deck was completely removed, down to two (2) vertical support poles. Then the new, de-luxe, and enlarged deck (balcony) was constructed. (The one that's there now). All this removal + construction was paid for by the H.O.A.. This was done before dry-rot on stairs was repaired, by the way.

A lot of doubt still remains as to the necessity of a 'jazzy' new balcony, or the ^{oops!} original recommended repairs!

ORIGINAL → All this done at the Association's expense!
Construction (and removal) - By Vince Rinaldo; and -- (#A!)
Many "Helpful Suggestions" - By - R. Zeman.

Hope this will be helpful - More to come.

"We are behind you", Dick + Sheila

P.S. - Plus a matching gate.

Document 5:

Photo attached to the letter from unit 6 to the HOA (or unit 3, unsure),
likely from the mid 1990s:



Document 6:

Pillar supporting the landing-deck, representative of the general state of the structure.



Document 7:

Broken boards of the landing between units 2 and 3,
representative of the general state of the structure.



FIRE EGRESS STAIRS REPLACEMENT IN KIND

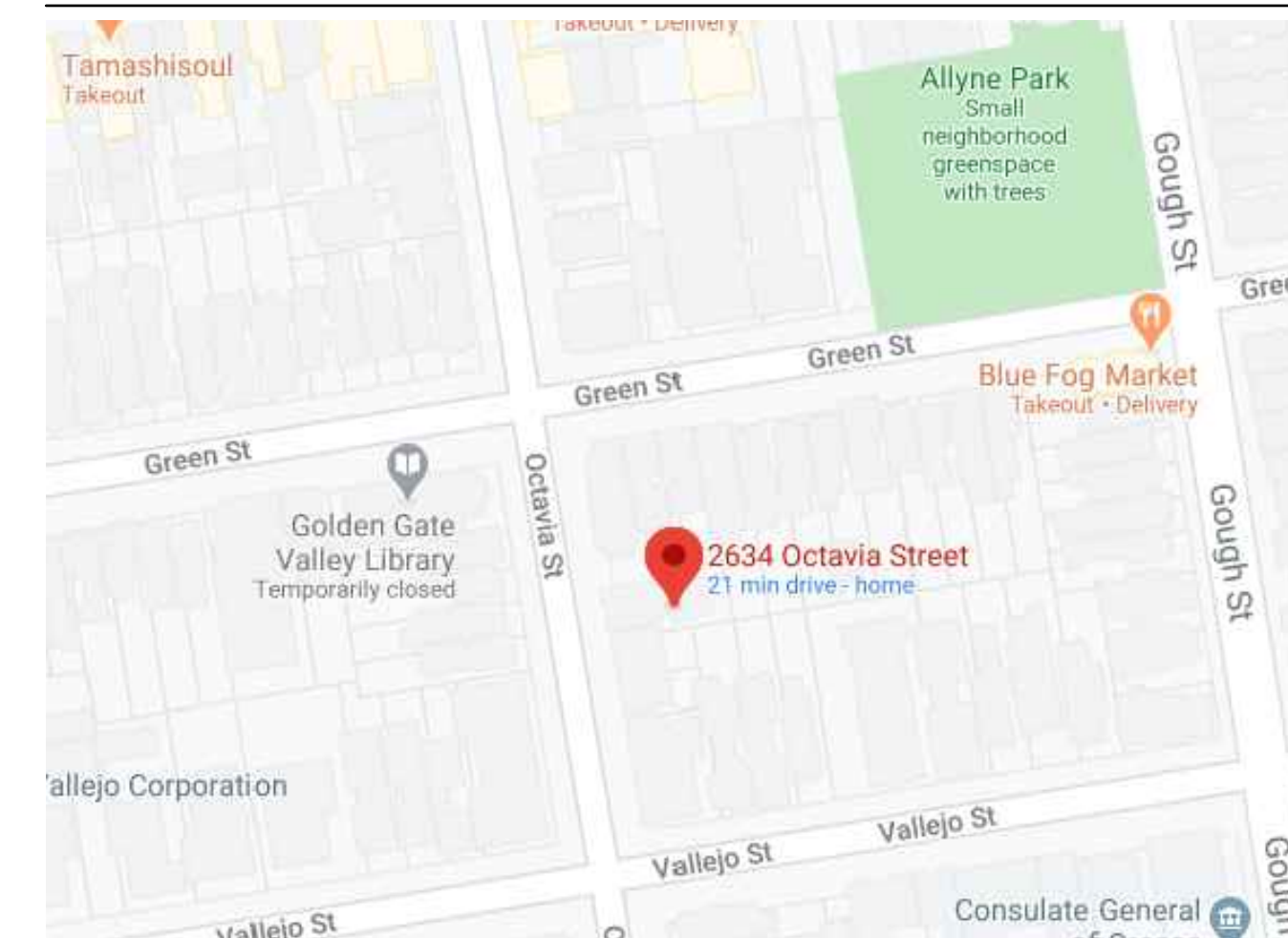
2634 OCTAVIA STREET
 SAN FRANCISCO, CALIFORNIA 94123
 PARCEL NO.: 0553/047-053 (7 LOTS)



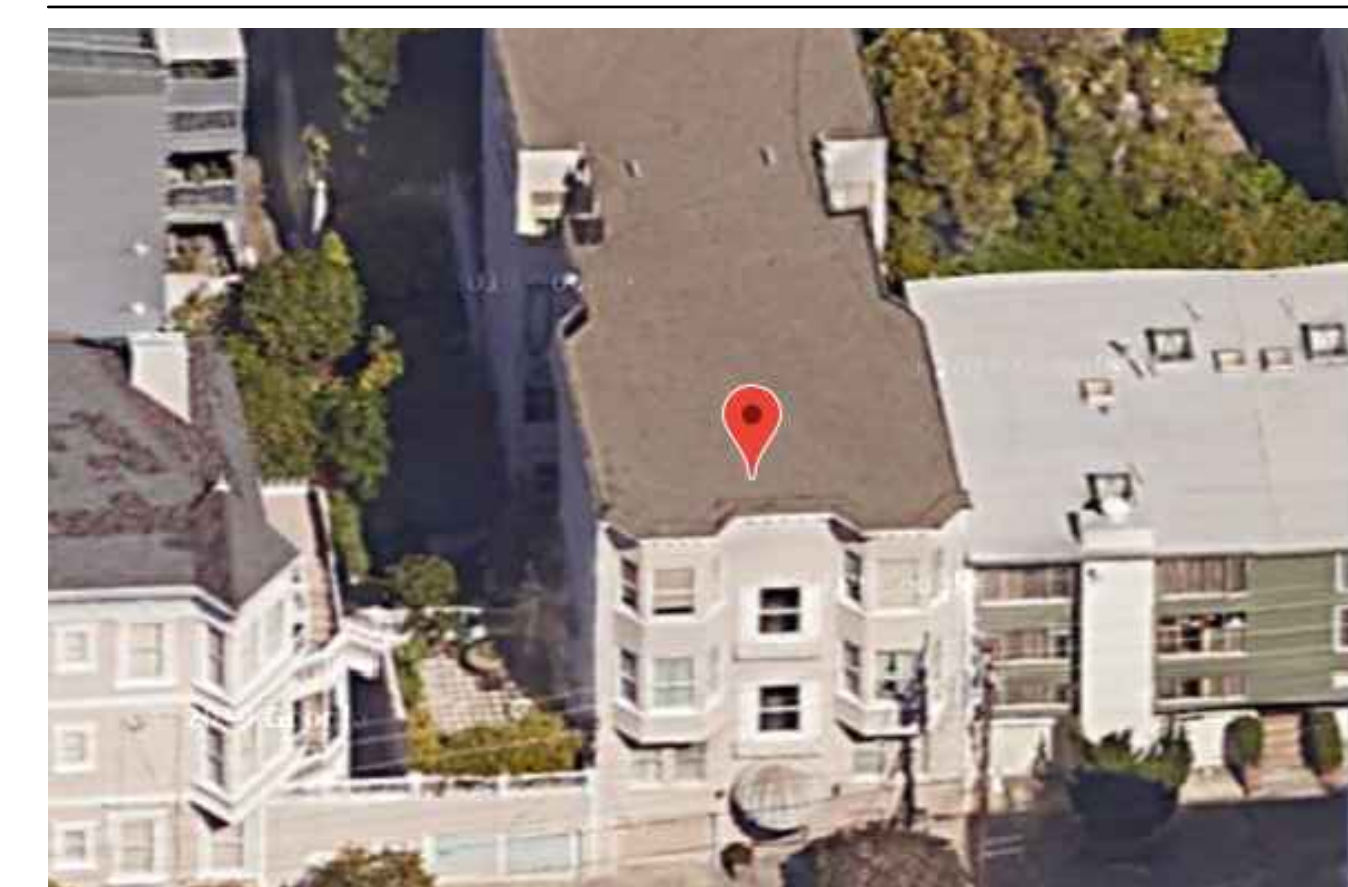
COVER SHEET &
 PROJECT INFO

2634 OCTAVIA STREET
 SAN FRANCISCO, CA 94123

SITE LOCATION MAP



SITE AERIAL IMAGE



PROJECT TEAM

CLIENT:
 OWNER: PAUL GUERMONPREZ
 REPRESENTATIVE OF 2634 OCTAVIA STREET HOA
 2634 OCTAVIA STREET
 SAN FRANCISCO, CA 94123
 T: (415) 758-3366

ENGINEERING FIRM:
 ECR ENGINEERING
 1842 JEFFERSON STREET, #104
 SAN FRANCISCO, CA 94123
 T: (415) 205-3804
 ecrengineering@gmail.com

GENERAL CONTRACTOR:
 T.B.D.

CODE COMPLIANCE AND PROJECT INFORMATION

THE PROJECT IS LOCATED IN THE CITY OF SAN FRANCISCO, CALIFORNIA. THE DESIGN WILL BE IN ACCORDANCE WITH THE FOLLOWING BUILDINGS CODES AND DESIGN STANDARDS:

- 2019 SAN FRANCISCO FIRE CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 SAN FRANCISCO EXISTING BUILDING CODE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), 15TH EDITION
- AMERICAN CONCRETE INSTITUTE, ACI 318-19
- 2018 AMERICAN WOOD COUNCIL NATIONAL DESIGN SPECIFICATION (NDS)
- 2018 AMERICAN WOOD COUNCIL SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS)

THE BUILDING PROPERTIES ARE:

LOT SIZE: 2,600 SF
 BUILDING AREA: Unknown
 ORIGINAL CONST DATE: 1904
 ORIGINAL BUILDING CODE: PRE-CODE ERA
 PROPERTY CLASS: MULTI-FAMILY
 ZONING: RH-2
 TYPE OF CONSTRUCTION: V-B
 # OF UNITS: 7
 # OF STORIES: 3 W/ BASEMENT
 OCCUPANCY: R-2
 SPRINKLERED: NON SPRINKLERED

PROJECT SCOPE

THE PROPOSED SCOPE OF WORK IS LIMITED TO REPLACING FIRE EGRESS STAIRS IN KIND DUE TO SIGNIFICANT DRY-ROT DAMAGE AND DEMO EXISTING ILLEGAL 3RD FLOOR DECK, LOCATED, LOCATED AT THE BACK OF THE SUBJECT BUILDING.

THE PROPOSED SCOPE OF WORK INCLUDES:

- (N) POSTS.
- (N) JOISTS, STRINGERS AND BEAMS FOR STAIRS FRAMING.
- (N) GUARDRAILS AND HANDRAILS.
- (N) ISOLATED PAD FOOTINGS.
- NO FIREWALL CONSTRUCTION.
- DEMO THE EXISTING ILLEGAL DECK

DRAWING INDEX

- A0.1 COVER SHEET & PROJECT INFO
- A1.1 SITE PLAN
- A1.2 BASEMENT & 1ST FLOOR PLANS
- A1.3 2ND & 3RD FLOOR PLANS
- A2.1 EXISTING ELEVATIONS
- A2.2 PROPOSED ELEVATIONS
- A3.1 PHOTOS OF (E) DECK & EGRESS STAIRS
- S0.1 GENERAL NOTES
- S1.1 PARTIAL 1ST FLOOR FOUNDATION PLAN & PARTIAL 2ND & 3RD FLOOR FRAMING PLANS
- S2.1 STRUCTURAL DETAILS

City and County of San Francisco
 Department of Building Inspection

Edwin M. Lee, Mayor
 Tom C. Hui, S.E., C.B.O., 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 **415-558-6132**. If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-6570.

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 1704.5. **The building permit will not be finalized without compliance with the structural observation requirements.**

Special Inspection Services Contact Information

- Telephone: (415) 558-6132
- Fax: (415) 558-6474
- Email: dbi-specialinspections@sfgov.org
- In person: 3rd floor at 1660 Mission Street

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
 1660 Mission Street - San Francisco CA 94103
 Office (415) 558-6132 - FAX (415) 558-6474 - www.sfdbi.org

Revised 9-22-17

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

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

JOB ADDRESS 2634 OCTAVIA STREET APPLICATION NO. _____ ADDENDUM NO. _____

OWNER NAME PAUL GUERMONPREZ OWNER PHONE NO. (415) 758-3366

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

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

1. <input checked="" type="checkbox"/> Concrete (Placement & finishing)	6. <input type="checkbox"/> High-strength bolting	18. <input type="checkbox"/> Bolts installed in existing concrete masonry:
2. <input checked="" 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
4. <input checked="" type="checkbox"/> Reinforcing steel	9. <input type="checkbox"/> Insulating concrete fill	19. <input type="checkbox"/> Shear walls and floor systems used as shear diaphragms
5. Structural welding:	10. <input type="checkbox"/> Sprayed-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 fillet 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	<input type="checkbox"/> Underpinning <input type="checkbox"/> Not affecting adjacent property
<input type="checkbox"/> Welded studs	<input type="checkbox"/> And filling (See: Engineer)	<input type="checkbox"/> Affecting adjacent property: PA _____
<input type="checkbox"/> Cold formed studs and joists	14. <input type="checkbox"/> Smoke-control system	<input type="checkbox"/> Others _____
<input type="checkbox"/> Stair and railing systems	15. <input type="checkbox"/> Demolition	<input type="checkbox"/> Crane safety (Apply to the operation of Tower cranes on highrise building)
<input type="checkbox"/> Reinforcing steel	16. <input type="checkbox"/> Exterior Facing	<input type="checkbox"/> Others: *As recommended by professional of record _____
B. Continuous visual inspection and NDT (Section 1704)	17. Retrofit of unreinforced masonry buildings:	23. <input type="checkbox"/> Others: *As recommended by professional of record _____
<input type="checkbox"/> All other welding (NDT exception: Fillet weld)	<input type="checkbox"/> Testing of mortar quality and shear tests	
<input type="checkbox"/> Reinforcing steel; and <input type="checkbox"/> NDT required	<input type="checkbox"/> Inspection of pointing operations	
<input type="checkbox"/> Moment-resisting frames	<input type="checkbox"/> Installation inspection of new shear bolts	
<input type="checkbox"/> Others _____	<input type="checkbox"/> Pre-installation inspection for embedded bolts	
	<input type="checkbox"/> Pull/torque tests per SFBC Sec.1607C & 1615C	

24. **Structural observation per Sec. 1704.6 for the following:** Foundations Steel framing

Concrete construction Masonry construction Wood framing Other: _____

25. Certification is required for: Glu-lam components

26. Firestops in high-rise building

Prepared by: ENGIN YAGMUR Phone: (415) 205-3804
 Engineer/Architect of Record

Required information:
 FAX: _____ Email: ecrengineering@gmail.com

Review by: _____ Phone: (415) 558-_____
 DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports.)

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

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO: Special Inspection Services (415) 558-6132; or, dbi-specialinspections@sfgov.org ; or FAX (415) 558-6474

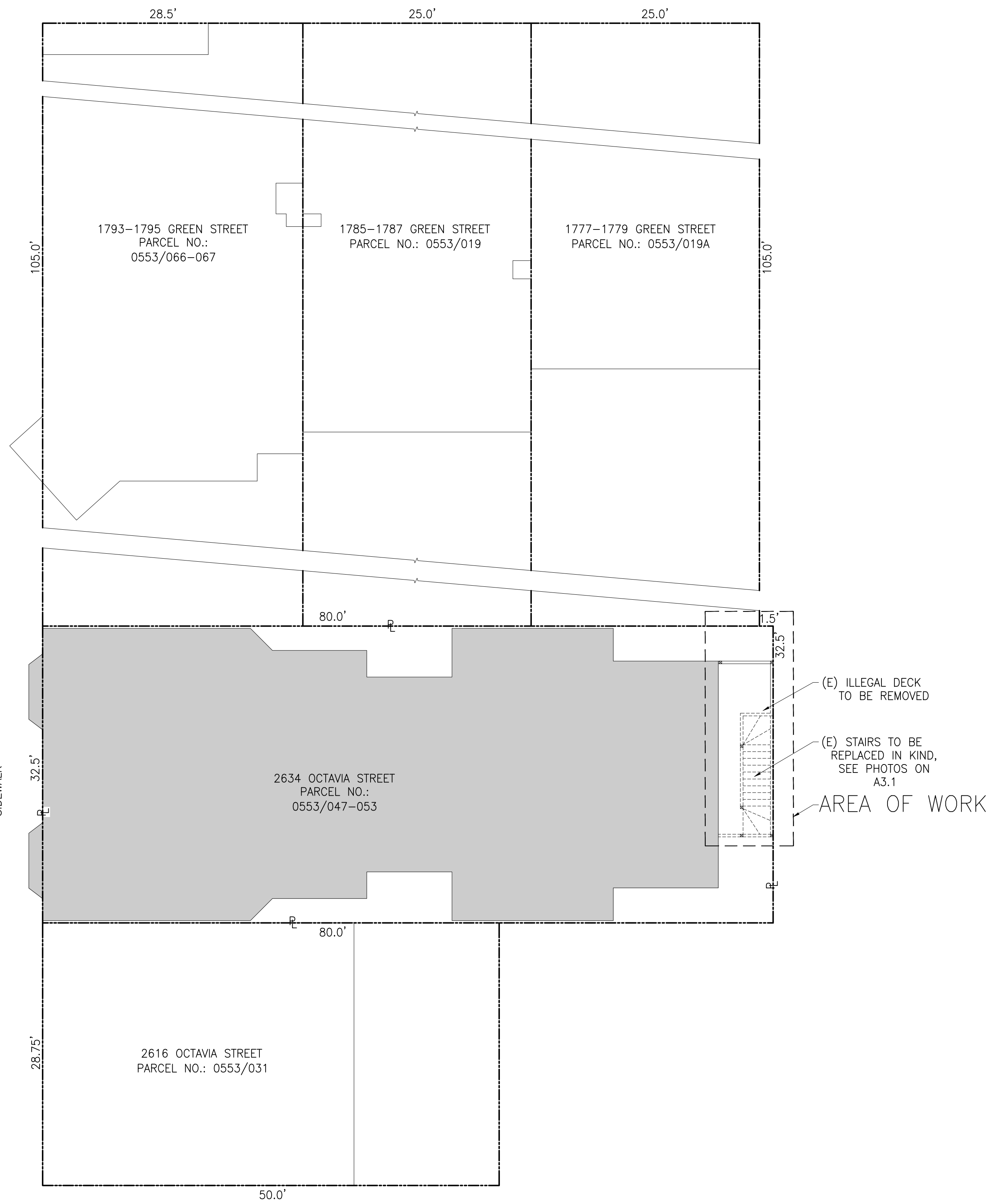
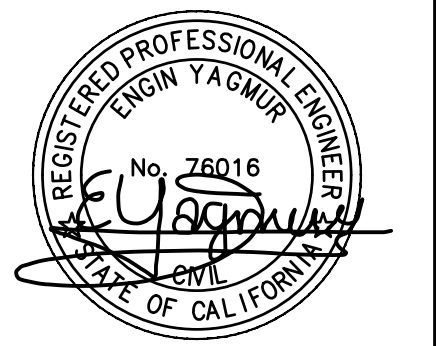
Revised 9-22-17

REVISIONS	BY

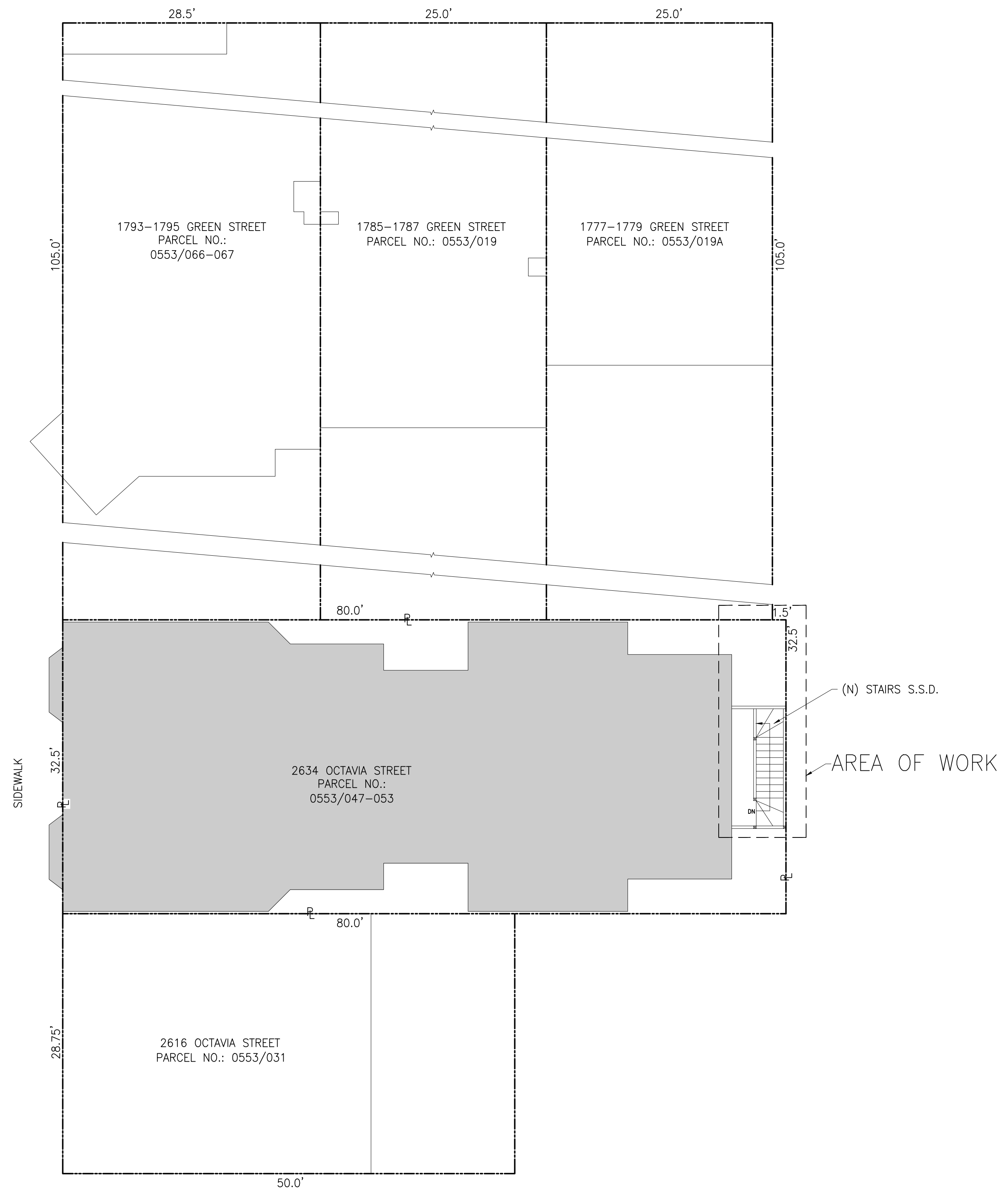
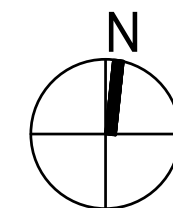
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A0.1

SCALE: NONE
 DRAWN BY: RV
 DATE: 7/27/2020

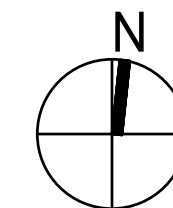
REVISIONS	BY



(E) SITE PLAN SCALE: 1/8"=1'-0"



(E) SITE PLAN SCALE: 1/8"=1'-0"



REVISIONS	BY



SHEET NO.

A1.2

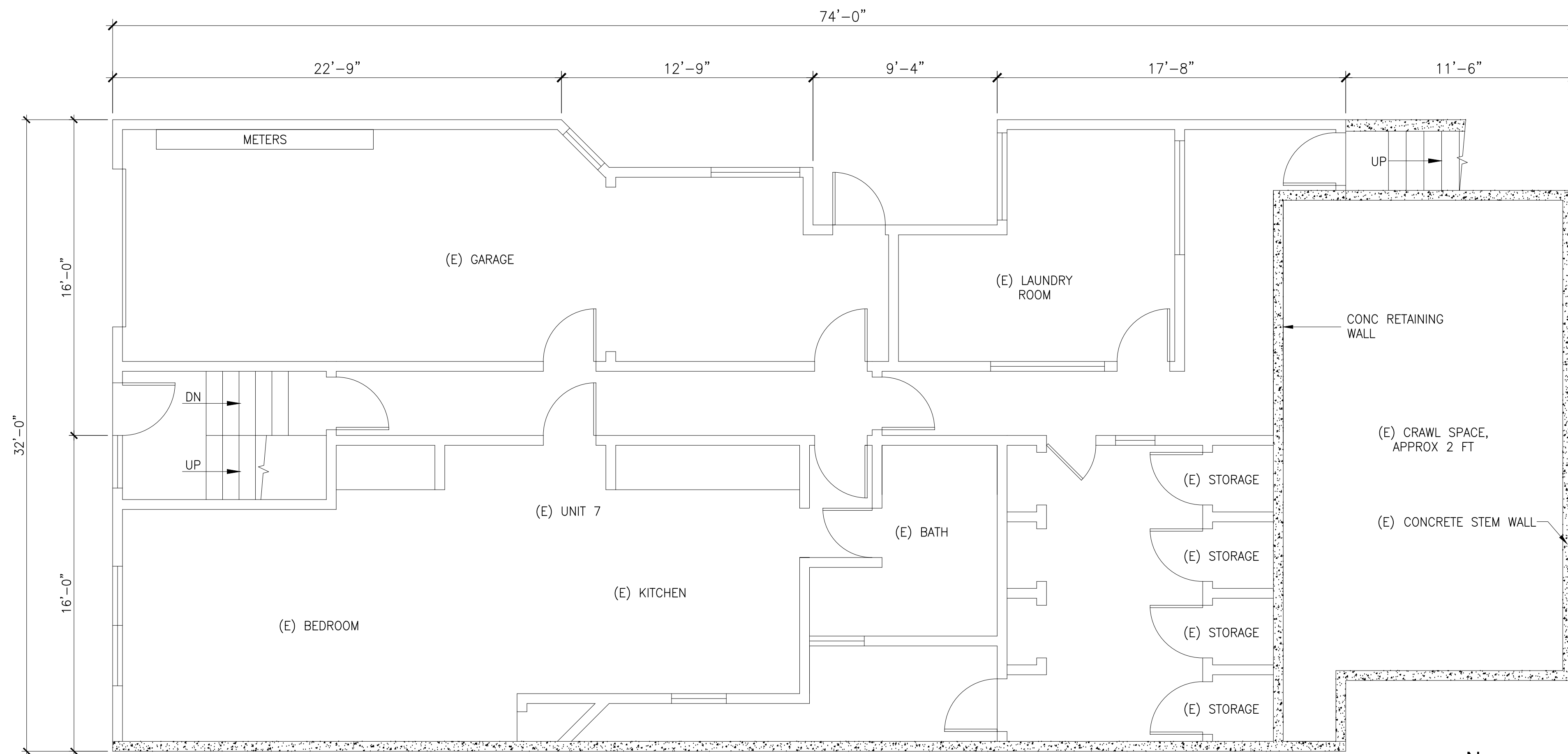
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DRAWN BY: RV

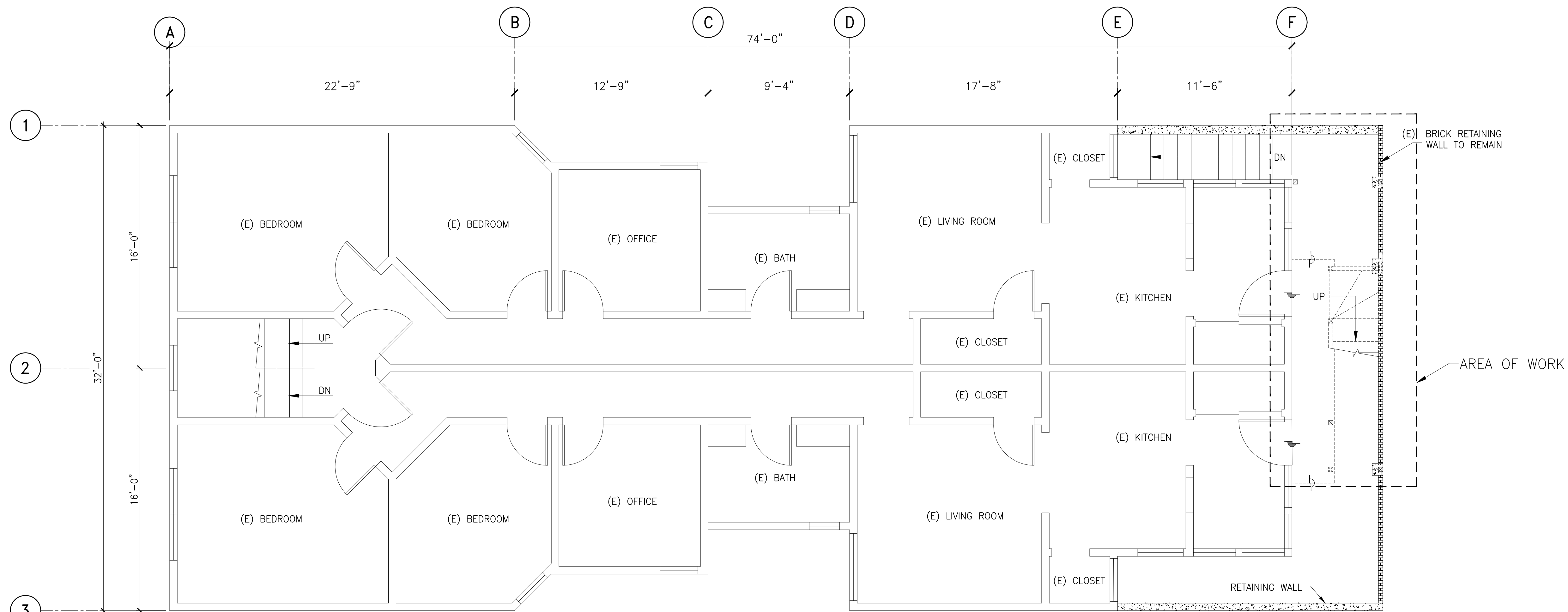
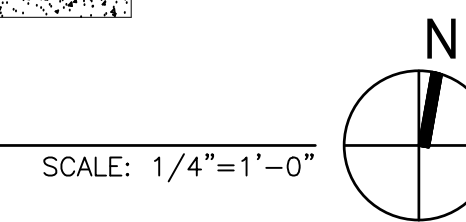
DATE: 7/27/2020

PLAN NOTES

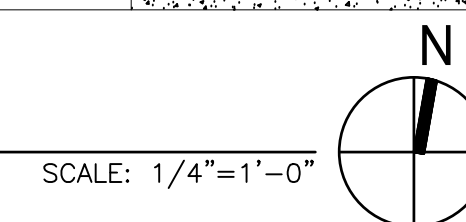
1. ALL ROOMS SHOW (E) CONDITIONS, FOR REFERENCE ONLY.



BASEMENT FLOOR PLAN

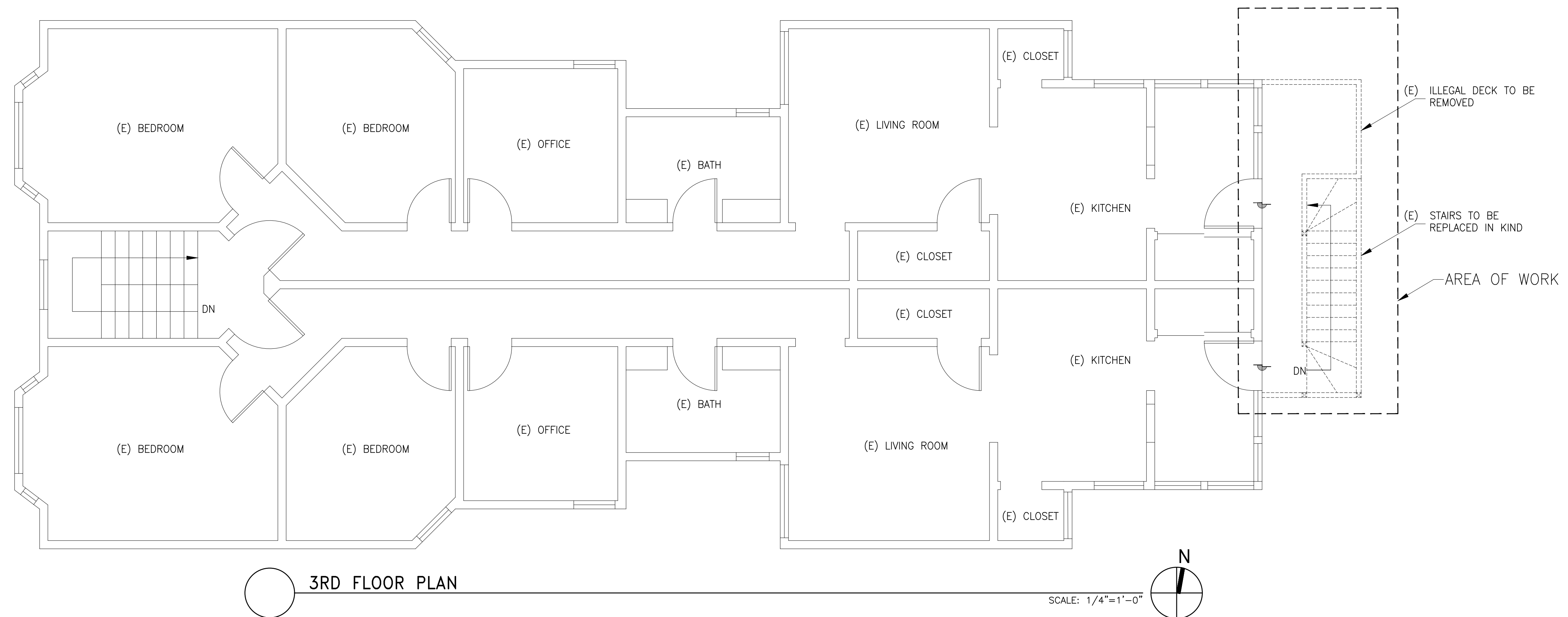
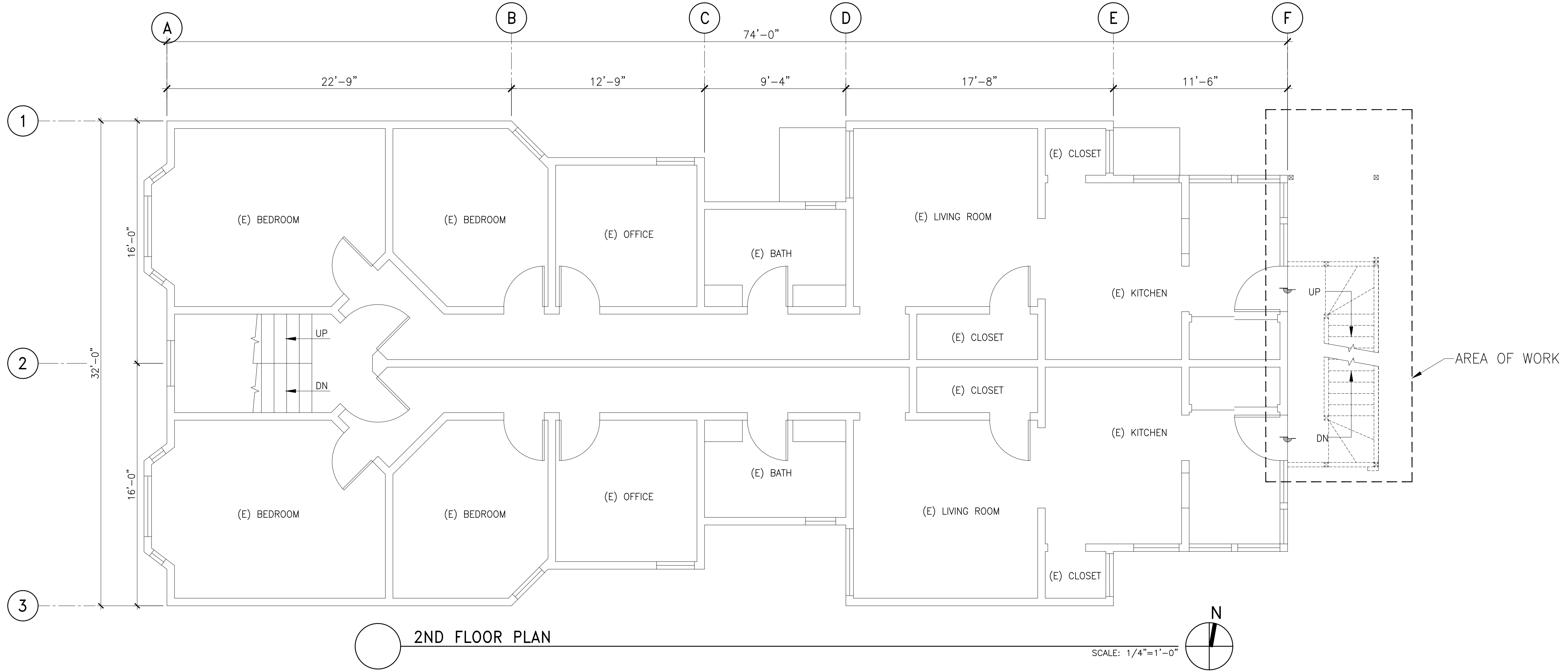


1ST FLOOR PLAN



PLAN NOTES

1. ALL ROOMS SHOW (E) CONDITIONS, FOR REFERENCE ONLY.

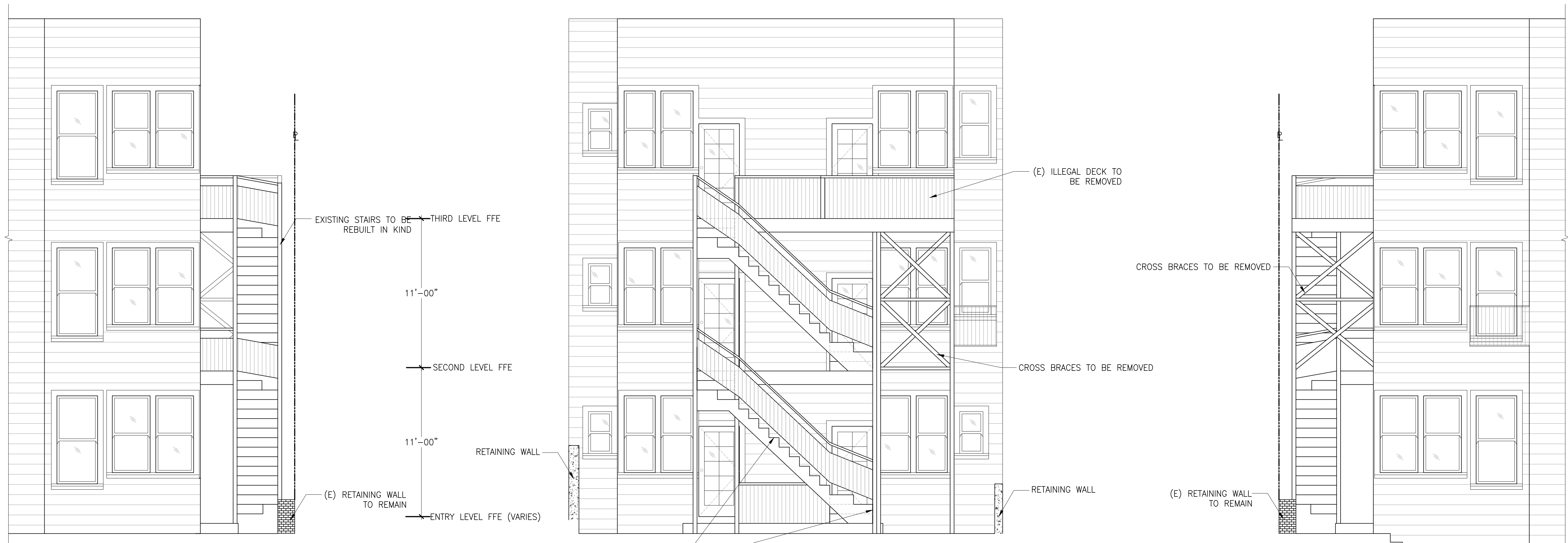


REVISIONS	BY



SHEET NO.
A1.3

SCALE: AS SHOWN
DRAWN BY: RV
DATE: 7/27/2020



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

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

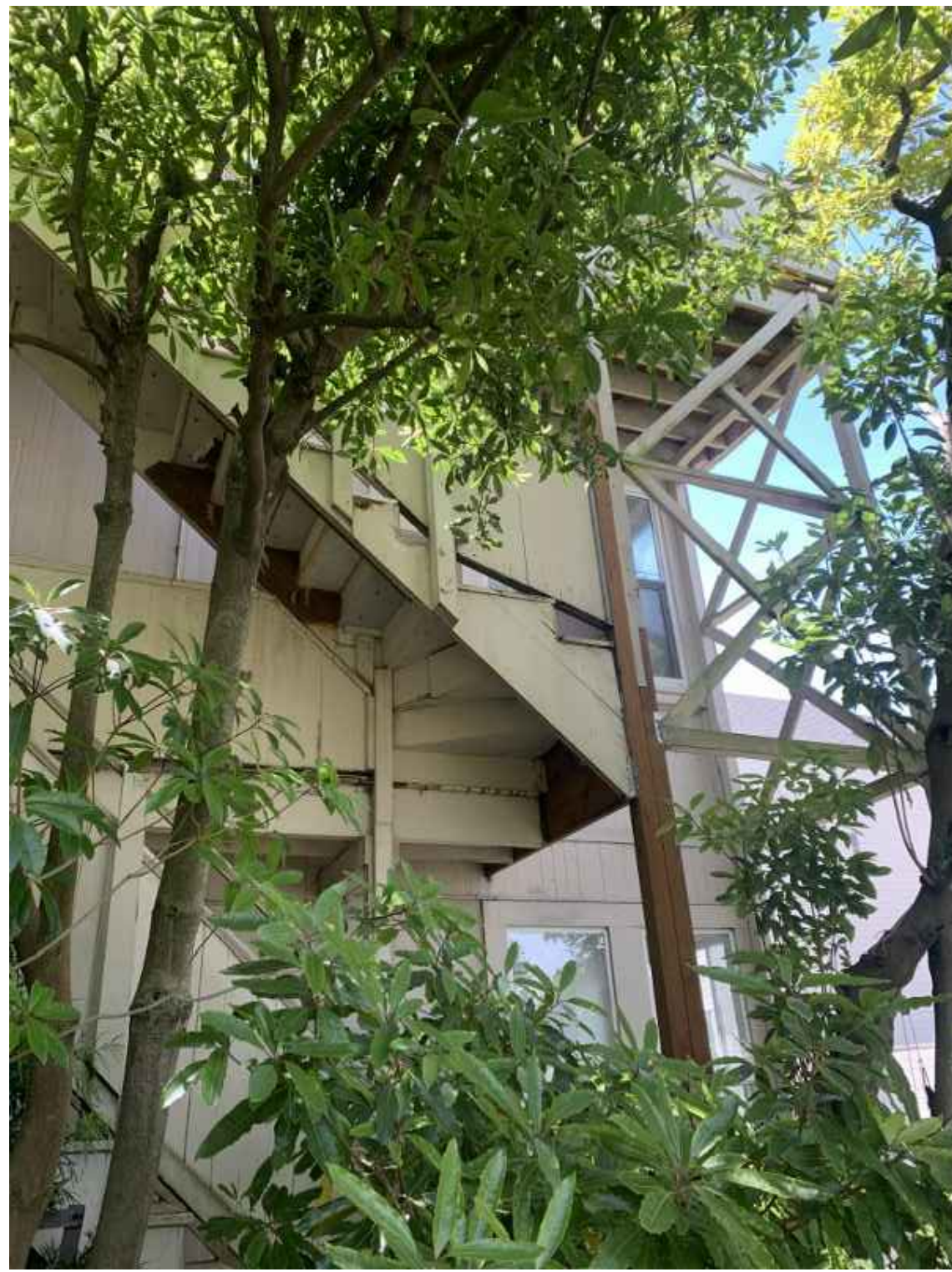
(E) NORTH ELEVATION
SCALE: 1/4"=1'-0"



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

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

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



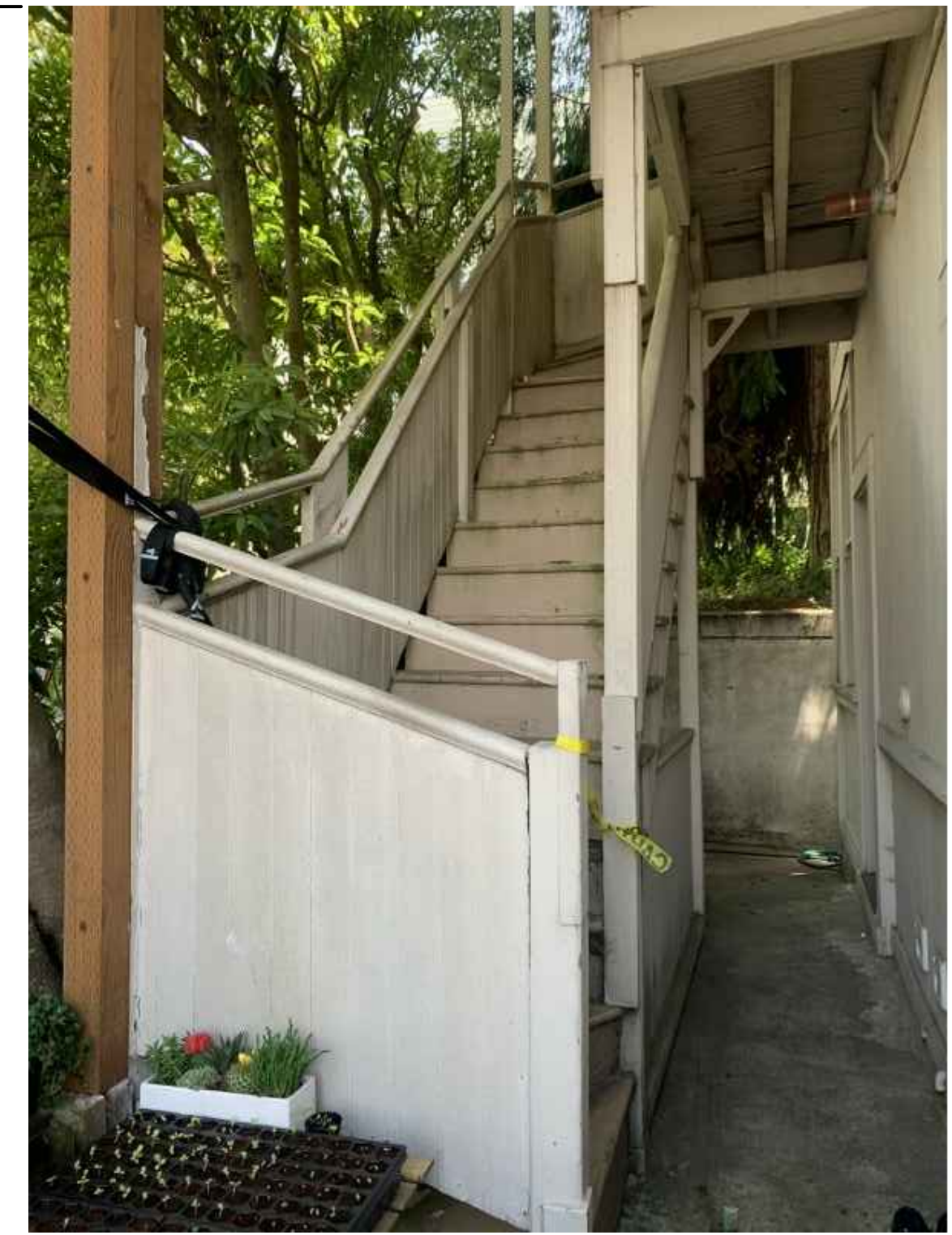
1 (E) FIRE STAIRS TO BE DEMO'D



2 THE (SOUTH) SIDE ELEVATION OF THE FIRE STAIRS



3 (E) ILLEGAL DECK TO BE REMOVED



4 THE FIRST FLOOR STAIRS



5 THE FIRST FLOOR STRINGERS, POSTS, AND FOOTINGS



6 TYPICAL DAMAGED SLOPING LANDING



7 TYPICAL DRY-ROTTED POST



8 TYPICAL DRY-ROTTED STRINGER

REVISIONS	BY



DESIGN LOADS

DL = 15 psf (Stairs)
LL = 100 psf (Stairs)

No wind or earthquake loads considered.

EXISTING CONSTRUCTION

- 1. Work shown is new unless noted as existing: (E)
2. Existing construction shown on these drawings was obtained from site investigation and can be used for bidding purposes.
3. The removal, cutting, drilling, etc. of existing work shall be performed with care in order not to jeopardize the structural integrity of the building.

CONCRETE & REINFORCING STEEL

- 1. All concrete shall be ready-mix in accordance with ASTM C94.
2. All concrete shall be reinforced unless specifically marked "not reinforced".
3. Cement: ASTM C150 Type II.
4. Aggregate: ASTM C33
5. Non-shrink Grout: premixed, non-staining, non-shrink grout.

Table with columns: Concrete, Strength, Slump, Agg. Size, Remarks. Rows include Slab-on-grade, Foundations, and Other.

- See specifications for additional requirements. All concrete shall be hardrock aggregate, regular weight concrete, 145 PCF, U.O.N.
8. Inserts: All items to be cast in concrete such as reinforcing dowels, bolts, anchors, pipes, sleeves, etc., shall be securely positioned in the forms before placing the concrete.

- 11. Construction joints: Provide as detailed on drawings. Expose clean coarse aggregate solidly embedded in mortar matrix by sandblasting, bushhammer, or other approved method.
12. Dry pack or place non-shrink grout under baseplates, sill plates, etc., as required for full bearing.

- 17. Reinforcing steel allowance: the contractor shall provide 2000 pounds of reinforcing steel for the engineer to use at his discretion during construction.

CARPENTRY

- 1. Framing Lumber: All lumber shall meet the following minimum standards except where otherwise noted.
2. All new framing lumber shall have 19% maximum moisture content at time of installation.

Table with columns: Use, Species, Grade, Remarks. Rows include Horizontal Framing (2x4 & 2x6, 2x8 & Wider, 3x & Wider Beams), Vertical Framing (2x & 3x Studs, 4x Posts, 6x & Larger Posts), Wall Sill Plates, Mud Sills, and Other u.o.n.

- 4. Typical Nailing Schedule (Minimum)
1. Joist or Rafters to sides of studs (3) - 8d
2. Bridging to joist, toenail each end (2) - 8d
3. 1"x6" subfloor or less to each joist, face nail (2) - 8d
4. Wider than 1"x6" subfloor to ea joist, face nail (3) - 8d
5. 2" subfloor to joist or girder, blind and face nail (2) - 16d

- 5. Nails: Nails called out in schedule shall be common wire nails all other nails called for on the drawings shall be common wire nails unless otherwise noted.
6. See plywood nailing schedules for nailing of plywood sheathing. Where nailing is not noted, use 10d @ 6" o.c. at panel edges and 10d @ 12" o.c. at intermediate bearings.

- 9. Holdowns: Holddown connector bolts into wood framing require approved plate washers; and holdowns shall be finger tight and 1/2 wrench turn just prior to covering the wall framing.
10. Lag Screws: Lead holes shall be prebored as follows. The lead hole for the shank shall have the same diameter as the shank and the same depth as the length of unthreaded shank.

CARPENTRY CONT.

- 11. Wood Screws: Lead holes shall be prebored and shall have a diameter of 70% of the root diameter of the screw.
12. Metal Connectors: Metal connectors are referred to on the drawings by particular type as manufactured by "Simpson Company, Inc." of Hayward, California.
13. Blocking and Bridging: Solid blocking shall not be less than 2 inches in thickness and the full depth of the joist or stud.

ADHESIVE ANCHORS

- 1. Use Simpson SET-XP Adhesive Anchoring System, by Simpson Strong-Tie (ICC-ES ESR-2330).
2. Installation of anchors shall conform to all requirements of ICC Report, manufacturer's recommendations and these notes.
3. Pre-drill hole, remove dust and debris using a wire brush and oil-free compressed air.



City and County of San Francisco Department of Building Inspection
London N. Breed, Mayor
Tom C. Hui, S.E., C.B.O., Director

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST
A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 2634 OCTAVIA STREET APPLICATION NO. ADDENDUM NO.
OWNER NAME PAUL GUERMONPREZ OWNER PHONE NO. (415) 758-3366

Checklist form with sections: 1: PROPERTY LOCATION, 2: AVERAGE SLOPE OF PROPERTY, 3: PROPOSED CONSTRUCTION, 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES.

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES
Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.
Prepared by: ENGIN YAGMUR Engineer/Architect of Record
(415) 205-3804 Telephone ecrengineering@gmail.com Email

INFORMATION SHEET S-19 ATTACHMENT A

FOR DBI USE ONLY
ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

Tier I: Reports per Section E Required but Third Party Peer Review Not Required

Tier II: Reports per Section E and Third Party Peer Review Required

Tier III: Structural Advisory Committee (SAC) Review

Tier assigned by: DBI Plan Review Engineer Phone: (415)
Comment:

REVISIONS BY
Table with columns for revision tracking.

SHEET NO.
S0.1

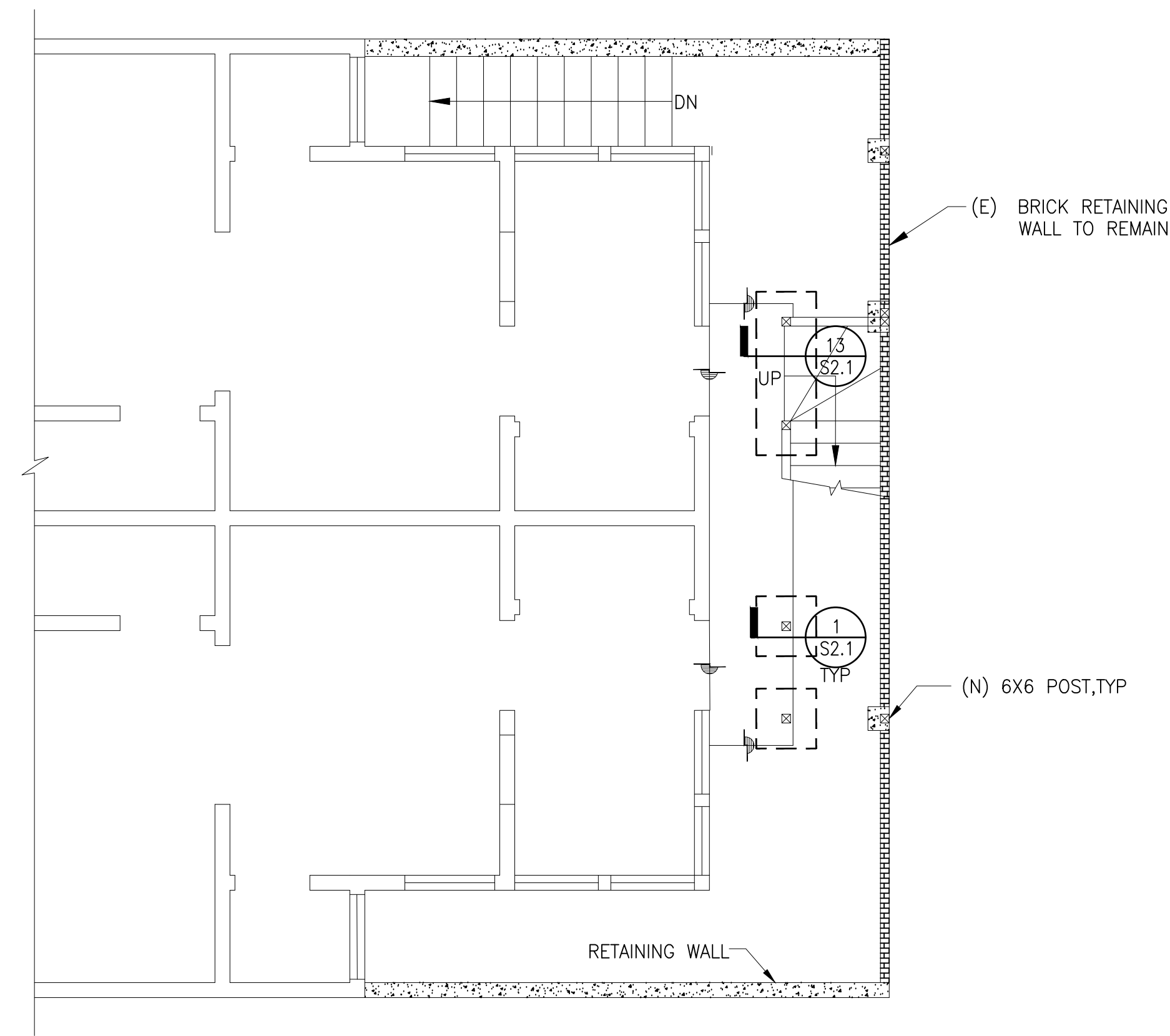
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DRAWN BY: RV
DATE: 7/27/2020

2634 OCTAVIA STREET
SAN FRANCISCO, CA 94123



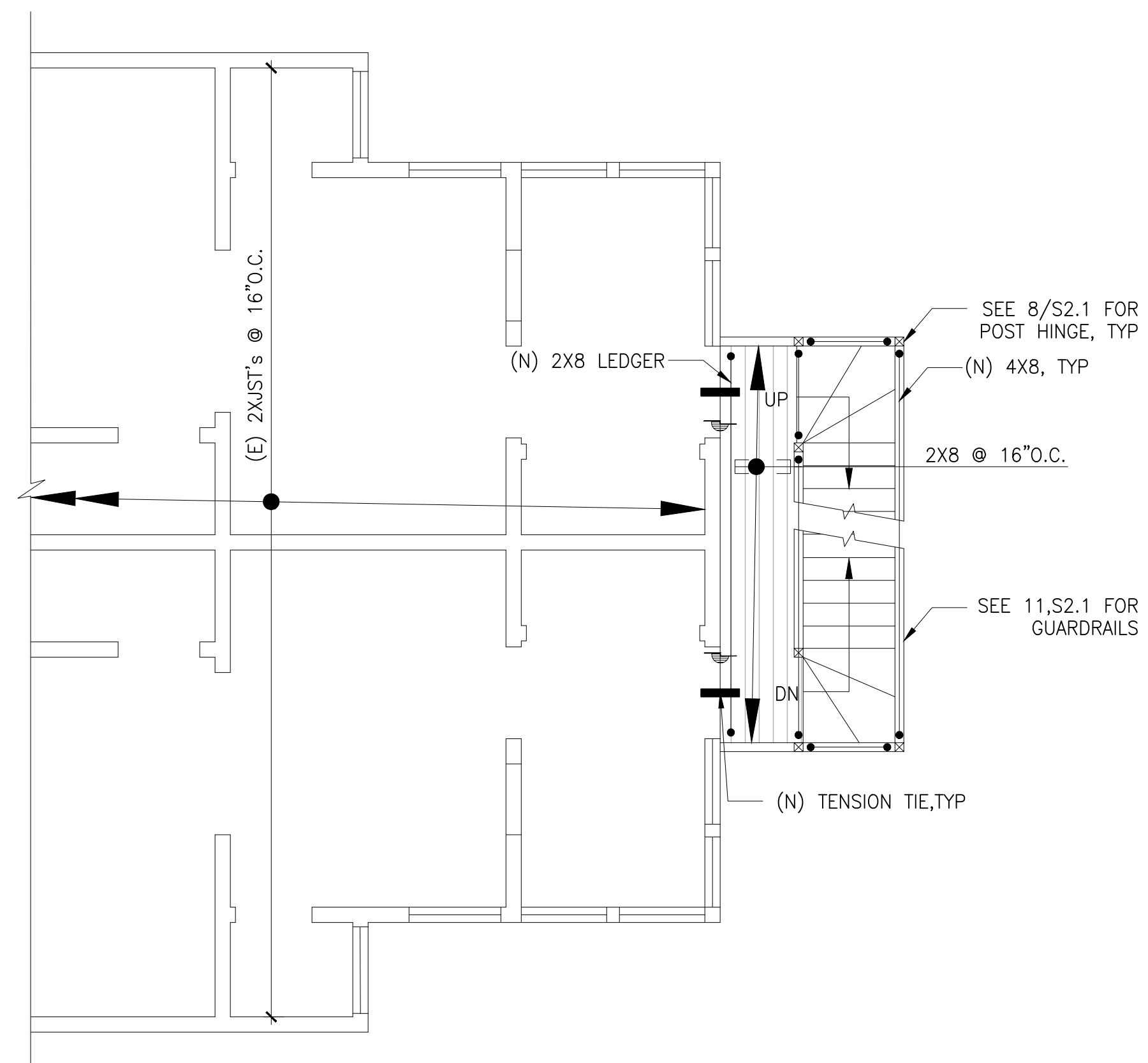
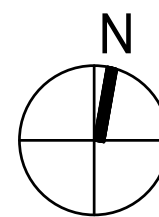
PLAN NOTES

1. REFER TO GENERAL STRUCTURAL NOTES & DETAILS FOR GENERAL REQUIREMENTS OF CONSTRUCTION, MATERIALS, SHOP DRAWINGS AND REQUIREMENTS OF CONSTRUCTION OBSERVATIONS
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
3. CONTRACTOR SHALL USE GALVANIZED NAILS AND SCREW. ALL WOOD MEMBERS TO BE PRESSURE TREATED.
4. CONTRACTOR SHALL CONFIRM THE DIMENSION AT FIELD, AND SHALL NOTIFY THE ENGINEER IF IT CHANGES DUE TO STAIRS TREAD AND RISER HEIGHTS.
5. FOR TYPICAL POST HINGE CONNECTION, SEE 8/S2.1.
6. FOR TYPICAL GUARDRAIL DETAILS, SEE 15/S2.1 AND 16/S2.1.
7. ALL (N) BEAMS AND POSTS SHALL BE DOUGLAS FIR NO. 1, UNLESS OTHERWISE NOTED.



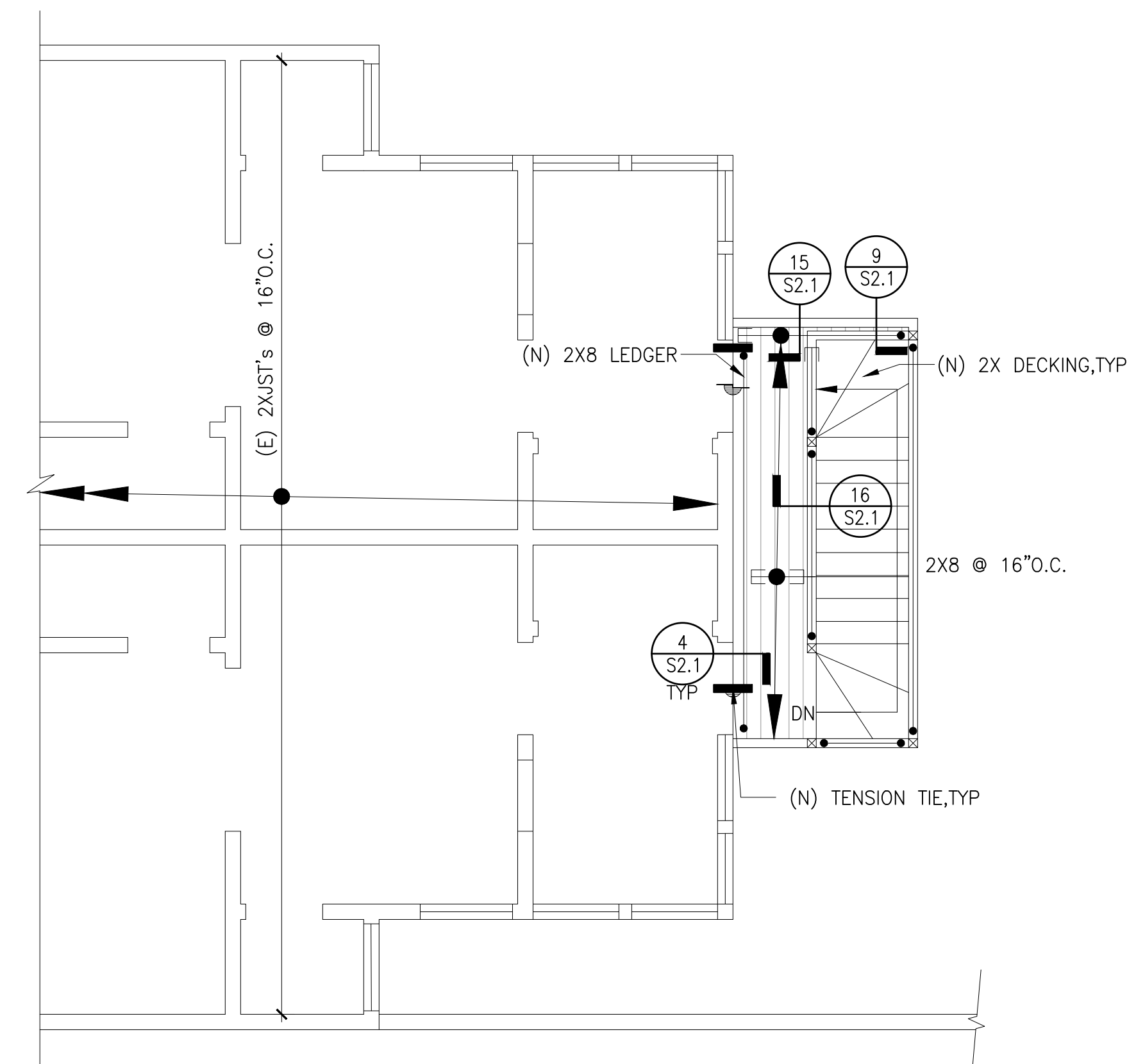
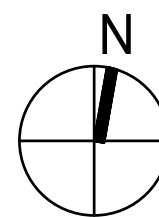
1ST FLOOR FOUNDATION PLAN

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



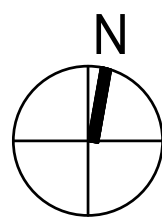
2ND FLOOR FRAMING PLAN

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



3RD FLOOR FRAMING PLAN

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



REVISIONS	BY



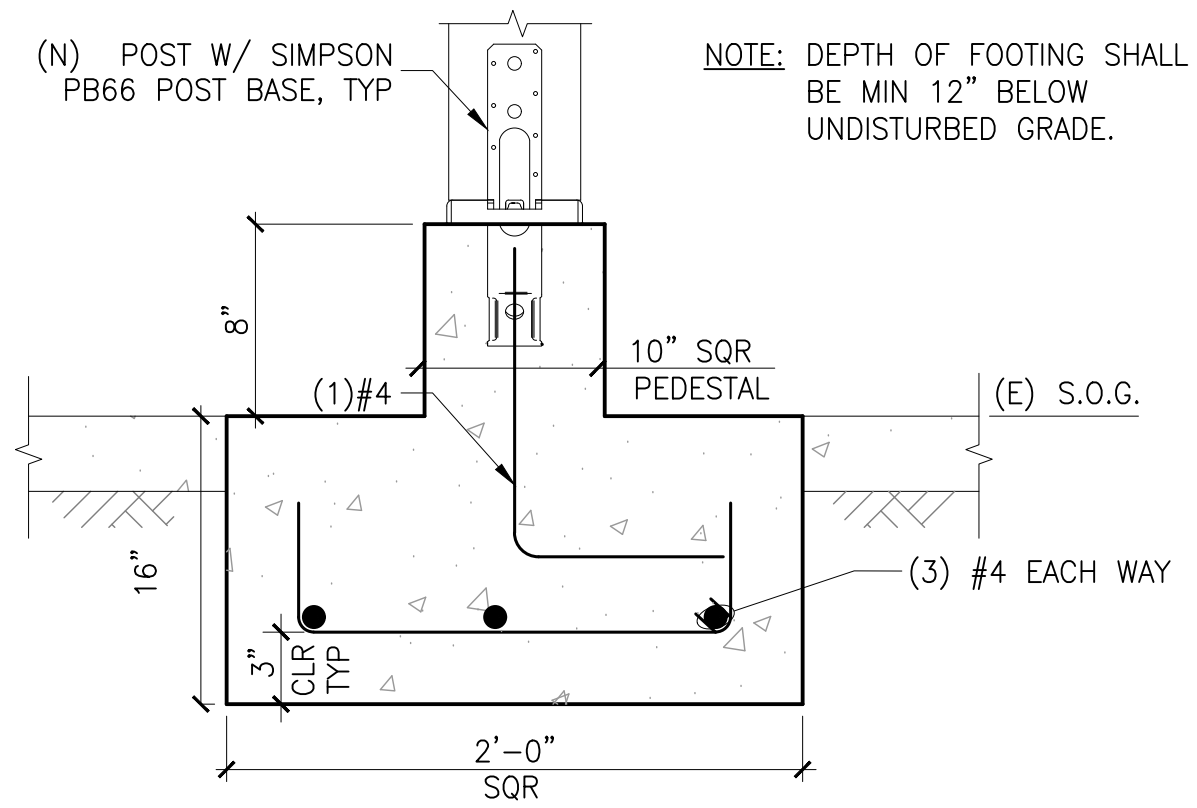
SHEET NO.

S1.1

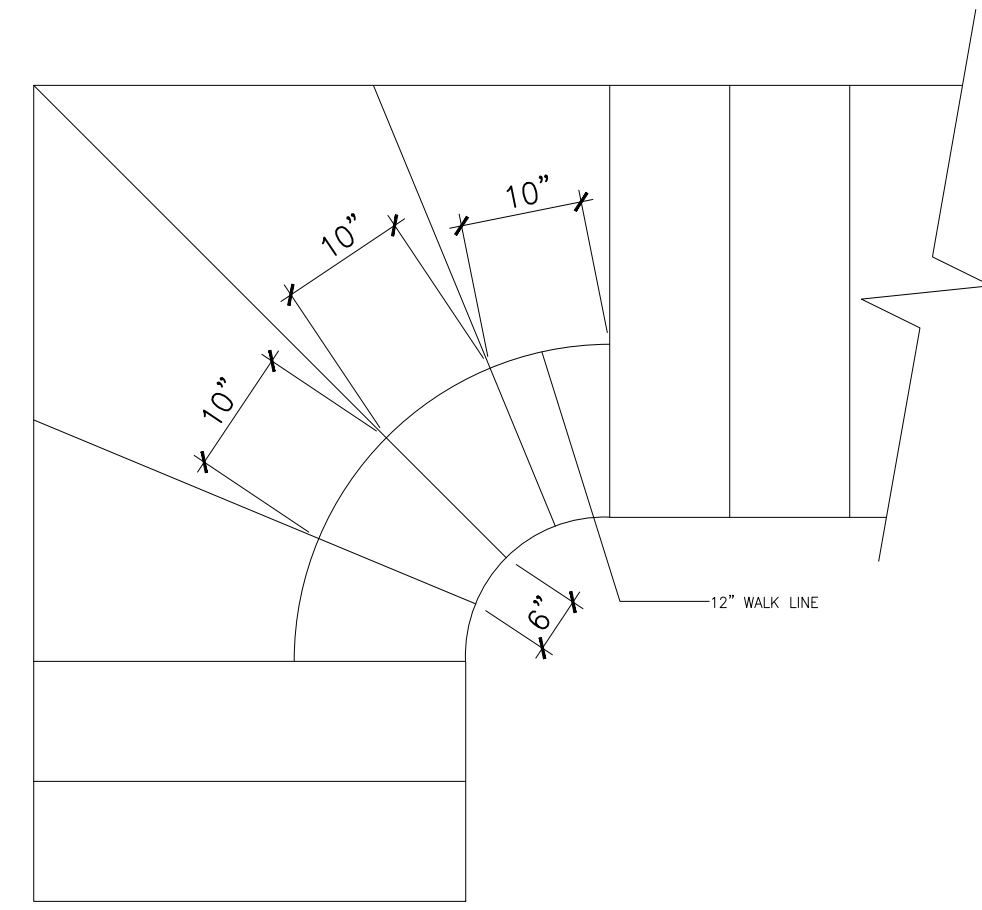
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DRAWN BY: RV

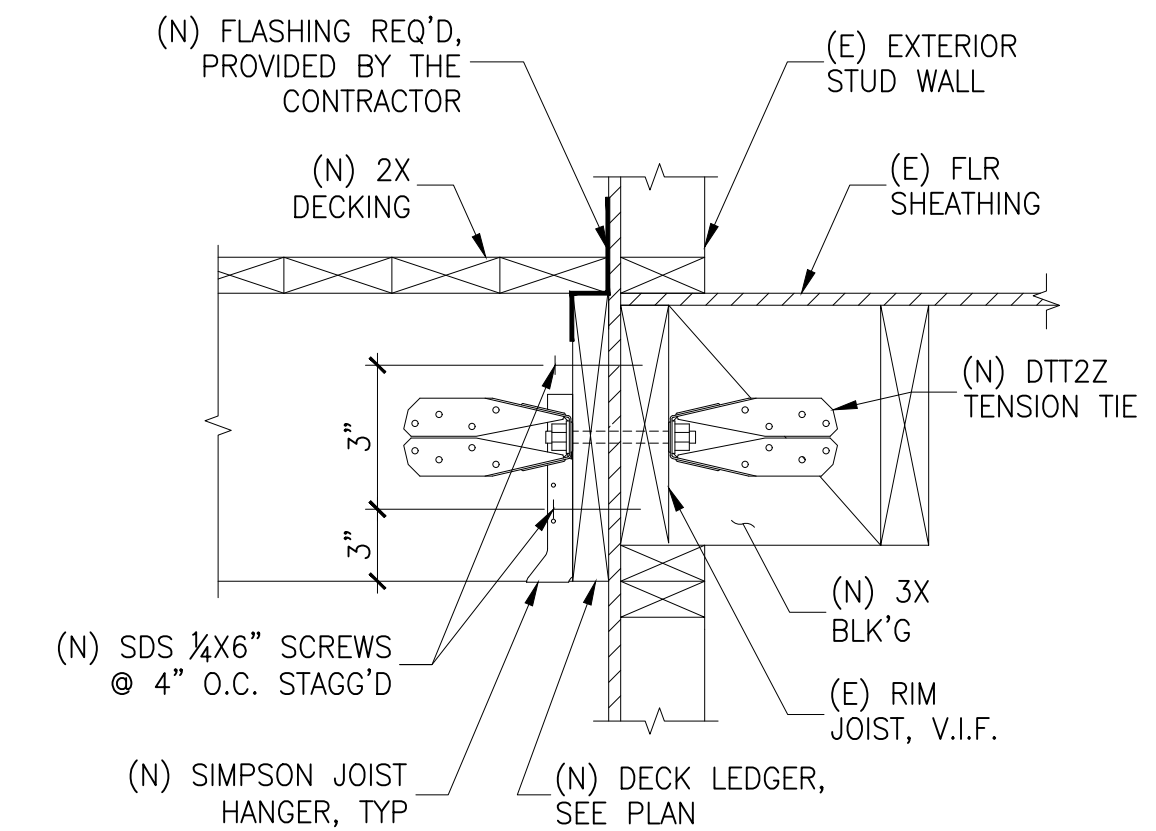
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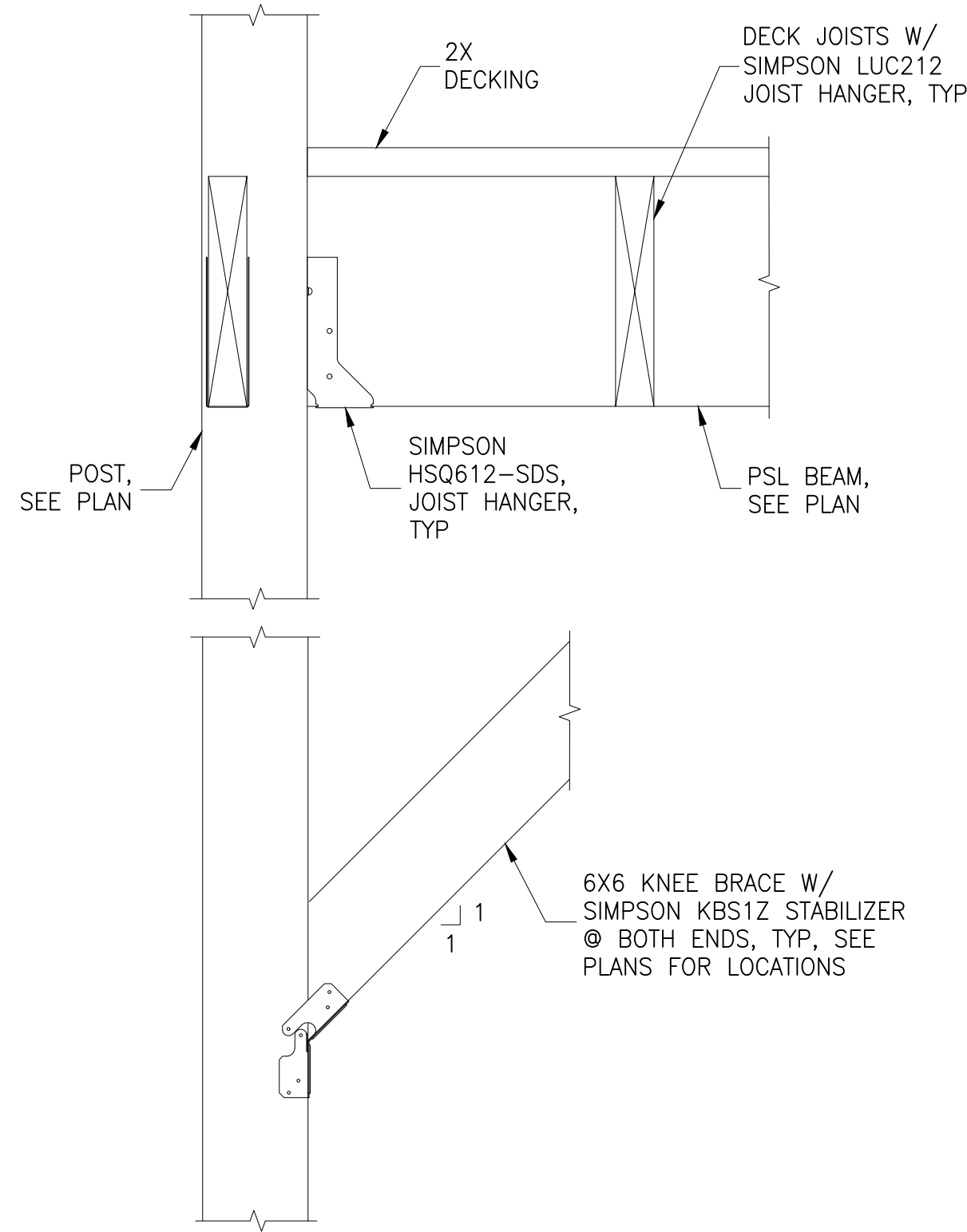
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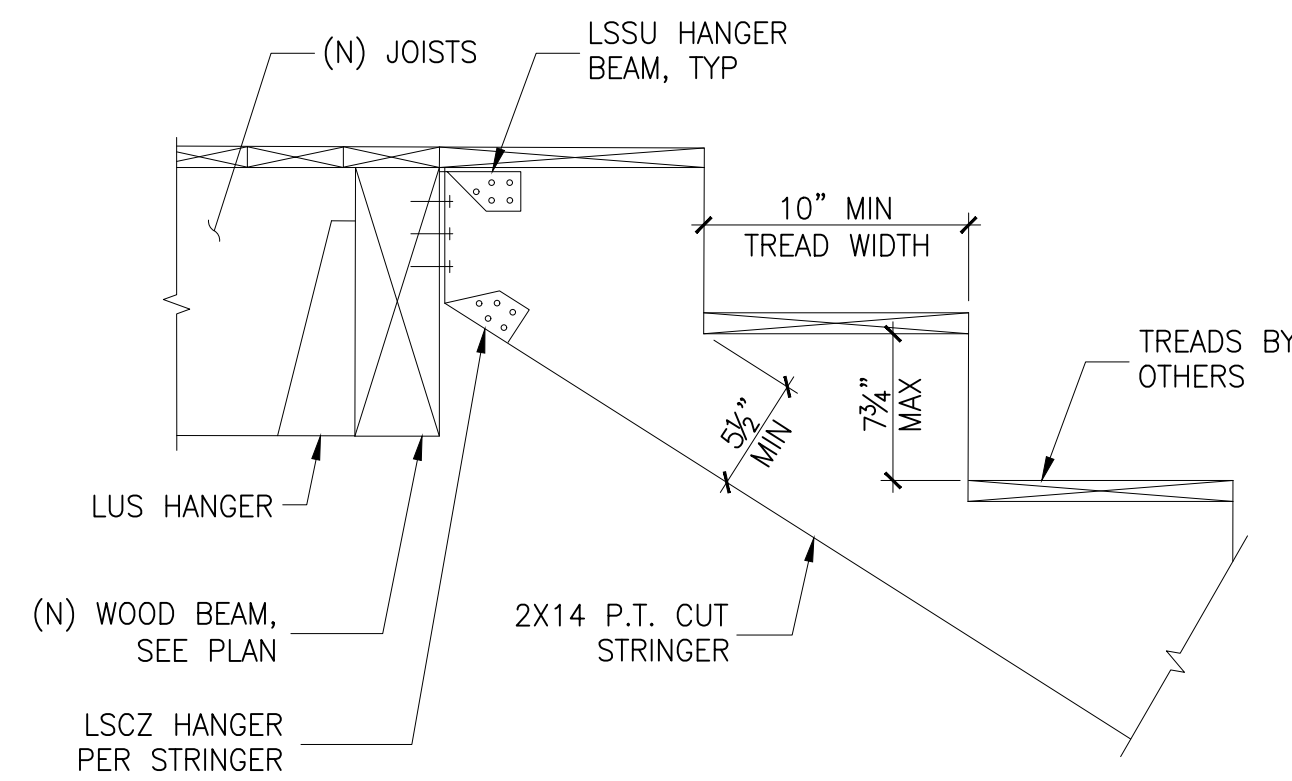
2 STAIR WINDERS DETAIL N.T.S.



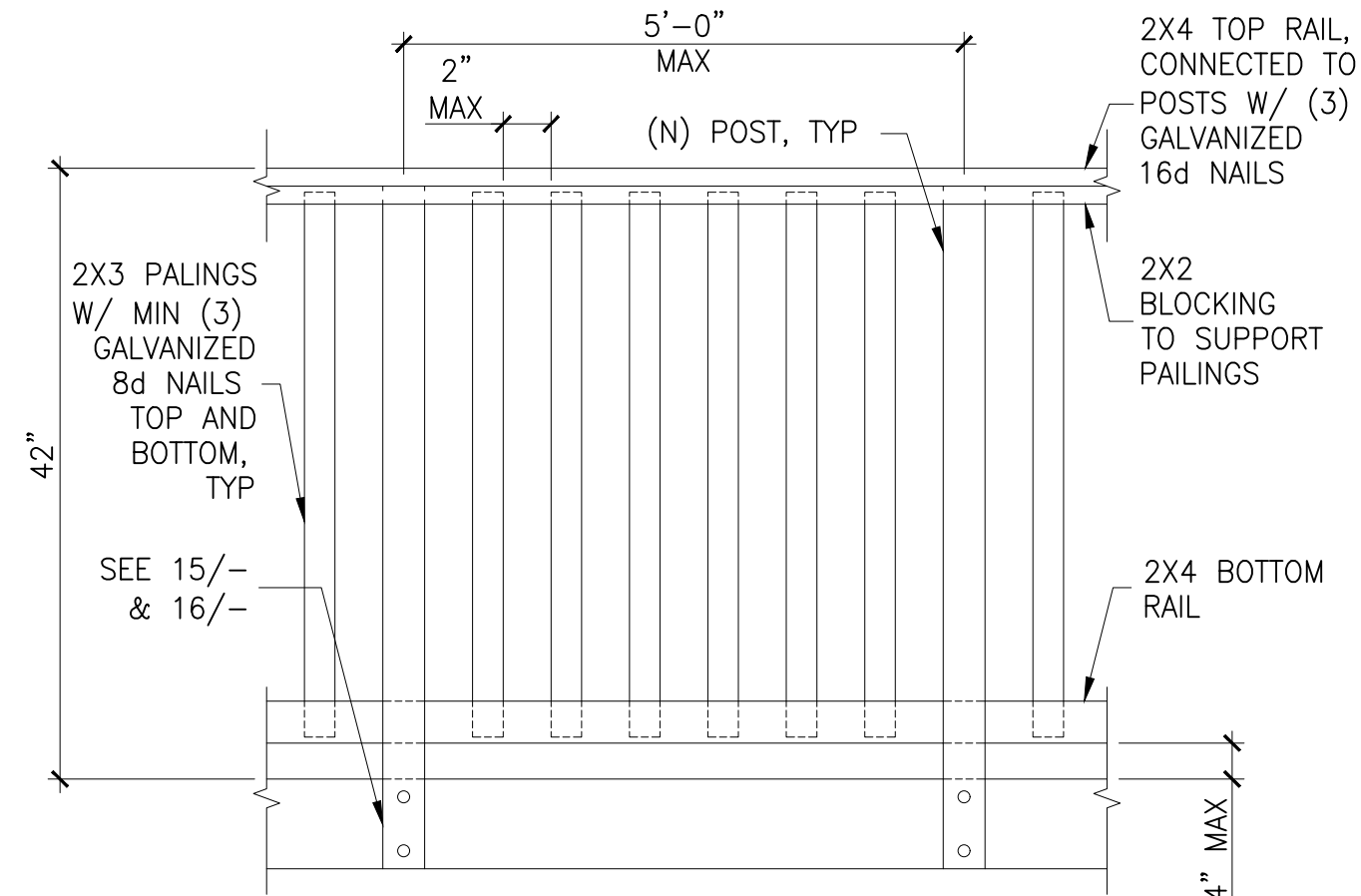
4 DECK LEDGER CONNECTION N.T.S.



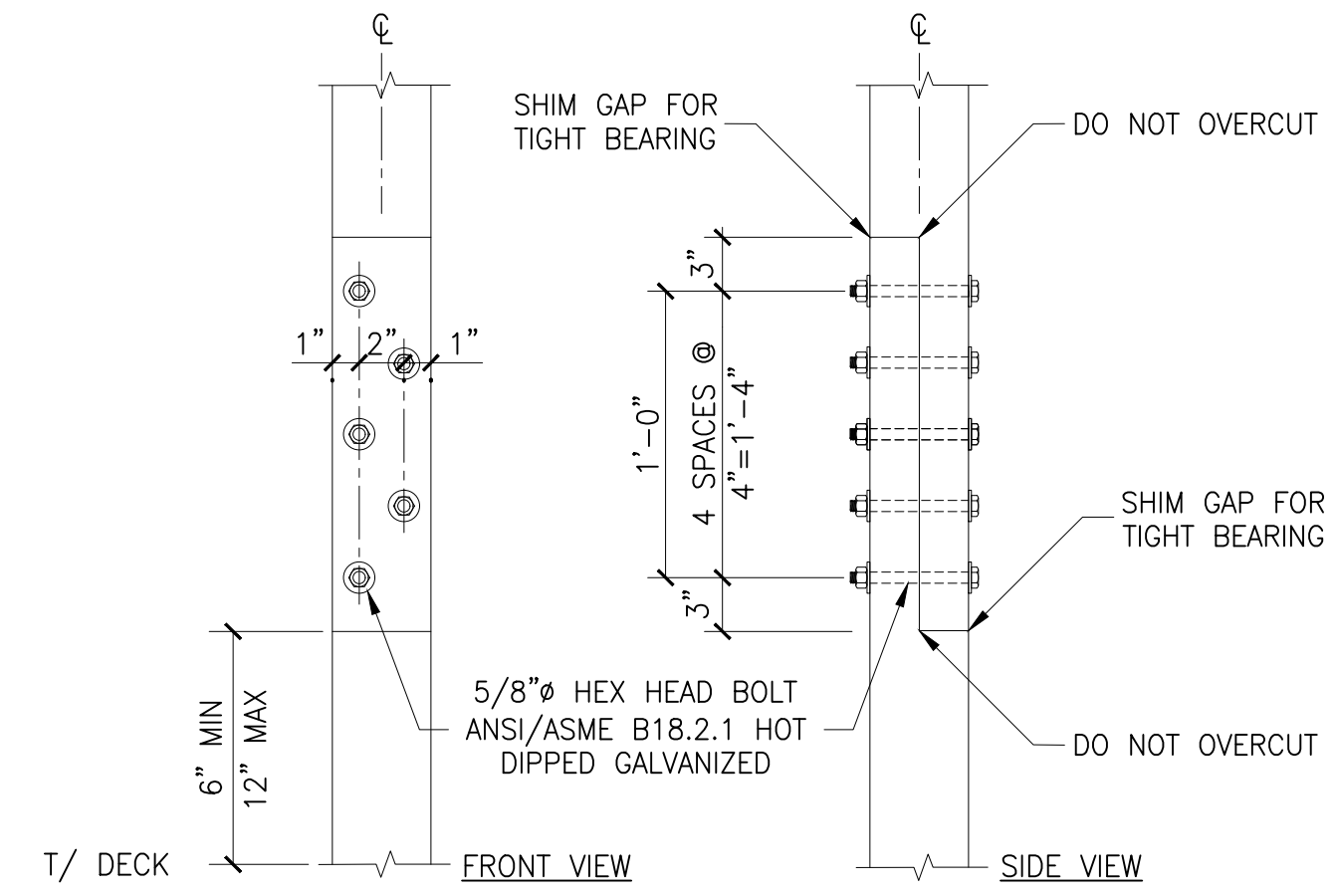
9 SECTION SCALE: N.T.S.



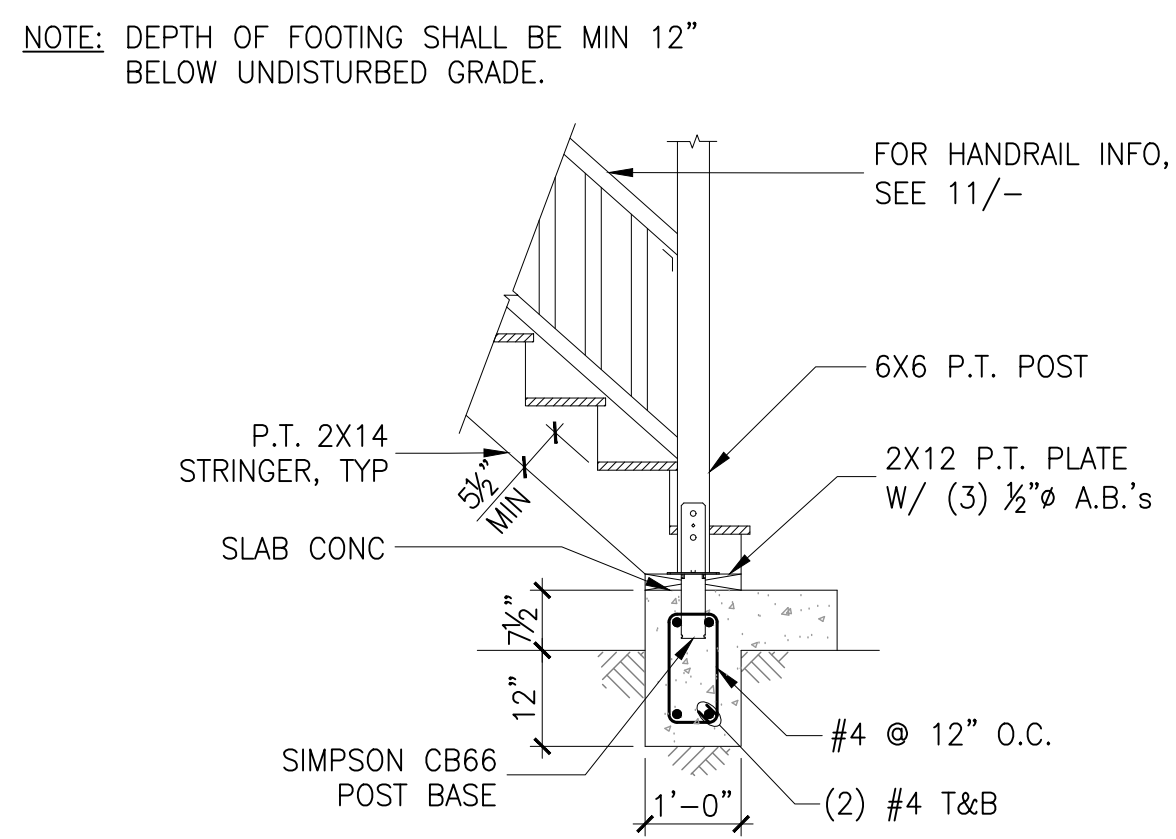
10 TYPICAL WOOD STAIRS SCALE: N.T.S.



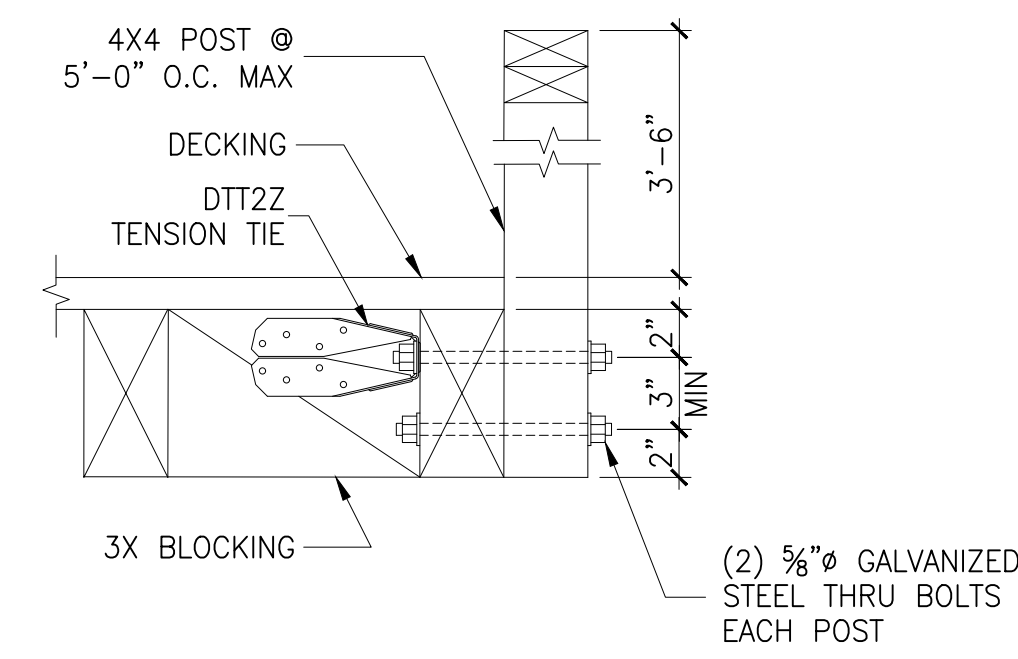
11 TYPICAL GUARDRAIL DETAIL N.T.S.



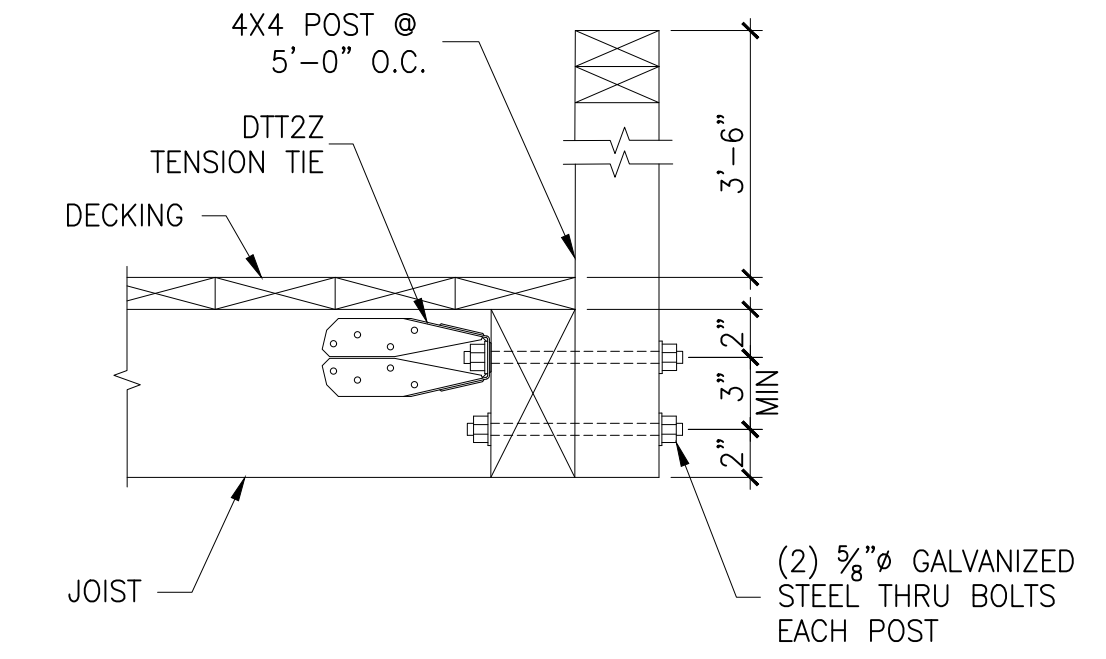
8 POST HINGE CONNECTION DETAIL N.T.S.



13 (N) EXTERIOR LANDING SCALE: N.T.S.



15 RAILING DETAIL TO WOOD JOIST N.T.S.



16 RAILING DETAIL TO WOOD JOIST N.T.S.

PROPOSED PLAN-SET SUBMITTED BY PERMIT HOLDER ON FEBRUARY 14, 2021

FIRE EGRESS STAIRS REPLACEMENT IN KIND

2634 OCTAVIA STREET
 SAN FRANCISCO, CALIFORNIA 94123
 PARCEL NO.: 0553/047-053 (7 LOTS)



COVER SHEET
 &
 PROJECT
 INFORMATION

2634 OCTAVIA STREET
 SAN FRANCISCO, CA 94123

REVISIONS	BY
1/26/2021	EY

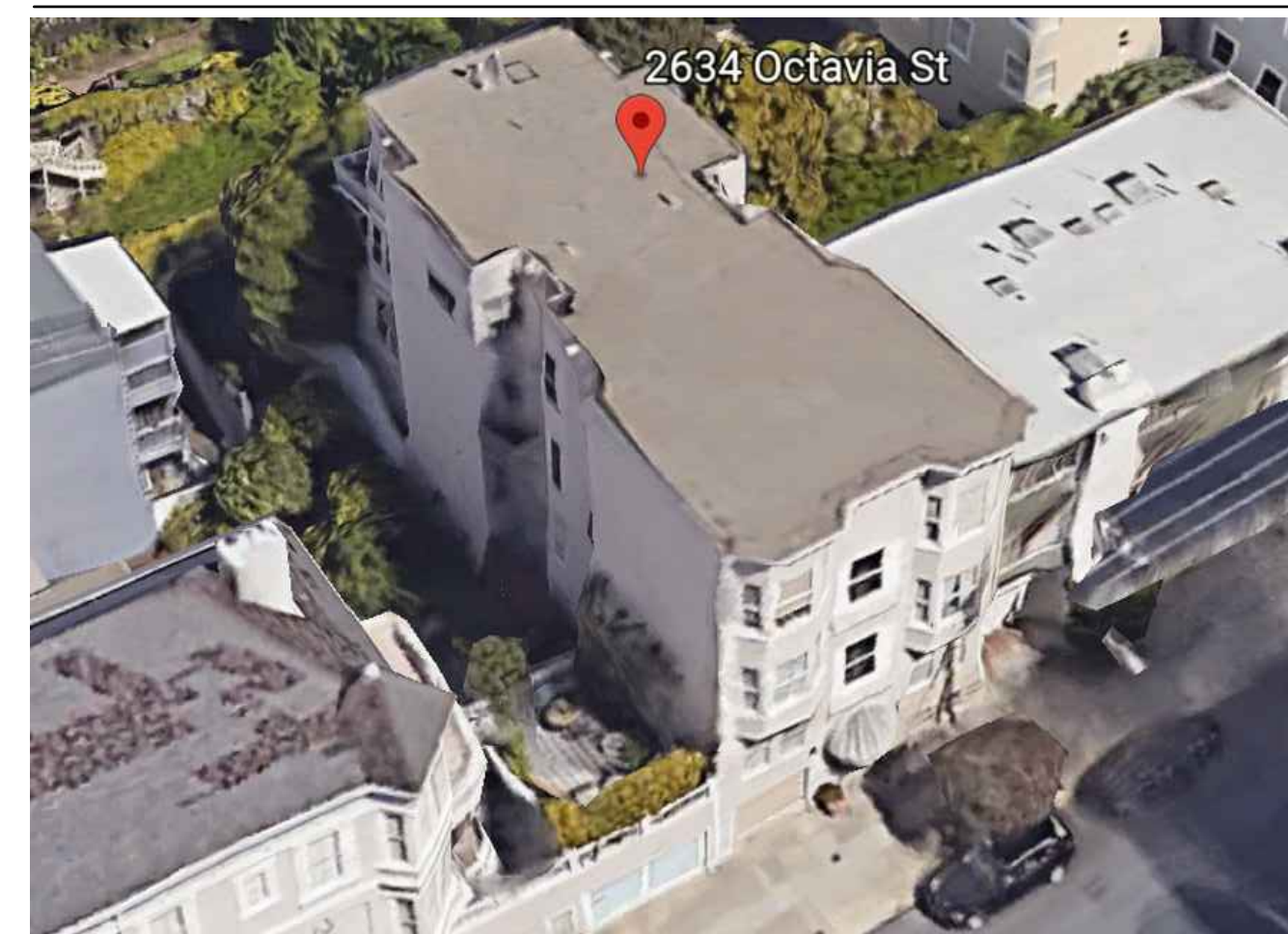
NOT FOR
 CONSTRUCTION

SHEET NO.
 A0.1
 SCALE: NONE
 DRAWN BY: MV/RV
 DATE: 8/17/2020

SITE LOCATION MAP



SITE AERIAL IMAGE



PROJECT TEAM

CLIENT:
 OWNER: PAUL GUERMONPREZ
 REPRESENTATIVE OF 2634 OCTAVIA STREET HOA
 2634 OCTAVIA STREET
 SAN FRANCISCO, CA 94123
 T: (415) 758-3366

ENGINEERING FIRM:
 ECR ENGINEERING
 1842 JEFFERSON STREET, #104
 SAN FRANCISCO, CA 94123
 T: (415) 205-3804
 ecrengineering@gmail.com

GENERAL CONTRACTOR:
 T.B.D.

PROJECT SCOPE

THE PROPOSED SCOPE OF WORK IS LIMITED TO REPLACING FIRE EGRESS STAIRS IN KIND, DUE TO SIGNIFICANT DRY-ROT DAMAGE, AND DEMO EXISTING ILLEGAL 3RD FLOOR DECK, LOCATED AT THE BACK OF THE SUBJECT BUILDING.

THE PROPOSED SCOPE OF WORK INCLUDES:

- (N) POSTS.
- (N) JOISTS, STRINGERS, AND BEAMS FOR STAIRS FRAMING.
- (N) GUARDRAILS & HANDRAILS.
- (N) ISOLATED PAD FOOTINGS.
- NO FIREWALL CONSTRUCTION.
- DEMO THE (E) ILLEGAL DECK.

REVISION 1 TO (E) P.A. # 2020-0903-3412
 REVISE THE DRAWINGS TO REBUILD THE EXISTING DECK AT THE 3RD STORY WHICH WAS SHOWN AS BEING REMOVED UNDER THE ORIGINAL PERMIT. THE DECK SIZE IS REVISED AS SHOWN ON PLANS.
 SEE PLANS FOR MORE DETAILS.

DRAWING INDEX

- A0.1 COVER SHEET & PROJECT INFORMATION
- A1.1 EXISTING & PROPOSED SITE PLANS
- A1.3 2ND FLOOR PLAN & 3RD FLOOR PLAN
- A2.1 EXISTING ELEVATIONS
- A2.2 PROPOSED ELEVATIONS
- A3.1 PHOTOS OF EXISTING DECK & EGRESS STAIRS
- S1.1 1ST FLOOR/FOUNDATION PLAN & 2ND FLOOR FRAMING PLAN & 3RD FLOOR FRAMING PLAN

CODE COMPLIANCE AND PROJECT INFORMATION

THE PROJECT IS LOCATED IN THE CITY OF SAN FRANCISCO, CALIFORNIA. THE DESIGN WILL BE IN ACCORDANCE WITH THE FOLLOWING BUILDINGS CODES AND DESIGN STANDARDS:

- 2019 SAN FRANCISCO FIRE CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 SAN FRANCISCO EXISTING BUILDING CODE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), 15TH EDITION
- AMERICAN CONCRETE INSTITUTE, ACI 318-19
- 2018 AMERICAN WOOD COUNCIL NATIONAL DESIGN SPECIFICATION (NDS)
- 2018 AMERICAN WOOD COUNCIL SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS)

THE BUILDING PROPERTIES ARE:

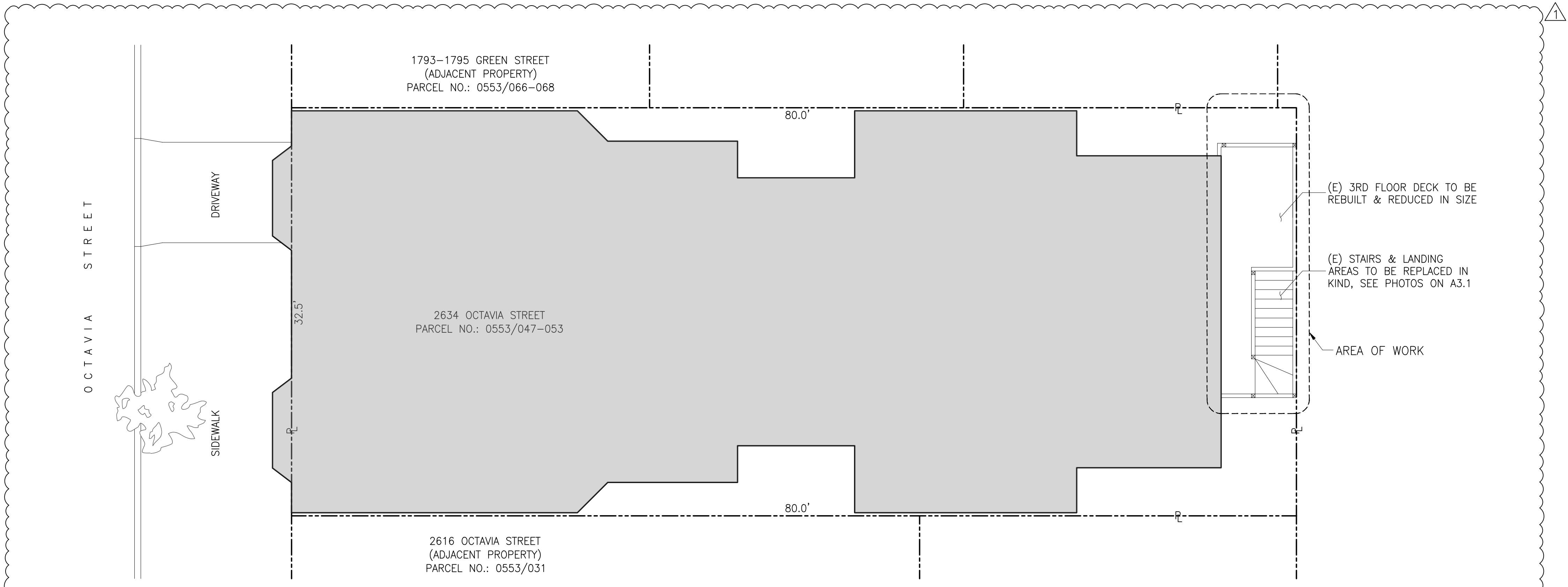
LOT SIZE: 2,600 SF
 BUILDING AREA: UNKNOWN
 ORIGINAL CONST DATE: 1904
 ORIGINAL BUILDING CODE: PRE-CODE ERA
 PROPERTY CLASS: MULTI-FAMILY
 ZONING: RH-2
 TYPE OF CONSTRUCTION: V-B
 # OF UNITS: 7
 # OF STORIES: 3 + BASEMENT
 OCCUPANCY: R-2
 SPRINKLERS: NON-SPRINKLERED

REVISIONS	BY
1/26/2021	EY

NOT FOR CONSTRUCTION

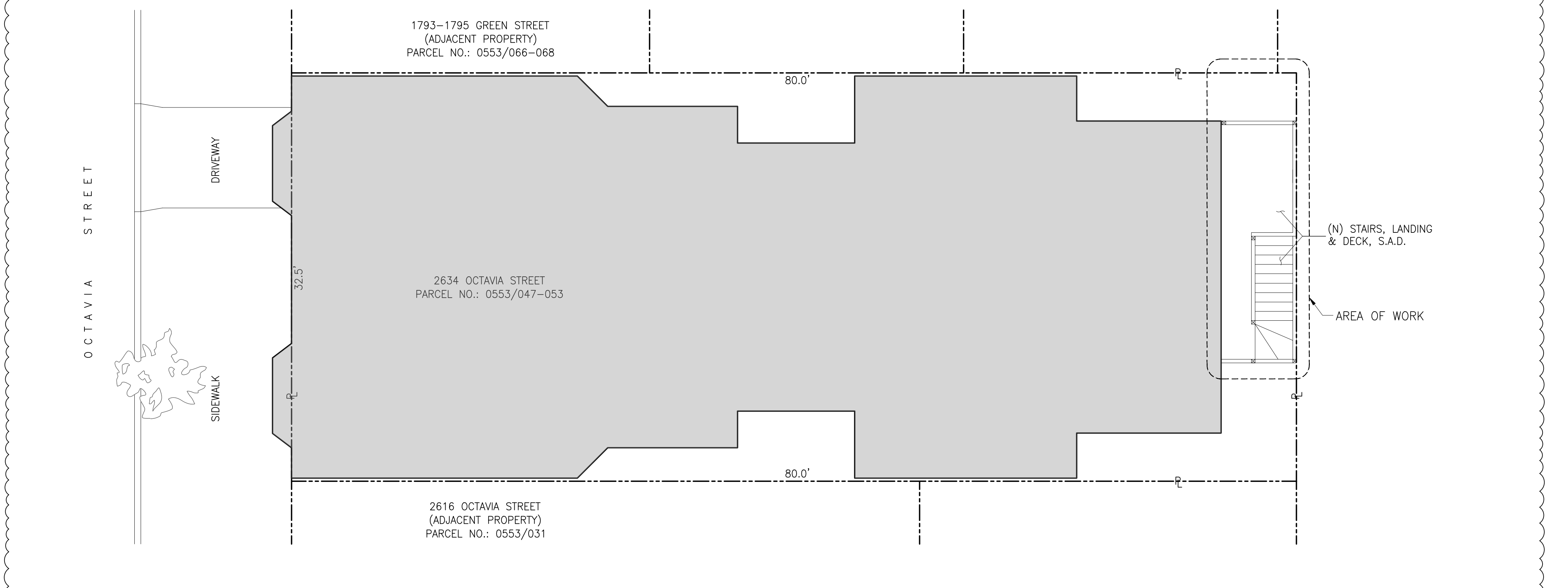
SHEET NO.
A1.1

SCALE: AS SHOWN
DRAWN BY: MV/RV
DATE: 8/17/2020



EXISTING SITE PLAN

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

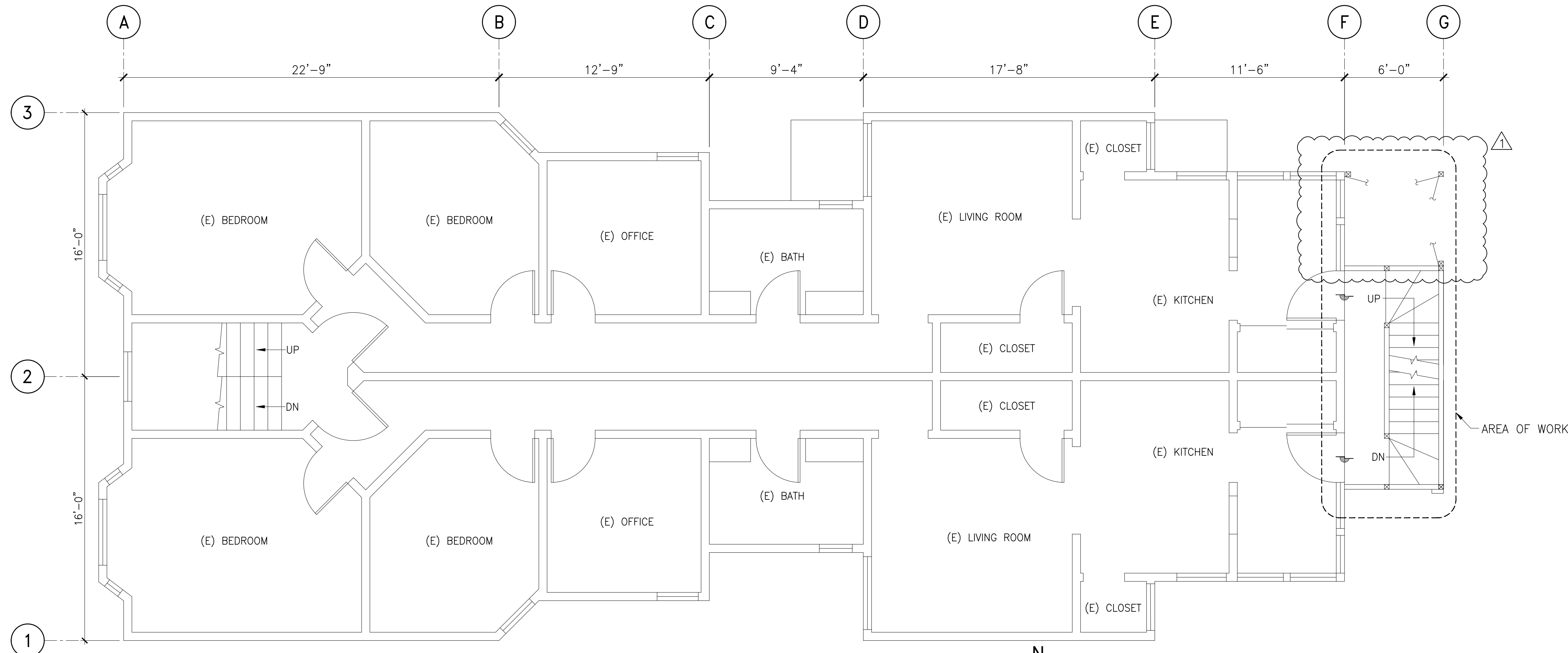
PROPOSED SITE PLAN

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

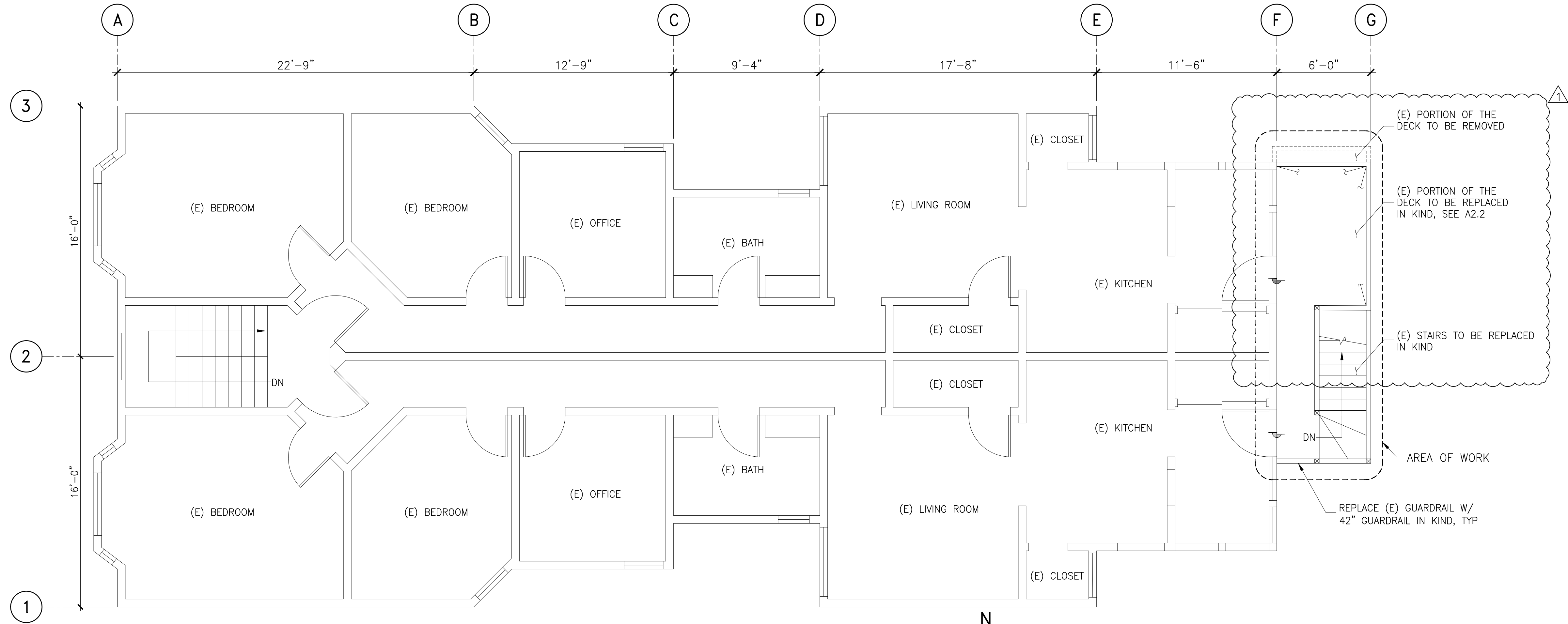


PLAN NOTES

1. ALL ROOMS SHOW EXISTING CONDITIONS, FOR REFERENCE ONLY.



2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



3RD FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS	BY
1/26/2021	EY

NOT FOR CONSTRUCTION

SHEET NO.
A1.3

SCALE: AS SHOWN
DRAWN BY: MV/RV
DATE: 8/17/2020

REVISIONS	BY
1/26/2021	EY

NOT FOR CONSTRUCTION

SHEET NO.

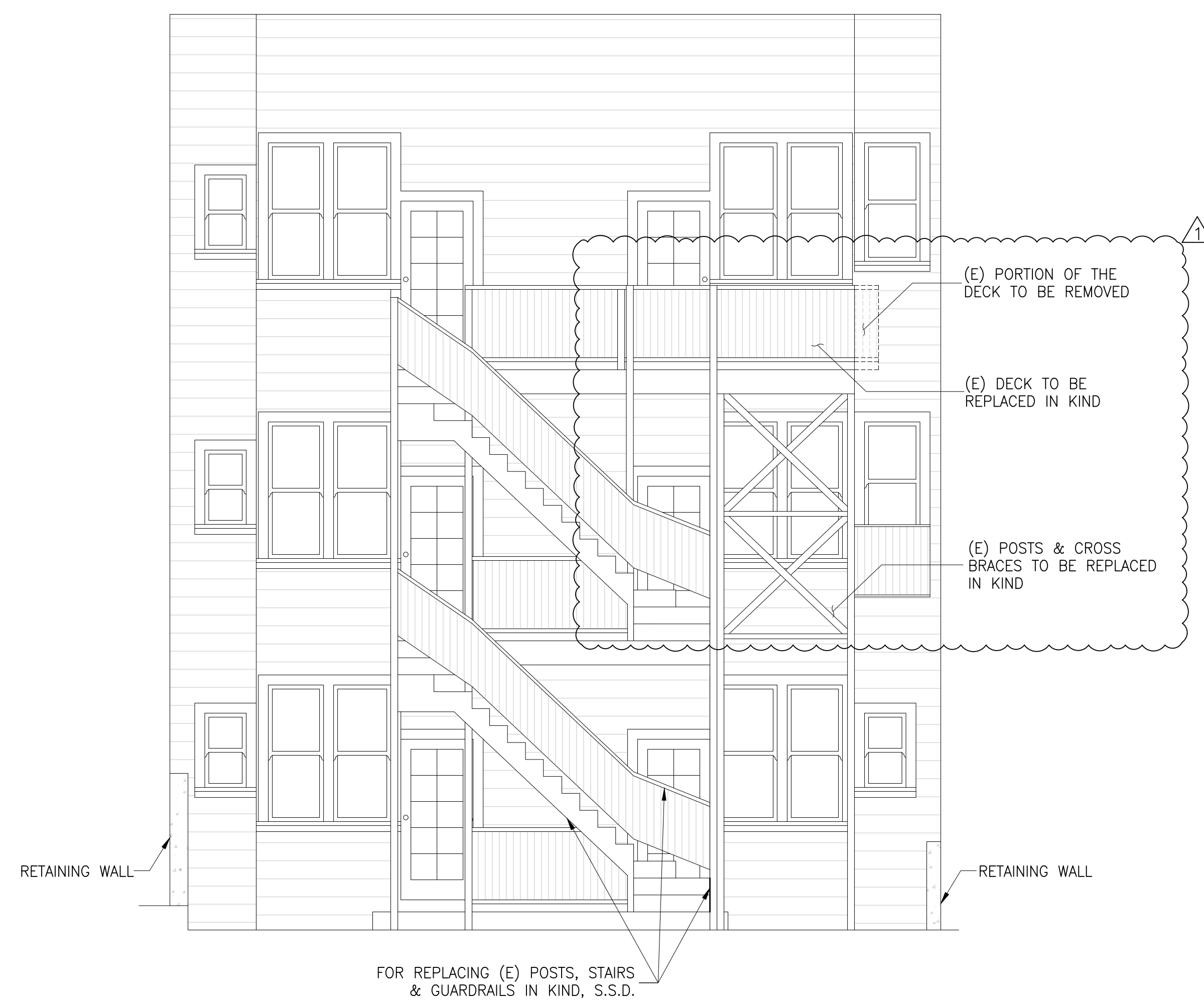
A2.1

SCALE: AS SHOWN
DRAWN BY: MV/RV
DATE: 8/17/2020



EXISTING SOUTH ELEVATION

SCALE: N.T.S.




EXISTING EAST ELEVATION

SCALE: N.T.S.



EXISTING NORTH ELEVATION

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

REVISIONS	BY
1/26/2021 	EY

NOT FOR CONSTRUCTION

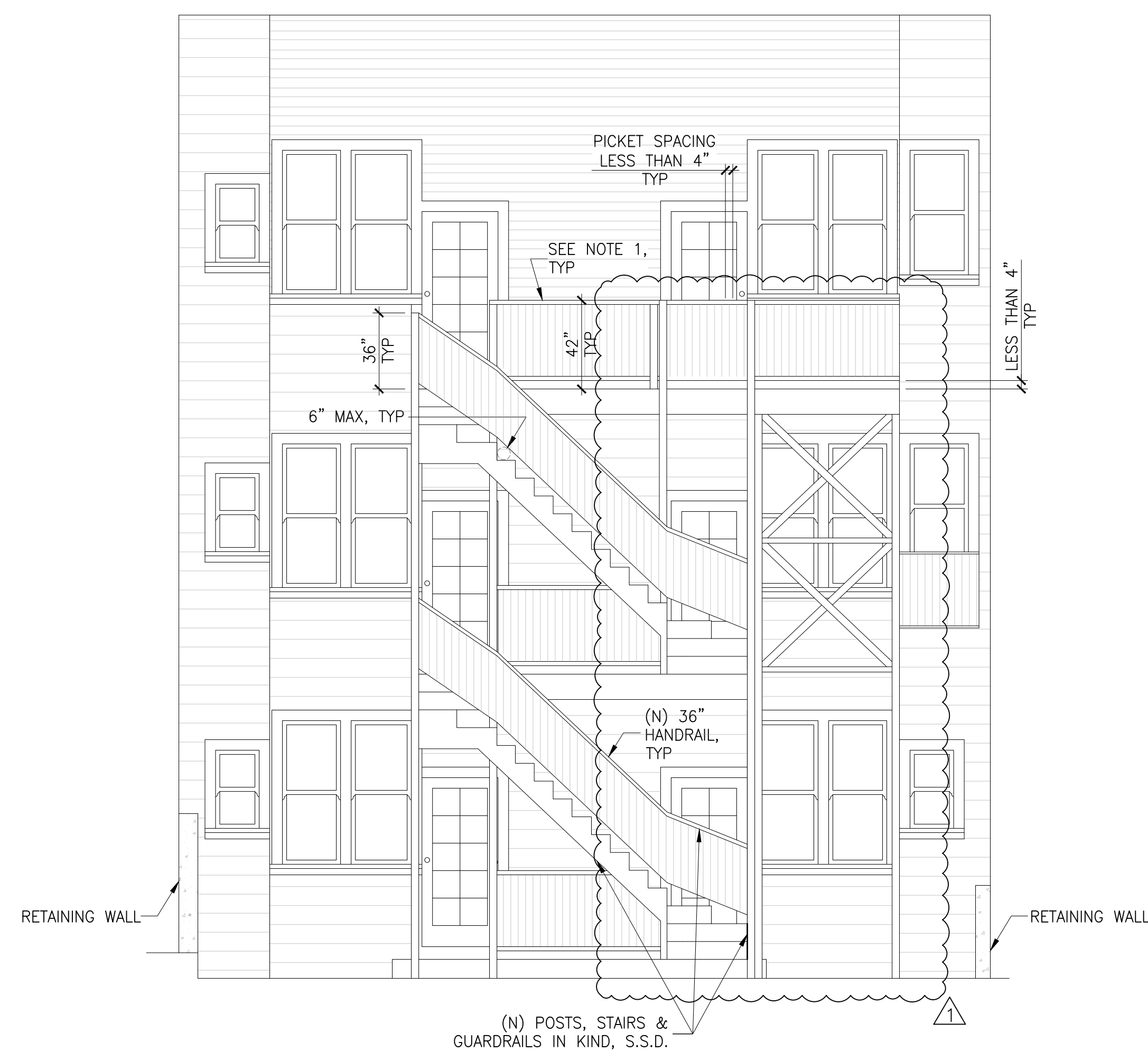
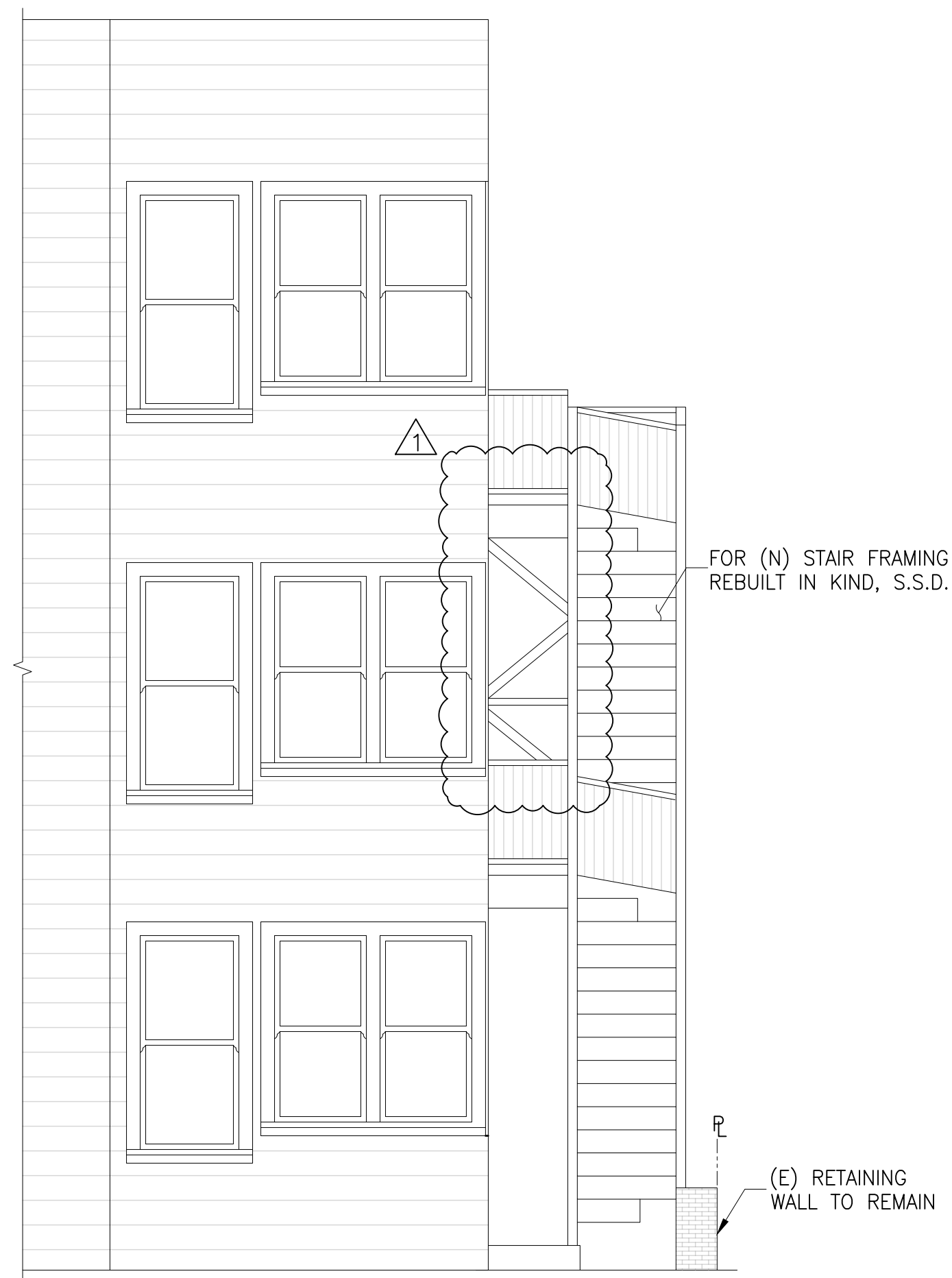
SHEET NO.

A2.2

SCALE: AS SHOWN
DRAWN BY: MV/RV
DATE: 8/17/2020

PLAN NOTES

1. NEW GUARDRAILS SHALL BE 42" ABOVE THE FINISHED DECK, WITH PICKET SPACING TO BE LESS THAN 4". FOR TYPICAL GUARDRAIL, SEE DETAILS 6 & 11 ON S2.1.



PROPOSED SOUTH ELEVATION

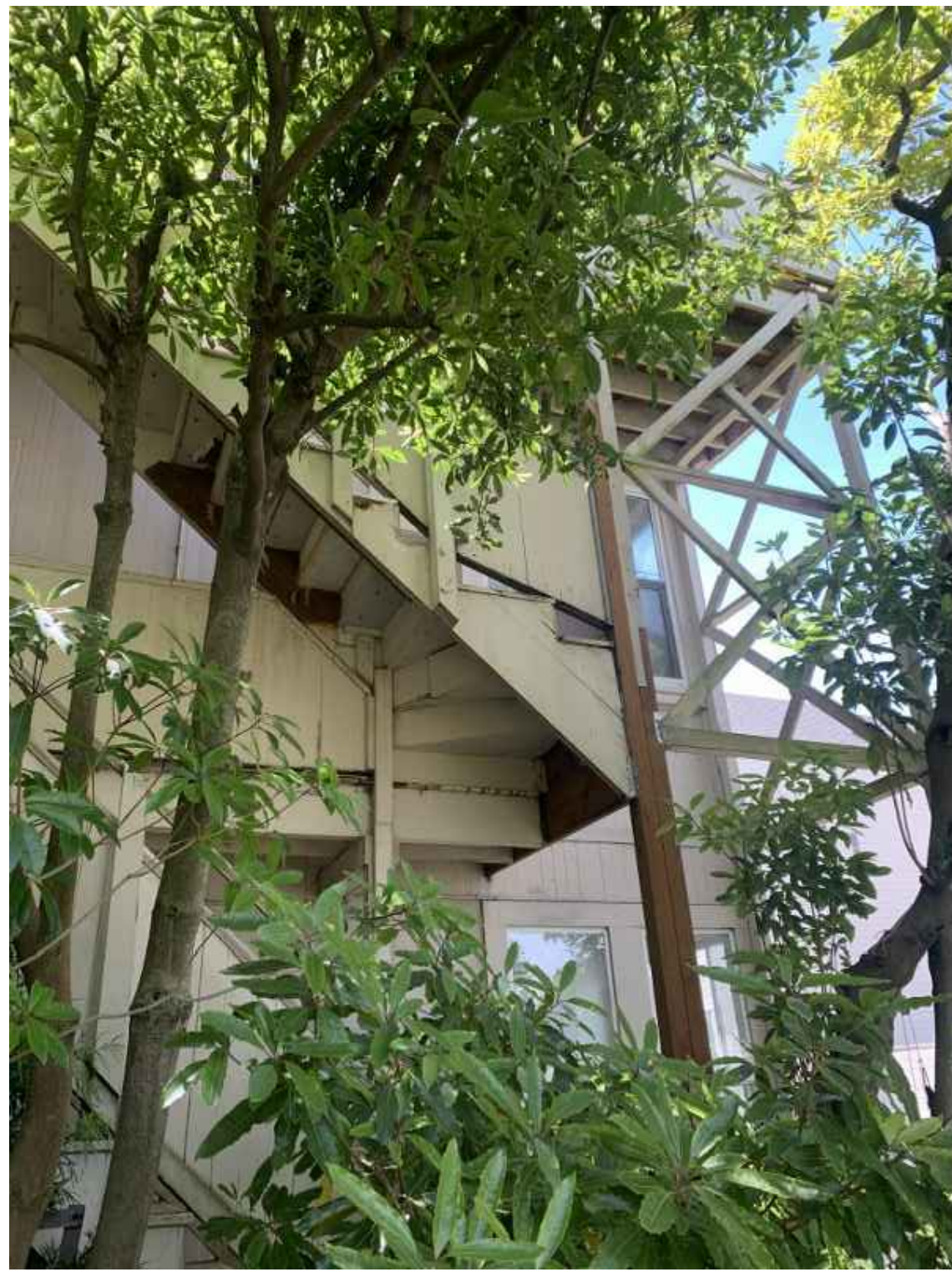
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PROPOSED EAST ELEVATION

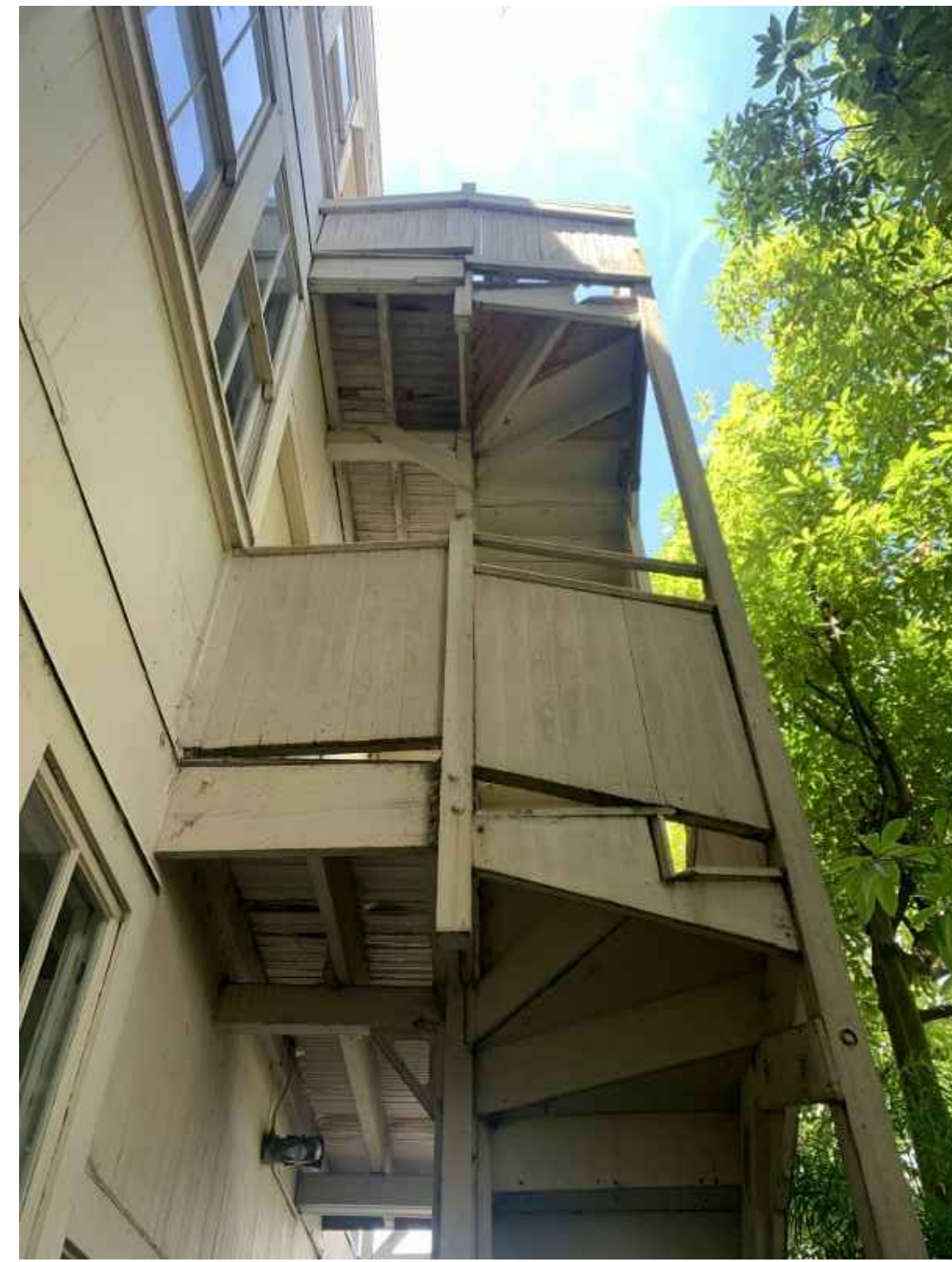
SCALE: 1/4"=1'-0"

PROPOSED NORTH ELEVATION

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



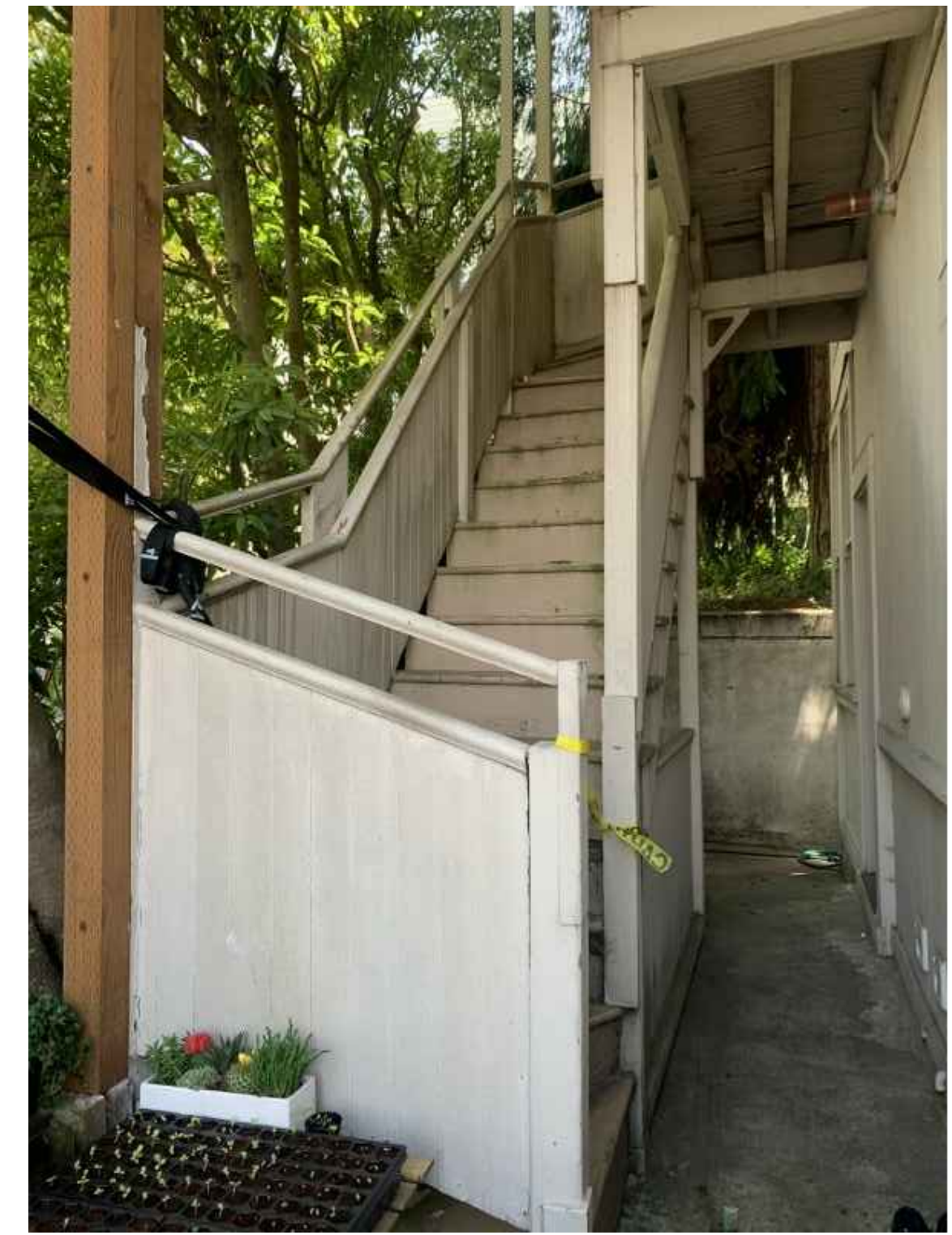
1 (E) FIRE STAIRS TO BE DEMO'D



2 (SOUTH) SIDE ELEVATION OF THE FIRE STAIRS



3 (E) 3RD FLOOR DECK TO BE REBUILT



4 1ST FLOOR STAIRS



5 1ST FLOOR STRINGERS, POSTS, & FOOTINGS



6 TYPICAL DAMAGED SLOPING LANDING



7 TYPICAL DRY-ROTTED POST



8 TYPICAL DRY-ROTTED STRINGER

REVISIONS	BY
1/26/2021	EY

NOT FOR
CONSTRUCTION

SHEET NO.
A3.1

SCALE: AS SHOWN
DRAWN BY: MV/RV
DATE: 8/17/2020

REVISIONS	BY
1/26/2021	EY

NOT FOR
CONSTRUCTION

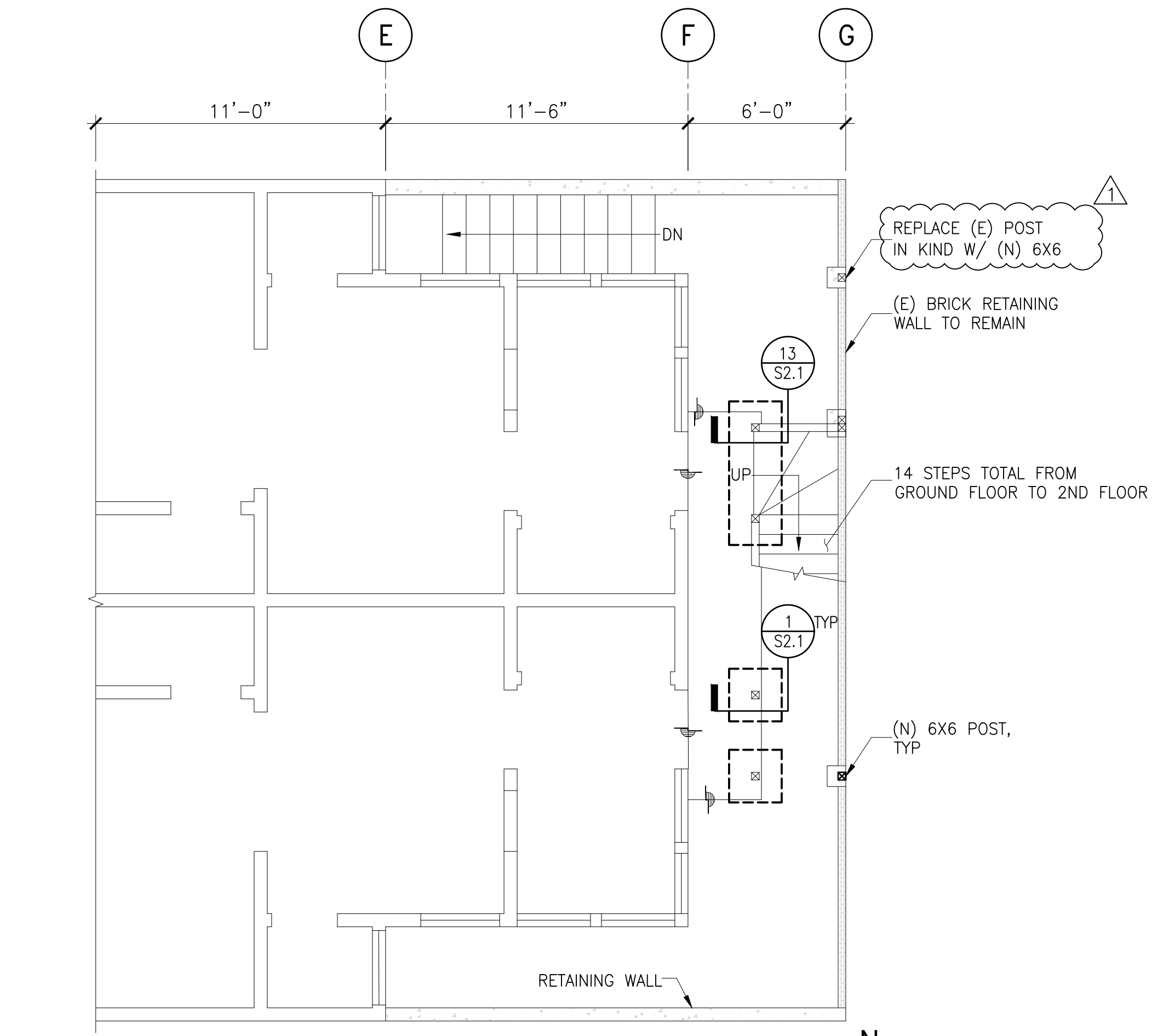
SHEET NO.

S1.1

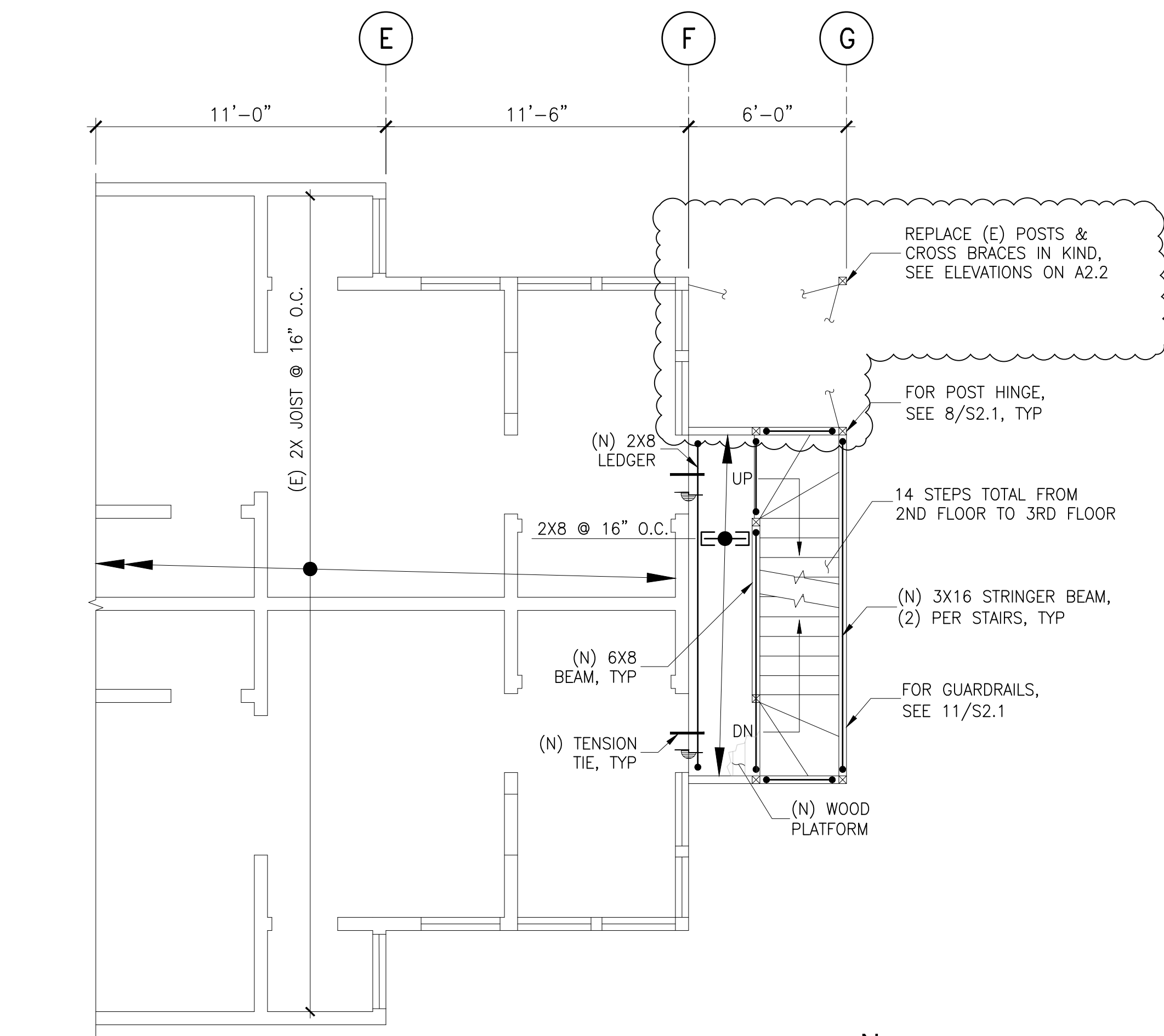
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DRAWN BY: MV/RV
DATE: 8/17/2020

PLAN NOTES

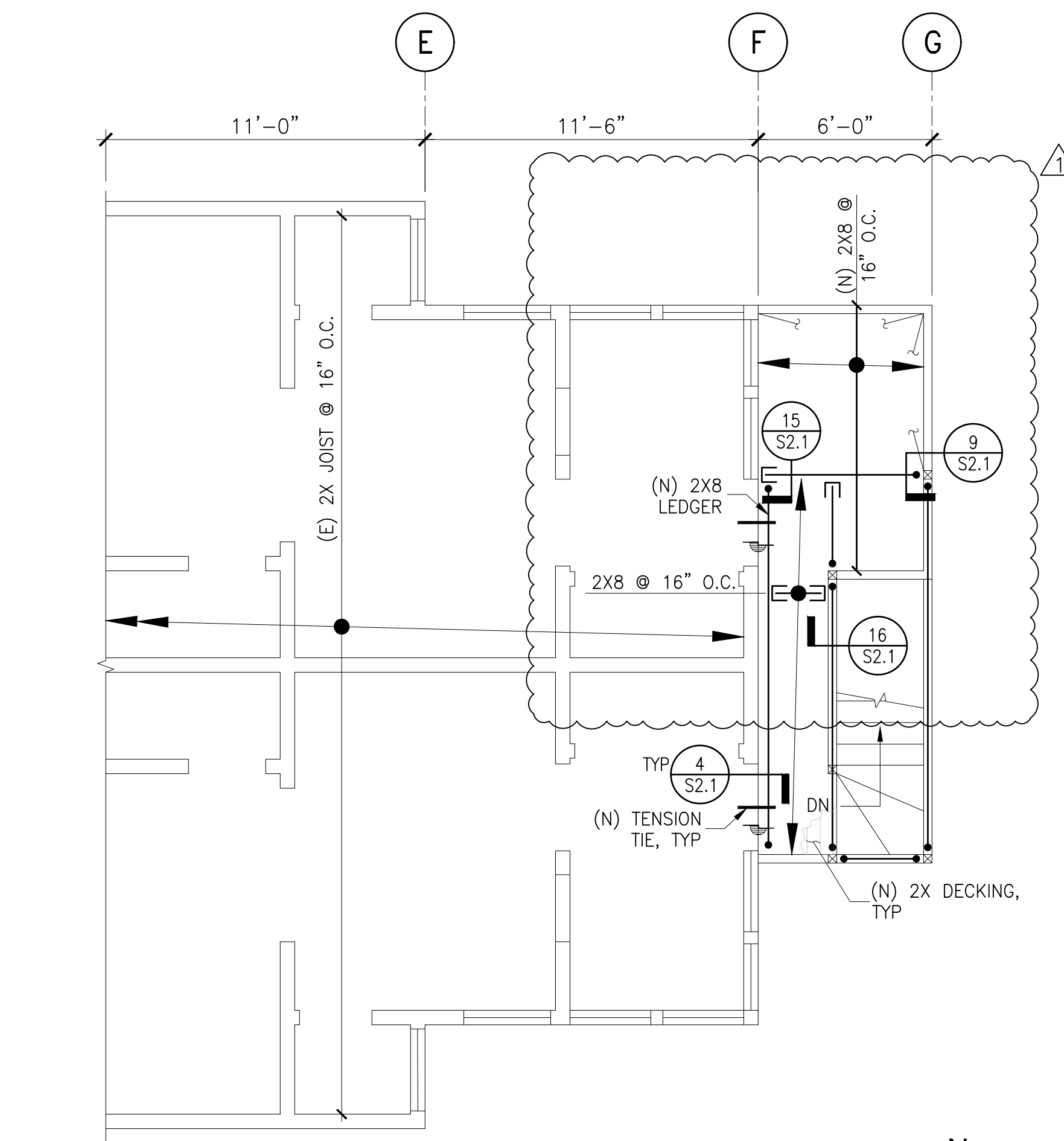
1. REFER TO GENERAL STRUCTURAL NOTES & DETAILS FOR GENERAL REQUIREMENTS OF CONSTRUCTION, MATERIALS, SHOP DRAWINGS AND REQUIREMENTS OF CONSTRUCTION OBSERVATIONS
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
3. CONTRACTOR SHALL USE GALVANIZED NAILS AND SCREW. ALL WOOD MEMBERS TO BE PRESSURE TREATED.
4. CONTRACTOR SHALL CONFIRM THE DIMENSION AT FIELD, AND SHALL NOTIFY THE ENGINEER IF IT CHANGES DUE TO STAIRS TREAD AND RISER HEIGHTS.
5. FOR TYPICAL POST HINGE CONNECTION, SEE 8/S2.1.
6. FOR TYPICAL GUARDRAIL DETAILS, SEE 15/S2.1 & 16/S2.1.



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



2ND FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



3RD FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

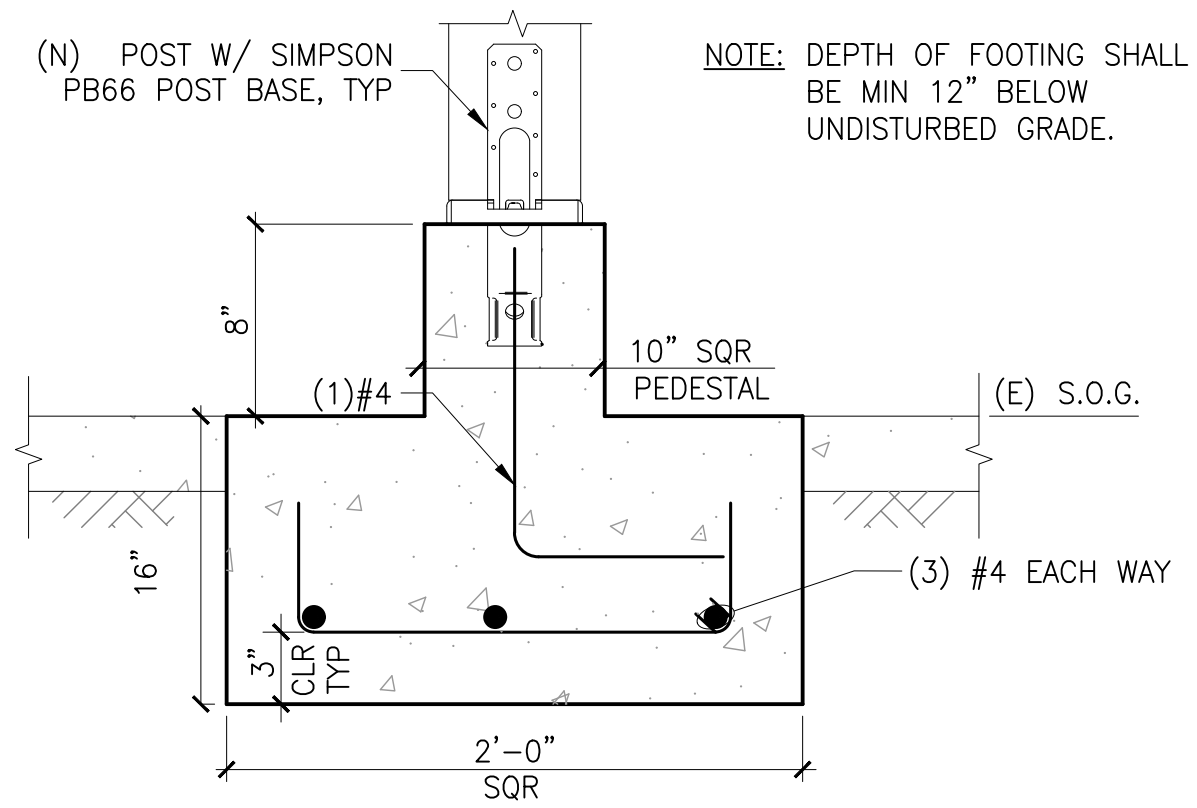
REVISIONS	BY
1/26/2021	EY

NOT FOR
CONSTRUCTION

SHEET NO.

S2.1

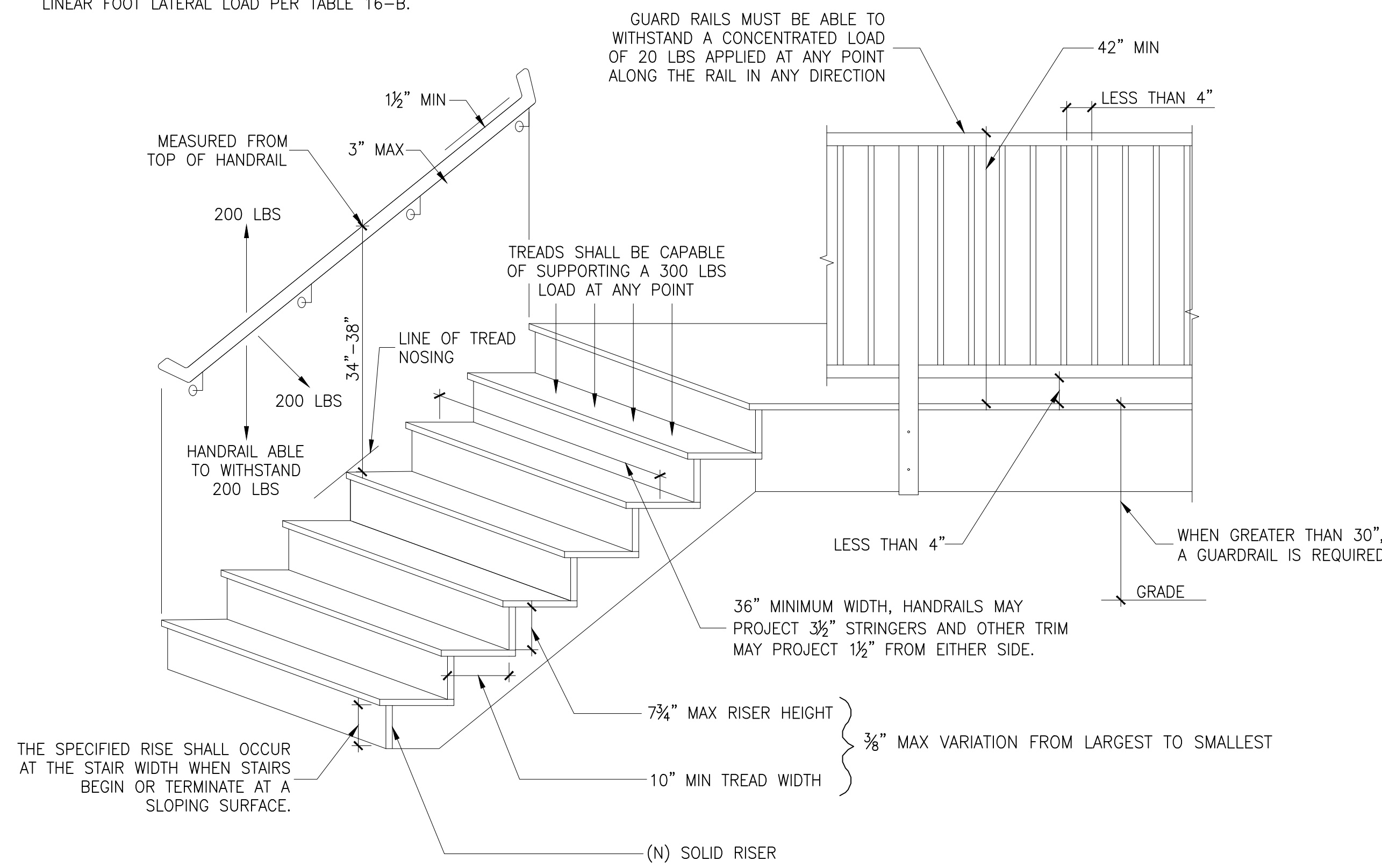
SCALE: AS SHOWN
DRAWN BY: MV/RV
DATE: 8/17/2020



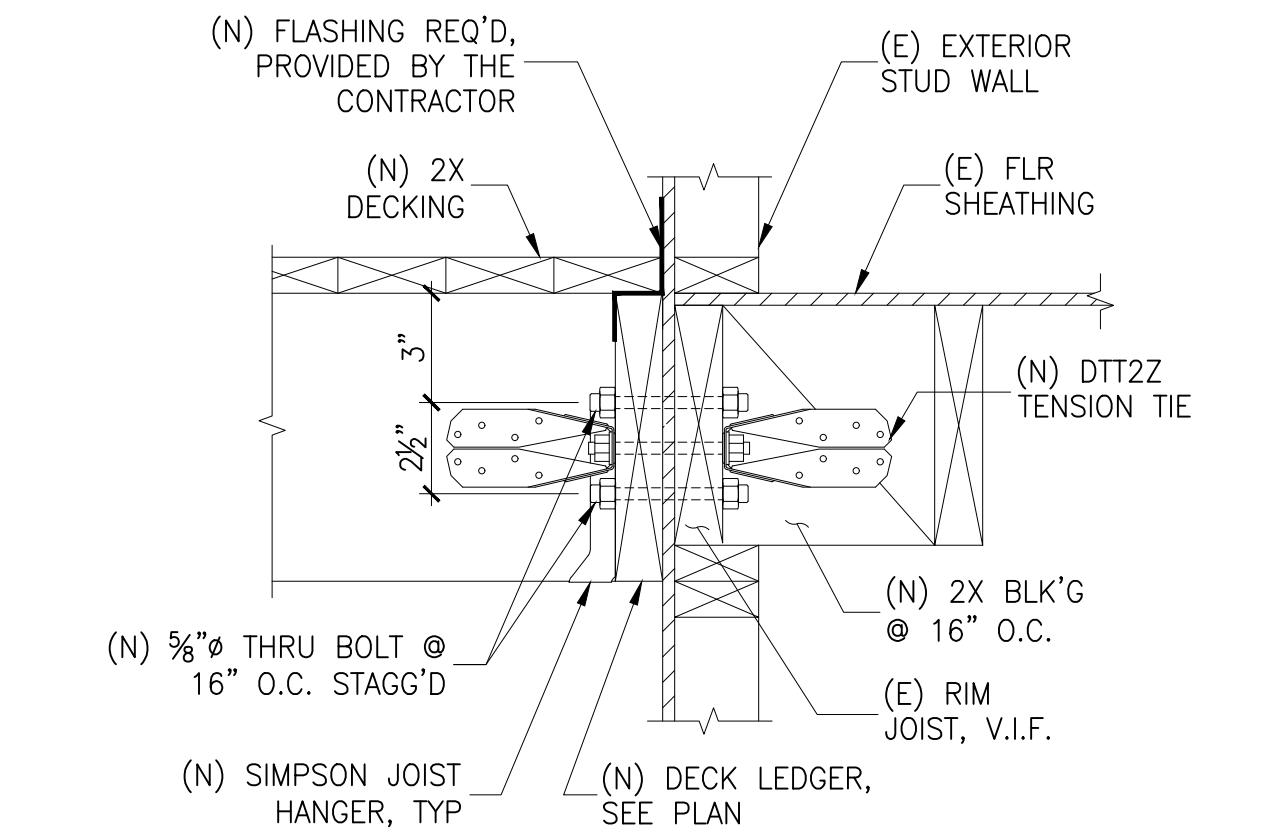
1 SECTION SCALE: N.T.S.

GENERAL STAIR NOTES:

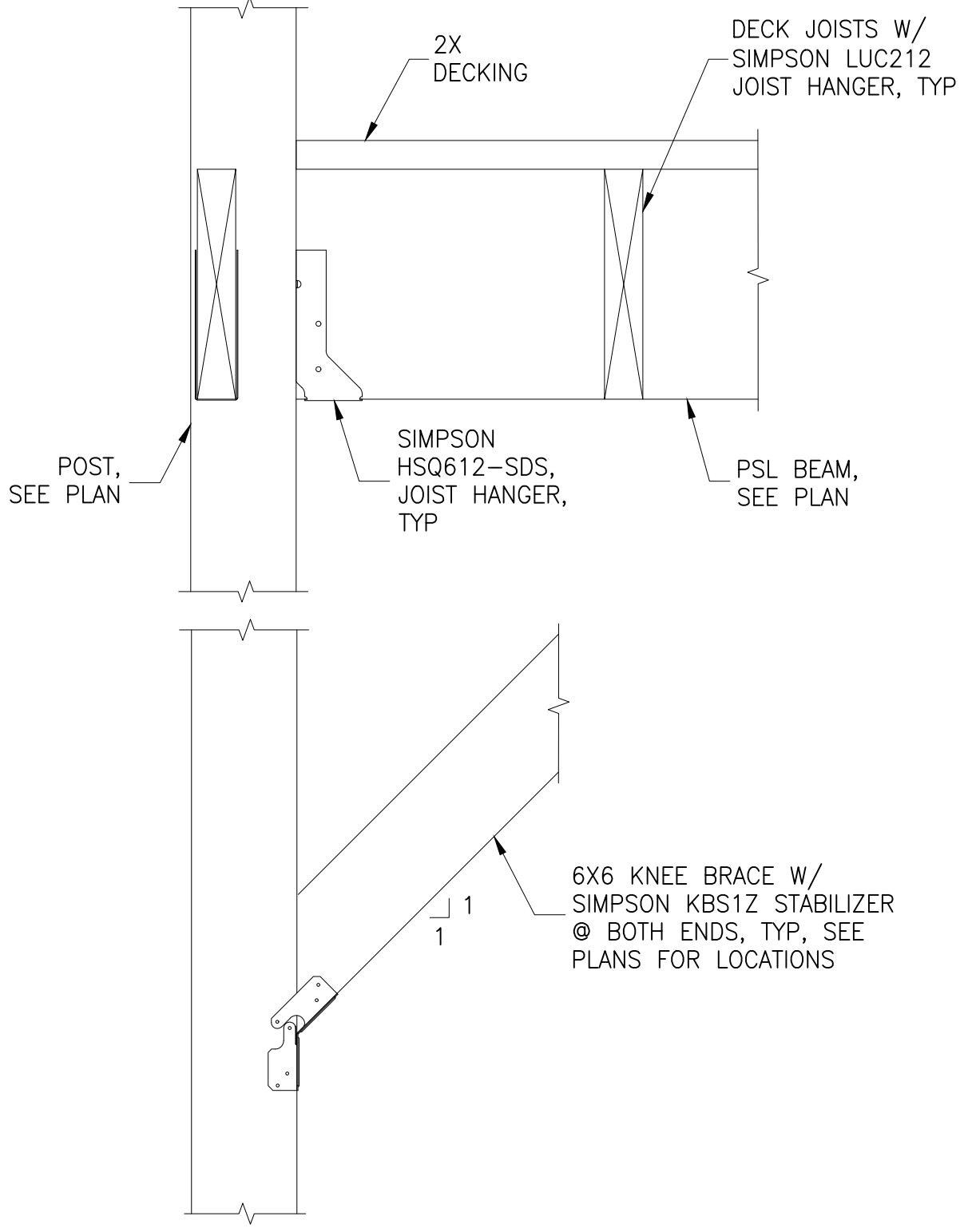
1. STAIR TO BE MINIMUM 36" WIDE WITH MINIMUM HEADROOM OF 6'-8". FIRE BLOCKING TO BE PROVIDED BETWEEN STAIR STRINGERS AND STUD WALL.
2. STAIR GUARD RAILS SHALL BE ABLE TO RESIST A 20 LBS PER LINEAR FOOT LATERAL LOAD PER TABLE 16-B.



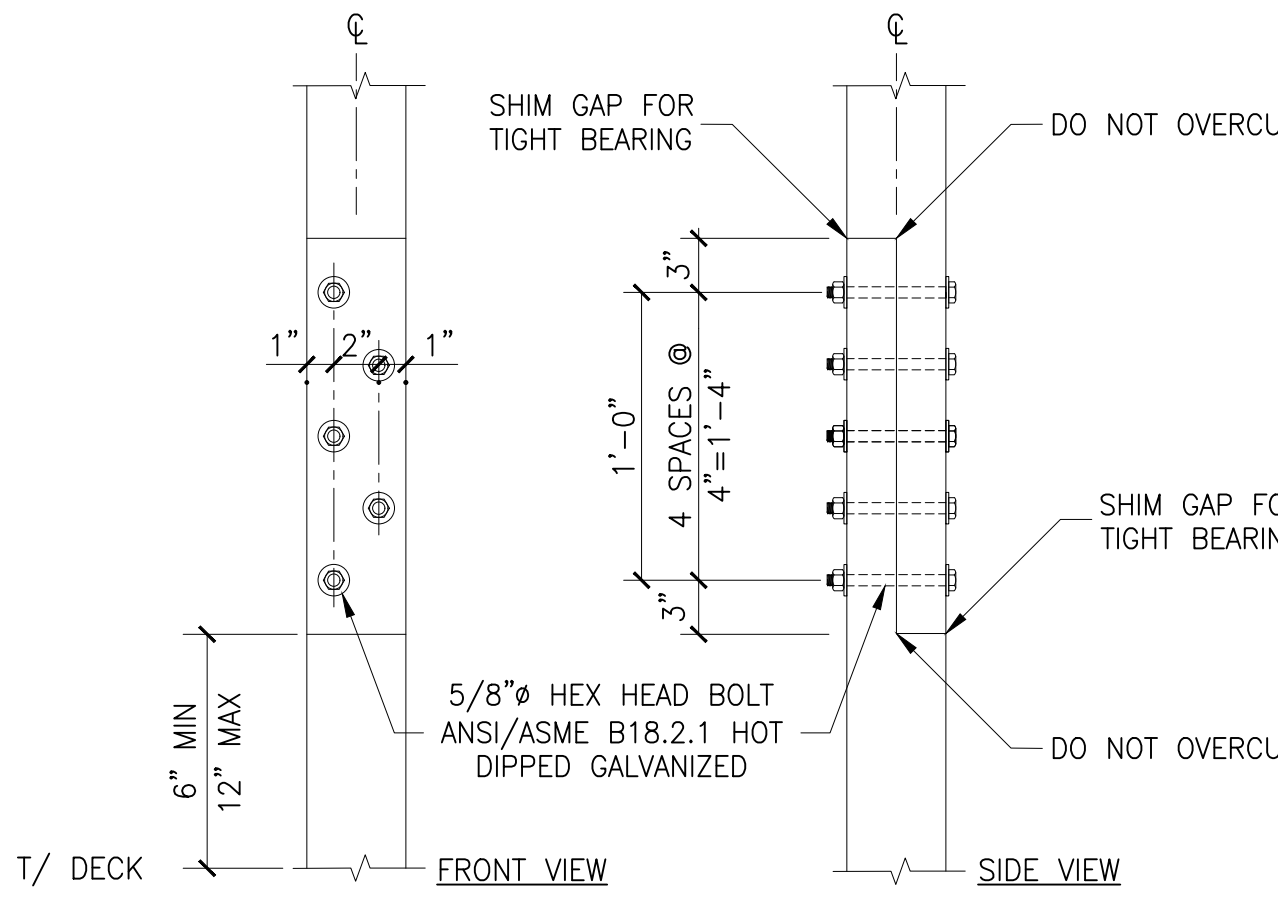
6 STAIR DETAILS SCALE: N.T.S.



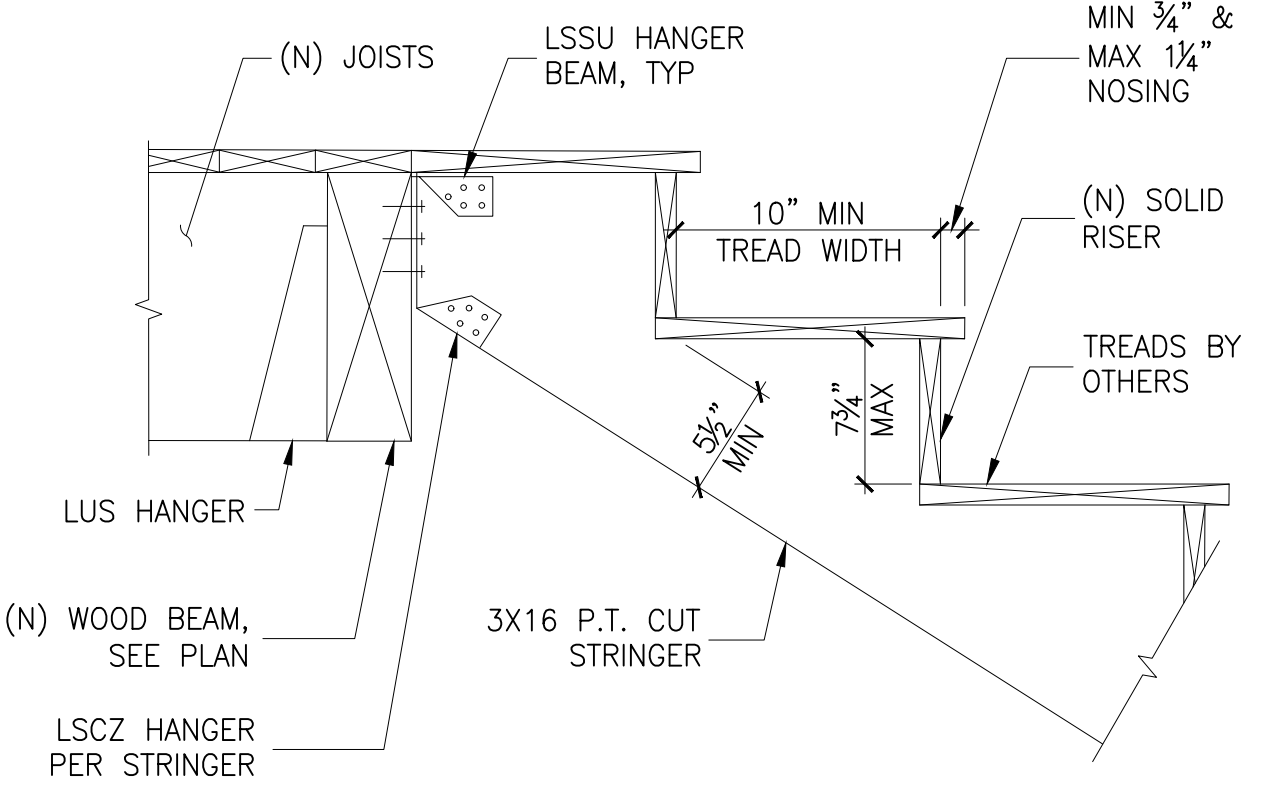
4 DECK LEDGER CONNECTION SCALE: N.T.S.



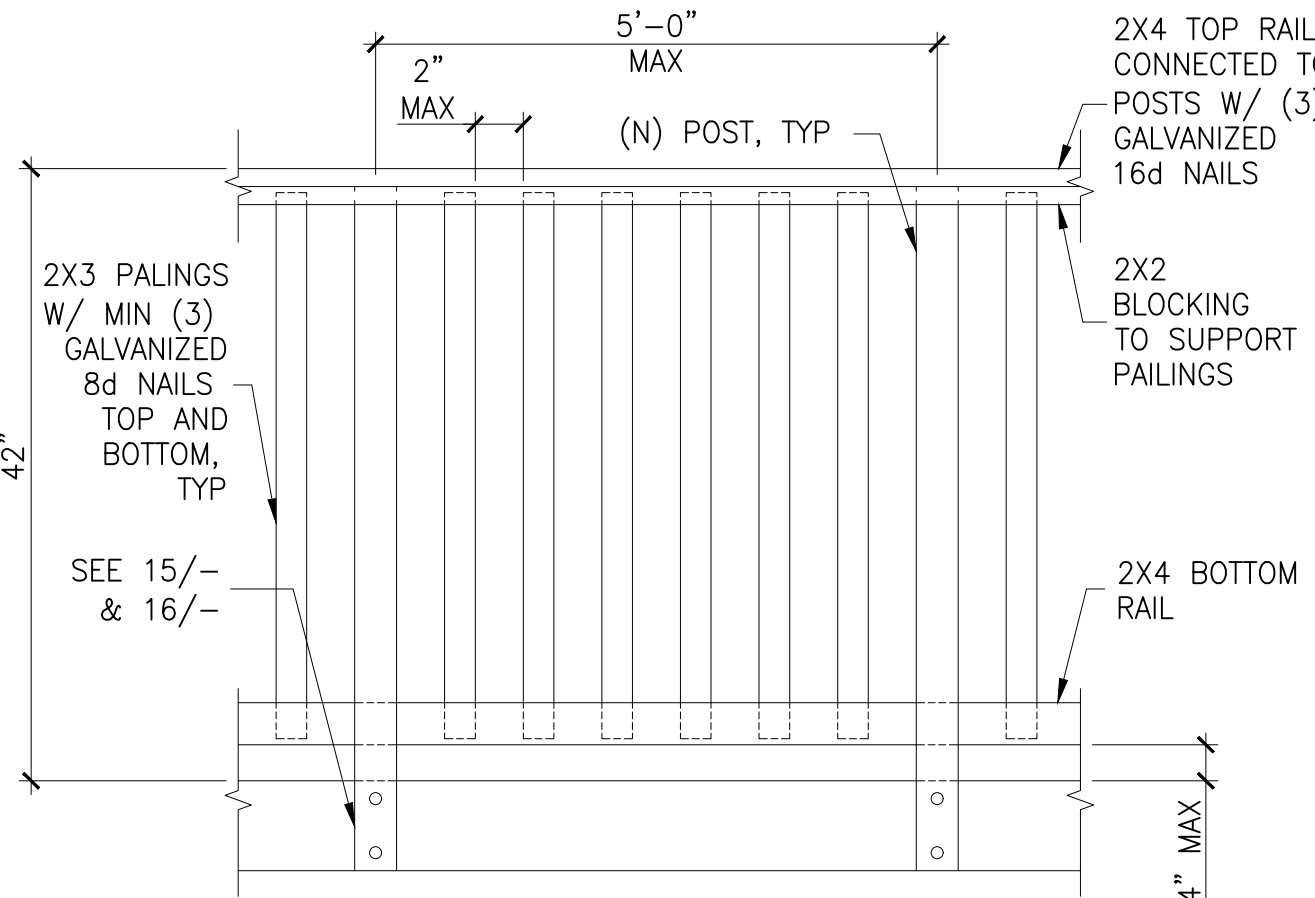
9 SECTION SCALE: N.T.S.



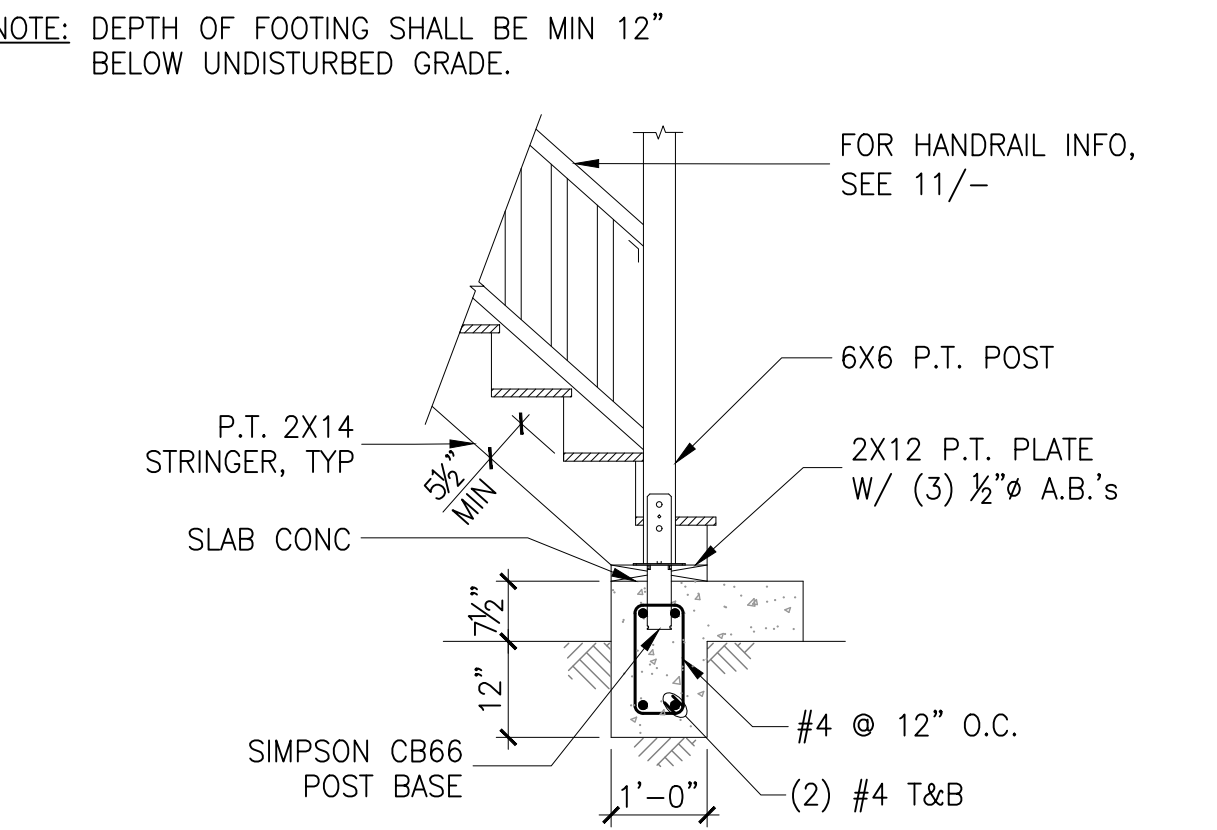
8 POST HINGE CONNECTION DETAIL N.T.S.



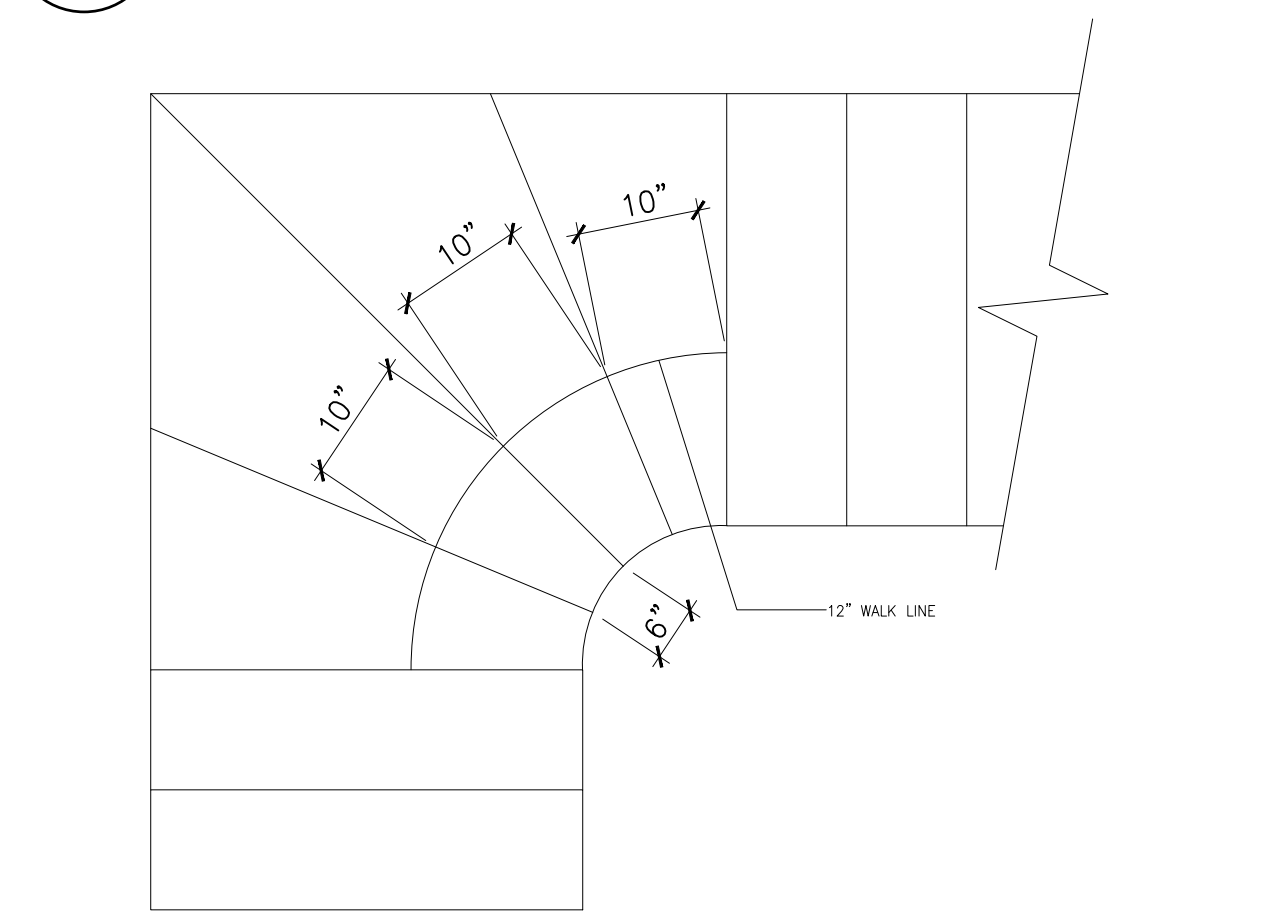
10 TYPICAL WOOD STAIRS SCALE: N.T.S.



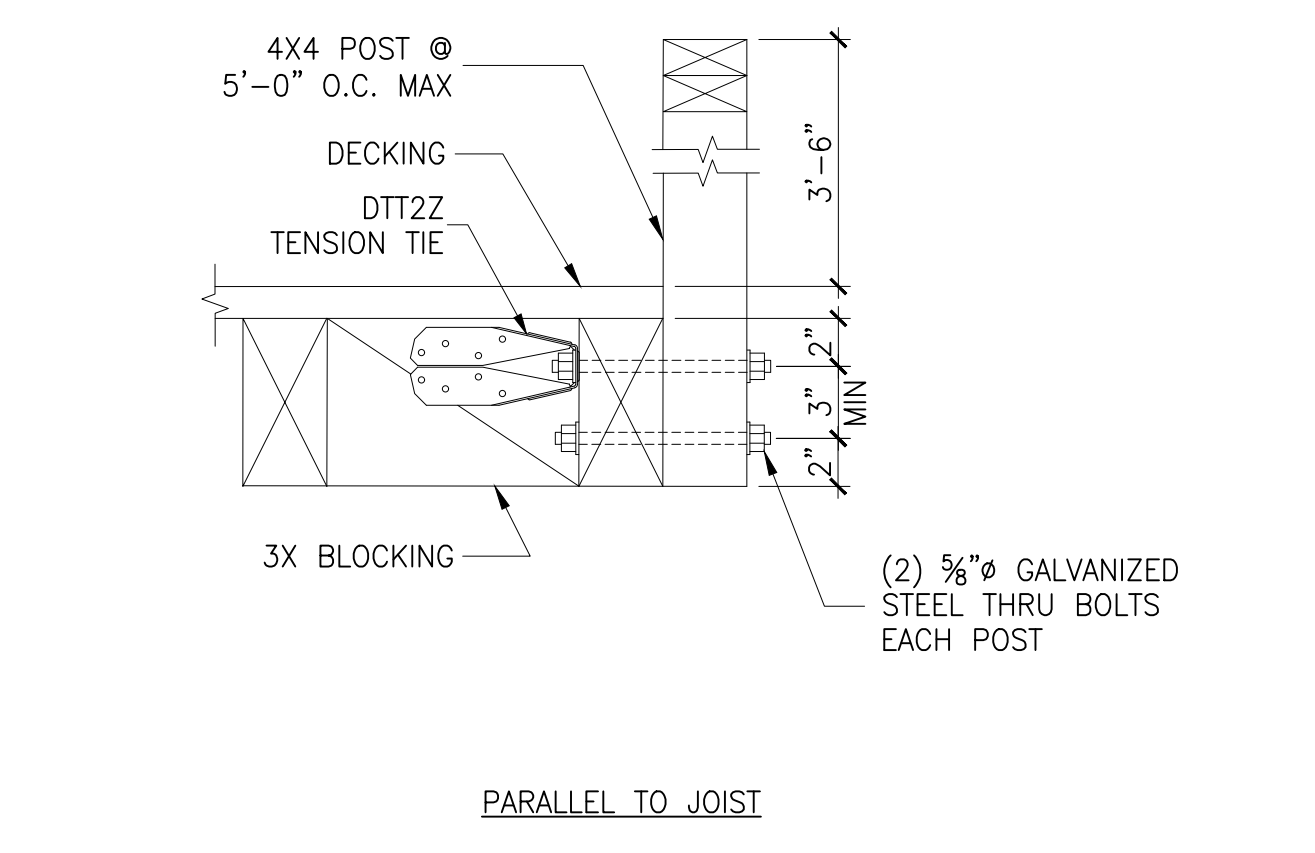
11 TYPICAL GUARDRAIL DETAIL N.T.S.



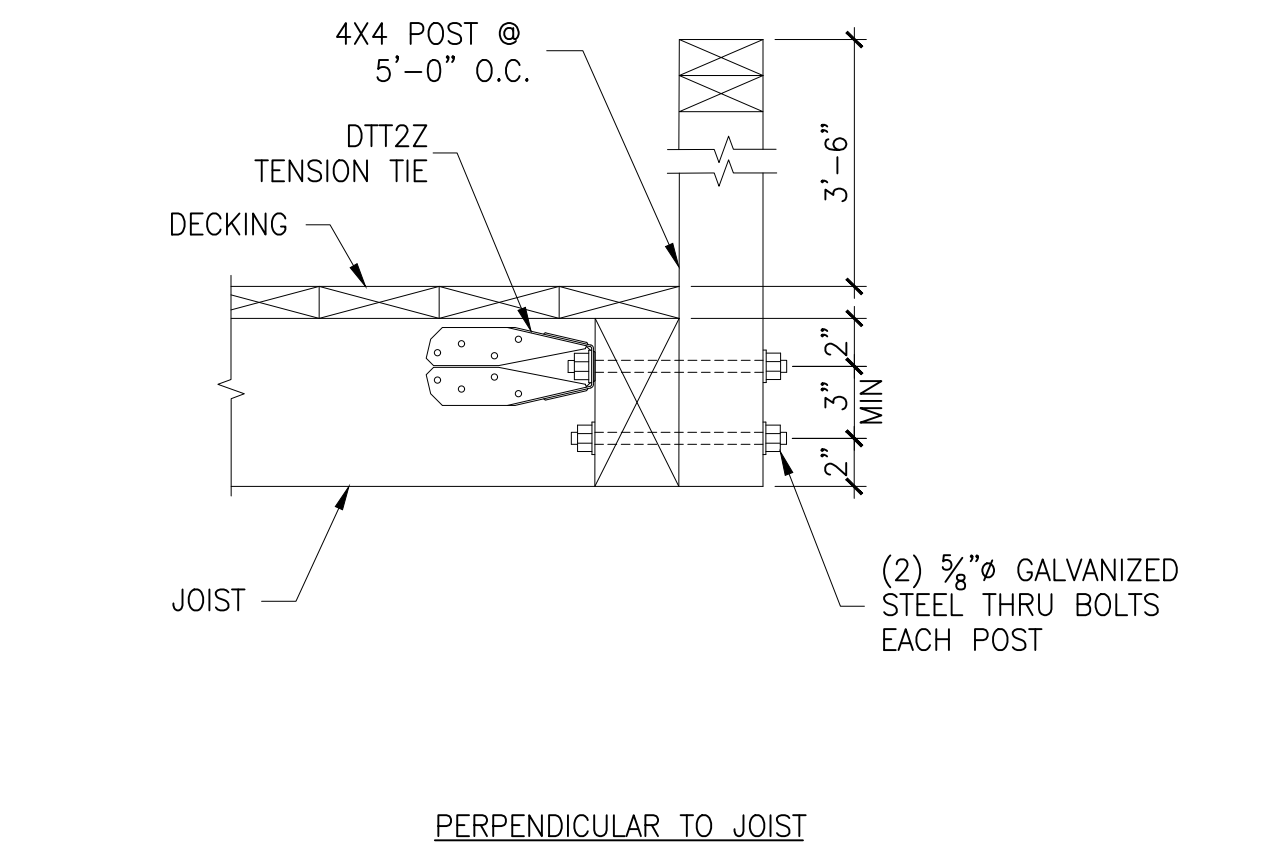
13 (N) EXTERIOR LANDING SCALE: N.T.S.



14 STAIR WINDERS DETAIL SCALE: N.T.S.



15 RAILING DETAIL TO WOOD JOIST N.T.S.



16 RAILING DETAIL TO WOOD JOIST N.T.S.