



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: MAY 21, 2020

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: May 14, 2020
Case No.: **2019-020151DRP-02**
Project Address: **486 Duncan**
Permit Applications: 2019.1023.5399
Zoning: RH-2 [Residential House, Two-Family]
40-X Height and Bulk District
Block/Lot: 6591 / 021
Project Sponsor: Theo Bessin
451 Kansas #440
San Francisco, CA 94107
Staff Contact: David Winslow – (415) 575-9159
David.Winslow@sfgov.org
Recommendation: **Do Not Take DR and Approve**

PROJECT DESCRIPTION

The project proposes to construct a deck over an existing 2-story portion of a single-family house which extends partially in the required rear yard.

SITE DESCRIPTION AND PRESENT USE

The site is a 26'-2" wide x 114' deep lateral sloping lot with an existing 2-story plus gabled attic (at the street) home built in 1906 and is categorized as a 'B' – Age Eligible potential Historic Resource present.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

This property is a key lot in that it abuts the rear yards of buildings fronting Noe Street. The buildings on this block of Duncan and Noe are generally 2-stories at the street face and 3- to 4 stories at the rear due to the downslope of the lots. The rear walls of the buildings align to create a fairly defined and consistent mid-block open space, but as with many key lot situations rear yards become constrained.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
10-day Notice	10 days	February 7, 2020 – February 17, 2020	2.14. 2020	5.21. 2020	94 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	May 1, 2020	May 1, 2020	20 days
Mailed Notice	20 days	May 1, 2020	May 1, 2020	20 days
Online Notice	20 days	May 1, 2020	May 1, 2020	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	11	0
Neighborhood groups	0	0	0

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

DR REQUESTORS

1. Robin Joy of 1411 Noe Street, adjacent neighbor to the West of the proposed project.
2. Charles Martin of 480 Duncan Street, adjacent neighbor to the East of the proposed project.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

DR requestor #1 is concerned the proposed rear deck will create privacy and noise impacts.

Proposed alternative: Deny roof deck.

See attached *Discretionary Review Application*, dated February 14, 2020.

DR requestor #2 is concerned the proposed rear deck will create privacy and noise impacts.

Proposed alternative: reduce the depth and width of the deck to reduce vantage points; consider a privacy screen.

See attached *Discretionary Review Application*, dated February 18, 2020.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The design has been designed over an existing structure that has been there for years and is comparable in size to the adjacent neighbors' decks. But to better accommodate the neighbors' concerns about privacy have reduced in size and proposed a small screen wall.

See attached *Responses to Discretionary Review*, dated May 13, 2020.

DEPARTMENT REVIEW

The Department's Residential Design Advisory Team (RDAT) re-reviewed this and confirmed that this meets the Residential Design Guidelines related to privacy. The existing two-story rear pop out extends beyond the required rear yard setback. Zoning Administrator interpretation 188 3/2001 allows decks with open railings to be built on top of existing non-complying structures. The 179 sq. ft. deck abuts a bedroom and is setback 5'-0" from the adjacent property line to the East, and 4'-1" from the adjacent property line to the West.

In addition, the project sponsor has voluntarily revised the design (drawings 5.13.20) to reduce the size of the deck by further setting it back 3 feet from the west and North sides; 2 feet from the west side; and indicated the intent to install a 42" privacy screen, therefore staff finds it to poses minimal impacts to the neighbors with respect to noise and privacy.

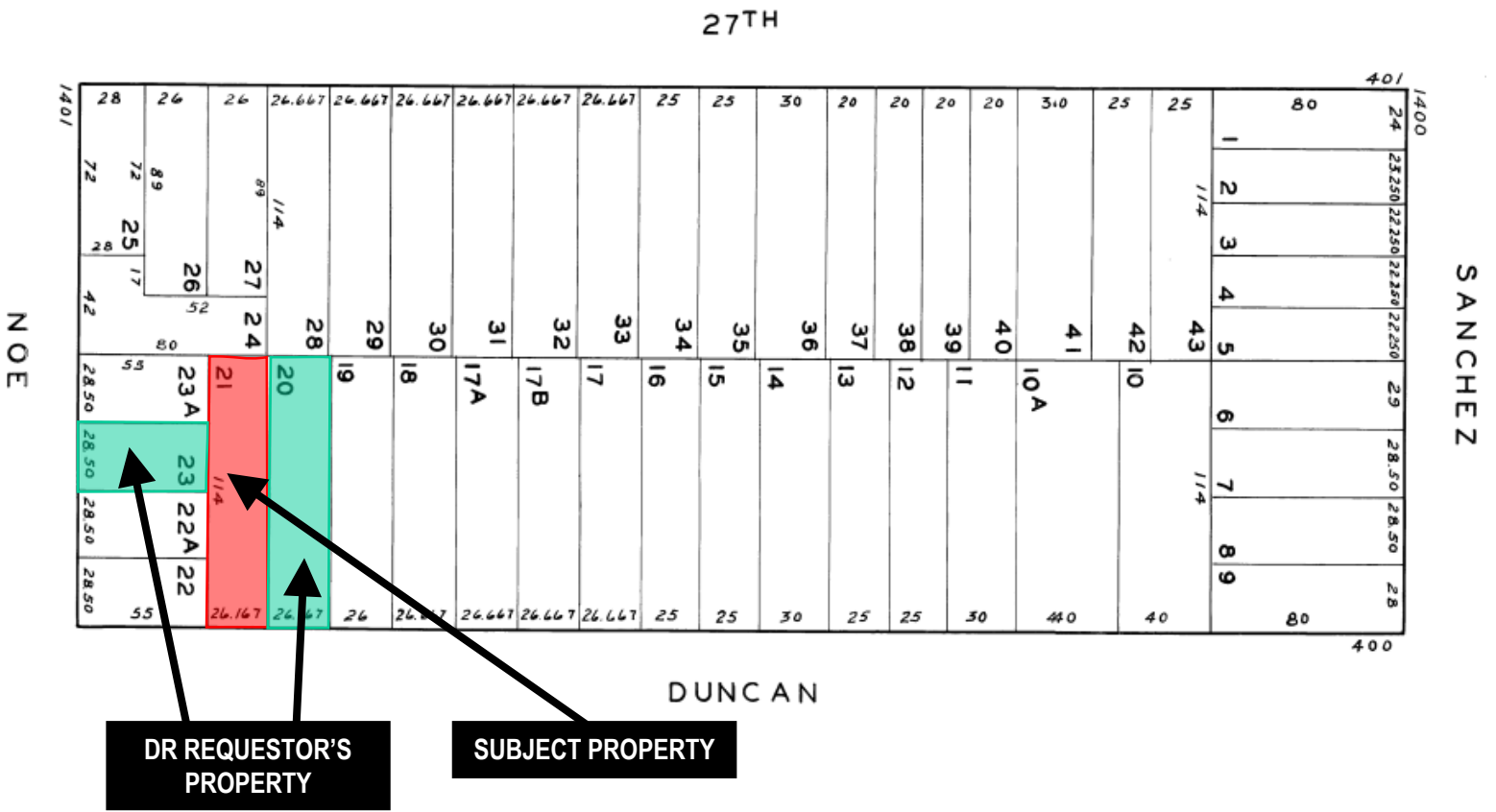
RECOMMENDATION: Do Not Take DR and Approve
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- 10-day Notice
- DR Applications
- Response to DR Application, dated May 13, 2020
- Letters from neighbors
- Reduced Plans dated 2.24.19
- Revised plans 5.13.20

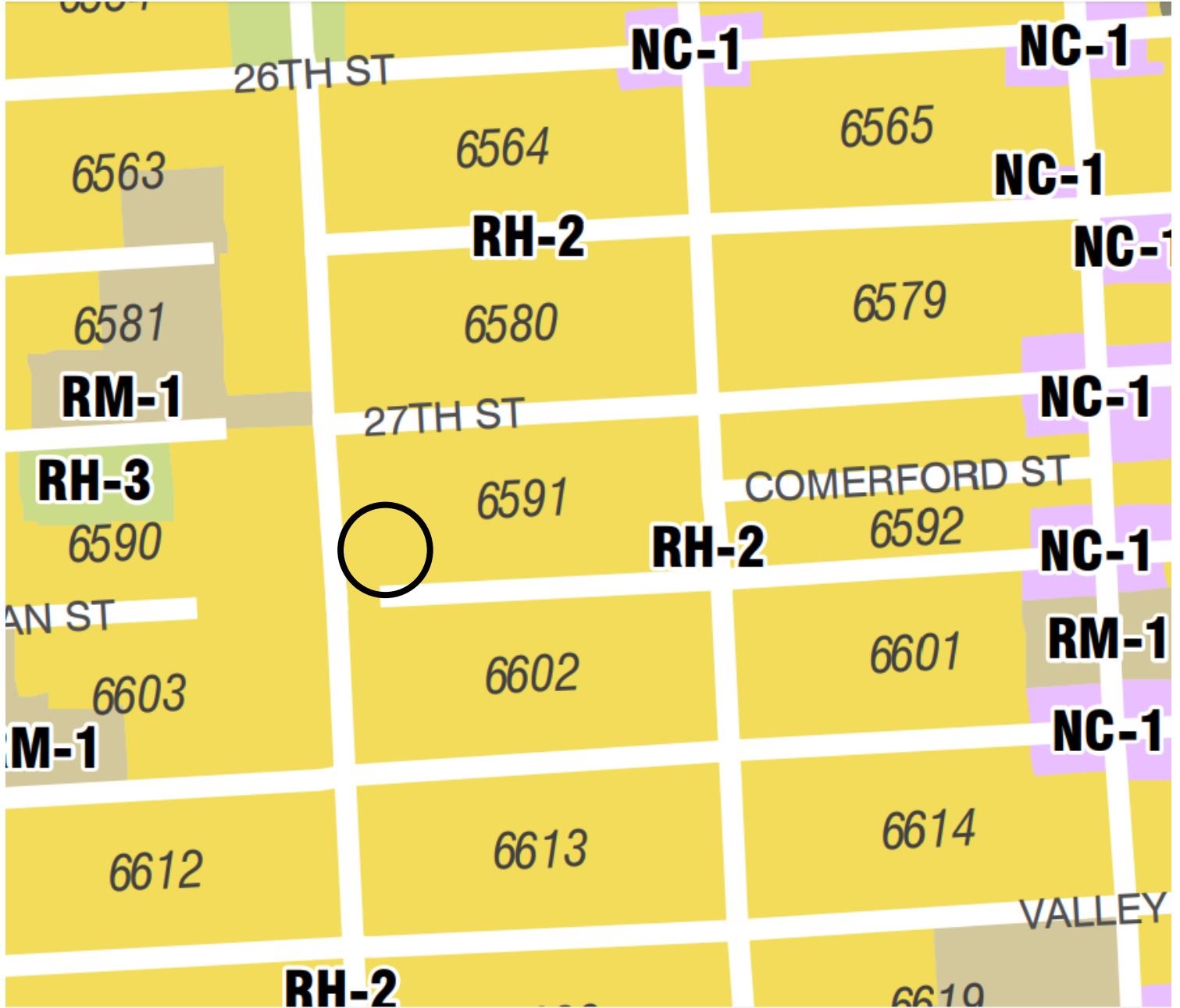
Exhibits

Parcel Map



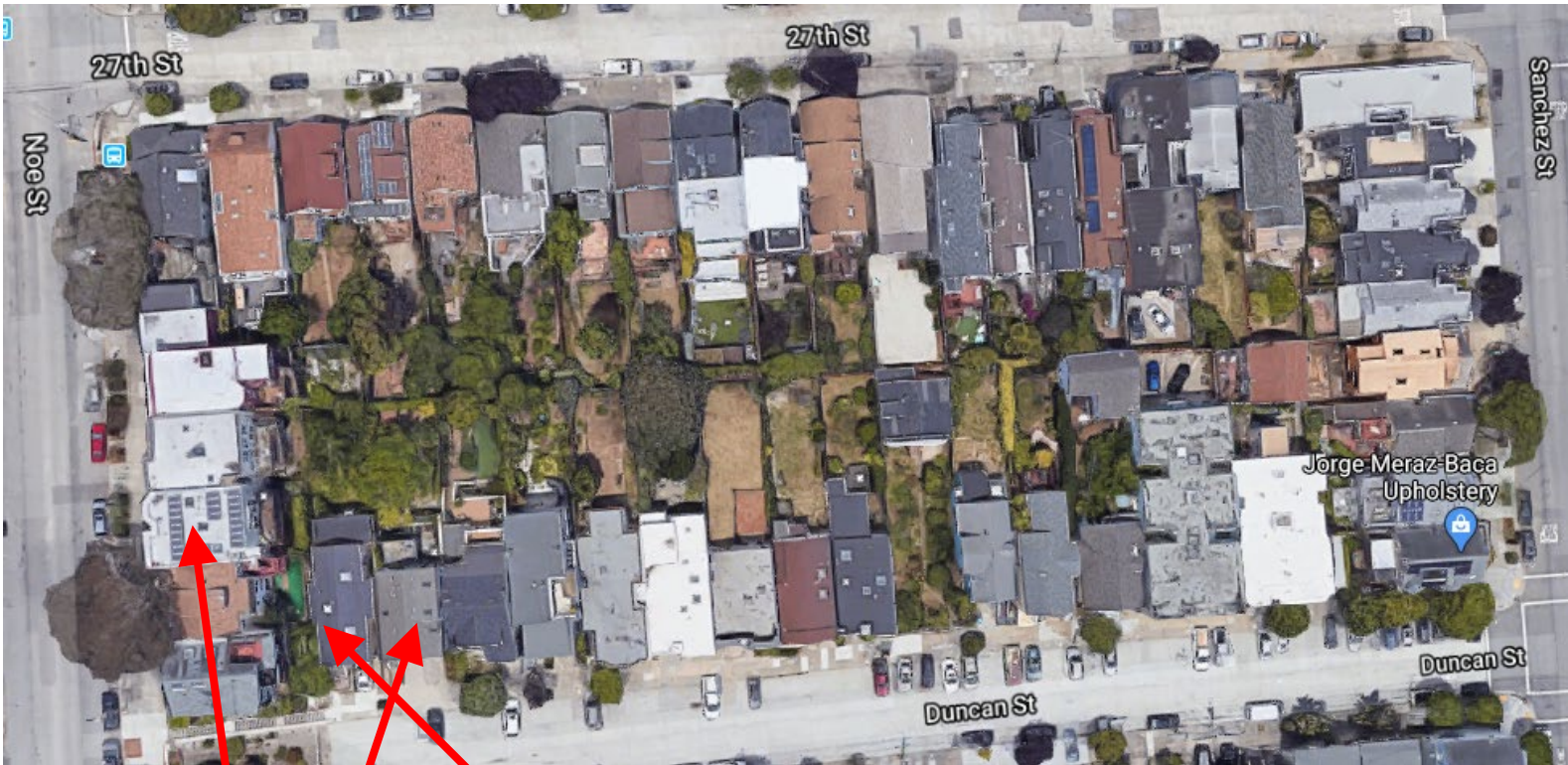
Discretionary Review Hearing
 Case Number 2019-020151DRP-02
 486 Duncan Street

Zoning Map



Discretionary Review Hearing
Case Number 2019-020151DRP-02
486 Duncan Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY

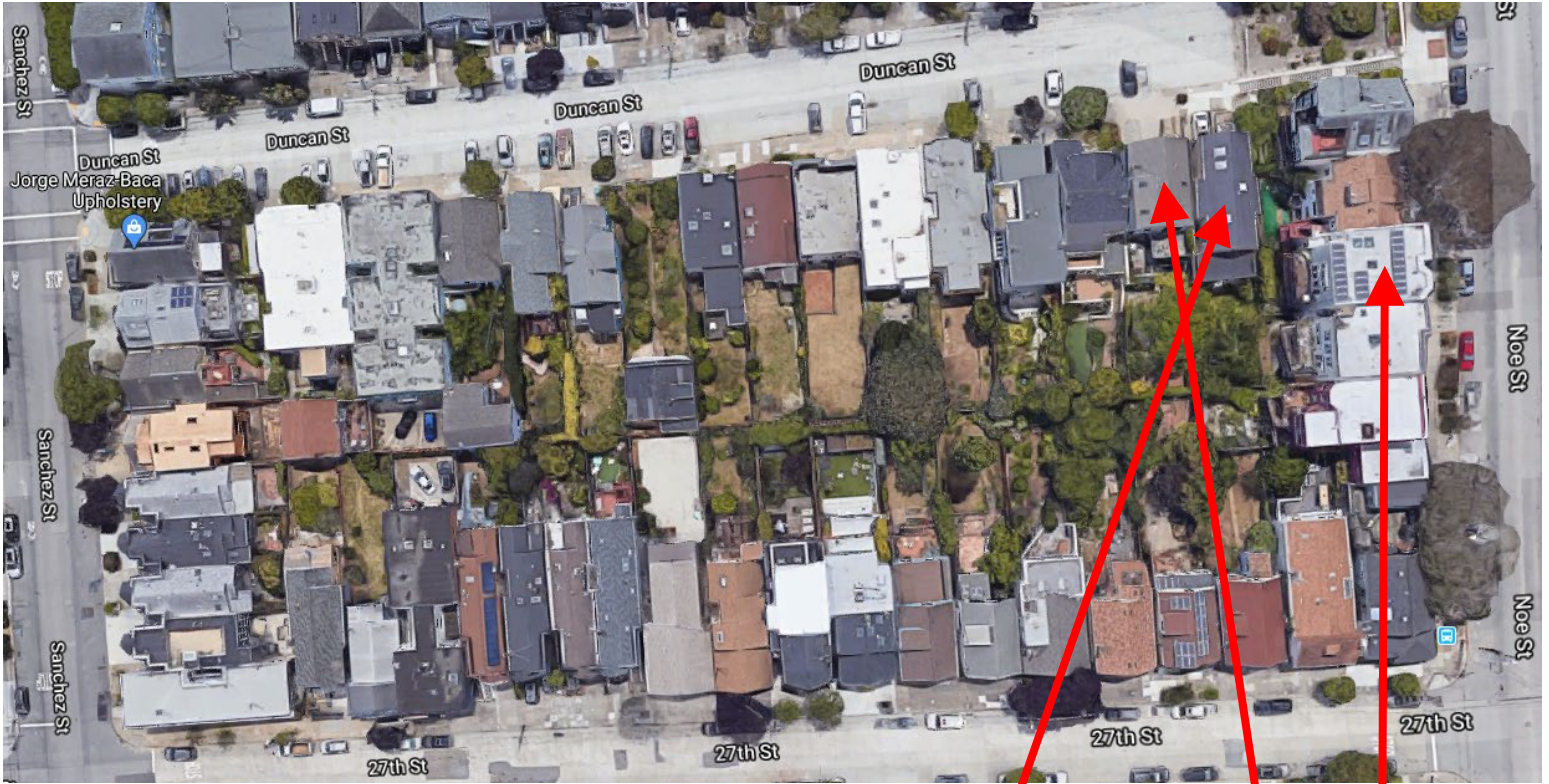


Aerial Photo



Discretionary Review Hearing
Case Number 2019-020151DRP-02
486 Duncan Street

Aerial Photo



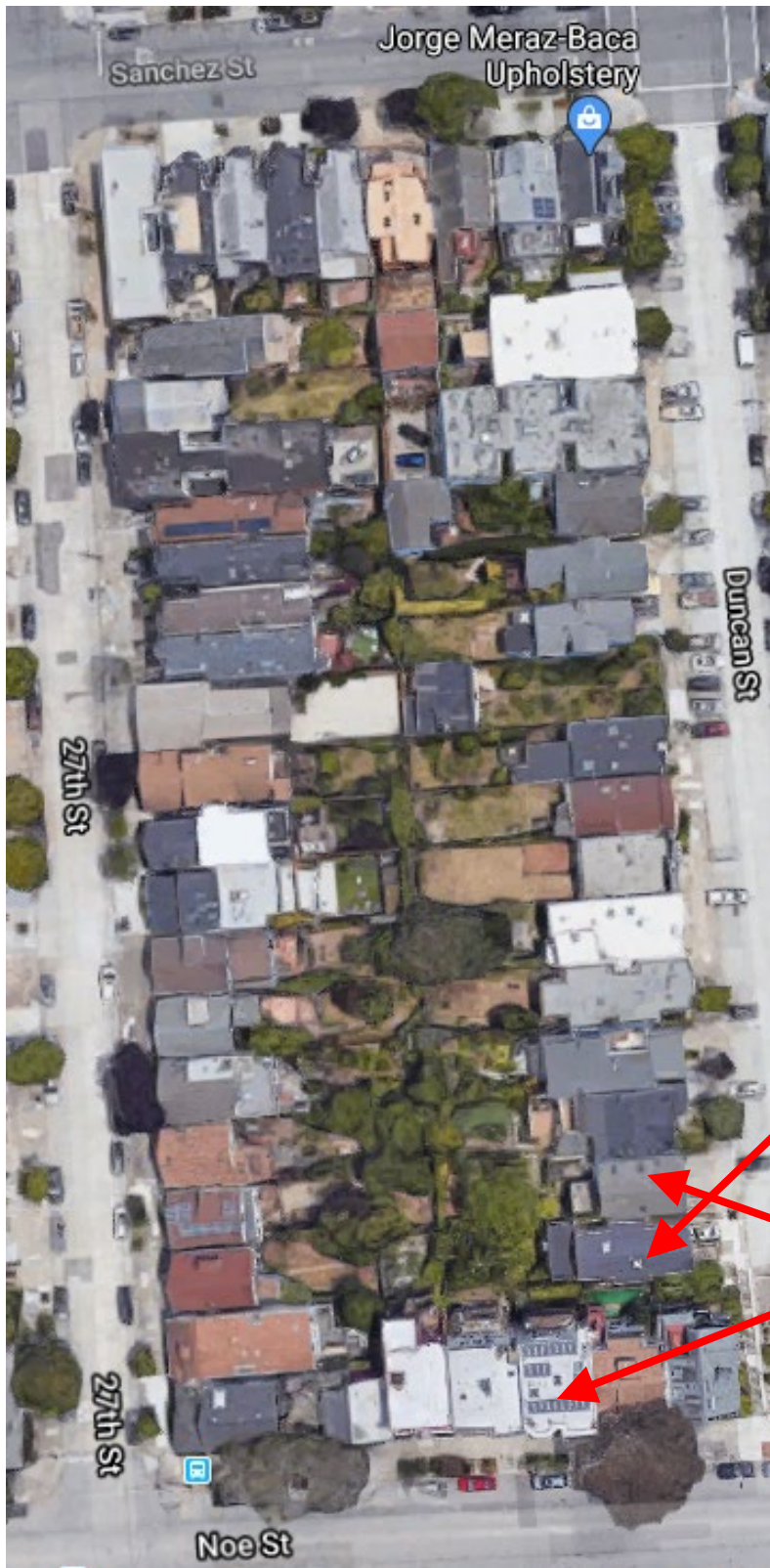
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2019-020151DRP-02
486 Duncan Street

Aerial Photo



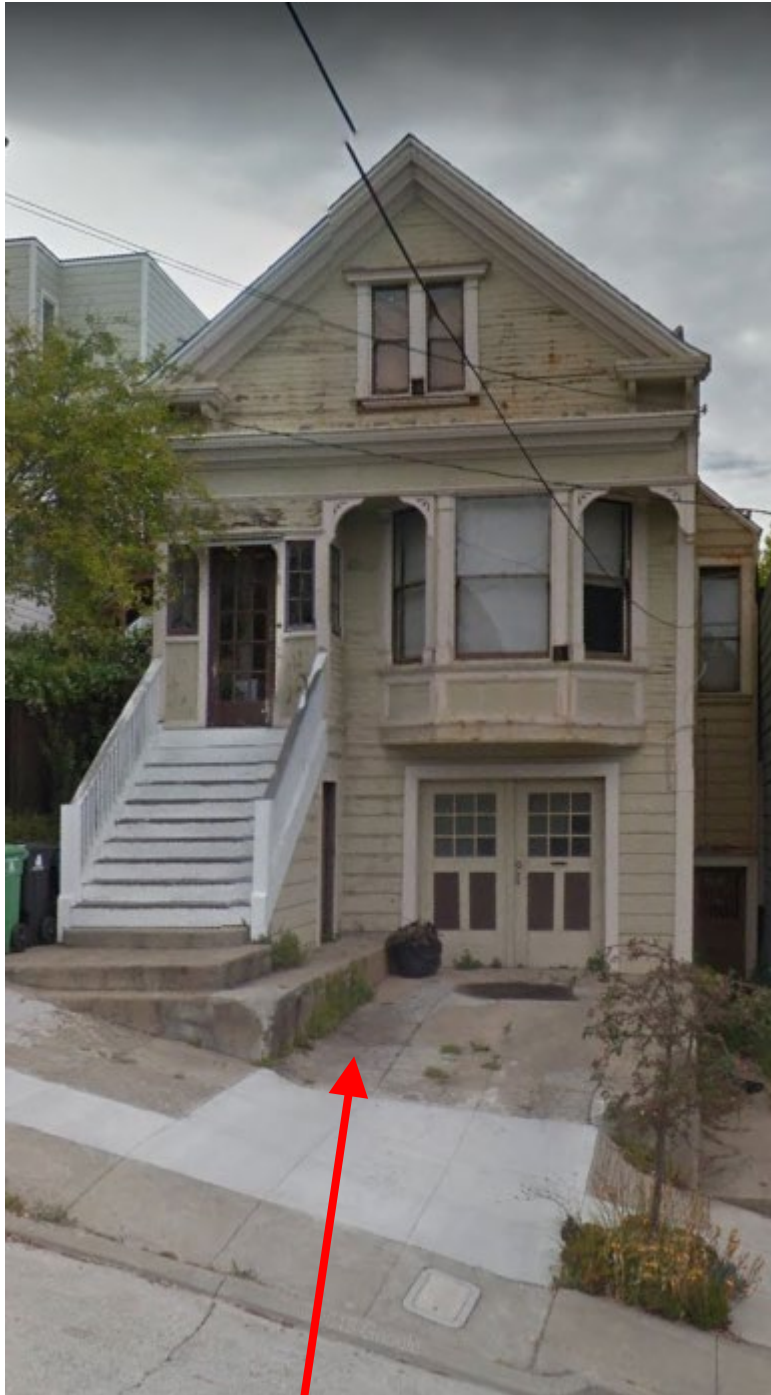
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2019-020151DRP-02
486 Duncan Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-020151DRP-02
486 Duncan Street



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Proposed Building Permit Approval Deck on a Noncomplying Structure

February 7, 2020

To Whom It May Concern:

RE: 486 Duncan Street (Address of Permit Work)
6591/021 (Assessor's Block/Lot)
RH-2 / 40X (Zoning District)
2019.10.23.5399 (Building Permit Application Number)
2019-020151PRJ (Record Number)

This letter is to inform you that the Planning Department received a Building Permit Application No. **2019.10.23.5399** to construct a **roof deck** on a noncomplying structure for the property located at **486 Duncan Street**. This letter serves as the required **10-day notice** for adding decks onto noncomplying structures, per the Zoning Administrator's interpretation of Planning Code Section 188 made in February 2008.

The existing structure is in the required rear yard for this district and is therefore considered a legal noncomplying structure. The scope of work is to construct a **179 square-foot roof deck** over existing den/office room at the rear of an existing three-story, single-family dwelling. No expansion of the building envelope is proposed under this permit.

If you would like to review the associated plans or have any questions about this application, please contact the assigned planner for this project, **Max Setyadiputra**, at **(415) 575 - 9180** (*Tuesday, Wednesday and Thursday*) or max.setyadiputra@sfgov.org within 10 days from the date of this letter.

This project will be approved by the Planning Department if no request for Discretionary Review is filed by the end of the 10-day noticing period **February 17, 2020**

Sincerely,

Max Setyadiputra, Planner
Flex Team

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

Fax:
415.558.6409

Planning
Information:
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DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

FEB 14 2020
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

Discretionary Review Requestor's Information

Name: Robin Joy
Address: 1411 Noe St
SF, CA 94131
Email Address: robinjoy@gmail.com
Telephone: 415-613-5444

Information on the Owner of the Property Being Developed

Name: Ashley
Company/Organization: Blv Leaf Property Solutions LLC
Address: 486 Duncan St 1370 38th Ave
SF, CA 94131 94122
Email Address:
Telephone: 415-505-9096

Property Information and Related Applications

Project Address: 486 Duncan St., SF, CA 94131
Block/Lot(s): 6591/021
Building Permit Application No(s): 2019.10.23.5399

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	X	
Did you discuss the project with the Planning Department permit review planner?	X	
Did you participate in outside mediation on this case? (including Community Boards)		X
<p>Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.</p> <p><u>The owner of the property is aware of my concerns but disregarded them.</u></p>		

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

Construction of this 179-sq ft roof deck would cause significant noise and privacy issues for me. The back of my house (1411 Abe St) is directly next to the property, including my master bedroom and living room.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

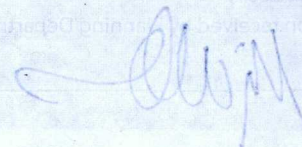
I feel strongly that this roof deck would cause a large disturbance for me and other neighbors. As you'll see in the photos, I only have a 9 ft deep backyard between me and the property. On the other hand, 486 Duncan has a large backyard already.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

I believe this roof deck should be denied. If the owners want a deck, they should not have built up the space which used to have a patio/sun room.

05/14/19

M. WARDEN



DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

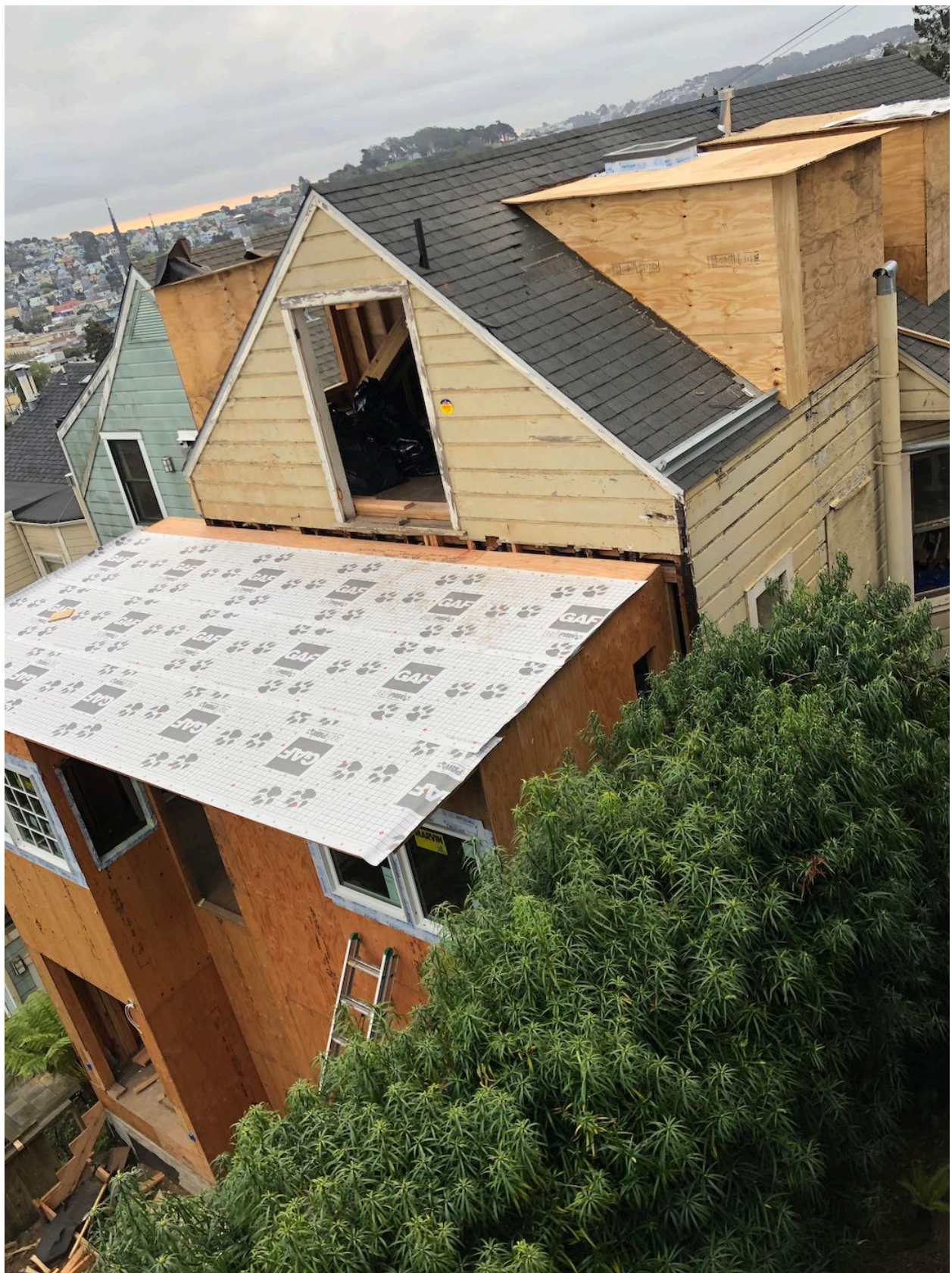
RL RL J
Signature _____ Name (Printed) Robin Joy
self 415-613-5444 robiningjoy@gmail.com
Relationship to Requestor _____ Phone _____ Email _____
(i.e. Attorney, Architect, etc.)

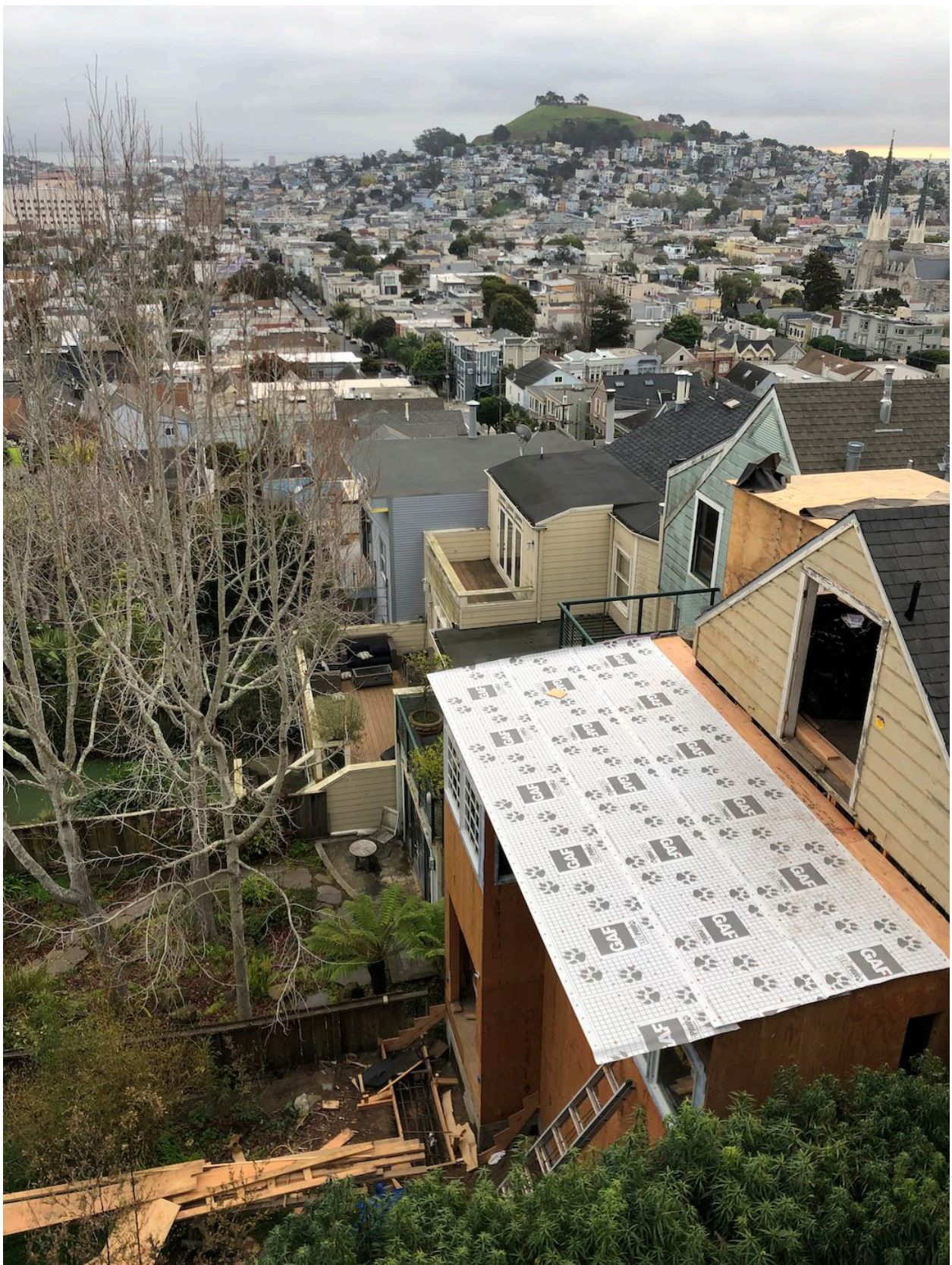
I, the undersigned, am the Requestor of the project described above. I have read the Planning Code and the Planning Department's Discretionary Review Guidelines. I understand that the project is subject to the Discretionary Review process and that I am responsible for providing the information requested in this affidavit. I have provided the information requested in this affidavit to the best of my knowledge and belief. I have provided the information requested in this affidavit to the best of my knowledge and belief. I have provided the information requested in this affidavit to the best of my knowledge and belief.

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For Department Use Only
Application received by Planning Department:
By: [Signature] M. Langue Date: 2/14/20

View of 486 Duncan Street from the top floor bedroom window of 1411 Noe St. Note that the sound would carry from this roof deck directly into the master bedroom of 1411 Noe St.





In this photo you can see the neighboring houses and you'll notice that the back of 486 Duncan Street is already built up much more than adjacent houses. It appears that years ago a back porch was enclosed (without a permit?) and perhaps grandfathered in. If the new owners really want a deck, they could make a lower deck like their neighbors rather than putting it on the roof which creates much more of a privacy and noise issue. Also, note they have plenty of outdoor space in their large backyard.



This photo was taken in February 2020 from the main floor of the back of my house at 1411 Noe Street. Note that my small backyard is only 9 feet deep and the Podocarpus trees in the front left of this photo take up much of my backyard. I planted them as a privacy barrier with 486 Duncan, but the proposed roof deck would be above these trees and extremely close to the living room on the main floor of my house, causing significant privacy and noise concerns.



This photo is from October 2019. It shows the roof (without a deck) prior to the new construction.

May 13, 2020

To David Winslow, Principal Architect, SF Planning Department and the San Francisco Planning Commission

I live adjacent to 486 Duncan Street and I'm writing to provide supplemental materials to support the Discretionary Review of Building Permit Application 2019.1023.5399. Following my comments, I've included emails from four neighbors who also oppose the proposed roof deck.

I purchased my home at 1411 Noe Street in March 2005, just over 15 years ago. My home is my sanctuary. I chose it because of the peaceful setting and privacy it provided even within an urban neighborhood. I'm very concerned that the roof deck proposed at 486 Duncan Street will have an **exceptional and extraordinary impact on my privacy and noise** for me as well as other neighbors. The roof of 486 Duncan looks straight into just about every room of my house.

The backyard at 486 Duncan is extremely large by San Francisco standards, with more than 1150 square feet of open space so the eventual resident will have plenty of space to enjoy the outdoors without a roof deck. And, the eventual resident can enjoy the view through their French doors. If the developer really wanted a deck, they could have created one in place of the original sunroom. While still above the yard, the height of the former sunroom is more consistent with the deck level of other homes on Duncan Street. What the planning commission may not realize in reviewing the plans is that Duncan Street extends up a large hill and 486 Duncan is at the top of the block, so the ground level is already above neighboring properties east on Duncan Street. Sound carries more from above without surrounding trees and homes to buffer it.

The proposed roof deck is over a **non-complying structure** at the rear of the 2nd floor of 486 Duncan. While I'm not certain of the code, I believe that the sunroom, built years ago, may have been constructed without a permit. The back of the home at 486 Duncan Street juts out significantly further than other homes on Duncan Street. This roof deck adds height to an already tall structure. Some of the proposals I've seen add railings, walls, and screens that could add up to another 66" of height to the property which would be extremely imposing and unsightly, adding to an already large footprint beyond any of the neighboring properties.

Following this letter are five photos (pages 2-5) and eleven supporting letters from neighbors (pages 6-19).

Please do NOT approve the proposed roof deck on 486 Duncan Street.

Sincerely,
Robin Joy
1411 Noe Street
Owner/Resident since 2005

For context, here's a photo taken in October 2019. It shows the sunroom and roof prior to the construction.



Below is a photo taken from my bedroom window on March 19, 2020. I can hear every word spoken on this roof from my master bedroom and living room. Adding a roof deck would create a significant noise issue for me and other neighbors.



The photo below was taken from my living room on February 13, 2020. The Podocarpus trees in the foreground are in my small backyard, which is only 9 feet deep. I planted these to create a privacy barrier with 486 Duncan, but the proposed roof deck would be above these trees and look straight into my living room, causing exceptional privacy and noise concerns.



These photos were taken from the roof of 486 Duncan Street and you can see just how invasive this deck is to my privacy, looking straight into my living room and down into my family room. Words can't express how invasive this is to me and my privacy.



----- Forwarded message -----

From: **awlsf@netzero.net** <awlsf@netzero.net>

Date: Tue, May 12, 2020 at 1:31 PM

Subject: 486 Duncan St, Roof Deck

To: <commissions.secretary@sfgov.org>

Cc: <David.Winslow@sfgov.org>, <charles.martin@gmail.org>, <robingjoy@gmail.com>

May 12, 2020

San Francisco Planning Commission

Commissioners:

I recently received a Notice of Public Hearing regarding a proposed roof deck at 486 Duncan Street, San Francisco. I reviewed the building plans and looked at the proposed site and feel that the proposed deck should not be approved. It will be above ground and because of the downhill slope of Duncan Street it will have line of sight directly into the bedrooms of adjacent homes, certainly an invasion of privacy. This also means that with the absence of walls, the noise levels from the proposed deck will be clearly audible to these neighbors. Moreover the proposed deck is thrust into the back yard area above the downhill homes and any noise from the proposed deck will be a nuisance to most of the neighbors in that block.

I am also concerned that the notice states that the proposed deck is to be built over an existing non-complying structure. I should think that any roof deck built anywhere should be built on a complying structure, especially in earthquake prone San Francisco.

As a concerned neighbor I am opposed to the building of the deck.

Yours Truly.

Alan Louie

Resident/Owner
1418 Noe Street
San Francisco, CA

----- Forwarded message -----

From: **kkdrew@yahoo.com** <kkdrew@yahoo.com>

Date: Wed, May 13, 2020 at 11:21 AM

Subject: Opposition to 486 Duncan Roofdeck

Cc: Chris Drew <jcdrew222@gmail.com>

San Francisco Planning Commissioners

Dear Commissioners:

We are residents of 476 Duncan Street and join our other concerned neighbors in opposing the proposed roof deck at the 486 Duncan Street project - two houses away from ours. The proposed deck would protrude significantly beyond similar structures on the 400 block, north side, of Duncan Street, including ours, and infringes directly on our privacy. Further, there is a high likelihood that, given its location, any activity on that deck would create significant noise disturbance for our family, which includes school-aged children.

Please support this request by NOT approving the proposed roof deck at 486 Duncan Street.

Sincerely,

Kim and Chris Drew
476 Duncan Street
San Francisco, CA 94131

----- Forwarded message -----

From: **John Gilliland** <johndgilly@gmail.com>

Date: Tue, May 12, 2020 at 7:23 AM

Subject: 486 Duncan Roof Deck

To: Robin Joy <robingjoy@gmail.com>, 480 Charles Martin <charles.martin@gmail.com>

As a concerned neighbor, I am writing to oppose the rooftop deck at 486 Duncan Street. I live at 470 Duncan Street, 3 doors down from 486 Duncan Street.

The construction of 486 Duncan has included renovating what was a simple sunroom into an imposing room that infringes on the neighbors privacy, including mine. The future residents of this development will now be able to look into my backyard and property. Windows have been added that I do not remember being there before. The roof deck further infringes on my privacy.

I request that the roof deck not be approved. The reconstruction has already created an imposing structure, greater than what was there previously without notice to neighbors.

Sincerely,

John Gilliland
470 Duncan Street
San Francisco, CA 94131

----- Forwarded message -----

From: **Richard Turner** <rgtjr246@gmail.com>
Date: Tue, May 12, 2020 at 9:03 PM
Subject: Opposition to proposed deck at 486 Duncan
To: Robin Joy <robingjoy@gmail.com>, <charles.martin@gmail.com>

Dear Robin and Charles:

I would like to add my opposition to the proposed deck at 486 Duncan for the following reasons:

1. The deck is a clear imposition and intrusion on the privacy of virtually all the neighbors at the upper end of the block defined by Duncan, Noe, and 27th streets, because of the deck's elevation and extension beyond the prior envelope of the building.
2. The deck would be seldom used by the new owners of 486 Duncan, simply because it would have no privacy, due to its close proximity to the aforementioned neighbors on Duncan, Noe, and 27th streets. The sole purpose of the deck is clearly to increase the sales value of this speculative development, with that increased value going only to the developer without benefit to the owner or to the neighborhood.
3. The deck is an unnecessary addition to a house that already has plenty of outdoor space in its ground level garden.
4. The proposed deck sits atop an apparent earlier addition to the house and would increase the stress on the foundations for that addition, resulting in a potentially risky construction in an earthquake-prone region like San Francisco.

I sincerely hope that the Planning Department will see through this ridiculous proposal and reject any permit for the deck's construction.

Richard Turner
1410 Noe St
San Francisco, CA 94131
415/824-2919

----- Forwarded message -----

From: **David Staples** <davidstaples01@me.com>

Date: Wed, May 13, 2020 at 11:04 AM

Subject: 486 Duncan

To: <David.Winslow@sfgov.org>

Hello David,

I reside at 1405 Noe St, and my living space is in a direct line of sight to the proposed second story deck at 486 Duncan St. I am concerned that because of the elevation, the noise of parties and barking dogs on this deck would be greatly increased and disruptive to our neighborhood. I also share the concern for the impact on the privacy of other neighbors that this deck would have.

I would like to request that you not approve the building of this second story deck at 486 Duncan St.

Sincerely,

David Staples

May 21, 2020 # 2019-020151 DR Hearing Re: 486 Duncan Street

Dear President Koppel, Vice President Moore and Fellow Members of the Commission:

I am writing to support my neighbors, Charles Martin and Robin Joy in their Requests for Discretionary Review for the deck on the non-conforming structure at 486 Duncan Street.

Please do not allow a deck on this non-conforming structure. Here are my reasons:

1. The proposed deck is not necessary to meet the Open Space Requirement per Planning Code Section 135 as there is enough open space in the rear yard of this property that is the "re-doing" of this single family home. How much open space is available to the future owners in the rear yard upon resale of this property? **Over 1,150 square feet.**

2. This lot is squeezed in between both Mr. Martin's and Ms. Joy's homes. I know. I have been in Mrs. Atsuko Sells' home at 486 before the alteration. The plans I have seen on the SFPIM are not her house as it existed, but rather the work that has gone on since the developers (Blu Leaf Property Solutions LLC) purchased it. Mrs. Sells was our neighbor who died last year and who had lived in 486 since the 1960's. The proposed deck will be located at the level that has a direct negative impact on the day-to-day living in both Mr. Martin's and Ms. Joy's home and it will be beyond the tolerances of privacy for both of them.

Please accept their Request for Discretionary Review and *do not allow a deck.*

Since I have given General Public Comment for over six years on alteration projects in Noe Valley that should have been reviewed as Demolitions, I want to say something further. Although there has been a lot of Demo work at 486 Duncan Street, this project is *not* Tantamount to Demolition.

However, this project has had four permits that nearly seem to rise to a level of serial permitting. Not only for the proposed deck, but there are also permits for several very large dormers on the roof to expand the attic space where there

were no dormers previously, as well as all the interior Demolition and remodeling and plus the replacement of the original structure that the deck is proposed to be located on, as well as a separate permit for bathrooms and plumbing fixtures.

May 21, 2020 # 2019-020151 DR Hearing Re: 486 Duncan Street

There have been at least 15 full size dumpsters since last summer when the project started, removing full loads of excavated soil and other original building material. Three days after paying \$1.9 million for the property, and before a permit was even filed, interior Demolition work began...an NOV was issued....and *then* the Demo permit was applied for.

Additionally, work apparently began on this proposed deck in December 2019, even though the permit for the deck *had not* been issued and the 10 day Notice *had not* been mailed to neighbors. (That complaint from DBI Tracking is attached below).

There was a near catastrophe early in the work last Summer when a huge sewer pipe being installed was mismanaged and rolled down Duncan Street sidewalk which is one of the most steep in Noe Valley, taking out several garbage cans. But thank God nothing else and no one was hurt.

I fear that this is just another spec project looking for a quick turnaround. And that is OK. I get that....*however*, I don't think the developers should be granted a deck that will help generate more money for them upon the resale, while permanently disrupting my two neighbor's lives and their well-being inside their homes.

Thank you and please take DR.

Sincerely,
Georgia Schuttish
460 Duncan Street
(living here since March 1986)

City and County of
San Francisco

[Home](#) | [Permit Services](#) | [Plan Review](#) | [Inspection Services](#) | [Most Requested](#) | [Key Programs](#) | [About Us](#)

Home > Most Requested

Welcome to our Permit / Complaint Tracking System!

COMPLAINT DATA SHEET

Complaint Number: **201907951**
 Owner/Agent: OWNER DATA SUPPRESSED Date Filed:
 Owner's Phone: - Location: 486 DUNCAN ST
 Contact Name: - Block: 6591
 Contact Phone: - Lot: 021
 Complainant: COMPLAINANT DATA SUPPRESSED Site:
 Rating:
 Occupancy Code:
 Received By: Angela Tse
 Division: BID
 Complainant's Phone:
 Complaint Source: TELEPHONE
 Assigned to:
 Division: BID
 Description: Constructing roof deck in backyard without appropriate permit issued.

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	O'LEARY	6332	16	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
12/26/19	CASE OPENED	BID	Lei	CASE RECEIVED	
12/27/19	OTHER BLDG/HOUSING VIOLATION	INS	Lei	CASE UPDATE	Case reviewed, to be investigated by district inspector. MBH
12/30/19	OTHER BLDG/HOUSING VIOLATION	BID	Lei	CASE UPDATE	Phone calls made to GC and permit holder on record but no one answered. AL
12/30/19	OTHER BLDG/HOUSING VIOLATION	BID	Lei	NO ENTRY	Attempted to get entry but no one answered the door. AL
12/31/19	OTHER BLDG/HOUSING VIOLATION	BID	Lei	NO ENTRY	Left WYWO note. AL

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

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

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ area](#).



May 13, 2020

President Joel Koppel
San Francisco Planning Commission c/o David Winslow, Staff Architect 1650 Mission Street,
Suite 400
San Francisco, CA 94103

RE: # 2019-020151DRP and 2019-020151DRP-02 Hearing 486 Duncan Street

Dear President Koppel, Vice President Moore and Fellow Members of the Commission:

There may be important permitting procedures that may have been overlooked for this project. This project has received a variety of building permits, which seems to be suggesting serial permitting. There have been notices of violation, and potentially, demolition of non-complying building elements. The rear porch had been completely demolished and has been completely reconstructed. It is unclear if the materials submitted for Planning or Building permit reviews covered such work.

The proposed roof deck is placed on top of a non-conforming structure and if that structure was demolished without a permit can the structure be re-built? There are four permits listed for this project (201910235399, 201906173562, 201908017639, and 201908290213), but none identify the demolition of any exterior elements. If there were a proposal for the demolition of a noncomplying structure would there have been a separate review required? What does the planning Code identify as a process for reconstruction of noncomplying portions of a building without a permit?

The legal permitting process is important to uphold for all projects. Serial permitting, and work beyond the scope of a permit, are ongoing issues that require much more discipline on the part of project sponsors and their contractors.

Sincerely,

Michael Garavaglia

Owner, 479 27th Street

----- Forwarded message -----

From: **Don Bardole** <donbardole@yahoo.com>

Date: Tue, May 12, 2020 at 2:42 PM

Subject: Re: 486 Duncan - call for support!

To: Robin Joy <robingjoy@gmail.com>, Charles Martin <charles.martin@gmail.com>

Members of the Planning Commission;

Re: 486 Duncan St

As the owner of a property contiguous to 486, I have a concern about the proposed deck construction at this address. Because of the configuration of the housing and the terrain between Duncan Street and 27th, from Noe St down Sanchez St, noise is funneled directly to my house. Barking dogs and deck parties are particularly disturbing, especially at night. The second story location of this proposed deck invites the noise of barking dogs and parties to be amplified in our homes. There is sufficient land on this property for a ground level deck and patio.

City living comes with background noise, but creating a structure in a residential neighborhood, from which noise will be greatly amplified, is not in that neighborhoods best interest

Please consider denying a permit for this elevated deck proposal

Don Bardole
1407 Noe St
San Francisco, CA

----- Forwarded message -----
From: **Robert Ferrara** <rffpisf@aol.com>
Date: Wed, May 13, 2020 at 1:53 PM
Subject: 486 Duncan Street
To: <David.Winslow@sfgov.org>
Cc: Robin Joy <robingjoy@gmail.com>

We am writing to express our concern for the proposed roof deck on the 486 Duncan Street property, sharing the concern of other neighbors about noise. Due to the height of the construction, we are very concerned about the noise from parties, etc., since it will definitely carry due to this height. In the past, there have been noise problems with similar decks at such heights and higher, especially during evening and night times. We've lived in Noe Valley for 27 years and, as new construction in Noe Valley has continued to be approved at greater heights, noise has become an even greater concern/problem.

Thank you for your consideration.

Robert & Suzanne Ferrara

1401 Noe Street

San Francisco, CA 94131

(H) 415-826-0135

----- Forwarded message -----

From: **Sue Walsh** <smwalsh.sf@gmail.com>

Date: Wed, May 13, 2020 at 4:52 PM

Subject: Notice of Public Hearing: 486 Duncan Street

To: <commissions.secretary@sfgov.org>, <David.Winslow@sfgov.org>

Cc: Robin Joy <robingjoy@gmail.com>, Charles Martin <charles.martin@gmail.com>

RE: Project 486 Duncan

Cross-Streets: Noe and Sanchez Streets

Block/Lot No.: 6591 / 012

Zoning District: RH-2/ 40-X

Record Number: 2019-020151DRP-02

Dear Mr. Winslow and Members of the San Francisco Planning Department,

I recently received a notice by mail informing me of a public hearing regarding the proposed building project of a roof top deck over an existing, non-complying structure at the rear of the second floor at 486 Duncan Street. I am well aware of this construction as my deck and backyard are adjacent to this construction. I have been observing the renovation for months.

I have been a resident at 1409A Noe Street for 15 years. I have enjoyed my solitude and sanctuary during this time. I am opposed of the construction of this roof top deck as the future residents of 486 Duncan Street will have a direct view to my property and backyard windows. I am concerned about potential noise and I view this as an infringement of my privacy. I have included photos of the viewpoint from my backyard.

Please carefully consider approval of this building structure.

Respectfully,

Susan M. Walsh



----- Forwarded message -----

From: **Simon J Smith** <isimon16@gmail.com>

Date: Wed, May 13, 2020 at 7:40 PM

Subject: Proposed deck at 486 Duncan st

To: <David.Winslow@sfgov.org>

Cc: Robin Joy <robingjoy@gmail.com>

Dear David,

I am a neighbor in the vicinity of 486 Duncan st, where the proposed deck, is scheduled to be built.

I must also share my deep concern with my fellow neighbors at the invasion of privacy both visual and audible.

The sound carries far and wide in Noe because it's a valley, a natural bowl, for sound to be captured.

Therefore I strongly object to the deck being built.

Yours sincerely,

Simon J Smith

RECEIVED

FEB 18 2020

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC**San Francisco
Planning****DISCRETIONARY REVIEW PUBLIC (DRP)
APPLICATION****Discretionary Review Requestor's Information**

Name: Charles E. Martin

Address: 480 Duncan Street, SF CA 94131

Email Address: charles.martin@gmail.com

Telephone: (415) 615-2870

Information on the Owner of the Property Being Developed

Name: Ashley

Company/Organization: Blu Lead Property Solutions LLC

Address: 1870 38th Avenue, SF CA 94122

Email Address:

Telephone: (415) 505-9096

Property Information and Related Applications

Project Address: 486 Duncan Street, SF CA 94131

Block/Lot(s): 6591/021

Building Permit Application No(s): 2019.10.23.5399

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

The proposed roof deck dominates the private spaces (master bed, shower) of 480 Duncan Street (my home) in an oppressive fashion, with point blank views of us as we are in bed or showering.

The design conflicts with the Residential Design Guidelines Section III Rear Yard - Privacy (page 17): "a proposed project will have an unusual impact on privacy to neighboring interior living spaces."

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

I would be unreasonably affected, as my bedroom and shower are intimate spaces that I use every day. I will be forced to alter my everyday behavior to accommodate the proposed roof deck. The joy and value I derive from my home will be greatly diminished.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

If the deck were built with a six-foot wall on the southern and eastern sides, that would address the privacy concerns. Such a wall would inevitably cut off light and views for many other neighbors, and constitute a de-facto major extension to the envelope of the house.

Alternatively, the roof deck could be redesigned as a much smaller balcony off the doors, such that its extent did not provide a vantage point where users can look into my bedroom and shower.

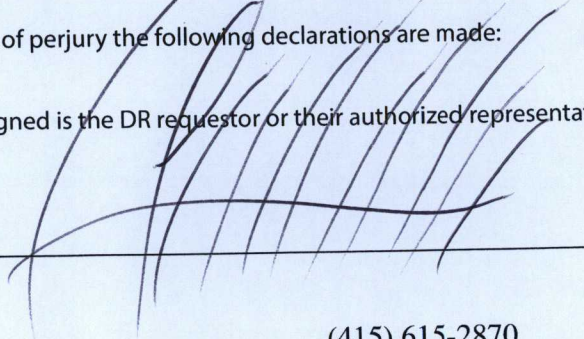
As proposed, the roof deck is oppressive and should be denied. Thank you.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the DR requestor or their authorized representation.

Signature



(415) 615-2870

Phone

Charles E. Martin

Name (Printed)

charles.martin@gmail.com

Email

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

480 Duncan Street - 2019.10.23.5399

The proposed roof deck is 10 feet from the master bedroom of 480 Duncan Street, and dominates it in an oppressive fashion.

These photos demonstrate that a person on the proposed roof deck has a direct line of sight to the bed and our intimate privacy.

In addition to visual privacy, any noise from the proposed roof deck will be oppressively loud and disturbing to us as we are sleeping, as it is, again, only 10 feet away.

These conditions are exacerbated in the morning and evening, when interior light versus exterior darkness will totally expose us when we are in bed.

We enjoy the sky and outdoor view. We should not be forced to install and use curtains to maintain our privacy.

The proposed roof deck is oppressive and should not be approved. Thank you,

Charles Martin, Homeowner and Resident

480 Duncan Street

415-615-2870





480 Duncan Street - 2019.10.23.5399

The proposed roof deck is 20 feet from the master bathroom of 480 Duncan Street, and dominates it in an oppressive fashion.

These photos demonstrate that a person on the proposed roof deck has a direct line of sight to the shower and our intimate privacy.

These conditions are exacerbated in the morning and evening, when interior light versus exterior darkness will totally expose us as we shower.

We enjoy showering with the open window, enjoying the sky and outdoor view. We should not be forced to install and use curtains to maintain our privacy.

The proposed roof deck is oppressive and should not be approved. Thank you,

Charles Martin, Homeowner

480 Duncan Street

415-615-2870



May 13, 2020

To David Winslow, Principal Architect, and the San Francisco Planning Commission,

My name is Charles Martin, and I am the owner and 12-year resident at 480 Duncan Street. I am writing to add supplemental materials to support the Discretionary Review of Building Permit 2019.1023.5399 for 486 Duncan Street, the neighboring house uphill to the west.

Due to the proposed site for this deck *in relation to my home*, it would have an **exceptional and extraordinary** impact on the privacy of my intimate spaces. Occupants of the proposed deck can clearly see into the shower of my master bathroom, and can clearly see the entire bed of the master bedroom. This would be an intolerable invasion of privacy if allowed.



Photo from the proposed deck to my home, showing my friend clearly visible in the shower.

Noise and Sound

Before discussing the proposed redesign, I must say that, although the visual invasiveness of the deck is apparent from the photos, the *noise and sound issues are of equal concern*.

Although it was probably not clear from the original plans, the fact that the proposed deck projects significantly beyond the house line means that all noise from this deck travels directly into my bedroom. Indeed, it is a fifteen-foot straight line from my bedroom window to the deck.

All conversations between the workers on the roof sound as if they are right outside my window.

It also means that *all intimate conversation*, all private moments, shared in my bedroom or bathroom will be perfectly audible to anyone on the proposed deck.

The proposed deck means evenings and sleep disturbed by anyone on the deck, and living in constant fear that your most intimate moments are being shared with strangers. Again, this is an **exceptional and extraordinary** violation of privacy.

Proposed Redesign

Since the original DR, the developers have offered a redesign, in which the deck would be pulled back from the edge and a privacy wall installed. I have evaluated the proposed redesign of the deck, and it, too, violates the privacy of my home.



Photo from the proposed deck to my home, and from my shower to the proposed deck.

These photographs clearly show that the proposed privacy wall does nothing to block the sight line into the shower. While the proposed wall would, for the most part, block the bedroom, it does so by blocking the sky, the light, and adding oppressive mass and bulk to the looming dormer that has already been added to the previous structure.

The redesign *does nothing to address the noise and sound concerns*. People on the deck would still be able to hear every intimate conversation, and our sleep will be disturbed by every word spoken on the proposed deck.

In city life, it is normal for there to be barking dogs, conversation, and sirens. All these sounds have had to travel across the open space of the interior block where they are muffled and blocked by vegetation and diffused by distance. I cannot accept that from now on, such sounds will come from fifteen feet away.

Dormer Privacy Intrusion



Note that I have already paid a high price in privacy for this development. The developer added a dormer with a window. That window stares directly down at the master bed.

The dormer itself has greatly altered the apparent roof line and is oppressive in its mass. Adding the wall called for in the revised plan would add even more mass and bulk.

(Photo taken from my bed towards the 486 dormer, showing the previous roof lines, the oppressive mass of the dormer, the privacy-violating window, and the proposed wall.)

Conclusion

The proposed deck, its redesign, and indeed any conceivable deck in this space would have an **exceptional and extraordinary** impact on my privacy and my way of life. There could not be intimacy in my bedroom or in the bathroom without being aware of the deck and anyone on it, or the *possibility* that someone might be on it, a mere fifteen feet away.

It is inconceivable that my privacy, intimacy, and way of life, which I have enjoyed for over a decade, would be disrupted for the sake of a deck. Dear David Winslow and the Planning Commission, please do not approve the proposed roof deck at 486 Duncan Street.

Sincerely,

Charles Martin
Owner and Resident
480 Duncan Street SF CA 94131

----- Forwarded message -----

From: **Robert Ferrara** <rfpisf@aol.com>

Date: Wed, May 13, 2020 at 1:53 PM

Subject: 486 Duncan Street

To: <David.Winslow@sfgov.org>

Cc: Robin Joy <robingjoy@gmail.com>

We are writing to express our concern for the proposed roof deck on the 486 Duncan Street property, sharing the concern of other neighbors about noise. Due to the height of the construction, we are very concerned about the noise from parties, etc., since it will definitely carry due to this height. In the past, there have been noise problems with similar decks at such heights and higher, especially during evening and night times. We've lived in Noe Valley for 27 years and, as new construction in Noe Valley has continued to be approved at greater heights, noise has become an even greater concern/problem.

Thank you for your consideration.

Robert & Suzanne Ferrara
1401 Noe Street
San Francisco, CA 94131
(H) 415-826-0135

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address:

Zip Code:

Building Permit Application(s):

Record Number:

Assigned Planner:

Project Sponsor

Name:

Phone:

Email:

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

I attest that the above information is true to the best of my knowledge.

Signature: 	Date:
Printed Name:	<input type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

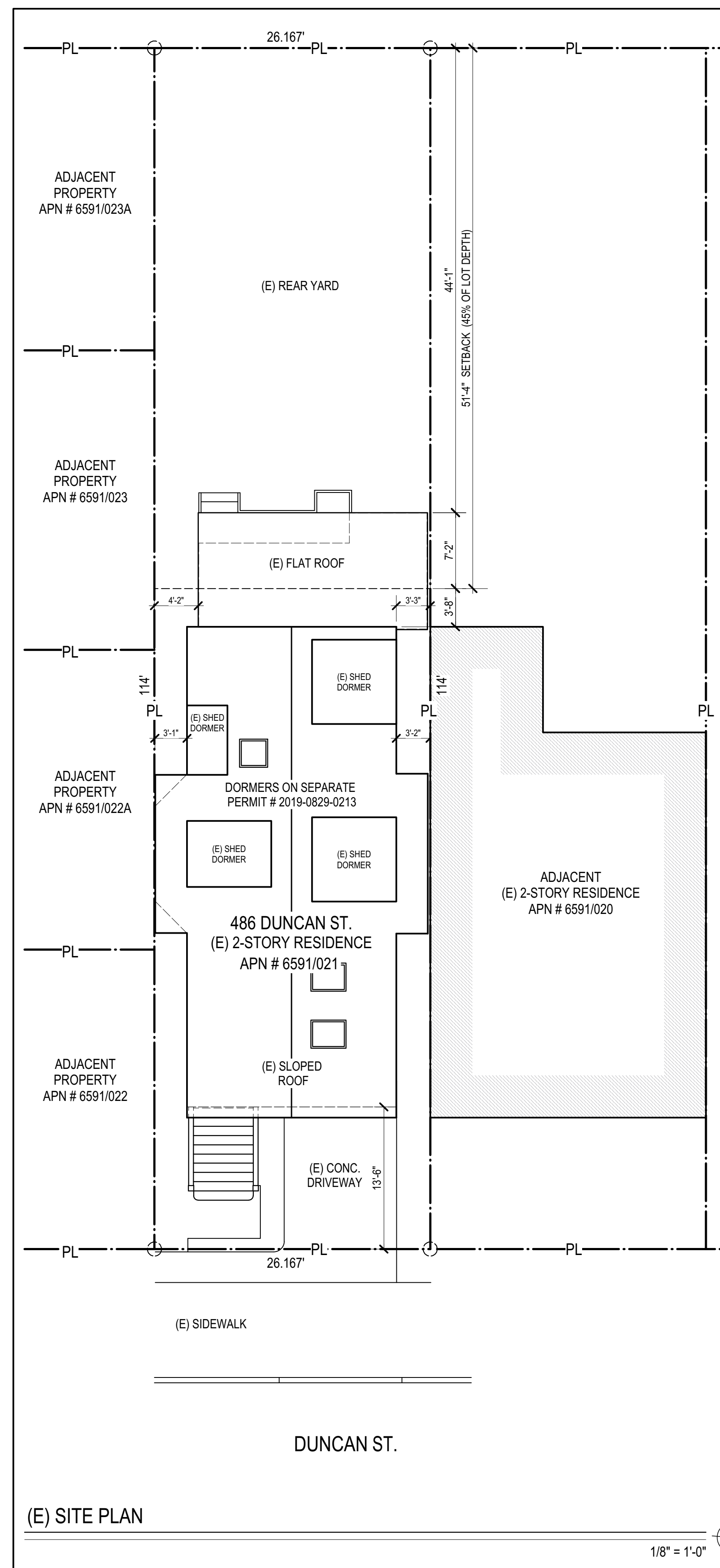
If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

GENERAL NOTES

- THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN DESIRED AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER BY THE CONTRACTOR.
 - ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE, 2016 EDITION, THE CALIFORNIA PLUMBING CODE, 2016 EDITION, THE CALIFORNIA ELECTRICAL CODE, 2016 EDITION, THE CALIFORNIA MECHANICAL CODE, 2016 EDITION, THE CALIFORNIA FIRE CODE, 2016 EDITION, THE CALIFORNIA ENERGY CODE, 2016 EDITION, THE CALIFORNIA BUILDING STANDARDS CODE, 2016 EDITION AND ALL OTHER APPLICABLE AMMENDMENTS, ORDERS, ORDINANCES, AND REGULATIONS.
 - THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.
 - DO NOT SCALE DRAWINGS. APPLICABLE TRADES SHALL USE A COMMON DATUM TO BE DESIGNATED BY THE CONTRACTOR FOR ALL CRITICAL MEASUREMENTS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
 - DIMENSIONS ARE TO FACE OR CENTERLINE OF STUD, UNLESS NOTED OTHERWISE. AT FLOORS AND CEILINGS WITH PLYWOOD SHEATHING DIMENSIONS ARE TO EXTERIOR SIDE OF PLYWOOD.
 - REFER TO ADDITIONAL NOTES SHOWN ON THE STRUCTURAL AND/OR CIVIL ENGINEERING SHEETS CONTAINED IN THESE DRAWINGS.
 - DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED.
 - WHEREVER EXISTING WORK IS DAMAGED BY ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE REPAIRED OR REPLACED WITH NEW MATERIAL TO MATCH EXISTING AS APPROVED BY THE ARCHITECT.
 - THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH RESULTING FROM THE WORK SPECIFIED HEREIN.
 - ALL EXPOSED BOLTS, WASHERS, NAILS, OR METAL CONNECTORS SHALL BE DOUBLE HOT DIP GALVANIZED [U.N.O.]
 - SHOP DRAWINGS, PROJECT DATA AND OTHER SAMPLES SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER WHEN REQUESTED.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING AND FRAMING FOR WALL MOUNTED ITEMS.
 - FIRE STOPS SHALL BE LOCATED AT THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES - AT FLOOR AND CEILING LEVELS AND AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS CHIMNEYS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR A FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - AT EXTERIOR WALL OPENINGS: FLASHING, COUNTER FLASHING AND EXPANSION JOINT MATERIAL SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE COMPLETELY WATERPROOFED AND WEATHERPROOFED.
 - THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ## ENERGY NOTES
- NEW EXTERIOR WALL ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E WITH A MINIMUM THERMAL RESISTANCE (R) OF R-13 IN 2X4 WALLS OR R-19 IN 2X6 WALLS.
 - NEW ROOF ASSEMBLIES SHALL BE INSULATED WITH BLANKET TYPE MINERAL OR GLASS FIBER INSULATION CONFORMING TO FEDERAL SPECIFICATION HH-1-521E WITH A MINIMUM THERMAL RESISTANCE (R) OF R-30 AND UNDERFLOOR ASSEMBLIES TO BE R-19.
 - ALL WALL ASSEMBLIES OF BATHROOM / BEDROOM/ EQUIPMENT ROOMS/ ETC. MAY BE INSULATED WITH SOUND ATTENUATION BLANKET INSULATION.
 - IN ADDITION TO BLANKET INSULATION STANDARDS ABOVE, IN NO CASE SHALL ANY INSULATION CONTAIN ANY ASBESTOS OR ASBESTOS RELATED PARTICULATES.
 - ALL INSULATING MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
 - THE CONTRACTOR SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSULATION INSTALLER AND THE CONTRACTOR STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53 AND CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUB-CHAPTER 4, ARTICLE 3.
 - THE CONTRACTOR SHALL PROVIDE THE ORIGINAL OCCUPANT LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
 - A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.
 - MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE STANDARDS LISTED IN TABLE 2-53V OF THE ENERGY REGULATIONS.
 - THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE MUST BE CAULKED, SEALED, OR WEATHERSTRIPPED:
 - EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS, AND BETWEEN EXTERIOR WALL PANELS.
 - OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES IN EXTERIOR AND INTERIOR WALLS CEILINGS AND FLOORS.
 - OPENINGS IN THE ATTIC FLOOR.
 - ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.
 - FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.
 - THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH CAN BE PROGRAMMED TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST 2 PERIODS WITHIN 24 HOURS.
 - STORAGE TYPE WATER HEATERS AND STORAGE BACK-UP TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL BE EXTERNALLY WRAPPED WITH INSULATION OF R-12 OR GREATER.
 - PIPING IN UNCONDITIONED SPACE LEADING TO AND FROM WATER HEATERS SHALL BE WRAPPED WITH INSULATION HAVING A THERMAL RESISTANCE OF R-3 OR GREATER.
 - RECIRCULATING HOT WATER PIPING IN UNHEATED SPACES SHALL BE INSULATED WITH R-3.
 - GAS FIRED HOUSEHOLD COOKING APPLIANCES, SHOWER HEADS AND FAUCETS SHALL COMPLY WITH CALIFORNIA APPLIANCE EFFICIENCY STANDARDS.
 - WATER CLOSETS SHALL BE LOW FLUSH TYPE [1.28 GAL/FLUSH] CPC 403.2.1(1).
 - GAS FIRED APPLIANCES SHALL HAVE INTERMITTENT IGNITION DEVICES, NOT CONTINUOUSLY BURNING PILOT LIGHTS; E.G., FURNACES UNDER 175,000 BTU, ALL FAN TYPE FURNACES, CLOTHES DRYERS, STOVES, ETC.
 - HVAC EQUIPMENT, WATER HEATERS AND PLUMBING FIXTURES (SHOWER HEADS AND FAUCETS) MUST BE CERTIFIED BY CEC.
 - HEATING EQUIPMENT SHALL COMPLY WITH EFFICIENCY STANDARDS AND BE NO LARGER THAN SPECIFIED ON APPROVED PLANS.
 - DUCTS MUST BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 10 OF THE CALIFORNIA STATE MECHANICAL CODE.

PLUMBING NOTES

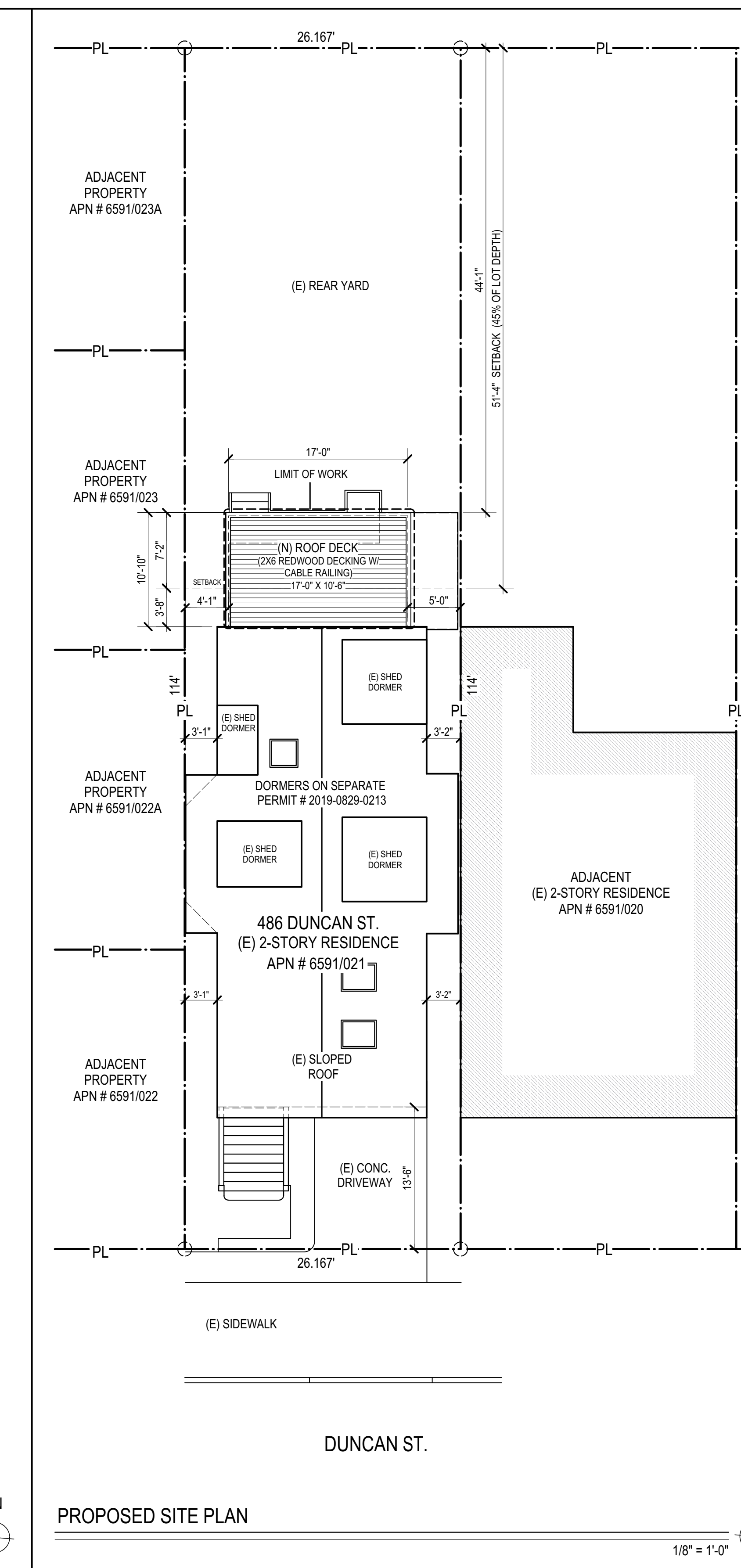
- COMBUSTION AIR FOR FUEL BURNING WATER HEATERS SHALL BE PROVIDED IN ACCORDANCE WITH THE 2016 CPC.
- IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER 2016 CPC.
- WATER CLOSETS SHALL BE LOW FLUSH TYPE [1.28 GAL/FLUSH] CPC 403.2.1(1).
- WATER SAVING SHOWERHEADS, MAX 1.8 GPM @80PSI CPC 408.2.
- WATER SAVING RESIDENTIAL LAVATORY FAUCETS, MAX 1.2GPM @60PSI, MIN 0.8GPM @20PSI CPC 403.7.
- WATER SAVING KITCHEN FAUCETS, MAX 1.8GPM @60PSI, TEMPORARY MAX 2.2GPM @60PSI W/AUTO RETURN CPC 403.6.
- PROVIDE ACCESS PANEL (12"X 12") OR UTILITY SPACE FOR PLUMBING FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS.
- GAS PIPING SHALL NOT BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE. GAS LINE TO SLAND COOKTOP MAY BE RUN IN AN APPROVED SLEEVE.
- HOSE BIBBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE A BACKFLOW PREVENTION DEVICE.
- COPPER WATER LINES SHALL BE TYPE "L" MINIMUM.
- ABS & PVC DWV PIPING INSTALLATIONS SHALL BE LIMITED TO STRUCTURES NOT EXCEEDING TWO STORIES IN HEIGHT.



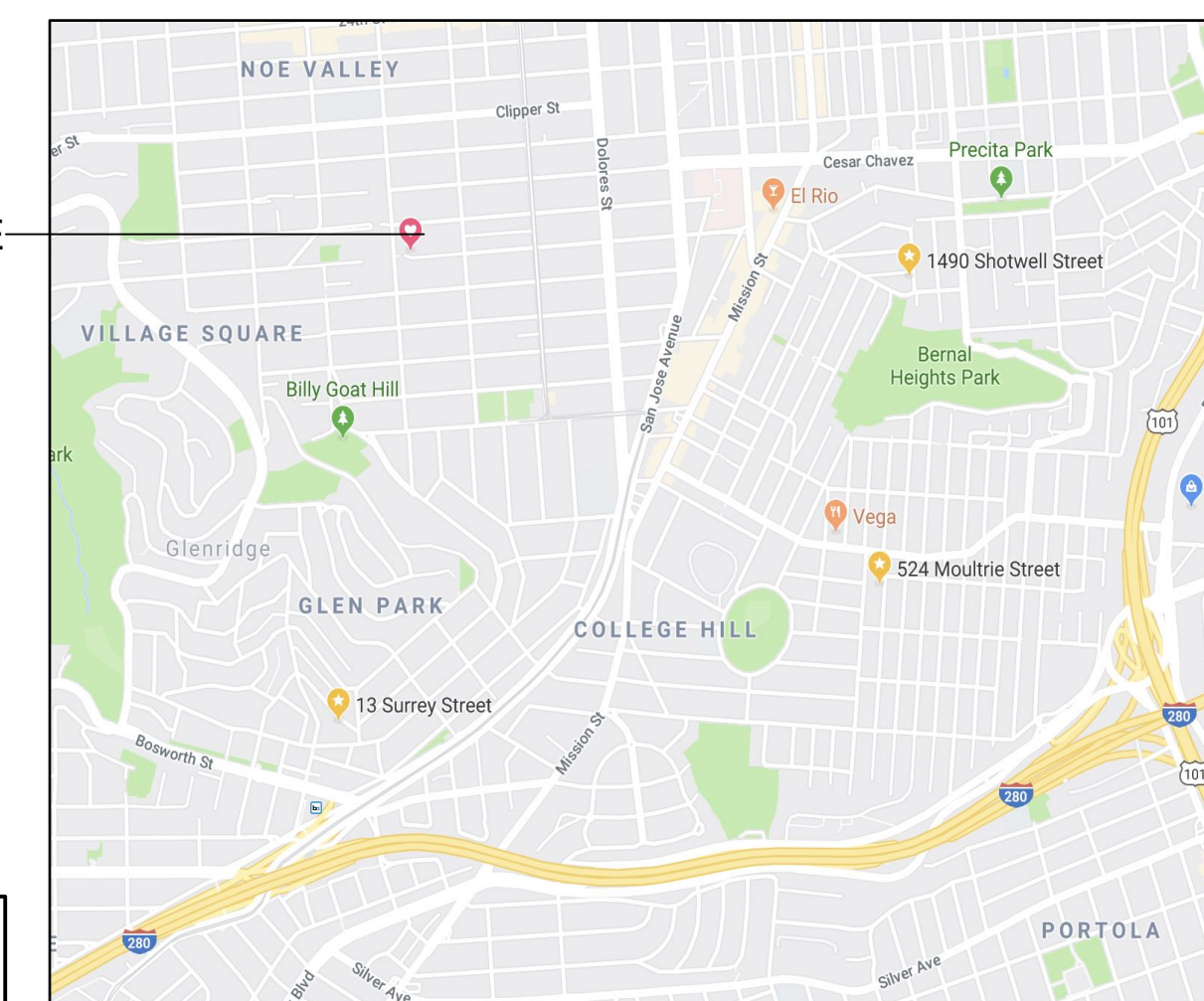
(N) ROOF DECK AT: 486 DUNCAN ST. SAN FRANCISCO, CA.

GLASS & GLAZING NOTES

- GLASS AND GLAZING SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO CODE AND WITH U.S. CONSUMER PRODUCT SAFETY COMMISSION REQUIREMENTS. GLAZED OPENINGS IN DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND WITHIN 5 FT. OF THE TOP OR BOTTOM OF STAIRS OR LANDINGS SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD. FIXED PANELS (> 9 SQ FT) WITHIN 18" OF THE ADJACENT FLOOR SHALL BE TEMPERED GLASS APPROVED FOR IMPACT HAZARD.
- GLAZING IN SHOWER AND TUBS ENCLOSURES SHALL BE TEMPERED, LAMINATED OR APPROVED PLASTIC.
- EGRESS WINDOWS IN SLEEPING ROOMS SHALL CONFORM TO UBC REQUIREMENTS: MIN 20" WIDE BY 24" HT CLEAR WHEN IN THE OPEN POSITION. MAX HT AT BOTTOM OF OPENING TO BE 44".



SITE



VICINITY MAP

SCOPE OF WORK:

- (N) 178 SQ. FT. ROOF DECK OVER EXISTING FLAT ROOF.

PROJECT STATISTICS

OWNER	ASHLEY & KARINA REESE
ADDRESS	486 DUNCAN ST. SAN FRANCISCO, CA. 94131
EMAIL ADDRESS	ashley@blu-leaf.com
PHONE #	(415) 505-9096
ASSESSORS PARCEL NO	6591/021
ZONING DESIGNATION	RH-2
HEIGHT & BULK DISTRICTS	40-X
SPECIAL USE DISTRICTS	NONE
USE:	1 FAMILY DWELLING
OCCUPANCY:	
RESIDENCE	R-3
GARAGE	U
CONSTRUCTION TYPE	TYPE V-N
UNITS	1
STORIES	3
SCOPE OF WORK	(N) 178 SQ. FT. ROOF DECK OVER EXISTING FLAT ROOF.
BUILDING TABULATIONS	
TOTAL (E) RESIDENCE	3,106 SQ. FT.
(E) GARAGE	288 SQ. FT.
TOTAL (E) RESIDENCE & GARAGE	3,394 SQ. FT.
SITE INFORMATION	
LOT SIZE:	2,979 SQ. FT.

SHEET INDEX

ARCHITECTURAL	
A0.0	COVER SHEET - SITE PLAN, GENERAL NOTES, VICINITY MAP, PROJECT STATISTICS, SHEET INDEX
A1.0	EXISTING & PROPOSED GROUND & 2ND FLOOR PLANS
A1.2	EXISTING & PROPOSED 3RD FLOOR FLOOR PLANS
A1.2	EXISTING & PROPOSED ROOF PLANS
A2.0	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A2.1	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A-3.0	ELECTRICAL PLAN & DETAILS
A-4.0	EXISTING & PROPOSED SECTIONS
STRUCTURAL	
S0.1	GENERAL STRUCTURAL NOTES
S0.2	GENERAL STRUCTURAL NOTES
S1.2	3RD FLOOR FRAMING PLAN & ROOF FRAMING PLAN
S2.1	STRUCTURAL DETAILS
S2.2	STRUCTURAL DETAILS
S2.6	SIMPSON STEEL STRONG WALL DETAILS
S2.7	SIMPSON STEEL STRONG WALL DETAILS

CONSULTANTS

STRUCTURAL ENGINEER
ECR ENGINEERING
ENGIN YAGMUR
1842 JEFFERSON ST. #104
SAN FRANCISCO, CA. 94123
TEL. (415) 205-3804

THEO BESSIN
DESIGNER

THEO BESSIN
451 KANSAS ST.
#40
SAN FRANCISCO, CA.
94107
805.886.2719

BUILDING
DESIGN

(N) ROOF
DECK
AT:

486
DUNCAN ST.
SAN
FRANCISCO,
CA

COVER SHEET:
SITE PLAN
VICINITY MAP
PROJECT STATS.
GENERAL NOTES
SHEET INDEX

DATE
10.16.2019

SUBMITTAL
SET

REVISIONS:

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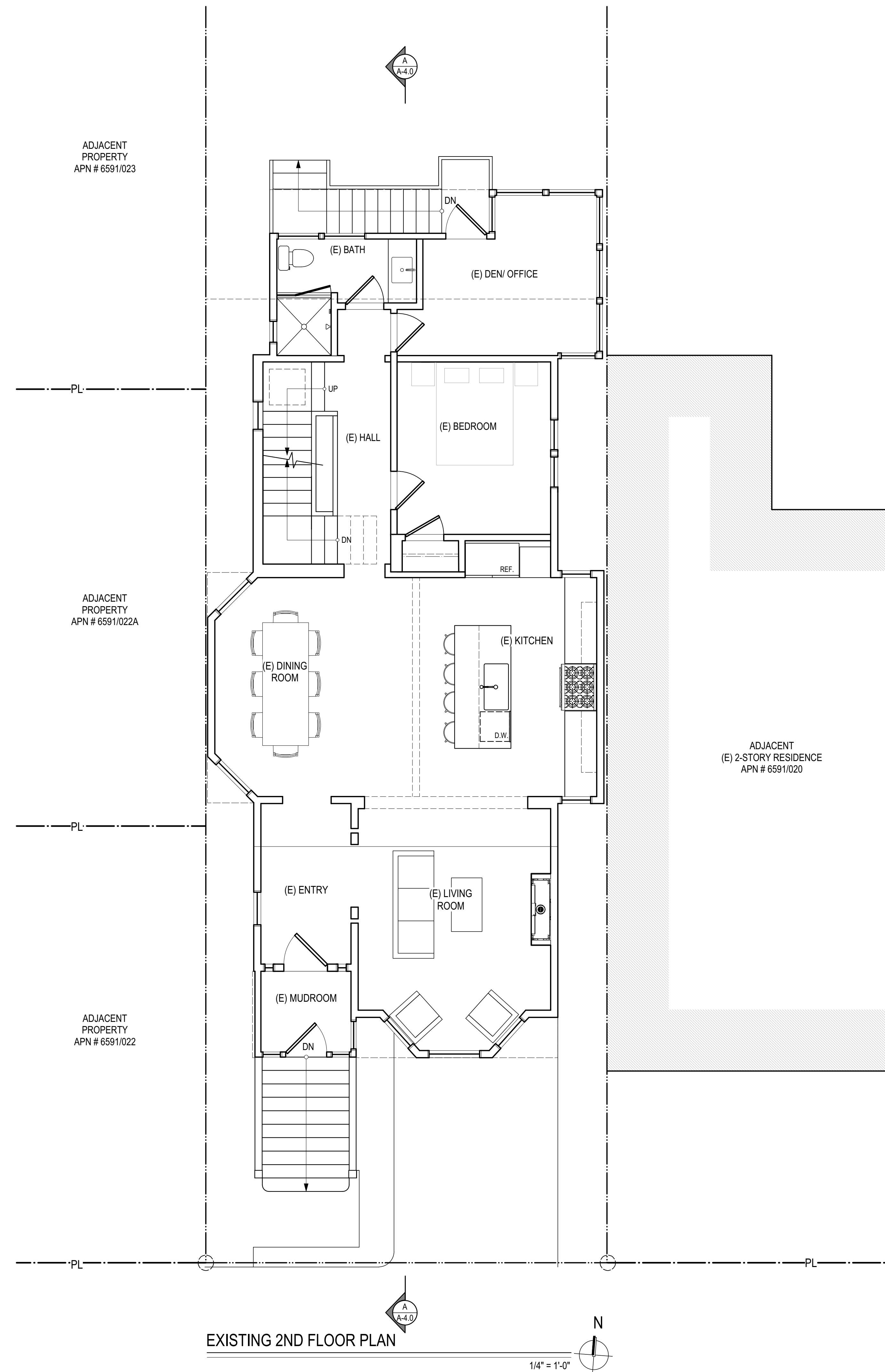
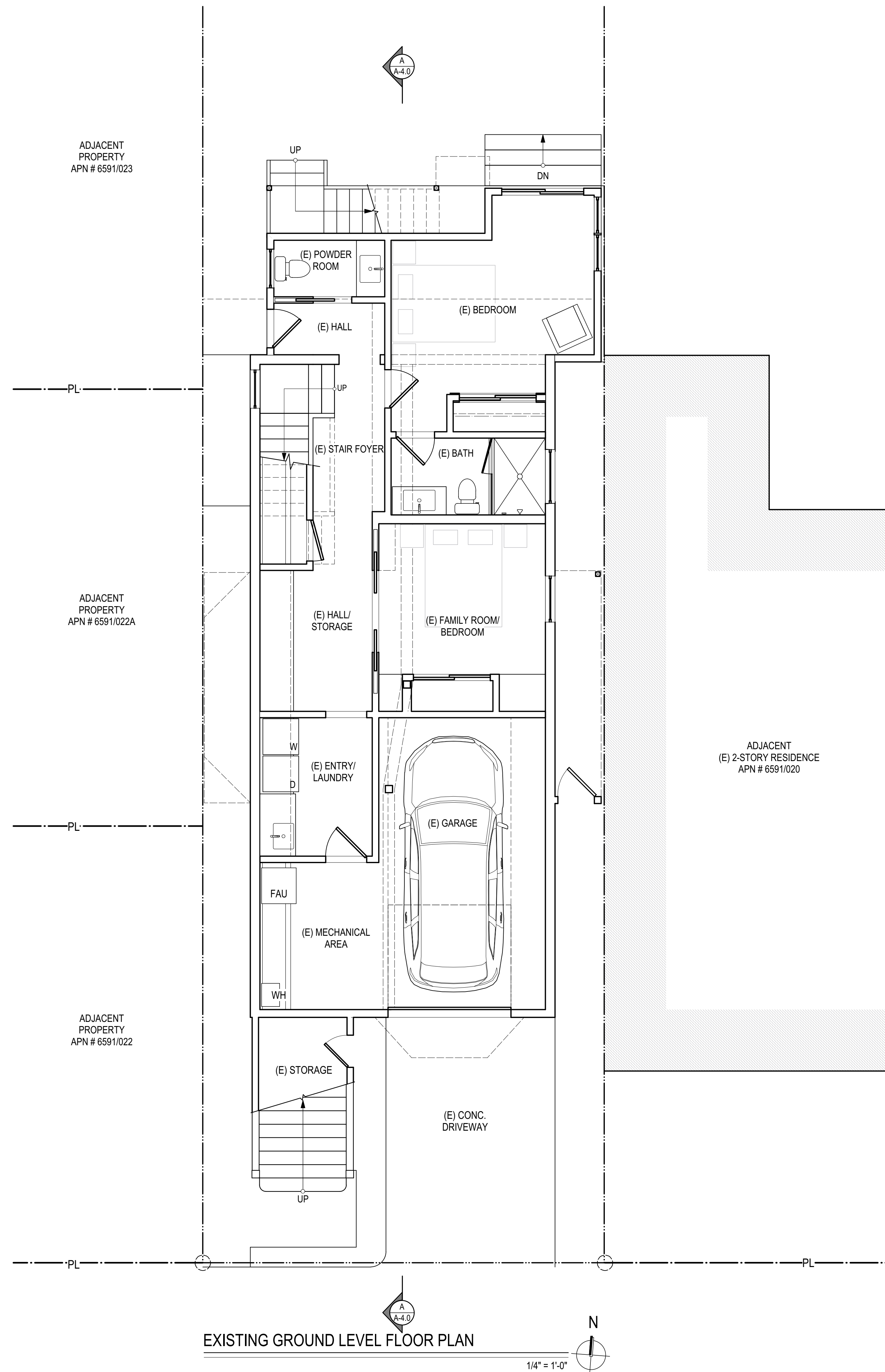
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SHEET

A0.0

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EXISTING GROUND LEVEL FLOOR PLAN

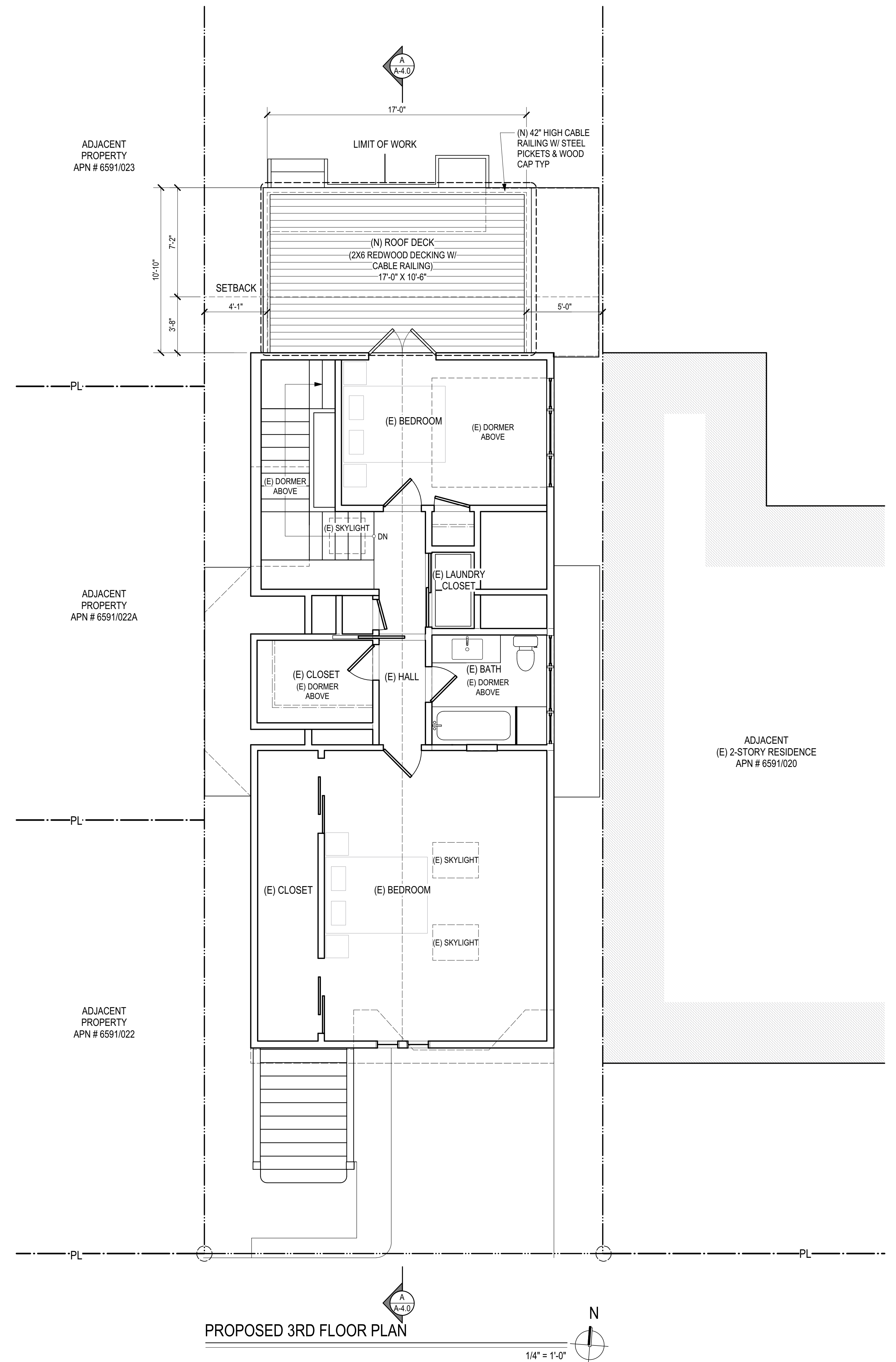
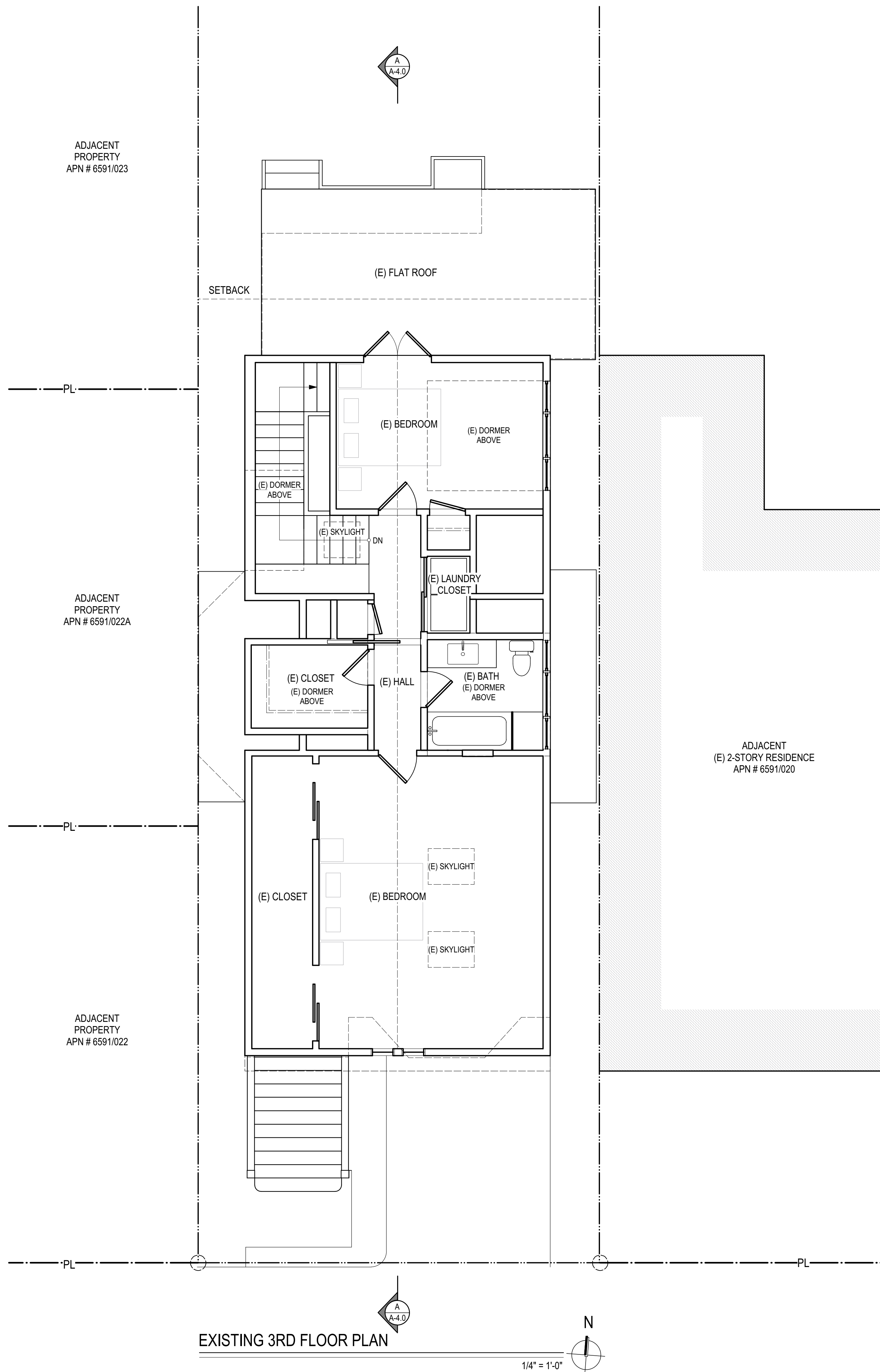
1/4" = 1'-0"

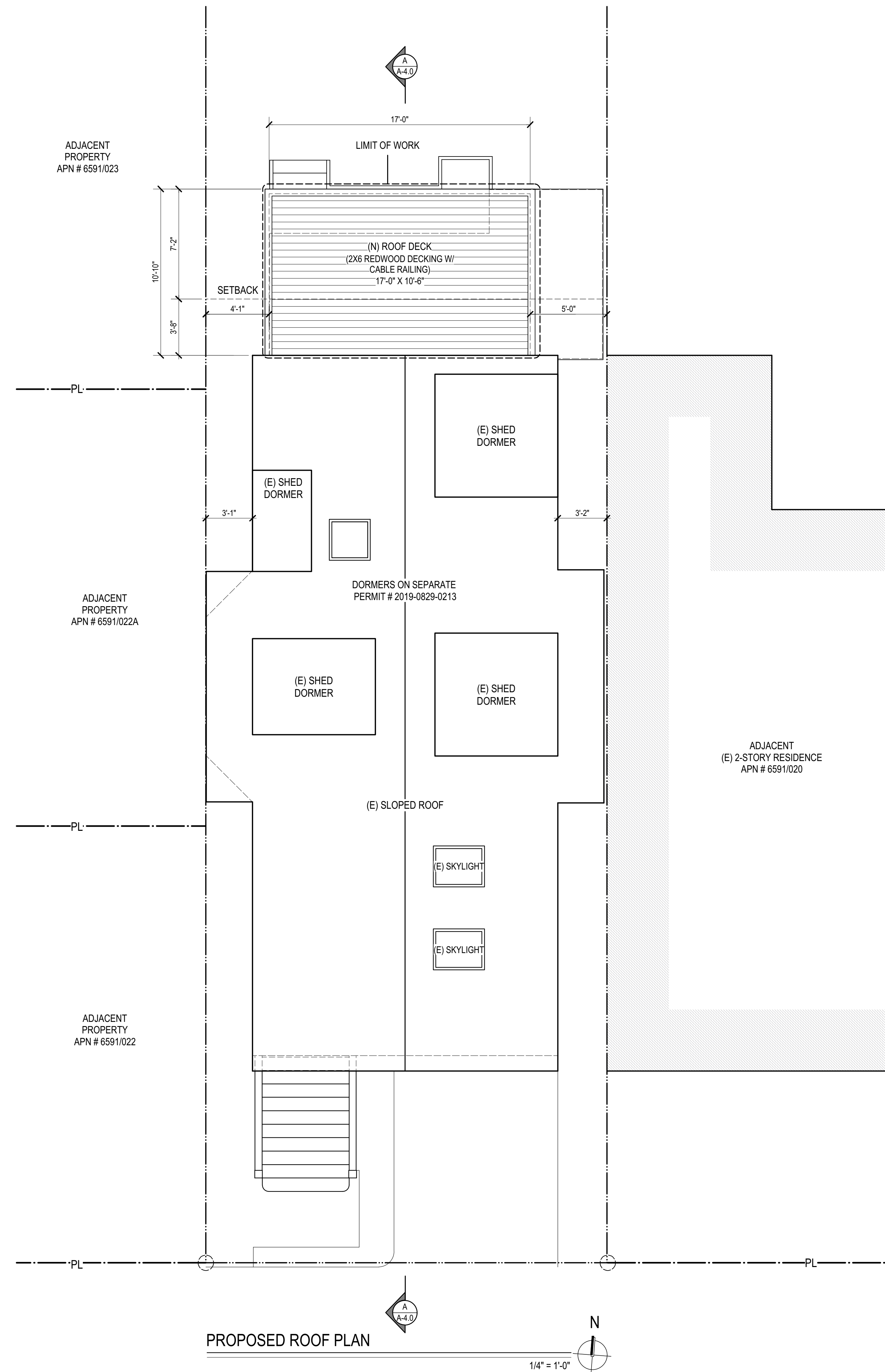
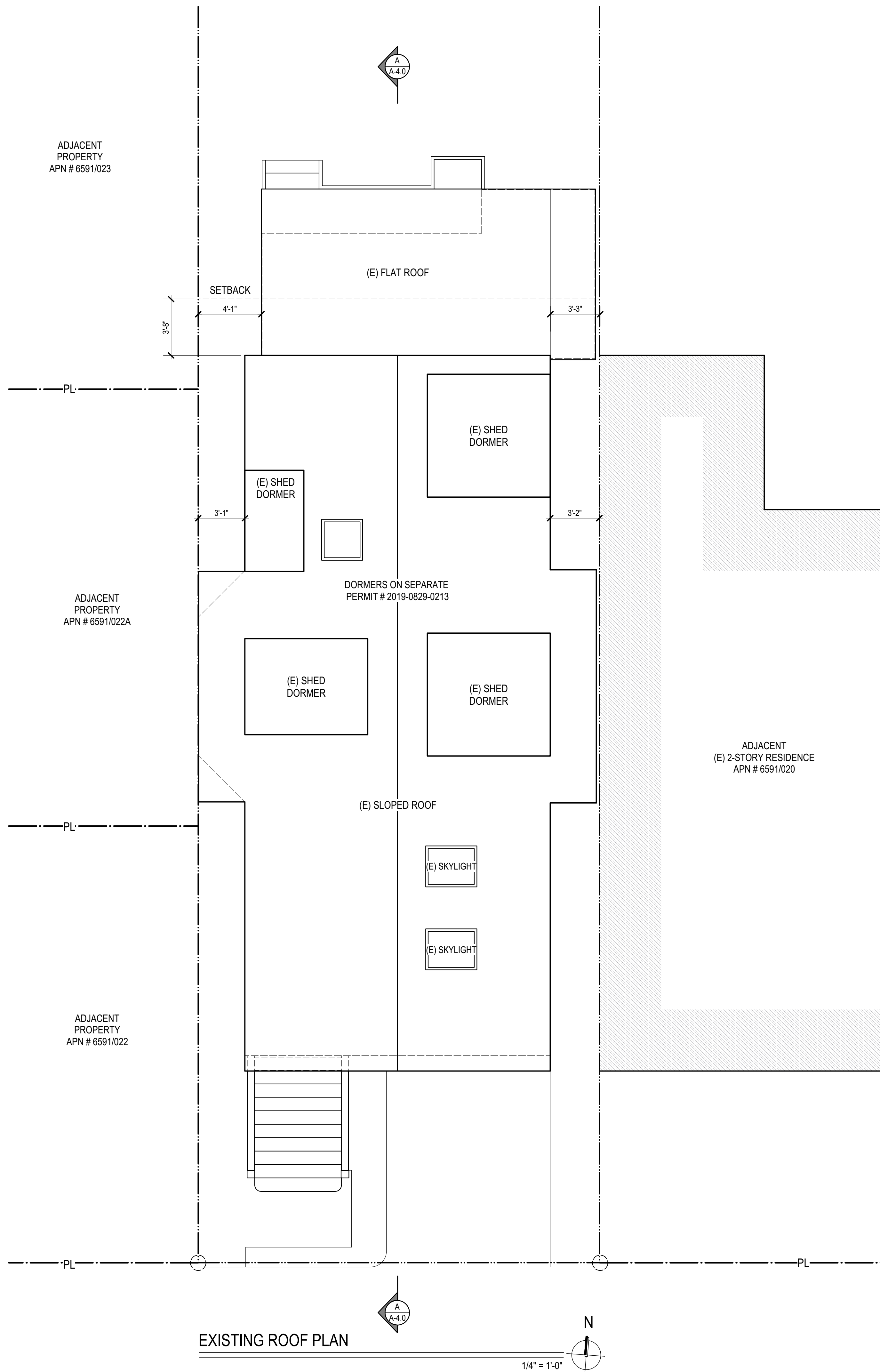
EXISTING 2ND FLOOR PLAN

1/4" = 1'-0"

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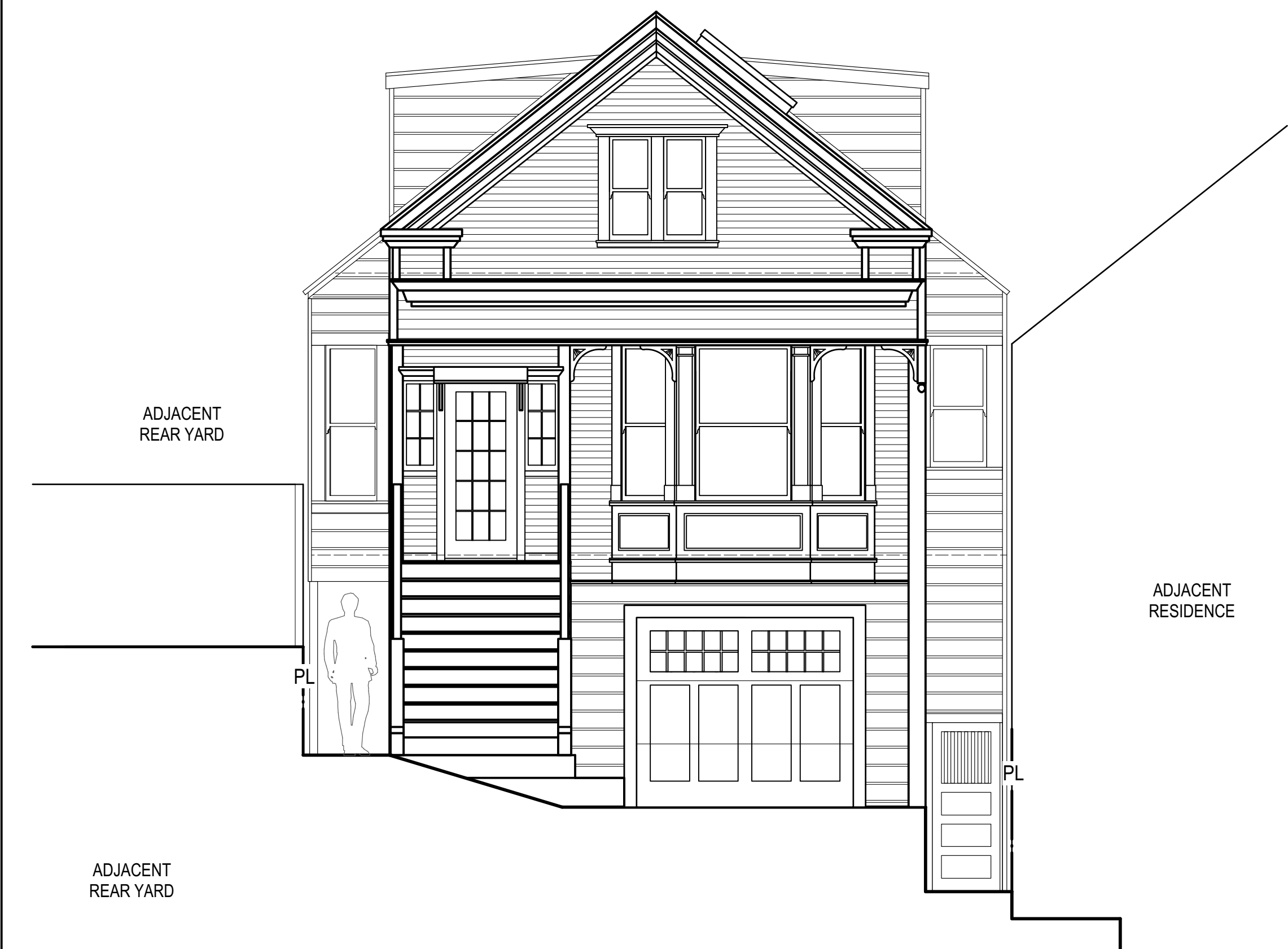
PROPOSED EAST ELEVATION

1/4" = 1'-0"



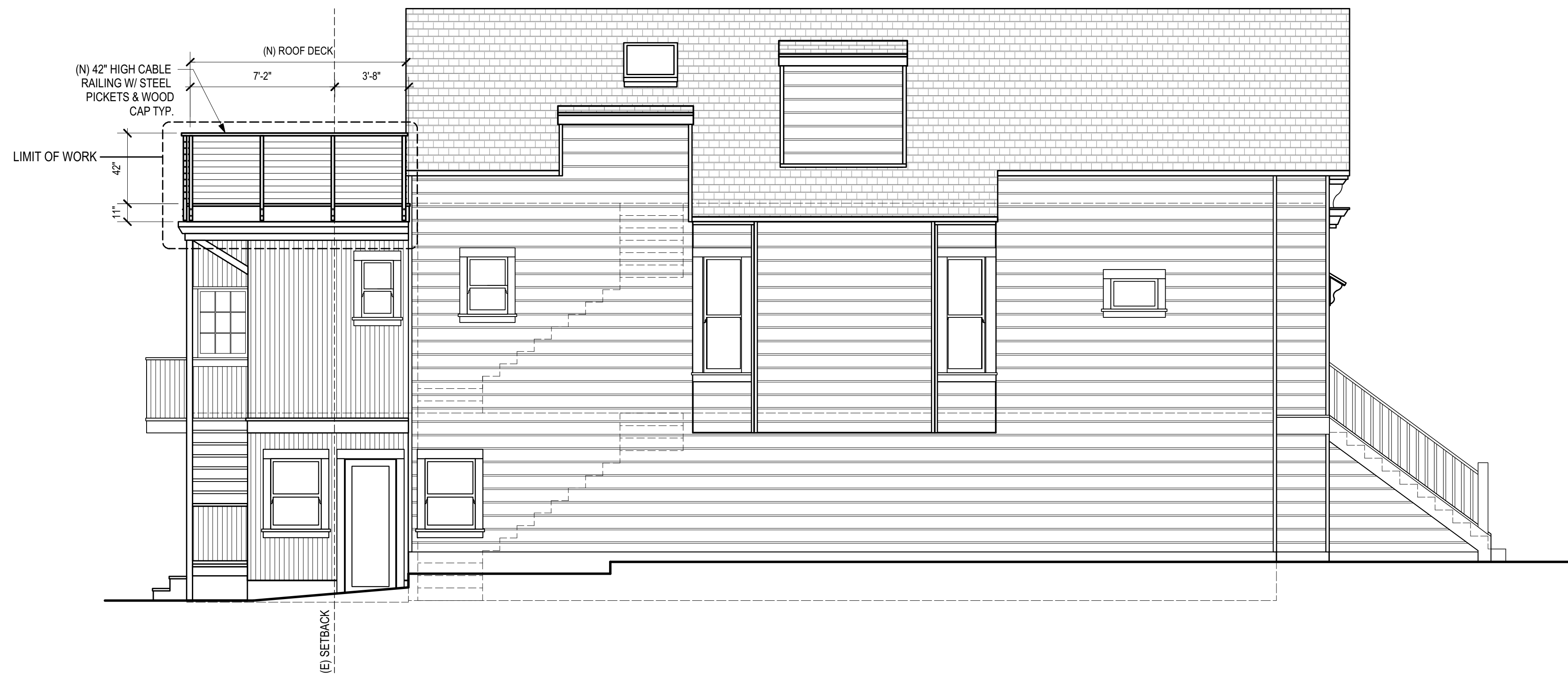
EXISTING EAST ELEVATION

1/4" = 1'-0"



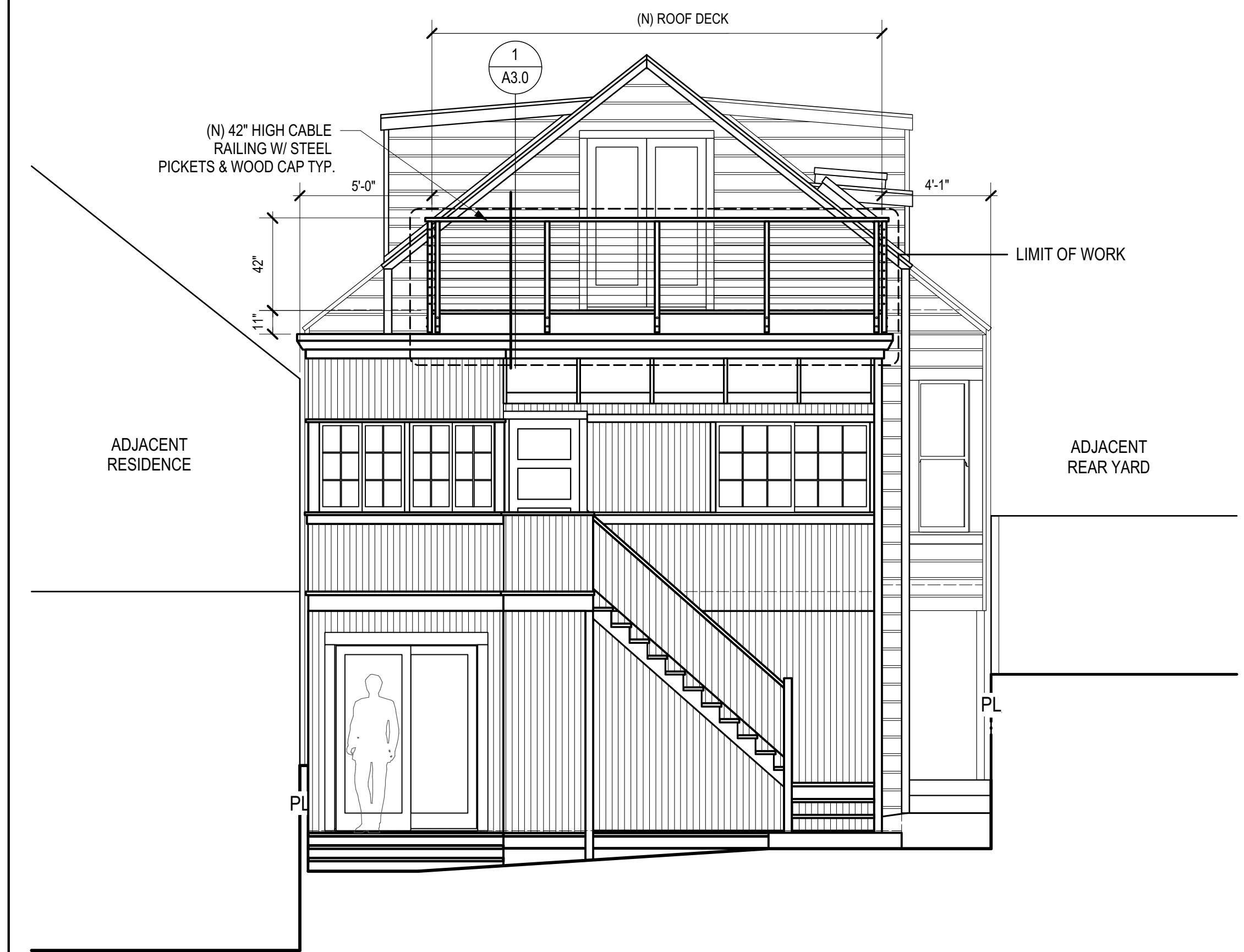
EXISTING SOUTH ELEVATION

1/4" = 1'-0"



PROPOSED WEST ELEVATION

1/4" = 1'-0"



PROPOSED NORTH ELEVATION

1/4" = 1'-0"



EXISTING WEST ELEVATION

1/4" = 1'-0"



EXISTING NORTH ELEVATION

1/4" = 1'-0"

ELECTRICAL NOTES:

• ALL SWITCH/ OUTLET/ CABLE / PHONE/FIXTURES & PLATES TO BE PER DESIGNER/OWNER.

• VERIFY SLOPED CEILINGS FOR APPROPRIATE RECESSED DOWNLIGHTS.

• ALL FIXTURE MODELS NOT SPECIFIED IN THESE DRAWINGS TO BE PER OWNER'S INSTRUCTION

• SUPPLY CAT 6/ RG-6 WIRING TO COMPUTER/ TV & STEREO LOCATIONS FROM THE PHONE DEMARCATION LOCATION. USE STRUCTURED WIRING AS APPROPRIATE.

• LIGHTING FIXTURES IN A SHOWER & WITHIN BATHTUB AREA LESS THAN 8'-0" ABOVE RIM OF TUB SHALL BE RECESSED AND RATED FOR WET LOCATIONS.

• OUTLETS REQUIRED ON WALL SPACES 2 FEET OR WIDER, NOT MORE THAN 6' FROM OPENINGS, NOT MORE THAN 12" O.C., KITCHEN COUNTER SPACE OVER 12" WIDE AT 4' MAX O.C., & 2' FROM APPLIANCES.

• ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD.

• OUTDOOR HID EFFICACY LUMINAIRES SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND HAS A FACTORY INSTALLED HID BALLAST.

• ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOM, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/ BRANCH CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [CEC 210.12B]

• ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. [CEC 406.11]

• RECEPTACLES IN WET LOCATIONS TO HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG IS INSERTED. [CEC 406.8]

• KITCHEN INTERNAL CABINET LIGHTING IS NOT TO EXCEED 20 WATTS PER LINEAR FOOT. [CALIFORNIA ENERGY CODE SECTION 150(K)]

• LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS SHOULD BE APPROVED IC LUMINAIRES AND SHOULD BE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.

• ELECTRICAL BOXES IN MEMBRANE PENETRATIONS OF FIRE RESISTIVE WALLS SHALL LISTED ANS SEPARATED HORIZONTALLY BY A DISTANCE OF 24" MINIMUM OR BY FIRE BLOCKING.

• A MINIMUM OF TWO 20AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR SIMILAR AREAS.

• AT LEAST ONE 20AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

• AT LEAST ONE 20AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

NOTE:

A) ALL INSTALLED LIGHTING MUST BE HIGH EFFICACY PER TABLE 150.0-A. 2016 CALIFORNIA ENERGY CODE TABLE 150.0

B) LIGHTING IN BATHROOMS: ALL LIGHTING SHALL BE HIGH EFFICACY AND AT LEAST ONE FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR. CALIFORNIA ENERGY CODE 150(K) 5

C) LIGHTING IN GARAGES, LAUNDRY ROOMS, CLOSETS AND UTILITY ROOMS: ALL LIGHTING SHALL BE HIGH EFFICACY AND AT LEAST ONE LIGHT FIXTURE INSTALLED IN GARAGES, CLOSETS, LAUNDRY ROOMS, & UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR. CALIFORNIA ENERGY CODE 150(K) 2. J

D) LIGHTING IN ROOMS OTHER THAN BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS: PERMANENTLY INSTALLED LIGHTS IN ROOMS OTHER THAN RESTROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES. CALIFORNIA ENERGY CODE 150(K) 7

E) RECESSED LUMINAIRES IN INSULATED CEILINGS: LUMINAIRES RECESSED INTO INSULATED CEILINGS SHALL NOT CONTAIN SCREW BASE SOCKETS AND SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY U.L. OR OTHER TESTING LAB RECOGNIZED BY BUILDING OFFICIAL, AND SHALL BE CERTIFIED AIR TIGHT TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT .011 PSI IN ACCORDANCE WITH ASTM E283, AND SEALED WITH A GASKET OR CAULK BETWEEN HOUSING AND CEILING. CALIFORNIA ENERGY CODE 150(K)

F) SCREW BASED SOCKETS: LUMINAIRES WITH SCREW BASED SOCKETS SHALL MEET THE FOLLOWING REQUIREMENTS:
 I. THE LUMINAIRE SHALL NOT BE A RECESSED DOWN-LIGHT IN A CEILING; AND
 II. THE LUMINAIRE SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8; AND
 III. THE INSTALLED LAMPS SHALL BE MARKED WITH "JA8-2016" OR "JA8-2016-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JA8.

G) DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.

H) OUTDOOR LIGHTING: PERMANENTLY INSTALLED OUTDOOR LIGHTS ON BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND THEY SHALL BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL CERTIFIED TO COMPLY WITH THE 2016 CALIFORNIA ENERGY CODE. CALIFORNIA ENERGY CODE 150(K) 9 A.

I) VENT FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING. 2016 CALIFORNIA ENERGY CODE 150(K) 2B

NOTE:

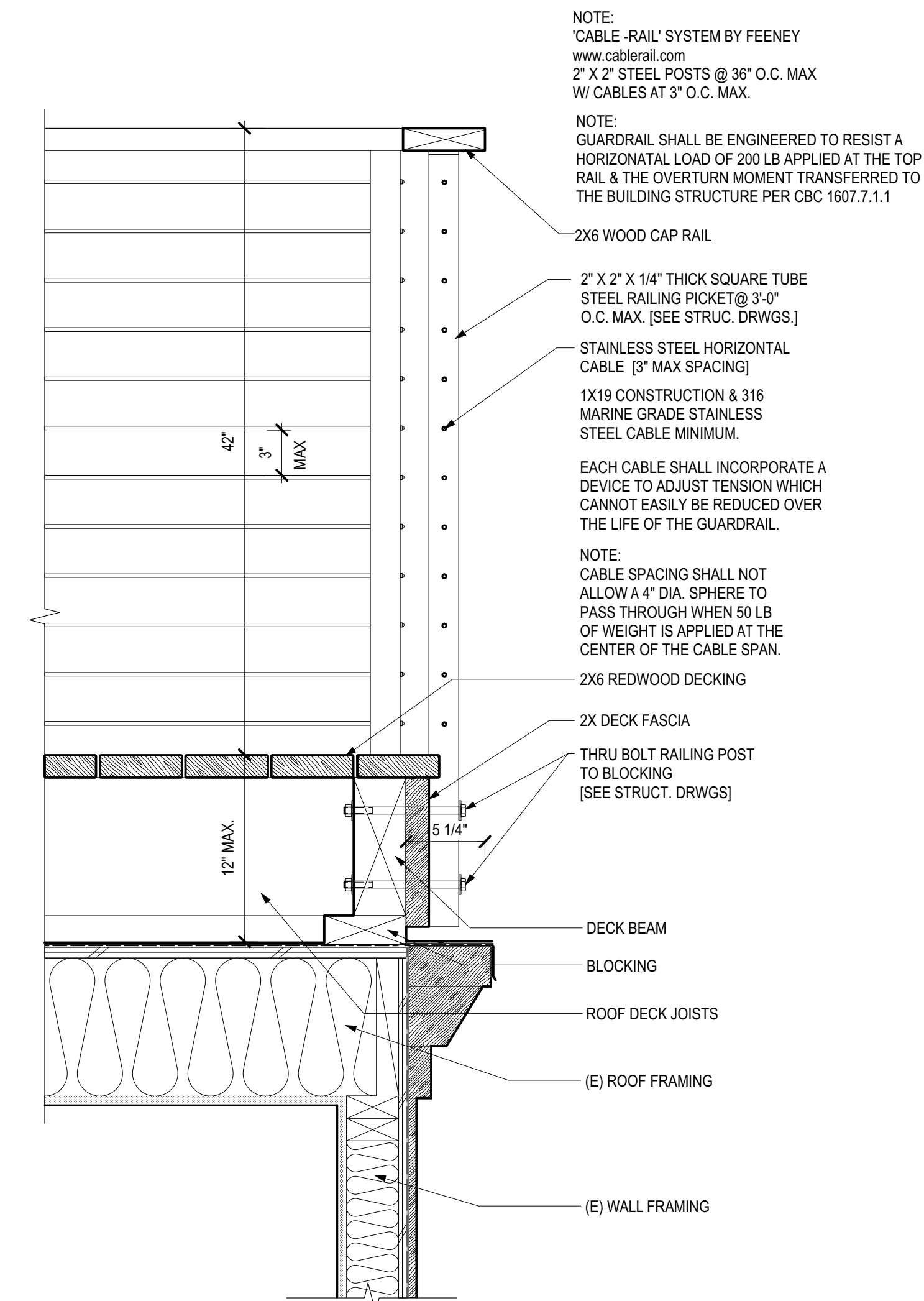
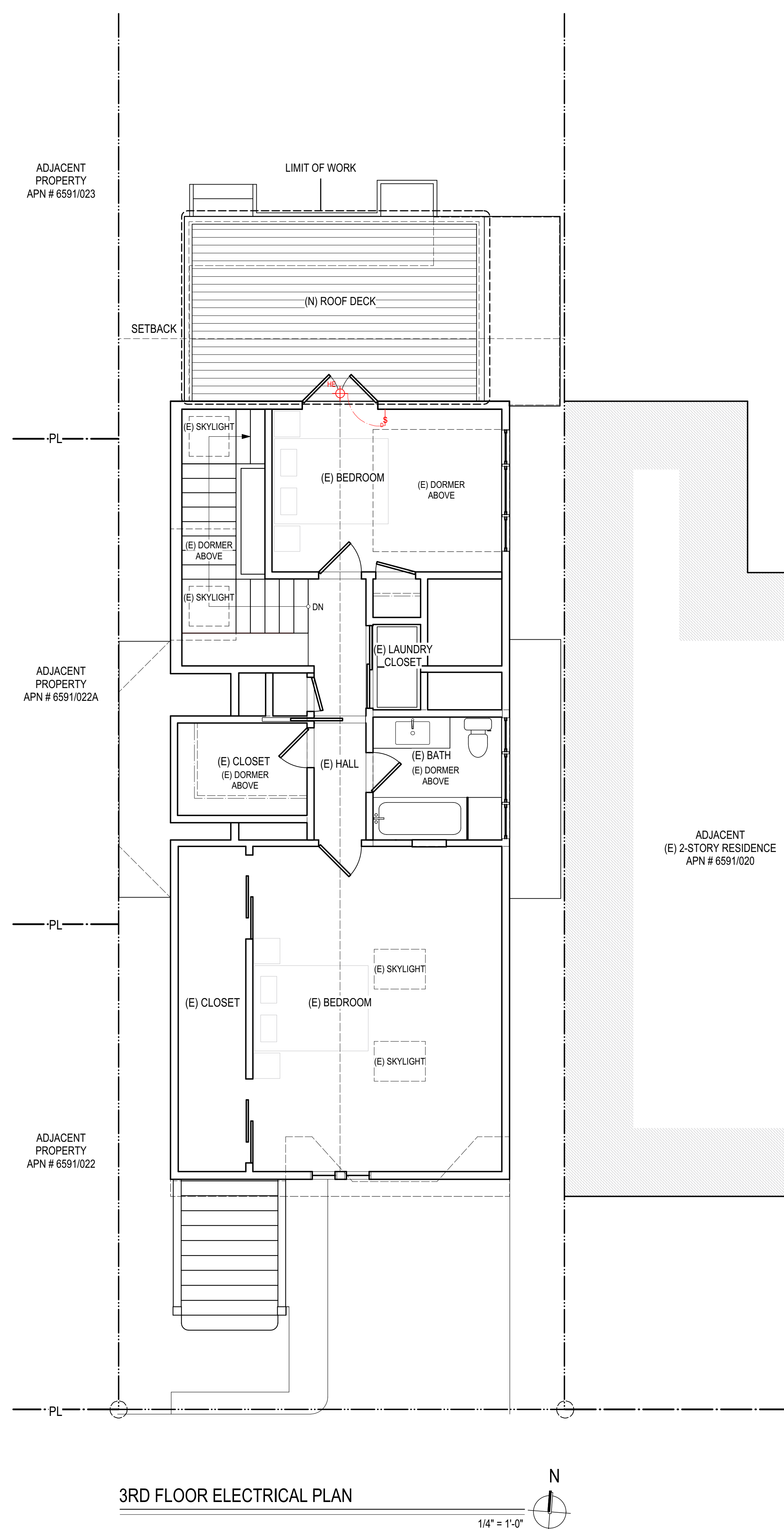
1. RECEPTACLES MUST BE SUPPLIED BY AT LEAST ONE 20-AMP CIRCUIT, WHICH SHALL HAVE NO OTHER OUTLET.
2. ANY RECEPTACLE(S) IN BATHROOM MUST BE GFI PROTECTED.
3. AT LEAST ONE RECEPTACLE MUST BE LOCATED WITHIN 36" OF ANY SINK.
4. LIGHTS GARAGE, LAUNDRY, AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY AND CONTROLLED BY A VACANCY SENSOR.
5. PRESSURE BALANCING OR THERMOSTATIC MIXING VALVE IS REQUIRED IN SHOWERS.
6. VALVES SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM OF 120°F.
7. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB OR WHIRLPOOL BATHTUB FILL SHALL BE LIMITED TO 120°F.
8. ALL WATER CLOSETS SHALL CONSUME NO MORE THAN 1.28 GALLONS PER FLUSH.
9. MECHANICAL VENTILATION IS REQUIRED IN BATHROOMS, WHICH SHALL BE MIN. 50 CFM. POINT OF DISCHARGE MUST BE TO THE EXTERIOR, AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING & PROPERTY LINE.

NOTE:

1. GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6.
2. COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7.
3. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3 FEET FROM PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 504.5 AND BE PROVIDED WITH BACK-DRAFT DAMPERS PER CMC 504.1.
4. ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1204.1.
5. CLOTHES DRYER EXHAUST SHALL BE A MINIMUM 4 INCHES, TERMINATE TO THE OUTSIDE OF THE BUILDING, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.3. PROVIDE 100 SQ. INCH MINIMUM MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.
6. FOR WATER HEATERS ARE LOCATED IN A CLOSET, COMBUSTION AIR MUST BE PROVIDED AT A MINIMUM OF TWO OPENINGS (ONE WITHIN 12" OF THE TOP OF THE WATER HEATER AND ONE WITHIN 12" OF THE BOTTOM) SIZED AT 100 SQUARE INCHES EACH PER CPC 506.

ELECTRICAL / MECHANICAL SYMBOLS

- SWITCH
- SWITCH [3 WAY]
- SWITCH [4 WAY]
- ROLLER CATCH SWITCH
- SWITCH [DIMMER]
- SWITCH [VACANCY SENSOR]
- SWITCH [OCCUPANT MOTION SENSOR]
- MOTION SENSOR/ PHOTOCONTROL COMBO
- OUTLET
- OUTLET [1/2 HOT W/ ARC FAULT INT]
- OUTLET [W/ ARC FAULT INT]
- OUTLET [W/ GROUND FAULT INT]
- OUTLET [WATERPROOF]
- 4-PLEX OUTLET
- OUTLET [220 V]
- FLOOR OUTLET [1/2 HOT]
- JUNCTION BOX
- HIGH EFFICACY LIGHT FIXTURE [CEILING MOUNT]
- PENDANT FIXTURE
- HIGH EFFICACY PENDANT FIXTURE
- HIGH EFFICACY WALL SCONCE FIXTURE
- 4" LED HIGH EFFICACY RECESSED DOWNLIGHT
- 4" LED HIGH EFFICACY RECESSED DIRECTIONAL DOWNLIGHT
- HIGH EFFICACY 4" WATERPROOF RECESSED DOWNLIGHT/LED FIXTURE
- HIGH EFFICACY EXTERIOR WALL SCONCE LIGHT FIXTURE -
- LED UNDERCABINET LIGHTING
13" = 8.5 WATT
19" = 10.5 WATT
- KITCHEN RANGE HOOD EXHAUST FAN [FRIGIDAIRE 36" ISLAND HOOD - MODEL #RH36PC60GS 600 CFM] (OR EQUIVALENT)
- GARBAGE DISPOSAL
- GAS SUPPLY
- COLD WATER HOOK-UP
- BATHROOM EXHAUST FAN W/ HUMIDISTAT [PANASONIC FV-08VKM2 - 80 CFM - 0.3 SOAN]
- FAN/LIGHT COMBINATION FIXTURE [80 CFM - 0.3 SOAN]
- SMOKE DETECTOR HARDWARE W/BATTERY BKUP [110V W/ INTERCONNECTED SIGNAL WIRE]
- CARBON MONOXIDE ALARM [WITH BATTERY BACKUP]
- FLOOR OR CEILING REGISTER
- WALL REGISTER
- KICK SPACE
- RETURN AIR



SCALE 1 1/2"=1'-0" **ROOF DECK RAILING** 1

THEO BESSIN DESIGNER

THEO BESSIN
451 KANSAS ST. #440
SAN FRANCISCO, CA. 94107
805.886.2719

BUILDING DESIGN
(N) ROOF DECK AT:

486 DUNCAN ST.
SAN FRANCISCO, CA
3RD FLOOR
ELECTRICAL PLAN & DETAILS

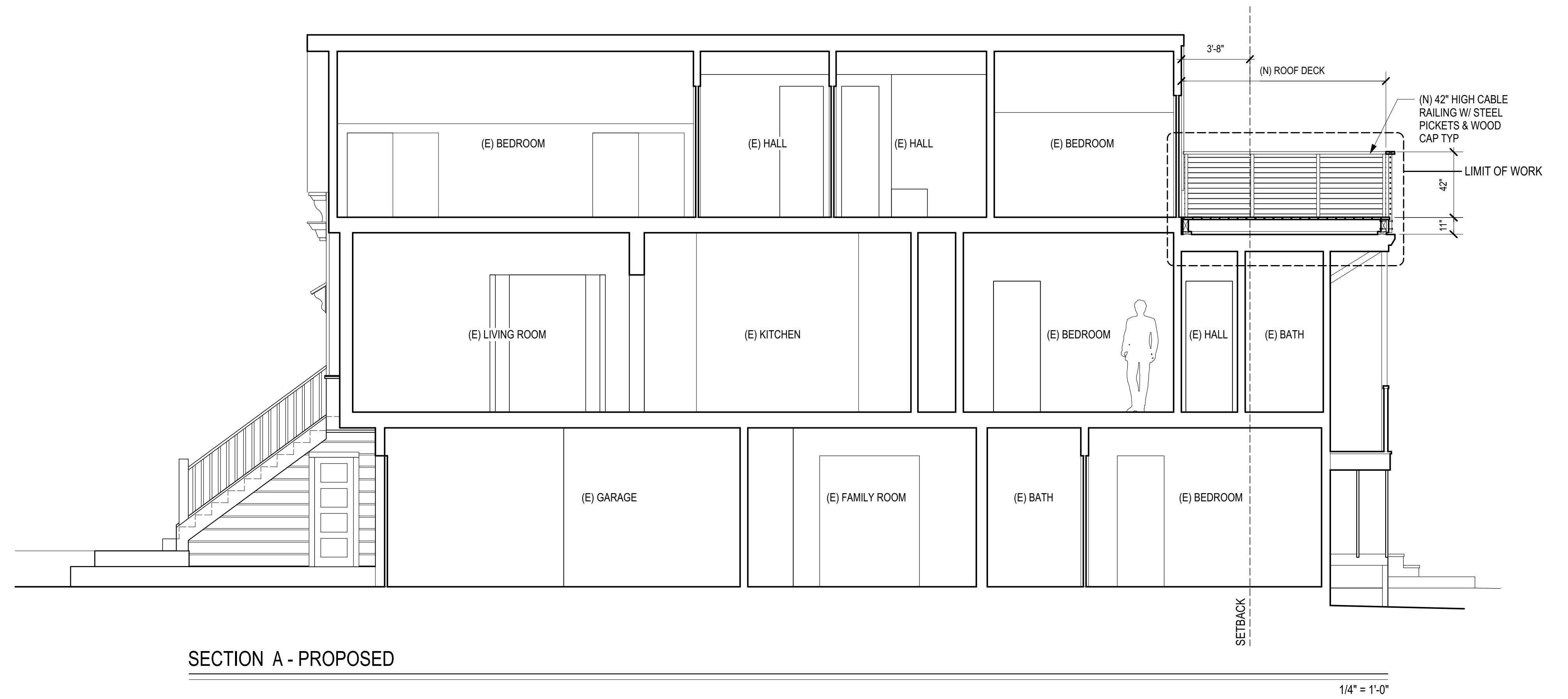
DATE 10.16.2019

SUBMITTAL SET
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SHEET

A3.0



SECTION A - PROPOSED

1/4" = 1'-0"



SECTION A - EXISTING

1/4" = 1'-0"

ADJACENT
PROPERTY
APN # 6591/023

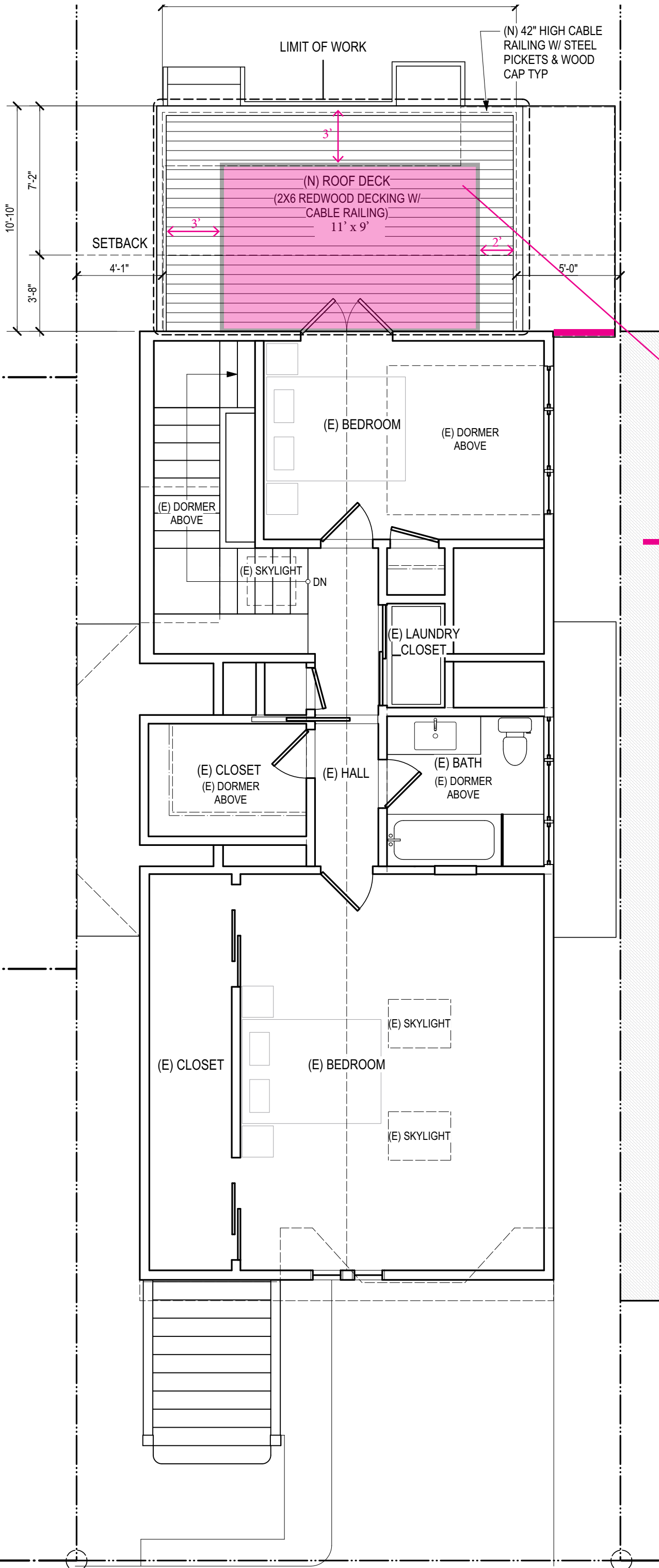
LIMIT OF WORK

(N) 42" HIGH CABLE
RAILING W/ STEEL
PICKETS & WOOD
CAP TYP

Original proposed deck:
17'10" x 10'4" (approx. 182 sq ft)

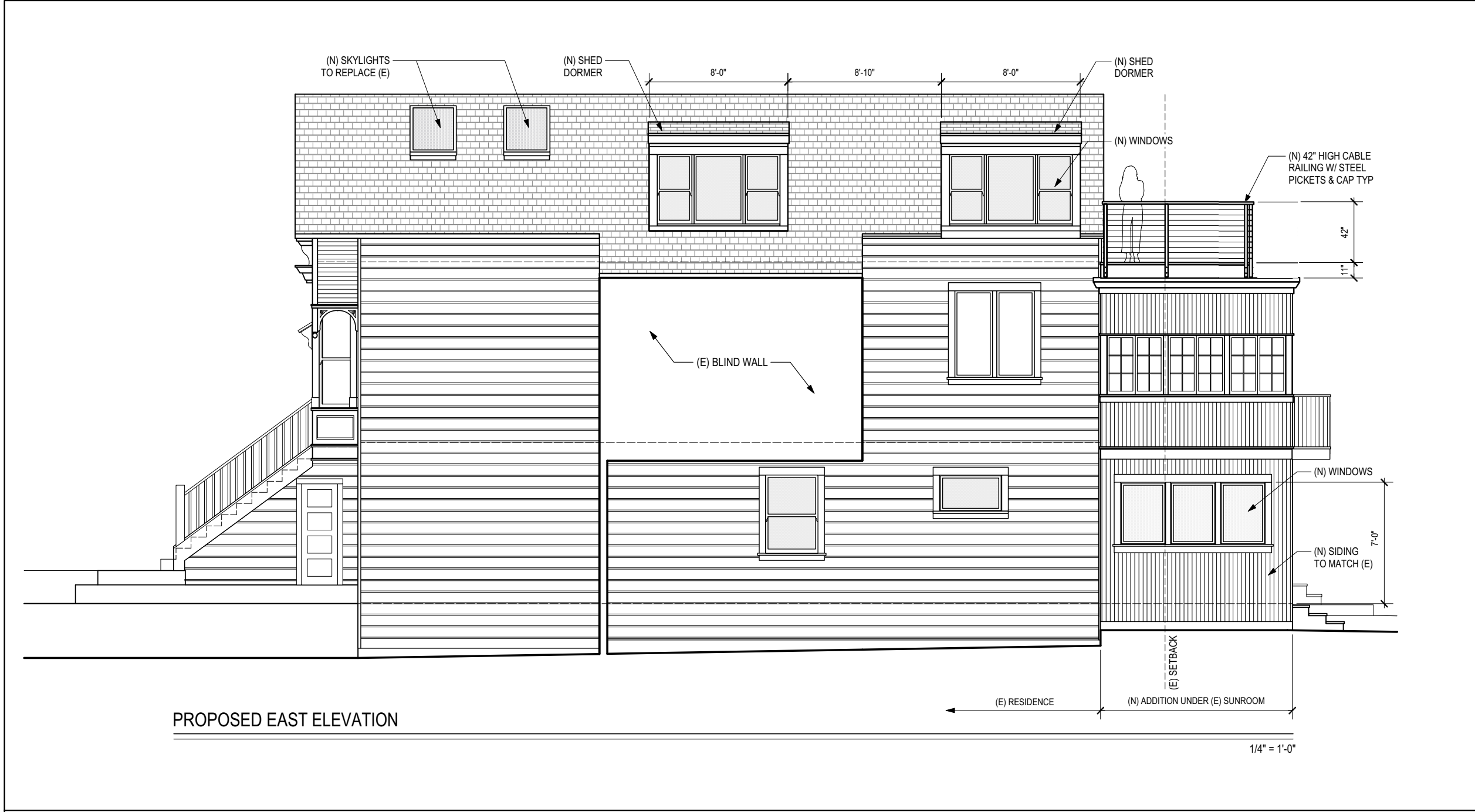
New proposed deck:
11' x 9' (approx. 99 sq ft)

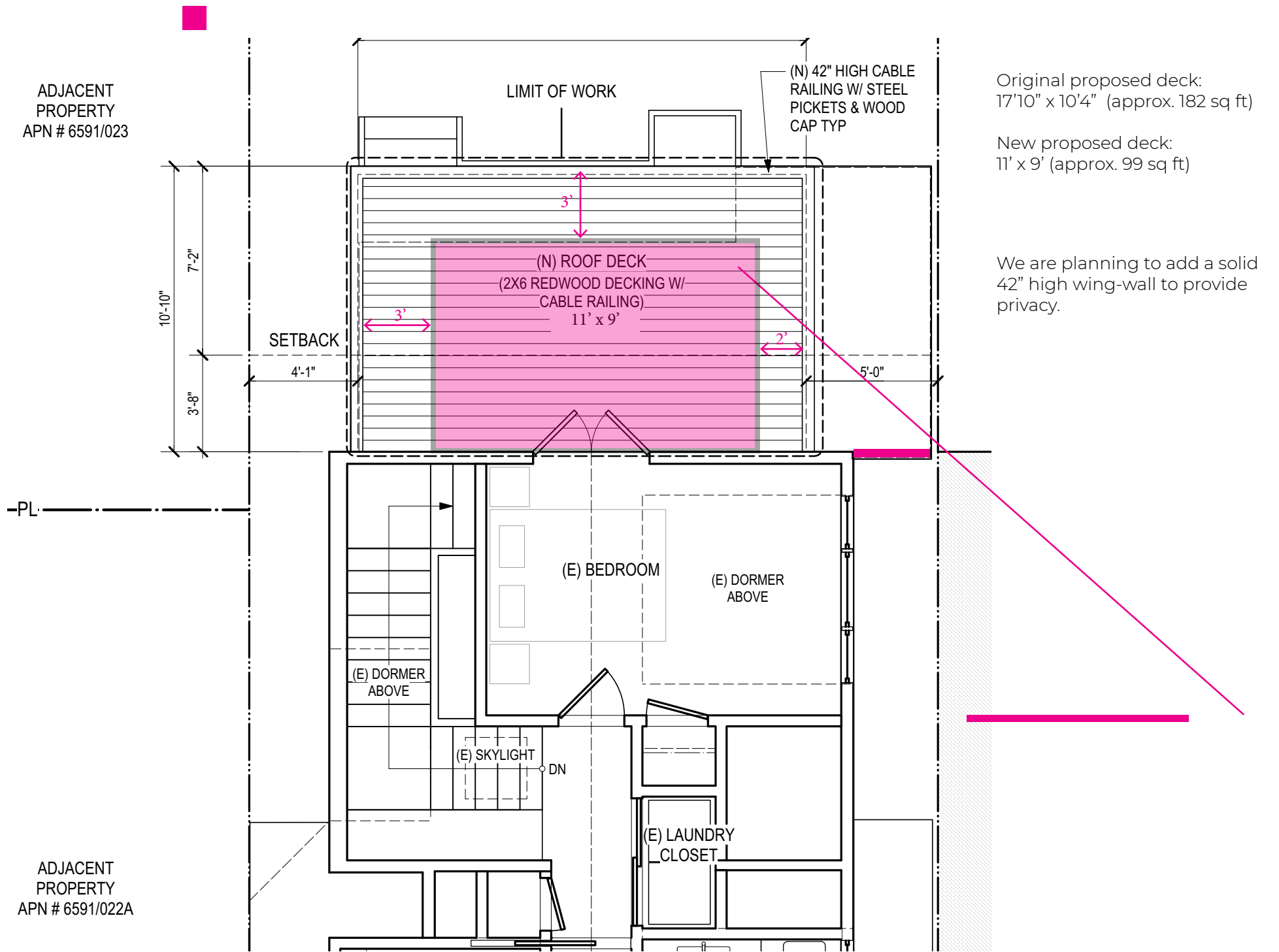
We are planning to add a solid
42" high wing-wall to provide
privacy.



ADJACENT
PROPERTY
APN # 6591/022A

ADJACENT
PROPERTY
APN # 6591/022





42" high solid wing wall between 486 and 480 Duncan.



Views from proposed deck to 1411 Noe St.

