



# DISCRETIONARY REVIEW ANALYSIS

**HEARING DATE: March 25, 2021**

**Record No.:** 2020-001414DRP  
**Project Address:** 308 Duncan Street  
**Permit Applications:** 2020.0128.2919  
**Zoning:** RH-2 [Residential House, Two-Family]  
40-X Height and Bulk District  
**Block/Lot:** 6592/009  
**Project Sponsor:** Troy Kashanipour  
2325 Third St. Suite 401  
San Francisco, CA 94107  
**Staff Contact:** David Winslow – (628) 652-7335  
[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)

**Recommendation:** Take DR and Approve with Modifications

## Project Description

The project proposes to construct a new rear deck on the one-story garage at the rear of the lot.

## Site Description and Present Use

The site is a 24'-0" wide x 105'-0" deep lateral sloping through-lot that has garage access from Comerford alley with an existing 3-story, three-family home built in 1900 and is categorized as a 'B' – Potential Historic Resource present.

## Surrounding Properties and Neighborhood

The buildings on this block of Duncan Street have a consistent pattern of one-story garages fronting Comerford alley which along with the depth of the subject and immediately adjacent buildings create very constrained rear yard open spaces. This lot is a key lot that abuts the rear yards of buildings that front Church Street, which are down-hill from the subject property.

## Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	10 days	January 25, 2021 – February 4, 2021	February 4, 2021	3.25.2021	50 days

## Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	March 5, 2021	March 5, 2021	20 days
Mailed Notice	20 days	March 5, 2021	March 5, 2021	20 days
Online Notice	20 days	March 5, 2021	March 5, 2021	20 days

## Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	2	0	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 Requestor:

Kim McChane, of 1532 Church Street, the adjacent property to the west of the proposed project.

## DR Requestor’s Concerns and Proposed Alternatives

The DR requestor is concerned that the proposed project will cause privacy and noise impacts to immediate adjacent neighbors. There are other decks for the use of the building occupants.

### Proposed alternatives:

1. Deny the roof deck over the garage.

## Project Sponsor’s Response to DR Application

The project has been designed to provide open space for dwelling units that are currently lacking. The deck has been designed to comply with the guidelines established by the Planning Commission.. The proposed deck is modest and will be dedicated for the use of one unit of the building and as such does not pose any exceptional or extraordinary circumstance.

See attached Response to Discretionary Review, dated February 22, 2021.

## Department Review

Locating a deck on the roof of a non-conforming structure is allowed by the Code, but in cases such as this the design should be considered with great care for impacts to privacy to adjacent neighbors. Although Code conforming, the Department’s review of this project found that modifications are needed to bring it into conformity with the Residential Design Guideline related to privacy.

Staff recommends:

1. Providing a minimum 5’-0” side setback from both building edges at side lot lines. The deck may extend to the front of the garage
2. Providing in-ground planted landscape of sufficient height and density to provide a visual screen between the neighboring property to the west and the deck above garage.

**Recommendation:** Take DR and Approve with Modifications

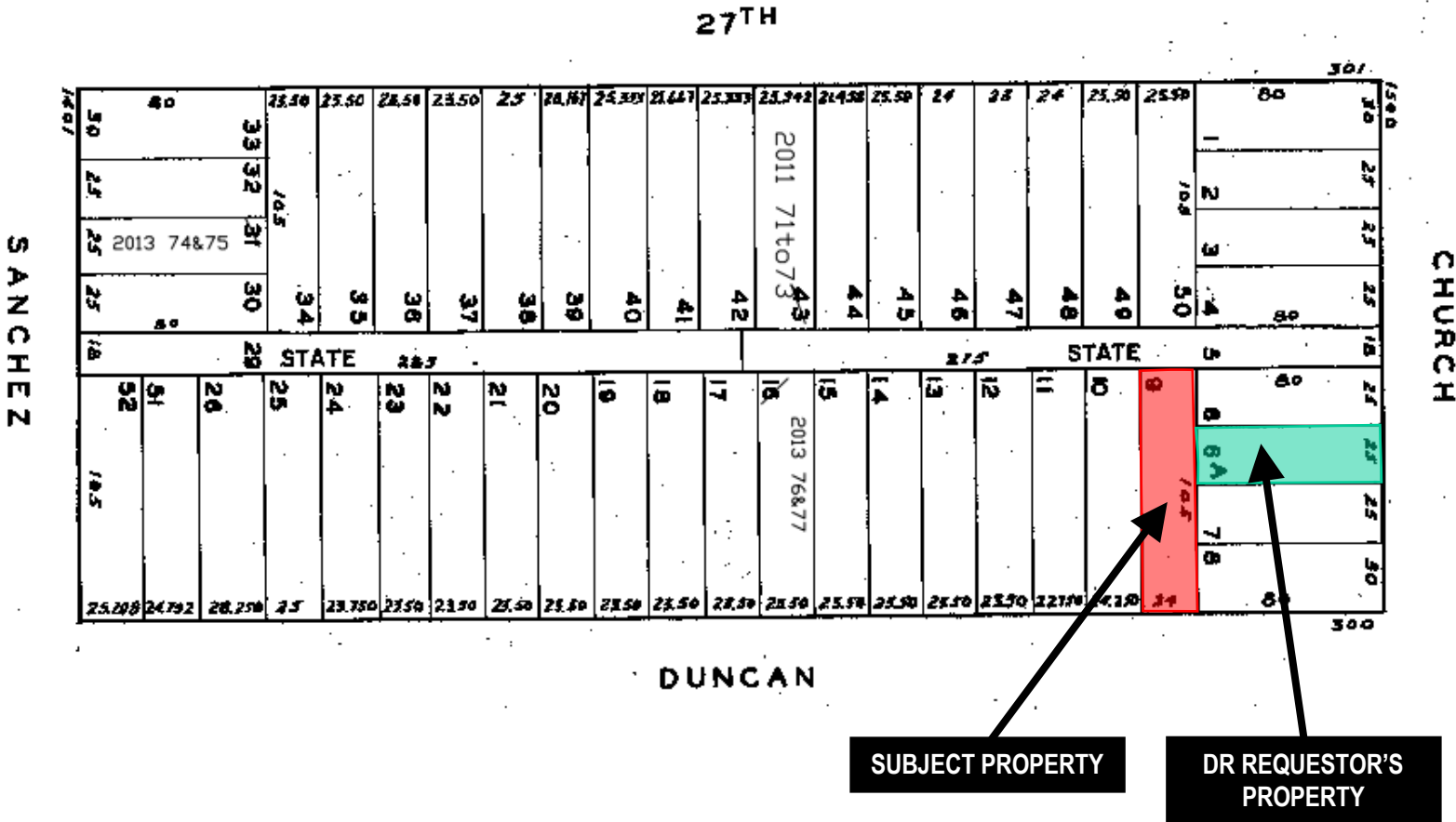
## Attachments:

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Letters of opposition  
Response to DR Applications, dated February 22, 2021  
Reduced Plans



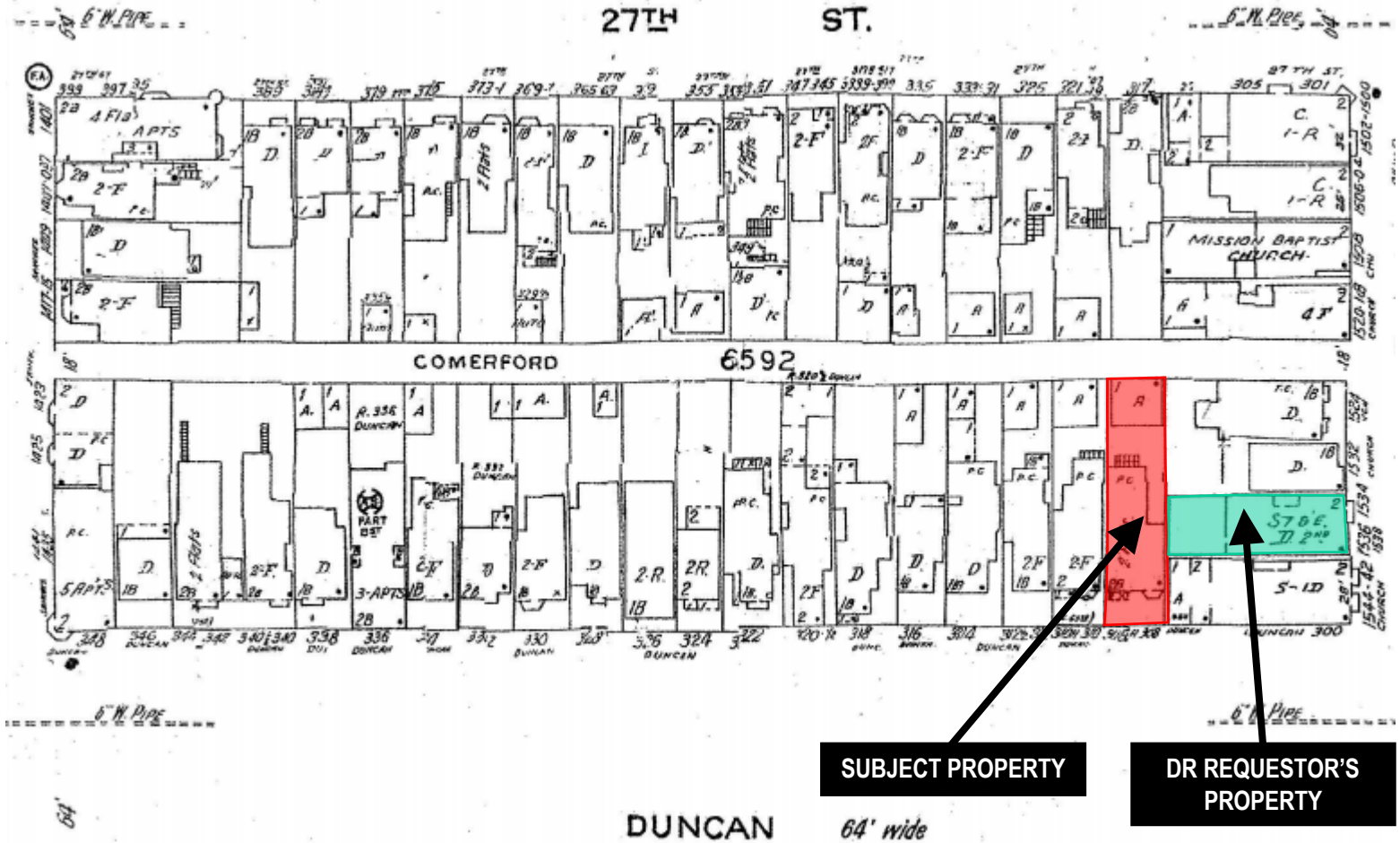
# Exhibits

# Parcel Map



Discretionary Review Hearing  
 Case Number 2020-001414DRP  
 308 Duncan Street

# Sanborn Map\*

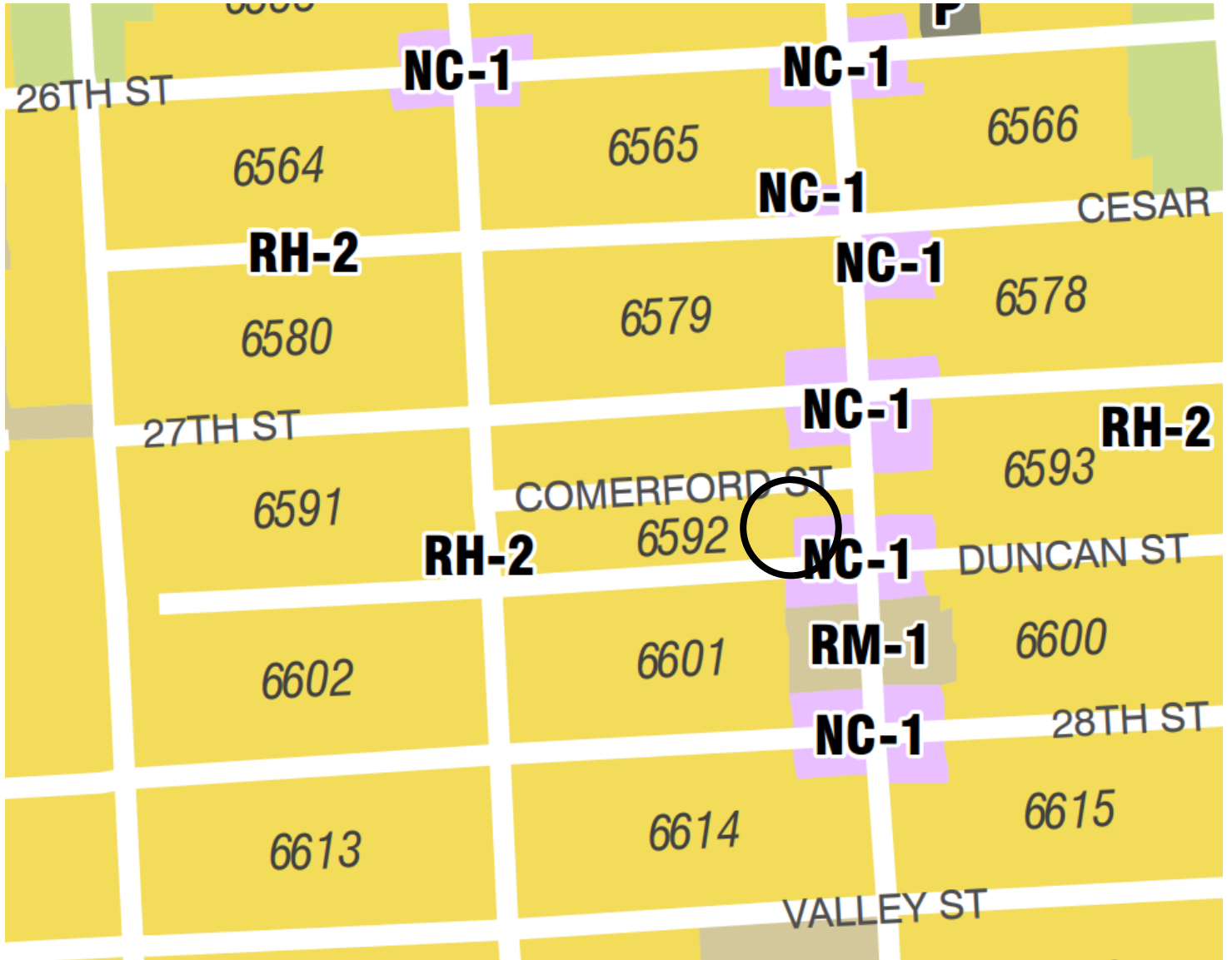


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



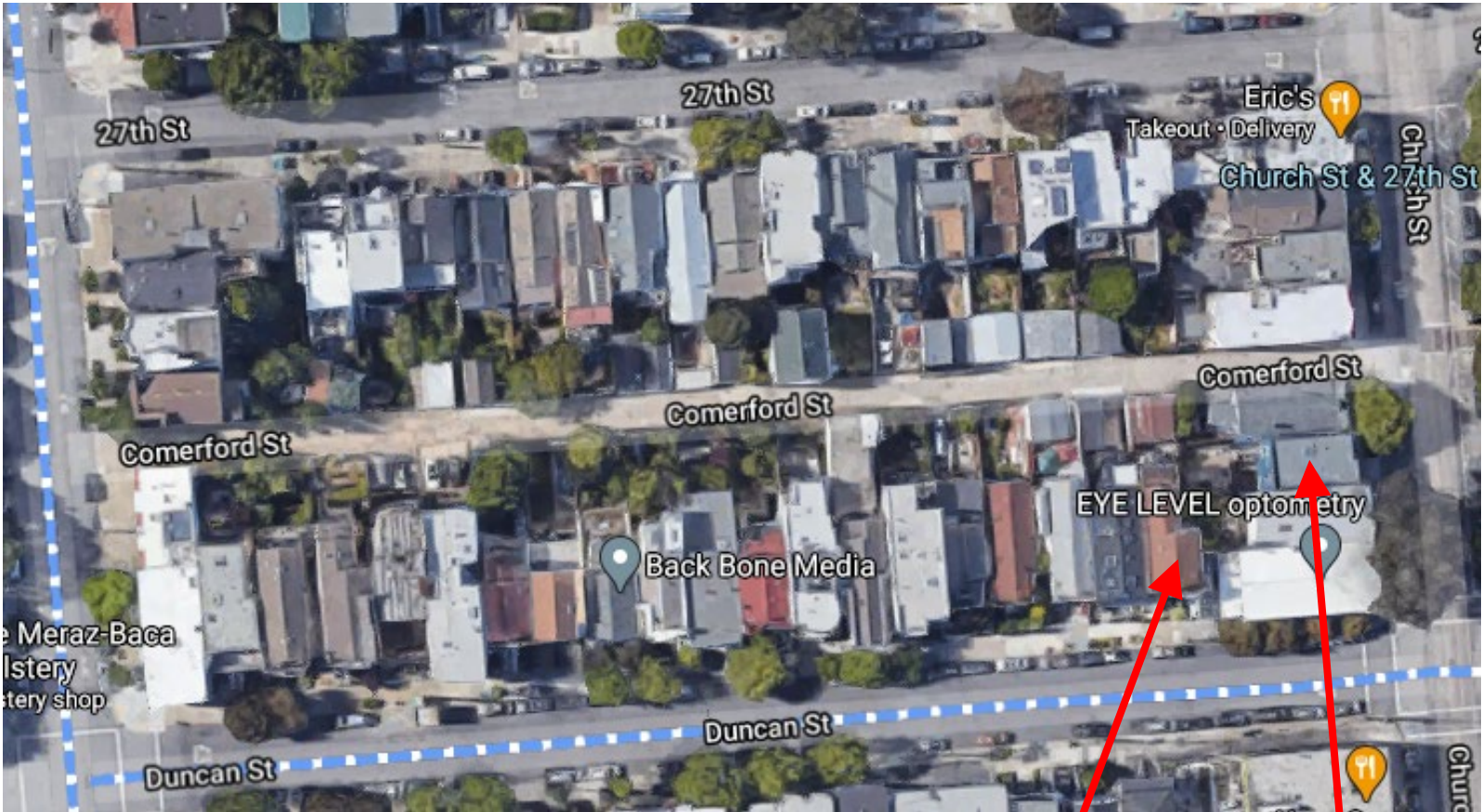
Discretionary Review Hearing  
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308 Duncan Street

# Zoning Map





# Aerial Photo



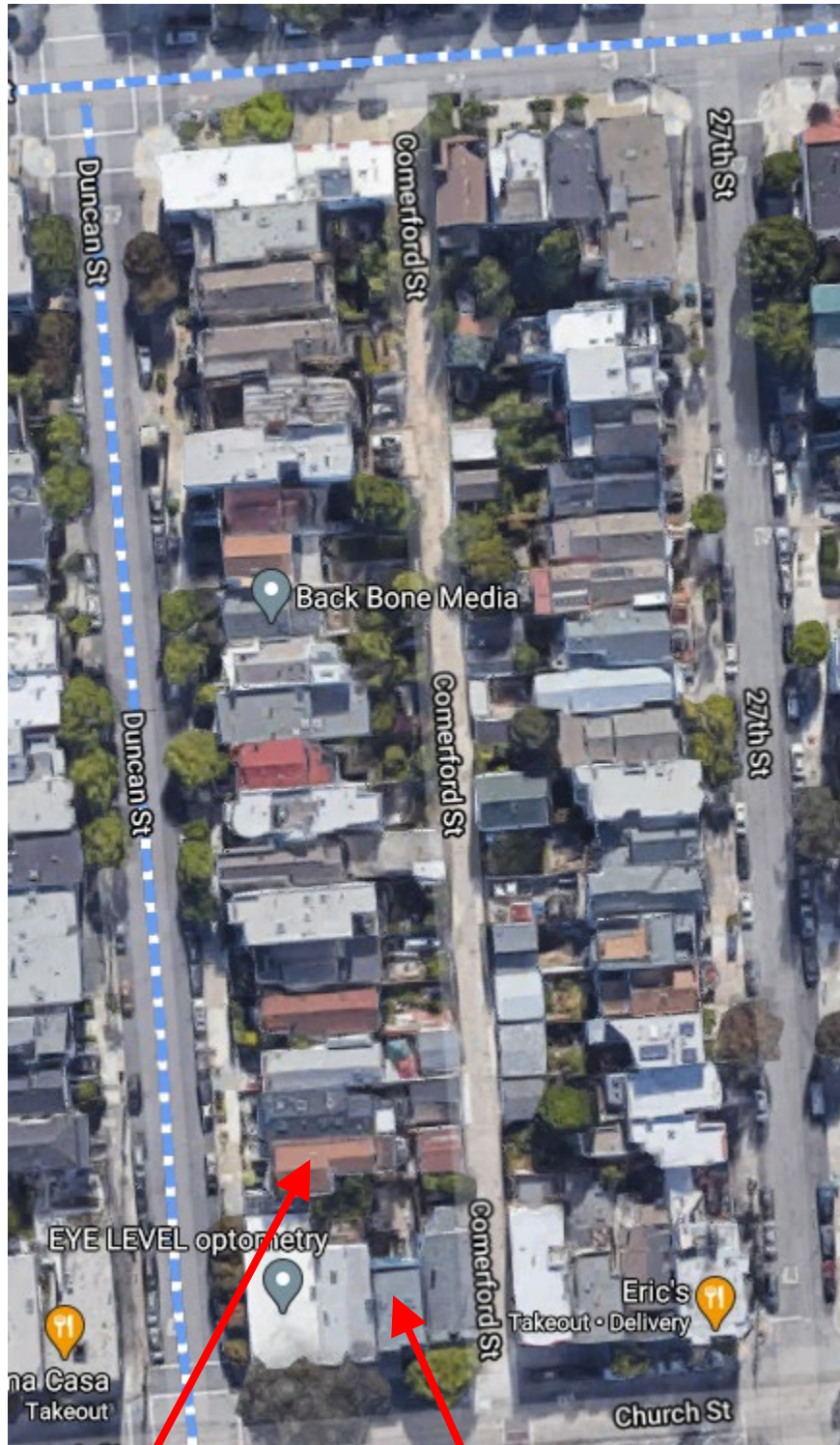
**SUBJECT PROPERTY**

**DR REQUESTOR'S PROPERTY**



Discretionary Review Hearing  
Case Number 2020-001414DRP  
308 Duncan Street

# Aerial Photo



**SUBJECT PROPERTY**

**DR REQUESTOR'S PROPERTY**



Discretionary Review Hearing  
Case Number 2020-001414DRP  
308 Duncan Street

# Aerial Photo

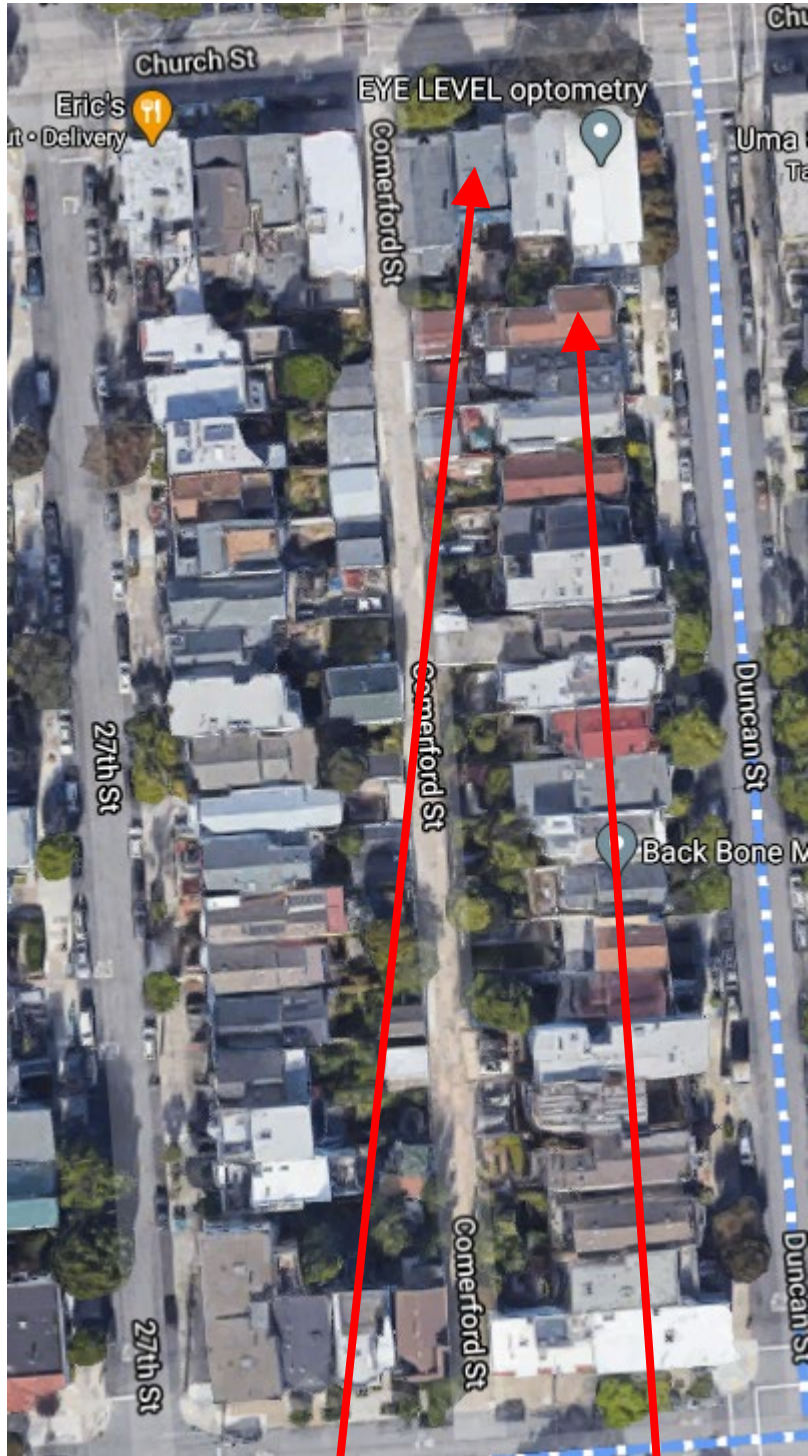


**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



# Aerial Photo



**DR REQUESTOR'S  
PROPERTY**

**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2020-001414DRP  
308 Duncan Street

# Site Photo



**SUBJECT PROPERTY**

Discretionary Review Hearing  
Case Number 2020-001414DRP  
308 Duncan Street



## NOTICE OF PROPOSED APPROVAL DECK ON A NONCOMPLYING STRUCTURE

January 25, 2021

Re: **306-308 Duncan Street** (Address of Permit Work)  
**6592/009** (Assessor's Block/Lot)  
**2020.0128.2919** (Building Permit Application Number)

To Whom It May Concern:

This letter is to inform you that the Planning Department received a Building Permit Application to construct a roof deck on a noncomplying structure for the property located at **308 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 of 2008.

The project proposes to legalize the flattening of the roof of an existing rear yard garage and to construct a new roof deck and an internal (open air) staircase.

If you believe that the proposed Project will have an adverse effect on your property and wish to seek changes to the Project, we encourage you to discuss your concerns with the Project Applicant: Troy Kashanipour Architecture, at (415) 290-8844 or [tk@tkworkshop.com](mailto:tk@tkworkshop.com). If, after discussing your concerns with the Project Applicant, you still believe that the project will create exceptional and extraordinary circumstances, you may request that the Planning Commission exercise its discretionary powers to review the Project. If you believe the Project warrants Discretionary Review ("DR") by the Planning Commission, **you must file a DR Application prior to the conclusion of the 10-day noticing period, February 4, 2021**. To file your Discretionary Review Application, please complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and e-mail the completed PDF application to [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org). You will receive follow-up instructions for fee payment via e-mail.

If you would like to review the associated plans or have any questions about this Project or the DR process, please contact the assigned planner for this Project, Jeff Horn, at (628) 652-7633 or [jeffrey.horn@sfgov.org](mailto:jeffrey.horn@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 4, 2021**.

Sincerely,

Jeff Horn, Senior Planner  
Southwest Team, Current Planning Division



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
308 DUNCAN ST		6592009
<b>Case No.</b>		<b>Permit No.</b>
2020-001414PRJ		202001282919
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The scope of work includes building a new roof deck over the existing detached garage. Access to be provided via a metal bridge connected to the existing exterior staircase landing. A variance from section 134 is required for the bridge element which spans from the existing rear stair to the roof of the garage. This bridge encroaches into the rear yard setback.</p>		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Other</b> _____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment . <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>

## STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide</b> or <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Jeffrey Horn</p>	



**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Property Information Map)</i>	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input checked="" type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> <i>(Attach HRER Part I)</i> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i> : <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

**STEP 6: EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Jeffrey Horn
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/10/2021
	Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:
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### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.	
<b>Planner Name:</b>	<b>Date:</b>



## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name: Kim McChane

Address: 1532 Church Street

Email Address: kim@benchmark.com

Telephone: 415-519-3994

### Information on the Owner of the Property Being Developed

Name: Finbarr Collins

Company/Organization:

Address: 306-308 Duncan Street

Email Address: fincol@sbcglobal.net

Telephone: 415-420-2520

### Property Information and Related Applications

Project Address: 306-308 Duncan Street

Block/Lot(s): Block 6592 / Lot 009

Building Permit Application No(s): 2020.0128.2919

### 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input checked="" type="checkbox"/>	<input 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.		

Myself and another concerned neighbor met with the owner at the site of the proposed deck. The owner listened to our concerns, and he said he will move the deck back another 12-18" and add frosted glass. And he will ask the tenants to agree to a quiet period for the deck.

## 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 site specific sections of the Residential Design Guidelines.

I understand that the proposed deck is now 'up to code' as it will be 5' from the property line. However with the location of the deck being on our fence line, it will be as if people are in our yards, looking into our houses. The noise from the people on the deck will carry to the surrounding houses in the neighborhood.

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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.

The location of the deck causes privacy concerns for the 3 houses immediately next to the proposed deck. In addition, all the houses in the vicinity (the nearby houses that share the alley in between), many of them with bedrooms on that side of the house will have noise concerns. In the past, us neighbors have had to ask the tenants at that property to be quiet in the middle of the night, as the owner does not live there.

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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 propose to have no deck there. There is already a deck on the 4th floor and outdoor space on the ground level. And we have many parks nearby. We dont need a raised deck open to the neighborhood. Thank you for your consideration.

# 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.

Kim McChane  
Signature

Kim McChane  
Name (Printed)

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

415-519-3994  
Phone

kim@benchmark.com  
Email

For Department Use Only  
Application received by Planning Department:  
By: \_\_\_\_\_ Date: \_\_\_\_\_











**From:** [Thomas Schuttler](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Cc:** [Horn, Jeffrey \(CPC\)](#)  
**Subject:** PDF Version of Comments for 2020-001414 DRP 308 Duncan Street March 25, 2020  
**Date:** Friday, March 05, 2021 7:42:40 PM  
**Attachments:** [Screen Shot 2021-03-05 at 7:35:30 PM.png](#)

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### Going back to the Request for Discretionary Review.

I understand why the neighbors are concerned about that deck on the garage building. I know Comerford Alley pretty well...it is a "fun" way to walk to and from the J-Church Streetcar stop.

It is a special part of the neighborhood, one of the few, if not the only through alley in the neighborhood. It is a link to Noe Valley's past.

Those lots on Church Street are very, very close to this project.

The homes are close to one another and the rear of the homes face the Alley and the uphill rear yards.

I think this would be the first deck on any of the structures that are immediately adjacent to the Alley. And not every lot even has a structure that abuts the Alley. In that sense this fact makes this deck Extraordinary and Exceptional.

The neighbors have real and legitimate concerns about their privacy and well being given the juxtaposition of the lots. Decks like this can be attractive nuisances.....attractive for the owners/developers at the resale, but an ongoing nuisance for the neighbors.

(Plus I just saw on next week's Agenda for March 11th, that a deck was removed from the roof of a garage building on another project at 19th and Caselli Streets.)

I do not know any of the neighbors or the DR Requestor, but I totally understand why they filed the DR to remove the deck on the garage roof.

[Please feel free to include this as a letter of support for the DR Requestors in the packet.](#)

David:  
I realized that you needed this as a pdf for the packet....plus there was too much extraneous stuff in my email. I hope this makes your job easier.  
*Although I am still very puzzled by the missing part of the 311 Notification with no floor plans for the first two levels of this project. But as I said, that is on me for not noticing it back in 2018.*  
Take very good care.  
Georgia

**From:** [Peter Sargent](#)  
**To:** [Winslow, David \(CPC\)](#)  
**Subject:** Public Hearing, 308 Duncan Street, #2020-001414DRP  
**Date:** Tuesday, March 09, 2021 8:04:50 AM

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Hello Mr. Winslow,

I am writing about the proposal to "legalize the flattening of the roof" of the existing garage at the back property line of 308 Duncan Street (record #2020-001414DRP). I am confused about the wording of this, since the roof is already flattened. Am I correct in thinking that the applicant wants the city to approve something that he's already done and that is illegal unless approved? Isn't the normal course to ask for something to be approved before you go ahead and do it? I am opposed to this project and will submit an email to that effect.

My second comment is that the contractors at this sight have constructed a Northward extension from the property line that encroaches onto Comerford Street. This encroachment has been in place for more than a year. Comerford Street is a city street, according to the Board of Supervisors. This should never have occurred.

Thank you.

Best wishes,

Peter Sargent  
325 27th Street

--

no justice, no peace

# Discretionary Review 308 Duncan Street

By, Kim McChane

View of proposed deck

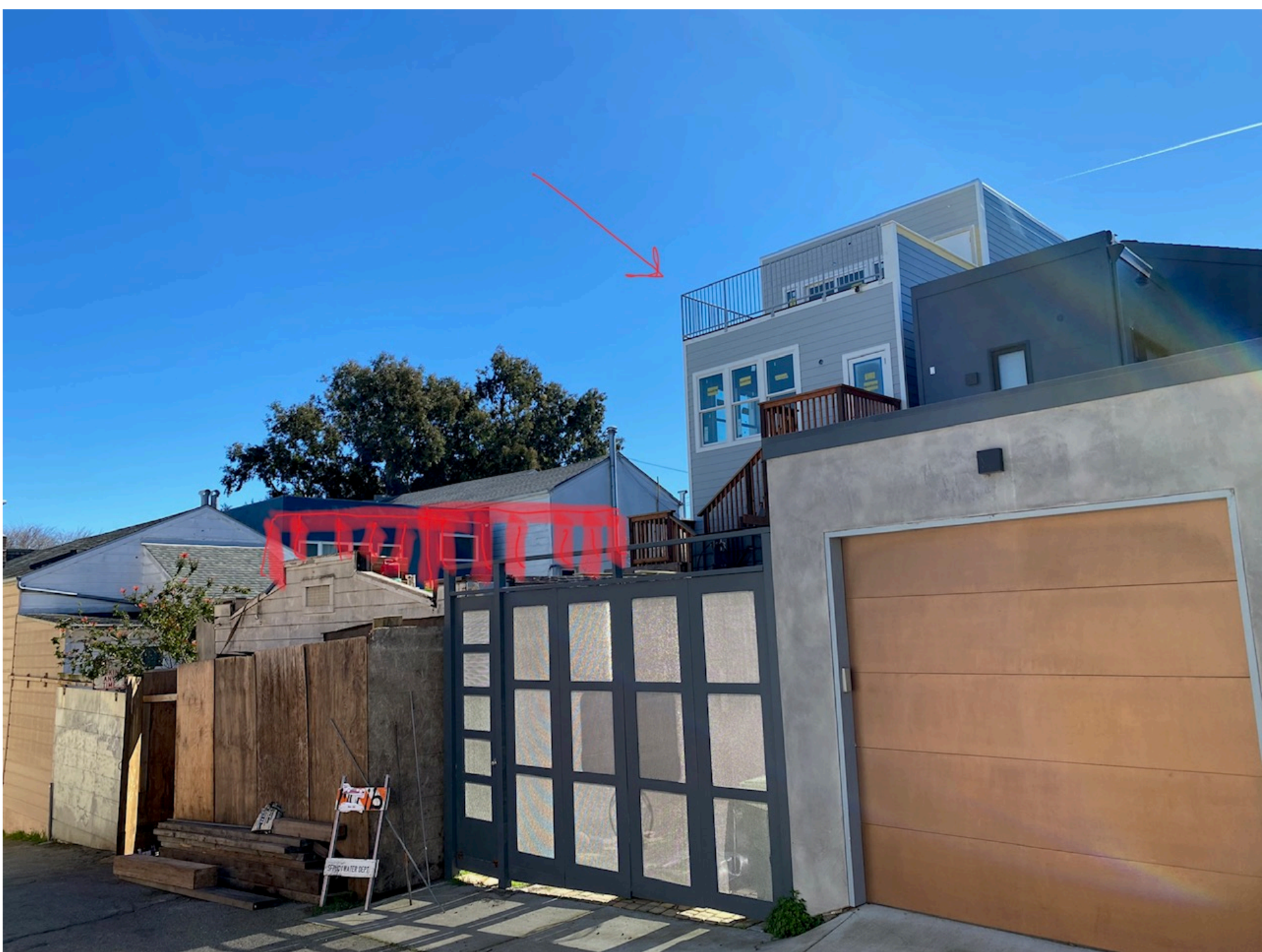


Alternate view of  
Proposed deck from  
Neighbors house

View is of the  
property line



Another view  
Note existing roof  
deck on new 4<sup>th</sup> floor  
addition



Thank you for your time!



# RESPONSE TO DISCRETIONARY REVIEW

## Project Information

Property Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Building Permit Application(s): \_\_\_\_\_

Record Number: \_\_\_\_\_ Discretionary Review Coordinator: \_\_\_\_\_

## 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.

<b>Signature:</b>	<b>Date:</b>
<b>Printed Name:</b>	<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.*

# ROOF DECK OVER GARAGE

## 308 DUNCAN STREET, SAN FRANCISCO, CALIFORNIA 94131

DRAWING LIST	
A0.0	PROJECT INFORMATION & SITE PLANS
A2.0	EXISTING & PROPOSED ROOF PLANS & CONSTRUCTION DETAILS
A3.0	EXISTING & PROPOSED ELEVATIONS
A3.0A	EXISTING & PROPOSED ELEVATIONS
A3.1	EXISTING & PROPOSED ELEVATIONS
S1	GENERAL NOTES & TYPICAL DETAILS
S2	FLOOR PLAN
S3	STRUCTURAL DETAILS
S4	STRUCTURAL DETAILS

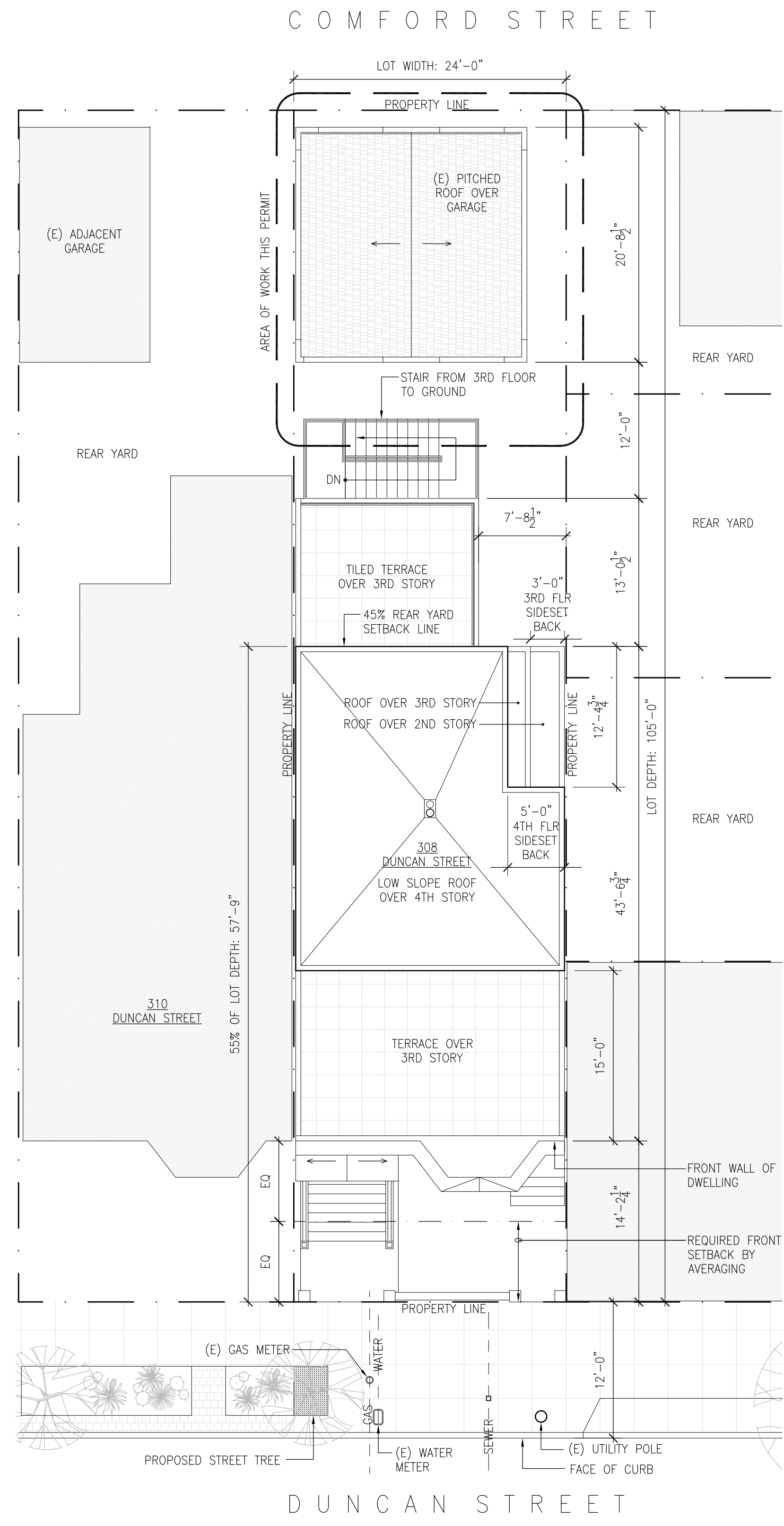
SYMBOLS	
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	EXTERIOR OR WATERPROOF LIGHT FIXTURE
	WALL WASH LIGHT FIXTURE
	RECESSED CEILING MOUNTED FIXTURE
	FLORESCENT LIGHT FIXTURE
	SMOKE ALARM
	CARBON MONOXIDE ALARM
	TELEPHONE
	INTERCOM
	DUPLEX OUTLET: 16" A.F.F.
	DUPLEX GFI OUTLET
	DUPLEX SWITCHED OUTLET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

APPLICABLE REGULATIONS & STANDARDS	
• 2019 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS.	
• 2019 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS.	
• 2019 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS.	
• 2019 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS.	
• 2019 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS.	
• 2019 ENERGY CODE - TITLE 24 - CALIFORNIA CODE OF REGULATIONS	
• LIFE SAFETY CODE, 2018 EDITION NFPA 72	
• NFPA 16, 2019 EDITION	
APPLICABLE STANDARDS:	
• UL-UNDERWRITERS LABORATORIES FIRE RESISTIVE DIRECTORY-2016 EDITION	
• UL-UNDERWRITERS LABORATORIES BUILDING MATERIALS DIRECTORY-2016 EDITION	
• SMACNA - FIRE SMOKE AND RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS, 5TH EDITION	

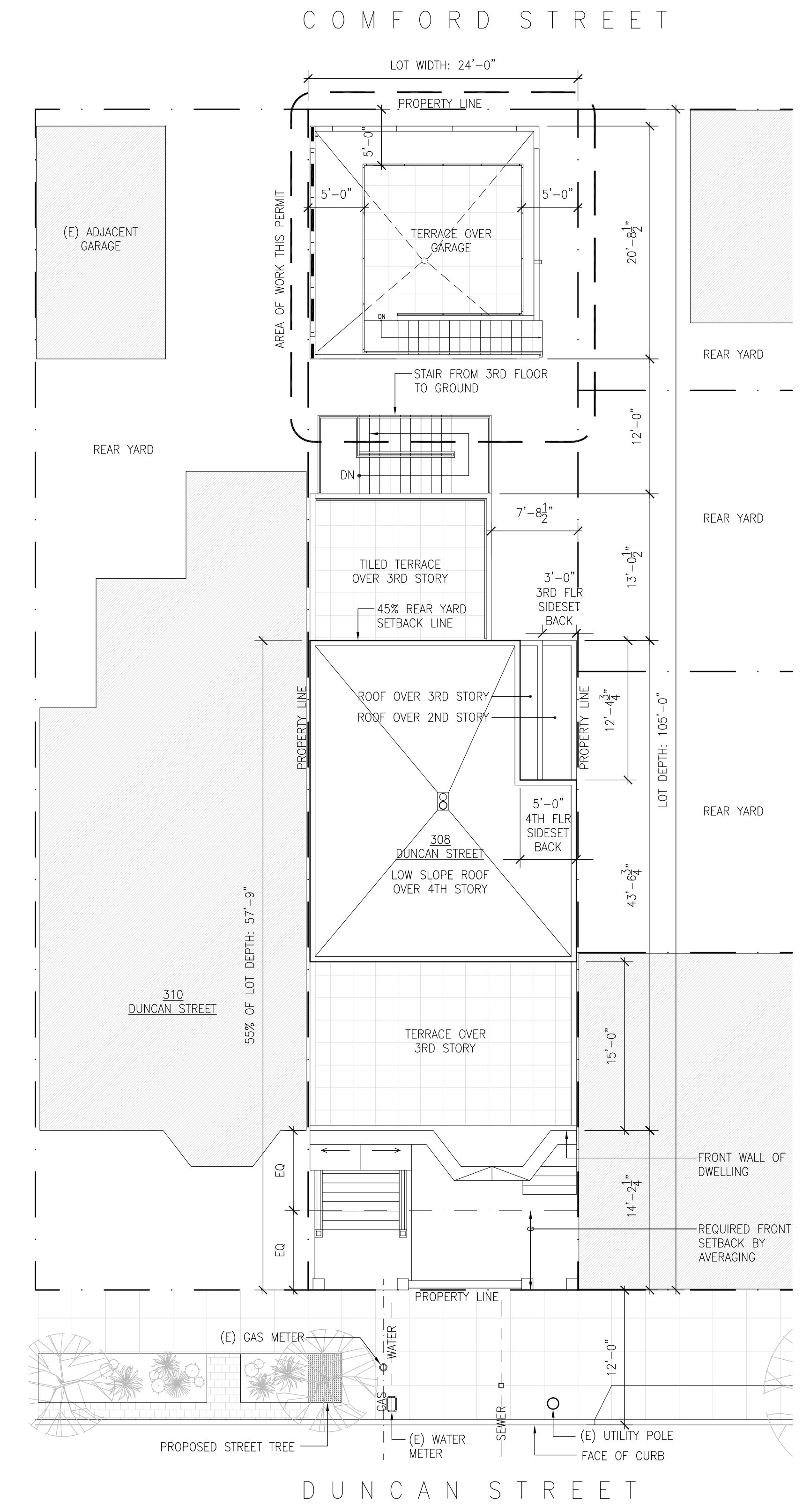
SCOPE OF WORK THIS PROJECT:	
• BUILD ROOF DECK OVER EXISTING GARAGE. CONNECT TO REAR STAIR	

BUILDING & PLANNING DEPARTMENT NOTES:	
<b>BUILDING OWNER:</b>	FCC, INC. PROSPECT, INC. 271 JERSEY STREET SAN FRANCISCO, CA 94114 PHONE: 415.420.2520 FINCOL@SBCGLOBAL.NET
<b>ARCHITECT:</b>	TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET, SUITE 401 SAN FRANCISCO CA, 94107 PHONE/FAX: 415.431.0869 CELL: 415.290.8844 TK@TKWORKSHOP.COM
<b>STRUCTURAL ENGINEERING:</b>	DON DAVID, DOUBLE D ENGINEERING 72 OTIS STREET SAN FRANCISCO CA 94103 PHONE: 415.551.5150 EMAIL: KEVIN@DOUBLEENGINEERING.COM
<b>BLOCK/LOT:</b>	6592 / 009
<b>ZONING:</b>	RH-2 - RESIDENTIAL - HOUSE, TWO FAMILY
<b>USE (EXISTING &amp; PROPOSED):</b>	GARAGE
<b>OCCUPANCY:</b>	U
<b>NUMBER OF STORIES/BASEMENTS</b>	1/0
<b>CONSTRUCTION TYPE</b>	V-B
THE BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. A FIRE SPRINKLER SYSTEM SHALL BE PROVIDED UNDER SEPARATE PERMIT PER NFPA-13 STANDARDS	

	EXISTING SQ.FT.	PROPOSED SQ.FT.
GARAGE	386 UNCONDITIONED	NO CHANGE
ROOF DECK	NA	366 CONDITIONED



**1** EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



**2** PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF, CA 94107, PHONE/FAX 415.431.0869

308 DUNCAN STREET

OWNER:  
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271 JERSEY STREET  
SAN FRANCISCO, CA, 94114  
PHONE: 415.420.2520  
FINCOL@SBCGLOBAL.NET

ISSUE: ISSUED FOR REVIEW 11.07.2019  
ISSUED FOR PERMIT 01.31.2020  
PLANNING REVISION 10.30.2020

DATE:

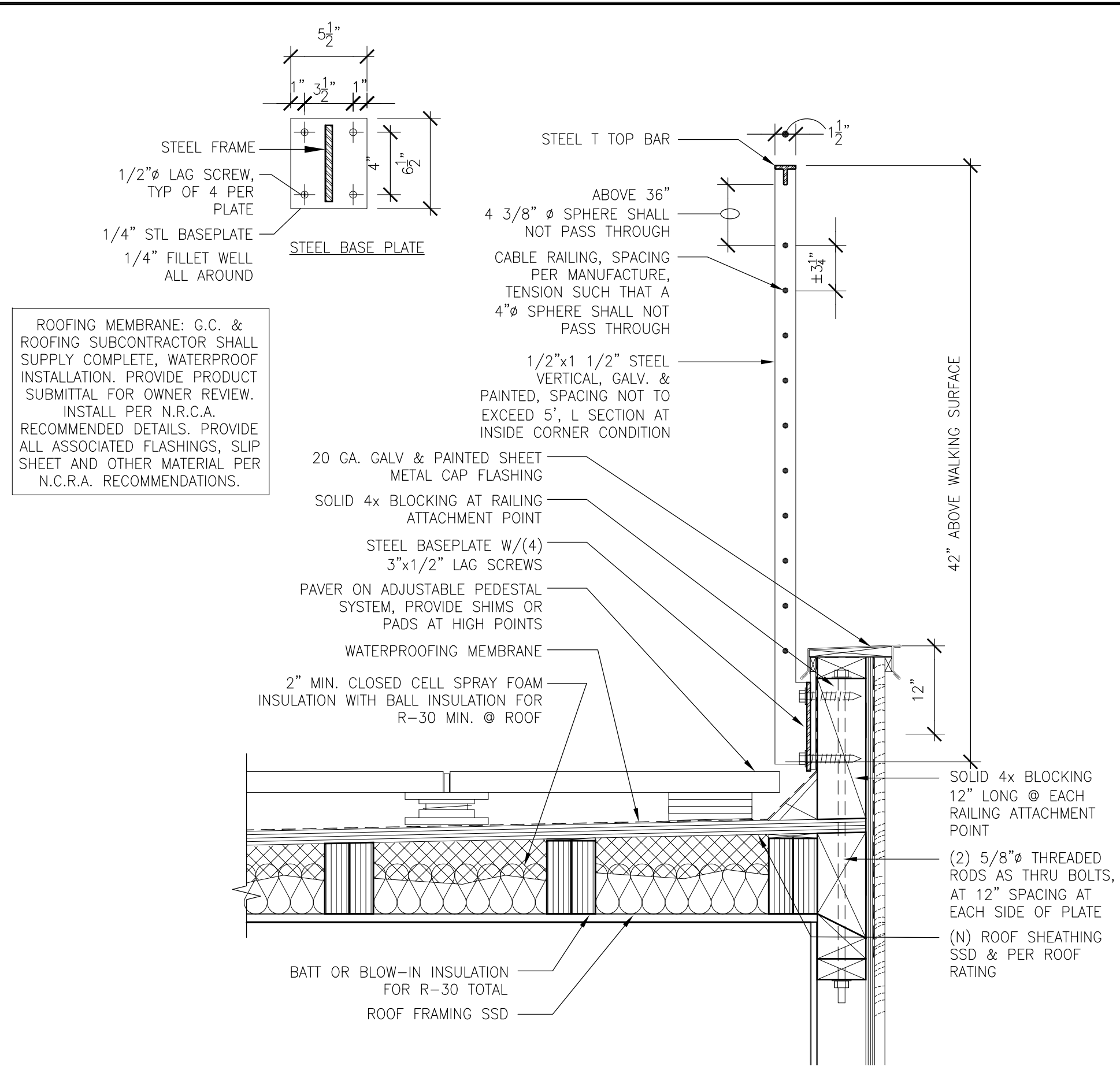
CONSULTANT

APPROVAL

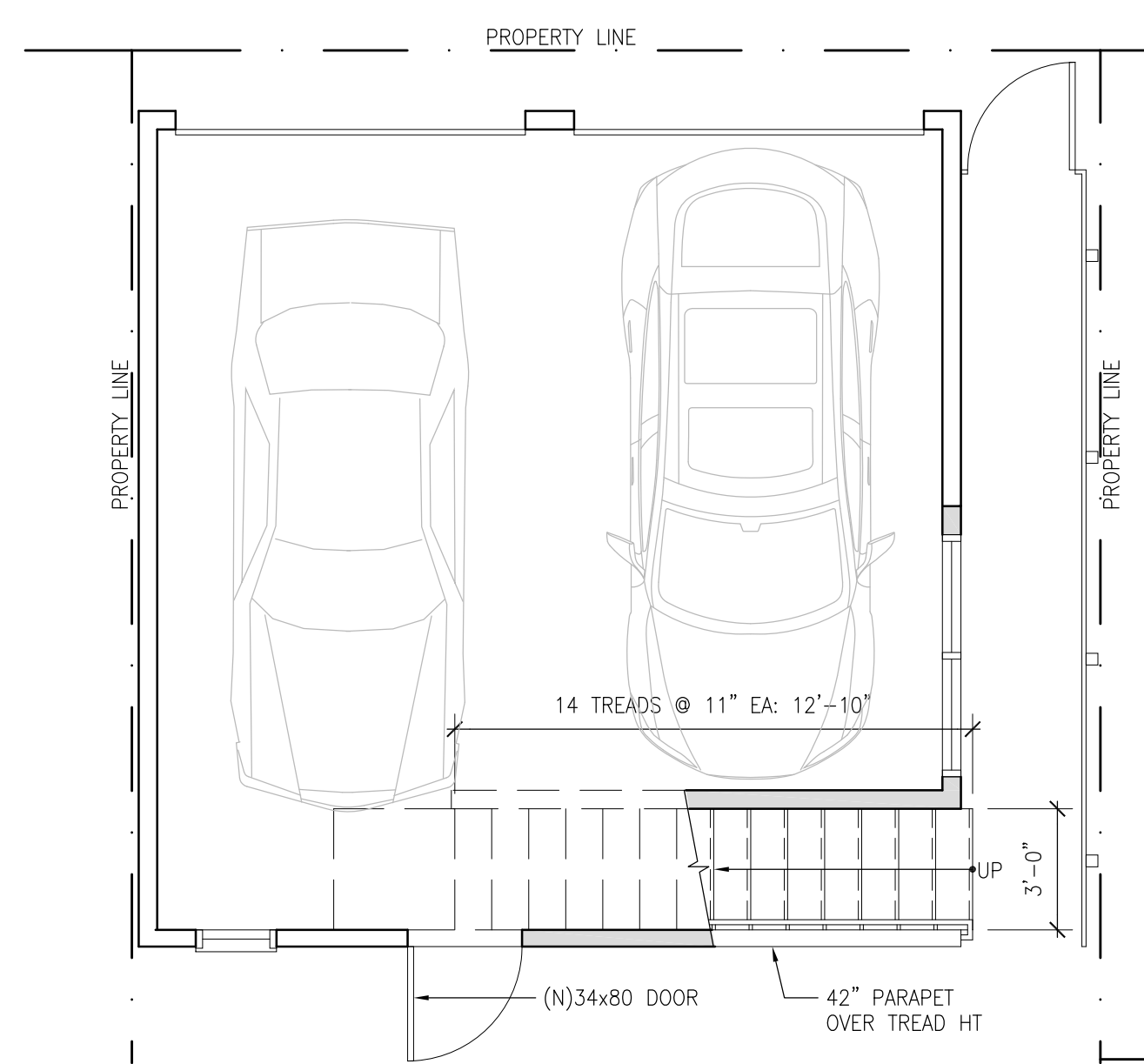
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SCALE:	NONE

PROJECT INFORMATION & SITE PLANS

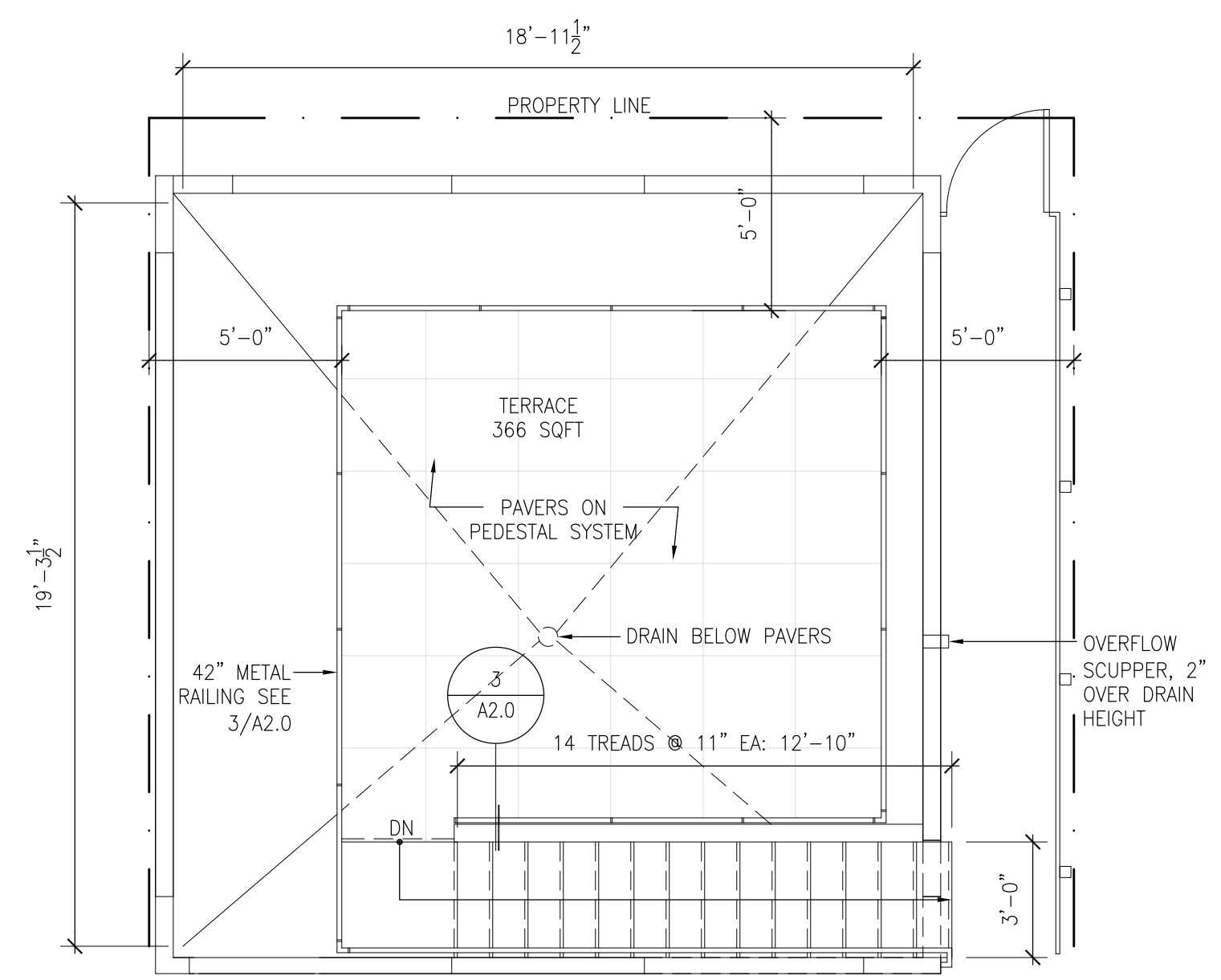
A0.0



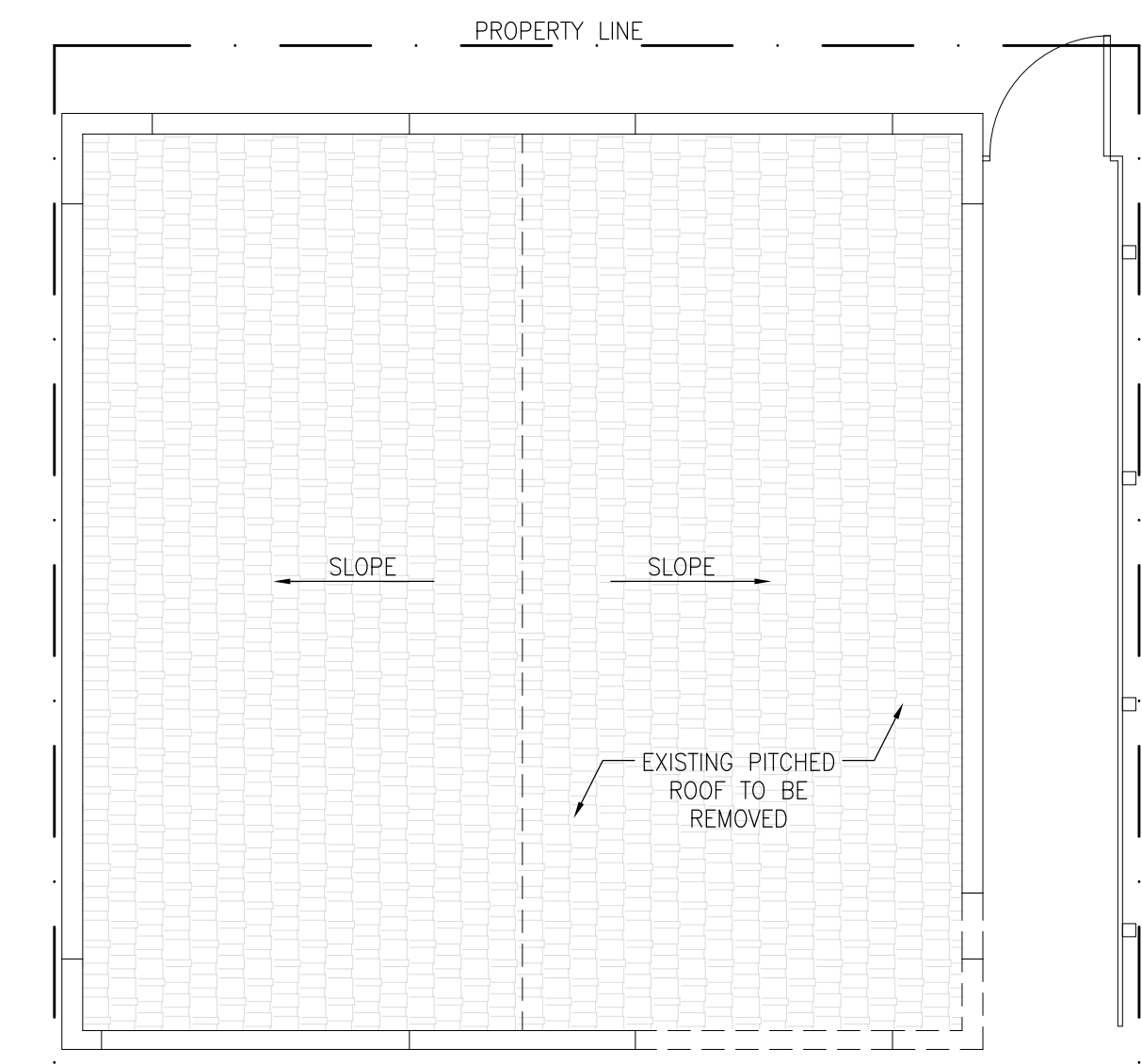
**3** RAILING SECTION AT ROOF DECK  
SCALE: 1 1/2"=1'-0"



**7** PROPOSED GARAGE PLAN  
SCALE: 1/4"= 1'-0"



**5** PROPOSED ROOF PLAN  
SCALE: 1/4"= 1'-0"



**13** EXISTING ROOF PLAN  
SCALE: 1/4"= 1'-0"

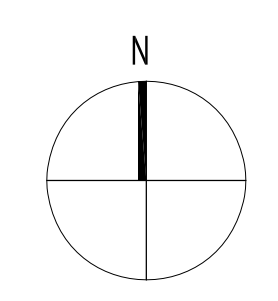
2

**DRAWING LEGEND:**

- EXISTING WALLS
- NEW WALL
- 1-HR RATED WALL

GRAPHIC SCALE

2      5      10



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CONSULTANT  
-

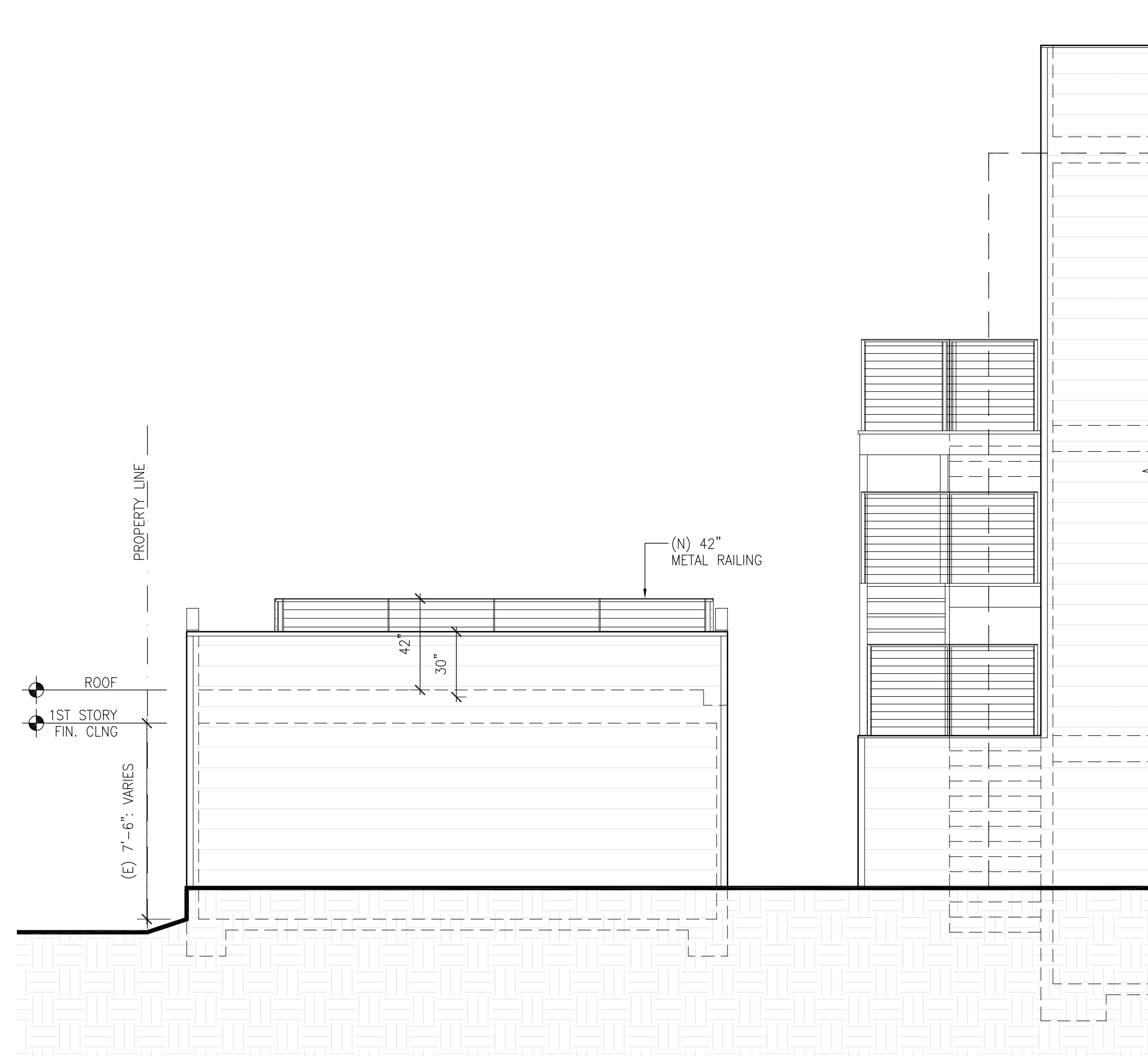
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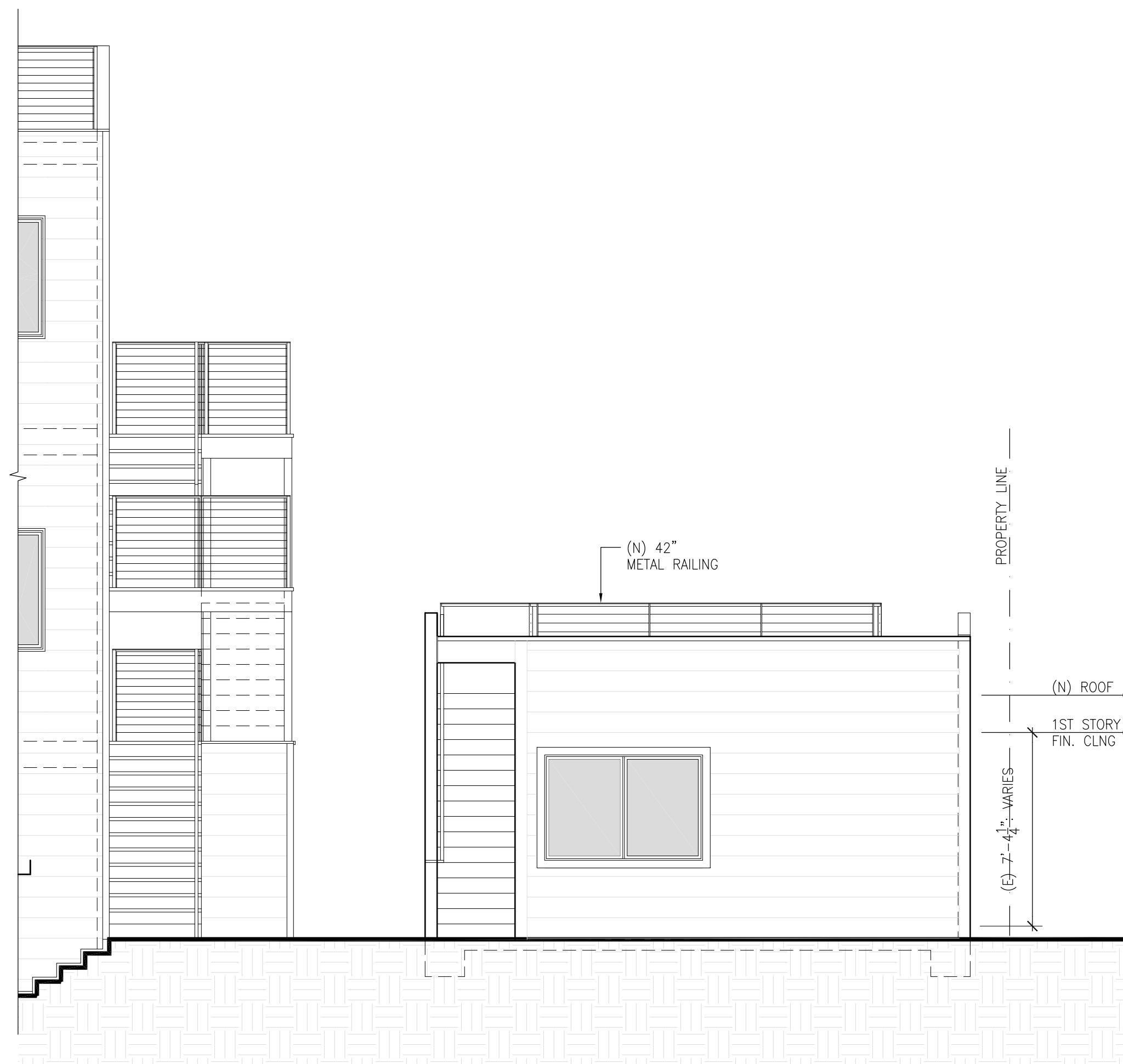
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SCALE:  
1/4"=1'-0"

**EXISTING & PROPOSED ROOF PLANS & CONSTRUCTION DETAILS**

**A2.0**



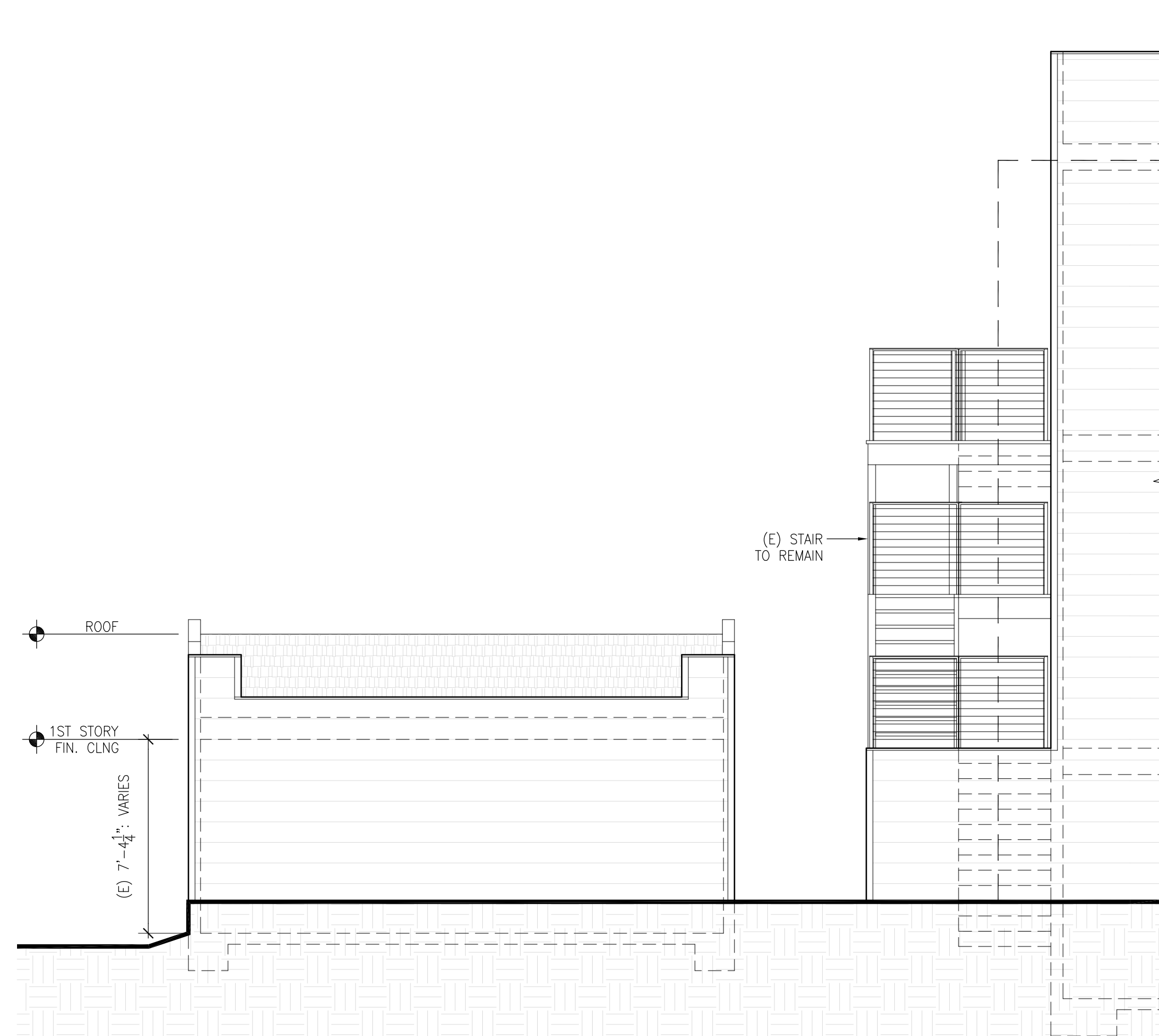
4 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



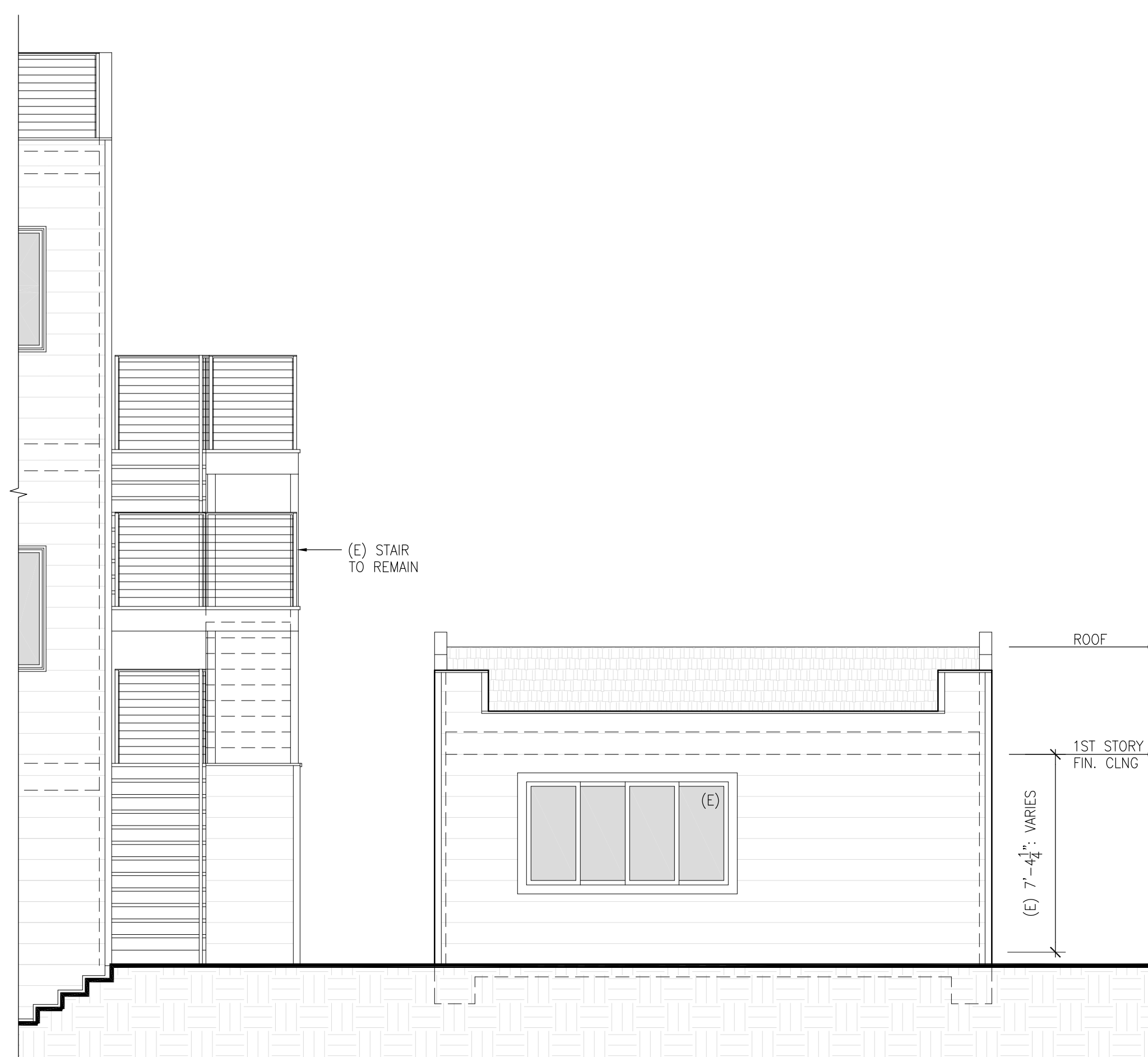
5 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



6 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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



2 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

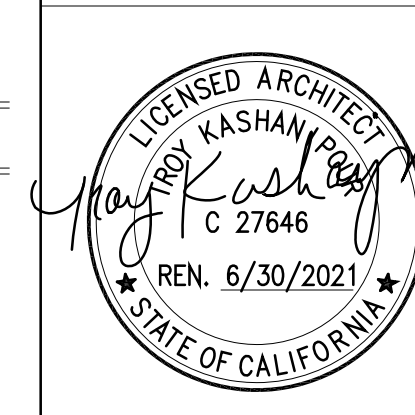
308 DUNCAN STREET

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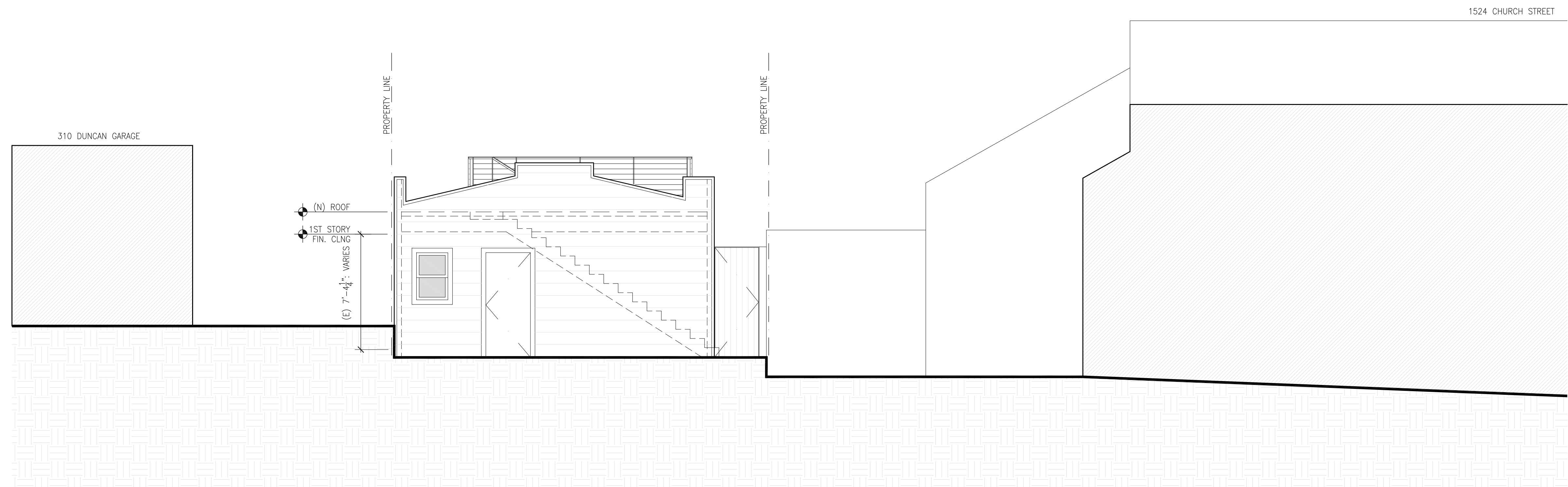
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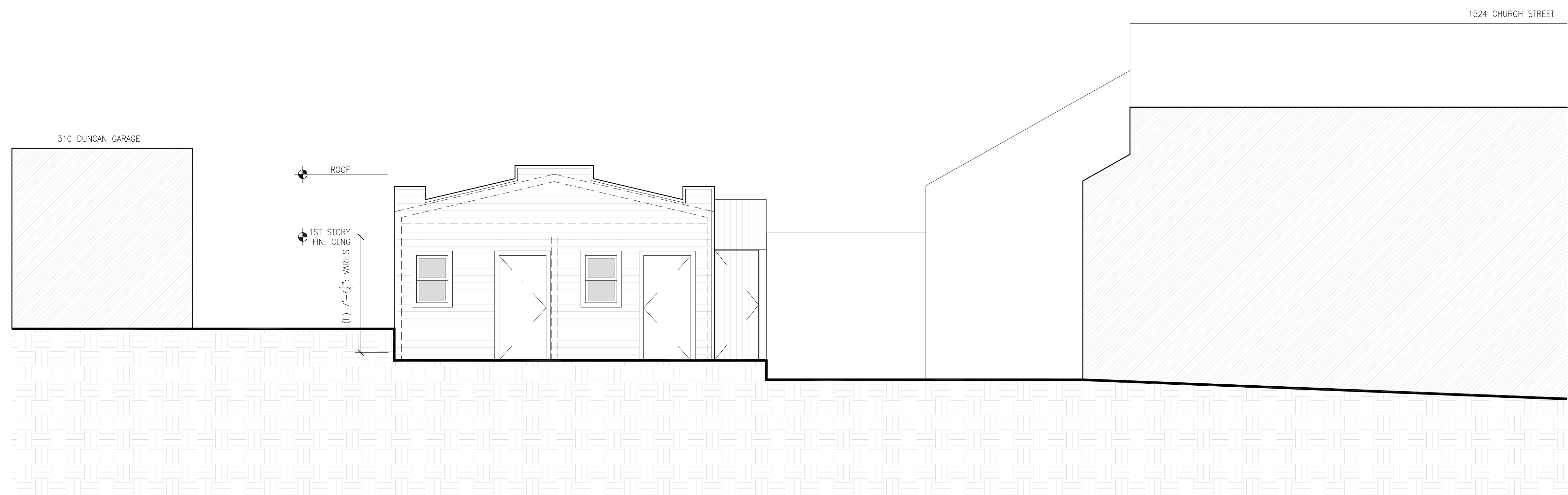
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SCW  
CHECKED:  
TK  
SCALE:  
1/4" = 1'-0"

EXISTING & PROPOSED  
ELEVATIONS

A3.0



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



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

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.631.0869

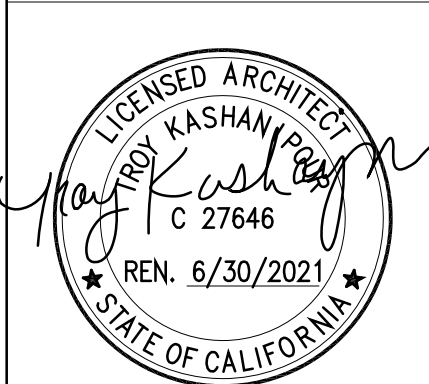
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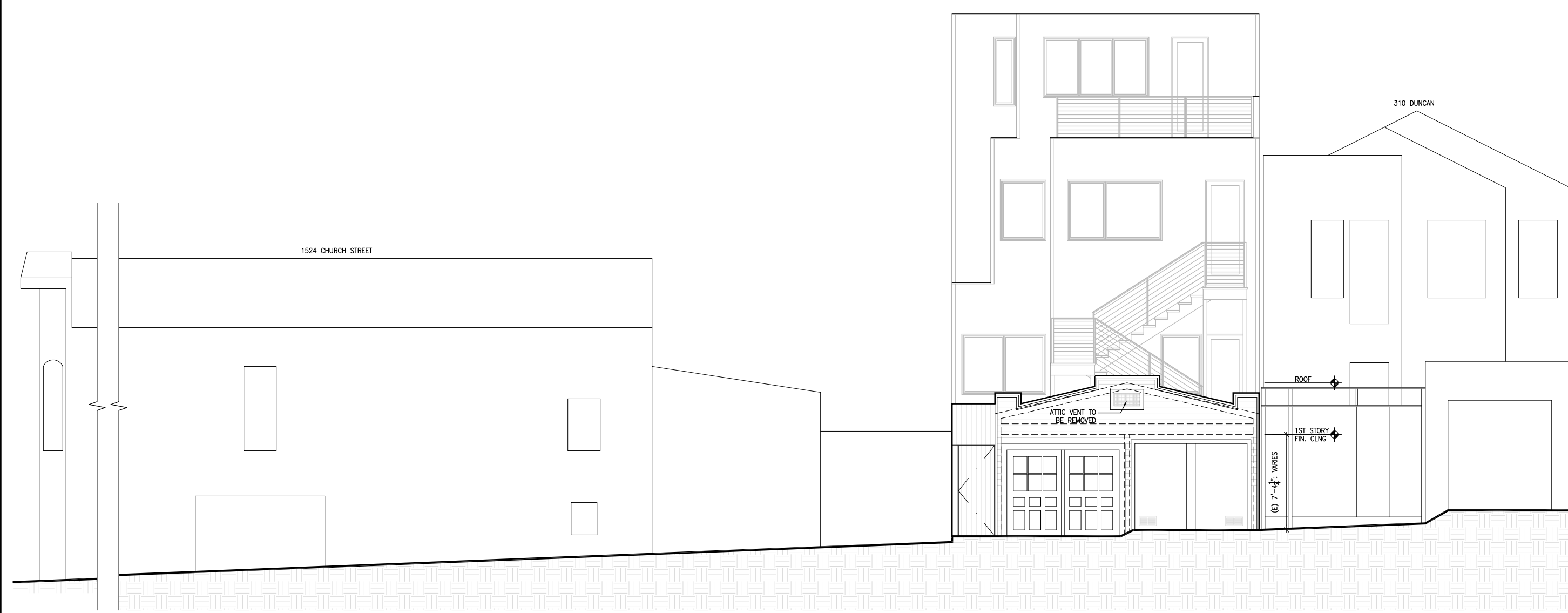
APPROVAL



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

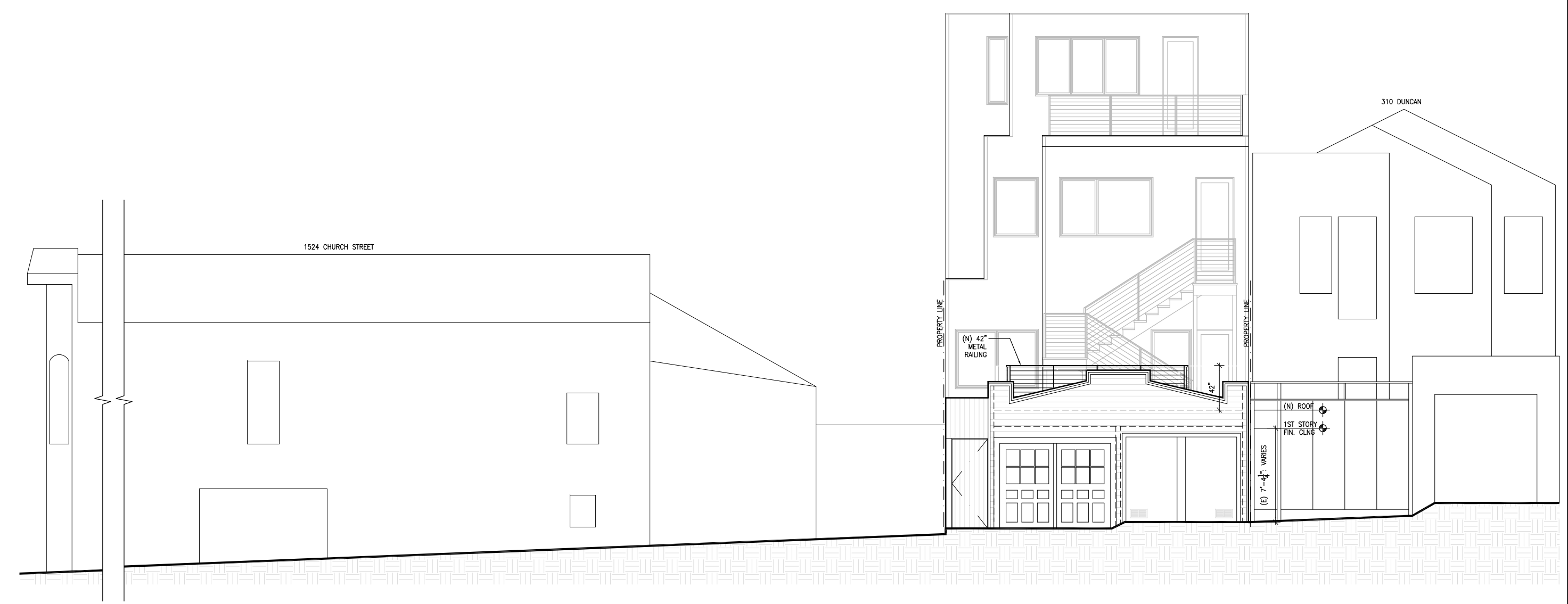
EXISTING & PROPOSED  
ELEVATIONS

A3.0A



5 EXISTING NORTH ELEVATION

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



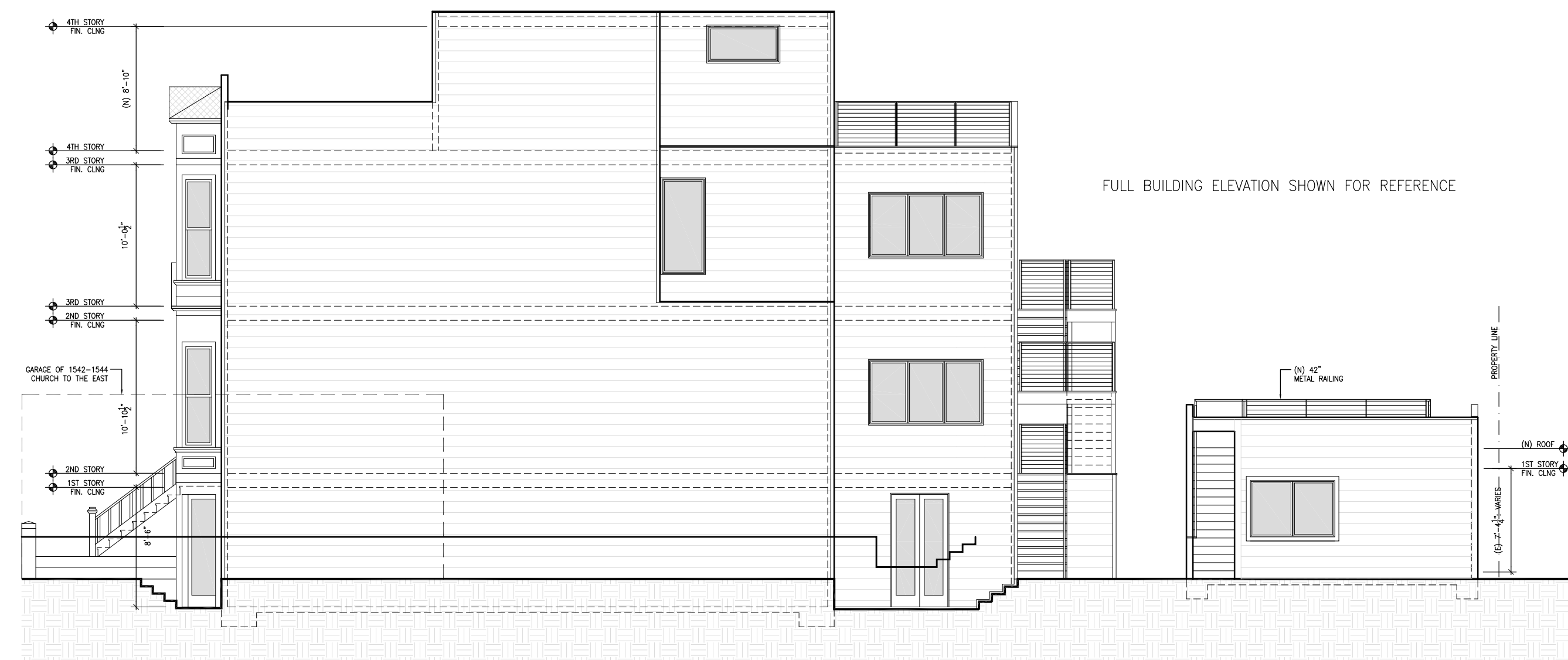
6 PROPOSED NORTH ELEVATION

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



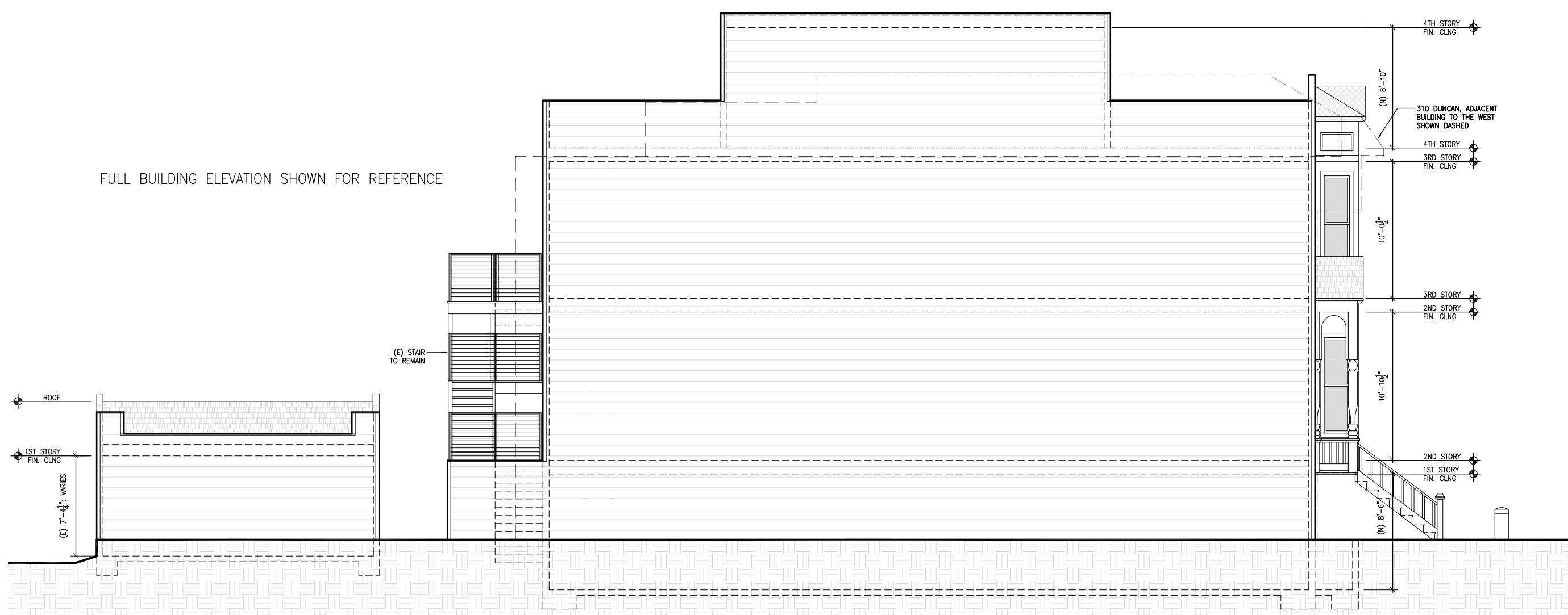
3 EXISTING EAST ELEVATION

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



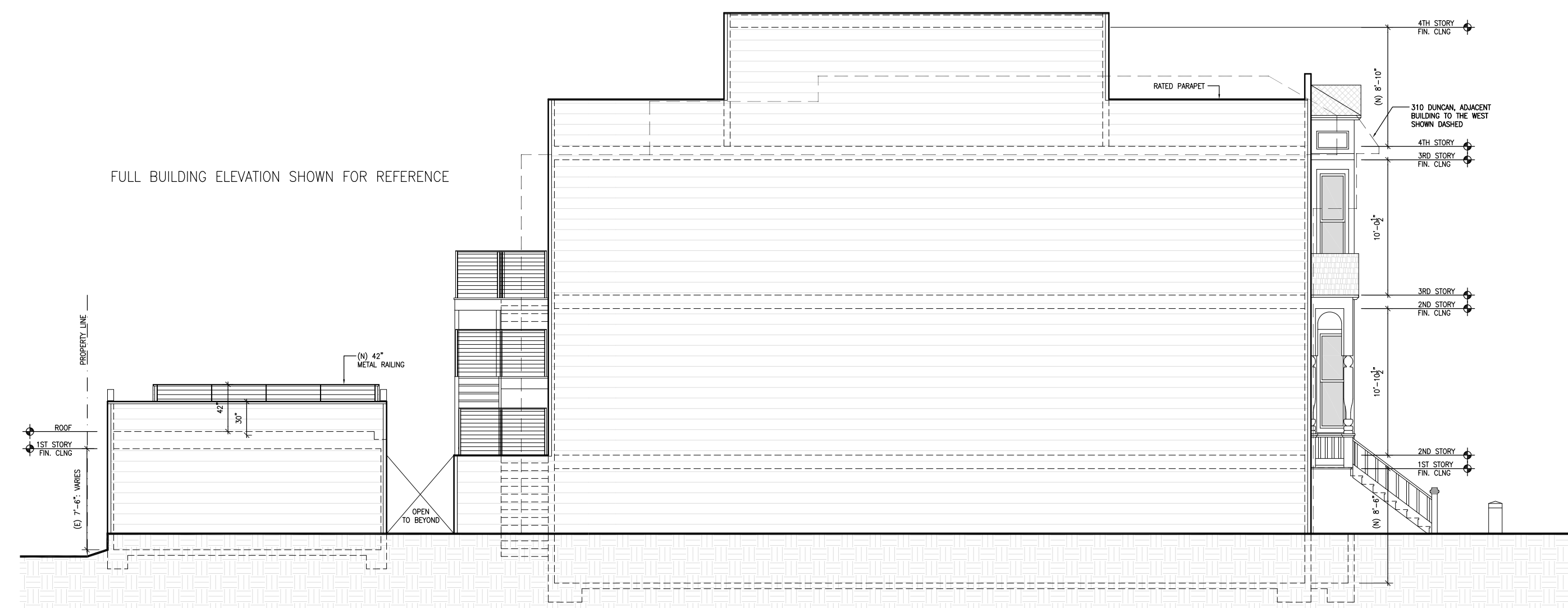
4 PROPOSED EAST ELEVATION

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



1 EXISTING WEST ELEVATION

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



2 PROPOSED WEST ELEVATION

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

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CONSULTANT

APPROVAL



DRAWN:  
SCW  
CHECKED:  
TK  
SCALE:  
1/8" = 1'-0"

EXISTING & PROPOSED ELEVATIONS

A3.1

STRUCTURAL NOTES

I. GENERAL

A. ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2016 EDITION AND ANY APPLICABLE LOCAL ORDINANCES.

B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.

C. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.

D. DO NOT USE SCALED DIMENSIONS; USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

E. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.

F. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: KINDS OF FLOOR FINISH AND THEIR LOCATION FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY THE ARCHITECTURAL AND MECHANICAL FEATURES, OF ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.

G. HOLES AND OPENINGS THROUGH WALLS AND FLOOR FOR DUCTS, PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE PLUMBING, HEATING, VENTILATING AND ELECTRICAL DRAWINGS AND THESE SUBCONTRACTORS.

H. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS FOR TEMPORARY BRACING. THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MEASURES TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF SUCH RESPONSIBILITY.

I. THE CONTRACTOR SHALL PROVIDE WATERPROOFING, DRAINAGE, FIREPROOFING, ETC. REFER TO DRAWINGS OTHER THAN STRUCTURAL.

J. AS EXCAVATION PROGRESSES, CONDITIONS MAY DEVELOP REQUIRING CHANGES. NOTIFY ENGINEER.

K. WHEREVER PRACTICABLE, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. NO MATERIAL IS TO BE EXCAVATED UNNECESSARILY.

II. DESIGN CRITERIA

A. APPLICABLE CODE: 2016 CALIFORNIA BUILDING CODE 2016 SAN FRANCISCO BUILDING CODE

B. DEAD LOADS: ROOF 20 PSF FLOOR AT INTERIOR 15 PSF ROOF DECK 35 PSF

C. LIVE LOADS: ROOF (BASIC LIVE LOAD) 20 PSF FLOORS / DECK 40 PSF / 60 PSF

D. LATERAL LOADS: SEISMIC: STATIC FORCE PROCEDURE V = 0.1 \* Sps / (R/I) + 9 \* W

III. EXISTING CONDITIONS

- 1. EXISTING STRUCTURAL ELEMENTS SHOWN ON THESE DRAWINGS REPRESENT BASED ON EXISTING DRAWINGS (IF AVAILABLE), DOCUMENTATION BY OTHERS, AND KNOWN CONSTRUCTION PRACTICES. DOUBLE-D ENGINEERING DOES NOT WARRANT THESE CONDITIONS ARE REPRESENTATIVE OF THOSE EXISTING. THE OWNER AND CONTRACTOR SHALL INVESTIGATE EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION.

IV. GEOTECHNICAL NOTES

- 1. DOUBLE-D ENGINEERING HAS NOT MADE A SUBSURFACE INVESTIGATION OF THE BUILDING SITE AND IS NOT RESPONSIBLE FOR GENERAL SITE STABILITY OR SUITABILITY FOR THE PROPOSED PROJECT. A REVIEW BY A SOIL ENGINEER OR GEOLOGIST MAY BE DESIRABLE BY THE OWNER.
- 2. FOUNDATION DESIGN IS BASED ON THE MAXIMUM SOIL PRESSURES AS SET FORTH IN THE TABLE B06.2 OF THE CBC CHAPTER 18. THE DESIGN ASSUMES A CLASS 5 SOIL WITH AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF WITH A CONSTANT EXPANSION OF INDEX LESS THAN 20.
- 3. ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED, NATIVE SOILS OR ENGINEERED FILLS AT OR EXCEEDING DEPTHS SHOWN ON DRAWINGS.
- 4. ALL FOOTING EXCAVATIONS SHALL BE NEAT. OVER EXCAVATIONS IN DEPTH AND WIDTH SHALL BE FILLED WITH CONCRETE. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE.

V. MATERIALS

A. CONCRETE

- 1. REINFORCING STEEL: ASTM A615; GRADE 40 #4 AND SMALLER, GRADE 60 FOR #5'S AND LARGER. DEFORMATIONS SHALL BE IN ACCORDANCE WITH ASTM-305.
- 2. CONCRETE: NORMAL WEIGHT READY MIX CONFORMING TO CBC STANDARD 6-13-8 DEVELOPING COMPRESSIVE STRENGTH AT 28 DAYS AND SHALL CONFORM TO THE FOLLOWING:

Table with 2 columns: FOUNDATIONS, SLAB-ON-GRADE. Values include 2500 psi and aggregate sizes.

MINIMUM CONCRETE COVER FOR REINFORCING STEEL:

Table with 2 columns: SURFACE/CONDITION, COVER. Includes values for ground, below grade, weather, and stirrups.

B. WOOD ( UI/PA GRADING RULES AGENCY )

- 1. FRAMING LUMBER-DOUGLAS FIR LARCH. A. JOISTS, HEADERS, FLATES: No. 1. B. STUDS, BLOCKING: No. 2. C. SILLIS, NAILERS AND LEDGERS IN CONTACT WITH CONCRETE: PRESERVATIVE TESTED DOUGLAS FIR. D. POSTS AND BEAMS: No. 1.

- 2. FRAMING HARDWARE AND JOIST HANGERS: AN MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL SIMPSON DESIGNATIONS USED. USE NAILS PER I.C.C. APPROVAL FOR EACH DEVICE.
- 3. COMMON NAILS, UNLESS OTHERWISE NOTED SHORT NAILS MAY BE USED PROVIDED THEY HAVE COMMON CODE SPECIFIED MINIMUM EMBEDMENT, ALL NAILING TO BE PER CBC TABLE NO. 2304.10, UNLESS OTHERWISE NOTED.
- 4. ALL SPECIFIED PLYWOOD SHEATHING TO BE APA RATED STRUCTURAL I, UO.N. EXPOSURE 1 IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE APA AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF U.S. PRODUCT STANDARD PS-1 SHEATHING PERMANENTLY EXPOSED TO THE EXTERIOR SHALL BE CLASSIFIED AS EXTERIOR.
- 5. WOOD IN CONTACT WITH MASONRY OR CONCRETE OR PERMANENT EXPOSURE TO WEATHER SHALL BE PRESURE TREATED AND MARKED WITH THE AWP QUALITY MARK. OR SHALL BE FOUNDATION GRADE REDWOOD. ALL CONNECTORS SHALL BE SIMPSON Z-MAX OR BETTER.

- 6. ANCHORS AND FASTENERS FOR PRESSURE-TREATED OR FIRE-RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER METAL AND/OR RECOMMENDED BY WOOD MANUFACTURER PER CBC 2304.10.5.
- 7. GLUED FLOORS: FIELD GLUE TO ALL SUPPORTS AND TAG EDGES PER APA, AFG-01 FRAMING SHALL BE FREE OF SURFACE MOISTURE & DEBRIS PRIOR TO GLUING.

C. STEEL

- 1. STRUCTURAL STEEL: WIDE FLANGE SHAPES ASTM A992 OTHER STEEL SHAPES AND PLATES ASTM A36 STEEL TUBES ASTM A 50, GRADE B STEEL PIPES ASTM A53, TYPE E OR S
- 2. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A307 UNLESS OTHERWISE NOTED. ALL HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325 OR BETTER. ALL BOLTS HOLES SHALL BE PUNCHED OR DRILLED AND SHALL BE THE NOMINAL DIAMETER OF THE BOLT PLUS 1/16". BURNED HOLES ARE NOT ACCEPTABLE. SEE DRAWINGS.
- 3. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS PER AWS "STANDARD QUALIFICATION PROCEDURE" TO PERFORM THE TYPE OF WORK REQUIRED. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS-D1-1 LATEST EDITION WELDING CODE. ARC WELDING ELECTRODES SHALL BE E70 SERIES.

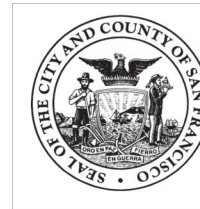
D. EPOXY

- 1. DRILL AND EPOXY REFERS TO SIMPSON'S SET-XP EPOXY (ICC-ES ESR-2508) OR EQUAL TYPE OF METHOD AND EPOXY TO BE PRESENTLY CITY APPROVED. INSTALLATION OF ANCHORS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. HOLES SHALL BE BORED BY ROTARY-ACTION-ONLY DRILLS (NON-IMPACT)
- 2. PROVIDE MALLEABLE IRON WASHERS UNDER HEADS AND NUTS OF ALL BOLTS BEARING ON WOOD (EXCEPT WHERE HOLD DOWNS OCCUR).

E. ENGINEERED LUMBER (CBC CHAPTER 23)

- 1. CODES AND FABRICATION: MANUFACTURER'S APPROVED ICC PRODUCT EVALUATION REPORTS.
- 2. PROPERTIES: A) PARALLEL STRAND LUMBER (PSL), Fb = 2300 PSI, E = 2x10^6, Fv = 230 psi. B) LAMINATED VENEER LUMBER (LVL), Fb = 2600 PSI, E = 1.9x10^6, Fv = 285 psi.
- 3. BLOCKING, WEB STIFFENERS AND BRIDGING: AS REQUIRED BY THE MANUFACTURER'S APPROVED PRODUCT EVALUATION REPORTS, THE CBC, ICC APPROVALS, THE CALCULATIONS AND THE DRAWINGS.
- 4. JOIST CHANGES: OBTAIN WRITTEN CONSENT FROM THE ENGINEER TO CHANGE THE JOIST TYPE, DEPTH OR SPACING.
- 5. ICC NUMBERS: RESIDENTIAL TJI JOISTS ICC ES ESR-153 MICRO LAM, PARALLAM, AND TIMBERSTRAND ICC ES ESR-1381

City and County of San Francisco Department of Building Inspection



London N. Breed, 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 1704.6. The building permit will not be finalized without compliance with the structural observation requirements.

Special Inspection Services Contact Information

- 1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.specialinspections@sfgov.org
4. 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

Updated 11/01/2018

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

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

JOB ADDRESS: 308 DUNCAN STREET APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_\_

OWNER NAME \_\_\_\_\_ OWNER PHONE NO. (\_\_\_\_\_) \_\_\_\_\_

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec.1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required.

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

- 1. Concrete (Placement & sampling)
2. Bolts installed in concrete
3. Special moment-resisting concrete frame
4. Reinforcing steel and prestressing tendons
5. Structural welding
6. Periodic visual inspection
7. Single pass fillet welds 5/16" or smaller
8. All other welding (NDT exception: Fillet weld)
9. Reinforcing steel and NDT required
10. Moment-resisting frames
11. Structural observation per Sec. 1704.6 for the following: Foundations, Masonry construction, Steel framing
12. Certification is required for: Glu-lam components, Firestops in high-rise building
13. High-strength bolting
14. Structural masonry
15. Reinforced gypsum concrete
16. Insulating concrete fill
17. Spray-on fireproofing
18. Piling, drilled piers and caissons
19. Shotcrete
20. Special grading, excavation
21. And filling (Geo. Engineer)
22. Smoke-control system
23. Demolition
24. Exterior Facing
25. Retrofit of unreinforced masonry buildings: Testing of mortar quality and shear tests, Inspection of repointing operations
26. Installation of new shear bolts
27. Pre-installation inspection for embedded bolts
28. Pull/torque tests per SFBC Sec. 1607C & 1615C
29. Bolts installed in existing concrete masonry
30. Concrete
31. Masonry
32. Full/torque tests
33. Shear walls and floor systems used as shear diaphragms
34. Holdowns
35. Special cases: Shoring, Underpinning, Affecting adjacent property: PA, Others
36. Crane safety (Apply to the operation of Tower cranes on highrise building)
37. Others: "As recommended by professional of record"

Prepared by: Don David Phone: (415) 551-5150
Engineer/Architect of Record
Required information: Email: don@doubleengineering.com
FAX: (415) 551-5151

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

APPROVAL (Based on submitted reports.)

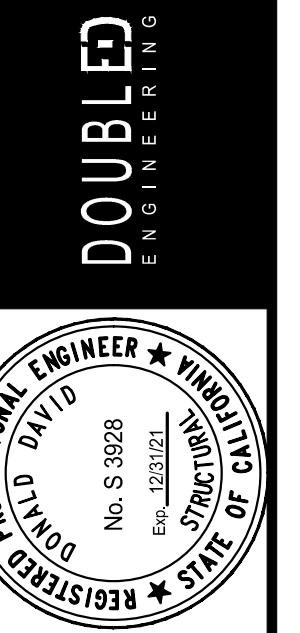
DATE \_\_\_\_\_ DBI Engineer or Plan Checker / Special Inspection Services Staff

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

Table with 2 columns: REVISIONS, BY

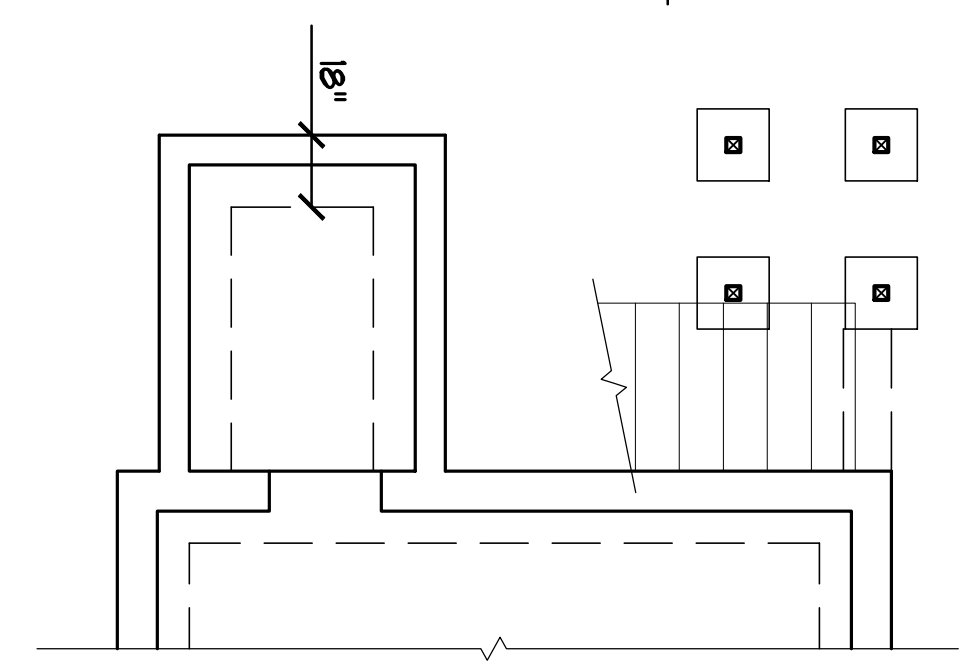
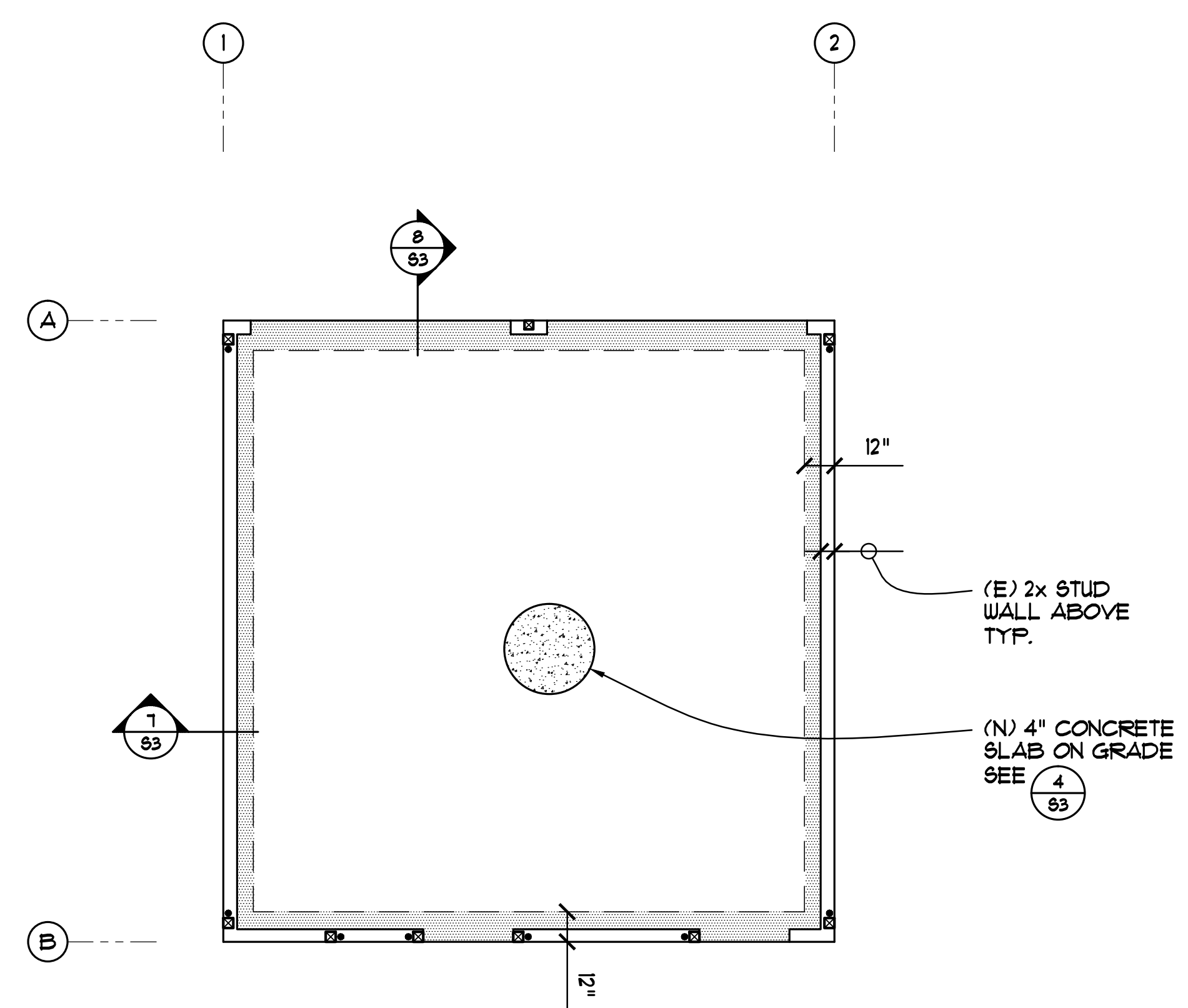
72 Otis Street San Francisco, CA 94103 P: 415-551-5150 F: 415-551-5151 W: doubleengineering.com



GENERAL NOTES & TYPICAL DETAILS

ROOF DECK ADDITION 308 DUNCAN STREET SAN FRANCISCO, CA

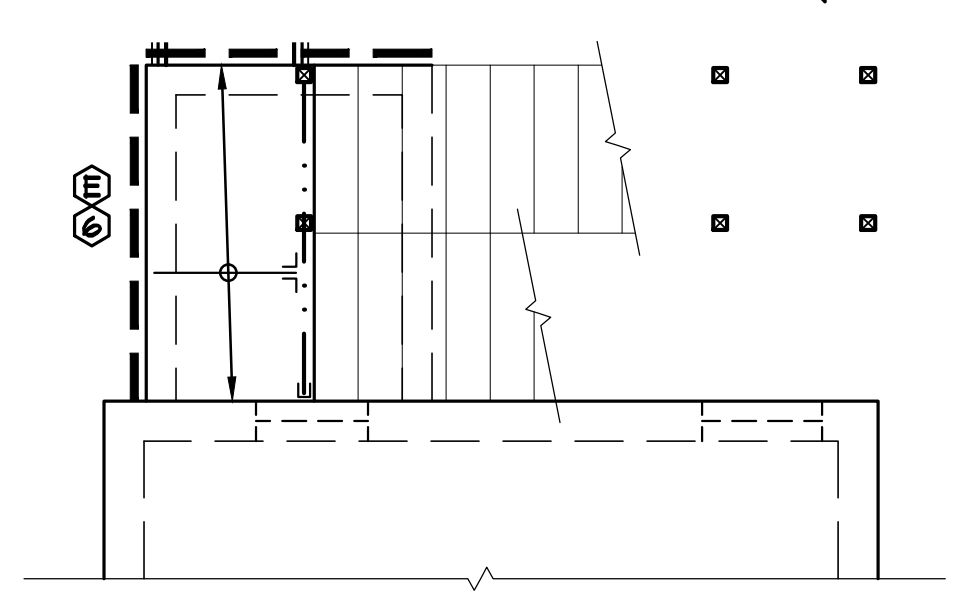
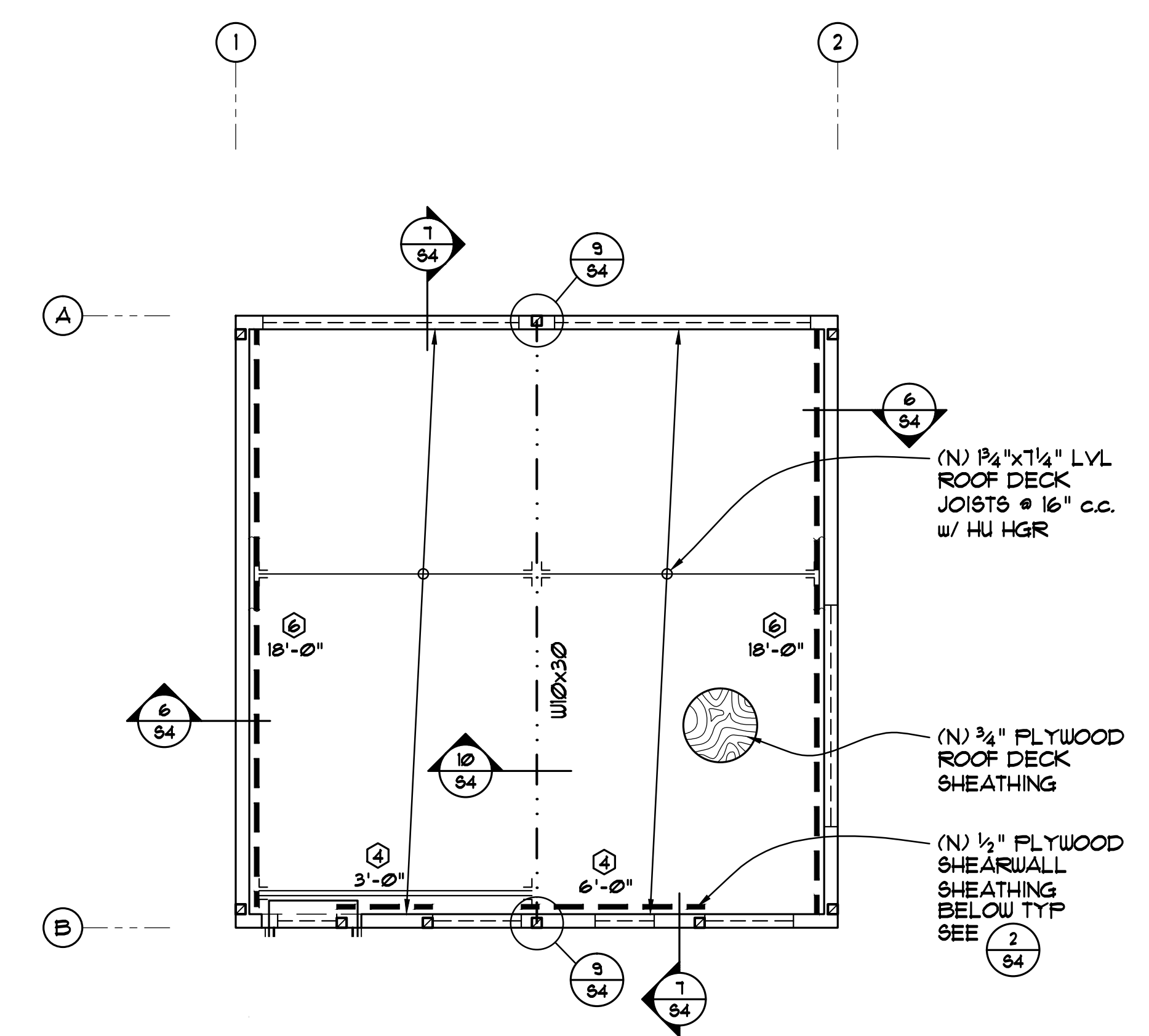
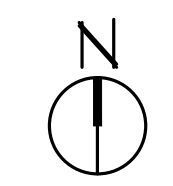
Date: 12/19/19 Scale: AS NOTED Drawn By: KO Job No: 8129 Sheet



FRONT BUILDING APPLICATION • 2011 Ø911 1500

FOUNDATION PLAN

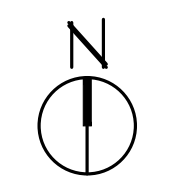
1/4" = 1'-0"



FRONT BUILDING APPLICATION • 2011 Ø911 1500

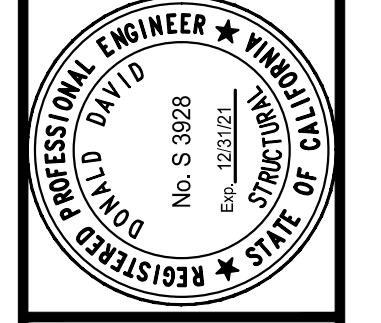
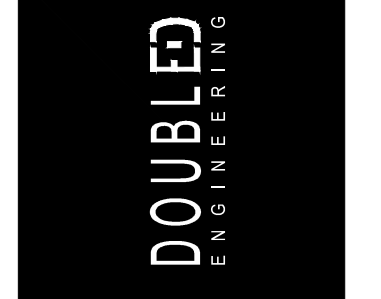
ROOF FRAMING PLAN

1/4" = 1'-0"



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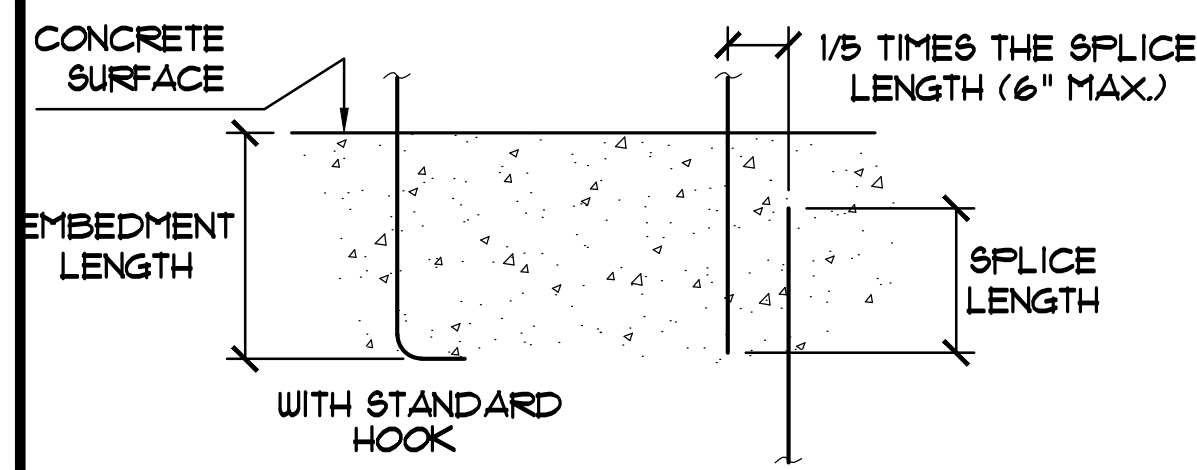


FLOOR PLAN

ROOF DECK ADDITION  
 308 DUNCAN STREET  
 SAN FRANCISCO, CA

Date: 12/21/19  
 Scale: AS NOTED  
 Drawn By: KO  
 Job No: 8129  
 Sheet  
**S2**  
 Of FOUR Sheets





BAR SIZE	GRADE 40 REINFORCEMENT		GRADE 60 REINFORCEMENT	
	EMBEDMENT WITH HOOK	SPLICE LENGTH	EMBEDMENT WITH HOOK	SPLICE LENGTH
#3	12"	1'-3"		
#4	12"	1'-8"		
#5			12"	3'-0"
#6			12"	3'-8"
#7			1'-3"	5'-4"
#8			1'-6"	6'-0"
#9			2'-0"	7'-0"

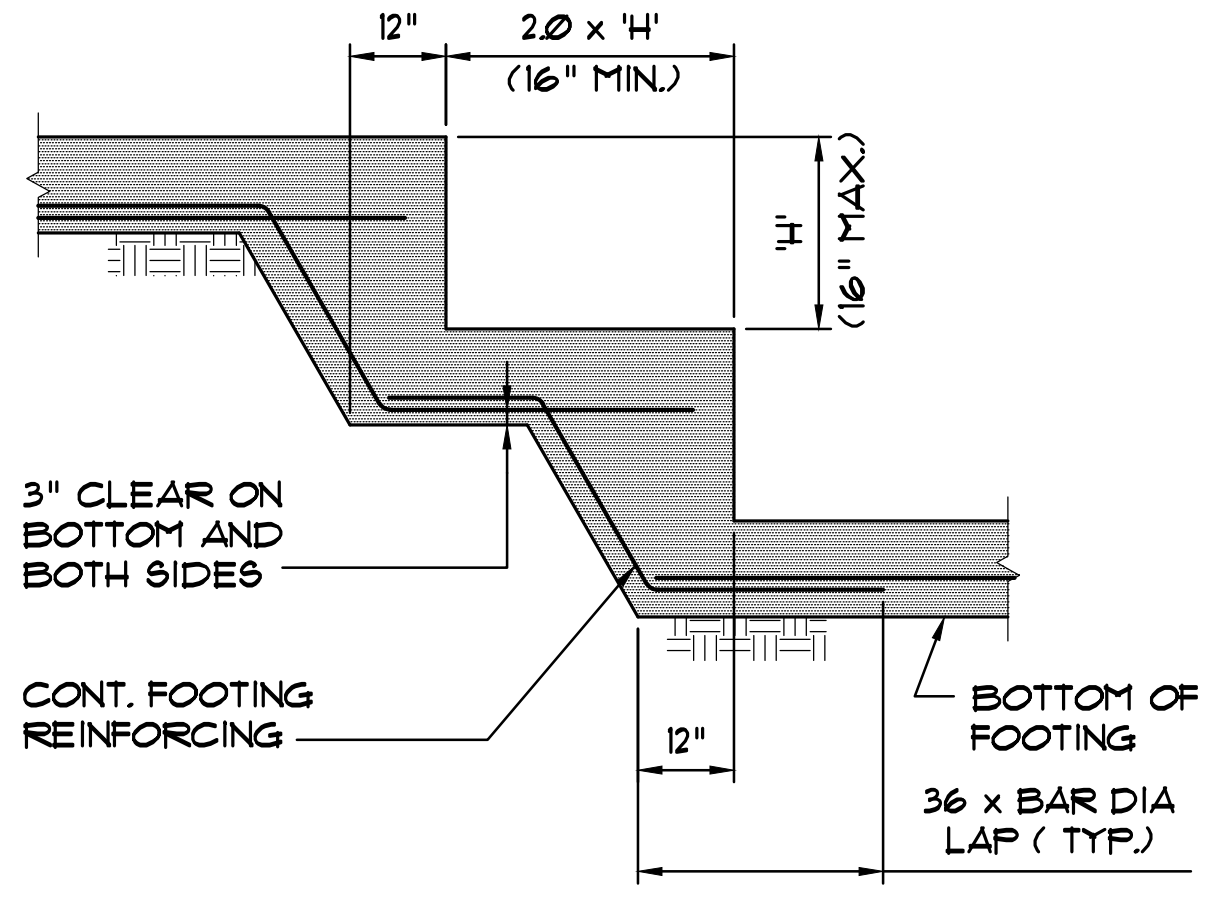
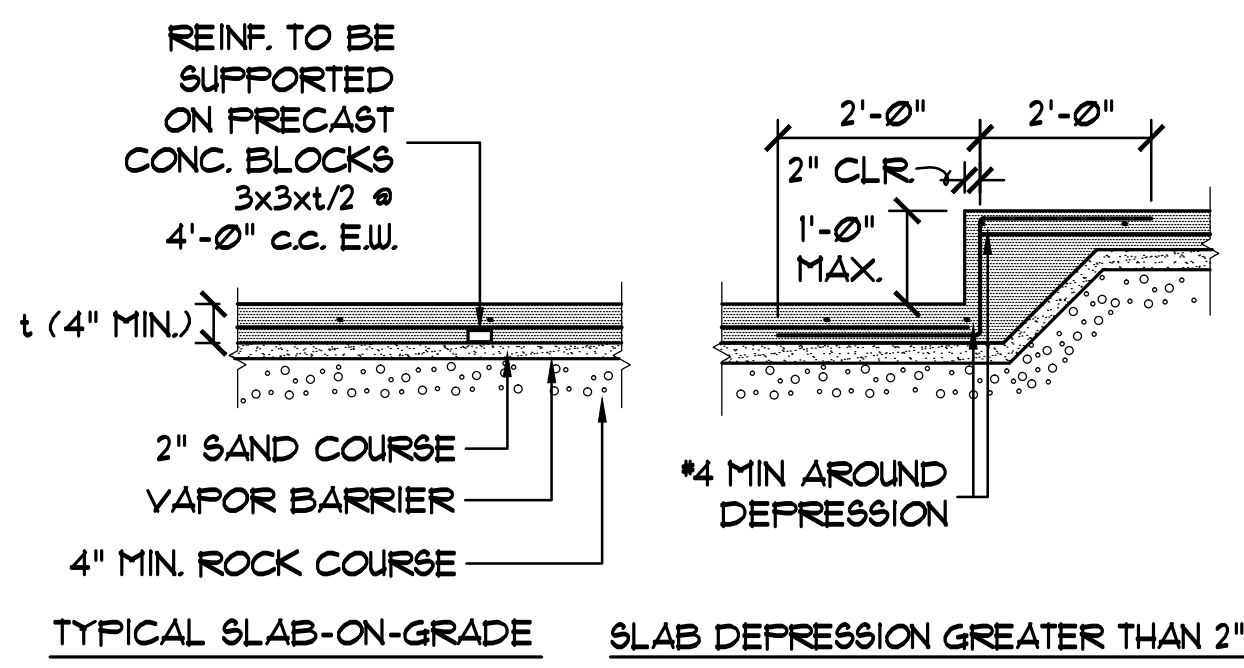
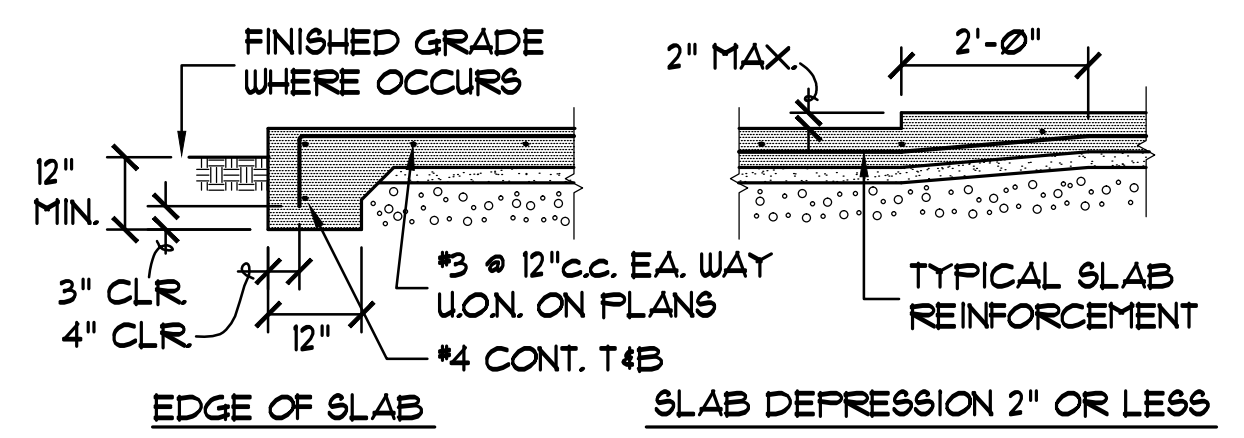
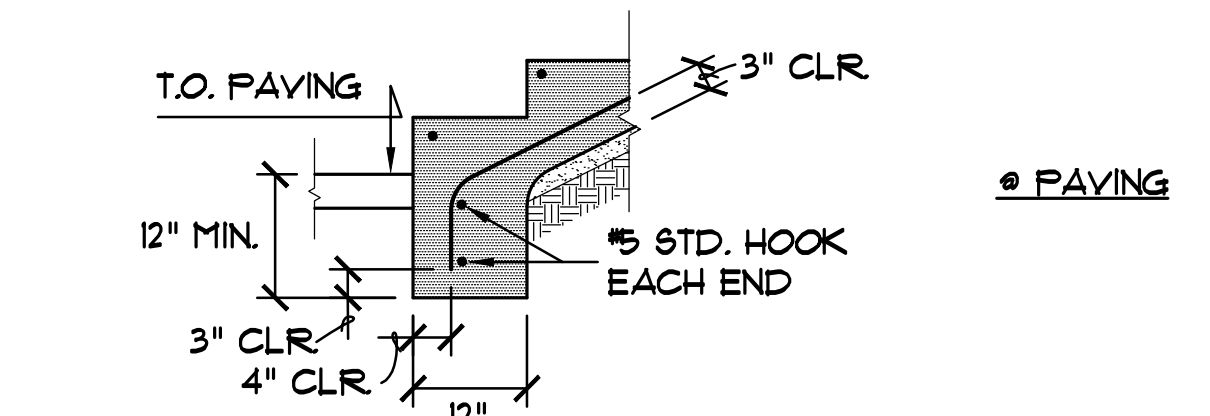
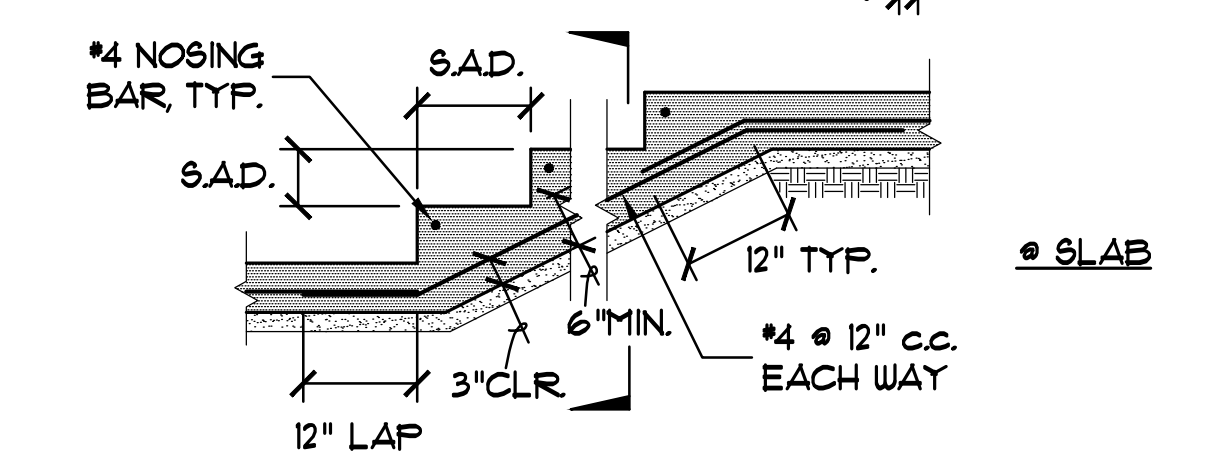
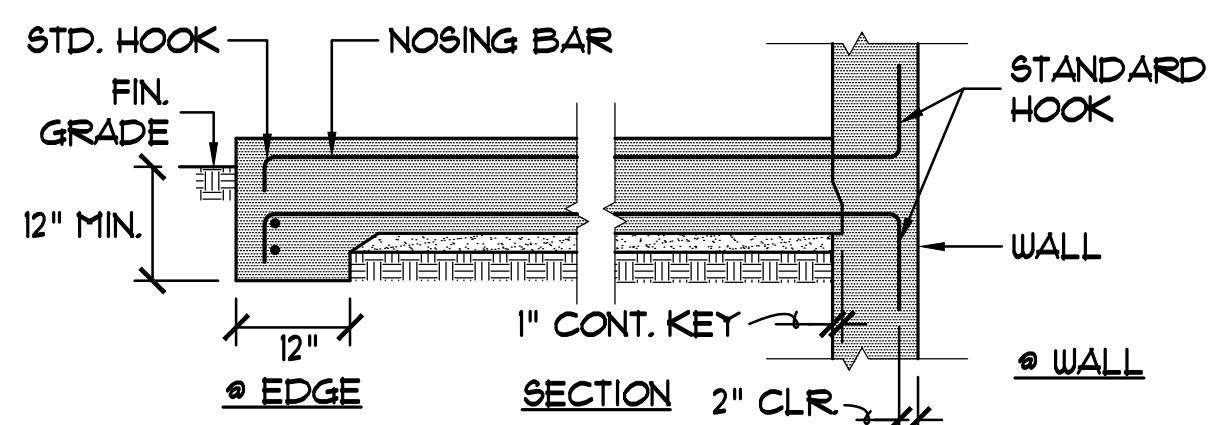
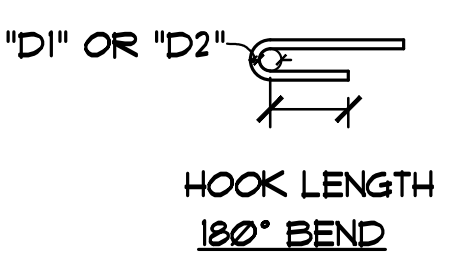
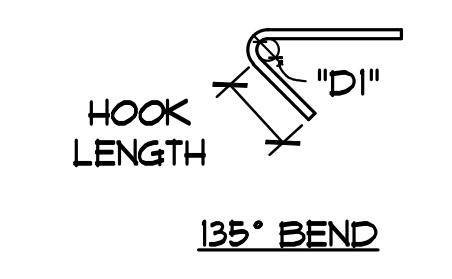
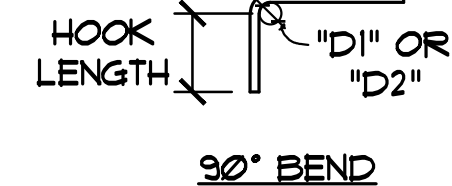
THE ABOVE LENGTHS ARE FOR CAST-IN-PLACE AND PRECAST CONCRETE. ALL REINFORCING STEEL LAPS OR SPLICES SHALL BE AS INDICATED ON PLANS. WHERE LAP OR SPLICE LOCATIONS ARE NOT SPECIFICALLY INDICATED, LAPS OR SPLICES SHALL BE STAGGERED AT LEAST 2'-0" C.C.

BAR SIZE	STANDARD HOOK LENGTH			
	MAIN REINFORCEMENT		STIRRUP AND TIE HOOKS	
	90°	180°	90°	180°
#3	6"	4"	3"	4 1/2"
#4	8"	4"	4"	6"
#5	9 1/2"	4 1/2"	5"	7 1/2"
#6	11 1/2"	5 1/2"	11 1/2"	10"
#7	13 1/2"	6 1/2"	13 1/2"	11 1/2"
#8	15"	7"	15"	13"

RADIUS	DIAMETER OF BENDS
D1	1 1/2" FOR #3 BARS
	2" FOR #4 BARS
	2 1/2" FOR #5 BARS
D2	6d FOR #3 THRU #8 BARS
	8d FOR #9 THRU #11 BARS
	10d FOR ABOVE #11 BARS

NOTES:

- "D1" TO BE USED FOR STIRRUPS, TIES & WALLS REINFORCING AT CORNERS.
- ALL BENDS TO BE MADE COLD



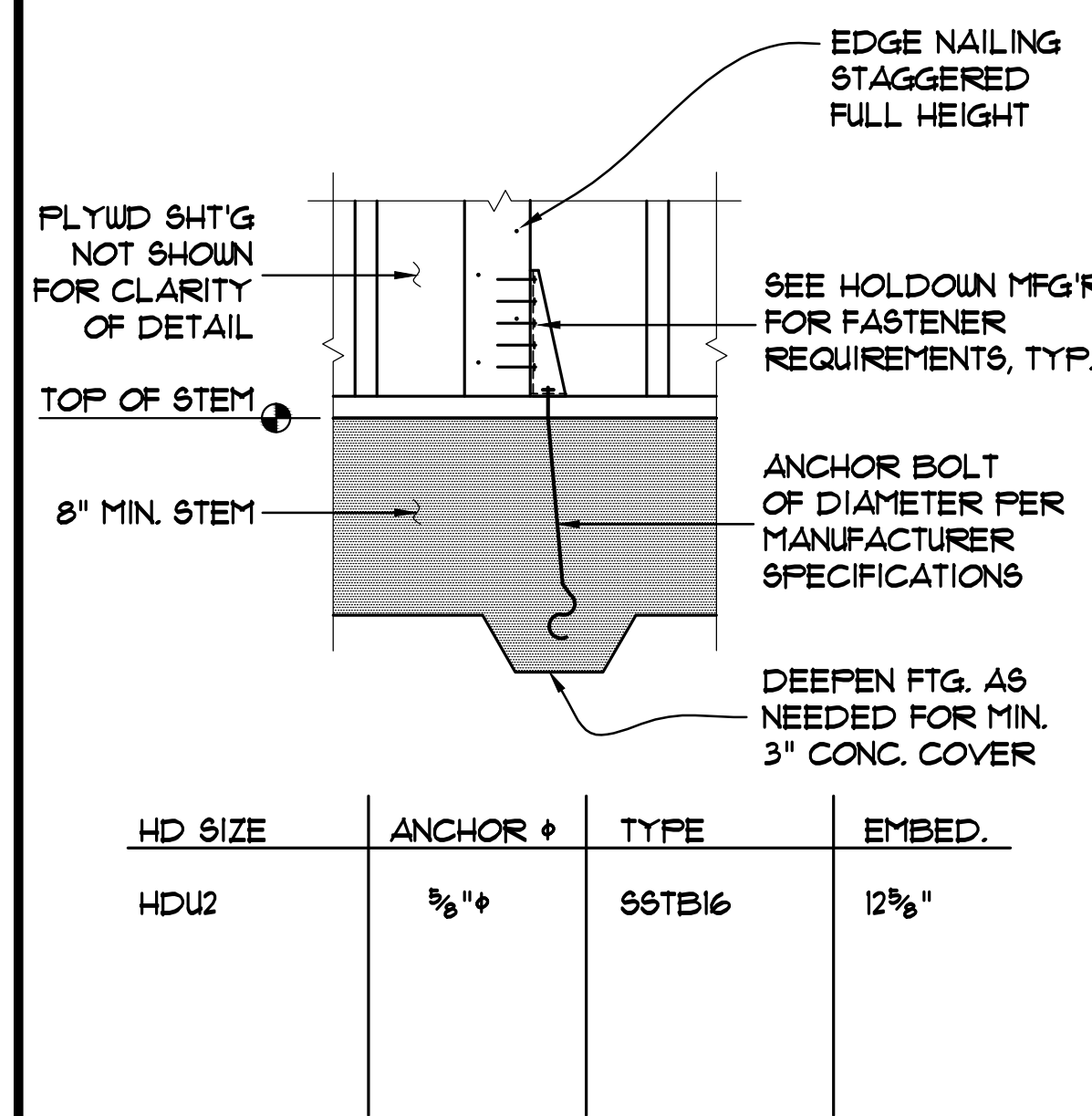
1 BAR EMBEDMENT LENGTHS & SPLICES N.T.S.

2 STANDARD HOOKS & TIE DETAILS N.T.S.

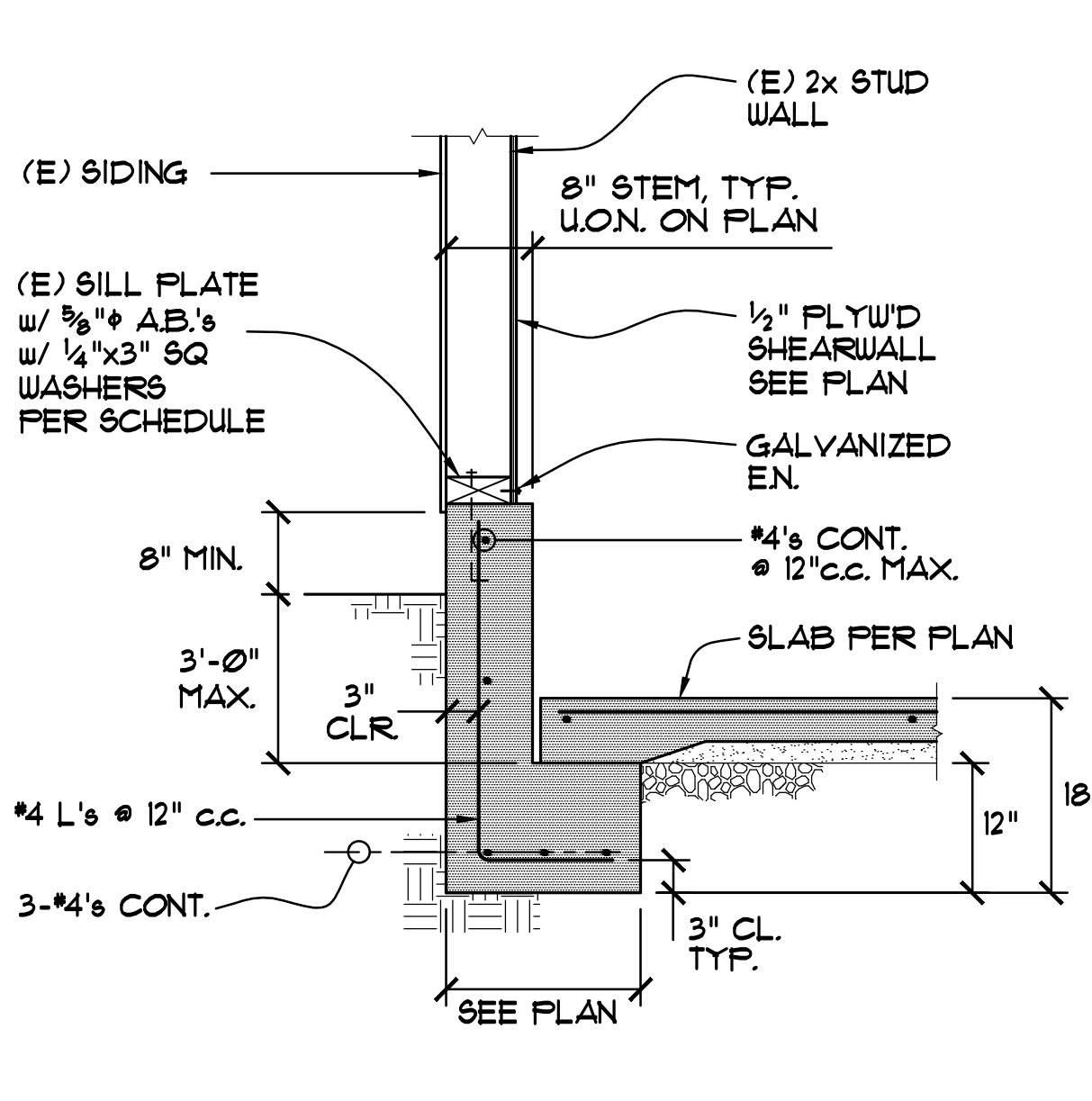
3 CONCRETE STAIRS ON GRADE N.T.S.

4 SLAB-ON-GRADE DETAILS N.T.S.

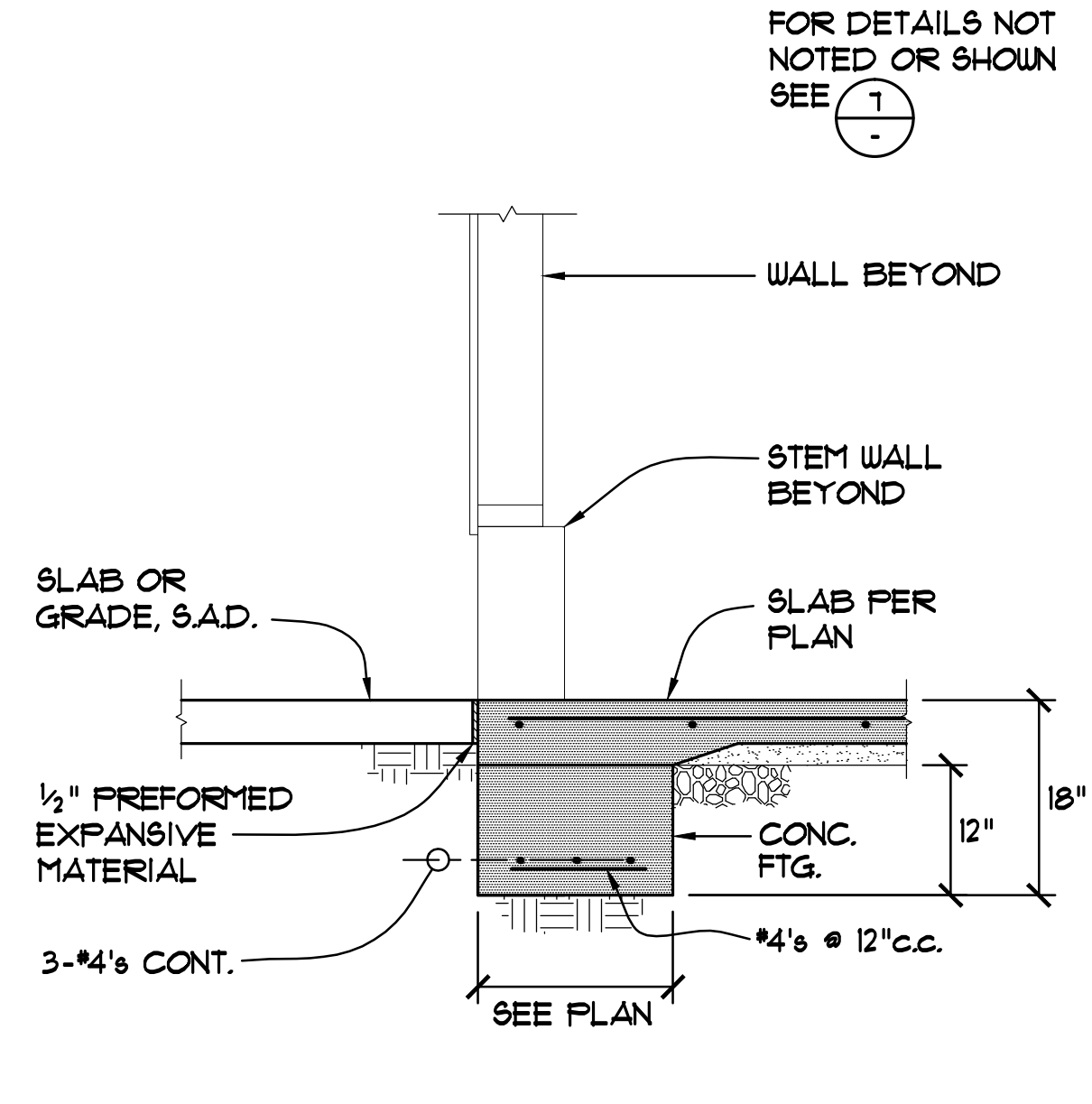
5 STEPS IN FOOTINGS N.T.S.



6 HOLDOWN TO NEW FOUNDATION N.T.S.



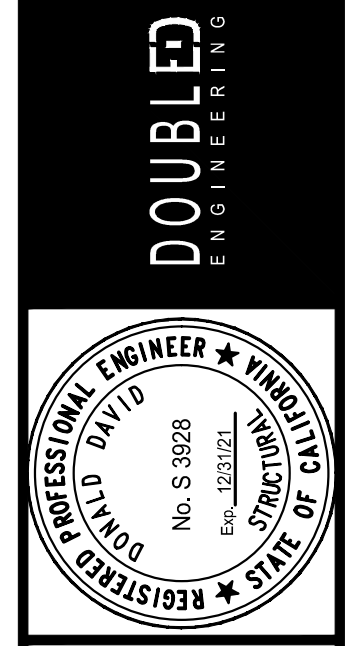
7 EXTERIOR WALL FOOTING 3/4"=1'-0"



8 WALL FOOTING @ DOOR 3/4"=1'-0"

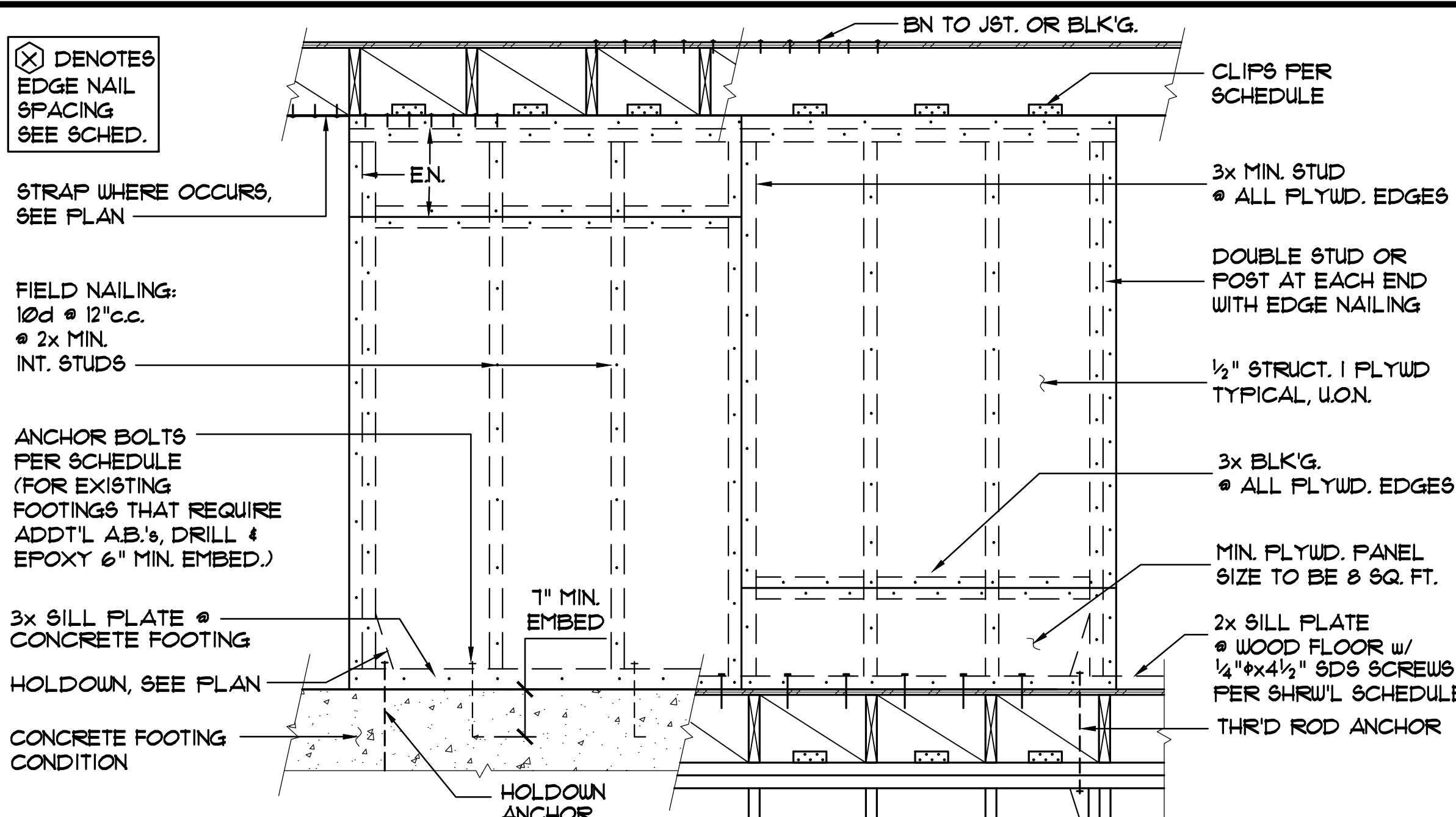
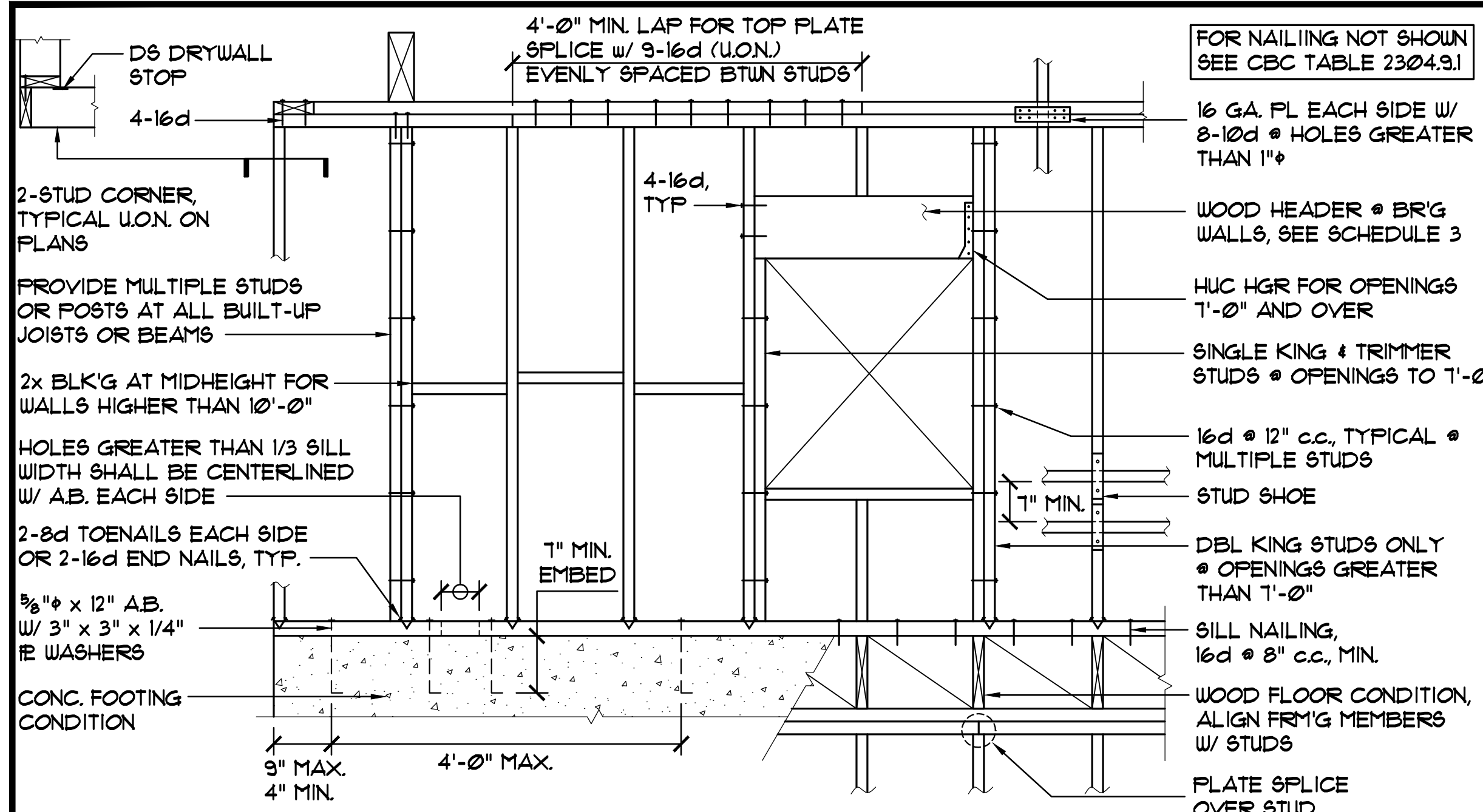
FOR DETAILS NOT NOTED OR SHOWN SEE 1

REVISIONS BY  
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STRUCTURAL DETAILS

ROOF DECK ADDITION  
308 DUNCAN STREET  
SAN FRANCISCO, CA  
Date: 12/21/19  
Scale: AS NOTED  
Drawn By: KO  
Job No: 8129  
Sheet  
S3  
OF FOUR SHEETS



**SHEARWALL CONNECTION SCHEDULE**

MARK	EN. (EDGE NAILING)	A.B. (FDN. PLATE ANCHORS)	SN. (SILL NAILING)	A35 SPACING @ JST. OR BLK'G.
⑥	10d @ 6"	3/8"φ @ 48"	1/4" x 4 1/2" SDS @ 6"	16"
④	10d @ 4"	3/8"φ @ 32"	1/4" x 4 1/2" SDS @ 6"	12"
③	10d @ 3"	3/8"φ @ 24"	1/4" x 4 1/2" SDS @ 4"	12"
②	10d @ 2"	3/8"φ @ 16"	1/4" x 4 1/2" SDS @ 4"	8"

\* ALL PLYWD. TO BE STRUCTURAL I  
 \*\* ALL SILL PLATE ANCHOR BOLTS REQUIRE 3" x 3" x 1/4" WASHERS  
 USE TWICE AS MANY CONNECTORS FOR DOUBLE SIDED SHEARWALL  
 \*\*\* USE 3x FRAMING MEMBERS AT ABUTTING PANELS WHERE:  
 (1) EDGE NAILING IS SPACED CLOSER THAN 6" c.c. AT BUTTING EDGES  
 (2) PLYWOOD IS APPLIED TO EACH FACE OF WALL. STAGGER NAILS

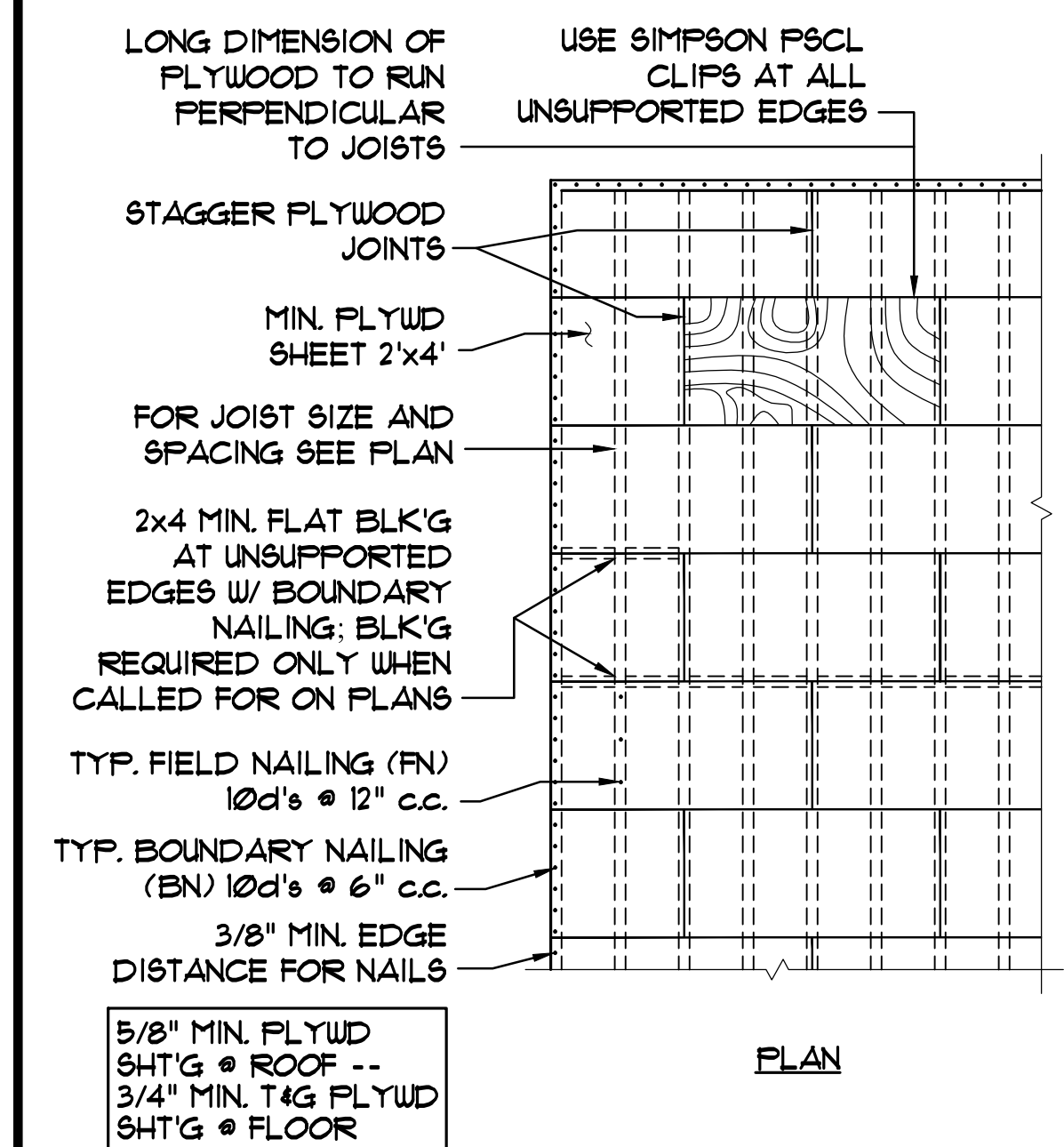
1 TYPICAL WALL CONSTRUCTION (UP TO 10'-0") N.T.S.

2 TYPICAL SHEARWALL ELEVATION N.T.S.

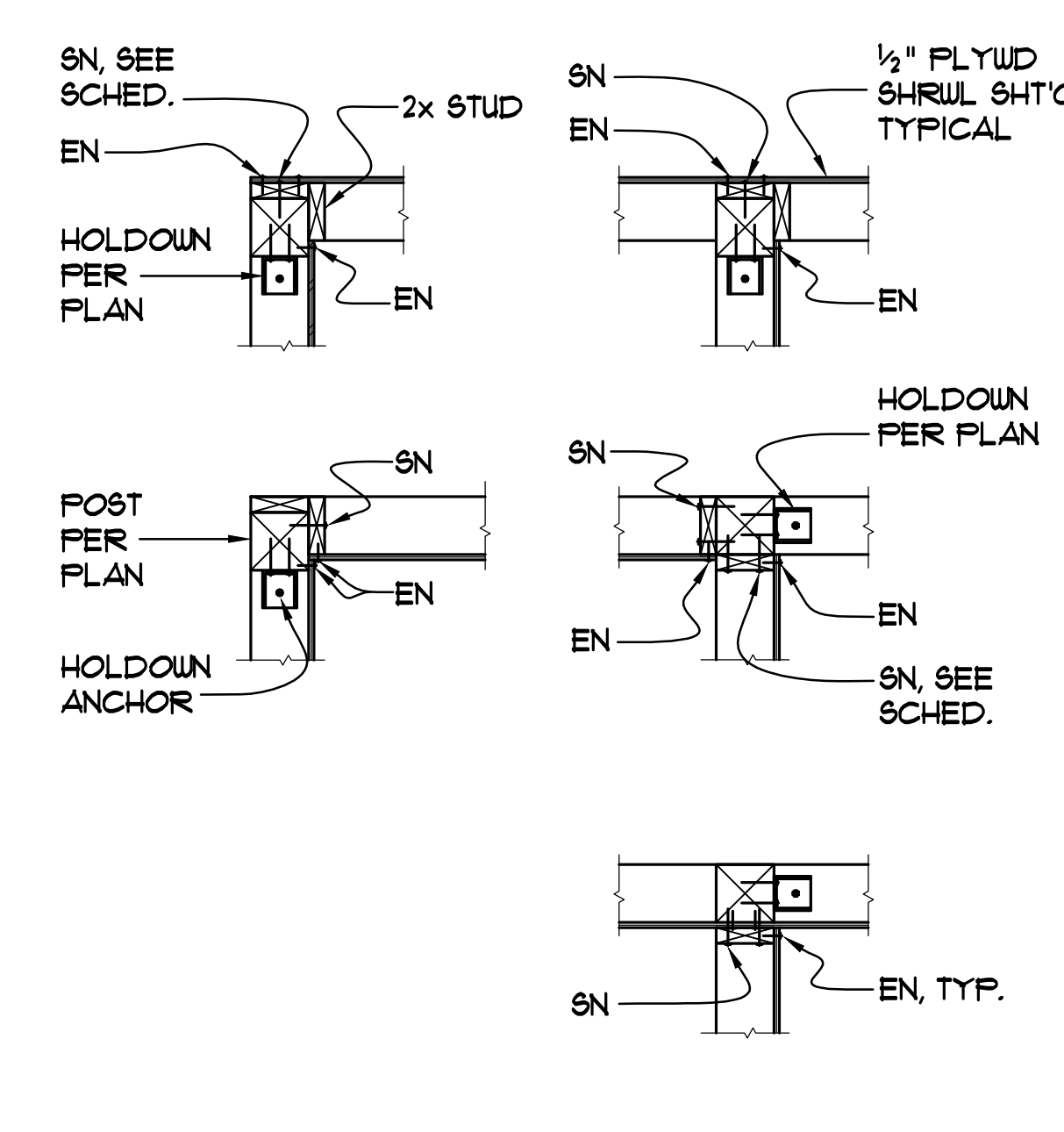
**HEADER SCHEDULE**

ROUGH OPENING WIDTH	HEADER @ BEARING WALL, TYPICAL U.O.N.		HEADER NOT REQ'D @ NON-BEARING WALL
	2x4 WALL	2x6 WALL	
UP TO 3'-0"	2-2x6		1/2" PLYWOOD @ 2x4 WALL
3'-0" TO 5'-0"	2-2x8		
5'-0" TO 7'-0"	2-2x10		RIGID INSULATION @ 2x6 WALL
7'-0" TO 9'-0"	2 - 1 3/4" x 9 1/2" ML		

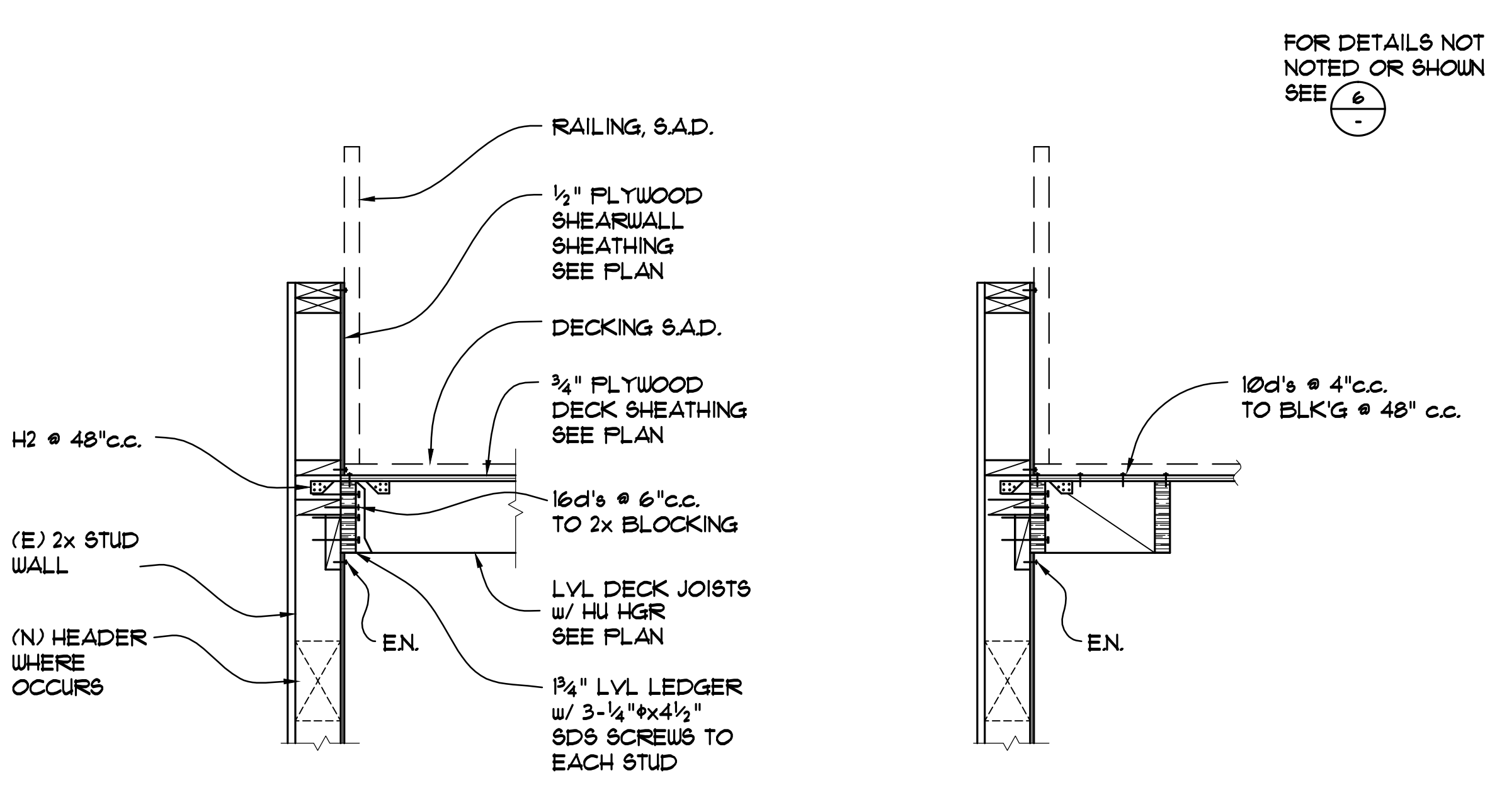
3 SCHEDULES N.T.S.



4 PLYWOOD SHEATHING AT ROOF AND FLOORS N.T.S.



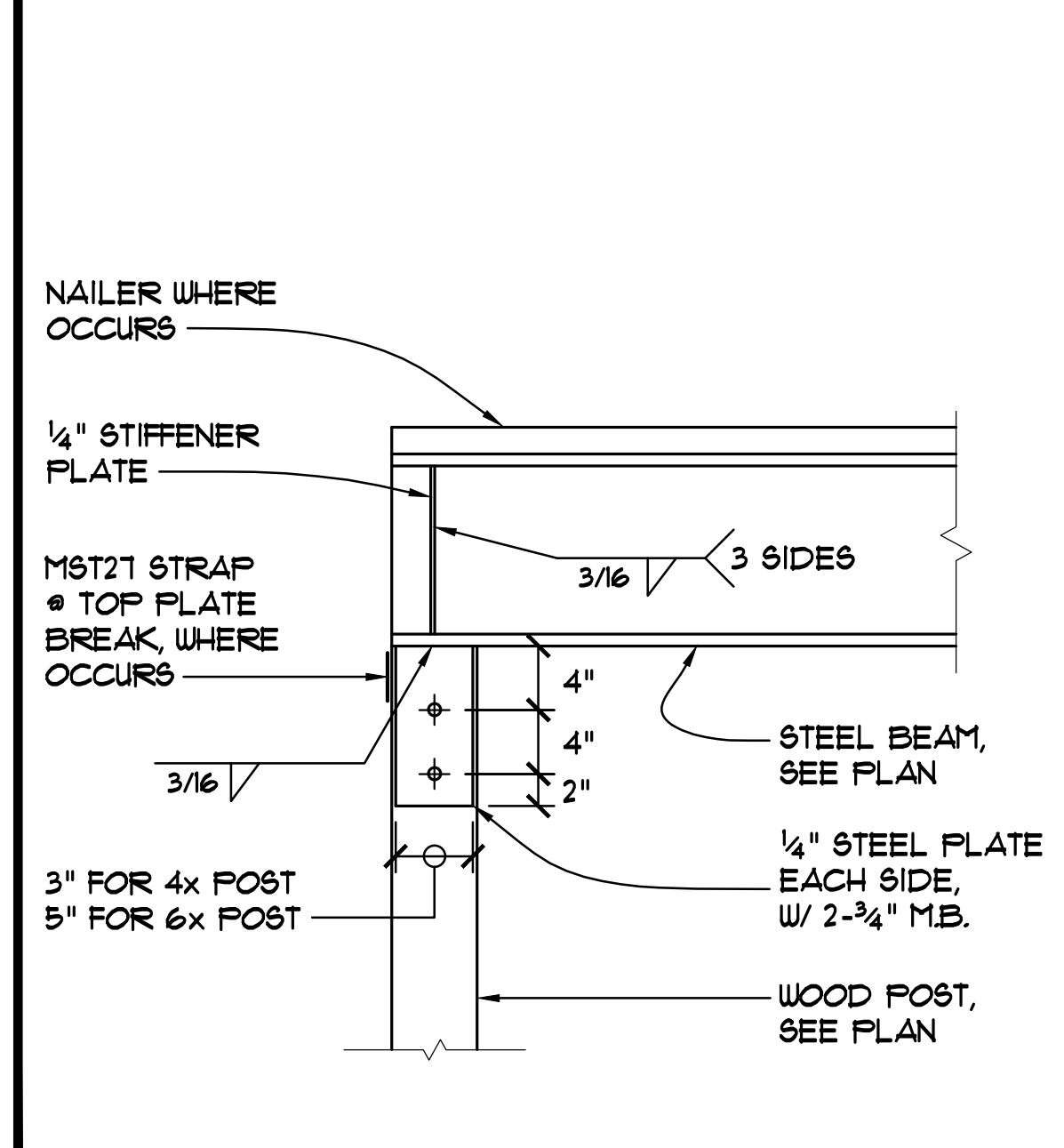
5 SHEARWALL INTERSECTIONS 3/4"=1'-0"



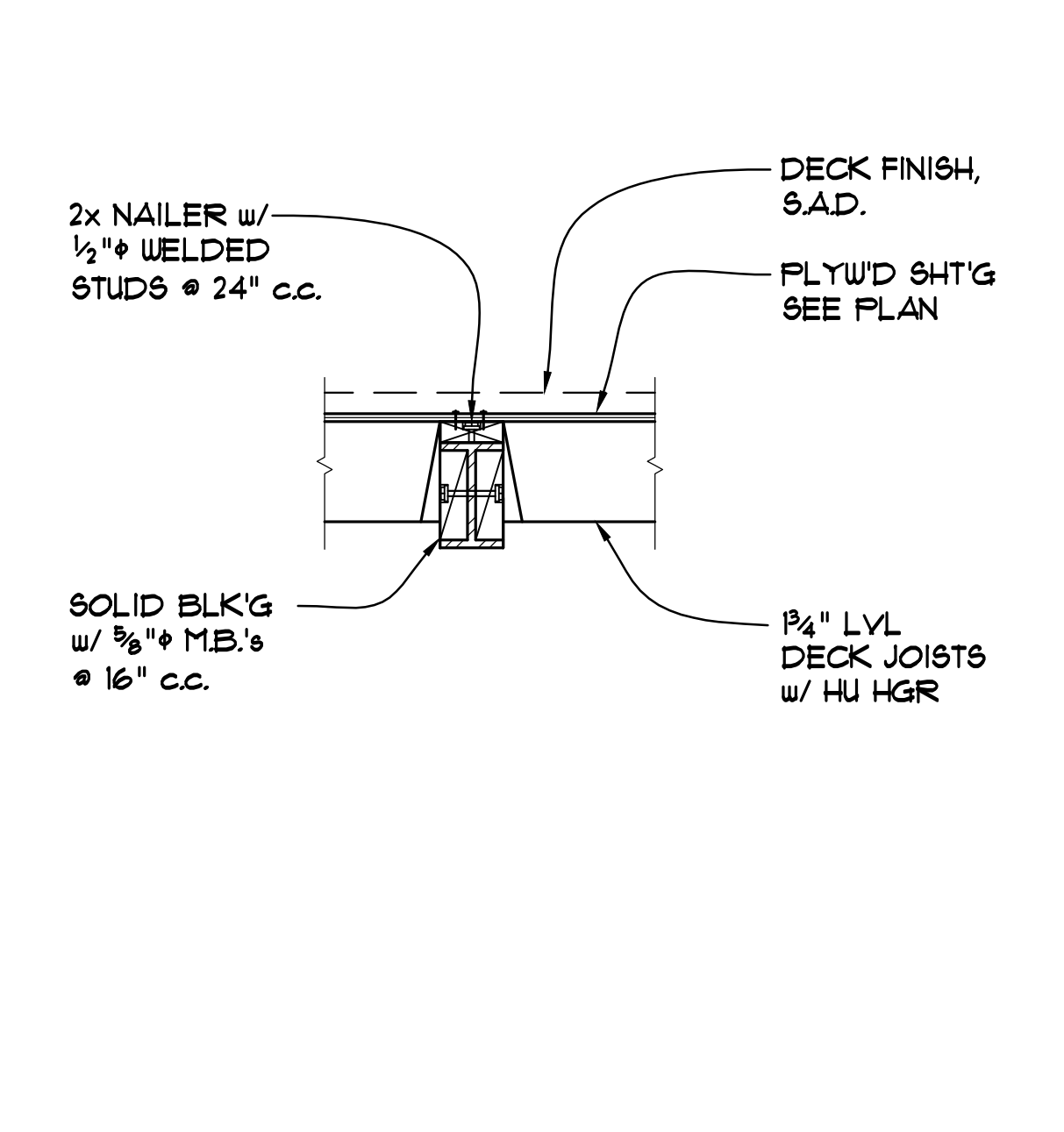
6 DECK JOISTS PERPENDICULAR 3/4"=1'-0"

7 DECK JOISTS PARALLEL 3/4"=1'-0"

8 NOT USED 3/4"=1'-0"



9 STEEL BEAM TO WOOD POST N.T.S.



10 DECK JOISTS @ BEAM 3/4"=1'-0"

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ENGINEERING

PROFESSIONAL ENGINEER - VIBRATORY  
No. S 9328  
Exp. 12/31/21  
STATE OF CALIFORNIA

**STRUCTURAL DETAILS**

ROOF DECK ADDITION  
308 DUNCAN STREET  
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