

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

Appeal of  
ADRIAN WADLEY and KATHERINE WADLEY, )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, )  
PLANNING DEPARTMENT APPROVAL Respondent )

Appeal No. **24-063**

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on November 26, 2024, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on November 15, 2024 to Tony Yue, of an Alteration Permit (new rear deck on second floor; replace existing bedroom window with door to deck) at 1754 27th Avenue.

**PERMIT NO. 2023/08/01/3438**

**FOR HEARING ON January 8, 2025**

Address of Appellant(s):

Address of Other Parties:

Adrian Wadley and Katherine Wadley, Appellant(s) 1750 27th Avenue San Francisco, CA 94122	Tony Yue, Permit Holder(s) 1754 17th Avenue San Francisco, CA 94122
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Date Filed: November 26, 2024

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

**PRELIMINARY STATEMENT FOR APPEAL NO. 24-063**

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I / We, **Adrian Wadley and Katherine Wadley**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2023/08/01/3438** by the **Department of Building Inspection** which was issued or became effective on: **November 15, 2024**, to: **Tony Yue**, for the property located at: **1754 27th Avenue**.

**BRIEFING SCHEDULE:**

Appellants' Brief is due on or before: 4:30 p.m. on **December 19, 2024, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [kevin.birmingham@sfgov.org](mailto:kevin.birmingham@sfgov.org), [natalia.fossi@sfgov.org](mailto:natalia.fossi@sfgov.org) and [yue.tony@gmail.com](mailto:yue.tony@gmail.com)

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **January 2, 2025, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [kevin.birmingham@sfgov.org](mailto:kevin.birmingham@sfgov.org), [natalia.fossi@sfgov.org](mailto:natalia.fossi@sfgov.org) and [uswadleys@gmail.com](mailto:uswadleys@gmail.com)

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

Hearing Date: **Wednesday, January 8, 2025, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org). Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

**Please note** that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at [www.sfgov.org/boa](http://www.sfgov.org/boa). You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

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**The reasons for this appeal are as follows:**

See attachment to the Preliminary Statement of Appeal.

**Appellant or Agent:**

Signature: Via Email

Print Name: Adrian Wadley, appellant

1750 27th Avenue  
San Francisco  
CA 94122-4210  
Tel. (415) 683-0047

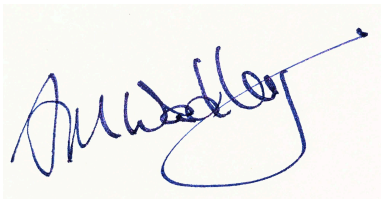
26 NOV 2024

APPEAL OF PERMIT ISSUED 11/15/2024 AT 1754 27TH AVE, SAN FRANCISCO

We received a Notification that a permit was issued for construction of a new rear second-floor deck at the adjacent property to ours. The plans show a proposed deck with only a 3-foot setback from the property lines on each side. We are appealing the permit because (1) a 3-foot setback of the new deck from our property line will invade our privacy, as the new second-floor rear deck would afford a more direct view into our private living space, namely our bedrooms, which are on the second floor at the rear of our home; and (2) a 3-foot setback is potentially less structurally sound, as the new deck railings would meet window panes and not the solid structure of the house. We would be willing to accept a minimum 4-foot setback of the new deck, consistent with Planning guidelines that encourage a 5-foot setback when proposed deck plans start encroaching on neighbors' enjoyment of privacy.

We submit this permit appeal and request that the permit issued on 11/15/2014 be canceled or rescinded. We request that no permit be issued for a rear deck at 1754 27th Ave that reduces the setback from the side property lines to any less than 4 feet on each side.

Yours sincerely,



Adrian and Katherine Wadley

City and County of  
**San Francisco**

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## Welcome to our Permit / Complaint Tracking System!

### Permit Details Report

**Report Date:** 11/26/2024 9:56:31 AM

**Application Number:** 202308013438

**Form Number:** 8

**Address(es):** 2023 / 038 / 0 1754 27TH AV

**Description:** NEW REAR DECK ON 2ND FL. REPLACE (E) BEDROOM WINDOW WITH DOOR TO DECK.

**Cost:** \$12,000.00

**Occupancy Code:** R-3

**Building Use:** 27 - 1 FAMILY DWELLING

#### Disposition / Stage:

Action Date	Stage	Comments
8/1/2023	TRIAGE	
8/1/2023	FILING	
8/1/2023	FILED	
11/15/2024	APPROVED	
11/15/2024	ISSUED	

#### Contact Details:

#### Contractor Details:

**License Number:** 642065

**Name:** SHICK KANG (STANLEY) YUE

**Company Name:** CHONGSON CONSTRUCTION CO.

**Address:** 464 BRUNSWICK ST \* SAN FRANCISCO CA 94112

**Phone:** 4153343658

#### Addenda Details:

#### Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		8/1/23	8/1/23			8/1/23	CHAN CHENG	Administrative	OTC PAPER PLAN
INTAKE		8/18/23	8/18/23			8/18/23	JINGJING LU	Administrative	REPLACE ENTIRE SET OF PLANS
INTAKE		8/13/24	8/13/24			8/13/24	HANKINS ETHAN	Administrative	NEW SET
CP-ZOC		8/18/23	8/18/23			8/18/23	WONG WESLEY	Approved	Approved rear Cantilevered Deck in buildable area, less than 10 ft, 42" max hand rails. Replacement of existing window for door to access rear yard deck. wesley.a.wong@sfgov.org.
CP-ZOC		11/8/24	11/8/24			11/8/24	CHANDLER MATHEW	Approved	Re stamp- new deck at rear with spiral stair, enlarge window opening for new door at rear. Mathew Chandler
BLDG		9/9/24	9/9/24			9/9/24	HUANG VIVIAN	Issued Comments	CLARIFY DECKING MATERIAL. PROVIDE GUARDRAIL DETAIL

									SPECIFIC TO THIS PROJECT
BLDG	1	11/8/24	11/8/24			11/8/24	HUANG VIVIAN	Issued Comments	light and vent at ground family room. header size.
BLDG	2	11/8/24	11/8/24			11/8/24	HUANG VIVIAN	Approved	
MECH		11/13/24	11/13/24			11/13/24	CRUEL PAUL	Approved	approved otc
CPB		11/15/24	11/15/24			11/15/24	GUTIERREZ NANCY	Administrative	PENDING APPROVAL ON EXTENSION FORM. ADDED EXTENSION FEE \$371.68 TO PTS, NEW CANCEL DATE WILL BE 7/21/25 WHEN PAYMENT IS MADE. - JLU 11/15/24

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

**Appointments:**

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

Activity Date	Inspector	Inspection Description	Inspection Status
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**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

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

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

# BRIEF SUBMITTED BY THE APPELLANT(S)

# APPELLANT'S BRIEF

**Appeal No.: 24-063**

**Appeal Title: Wadley vs. DBI, PDA**

**Subject Property: 1754 27th Avenue**

**Permit Type: Alteration Permit**

**Permit No.: 2023/08/01/3438**

**Adrian Wadley and Katherine Wadley, Appellant(s)**

**1750 27th Avenue San Francisco, CA, 94122**

**uswadleys@gmail.com**

## **SUMMARY AND REQUEST**

Summary: As part of the ongoing construction project on their house at 1754 27th Ave, our next-door neighbors the Yues were issued a permit for construction of a new rear second-floor deck. The plans show that the new deck will be 18' 9" wide and 7' deep, with only a 3-foot setback from our shared property line. We appeal the permit on the ground that the new deck, with only a 3-foot setback, will encroach on our enjoyment of privacy, particularly given that our master bedroom is just the other side of the property line, and anyone on the new deck will have a direct view through our bedroom windows of our master bedroom and

our bed. The Planning Department actually “encourages a 5 feet setback when a deck proposal starts encroaching on a neighboring property’s existing enjoyment of light and privacy.” However, we would be willing to accept a 4-foot setback as a compromise for the following reasons:

1. Increasing the setback of the new deck from our shared property line from 3 feet to 4 feet will have the effect of reducing somewhat the view into our master bedroom and reducing significantly the view of our bed from the new deck.
2. Our own deck has a setback from the shared property line of just over 4 feet.
3. A 4-foot setback of the new deck from our shared property line will result in a stronger, more solid deck structure than a deck with a 3-foot setback (or one with a 5-foot setback for that matter). A 4-foot setback would allow the new deck rails to attach solidly to the house framing, between the rear bay windows, as opposed to the rails meeting the house at the windows.

Request: We request that the Board of Appeals place a new condition on this permit to increase the setback of the new deck to at least 4 feet from our shared property line without increasing the depth of the new deck.

## **HISTORY OF OUR HOUSE AND THE YUES’ HOUSE**

Our house at 1750 27th Avenue and the adjacent house at 1754 27th Avenue were both built in 1932 by Costello Builders. The two homes were of identical construction, building envelope, and internal layout, originally having the same floor plan and some of the same cosmetic details.



## A MINIMAL 3-FOOT SETBACK FROM THE SHARED PROPERTY LINE WILL ENCROACH ON OUR ENJOYMENT OF PRIVACY IN OUR BEDROOM

After we received the Notification of Structural Addition relating to the permit for the new deck, we visited the Records Management Division of the Department of Building Inspection on 11/21/2024 to view the plans on file for 1754 27th Avenue. The plans show a new deck with a width of 18' 9" and a depth of 7' to be built with only a 3-foot setback from our shared property line. A 3-foot setback of the new deck from our property line will encroach on our enjoyment of privacy. Specifically, the new deck, with its 3-foot setback, will afford a direct view into our private living space, namely directly into our master bedroom, which is right up against the property line. Indeed, the new deck would offer a direct view of most of our bed.

The SF Planning Department's [Public Information Handout on Residential Decks](#) contains an FAQ section (at pp. 16-18). The very first question listed is "Why are setbacks encouraged for most decks?" Answer: "**Elevated decks can potentially have adverse effects on neighboring properties with respect to noise, privacy, and light reduction. Planning recommends at least a 3 foot setback and encourages a 5 feet setback when a deck proposal starts encroaching on a neighboring property's existing enjoyment of light and privacy.**" ([Handout on Residential Decks](#) at p. 16, bold added.) Another FAQ answer provides, "**Deck design also needs to be sensitive to the other yards and outdoor spaces nearby, the size and character of adjacent buildings, and your neighbors' privacy.**" ([Handout on Residential Decks](#) at p. 16, bold added.)

As in many parts of the Sunset District, the Yues' house and our house were built right up to the shared property line. Using an online drafting tool (Trimble Sketchup), we have drawn an overhead plan of our houses developed from internal and external measurements of our own house (1750 27th Ave). (See [Exhibit 1A](#).) Since both of our houses were originally built to an identical design, if the new deck at 1754 27th Ave has a 3-foot setback and is 7 feet deep, we can place the new deck accurately within that plan. From there, we can estimate the degree of view from the new deck into our master bedroom. As can be seen on [Exhibit 1A](#), a new deck with a 3-foot setback and 7-foot depth would permit a view from the new deck directly into our master bedroom of approximately 70% of the area of our bedroom and a view of more than 73% of the bed itself. The bed cannot be moved due to the location of the doors in the bedroom. We consider this degree of view into our bedroom and of our bed from a neighboring deck to be a major encroachment on our privacy.

We have an "existing enjoyment of light and privacy" ([Handout on Residential Decks](#) at p. 16.) Our enjoyment of light and privacy has existed unimpeded ever since we bought our house in 2003, well before the Yues moved in next door. The new deck will without a doubt encroach on our enjoyment of privacy.

**WHILE A BIGGER SETBACK WOULD BETTER PROTECT OUR ENJOYMENT OF PRIVACY, WE WOULD ACCEPT A 4-FOOT SETBACK OF THE NEW DECK**

Living side-by-side in San Francisco involves compromises. While any new deck the Yues build will encroach on our existing enjoyment of privacy, we do acknowledge their right to build a deck. While Planning encourages neighbors to adopt a 5-foot setback when a deck

proposal starts to encroach on a neighboring property's existing enjoyment of privacy ([Handout on Residential Decks](#) at p. 16), we will not insist on a 5-foot setback and are willing to accept a 4-foot setback of the new deck from our shared property line for three reasons.

First, increasing the setback of the new deck from 3 feet to 4 feet from our shared property line will have the effect of reducing somewhat the view into our master bedroom and of reducing from over 73% to just 50% the view of our bed from the new deck. (See [Exhibit 1B.](#)) Even though that is a small improvement, there are two reasons we will not insist on more than a 4-foot setback, as follows.

Second, our own deck has a setback from the shared property line of just over 4 feet. While our deck has no view into the Yues' master bedroom, and their new deck *will* have a view into our master bedroom, and while reciprocity plays no part in the equation since our deck existed before either we or the Yues bought our houses, it feels like the right thing to do to accept a 4-foot setback of their new deck and not to insist on a bigger setback from our shared property line, given that our deck has a 4-foot setback.

Third, a 4-foot setback of the new deck from our shared property line will result in a stronger, more solid deck structure than either a deck with a 3-foot setback or a deck with a 5-foot setback, as we shall explain. Both of our houses were built with identical footprints and designs by the same builders in the same year. The design of both houses includes a three-sided bay in each of the two bedrooms at the rear of each house on the second floor. Each of the three sides of the bay holds a window (except for the door that replaced one of our windows when our deck was built). The situation of the bedroom bays within the house is

identical for both houses. We know that the following is true of the Yues' house because it is true of our house.

A 4-foot setback of the new deck from the shared property line would allow the deck railings to be attached firmly into the solid structure of the house framing, between the bay windows. ([Exhibit 2](#) is a photograph showing the strong attachment of our deck railings to our house structure at framing between the rear bay windows.) Because a 4-foot setback results in the deck rails meeting the house framing at a strong attachment point, this is a practical reason to increase the setback to 4 feet.

In contrast, a 3-foot setback of the new deck from the shared property line would result in the deck rails meeting the windows themselves and unable to attach to the solid structure of the house. ([Exhibit 3](#) is a diagram showing that the railings would meet windows with a 3-foot setback but would meet solid framing, between windows, with a 4-foot setback.) We would not insist on a 5-foot setback, even though it would better protect our enjoyment of privacy, because a 5-foot setback has the same problem as a 3-foot setback. With either a 3-foot or a 5-foot setback from our shared property line, the new deck rails would meet windows, not house framing.

## **A 4-FOOT SETBACK WAS ORIGINALLY ACCEPTABLE TO THE YUES**

In March 2014, Mr. Yue emailed us to ask if we would be willing to share the plans for our deck with him. (See [Exhibit 4](#).) He wanted to “make a copy of them” for his father to look at. His father is his builder. He said he expected construction on their deck would begin sometime in May 2014, just two months later. It appears Mr. Yue wanted to use the plans for our deck as their new deck plans. Our deck has a 4' 2” setback from our shared property line.

Unfortunately we were unable to locate the plans for our deck, as we told Mr. Yue in April 2014 (see [Exhibit 4](#)), and their deck construction did not proceed.

In May 2015, we learned from the Yues' downstairs tenant that they were about to start building the new deck imminently. Since we still did not know any details about their deck plans, we emailed Mr. Yue on May 12, 2015, asking to see and discuss the deck plans and the work schedule. (See [Exhibit 5](#).) Mr. Yue replied the same day indicating that he would come over to discuss the plans and that they planned to start deck construction the first week of June, just three weeks later. (See [Exhibit 6](#).) Two days later, however, he emailed again and said simply that they had decided not to build the deck: "[We] have decided not to move forward with the deck at this time." (See [Exhibit 7](#).) We asked whether their decision to cancel their plans was because we had inquired about the details of their plans. (See [Exhibit 8](#).) Mr. Yue denied this was the case, telling us our input and concerns were very important to them. He also stated their intention to build a deck "very similar in dimensions to yours." (See [Exhibit 9](#).) Our deck has a 4' 2" setback from our shared property line.

All of this correspondence indicates the Yues were planning to build a deck like ours. Our deck has a setback from our shared property line of 4' 2". This implies a 4-foot setback was acceptable to them.

## **LACK OF CONSULTATION ABOUT THE NEW DECK**

Before the city notified us that a permit had been issued to build a new deck, and until we reviewed the deck plans at the Records Management Division of the Department of Building Inspection, we were unaware of any details of the Yues' new deck plans and had

never been consulted or asked what we thought about having a deck built next to our master bedroom with only a 3-foot setback from the property line.

The SF Planning Department's [Residential Design Guidelines](#), an extensive document that covers many aspects of residential building projects, contains Appendix A "CONSIDERATIONS BEFORE STARTING YOUR PROJECT," which is the first of five appendices. ([Residential Design Guidelines](#) at p. 55.) Appendix A provides, "Prior to submitting a building permit application, an evaluation should be made of the following issues to determine if there are any special conditions that apply to a property, and to focus consideration on the design issues that apply to that property," and lists a number of issues to evaluate *before* starting a project.) The number one issue listed is "**Neighborhood Discussion**. Applicants are **encouraged to contact neighbors**, neighborhood organizations and other concerned parties **about their project early in the design process to identify and resolve possible conflicts**. With early consultation, significant delays can often be avoided once the permit is submitted to the Planning Department."

Unfortunately, we were not contacted early in the design process for the Yues' new deck project. We were never given any details or specifics about the new deck, nor shown any design or plan for the new deck. We were never told the new deck was to have a minimal 3-foot setback from our property line and master bedroom. Indeed, since we had heard about the possible deck project on and off over the previous ten years, and had always been told the Yues intended to build a deck like our deck, which has a 4' 2" setback from our shared property line, without information to the contrary, we would have assumed the new deck would have at least a 4-foot setback. This conflict could have been identified and, we believe,

resolved with early contact about the new deck, but our neighbors did not contact us, and as a result we are now involved in this appeal, much to our distress and, we assume, theirs.

## **CONCLUSION**

Unfortunately, the Yues did not discuss with us the details of their new deck project or their 3-foot setback from our shared property line before they applied for a building permit. Had they done so, we could have raised our privacy concerns and perhaps come to some agreement. Now we are in the difficult position of having to appeal their permit. A 3-foot setback of their new deck would significantly encroach on our enjoyment of privacy within our master bedroom. Planning encourages neighbors in that situation to build with a 5-foot setback. However, we would be willing to accept a 4-foot setback as a compromise, for the reasons stated in this brief.

## **REMEDY REQUESTED**

We request that the Board of Appeals place a new condition on this permit to increase the setback of the new deck to at least 4 feet from our shared property line without increasing the depth of the new deck. If this condition is added, we have no objection to the suspension of the permit being lifted.

## TABLE OF CONTENTS OF EXHIBITS

### [EXHIBIT 1A](#)

PLAN OF 1750 and 1754 27th AVE SHOWING SIGHT LINES INTO MASTER BEDROOM OF 1750 FROM NEW DECK WITH 3-FOOT SETBACK AT 1754

### [EXHIBIT 1B](#)

PLAN OF 1750 and 1754 27th AVE SHOWING SIGHT LINES INTO MASTER BEDROOM OF 1750 FROM NEW DECK WITH REVISED 4-FOOT SETBACK AT 1754

### [EXHIBIT 2](#)

PHOTOGRAPH SHOWING STRONG ATTACHMENT OF DECK RAILINGS INTO HOUSE FRAMING BETWEEN WINDOWS AT 1750, A HOUSE WITH IDENTICAL REAR BAY WINDOW FOOTPRINT AND DESIGN

### [EXHIBIT 3](#)

SKETCH OF PROPOSED AMENDED DECK PLAN SHOWING THAT A 4-FOOT SETBACK RESULTS IN APPROPRIATE ATTACHMENT OF RAILINGS TO HOUSE STRUCTURE AT FRAMING *BETWEEN* BAY WINDOWS, WHILE A 3-FOOT SETBACK RESULTS IN INAPPROPRIATE MEETING OF RAILINGS *AT* WINDOWS

### [EXHIBIT 4](#)

EMAIL EXCHANGE IN 2014 REQUESTING OUR DECK PLANS

### [EXHIBIT 5](#)

5/12/15 EMAIL ASKING FOR MORE INFORMATION AND TO SEE DECK PLANS

### [EXHIBIT 6](#)

5/12/15 EMAIL REPLY RECEIVED INDICATING THEIR AGREEMENT TO DISCUSS THEIR PLANS AND A CONSTRUCTION START DATE IN THREE WEEKS

### [EXHIBIT 7](#)

5/14/15 EMAIL INDICATING THEY ARE CANCELING THEIR PLANS TO BUILD A DECK

### [EXHIBIT 8](#)

5/14/15 REPLY TO THEIR EMAIL SAYING THEY ARE CANCELING PLANS TO BUILD A DECK

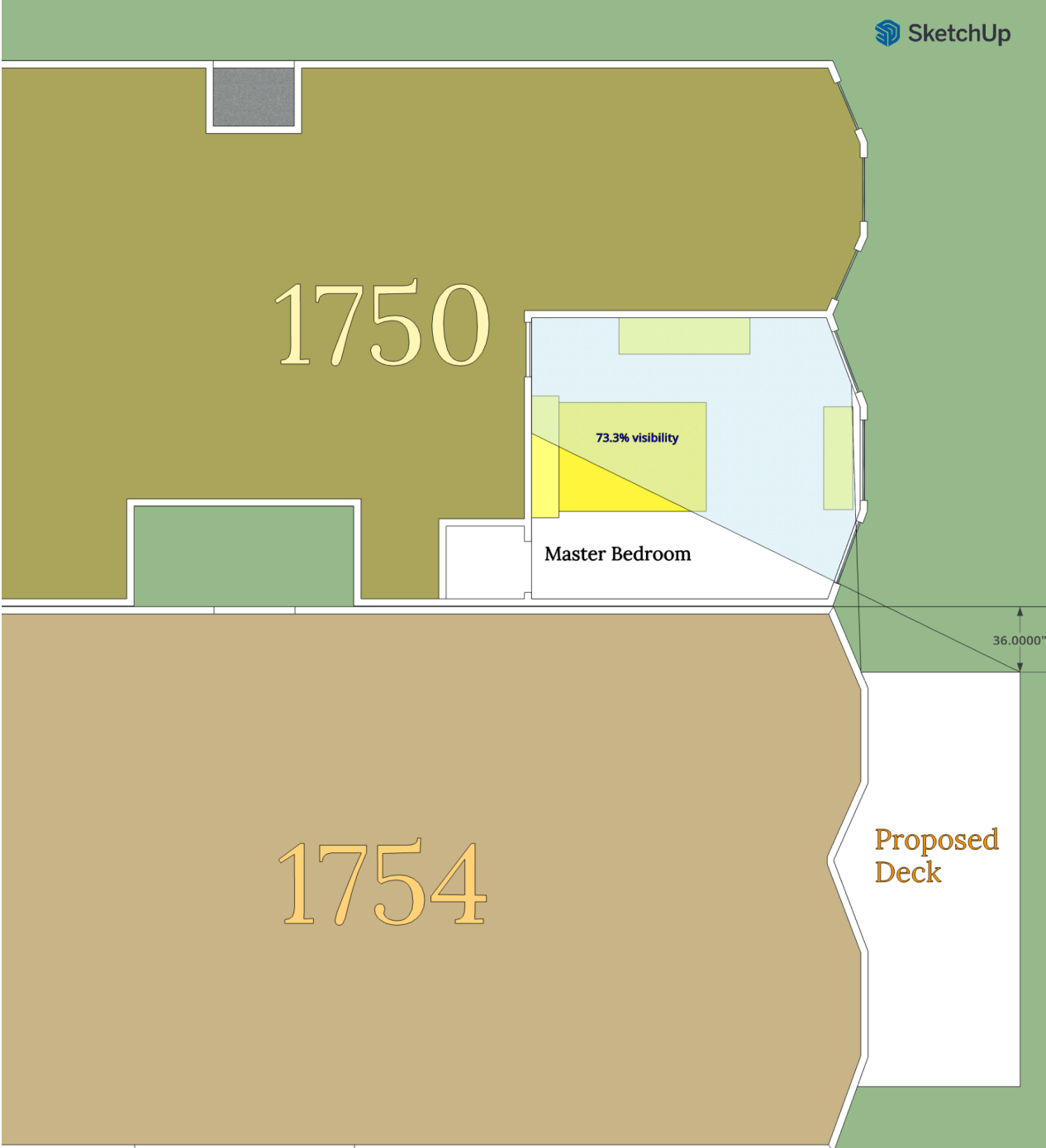
### [EXHIBIT 9](#)

5/15/15 EMAIL INDICATING THEY FEEL OUR INPUT IS IMPORTANT AND SAYING THEY WERE LOOKING TO BUILD A DECK WITH VERY SIMILAR DIMENSIONS TO OURS



# EXHIBIT 1A

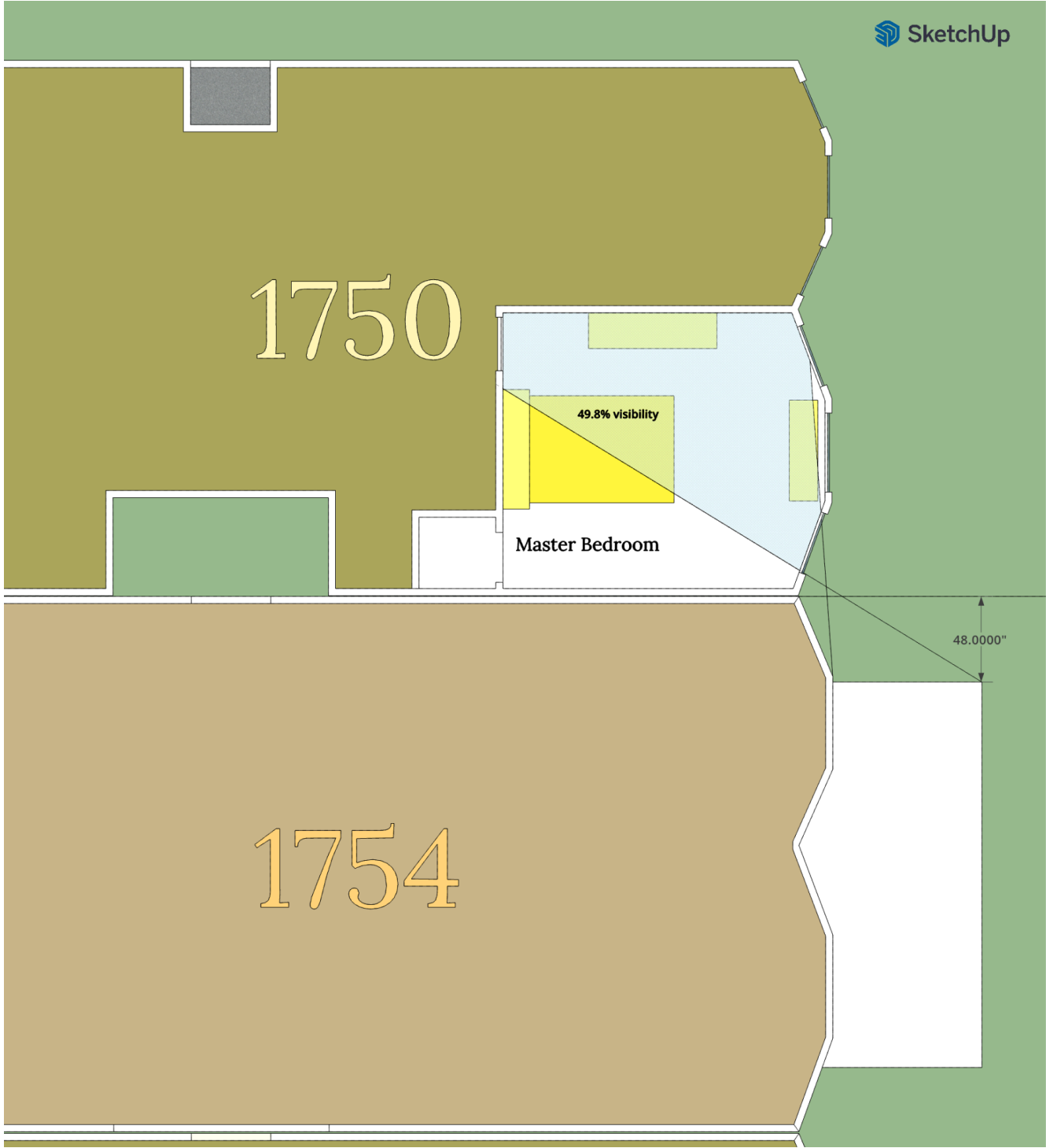
PLAN OF 1750 and 1754 27th AVE SHOWING SIGHT LINES INTO MASTER BEDROOM OF 1750 FROM NEW DECK WITH 3-FOOT SETBACK AT 1754



[BACK TO TEXT](#)

# EXHIBIT 1B

PLAN OF 1750 and 1754 27th AVE SHOWING SIGHT LINES INTO MASTER BEDROOM OF 1750 FROM NEW DECK WITH REVISED 4-FOOT SETBACK AT 1754



[BACK TO TEXT](#)

# EXHIBIT 2

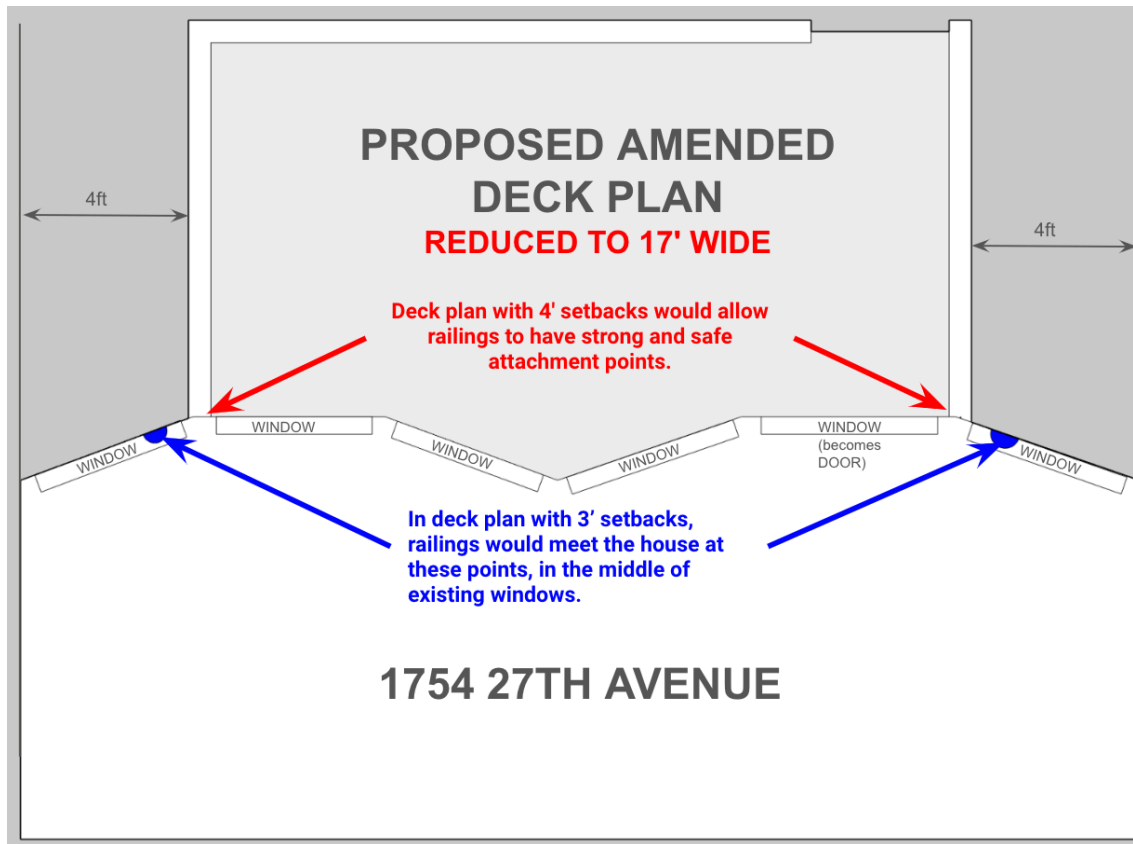
**PHOTOGRAPH SHOWING STRONG ATTACHMENT OF DECK RAILINGS INTO HOUSE FRAMING BETWEEN WINDOWS AT 1750, A HOUSE WITH IDENTICAL REAR BAY WINDOW FOOTPRINT AND DESIGN**



[BACK TO TEXT](#)

# EXHIBIT 3

SKETCH OF PROPOSED AMENDED DECK PLAN SHOWING THAT A 4-FOOT SETBACK RESULTS IN APPROPRIATE ATTACHMENT OF RAILINGS TO HOUSE STRUCTURE AT FRAMING *BETWEEN* BAY WINDOWS (**IN RED**), WHILE A 3-FOOT SETBACK RESULTS IN INAPPROPRIATE MEETING OF RAILINGS AT WINDOWS (**IN BLUE**)



[BACK TO TEXT](#)

# EXHIBIT 4

## EMAIL EXCHANGE IN 2014 REQUESTING OUR DECK PLANS

*On Mon, Mar 17, 2014 at 1:25 PM, Tony Yue <REDACTED> wrote:  
Subject: Re: Backyard Deck - Finally*

Hey Katie,

Looks like construction on our deck will begin sometime in May. We'll finally be able to access our backyard!

When I spoke with you last year, you mentioned that you had the original blueprints for your deck. Would you be willing to share those with me? Perhaps I could make a copy of them for my dad to look at. If so, great! If not, no worries.

Thanks,  
Tony

*On Mon, Mar 17, 2014 at 1:28 PM, Katie Wadley <REDACTED> wrote:  
Yes, let me look for them. I'd be happy to share. But don't you need to get them permitted? I'm not sure the same plans are still to code.  
Katie*

*On Mon, Mar 17, 2014 at 1:30 PM, Tony Yue <REDACTED> wrote:  
Yes. I'm looking into that now. Do you remember the cost, process and amount of time it took to do the permit?*

*On Mon, Mar 17, 2014 at 1:33 PM, Katie Wadley <REDACTED> wrote:  
It was all done by the previous owners of my house, before I bought. I think it was in 2002, or possibly 2001. I bought in 2003.*

*On Mon, Mar 17, 2014 at 1:35 PM, Tony Yue <REDACTED> wrote:  
ok - for some reason I thought you had it installed. Thanks anyway. Looks like I get to deal with the city again - looking forward to it=)*

*On Mon, Mar 17, 2014 at 1:38 PM, Katie Wadley <REDACTED> wrote:*  
We had it refinished and some rotten/splintering/warped boards replaced about two years ago. Good luck dealing with the city! Hey, you got a good result in dealing with them about your cracked bit of sidewalk!

*On Thu, Apr 10, 2014 at 5:44 PM, Katie Wadley <REDACTED> wrote:*  
Tony, I have looked in all of the places I can think of but haven't been able to find the deck plans. Very sorry!  
Katie

*On Thu, Apr 10, 2014 at 6:03 PM, Tony Yue <REDACTED> wrote:*  
To: Katie Wadley <REDACTED>  
No worries. Thanks for checking.

[BACK TO TEXT](#)

# EXHIBIT 5

5/12/15 EMAIL ASKING FOR MORE INFORMATION AND TO SEE DECK PLANS



Gmail

Adrian Wadley [REDACTED]

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## Deck Project

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Adrian Wadley [REDACTED]

12 May 2015 at  
18:14

To: Tony Yue [REDACTED]

Cc: Katie Wadley [REDACTED]

Dear Tony,

We understand that your plans for adding a deck are progressing, and that you might be moving forward with construction next month?

I know you've mentioned it to us in general terms before but without much detail. Now that you're going ahead, we'd like to have you over to hear your ideas and take a look at the plans and discuss the work schedule.

Please could you make some time this weekend to come over with your plans so we can sit down and discuss them? I'll have the tea and coffee on - let me know what would be a good time for you. We're around most of the weekend, but out from 10:30 to 1:30 on Sunday.

See you soon,

Adrian

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# EXHIBIT 6

5/12/15 EMAIL REPLY RECEIVED INDICATING THEIR AGREEMENT TO DISCUSS THEIR PLANS AND A CONSTRUCTION START DATE IN THREE WEEKS



Adrian Wadley [REDACTED]

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## Deck Project

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Tony Gmail [REDACTED]

12 May 2015 at 19:30

To: Adrian Wadley [REDACTED]

Cc: Katie Wadley [REDACTED]

Hi Adrian,

Yes we are planning to start construction the first week of June.

Thanks for the invite over. We'll bring the cookies.

Saturday at 10 am work for you?

-Tony

[BACK TO TEXT](#)



# EXHIBIT 7

5/14/15 EMAIL INDICATING THEY ARE CANCELING THEIR PLANS TO BUILD A DECK



Adrian Wadley [REDACTED]

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## Deck Project

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Tony Gmail [REDACTED]

14 May 2015 at 10:57

To: Adrian Wadley [REDACTED]

Cc: Katie Wadley [REDACTED]

, Loanne Yue  
[REDACTED]

Dear Adrian and Katie,

Loanne and I have discussed this project and have decided not to move forward with the deck at this time.

Would love to have coffee but perhaps next time.

Have a nice weekend.

-Tony

[BACK TO TEXT](#)

# EXHIBIT 8

5/14/15 REPLY TO THEIR EMAIL SAYING THEY ARE CANCELING PLANS TO BUILD A DECK



Gmail

Adrian Wadley [REDACTED]

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## Deck Project

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Adrian Wadley [REDACTED]

14 May 2015 at  
19:05

To: Tony Gmail [REDACTED]

Cc: Katie Wadley [REDACTED]

Loanne Yue

Dear Tony and Loanne,

We feel bad if your decision not to move forward with the deck has anything to do with our asking to know more about it. We certainly did not mean to give the impression we were against your putting on a deck. Not at all! We are just interested in learning about its size, and about the work schedule, since Katie works from home. And not that she isn't willing to accommodate - and wear ear defenders when necessary. You should feel comfortable about doing construction on your own home. We were just hoping we could be mutually accommodating.

But maybe we're assuming too much, and maybe your decision not to move forward at this time is unrelated to us asking to know more.

Anyway, if you change your minds and decide to move forward next month or whenever, we'd be happy to have you over for coffee and a chat at any point before work starts.

Adrian

[BACK TO TEXT](#)

# EXHIBIT 9

5/15/15 EMAIL INDICATING THEY FEEL OUR INPUT IS IMPORTANT AND SAYING THEY WERE LOOKING TO BUILD A DECK WITH VERY SIMILAR DIMENSIONS TO OURS



Adrian Wadley [REDACTED]

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## Deck Project

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Tony Yue [REDACTED]

15 May 2015 at  
14:17

To: Adrian Wadley [REDACTED]  
Cc: Katie Wadley [REDACTED], Loanne Yue [REDACTED]

Dear Adrian and Katie,

There is no need to feel bad. As our neighbors, your input and concerns are very important to us. We're more than happy to be mutually accommodating. We can appreciate the concern you have about scheduling since I work from home as well. Had this project moved forward, please feel assured that we would have gladly done everything reasonable to minimize the "noise effect" to the neighborhood. Regarding the size of the deck, we were looking to do something very similar in dimensions to yours. I talked Katie about it and at one point she was going to share your plans with me but unfortunately wasn't able to find them. Even though we're not building the deck now, I hope this helps answer some of your questions. If not, feel free to ask me more in person.

We put a lot of thought into this over the last week. While we are disappointed that we couldn't go through with the original plans, we did weigh a number of factors and came to our own conclusion. The timing just wasn't right. We're glad you invited us over to talk about this since face to face conversation is the best way to connect and clarify things.

In any case, please always feel free to call, ring our doorbell or send a text message with any concerns/questions or just to say hi. We'd love to hear from you and for you to hear from us.

Now comes the difficult part, breaking the news to the boys=(

-Tony

[BACK TO TEXT](#)

## **BRIEF SUBMITTED BY THE PERMIT HOLDER(S)**

**Statement:**

Our proposed deck was designed by a licensed engineer. Permit # 202308013438 was approved on 11/13/2024 after being vetted by every department at DBI.

Our deck as designed will be a very basic rectangular deck and will be quite modest by most standards. It will measure about (19'x7') 133 sq ft of usable space – with a 3 ft setback on each side of our property lines per building code requirement. Our neighbors, the Wadleys, are requesting a change to our deck plans to accommodate a 4 ft setback adjacent to their property line because they believe the DBI approved 3ft setback will create a situation where their privacy will be severely compromised.

In appreciation of their desire to protect their privacy as much as is reasonable, my wife and I have offered to put up a privacy screen. I believe that doing so will add an additional level of privacy protection. In contrast, their request to set back the deck by an additional foot will NOT effectively address that concern.

Our house sits between 2 houses that have backyard decks. These decks have existed for as long as we have lived in this house. We are the only house in a row of 3 that does not currently have a backyard deck. The Wadleys' 2<sup>nd</sup> floor deck allows them to see directly into our entire backyard. We do not currently have the option of privacy while in our backyard.

The Wadleys' deck is directly to the north of our house, right next to our 2 boys' bedroom. The deck is much larger than our proposed deck and extends about 11-12 feet into their yard while our deck will extend only 7 ft.

Their deck is already set back to about 4 ft from the property line (the same setback they are requesting of our deck). At that setback, they can clearly see into our sons' bedroom, especially since their deck is deeper. At 12 feet, it allows them multiple angles to view into our boys' room.

The Wadleys are suggesting using computer models that our smaller deck as currently designed will impede their privacy. They state that increasing our setback from 3 to 4 feet will significantly increase their privacy. Since our houses have the same layout and positioning of the bedroom bay windows, increasing to a 4-foot setback will not offer them appreciable improved privacy.

Our sons' shared bedroom is directly on the south side of the Wadleys' deck (see Exhibit 1). From living in this house for 14 years, we have looked out from their bedroom and been able to see most of the Wadleys' deck. Therefore, we know that most of this bedroom can be also seen from many parts of their deck. There is and always has been a clear line of sight. (see Exhibit 2). While this has long been a privacy concern for us, we also understand and accept this as a reality of living in a highly populated city and have chosen to close our curtains when we need privacy.

Nonetheless, we value our neighbors' concerns and wish to resolve this issue by offering a more effective and cost-efficient solution of installing a privacy wall/screen.

**Our Home Situation and Neighborhood Views:**

My name is Tony, my wife is Loanne and our two boys, Liam (16) and Aiden (14) live in the Sunset at 1754 27th Ave, San Francisco, CA 94122. I have lived in San Francisco since immigrating to this country in 1981. My family has lived in the Sunset since 2010 and love this neighborhood for its sense of safety, family friendly-ness, community; and proximity to parks+, Ocean Beach, shops, and restaurants.

We are heavily invested in this neighborhood and have no foreseeable plans to leave. We love our neighbors and have built up a great network to watch out for each other. For example, I proactively alert neighbors at risk of getting parking citations on street cleaning days or when their garage doors may have been accidentally left open. Specifically, I have helped the Wadleys take care of their backyard chickens over the years when they were on vacation of up to 3 weeks.

As immigrants to this country, my wife and I have always dreamed of being able to give our kids a better life than we had. We both grew up in relative poverty without the ability to even dream of being able to enjoy an outdoor deck. We have saved for a long time to remodel our home and build this deck so that our growing teenage boys can have more space – including outdoor space on the few nice days we have in the Sunset District.

When our permit was approved for this deck, we were ecstatic. We love the idea that our family will finally be able to enjoy the outdoor space of our house in this lovely city and that our boys will finally be able to feel like they have something their neighbors have.

Between a lengthy construction project that has extremely disrupted our lives for over a year and doing our best to deal with growing pains from two teenage boys, we have certainly had our hands full. Our elder son, Liam, has unfortunately also had to deal with a rare health condition called Henoch Schonlein Purpura (HSP). This has resulted in many ER visits and surgery, extended leave of absence during the first half of his high school freshman year, sleepless nights from excruciating leg cramps and abdominal pain, and possible severe permanent kidney damage.

Given such a difficult year for our family, we did our best and have complied with all DBI rules and codes. However, juggling many priorities likely prevented us from being at our best when communicating with our neighbors about our construction details. As Exhibits 5 to 9 of the Wadleys' appeal shows, we have been proactively communicating with them about our deck plans since 2014. Unfortunately, we were not able to afford to finally start the project until the past year. We would have gladly worked with them to determine a reasonable path forward with respect to the deck plan, but we had no way of knowing that they or any of the neighbors would be concerned about its precise dimensions and location until DBI sent us a copy of the Wadleys' appeal.



We care about all our neighbors and would like nothing more than to address their concerns in a reasonable way. We wish for the harmonious neighborhood we have always enjoyed.

**The Wadleys' Concerns:**

As stated above, we understand the Wadleys' privacy concern, and are happy to provide a useful resolution. However, we do not agree that increasing the setback by 1 foot will address that concern. **We feel strongly that a privacy wall will be the most effective at addressing that issue while also being cost effective for us.** We offered to build this wall, but the Wadleys are pushing forward with their appeal.

The Wadleys reference a conversation from 10 years ago that we found a 4 ft setback acceptable. This is not true. While it is true that we like their deck and were very interested in building a deck "similar" to theirs, we never agreed to build one exactly like theirs. The Wadleys' claim that our email indicating our desire to build a deck with similar dimensions to theirs is in no way a commitment to build it with a setback of 4 feet, nor does it commit to anything remotely similar. When we finally got plans for the deck, we understood that the deck had to design to meet safety standards and complied with building code.

In fact, there is no way we could with an over-the-counter permit. Our deck was an over-the-counter permit which restricts the depth of our deck to about 7 ft beyond the furthest point of our bay windows. Based on my rough measurements from my side of the yard, Their deck measures about (17'x12') 204 sq ft – about 17 ft wide and 12 ft into their yard.

## **Addressing Some Statements from The Wadleys' Brief Document:**

### **Quote taken from the Wadleys' brief:**

*We have an "existing enjoyment of light and privacy" (Handout on Residential Decks at p. 16.) Our enjoyment of light and privacy has existed unimpeded ever since we bought our house in 2003, well before the Yues moved in next door. The new deck will without a doubt encroach on our enjoyment of privacy.*

This pertains to the daily realities of life in San Francisco. We have not been able to enjoy full enjoyment of light and privacy for the entire 14 years that we have lived on this property. We understand that this is the expected compromise to live in San Francisco. Recognizing this, we remain open to building a privacy deck to remedy that for our neighbors.

### **Quote taken from the Wadleys' brief:**

*"While our deck has no view into the Yues' master bedroom, and their new deck will have a view into our master bedroom, and while reciprocity plays no part in the equation since our deck existed before either we or the Yues bought our houses, it feels like the right thing to do to accept a 4-foot setback of their new deck and not to insist on a bigger setback from our shared property line, given that our deck has a 4-foot setback."*

It is true that their deck has no view into our master bedroom, but it does have a clear view into our 2 boys' bedroom. (See Exhibit 1 and 2, 3) For privacy matters, it does not matter whether this is a concern for the master bedroom or for our children's bedroom. Privacy is privacy, in fact an argument could be made that parents like us value our kids' privacy even more than our own. Adults are more aware of the potential privacy risk and close their curtains when they need to. Children (this was especially the case when our kids were toddlers) are not aware of the risk and tend to run around with the windows open after bathtime. They could not be depended on to close their own curtains or blinds to avoid being by neighbors on their deck. Again, this is simply a fact of San Francisco life for most homes.

**Quote taken from the Wadleys' brief:**

*“As can be seen on Exhibit 1A, a new deck with a 3-foot setback and 7-foot depth would permit a view from the new deck directly into our master bedroom of approximately 70% of the area of our bedroom and a view of more than 73% of the bed itself. The bed cannot be moved due to the location of the doors in the bedroom. We consider this degree of view into our bedroom and of our bed from a neighboring deck to be a major encroachment on our privacy.”*

As stated above, a privacy wall would significantly impair any view from deck to bedroom more effectively than a much more expensive plan to decrease our deck by 1 foot.

**The below was taken from one of the Wadleys' exhibits:**

*SKETCH OF PROPOSED AMENDED DECK PLAN SHOWING THAT A 4-FOOT SETBACK RESULTS IN APPROPRIATE ATTACHMENT OF RAILINGS TO HOUSE STRUCTURE AT FRAMING BETWEEN BAY WINDOWS (IN RED), WHILE A 3-FOOT SETBACK RESULTS IN INAPPROPRIATE MEETING OF RAILINGS AT WINDOWS (IN BLUE)*

The plans for our deck were drawn up by a licensed engineer as well as reviewed by licensed DBI professionals and deemed safe and secure. Any statement about railing structural soundness by either the Wadleys or by us should be taken with a grain of salt since none of us has formal education or licensing in this field. I believe we should let the professionals make these decisions. Also, our windows are not floor to ceiling. There is wall space below them for attachment of structure.

**Willingness to compromise:**

After the appeal was filed, the Wadleys communicated to us that they would withdraw the appeal if we filed an amendment to our permit to include a 4 ft setback to the deck plan (the very same terms under which they are appealing our current permit).

Knowing they were willing to have a dialogue, we responded to their email stating that we were not willing to do what they requested but that we understood their privacy concerns and offered to build a privacy wall of a material that was agreeable by both parties. We

offered to meet with them and discuss the options for various types of privacy wall (see Exhibits 5 and 7, 8).

They did not immediately respond to our email or offer. Instead, we received an email with their brief documents indicating they had decided to move forward on the appeal hearing. While we are disappointed that they did not like our solution, we remain confident that a privacy wall that is aesthetically pleasing will also effectively address any concerns for privacy, especially when compared to increasing the setback by one foot. While I have no interest in looking into their bedroom from my future deck, if someone really wanted to do so, it would be easy to peek in by leaning 1 foot over my deck railing. A privacy wall would prevent such a possible intrusion (See Exhibit 1).

### **Discussing the Deck Over a Year Ago:**

I initially spoke to the Wadley about our plans to build our deck over a year ago (December of 2023). My main concern was that their tree which had grown about 8 or 9 feet into our side of the yard would need to be trimmed back to avoid damage and allow deck space during the construction. Despite the branches and leaves having been blocking my kids' windows for years, we never brought up the concern. because the light blockage was not causing us any major functional problems. I took a very neighborly approach and spoke to the Wadleys about the upcoming deck project, presenting the approximate dimensions of

the deck that we envisioned. I offered to work with them to trim the tree together back to the property line to avoid potential damage to the tree or injury to the work crew. While they did eventually trim the tree back by 4 feet, about 4 feet of the branches still grew onto our property line. (See Exhibit 6) They were adamant in not trimming the tree back further to the property line. (see Exhibit # 4)

**Conclusion:**

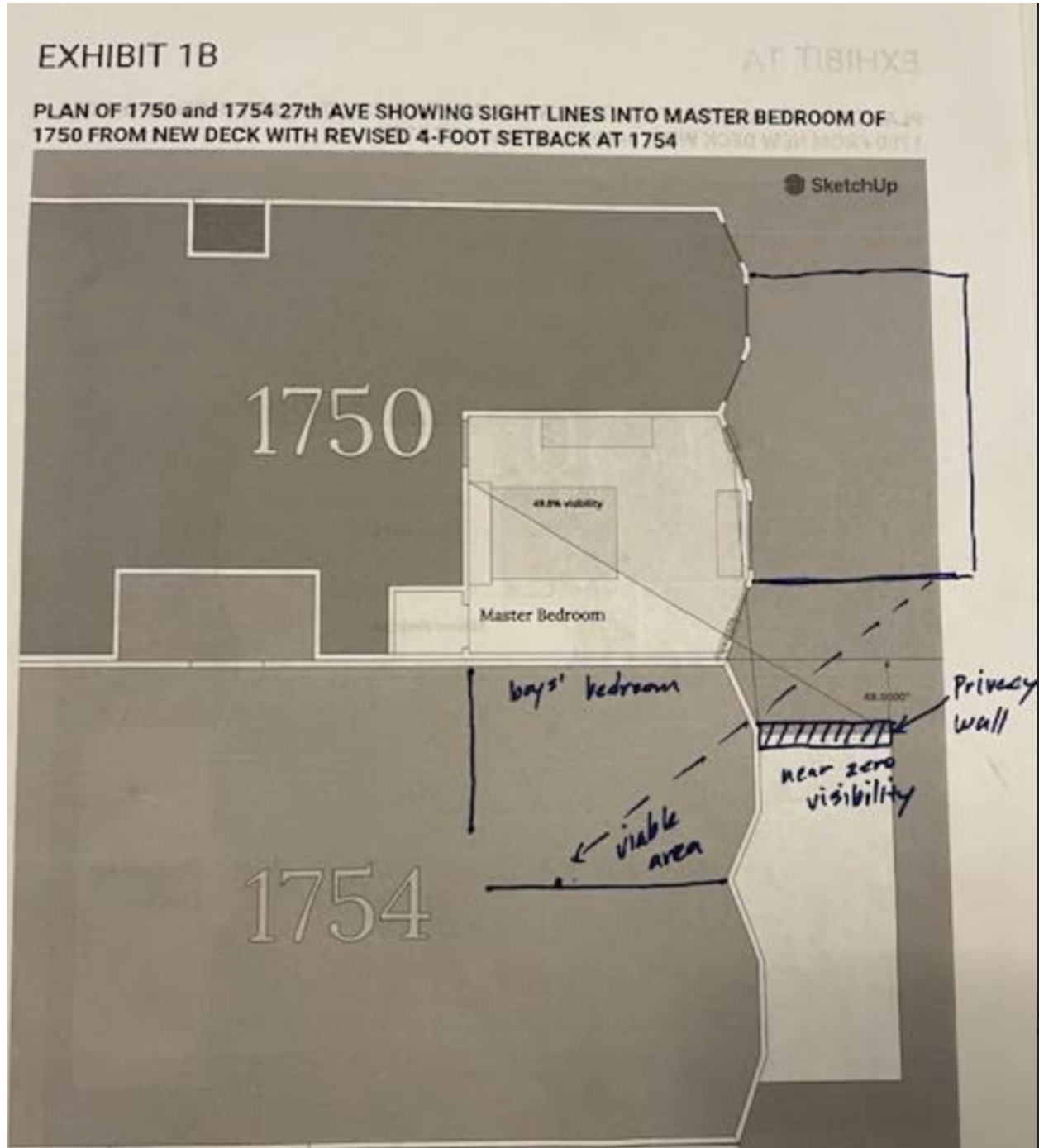
While we understand the privacy concerns posed by backyard decks adjacent to bedrooms, especially given our own experience with the Wadleys' deck for the past 14 years, we do not believe that increasing the setback by one additional foot will adequately address these concerns. We are willing to compromise by installing a privacy wall, which is significantly more effective at protecting privacy. (See Exhibits 1,7 and 8)

We have invested a substantial amount of money into the construction of our house for our family and are currently at a breaking point. Our neighbors, the Wadleys, are requesting that we reduce the width of our modest deck, resulting in a loss of more than 10% (from 133 sq ft to 119 sq ft) of usable square footage, at a high cost with minimal benefit toward the desired outcome.

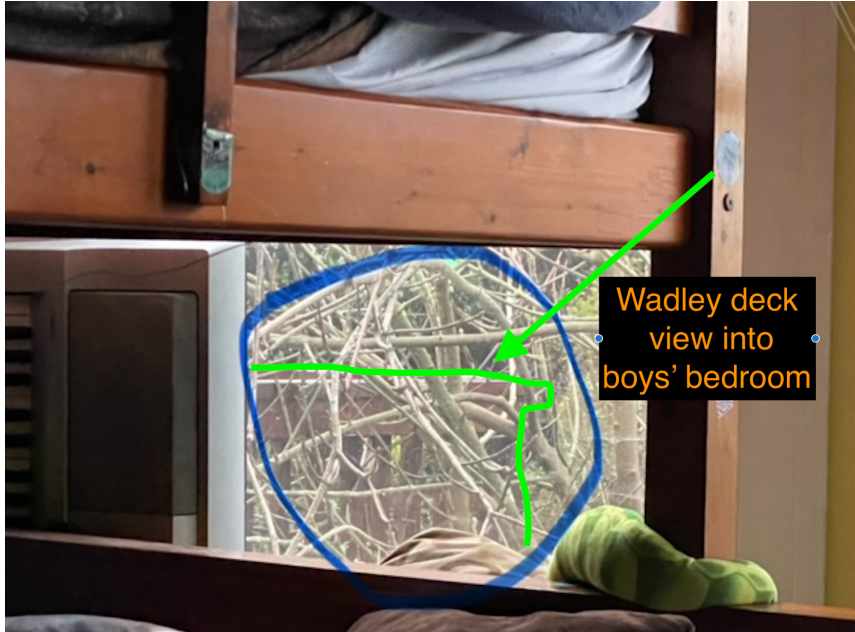
We have complied with all requirements set forth by the Department of Building Inspection (DBI) to obtain our permit for this deck. We respectfully request that the Board of Appeals reinstate this permit as-is, without any conditions.

## Appendix

**Exhibit 1** – From Wadleys' Exhibit1B – Edited to show their current deck's ability to view into our boys' bedroom from their larger deck with 4ft setback. **Also shows how privacy wall will effectively reduce privacy concerns**



**Exhibit 2** – Clear line of sight view from the Wadleys’ deck into our boys’ bedroom with 4 ft setback. Picture taken from the middle of our boys’ bedroom.



**Exhibit 3** – Clear line of sight from the Wadleys’ deck to our boys’ room as shown from the exterior backside of the house





**Exhibit 4: Email thread from over a year ago about clearing tree branches for future deck**

From: Katie Wadley <[REDACTED]>  
Date: Thu, 7 Dec 2023 15:21:17 -0800  
Message-ID: <CAEyosxvQghwbtCHK=jQDXz7ypG7DKsX3ZmdgGjRDVFVYETy1R[REDACTED]>  
Subject: Re: California Buckeye Tree  
To: Tony Yue <[REDACTED]>  
Content-Type: multipart/alternative; boundary="000000000000193de4060bf3bb9b"

--000000000000193de4060bf3bb9b  
Content-Type: text/plain; charset="UTF-8"  
Content-Transfer-Encoding: quoted-printable

Hi Tony,

I just need to let you know that Adrian grew this tree from seed and had it transported to our house when he moved in. He feels very sensitive and protective of the tree, so it is not just a matter of figuring out how to get the job done. He never suggested cutting the tree back to the property line, and there is no reason why that would be necessary in order to give your workers access and to accommodate your eventual new deck. That is why Adrian asked about the setback of your deck from the property line - so the minimum could be trimmed. We would like the tree to remain viable and continue to provide sustenance to wildlife while still looking decent.

A bit more detail about the tree: It appears to have three main sections. The trunk closest to the houses is thinner, and Adrian has gone ahead and cut down that section today, which should alleviate most of the problem and give access to your workers. The trunk farthest from the house does not appear to be a problem. The main trunk is in the middle. It has branches that cross over to your side, but the main stem ends up fairly high up and not that close to your house. Some of the secondary branches off this main stem will need to be trimmed, but with the goal of leaving the stem itself intact so as not to damage the tree.

Today Adrian also strapped the main stem to our deck and braced the deck so that doing so does not pull the deck apart as he ratchets the strap tighter in an attempt to pull it away from your side. In light of his feelings about the tree, and his efforts to get the main stem out of your way, please work with him tomorrow to just take off what you really need to at this point.

Tomorrow afternoon should work well. It's not supposed to be raining. See you out there at 1.

Thanks very much,  
Katie

## Exhibit 5: Email exchange offering privacy wall

Tony Yue <[REDACTED]>  
to Katie, Loanne ▾

Dec 15, 2024, 3:38 PM ☆ 😊 ↩ ⋮

Hi Katie and Adrian,

This building and permitting process is new to us. As you know, we have been dealing with construction and permits for well over a year and the process has not been easy to navigate. We were overjoyed when we finally got our permit approved after multiple attempts. This deck means a lot to our family. We have been saving for a long time to do this and our teenage boys will finally stop asking mom and dad why we don't have a deck like all of our neighbors so they can also enjoy their backyard. We worked with our engineer and the city to build what we consider a pretty modest and basic deck that meets all the city's requirements as they pertain to safety and code. We were under the impression that we had done everything we could to ensure the success of the project. Had we known that it would have been helpful to include our neighbors in the details of our plans, we would gladly have done so.

I did try to the best of my ability and with my limited knowledge of construction to inform you and our neighbors on the other side of our house that we were planning to build a deck. With you specifically, this conversation started over a year ago, well before we even had drawn plans to build the deck. I spoke with both you and Adrian about the fact that our deck would occupy the same space that your tree was growing about 9-10 feet into our yard. Out of genuine courtesy to you as our neighbors, I made the conscious decision to seek you out and offer to work with you to trim the tree branches back to the property line so that my builders would not either injure themselves while trying to work around the branches or damage the tree branches with tools and building material.

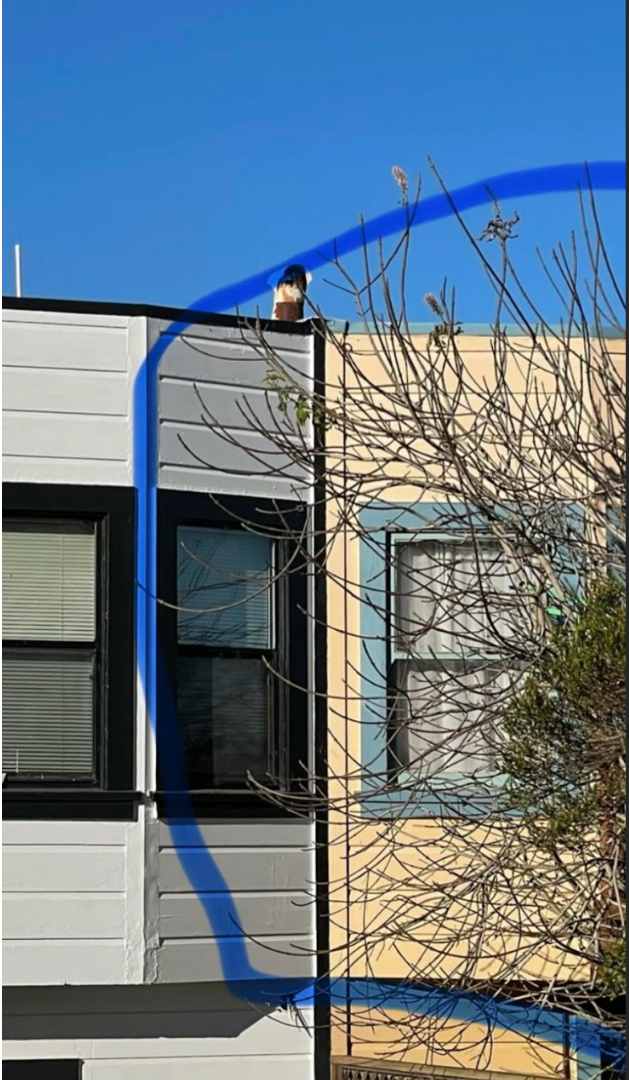
Though I do not pretend to be perfect I have always made efforts to go above and beyond to be a good neighbor including taking care of your chickens for 3 weeks at a time over multiple years while you are on vacation, letting them out promptly at 7am (earlier than I normally wake up on most days) and putting them back in at 5pm while juggling dinner duties and taking my own kids to basketball practice. I have chased multiple raccoons and hawks out of your yard to protect your chickens. On several occasions, I searched for over 40 minutes to find your elderly chicken in the dark to ensure she was safe from raccoons. When our neighbor's house was burglarized, I spent countless hours negotiating a bargain deal for all 3 of our houses to have security gates installed including an entire hour outside translating between you and the gate installer in Cantonese. On one occasion, I thought I heard a loud sound from your house and went over to knock on your door, putting myself in potential harm's way because I thought I might be able to help in some way because I was on high alert about the burglaries and home invasions during that time.

I don't say any of this to say that you owe me anything, You certainly don't. I just state these as examples of how I have done my very best to be a kind and considerate neighbor. I do understand that there is a privacy concern since your deck even at 4ft setback currently allows you to see very clearly into my kids' bedroom. Living in San Francisco, we accept this is a reality sometimes and draw the curtains but my kids also deserve privacy while being able to let light and air into their bedroom. We have followed all city requirements to build a deck that is to code. Of course, we would like to respect your privacy and I can assure you, we continue to do everything in our power to maintain that and we hope you will do the same. Setting back our deck 4 ft instead of 3 ft is prohibitively expensive in terms of re-engineering costs as well as permit review costs. Additionally, it will decrease our deck square footage by more than 10% on what is already a very modest-sized deck. Our deck will only be about 7ft deep from our bay windows. Yours appears to be about 10 or 11ft - forgive me if this is not accurate (I'm just estimating).

To address your privacy concerns, we would be more than happy to install a privacy wall on your side of our deck. I would be happy to discuss the type of material we would use including lattice board, or vegetation like bamboo trees that would provide privacy, air, and light flow. I know you are not obligated to install a privacy wall on your deck but it would be nice if you considered the same out of respect for our sons' privacy. Please let me know if you would like to meet and discuss this in more detail.

Thank you,  
Tony and Loanne

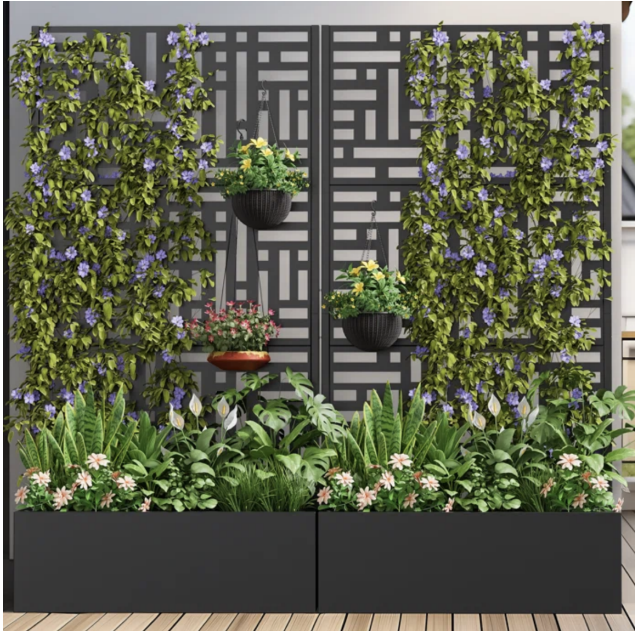
**Exhibit 6:** Wadleys' Tree trimmed back to about 4 feet from property line



**Exhibit 7:** Example of privacy wall



**Exhibit 8:** Example of privacy wall



PROJECT:

**RESIDENTIAL  
DECK**

**FOR**

**YUE FEE TEUNG**

**XIE ASSOCIATES, INC**  
Architectural Design & Planning  
201 FERRIER CT.  
SAN FRANCISCO, CA 94119  
TEL: (415) 662-3047  
WWW.XIEARCHITECTS.COM  
WWW.XIEDESIGN.COM  
YUE.FEE@XIEARCHITECTS.COM  
YUE.FEE@XIEDESIGN.COM

**1754  
27TH AVE  
SAN FRANCISCO,  
CALIFORNIA**

**GENERAL NOTES**

1. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, CITY AND COUNTY CODES AND ORDINANCES. ANY WORK FOUND IN THESE DRAWINGS NOT IN CONFORMANCE WITH ANY APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF ANY RELATED WORK.
2. 2022 CALIFORNIA PLUMBING CODE W/ S.F. AMENDMENTS
- 2022 CALIFORNIA ELECTRICAL CODE W/ S.F. AMENDMENTS
- 2022 CALIFORNIA MECHANICAL CODE W/ S.F. AMENDMENTS
- 2022 CALIFORNIA HOUSING CODE
- 2022 CALIFORNIA FIRE CODE(CFC)
- 2022 CALIFORNIA ENERGY CODE(CEC)-T-24/W/ S.F. AMENDMENTS
- 2022 CALIFORNIA GREEN BLDG CODE (SG) PERMITTED TO BE USED
2. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL WORK IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS.
5. ANY DEVIATION CAUSED BY THE FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF ME. ANY DISCREPANCY NOT REPORTED TO ME WILL ABSOLVE ME FROM ANY LIABILITY.
6. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED.
7. DO NOT SCALE THESE DRAWINGS. DIMENSIONS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER DIMENSIONS SHOWN AND ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR SHEATHING. UNLESS NOTED OTHERWISE.
8. THERE IS A STANDARD PERMIT SET DRAWINGS, FINISHERS SPECIFICATIONS, SHOP DRAWINGS, AND DETAILS BY OTHERS
9. PLUMBING, ELECTRICAL ARE UNDER A SEPARATE PERMIT
10. PROPERTY LINES, LOCATION ON SITE PLAN ARE FOR REFERENCE ONLY AND SHALL VERIFY BY LIC. SURVEYOR.
6. DURING ALL PHASE OF WORK, DO NOT DISTURB THE ADJACENT NEIGHBORS.
9. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOORS AND WINDOWS OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS
10. "TYP" SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITION, THROUGHOUT.
11. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED BY GOVERNING LAWS AND REGULATIONS. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING SERVICES FOR THE DURATION OF CONSTRUCTION.
13. CONTRACTOR SHALL GUARANTEE MATERIAL, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY.
14. STREET TREES SHALL BE LOCATED EITHER WITHIN A SETBACK AREA ON THE LOT OR WITHIN THE PUBLIC RIGHT-OF-WAY ALONG THE SUBJECT LOT. 24" BOX MIN. SOIL SHALL BE BELOW-GRADE ENVIRONMENT WITH NUTRIENT-RICH, FREE FROM OVERLY-COMPACTED AND GENERALLY CONDUCTIVE TO TREE DEVELOPMENT UNLESS NOTED OTHERWISE.

**PROPERTY DATA**

O OWNER: YUE FEE TEUNG	O BLOCK/LOT#: 2023038
O ADDRESS: 1754 27TH AVE SAN FRANCISCO, CA 94122	O ZONING: RH-1
O EXISTING FLOOR AREA: 1493 SF	O YEAR BUILT: 1932
O PROPOSED DECK AREA: 139 SF	O LOT AREA: 3000

CONSTRUCTION TYPE	EXISTING	PROPOSED	ALLOWABLE (REQUIRED)
V/B	V/B	V/B	V/B
OCCUPANCY TYPE	R3U	R3U	R3U
BUILDING HT.	20'-0"	20'-0"	40'-0"
NUMBER OF STORES	2	2	4
NUMBER OF UNITS	1	1	2
FIRE SPRINKLER	NONE	NONE	N/A
EXIT	1	1	1
TRAVEL DISTANCE	<125'-0"	<125'-0"	<125'-0"
PARKING SPACE	1	1	N/A
BICYCLE PARKING	0	0	N/A
OPEN SPACE	1,589 SF	1,589 SF	150 SF

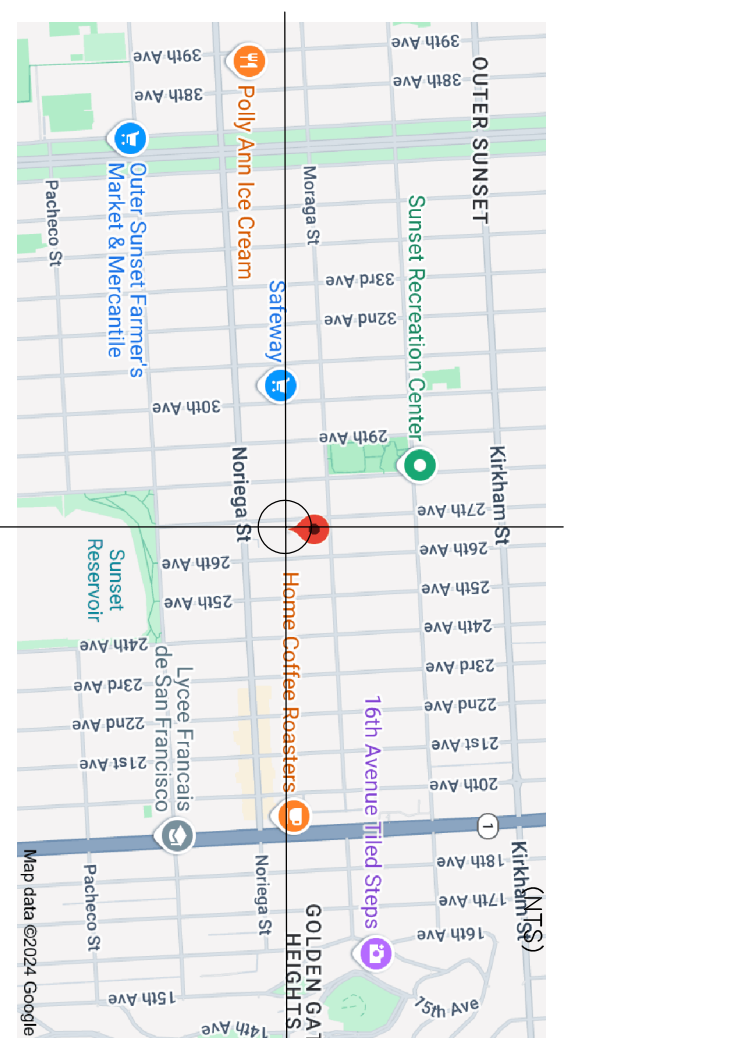
**SHEET INDEX**

A1.0	PROPOSED SITE PLAN AND NOTES
A2.0	EXISTING AND PROPOSED 1ST FLOOR PLANS
A3.0	EXISTING AND PROPOSED ELEVATIONS
A4.1	SPIRAL STAIR DETAILS
S1.0	GENERAL NOTES
S2.0	FRAMMING PLANS
S3.0	SECTION AND DETAILS AND STRU. CHECKLIST

**SCOPE OF WORK**

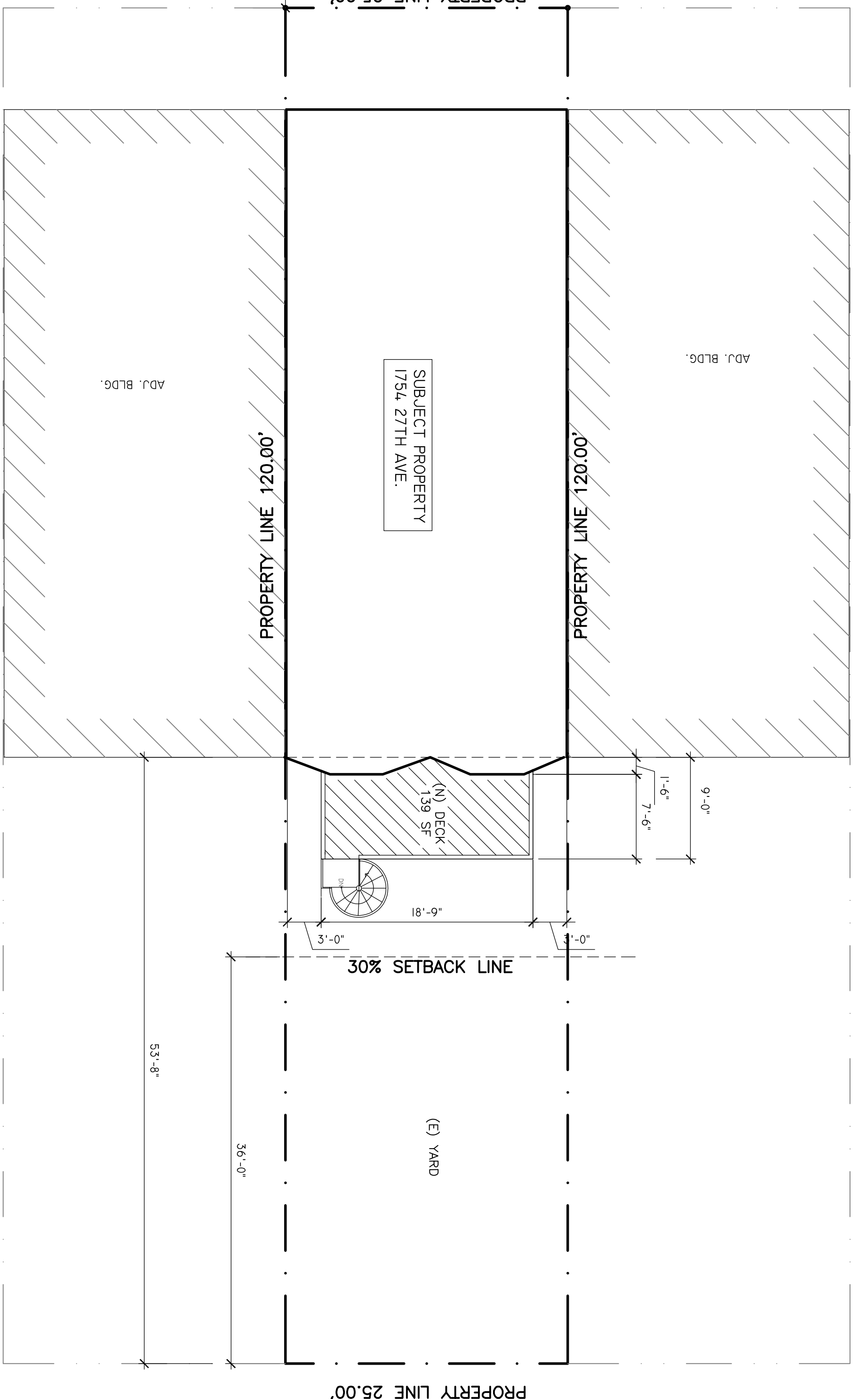
- CONSTRUCT (N) I- LEVEL DECK @ REAR WITH SPIRAL STAIR

**LOCATION MAP**



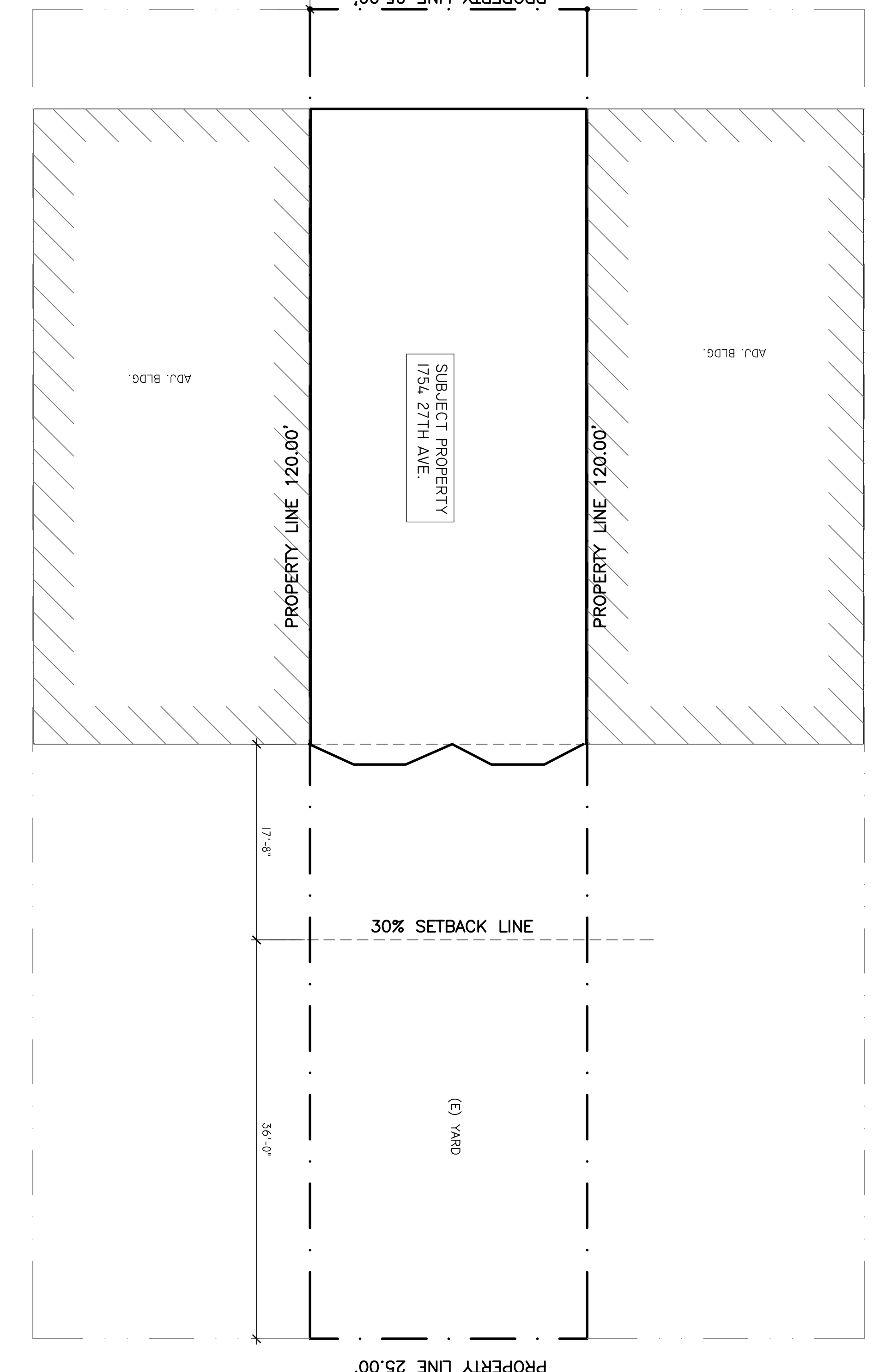
27TH AVE. (70'.00" WIDE)

**I-PROPOSED SITE PLAN**



27TH AVE. (70'.00" WIDE)

**2-EXISTING SITE PLAN**



**2-EXISTING SITE PLAN**



**LEGEND**

- PROPERTY LINE
- SETBACK LINE
- 6" WOOD FENCE LINE
- BLDG FOOTPRINT
- AREA OF DECK
- ADJ. BLDG FOOTPRINTS

PROJECTING:  
MODEL FILE:  
DRAWN BY/ISSUED:  
CHECKED BY:  
DATE: 10/29/24

**LICENSED ARCHITECT**  
XIE YUE FEE  
No. C-29488  
07/31/2025  
STATE OF CALIFORNIA

**SITE PLAN  
& NOTES**

**A1.0**

PROJECT:

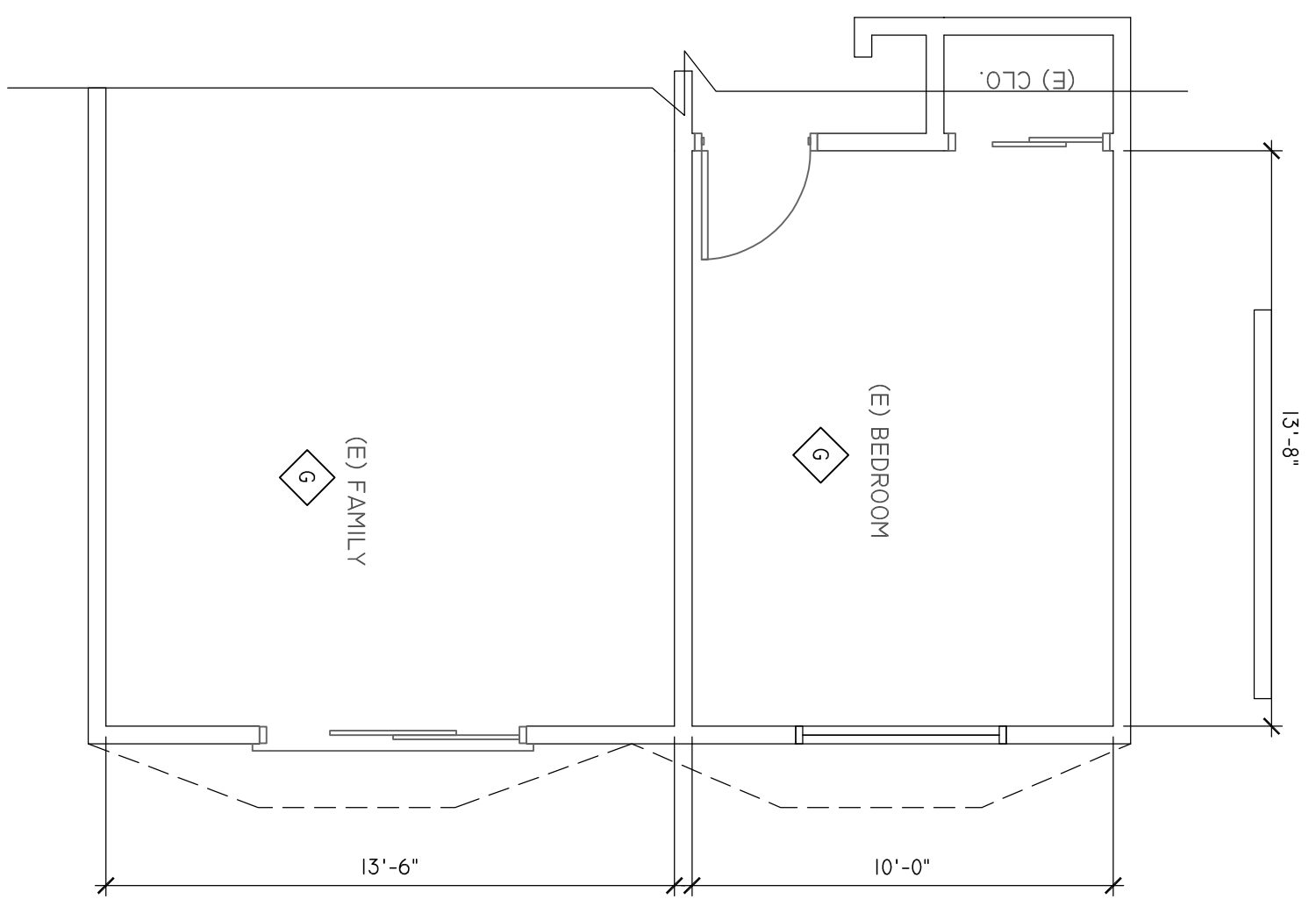
**RESIDENTIAL  
DECK**

**FOR**

**YUE FEE TEUNG**

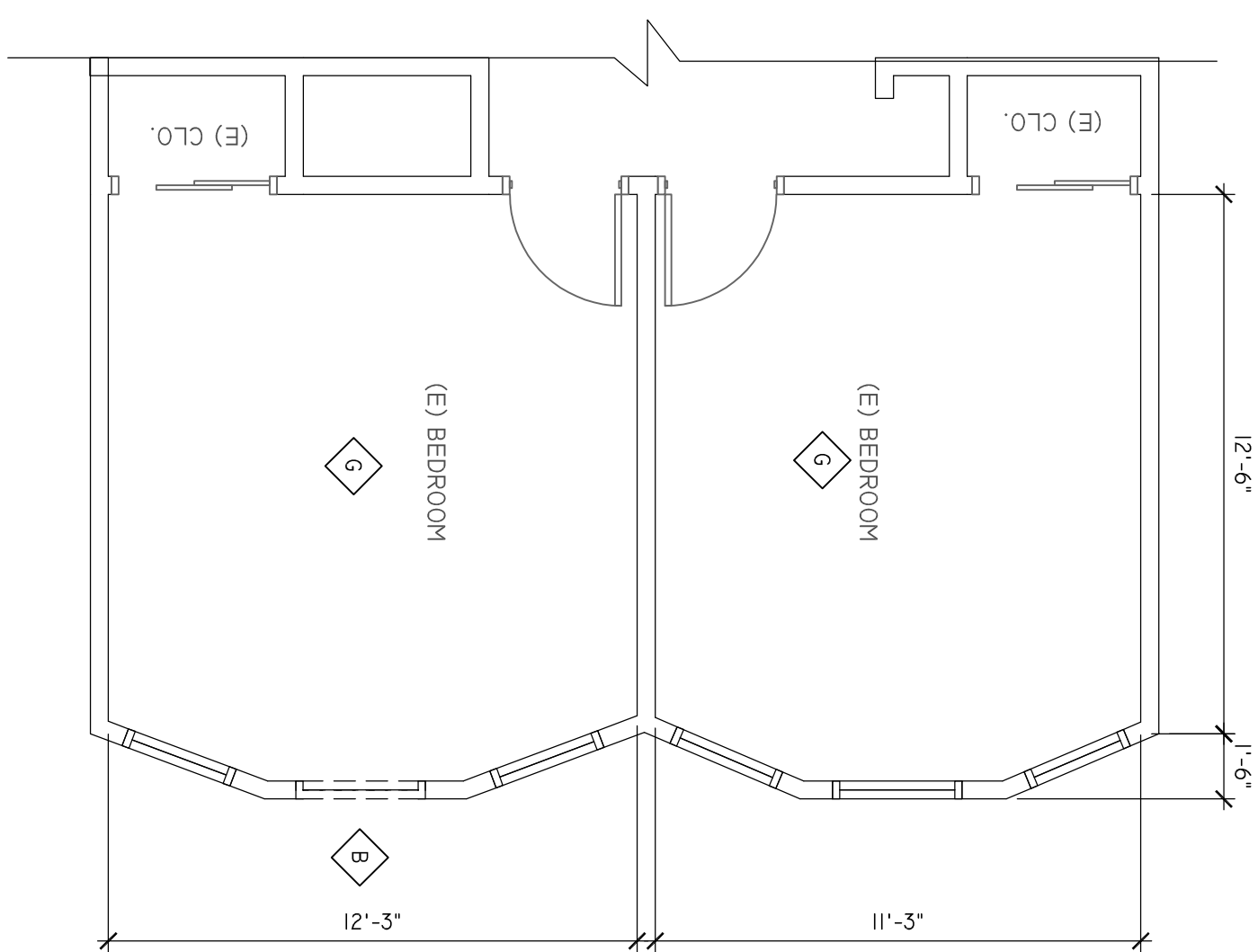
**XIE ASSOCIATES, INC**  
Architectural Design & Framing  
381 FARMEN CT  
SAN FRANCISCO, CA 94131  
Tel: (415) 652-3847  
Web: www.xiearchitect.com  
Email: info@xiearchitect.com

**1754  
27TH AVE  
SAN FRANCISCO,  
CALIFORNIA**



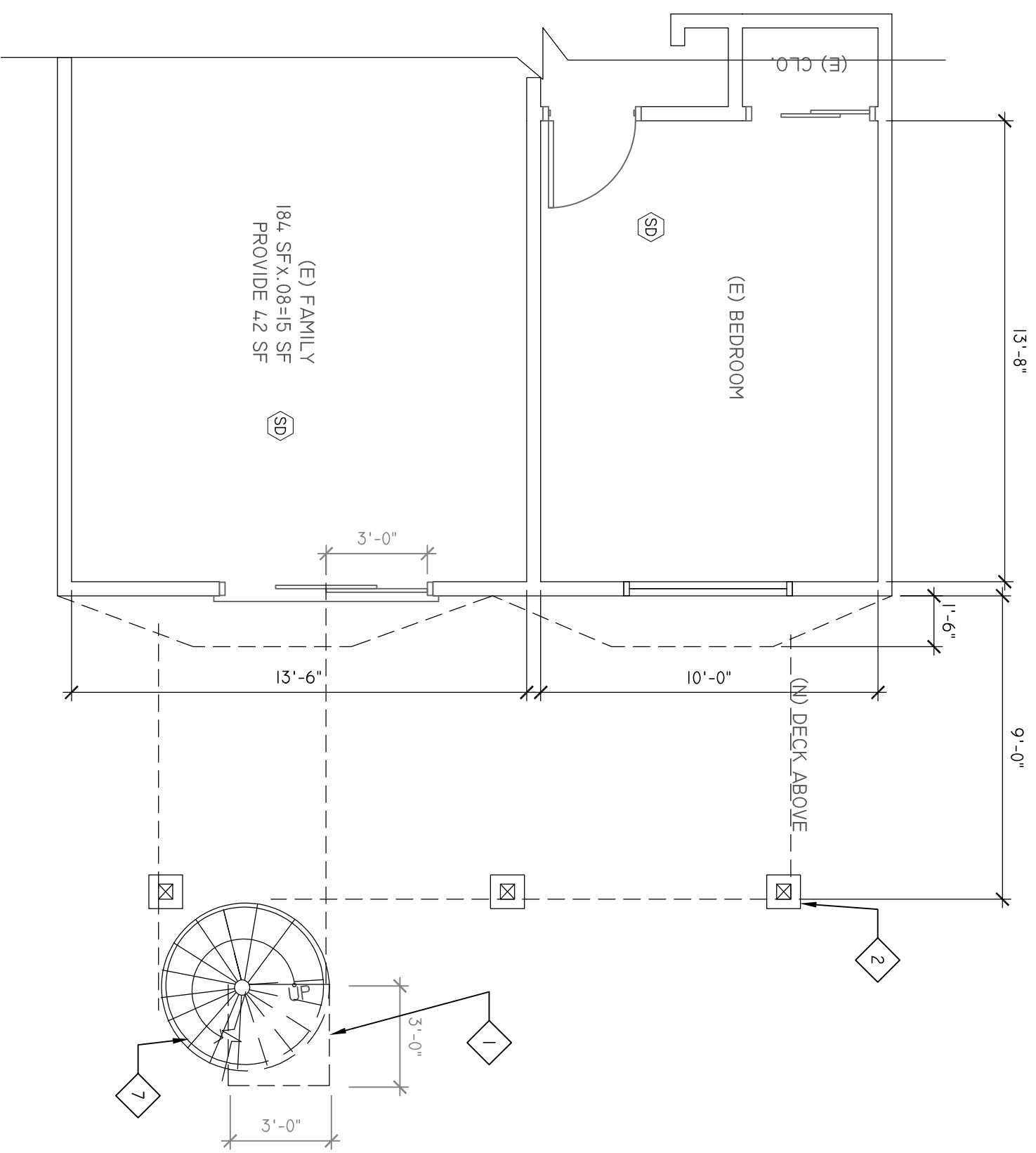
**1-EXISTING 1ST FLOOR PLAN**

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



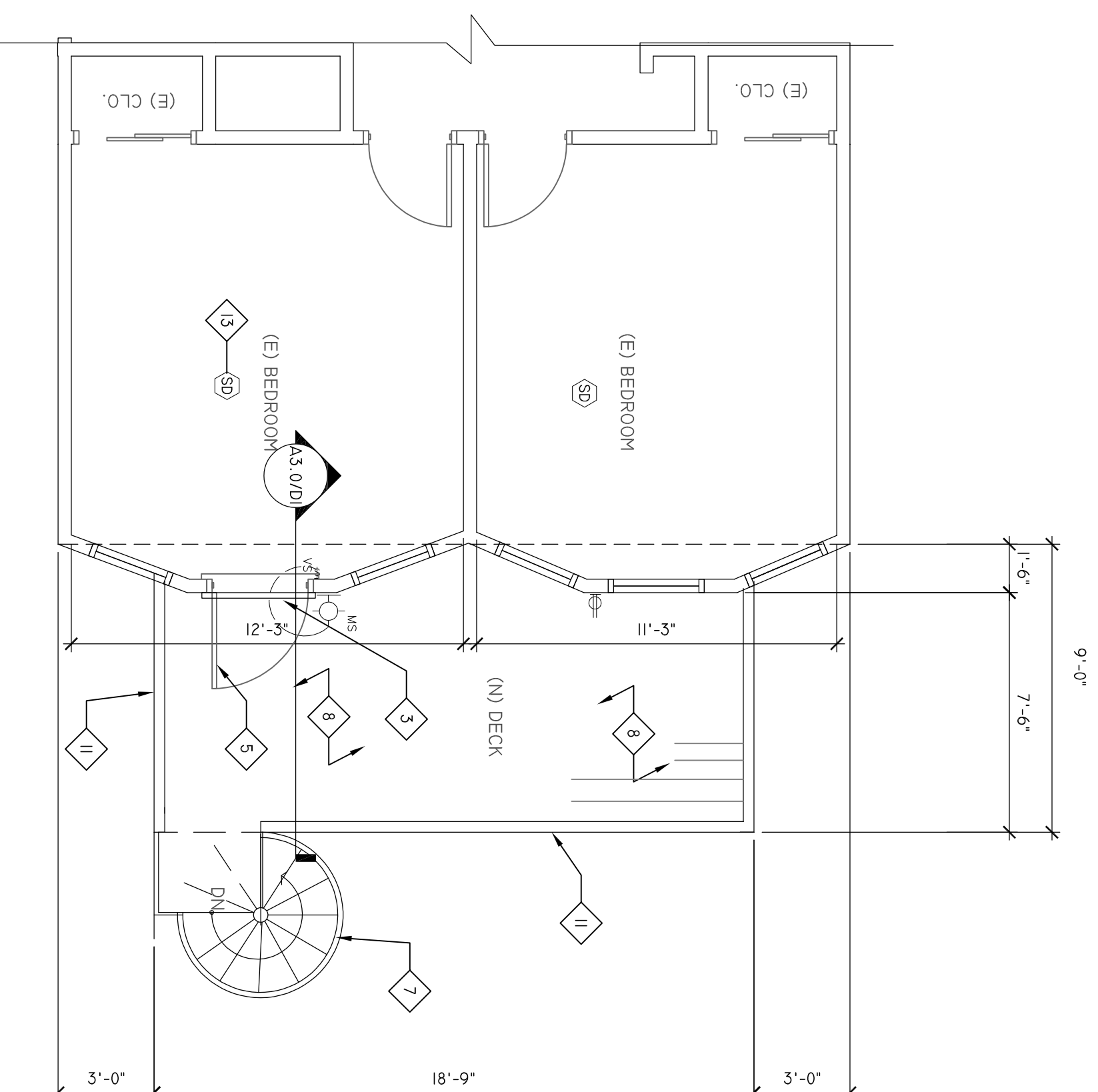
**2-EXISTING 2ND FLOOR PLAN**

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



**3-PROPOSED 1ST FLOOR PLAN**

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



**4-PROPOSED 1ST FLOOR PLAN**

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

- DEMO WORK NOTES**
- 4 DEMOLISH (E) WALL, DOOR AND WINDOW AS SHOWN DASHED. PROVIDE TEMPORARY BRACING AS NEED FOR BEARING WALLS.
  - 5 REMOVE (E) DOOR/WINDOW AND PATCH WALL AS NECESSARY. TYP.
  - 6 PREPARE WALL, FLOOR, AND CEILING TO RECEIVE NEW WORK

**CONSTRUCTION WORK NOTES**

- 1 36" X36" DEEP LEVEL LANDING AT SPIRAL STAIR LANDING
- 2 WOOD POST AND FDN. SEE STRU.
- 3 36" DEEP LANDING IN THE DIRECTION OF TRAVEL. 4" MIN. 7.75" MAX STEP DOWN FOR INSWING AND SWING DOORS; SLOPE 2% AWAY FROM HOUSE. SEE DTL. @ AS.0/D1
- 4 NEW MTL SPIRAL STAIRWAYS TO 2ND FLOOR, NON-COMBUSTIBLE. SEE AA.1
- 5 NEW 2'-10"X6'-8" EXTERIOR DOOR, WITH GLAZING, TEMPERED AND .30 U FACTOR
- 6 PROVIDE/VERIFY WEATHER STRIPPING FOR THIS (N) DOOR
- 7 NEW MTL SPIRAL STAIRWAYS LANDING AND GUARDRAIL. NON-COMBUSTIBLE. SEE AA.1
- 8 2X COMPOSITE DECKING OR 2X REDWOOD. TYP.
- 9 42" HT. WOOD GUARDRAIL. THE TOP OF GUARDRAILS SHALL NOT BE PLACED NO LESS 42" A.F.F. RAILING DISTANCE B/W CABLE SHALL NOT MORE THAN 4" O.C. (SUCH THAT 4 4" Ø SPHERE CAN'T PASS THROUGH). SEE -/DI
- 10 PROVIDE SMOKE DETECTOR ALARMS. PROVIDE SMOKE DETECTORS INSIDE EACH BEDROOM AND HALL LEADING TO THE SLEEPING BEDROOMS, INTERCONNECTED. TYP.
- 11 PROVIDE CARBON MONOXIDE ALARMS TO BE INSTALLED IN HALLWAY @ EACH FLOOR, NEXT TO BEDROOM, INTERCONNECTED. TYP.

PROJECT NO:  
MODEL FILE:  
DRAWN BY: JH  
CHECKER: JH  
DATE: 10/25/24

**YUE FEE TEUNG**  
REGISTERED ARCHITECT  
No. S-28848  
DATE: 07/31/2025  
STATE OF CALIFORNIA

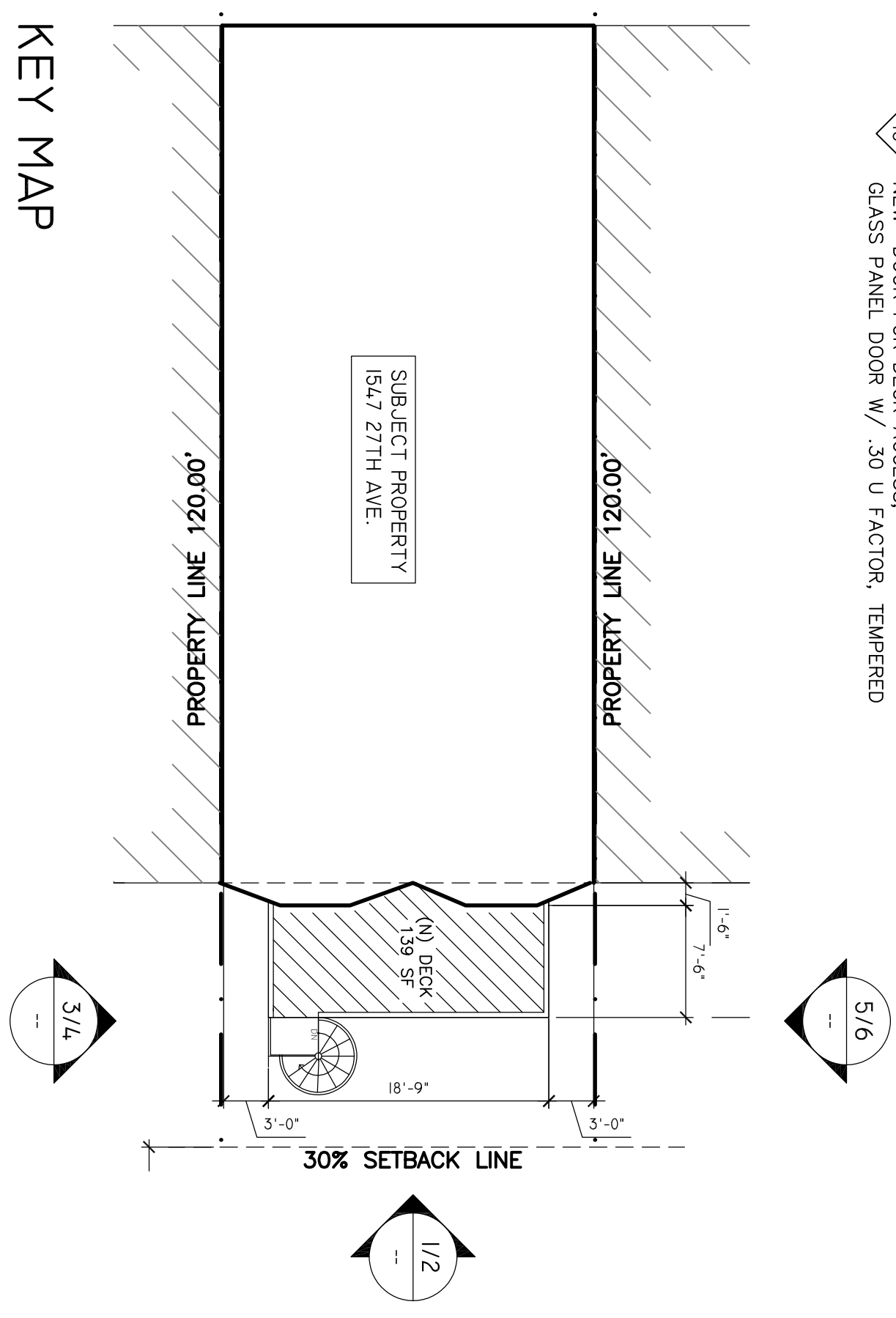
SHEET TITLE

**FLOOR PLANS**

**A2.0**

- GENERAL NOTES**
- CONTRACTOR SHALL FIELD VERIFY ALL (E) CONSTRUCTION RELATED CONDITIONS PRIOR TO COMMENCING WITH ANY WORK
  - ALL THE WEATHER EXPOSED BOLTS OR NAILS SHALL BE GALVANIZED & HOT-DIPPED
  - ALL EXPOSED WOOD MEMBERS SHALL BE RED WOOD OR PRESSURE TREATED
  - THE TOP OF HANDRAILS SHALL NOT BE PLACED LESS 34" NOR MORE THAN 38" ABOVE LANDINGS & THE NOSING OF TREADS, THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTION. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" B/W THE WALL & THE HANDRAIL AND RETURN TO WALL OR FLOOR
  - THE TOP OF GUARDRAILS SHALL NOT BE PLACED LESS 42" A.F.F. RAILING DISTANCE B/W BALUSTERS SHALL NOT MORE THAN 5-1/2" O.C. (SUCH THAT A 4" Ø SPHERE CAN'T PASS THROUGH)
  - ALL CONNECTORS USED IN CONJUNCTION WITH PRESSURE TREATED LUMBER MUST BE HOT-DIPPED ZINC GALVANIZED AND A MIN. GALVANIZATION LEVEL OF G185.

- WORK NOTES**
- (E) ADJ. BUILDING
  - (E) WALL/SIDING TO REMAIN, TYP.
  - (E) WINDOW/DOOR TO BE REMOVED
  - NEW POST WITH BRACE
  - (E) WINDOW/SLIDING DOOR, TEMP. CLEAR GLASS
  - (N) WOOD DECK WITH 42" HT. (N) WOOD GUARDRAIL
  - (N) METAL SPIRAL STAIR, PRE-FABRICATED, AND NON-COMBUSTIBLE, 3'-0" FROM P.L.L., SEE A4.1
  - NEW DOOR FOR DECK ACCESS.
  - NEW GLASS PANEL DOOR W/ .30 U FACTOR, TEMPERED



THE WIDTH OF THE LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. THE LANDING SHALL BE AT LEAST 4' WIDE IN THE DIRECTION OF TRAVEL. A MAX. SLOPE AT THE LANDING SHALL NOT EXCEED 1/4" OR 2%.

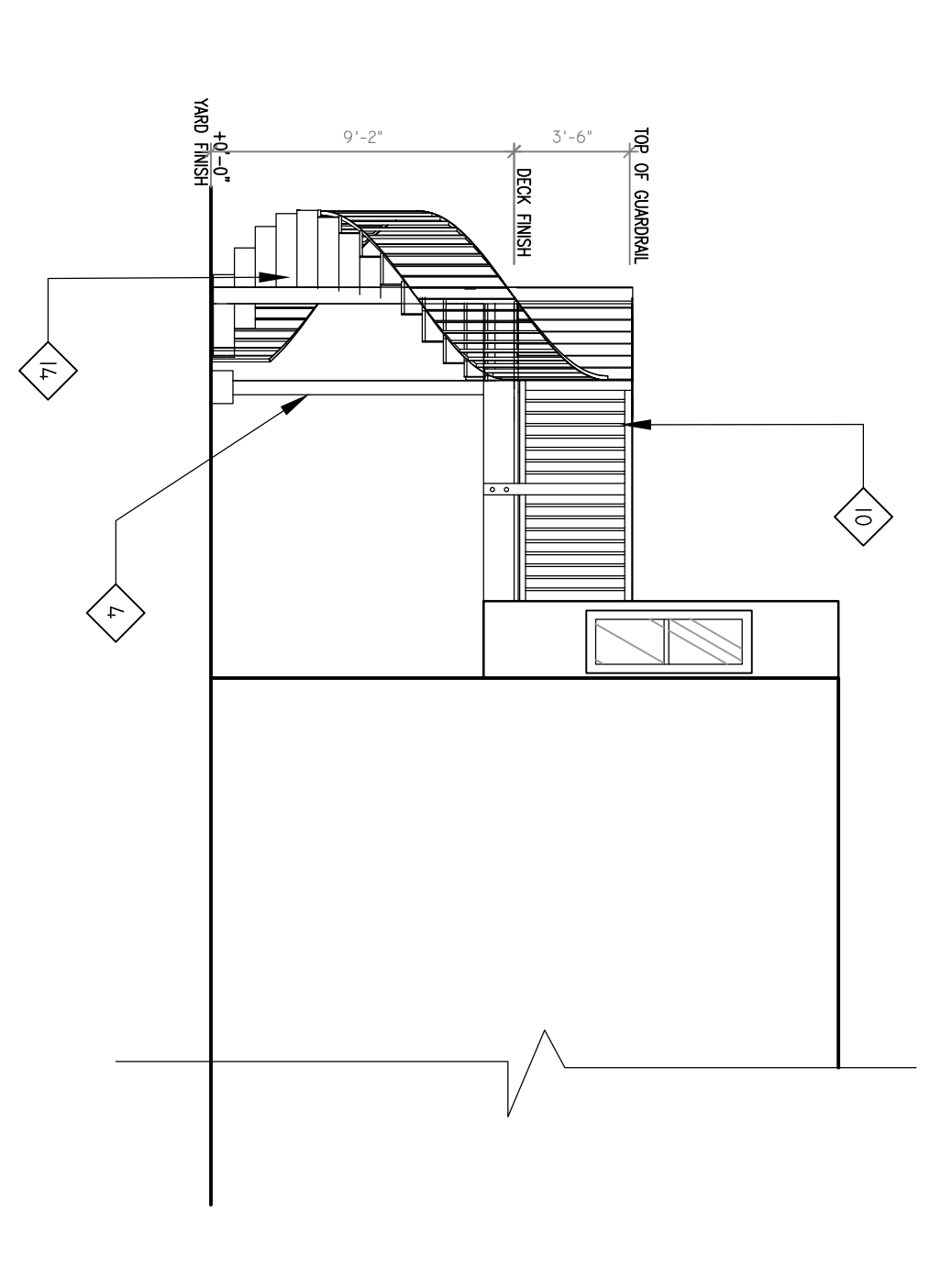
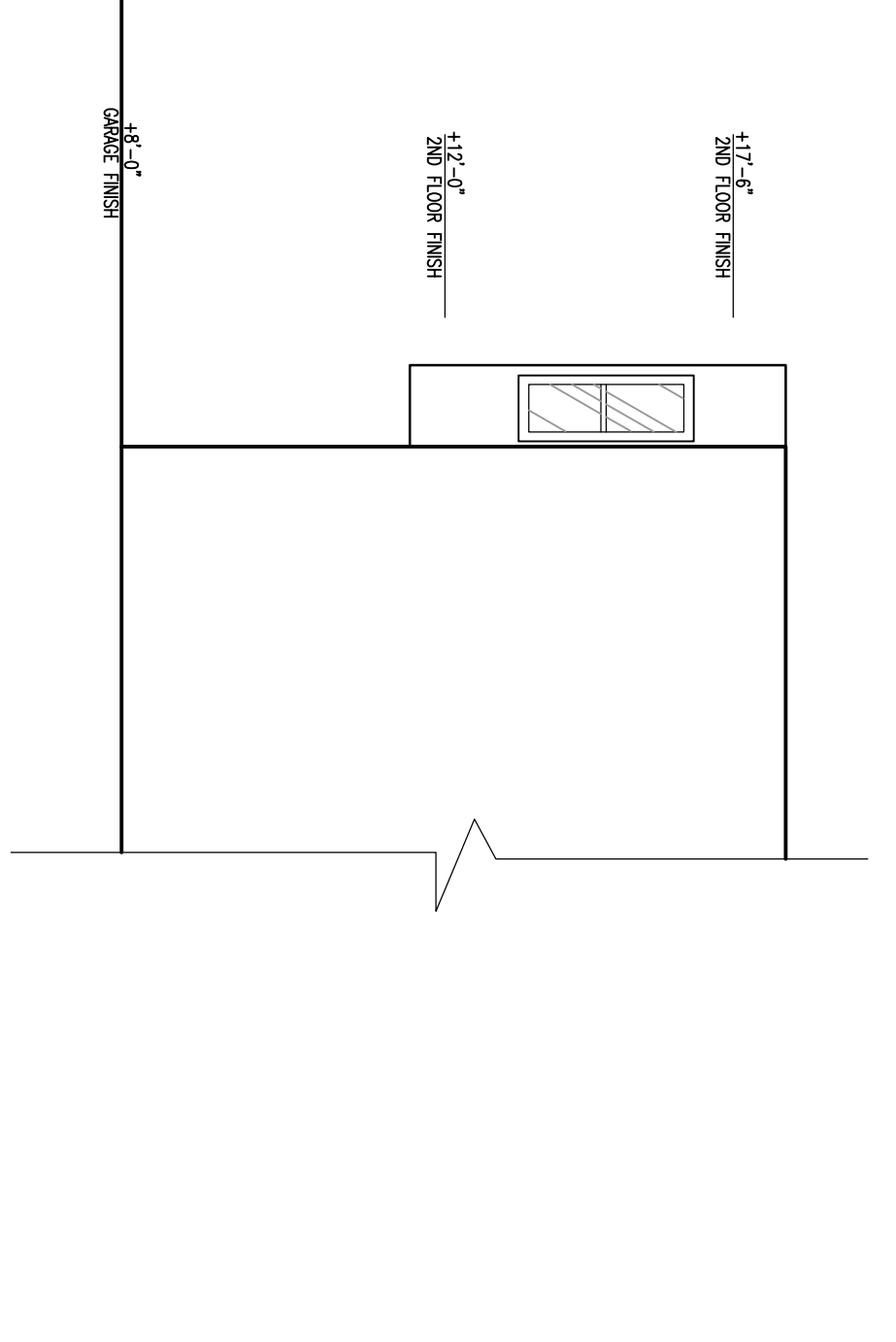
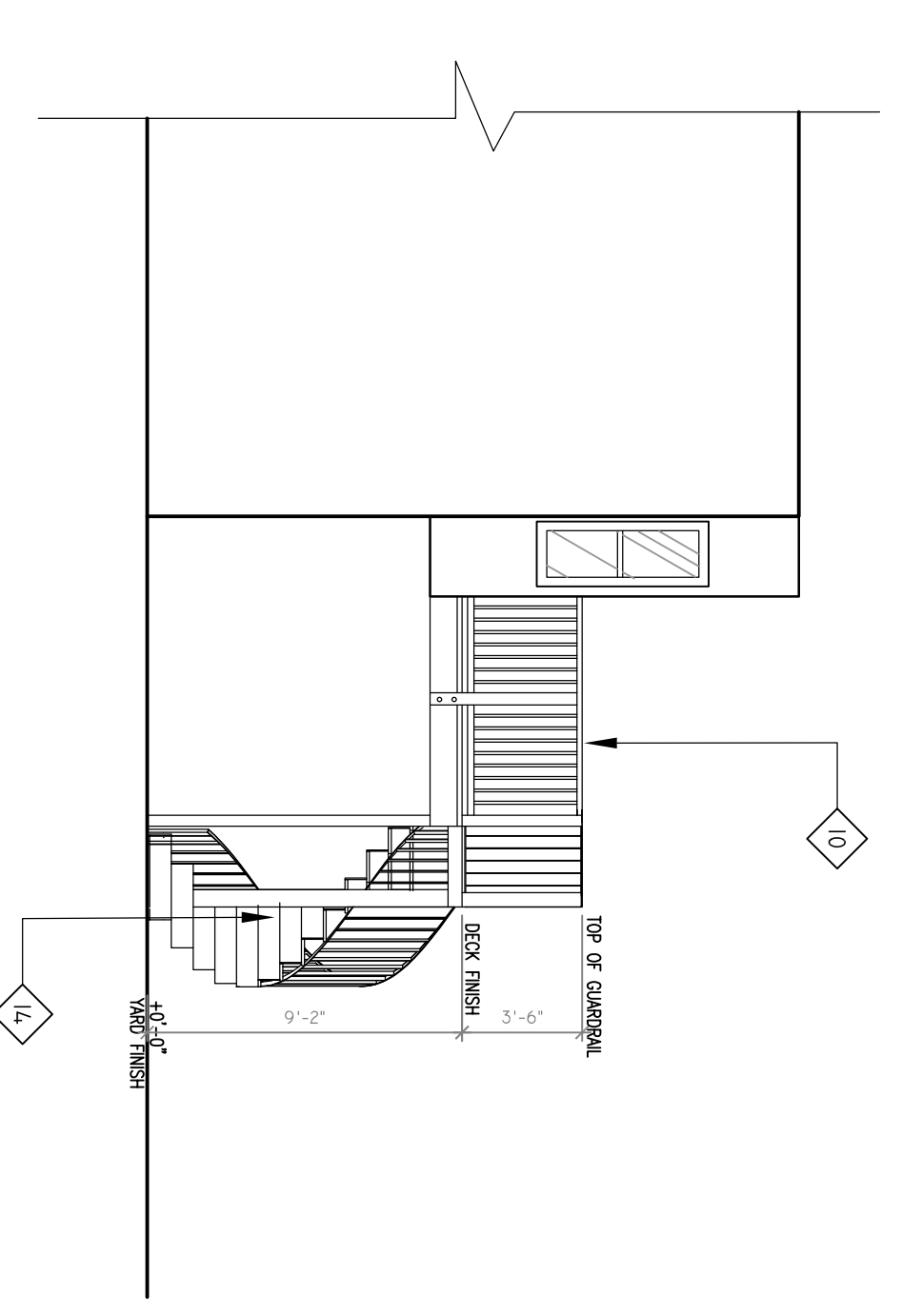
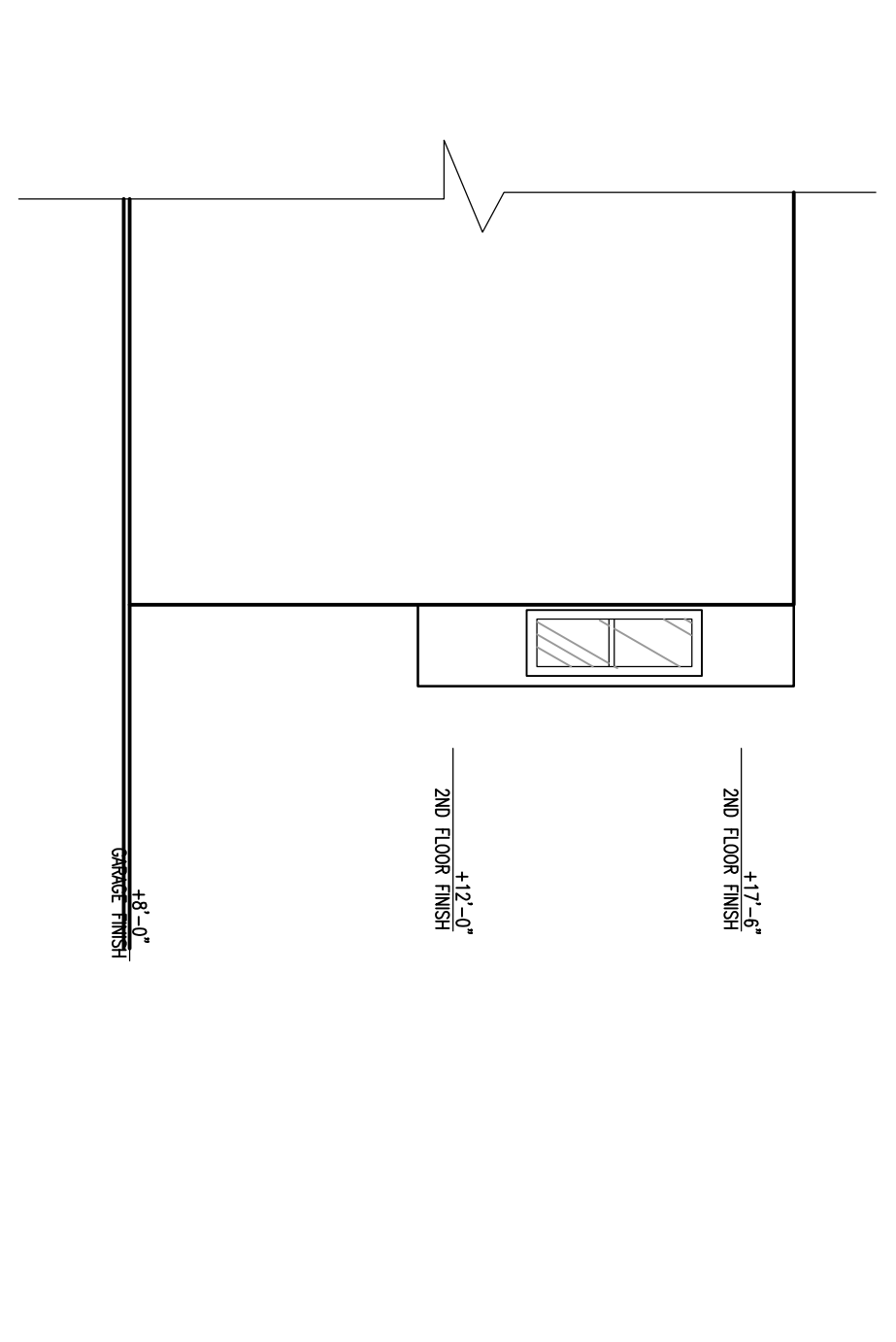
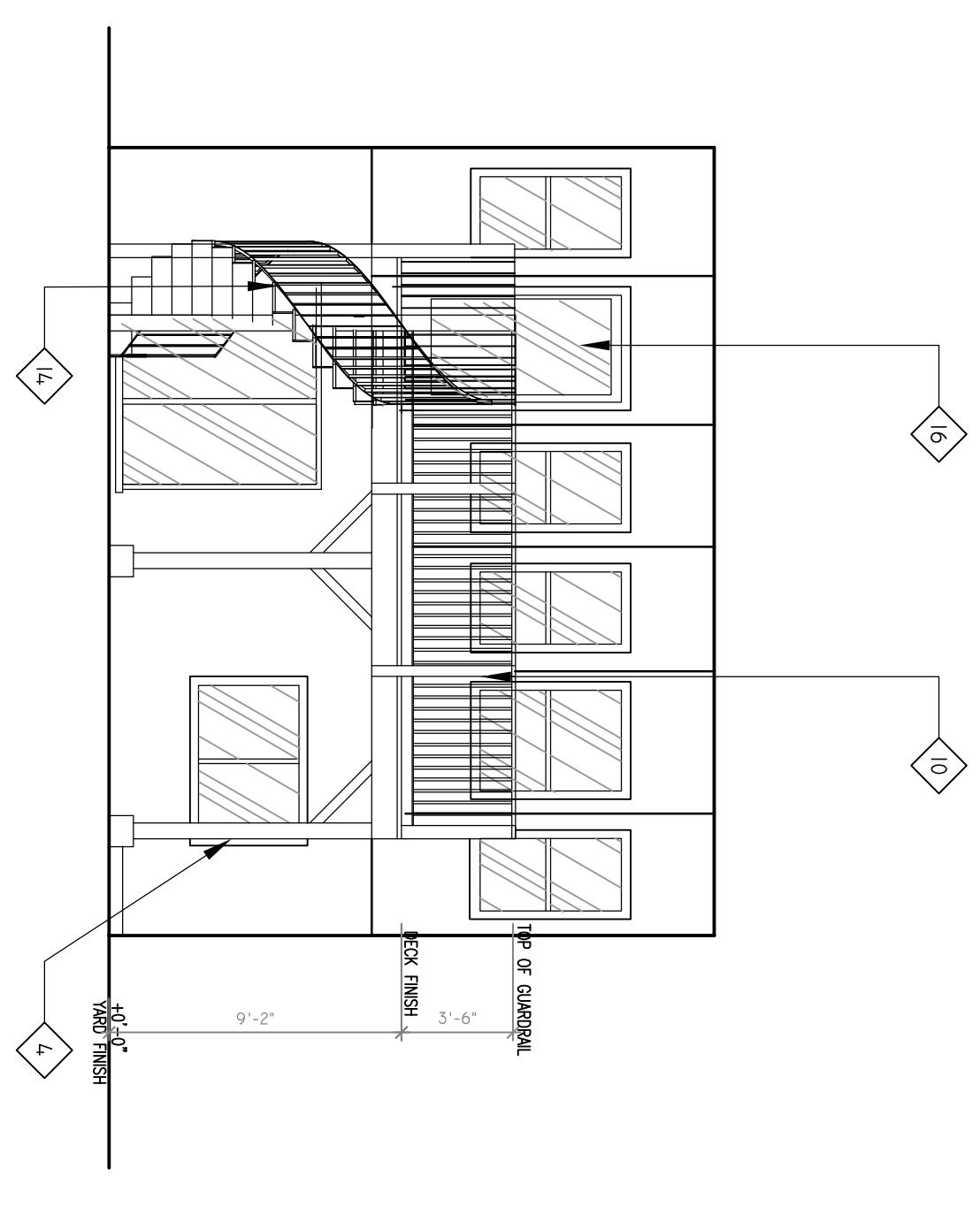
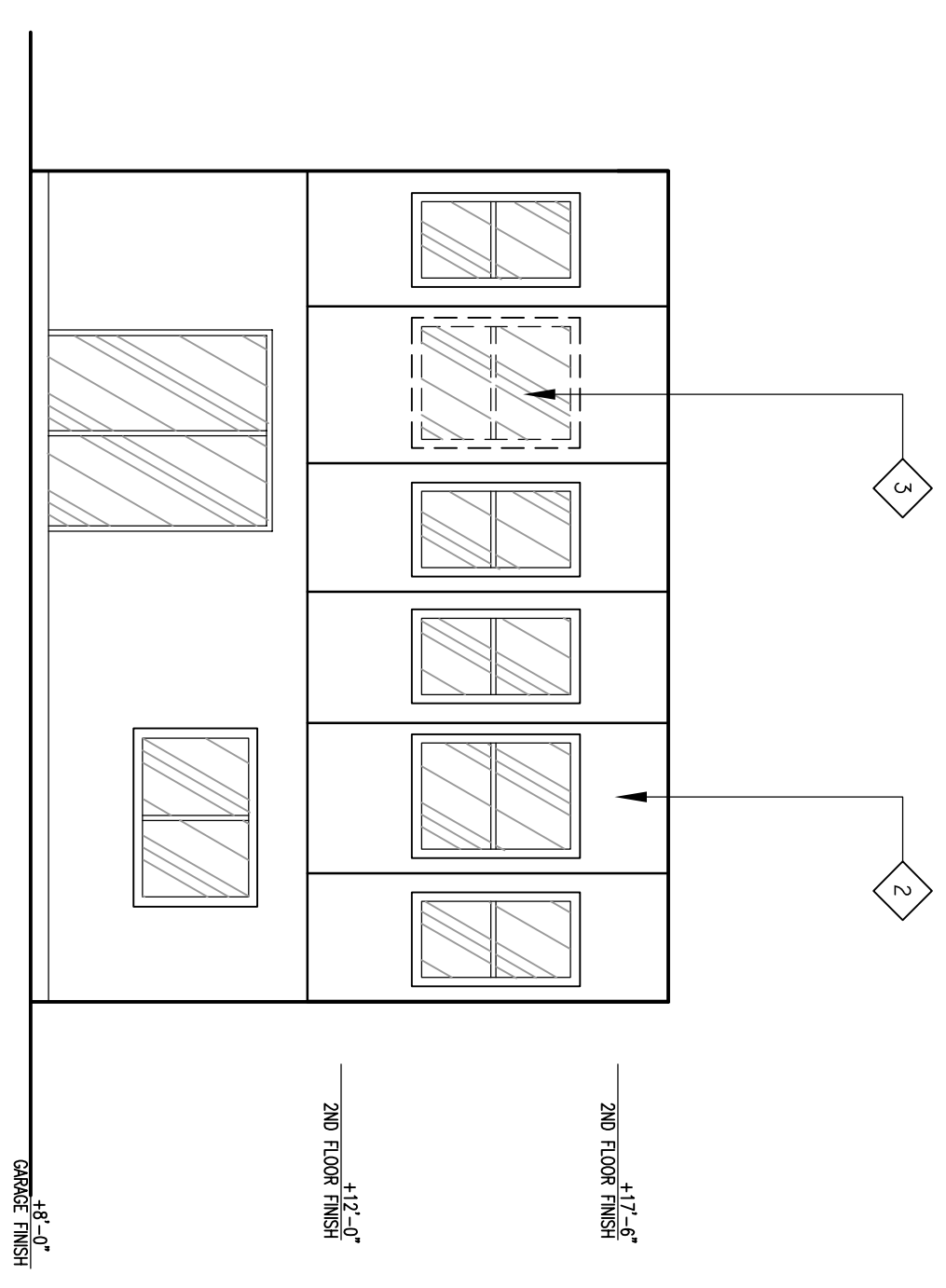
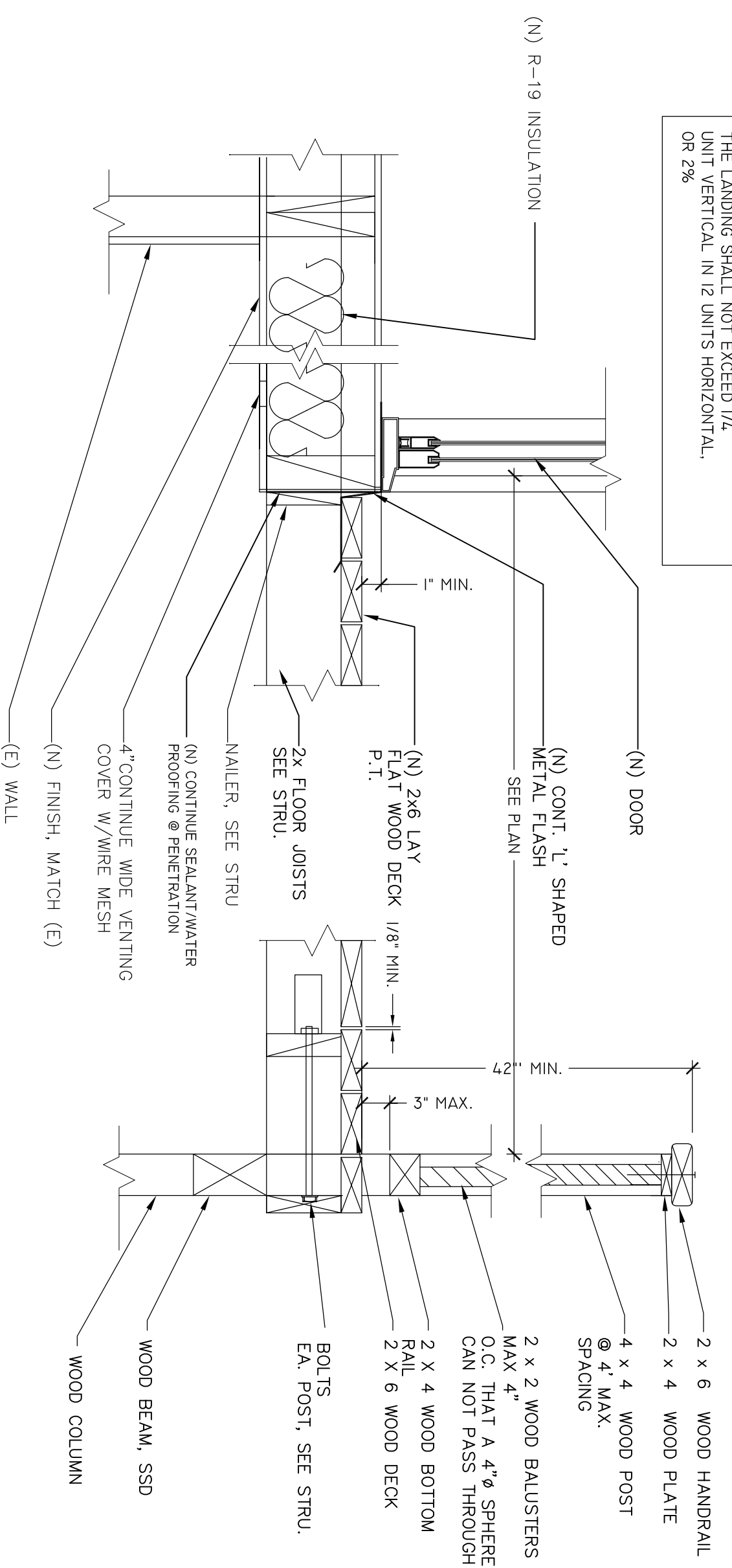
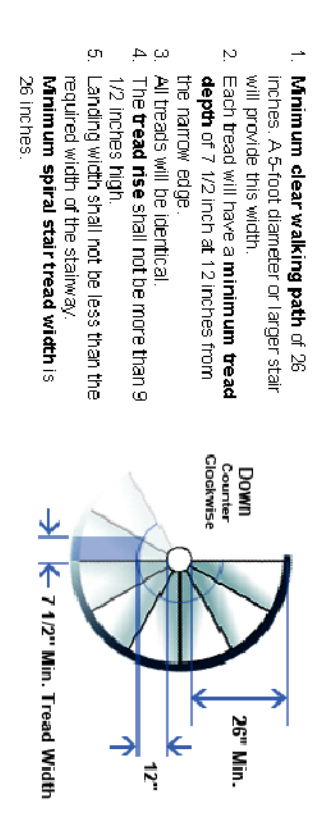
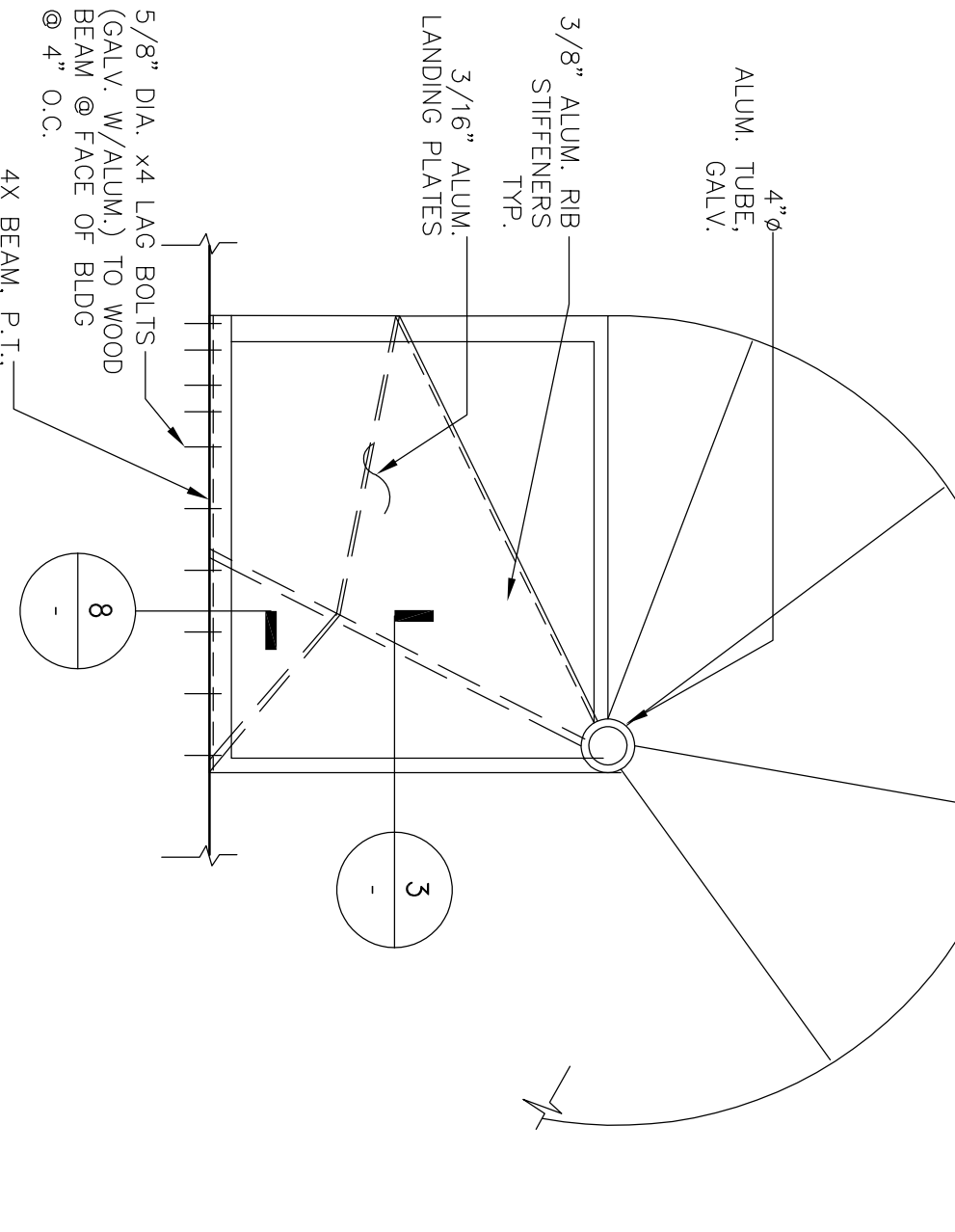


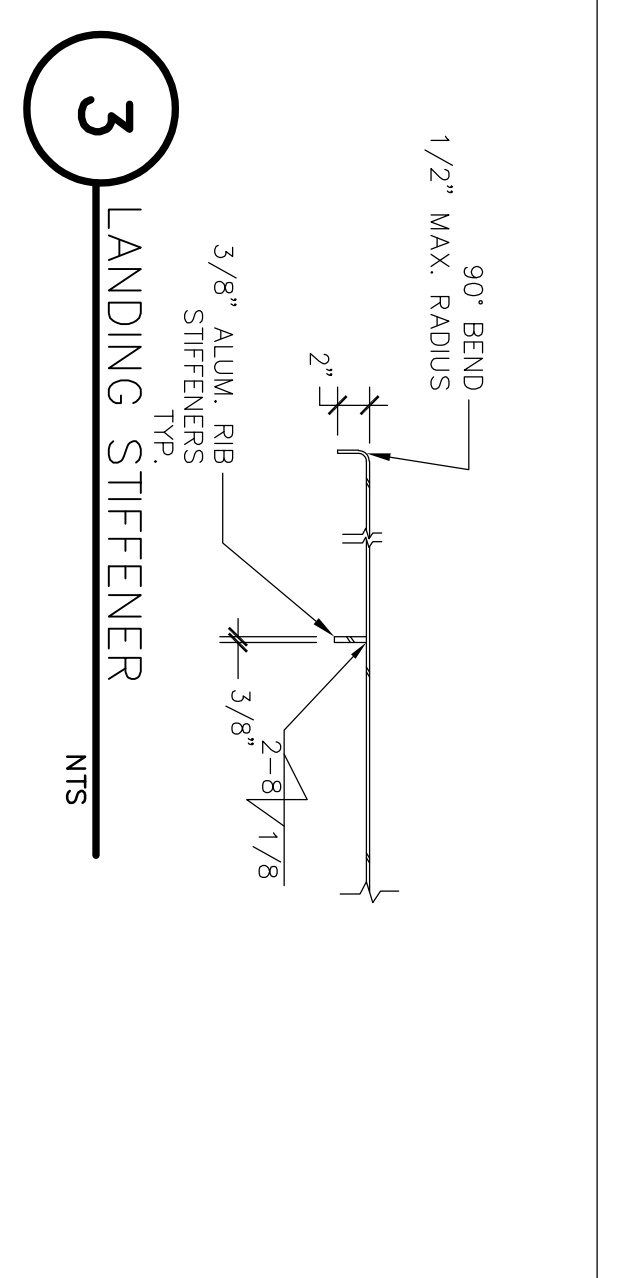
FIG. 11.1.1 Spiral Stairs. Spiral Stairways are permitted provided per minimum width, shall be 28 inches (686 mm) with cantilevered treads a 7' 0" (2130 mm) minimum tread depth a 12 inches (305 mm) minimum tread width and a maximum stringer height of 42 inches (1067 mm) from the nosing to the top of the handrail. The maximum height of the handrail shall be 42 inches (1067 mm) from the nosing to the top of the handrail. The maximum height of the handrail shall be 42 inches (1067 mm) from the nosing to the top of the handrail.



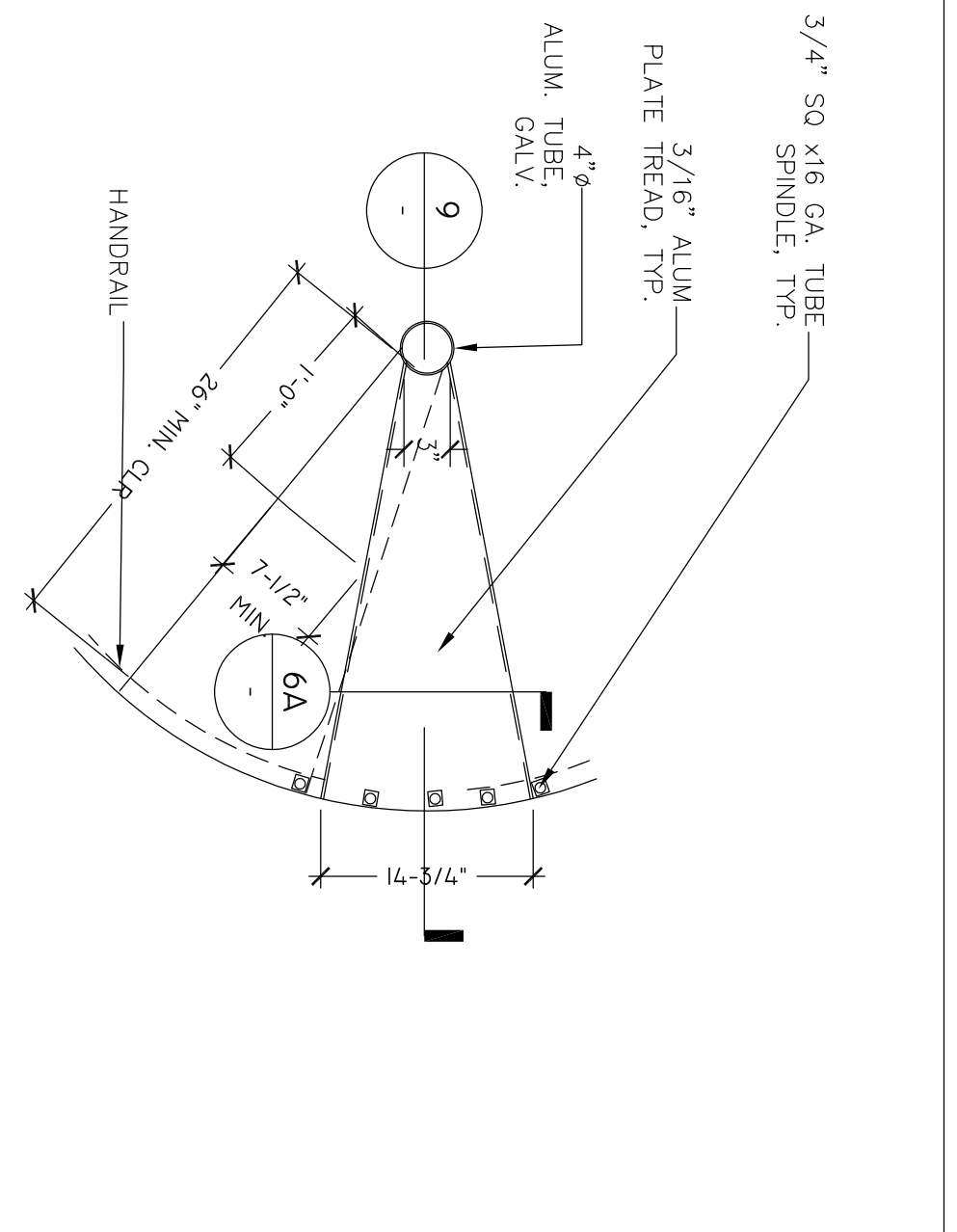
1. Minimum clear walking path of 28 inches.
2. Each step will have a minimum tread depth of 12 inches.
3. At least one handrail shall be provided for every flight.
4. Handrails shall be located between 36 inches and 42 inches high.
5. Landing width shall not be less than 36 inches.
6. Minimum headroom of 6 feet 8 inches shall be provided.
7. Spacing to 3-1/2" on center.
8. Guardrails shall be provided on all open sides.
9. Balustrades shall be provided on all open sides.
10. The stringer shall be equipped with a nosing.
11. Handrail height shall be 42 inches.
12. Handrail shall be attached to the wall with a minimum of 2 anchors.
13. Handrail shall be attached to the wall with a minimum of 2 anchors.
14. Handrail shall be attached to the wall with a minimum of 2 anchors.
15. Handrail shall be attached to the wall with a minimum of 2 anchors.



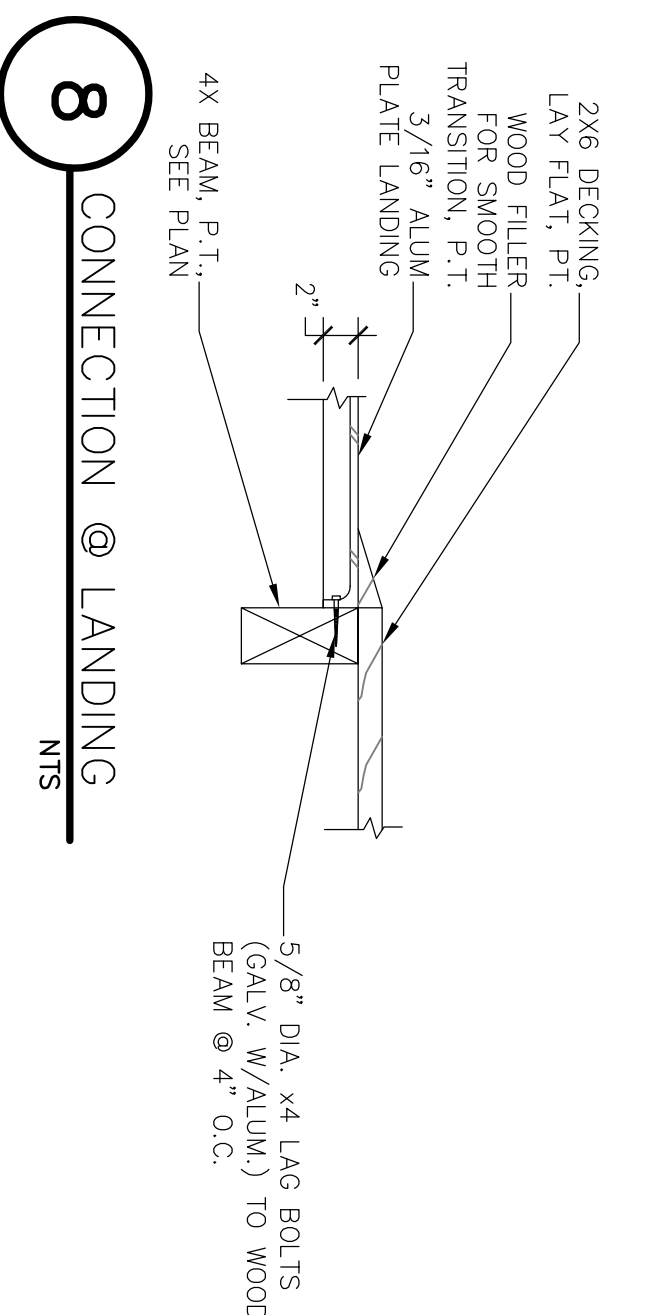
**2** LANDING PLAN  
NTS



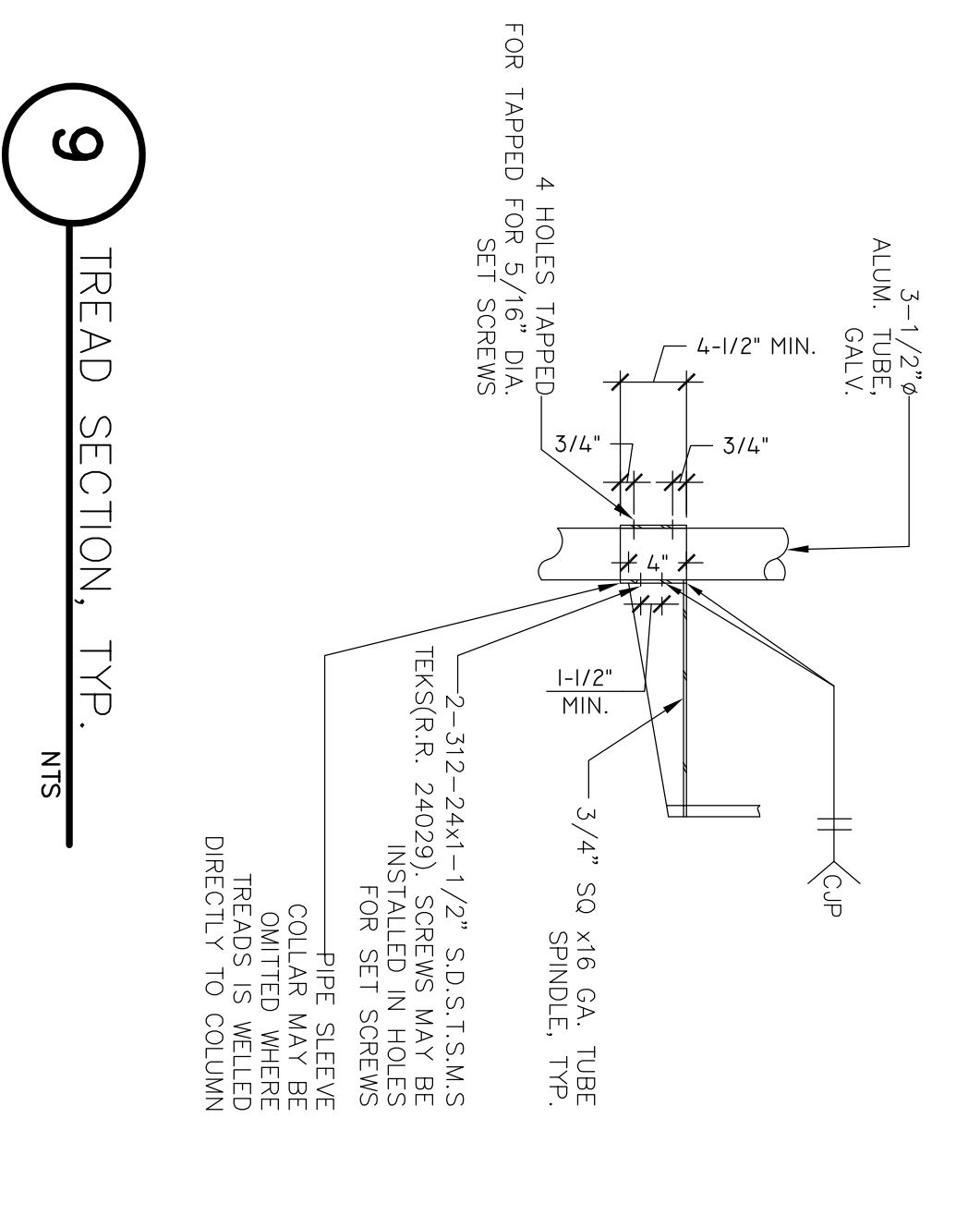
**3** LANDING STIFFENER  
NTS



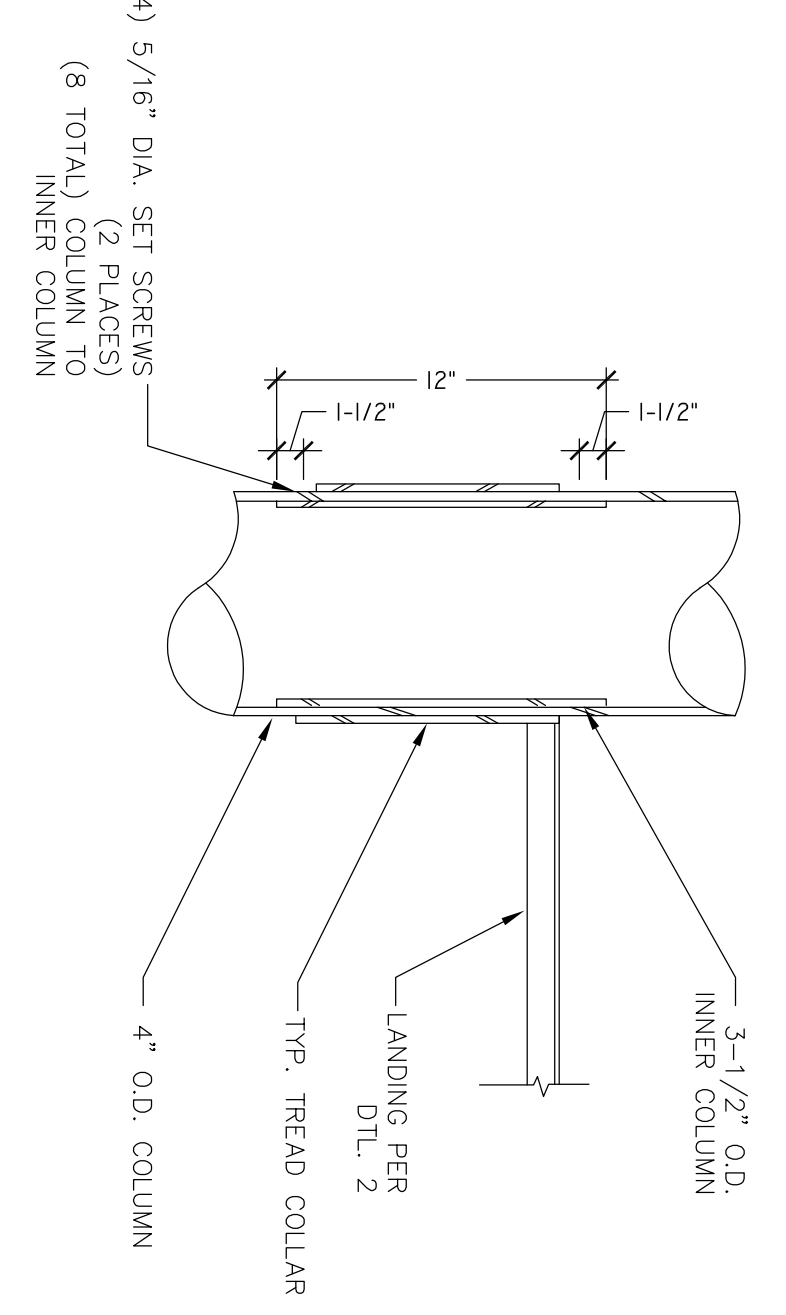
**6** TREAD PLAN  
NTS



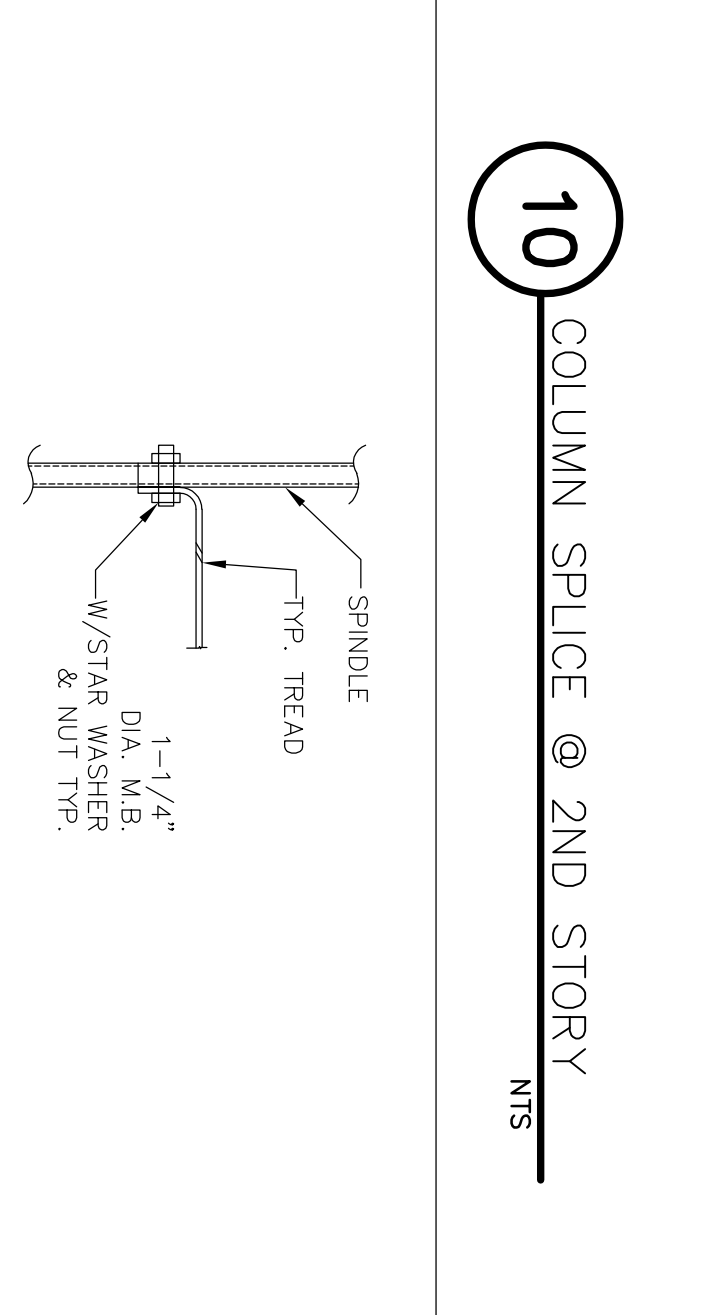
**8** CONNECTION @ LANDING  
NTS



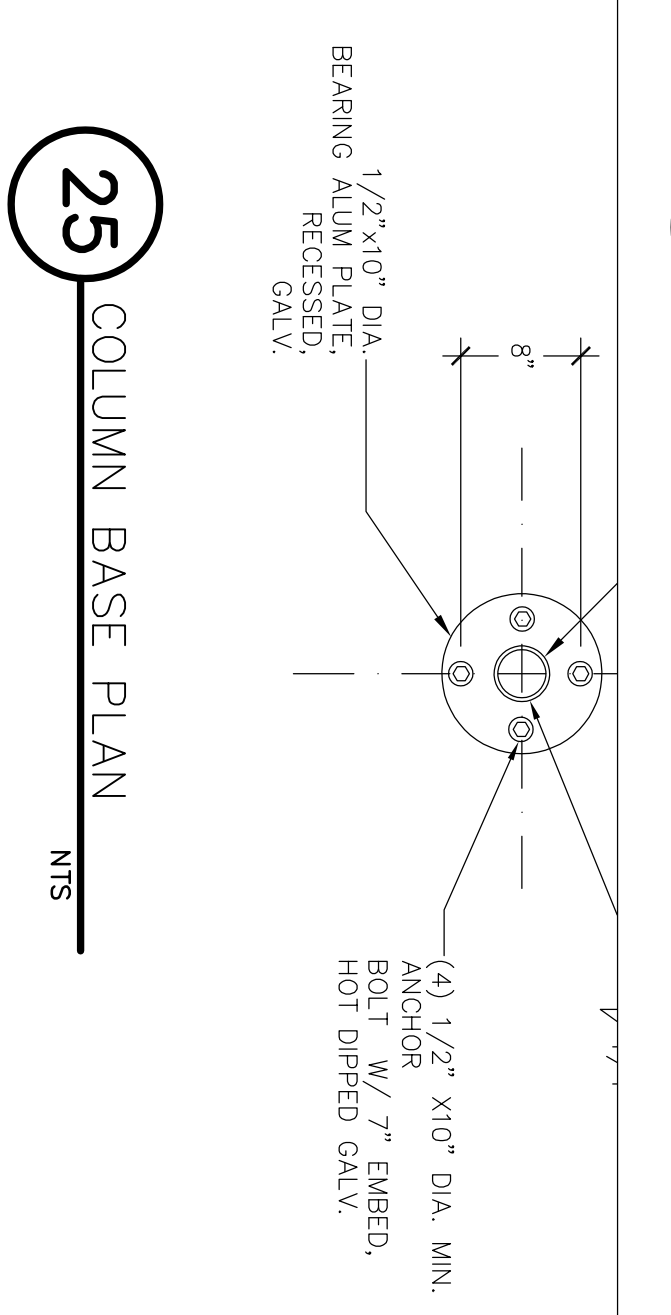
**9** TREAD SECTION, TYP.  
NTS



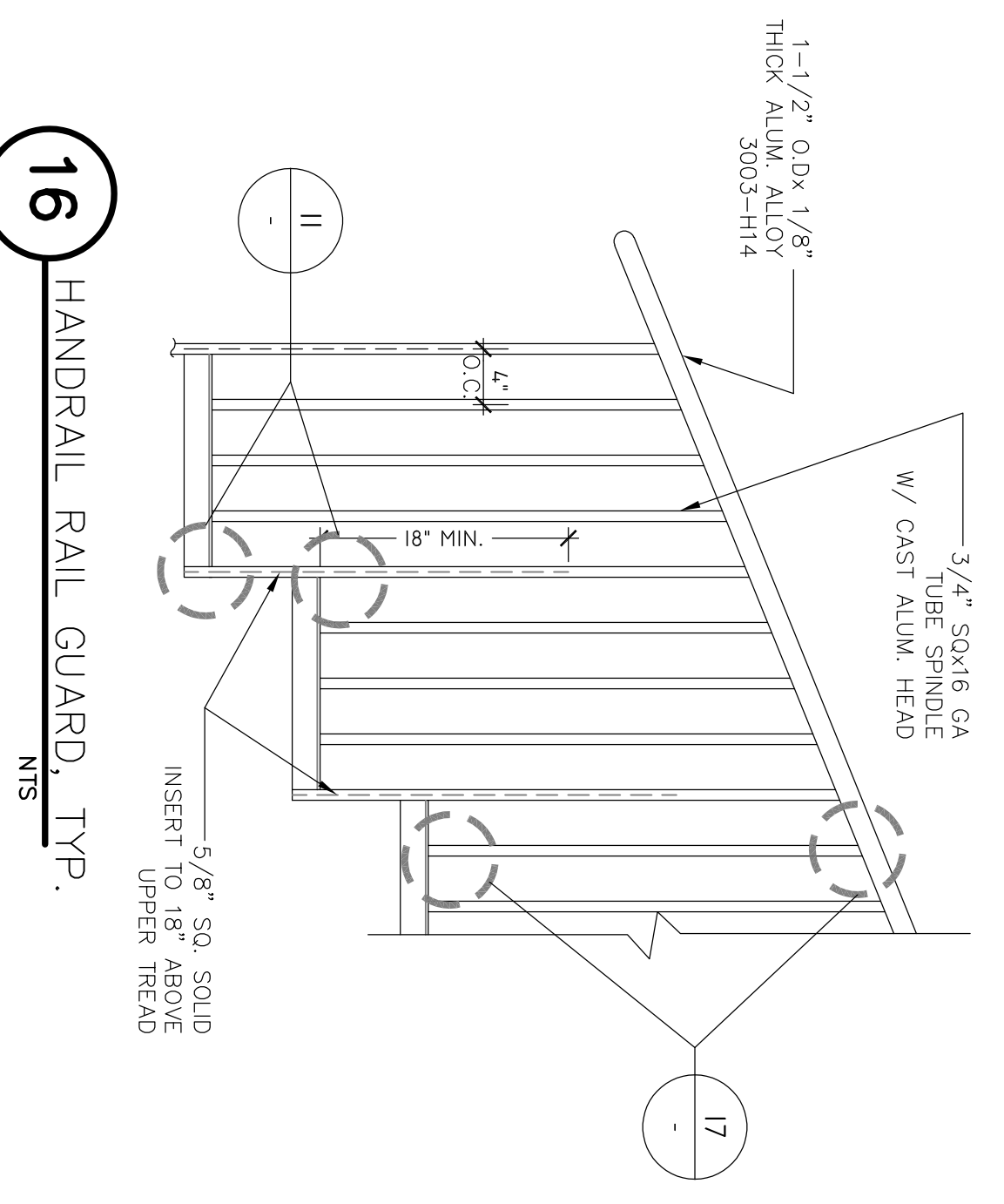
**10** COLUMN SPLICE @ 2ND STORY  
NTS



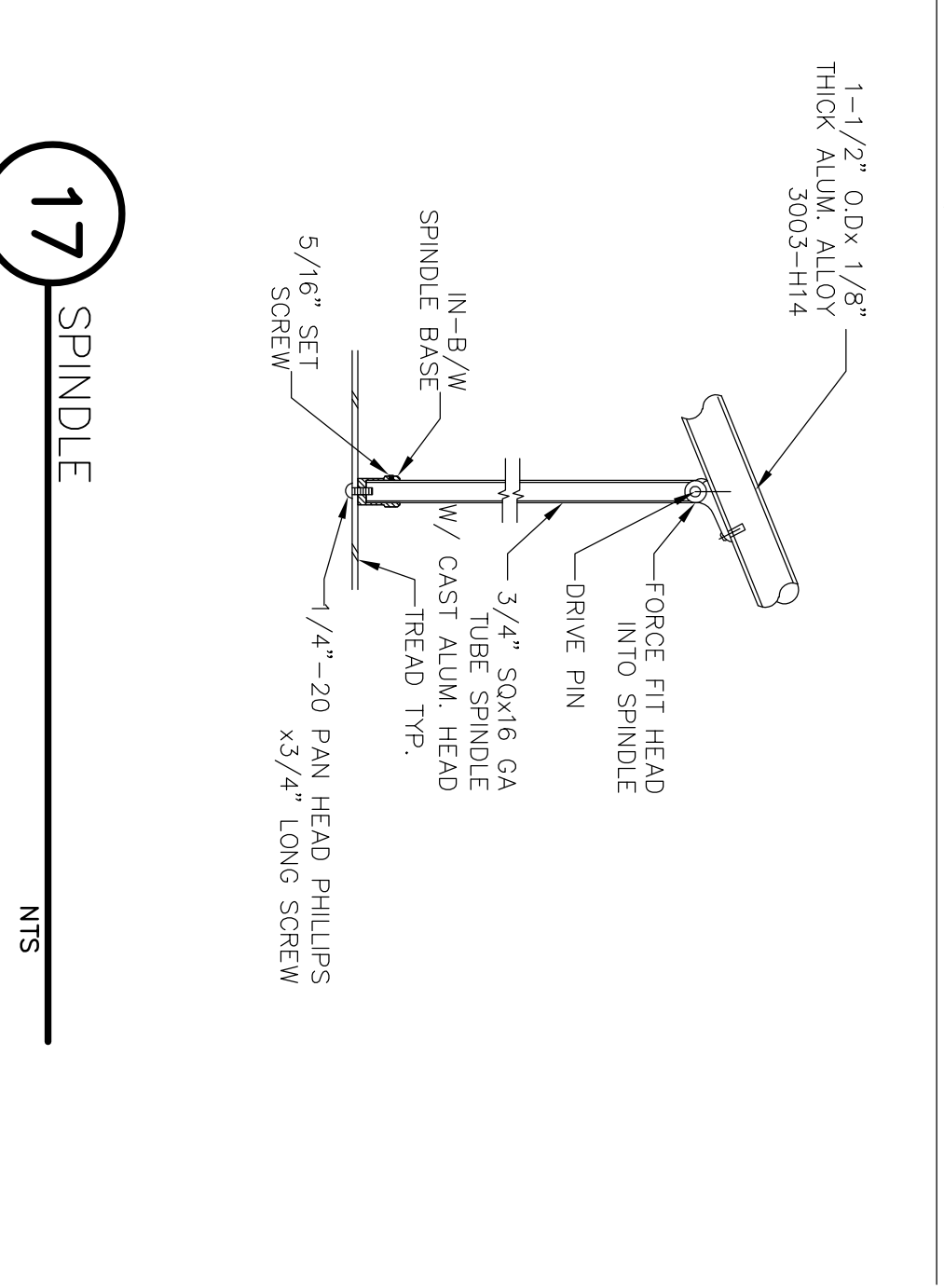
**11** RAIL DETAIL  
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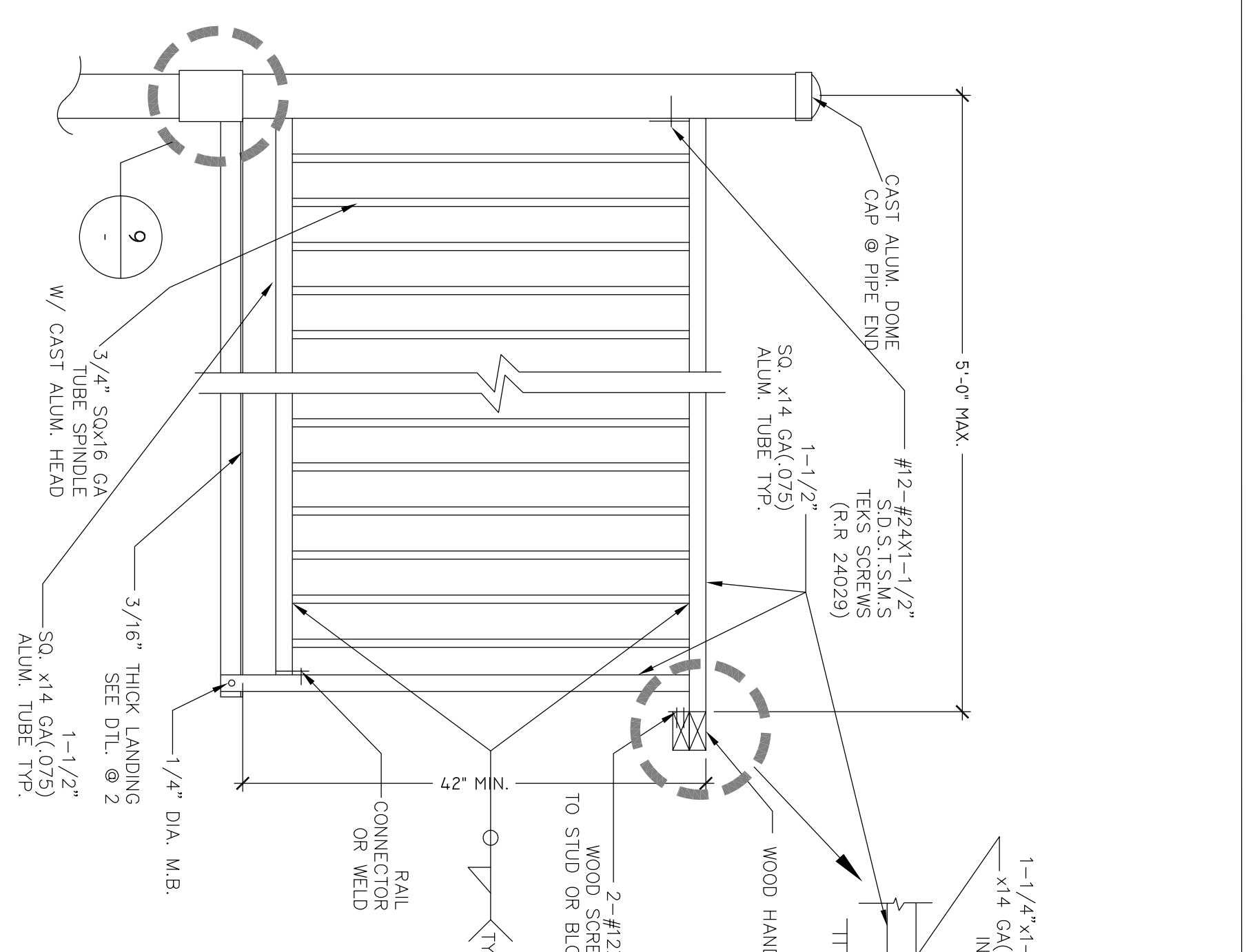
**25** COLUMN BASE PLAN  
NTS



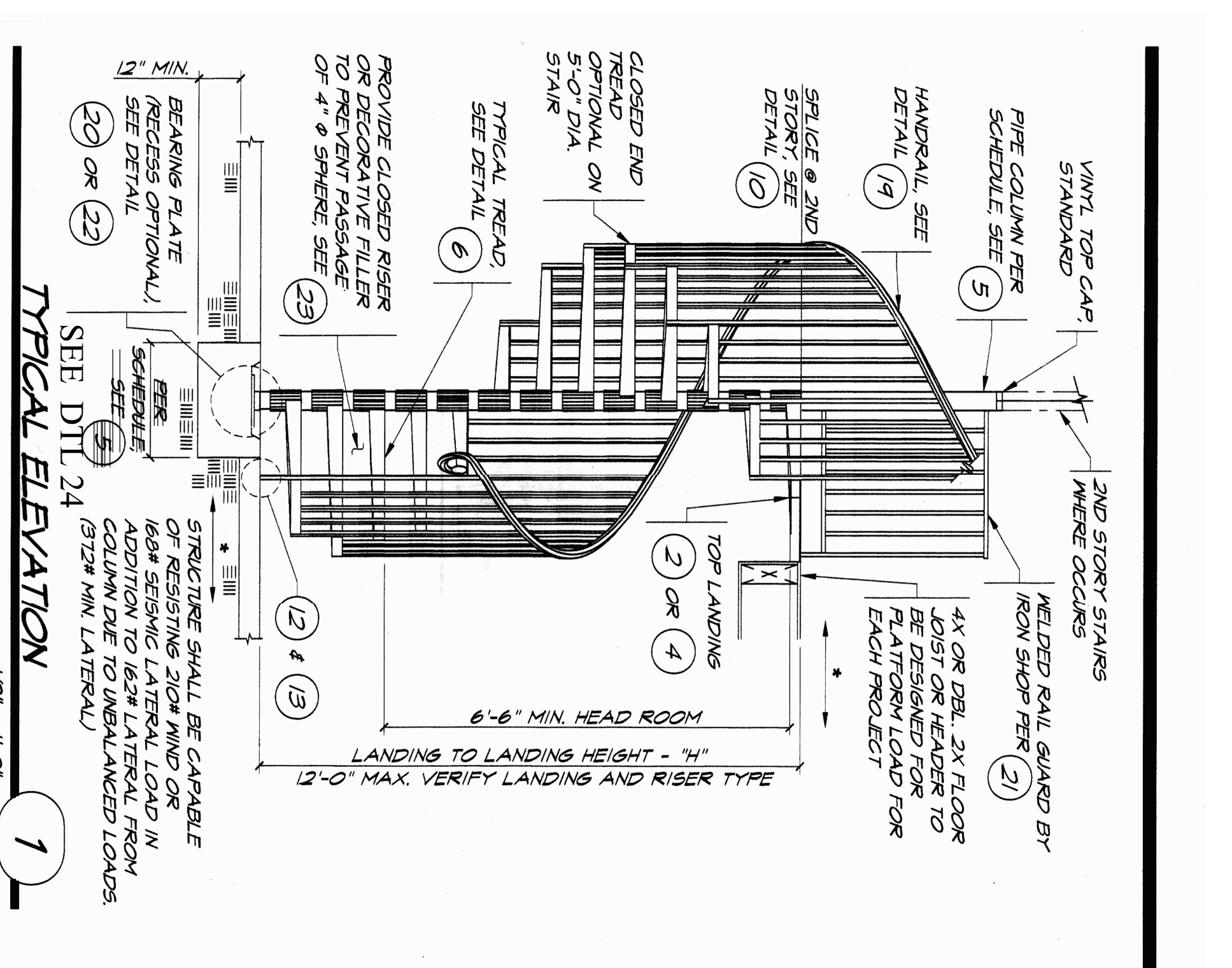
**16** HANDRAIL RAIL GUARD, TYP.  
NTS



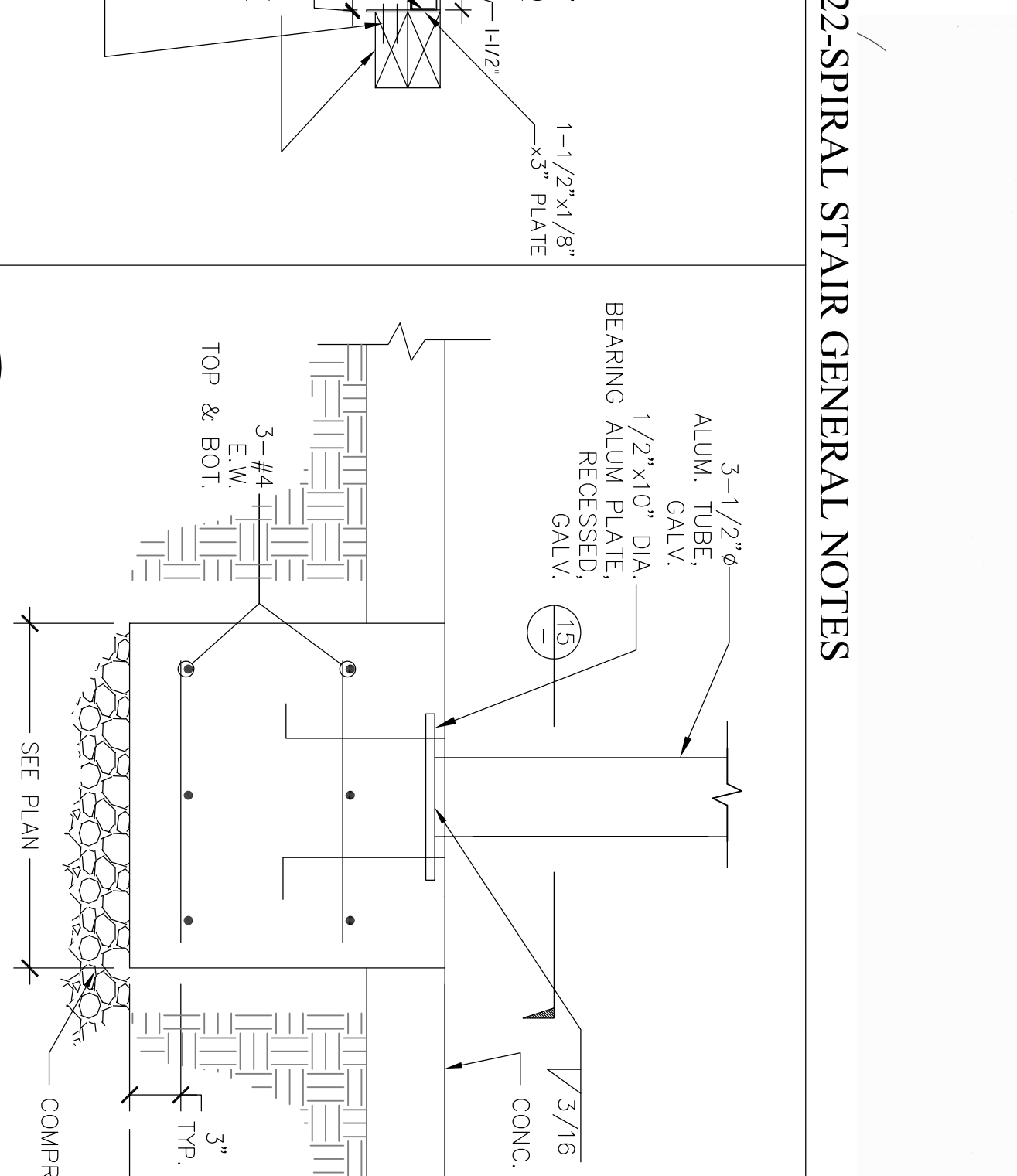
**17** SPINDLE  
NTS



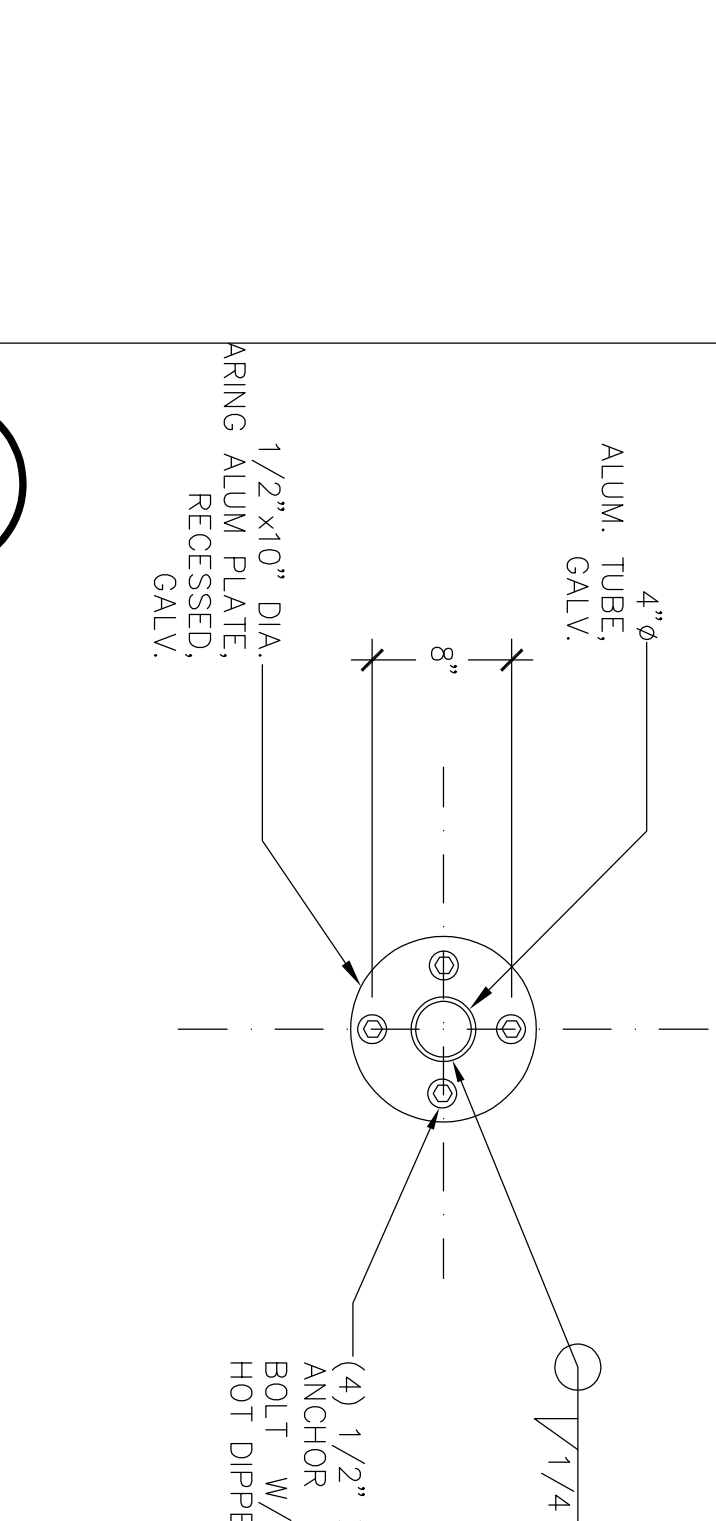
**22**-SPIRAL STAIR GENERAL NOTES



**1** TYPICAL ELEVATION  
1/2" = 1'-0"



**24** COLUMN BASE SECTION  
NTS



**25** COLUMN BASE PLAN  
NTS

PROJECT:  
**RESIDENTIAL DECK**

FOR  
**YUE FEE TEUNG**

XIE ASSOCIATES, INC  
26 FARVIEW CT  
SAN FRANCISCO, CA 94131  
TEL: 415 852-3047  
Web: www.xiearchitect.com  
Email: info@xiearchitect.com

1754  
27TH AVE  
SAN FRANCISCO,  
CALIFORNIA

PROJECT NO:  
MODEL FILE:  
DRAWING NO:  
CHECKER:  
DATE: 10/25/24

YUE FEE TEUNG  
No. 939888  
07/31/2025  
RENEWAL DATE

LICENSED ARCHITECT  
STATE OF CALIFORNIA

SHEET TITLE  
**SPIRAL STAIR DETAILS**



PROJECT NO: \_\_\_\_\_  
 MODEL FILE: \_\_\_\_\_  
 DRAWN BY/JDK: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: 10/25/24

**LICENSED ARCHITECT**  
 XIE MIN  
 No. 57385  
 Exp. 12/31/2025  
 STATE OF CALIFORNIA

**GENERAL NOTES**

1. EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK. HE SHALL NOTIFY THE OWNER ARCHITECT OF ANY AND ALL DISCREPANCIES BEFORE PROCEEDING. FOR CLARIFICATION OF DIMENSIONS, DO NOT SCALE FROM DRAWINGS. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALING THE DRAWINGS.
2. ALL STRUCTURAL DESIGN IS BASED ON 2022 CBC, CHAPTER 23.
3. SECTION 2308, CONVENTIONAL LIGHT FRAME CONSTRUCTION
4. THE CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS BEFORE BEGINNING CONSTRUCTION.
5. ALL EXISTING EQUIPMENT REMOVED BY DEMOLITION OR REHABILITATION SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
6. WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING THE DESCRIPTION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS DEEMED EQUIVALENT BY THE OWNER, AND STRUCTURAL ENGINEER TO THAT MATERIAL OR PROCESS INDICATED SPECIFIED.
7. EACH CONTRACTOR SHALL GUARANTEE BE RESPONSIBLE FOR, & MAKE GOOD ANY AND ALL DEFECTS DUE TO FAILURES OF HIS TRADE FOR LABOR, LEAKS, OR MATERIALS FOR A PERIOD OF ONE YEAR MINIMUM FOLLOWING THE ACCEPTANCE OF THE WORK BY THE OWNER.
8. THE CONTRACTOR SHALL SUPERVISE & DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES & PROCEEDINGS AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT. CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE SAFETY & PERFORMANCE OF THE WORK. SAFETY COMPLIANCE SHALL BE IN ACCORDANCE WITH OSHA, U.S. DEPT. OF LABOR, STATE AND LOCAL REQUIREMENTS.
9. THE CONTRACTOR SHALL FURNISH AND BE RESPONSIBLE FOR ADEQUATE SHORING, BRACING, AND PROTECTIVE MEASURES TO SAFELY EXECUTE THE WORK.

**GENERAL NOTES**

1. ALL CONCRETE SHALL HAVE 2,500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. CONCRETE SHALL BE MECHANICALLY VIBRATED DURING PLACEMENT.
2. THE MINIMUM CEMENT CONTENT SHALL BE 5 BAGS/MINIMUM PER CUBIC YARD.
3. THE MAXIMUM CONCRETE SLUMP SHALL BE 4 INCHES PLUS OR MINUS 1 INCH.
4. CEMENT FOR CONCRETE SHALL BE STANDARD BRAND TYPE II, LOW ALKALI, PER ASTM C-150.
5. AGGREGATE SHALL CONFORM TO ASTM C-33, 1 INCH MAXIMUM SIZE. SIZE NUMBER 67 AGGREGATE, A MINIMUM 3" HOSE FOR PLAYING CONCRETE IS REQUIRED. PEA GRAVEL MIXES ARE NOT ALLOWED.
6. WATER REDUCING AGENTS SHALL BE USED TO REDUCE WATER / CEMENT RATIO. WATER REDUCING AGENTS ARE NOT ALLOWED.
7. ALL HOLD DOWN ANCHORS AND ANCHOR BOLTS AT SHEAR WALLS SHALL BE HELD FIRMLY IN PLACE BY A TEMPLATE PRIOR TO POURING CONCRETE. EXACT HOLDDOWN LOCATION MUST BE COORDINATED BETWEEN CONCRETE CONTRACTOR AND FRAMING CONTRACTOR.
8. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN ON PLANS AT THE SITE PRIOR TO COMMENCING WORK.
9. THE REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, DEFORMED BARS CONFORMING TO A.S.T.M. A615 GRADE 60. GRADE 40 MAY BE USED FOR #3 & #4 BARS. THE PLACING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH CHAPTER 19 OF THE 2022 CBC.
10. CRACK CONTROL JOINTS, TO BE SAWCUT 1/4" OF THE SLAB THICKNESS, 10'-15' O.C. E.W. WITHIN 24 HOURS OF POUR.

**SOILS NOTES**

SOIL'S CRITERIA SHALL CONFORM WITH THE CITY OF SAN FRANCISCO CITY STANDARDS.

ALLOWABLE SOIL PRESSURE = 1,500 PSF.  
 GRADING WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF CITY AND CITY OF SAN FRANCISCO STANDARDS.  
 PRESATURATION OF THE FOUNDATION SOIL SHOULD BE INITIATED WELL BEFORE CONCRETE IS SCHEDULED TO BE POURED.

**CONCRETE NOTES**

**DESIGN LOADS**

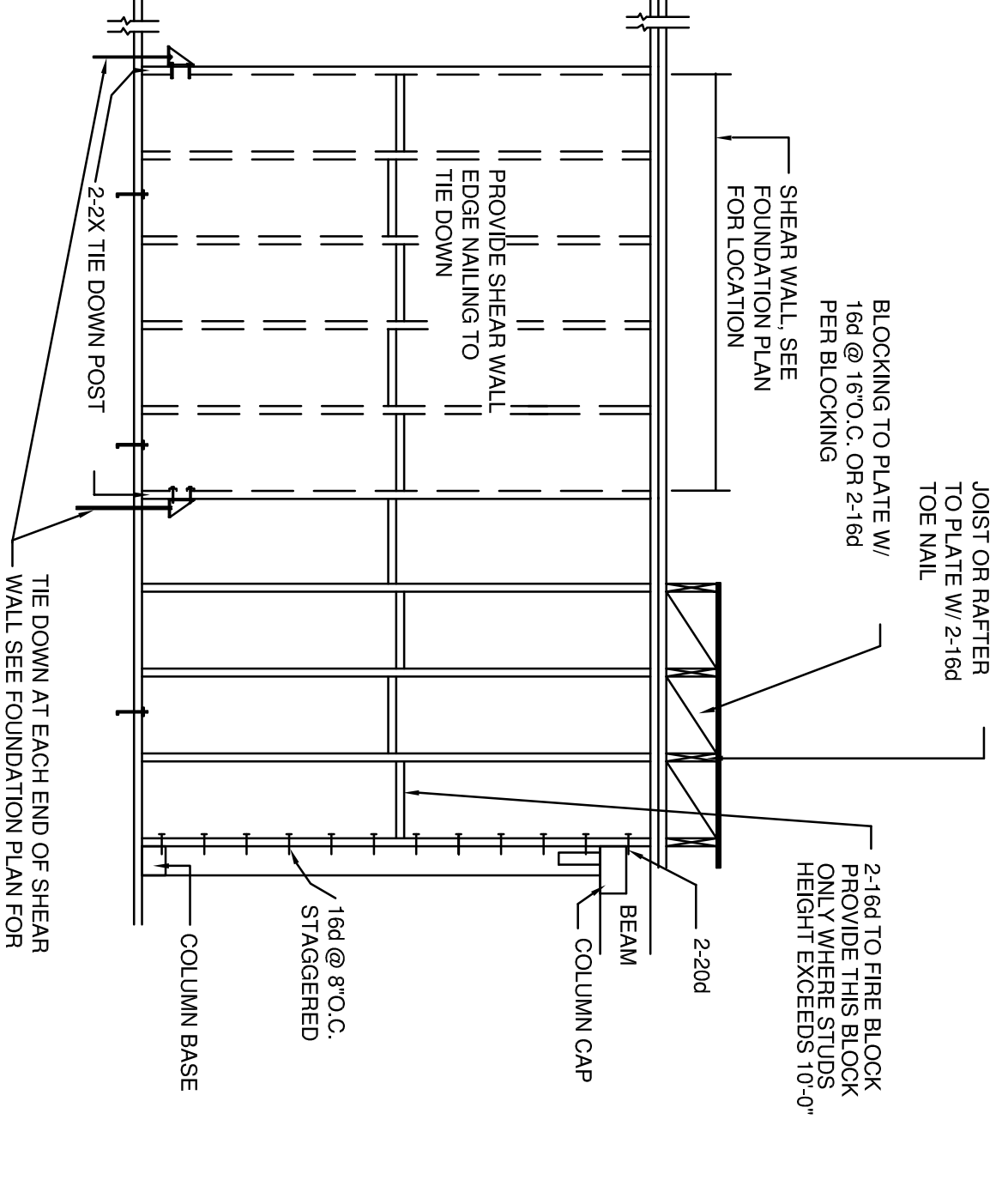
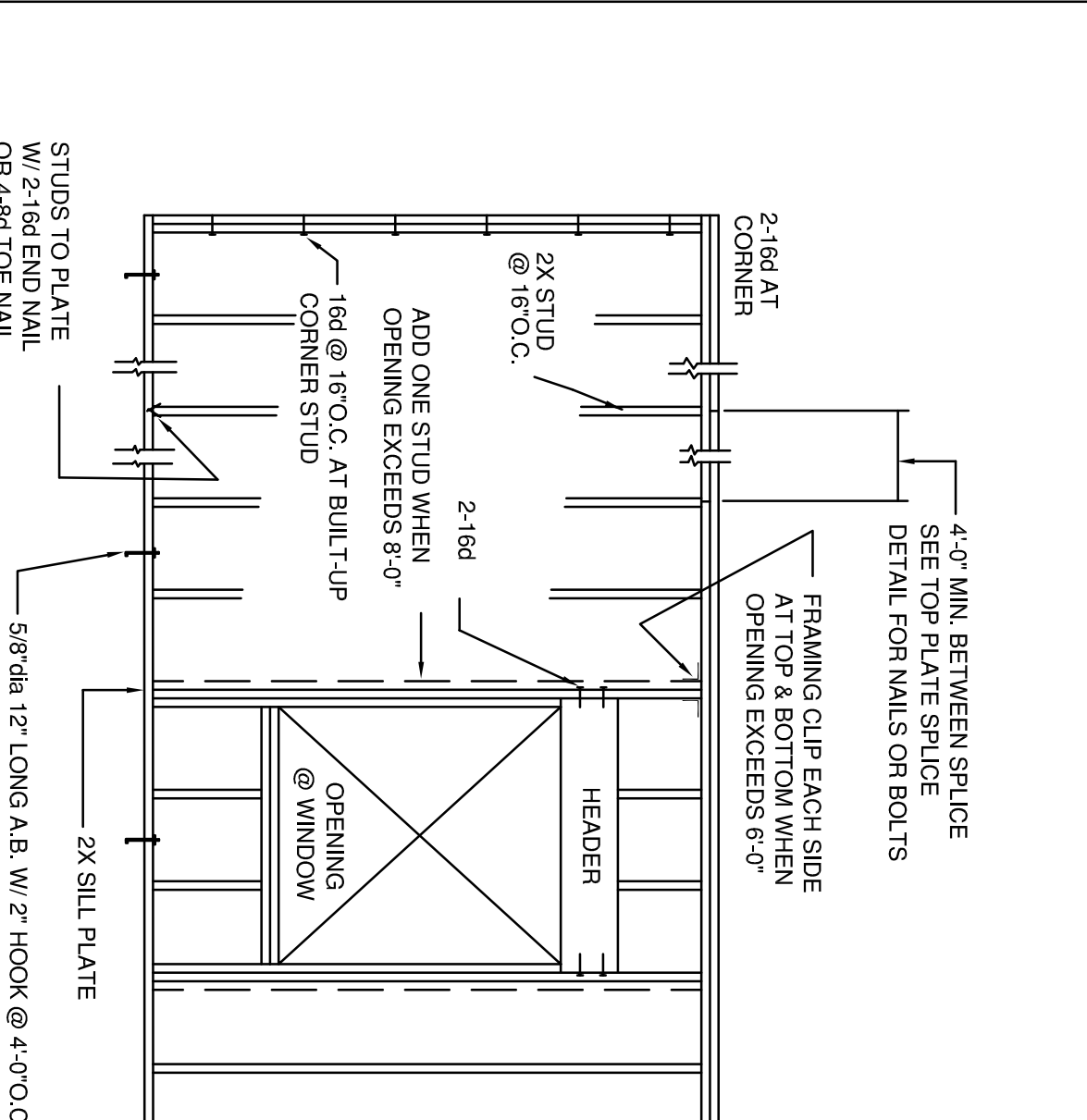
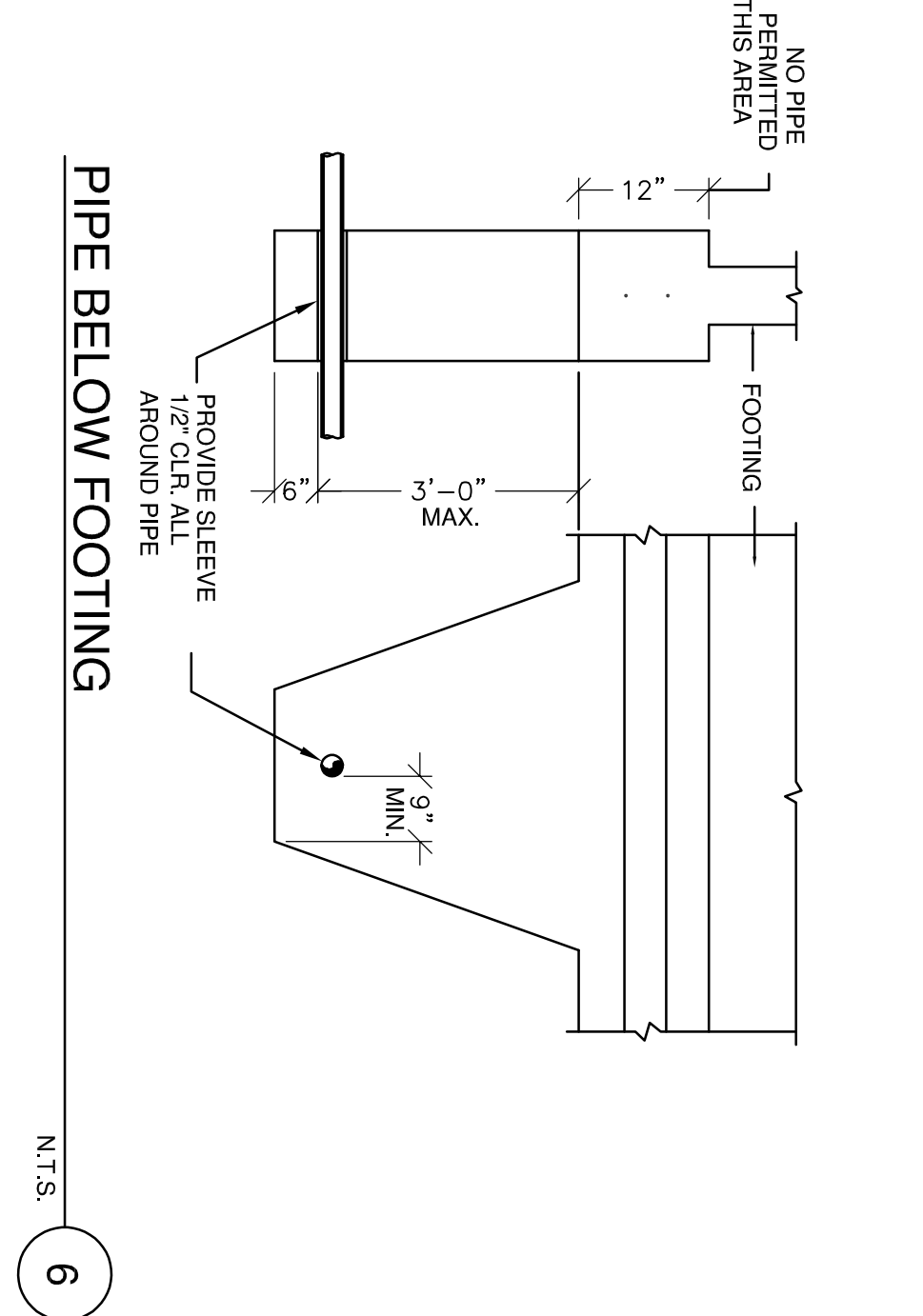
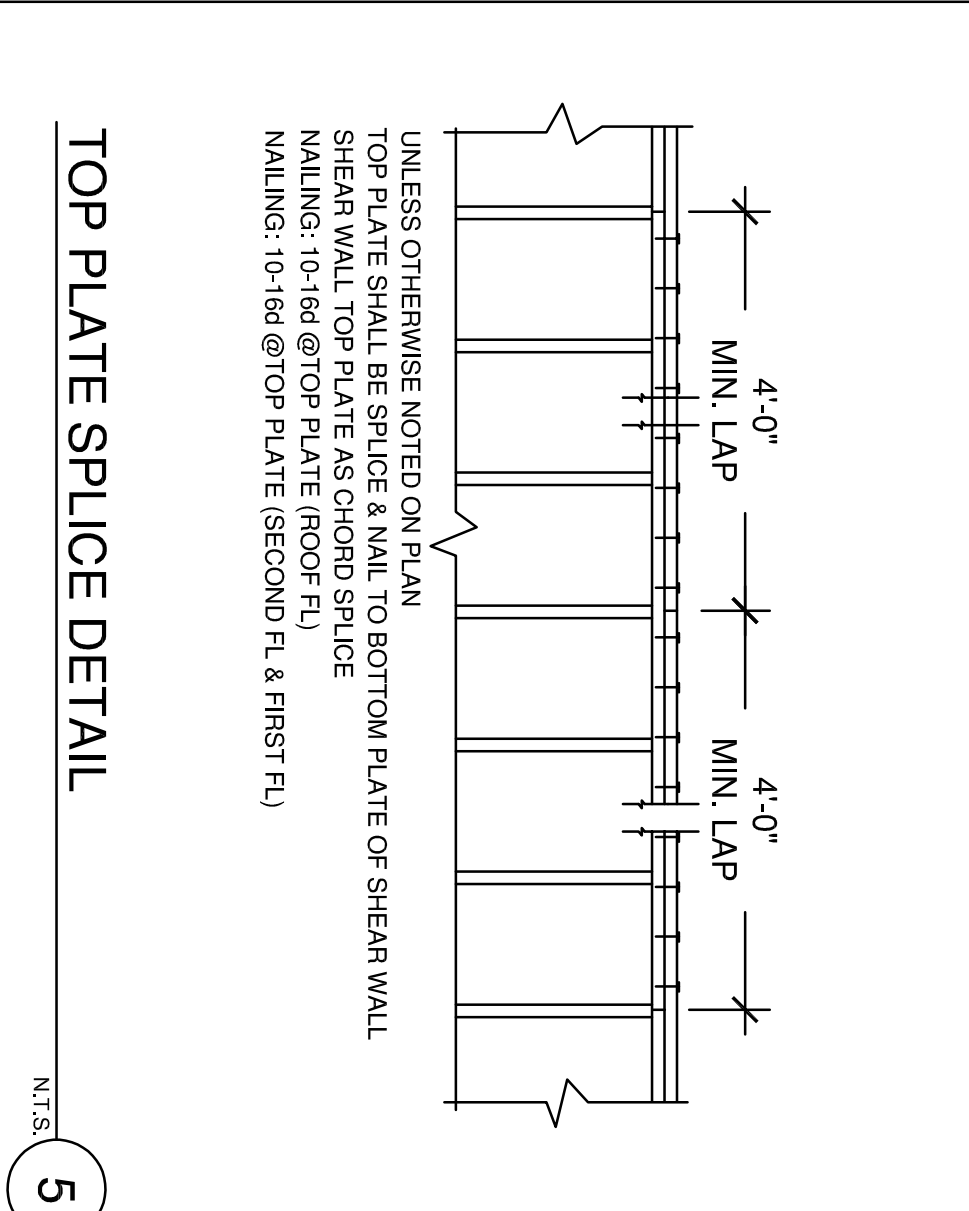
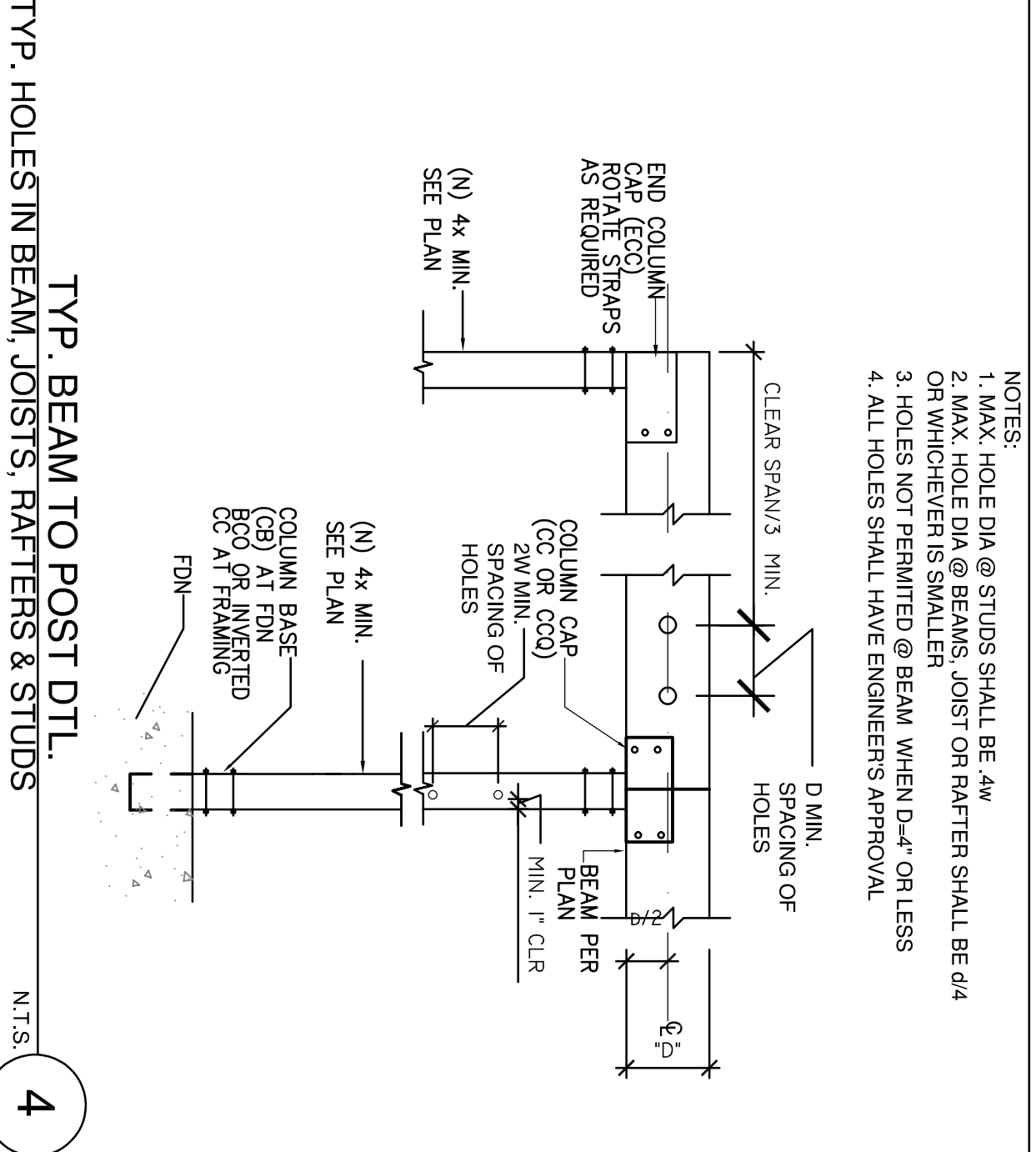
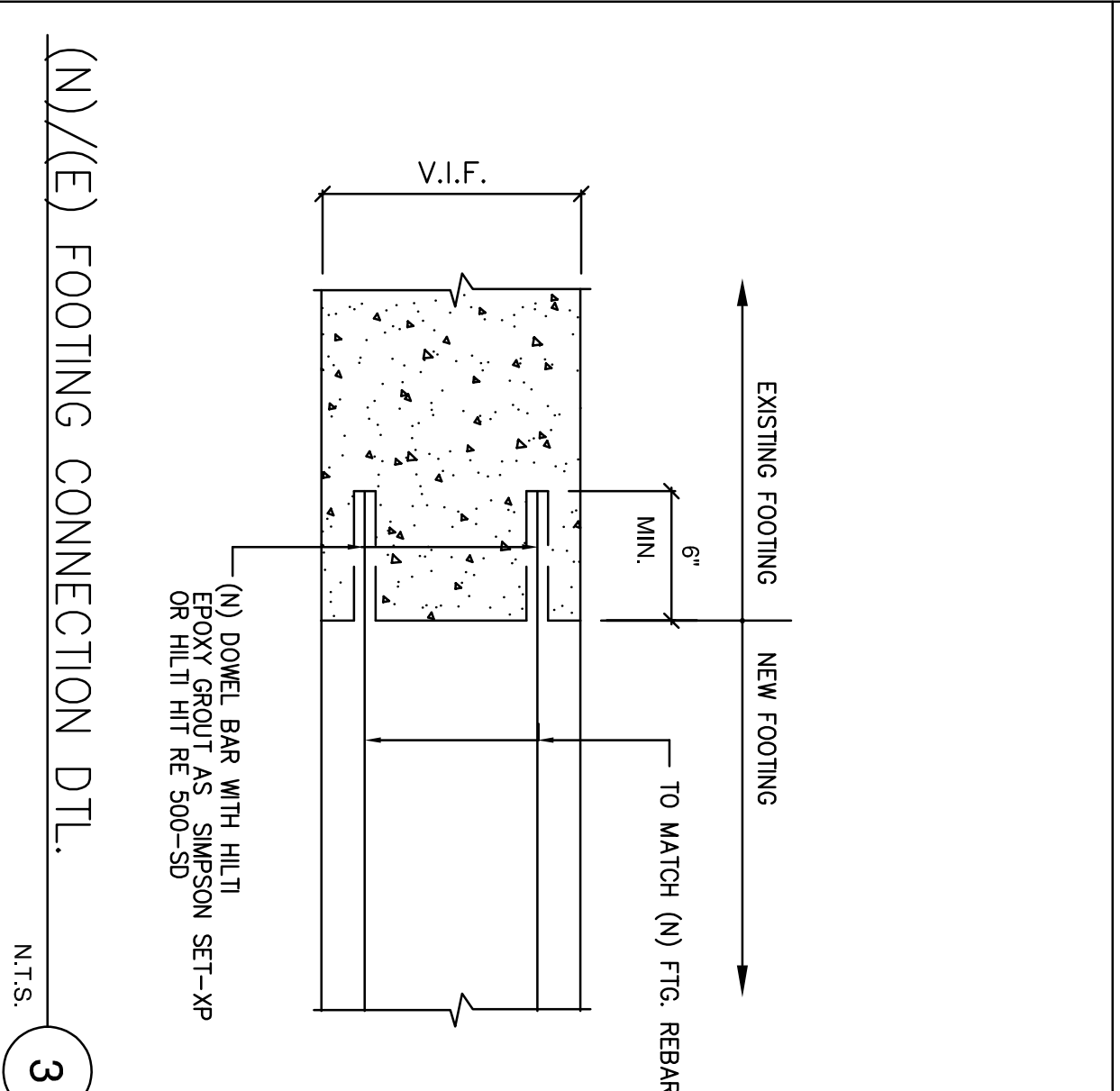
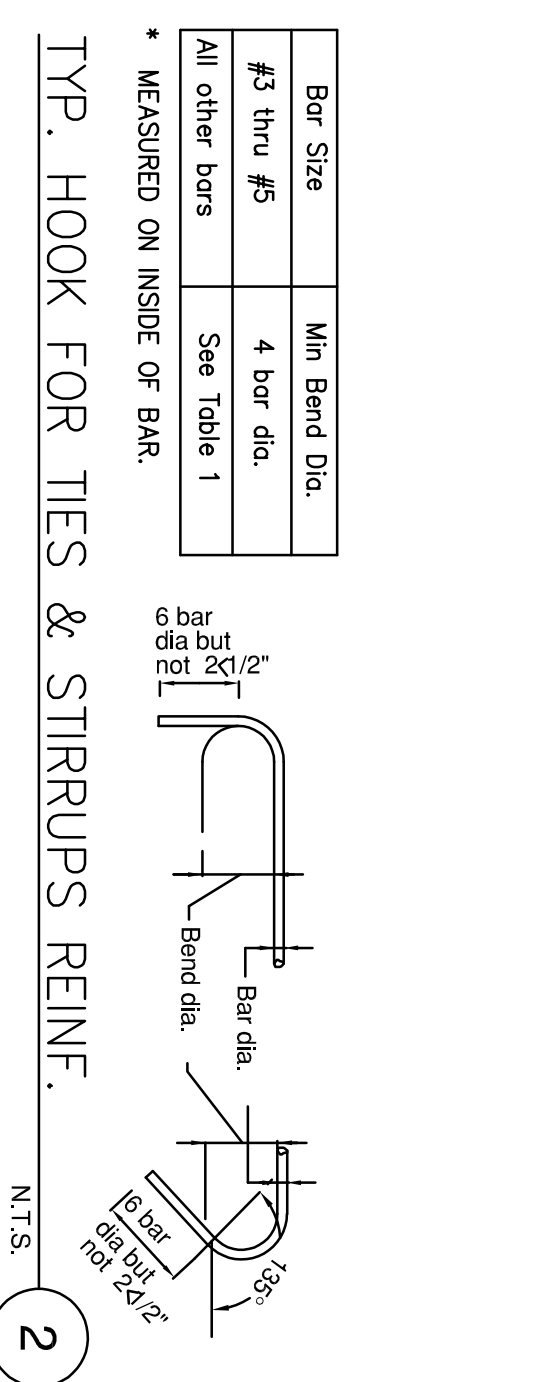
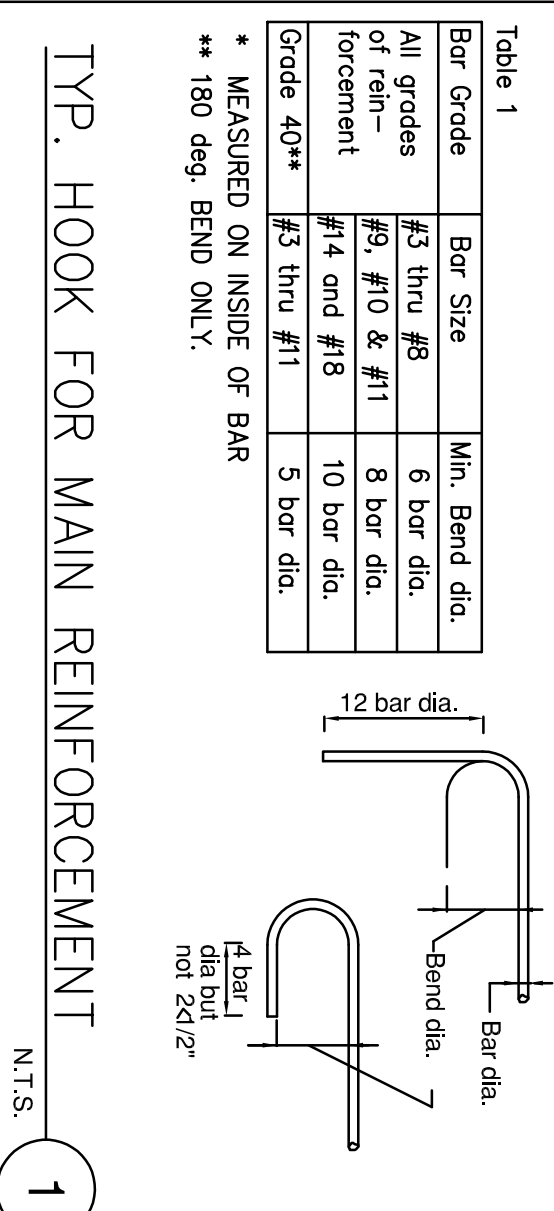
SITE CLASS D SEISMIC DESIGN CATEGORY SDC OCCUPANCY CATEGORY II  
 WIND LOAD BASIC WIND SPEED 95 MPH EXPOSURE B  
 ROOF LOAD DEAD LOAD = 15.5 PSF, LIVE LOAD = 20 PSF  
 ROOF DECK LOAD DEAD LOAD = 21.5 PSF, LIVE LOAD = 40 PSF  
 FLOOR LOAD DEAD LOAD=21.5 PSF LIVE LOAD = 40 PSF

**FRAMING NOTES**

1. ALL FRAMING AND CARPENTRY SHALL BE DONE IN ACCORDANCE WITH THOSE APPLICABLE SECTIONS OF CHAPTER 23 OF THE 2022 CALIFORNIA BUILDING CODE AND DETAILS INDICATED ON THE DRAWINGS.
2. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR GRADE IN ACCORDANCE WITH THE LATEST EDITION OF GRADING AND GRADING RULES #16 OF THE WEST COAST LUMBER INSPECTION BUREAU OF THE FOLLOWING GRADES:  
 RAFTERS AND JOISTS -#1 AND BETTER  
 BEAMS -#1  
 POSTS -#1  
 STUDS (2x6 IN BEARING WALLS) -STAND AND BETTER  
 UNLESS NOTED OTHERWISE
3. WOOD BEARING DIRECTLY ON CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESURE TREATED D.F.
4. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPE, CONDUIT, ETC.
5. 2x SPOUD BLOCK SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
6. ALL BOLTS TO HAVE FLAT WASHERS UNDER HEAD AND NUT AND AT ALL HOLDDOWN BOLTS AND ANCHOR BOLTS. ALL BOLT HOLES SHALL BE 1/32" (MIN.), 1/16" (MAX.) OVERSIZED AT THE CONNECTION OF HOLDDOWN TO POSTS.
7. ALL PLYWOOD EXPOSED TO WEATHER SHALL BE EXTERIOR GRADE. PRODUCT STANDARD PS-33, DOUGLAS FIR LARCH, CDX.
8. FRAMING SURROUNDING ALL METAL FIREPLACE VENTS SHALL BE CONTINUOUS 2X6 STUDS @ 16" O.C. SHEATHED WITH STRUCTURAL PLYWOOD AND WITH DRAFT STOPS @ 10'-0" o.c. MAX. (FOR PLYWOOD NAILING, SEE ROOF NAILING SCHEDULE.)
9. HOLDDOWN CONNECTION BOLTS/NUTS SHALL BE TORQUE 1/2 TURN BEYOND FINGER TIGHT OR AS REQUIRED BY MANUFACTURER.
10. ALL SHEAR PANELS TO EXTEND FROM FLOOR TO FLOOR & FLOOR TO ROOF DIAPHRAGMS. (U.N.O.)

**NAILING SCHEDULE (CBC TABLE 2304.9.1)**

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOPNAIL	3-8d
2. BRACING TO JOIST, TOPNAIL EACH END	2-8d
3. 2X6 SURFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1" X 6" SURFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SURFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-8d
6. SOLE PLATE TO JOIST OR BRACING, TYPICAL FACE NAIL	16d AT 16" O.C.
7. TOP PLATE TO STUD, END NAIL	3-16d PER 16"
8. STUD TO SOLE PLATE	2-16d
9. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
10. DOUBLED TOP PLATES, LAP SPICE	16d AT 16" O.C.
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOPNAIL	3-8d
12. END JOIST TO TOP PLATE, TOPNAIL	8d AT 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOPNAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOPNAIL	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTERS TO PLATE, TOPNAIL	3-8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1" X 8 SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d AT 24" O.C.
24. BUILT-UP GIRDER AND BEAMS	16d AT 24" O.C. AND STAGGERED 2-20d AT ENDS AND AT EACH SPICE
25. 2" PLANKS	3-16d
26. collar tie to rafter, FACE NAIL	3-10d common
27. JACK RAFTER TO HIP, TOPNAIL	3-10d common
28. ROOF RAFTER TO 2-BY 4RIDGE BEAM, TOPNAIL	2-16d common
29. JOIST TO BAND JOIST, FACE NAIL	3-16d common
30. LEADER STRIP, FACE NAIL	COMMON
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD, SHEATHING TO ROOF AND WALL SHEATHING ( TO FRAMING):	COMMON
COMBINATION SURFLOOR-UNDERLAYMENT ( TO FRAMING):	
32. PANEL JOISTS (TO FRAMING):	1/2" #303 6d
33. FIBERBOARD SHEATHING: *	1/2" 6d
	No.11 8d
	No.16 8d
	No.11 8d
	No.16 8d
	No.16 8d
34. INTERIOR PANELING	1/2" 4d
	3/4" 6d



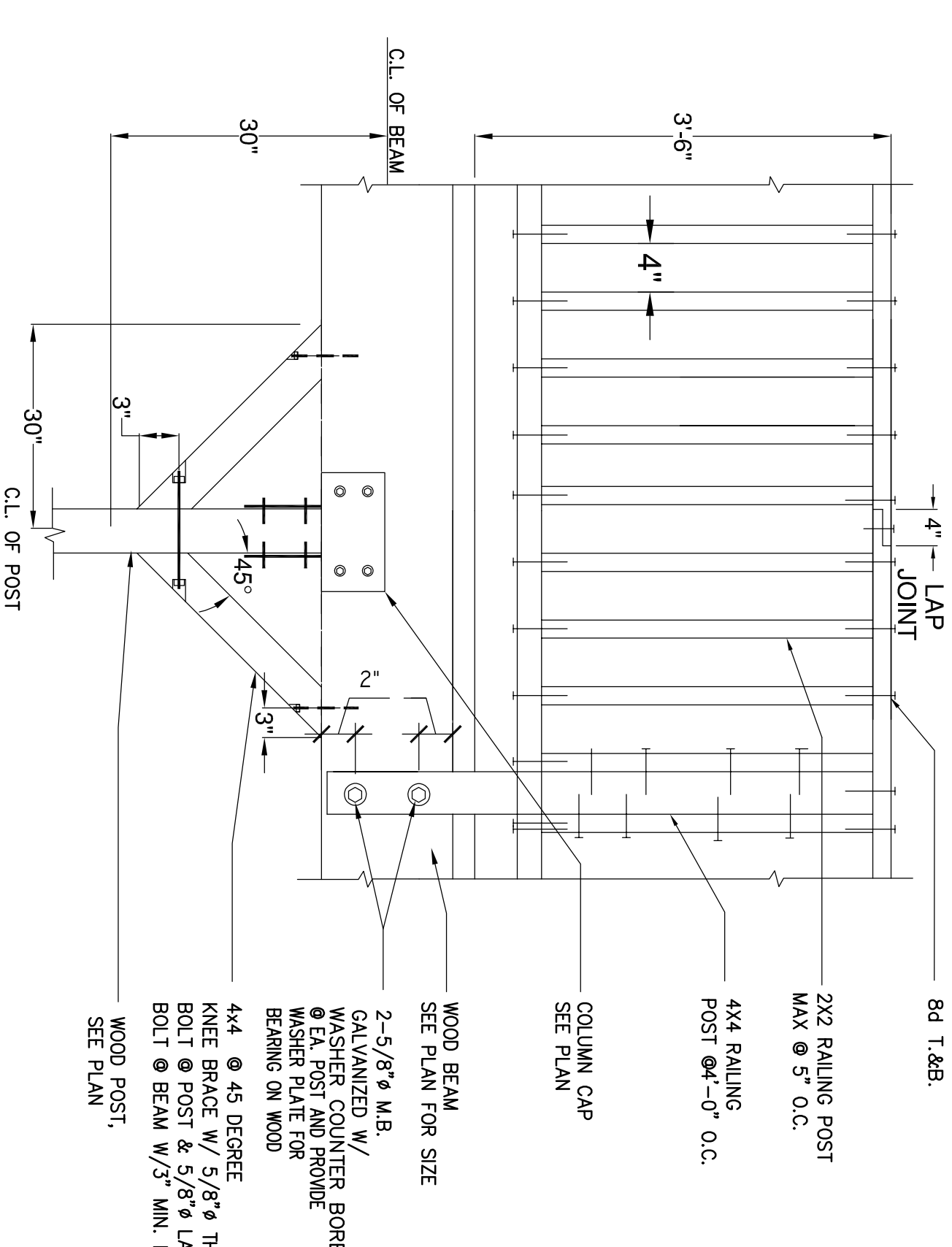


PROJECT NO:	1754
MODEL FILE:	1754-27th-Deck-Details-Checklist.rvt
CHECKER:	YUE FEE TEUNG
DATE:	07/25/2025
ISSUED FOR:	FOR DBL USE ONLY
DATE:	07/25/2025

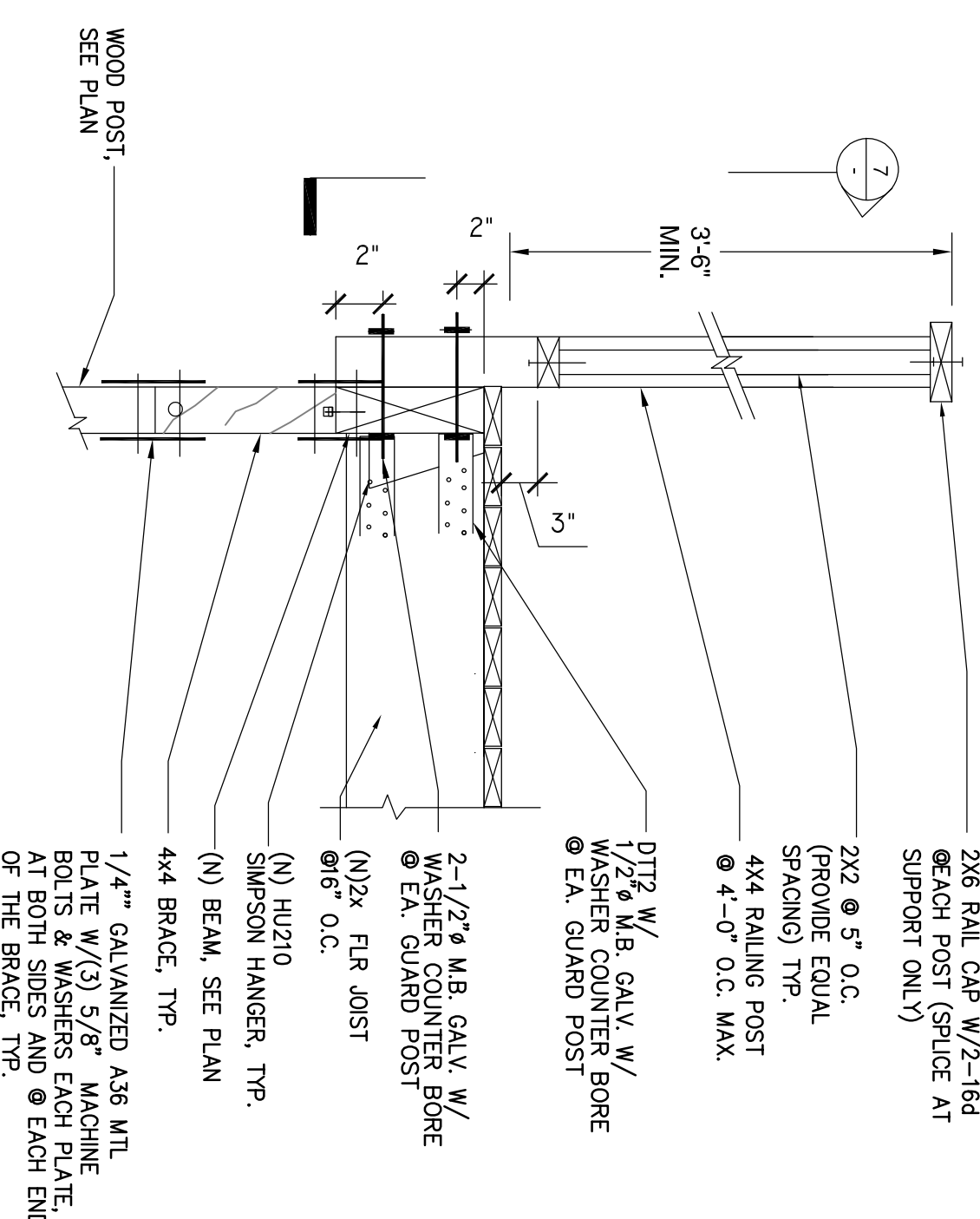
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DETAILS & CHECKLIST

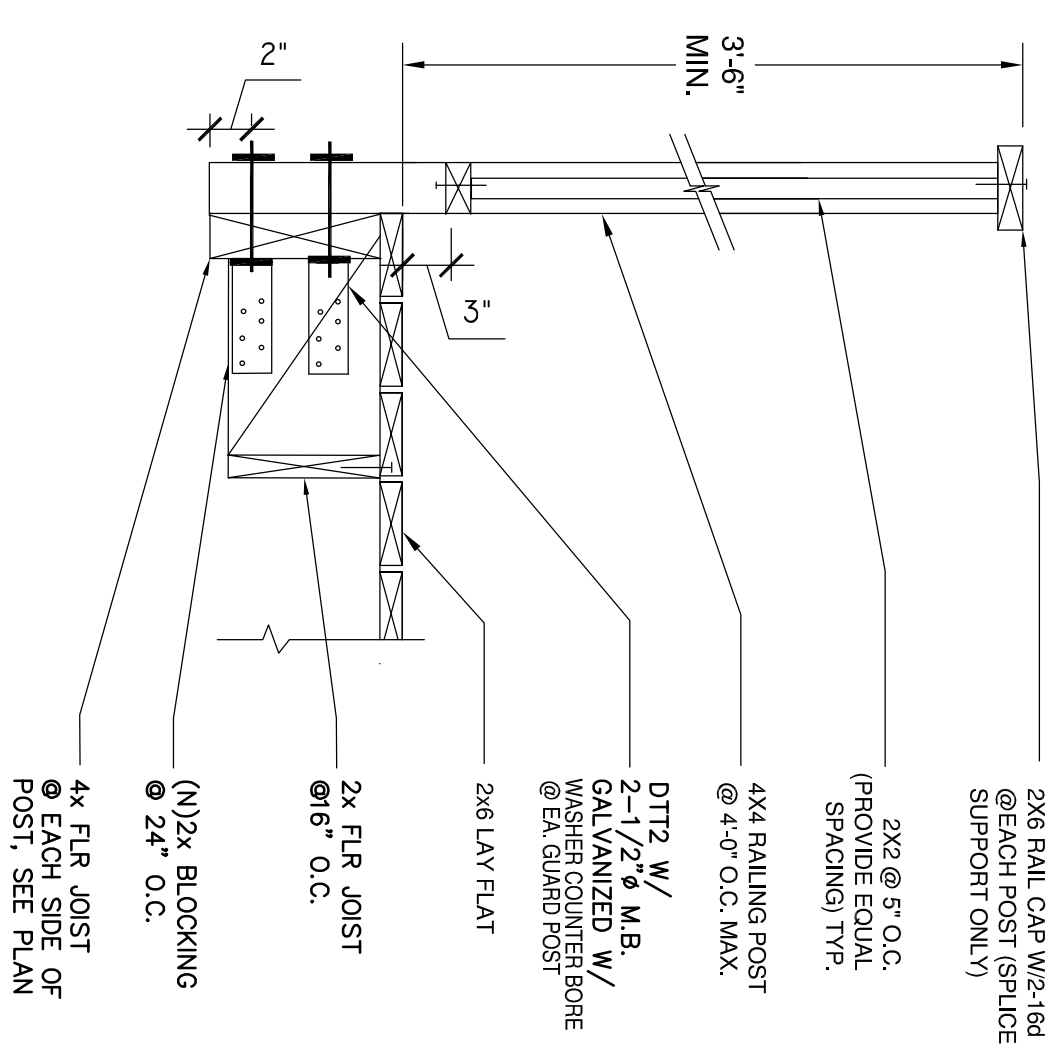
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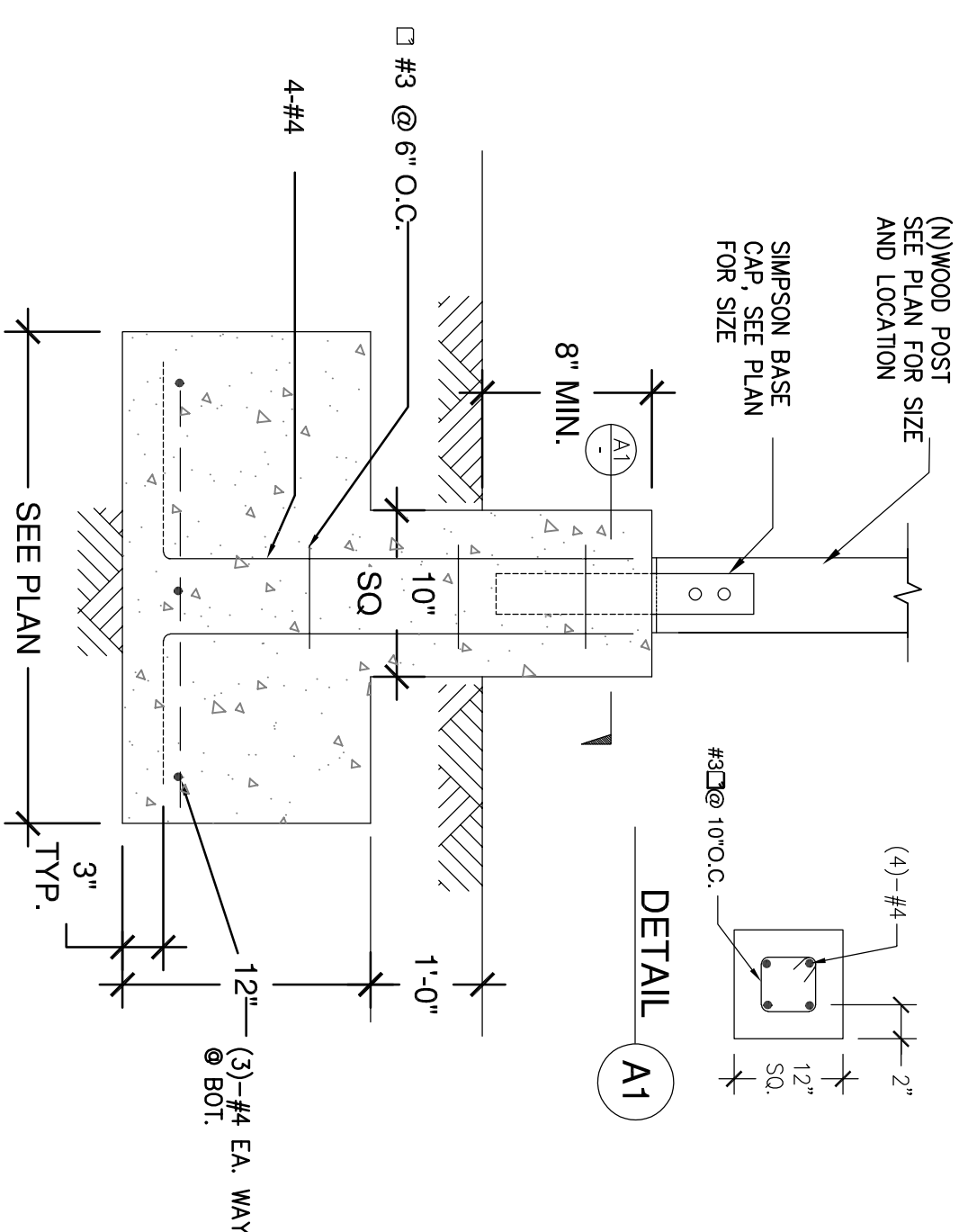
GUARDRAIL/POST DETAIL 8



GUARDRAIL DETAIL 7



GUARDRAIL DETAIL 6



FOUNDATION DETAIL 1

City and County of San Francisco  
Department of Building Inspection

London N. Broed, Mayor  
Tom C. Hull, S.E., C.B.O., Director

Attachment A

City and County of San Francisco  
Department of Building Inspection

Edwin M. Lee, Mayor  
Tom C. Hull, S.E., C.B.O., Director



City and County of San Francisco  
Department of Building Inspection

OWNER NAME: YUE APPLICATION NO: 4158162923

OWNER NAME: YUE APPLICATION NO: 4158162923

JOB ADDRESS: 1754 27TH AVE

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ADDITIONAL NO.

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

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

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

TER III: Structural Advisory Committee (SAC) Review

PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25% GRADE) YES NO

ADDITIONAL NO.

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building file records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: ME GUAN

Engineer/Architect of Record: ME GUAN

Signature: ME GUAN

Requested information: BILL@MEARCHDESIGN.COM

Required information: BILL@MEARCHDESIGN.COM

Requested information: BILL@MEARCHDESIGN.COM

STRICTURAL 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

Telephone: (415) 558-6132

Fax: (415) 558-6474

Email: dbi.specialinspections@sf.gov

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 adding to a paperless fax receipt mode.

Special Inspection Services

1660 Mission Street, CA 94103

Office (415) 558-6132 Fax (415) 558-6474 www.sfdbi.org

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

F-448 2/016

Revised 06/22/2017