Revised plans submitted by the permit holder for the hearing on December 8, 2021.

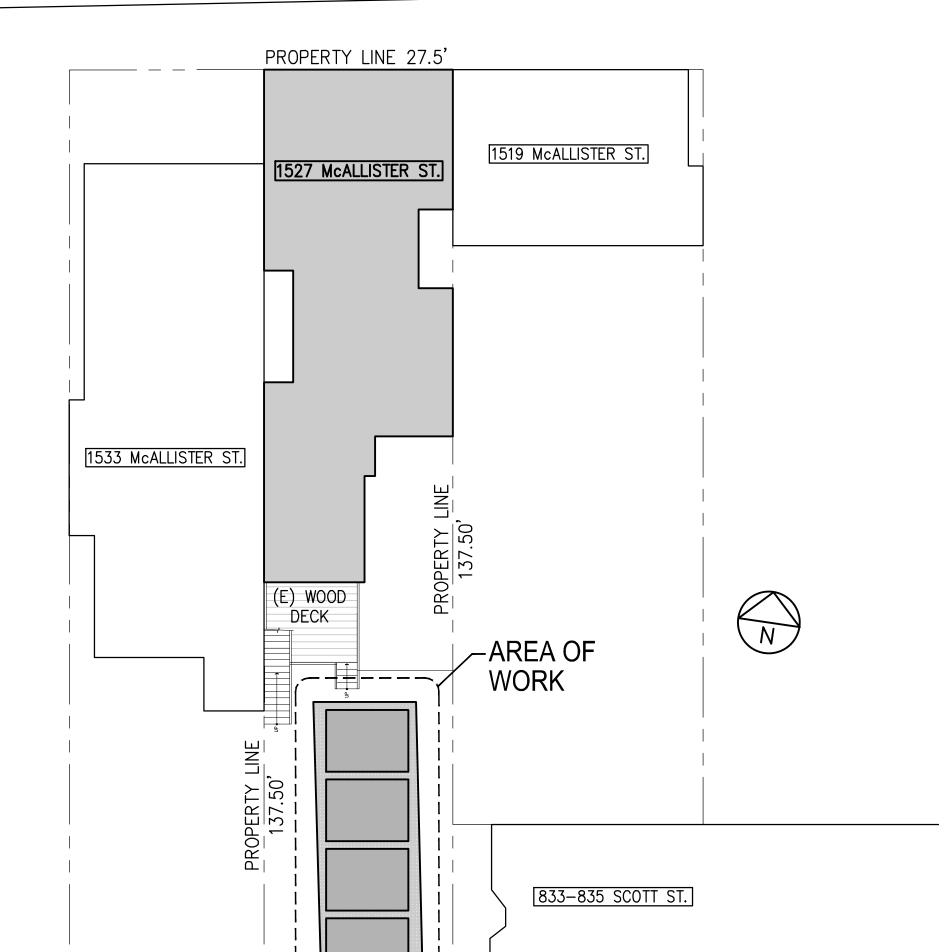
PROPERTY LINE

INTERIOR

LENGTH MAXIMUM

**NEAR FACE** 

INSIDE FACE



# REVISION TO PERMIT NO. 2021-0827-7316 AT: 1527 McALLISTER STREET SAN FRANCISCO, CA



# PROJECT LOCATION



# SCOPE OF WORK

- 1. REVISE PREVIOUS PERMIT NO. 2021-0827-7316. WE WILL FILL EXISTING EXCAVATED BACKYARD AREA WITH GRAVEL AND ADD 5" THICK REINFORCED CONCRETE SLABS.
- 2. THIS PROPOSED WORK ADDRESSES NOTICE OF VIOLATION, COMPLAINT NUMBER 2021-782-87 ISSUED ON 7-26-2021.

# APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE w/SAN FRANCISCO BUILDING CODE AMENDMENTS

# PROJECT TEAM

STRUCTURAL
DOLMEN CONSULTING ENGINEERS
2595 MISSION STREET
SAN FRANCISCO, CA 94110
(415) 409-9200

# DRAWING LIST

TITLE SHEET

S1a STRUCTURAL GENERAL NOTES & TYPICAL CONCRETE DETAILS

S1b SPECIAL INSPECTION FORM & SLOPE AND SEISMIC HAZARD CHECKLIST FORMS

S2 PLANS & DETAILS

# PROJECT DATA

LOT/LOCATION:

1527 McALLISTER STREET SAN FRANCISCO, CA BLOCK NO. / LOT: 1180 / 024 NUMBER OF STORIES: 4-STORIES OCCUPANCY: R-3 CONSTRUCTION TYPE V

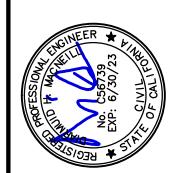
# **GENERAL NOTES**

- A. CONTRACTOR SHALL VERIFY THAT (E) CONDITIONS ARE AS INDICATED ON THE DRAWINGS. NOTIFY THE ARCHITECT IMMEDIATELY OF VARIATIONS OR DISCREPENCIES. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATIONS OR DISCREPENCIES ARE RESOLVED BY THE ARCHITECT.
- B. ALL CONSTRUCTION AND INSTALLATION WORK SHOWN ON DRAWINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. USE METHODS AS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF ALL PREVAILING LAWS AND CODES.
- DO NOT SCALE DRAWINGS: USE DIMENSIONS SHOWN. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.
  DIMENSIONS SHOWN AT (E) CONDITIONS ARE TO FACE OF (E) FINISH. U.O.N. DIMENSIONS AT NEW WORK ARE TO FACE
  OF FRAMING, U.O.N. DIMENSIONS OF (E) CONDITIONS ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED BY THE
  CONTRACTOR IN THE FIELD. WHERE NO DIMENSION IS PROVIDED CONSULT WITH THE ARCHITECT FOR
  CLARIFICATION BEFORE PROCEEDING WITH AFFECTED WORK.
- D. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE AND PROPERTY. ARCHITECT SITE VISITS ARE NOT INTENDED TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- E. INSTALL MANUFACTURED MATERIALS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, UNLESS OTHERWISE INSTRUCTED.
- F. ALL WASTE AND REFUSE CAUSED IN CONNECTION WITH THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAR AND CLEAN TO THE SATISFACTION OF THE ARCHITECT.
- G. APPLICATION OF FINISH: SURFACES PREVIOUSLY PREPARED OR INSTALLED BY ANOTHER TRADE SHALL BE INSPECTED CAREFULLY BY THE CONTRACTOR BEFORE APPLYING SUBSEQUENT MATERIALS OR FINISHES. IF SURFACES ARE NOT ACCEPTABLE, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN ORDER THAT CORRECTIONS MAY BE MADE. APPLICATIONS OF FINISHES WILL BE CONSTRUED AS ACCEPTANCE OF RESPONSIBILITY BY THE SUBCONTRACTOR FOR THE BASE UPON WHICH IT IS APPLIED.
- H. INSTALL ALL WORK PLUMB, LEVEL AND STRAIGHT, OR AS REQUIRED TO ALIGN WITH (E) ADJACENT SURFACES.
- I. CONTRACTOR SHALL DESIGN AND INSTALL SHORING AS REQUIRED TO PERFORM WORK. RESPONSIBILITY FOR ENGINEERING, CONSTRUCTION AND SAFETY OF THE SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- J. CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH WORK.
- K. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- L. THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SUBMITTED TO THE ARCHITECT FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED ON THE SUBMITTAL THAT SPECIFIC CHANGES ARE BEING REQUESTED WITH THE PHRASE "REQUESTED CHANGE".
- M. FINAL AS BUILT RECORD DOCUMENTS SHOWING ALL REVISIONS INCORPORATED DURING CONSTRUCTION, SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO PROJECT CLOSE-OUT.
- N. THROUGHOUT THE CONSTRUCTION DOCUMENTS, ITEMS THAT ARE EXISTING ARE INDICATED AS "EXISTING" OR "(E)", ITEMS WITHOUT THIS INDICATION ARE NEW CONSTRUCTION. WHERE REQUIRED FOR PURPOSES OF CLARITY, SOME ITEMS MAY BE INDICATED AS "NEW OR "(N)".

# FIRE SAFETY NOTES

- A. ALL EXITS TO BE MAINTAINED DURING & AFTER CONSTRUCTION.
- B. ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION.
- C. ALL PENETRATIONS TO BE REPAIRED.
- D. MUST MAINTAIN EXISTING FIRE LIFE SAFETY SYSTEMS DURING CONSTRUCTION.

DATE ISSUE
08/12/21 FOR PERMIT
11/24/21 REVISION



ODLMEN onsulting Engineers Inc. 2595 Mission St., Suite 200 San Francisco, CA 94110 Voice 415.409.9200



REVISION TO PERMIT NO. 2021-0827-7316

527 MCALLISTER STREE

SAN FRANCISCO. CA

TITLE SHEET

Date 08/11/21

Design

Job 2144

T1

ISSUE

5

Design

STRUCTURAL NOTES 1. GENERAL

A. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.

B. VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT PROJECT SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER DISCIPLINE DRAWINGS BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.

C. UNLESS OTHERWISE SHOWN OR NOTED ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.

D. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING THE SAFETY OF PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEW OF THESE CONDITIONS. THE ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONRACTOR'S SAFETY MEASURES.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ALL DAMAGE SHALL BEREPAIRED AT CONTRACTOR'S EXPENSE.

# 2. TESTS AND INSPECTIONS

A. PROVIDE TESTS AND INSPECTIONS FOR ALL ITEMS AS REQUIRED BY THE CALIFORNIA BUILDING CODE, 2019 EDITION, SECTION 1704 & 1705.

B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT TESTING LAB TO PERFORM ALL REQUIRED TESTING AND INSPECTIONS.

C. IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE SECTION 1705, THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED AND/OR TESTED BY THE TESTING LAB:

1. PLACEMENT OF REINFORCING 2. PLACEMENT OF CONCRETE

3. CONCRETE SLUMP/STRENGTH

D. IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE SECTION 1704 & 1705, THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED BY THE ENGINEER OF RECORD:

1. PLACEMENT OF REINFORCEMENT 2. ROUGH FRAMING

E. OBSERVED DEFICIENCIES SHALL BE REPORTED TO THE OWNER, THE SPECIAL INSPECTOR, THE CONTRACTOR AND THE BUILDING OFFICIAL.

PRIOR TO FINAL INSPECTION, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES THAT HAVE NOT BEEN RESOLVED.

F. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO TIME OF INSPECTION

# 3. DESIGN BASIS

A. CONSTRUCT IN ACCORDANCE WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE LOCAL ORDINANCES.

1. LIVE LOADS(PSF) DECK: 60PSF 2. DEAD LOADS(PSF) DECK: 12PSF

# 4. FOUNDATIONS

A. EXCEPT WHERE OTHERWISE SHOWN EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. ALL FOUNDATIONS SHALL BE POURED WITHOUT THE USE OF SIDE FORMS WHEREVER POSSIBLE. IF THE TRENCHES CANNOT STAND, FULLY FORM SIDES TO DIMENSIONS SHOWN.

B. DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE CONCRETE IS CAST. EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO THE OWNER.

C. ALL EXCAVATIONS, FORMS AND REINFORCING ARE TO BE INSPECTED BY THE LOCAL BUILDING INSPECTOR AND ENGINEER PRIOR TO PLACING CONCRETE.

# 5. CONCRETE

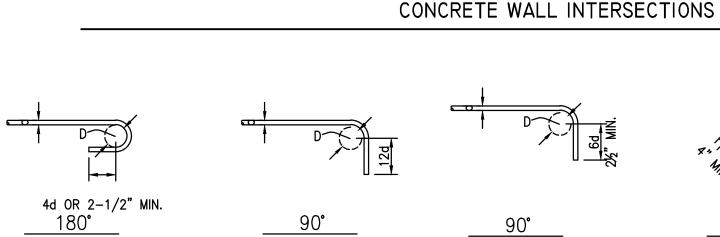
- A. REINFORCE ALL CONCRETE, INSTALL ALL INSERTS, BOLTS, ANCHORS AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.
- B. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT.
- C. CONCRETE SHALL BE HARDROCK CONCRETE AND SHALL ATTAIN AN ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI.
- E. MAXIMUM SLUMP SHALL BE 4 INCHES UNLESS AN APPROVED WATER REDUCING AGENT HAS BEEN ADDED.
- F. MAXIMUM AGGREGATE SIZE IS 1-1/2 INCHES.
- G. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN ANY APPROVED MANNER, INCLUDING CURING COMPOUND, CURING PAPER, ETC. FOOTINGS ARE EXEMPTED FROM THIS REQUIREMENT

#### `STANDARD HOOK MARGINAL MARGINAL \_BARS \_BAR **INTERSECTION INTERSECTION** NOTE: FOR MARGINAL

STANDARD

H00K -

SINGLE CURTAIN **DOUBLE CURTAIN** 



PRINCIPAL REINFORCEMENT					
BAR GRADE	BAR SIZE	MIN. BEND DIA. 'D'.			
ALL GRADES OF	#3 THRU #8	6d			
REINFORCEMENT	#9 THRU #11	8d			
	#14 THRU #18	10d			
GRADE #40*	#3 THRU #11	5d			

**ALTERNATING** 

BARS SEE DET.

BENDS

0" CLR. TYF

**CORNER** 

\* FOR 180° BEND ONLY

# STANDARD HOOKS

BAR SIZE

#3 THRU #5

ALL OTHER BARS

STIRRUPS REINFORCEMENT

MIN. BEND DIA. 'D'.

4d

SEE TABLE ABOVE

ADD 2 BARS @

INTERSECTION

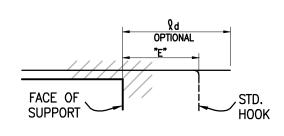
ADD 4 BARS @

CORNER -

WALL THICKNESS	SINGLE CU CENTER			ORTAIN, ONE
	VERT.	HORIZ.	VERT.	HORIZ.
6"	#4 <b>©</b> 18"	#4 <b>@</b> 16"		
8"	#4 <b>©</b> 18"	#4 @ 12 <b>"</b>	$\left\langle \right\rangle$	
10"	#4 <b>@</b> 16"	#4 @ 10 <b>"</b>	#4 @ 18 <b>"</b>	#4 <b>@</b> 18"
12"	$\mathcal{N}$	$\backslash$	#4 @ 18"	#4 @ 16"
14"	$\left\langle \right\rangle$	$\backslash$	#4 <b>@</b> 18"	#4 @ 14"
16"			#4 @ 18"	#4 @ 12"
18"			#4 @ 18"	#4 <b>@</b> 10"

CONCRETE WALL REINFORCING

(UNLESS OTHERWISE NOTED)



BAR EMBEDMENT "E"							
	f'c = 3	000 PSI	f'c = 4000 PSI		f'c = 5000 PSI		
BAR SIZE	TOP BARS (1)	BASIC	TOP BARS (1)	BASIC	TOP BARS (1)	BASIC	
#3	10	7	8	6	8	6	
#4	12	9	11	8	10	7	
<b>#</b> 5	15	11	13	10	12	9	
#6	17	13	15	11	13	10	
<b>#</b> 7	20	15	17	13	16	12	
#8	23	17	20	15	19	14	
<b>#</b> 9	25	19	23	17	20	15	
#10	28	21	25	19	23	17	
#11	32	24	26	20	24	18	

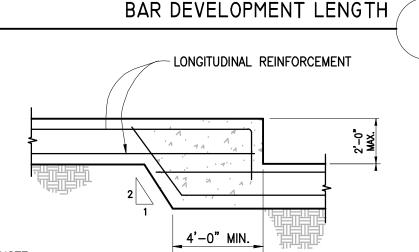
BAR EMBEDMENT "E"

#### CLASS A DEVELOPMENT LENGTH ( d) ,(INCHES) f'c = 3000 PSI f'c = 4000 PSI f'c = 5000 PSIBARS | BASIC BASIC BARS BASIC SIZE 29 | 17 15 39 22 34 19 30 17 48 28 24 38 58 33 29 50 68 48 59 42 52 38 77 55 67 48 60 87 62 54 67 48 75 96 #10 69 83 60 75 54 106 76 92 66 82 59

(1). TOP BARS ARE HORIZONTAL BARS SO PLACED THAT MORE THAN

(2). FOR LIGHTWEIGHT CONCRETE USE VALUES TIMES 1.33.

SPLICE ALL BARS WITH CLASS B SPLICES U.N.O.



STEPPED FOOTING

# 6. REINFORCING STEEL

- A. ALL REINFORCING STEEL BARS SHALL CONFORM WITH THE STANDARD SPECIFICATIONS FOR DEFORMED BILLET-STEEL FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615-68, ALL BARS SHALL BE GRADE 60.
- B. SUITABLE DEVICES OF SOME STANDARD MANUFACTURE SHALL BE USED TO HOLD REINFORCEMENT IN ITS' TRUE POSITION. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCEMENT DURING PLACING OF CONCRETE
- C. LAP SPLICE ALL BARS A MINIMUM OF 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED.
- D. UNLESS NOTED OTHERWISE, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS:
- 1. 3 INCHES WHERE CONCRETE IS PLACED AGAINST EARTH EXCEPT SLAB-ON-GRADE.
- 2. 2 INCHES WHERE CONCRETE IS EXPOSED TO EARTH BUT FORMED. 3. 1-1/2 INCHES FOR BEAMS, COLUMNS AND EXTERIOR SURFACES.
- 4. 3/4 INCH FOR INTERIOR SLABS, JOISTS AND WALLS.

# 7. ROUGH CARPENTRY

- A. ALL CONSTRUCTION SHALL COMPLY WITH GENERAL CONSTRUCTION REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE. SECTION 2303.
- B. CONVENTIONAL CONSTRUCTION PROVISIONS NOT SPECIFICALLY DETAILED ON THE PLANS SHALL BE IN COMPLIANCE WITH CALIFORNIA BUILDING CODE. SECTION 2306.
- C. FOR SCHEDULE OF MINIMUM NAILING SEE TABLE 2304.9.1, CALIFORNIA BUILDING CODE. 16d VINYL COATED SINKERS MAY BE SUBSTITUTED FOR 16d BOX OR COMMON NAILS FOR ROUGH FRAMING. SINKERS SHALL NOT BE USED WITH METAL CONNECTORS.
- D. SILLS ON CONCRETE SHALL BE ALASKAN YELLOW CEDAR. SILLS SHALL BE FASTENED TO THE CONCRETE WITH A MINIMUM OF TWO FASTENERS PER PIECE AND AT LEAST ONE FASTENER WITHIN 9 INCHES FROM EACH END OF EACH PIECE.
- E. PLACE JOISTS WITH CROWN UP.
- F. RETIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.
- G. USE GALVANIZED NAILS, BOLTS AND HARDWARE WHERE EXPOSED TO WEATHER AND IN ALL PRESSURE TREATED LUMBER.
- H. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS.
- I. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH FULL DEPTH BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10 FEET AND FLOOR JOISTS AT 8 FEET UNLESS NOTED OTHERWISE.
- J. ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON COMPANY'S STANDARD FASTENERS OR APPROVED EQUAL.
- K. PROVIDE MALLEABLE IRON WASHERS FOR ALL BOLTS IN BEARING CONTACT WITH WOOD.
- L. BOLT HOLES SHALL NOT BE MORE THAN 1/16 OF AN INCH LARGER THAN THE DIAMETER OF THE BOLT.

# 8. FRAMING LUMBER

- A. ALL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULES NO.16 AND SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
- B. ALL POSTS AND BEAMS SHALL BE DF GRADE #1 ALASKAN YELLOW CEDAR, UNLESS OTHERWISE NOTED ON PLANS OR DETAILS.
- C. ALL STUDS, HEADERS, PLATES, RIM, ETC. SHALL BE ALASKAN YELLOW CEDAR, UNLESS OTHERWISE NOTED ON PLANS OR DETAILS.
- D. ALL FRAMING EXPOSED TO WEATHER SHALL BE ALASKAN YELLOW CEDAR UNLESS OTHERWISE NOTED ON
- E. ALL TIMBER PLACED AGAINST BRICK OR CONCRETE SHALL BE ALASKAN YELLOW CEDAR.
- F. MINIMUM SILL PLATE BOLTING SHALL BE  $\frac{5}{8}$ "DIA. @4'o.c. MAX, WITHIN 12" OF ENDS, MIN. 2 PER PIECE WITH

12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

(4). CLASS B=1.3xCLASS A

(5). STAGGER SPLICES IN ADJACENT WALL CURTAINS.

NOTE: SEE GENERAL NOTES FOR MINIMUM CONCRETE COVER REQUIREMENTS.

Date 08/11/21

Job 2144

S<sub>1</sub>a

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City and County of San Francisco Department of Building Inspection
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London N. Breed, Mayor Patrick O'Riordan, Interim Director

# NOTICE

## SPECIAL INSPECTION REQUIREMENTS

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

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

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

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

## STRUCTURAL OBSERVATION REQUIREMENTS

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

## **Special Inspection Services Contact Information**

- 1. Telephone: (628) 652-3407
- 2. Email: <a href="mailto:dbi.specialinspections@sfgov.org">dbi.specialinspections@sfgov.org</a>
- 3. In person: 49 South Van Ness Ave Suite 400

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

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

Updated 10/05/2020

## SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DO	OCUMENT SHALL B	E KEPT WITH THE	${f E}$ APPROVED STR	UCTURAL DRAWING SE

JOB ADDRESS	1527 McALLISTER STREET	APPLICATION NO	2021-0827-7316	_ ADDENDUM NO
OWNER NAME	SHERRIE MATZA	OWNER PHONE NO	. ( 415 ) 531-4438	

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

designer/builder projects, complex and	high-rise projects, and for projects utilizing nev	v processes or materials.	
In accordance with Chapter 17 (SFBC)	, Special Inspection and/or testing is required for	or the following work:	
<ol> <li>M Concrete (Placement &amp; sampling)</li> <li>[] Bolts installed in concrete</li> <li>[] Special moment - Resisting concrete frame</li> <li>M Reinforcing steel and prestressing tendons</li> <li>Structural welding:         <ul> <li>A. Periodic visual inspection</li> <li>[] Single pass fillet welds 5/16" or smaller</li> <li>[] Steel deck</li> <li>[] Welded studs</li> <li>[] Cold formed studs and joists</li> <li>[] Stair and railing systems</li> <li>[] Reinforcing steel</li> </ul> </li> <li>B. Continuous visual inspection and NDT (Section 1704)</li> <li>[] All other welding (NDT exception: Fillet weld)</li> </ol>	6. [] High-strength bolting 7. [] Structural masonry 8. [] Reinforced gypsum concrete 9. [] Insulating concrete fill 10. [] Sprayed-on fireproofing 11. [] Piling, drilled piers and caissons 12. [] Shotcrete 13. [] Special grading, excavation and filling (Geo. Engineered) 14. [] Smoke-control system 15. [] Demolition 16. [] Exterior Facing 17. Retrofit of unreinforced masonry buildings: [] Testing of mortar quality and shear tests [] Inspection of repointing operations [] Installation inspection of new shear bolts [] Pre-installation inspection for embedded	18. Bolts Installed in existing concrete or masonry  [] Concrete [] Masonry  [] Pull/torque tests per SFEBC Sec. 507C & 515  19. [] Shear walls and floor systems used as shear diaphragms  20. [] Holdowns  21. Special cases:  [] Shoring  [] Underpinning:[] Not affecting adjacent proper  [] Affecting adjacent property: PA	
[] Reinforcing steel; and [] NDT required [] Moment-resisting frames	[] Pull/torque tests per SFBC Sec.1607C & 1615C		
[] Others	for the following: [] Foundations	[] Steel framing	
Concrete construction  Other:	[] Masonry construction	[] Wood framing	
25. Certification is required for: [ ] Glu-lam compor	nents		
26. [] Firestops in high-rise building  Prepared by: Diarmuid Mac I  Engineer/Architect of R		260-4814	
Required information: FAX: ()	Email_DIARMUID@DOLM	MEN-ENGINEERS.NET	
Review by:	Phone: (628) 652-		
	***********	***	

Updated 10/05/2020

City and County of San Francisco Department of Building Inspection



London Breed, Mayor Patrick O'Riordan, Interim Director

\_\_\_\_

Attachment A

# SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS1527 McALLISTER STREETAPPLICATION NO.2021-0827-7316ADDENDUM NO.OWNER NAMESHERRIE MATZAOWNER PHONE NO. (415)531-4438

1: PROPERTY LOCATION			3: PROPOSED CONSTRUCTION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON			CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA HORIZONTAL OR VERTICAL ADDITIONS	YES	NO X
THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND		NO	HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES	N <sub>0</sub>
GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.			SHORING	YES	N
			UNDERPINNING	YES	N N
2: AVERAGE SLOPE OF PROPERTY			GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES	N <sub>1</sub>
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE			CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE	YES NO		RETAINING WALL:	YES	N
SLOPE OF THE PROPERTY)		OTHERS:	YES	N	

# SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

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

Prepared by:	Diarmuid Mac Neill	[AZ TOROFESSION] ser
	Engineer/Architect of Record	BOUT HAZE
(415) 260-4814	diarmuid@dolmen-engineers.net	
Telephone	Email	No. C56739 ★ EXP: 6/30/23 /★
MO	8-05-21	TE CIVIL FORM
Signature	Date	OF CALL

Permit Services Division 49 South Van Ness Avenue, Suite 500 - San Francisco CA 94103 Phone (628) 652-3600 – www.sfdbi.org INFORMATION SHEET S-19 ATTACHMENT A

APPROVAL (Based on submitted reports.)

Slope Protection Checklist

# FOR DBI USE ONLY

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:

Special Inspection Services (628) 652-3407; or, dbi.specialinspections@sfgov.org

# ASSIGNMENT OF REVIEW TIER

DBI Engineer or Plan Checker / Special Inspection Services Staff

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

If the box in Section 1 "Property Location" AND the box in Section 2 "Average Slope of Property" are marked "No" OR if all the boxes in Section 3 "Proposed Construction" are marked "No", reports

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

per Section E and Third Party Peer Review are exempted by the SSPA.

If the box in Section 2 "Average Slope of Property" <u>AND</u> any boxes in Section 3 "Proposed Construction" are marked "Yes" <u>AND</u> the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

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

If the box in Section 2 "Average Slope of Property" AND any boxes in Section 3 "Proposed Construction" are marked "Yes" AND the property lies in the vicinity of mapped landslides, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

# TIER III: Structural Advisory Committee (SAC) Review

Tier assigned by:

If the box in Section 1 "Property Location" AND any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Phone: (628)

DBI Plan Review Engineer						
Comment:						

Page | 2

Date 08/11/21

Design

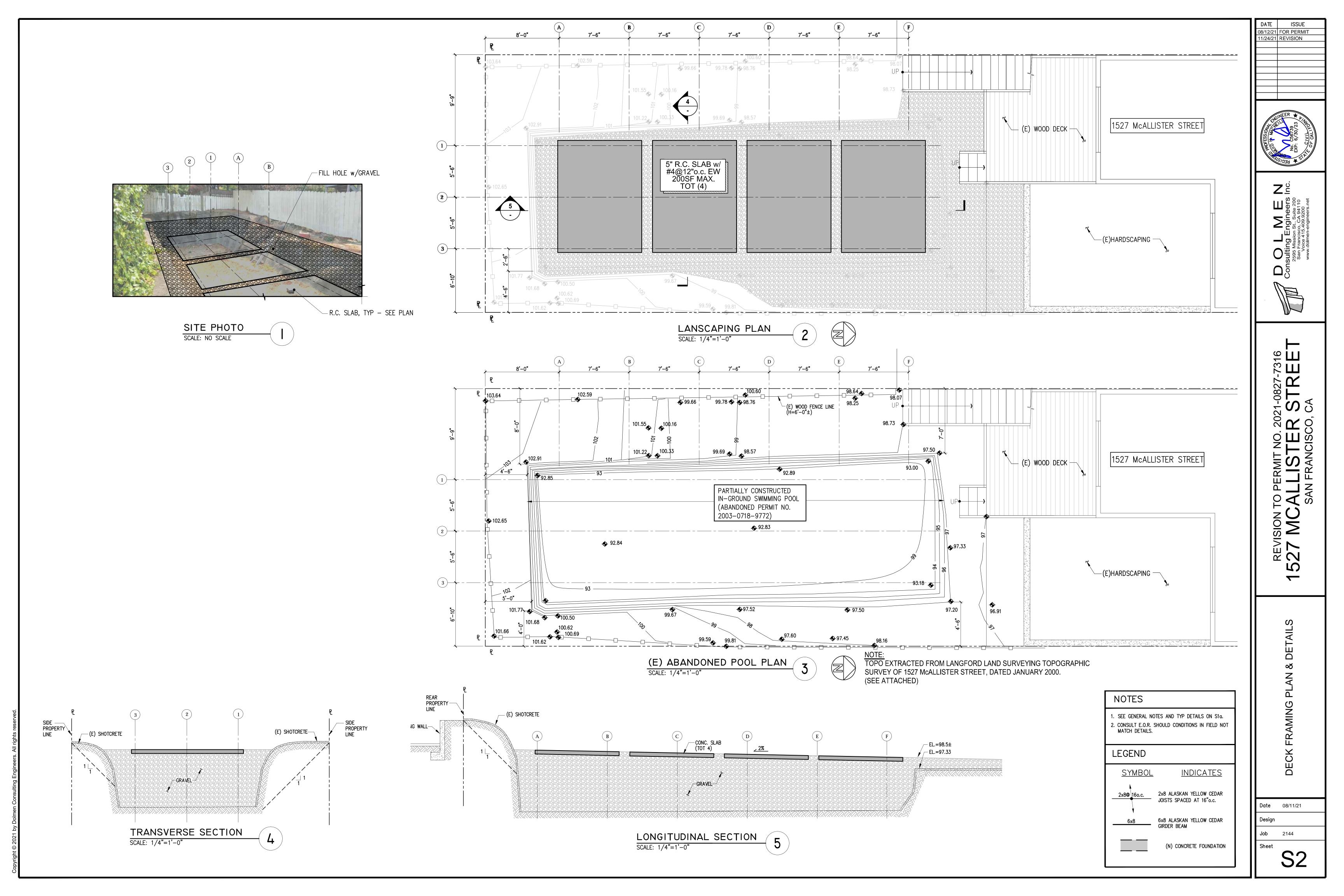
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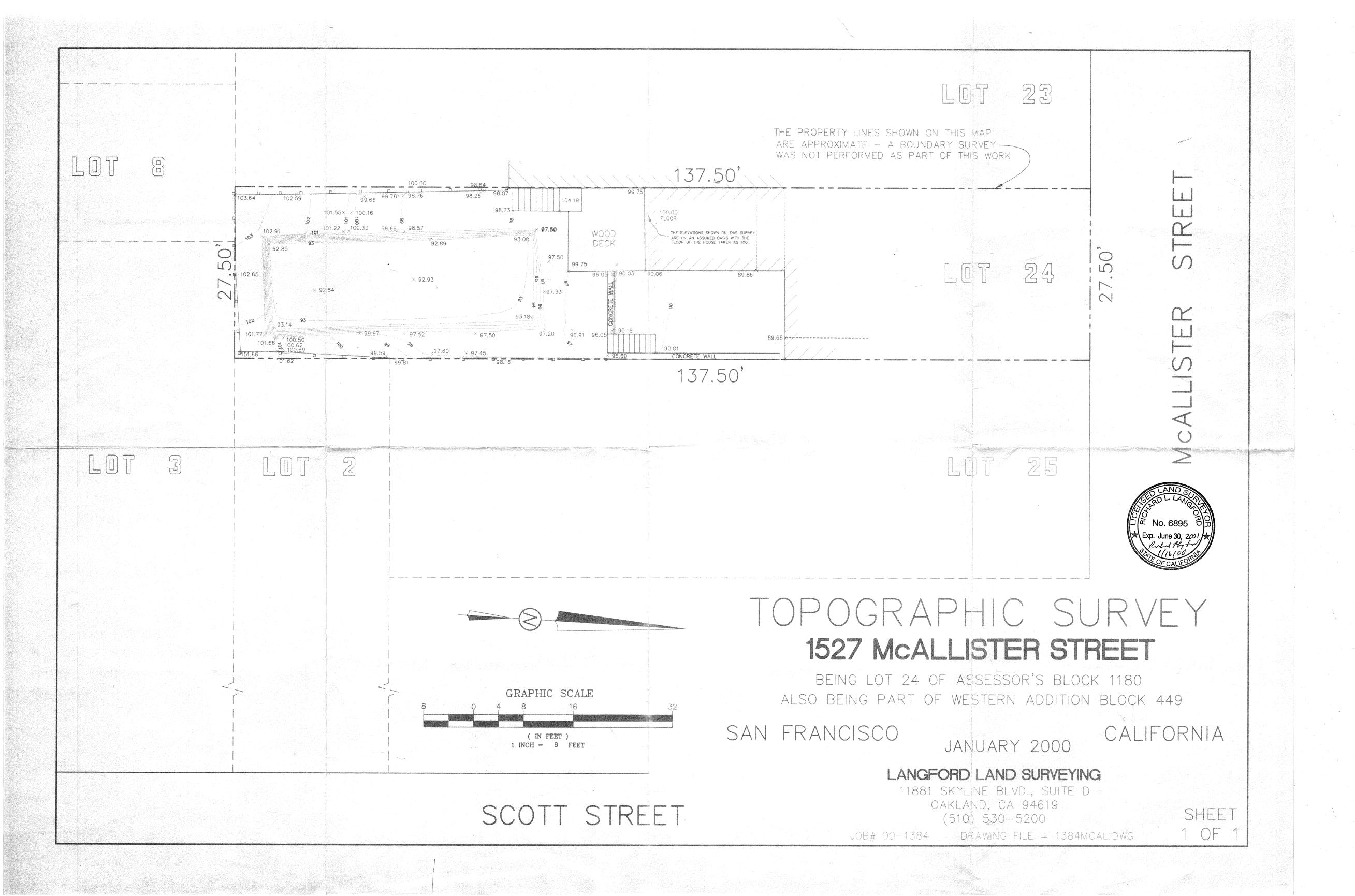
08/12/21 FOR PERMIT 11/24/21 REVISION

Job 2144 Sheet

S1b

SPECIAL INSPECTION & OPE AND SEISMIC HAZARD CHECKLIST FORMS





# ORIGINAL DOCUMENTS FROM THE NOVEMBER 17, 2021 HEARING

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

Appeal of	Appeal No. <b>21-096</b>
PHILIP FATHER,	
Appellant(s)	
)	
vs.	
DEPARTMENT OF BUILDING INSPECTION,	
Respondent	

## **NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on September 23, 2021, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on September 22, 2021 to Sherrie Matza, of an Alteration Permit (addition of wood deck in rear yard to cover excavated area from previous abandoned permit to address NOV # 202178287) at 1527 McAllister Street.

## **APPLICATION NO. 2021/0827/7316**

## FOR HEARING ON November 17, 2021

Address of Appellant(s):	Address of Other Parties:		
Philip Father, Appellant(s) 1533 McAllister Street San Francisco, CA 94115	Sherrie Matza, Permit Holder(s) c/o Diarmuid MacNeill, Agent for Permit Holder(s) Dolmen Consulting 2595 Mission Street, Suite 200 San Francisco, CA 94110		



Date Filed: September 23, 2021

## CITY & COUNTY OF SAN FRANCISCO BOARD OF APPEALS

## PRELIMINARY STATEMENT FOR APPEAL NO. 21-096

I / We, Philip Father, hereby appeal the following departmental action: ISSUANCE of Alteration Permit No.

2021/0827/7316 by the Department of Building Inspection which was issued or became effective on:

September 22, 2021, to: Sherrie Matza, for the property located at: 1527 McAllister Street.

## **BRIEFING SCHEDULE:**

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

Appellant's Brief is due on or before: 4:30 p.m. on **October 28, 2021**, (no later than three Thursdays prior to the hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a>, julie.rosenberg@sfgov.org; scott.sanchez@sfgov.org and diarmuid@dolmen-engineers.net.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on Wednesday, November 10, 2021 (Note that this is one day earlier than the Board's regular briefing schedule due to the Veterans' Day Holiday). The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy should be emailed to: <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a>, julie.rosenberg@sfgov.org, scott.sanchez@sfgov.org and philfather@aol.com.

Hard copies of the brief do NOT need to be submitted.

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

Hearing Date: **Wednesday**, **November 17**, **2021**, **5:00** p.m., via Zoom. Information for access to the hearing will be provided before the hearing date. (Please note: Should the City's Health Orders permit in-person hearings, the Board reserves the right to hold the hearing at SF City Hall. Advance notice shall be provided to the parties.)

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

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than Wednesday, November 10, 2021, by 4:30 p.m. to <a href="mailto:boardofappeals@sfgov.org">boardofappeals@sfgov.org</a>. 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/boaYou may also request a copy of the packet of materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

From: Philip Father

To: BoardofAppeals (PAB)

 Subject:
 Permit Appeal of PA 2021-0827-7317

 Date:
 Thursday, September 23, 2021 1:49:42 PM

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

To Whom It may Concern,

I wish to appeal a recently issued construction permit, PA 2021-0827-7317.

This is a bad permit. It does not comply with NOV 202178287 which is the genesis of the permit. Corrective Actions have not been followed. The scope of work does not address shoring the crater-sized walls that were developed from previous unpermitted excavation - collapse could occur at any time (like in Florida). Imminent life, health, safety issues still exist. A "deck over swimming pool" does not address the need for reinforced concrete walls (per original structural analysis) to span the crater perimeter to prevent collapse.

Please help us protect neighboring properties and fill the moon crater to pre-excavation grade!

Thank you for your attention to this matter and please provide me with an acknowledgement to my request. Further, any instructions for any activities that I need to do to move forward with an Appeal.

Philip Father 1533 McAllister Street San Francisco, Ca 94115 415-748-0661

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

Report Date: 9/23/2021 2:33:03 PM

Application Number: 202108277316

Form Number: 8

Address(es): 1180 / 024 / 0 1527 **MCALLISTER** ST

ADDITION OF WOOD DECK IN REAR YARD TO COVER EXCVATED AREA FROM PREVIOUS Description:

ABANDONED PERMIT. TO ADDRESS NOV 202178287

\$44,000.00 Cost: R-3 Occupancy Code:

Building Use: 28 - 2 FAMILY DWELLING

#### Disposition / Stage:

Action Date	Stage	Comments
8/27/2021	TRIAGE	
8/27/2021	FILING	
8/27/2021	FILED	
9/22/2021	APPROVED	
9/22/2021	ISSUED	

#### **Contact Details:**

#### **Contractor Details:**

License Number: 778667

Name: JOHN MAGUIRE

Company Name: MAGUIRE CONSTRUCTION

4027 IRVING STREET \* SAN FRANCISCO CA 94122-0000 Address:

Phone:

## Addenda Details:

#### Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BID-INSP	8/27/21	8/27/21			8/27/21	BIRMINGHAM KEVIN	
2	INTAKE	8/27/21	8/27/21			8/27/21	VICTORIO CHRISTOPHER	
3	CP-ZOC	8/27/21	8/27/21			8/27/21	GIACOMUCCI MONICA	09/01/21: Not applicable for Planning review. Deck is proposed flush with existing natural grade and located within former pool dig-out. Deck will be 4 feet above bottom of pool basin. Monica Giacomucci - monica.giacomucci@sfgov.org
4	BLDG	9/1/21	9/1/21			9/3/21	KABOODANIAN HAMID	9/3/21: Approved OTC
5	СРВ	9/22/21	9/22/21			9/22/21	YU ZHANG REN	

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

#### Appointments:

Inspections:



Activity Date	Inspector	Inspection Description	Inspection Status

#### **Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			11	CONCRETE (PLACEMENT & SAMPLING)	
0			14	REINFORCING STEEL AND PRETRESSING TENDONS	
0			24E	WOOD FRAMING	
0			24C	CONCRETE CONSTRUCTION	
0			24A	FOUNDATIONS	

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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Contact SFGov Accessibility Policies

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# BRIEF SUBMITTED BY THE APPELLANT(S)

## **Appellant Brief**

- Appellant submitted a Complaint to SF DBI identifying a big-dig, swimming pool excavation of the entire rear yard of 1527 McAllister Street. Specifically, excavation and surface shotcrete placement had been done without a building permit. Further, no records of inspection exist. Depth measures as high as 10ft at the south of the lot see picture in Attachment A. The complaint highlighted two main areas of concern:
  - Structural: eventual catastrophic collapse of the perimeter walls as conventional retaining walls and footings were not installed creating potential property damage issues for neighbors.
  - Health / life safety concerns with vectors such as rodents and mosquitos given the
     crater retains stagnant water during a significant portion of the year.
- Subsequently, a Notice of Violation no. 202178287 was issued by Code Enforcement (see Attachment B) citing these conditions. Two Corrective Action options are now provided to the owner of 1527 McAllister Street contingent on permit and plans:
  - Option 1) Legalize the unpermitted work performed to date
  - Option 2) Fill the crater to pre-excavation conditions
- The owner of 1527 McAllister chose the path to legalize the unpermitted work and has secured a permit to simply construct a deck to cover the hole, which does not address the excavation. P.A. 2021-0827-7316 boldly states that, "Addresses notice of violation complaint no. 202178287 issued on 7-26-2021." Appellant finds this grossly deficient. See Attachment C for a copy of the permit application.

- The Plans associated with the deck permit are not available for copy, but can be viewed on the 4<sup>th</sup> floor of the Building Department. Specifically, one finds:
  - The Engineer of Record (EOR) from Doleman Consulting Engineering states,
     "Excavated area has been stabilized for approximately 20 years with shotcrete. It has been visually inspected by the EOR and has been deemed safe."
  - 2. The Abandoned Pool Plan call-out states, "Shotcrete lined partially constructed in-ground swimming pool"
- Apparently missing on the Plans is any reference to:
  - A geotech/soils report or analysis from which to properly draw the EOR's conclusion.
  - 4. A drainage system or design to evacuate trapped water from rains or other sources.
- Regarding bullet 1. above, Appellant disputes the EOR's approach and findings. Please see Attachment D which is the structural analysis opinion letter from licensed Structural Engineer Michael Camarato. Specifically:
  - "Typically, pools are made from gunite shells (sprayed concrete) applied against
     a concrete retaining wall." However, the concrete retaining wall does NOT exist
     in this situation, only the shotcrete.
  - Hence, Comaroto's statement, "The absence of a conventional retaining wall is alarming"
  - However, the original swimming pool plans first commissions by the 1527
     McAllister owner does call for a retaining wall. Specifically, P.A. 2003 0718
     9772 (see Attachment E) states, "This permit is constructed walls and footing of

- the swimming pool." Further, Appellant's understanding is that the Plans developed by the structural engineering firm of record for this permit called for 24" think concrete rebar reinforced walls. Why does the current EOR grossly deviate from the previous EOR?
- Shotcrete is not a replacement for industry standard practices. Per Comaroto, "<u>In</u> our professional opinion, the pit should either be backfilled to return the site to an original condition or a conventional retaining wall with footing should be installed soon in accordance with standard engineering practice."
- The 1527 McAllister owner is familiar with standard engineering practice
   retaining walls one is installed between 1527 McAllister and the neighboring
   east property. See the photo contained in Attachment F. Why the 1527
   McAllister owner denies other neighbors (four properties border the crater!) of the
   safety that is due is of great concern.
- Further on bullet 1. above, deep cracks in the shotcrete wall exist in at least a dozen locations. See Attachment G for photos of several locations.
  - Cracks obviously erode strengthening or fortification, they do not provide such.
     How the EOR can "visually inspect" and "deem safe" with so many highly visible significant cracks is another head scratcher. Nor is there mention of the highly visible fence line which is moving toward the crater where substantial cracks exist.
- Bullet 2. above implies an erroneous conclusion. "Lined, or lining" occurs after a
  retention wall has been installed per the Comarato letter, Attachment D. This gives the
  reader / reviewer a false sense of comfort / safety that the crater has been fortified.

- "Typically, pools are made from gunite shells (sprayed concrete) applied against a concrete retaining wall. The absence of a conventional retaining wall is alarming"
- Regarding bullet 3., a Geotechnical Investigation performed by Herzog Geotechnical

  Consulting Engineers on behalf of the Appellant for work performed at 1533 McAllister

  Street provides cautionary soil condition results. See Attachment H. Specifically:
  - Page 3, Subsurface Conditions, "Our test borings encountered fill and colluvium overlying bedrock. The fill encountered generally consisted of soft sandy silt, soft to medium stiff gravelly clay, and loose clayey gravel. The fill and native soils encountered are relatively weak and compressible. In addition, the residual soils encountered are expansive. Expansive soils undergo changes in volume with changes in moisture content, and can cause slabs and lightly loaded foundations to heave and crack"
  - Page 4, Excavation and Shoring, "Our investigation indicates that planned cuts will expose relatively weak soils and highly weathered bedrock which are subject to instability."

So the subsurface conditions for the Appellant's yard are weak and expansive and need to be properly retained to avoid catastrophic collapse over time. It is not surprising that these soil conditions could be the source for cracks in the shotcrete rat proofing and that the cracks are a harbinger for catastrophic collapse. The EOR implies that given that the walls have not collapsed for 20 years, they will never collapse. The EOR's conclusion does not reference any independent or geotechnical data from which to draw upon. This type of dismissive reasoning is what led to lack of preventative corrective action in the recent apartment building collapse in Florida.

- Regarding bullet 4. above, a picture says a 1,000 words. A drainage system at the bottom of the crater does not exist today. Further, Appellant has not seen where EOR has specified any drainage plans associated with the proposed deck crater cover-up in P.A. 2021-0827-7316. To understand how the crater retains water:
  - Attachment I shows pictures of typical 1" to 3" water retention levels at pit
     bottom during light-to-moderate rain conditions.
  - Attachment J shows pictures of typical 18" to 24" water retention levels at pit bottom during heavy rain conditions.

Both conditions are unacceptable in that they attract unwanted, disease carrying vectors.

Rat and mosquito problems abound because of this pit during rainy season. The pictures shown in Attachment J are recent and dramatic. The pictures show an increase in stagnant water depth over numerous consecutive days.

Regarding vectors, the BugMaster website states:

- "Most rats require a constant water source and they tend to stay around these sources. It's necessary to remove, cover, or repair any sources that provide a water source for these rodents. This <u>includes swimming pools</u>, leaky faucets, irrigation lines, water bowls for pets and <u>other sources of standing water</u>."

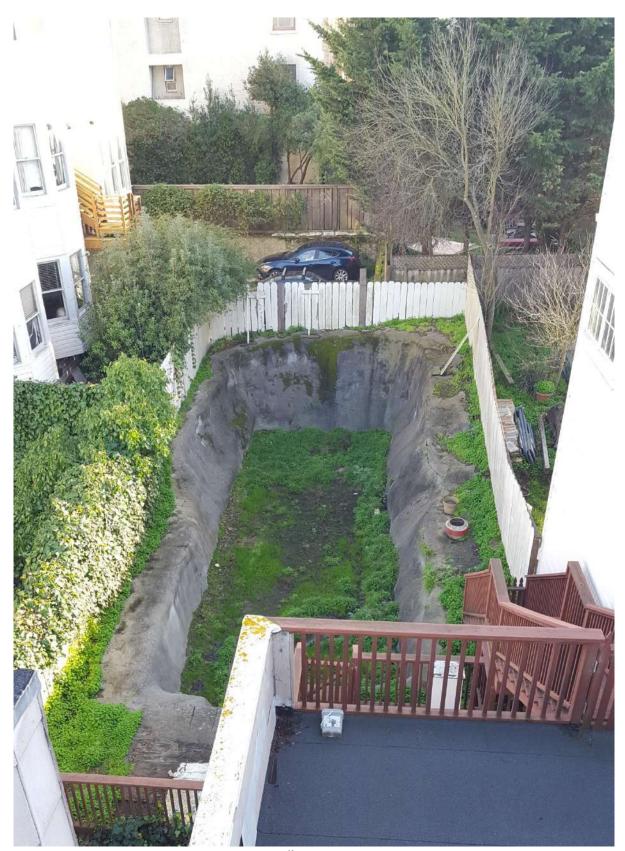
Assuming the Plans do call for a drainage system some place (and not simply covering over a swamp pit with a 4' elevated deck), the deck would still create safe harbor for rats and raccoons to seek shelter from underneath. The Terminix website states:

- "Inspect the perimeter of your house to make sure there are no places where
   raccoons can crawl into attics, crawlspaces, underneath porches and so forth."
- The San Francisco Department of Public Health (SF DPH) had to be called on 10/26/21 because rats were seen running along the perimeter of the "crater lake" and coming under the fence into the rear yard of 1533 McAllister Street. Further, this situation fostered a reoccurrence of raccoon problems for the tenant living in the garden apartment of Appellant's home. Attachment K shows the garden apartment which is at ground level. The raccoons come over (can be under at some locations) the fence from 1527 McAllister and are pooping all over the pathway to the apartment exposing the tenant to possible very harmful pathogens. Red pepper is currently being used to deter the rodents with some success (see pictures). But getting rid of the stagnant water would stop the source of the problem all together.
- The last pictures in Attachment J, taken on Wednesday October 27<sup>th</sup>, show the crater was partially drained after SF DPH was called.

## Appellant's Requested Board Action

Appellant requests that the swimming pool crater be filled to grade. This path is consistent with Option 2 contained in Code Enforcement's Notice of Violation. While Appellant hopes that the opinion letter provided by Structural Engineer Camaroto sheds light on the fact that Appellant is entitled to a retaining wall along the property line, only backfill implementation addresses all three problems identified in this Brief: structural, water drainage and vector control.

Respectfully submitted, Philip Father.



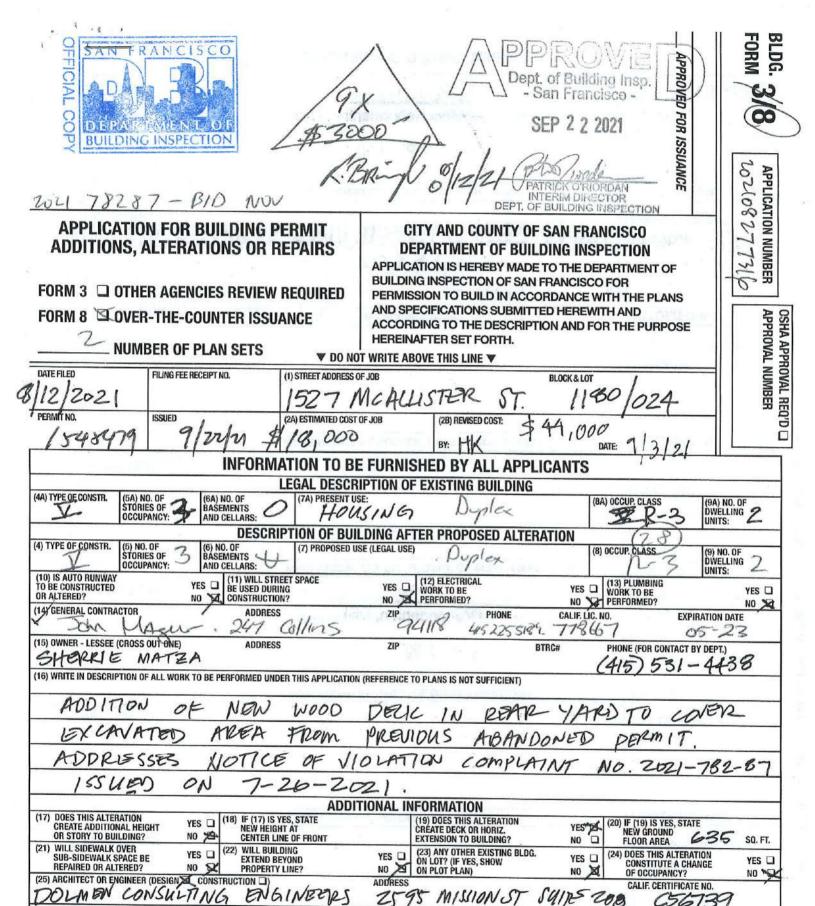
1527 McAllister Street Crater



# NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

City and County of San Francisco 49 South Van Ness Ave, Suite 400 San Francisco, CA  ADDRESS: 1527 MCALLISTER ST  OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSESBLOCK: 113  If checked, this information is based upons site-observation only. Further research may indicate that legal use is differ	DATE: 26-JUL-21
ADDRESS: 1527 MCALLISTER ST OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSESBLOCK: 113	
OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSESBLOCK: 113	
To absolved this information is based upons site-observation only. Further research may indicate that leval use is differ	80 LOT: 024
will be issued.	rent. If so, a revised Notice of Violation
OWNER/AGENT: SHERRIE MATZA REVOC TR MAILING SHERRIE MATZA REVOC TR ADDRESS SHERRIE MATZA, TTEE  1527 MCALLISTER ST  SAN FRANCISCO CA 94115	
TERDON CONTROLED (is of the control	PHONE #: -
VIOLATION DESCRIPTION:	CODE/SECTION#
✓ WORK WITHOUT PERMIT	106.1.1
ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
EXPIRED OR CANCELLED PERMIT PA#:	106.4.4
UNSAFE BUILDING SEE ATTACHMENTS	102.1
Monthly monitoring fee applies. Code/Section: SFBC 110A, Table 1A-K  CORRECTIVE ACTION:	2) m
GODOD ALL MODIZ CEDC 1043 4	528-652-3447
<ul> <li>✓ FILE BUILDING PERMIT WITHIN 30 DAYS</li> <li>✓ OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCOMPLETE.</li> <li>✓ CORRECT VIOLATIONS WITHIN DAYS.</li> <li>✓ NO PERMIT REQUIRED</li> <li>✓ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABAT</li> </ul>	CLUDING FINAL INSPECTION
<ul> <li>FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDING SEE ATTACHMENT FOR ADDITIONAL WARNINGS.</li> </ul>	
Obtain the services of a structural engineer to assess the situation. Obtain a building permit with plans. C described above or Option 2: return excavated area to the grade that existed before the excavation. State 202178287.  INVESTIGATION FEE OR OTHER FEE WILL APPLY	on P.A. to comply with NOV.
9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT) NO	PENALTY
OTHER: REINSPECTION FEE \$ (We	ORK W/O PERMIT PRIOR TO 9/1/60)
APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED W/O PERM	MITS \$3000
BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION	
CONTACT INSPECTOR: Thomas D Keane PHONE # 628-652-3447 DIVISION: BID DISTRICT: By:(Inspectors's Signature)	



## **IMPORTANT NOTICES**

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

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

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete

#### NOTICE TO APPLICANT

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

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

State Industrial Safety Permit attached application falls unthe Labor Code Sec. 6500 in
it involves the type of contion work checked below:
antruction of trenches or asvarions which are feel or deeper
dinto which a person is required
discend. CANCELLED O ED FOR ISSUANI NOTIFIED: 00 2003 MAILED ON: descend.
The construction of any building,
tructure, falsework, or scatfolding
more than 3 stories high or the
equivalent height (35 ft.).
The demolition of any building,
tructure, falsework, or scaffold,
more than 3 stories high or the
equivalent height (35 ft.). OBUILDIN CITY AND COUNTY ADDITIONS, ALTERATIONS OR REPAIRS APPLICATION IS HEBERY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF APPLANCE OF THE PLANS OF THE PLANS. FORM 3 TO THER AGENCIES REVIEW REQUIRED AND SPECIFICATIONS SIGNATION AND REWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE **OSHA APPROVAL REQ'D** APPROVAL NUMBER FORM 8 OVER-THE COUNTER ISSUAN HEREINAFTER SET FORTH NUMBER OF PLAN SETS ABOVE THIS LINE Y 1180-102 # 20,000 INFORMATION TO BE FURNISHED BY ALL APPLICANTS LEGAL DESCRIPTION OF EXISTING BUILDING (9A) KD, OF OWELLING HALL TYPE OF COME (SA) NO. DF BASEMENTS AND CELLARS (5A) NO. CI 12910 FAMILY DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION (9)NO. OF DWELLING UNITS: BY OCCUP. CLASS (5) NO. OF STORIES OF OCCUPANCY BASEMENTS AND CELLARS (13) PLUMBIN (12) ELECTRICAL VES DI BE USED DURING ...
NO CONSTRUCTION? YES L YES D YES PERFORMED? TO BE CONSTRUCTED OR ALTERED? 5 PERFORMED? 110 40 NO! EXPRATION DATE CALIF LIC.NO ADDRESS INO ADDITIONAL INFORMATION 19) DOES THIS ALTERATION CREATE DECK OH INDELZ EXTENSION TO BUILDIVE (20) F (19) IS YES, STA (18) IF (17 & YES, STATE

NEW HEIGHT AT

CENTER LINE OF FRONT (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT YES NEW GROUND FLOOR AREA CREATE ADDITIONAL HER OR STORY TO BUILDING? SO. FT. NO V 109 YES LO ON LOT? IF YES, SHOW ON PLOT PLAN (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE MEPAIRED OR ALTERED? 1221 WILL BUILDING YES D YES U ات PROPERTY UNE NO SO CALIF GERTIFICATE NO. (25) ARCHITECT OR ENGINEER (USSIG) 245 CONSTRUCTION LENGER (ENTER NAME AND BRANCH DE SIGNATION III
II THERE IS NO WADWIN CONSTRUCTION LENGER, ENTER "UNANOMIN") NOTICE TO APPLICANT IMPORTANT NOTICES HOLD HARMLESS CLAUSE. The permitted by acceptance of the parmit, agreeis) to indemnify and hold harmless the City and County of San Francisco from and against any and at clausif, demands and actions for demanges resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the determine of the City and County of San Francisco, and to assume the determine of the City and County of San Francisco, and to assume the determine of the City and County of San Francisco against all such claims, demands an action. No change shall be mede in the character of the occupancy or use without linst obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing. No person of building or structure or scattertring used during construction, to be classer than 60° to any wire containing more than 750 volts See Sec 385, California Penal Code. In conformity with the provisions of Section 3800 of the Libbor Code of the State of Cathornia, the applicant shall have coverage under (i), or (ii) designated below or shall addicate item (ii), or (iv), or (iv), whichever as applicable. If however tem (iv) is checked item (iv) must be checked as well. Mark the appropriate method of compliance below. Pursuant to San Flancisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building cite. Grade lines as shown on drawings accompanying this application are assumed to be correct if actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of rotalining walls and wall foolings required must be submitted to this department for approval. I hereby affirm under penalty of perjury one of the following declarations: I have end will maintain a conflictle of consent to self-insure for worker's comprowed by Section 3700 of the Labor Code, for the performance the work for permit is issued. SUBMINDED TO BE BOURDED HEARIN OR BY CODE MAY BE APPEALED.

ANY STRULATION REQUIRED HEARIN OR BY CODE MAY BE APPEALED.

ANY STRULATION REQUIRED HEARING OR BY CODE MAY BE APPEALED.

ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPEROVAL OF THIS JPPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMPING AND FUNDING MAY BE SEPARATE FERMIT FOR THE WIRING AND PLUMPING MUST BE OUT AINCED. SEPARATE FERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE OUCSTIONS (10) (11) (12) (13) (22) OR (24). Lifture and will maintain workers' compensation insurance; no required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Policy Nun THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. Trie cost of the work to be done is \$100 or less W. Lordsy that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker? compensation laws of Caldomia. Hurther acknowledge that I understand that in the event that it should become subject to the workers' compensation provisions of the Labor Code of Caldonia and fall to comply forthwith with the provisions of Section 3900 of the Labor Code. that the permit thereon applied for shall be deemed revoked. in dwellings all insulating materials must have a disarunce of not less than two inches from all electrical wives or equipment. CHECK APPROPRIATE BOX OWNER DARCHITECT as the owner (or the agent for the owner) that in the performance of the work for its permit is issued, I will employ a comractor who complex with the workers' spacion laws of Callering-And who prior to the commencement of any work, will fill a ted copy of this formation the Contral Permit Bureau. APPLICANT'S CERTIFICATION

HERBEY CERTIFY AND ACREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION OBSCHIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERBETO WILL BE COMPUTED WITH. 03 9003-03 (REV. 1/02)



**1527 McAllister Street Shotcrete Cracks at Numerous Locations** 











January 9, 2008 Project Number 2216-01-07

Mr. Phillip Father c/o Island Architecture 201 California Street, Suite 1240 San Francisco, California 94111

RE: Report

Geotechnical Investigation 1553 McAllister Street San Francisco, California

Dear Mr. Father:

This presents the results of our geotechnical investigation for the proposed additions and renovations at 1553 McAllister Street in San Francisco, California. The scope of our investigation was to review selected geologic references, observe exposed site conditions, drill two test borings, perform laboratory testing, conduct engineering analyses, and develop geotechnical recommendations for design and construction of the project. Herzog Geotechnical's scope of services was outlined in our proposal dated December 11, 2007.

#### PROJECT DESCRIPTION

The project will consist of renovating the existing residence, excavating a garage and stairwell beneath the northern portion of the structure, and adding living space beneath the southern portion of the structure. Retained cuts for the project will range to about 18 feet high. The project is shown on the plans by Island Architecture transmitted December 10, 2007.

#### WORK PERFORMED

Prior to performing our investigation we reviewed selected geologic references. We explored the subsurface conditions on December 18, 2007 to the extent of two test borings extending approximately 6-1/2 and 10 feet deep, and into bedrock. Due to limited access, the test borings were drilled with portable drilling equipment. The approximate locations of the test borings are shown on the attached *Site Plan*, Plate 1.

Our Consulting Project Engineer observed the drilling, logged the subsurface conditions encountered, and collected soil samples for visual examination and laboratory testing. Samples were retrieved using Sprague and Henwood and Standard Penetration Test samplers driven with

January 9, 2008 1553 McAllister Street, San Francisco Project Number 2216-01-07

a 70-pound hammer. Penetration resistance blow counts were obtained by dropping the hammer through a 30-inch free fall. The samplers were driven 18 inches, and the number of blows was recorded for each 6 inches of penetration. These blow counts were then correlated to equivalent standard penetration resistance blow counts. The blows per foot recorded on the boring logs represent the accumulated number of correlated standard penetration blows that were required to drive the sampler the last 12 inches or fraction thereof.

Logs of the test borings are presented on Plates 2 and 3. The soils encountered are described in accordance with the criteria presented on Plate 4. Bedrock is described in accordance with the *Engineering Geology Rock Terms* presented on Plate 5. The logs depict our interpretation of subsurface conditions on the date and at the depths indicated. The stratification lines on the logs represent the approximate boundaries between soil types; the actual transitions may be gradational. Selected samples were laboratory tested to determine their moisture content and dry density. Laboratory test results are posted on the boring logs in the manner described on the *Key to Test Data*, Plate 4.

## FINDINGS

## **Site Conditions**

The site is located on the southern side of McAllister Street, between Divisadero Street and Scott Street in San Francisco, California. The site is situated on a hillside which slopes gently up towards the south. The existing residence is a three-story, wood-framed structure over a basement. We understand that the house was constructed in 1901. Roof downspouts in the rear of the house discharge onto the ground adjacent to the structure, and the remaining downspouts appear to extend to the sewer. The house is supported on continuous and isolated pad footing foundations. Retained cuts for the existing basement range to about 5 feet high. The front (north) side of the house is bounded by a staircase which is retained by a concrete wall which ranges to about 6 feet high, and which steps down to a gently sloping planter area. An approximately 4 to 5-foot high, yielding concrete retaining wall steps down from the northern edge of the planter to the sidewalk. The rear (south) side of the house is bounded by a landscaped rear yard which slopes gently up towards the south. The east and west sides of the property abut neighboring residences.

## **Subsurface Conditions**

The site is within the Coast Range Geomorphic Province, which includes San Francisco Bay and the northwest-trending mountains that parallel the coast of California. These features were formed by tectonic forces resulting in extensive folding and faulting of the area. Previous geologic mapping by Schlocker (1958) indicates that the site is underlain by sheared Jurassic to Cretaceous aged bedrock of the Franciscan Assemblage.



Our test borings encountered fill and colluvium overlying bedrock. The fill encountered generally consisted of soft sandy silt, soft to medium stiff gravelly clay, and loose clayey gravel. The residual soils encountered consisted of medium stiff sandy clay derived from the in-place weathering of the underlying parent bedrock. The fill and native soils encountered are relatively weak and compressible. In addition, the residual soils encountered are expansive. Expansive soils undergo changes in volume with changes in moisture content, and can cause slabs and lightly loaded foundations to heave and crack. Bedrock encountered in the borings generally consisted of highly weathered, firm to moderately hard shale.

The approximate test boring locations are shown on the *Site Plan* (Plate 1). The test borings encountered the following profiles:

Boring	Depth (feet)				
	Fill	Residual Soil	Bedrock		
B-1		0-2.0	2.0-10.0+		
B-2	0-5.3		5.3-6.5+		

Descriptions of the subsurface conditions encountered are presented on the boring logs.

#### Groundwater

Free groundwater was encountered in Boring 2 at a depth of approximately 6 feet, but did not develop in Boring 1 prior to backfilling. Groundwater levels at the site are expected to fluctuate over time due to variations in rainfall and other factors. Rainwater percolates through the relatively porous surface soils. On hillsides, the water typically migrates downslope in the form of seepage within the porous soils, at the interface of the soil/bedrock contact, and within the upper portions of the weathered and fractured bedrock.

## CONCLUSIONS

Based on the results of our investigation, we conclude that the project is feasible from a geotechnical standpoint provided the recommendations presented in this report are incorporated into the project. The primary geotechnical concerns are discussed below.

## **Excavation and Shoring**

If non-yielding support is not provided during excavation (i.e. tiedback), underpinning should be installed where excavations or overexcavations will extend below a 2:1 line extended down from the ground surface adjacent to existing foundations. Underpinning may consist of deepened



footings or drilled piers extending into bedrock below a 2:1 line projected up from the base of the planned cut. Excavations for underpinning must be properly shored, and the underpinning designed or braced to resist anticipated lateral forces including earth pressures.

Our investigation indicates that planned cuts will expose relatively weak soils and highly weathered bedrock which are subject to instability. It will therefore be necessary to shore excavations in order to maintain lateral support for adjacent areas. Shoring should be designed to resist lateral earth pressures and surcharge loads from structures and retaining walls using the design criteria presented in this report. Shoring, underpinning, and the stability of excavations and existing structures should be contractually established as solely the responsibility of the Contractor. It would be prudent to perform a detailed crack survey of this and adjacent improvements prior to beginning construction so that the validity of claims can be verified.

## **Bedrock Excavation**

Our investigation indicates that excavations may expose areas of hard bedrock which will necessitate the use of heavy-duty, hydraulically-driven excavation equipment. Resistant blocks of hard rock may require hoe-ramming.

## Foundation Support

Our test borings indicate that the project area is generally underlain by relatively weak fills and native soils which are not suitable for the support of new foundations. We therefore conclude that improvements should be supported in bedrock on spread footings or on drilled, cast-in-place, reinforced concrete piers. We estimate that post construction differential settlements of foundations designed in accordance with the recommendations contained in this report will be on the order of half an inch.

Existing foundations not supported in bedrock may experience future settlement. It will be necessary to underpin or replace such foundations with footings or drilled piers which extend into bedrock, and which are designed in accordance with the recommendations presented in this report.

## Slab Support

Our borings indicate that planned excavations will generally expose bedrock. Where soils in planned slab areas are not be removed by excavations, it will be necessary to perform overexcavation to expose bedrock, and to backfill the excavation with compacted non-expansive material. Expansive soils encountered during excavation should be segregated and not used beneath flatwork areas.



1527 McAllister Street Crater Typical Conditions with Modest Rain: 1" to 3" of Standing Water



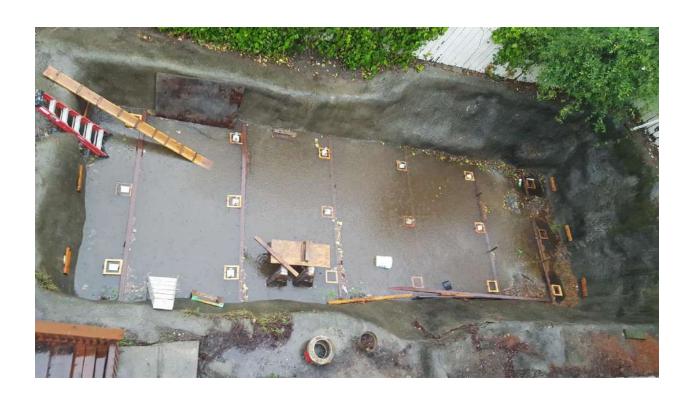


1527 McAllister Street Crater Typical Conditions with Heavy Rain: 18" to 24" of Standing Water



September 21, 2021

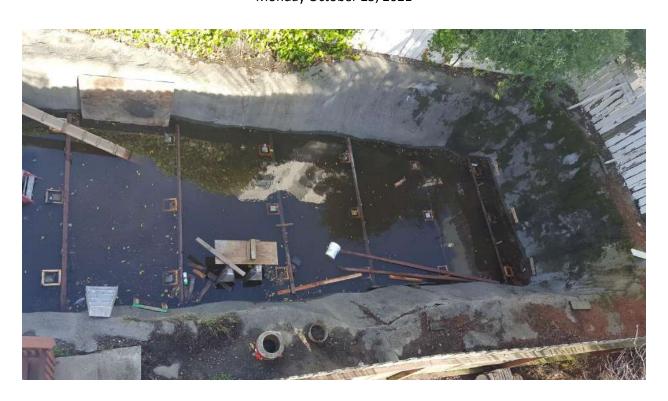
Sunday October 24, 2021

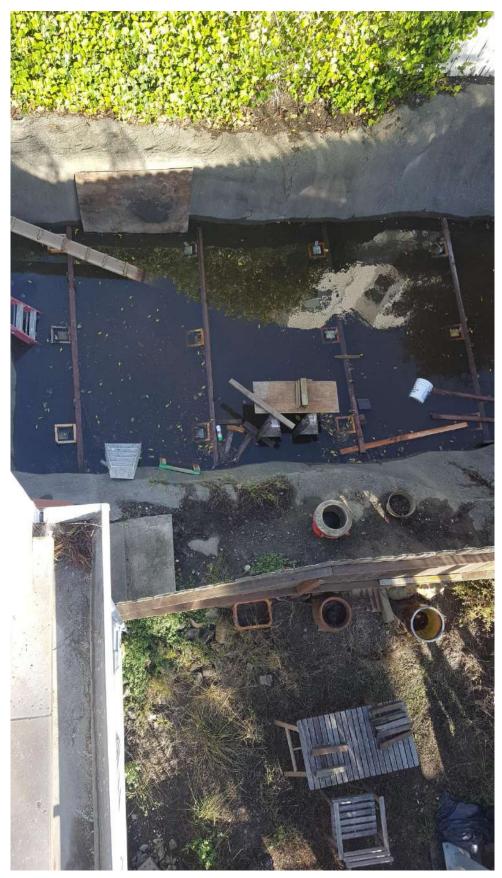




Sunday October 24, 2021

## Monday October 25, 2021

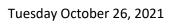




Monday October 25<sup>th</sup>



Tuesday October 26, 2021







Wednesday October 27, 2021 (pumps have drained the majority of standing water)

Wednesday October 27, 2021 (pumps have drained the majority of standing water)



1533 McAllister Street - Raccoon Deterrence Measures





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

### **Summary**

Sherrie Matza, the Permit Holder, applied for and received a permit to build a deck within an excavated area in her rear yard at 1527 McAllister Street (PA#202108277316, Exhibit E). The deck permit, and an associated Geotechnical Report (Exhibit B), were Sherrie's response to a Notice of Violation (NoV 202178287, Exhibit G) issued with respect to the excavation, almost twenty years after the fact. The area had been excavated in 2003 to construct a swimming pool (PA#200307189772, Exhibit F), however Sherrie changed her mind and cancelled the swimming pool project in 2004. The excavated slopes were stabilized in 2004 by the application of shotcrete. The Geotechnical Report (Exhibit B) states that the stabilized slopes have a Factor of Safety against failure of 6.0. The Appellant's entire argument is based upon the erroneous assumption that the shotcreted slopes were constructed to hold water for a swimming pool. They were not. The shotcrete was applied to ensure slope stability once the pool permit was cancelled.

### **Stability**

That the shotcrete ensures stability is undeniable. The shotcrete has been in place for almost twenty years and no evidence of instability exists. The appellant's own Geotechnical Report (Exhibit D) describes a shallow stratum of soft fill and/or colluvium over bedrock that "will necessitate the use of heavy-duty, hydraulically-driven excavation equipment". This is consistent with Ms. Matza's experience in her own rear yard where the contractor removed 1'-2' of soft material while the remainder of the excavation was hard bedrock.

Appellant has submitted (with his brief) a letter dated October 27, 2021 from Michael Comaroto, Engineer. Mr. Comaroto never visited 1527 McAllister Street, nor did he speak with Sherrie Matza. Instead, the Appellant disingenuously led Mr. Comaroto to believe the shotcreted slopes were part of a swimming pool project. They are not. Mr. Comaroto was never informed that the shotcrete's purpose was for slope stability. As Mr. Comaroto's letter does not take into consideration that the purpose of the shotcrete is for slope stability, its contents are irrelevant.

### **Drainage**

The base of the excavation is unlined and drains freely. The photograph that the Appellant has provided was taken after a record 4.02 inches of rain fell in San Francisco on Sunday, October 24, 2021 (the 4<sup>th</sup> wettest day in the City's history). Several parts of the City (and other Bay Area counties) were severely flooded. Thus, some pooled water took a few more hours to drain on that occasion. This was an extreme event and the first time (in almost 20 years) that any water was slow to drain. Following the more than 4 inches of rain on October 24, 2021, there was another all-day rain on Monday, November 1, 2021. A photograph from that day is provided (see Exhibit J), it serves as evidence that the area drains freely.

### **Rodents**

Contrary to Appellant's Brief, the only "rodent" issues that Ms. Matza and her neighbor's experienced are due to the Appellant's 14-year construction projects at 1533 McAllister Street. In addition, his rotting construction debris has been stored for a decade or more in the backyard of 1533 McAllister Street. For visual evidence, see Exhibits H and I. For a more detailed explanation, see Exhibit A.

### **Background**

Joe O'Donoghue and Sherrie Matza (Permit Holder) moved into 1527 McAllister Street approximately twenty-six years ago and revel in the neighborhood. Both senior citizens, they want to be able to live in peace in their own home for their final years. The soil in the backyard was not conducive to gardening. There was only a shallow layer of soft soil before you hit bedrock. Nothing would grow. It was futile to even try. These findings are consistent with Appellant's Herzog report (Exhibit D). Sherrie and Joe applied for and obtained a permit for a pool (Exhibit F), but they cancelled that permit for a number of reasons. Because they decided not to move forward with a pool, the shotcrete was applied to ensure slope stability. It has succeeded in doing so.

### **Deck Permit**

Plans were submitted (Exhibit C), a Geotechnical Report was produced (Exhibit B) and a permit to install a deck was applied for (Permit # 202108277316, Exhibit E). DBI verified that all requirements were met and issued this permit. The permit "addresses the NOV", per the issued permit.

The foundations had been excavated and the concrete was ready to be poured on

September 27, 2021. Following his site inspection on September 27, DBI Inspector Kelly

approved the concrete pour but the Appellant's baseless appeal suspended construction.

**Conclusion and Requested Action by Board of Appeals** 

The entire basis of the Appellant's brief is founded upon the mistaken assumption that

the shotcreted slopes are part of a swimming pool construction project. We ask that you

reject the Appellant's request, and uphold Permit #20210827731 with no new

conditions.

In our attempts at brevity, and due to the overlapping issues presented in the Appellant's

brief, Ms. Matza's item by item rebuttal (in caps and in red) of the Appellant's brief is

attached as Exhibit A. We apologize in advance for repetitions. This is merely due to

how the Appellant constructed his brief, and Ms. Matza's attempt to address each and

every issue.

Respectfully submitted,

Sherrie Matza.

Permit Holder

November 10, 2021

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### **Appellant Brief**

- Appellant submitted a Complaint to SF DBI identifying a big-dig, swimming pool excavation of the entire rear yard of 1527 McAllister Street. Specifically, excavation and surface shotcrete placement had been done without a building permit. YET APPELLANT PROVIDES, AS HIS ATTACHMENT E, THE VERY BUILDING PERMIT HE SAYS DID NOT EXIST--- APPROVED PERMIT # 200307189772. Further, no records of inspection exist. NO INSPECTIONS WERE PERFORMED BECAUSE THE PERMIT WAS CANCELLED BEFORE ANY REQUIRED INSPECTIONS. Depth measures as high as 10ft at the south of the lot see picture in Attachment A. The complaint highlighted two main areas of concern:
  - Structural: eventual catastrophic collapse of the perimeter walls as conventional retaining walls and footings were not installed creating potential property damage issues for neighbors. APPELLANT DECEIVES THE BOARD. THERE ARE STABILIZED SLOPES WITH A FACTOR OF SAFETY OF 6.0 PER THE GEOTECHNICAL ENGINEER'S REPORT (EXHIBIT B).
  - Health / life safety concerns with vectors such as rodents and mosquitos given the crater retains stagnant water during a significant portion of the year.

THERE IS NO RETAINED WATER, EVER, EXCEPT IN EXTREME EVENTS, AS OCCURRED ON SUNDAY, OCTOBER 24, 2021 WHERE MORE THAN 4 INCHES OF RAIN (THE 4<sup>TH</sup> WETTEST DAY IN SAN FRANCISCO HISTORY) FELL IN A

SINGLE DAY. FOLLOWING ANOTHER FULL DAY OF RAIN ON NOVEMBER 1, 2021, THERE WAS NO POOLED WATER. SEE PERMIT HOLDER'S EXHIBIT J FOR A PICTURE FOLLOWING THAT RAINY DAY.

- Subsequently, a Notice of Violation no. 202178287 was issued by Code
   Enforcement (see Attachment B) citing these conditions. Two Corrective Action
   options are now provided to the owner of 1527 McAllister Street contingent on
   permit and plans:
  - Option 1) Legalize the unpermitted work performed to date
  - Option 2) Fill the crater to pre-excavation conditions
    PROPERTY OWNER CHOSE OPTION 1 AS DEMONSTRATED BY HER
    INDEPENDENT HIRING OF A GEOTECHNICAL ENGINEER (SEE
    EXHIBIT B FOR GEOTECHNICAL ENGINEER'S REPORT) AND
    CONSTRUCTION OF A NEW DECK UNDER PERMIT # 202178287. SHE
    NEVER CONTEMPLATED OPTION 2, NOR WAS SHE REQUIRED TO.
    THE PLANS WERE APPROVED FOR A DECK, SATISFYING ALL
    CONDITIONS, AND DBI ISSUED THE PERMIT.
- The owner of 1527 McAllister chose the path to legalize the unpermitted work and has secured a permit to simply construct a deck to cover the hole, which does not address the excavation. P.A. 2021-0827-7316 boldly states that, "Addresses notice of violation complaint no. 202178287 issued on 7-26-2021." Appellant finds this grossly deficient.

See Attachment C for a copy of the permit application.

- APPELLANT PROVIDES NO FACTS OR EVIDENCE. DBI CONCLUDED THE PERMIT ADDRESSED THE NOV.
- The Plans associated with the deck permit are not available for copy, but can be viewed on the 4<sup>th</sup> floor of the Building Department. APPROVED PLANS ARE INCLUDED AS EXHIBIT C. THE PLANS FULLY COMPLY WITH ALL REQUIREMENTS. Specifically, one finds:
  - The Engineer of Record (EOR) from Doleman Consulting Engineering states, THE APPELLANT MISSTATES THE NAME OF THE COMPANY...IT
     IS DOLMEN CONSULTING ENGINEERS

"Excavated area has been stabilized for approximately 20 years with shotcrete. It has been visually inspected by the EOR and has been deemed safe." IT HAS ALSO BEEN THOROUGHLY INSPECTED BY EARTH MECHANICS, A GEOTECHNICAL ENGINEERING FIRM. THE BOARD HAS BEEN PROVIDED A FULL COPY OF THIS REPORT (EXHIBIT B). INDEED, SO WAS THE APPELLANT PRIOR TO THE TIME HIS BRIEF WAS DUE. SO, NOT ONE, BUT TWO EXPERT ENGINEERS HAVE VERIFIED THE SLOPE STABILIZATION.

- 2. The Abandoned Pool Plan call-out states, "Shotcrete lined partially constructed in-ground swimming pool" THE APPELLANT SEEMS NOT TO UNDERSTAND, OR WILLFULLY DISREGARDS THE FACT THAT THE POOL PERMIT WAS CANCELLED. IT NO LONGER APPLIES AND IS IRRELEVANT.
- Apparently missing on the Plans is any reference to:

- 3. A geotech/soils report or analysis from which to properly draw the EOR's conclusion. ON THE CONTRARY, THE BOARD (AS WELL AS THE APPELLANT) HAS BEEN PROVIDED WITH A REPORT BY THE PERMIT HOLDER'S GEOTECHNICAL ENGINEER (EXHIBIT B). APPELLANT WAS AWARE OF THIS FACT AS HE RECEIVED THE VERY SAME REPORT PRIOR TO HIM SUBMITTING HIS BRIEF. A drainage system or design to evacuate trapped water from rains or other sources. THE BASE OF THE EXCAVATED AREA DRAINS FREELY.
- Regarding bullet 1. above, Appellant disputes the EOR's approach and findings.
   Please see Attachment D which is the structural analysis opinion letter from licensed
   Structural Engineer Michael Camarato. Specifically: "Typically, pools are made from gunite shells (sprayed concrete) applied against a concrete retaining wall." THIS IS
   NOT A SWIMMING POOL.
  - However, the concrete retaining wall does NOT exist in this situation, only
    the shotcrete. THERE IS NO SWIMMING POOL. THE SHOTCRETE WAS
    APPLIED TO STABILIZE THE SLOPES. IT PERFORMS BEAUTIFULLY
    AS A SLOPE STABILIZING MEASURE.
  - Hence, Comaroto's statement, "The absence of a conventional retaining wall is alarming" THE SHOTCRETE IS NOT INTENDED TO ACT AS A POOL WALL. ITS SOLE PURPOSE IS TO ACT AS A SLOPE STABILITY MEASURE, WHICH IT DOES MASTERFULLY. CALTRANS USES THE SAME TECHNIQUES ON CRITICAL SLOPES ALL OVER THE BAY AREA.

However, the original swimming pool plans first commissions (SIC) by the 1527
 McAllister owner does call for a retaining wall. Specifically, P.A. 2003 0718 9772 (see
 Attachment E) states, THIS PERMIT WAS CANCELLED. THE PROPERTY
 OWNER CHANGED HER MIND AND DECIDED NOT TO PROCEED WITH THE
 SWIMMING POOL. THUS, ANY REFERENCES TO THAT PERMIT ARE
 IRRELEVANT AS THE POOL PERMIT WAS CANCELLED.

"This permit is constructed walls and footing of the swimming pool."(SIC) Further, Appellant's understanding is that the Plans developed by the structural engineering firm of record for this permit called for 24" think concrete rebar reinforced walls. Why does the current EOR grossly deviate from the previous EOR? THE CURRENT DESIGN IS FOR A DECK BETWEEN STABILIZED SLOPES. THE PREVIOUS DESIGN (WHICH IS NOT IN EFFECT) WAS FOR A POOL. THOSE DRAWINGS WERE NEVER LOCATED SO QUOTING 24" THICK WALLS IS RIDICULOUS. MOREVER, THE POOL PERMIT WAS CANCELLED AND IS IRRELEVANT.

- Shotcrete is not a replacement for industry standard practices. Per Comaroto, "In our professional opinion, the pit should either be backfilled to return the site to an original condition or a conventional retaining wall with footing should be installed soon in accordance with standard engineering practice." MR. COMAROTO HAS NOT PERFORMED A SITE VISIT, WAS MISLED BY APPELLANT AND SEEMS NOT TO UNDERSTAND THAT THE SHOTCRETE ENSURES SLOPE STABILITY.
- The 1527 McAllister owner is familiar with standard engineering practice
   retaining walls one is installed between 1527 McAllister and the

neighboring east property. OUR GEOTECHNICAL REPORT STATES THAT THE FACTOR OF SAFETY FOR THE SHOTCRETE IS 6.0 (EXHIBIT B). See the photo contained in Attachment F. Why the 1527 McAllister owner denies other neighbors (four properties border the crater!) of the safety that is due is of great concern. APPELLANT CONTINUES TO MISCONSTRUE THE FACTS. OUR PROJECT GEOTECHNICAL REPORT STATES THAT THE FACTOR OF SAFETY FOR THESE WALLS IS 6.0 (EXHIBIT B).

- Further on bullet 1. above, deep cracks in the shotcrete wall exist in at least a dozen locations. See Attachment G for photos of several locations. OUR GEOTECHNICAL REPORT INDICATED HARDLY ANY CRACKING. BUT, THIS IS A MINOR POINT. DURING THE CONCRETE POUR FOR THE DECK, ANY CRACKS CAN EASILY BE FILLED.
  - Cracks obviously erode strengthening or fortification, they do not provide such.

How EOR can "visually inspect" and "deem safe" with so many highly visible significant cracks is another head scratcher. Nor is there mention of the highly visible fence line which is moving toward the crater where substantial cracks exist.

Bullet 2. above implies an erroneous conclusion. "Lined, or lining" occurs after a
retention wall has been installed per the Comarato(SIC) letter, Attachment D. This
gives the reader / reviewer a false sense of comfort / safety that the crater has

been fortified. AT NO POINT HAVE WE STATED THAT THIS SHOTCRETE LINING IS IN LIEU OF A SWIMMING POOL WALL. THERE IS NO SWIMMING POOL. THE POOL PERMIT WAS CANCELLED. DBI ISSUED A PERMIT FOR A DECK. THE PURPOSE OF THE SHOTCRETE IS FOR SLOPE STABILITY.

- "Typically, pools are made from gunite shells (sprayed concrete) applied against a concrete retaining wall. The absence of a conventional retaining wall is alarming" MR. COMAROTO HAS BEEN DUPED BY APPELLANT INTO BELIEVING THAT THE SHOTCRETE STABILIZATION IS A POOL WALL. IT IS NOT. THE PURPOSE OF THE SHOTCRETE IS FOR SLOPE STABILIZATION. IT HAS MORE THAN DONE ITS JOB.
- Regarding bullet 3., a Geotechnical Investigation performed by Herzog Geotechnical Consulting Engineers on behalf of the Appellant for work performed at 1533 McAllister Street provides cautionary soil condition results. APPELLANT'S PROPERTY IS NOT THE SUBJECT PROPERTY. NEVERTHELESS, THE HERZOG REPORT (EXHIBIT D) IS CONSISTENT WITH THE FINDINGS IN OUR GEOTECHNICAL REPORT (EXHIBIT B) AND PERMIT HOLDER'S EXPERIENCE. ONLY A FOOT OR SO, IF THAT, OF SOFT SOILS WAS REMOVED BEFORE HITTING BEDROCK. BECAUSE THERE IS SO LITTLE SOFT SOIL, THE BEDROCK IS STABLE.
- See Attachment H. Specifically:
  - Page 3, Subsurface Conditions, "Our test borings encountered fill and colluvium overlying bedrock. The fill encountered generally consisted of soft sandy silt, soft to medium stiff gravelly clay, and loose clayey gravel. The fill

and native soils encountered are relatively weak and compressible. In addition, the residual soils encountered are expansive. Expansive soils undergo changes in volume with changes in moisture content, and can cause slabs and lightly loaded foundations to heave and crack" REMOVED MATERIAL IS OBVIOUSLY NOT AN ISSUE. THE LIMITED AMOUNT OF EXPOSED SOFT SOIL IS STABILIZED BY THE SHOTCRETE.

Page 4, Excavation and Shoring, "Our investigation indicates that planned cuts will expose relatively weak soils and highly weathered bedrock which are subject to instability." THERE IS NO INSTABILITY, AND EVEN IF THERE WERE, IT IS MITIGATED BY THE SHOTCRETE. OUR GEOTECHNICAL ENGINEERING REPORT PROVES THAT POINT.

So the subsurface conditions for the Appellant's yard are weak and expansive and need to be properly retained to avoid catastrophic collapse over time. It is not surprising that these soil conditions could be the source for cracks in the shotcrete rat proofing and that the cracks are a harbinger for catastrophic collapse. The EOR implies that given that the walls have not collapsed for 20 years, they will never collapse. The EOR's conclusion does not reference any independent or geotechnical data from which to draw upon. THERE IS A COMPLETE INDEPENDENT GEOTECHNICAL ANALYSES THAT HAS BEEN INCLUDED AS EXHIBIT B, AND INDICATES A SAFETY FACTOR OF 6.0. APPELLANT, HIMSELF, WAS PROVIDED WITH A COPY OF THAT REPORT PRIOR TO HIS BRIEF SUBMISSION. WHY HE CONTINUES TO IGNORE THAT FACT IS TROUBLESOME. This type of dismissive reasoning is what led to lack of

# REPORT GEOTECHNICAL INVESTIGATION Planned Swimming Pool and Deck 1527 McAllister Street San Francisco, California

### Prepared for:

Dolmen Consulting Engineers 2595 Mission Street, Suite 200 San Francisco, CA 94110

### Prepared by:

H. Allen Gruen Geotechnical Engineer 360 Grand Avenue, # 262 Oakland, California 94610 (510) 455-0321

Project Number: 21-5042

H. Allen Gruen, C.E., G.E. Registered Geotechnical Engineer No. 2147

September 7, 2021

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### INTRODUCTION

### Purpose

A geotechnical investigation has been completed for the proposed swimming pool and deck at 1527 McAllister Street in San Francisco, California. The purposes of this study have been to gather information on the nature, distribution, and characteristics of the earth materials at the site, assess geologic hazards, and to provide geotechnical design criteria for the planned improvements.

References consulted during the course of this investigation are listed in Appendix B. Details regarding the field exploration program appear in Appendix C.

### **Proposed Improvements**

An in-ground swimming pool was constructed at the subject residence about 19 years ago. Plans are to complete the swimming pool and add decks.

### **FINDINGS**

### **Site Description**

The project site is located south of McAllister Street between Scott and Divisadero Streets in San Francisco, California. At the time of our site investigation, the subject site was occupied by a residence with appurtenant flat work and landscape areas. A partially constructed swimming pool covered a large portion of the site

### **Geologic Conditions**

The site is within the Coast Ranges Geomorphic Province, which includes the San Francisco Bay and the northwest-trending mountains that parallel the coast of California. Tectonic forces resulting in extensive folding and faulting of the area formed these features. The oldest rocks in the area include sedimentary, volcanic, and metamorphic rocks of the Franciscan Complex. This unit is Jurassic to Cretaceous in age and forms the basement rocks in the region.

Locally, the site lies within the USGS San Francisco North Quadrangle. Schlocker (1958) has mapped the area of the site as being underlain by sandstone and shale.

### CONCLUSIONS

### General

The swimming pool at the subject site began construction about 19 years ago. Construction of the pool lining was shotcrete sprayed against exposed earth materials. The pool lining appeared to be functioning well with little or no cracking observed. The swimming pool varied in height to about 10 feet. Based on our observations to date, it is my opinion that the swimming pool lining and associated excavations are stable in their current conditions. We have reviewed plans for a proposed deck dated 08/12/21 by Dolmen Consulting Engineers.

We performed stability analyses of the cut slope and shotcrete lining at the subject site using methods by Jambu. We calculated a factor of safety equal to 6.0 for static loading conditions.

On the basis of our site reconnaissance and data review, we conclude that the site is suitable for support of the proposed improvements. The primary geotechnical concerns are founding improvements in competent earth materials, excavation of bedrock, and seismic shaking and related effects during earthquakes. These items are addressed below.

### **Excavations**

We anticipate that excavations in the upper portions of bedrock at the site can be conducted with conventional equipment, although localized ripping may be required. Excavations extending deeper into the bedrock may require extra effort, such as heavy ripping, hoe-rams, or jack-hammering. We anticipate that the bedrock will become harder and more massive with increasing depth.

### Geologic Hazards

### Faulting

The property does not lie within an Alquist-Priolo Earthquake Fault Zone as defined by the California Division of Mines and Geology. The closest mapped active fault in the vicinity of the site is the San Andreas Fault, located about 6-½ miles southwest of the site (CDMG, 1998). No active faults are shown crossing the site on reviewed published maps, nor did we observe evidence of active faulting during our investigation. Therefore we conclude that the potential risk for damage to improvements at the site due to surface rupture from faults to be low.

### **Earthquake Shaking**

Earthquake shaking results from the sudden release of seismic energy during displacement along a fault. During an earthquake, the intensity of ground shaking at a particular location will depend on a number of factors including the earthquake magnitude, the distance to the zone of energy release, and local geologic conditions. We expect that the site will be exposed to strong earthquake shaking during the life of the improvements. The recommendations contained in the applicable Building Code should be followed for reducing potential damage to the improvements from earthquake shaking.

### Liquefaction

Liquefaction results in a loss of shear strength and potential volume reduction in saturated granular soils below the groundwater level from earthquake shaking. The occurrence of this phenomenon is dependent on many factors, including the intensity and duration of ground shaking, soil density and particle size distribution, and position of the groundwater table (Seed and Idriss, 1982). The site does not lie within a liquefaction potential zone as mapped by the California Division of Mines and Geology for the City and County of San Francisco (CDMG, 2000). Therefore, it is our opinion that there is a low potential for damage to the planned improvements from liquefaction.

### **Lateral Spreading**

Lateral spreading or lurching is generally caused by liquefaction of marginally stable soils underlying gentle slopes. In these cases, the surficial soils move toward an unsupported face, such as an incised channel, river, or body of water. Because the site has a low potential for liquefaction, we judge that there is a low risk for damage of the improvements from seismically-induced lateral spreading.

#### Densification

Densification can occur in clean, loose granular soils during earthquake shaking, resulting in seismic settlement and differential compaction. It is our opinion that earth materials subject to seismic densification do not exist beneath the site in sufficient thickness to adversely impact the planned improvements.

### Landsliding

The geologic maps of the site vicinity reviewed for this study did not show landslides at the site or its immediate vicinity. In addition, a map prepared by the California Division of Mines and Geology for the City and County of San Francisco (CDMG, 2000) does not indicate that the subject site lies within an area of potential earthquake-induced landsliding. During our site reconnaissance, we did not observe evidence of active slope instability at the site or its immediate vicinity. Therefore, it is our opinion that the potential for damage to the improvements from slope instability at the site is low provided the recommendations presented in this report are incorporated into the design and construction of the project.

### RECOMMENDATIONS

### Site Preparation and Grading

#### General

We assume that the planned improvements will be constructed at or below existing site grades. If site grades are raised by filling more than about 1 foot, we should be retained to calculate the impact of filling on slope stability, site settlements, and foundations.

### Clearing

Areas to be graded should be cleared of debris, deleterious materials, and vegetation, and then stripped of the upper soils containing root growth and organic matter. We anticipate that the required depth of stripping will generally be less than 2 inches. Deeper stripping may be required to remove localized concentrations of organic matter, such as tree roots. The cleared materials should be removed from the site; strippings may be stockpiled for reuse as topsoil in landscaping areas or should be hauled off site.

#### **Excavations**

Bedrock was encountered in our borings at a depth of about 3 feet below the ground surface. We anticipate that excavations in the upper portions of bedrock at the site can be conducted with conventional equipment, although localized ripping may be required. Excavations extending deeper into the bedrock may require extra effort, such as heavy ripping, hoe-rams, or jack-hammering. We anticipate that the bedrock will become harder and more massive with increasing depth.

#### Overexcavation

Loose, porous soils and topsoil, if encountered, should be overexcavated in areas designated for placement of future engineered fill or support of improvements. Difficulty in achieving the recommended minimum degree of compaction described below should be used as a field criterion by the geotechnical engineer to identify areas of weak soils that should be removed and replaced as engineered fill. The depth and extent of excavation should be approved in the field by the geotechnical engineer prior to placement of fill or improvements.

### **Subgrade Preparation**

Exposed soils designated to receive engineered fill should be cut to form a level bench, scarified to a minimum depth of 6 inches, brought to at least optimum moisture content, and compacted to at least 90 percent relative compaction, in accordance with ASTM test designation D 1557.

#### **Material for Fill**

It is anticipated that the on-site soil will be suitable for reuse as fill provided that lumps greater than 6 inches in largest dimension and perishable materials are removed, and that the fill materials are approved by the geotechnical engineer prior to use.

Fill materials brought onto the site should be free of vegetative mater and deleterious debris, and should be primarily granular. The geotechnical engineer should approve fill material prior to trucking it to the site.

### Compaction of Fill

Fill should be placed in level lifts not exceeding 8 inches in loose thickness. Each lift should be brought to at least the optimum moisture content and compacted to at least 90 percent relative compaction, in accordance with ASTM test designation D 1557.

### Underpinning

During excavations adjacent to existing structures or footings, care should be taken to adequately support the existing structures. When excavating below the level of foundations supporting existing structures, some form of underpinning may be required where excavations extend below an imaginary plane sloping at 1:1 downward and outward from the edge of the existing footings. All temporary underpinning design and construction are the responsibility of the contractor. H. Allen Gruen, Geotechnical Engineer is available to provide consultation regarding underpinning adjacent improvements.

### **Temporary Slopes**

Temporary slopes will be necessary during the planned site excavations. In order to safely develop the site, temporary slopes will need to be laid back in conformance with OSHA standards at safe inclinations, or temporary shoring will have to be installed. All temporary slopes and shoring design are the responsibility of the contractor. H. Allen Gruen, Geotechnical Engineer is available to provide consultation regarding stability and support of temporary slopes during construction. The contractor may choose to excavate test pits to evaluate site earth materials and the need for temporary shoring.

### **Finished Slopes**

In general, finished cut and fill slopes in soil should be constructed at an inclination not exceeding 2:1 (horizontal:vertical). Routine maintenance of slopes should be anticipated. The tops of cut slopes should be rounded and compacted to reduce the risk of erosion. Fill and cut slopes should be planted with vegetation to resist erosion, or protected from erosion by other measures, upon completion of grading. Surface water runoff should be intercepted and diverted away from the tops and toes of cut and fill slopes by using berms or ditches.

### Seismic Design

If the improvements are designed using the 2016 California Building Code with San Francisco Amendments, the following parameters apply:

Design Code Reference Document: ASCE7-10 Risk Category II Site Class C- Very Dense Soil and Soft Rock

 $S_s = 1.5$ 

 $S_1 = 0.6$ 

 $S_{Ms} = 1.8$ 

 $S_{M1} = 0.84$ 

 $S_{Ds} = 1.2$ 

 $S_{D1} = 0.56$ 

### Supplemental Services

H. Allen Gruen, Geotechnical Engineer recommends that we be retained to review the project plans and specifications to determine if they are consistent with our recommendations. In addition, we should be retained to observe geotechnical construction, particularly site excavations, placement of retaining wall backdrains, fill compaction, and excavation of foundations, as well as to perform appropriate field observations and laboratory tests.

If, during construction, subsurface conditions different from those described in this report are observed, or appear to be present beneath excavations, we should be advised at once so that these conditions may be reviewed and our recommendations reconsidered. The recommendations made in this report are contingent upon our notification and review of the changed conditions.

If more than 18 months have elapsed between the submission of this report and the start of work at the site, or if conditions have changed because of natural causes or construction operations at or adjacent to the site, the recommendations of this report may no longer be valid or appropriate. In such case, we recommend that we review this report to determine the applicability of the conclusions and recommendations considering the time elapsed or changed conditions. The recommendations made in this report are contingent upon such a review.

These services are performed on an as-requested basis and are in addition to this geotechnical investigation. We cannot accept responsibility for conditions, situations or stages of construction that we are not notified to observe.

### **LIMITATIONS**

This report has been prepared for the exclusive use of Dolmen Consulting Engineers and their consultants for the proposed project described in this report.

Our services consist of professional opinions and conclusions developed in accordance with generally-accepted geotechnical engineering principles and practices. We provide no other warranty, either expressed or implied. Our conclusions and recommendations are based on the information provided us regarding the proposed construction, our site reconnaissance, review of published data, and professional judgment. Verification of our conclusions and recommendations is subject to our review of the project plans and specifications, and our observation of construction.

The scope of our services did not include an environmental assessment or an investigation of the presence or absence of hazardous, toxic, or corrosive materials in the soil, surface water, groundwater or air, on or below, or around the site, nor did it include an evaluation or investigation of the presence or absence of wetlands.

### APPENDIX A

### **List of References**

- California Department of Conservation, Division of Mines and Geology, 1998, Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada.
- CDMG, 2000, State of California Seismic Hazards Zones, City and County of San Francisco, California Division of Mines and Geology, released November 17, 2000.
- 3. Schlocker, J., 1958, Geology of the San Francisco North Quadrangle, California, United States Geological Survey Professional Paper 782, scale 1:24,000.
- 4. Seed, H. B., and Idriss, E., 1982, *Ground Motion and Soil Liquefaction During Earthquakes*, Earthquake Engineering Research Institute Monograph.
- 5. United States Geological Survey, 1993, San Francisco North Quadrangle, 7.5 Minute Series, Scale 1:24,000.

### APPENDIX B

### **Distribution**

Dolmen Consulting Engineers 2595 Mission Street, Suite 200 San Francisco, CA 94110 (4 Wet Signed and Stamped Originals)

WITH RESPECT TO

1519 McALLISTER ST.

AREA OF

833-835 SCOTT ST.

INTERIOR INSIDE FACE LENGTH MAXIMUM **NEAR FACE** 

1533 McALLISTER ST.

SITEPLAN

HORIZONTAL

McALLISTER STREET

PROPERTY LINE 27.5'

1527 McALLISTER ST.

(E) WOOD

PROPOSED

WOOD DECK

PROPERTY LINE

# PROPOSED DECK AT: 1527 McALLISTER STREET SAN FRANCISCO, CA





# SCOPE OF WORK

- ADDITION OF PROPOSED 635 SF x 4' TALL WOOD DECK IN REAR YARD TO COVER EXCAVATED AREA WHICH WAS PART OF ABANDONED PERMIT NO. 2003-0718-9772. EXCAVATED AREA HAS BEEN STABILIZED FOR APPROXIMATELY 20 YEARS WITH SHOTCRETE. IT HAS BEEN VISUALLY INSPECTED BY THE EOR AND HAS BEEN DEEMED SAFE.

### APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE w/SAN FRANCISCO BUILDING CODE AMENDMENTS

### PROJECT TEAM

STRUCTURAL DOLMEN CONSULTING ENGINEERS 2595 MISSION STREET SAN FRANCISCO, CA 94110 (415) 409-9200

### DRAWING LIST

TITLE SHEET

STRUCTURAL GENERAL NOTES & TYPICAL CONCRETE DETAILS

SPECIAL INSPECTION FORM & SLOPE AND SEISMIC HAZARD CHECKLIST FORMS

CONTRACTOR SHALL VERIFY THAT (E) CONDITIONS ARE AS INDICATED ON THE DRAWINGS. NOTIFY THE ARCHITECT

ALL CONSTRUCTION AND INSTALLATION WORK SHOWN ON DRAWINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. USE METHODS AS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF

DO NOT SCALE DRAWINGS: USE DIMENSIONS SHOWN. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD

CONTRACTOR IN THE FIELD. WHERE NO DIMENSION IS PROVIDED CONSULT WITH THE ARCHITECT FOR

E. INSTALL MANUFACTURED MATERIALS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS AND

G. APPLICATION OF FINISH: SURFACES PREVIOUSLY PREPARED OR INSTALLED BY ANOTHER TRADE SHALL BE

INSPECTED CAREFULLY BY THE CONTRACTOR BEFORE APPLYING SUBSEQUENT MATERIALS OR FINISHES. IF

MAY BE MADE. APPLICATIONS OF FINISHES WILL BE CONSTRUED AS ACCEPTANCE OF RESPONSIBILITY BY THE

CONTRACTOR SHALL DESIGN AND INSTALL SHORING AS REQUIRED TO PERFORM WORK. RESPONSIBILITY FOR

CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE

DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER

THE CONTRACTOR MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND

H. INSTALL ALL WORK PLUMB, LEVEL AND STRAIGHT, OR AS REQUIRED TO ALIGN WITH (E) ADJACENT SURFACES.

ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH WORK.

IMMEDIATELY OF VARIATIONS OR DISCREPENCIES. DO NOT PROCEED WITH AFFECTED WORK UNTIL THE VARIATIONS

DIMENSIONS SHOWN AT (E) CONDITIONS ARE TO FACE OF (E) FINISH. U.O.N. DIMENSIONS AT NEW WORK ARE TO FACE

OF FRAMING, U.O.N. DIMENSIONS OF (E) CONDITIONS ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED BY THE

SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE

JOB SITE, INCLUDING SAFETY OF PEOPLE AND PROPERTY. ARCHITECT SITE VISITS ARE NOT INTENDED TO REVIEW

ALL WASTE AND REFUSE CAUSED IN CONNECTION WITH THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAR AND CLEAN TO THE SATISFACTION OF

SURFACES ARE NOT ACCEPTABLE, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN ORDER THAT CORRECTIONS

ENGINEERING, CONSTRUCTION AND SAFETY OF THE SHORING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

SPECIFICATIONS. SHOP DRAWINGS SUBMITTED TO THE ARCHITECT FOR REVIEW DO NOT CONSTITUTE "IN WRITING"

FINAL AS BUILT RECORD DOCUMENTS SHOWING ALL REVISIONS INCORPORATED DURING CONSTRUCTION, SHALL BE

THROUGHOUT THE CONSTRUCTION DOCUMENTS, ITEMS THAT ARE EXISTING ARE INDICATED AS "EXISTING" OR "(E)",

ITEMS WITHOUT THIS INDICATION ARE NEW CONSTRUCTION. WHERE REQUIRED FOR PURPOSES OF CLARITY, SOME

UNLESS IT IS CLEARLY NOTED ON THE SUBMITTAL THAT SPECIFIC CHANGES ARE BEING REQUESTED WITH THE

DECK FRAMING PLAN & DETAILS

### PROJECT DATA

**GENERAL NOTES** 

ALL PREVAILING LAWS AND CODES.

THE ARCHITECT.

LOT/LOCATION:

1527 McALLISTER STREET SAN FRANCISCO, CA BLOCK NO. / LOT: 1180 / 024

OR DISCREPENCIES ARE RESOLVED BY THE ARCHITECT

CLARIFICATION BEFORE PROCEEDING WITH AFFECTED WORK.

THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

SUBCONTRACTOR FOR THE BASE UPON WHICH IT IS APPLIED.

**NUMBER OF STORIES: 4-STORIES** OCCUPANCY: R-3 **CONSTRUCTION TYPE V** 

### PROJECT LOCATION



2. THIS PROPOSED WORK ADDRESSES NOTICE OF VIOLATION, COMPLAINT NUMBER 2021-782-87 ISSUED ON 7-26-2021.

### FIRE SAFETY NOTES

ITEMS MAY BE INDICATED AS "NEW OR "(N)".

SPECIFICALLY CALLED OUT OR NOT.

PHRASE "REQUESTED CHANGE".

A. ALL EXITS TO BE MAINTAINED DURING & AFTER CONSTRUCTION.

SUBMITTED TO THE ARCHITECT PRIOR TO PROJECT CLOSE-OUT.

- B. ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION.
- C. ALL PENETRATIONS TO BE REPAIRED.
- D. MUST MAINTAIN EXISTING FIRE LIFE SAFETY SYSTEMS DURING CONSTRUCTION.



Date 08/11/21 Design

5

Date 08/11/21 Design

Job 2144

S<sub>1</sub>a

STRUCTURAL NOTES 1. GENERAL

A. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.

B. VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT PROJECT SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER DISCIPLINE DRAWINGS BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND DO NOT PROCEED WITH AFFECTED WORK UNTIL THEY ARE RESOLVED. DO NOT SCALE DRAWINGS.

C. UNLESS OTHERWISE SHOWN OR NOTED ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.

D. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING THE SAFETY OF PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEW OF THESE CONDITIONS. THE ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONRACTOR'S SAFETY MEASURES.

E. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ALL DAMAGE SHALL BEREPAIRED AT CONTRACTOR'S EXPENSE.

# 2. TESTS AND INSPECTIONS

A. PROVIDE TESTS AND INSPECTIONS FOR ALL ITEMS AS REQUIRED BY THE CALIFORNIA BUILDING CODE, 2019 EDITION, SECTION 1704 & 1705.

B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT TESTING LAB TO PERFORM ALL REQUIRED TESTING AND INSPECTIONS.

C. IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE SECTION 1705, THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED AND/OR TESTED BY THE TESTING LAB:

1. PLACEMENT OF REINFORCING 2. PLACEMENT OF CONCRETE

3. CONCRETE SLUMP/STRENGTH

D. IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE SECTION 1704 & 1705, THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED BY THE ENGINEER OF RECORD:

1. PLACEMENT OF REINFORCEMENT 2. ROUGH FRAMING

E. OBSERVED DEFICIENCIES SHALL BE REPORTED TO THE OWNER, THE SPECIAL INSPECTOR, THE CONTRACTOR AND THE BUILDING OFFICIAL.

PRIOR TO FINAL INSPECTION, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES THAT HAVE NOT BEEN RESOLVED.

F. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO TIME OF INSPECTION

### 3. DESIGN BASIS

A. CONSTRUCT IN ACCORDANCE WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE LOCAL ORDINANCES.

1. LIVE LOADS(PSF) DECK: 60PSF

DECK: 12PSF

### 4. FOUNDATIONS

2. DEAD LOADS(PSF)

A. EXCEPT WHERE OTHERWISE SHOWN EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. ALL FOUNDATIONS SHALL BE POURED WITHOUT THE USE OF SIDE FORMS WHEREVER POSSIBLE. IF THE TRENCHES CANNOT STAND, FULLY FORM SIDES TO DIMENSIONS SHOWN.

B. DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOMS OF TRENCHES BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL OR CONCRETE AT NO COST TO THE OWNER.

C. ALL EXCAVATIONS, FORMS AND REINFORCING ARE TO BE INSPECTED BY THE LOCAL BUILDING INSPECTOR AND ENGINEER PRIOR TO PLACING CONCRETE.

# 5. CONCRETE

- A. REINFORCE ALL CONCRETE, INSTALL ALL INSERTS, BOLTS, ANCHORS AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.
- B. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT.
- C. CONCRETE SHALL BE HARDROCK CONCRETE AND SHALL ATTAIN AN ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI.
- E. MAXIMUM SLUMP SHALL BE 4 INCHES UNLESS AN APPROVED WATER REDUCING AGENT HAS BEEN ADDED.
- F. MAXIMUM AGGREGATE SIZE IS 1-1/2 INCHES.
- G. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN ANY APPROVED MANNER, INCLUDING CURING COMPOUND, CURING PAPER, ETC. FOOTINGS ARE EXEMPTED FROM THIS REQUIREMENT

ADD 2 BARS @

**DOUBLE CURTAIN** 

STIRRUPS REINFORCEMENT

MIN. BEND DIA. 'D'.

4d

CLASS A DEVELOPMENT LENGTH ( 1 d) ,(INCHES)

BASIC

29 17

39 22

48 28

58 33

48

55

62

69

76

68

77

87

96

106

f'c = 3000 PSI f'c = 4000 PSI f'c = 5000 PSI

BARS BASIC

34

50

67

75

83

92

(1). TOP BARS ARE HORIZONTAL BARS SO PLACED THAT MORE THAN

(2). FOR LIGHTWEIGHT CONCRETE USE VALUES TIMES 1.33.

12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

59 42

15

19

24

29

48

54

60

66

BARS | BASIC

30 17

52 38

67 48

75 54

82 59

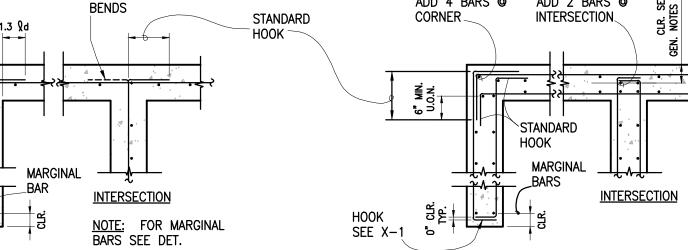
38

60

SEE TABLE ABOVE

ADD 4 BARS @

CONCRETE WALL INTERSECTIONS



SINGLE CURTAIN

**ALTERNATING** 

4d OR 2-1/2" MIN. 180°

PRINCIPAL REINFORCEMENT					
BAR GRADE	BAR SIZE	MIN. BEND DIA. 'D'			
ALL GRADES OF	#3 THRU #8	6d			
REINFORCEMENT	#9 THRU #11	8d			
	#14 THRU #18	10d			
GRADE #40*	#3 THRU #11	5d			

\* FOR 180° BEND ONLY

0" CLR. TYF

SEE X-1

**CORNER** 

STANDARD HOOKS

SIZE

#10

BAR SIZE

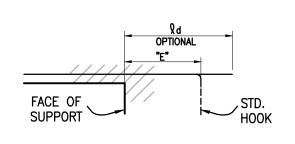
#3 THRU #5

ALL OTHER BARS

WALL THICKNESS		JRTAIN, AT OF WALL		IRTAIN, ONE CE OF WALL
	VERT.	HORIZ.	VERT.	HORIZ.
6"	#4 <b>©</b> 18"	#4 <b>@</b> 16"		
8"	#4 <b>©</b> 18"	#4 @ 12 <b>"</b>	$\nearrow$	
10"	#4 <b>@</b> 16"	#4 @ 10 <b>"</b>	#4 @ 18 <b>"</b>	#4 <b>@</b> 18"
12"	$\backslash$		#4 @ 18"	#4 @ 16"
14"	$\left\langle \right\rangle$	$\nearrow$	#4 <b>@</b> 18"	#4 @ 14"
16"			#4 @ 18 <b>"</b>	#4 @ 12"
18"			#4 <b>@</b> 18"	#4 <b>@</b> 10"

CONCRETE WALL REINFORCING

(UNLESS OTHERWISE NOTED)



BAR EMBEDMENT "E"						
	f'c = 3	000 PSI	f'c = 40	000 PSI	f'c = 5000 PSI	
BAR SIZE	TOP BARS (1)	BASIC	TOP BARS (1)	BASIC	TOP BARS (1)	BASIC
#3	10	7	8	6	8	6
#4	12	9	11	8	10	7
<b>#</b> 5	15	11	13	10	12	9
#6	17	13	15	11	13	10
<b>#</b> 7	20	15	17	13	16	12
#8	23	17	20	15	19	14
#9	25	19	23	17	20	15
#10	28	21	25	19	23	17
#11	32	24	26	20	24	18

# SPLICE ALL BARS WITH CLASS B SPLICES U.N.O. (4). CLASS B=1.3xCLASS A (5). STAGGER SPLICES IN ADJACENT WALL CURTAINS. BAR DEVELOPMENT LENGTH LONGITUDINAL REINFORCEMENT <u>4'-0" MIN.</u> NOTE: SEE GENERAL NOTES FOR MINIMUM CONCRETE COVER REQUIREMENTS. STEPPED FOOTING

### 6. REINFORCING STEEL

- A. ALL REINFORCING STEEL BARS SHALL CONFORM WITH THE STANDARD SPECIFICATIONS FOR DEFORMED BILLET-STEEL FOR CONCRETE REINFORCEMENT, ASTM DESIGNATION A615-68, ALL BARS SHALL BE GRADE 60.
- B. SUITABLE DEVICES OF SOME STANDARD MANUFACTURE SHALL BE USED TO HOLD REINFORCEMENT IN ITS' TRUE POSITION. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCEMENT DURING PLACING OF CONCRETE
- C. LAP SPLICE ALL BARS A MINIMUM OF 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED.
- D. UNLESS NOTED OTHERWISE, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS:
- 1. 3 INCHES WHERE CONCRETE IS PLACED AGAINST EARTH EXCEPT SLAB-ON-GRADE.
- 2. 2 INCHES WHERE CONCRETE IS EXPOSED TO EARTH BUT FORMED.
- 3. 1-1/2 INCHES FOR BEAMS, COLUMNS AND EXTERIOR SURFACES. 4. 3/4 INCH FOR INTERIOR SLABS, JOISTS AND WALLS.

### 7. ROUGH CARPENTRY

- A. ALL CONSTRUCTION SHALL COMPLY WITH GENERAL CONSTRUCTION REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, SECTION 2303.
- B. CONVENTIONAL CONSTRUCTION PROVISIONS NOT SPECIFICALLY DETAILED ON THE PLANS SHALL BE IN COMPLIANCE WITH CALIFORNIA BUILDING CODE. SECTION 2306.
- C. FOR SCHEDULE OF MINIMUM NAILING SEE TABLE 2304.9.1, CALIFORNIA BUILDING CODE. 16d VINYL COATED SINKERS MAY BE SUBSTITUTED FOR 16d BOX OR COMMON NAILS FOR ROUGH FRAMING. SINKERS SHALL NOT BE USED WITH METAL CONNECTORS.
- D. SILLS ON CONCRETE SHALL BE ALASKAN YELLOW CEDAR. SILLS SHALL BE FASTENED TO THE CONCRETE WITH A MINIMUM OF TWO FASTENERS PER PIECE AND AT LEAST ONE FASTENER WITHIN 9 INCHES FROM EACH END OF EACH PIECE.
- E. PLACE JOISTS WITH CROWN UP.
- F. RETIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.
- G. USE GALVANIZED NAILS, BOLTS AND HARDWARE WHERE EXPOSED TO WEATHER AND IN ALL PRESSURE TREATED LUMBER.
- H. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS.
- I. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH FULL DEPTH BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10 FEET AND FLOOR JOISTS AT 8 FEET UNLESS NOTED OTHERWISE.
- J. ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON COMPANY'S STANDARD FASTENERS OR APPROVED EQUAL.
- K. PROVIDE MALLEABLE IRON WASHERS FOR ALL BOLTS IN BEARING CONTACT WITH WOOD.
- L. BOLT HOLES SHALL NOT BE MORE THAN 1/16 OF AN INCH LARGER THAN THE DIAMETER OF THE BOLT.

### 8. FRAMING LUMBER

- A. ALL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULES NO.16 AND SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
- B. ALL POSTS AND BEAMS SHALL BE DF GRADE #1 ALASKAN YELLOW CEDAR, UNLESS OTHERWISE NOTED ON PLANS OR DETAILS.
- C. ALL STUDS, HEADERS, PLATES, RIM, ETC. SHALL BE ALASKAN YELLOW CEDAR, UNLESS OTHERWISE NOTED ON PLANS OR DETAILS.
- D. ALL FRAMING EXPOSED TO WEATHER SHALL BE ALASKAN YELLOW CEDAR UNLESS OTHERWISE NOTED ON
- E. ALL TIMBER PLACED AGAINST BRICK OR CONCRETE SHALL BE ALASKAN YELLOW CEDAR.
- F. MINIMUM SILL PLATE BOLTING SHALL BE  $\frac{5}{8}$ "DIA. @4'o.c. MAX, WITHIN 12" OF ENDS, MIN. 2 PER PIECE WITH

BAR EMBEDMENT "E"

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Dolmen Consulting Eng	
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City and County of San Francisco Department of Building Inspection



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

### NOTICE

### SPECIAL INSPECTION REQUIREMENTS

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

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

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

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

### STRUCTURAL OBSERVATION REQUIREMENTS

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

### Special Inspection Services Contact Information

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

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

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

Updated 10/05/2020

### SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

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

JOB ADDRESS_	1527 McALLISTER STREET	_ APPLICATION NO	2021 0827 7316	ADDENDUM NO
OWNER NAME_	SHERRIE MATZA	_OWNER PHONE NO	. ( 415 ) 531-4438	

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

	nigh-rise projects, and for projects utilizing ne	•
In accordance with Chapter 17 (SFBC)	), Special Inspection and/or testing is required for	or the following work:
1. M Concrete (Placement & sampling)	6. [] High-strength bolting	18. Bolts Installed in existing concrete or masonry:
2. [] Bolts installed in concrete	7. [] Structural masonry	[] Concrete [] Masonry
3. [] Special moment - Resisting concrete frame	8. [] Reinforced gypsum concrete	[] Pull/torque tests per SFEBC Sec. 507C & 515C
4. M Reinforcing steel and prestressing tendons	9. [] Insulating concrete fill	19. [] Shear walls and floor systems used as shear
5. Structural welding:	10. [] Sprayed-on fireproofing	diaphragms
A. Periodic visual inspection	11. [] Piling, drilled piers and caissons	20. [] Holdowns
[] Single pass fillet welds 5/16" or smaller	12. [] Shotcrete	21. Special cases:
[] Steel deck	13. [] Special grading, excavation and filling	[] Shoring
[] Welded studs	(Geo. Engineered)	[] Underpinning:[] Not affecting adjacent property
[] Cold formed studs and joists	14. [] Smoke-control system	[] Affecting adjacent property: PA
[] Stair and railing systems	15. [] Demolition	[] Others
[] Reinforcing steel	16. [] Exterior Facing	22. [] Crane safety (Apply to the operation of
B. Continuous visual inspection and NDT	17. Retrofit of unreinforced masonry buildings:	tower cranes on high-rise building)
(Section 1704)	[] Testing of mortar quality and shear tests	(Section 1705.22)
[] All other welding	[] Inspection of repointing operations	23. [] Others: "As recommended by professional
(NDT exception: Fillet weld)	[] Installation inspection of new shear bolts	of record"
[] Reinforcing steel; and [] NDT required	[] Pre-installation inspection for embedded	
[] Moment-resisting frames	[] Pull/torque tests per SFBC Sec.1607C & 1615C	
[] Others		
24. Structural observation per Sec. 1704.6 (SFBC	) for the following: X Foundations	[] Steel framing
★ Concrete construction	[] Masonry construction	₩ Wood framing
[] Other:		
25. Certification is required for: [ ] Glu-lam compo	ments	
26. [] Firestops in high-rise building		
Prepared by: Diarmuid Mac	Neill Phone: ( 415 )	260-4814
Engineer/Architect of l		
Required information:		
FAX: ()	Email_DIARMUID@DOLN	MEN-ENGINEERS.NET
Review by:	Phone: (628) 652-	
DBI Engineer or Plan Che	cker	
	·李敬·李宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗宗	******
APPROVAL (Based on submitted repor	ts.)	

Updated 10/05/2020

City and County of San Francisco Department of Building Inspection



London Breed, Mayor Patrick O'Riordan, Interim Director

Attachment A

### SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS1527 McALLISTER STREETAPPLICATION NO.2021 0827 7316ADDENDUM NO.OWNER NAMESHERRIE MATZAOWNER PHONE NO. (415)531-4438

1: PROPERTY LOCATION			3: PROPOSED CONSTRUCTION		
EARTHOLIAVE INDUCED LANDSLIDE AREA ON			CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES	NC
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.		S NO	HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES	NC
			SHORING	YES	NO
			UNDERPINNING	YES	NC X
2: AVERAGE SLOPE OF PROPERTY			GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES	NC
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE			CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE	YES	NO	RETAINING WALL:	YES	NC X
SLOPE OF THE PROPERTY)				YES	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 and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

> Permit Services Division 49 South Van Ness Avenue, Suite 500 - San Francisco CA 94103 Phone (628) 652-3600 – www.sfdbi.org

INFORMATION SHEET S-19 ATTACHMENT A

Slope Protection Checklist

### FOR DBI USE ONLY

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:

Special Inspection Services (628) 652-3407; or, dbi.specialinspections@sfgov.org

### ASSIGNMENT OF REVIEW TIER

DBI Engineer or Plan Checker / Special Inspection Services Staff

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

If the box in Section 1 "Property Location" AND the box in Section 2 "Average Slope of Property" are marked "No" OR if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

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

If the box in Section 2 "Average Slope of Property" AND any boxes in Section 3 "Proposed Construction" are marked "Yes" AND the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

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

If the box in Section 2 "Average Slope of Property" AND any boxes in Section 3 "Proposed Construction" are marked "Yes" AND the property lies in the vicinity of mapped landslides, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

### TIER III: Structural Advisory Committee (SAC) Review

Tier assigned by:

If the box in Section 1 "Property Location" AND any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Phone: (628)

	DBI Plan Review Engineer					
Comment:						

Page | 2

Date 08/11/21

Design

Job 2144 Sheet

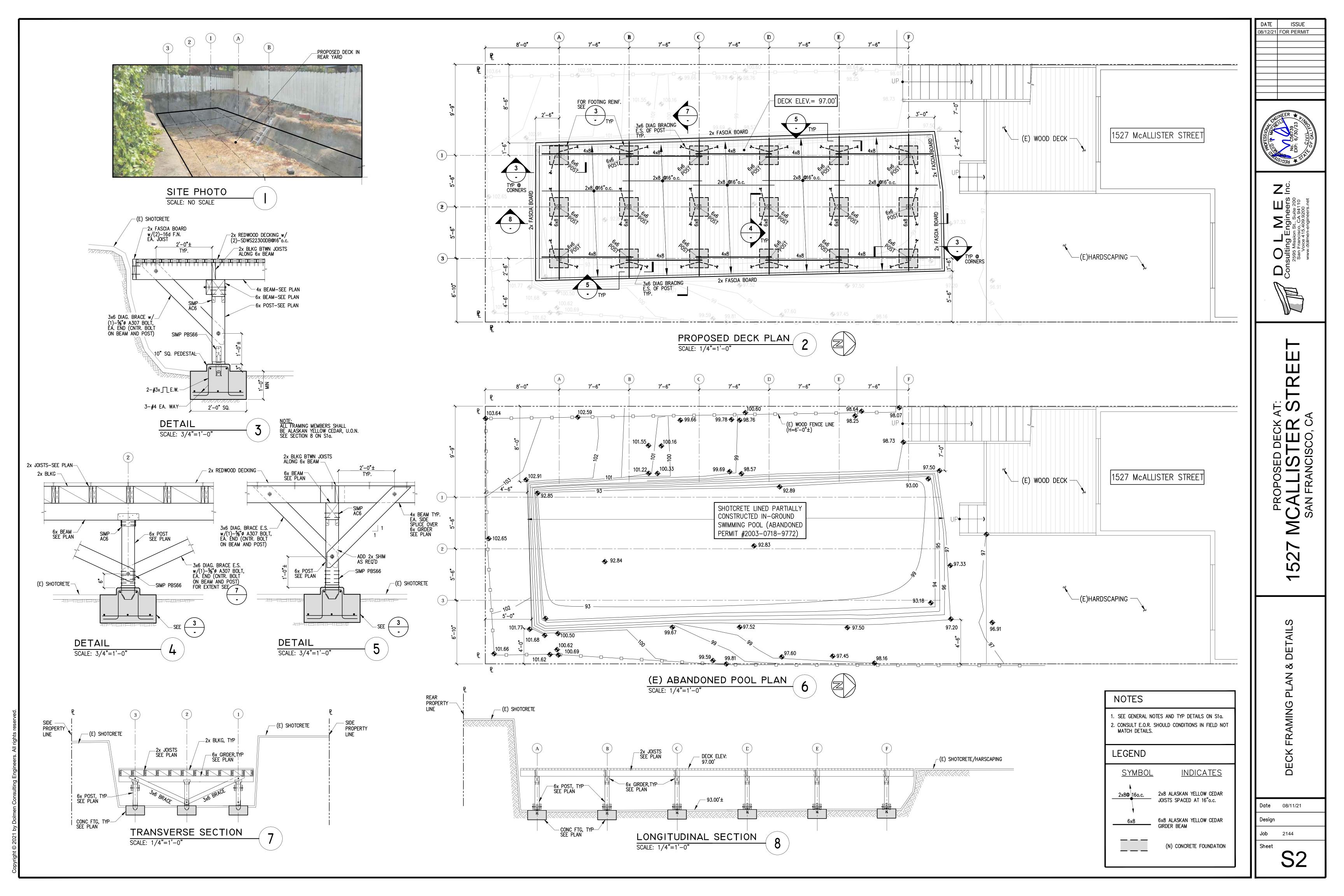
S<sub>1</sub>b

5

SPECIAL INSPECTION & OPE AND SEISMIC HAZA CHECKLIST FORMS

ISSUE

08/12/21 FOR PERMIT





January 9, 2008 Project Number 2216-01-07

Mr. Phillip Father c/o Island Architecture 201 California Street, Suite 1240 San Francisco, California 94111

RE: Report

Geotechnical Investigation 1553 McAllister Street San Francisco, California

Dear Mr. Father:

This presents the results of our geotechnical investigation for the proposed additions and renovations at 1553 McAllister Street in San Francisco, California. The scope of our investigation was to review selected geologic references, observe exposed site conditions, drill two test borings, perform laboratory testing, conduct engineering analyses, and develop geotechnical recommendations for design and construction of the project. Herzog Geotechnical's scope of services was outlined in our proposal dated December 11, 2007.

#### PROJECT DESCRIPTION

The project will consist of renovating the existing residence, excavating a garage and stairwell beneath the northern portion of the structure, and adding living space beneath the southern portion of the structure. Retained cuts for the project will range to about 18 feet high. The project is shown on the plans by Island Architecture transmitted December 10, 2007.

#### WORK PERFORMED

Prior to performing our investigation we reviewed selected geologic references. We explored the subsurface conditions on December 18, 2007 to the extent of two test borings extending approximately 6-1/2 and 10 feet deep, and into bedrock. Due to limited access, the test borings were drilled with portable drilling equipment. The approximate locations of the test borings are shown on the attached *Site Plan*, Plate 1.

Our Consulting Project Engineer observed the drilling, logged the subsurface conditions encountered, and collected soil samples for visual examination and laboratory testing. Samples were retrieved using Sprague and Henwood and Standard Penetration Test samplers driven with

January 9, 2008 1553 McAllister Street, San Francisco Project Number 2216-01-07

a 70-pound hammer. Penetration resistance blow counts were obtained by dropping the hammer through a 30-inch free fall. The samplers were driven 18 inches, and the number of blows was recorded for each 6 inches of penetration. These blow counts were then correlated to equivalent standard penetration resistance blow counts. The blows per foot recorded on the boring logs represent the accumulated number of correlated standard penetration blows that were required to drive the sampler the last 12 inches or fraction thereof.

Logs of the test borings are presented on Plates 2 and 3. The soils encountered are described in accordance with the criteria presented on Plate 4. Bedrock is described in accordance with the *Engineering Geology Rock Terms* presented on Plate 5. The logs depict our interpretation of subsurface conditions on the date and at the depths indicated. The stratification lines on the logs represent the approximate boundaries between soil types; the actual transitions may be gradational. Selected samples were laboratory tested to determine their moisture content and dry density. Laboratory test results are posted on the boring logs in the manner described on the *Key to Test Data*, Plate 4.

#### FINDINGS

### **Site Conditions**

The site is located on the southern side of McAllister Street, between Divisadero Street and Scott Street in San Francisco, California. The site is situated on a hillside which slopes gently up towards the south. The existing residence is a three-story, wood-framed structure over a basement. We understand that the house was constructed in 1901. Roof downspouts in the rear of the house discharge onto the ground adjacent to the structure, and the remaining downspouts appear to extend to the sewer. The house is supported on continuous and isolated pad footing foundations. Retained cuts for the existing basement range to about 5 feet high. The front (north) side of the house is bounded by a staircase which is retained by a concrete wall which ranges to about 6 feet high, and which steps down to a gently sloping planter area. An approximately 4 to 5-foot high, yielding concrete retaining wall steps down from the northern edge of the planter to the sidewalk. The rear (south) side of the house is bounded by a landscaped rear yard which slopes gently up towards the south. The east and west sides of the property abut neighboring residences.

### **Subsurface Conditions**

The site is within the Coast Range Geomorphic Province, which includes San Francisco Bay and the northwest-trending mountains that parallel the coast of California. These features were formed by tectonic forces resulting in extensive folding and faulting of the area. Previous geologic mapping by Schlocker (1958) indicates that the site is underlain by sheared Jurassic to Cretaceous aged bedrock of the Franciscan Assemblage.



Our test borings encountered fill and colluvium overlying bedrock. The fill encountered generally consisted of soft sandy silt, soft to medium stiff gravelly clay, and loose clayey gravel. The residual soils encountered consisted of medium stiff sandy clay derived from the in-place weathering of the underlying parent bedrock. The fill and native soils encountered are relatively weak and compressible. In addition, the residual soils encountered are expansive. Expansive soils undergo changes in volume with changes in moisture content, and can cause slabs and lightly loaded foundations to heave and crack. Bedrock encountered in the borings generally consisted of highly weathered, firm to moderately hard shale.

The approximate test boring locations are shown on the *Site Plan* (Plate 1). The test borings encountered the following profiles:

		Depth (feet)	
Boring	Fill	Residual Soil	Bedrock
B-1		0-2.0	2.0-10.0+
B-2	0-5.3		5.3-6.5+

Descriptions of the subsurface conditions encountered are presented on the boring logs.

#### Groundwater

Free groundwater was encountered in Boring 2 at a depth of approximately 6 feet, but did not develop in Boring 1 prior to backfilling. Groundwater levels at the site are expected to fluctuate over time due to variations in rainfall and other factors. Rainwater percolates through the relatively porous surface soils. On hillsides, the water typically migrates downslope in the form of seepage within the porous soils, at the interface of the soil/bedrock contact, and within the upper portions of the weathered and fractured bedrock.

#### CONCLUSIONS

Based on the results of our investigation, we conclude that the project is feasible from a geotechnical standpoint provided the recommendations presented in this report are incorporated into the project. The primary geotechnical concerns are discussed below.

#### **Excavation and Shoring**

If non-yielding support is not provided during excavation (i.e. tiedback), underpinning should be installed where excavations or overexcavations will extend below a 2:1 line extended down from the ground surface adjacent to existing foundations. Underpinning may consist of deepened



footings or drilled piers extending into bedrock below a 2:1 line projected up from the base of the planned cut. Excavations for underpinning must be properly shored, and the underpinning designed or braced to resist anticipated lateral forces including earth pressures.

Our investigation indicates that planned cuts will expose relatively weak soils and highly weathered bedrock which are subject to instability. It will therefore be necessary to shore excavations in order to maintain lateral support for adjacent areas. Shoring should be designed to resist lateral earth pressures and surcharge loads from structures and retaining walls using the design criteria presented in this report. Shoring, underpinning, and the stability of excavations and existing structures should be contractually established as solely the responsibility of the Contractor. It would be prudent to perform a detailed crack survey of this and adjacent improvements prior to beginning construction so that the validity of claims can be verified.

### **Bedrock Excavation**

Our investigation indicates that excavations may expose areas of hard bedrock which will necessitate the use of heavy-duty, hydraulically-driven excavation equipment. Resistant blocks of hard rock may require hoe-ramming.

### Foundation Support

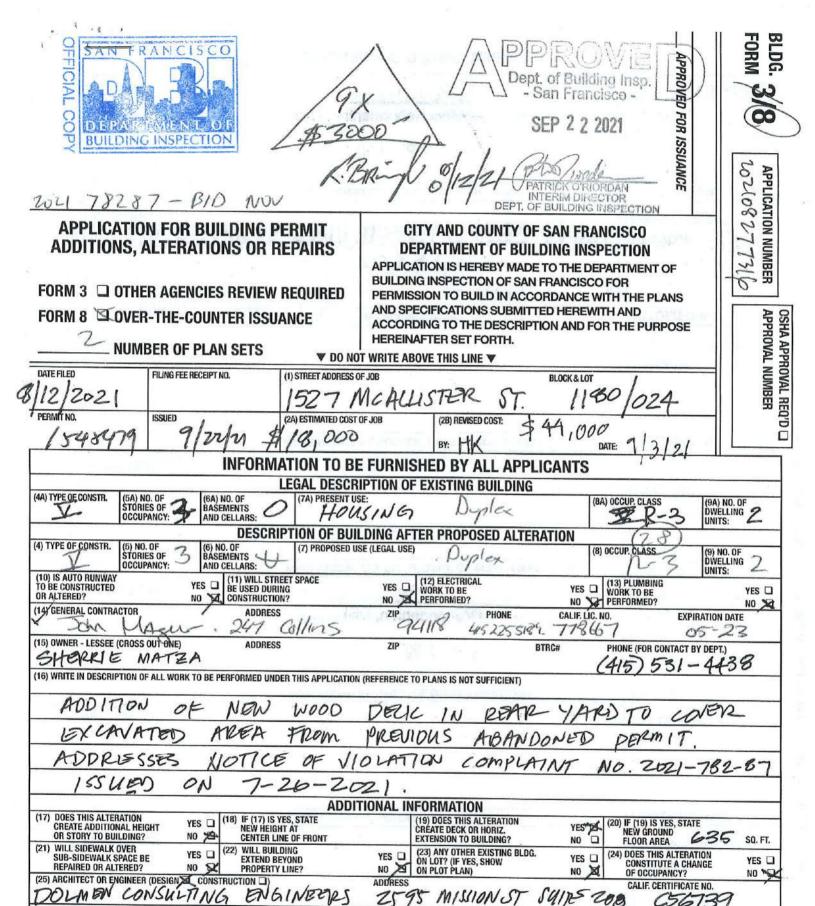
Our test borings indicate that the project area is generally underlain by relatively weak fills and native soils which are not suitable for the support of new foundations. We therefore conclude that improvements should be supported in bedrock on spread footings or on drilled, cast-in-place, reinforced concrete piers. We estimate that post construction differential settlements of foundations designed in accordance with the recommendations contained in this report will be on the order of half an inch.

Existing foundations not supported in bedrock may experience future settlement. It will be necessary to underpin or replace such foundations with footings or drilled piers which extend into bedrock, and which are designed in accordance with the recommendations presented in this report.

#### Slab Support

Our borings indicate that planned excavations will generally expose bedrock. Where soils in planned slab areas are not be removed by excavations, it will be necessary to perform overexcavation to expose bedrock, and to backfill the excavation with compacted non-expansive material. Expansive soils encountered during excavation should be segregated and not used beneath flatwork areas.





#### **IMPORTANT NOTICES**

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

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

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete

#### NOTICE TO APPLICANT

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

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

State Industrial Safety Permit attached application falls unthe Labor Code Sec. 6500 in
it involves the type of contion work checked below:
antruction of trenches or asvarions which are feel or deeper
dinto which a person is required
discend. CANCELLED O ED FOR ISSUANI NOTIFIED: 00 2003 MAILED ON: descend.
The construction of any building,
tructure, falsework, or scatfolding
more than 3 stories high or the
equivalent height (35 ft.).
The demolition of any building,
tructure, falsework, or scaffold,
more than 3 stories high or the
equivalent height (35 ft.). OBUILDIN CITY AND COUNTY ADDITIONS, ALTERATIONS OR REPAIRS APPLICATION IS HEBERY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF APPLANCE OF THE PLANS OF THE PLANS. FORM 3 TO THER AGENCIES REVIEW REQUIRED AND SPECIFICATIONS SIGNATION AND REWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE **OSHA APPROVAL REQ'D** APPROVAL NUMBER FORM 8 OVER-THE COUNTER ISSUAN HEREINAFTER SET FORTH NUMBER OF PLAN SETS ABOVE THIS LINE Y 1180-102 # 20,000 INFORMATION TO BE FURNISHED BY ALL APPLICANTS LEGAL DESCRIPTION OF EXISTING BUILDING (9A) KD, OF OWELLING HALL TYPE OF COME (SA) NO. DF BASEMENTS AND CELLARS (5A) NO. CI 12910 FAMILY DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION (9)NO. OF DWELLING UNITS: BY OCCUP. CLASS (5) NO. OF STORIES OF OCCUPANCY BASEMENTS AND CELLARS (13) PLUMBIN (12) ELECTRICAL VES DI BE USED DURING ...
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NEW HEIGHT AT

CENTER LINE OF FRONT (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT YES NEW GROUND FLOOR AREA CREATE ADDITIONAL HER OR STORY TO BUILDING? SO. FT. NO V 109 YES LO ON LOT? IF YES, SHOW ON PLOT PLAN (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE MEPAIRED OR ALTERED? 1221 WILL BUILDING YES D YES u ات PROPERTY UNE NO SO CALIF GERTIFICATE NO. (25) ARCHITECT OR ENGINEER (USSIG) 245 CONSTRUCTION LENGER (ENTER NAME AND BRANCH DE SIGNATION III
II THERE IS NO WADWIN CONSTRUCTION LENGER, ENTER "UNANOMIN") NOTICE TO APPLICANT IMPORTANT NOTICES HOLD HARMLESS CLAUSE. The permitted by acceptance of the parmit, agreeis) to indemnify and hold harmless the City and County of San Francisco from and against any and at clausif, demands and actions for demanges resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the determine of the City and County of San Francisco, and to assume the determine of the City and County of San Francisco, and to assume the determine of the City and County of San Francisco against all such claims, demands an action. No change shall be mede in the character of the occupancy or use without linst obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing. No person of building or structure or scattertring used during construction, to be classer than 60° to any wire containing more than 750 volts See Sec 385, California Penal Code. In conformity with the provisions of Section 3800 of the Libbor Code of the State of Cathornia, the applicant shall have coverage under (i), or (ii) designated below or shall addicate item (ii), or (iv), or (iv), whichever as applicable. If however tem (iv) is checked item (iv) must be checked as well. Mark the appropriate method of compliance below. Pursuant to San Flancisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building cite. Grade lines as shown on drawings accompanying this application are assumed to be correct if actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of rotalining walls and wall foolings required must be submitted to this department for approval. I hereby affirm under penalty of perjury one of the following declarations: I have end will maintain a conflictle of consent to self-insure for worker's comprowed by Section 3700 of the Labor Code, for the performance the work for permit is issued. SUBMINDED TO BE BOURDED HEARIN OR BY CODE MAY BE APPEALED.

ANY STRULATION REQUIRED HEARIN OR BY CODE MAY BE APPEALED.

ANY STRULATION REQUIRED HEARING OR BY CODE MAY BE APPEALED.

ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPERVAL OF THIS JPPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMPING AND FUNDING MAY BE SEPARATE FERMIT FOR THE WIRING AND PLUMPING MUST BE OUT AINCED. SEPARATE FERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE OUCSTIONS (10) (11) (12) (13) (22) OR (24). Lifture and will maintain workers' compensation insurance; no required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Policy Nun THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED. Trie cost of the work to be done is \$100 or less W. Lordsy that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker? compensation laws of Caldomia. Hurther acknowledge that I understand that in the event that it should become subject to the workers' compensation provisions of the Labor Code of Caldonia and fall to comply forthwith with the provisions of Section 3900 of the Labor Code. that the permit thereon applied for shall be deemed revoked. in dwellings all insulating materials must have a disarunce of not less than two inches from all electrical wives or equipment. CHECK APPROPRIATE BOX OWNER DARCHITECT as the owner (or the agent for the owner) that in the performance of the work for its permit is issued, I will employ a comractor who complex with the workers' spacion laws of Callering-And who prior to the commencement of any work, will fill a ted copy of this formation the Contral Permit Bureau. APPLICANT'S CERTIFICATION

HERBEY CERTIFY AND ACREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION OBSCHIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERBETO WILL BE COMPUTED WITH. 03 9003-03 (REV. 1/02)



### NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

City and County of San Francisco 49 South Van Ness Ave, Suite 400 San Francisco, CA  ADDRESS: 1527 MCALLISTER ST  OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSESBLOCK: 113  If checked, this information is based upons site-observation only. Further research may indicate that legal use is differ	DATE: 26-JUL-21
ADDRESS: 1527 MCALLISTER ST OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSESBLOCK: 113	
OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSESBLOCK: 113	
To checked this information is based upons site-observation only. Further research may indicate that leval use is differ	80 LOT: 024
will be issued.	rent. If so, a revised Notice of Violation
OWNER/AGENT: SHERRIE MATZA REVOC TR MAILING SHERRIE MATZA REVOC TR ADDRESS SHERRIE MATZA, TTEE  1527 MCALLISTER ST  SAN FRANCISCO CA 94115	
TERDON CONTROLED (is of the control	PHONE #: -
VIOLATION DESCRIPTION:	CODE/SECTION#
✓ WORK WITHOUT PERMIT	106.1.1
ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
EXPIRED OR CANCELLED PERMIT PA#:	106.4.4
UNSAFE BUILDING SEE ATTACHMENTS	102.1
Monthly monitoring fee applies. Code/Section: SFBC 110A, Table 1A-K  CORRECTIVE ACTION:	2) m
GODOD ALL MODIZ CEDC 1043 4	528-652-3447
<ul> <li>✓ FILE BUILDING PERMIT WITHIN 30 DAYS</li> <li>✓ OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INC.</li> <li>STUDOFF.</li> <li>✓ CORRECT VIOLATIONS WITHIN DAYS.</li> <li>✓ NO PERMIT REQUIRED</li> <li>✓ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABAT</li> </ul>	CLUDING FINAL INSPECTION
<ul> <li>FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDING SEE ATTACHMENT FOR ADDITIONAL WARNINGS.</li> </ul>	
Obtain the services of a structural engineer to assess the situation. Obtain a building permit with plans. C described above or Option 2: return excavated area to the grade that existed before the excavation. State 202178287.  INVESTIGATION FEE OR OTHER FEE WILL APPLY	on P.A. to comply with NOV.
9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT) NO	PENALTY
OTHER: REINSPECTION FEE \$ (We	ORK W/O PERMIT PRIOR TO 9/1/60)
APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED W/O PERM	MITS \$3000
BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION	
CONTACT INSPECTOR: Thomas D Keane PHONE # 628-652-3447 DIVISION: BID DISTRICT: By:(Inspectors's Signature)	







### **PUBLIC COMMENT**

### Longaway, Alec (BOA)

From: Susan VanKuiken <susan.vankuiken@gmail.com>

Sent: Saturday, October 30, 2021 11:25 PM

**To:** BoardofAppeals (PAB)

**Subject:** Support for Appeal #21-096, 1527 McAllister St

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

-Dear Board of Appeals Commissioners:

I fully support Permit Holder's Permit # 2021/0827/7316 to install a deck in their backyard.

I have known Sherrie Matza (Permit Holder) and Joe O'Donoghue for more than 25 years; we live right across the street from each other.

I knew they had cancelled their pool permit, approved by DBI many years ago, and the deck alternative they acquired a permit for is just perfect. It will so enhance their house and the neighborhood.

Sherrie and Joe are wonderful neighbors and care for their property in a manner that puts many to shame....including, the Appellant.

The Appellant has been "remodeling" the property he owns for more than 14 years, causing great distress to Sherrie and Joe (their neighbors) and also to the entire block....we are all so very tired of the never finished project.

By contrast, Sherrie and Joe only consult the best .....their contractor would have had the deck project completed in about a month's time, and it would have been done in a spectacularly professional and competent manner.

To disallow them to continue the work on this deck would be a great travesty.

You should be aware that it is the Appellant whose work on his own building that has caused not only damage to Sherrie and Joe's house (they never made a big deal out of it), but the constant construction has brought unwelcome rodents to the block, and the eyesore everyone has to look at is very tiresome. For the first time ever, a few years ago, even I had rats in my garage. This was undoubtedly caused by the Appellant's construction. Then, I heard about Sherrie and Joe's issue with mice at the very same time and we pinpointed the culprit.....the Appellant.

The Appellant's arguments make no sense. His comments are based on the decades old permit (which Sherrie and Joe cancelled) for a pool. That is defunct. The shotcrete application was done to stabilize the slope, and it did that. Further, he provides no documented expertise that is in any way relevant or plausible.

Please reject the Appellant's request, and allow Permit Holder to proceed with her legally obtained and issued permit.

Thank you very much.

### Susan Van Kuiken

### Longaway, Alec (BOA)

From: Kristi Nakayama <knaks22@gmail.com>
Sent: Monday, November 1, 2021 11:55 AM

**To:**BoardofAppeals (PAB) **Subject:**Fwd: Appeal No 21-096

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

#### Dear Board of Appeals,

I am a renter at the property 1527A McAllister Street. My landlords upstairs, (1527 McAllister St) started a property improvement project within 150 feet of my property. It's a deck for their backyard that also connects with the yard that I am currently renting. This deck will be a major improvement not only for the property but I believe for the enhancement of the neighborhood.

I've been a tenant of theirs for over a year and they are excellent and caring landlords and we have a very amicable relationship. I've also known the two tenants that have happily rented my unit before me (I was living across the street and became friends with their previous tenants via the Alamo Square dog park).

I truly believe this would add value to the property I'm renting as the space, as mentioned above, is connected by a set of stairs. It would greatly improve the look of this property that is also very visible to the surrounding taller apartment buildings that look down upon our backyard.

I am sad to see the build of the deck has been stalled and hope this matter can be resolved amicably with the Appellant. I've met the contractor that started the project and he is very organized, professional and tidy; cleaning the area of my yard that he needs to access daily.

Please feel free to reach out to me with any questions or if you need further understanding of my support of this enhancement.

RE: Appeal No 21-096 for 1527 McAllister St, San Francisco, CA 94115

Thank you, Kristi Nakayama

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Kristi Nakayama knaks22@gmail.com