



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

1650 Mission St.
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CA 94103-2479

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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, April 27, 2016**
Time: **9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Rear Yard)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 247 Rose Street	Case No.: 2015-018341VAR
Cross Street(s): Octavia/Laguna	Building Permit: 2015.12.10.4656
Block / Lot No.: 0852/052	Applicant/Agent: Henry Karnilowicz
Zoning District(s): RTO / 40-X	Telephone: 415-621-7533
Area Plan: Market and Octavia	E-Mail: occexp@aol.com

PROJECT DESCRIPTION

The project proposes a vertical addition (stairwell penthouse) on top of the roof of the existing 2-story, 2-unit residential building.

Section 134 of the Planning Code requires a minimum rear yard of 15 feet for the subject property. The existing structure has full lot coverage, meaning the existing structure encroaches into the required rear yard by 15 feet, which, makes that portion of the structure noncomplying. The project proposes a vertical addition to the existing, noncomplying structure located within the required rear yard; therefore, the project requires a variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Nicholas Foster** Telephone: **415-575-9167** Mail: Nicholas.Foster@sfgov.org

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2015-018341VAR.pdf>

中文詢問請電: 558.6378

Para información en Español llamar al: 558.6378

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

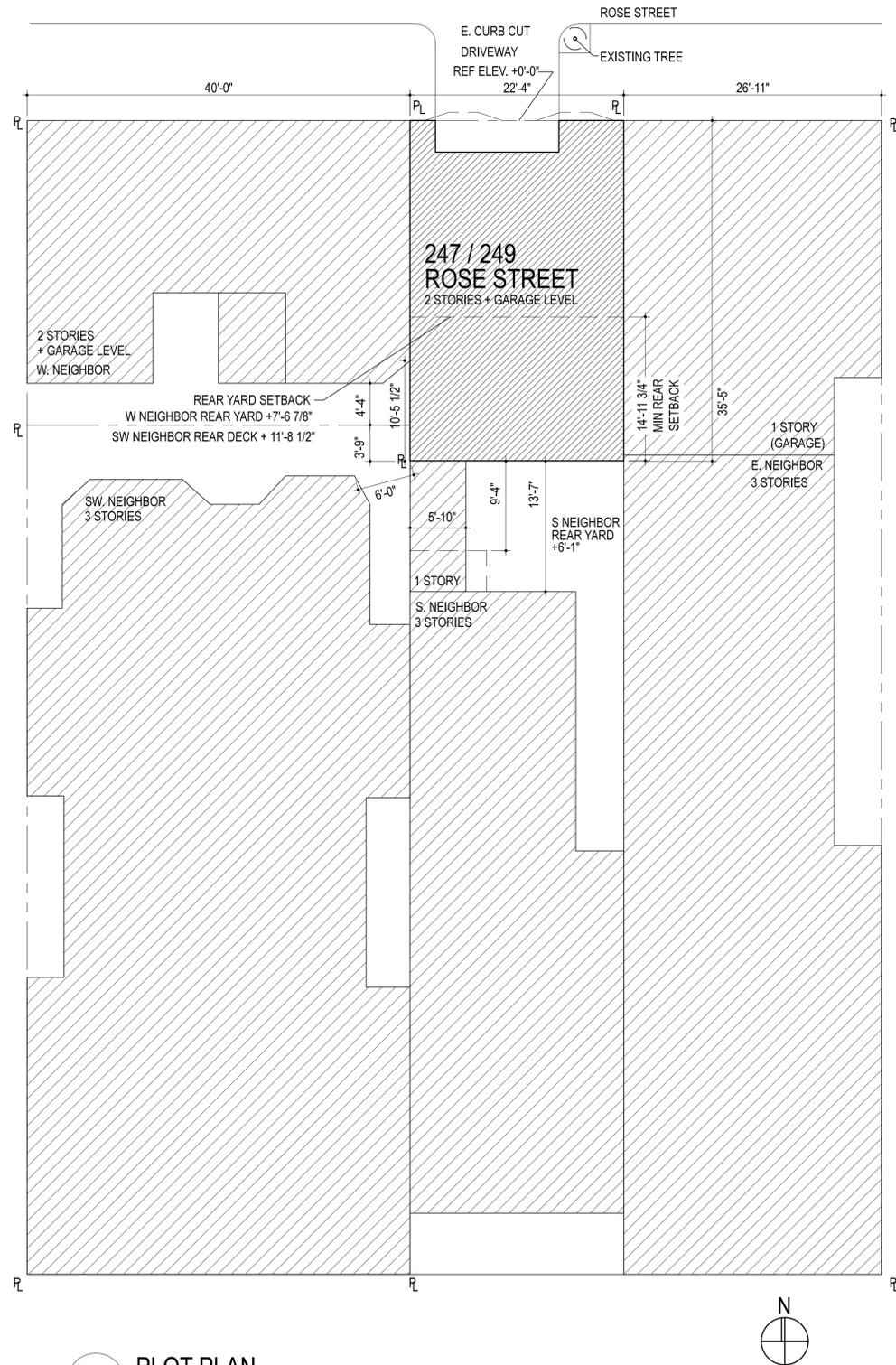
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



2 PLOT PLAN
SCALE: 1/8"=1'-0"

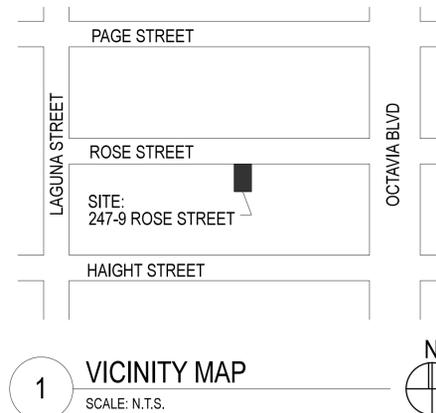
ABBREVIATIONS:

ABV.	ABOVE	LT.	LIGHT
A.C.	AIR CONDITIONING	MANUF.	MANUFACTURER
ACOUS.	ACOUSTICAL	MAS.	MASONRY
A.D.	AREA DRAIN	MATL.	MATERIAL
ADD.	ADDENDUM	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	M.R.	MOISTURE RESISTANT
A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
ALUM.	ALUMINUM	MDF.	MEDIUM DENSITY FIBERBOARD
BD.	BOARD	MED.	MEDICINE
BITUM.	BITUMINOUS	MTL.	METAL
BLDG.	BUILDING	MFR.	MANUFACTURER
BLK.	BLOCKING	MIN.	MINIMUM
BLW.	BELOW	MTD.	MOUNTED
BM.	BEAM	MUL.	MULLION
BOT.	BOTTOM	MLDG.	MOULDING
BSMT.	BASEMENT	N.	NEW
CAB.	CABINET	N.I.C.	NOT IN CONTRACT
CEM.	CEMENT	NTS.	NOT TO SCALE
CER.	CERAMIC	O/	OVER
C.J.	CONTROL JOINT	OA.	OVERALL
CLG.	CEILING	O.C.	ON CENTER
CL.	CLOSET	O.D.	OUTSIDE DIAMETER/
COL.	COLUMN	DIMENSION	
CONC.	CONCRETE	OPNG.	OPENING
CONN.	CONNECTION	OPP.	OPPOSITE
CONSTR.	CONSTRUCTION	OVHD.	OVERHEAD
CONT.	CONTINUOUS	OZ.	OUNCE
CONTR.	CONTRACTOR	PLYWD.	PLYWOOD
COORD.	COORDINATE	PT./PTD.	PAINT/PAINTED
CORR.	CORRIDOR	PLATE	PLATE
C.T.	CERAMIC TILE	P. LAM.	PLASTIC LAMINATE
CTR.	CENTER	PLBG.	PLUMBING
DBL.	DOUBLE	PNL.	PANEL
DEPT.	DEPARTMENT	POL.	POLISHED
DTL.	DETAIL	PRTN.	PARTITION
DIA.	DIAMETER	R.	RISER
DIM.	DIMENSION	R.A.	RETURN AIR GRILL
DN.	DOWN	RAD.	RADIUS
DR.	DOOR	R.C.P.	REFLECTED CEILING PLAN
DRN.	DRAIN	R.D.	ROOF DRAIN
DS.	DOWNSPOUT	R.DWD.	REDWOOD
DWG./DWGS.	DRAWINGS	REF.	REFERENCE
DWR.	DRAWER	REQ'D.	REQUIRED
E.	EXISTING	REV.	REVISION
EA.	EACH	R.W.L.	RAIN WATER LEADER
E.J.	EXPANSION JOINT	RM.	ROOM
EL.	ELEVATION	RND.	ROUND
ELEC.	ELECTRICAL	R.O.	ROUGH OPENING
EMER.	EMERGENCY	RTN.	RETURN
ENCL.	ENCLOSURE	S.C.	SOLID CORE
EQ.	EQUAL	SCHED.	SCHEDULE
EQUIP.	EQUIPMENT	SECT.	SECTION
EXP.	EXPANSION	S.F.	SQUARE FOOT (FEET)
EXT.	EXTERIOR	S.H.	SPRINKLER HEAD
F.A.	FIRE ALARM	SHWR.	SHOWER
F.D.	FLOOR DRAIN	SIM.	SIMILAR
FDTN.	FOUNDATION	SL.	SEAL
F.E.	FINISH ELEVATION	SPEC.	SPECIFICATION
F.F.	FACE OF FINISH	SPKR.	SPEAKER
F.F.E.	FINISH FLOOR ELEVATION	SQ.	SQUARE
FIN.	FINISH	S.S.D.	SEE STRUCTURAL
FL.	FLOOR	DRAWINGS	
FLASH.	FLASHING	S.S.	STAINLESS STEEL
FLOUR.	FLOURESCENT	STN.	STAIN
F.O.F.	FACE OF FINISH	STD.	STANDARD
F.O.S.	FACE OF STUD	STL.	STEEL
F.O.C.	FACE OF CONCRETE	STOR.	STORAGE
FPRF.	FIREPROOFING	STRUC.	STRUCTURE
FR.	FRAME	SYM.	SYMMETRICAL
FT.	FOOT OR FEET	T.	TREAD
FTG.	FOOTING	T.B.	TOWEL BAR
FURN.	FURNITURE	TEMP.	TEMPERED
FURR.	FURRING	T&G	TONGUE AND GROOVE
GA.	GAUGE	THRU.	THROUGH
GALV.	GALVANIZED	T.O.C.	TOP OF CONCRETE
GL.	GLASS	TYP.	TYPICAL
GYP. BD.	GYP. WALLBOARD	UNF.	UNFINISHED
HD.	HEAD	U.O.N.	UNLESS OTHERWISE NOTED
HDW.	HARDWARE	U.L.	UNDERWRITER'S
HDWD.	HARDWOOD	LABORATORY	
HT.	HEIGHT	VERT.	VERTICAL
HORIZ.	HORIZONTAL	V.I.F.	VERIFY IN FIELD
H.V.A.C.	HEATING, VENTILATING, & AIR CONDITIONING	W/	WITH
		W.C.	WATER CLOSET
		WD.	WOOD
		W/D.	WASHER/DRYER
		W.H.	WATER HEATER
		W/O.	WITHOUT
		WP.	WATERPROOF
		WT.	WEIGHT

GENERAL NOTES:

1. ALL CONSTRUCTION WORK SHALL COMPLY WITH THE FOLLOWING, AND OTHER APPLICABLE LOCAL AND STATE LAWS:

2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES IN PLANS AND SPECIFICATIONS IMMEDIATELY. WORK SHALL NOT PROCEED WITHOUT ARCHITECT'S AUTHORIZATION.
3. ALL DIMENSIONS ARE TO FACE F CONCRETE AND FINISH FACE, UNLESS OTHERWISE NOTED. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR LOCATIONS AND CONDITIONS.
5. THESE DOCUMENTS DESCRIBE DESIGN INTENT. CONTRACTOR IS RESPONSIBLE TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. NO CLAIMS FOR ADDITIONAL WORK WILL BE REWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERRABLE FROM THEM.
6. CONTRACTOR IS RESPONSIBLE FOR THOROUGH COORDINATION OF TRADES. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK RELATED TO SUCH COORDINATION.
7. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER UNLESS HEREIN SPECIFIED TO THE CONTRARY.
8. ALL DIMENSIONS NOTED "VERIFY" SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND REPORTED TO THE ARCHITECT.
9. FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
10. ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL, COMPLETE, LL MATERIALS AND EQUIPMENT AND LABOR SHOWN AND IS NECESSARY FOR A COMPLETE WORKABLE SYSTEM. ALL MATERIALS SHALL BE NEW AND FREE FROM ANY DEFECTS. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITERS LABORATORIES.
11. EXHAUST SYSTEM SHALL CONFORM TO ALL GOVERNMENT CODES AND ORDINANCES.
12. ELECTRICAL AND PLUMBING CONTRACTORS ARE RESPONSIBLE FOR THE FILING OF THEIR OWN PERMITS.
13. MECHANICAL SUBCONTRACTORS SHALL PERFORM ALL TESTING REQUIRED BY CODES.
14. ALL WASTE AND REFUSE CAUSED BY THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE ARCHITECT.



1 VICINITY MAP
SCALE: N.T.S.

PROJECT DIRECTORY:

ROSE STREET ROOF DECK
247-9 ROSE STREET
SAN FRANCISCO, CA 94102

OWNERS:
DANIEL RAFFA AND SHINTARO TATEBE
247 ROSE STREET
SAN FRANCISCO, CA 94102

AND

ROBERT ASHPOLE
249 ROSE STREET
SAN FRANCISCO, CA 94012

ARCHITECT:
SUSANNA DOUGLAS
3887 20th STREET #2
SAN FRANCISCO, CA 94114
p (415) 728-1985

CONTRACTOR
TBD

PROJECT DATA:

PROJECT DESCRIPTION:
NEW HABITABLE ROOF DECK
WITH BARBECUE AREA,
PRIVACY SCREENS, AND
TRELLIS STRUCTURE.
NEW STAIR TO ROOF
WITH NEW STAIR ENCLOSURE.

ASSESSOR'S LOCATION:
BLOCK: 0852
LOT: 052
ZONING: RTO

OCCUPANCY: R3

CONSTRUCTION: Type V-B

BUILDING AREAS: EXISTING SF PROPOSED SF

HABITABLE AREAS:		
UNIT: 247	696	696
UNIT: 249	718	718

OTHER BUILDING AREA:		
GARAGE	685	685
CIRCULATION	214	285

EXTERIOR AREA:
DECK 0 423

CODE USED: SEE #1 GENERAL NOTES.

INDEX OF DRAWINGS:

ARCHITECTURAL
A0.01 COVER SHEET/PLOT PLAN
A1.01 EXISTING PLANS
A1.02 PROPOSED PLANS
A2.01 EXISTING NORTH/SOUTH ELEVATIONS
A2.02 PROPOSED NORTH/SOUTH ELEVATIONS
A2.03 EXISTING AND PROPOSED SIDE ELEVATIONS
A3.01 PROPOSED SECTIONS

SYMBOLS:

ELEVATION	
SECTION	
DETAIL	
INTERIOR ELEVATION	
WINDOWS AND DOORS	
CENTER LINE	
REVISION	

ROSE STREET ROOF DECK

247-249 ROSE STREET
SAN FRANCISCO, CA

susanna douglas, AIA

ARCHITECT
3887 20TH STREET #2
SAN FRANCISCO, CA 94114
SUSANNA.DOUGLAS@GMAIL.COM
415.728.1985



SITE PERMIT SUBMITTAL

REVISIONS

- 1/11/16 REVISION 1, DESCRIPTION
- 2/28/16 REVISION 2, DECK AND TRELLIS

GENERAL NOTES:
DO NOT SCALE DRAWINGS.
ALL DIMENSIONS TO BE VERIFIED
IN THE FIELD.
ANY DISCREPANCIES TO BE REPORTED
TO THE ARCHITECT.
ALL DRAWINGS REMAIN THE PROPERTY
OF THE ARCHITECT.

DATE

12-6-15

DRAWING TITLE:

COVER SHEET

SHEET NO:

A-0.01

ROSE STREET ROOF DECK

247-249 ROSE STREET
SAN FRANCISCO, CA

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SUSANNA.DOUGLAS@GMAIL.COM
415.726.1985



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REVISIONS

2 2/28/16 REVISION 2: DECK AND TRELLIS

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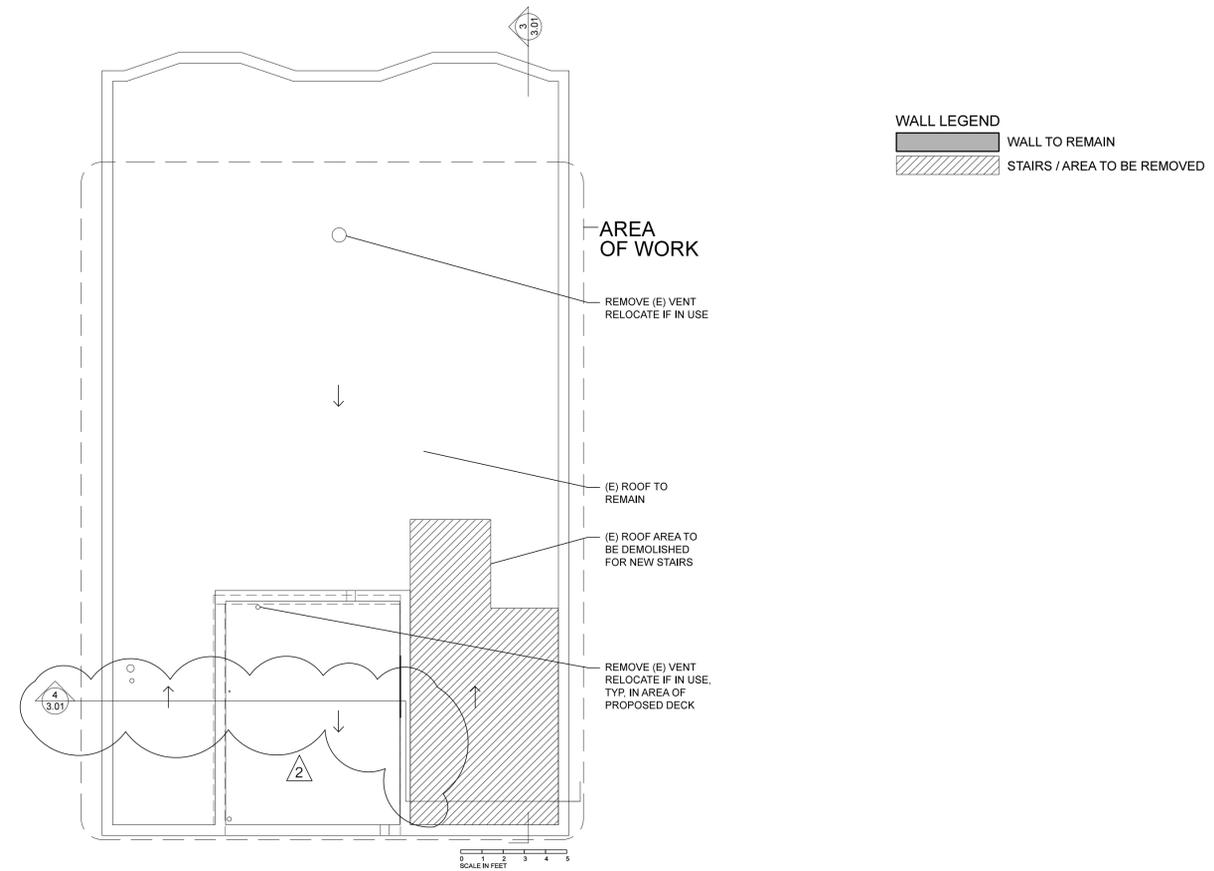
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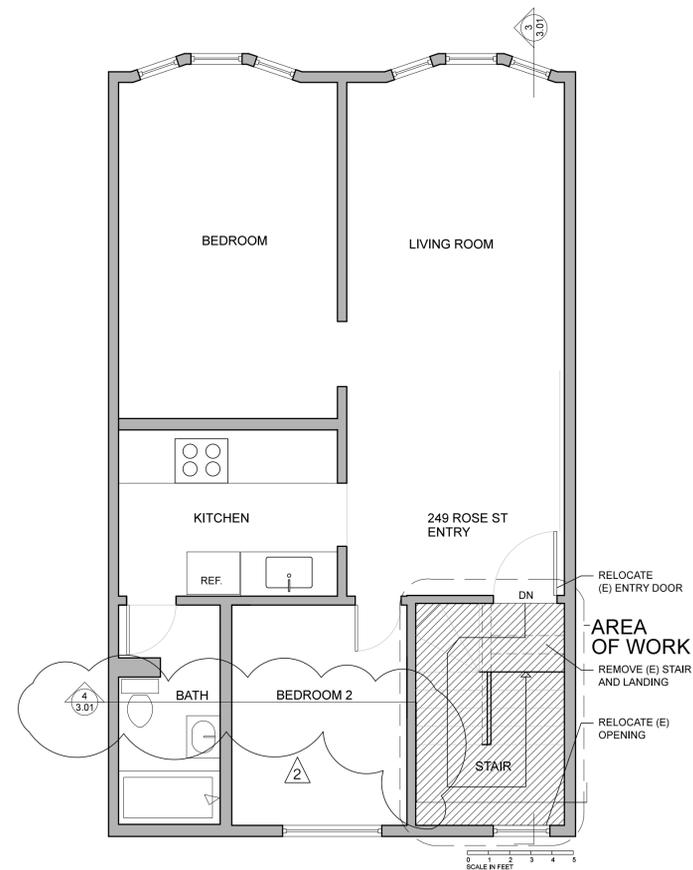
EXISTING/
DEMO PLANS

SHEET NO:

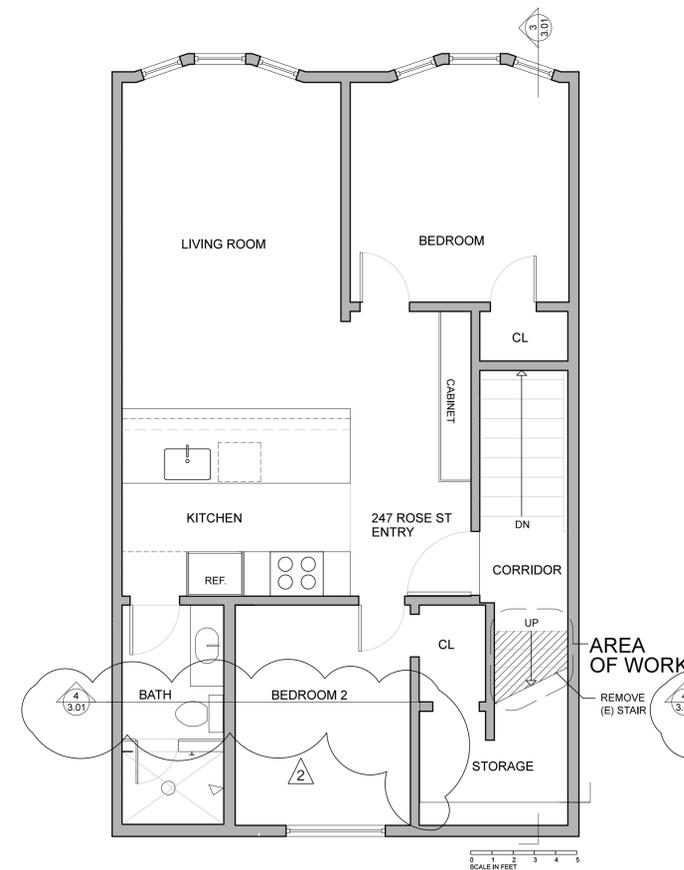
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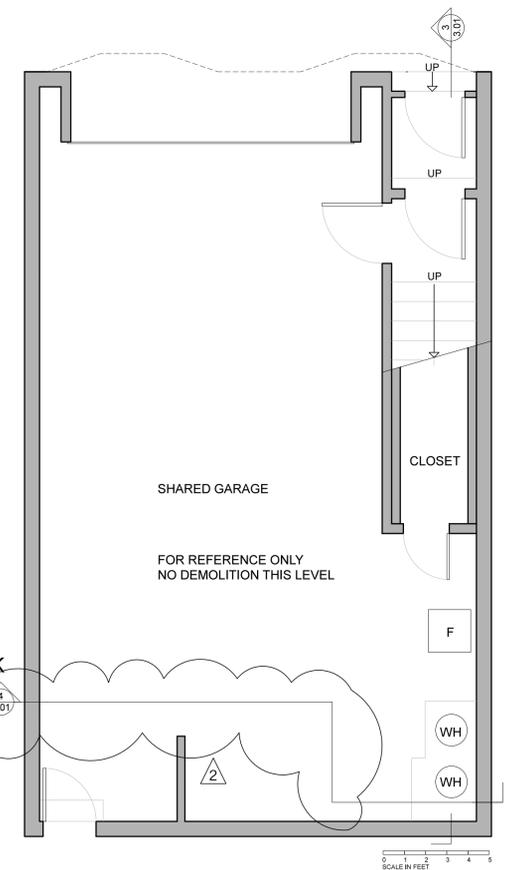
4 ROOF
SCALE: 1/4" = 1'-0" (@24X36)



3 SECOND FLR: 249 ROSE ST
SCALE: 1/4" = 1'-0" (@24X36)



2 FIRST FLR: 247 ROSE ST
SCALE: 1/4" = 1'-0" (@24X36)



1 GROUND FLR: GARAGE
SCALE: 1/4" = 1'-0" (@24X36)

ROSE STREET ROOF DECK

247-249 ROSE STREET
SAN FRANCISCO, CA

susanna douglas, AIA

ARCHITECT
287 20TH STREET #2
SAN FRANCISCO, CA 94114
SUSANNA.DOUGLAS@GMAIL.COM
415.726.1985



SITE PERMIT SUBMITTAL
REVISIONS

2/2/16 REVISION 2: DECK AND TRELLIS

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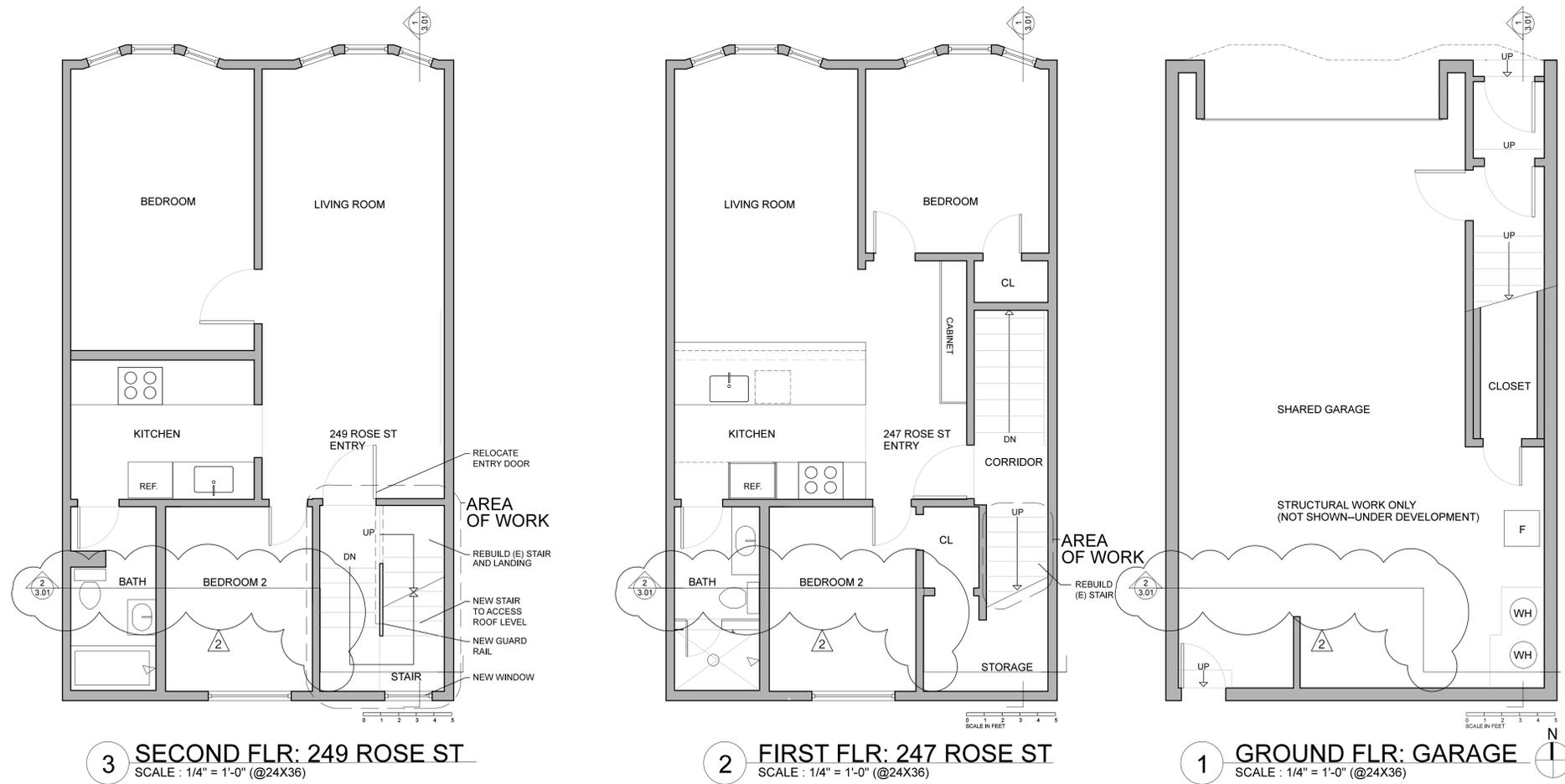
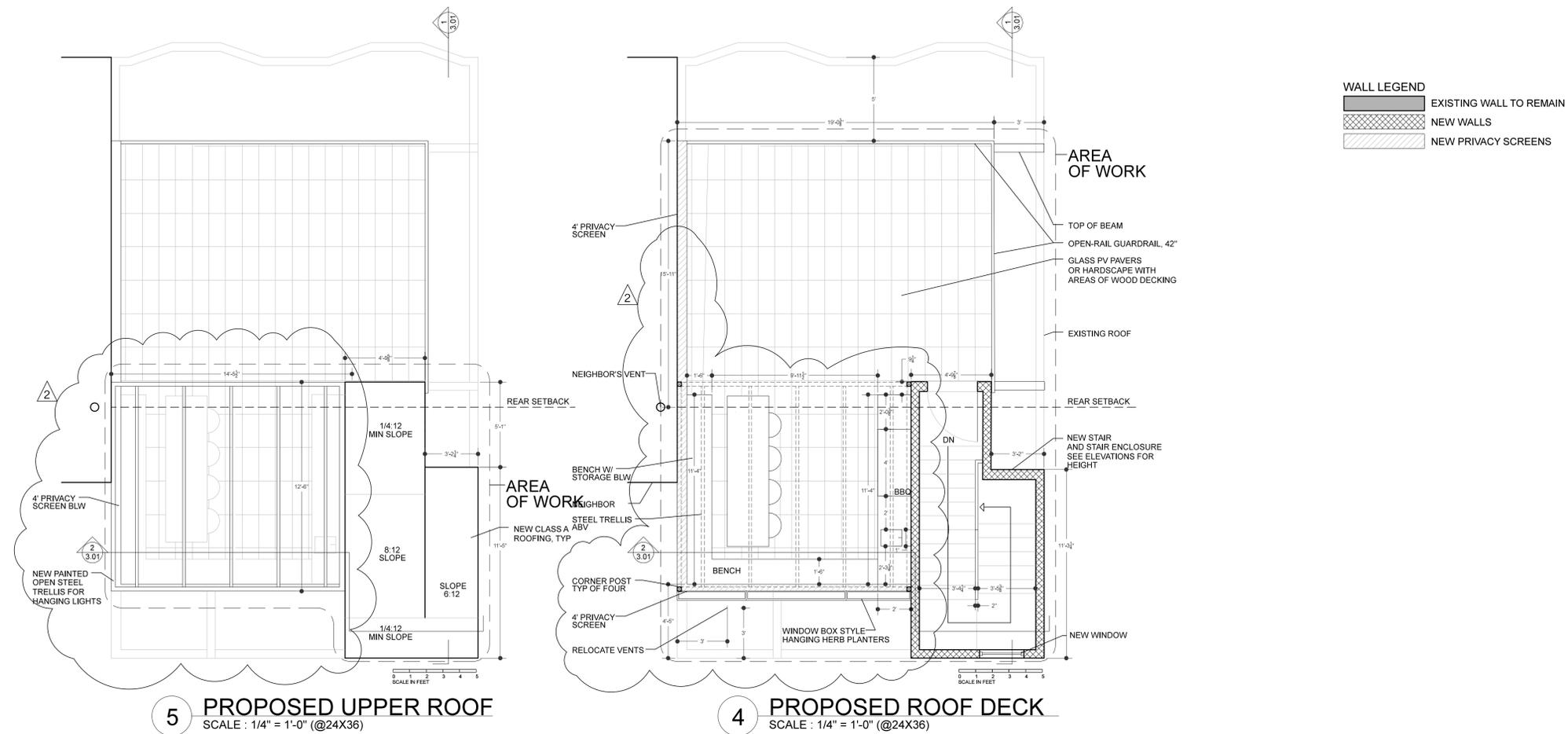
12-6-15

DRAWING TITLE:

PROPOSED
PLANS

SHEET NO:

A-1.02



ROSE STREET ROOF DECK

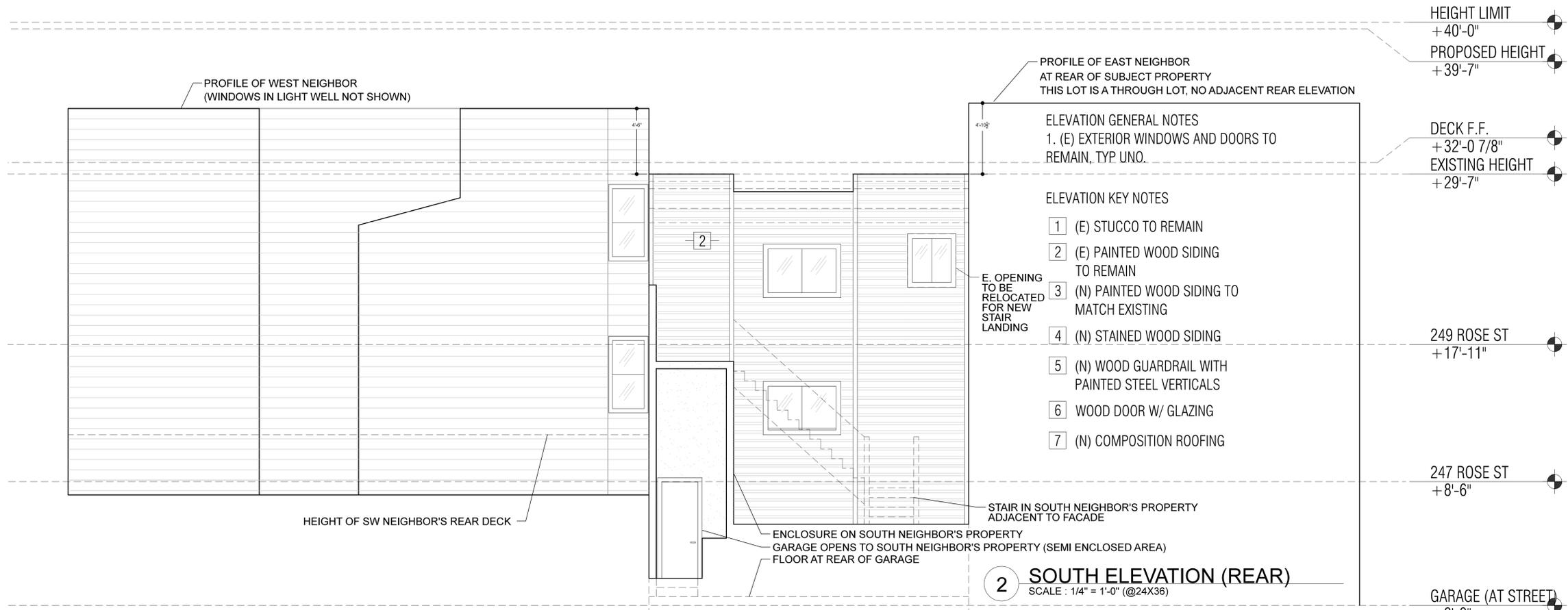
247-249 ROSE STREET
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DATE
12-6-15

DRAWING TITLE:
EXISTING ELEVATIONS

SHEET NO:
A-2.01

ROSE STREET ROOF DECK

247-249 ROSE STREET
SAN FRANCISCO, CA

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REVISIONS

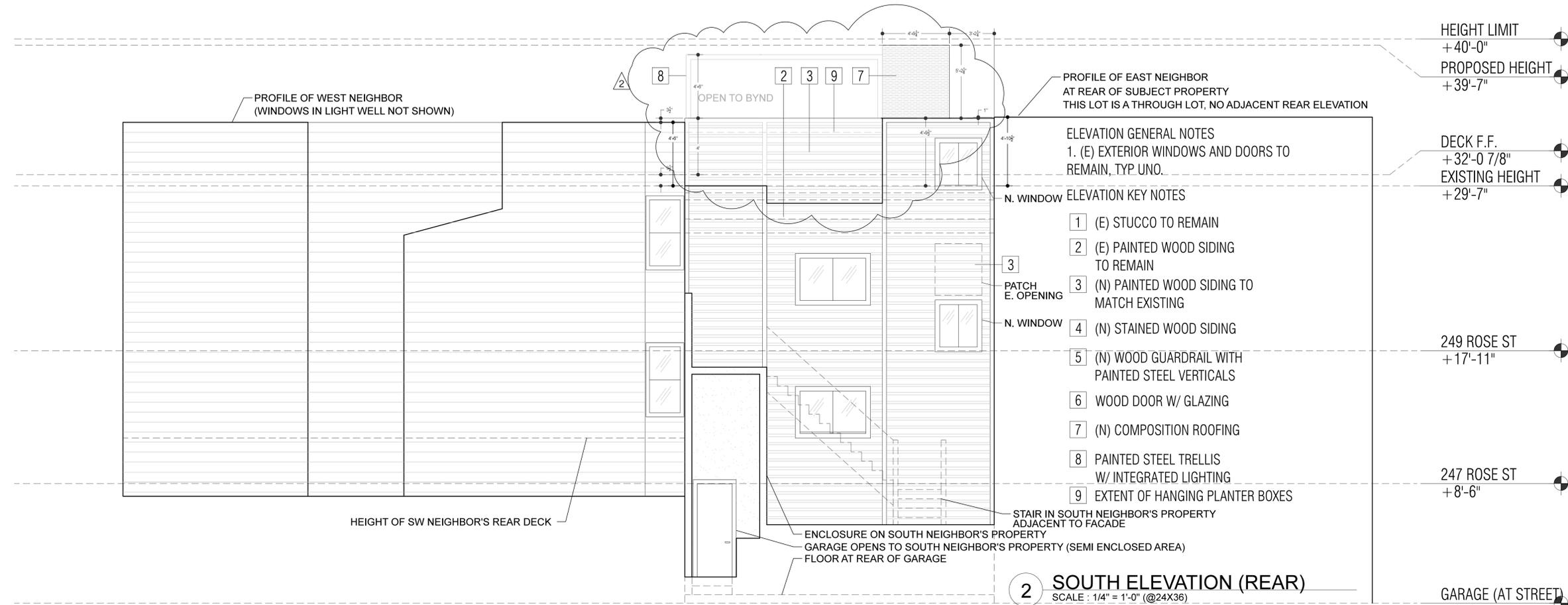
2/28/16 REVISION 2: DECK AND TRELLIS

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12-6-15

DRAWING TITLE:
PROPOSED
ELEVATIONS

SHEET NO:
A-2.02



ROSE STREET ROOF DECK

247-249 ROSE STREET
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REVISIONS

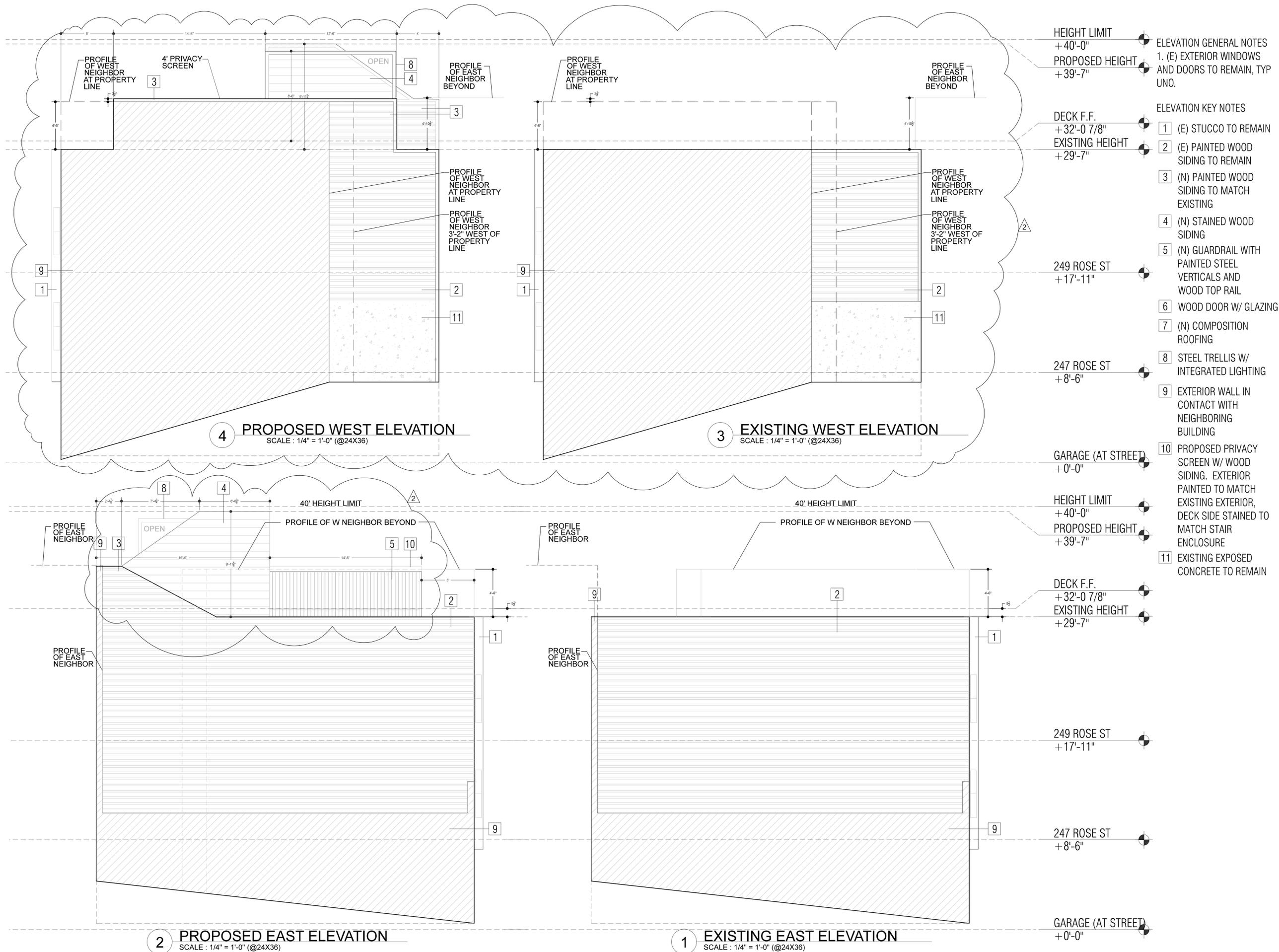
2/2/28/16 REVISION 2: DECK AND TRELIS

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DATE
12-6-15

DRAWING TITLE:
ELEVATIONS/
SIDE

SHEET NO:
A-2.03



ROSE STREET ROOF DECK

247-249 ROSE STREET
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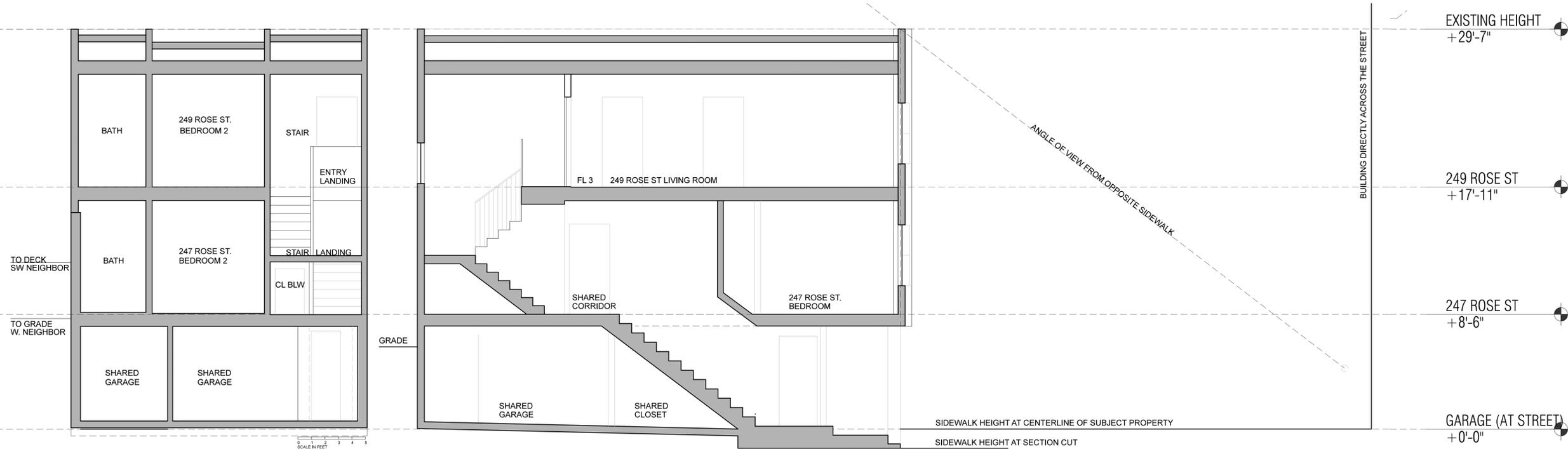
12-6-15

DRAWING TITLE:

BUILDING SECTIONS

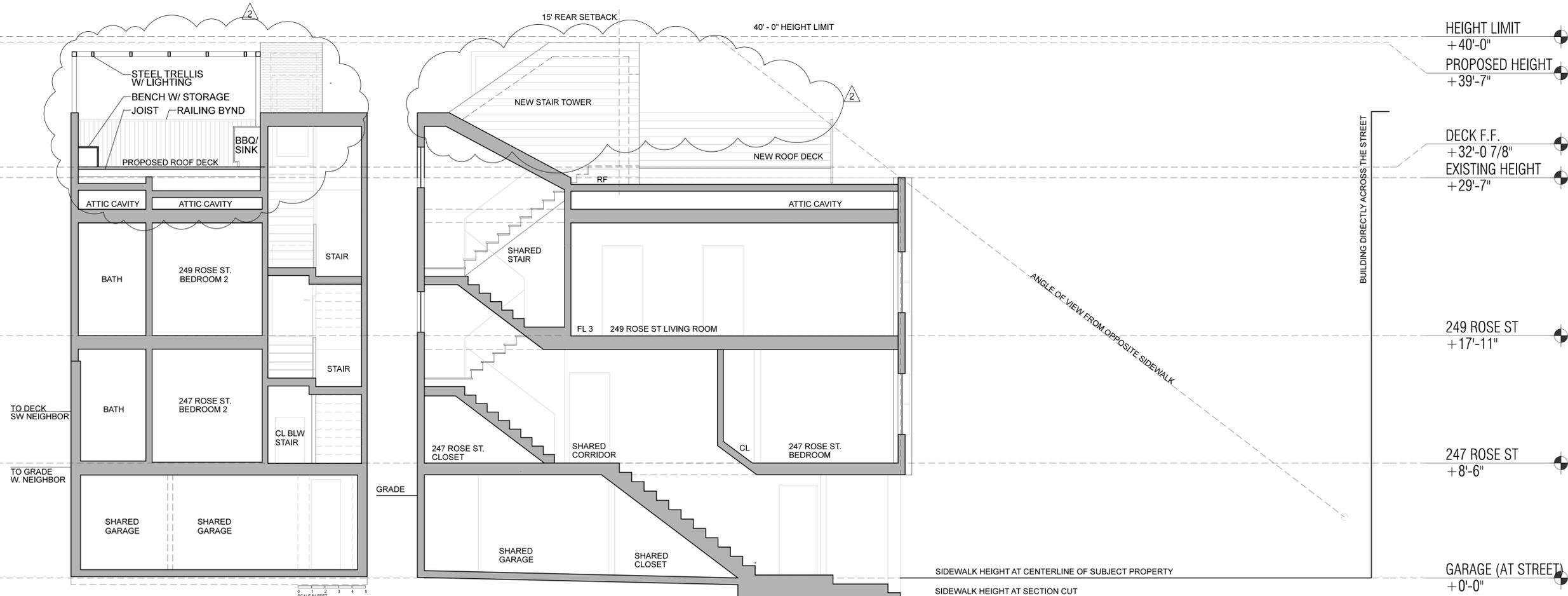
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A-3.01



4 E. CROSS SECTION
SCALE: 1/4" = 1'-0" (@24X36)

3 EXISTING LONGITUDINAL SECTION @ STAIR
SCALE: 1/4" = 1'-0" (@24X36)



2 PROPOSED CROSS SECTION
SCALE: 1/4" = 1'-0" (@24X36)

1 PROPOSED LONGITUDINAL SECTION @ STAIR
SCALE: 1/4" = 1'-0" (@24X36)