

# МЕМО

# 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.

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Planning Information: 415.558.6377



# NOTICE OF PUBLIC HEARING

Hearing Date: Wednesday, August 28, 2019

Time: Not before 9:30 AM

Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408

Case Type: Variance

Hearing Body: Zoning Administrator

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address: Cross Street(s): Block /Lot No.: Zoning District(s): Area Plan: Record No.:	244 Douglass Street Caselli Ave & 18th Street 2691/006 RH-2 / 40-X N/A 2018-007725VAR	Applicant: Company: Applicant Address: City, State: Telephone: E-Mail:	William Ogle Ogle Design 535 Mission Street, 14th Fl San Francisco, CA (415) 378-3016 william@ogledesigns.com

# PROJECT DESCRIPTION

The project proposes to construct a vertical addition and roof deck above the existing footprint of a noncomplying two-unit building to accommodate additional habitable space for the first floor unit.

**PLANNING CODE SECTION 134** requires the subject property to maintain a rear yard of approximately 40 feet 5 inches. The project proposes to construct a roof deck at the rear of the existing noncomplying building and vertically expand portions of the existing noncomplying building that currently encroach into the required rear yard by 29 feet. Therefore, a variance is required.

### ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** To view the plans and related documents for the proposed project, visit sf-planning.org/notices and search the Project Address listed above. The plans will also be available one week prior to the hearing through the hearing agenda at: sf-planning.org/hearings or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: Cathleen Campbell Telephone: (415) 575-8732 E-Mail: cathleen.campbell@sfgov.org

#### **GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REGULATORY AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FILM GREEN BUILDING CODE
2016 CALIFORNIA FIRE CODE
2016 INTERNATIONAL PROPERTY MAINTENANCE CODE

2016 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS

PROTECT AND OBEY ALL LOCAL LAWS, ORDINANCES AND RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
 THE CONTRACT DOCUMENTS ARE COMPLIMENTARY. PROVIDE ITEMS SHOWN OR REFERRED TO ON ONE DRAWING OR SPECIFICATION SECTION AS THOUGH SHOWN ON ALL DRAWINGS ANDIOR SPECIFICATIONS.

 MAKE ALL FIELD MEASUREMENTS AND INVESTIGATIONS NECESSARY TO PERFORM THE WORK.

5. MARE ALL FIELD MEASUREMENTS AND INVESTIGATIONS NECESSARY TO PERFORM THE WORK.
6. SECURE AND PAY FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE PROPER
EXECUTION AND COMPLETION OF THE WORK.
7. VERIFY THAT NO CONFLICTS EXIST IN THE LOCATION OF ANY AND ALL MECHANICAL,
TELEPHONE, ELECTRICAL, IRRIGATION AND LIGHTING FOUIPMENT (INCLUDING ALL PIPING, DUCT
AND CONDUIT ROUTING) AND THAT ALL REQUIRED CLEARANCES FOR THE INSTALLATION AND

AND CONDUIT ROUTING) AND THAT ALL REQUIRED CLEARANCES FOR THE INSTALLATION AND MAINTENANCE OF EQUIPMENT ARE PROVIDED.

8. ANYALL EXISTING UTILITIES REMOVED SHALL BE TERMINATED BACK TO THE NEAREST USEFUL SOURCE OR REROUTED AS NECESSARY (TYPICAL).

9. SEAL ALL SLAB, WALL AND CRAWL SPACE PENETRATIONS AS REQUIRED BY BUILDING CODE.

10. ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT AND IN PROPER ALLIGNMENT.

11. ONLY NEW ITEMS OF RECENT MANUFACTURE, OF STANDARD QUALITY, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK, REMOVE REJECTED ITEMS IMMEDIATELY FROM THE WORK AND REPLACE WITH THE ITEMS OF THE QUALITY SPECIFIED. FAILURE TO REMOVE THE REJECTED MATERIALS AND EQUIPMENT SHALL NOT RELIEVE THE SUBCONTRACTOR FOR THE QUALITY AND CHARACTER FOR THE ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED ON HIM BY THE SUBCONTRACT.

IMP-USED ON HIM 3" I HE SUBCUINTACL.

12. PROVIDE WOOD OR METAL BLOCKING AS REQUIRED IN WALLS, BEHIND WALL-HUNG
SHELVES, CASEWORK, PANEL BOARDS, ETC., INCLUDING N.I.C. ITEMS.

13. WHEN PROJECT IS COMPLETE, CLEAN AND POLISH ALL NEW GLASS, HARDWARE, AND OTHER
SUCH ITEMS WITH FACTORY FINISHES. REMOVE ALL DUST WITH TREATED CLOTH OR VACUUM

CLEANERS.

14. ALL DIMENSIONS ARE TO FACE OF WALL OR FACE OF CONCRETE U.O.N.

15. DRAWINGS ARE NOT TO BE SCALED.

16. REPETITIVE FEATURES NOTED ON DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF

#### **ABBREVIATIONS**

A.F.F. ALUM. A/V BD.	ABOVE FINISH FLOOR ALUMINUMAPPROXIMATE AUDIO/VISUAL BOARD	GYP. H.B. H.C. H.M.	GYPSUM HOSE BIB HANDICAPPED HOLLOW METAL
BLDG.	BUILDING	HOR.	HORIZONTAL
BLK.	BLOCK	HR.	HOUR
BLKG.	BLOCKING	HT.	HEIGHT
B.O.	BOTTOM OF	INSUL.	INSULATION
BTWN.	BETWEEN	INT.	INTERIOR
CLG. CLKG.	CEILING CAULKING	JT. KIT.	JOINT KITCHEN
CLOS.	CLOSET	LAM.	LAMINATE
CLOS.	CLEAR	LAW.	LAVATORY
CMU	CONCRETE MASONRY UNIT	MAX.	MAXIMUM
COL.	COLUMN	M.D.F.	MEDIUM DENSITY FIBERBOARD
CONC.	CONCRETE	MECH.	MECHANICAL
CONSR.	CONSTRUCTION	MET.	METAL
CONT.	CONTINUOUS	MFR.	MANUFACTURER
CORR.	CORRIDOR	MIN.	MINIMUM
CTR.	CENTER	MISC.	MISCELLANEOUS
DBL.	DOUBLE	(N)	NEW
DEPT.	DEPARTMENT	N.I.C.	NOT IN CONTRACT
DET. DIA.	DETAIL DIAMETER	NOM N.T.S.	NOMINAL NOT TO SCALE
DIA. DIM.		N.1.S. O.C.	ON CENTER
D.O.	DOOR OPENING	PLY.	PLYWOOD
DWG.	DRAWING	PT.	POINT
DWR.	DRAWER	REQ.	REQUIRED
(E)	EXISTING	R.O.	ROUGH OPENING
È.J.	EXPANSION JOINT	S.C.D.	SEE CIVIL DRAWINGS
ELEC.	ELECTRICAL	SCHD.	SCHEDULE
ELEV.	ELEVATOR	S.E.D.	SEE ELECTRICAL DRAWINGS
EMER.	EMERGENCY	S.F.	SQUARE FEET
ENGR.	ENGINEER	SIM.	SIMILAR SEE MECHANICAL DRAWINGS
EST. EQ.	ESTIMATED EQUAL	S.M.D. SPEC.	SPECIFICATION
EQPT	EQUIPMENT	S.S.D.	SEE STRUCTURAL DRAWINGS
EXT.	EXTERIOR	SST.	STAINLESS STEEL
F.F.C.	FIRE EXTINGUISHER CABINET		STEEL
F.H.C.	FIRE HOSE CABINET	STOR.	STORAGE
FIN.	FINISH	STR.	STRUCTURAL
FL.	FLOOR	T&G	TONGUE AND GROOVE
F.O.C.	FACE OF CONCRETE	TEL.	TELEPHONE
F.O.F.	FACE OF FINISH	TEMP.	TEMPORARY
F.O.P. F.O.S.	FACE OF PLYWOOD	T.O.S. T.O.W.	TOP OF SLAB TOP OF WALL
F.U.S. FRN	FACE OF STUD FURNACE	TYP.	TYPICAL
FT.	FOOT or FEET	U.L.	UNDERWRITERS LABORATORY
FURR.		U.O.N.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	V.C.T.	VINYL COMPOSITE TILE
GA.	GAUGE	V.I.F.	VERIFY IN FIELD
GALV.	GALVANIZED	W.C.	WATER CLOSET
G.C.	GENERAL CONTRACTOR	W.O	WHERE OCCURS
GEN.	GENERAL		
GWB.	GYPSUM WALL BOARD		



# 18 TH 二 は は は は は 井 CASELLI AVE. PROJECT SITE

#### PROJECT SUMMARY

REPAIRIREPLACE/RAISE ROOF ON 2 UNIT BUILDING FROM 29 FT HEIGHT TO 35-9° FT WITH 8:12 PITCH AND GREATE NEW FLOOR LAYOUT ON UPPER FLOOR OF 2ND UNIT FOR BEDROOMS. TO NOCLUDE NEW BATHROOMS, BEDROOMS, DECK AND BARKENTERTAINMENT. NO WORK ON BOTTOM UNIT.

PROJECT BACKGROUND
ADDRESS: 244-246 DOUGLASS ST
SAN FRANCISCO, CA 94114

BLOCK/LOT/APN: 2691/006 RH-2 - RESIDENTIAL HOUSE 2 FAMILY

ZONING:

RESIDENTIAL LOT AREA: 2250 SF

UNITS: BATHROOMS: (E) UNIT 1 = 1 (E) UNIT 2 = 4 (N) UNIT 2 = 4

STORIES: MAX HEIGHT: 2 + BASEMENT 36 FT FROM LOWEST AT ENTRY

OCCUPANCY GROUP: CONSTRUCTION TYPE:

ALLOWABLE AREA/FAR: BY HEIGHT/SETBACK

(E) BUILDING AREA: PROPOSED BUILDING AREA: LOT COVERAGE: B: 771 SF L1: 1,340 SF L2: 580 SF + 558 SF (LESS THAN 6'8')
B: 771 SF L1: 1,340 SF L2: 750 SF + 558 SF (LESS THAN 6'8')
(E) 1343 SF (N) NO CHANGE

PARKING STALLS:

PRESERVATION

2. NO CHANGE, VARIANCE CASE NO. 83.48V APRIL 25, 1983

#### SCHEDULE OF CONTENTS

PROJECT INFORMATION (E) SITE PLAN (N) SITE PLAN (E) PLANS (E) PLANS (N) PLANS (N) PLANS (E) ELEVATIONS (N) ELEVATIONS SECTIONS

## OWNER/MASTER TENANT

DAVID SAYED 244-246 DOUGLASS ST SAN FRANCISCO, CA 94114

8

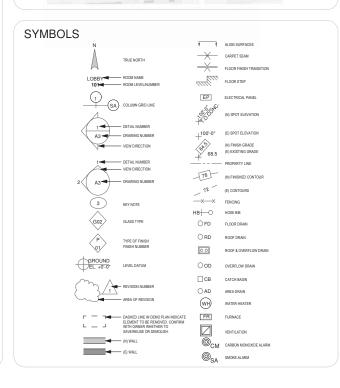
Sayed Residence

244-246 DOUGLASS ST

SAN FRANCISCO, CA 94114

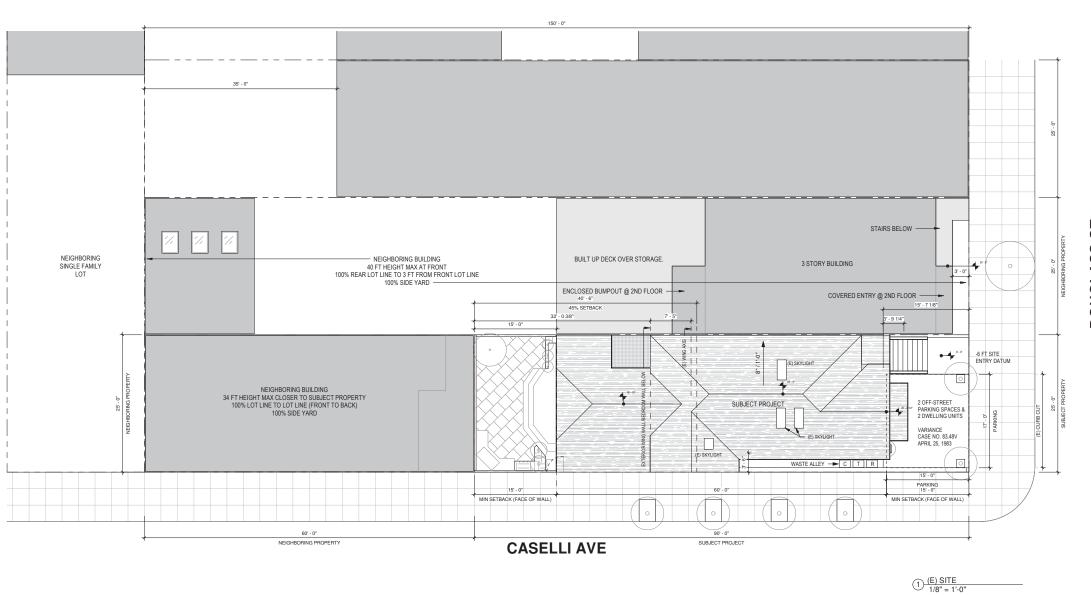
<u>DESIGNER</u> OGLE DESIGN 535 MISSION ST FL14 SAN FRANCISCO, CA 94105 P. 415 378 3016

LOCATION MAP	PROJECT SITE
	d (40)
	N N
Sanitra landina patrio	





PROJECT INFORMATION



DOUGLASS ST

Sayed Residence

244-246 DOUGLASS ST SAN FRANCISCO, CA 94114

OWNER
DAVID SAYED
244-246 DOUGLASS ST
SAN FRANCISCO, CA 94114

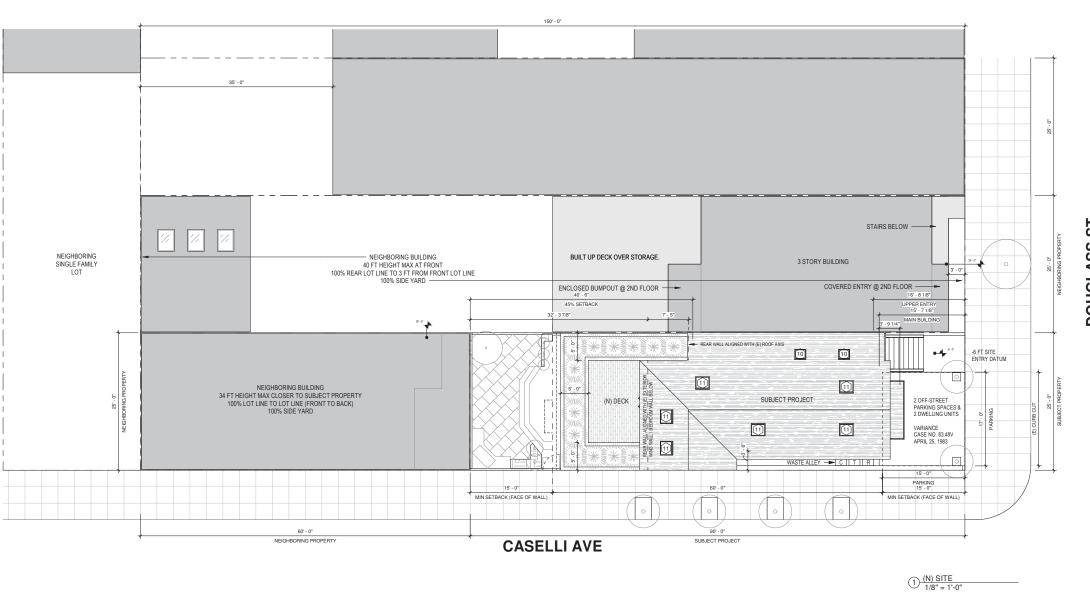
DESIGNER OGLE DESIGN 535 MISSION ST FL14 SAN FRANCISCO, CA 94105 P. 415 378 3016

No.	Description	Date
	PROJECT APPLICATION	10/12/2018
	PLAN CHECK COMMENTS	04/16/2019
	PLAN CHECK COMMENTS 2	5/22/2019
	PLAN CHECK COMMENTS 3	6/06/2019

SCALE

(E) SITE PLAN

1/8" = 1'-0"



DOUGLASS ST

Sayed Residence

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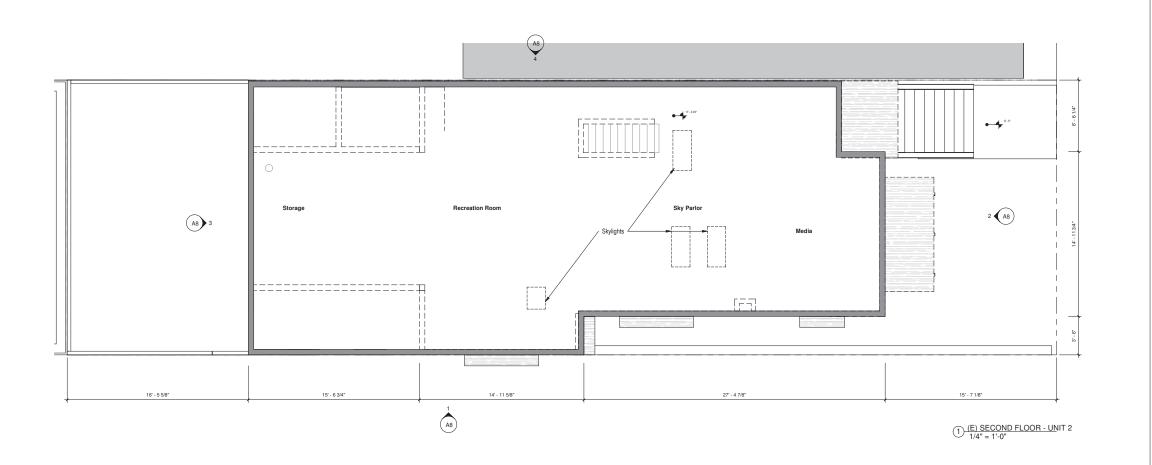
Date 10/12/2018 04/16/2019 5/22/2019 Description PROJECT APPLICATION PLAN CHECK COMMENTS PLAN CHECK COMMENTS 2 PLAN CHECK COMMENTS 3

SCALE

1/8" = 1'-0"

(N) SITE PLAN







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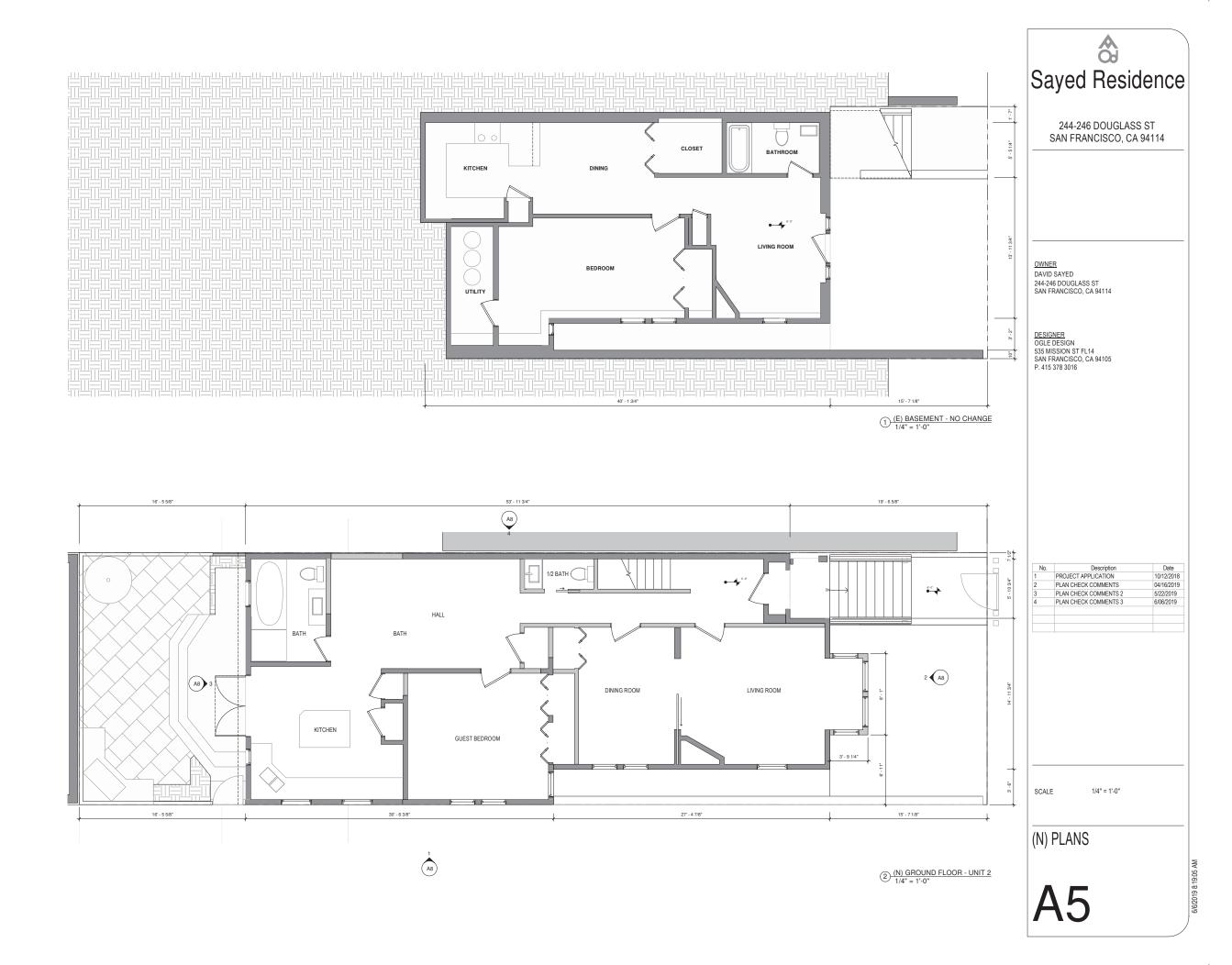
No.	Description	Date
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2	PLAN CHECK COMMENTS	04/16/2019
3	PLAN CHECK COMMENTS 2	5/22/2019
1	PLAN CHECK COMMENTS 3	6/06/2019

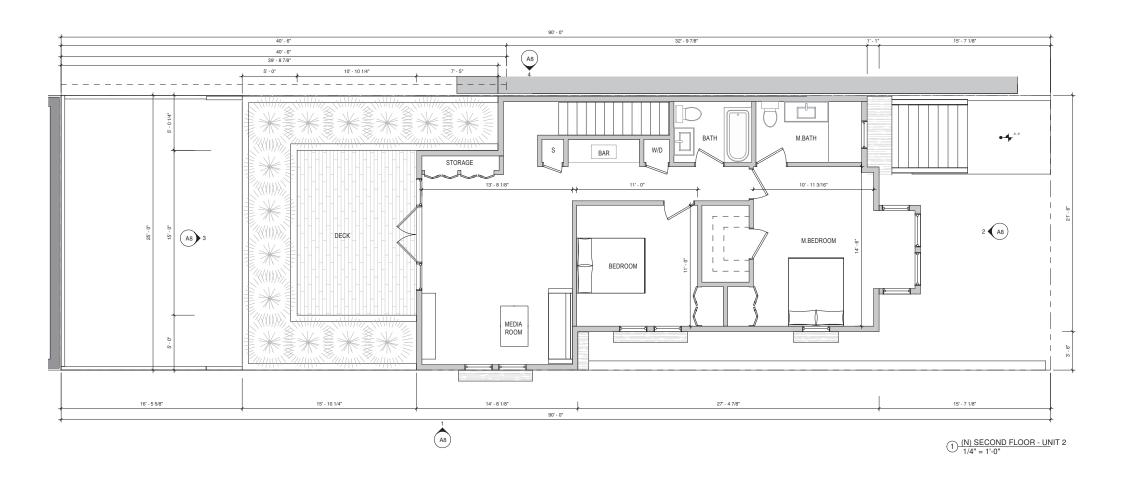
1/4" = 1'-0"

SCALE

(E) PLANS

**A4** 







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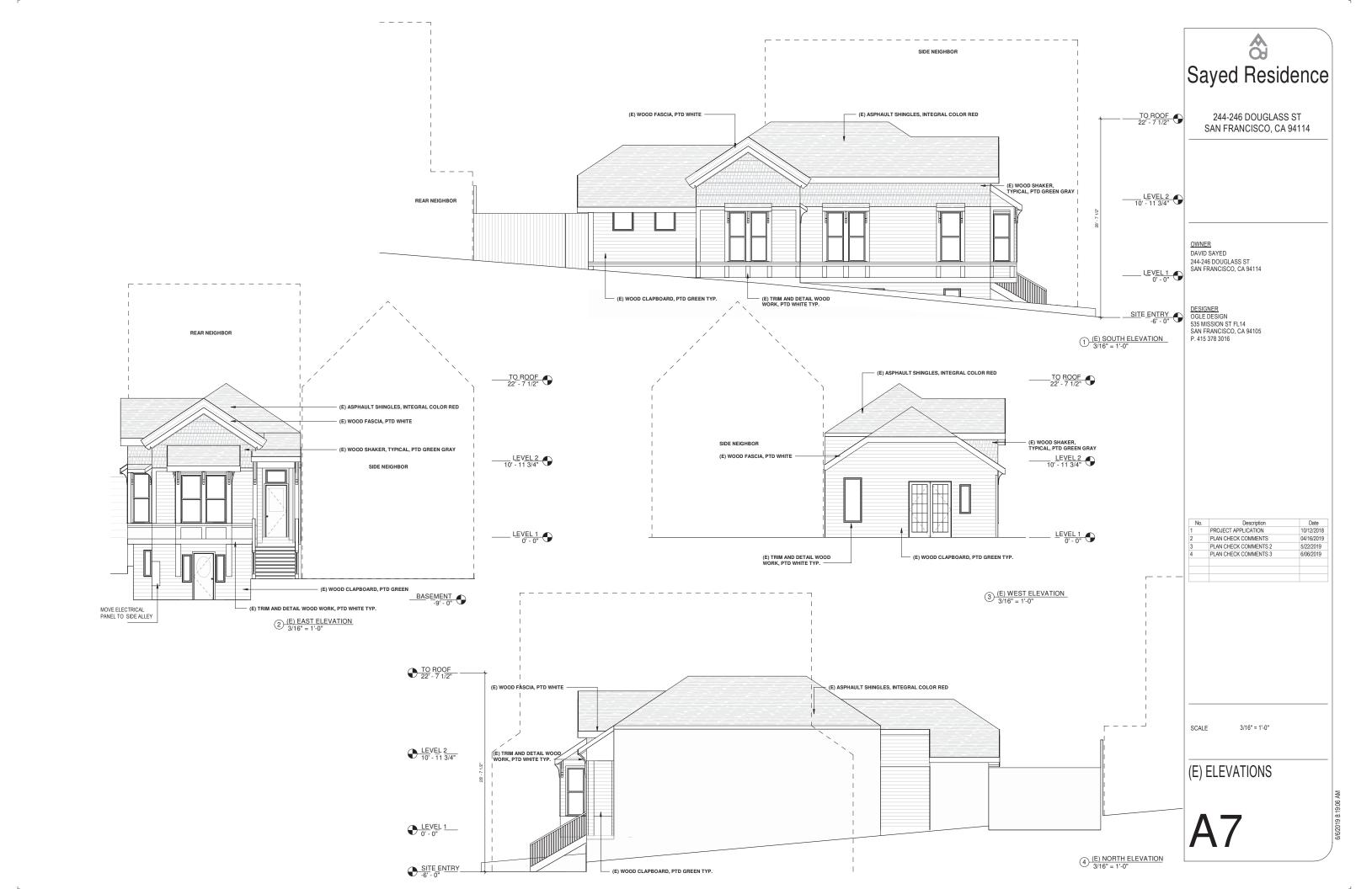
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I	PROJECT APPLICATION	10/12/2018
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3	PLAN CHECK COMMENTS 2	5/22/2019
1	PLAN CHECK COMMENTS 3	6/06/2019

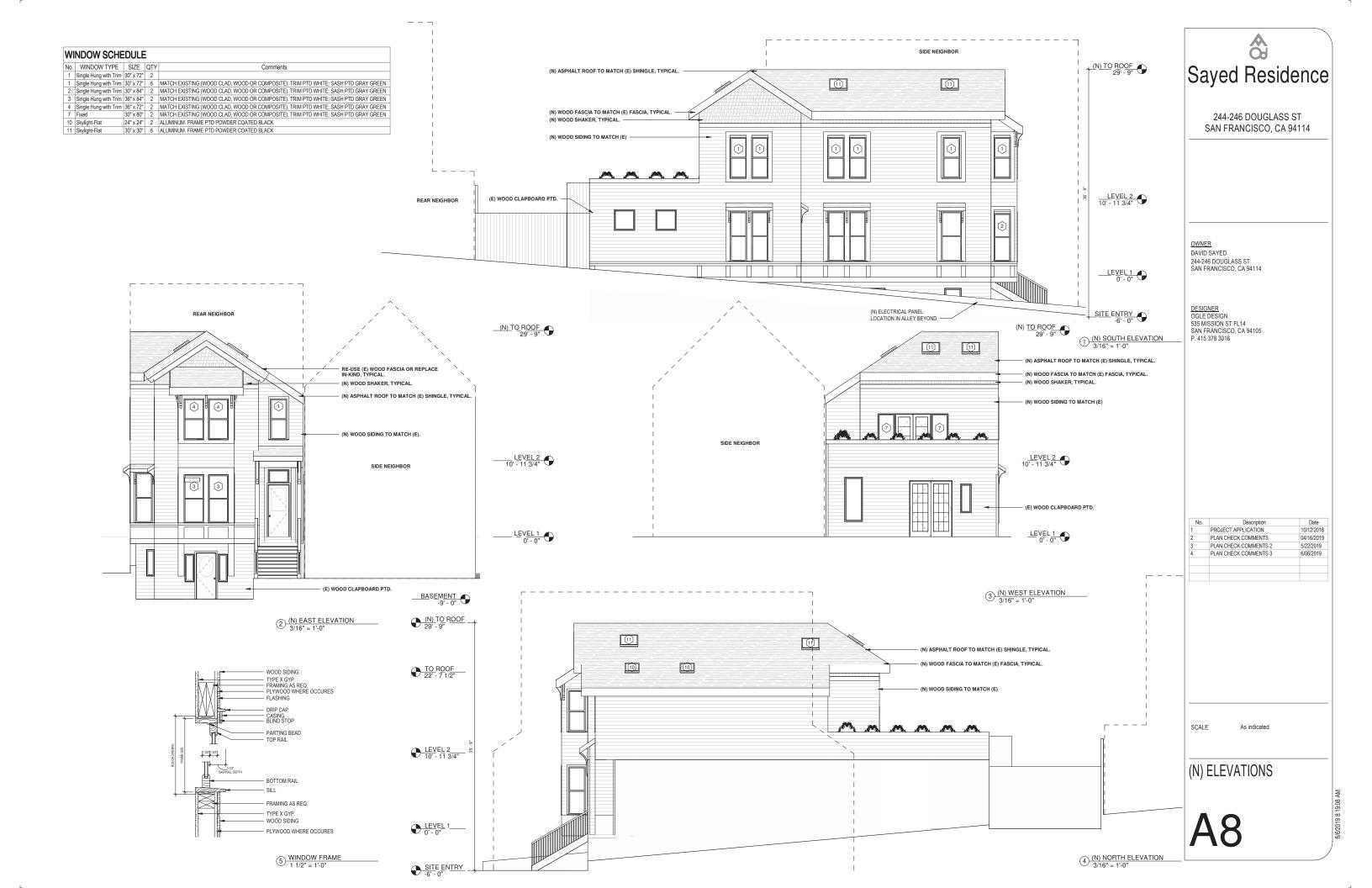
SCALE

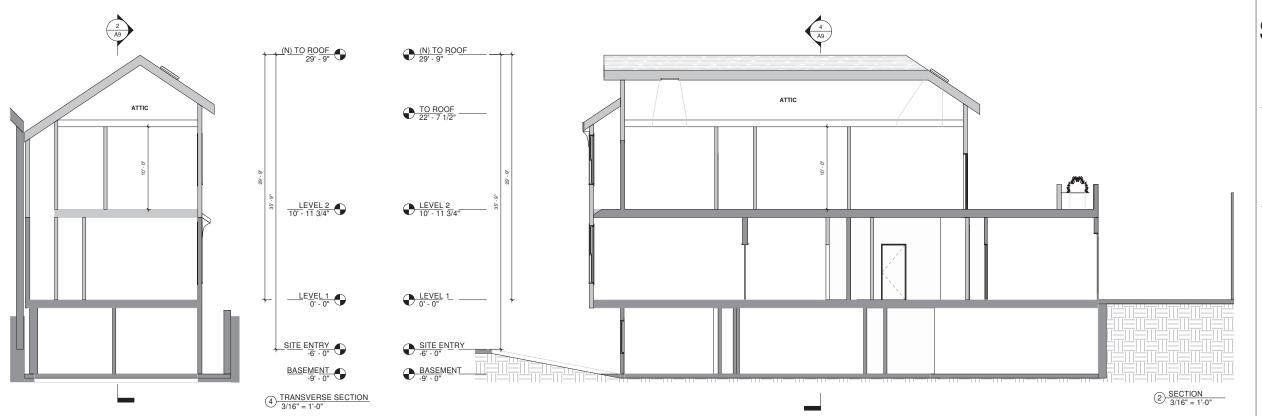
1/4" = 1'-0"

(N) PLANS

**A6** 









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 No.
 Description
 Date

 1
 PROJECT APPLICATION
 10/12/2018

 2
 PLAN CHECK COMMENTS
 04/16/2019

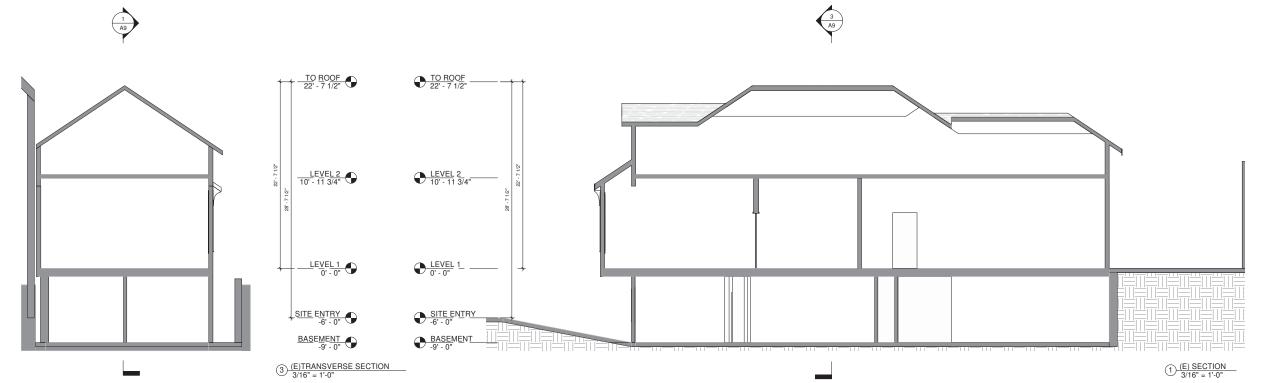
 3
 PLAN CHECK COMMENTS 2
 5/22/2019

 4
 PLAN CHECK COMMENTS 3
 6/06/2019

SCALE 3/16" = 1'-0"

SECTIONS

**A9** 







OWNER
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No.	Description	Date
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4	PLAN CHECK COMMENTS 3	6/06/2019

SCALE

PHOTOGRAPHS

A10



