



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.

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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, March 23, 2011**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Rear Yard, Noncomplying structure)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	2444-2448 Washington St	Case No.:	2011.0003V
Cross Street(s):	Fillmore/Webster Streets	Building Permit:	2011.01.06.7950
Block /Lot No.:	0605/015	Applicant/Agent:	John Maniscalco Architect
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 864-9900 x201
Area Plan:	n/a	E-Mail:	john@m-architecture.com

PROJECT DESCRIPTION

The subject property features a one-story studio unit at the rear of the existing two-story-over-garage, two-unit building. The proposal is to increase the floor area of the studio unit by 65 square feet and the height by two feet from approximately 11 feet to 13 feet.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a 45-percent rear yard depth of approximately 58 feet. The existing building is constructed to the rear lot line and occupies at least half the width of the lot. The proposed expansion is located entirely within the rear yard; therefore rear yard variance is requested.

PER SECTION 188 OF THE PLANNING CODE the rear portion of the existing structure is a noncomplying structure that may be altered provided no new discrepancy would be created. The project proposes to expand a noncomplying structure; therefore a noncomplying structure variance is requested.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Glenn Cabreros** Telephone: **(415) 558-6169** E-Mail: glenn.cabreros@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/2011.0003V.pdf>

中文詢問請電: **558.6378**

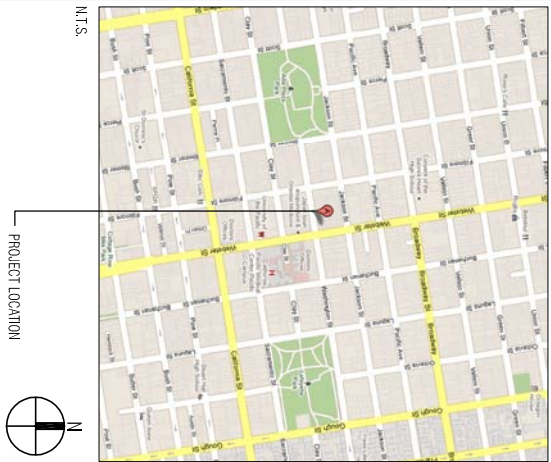
Para información en Español llamar al: **558.6378**

GENERAL NOTES

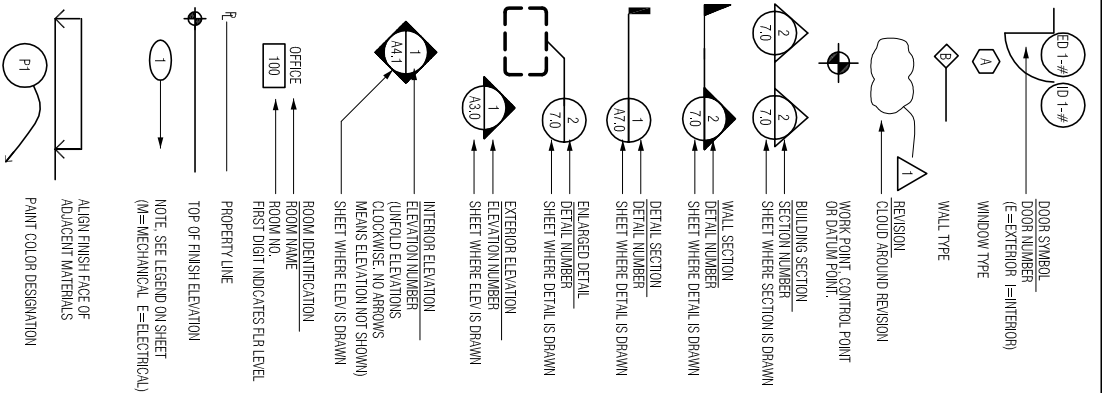
- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:
2007 SAN FRANCISCO BUILDING CODE
2007 SAN FRANCISCO ELECTRICAL CODE
2007 SAN FRANCISCO ENERGY CODE
2007 SAN FRANCISCO MECHANICAL CODE
2007 SAN FRANCISCO PLUMBING CODE
2007 CALIFORNIA FIRE CODE

COORDINATE ALL WORK WITH STRUCTURAL DRAWINGS

VICINITY MAP



LEGEND



PROJECT DIRECTORY

OWNER: BILL CAHAN
2446 WASHINGTON STREET
SAN FRANCISCO, CA 94115

ARCHITECT: JOHN MANISCALCO ARCHITECTURE
442 GROVE STREET
SAN FRANCISCO, CA 94102
T: 415.864.9800 F: 415.864.0830

PROJECT DATA

ADDRESS:	2446 WASHINGTON STREET SAN FRANCISCO, CA 94115	SETBACKS:	EXISTING	PROPOSED
BLOCK:	0605	REAR:	1'-0"	NO CHANGE
LOT:	015	FRONT:	21'-2"	NO CHANGE
ZONING:	BH-2	EAST:	7'-6"	NO CHANGE
CONSTR. TYPE:	TYPE V-B	WEST:	1'-0"	NO CHANGE
OCCUPANCY:	R-3	BUILDING HEIGHT:	EXISTING 10'-0"	PROPOSED 12'-0"
LOT SIZE:	4,469 SF	T.O. REAR UNIT ROOF:	10'-0"	NO CHANGE
BUILDING AREA:	4,410 SF	N.O. OF STORES (REAR UNIT):	1	NO CHANGE
(E) REAR UNIT AREA:	475 SF	DELTA	+ 65 SF	
(N) REAR UNIT AREA:	475 SF			

PROJECT DESCRIPTION

REMOVAL TO (E) SECOND REAR UNIT AT 2446 WASHINGTON STREET, SAN FRANCISCO, CA TO INCLUDE:

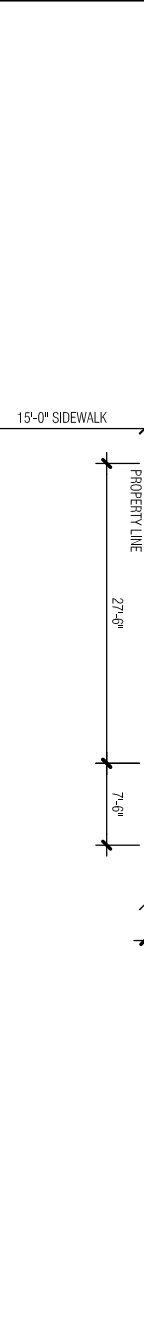
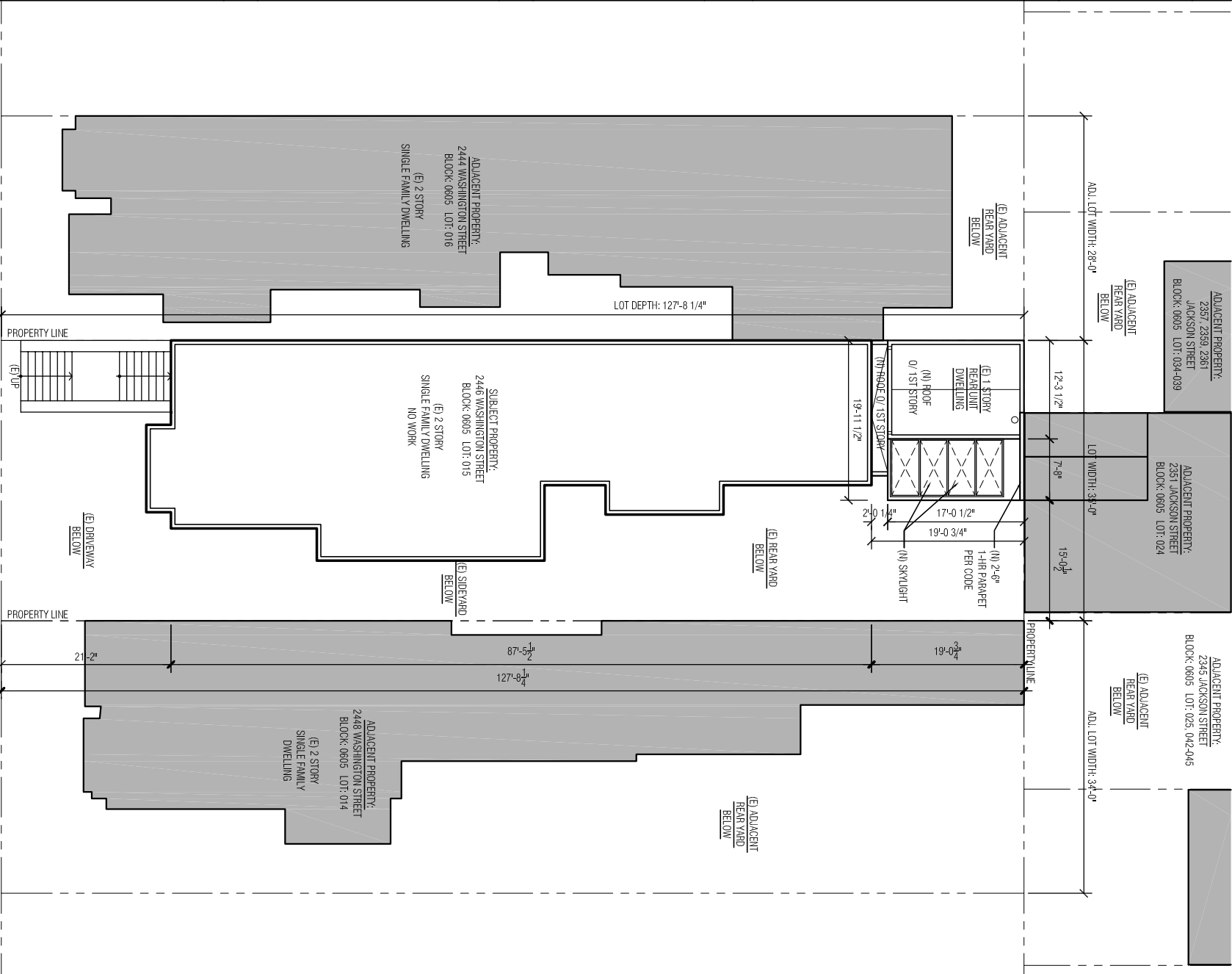
- REPLACEMENT OF ROOF STRUCTURE TO INCREASE CEILING HEIGHT
- RENOVATION OF (E) BATHROOM & KITCHENETTE
- ADDITION OF GLASS ENTRY DOOR AND SKYLIGHTS
- ADDITION OF 65 SQ. FT. OF FLOOR SPACE
- ADDITION OF GAS FIREPLACE
- INFILL OF WINDOW AT WEST FACE

CODE NOTES

- PER SPEC 907.2.10.1.2, PROVIDE SMOKE DETECTORS ON EVERY FLOOR AND IN EVERY SLEEPING ROOM AND HALLWAY OUTSIDE OF SLEEPING ROOMS
- PER SPEC TABLE 602, PROVIDE ONE HOUR RATED STRUCTURE EVERYWHERE WITHIN 3 FEET OF AND PARALLEL TO THE PROPERTY LINE.
- PER SPEC 406.1.4, PROVIDE GWB ASSEMBLES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS (MIN. 1/2" GWB BETWEEN THE DWELLING & ITS ATTIC AREA, GARAGES BETWEEN HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE 'X' GWB OR EO).
- PROVIDE MIN. 1 EMERGENCY ESCAPE & RESCUE WINDOW PER SPEC 1026 AT ALL SLEEPING ROOMS.
- TEMPORARY SHORING UNDER SEPARATE PERMIT

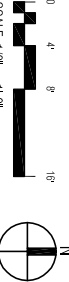
INDEX OF DRAWINGS

- ARCHITECTURAL
- A1.0 DRAWING INDEX PROJECT DATA, VICINITY MAP, GENERAL NOTES, PLOT PLAN
 - A2.1 EXISTING & PROPOSED FLOOR PLANS
 - A2.2 EXISTING / PROPOSED ROOF PLAN
 - A3.1 EXISTING & PROPOSED EXTERIOR ELEVATIONS
 - A3.2 EXISTING & PROPOSED BUILDING SECTION



1 PLOT PLAN

1/8"=1'-0"



CAHAN RESIDENCE

2446 WASHINGTON STREET SAN FRANCISCO, CA 94115

JOHN MANISCALCO
ARCHITECTURE

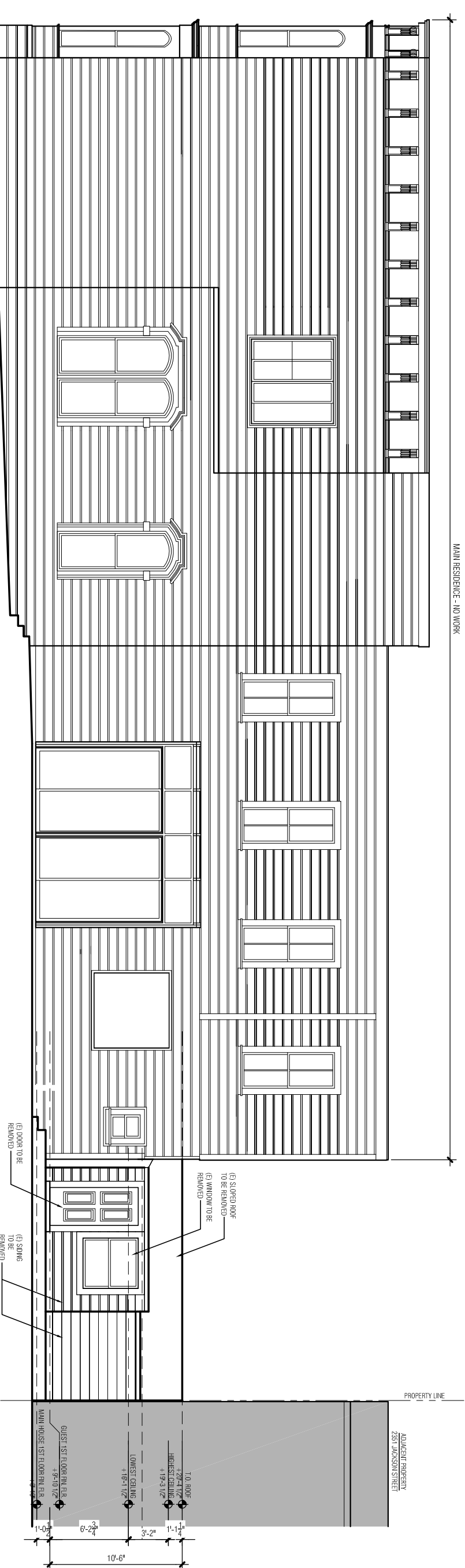
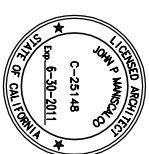
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1. PLANNING VARIANCE 01.04.10

DRAWING INDEX,
PROJECT DATA,
GENERAL NOTES,
PLOT PLAN

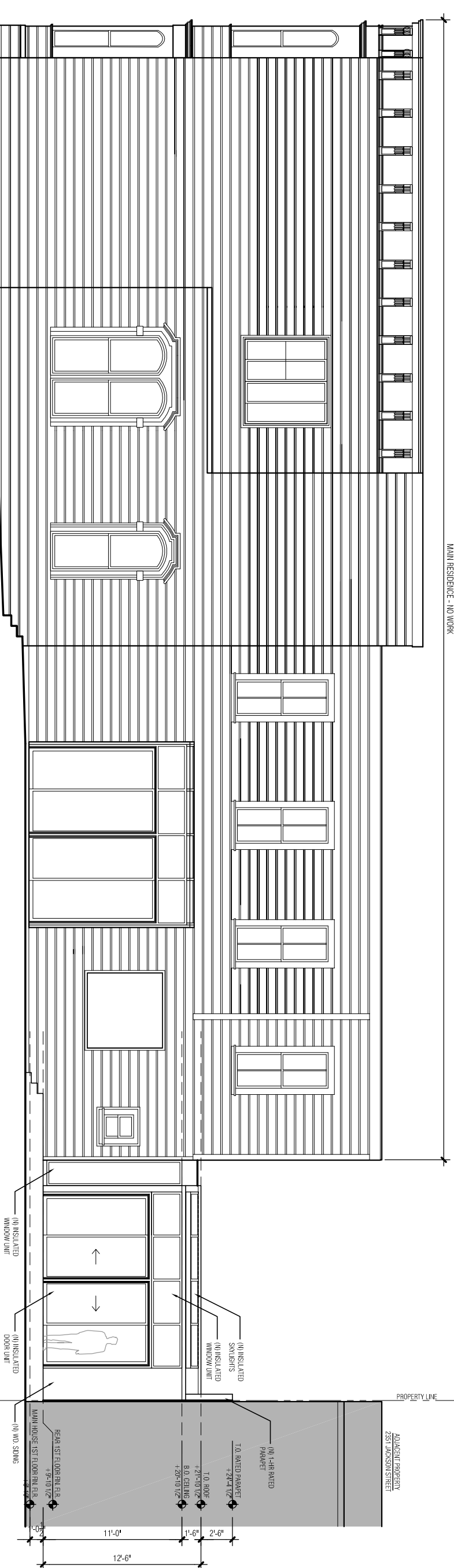
A1.0



1 EXISTING EAST ELEVATION

$$1/4'' = 1'-0''$$

MAIN RESIDENCE - NO WORK

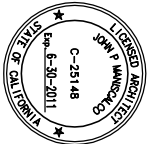


2 PROPOSED EAST ELEVATION

$$1/4^n = 1 \cdot 0^n$$

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





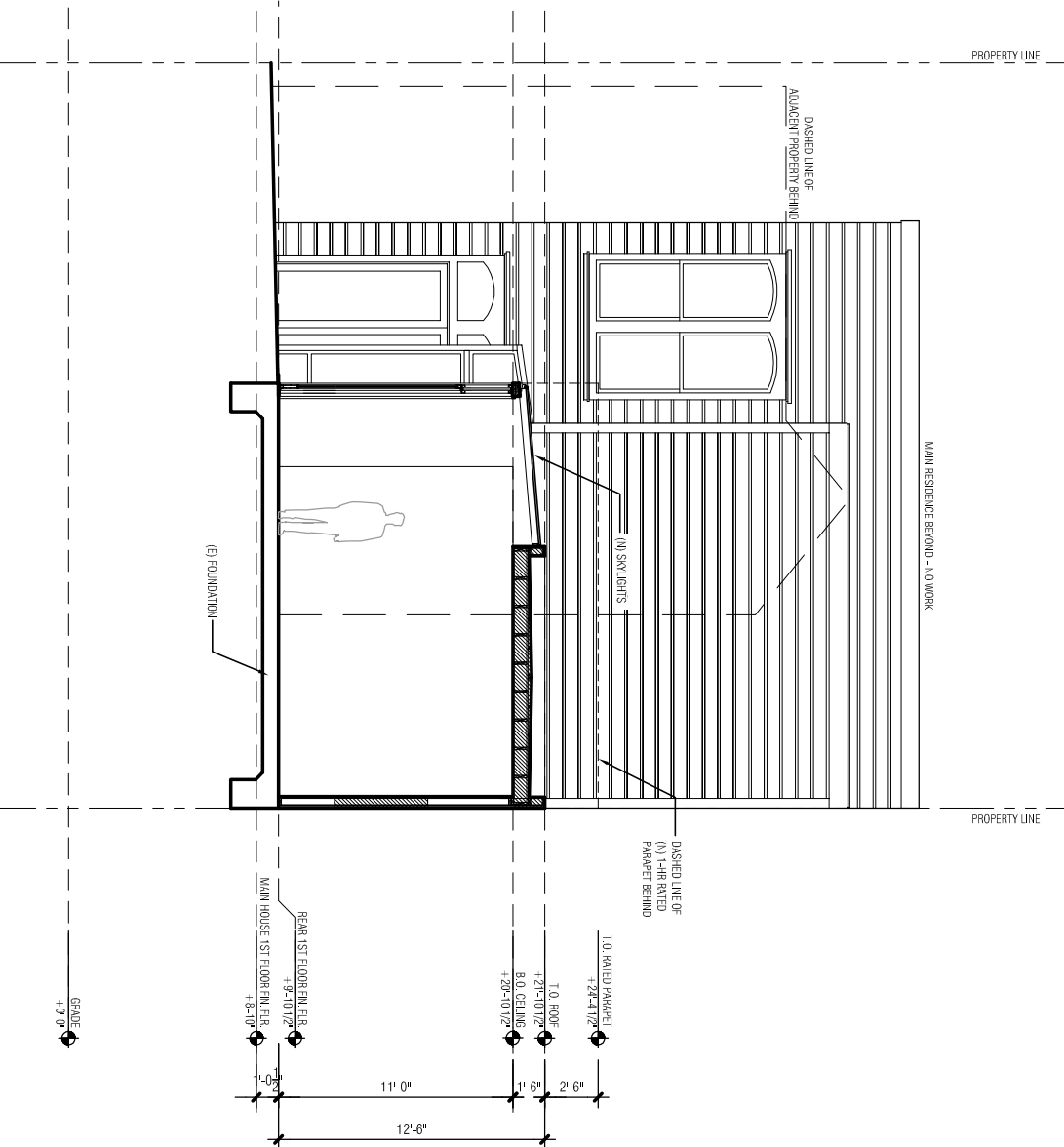
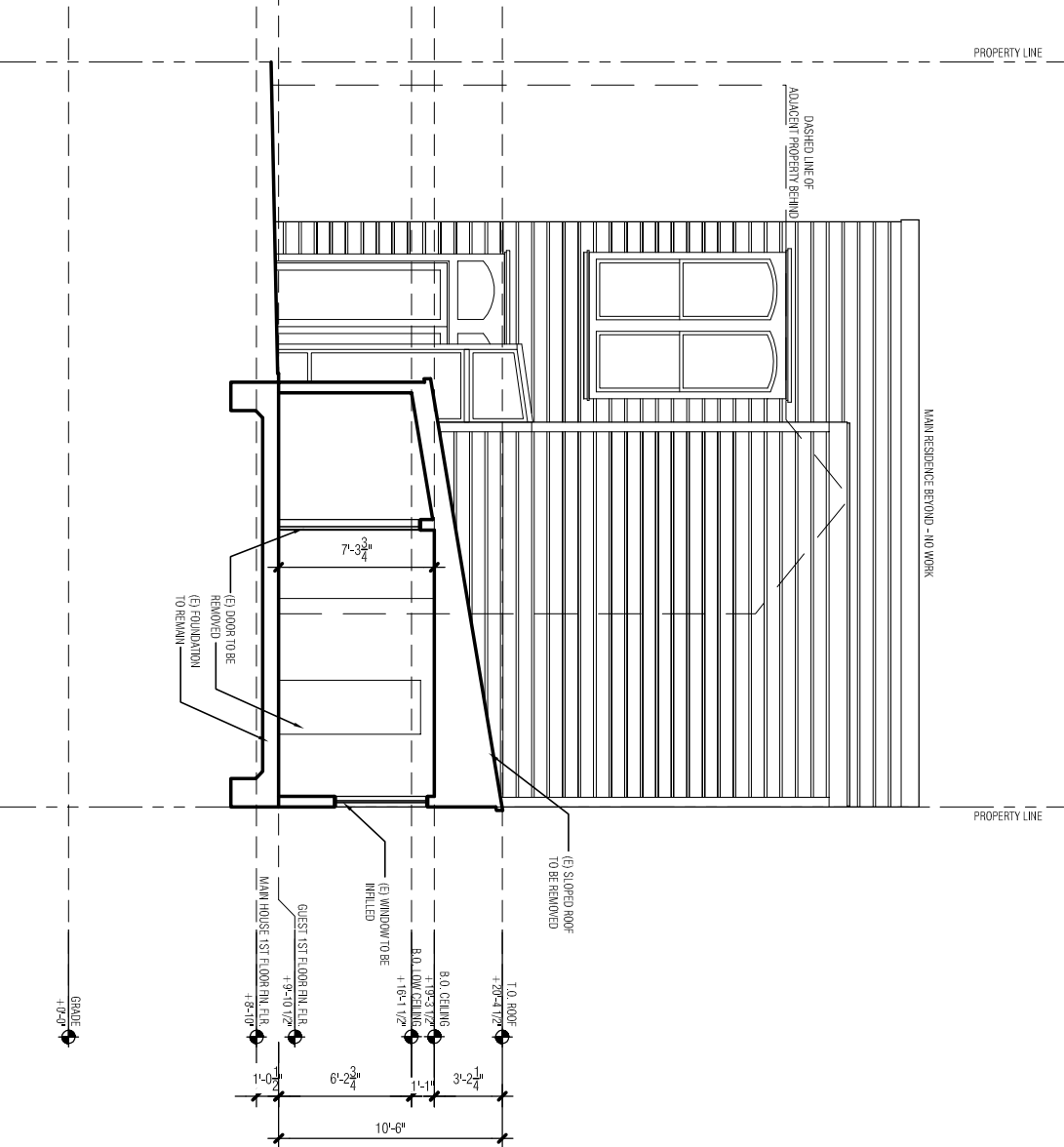
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JOHN MANISCALCO
ARCHITECTURE

1. PLANNING VARIANCE 01/04/10

BUILDING
SECTION

A3.2



1 EXISTING BUILDING SECTION
1/4" = 1'-0"

2 PROPOSED BUILDING SECTION
1/4" = 1'-0"

