



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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415.558.6409

Planning
Information:
415.558.6377



SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, December 05, 2012**
Time: **9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance(Side Yard Variance)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 25 Belgrave Av	Case No.: 2012.0144V
Cross Street(s): Shrader Street	Building Permit: 2012.02.27.4899
Block / Lot No.: 2688/001	Applicant/Agent: Kelton Dissel
Zoning District(s): RH-1(D) / 40-X	Telephone: 864-9900x202
Area Plan: Click here to enter text.	E-Mail: kelton@m-architecture.com

PROJECT DESCRIPTION

The proposal includes a rear horizontal addition, removal of the existing stair enclosure located at the western side of the building, extension of the eastern side wall to the eastern property line, and construction of a glass stair penthouse on the roof of the three-story single-family house. The proposal also includes significant façade alterations and interior alterations.

PER SECTION 133 OF THE PLANNING CODE the subject property is required to maintain two five-foot side yards. The project will provide no side yard at the eastern side of the lot.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **aaron starr** Telephone: **415-558-6362** Mail: **aaron.starr@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/2012.0144V.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.

GENERAL NOTES

- CONTRACTORS SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR ALL CONSTRUCTION REQUIRED HEREIN AND SHALL BE IN ACCORDANCE WITH THE:
 - 2010 SAN FRANCISCO BUILDING CODE
 - 2010 SAN FRANCISCO ELECTRICAL CODE
 - 2010 SAN FRANCISCO MECHANICAL CODE
 - 2010 SAN FRANCISCO PLUMBING CODE
 - 2010 CALIFORNIA FIRE CODE
 COORDINATE ALL WORK WITH STRUCTURAL DRAWINGS

- IN THE EVENT THE CONTRACTOR ENCOUNTERS OR DISCOVERS UNUSUAL OR UNEXPECTED OBSTACLES, ASBESTOS, POTENTIALLY HAZARDOUS MATERIAL, PCB OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN IDENTIFIED HEREIN OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE AND THE ARCHITECT IN WRITING.

- MANUFACTURERS DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR AND PERFORMANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT BEFORE COMMENCING WORK.

- CONTRACTOR SHALL NOT SCALE DRAWINGS. VERTICAL DIMENSIONS SHALL ALWAYS BE TAKEN FROM FINISHED FLOOR FINISH SURFACES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL CONTACT THE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.

- ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE TO FINISHED FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.M.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BRACING, AND SHORING FOR ALL CONSTRUCTION. ALL BRACING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALL OTHER ITEMS REQUIRING SAME.

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THE PROTECTION OF EXISTING UTILITIES AND INSTALLATION OF MATERIAL AND EQUIPMENT.
- CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS. ALIGN AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

- TYPICAL OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS. U.O.M.
- DETAILS ARE USUALLY REPEATED ONLY ONCE ON PLANS OR ELEVATIONS WHEN THE FIRST OCCURS AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT U.O.M.

- CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
- AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPATTERED PAINT, AND REMAINS RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.

- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK THAT ARE CAUSED BY HANDLER OR SUBCONTRACTORS.
- WHERE ADDING DOORS HAVE DISSIMILAR FLOORING, MAKE CHANGE UNDER CENTERLINE OF DOOR. U.O.M.

- ALL PRE-CONDUIT AND DUCT PENETRATIONS THROUGH FLOORS AND FIRE-RATED WALL AND CEILING SHALL BE SEALED WITH FIREPROOFING PLASTER OR FIRESTOPPING TO FULL DEPTH OF SLAB OR THICKNESS OF WALL/CEILING.

- ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH THE ARCHITECT AND ENGINEER. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THE PROJECT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER.

- CONTRACTOR SHALL SUBMIT COMPARISON WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.
- A 6" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.

- CONTRACTOR SHALL PROTECT ALL EXCAVATION AND STRUCTURE FROM RAIN OR WATER DAMAGE.
- COMMON ABBREVIATIONS:
 - (E) = EXISTING, (N) = NEW,
 - GWB = GYP. BD. = GYPSUM WALLBOARD
 - MTL = METAL L.S.S. = STAINLESS STEEL,
 - SSD = SEE STRUCTURAL DRAWINGS,
 - AF = ABOVE FINISHED FLOOR.

VICINITY MAP



PROJECT DIRECTORY

OWNER: ABDUR & ANA CHOWDHURY
25 BELGRAVE AVENUE
SAN FRANCISCO, CA 94114

ARCHITECT: JOHN MANISCALCO ARCHITECTURE
JOHN MANISCALCO, AIA - PRINCIPAL
442 GROVE STREET
SAN FRANCISCO, CA 94102
T. 415.864.9900 F. 415.864.0830

PROJECT DATA

ADDRESS:	25 BELGRAVE AVENUE SAN FRANCISCO, CA 94114	SETBACKS:	EXISTING	PROPOSED
BLOCK:	2888	REAR:	22'-0"	NO CHANGE
LOT:	001	FRONT:	6'-0"	NO CHANGE
ZONING:	RH-1 (D)	EAST:	3'-11"	0"
CONSTR. TYPE:	TYPE V-B	WEST:	1'-11"	5'-0"
OCCUPANCY:	R-3	BUILDING HEIGHT - EXISTING		NO CHANGE
LOT SIZE:	4,499 SF	T.O. ROOF:	VARIES	NO CHANGE
BUILDING AREA:		NO. OF STORES:	3	3 OVER BASEMENT
(E) GARAGE				
(E) FIRST LEVEL	335 SF			
(E) SECOND LEVEL	1289 SF			
(E) THIRD LEVEL	1070 SF			
TOTAL (E) AREA:	2,694 SF	(+335 SFT) GARAGE		
(N) GARAGE		(+742 SFT) GARAGE		DELTA
(N) FIRST LEVEL	963 SF			
(N) SECOND LEVEL	1804 SF			
(N) THIRD LEVEL	1496 SF			
TOTAL (N) AREA:	4,263 SF	(+742 SFT) GARAGE		+1589 SF

PROJECT DESCRIPTION

RENOVATION TO (E) SINGLE FAMILY DWELLING AT 25 BELGRAVE AVE, SAN FRANCISCO, CA. TO INCLUDE:

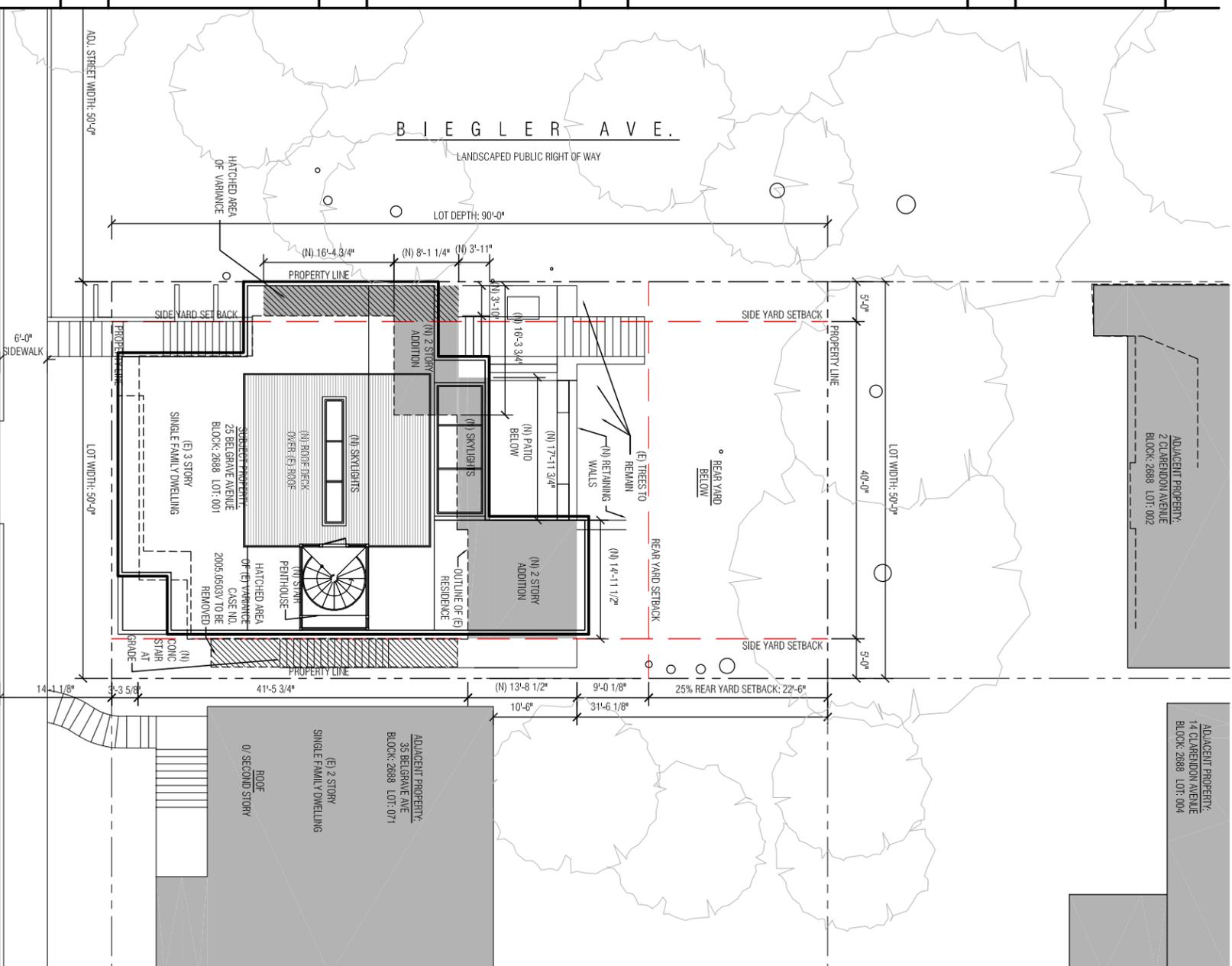
- REMODEL AND HORIZONTAL ADDITION TO INCLUDE: GARAGE - NEW 2 CAR GARAGE BENEATH EXISTING BASEMENT LEVEL BASEMENT - NEW MEDIA ROOM & REMODEL EXISTING BEDROOM & BATH 1ST - REMODEL KITCHEN, LIVING, FAMILY & POWDER ROOMS 2ND - REMODEL EXISTING BEDROOMS & BATHS ROOF - NEW ROOF DECK & STAIR PENITHOUSE
- EXTERIOR REMODEL TO INCLUDE: NEW WINDOWS, FRONT AND REAR FACEDS REMOVAL OF EXISTING VARIANCE CASE NO. 2005.0503V

CODE NOTES

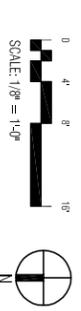
- PER SFG. 907.2.10.1.2, PROVIDE SMOKE DETECTORS ON EVERY FLOOR AND IN EVERY SLEEPING ROOM AND HALLWAY OUTSIDE OF SLEEPING ROOMS
- PER SFG. TABLE 602, PROVIDE ONE HOUR RATED STRUCTURE EVERYWHERE WITHIN 5 FEET OF AND PARALLEL TO THE PROPERTY LINE.
- PER SFG. 406.1.4, PROVIDE GWB ASSEMBLES BETWEEN PRIVATE GARAGE AND HABITABLE ROOMS. MIN. 1/2" GWB BETWEEN THE DWELLING & ITS ATTIC AREA. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 1/4" 5/8" TRIPLE GWB OR ED.
- PROVIDE MIN. 1' EMERGENCY ESCAPE & RESCUE WINDOW PER SFG. 1026 AT ALL SLEEPING ROOMS.

INDEX OF DRAWINGS

A110	DRAWING INDEX, PROJECT DATA, VICINITY MAP, GENERAL NOTES, PLOT PLAN
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A34	EXISTING & PROPOSED EXTERIOR ELEVATIONS
A35	EXISTING & PROPOSED BUILDING SECTIONS



PLOT PLAN



SCALE: 1/8" = 1'-0"

JOHN MANISCALCO
ARCHITECTURE

442 GROVE STREET
SAN FRANCISCO, CA 94102
T. 415.864.9900
F. 415.864.0830

REGISTERED ARCHITECT
STATE OF CALIFORNIA
C-25148
Exp. 6-30-2013

- PROJECT REVIEWING
- COMMUNITY OUTREACH MEETING
- PLANNING DEPT 311 VARIANCE
- DRAWING INDEX, PROJECT DATA, GENERAL NOTES, PLOT PLAN

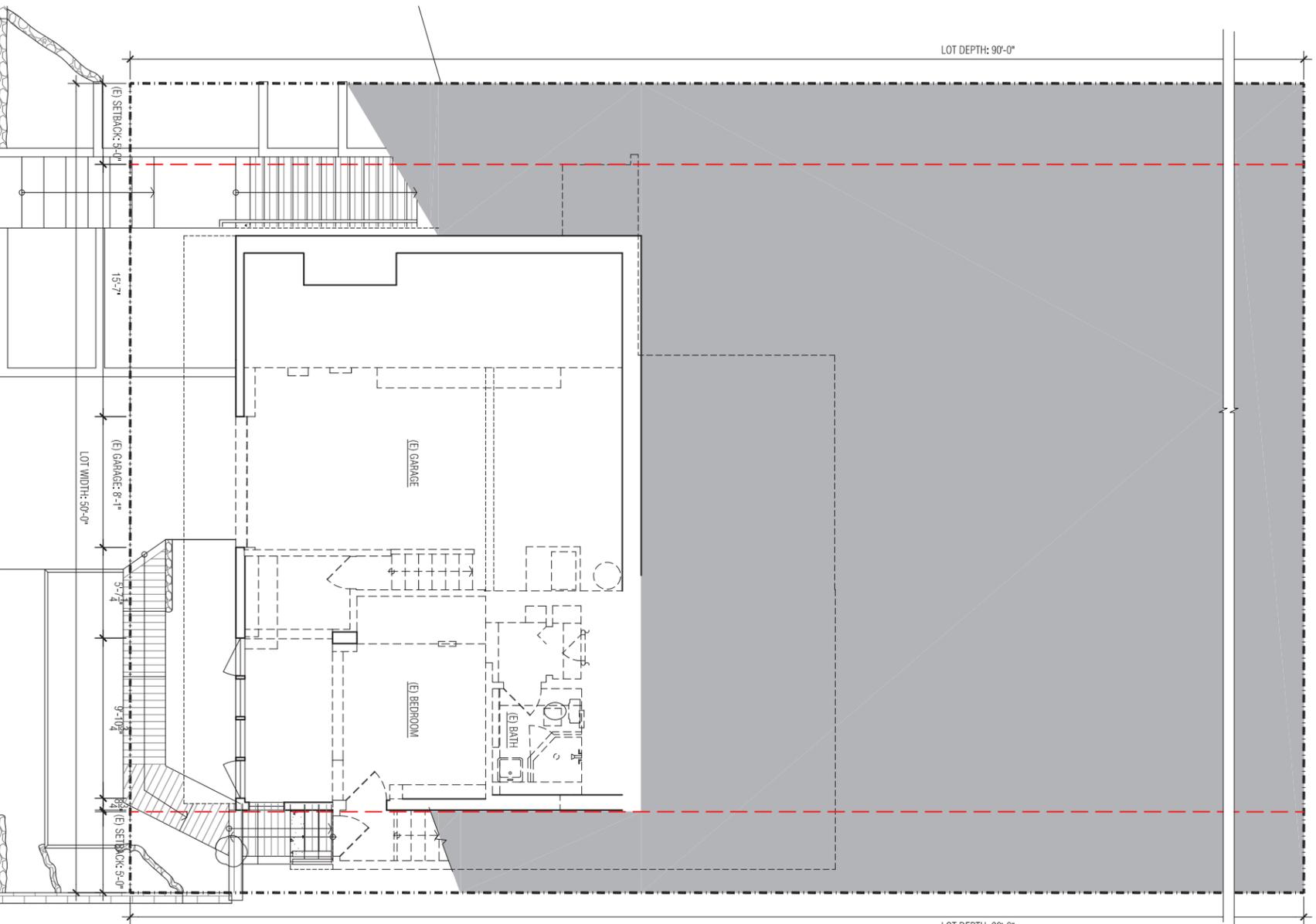
01.18.12
02.07.12
02.14.12
11.05.12

A1.0

CHOWDHURY RESIDENCE

25 BELGRAVE AVENUE, SAN FRANCISCO, CA. 94117

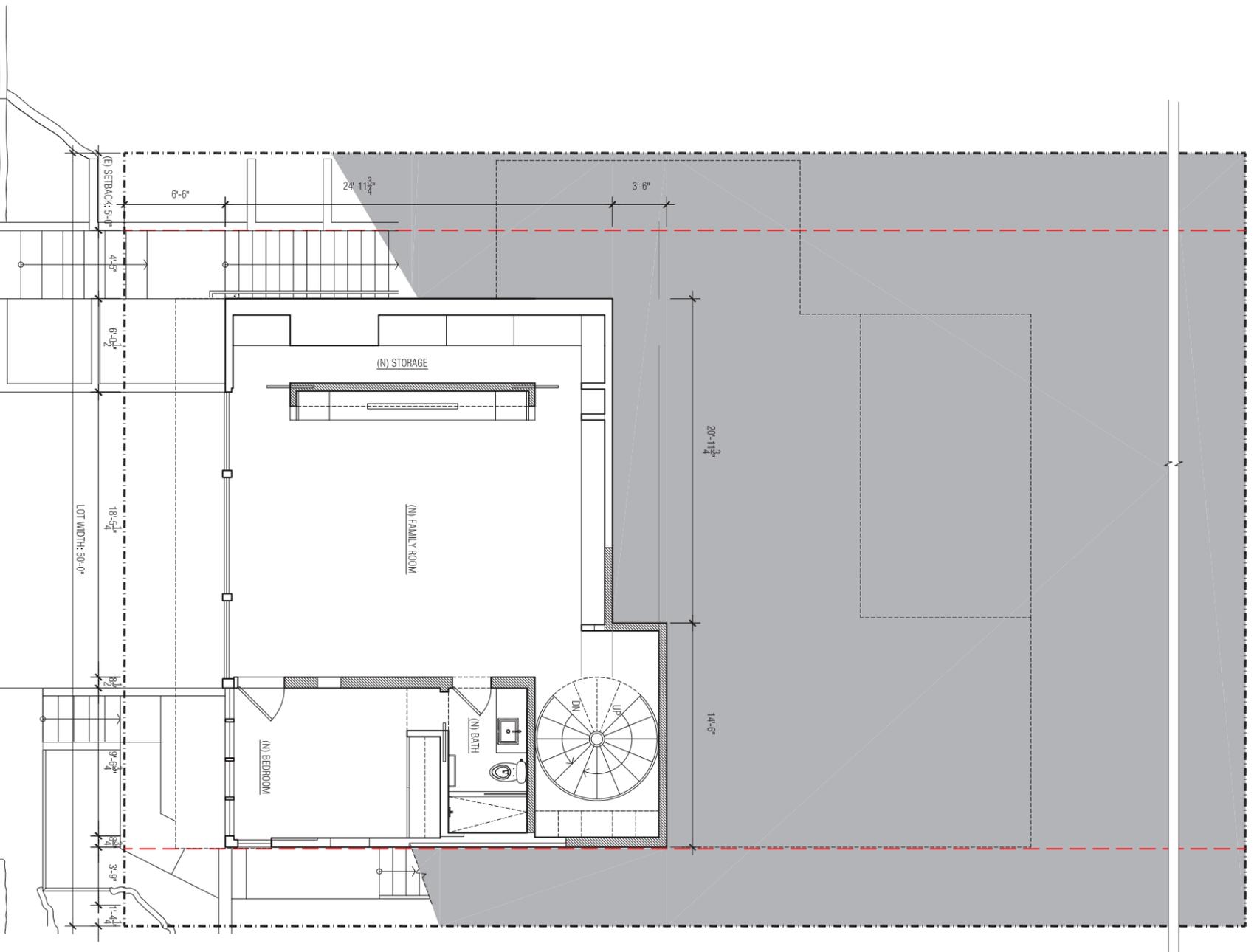
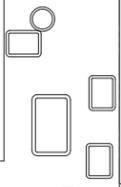
LOT DEPTH: 90'-0"



LOT DEPTH: 90'-0"

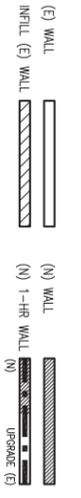
2 BASEMENT LEVEL PLAN

1/4" = 1'-0"



1 BASEMENT LEVEL PLAN

1/4" = 1'-0"



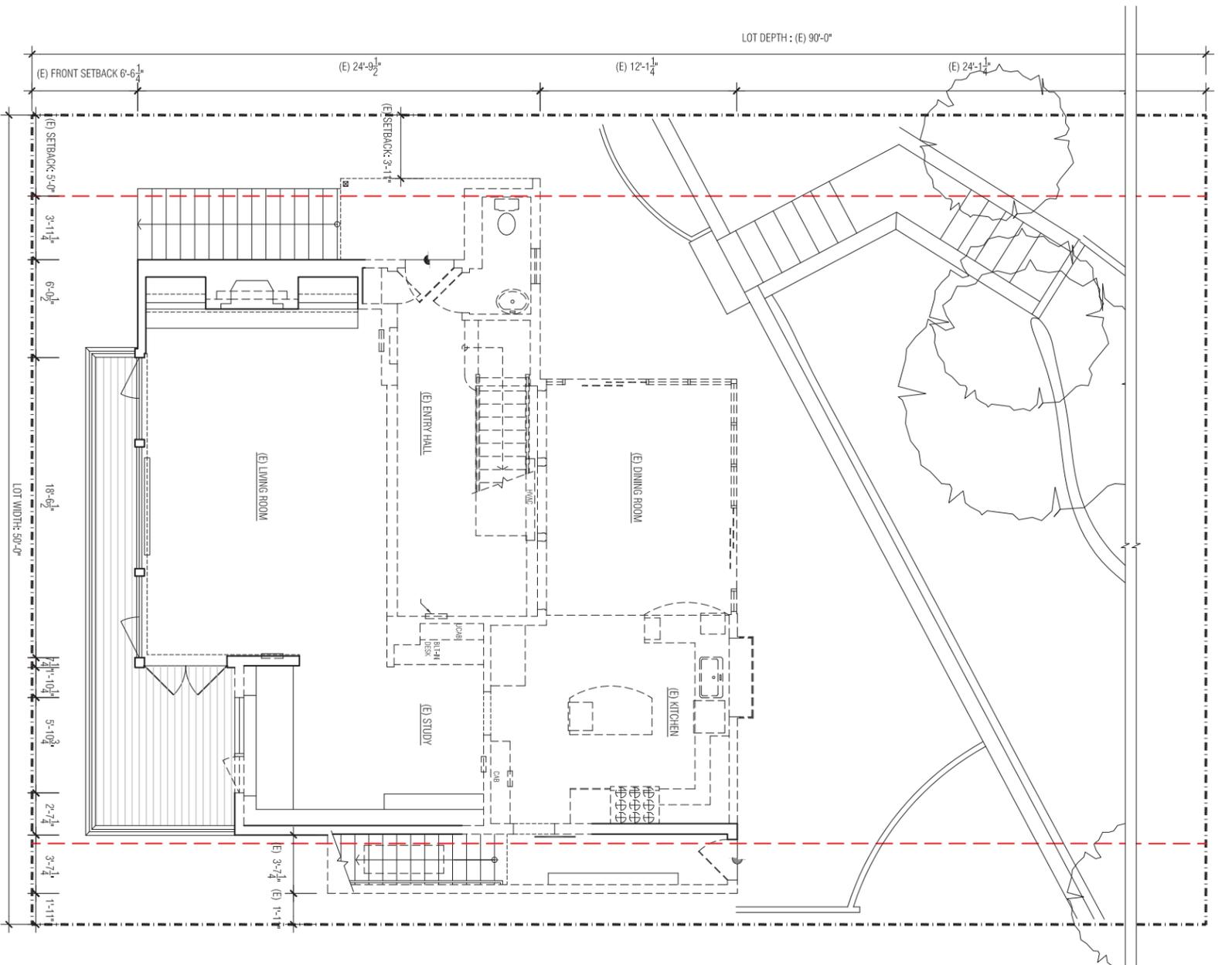
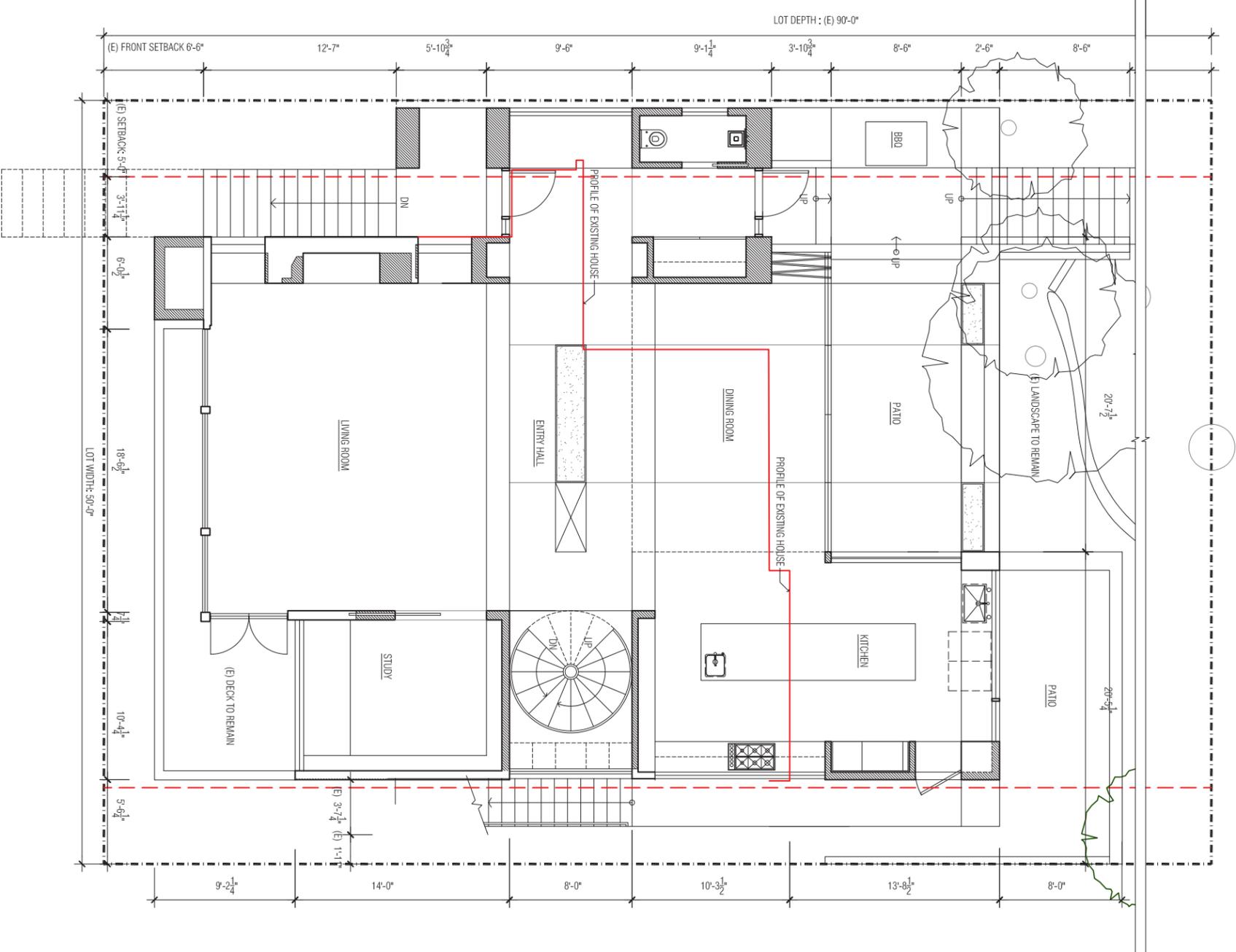
JOHN MANISCALCO
ARCHITECTURE

442 GOODE STREET
SAN FRANCISCO, CA 94102
415.584.9000
415.584.0830



- 1. PROJECT REVIEW W.D.C. 01.18.12
- 2. DOMINANT OUPRECHANGING 02.01.12
- 3. PLANNING DEPT. STAFF REVIEWANCE 02.14.12

(E) & PROPOSED
LIVING LEVEL
FLOOR PLANS

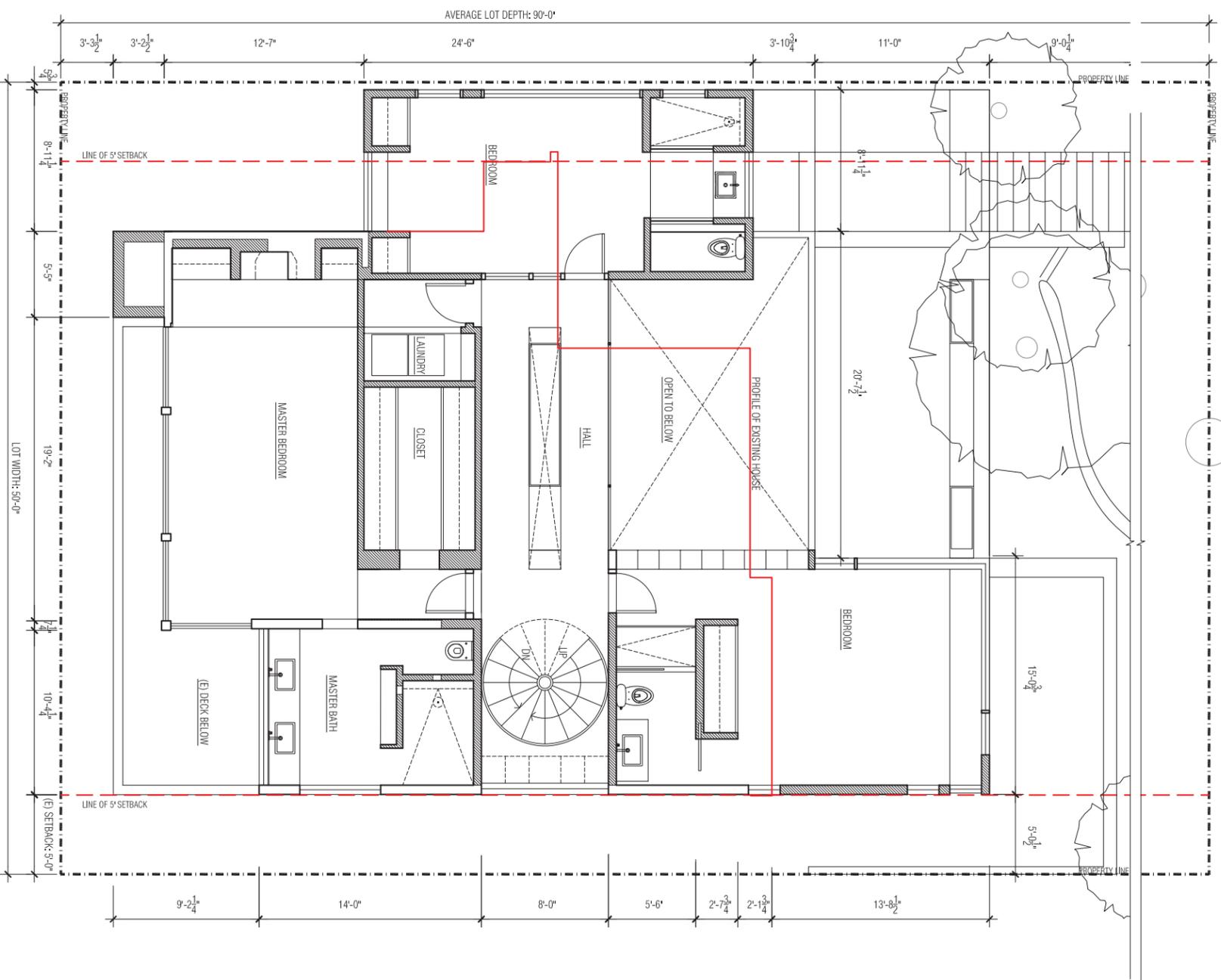
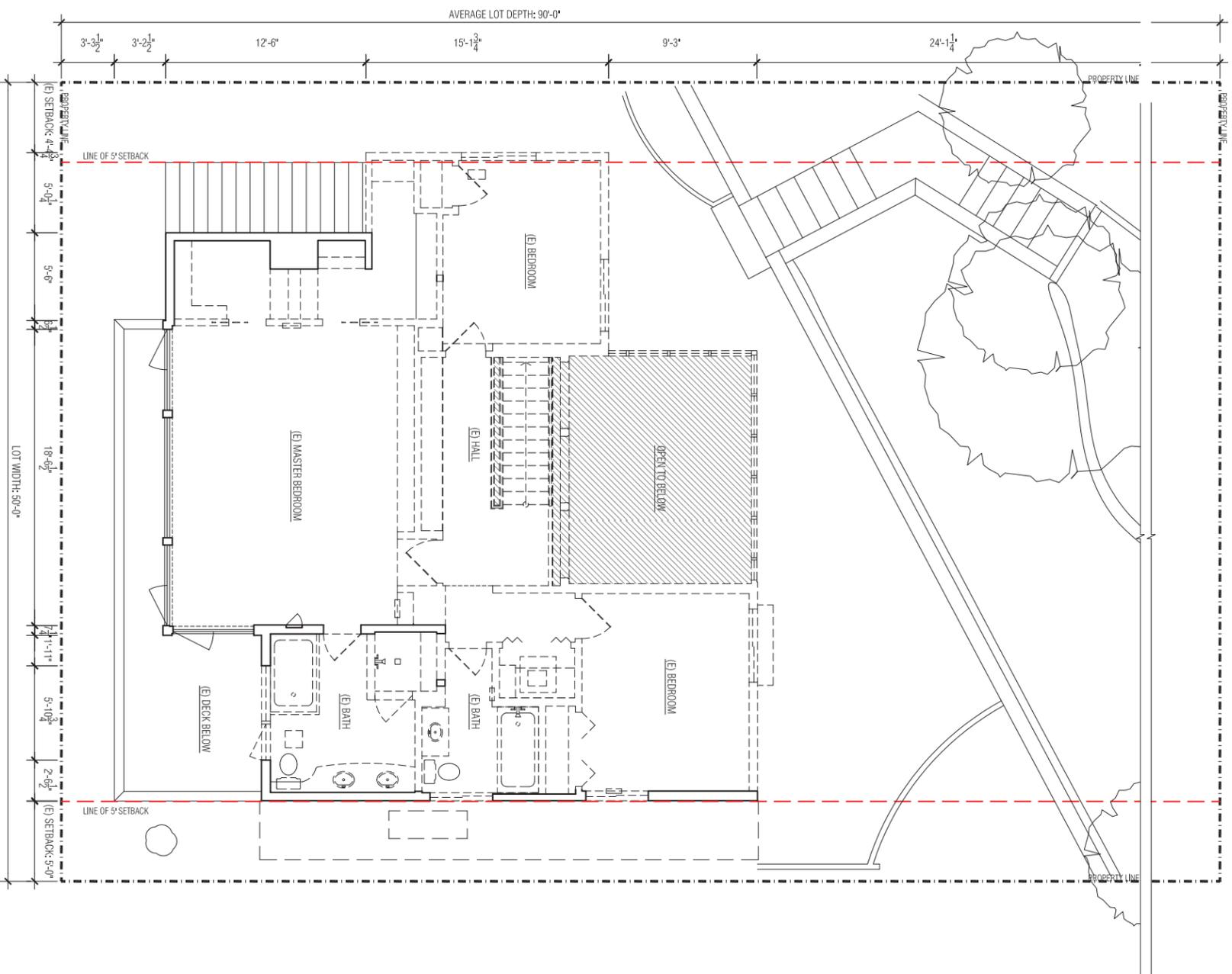


2 EXISTING FIRST LEVEL PLAN
1/4" = 1'-0"

1 PROPOSED FIRST LEVEL PLAN
1/4" = 1'-0"



- (E) WALL
- INFILL (E) WALL
- (N) WALL
- (N) 1-HR WALL
- (N) UPGRADE (E)



- (E) WALL
- INFILL (E) WALL
- (N) WALL
- 1-HR WALL (N)
- UPGRADE (E)

CHOWDHURY RESIDENCE

25 BELGRAVE AVENUE, SAN FRANCISCO, CA. 94117

JOHN MANISCALCO
ARCHITECTURE

440 GONZ STREET
SAN FRANCISCO, CA 94102
415.564.9000
415.564.0880



1. PROJECT REVIEW W.D.C. 01.18.12
2. COMMUNITY OUTREACHING 02.01.12
3. PLANNING DEPT. SUBMITTANCE 02.14.12

(E) & PROPOSED
BEDROOM LEVEL
FLOOR PLANS

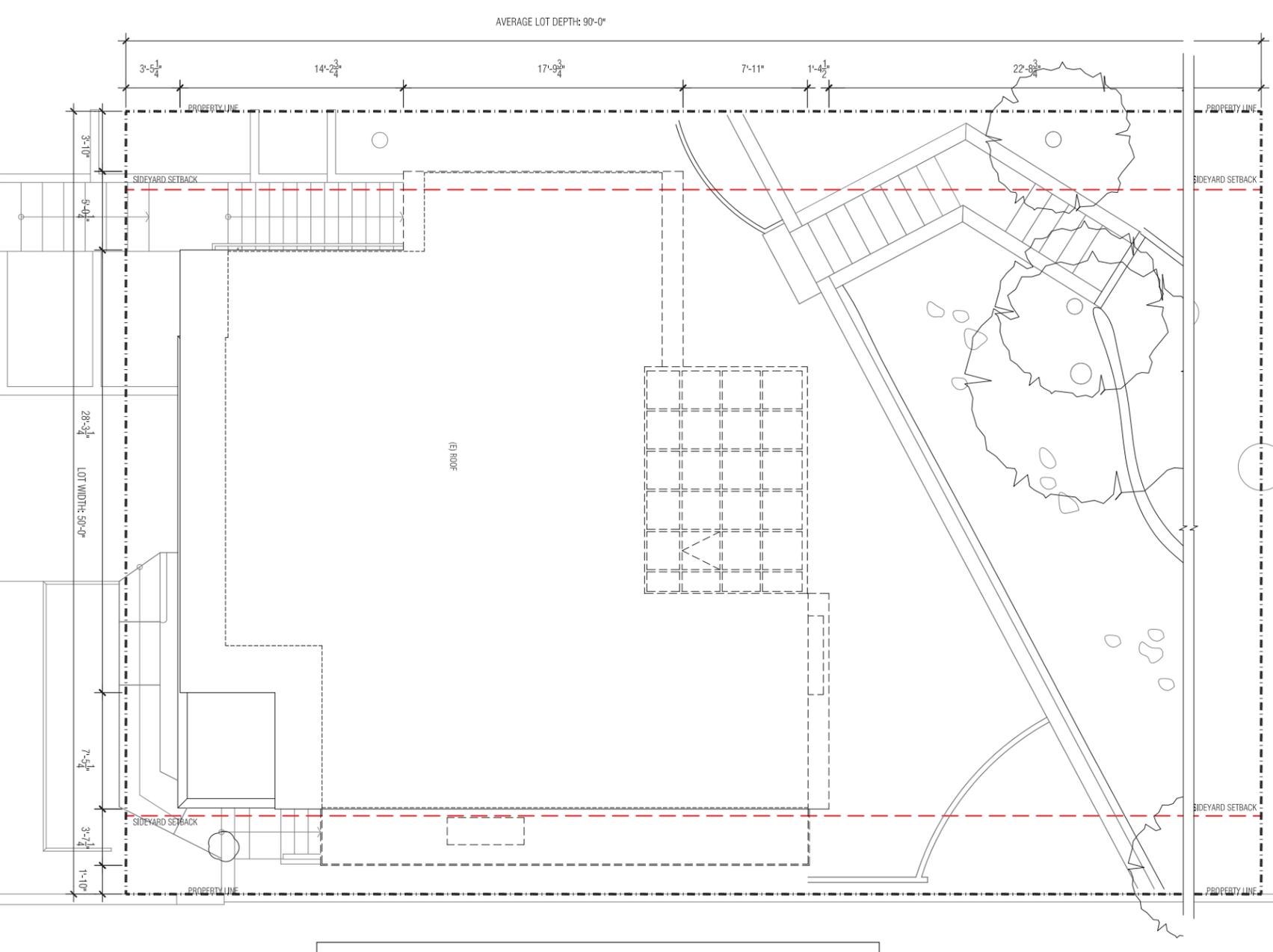
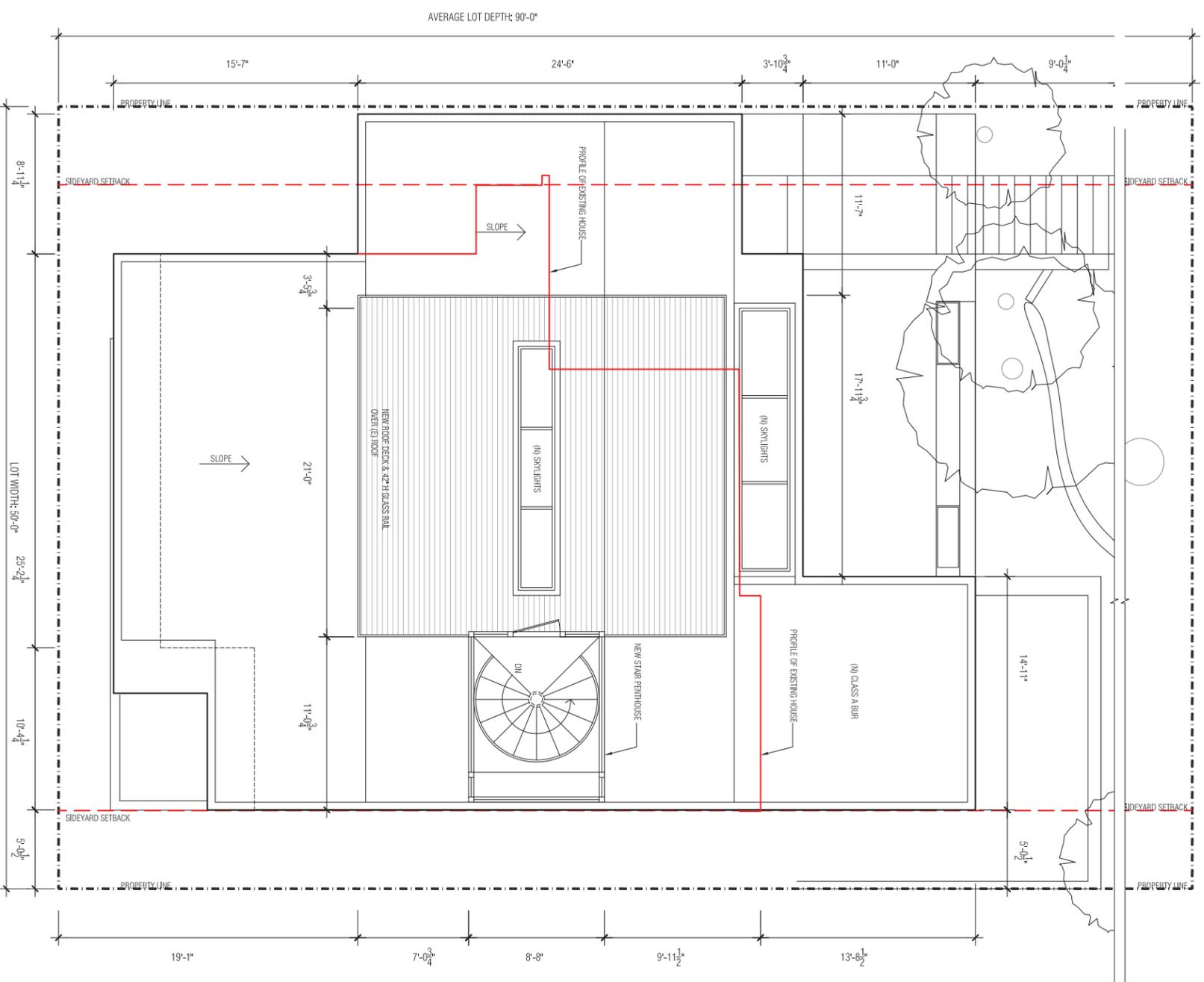
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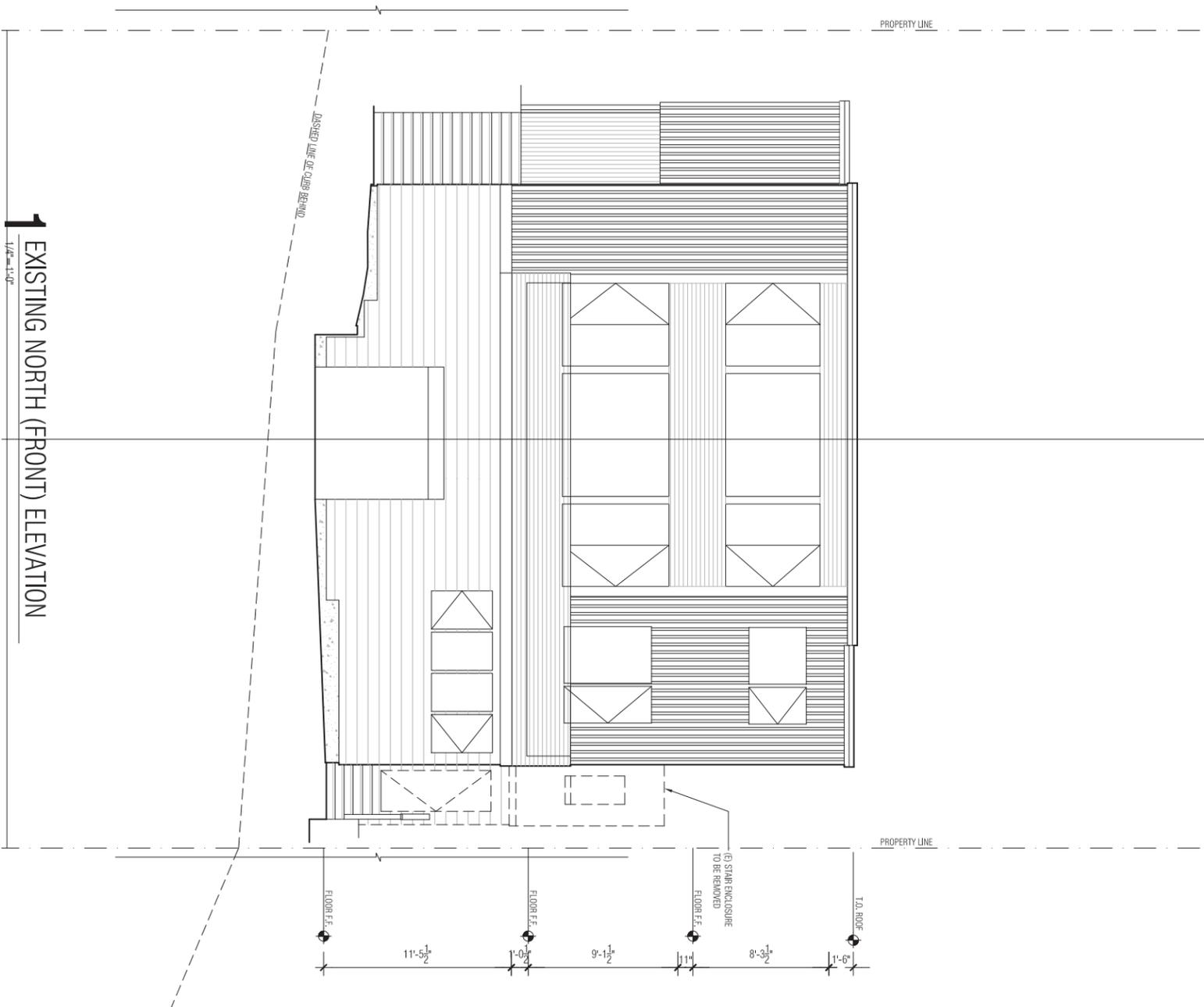
440 GONNE STREET
SAN FRANCISCO, CA 94102
415.584.9000
415.584.0880



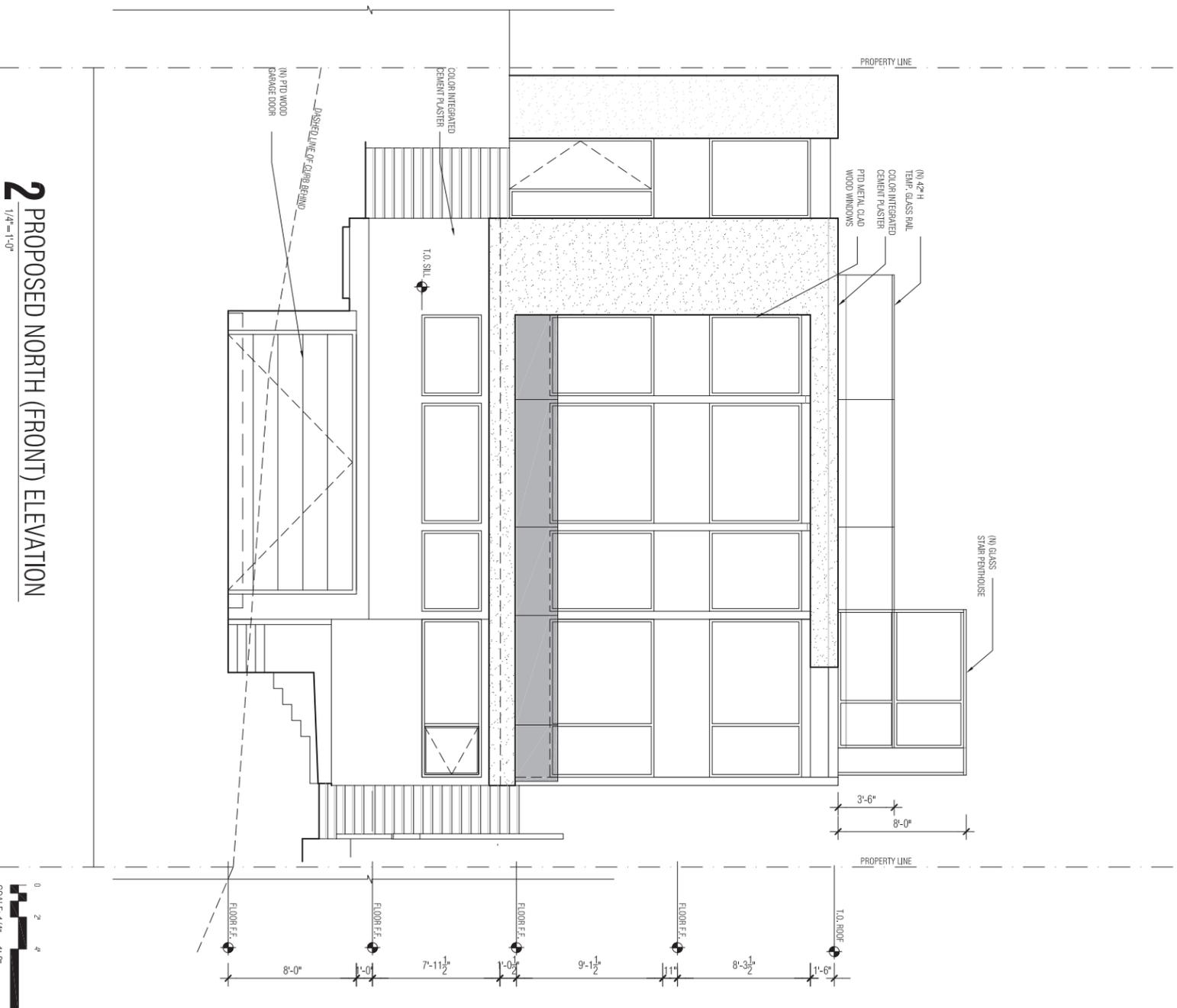
1. PROJECT REVIEW DATE: 01.18.12
2. COMMUNITY DEVELOPMENT: 02.01.12
3. PLANNING DEPT. SUBMITTANCE: 02.14.12

(E) & PROPOSED
ROOF LEVEL
PLANS





1 EXISTING NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



1. PROJECT REVIEW DATE: 01/18/12
2. COMMUNITY OUTREACHING: 02/01/12
3. PLANNING DEPT. SUBMITTANCE: 02/14/12



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EXTERIOR
ELEVATIONS

A3.1

CHOWDHURY RESIDENCE
25 BELGRAVE AVENUE, SAN FRANCISCO, CA. 94117

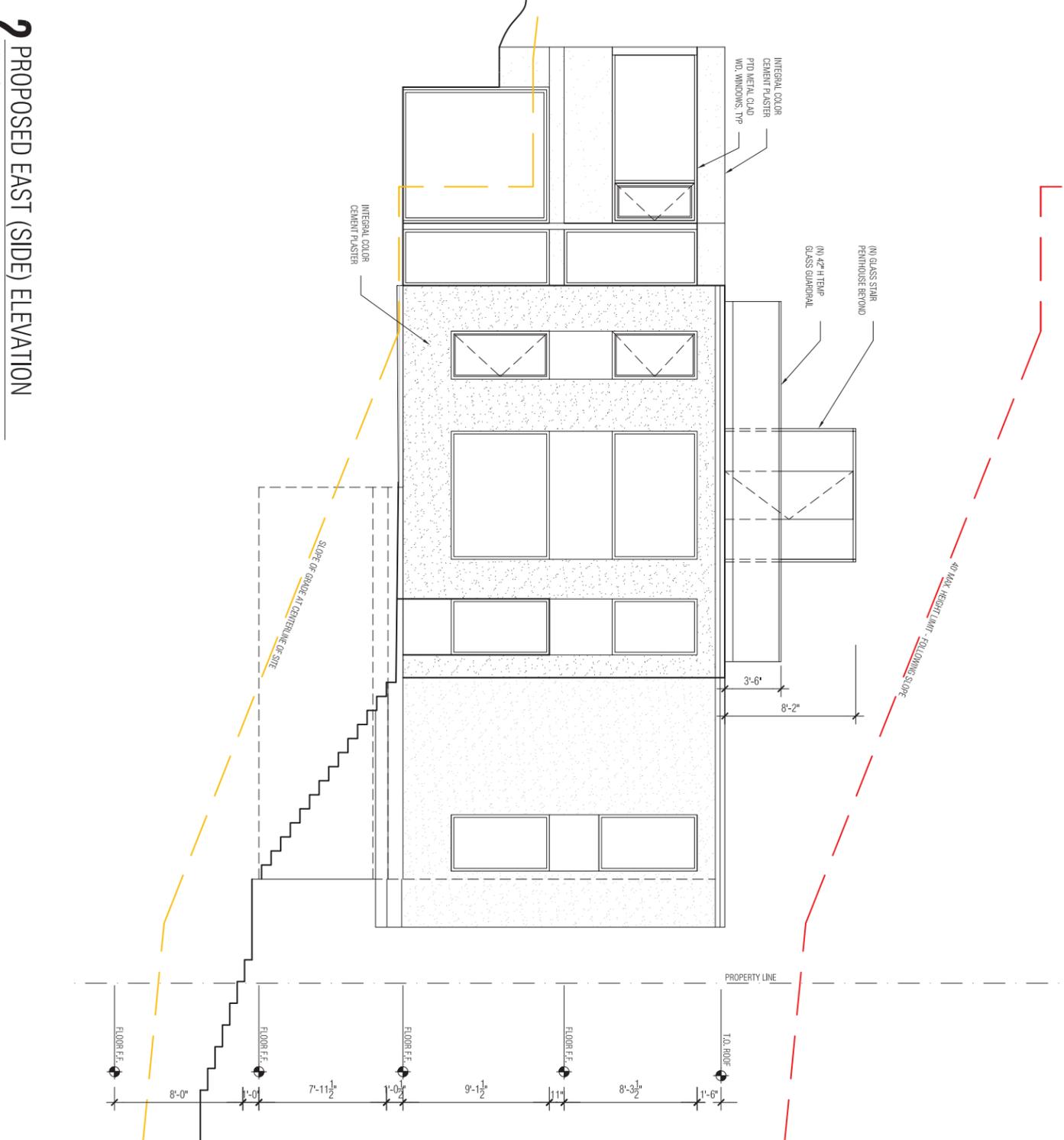
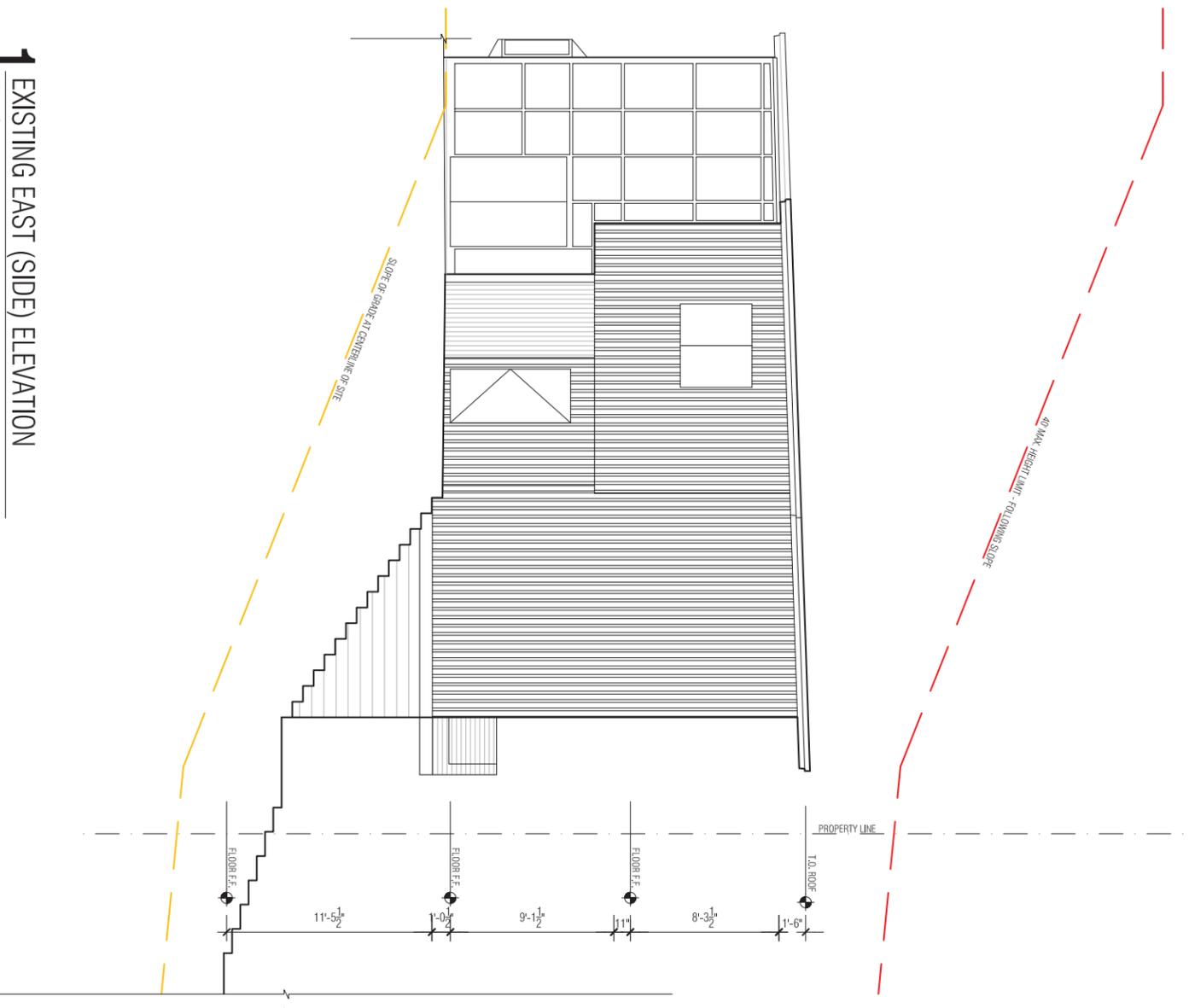
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- 1. PROJECT REVIEW DATE: 01.18.12
- 2. COMMUNITY DEVELOPMENT: 02.01.12
- 3. PLANNING DEPT. SUBMITTANCE: 02.14.12

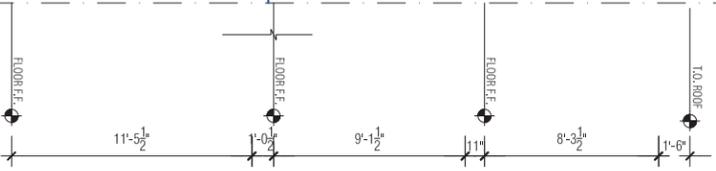
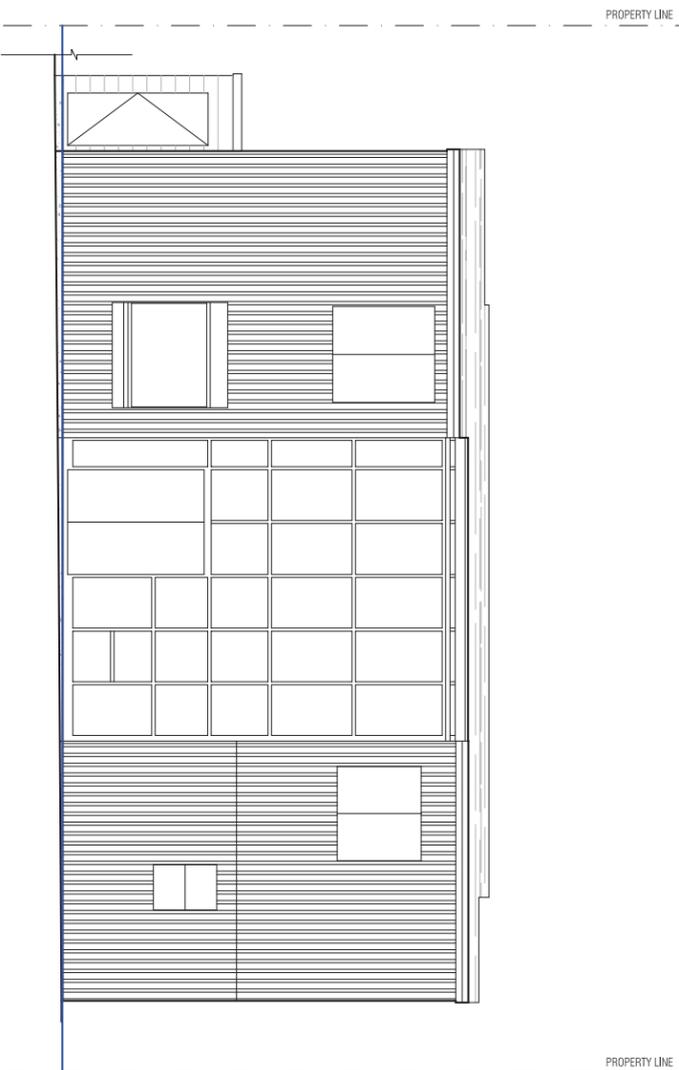
EXTERIOR
ELEVATIONS



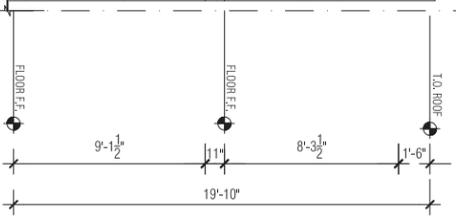
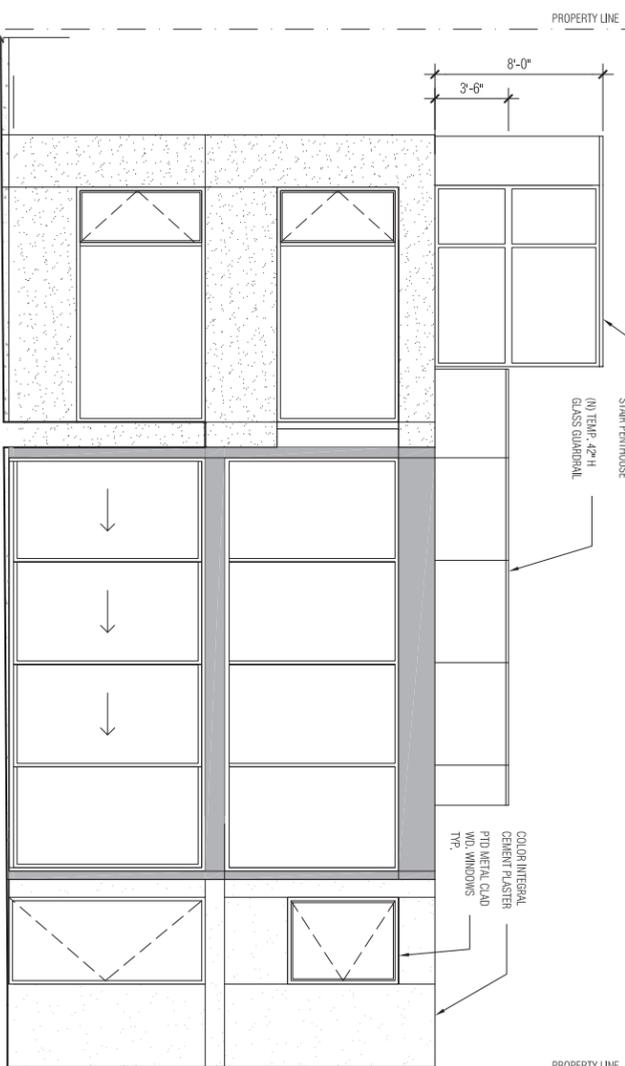
1 EXISTING EAST (SIDE) ELEVATION
1/4" = 1'-0"

2 PROPOSED EAST (SIDE) ELEVATION
1/4" = 1'-0"

40' MAX. HEIGHT LIMIT - FOLLOWING SLOPE



40' MAX. HEIGHT LIMIT - FOLLOWING SLOPE



1 EXISTING SOUTH (REAR) ELEVATION

1/4" = 1'-0"

2 PROPOSED SOUTH (REAR) ELEVATION

1/4" = 1'-0"



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ARCHITECTURE

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- 1. PROJECT REVIEW DATE: 01.18.12
- 2. COMMUNITY OUTREACHING: 02.01.12
- 3. PLANNING DEPT. SUBMITTANCE: 02.14.12

EXTERIOR
ELEVATIONS

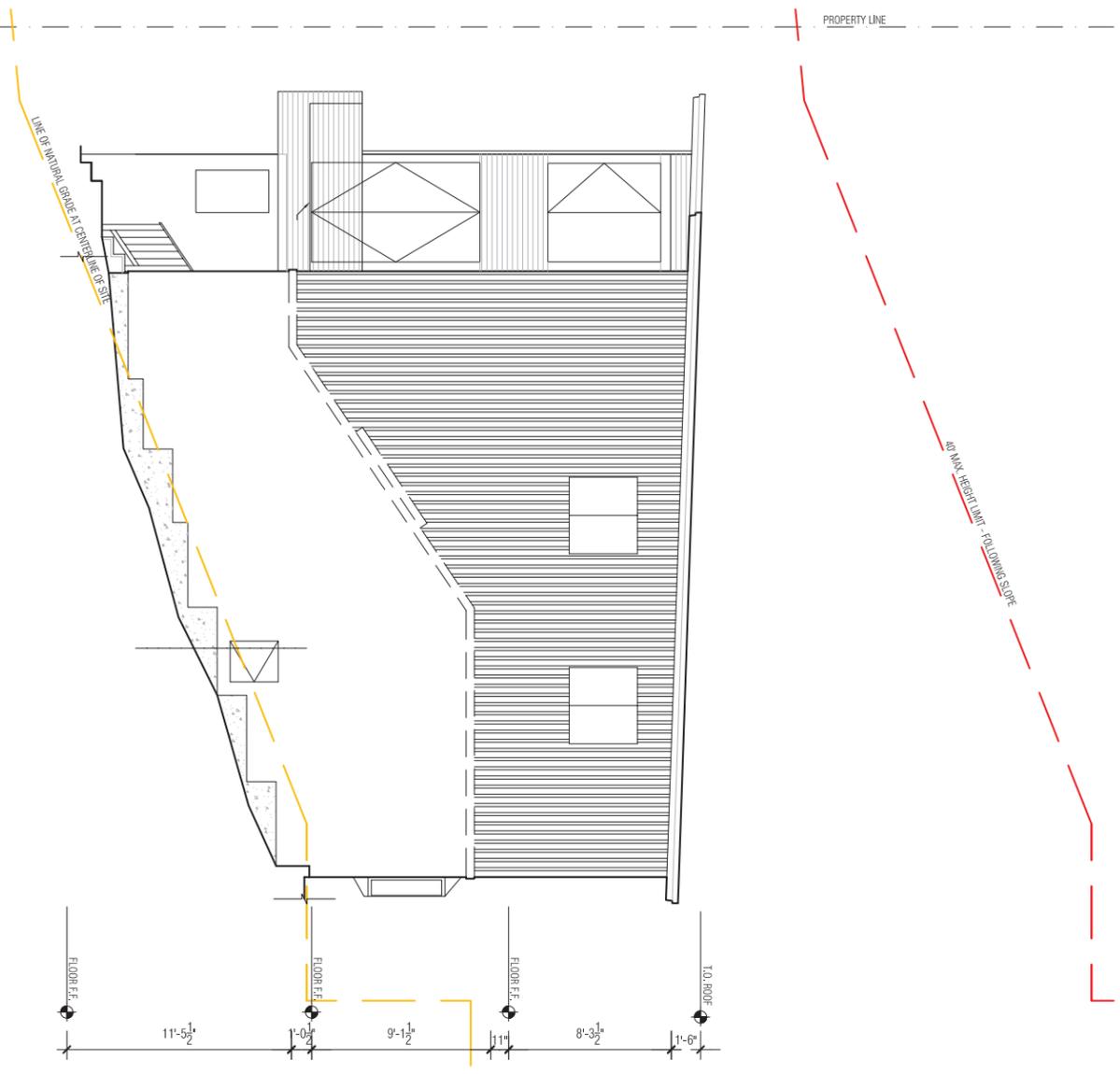


A3.3

CHOWDHURY RESIDENCE

25 BELGRAVE AVENUE, SAN FRANCISCO, CA. 94117

PROPERTY LINE



1 EXISTING WEST (SIDE) ELEVATION
1/4" = 1'-0"

PROPERTY LINE



2 PROPOSED WEST (SIDE) ELEVATION
1/4" = 1'-0"



PROPERTY LINE

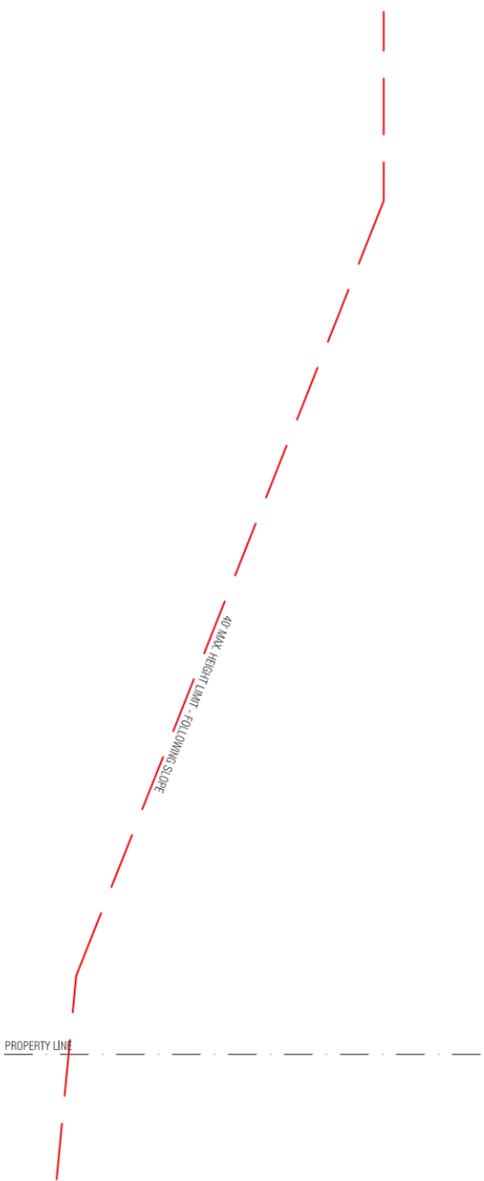
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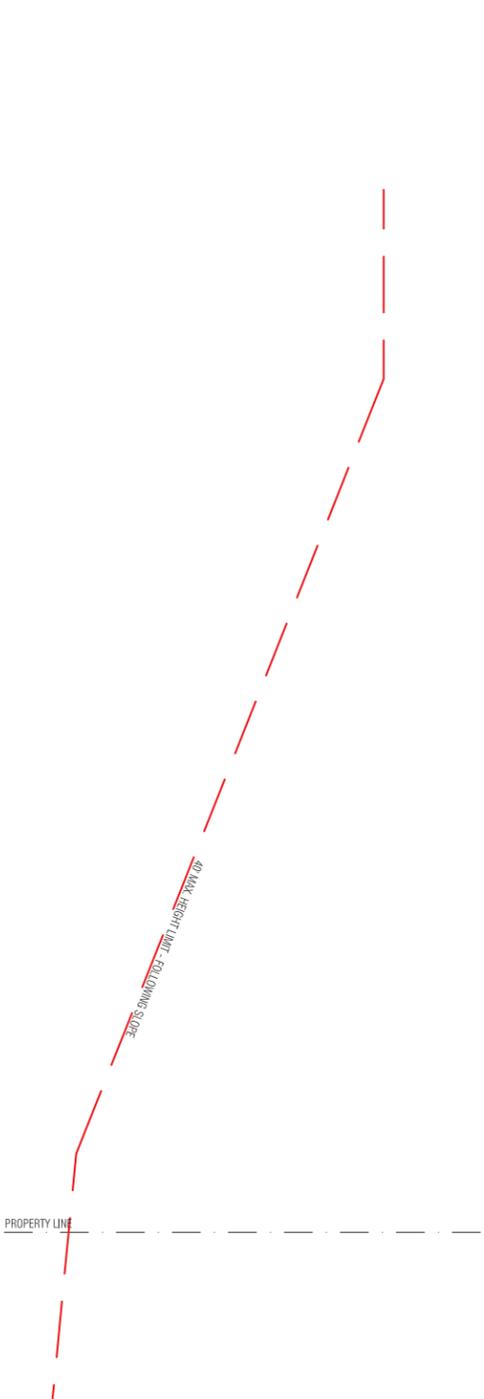


- 1. PROJECT REVIEW DATE: 01.18.12
- 2. COMMUNITY OUTREACHING: 02.01.12
- 3. PLANNING DEPT. SUBMITTANCE: 02.14.12

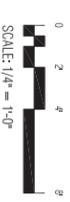
EXTERIOR
ELEVATIONS



1 EXISTING SECTION LOOKING WEST
1/4" = 1'-0"



2 PROPOSED SECTION LOOKING WEST
1/4" = 1'-0"



1. PROJECT REVIEW MEETING: 01.18.12
2. COMMUNITY OUTREACH MEETING: 02/01/12
3. PLANNING DEPT. SITE VISIT/REVIEW: 02/14/12



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BUILDING
SECTIONS

A3.5