



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.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
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, June 27, 2012**

Time: **9:30 AM**

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

Case Type: **Variance(Usable Open Space)**

Hearing Body: **Zoning Administrator**

| PROPERTY INFORMATION | | APPLICATION INFORMATION | |
|----------------------|-----------------------------|-------------------------|--------------------------|
| Project Address: | 166 Winfield Street | Case No.: | 2012.0204V |
| Cross Street(s): | Esmeralda / Virginia | Building Permit: | 201110146866 |
| Block / Lot No.: | 5617/014 | Applicant/Agent: | Philip Carberry |
| Zoning District(s): | RH-2 / 40-X | Telephone: | 415-244-6143 |
| Area Plan: | N/A | E-Mail: | pcar166@yahoo.com |

PROJECT DESCRIPTION

The proposal is to add one dwelling unit at the ground floor and basement level to a single family house. The basement level will be partially excavated to accommodate the new dwelling unit and the new dwelling unit will be approximately 860 square feet. There would be no change to the envelope of the building.

PLANNING CODE SECTION 135 requires each dwelling unit to have a minimum of 125 square feet of private useable open space or 166 square feet of useable open space if provided in common. One dwelling unit is not provided useable open space and requires a variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Diego Sanchez** Telephone: **415-575-9082** Mail: diego.sanchez@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/2012.0204V.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. **On May 30, 2012, the Department issued the required Section 311 notification for this project (expires June 29, 2012).**

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.

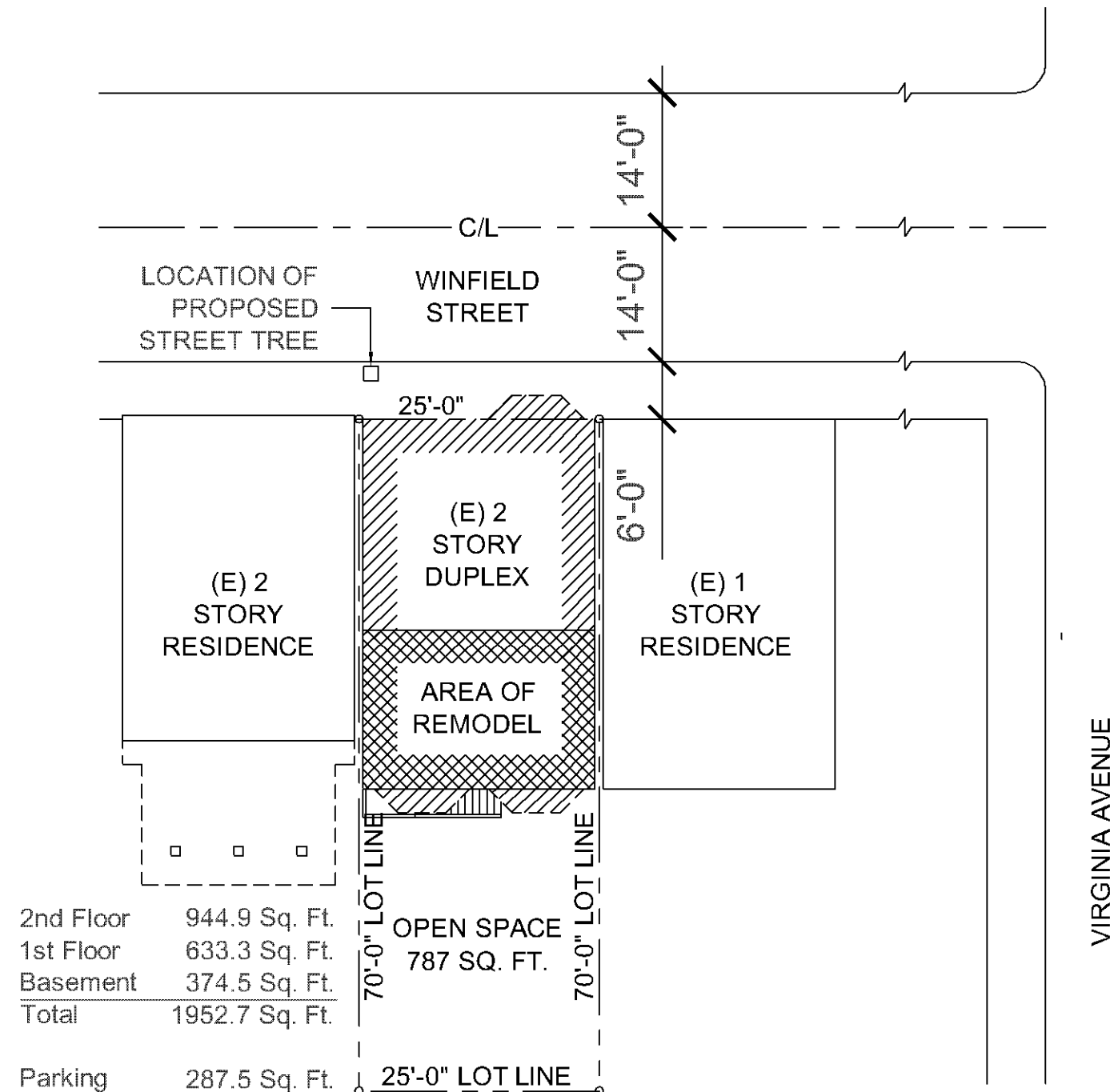
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



- C-1 SHEET INDEX, PROJECT INFO, PLOT PLAN
- C-2 GENERAL NOTES
- A-1 (E) 1st FLOOR PLAN
- A-2 (E) 2nd FLOOR PLAN
- A-3 (E) 3rd FLOOR PLAN
- A-4 (E) SECTION
- A-5 (P) 1st FLOOR PLAN
- A-6 (P) 2nd FLOOR PLAN
- A-7 (P) 3rd FLOOR PLAN
- A-8 (P) SECTIONS
- A-9 (P) ELEVATIONS
- A-10 DOOR & WINDOW SCHEDULE
- E-1 POWER & LIGHTING

P-1 MECHANICAL & PLUMBING

PROPOSED WORK:

INTERIOR ALTERATIONS ONLY, INCLUDING REPLACEMENT OF (E) UNREINFORCED RAT PROOFING W/ VAPOR BARRIER AND REINFORCED CONCRETE SLAB; NEW BASEMENT STAIRS AND DRYWALL IN GROUND LEVEL BASEMENT; ADD GUEST BED, BATH AND RELATED PLUMBING IN BASEMENT; AND TWO WINDOW ADDITIONS & 1 EXT. DOOR CHANGE TO AN EXISTING TWO LEVEL DUPLEX.

PROJECT ADDRESS:

166 WINFIELD STREET
SAN FRANCISCO, CA

OWNER:

MR. PHILIP CARBERRY
166 WINFIELD STREET
SAN FRANCISCO, CA

CODE COMPLIANCE:

THIS WORK SHALL COMPLY WITH CCR TITLE 24 AND THE CURRENT UBC, UPC, UMC, NEC, AND CBC AS ADOPTED BY THE LOCAL GOVERNING AGENCY. PER S. F. CO. ORDINANCE

NOTES:

INTERIOR ALTERATIONS ONLY. NO NEW SQUARE FOOTAGE IS BEING PROPOSED AS PART OF THIS WORK. MAINTAIN 1 HOUR OCCUPANCY SEPARATION BETWEEN UNITS.

Date:
08/08/2011

Project:
Improvements to the

Carberry Residence

166 Winfield Street
San Francisco, CA

Sheet Title:
Sheet Index
Project Info
Plot Plan

Drawn by:
MVQuinn

Rev 5:
B.H.N.W.D.R.B.
05/01/2012

Sheet number:

C-1 of **14**

Carberry
Residence

166 Winfield Street
San Francisco, CA

General
Notes

Drawn by:
MVQuinn

Rev 5:
B.H.N.W.D.R.B.
05/01/2012

- 4) SMOKING OR OPEN FIRES WILL NOT BE PERMITTED WITHIN THE BUILDING ENCLOSURE OR ON THE PREMISES.

5) USE OF EXISTING TOILETS WITHIN THE BUILDING, BY THE CONTRACTOR AND HIS PERSONNEL, WILL NOT BE PERMITTED.

6) AT ALL TIMES PROHIBITED FROM THE JOBSITE SHALL BE: A) SHIRTLESS WORKMEN, B) MUSICAL SOUNDS OR NOISES, C) INTOXICATING BEVERAGES OR PARAPHERNALIA AND D) ANIMALS OF ANY KIND.
5. KEEP THE PREMISES CONTINUALLY CLEAN. REMOVE ALL DEBRIS FROM THE JOBSITE ON A DAILY BASIS. ALL GLASS, FRAMES, FLOORS, LIGHT FIXTURES, DIFFUSERS, CABINETS, PLUMBING FIXTURES, FINISHES, ETC. SHALL BE THOROUGHLY CLEANED AT CONTRACT COMPLETION.

6. VERIFY WITH OWNER WHICH ITEMS ARE TO BE SALVAGED BEFORE BEGINNING ANY DEMOLITION WORK. THE CONTRACTOR SHALL RE-USE THESE ITEMS WHENEVER FEASIBLE THROUGHOUT THE COURSE OF THE PROJECT. IF NOT RE-USED, THESE ITEMS ARE TO BE CLEANED AND STORED, OR DISPOSED OF, AS DIRECTED BY THE OWNER.

7. PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING LOCATIONS AND CONSTRUCTION OF TEMPORARY DUST PARTITIONS, BARRICADES, AND ASSOCIATED SAFETY MEASURES FOR OWNER'S APPROVAL.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL FROM THE SITE ALL DEBRIS ASSOCIATED WITHIN THE SCOPE OF THIS PROJECT.

9. THE OWNER WILL BE RESPONSIBLE FOR PROVIDING TEMPORARY POWER AND WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY PROVISIONS, ACCESSORIES AND MODIFICATIONS AS REQUIRED THROUGHOUT CONSTRUCTION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TELEPHONE, TEMPORARY TOILETS AND FIRST AID FACILITIES FOR USE BY HIM AND HIS PERSONNEL.

11. THE CONTRACTOR SHALL MAINTAIN THROUGHOUT CONSTRUCTION A RECORD SET OF AS BUILT DRAWINGS, SHOP DRAWINGS, WARRANTIES AND MANUALS WHICH MUST BE SUBMITTED TO THE OWNER PRIOR TO RELEASE OF THE FINAL PAYMENT.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED BUILDING PERMITS AND THE OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF SAME.

13. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY OWNER OF ANY SPECIFIC CONDITIONS THAT MAY AFFECT INTENDED WORK.

14. CONTRACTOR SHALL SHALL DISCUSS & VERIFY SPECIFIC REQUIREMENTS OF THE OWNER REGARDING ANY ITEMS NOT SPECIFICALLY ADDRESSED IN THE PLANS PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL CLARIFY SUCH ITEMS WITH OWNER UNLESS OTHERWISE DIRECTED BY THE OWNER.

15. CONTRACTOR SHALL INFORM OWNER OF ANY PROPOSED CHANGES TO THE DESIGN REGARDING STRUCTURE, FRAMING & FOUNDATION.
1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH ALL GOVERNMENTAL RULES, LAWS ORDINANCES AND CODES INCLUDING ALL SAFETY ORDERS AND THE MINIMUM REQUIREMENTS OF THE LATEST ADOPTED EDITIONS OF THE UNIFORM BUILDING CODE, UNIFORM PLUMBING CODE, UNIFORM MECHANICAL CODE AND NATIONAL ELECTRICAL CODE.

2. IN ADDITION TO THE MANUFACTURER'S WARRANTEE, THE CONTRACTOR SHALL FULLY GUARANTEE HIS WORKMANSHIP AND MATERIALS AGAINST DEFECTS, RETURNING TO THE JOBSITE, REPAIRING SUCH DEFECTS, PROVIDING HIS OWN LABOR AND MATERIALS AND INSURING A COMPLETE AND SATISFACTORY PROJECT AT HIS OWN EXPENSE FOR A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF THE RECORDING OF THE "NOTICE OF COMPLETION" FOR THE PROJECT.

3. THE CONSTRUCTION TIME SCHEDULE SHALL BE MUTUALLY AGREED UPON PRIOR TO THE START OF WORK. THE EXISTING STRUCTURE AND OPERATIONS WILL REMAIN CONTINUOUSLY IN USE BY THE OWNER AND HIS TENANTS AND MEMBERS DURING ALL DEMOLITION AND CONSTRUCTION PHASES OF THE WORK. THE CONTRACTOR SHALL MINIMIZE INTERRUPTIONS OF EXISTING OPERATIONS AND MAINTAIN AND/OR PHASE EXISTING UTILITIES, PERFORM ALL DRILLING, CUTTING, OR DEMOLITION IN EXISTING AREAS DURING "OFF" HOURS AND ONLY WITH THE OWNER'S APPROVAL OF TIME AND DATE. THE CONTRACTOR SHALL CONDENSE ALL SUCH WORK IN EXISTING AREAS TO A MINIMUM OF WORK SESSIONS, SCHEDULING ALL NECESSARY WORKMEN AND TRADES REQUIRED FOR THE SIMULTANEOUS PERFORMANCE OF SUCH ACTIVITIES. THE CONTRACTOR SHALL NOT INTERRUPT ANY MECHANICAL, PLUMBING OR ELECTRICAL SERVICES TO FACILITIES EXCEPT AT SUCH TIMES AS WILL CAUSE THE LEAST INCONVENIENCE TO THE OWNER AND ONLY WITH THE APPROVAL OF THE OWNER. THE EXACT TIME OF ANY INTERRUPTIONS SHALL BE SCHEDULED IN ADVANCE.

4. CONTRACTOR USE OF PREMISES:

A. GENERAL: THE CONTRACTOR SHALL LIMIT HIS USE OF THE PREMISES TO THE WORK INDICATED SO AS TO ALLOW FOR THE OWNER OCCUPANCY INCLUDING HIS EMPLOYEES, TENANTS AND MEMBERS.

B. USE OF THE SITE: CONFINE OPERATIONS AT THE SITE TO THE AREAS PERMITTED UNDER THE CONTRACT. PORTIONS OF THE SITE BEYOND AREAS ON WHICH WORK IS INDICATED ARE NOT TO BE DISTURBED. CONFORM TO THE FOLLOWING SITE RULES AND REGULATIONS AFFECTING THE WORK WHILE ENGAGED IN PROJECT CONSTRUCTION:

1) KEEP EXISTING DRIVEWAYS AND ENTRANCES SERVING THE PREMISES CLEAR AND AVAILABLE TO THE OWNER, HIS EMPLOYEES, TENANTS AND MEMBERS AT ALL TIMES.

2) DO NOT REASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT. CONFINE STOCKPILING OF MATERIALS AND LOCATION OF STORAGE SHEDS TO THE AREAS PERMITTED BY THE OWNER. IF ADDITIONAL STORAGE IS NECESSARY OBTAIN AND PAY FOR SUCH STORAGE OFF SITE.

3) KEEP ALL AREAS FREE FROM ACCUMULATION OF WASTE MATERIALS, RUBBISH OR CONSTRUCTION DEBRIS.

Date:
08/08/2011

Project:
Improvements to the

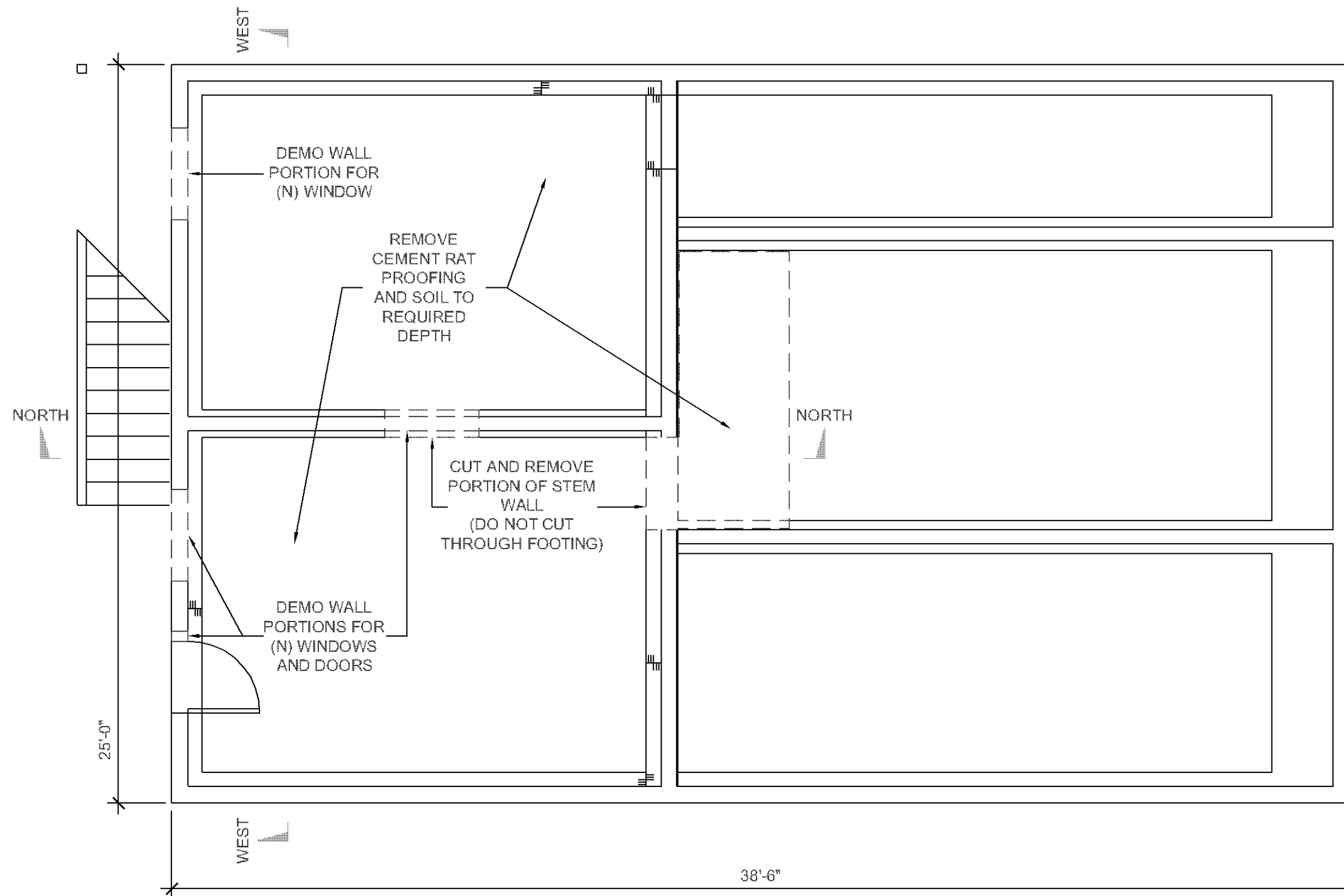
Carberry Residence

166 Winfield Street
San Francisco, CA

Existing
1st Floor
Plan

Drawn by:
MVQuinn

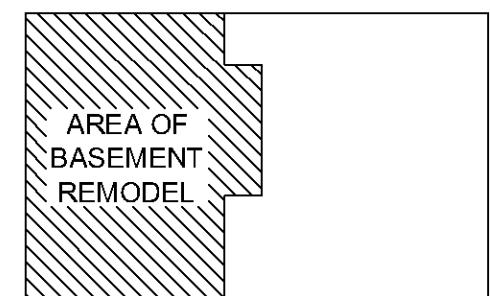
Rev 5:
B.H.N.W.D.R.B.
05/01/2012



Existing Basement Plan

(E) 374.5 SQ.FT

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



(E) 2 STORY DUPLEX

Sheet number:

A-1 of 14

Date:
08/08/2011

Project:
Improvements to the

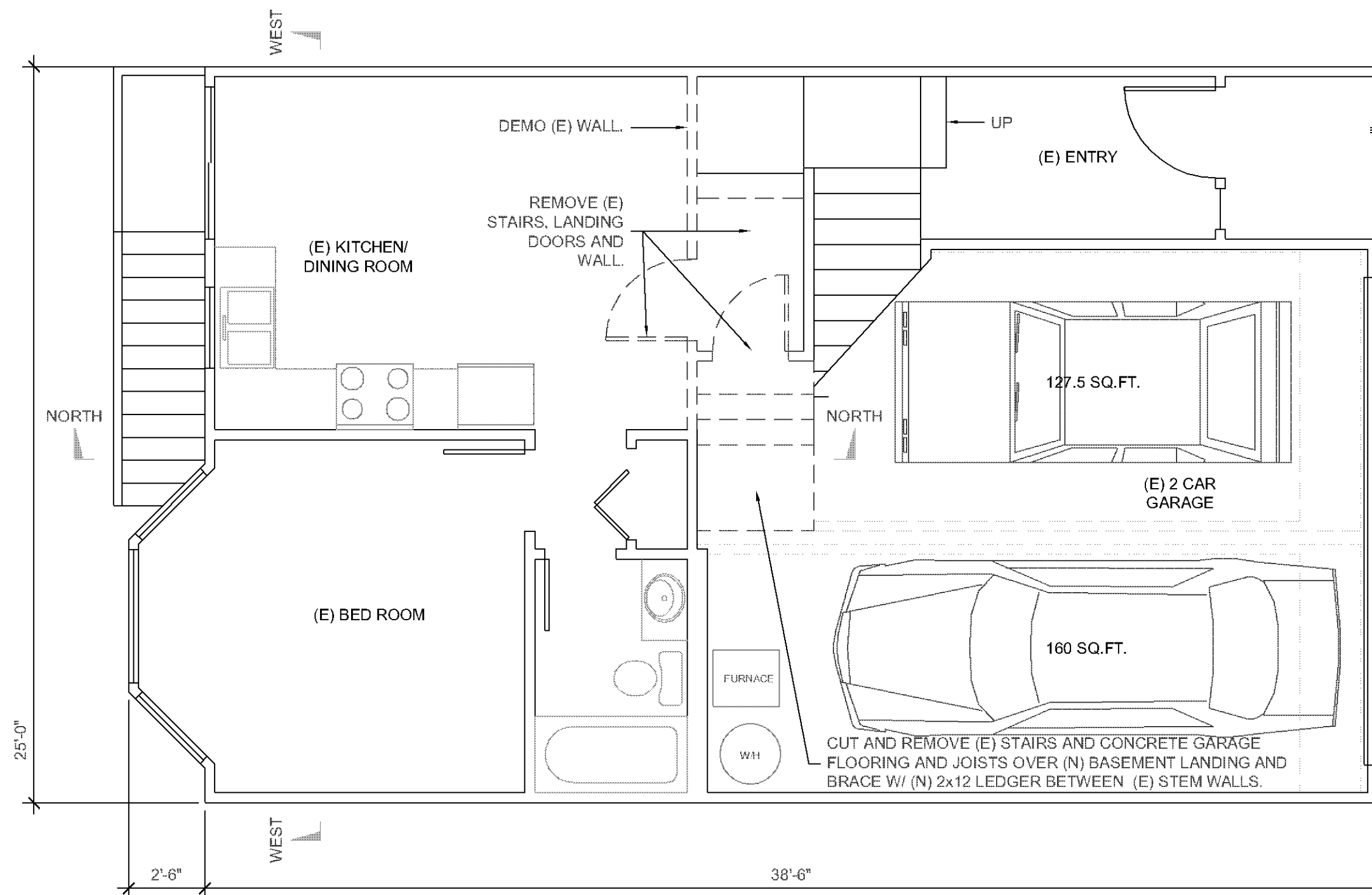
Carberry Residence

166 Winfield Street
San Francisco, CA

Existing
2nd Floor
Plan

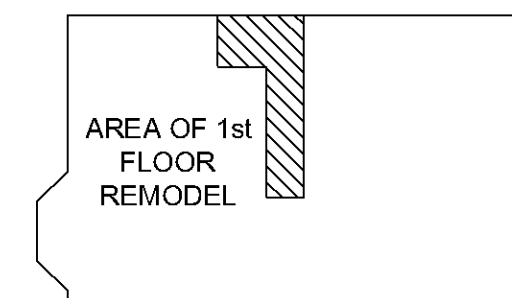
Drawn by:
MVQuinn

Rev 5:
B.H.N.W.D.R.B.
05/01/2012



Existing 1st Floor Plan

(E) 633.3 SQ.FT. SCALE: 1/4" = 1'-0"
(E) PARKING 287.5 SQ.FT.



(E) 2 STORY DUPLEX

Sheet number:
A-2 of **14**

Date:
08/08/2011

Project:
Improvements to the

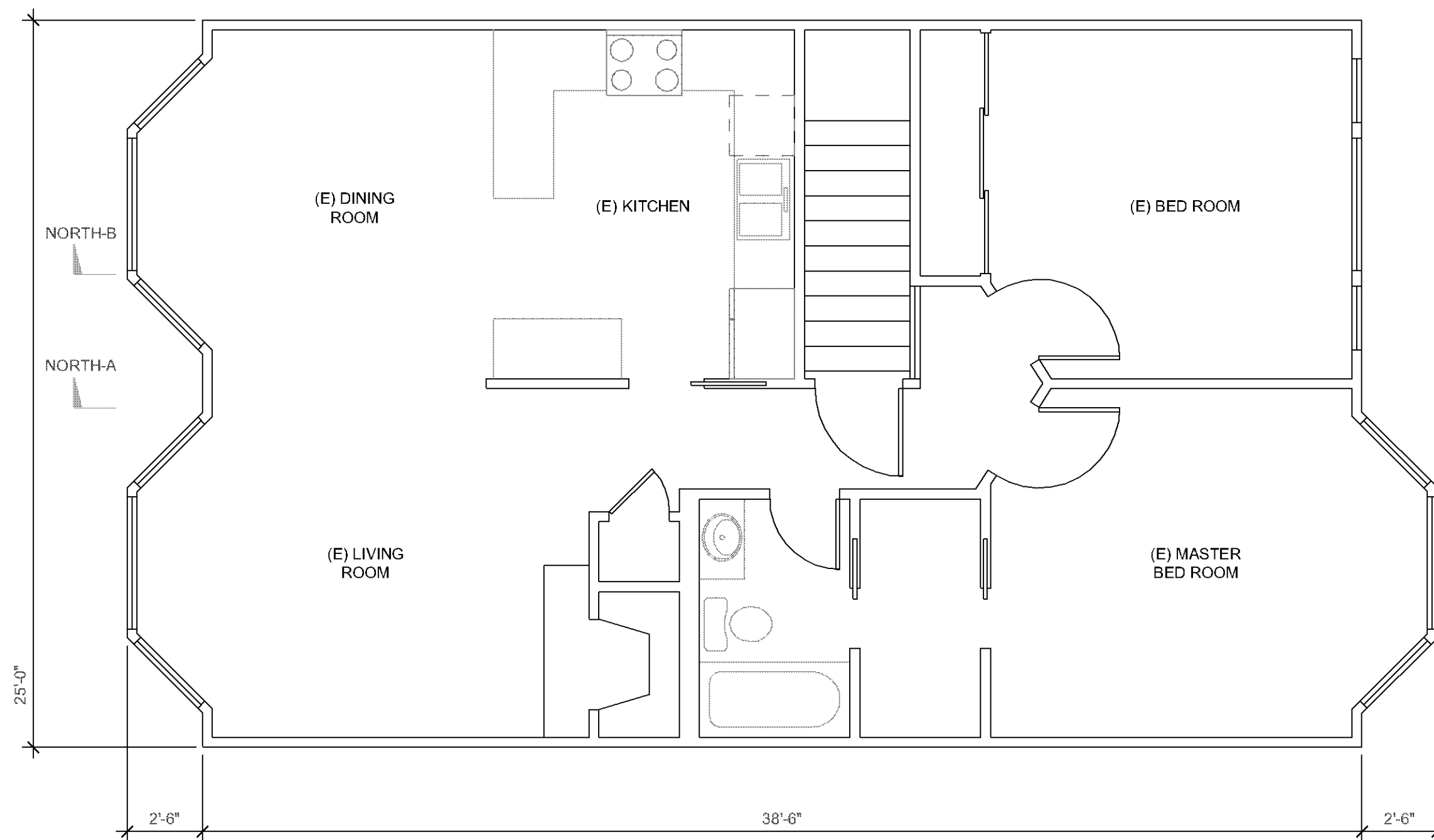
Carberry Residence

166 Winfield Street
San Francisco, CA

Existing
3rd Floor
Plan

Drawn by:
MVQuinn

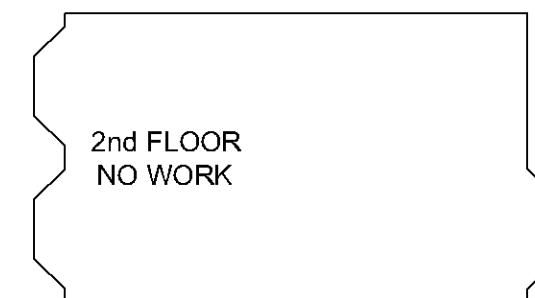
Rev 5:
B.H.N.W.D.R.B.
05/01/2012



Existing 2nd Floor Plan

(E) 944.9 SQ.FT

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



(E) 2 STORY DUPLEX

Sheet number:

A-3 of 14

Date:
08/08/2011

Project:
Improvements to the

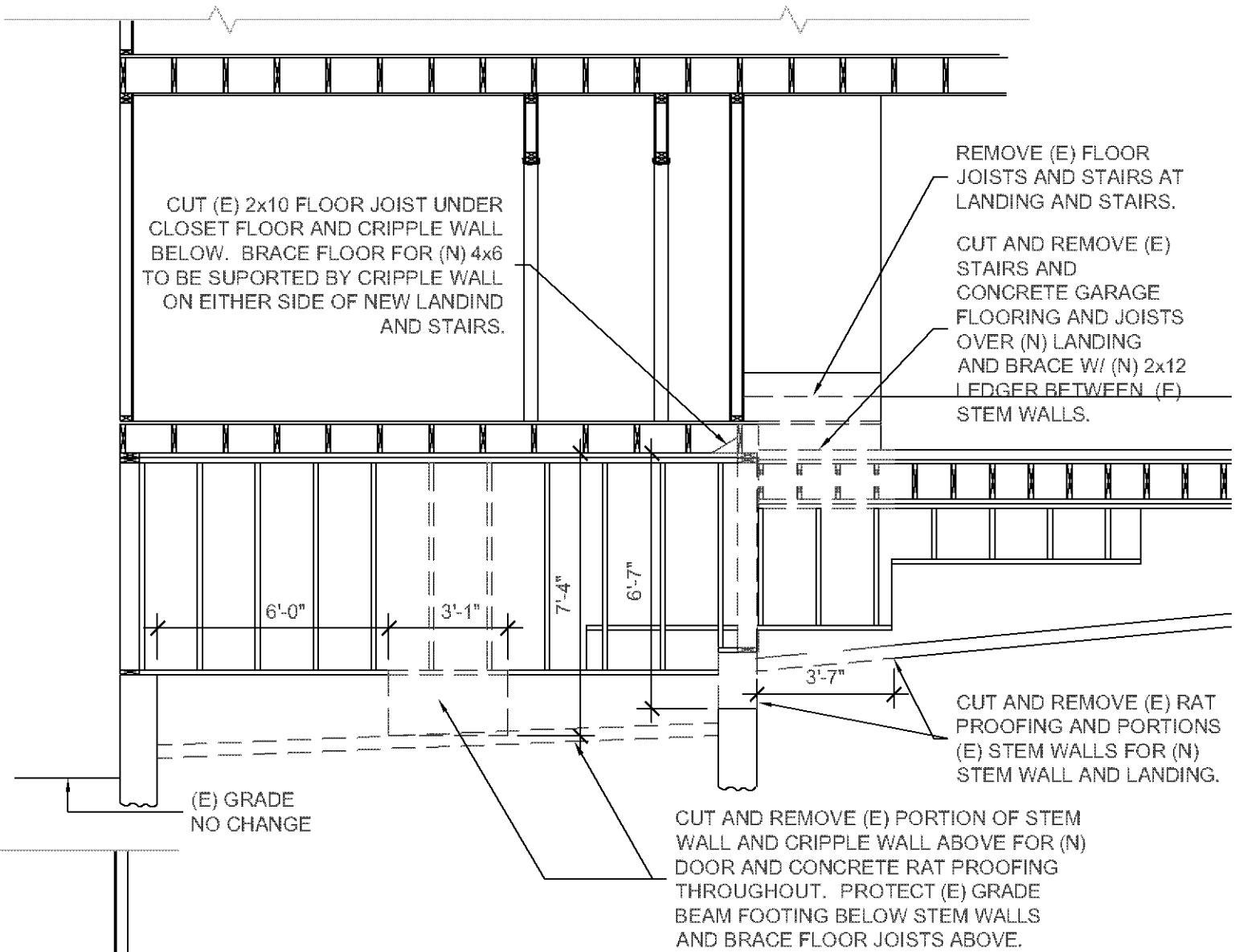
Carberry Residence

166 Winfield Street
San Francisco, CA

Sheet Title:
Existing
Sections

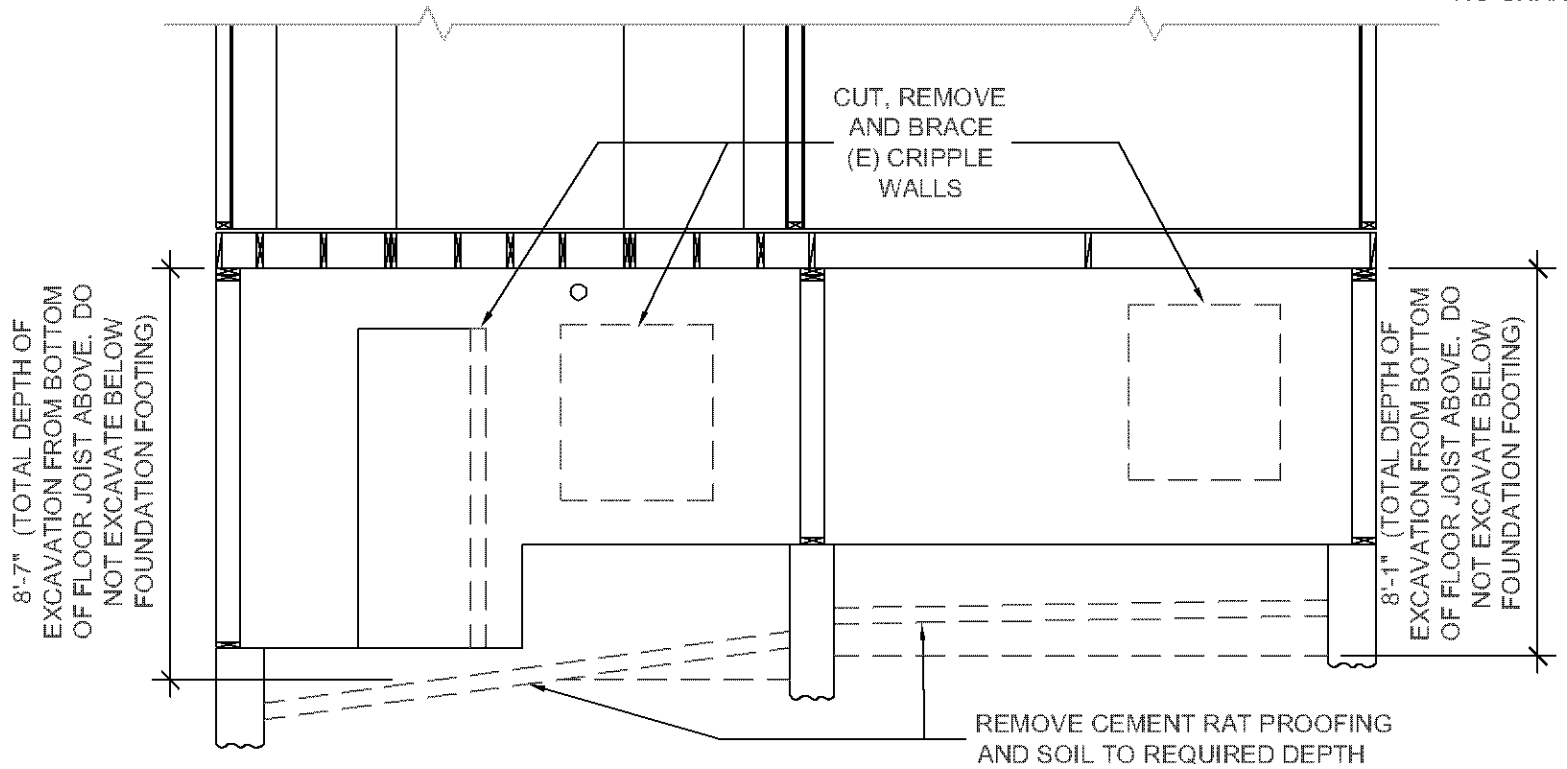
Drawn by:
MVQuinn

Rev 5:
B.H.N.W.D.R.B.
05/01/2012



Existing North Section

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



Existing West Section

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

Sheet number:

A-4 of 14

Date:
08/08/2011

Project:
Improvements to the

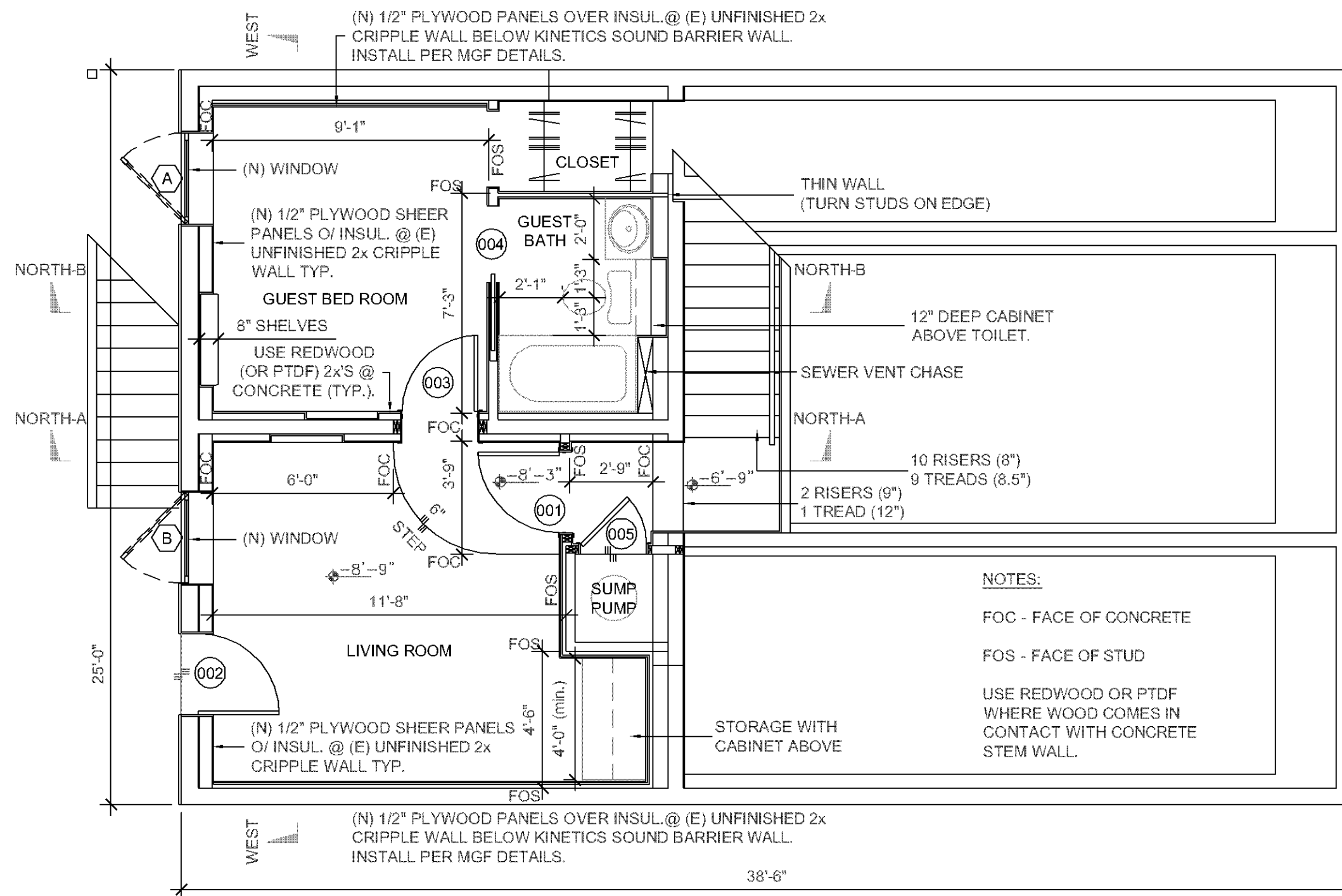
Carberry Residence

166 Winfield Street
San Francisco, CA

Sheet Title:
Proposed
1st Floor
Plan

Drawn by:
MVQuinn

Rev 5.
B.H.N.W.D.R.B.
05/01/2012



NOTES:

FOC - FACE OF CONCRETE

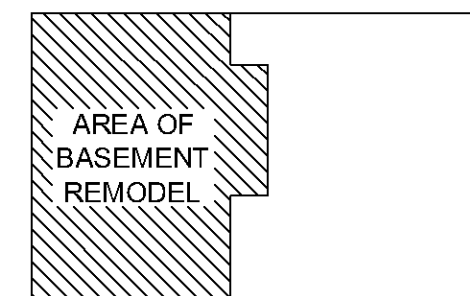
FOS - FACE OF STUD

USE REDWOOD OR PTDF
WHERE WOOD COMES IN
CONTACT WITH CONCRETE
STEM WALL.

Proposed Basement Plan

(P) 374.5 SQ.FT

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



(E) 2 STORY DUPLEX

Sheet number:
A-5 of 14

Sheet number:

Date:
08/08/2011

Project:
Improvements to the

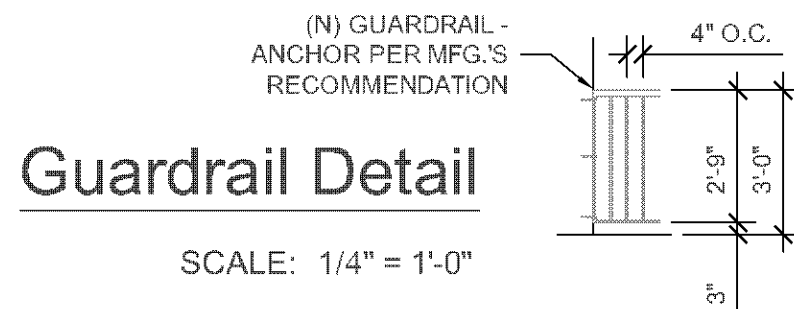
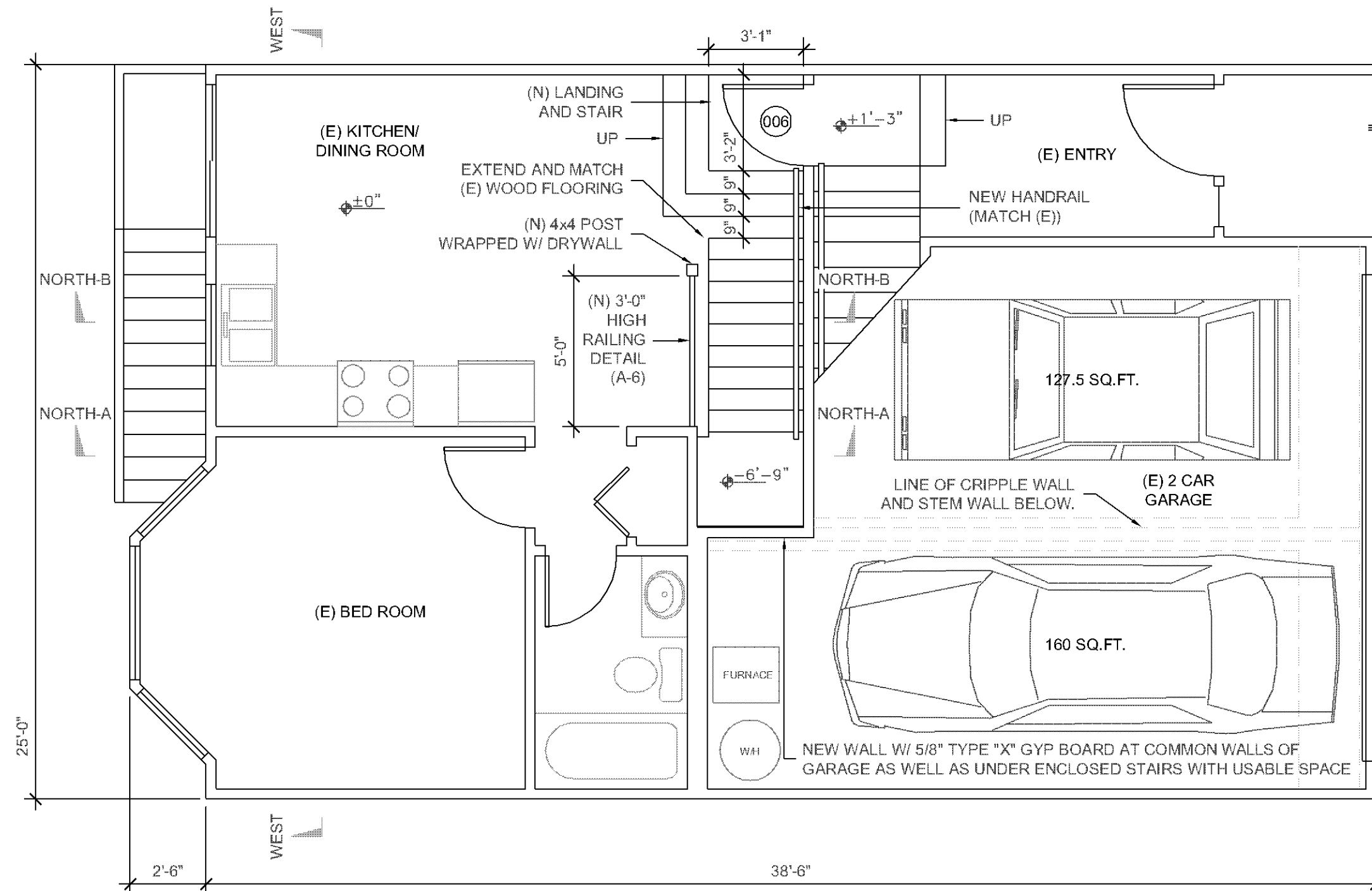
Carberry Residence

166 Winfield Street
San Francisco, CA

Sheet Title:
Proposed
2nd Floor
Plan

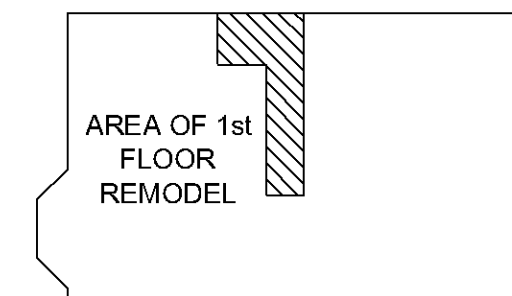
Drawn by:
MVQuinn

Rev 5:
B.H.N.W.D.R.B.
05/01/2012



Proposed 1st Floor Plan

(P) 633.3 SQ.FT. SCALE: 1/4" = 1'-0"
(P) PARKING 287.5 SQ.FT.



(E) 2 STORY DUPLEX

Sheet number:
A-6 of **14**

Date:
08/08/2011

Project:
Improvements to the

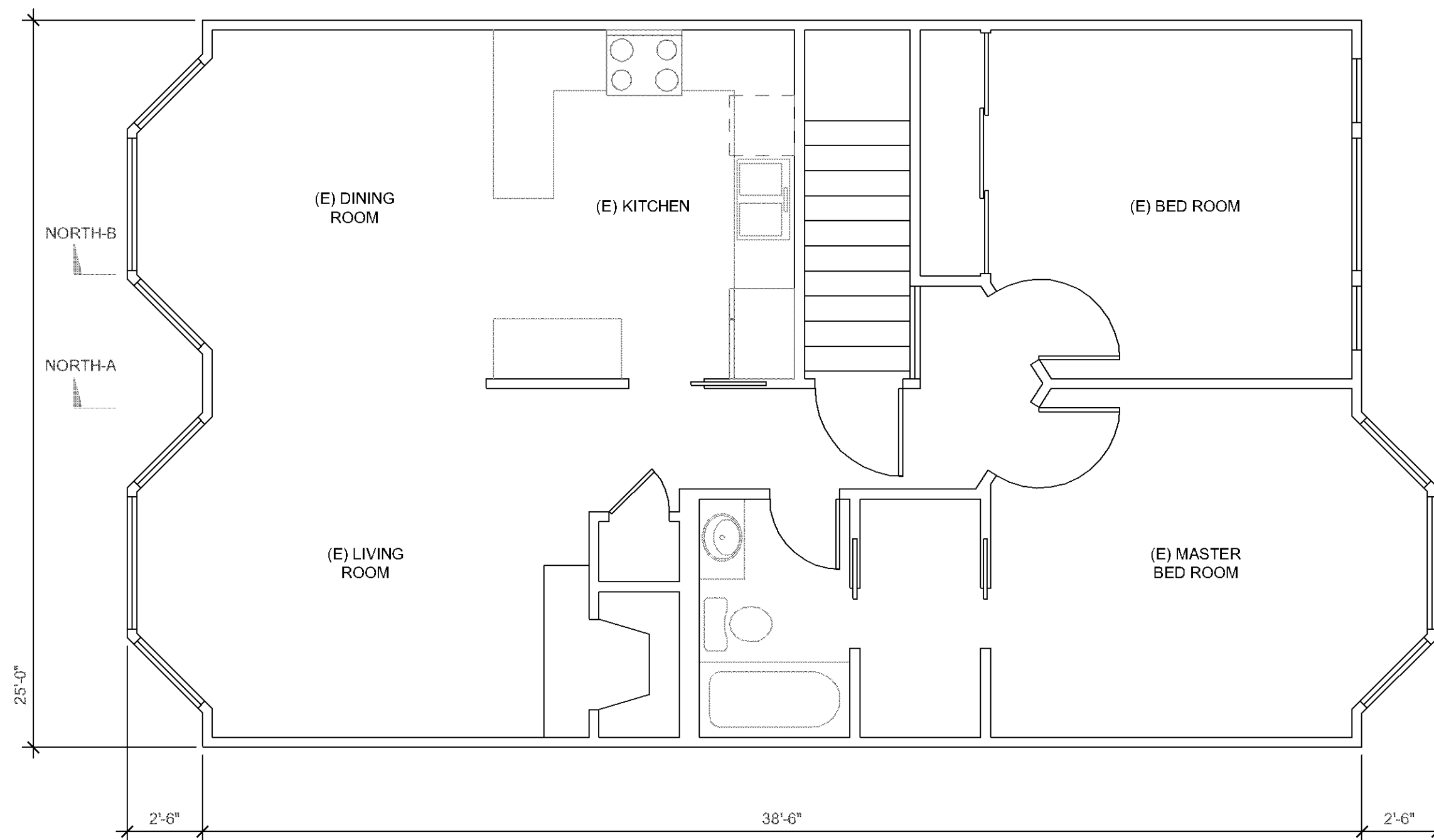
Carberry Residence

166 Winfield Street
San Francisco, CA

Existing
3rd Floor
Plan

Drawn by:
MVQuinn

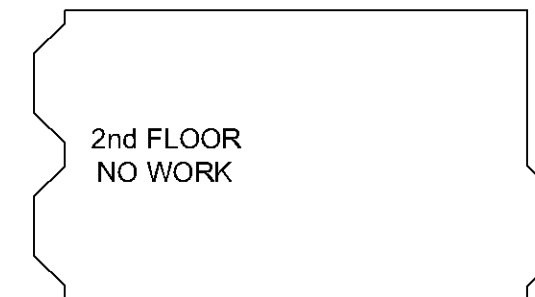
Rev 5:
B.H.N.W.D.R.B.
05/01/2012



Proposed 2nd Floor Plan

(P) 944.9 SQ.FT
(NO CHANGES)

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



(E) 2 STORY DUPLEX

Date:
08/08/2011

Project:
Improvements to the

Carberry Residence

166 Winfield Street
San Francisco, CA

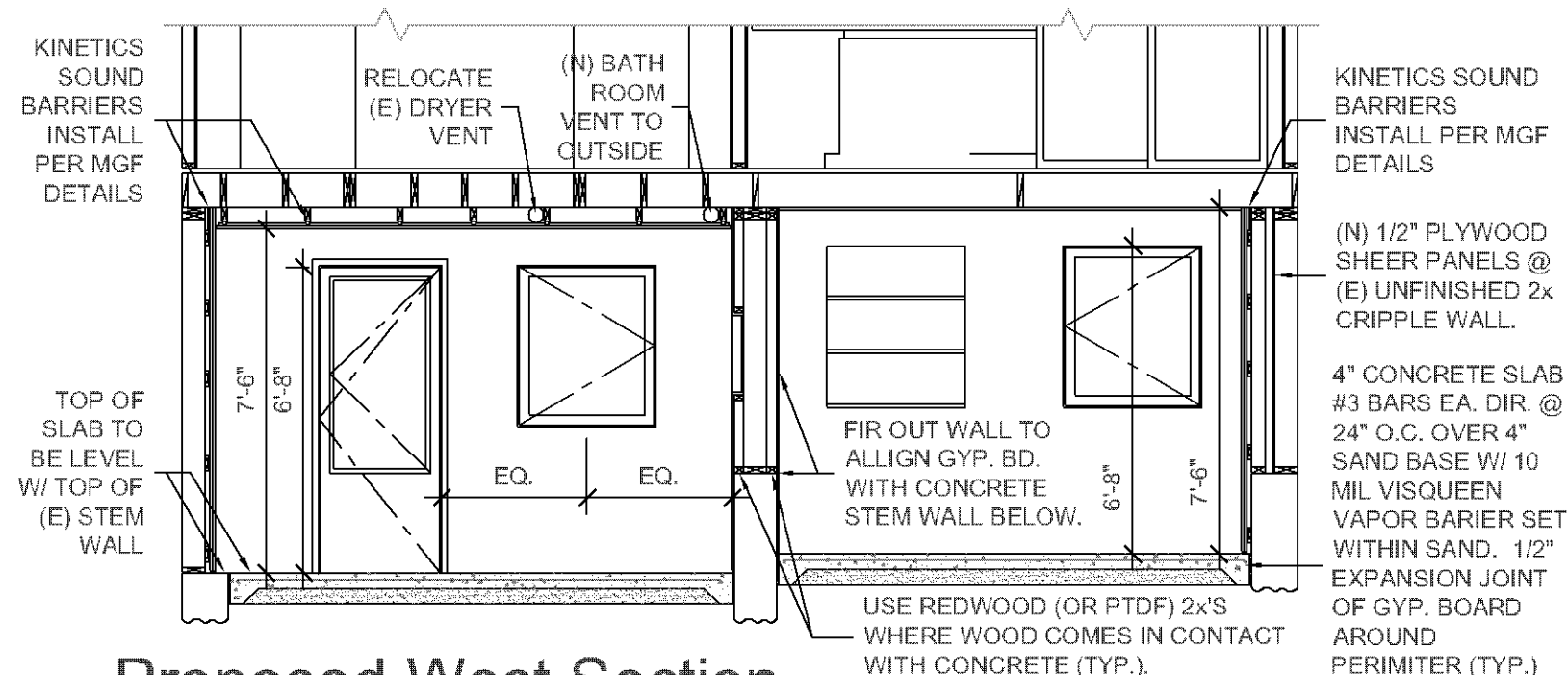
Sheet Title:
Proposed
Sections

Drawn by:
MVQuinn

Rev 5:
B.H.N.W.D.R.B.
05/01/2012

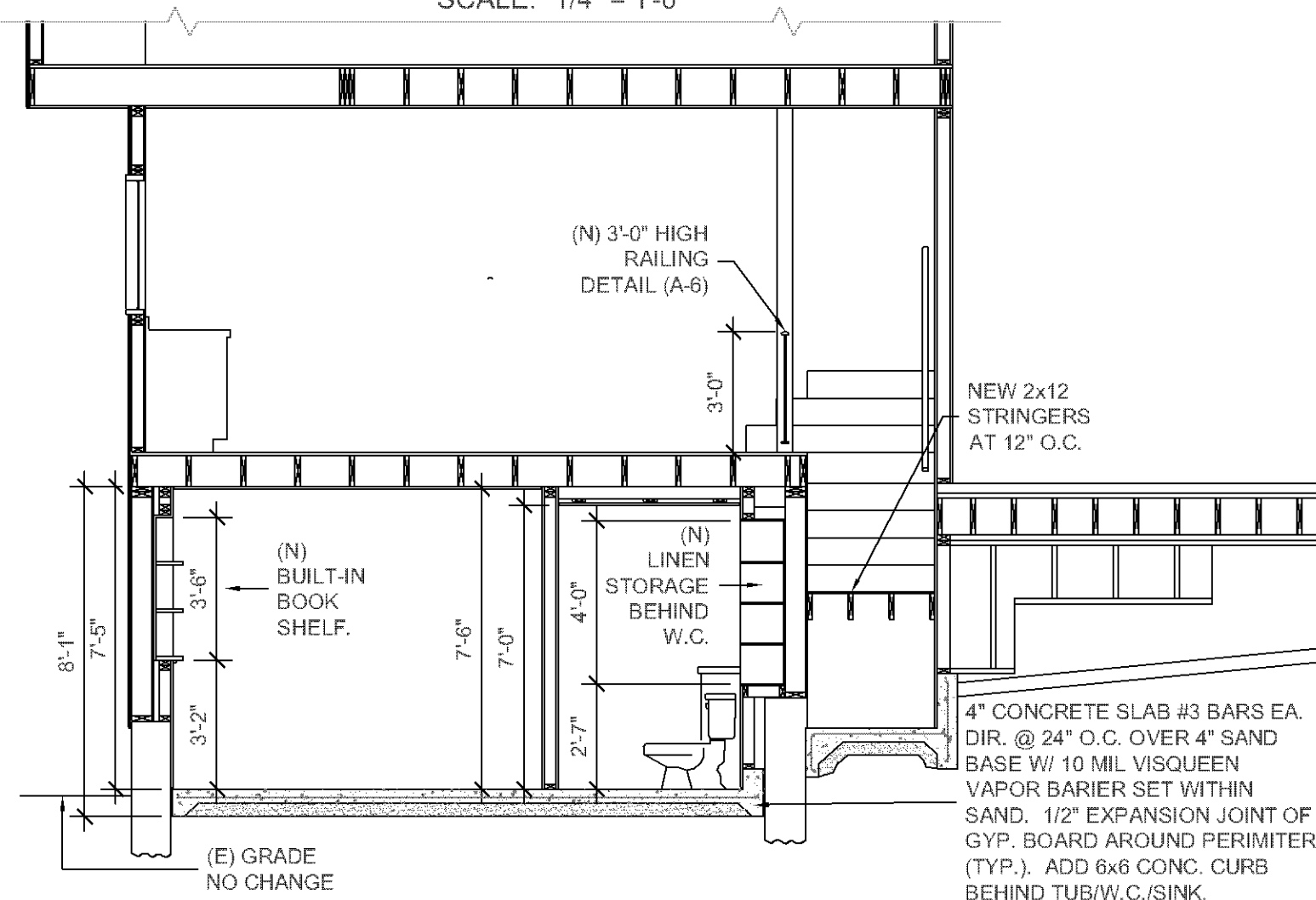
Sheet number:

A-8 of 14



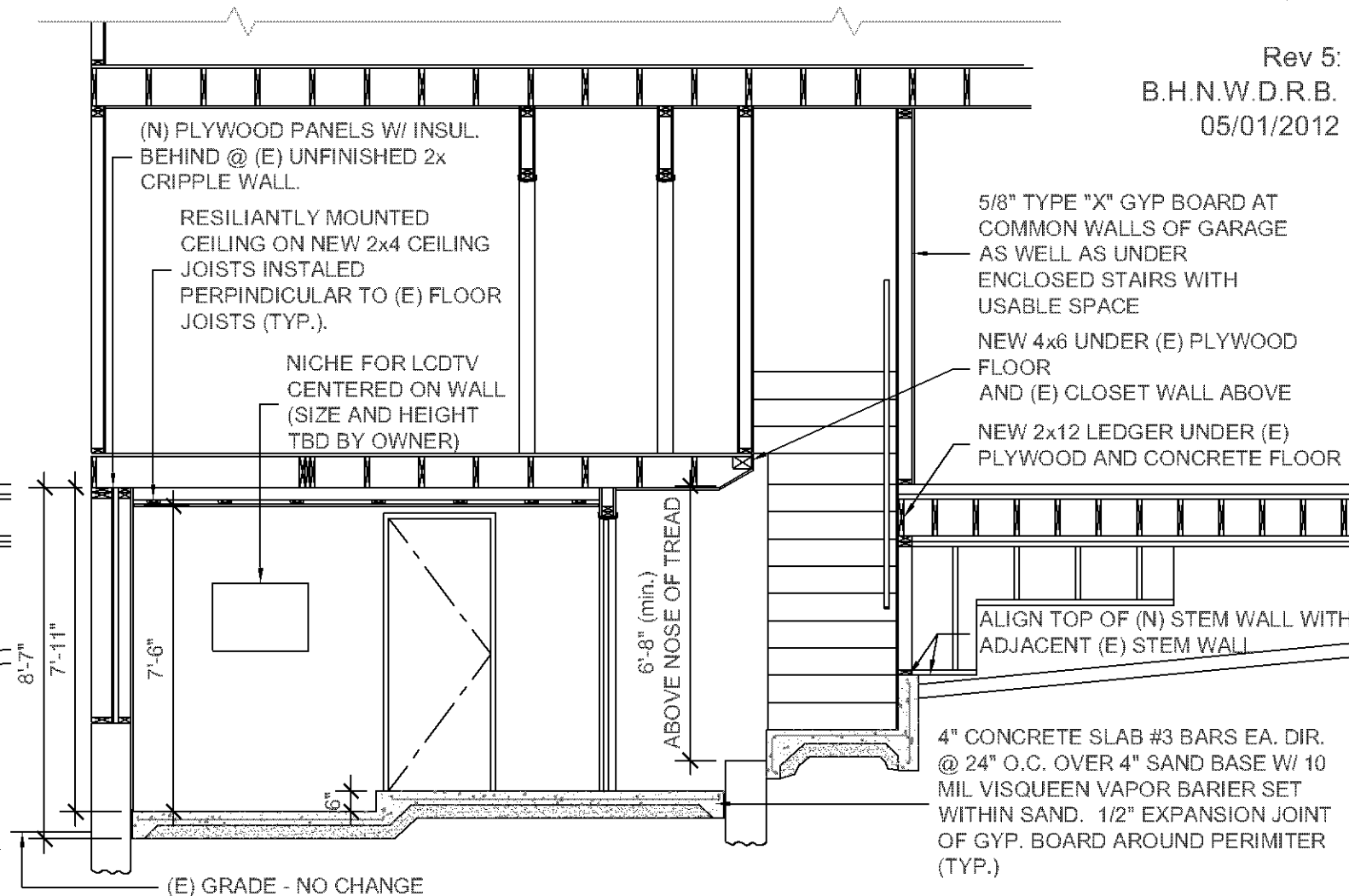
Proposed West Section

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



Proposed North-B Section

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



Proposed North-A Section

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

Date:
08/08/2011

Project:
Improvements to the

Carberry Residence

166 Winfield Street
San Francisco, CA

Building
Elevations

Drawn by:
MVQuinn

Rev 5:
B.H.N.W.D.R.B.
05/01/2012

±214.05 TOP OF PARAPET

±211.55 ROOF DECK

±202.72 FINISHED FLOOR

±193.22 FINISHED FLOOR

±190.03 FINISHED FLOOR

±184.29 PROPOSED
FINISHED FLOOR

±183.79 PROPOSED FINISHED FLOOR

NEW WINDOW: 3'-0"x3'-6"

NEW WINDOW: 3'-0"x3'-6"

NEW DOOR: 3'-0"x6'-8"
(REPLACES EXISTING)

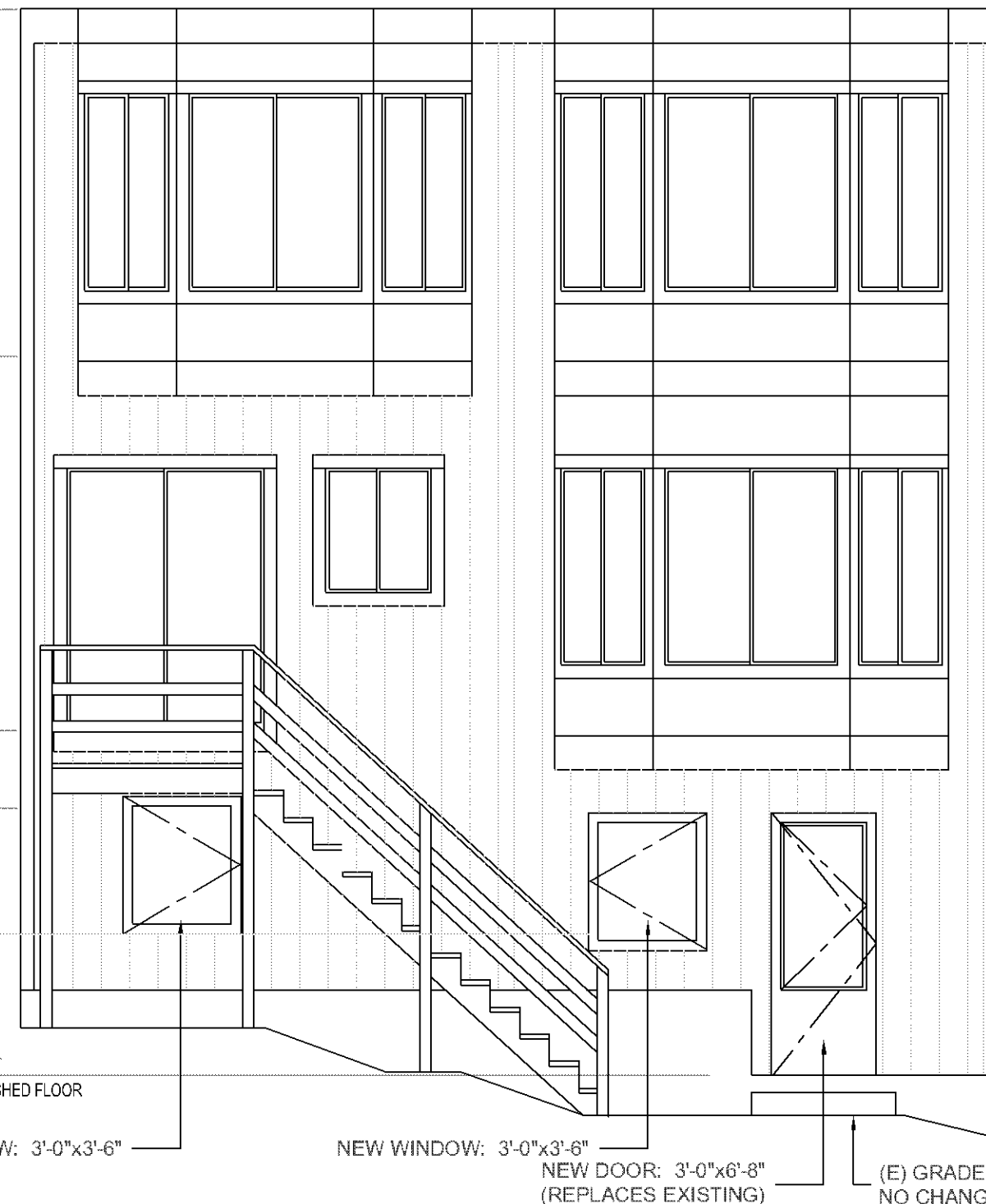
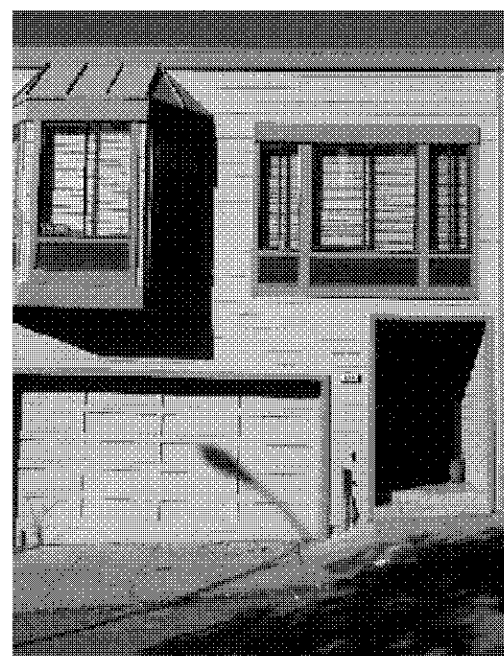
(E) GRADE
NO CHANGE

(E) NO WORK

(E) GRADE - NO CHANGE

Front Elevation

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



Rear Elevation

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

Sheet number:

A-9 of 14