



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: September 24, 2020

Record No.: 2019-022758DRP
Project Address: 24 Rosewood Drive
Permit Applications: 2019.1120.7775
Zoning: RH-1(D) [Residential House-Single Family- Detached]
40-X Height and Bulk District
Block/Lot: 3043/ 004
Project Sponsor: Jennifer Tulley
JTA Architects
2817 Pine Street
San Francisco, CA 94115
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Do Not Take DR and Approve

Project Description

The project proposes to construct a 2-story, 758 square foot, horizontal addition at the front of an existing 2-story, single-family home. The existing 2,137 square foot home has 2-bedrooms and 2-bathrooms. The addition will create a new office and powder room on the first floor and a new bedroom and full bathroom on the second floor, resulting in a 2,895 square foot, 3-bedroom, 2½-bath home.

Site Description and Present Use

The site is approximately 49' wide x 100'-0" deep lot containing an existing 2-story, single family home. The existing building is a Category 'C' historic resource built in 1938.

Surrounding Properties and Neighborhood

The buildings on this block of Rosewood Drive are 2-story detached houses setback from the street with gable and hip roofs, and sometimes articulated by entries and landscaping that are further setback. The mid-block open space is defined by a consistent alignment of buildings.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	June 1, 2020– July 1, 2020	6.30 2020	9.24. 2020	85 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	September 4, 2020	September 4, 2020	20 days
Mailed Notice	20 days	September 4, 2020	September 4, 2020	20 days
Online Notice	20 days	September 4, 2020	September 4, 2020	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	1
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

Environmental Review

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

DR Requestors

Danita Kulp of 28 Rosewood Drive, resident of the adjacent property to the south of the proposed project.

DR Requestor’s Concerns and Proposed Alternatives

DR requestor:

Is concerned that the proposed project will cause noise and disruption from construction activity that will cause financial hardship.

Proposed alternatives:

Provide story poles and restrict hours of construction.

See attached *Discretionary Review Application*, dated July 1, 2020.

Project Sponsor’s Response to DR Application

The proposal is code-complying and is a visual improvement to the home, providing need space for a growing family. Noise has been cited by the DR requestor and we will be considerate and compliant with local rules for time of construction activities.

See attached Response to Discretionary Review, dated August 13, 2020

Department Review

the Planning Department’s Residential Design Advisory Team (RDAT) reviewed this proposal and confirmed support for this project as it conforms to the Code and the Residential Design Guidelines. The addition maintains the articulation and landscaping at the front reinforces the pattern of gable roof forms and window proportions and detailing. The proposed addition also roughly aligns with the front of the adjacent neighbor and maintains more than 5-foot side setback.

Some noise and disruption are normal expectations from any construction, but beyond the purview or means of the Planning Department to regulate. Nor is it an exceptional or extraordinary circumstance or a land use issue.

Recommendation: Do Not Take DR and Approve

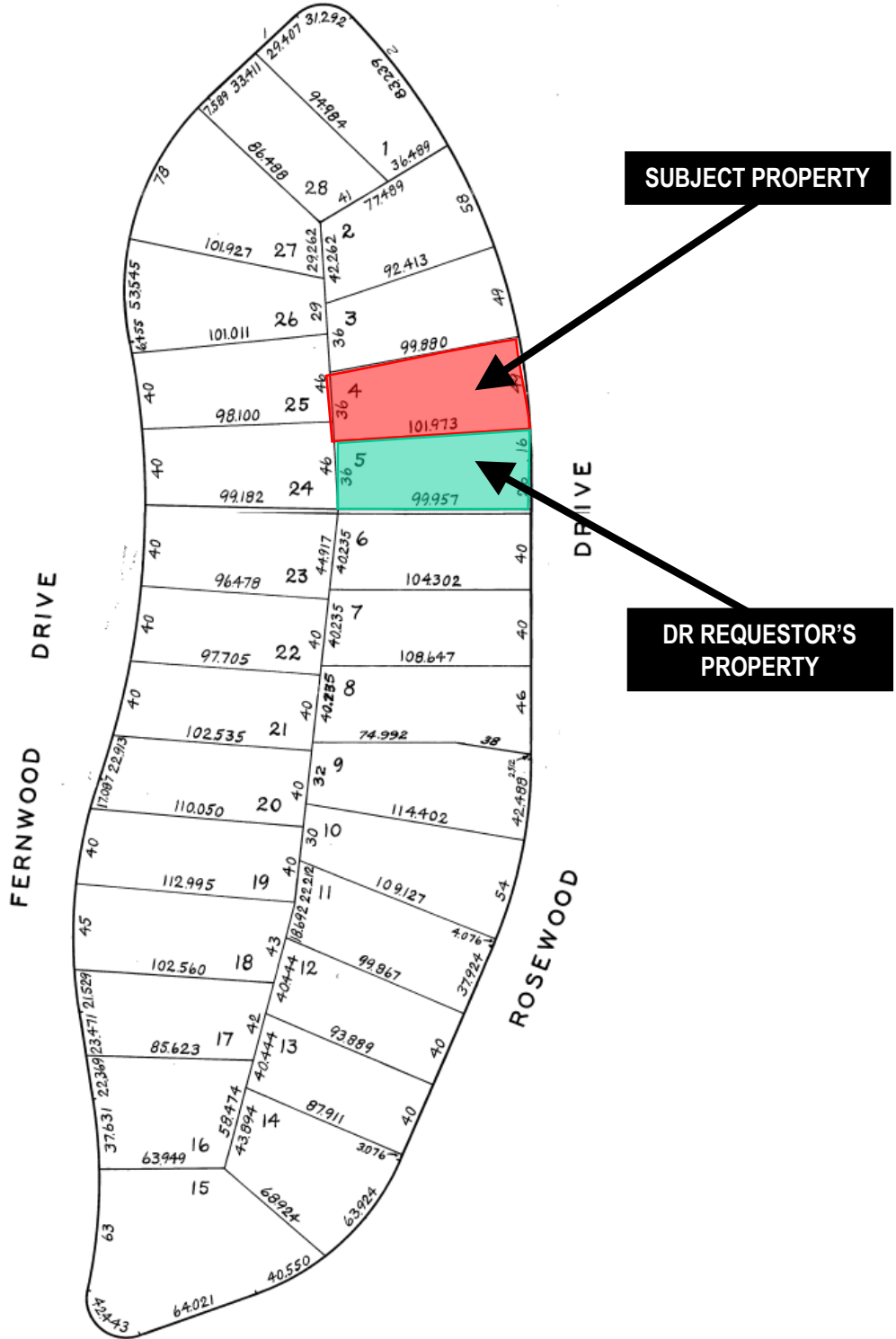
Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- CEQA Determination
- DR Application
- Response to DR Application, dated August 13, 2020
- 311 plans

Exhibits

Discretionary Review Hearing
Case Number 2019-022758DRP
24 Rosewood Drive

Parcel Map



Discretionary Review Hearing
Case Number 2019-022758DRP
24 Rosewood Drive

Sanborn Map*

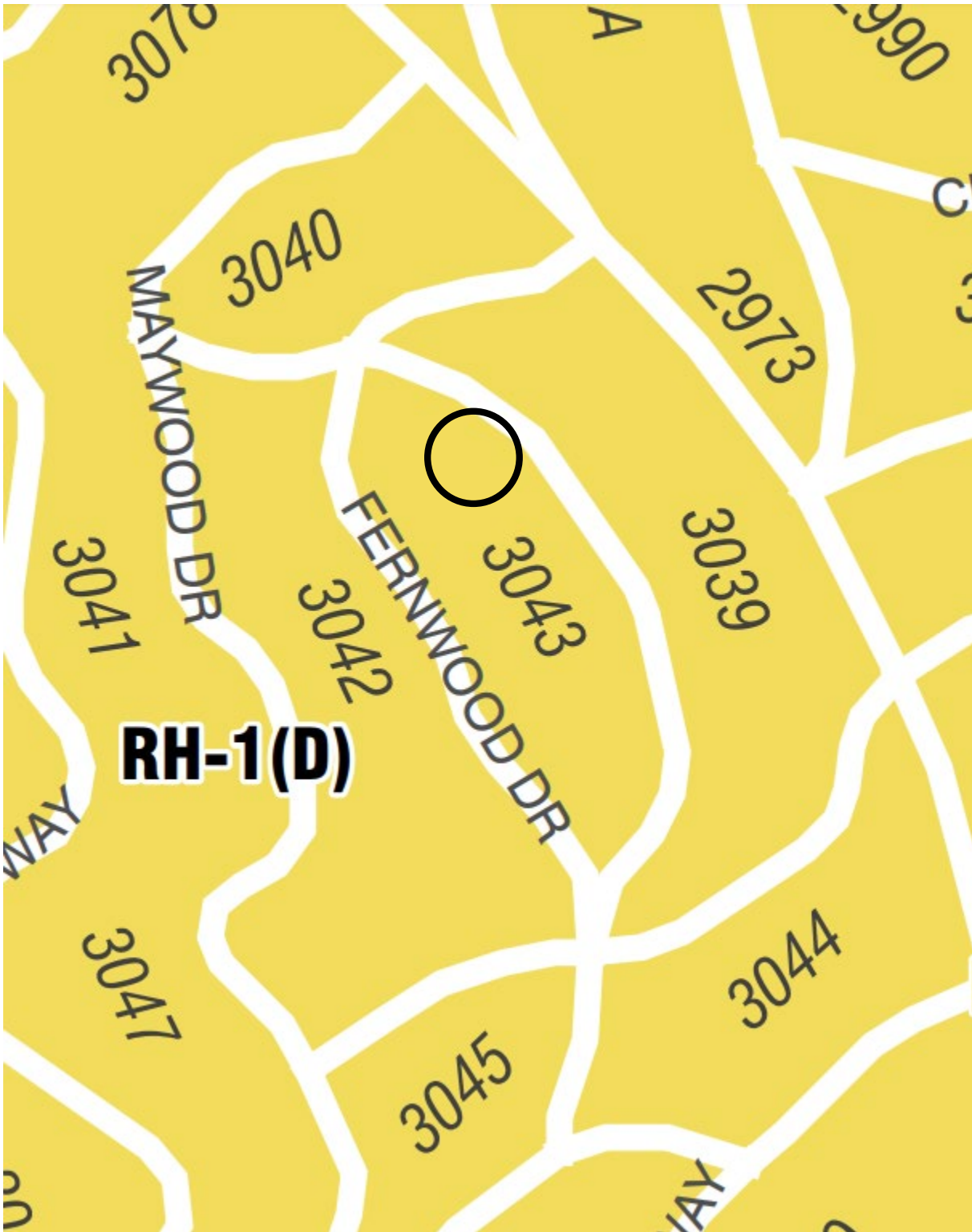


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Discretionary Review Hearing
Case Number 2019-022758DRP
24 Rosewood Drive

Zoning Map



Discretionary Review Hearing
Case Number 2019-022758DRP
24 Rosewood Drive

Aerial Photo



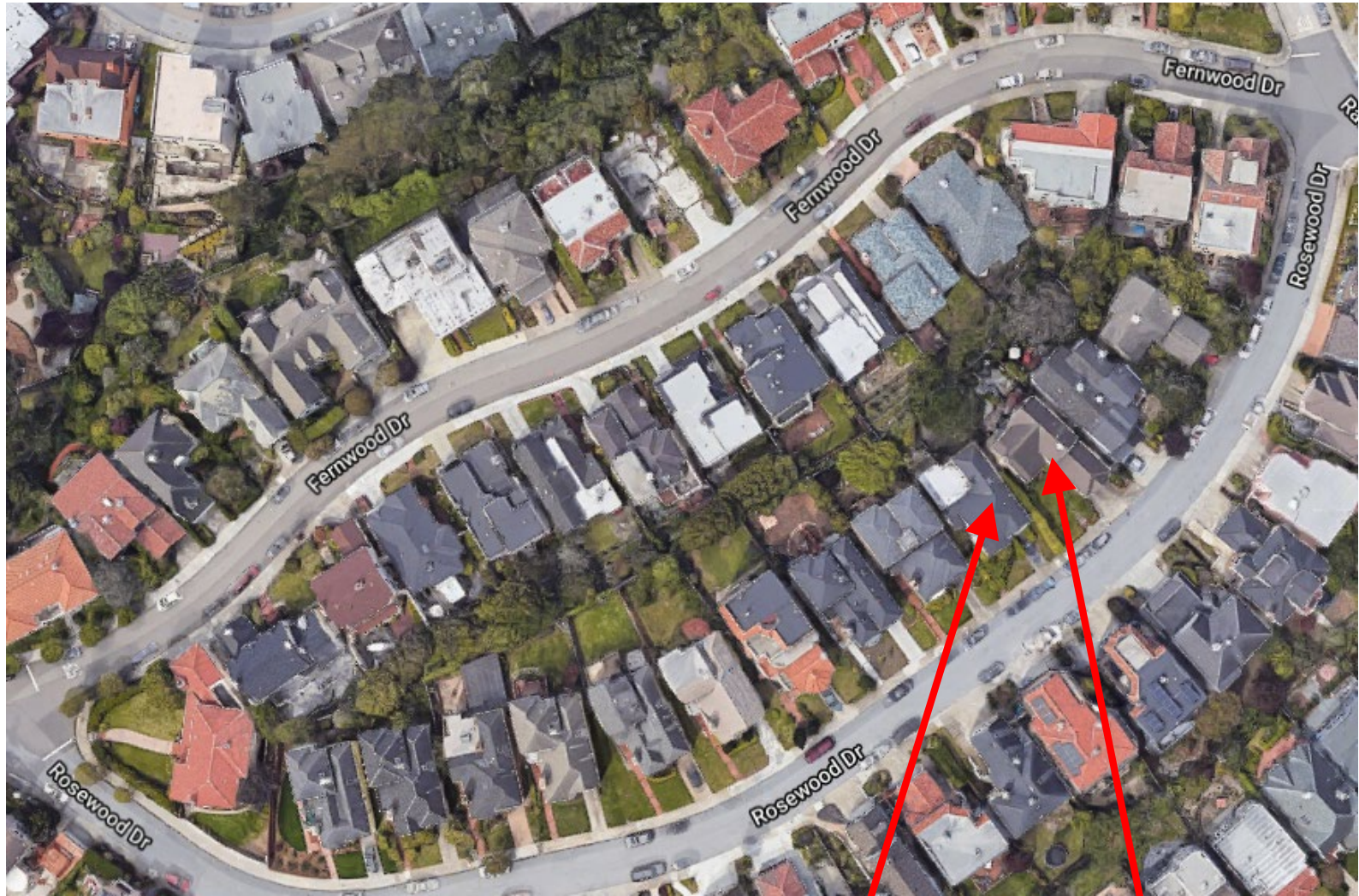
SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2019-022758DRP
24 Rosewood Drive

Aerial Photo



DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-022758DRP
24 Rosewood Drive

Aerial Photo



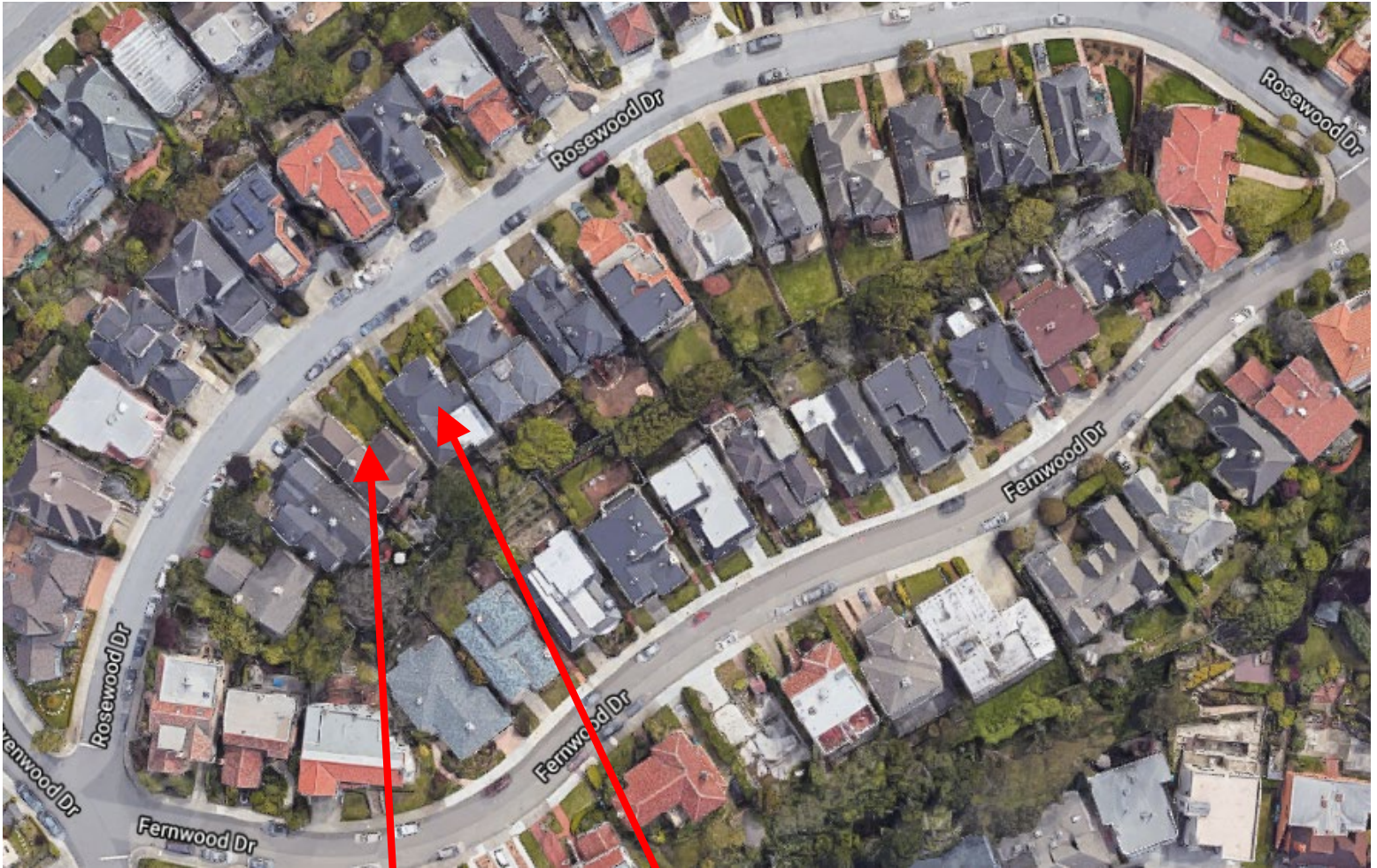
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-022758DRP
24 Rosewood Drive

Aerial Photo



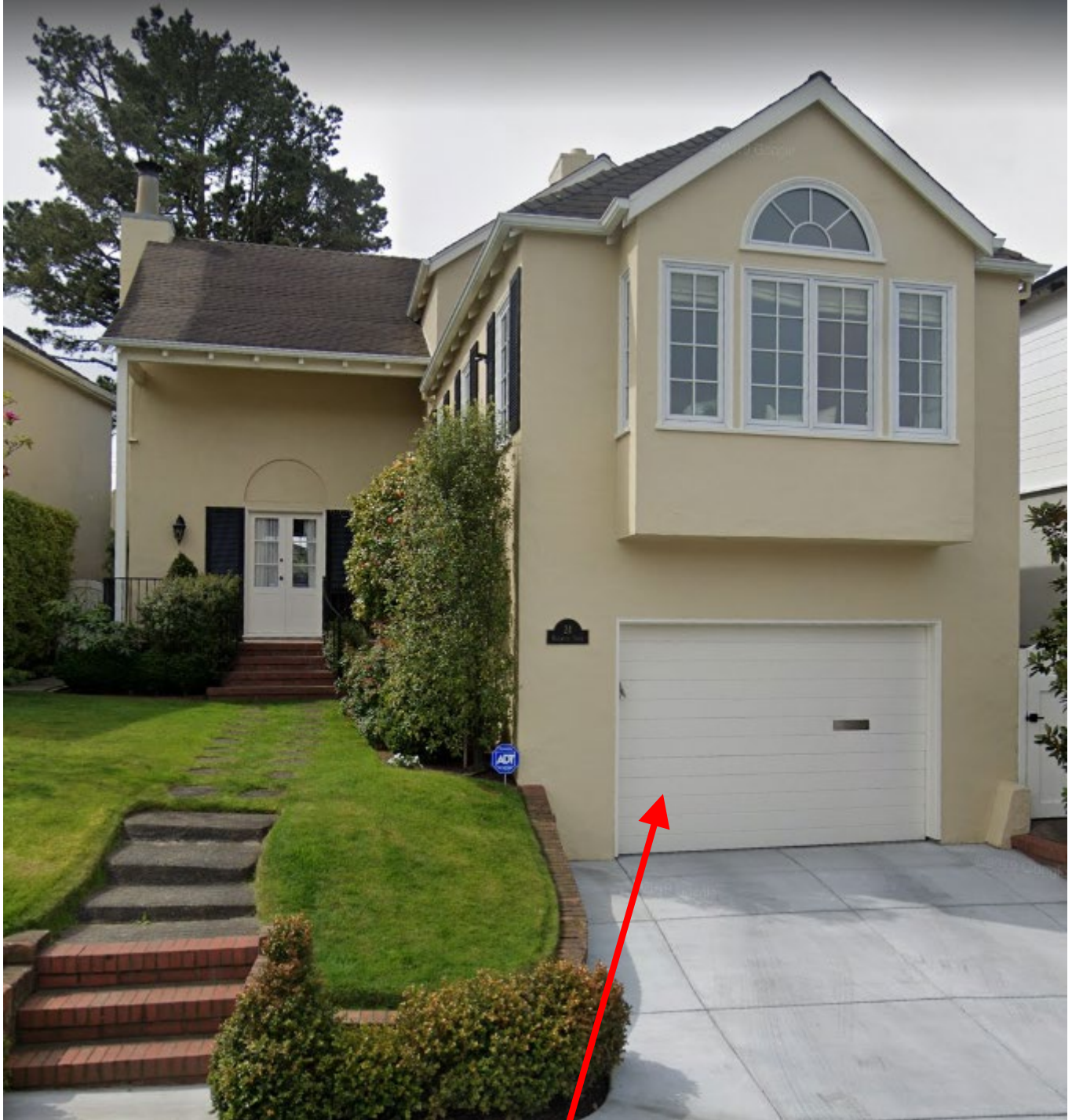
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2019-022758DRP
24 Rosewood Drive

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-022758DRP
24 Rosewood Drive



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 20, 2019**, Building Permit Application No. 201911207775 was filed for work at the Project Address below.

Notice Date: June 1, 2020

Expiration Date: July 1, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	24 ROSEWOOD DR	Applicant:	Jennifer Tulley
Cross Street(s):	Fernwood Drive	Address:	2101 Scott Street
Block/Lot No.:	3043 / 004	City, State:	San Francisco, CA
Zoning District(s):	RH-1(D) /40-X	Telephone:	(415) 529-2597
Record Number:	2019-022758PRJ	Email:	jennifer@jennifertulley.com

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	38 feet 1¾ inches	22 feet 11¾ inches
Side Setbacks	6 feet 11¾ inches to existing front porch	5 feet to new addition
Building Depth	21 feet 6 inches to 56 feet 10 inches	43 feet 10 inches to 56 feet 10 inches
Rear Yard	~ 34 feet 6 inches	No Change
Building Height	24 feet 7¾ inches to top of roof ridge	25 feet 1¾ inches to top of roof ridge
Number of Stories	2	2
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1 car garage	No Change
PROJECT DESCRIPTION		
<p>The project includes a 2-story, 758 square foot, horizontal addition at the front of an existing 2-story, single-family home. The existing 2,137 square foot home has 2-bedrooms and 2-bathrooms. The addition will create a new office and powder room on the first floor and a new bedroom and full bathroom on the second floor, resulting in a 2,895 square foot, 3-bedroom, 2½-bath home.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:
Linda Ajello Hoagland, 415-575-6823, Linda.AjelloHoagland@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES DURING COVID-19 SHELTER-IN-PLACE ORDER

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) via email at pic@sfgov.org.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://accsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Board of Supervisors at bos.legislation@sfgov.org, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
24 ROSEWOOD DR		3043004
Case No.		Permit No.
2019-022758ENV		201911207775
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. The project includes facade alterations and a horizontal addition at the front of a two-story single-family residence.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input checked="" type="checkbox"/> Reclassify to Category C a. Per HRER or PTR dated 05/18/2020 (attach HRER or PTR) b. Other (specify): Per HRER signed on 5/18/2020
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	05/18/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Record No.: 2019-022758ENV
 Project Address: 24 ROSEWOOD DR
 Zoning: RH-1(D) Residential-House, One-Family Detached Zoning District
 40-X Height and Bulk District
 Block/Lot: 3043/004
 Staff Contact: Stephanie Cisneros - 415-575-9186
 Stephanie.Cisneros@sfgov.org

1650 Mission St.
 Suite 400
 San Francisco,
 CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
 Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

PROJECT SPONSOR SUBMITTAL:

To assist in the evaluation of the proposed project, the Project Sponsor has submitted a:

- Supplemental Information for Historic Resource Determination Form (HRD)
- Consultant-prepared Historic Resource Evaluation (HRE)

Prepared by: Tim Kelley Consulting, Historic Resource Determination Supplemental Application (September 2019)

BUILDINGS AND PROPERTY DESCRIPTION:

- **Neighborhood:** West of Twin Peaks (Monterey Heights)
- **Date of Construction:** 1938
- **Construction Type:** Wood-Frame
- **Architect:** Unknown
- **Builder:** Unknown
- **Stories:** Two-stories
- **Roof Form:** Cross gable
- **Cladding:** Stucco
- **Primary Façade:** Rosewood Drive (Northeast)
- **Visible Facades:** Northeast & Southeast

EXISTING PROPERTY PHOTO / CURRENT CONDITION:



Sources: Google Maps, 2019

PRE-EXISTING HISTORIC RATING / SURVEY

- Category A – Known Historic Resource, per: _____
- Category B – Age Eligible/Historic Status Unknown
- Category C – Not Age Eligible / No Historic Resource Present, per: _____

Adjacent or Nearby Historic Resources: No Yes: _____

CEQA HISTORICAL RESOURCE(S) EVALUATION:

Step A: Significance

Individual Significance	Historic District/Context Significance
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Period of Significance:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Period of Significance: <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor <input type="checkbox"/> N/A

Analysis:

Per the materials submitted as part of the Historic Resource Determination Supplemental Application (HRD Supplemental) and information assessed from the Planning Department’s files, the subject property does not appear historically or architecturally significant such that it would rise to a level of individual eligibility. No historic events (Criterion 1) or associated persons (Criterion 2) appear to be associated with the Subject Property. The subject building is a two-story single-family residence designed in a vernacular architectural style by an unknown architect/builder. The subject building is not architecturally distinct, nor was it constructed by a master builder/architect such that it would be considered individually eligible under Criterion 3 for its architecture. Archaeological assessment is outside the scope of this review.

The subject property is located in the Monterey Heights area in the West of Twin Peaks neighborhood. The subject block was constructed over a period of approximately 20 years (1927 to 1942) in a wide variety of architectural styles, mostly vernacular in nature. The block does not appear to comprise a significant concentration of historically or aesthetically unified buildings such would rise to the level of an eligible historic district. Additionally, the subject property is not located adjacent to any known historic resources (Category A properties). Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district. The reader is directed to the HRD Supplemental for additional information.

CEQA HISTORIC RESOURCE DETERMINATION:

- Individually-eligible Historical Resource Present
- Contributor to an eligible Historical District / Contextual Resource Present
- Non-contributor to an eligible Historic District / Context / Cultural District
- No Historical Resource Present

NEXT STEPS:

- HRER Part II Review Required
- Categorically Exempt, consult:
 - Historic Design Review
 - Design Advisory Team
 - Current Planner

PART I: PRINCIPAL PRESERVATION PLANNER REVIEW

Signature: _____

Allison Vanderslice, *Principal Preservation Planner*
CEQA Cultural Resources Team Manager, Environmental Planning Division

Date: _____

CC: Linda Ajello-Hoagland, Planner
Southwest Team, Current Planning Division



San Francisco Planning

7/1/2020-AM-- This is my 2nd attempt to

get this to Planning Dept. Their computer program to submit didn't submit yesterday at 2:30pm!! DANITA KULP I'm now sending as pdf this am!

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: DANITA KULP
 Address: 28 Rosewood Drive San Francisco, CA 94127
 Email Address: KULPOFCA@ADL.COM
 Telephone: 415-637-5823-cell

Information on the Owner of the Property Being Developed

Name: MARK LOONEY + wife STEPHANIE (?sp)
 Company/Organization:
 Address: 24 Rosewood Drive SF, CA 94127
 Email Address:
 Telephone:

Property Information and Related Applications

Project Address: 24 Rosewood Drive
 Block/Lot(s): 3043 / 004
 Building Permit Application No(s): 201911207775

(A)

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	X	
Did you discuss the project with the Planning Department permit review planner?		X
Did you participate in outside mediation on this case? (including Community Boards)		X

Changes Made to the Project as a Result of Mediation.
 If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

see ATTACHED.

B - DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

See attached.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

See attached.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See attached.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Signature

DANITA KULP *6/30/2020*

Name (Printed) *2:30 pm*

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

To: SAN FRANCISCO – CITY PLANNING

From: Danita Kulp, The Neighbor Next Door to Yet Another Huge Construction Project

DATE: July 1, 2020 (Wednesday)

RE: Building Permit Application No. 201911207775 – this is my Discretionary Review Request, as the neighbor (form and attachment included here & match what I sent you yesterday at 2:30 PM online, per your instructions)

TIME: 1:00 PM approx.. – This is my 2nd attempt at submitting my DR request to you – I am now resending this to you as a pdf since your Adobe Acrobat program didn't work yesterday when I submitted this to you online at 2:30, per your request – it says received and "DONE" on my computer – but seems it wasn't received on your end, per Lorabelle Cook, so I am submitting it again today, by pdf, to you.

Please, let me know various ways I can pay you the \$640 owed for this. As PayPal has caused me to be hacked in the past, my preference is I mail you my check. Alternatively, I'm happy to read my charge card information over the phone to your Billing Department.

=====

There are 4 paragraphs in total here that match up to your form (included in this pdf):

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

"I would have liked to have done all 3 of these things, but was sick. And, due to COVID-19, SIP rules, I also did not immediately see the teeny sign needing field glasses to read (and can't see the sign from my home) in front of 24 Rosewood. It's hidden behind a tall (10-15-ft high) hedge that runs between our properties down to the sidewalk. I eventually got the notice from your dept, at which point, I was still recovering AND found, again, due to COVID-19, that it's difficult to reach experts for me to get advice from re my own concerns. I'm surprised the City is adhering to an only 30-day notice (that needs extending), considering that in particular, and all of you working from home on computer only, as well. Even the instructions to apply for this DR don't match what I'm supposed to do. Nonetheless, I'm attempting to submit this application with unrealistic & unclear deadlines today (6/30/2020)."

DISCRETIONARY REVIEW REQUEST

Re what are reasons for requesting DR?

"See above paragraph. Also, I have had almost non-stop construction within one to two doors of my home for 6-7 years now, and quite a bit of it was "serial permitting", although this might not apply here. I am a writer, a consultant and a real estate broker. The lot line is where I have my bedroom, bath & home office. To say I need privacy, peace and uninterrupted concentration daily, since much of my job is talking by phone or on Zoom, would be an understatement. My income, as an independent contractor, has been extremely damaged for years already & now COVID-19 losses too. Add this lengthy, extreme, intrusive, loud, vibrating project into the mix, with lots of contractors talking on phones, yelling to each other & playing music, and I wake up daily wondering if I will actually live through this one. I'm THE most impacted of all the neighbors nearby. I also have safety concerns as these projects sometimes bring "fake contractors" into the area, and no one asks anyone on the job site who they even are. Just another subcontractor.... Or so it's assumed."

=====

Re how would this project create unreasonable impacts?

"Partly this is an economic situation for me, due mainly to endless noise, vibration, interruption, no continuous daily oversight usually on projects or ignoring my asking for things like contractors playing NO music, etc. Typical projects near me are the owners leaving for work & I end up overseeing their crews as I attempt to care for my clients by phone & get in & out of my driveway. (Along with 2-mo projects becoming 10-12 mos.) My financial well-being & my health, from the extreme stress has me gravely concerned. Adding COVID-19, lockdown & SIP has increased my dread & fear. If I can't work efficiently & effectively, and for 9-12 mos!!, I could lose my home. The other part is that it's a huge, long-term project and will, I'm certain, include a roof tear-off in the mix too, although so far unstated yet obvious. Endless dirt, dust, nails in the street, flat tires, 5:30 AM cleaning of port-o-potty with slamming door (when I work into the night & 12 hours/7 days a week), daily breathing problems and cleanup for me, rats/mice running into my home from the vibration & noise, etc. I've been through this at least 6 times in the last 6-7 years! And now it will be right next to the most important parts of my home and my world (spitting distance!), and will

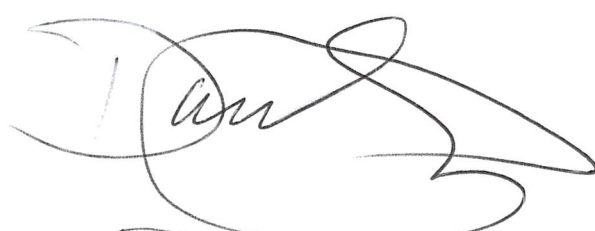
absolutely create major financial damage to me when I have not as yet recovered from all the prior financial damage to me, yet was just starting to do so. I'd like to support my lovely neighbors AND I need to protect me first and foremost. My livelihood's on the chopping block when this proceeds. SO, solutions are needed so both parties get accommodated and not just one."

=====

Alternative changes that could be made to improve the impact?

"Story poles and major sound mitigation would be a start. I mentioned those to the owners in Nov/Dec and did not feel heard or that they understood how important it is to me. Hence, this application. Their kids repeatedly ringing doorbell when packages get delivered is even tough, and they are really sweet kids. But the interruption to my concentration and my inability to even block that unexpected noise from my mind while working is proof my concerns are valid. Them enjoying basketball(?) in the backyard recently is another difficulty for me that I could live with were it not for what feels to me like my impending doom if this proceeds as presently aligned by their side only. I can't block these minor and innocent noises already! In the past, I asked the owners to push the footprint back 3 ft & in 3 ft on a prior plans draft by a different architect. Got no response. Also, a wind tunnel gets created btwn homes with present plans vs. an inset as come towards street. Prior plans were better & prettier with the home front more warmly welcoming. Restrict hours of construction! As e.g., start time 8AM (not 7AM!), end time known & no Sundays. NO MUSIC! Oversight on-site thru day every day! Privacy is an issue too. I'd love to use my bathroom, talk to clients (keeping their information confidential) and actually sleep or take a nap once in a while. When this starts, that all ends. I have nowhere to move what I am doing to within my own home."

THE END.

 7/1/2020
DANITA KULP

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: **24 Rosewood Drive, San Francisco**

Zip Code: **94127**

Building Permit Application(s): **2019.1120.7775**

Record Number:

Assigned Planner: **Linda Ajello Hoagland**

Project Sponsor

Name: **Jennifer Tulley**

Phone: **(415) 374-7218**

Email: **jennifer@jennifertulley.com**

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

Our proposed project is within the allowable setbacks, is a positive visual addition to the home, and provides much needed space for our growing family. The DR requester seems mainly focused on the potential noise generated during the construction of our addition. Construction is necessary from time-to-time as homes need constant maintenance and improvement, especially in our harsh environment. We have no problem complying with local rules for times of construction activities. Since we knew that noise would be an issue for our neighbor, we did not propose any new windows on that side of the home. Our addition would add value to the neighborhood.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

We do not feel that there are any changes or alternatives that can be made to address the noise concern of the DR requester. However, we will remain considerate of the fact that the DR requester is highly sensitive to noise while also knowing that we have the right to construction hours, and with construction comes noise. Our project will eventually move indoors, which will reduce the overall construction noise. We will do our best to hire a contractor and team who are respectful of noise considerations, as we have done previously.

At our neighborhood meeting, the DR requester mentioned the idea of erecting story poles, which we listed in the document we provided to the SF Planning Department, but it was deemed an unnecessary expense since the extent could be shown in the plans and by using measuring tapes in the front yard.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

We are a family of 4 (husband, wife, 6 year-old, 3 year-old) and we reside in a home with 2 bedrooms. Currently, our 3 year-old son sleeps on a mattress on the floor of our master bedroom. The main goal of our project is to add another bedroom and bathroom so that our two children can grow up at 24 Rosewood Drive and each have their own bedroom until they leave for college. Thankfully, we have just the right amount of space in our front yard to make this possible. Over the years, we have put a lot of love into our home (backyard remodel, kitchen renovation, window replacements, etc.) and in 2018 we started planning this home addition. We notified the DR requester early in this process and it became immediately apparent that she would be difficult to work with if we moved forward with our project. We opted to explore moving to Marin County. For a whole year, we looked for a new home, placed offers on 2 properties, and ultimately realized that moving to a larger home was not affordable. During this process, we also realized how much we love our home at 24 Rosewood Drive, and our neighborhood, and decided to stay and improve our property with a home addition. All of our neighbors, save the DR requester, have complimented our plans and look forward to a project that will not only be visually appealing, but will also add value to our neighborhood.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	1
Occupied Stories (all levels with habitable rooms)	2	2
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	1	1
Bedrooms	2	3
Height	29'-4"	29'-4"
Building Depth	22'-6"	43'-10"
Rental Value (monthly)	N/A	N/A
Property Value	\$1,450,000	?

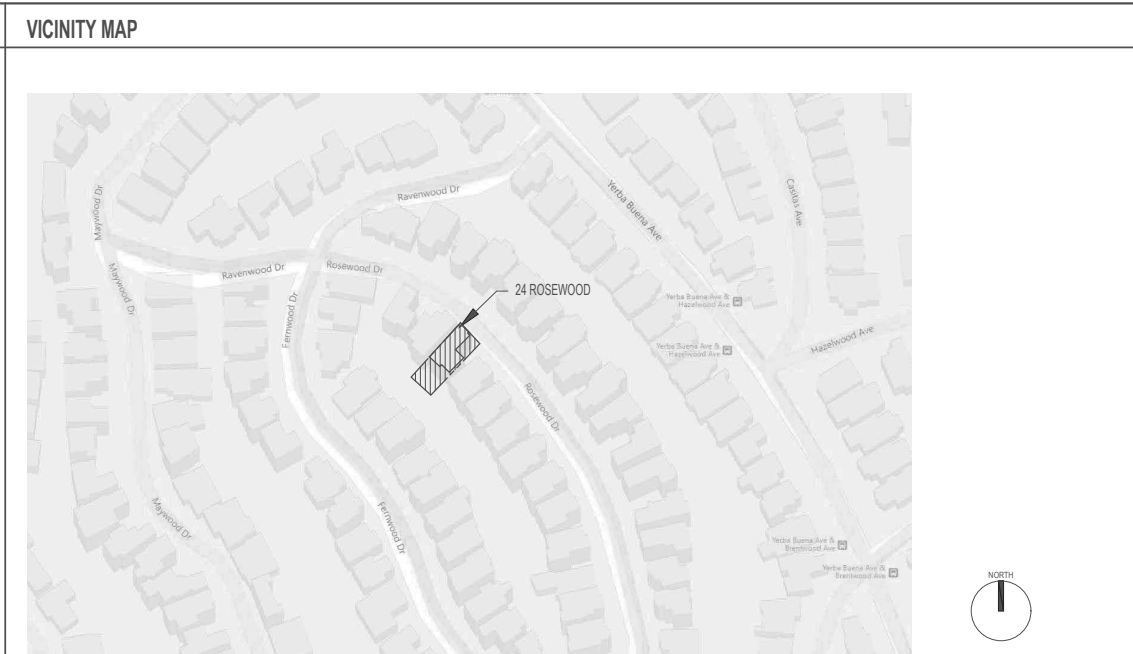
I attest that the above information is true to the best of my knowledge.

Signature: <i>Mark Looney</i>	Date: 8/13/20
Printed Name: Mark R. Looney	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

GENERAL NOTES

- CODES: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE LOCAL AND CALIFORNIA CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND REGULATIONS. SEE CODE EDITIONS ON THIS SHEET.
- EXISTING CONDITIONS AND DIMENSIONS: CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS ON SITE. CALLED OFF DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED OFF DIMENSIONS. DIMENSIONS ARE TO FINISH, UNLESS OTHERWISE NOTED. DIMENSIONS IN SECTIONS AND ELEVATIONS ARE TO TOP OF FINISH UNLESS OTHERWISE NOTED.
- PLANS & SPECIFICATIONS: THE PLANS AND SPECIFICATIONS SUPPLEMENT EACH OTHER. CONTRACTOR TO IMMEDIATELY REPORT ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS IN THE PLANS AND SPECIFICATIONS TO THE ARCHITECT, AND UNTIL THEY ARE RESOLVED SHALL NOT PROCEED WITH THE AFFECTED WORK.
- DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR SITUATIONS.
- CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, AND SHALL MAINTAIN THE SHORING AND BRACING UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.
- INSTALLATION: ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECT.



APPLICABLE CODES

2016 CALIFORNIA RESIDENTIAL CODE
 2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 SAN FRANCISCO BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING CODE AMENDMENTS
 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, TITLE 24
 2016 CALIFORNIA FIRE CODE
 ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES

IN EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND ABOVE CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE PROCEEDING WITH WORK.

DRAWING INDEX

ARCHITECTURAL

- A0.0 COVER SHEET AND NOTES
- A0.1 SITE PLANS
- A0.2 STREET VIEWS AND ADJACENT NEIGHBOR ELEVATIONS
- A0.3 ATTACHMENT GS-5: RESIDENTIAL ADDITIONS AND ALTERATIONS
- A1.0 EXISTING/DEMO BASEMENT AND FIRST FLOOR PLANS
- A1.1 EXISTING/DEMO SECOND FLOOR AND ROOF PLANS
- A1.2 PROPOSED BASEMENT AND FIRST FLOOR PLANS
- A1.3 PROPOSED SECOND FLOOR AND ROOF PLAN
- A3.0 EXISTING/DEMO EXTERIOR ELEVATIONS
- A3.1 EXISTING/DEMO EXTERIOR ELEVATIONS
- A3.2 PROPOSED EXTERIOR ELEVATIONS
- A3.3 PROPOSED EXTERIOR ELEVATIONS
- A4.0 BUILDING SECTIONS



RESIDENTIAL ADDITION
 24 ROSEWOOD DRIVE
 SAN FRANCISCO, CA

ABBREVIATIONS

@	AT	M	MASTER
⌀	CENTERLINE	MAX	MAXIMUM
⊕	DIAMETER	MECH	MECHANICAL
ABV	ABOVE	MFR	MANUFACTURER
AD	AREA DRAIN	MIN	MINIMUM
ADJ	ADJUSTABLE	MISC	MISCELLANEOUS
AFF	ABOVE FINISH FLOOR		
APPROX	APPROXIMATE	NIC	NOT IN CONTRACT
ARCH	ARCHITECTURAL	NOM	NOMINAL
ASPH	ASPHALT	NTS	NOT TO SCALE
BLDG	BUILDING	OC	ON CENTER
BLKG	BLOCKING	OH	OVERHANG
BUR	BUILT-UP ROOFING	OPNG	OPENING
CAR	COLD AIR RETURN	OPP	OPPOSITE
CJ	CONTROL JOINT	O/	OVER
CLR	CLEAR	PL	PROPERTY LINE
CONT	CONTINUOUS	PL	PLATE
CTR	CENTER	PLAM	PLASTIC LAMINATE
		PLYWD	PLYWOOD
D	DRYER	PT	PRESSURE TREATED
DBL	DOUBLE	PTD	PAINTED
DET	DETAIL		
DF	DOUGLAS FIR	REL	RELOCATED
DIA	DIAMETER	R	RISE, RISER
DIM	DIMENSION	RA	RETURN AIR
DISP	DISPOSER	REF	REFRIGERATOR
DN	DOWN	REG	REGISTER
DR	DOOR	REINF	REINFORCED
DS	DOWNSPOUT	REQ	REQUIRED
DW	DISHWASHER	RM	ROOM
DWG	DRAWING	RO	ROUGH OPENING
DWR	DRAWER	RDWD	REDWOOD
		SC	SOLID CORE
EA	EACH	SD	SMOKE DETECTOR
EL	ELEVATION	SECT	SECTION
ELEC	ELECTRICAL	SHT	SHEET
EQ	EQUAL	SHTHG	SHEATHING
EXG	EXISTING	SIM	SIMILAR
EXT	EXTERIOR	SOG	SLAB ON GRADE
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FDN	FOUNDATION	SO	SQUARE
FIN	FINISH	SSD	SEE STRUCTURAL DRAWINGS
FL	FLOOR	STD	STANDARD
FO	FACE OF	STL	STEEL
FOF	FACE OF FINISH	STOR	STORAGE
FOS	FACE OF STUD	STRUCT	STRUCTURAL
		SUSP	SUSPENDED
FD	FLOOR DRAIN	SYM	SYMBOL
FDN	FOUNDATION		
FIN	FINISH	T	TREAD
FL	FLOOR	TB	TOWEL BAR
FO	FACE OF	T&G	TONGUE AND GROOVE
FOF	FACE OF FINISH	TO	TOP OF
FOS	FACE OF STUD	TOC	TOP OF CURB
FSMF	FLEXIBLE SHEET MEMBRANE	TOP	TOP OF PLATE
		TOW	TOP OF WALL
FT	FEET	TPH	TOILET PAPER HOLDER
FTG	FOOTING	TRSM	TRANSOM
		TV	TELEVISION
GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED		
GSM	GALVANIZED SHEET METAL	UN	UNLESS OTHERWISE NOTED
GYP BD	GYP SUM BOARD		
		V	VENT
H	HIGH	VERT	VERTICAL
HB	HOSE BIB	VIF	VERIFY IN FIELD
HDR	HEADER	VG	VERTICAL GRAIN
HDWR	HARDWARE		
HORIZ	HORIZONTAL	W	WASHING MACHINE
HT	HEIGHT	WI	WITH
		WC	WATER CLOSET (TOILET)
ID	INSIDE DIAMETER	WD	WOOD
IG	INSULATED GLASS	WH	WATER HEATER
INSUL	INSULATION	W/O	WITHOUT
INT	INTERIOR	WP	WATERPROOF WORK POINT
JT	JOINT	WR	WATER RESISTANT
LAV	LAVATORY	WRC	WESTERN RED CEDAR
LT	LIGHT	YD	YARD

ABBREVIATIONS

CLIENT

MARK LOONEY AND STEPHANIE RODRIGUEZ
 24 ROSEWOOD DRIVE
 SAN FRANCISCO, CA 94127

ARCHITECT

JENNIFER TULLEY ARCHITECTS PHONE: (415) 529-2597
 2101 SCOTT STREET FAX: (415) 374-7218
 SAN FRANCISCO, CA 94115

JENNIFER TULLEY, PRINCIPAL

DIRECTORY

CLIENT

MARK LOONEY AND STEPHANIE RODRIGUEZ
 24 ROSEWOOD DRIVE
 SAN FRANCISCO, CA 94127

ARCHITECT

JENNIFER TULLEY ARCHITECTS PHONE: (415) 529-2597
 2101 SCOTT STREET FAX: (415) 374-7218
 SAN FRANCISCO, CA 94115

JENNIFER TULLEY, PRINCIPAL

PLAN CHECK SUMMARY

PROPERTY ADDRESS: 24 ROSEWOOD DRIVE, SAN FRANCISCO, CA 94127

BLOCK: 3043 LOT: 004
 LOT SIZE: 4,304 SF
 ZONING: RH-1(D)
 HEIGHT LIMIT: 40 FT
 EXISTING OCCUPANCY: ONE FAMILY DWELLING
 PROPOSED OCCUPANCY: ONE FAMILY DWELLING
 CONSTRUCTION TYPE: 5B WOOD FRAME

FLOOR	EXISTING	PROPOSED
FIRST LEVEL	1310 SF	1685 SF
SECOND LEVEL	827 SF	1210 SF
TOTAL	2137 SF	2895 SF
GARAGE	616 SF	616 SF

COVERSHEET

ABBREVIATIONS

GA	GAUGE	TYP	TYPICAL
GALV	GALVANIZED		
GSM	GALVANIZED SHEET METAL	UN	UNLESS OTHERWISE NOTED
GYP BD	GYP SUM BOARD		
		V	VENT
H	HIGH	VERT	VERTICAL
HB	HOSE BIB	VIF	VERIFY IN FIELD
HDR	HEADER	VG	VERTICAL GRAIN
HDWR	HARDWARE		
HORIZ	HORIZONTAL	W	WASHING MACHINE
HT	HEIGHT	WI	WITH
		WC	WATER CLOSET (TOILET)
ID	INSIDE DIAMETER	WD	WOOD
IG	INSULATED GLASS	WH	WATER HEATER
INSUL	INSULATION	W/O	WITHOUT
INT	INTERIOR	WP	WATERPROOF WORK POINT
JT	JOINT	WR	WATER RESISTANT
LAV	LAVATORY	WRC	WESTERN RED CEDAR
LT	LIGHT	YD	YARD

ABBREVIATIONS

CLIENT

MARK LOONEY AND STEPHANIE RODRIGUEZ
 24 ROSEWOOD DRIVE
 SAN FRANCISCO, CA 94127

ARCHITECT

JENNIFER TULLEY ARCHITECTS PHONE: (415) 529-2597
 2101 SCOTT STREET FAX: (415) 374-7218
 SAN FRANCISCO, CA 94115

JENNIFER TULLEY, PRINCIPAL

DIRECTORY

CLIENT

MARK LOONEY AND STEPHANIE RODRIGUEZ
 24 ROSEWOOD DRIVE
 SAN FRANCISCO, CA 94127

ARCHITECT

JENNIFER TULLEY ARCHITECTS PHONE: (415) 529-2597
 2101 SCOTT STREET FAX: (415) 374-7218
 SAN FRANCISCO, CA 94115

JENNIFER TULLEY, PRINCIPAL

SCOPE OF WORK

- 2 STORY ADDITION AT FRONT INCLUDING OFFICE, POWDER ROOM, BEDROOM AND BATHROOM
- NEW FRONT STEPS AND WALKWAY
- CONVERT BATH TO LAUNDRY, RENOVATE MASTER BATH
- ADD SKYLIGHT

DATE: 11.18.2019
 SITE PERMIT

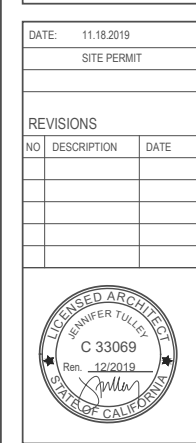
REVISIONS

NO	DESCRIPTION	DATE

LICENSED ARCHITECT
 JENNIFER TULLEY
 C 33069
 Ren. 12/2019
 STATE OF CALIFORNIA

JOB #: 1920
 SCALE: NTS

A0.0



JOB #: 1920
 SCALE: NTS
A0.0

PLANTING/ PERMEABLE AREA CALCULATION

LANDSCAPED AREA =
 333 SF + 77 SF + 33 SF = 443 SF
 TOTAL FRONT YARD AREA = 786 SF
 443 SF / 786 SF X 100 = 56 % PERMEABLE AREA

J|T|A
 JENNIFER TULLY ARCHITECTS
 2101 SCOTT ST
 SAN FRANCISCO, CA 94115
 T 415.529.2597 F 415.374.7218

RESIDENTIAL ADDITION
 24 ROSEWOOD DRIVE
 SAN FRANCISCO, CA

SITE PLANS

DATE: 11.18.2019
 SITE PERMIT

REVISIONS		
NO	DESCRIPTION	DATE



JOB #: 1920
 SCALE: 1/8" = 1'-0"

A0.1



2 PROPOSED SITE PLAN
 1/8" = 1'-0"

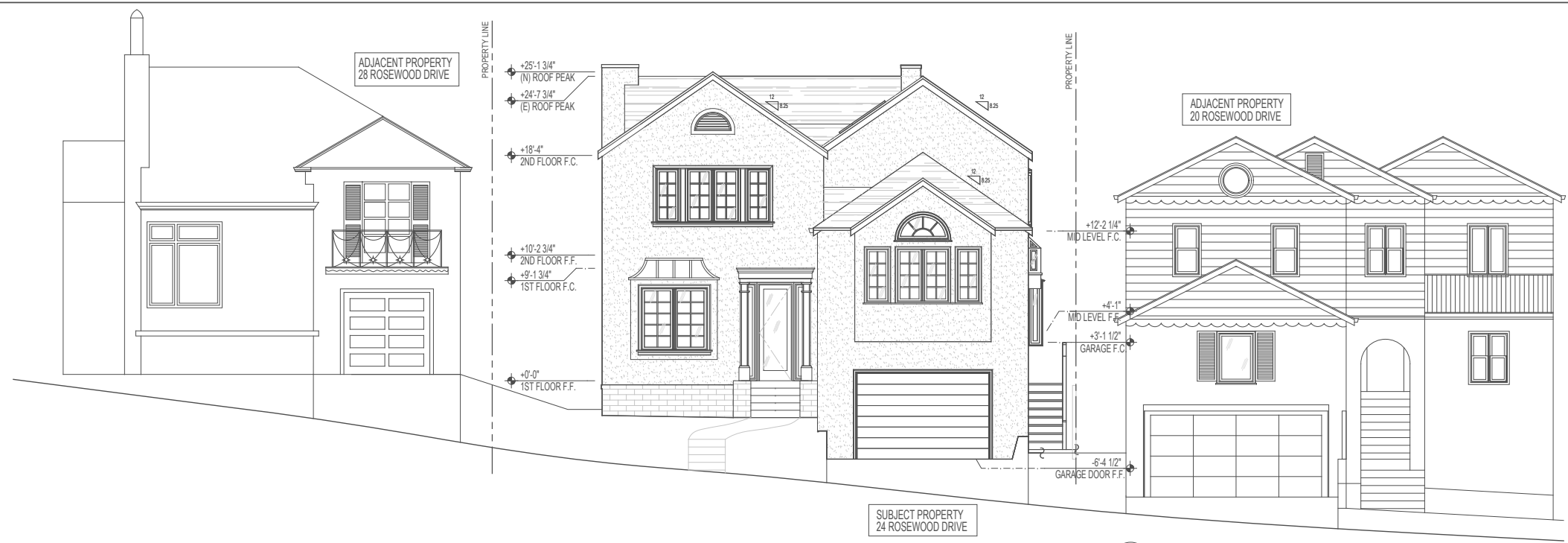
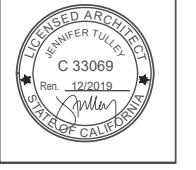


1 EXISTING SITE PLAN
 1/8" = 1'-0"



REVISIONS

NO	DESCRIPTION	DATE



OPPOSITE SIDE PROPERTY 25 ROSEWOOD DRIVE
 2 STREET VIEW OPPOSITE SIDE



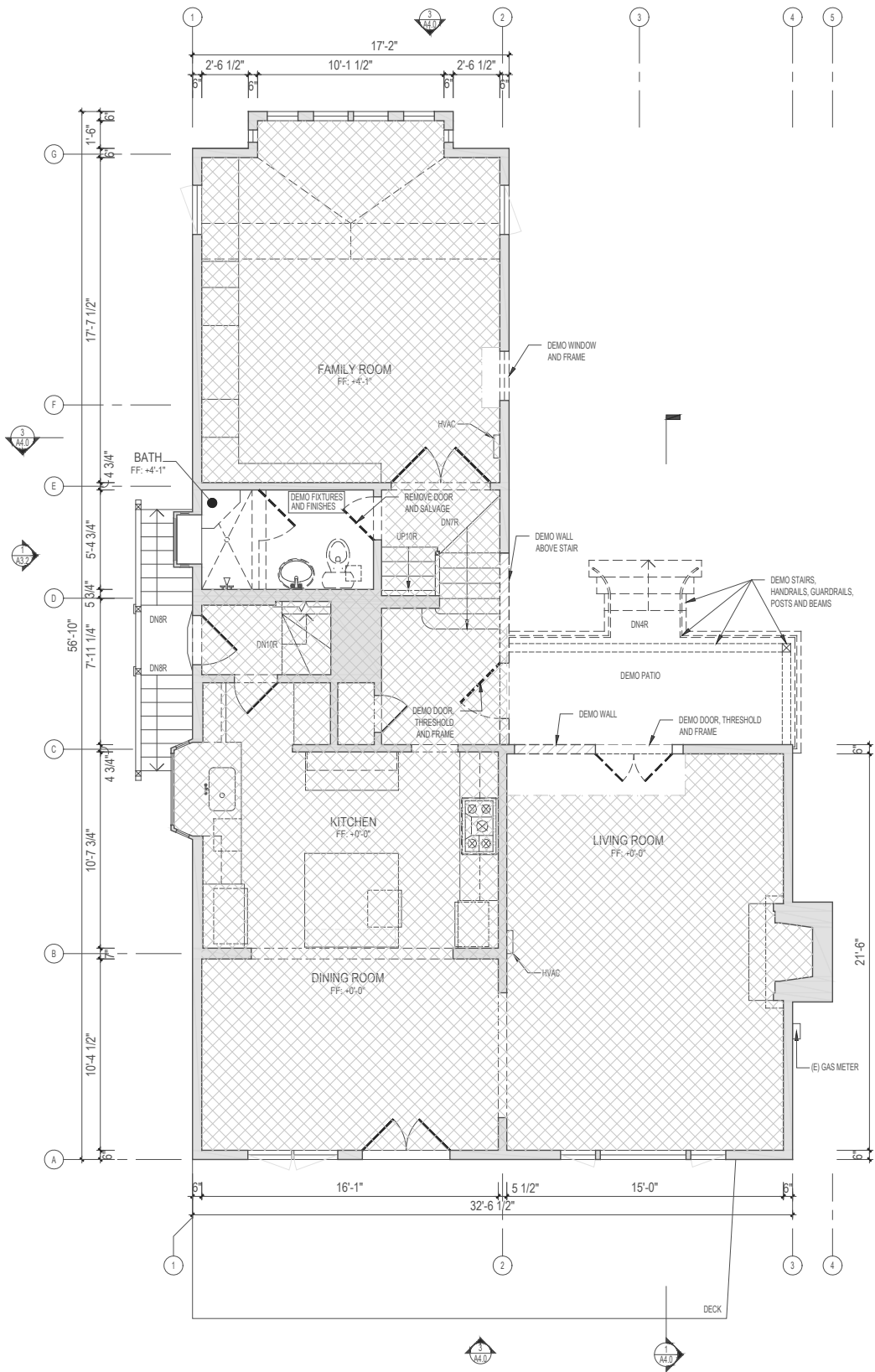
ADJACENT PROPERTY 28 ROSEWOOD DRIVE



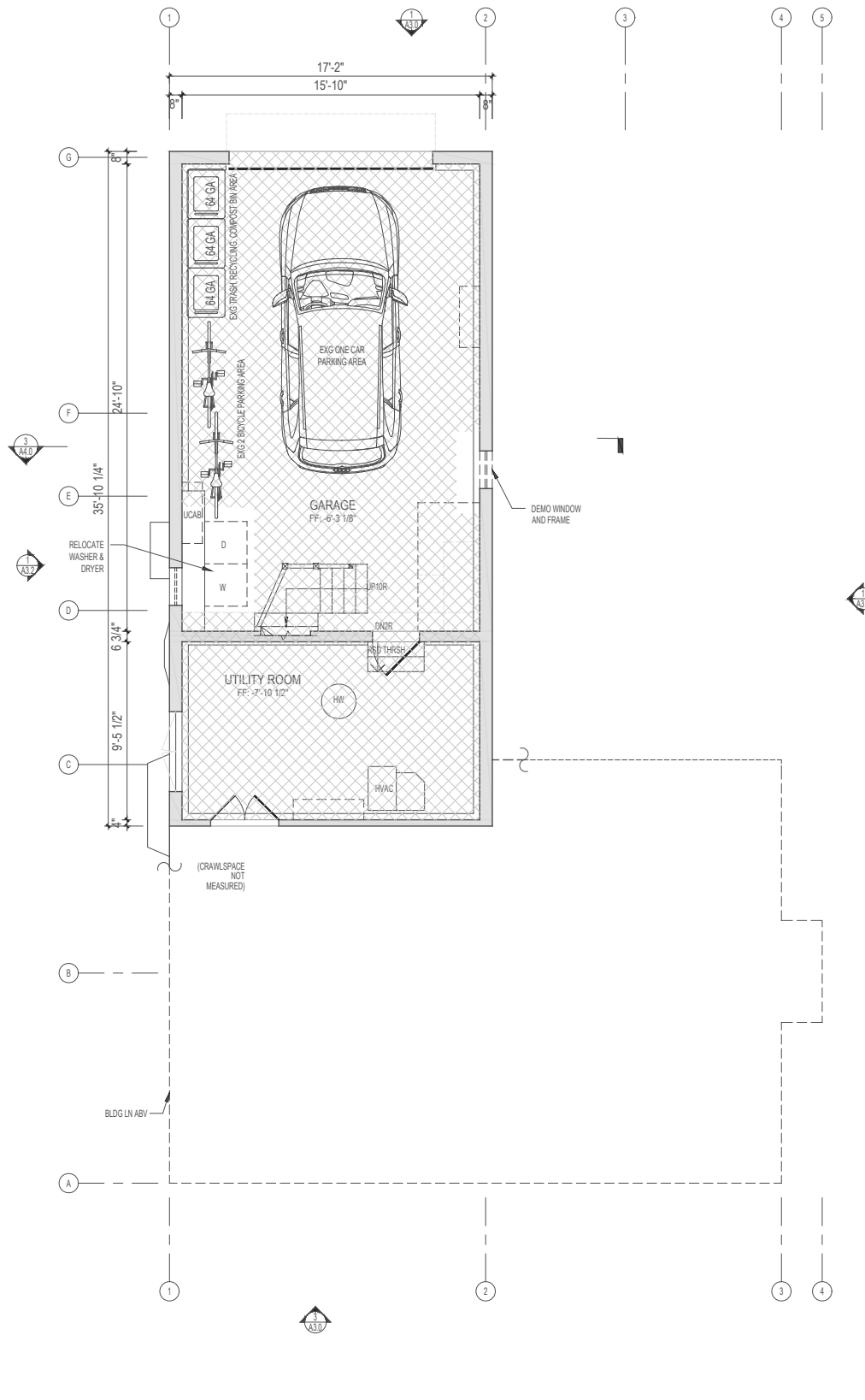
SUBJECT PROPERTY 24 ROSEWOOD DRIVE



ADJACENT PROPERTY 20 ROSEWOOD DRIVE
 1 STREET VIEW PROJECT SIDE



2 FIRST FLOOR
1/4" = 1'-0"



1 BASEMENT FLOOR
1/4" = 1'-0"

DEMOLITION NOTES

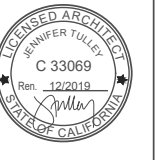
- ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND ALL HARDSCAPE AND/OR LANDSCAPE TO REMAIN.
- PROTECT ALL WALLS, FINISH SURFACES, AND OTHER AREAS TO REMAIN AGAINST DAMAGE DURING CONSTRUCTION. ITEMS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING CONDITION.
- ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
- LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
- AT DEMOLISHED WINDOW LOCATION, THE WINDOW SYSTEM TO BE DEMOLISHED INCLUDES THE WINDOW UNIT, WINDOW HARDWARE, WINDOW COVERINGS AND RELATED HARDWARE U.O.N.
- AT DEMOLISHED DOOR LOCATIONS, THE DOOR SYSTEM TO BE DEMOLISHED INCLUDES THE DOOR UNIT, DOOR HARDWARE AND FRAME, U.O.N.
- DEMOLISH ALL REDUNDANT PLUMBING AND HVAC EQUIPMENT INCLUDING FURNACES, PLUMBING, DUCTWORK, VENTING BACK TO SOURCE.
- PREPARE ALL SURFACES TO REMAIN FOR NEW CONSTRUCTION (REMOVE EXPOSED NAILS STAPLES, GLUE, ABANDONED HARDWARE, etc.)
- CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.
- COORDINATE EXACT EXTENT OF WALL DEMOLITION WITH NEW WALL LOCATIONS ON CONSTRUCTION PLANS.
- PREP EXISTING INTERIOR WALL AND CEILING SYSTEMS FOR NEW FINISH.
- DEMOLISH ALL INTERIOR WALL FINISH SYSTEMS AS REQUIRED FOR NEW CONSTRUCTION. PREP EXISTING WALL SYSTEM TO REMAIN AS REQUIRED FOR NEW INTERIOR WALL FINISH.
- REFER TO SPECIFICATION FOR WASTE MANAGEMENT PLAN.

DEMO FLOOR PLAN LEGEND

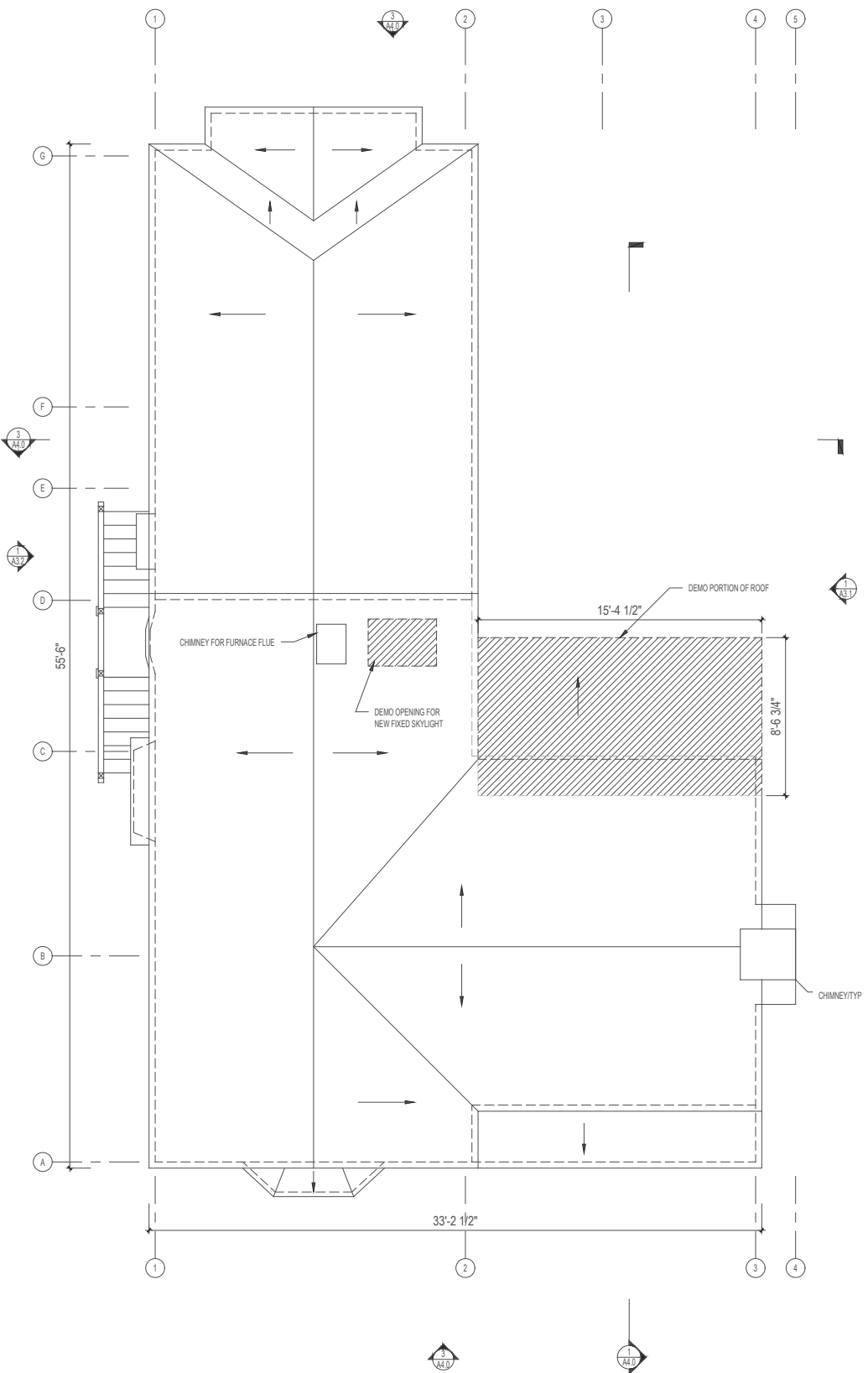
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|-----------|---------------|----------|------------------------------|------------------------------|----------|------------|------------|-----------|-----------|--------------------------|------------|------------------------|---------------------|----------------|
| DEMO WALL | EXISTING WALL | NEW WALL | HIDDEN EDGE, ABOVE OR BEYOND | HIDDEN EDGE, BELOW OR BEHIND | DOOR TAG | WINDOW TAG | FINISH TAG | WALL TYPE | GRID LINE | SECTION OR ELEVATION TAG | DETAIL TAG | INTERIOR ELEVATION TAG | LEVEL LINE OR DATUM | SPOT ELEVATION |
|-----------|---------------|----------|------------------------------|------------------------------|----------|------------|------------|-----------|-----------|--------------------------|------------|------------------------|---------------------|----------------|

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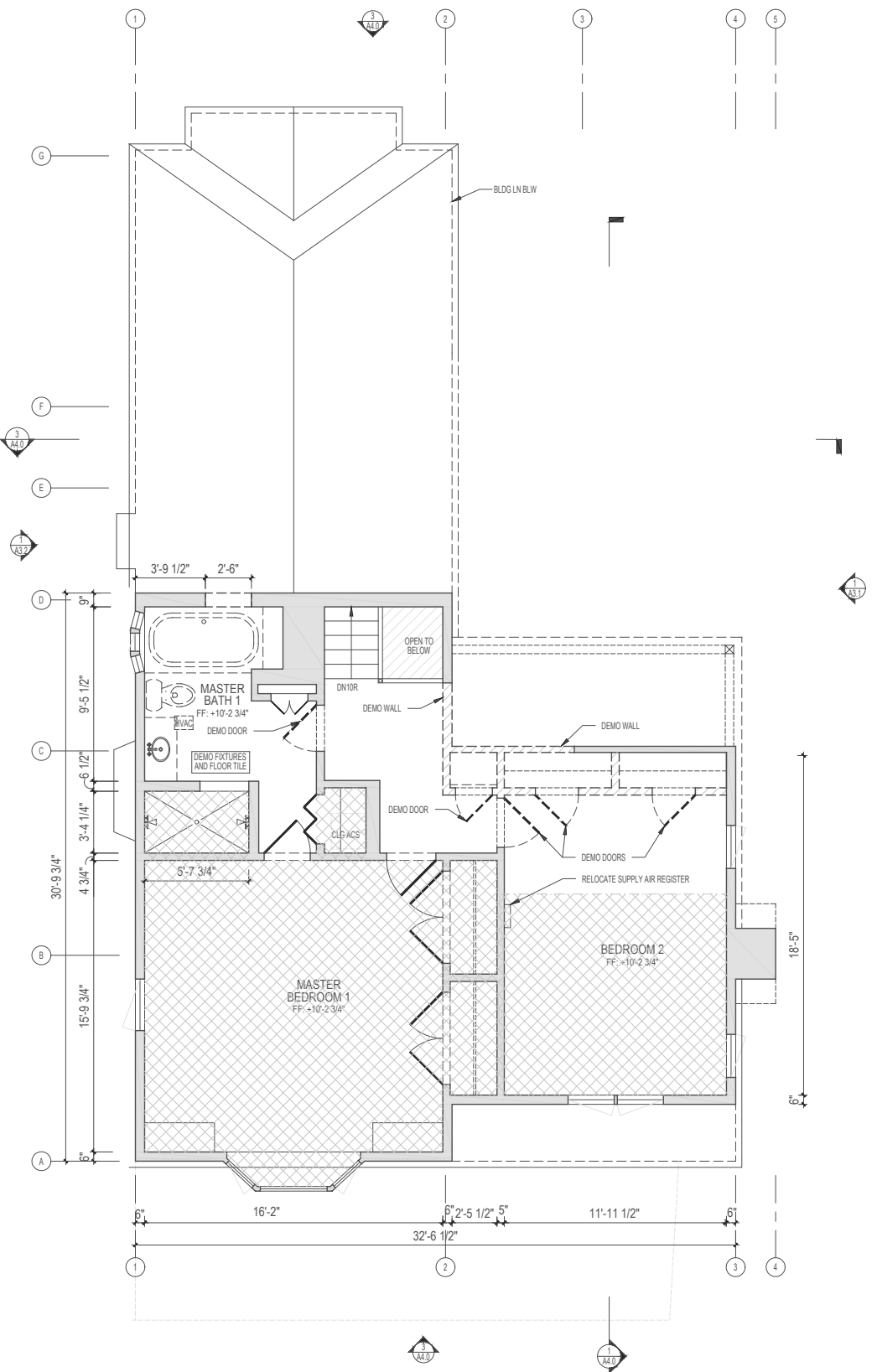
REVISIONS		
NO	DESCRIPTION	DATE



JOB #: 1920
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"



1 SECOND FLOOR
1/4" = 1'-0"

DEMOLITION NOTES

- ALL DEMOLITION WORK TO BE CONDUCTED IN SUCH A MANNER AS TO PROTECT ADJACENT PROPERTY AND ALL HARDSCAPE AND/OR LANDSCAPE TO REMAIN.
- PROTECT ALL WALLS, FINISH SURFACES, AND OTHER AREAS TO REMAIN AGAINST DAMAGE DURING CONSTRUCTION. ITEMS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING CONDITION.
- ASBESTOS CONTAINING MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
- LEAD PAINTED MATERIALS IN EXISTING BUILDINGS TO BE IDENTIFIED AND REMOVED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.
- AT DEMOLISHED WINDOW LOCATION, THE WINDOW SYSTEM TO BE DEMOLISHED INCLUDES THE WINDOW UNIT, WINDOW HARDWARE, WINDOW COVERINGS AND RELATED HARDWARE U.O.N.
- AT DEMOLISHED DOOR LOCATIONS, THE DOOR SYSTEM TO BE DEMOLISHED INCLUDES THE DOOR UNIT, DOOR HARDWARE AND FRAME, U.O.N.
- DEMOLISH ALL REDUNDANT PLUMBING AND HVAC EQUIPMENT INCLUDING FURNACES, PLUMBING, DUCTWORK, VENTING BACK TO SOURCE.
- PREPARE ALL SURFACES TO REMAIN FOR NEW CONSTRUCTION (REMOVE EXPOSED NAILS STAPLES, GLUE, ABANDONED HARDWARE, etc.)
- CONTRACTOR TO VERIFY BEARING AND NON-BEARING STATUS OF EXISTING CONSTRUCTION TO BE DEMOLISHED BEFORE PROCEEDING WITH WORK.
- COORDINATE EXACT EXTENT OF WALL DEMOLITION WITH NEW WALL LOCATIONS ON CONSTRUCTION PLANS.
- PREP EXISTING INTERIOR WALL AND CEILING SYSTEMS FOR NEW FINISH.
- DEMOLISH ALL INTERIOR WALL FINISH SYSTEMS AS REQUIRED FOR NEW CONSTRUCTION. PREP EXISTING WALL SYSTEM TO REMAIN AS REQUIRED FOR NEW INTERIOR WALL FINISH.
- REFER TO SPECIFICATION FOR WASTE MANAGEMENT PLAN.

DEMO FLOOR PLAN LEGEND

DEMO WALL	WALL TYPE
EXISTING WALL	GRID LINE
NEW WALL	SECTION OR ELEVATION TAG
HIDDEN EDGE, ABOVE OR BEYOND	DETAIL TAG
HIDDEN EDGE, BELOW OR BEHIND	INTERIOR ELEVATION TAG
DOOR TAG	LEVEL LINE OR DATUM
WINDOW TAG	SPOT ELEVATION
FINISH TAG	

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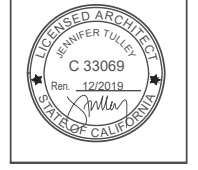
RESIDENTIAL ADDITION
24 ROSEWOOD DRIVE
SAN FRANCISCO, CA

EXISTING/DEMO PLANS

DATE: 11.18.2019
SITE PERMIT

REVISIONS

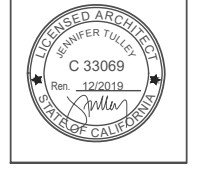
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JOB #: 1920
SCALE: 1/4" = 1'-0"

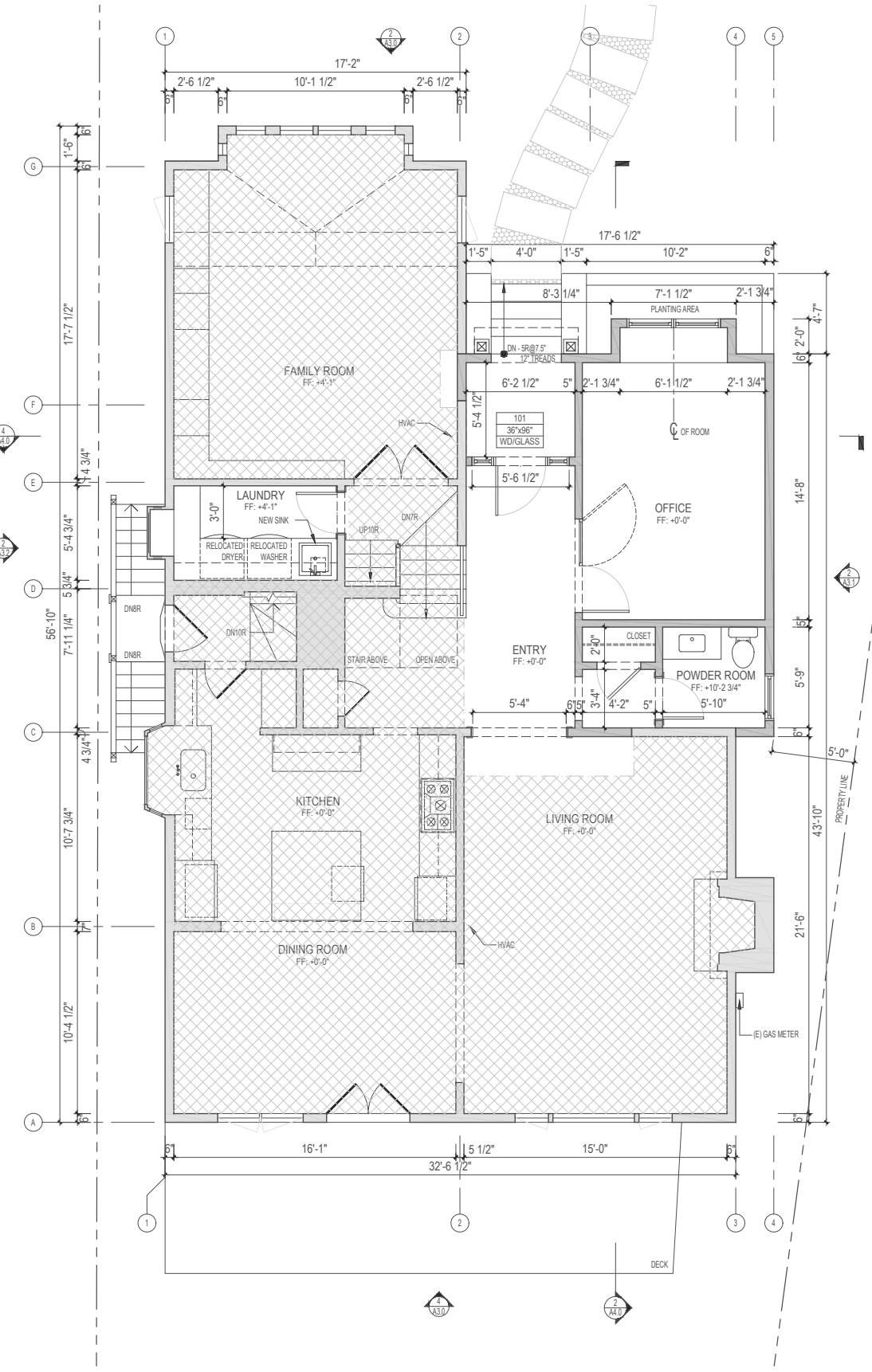
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REVISIONS		
NO	DESCRIPTION	DATE

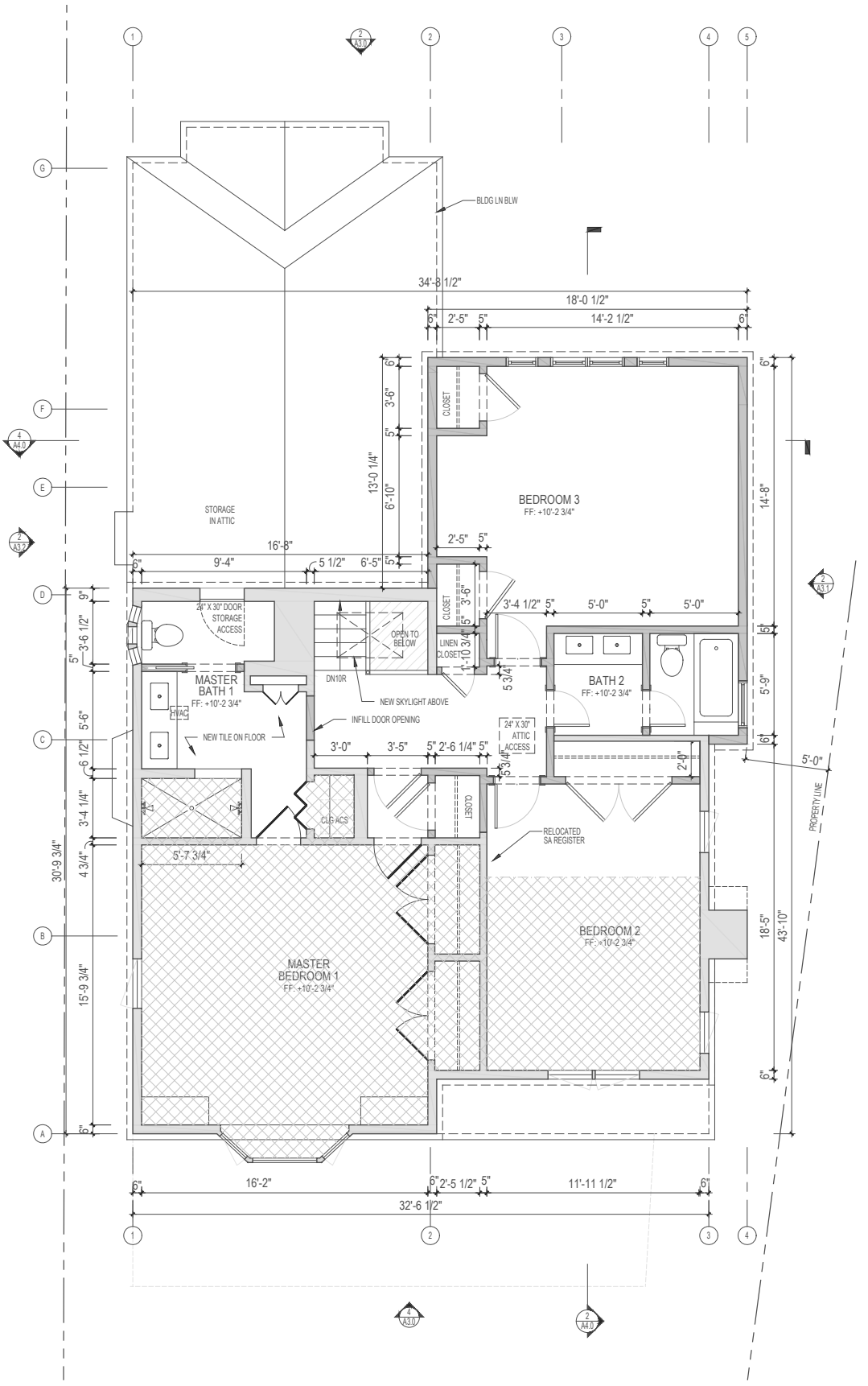


CONSTRUCTION NOTES

- BATHROOMS
 - WALL COVERINGS IN SHOWERS AND SHOWER / TUB COMBINATION UNITS SHALL BE TILE TO A MIN HEIGHT OF +7'-0". OVER APPROVED MORTAR BED OR CEMENTITIOUS TILE UNDERLAYMENT BOARD OVER A VAPOR BARRIER.
 - ALL MATERIALS OTHER THAN STRUCTURAL ELEMENTS IN TUB / SHOWER AREAS ARE TO BE MOISTURE RESISTANT.
 - GLASS ENCLOSURE DOORS & PANELS SHALL BE LABELED CATEGORY II.
 - NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ. IN. OF FLOOR AREA AND ENCOMPASS A 30" DIA. CIRCLE.
 - ALL SHOWER AND TUB / SHOWERS ARE TO BE PROVIDED WITH PRESSURE-BALANCING OR THERMOSTATIC MIXING VALVE CONTROLS.
 - ALL NEW PLUMBING FIXTURES SHALL BE LOW FLOW WATER SAVING PLUMBING DEVICES PER TITLE 24.
- ALL NEW HANDRAILS INSTALLED IN REMODELED AREAS SHALL COMPLY WITH THE FOLLOWING:
 - A CONTINUOUS HANDRAIL IS REQUIRED FOR STAIRWAYS WITH 4 OR MORE RISERS.
 - THE TOP OF THE HANDRAIL SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS.
 - INTERMEDIATE BALUSTERS ON OPEN SIDES OF STAIRS AND LANDINGS SHALL BE SPACED SO THAT A SPHERE OF 4" IN DIA. CANNOT PASS THROUGH.
 - HANDRAIL ENDS SHALL BE RETURNED OR SHALL HAVE ROUNDED TERMINATIONS OR BENDS.
 - HANDGRIP SURFACE SHALL BE 1-1/4" TO 1-1/2" IN CROSS SECTION OR A SHAPE THAT PROVIDES AN EQUIVALENT SMOOTH GRIPPING SURFACE.
 - HANDRAILS SHALL HAVE MINIMUM 1-1/2" CLEARANCE FROM ANY WALL SURFACE.
- A PROTECTIVE GUARDRAIL SHALL BE PROVIDED WITH A MINIMUM HEIGHT OF 42" AT ALL DECKS, PORCHES, BALCONIES, RAISED FLOORS (MORE THAN 30" ABOVE GRADE OR FLOOR BELOW) AND OPEN SIDES OF STAIRS AND LANDINGS. OPENINGS BETWEEN BALUSTERS SHALL BE SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH.
- PROVIDE ATTIC ACCESS WITH A MIN. OPENING AREA OF 22" X 30" WHERE ATTIC HEIGHT 30" OR GREATER, AS PER CBC.
- AT LEAST ONE WINDOW IN EACH SLEEPING ROOM SHALL HAVE A RESCUE WINDOW THAT COMPLIES WITH CBC. EACH RESCUE WINDOW SHALL HAVE A MIN. NET CLEAR OPEN AREA OF 5.7 SQ. FT., WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A CLEAR OPENING WIDTH OF 20". SILL HEIGHTS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
- SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 - GLAZING IN EGRESS OR EGRESS DOORS
 - GLAZING IN DOORS AND ENCLOSURE FOR HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS
 - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE
 - GLAZING WHERE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQ. FT., EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, EXPOSED TOP EDGE IS LESS THAN 36" ABOVE THE FLOOR, AND THERE IS ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.
- ALL DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED.
- NEW FENESTRATION U FACTOR MAX 0.32.
- ACOUSTIC INSULATION @ ALL CEILINGS AND BEDROOM WALLS.
- ALL NEW WINDOWS TO BE MARVIN SIGNATURE ULTIMATE CLAD WOOD. EXTERIOR STONE WHITE, INTERIOR PAINTED WHITE, WHITE HARDWARE.



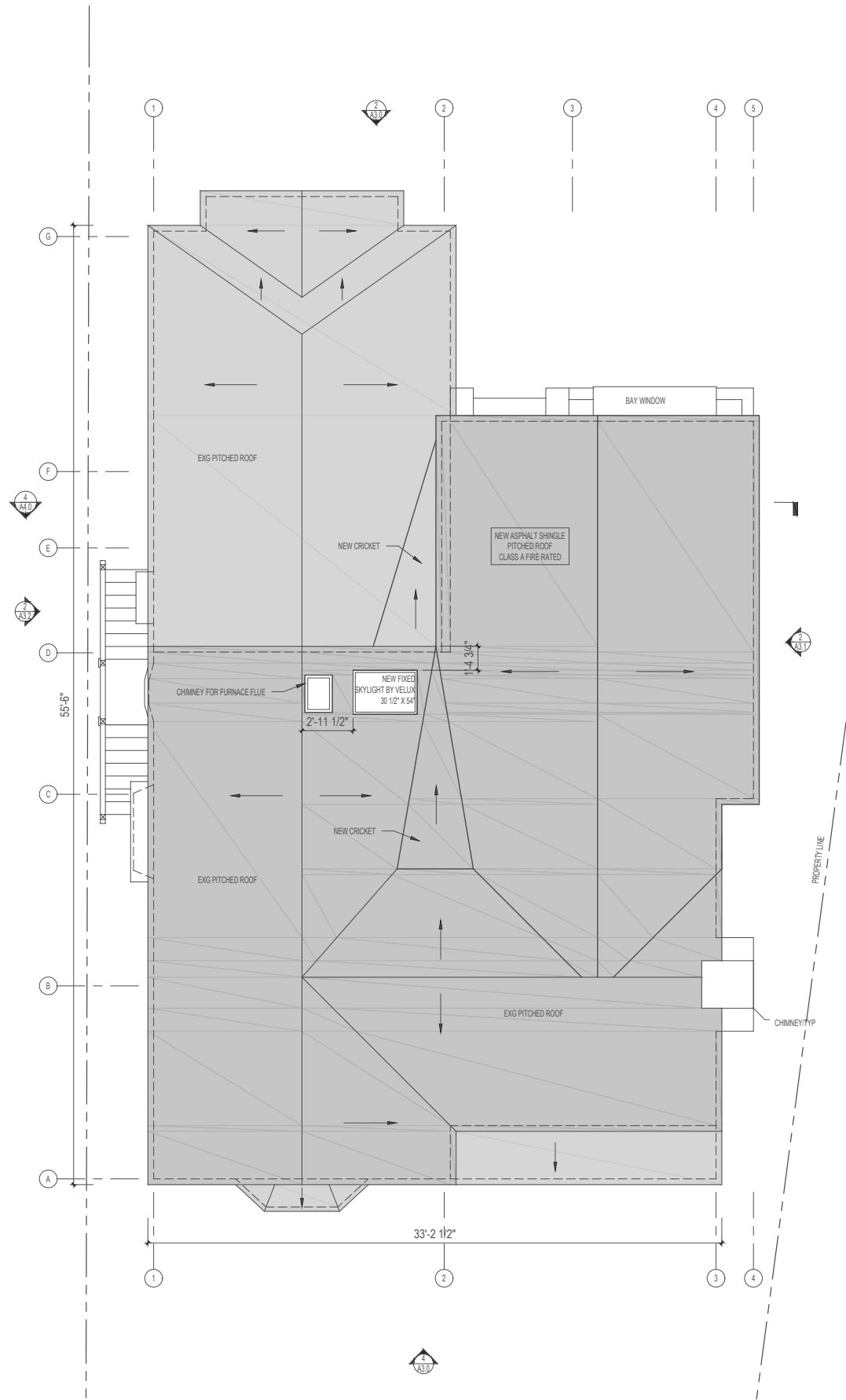
1 FIRST FLOOR
 1/4" = 1'-0"



2 SECOND FLOOR
 1/4" = 1'-0"

PROPOSED FLOOR PLAN LEGEND

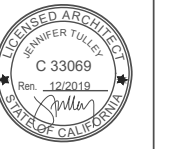
- | | |
|------------------------------|--------------------------|
| DEMO WALL | WALL TYPE |
| EXISTING WALL | GRID LINE |
| NEW WALL | SECTION OR ELEVATION TAG |
| HIDDEN EDGE, ABOVE OR BEYOND | DETAIL TAG |
| HIDDEN EDGE, BELOW OR BEHIND | INTERIOR ELEVATION TAG |
| DOOR TAG | LEVEL LINE OR DATUM |
| WINDOW TAG | SPOT ELEVATION |
| FINISH TAG | |



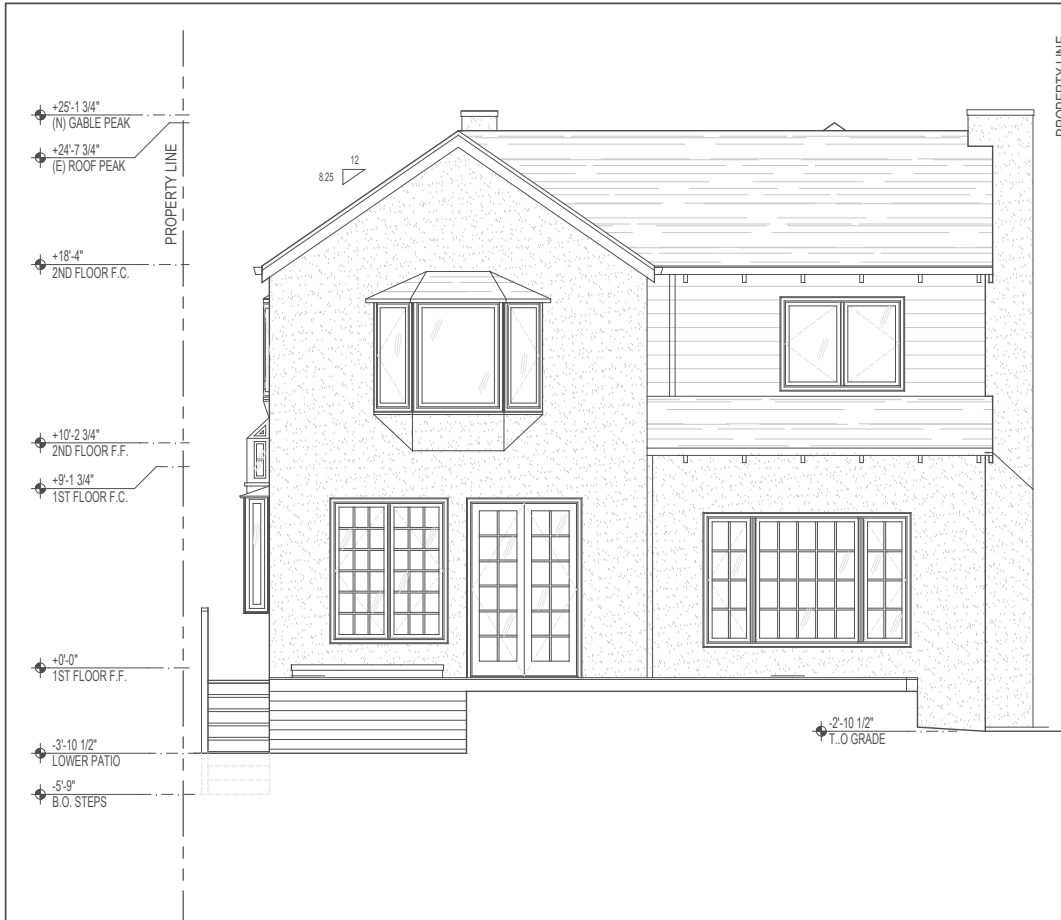
DATE: 11.18.2019
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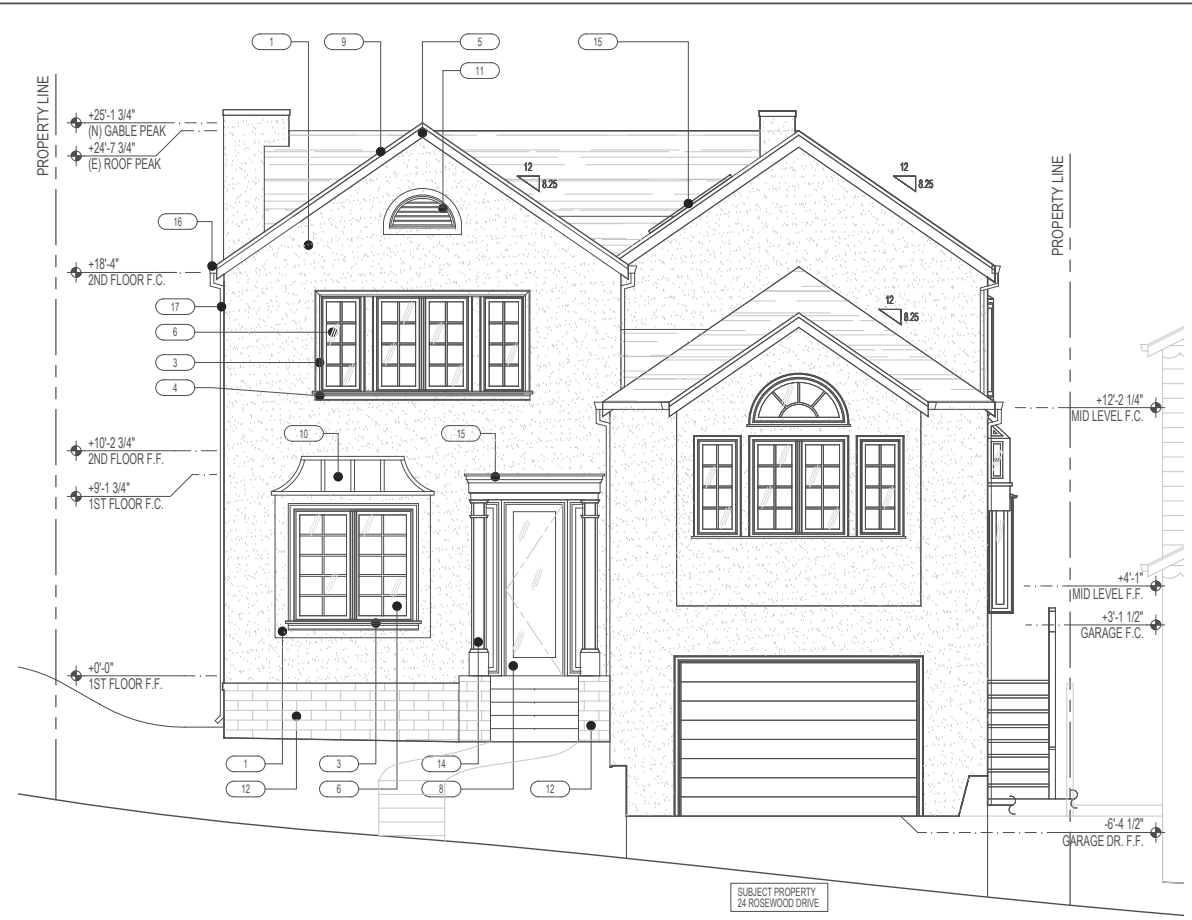
NO	DESCRIPTION	DATE



JOB #: 1920
 SCALE: 1/4" = 1'-0"



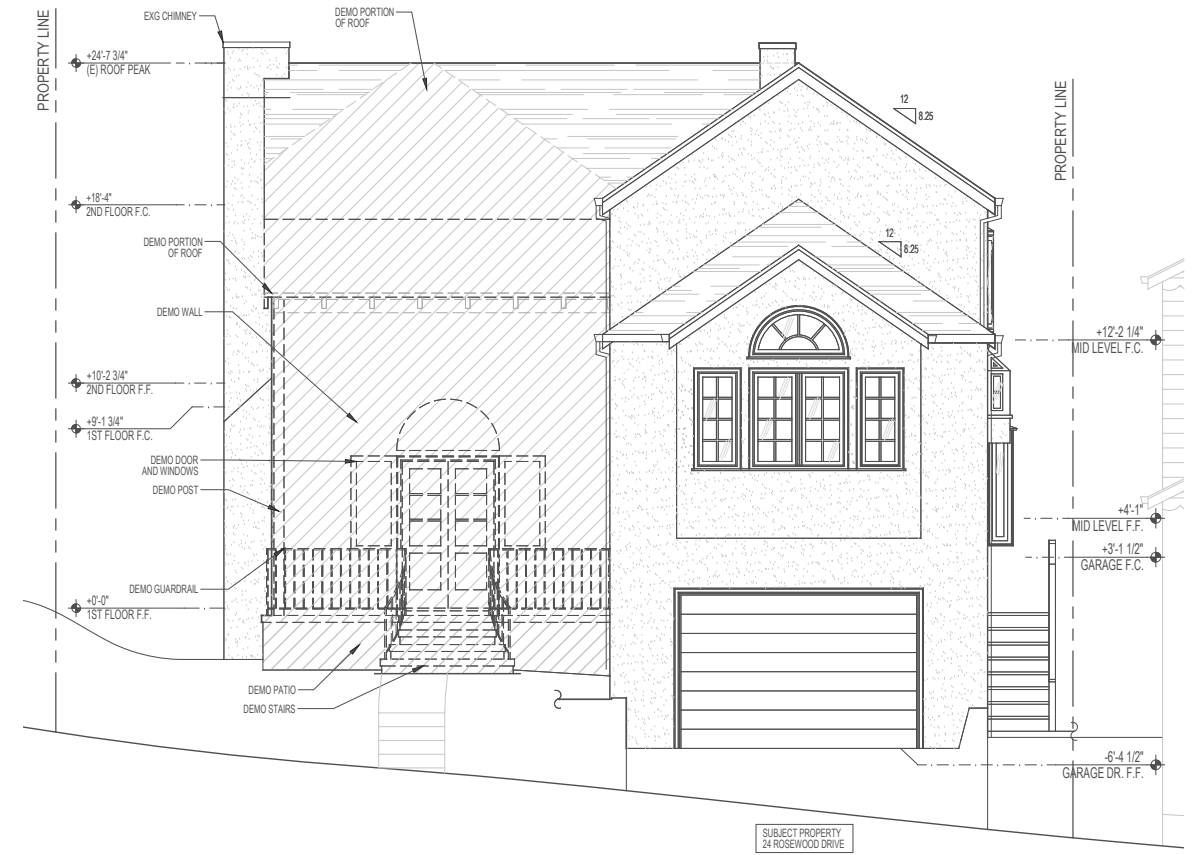
4 PROPOSED WEST ELEVATION
1/4" = 1'-0"



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



3 DEMO/EXISTING WEST ELEVATION
1/4" = 1'-0"



1 DEMO/EXISTING EAST ELEVATION
1/4" = 1'-0"

GENERAL FINISH NOTES

- 1 STUCCO
INTEGRAL STUCCO
COLOR: TO MATCH EXISTING
FINISH: TO MATCH EXISTING
- 2 WOOD SIDING
HARDIBOARD
COLOR: TO MATCH EXISTING
- 3 WINDOW TRIM
FYPON, WINDOW CASING - MLD230-16
HIGH DENSITY POLY-URETHANE MATERIAL, PRIMED.
- 4 WINDOW SILL AND APRON
FYPON, WINDOW SILL - MLD710-10, APRON - MLD230-16
HIGH DENSITY POLY-URETHANE MATERIAL, PRIMED.
- 5 FASCIA BOARD
FYPON, SMOOTH FLAT TRIM - FLT159-16
HIGH DENSITY POLY-URETHANE MATERIAL, PRIMED.
- 6 WINDOWS
MARVIN WINDOWS, CLAD ULTIMATE CASEMENTS,
WHITE EXTERIOR & WHITE INTERIOR,
DOUBLE PANE, SDL.
- 7 SKYLIGHT
VELUX FIXED DECK MOUNTED SKYLIGHT
- 8 FRONT DOOR
SIMPSON DOOR COMPANY
STAINED MAHOGANY
- 9 SHINGLE ROOF
CERTANTEED LANDMARKS TRIPLE LAMINATE SHINGLES ROOFING,
DUAL LAYERED CONSTRUCTION, UL CLASS A FIRE RESISTANT,
COLOR: TBD
- 10 CURVED ROOF @ BAY WINDOW
CYPRESS METALS ANTEBELLUM BAY OR EQUAL
- 11 FUNCTIONAL LOUVER @ GABLE
FYPON, HALF ROUND LOUVER WITH SCREEN - FHLV36X18
TRIM - HRLV36X4F
HIGH DENSITY POLY-URETHANE MATERIAL, PRIMED.
- 12 ENTRY PLANTER AND STAIR PLATFORMS
CONCRETE PLANTER WITH TRAVERTINE VENEER
- 13 ENTRY LANDING
TRAVERTINE STONE PAVERS
- 14 PORTICO COLUMNS
FYPON PANEL SQUARE COLUMN - COL11X96PSQ
POLYURETHANE MATERIAL, PRIMED, COLOR TBD
- 15 PORTICO CROWN
FYPON MOULDING FACIA SMOOTH- MLD605-8-P
PAINTED, COLOR TBD
- 16 GUTTERS
OGEE WHITE ALUMINUM GUTTERS TO MATCH EXISTING
- 17 DOWNSPOUTS
WHITE ALUMINUM RECTANGULAR DOWNSPOUT TO MATCH EXISTING

FRONT FACADE CALCULATION

EXTERIOR ELEVATION LEGEND

- DEMO AREA
- DEMO OBJECT
- ADJACENT BUILDING

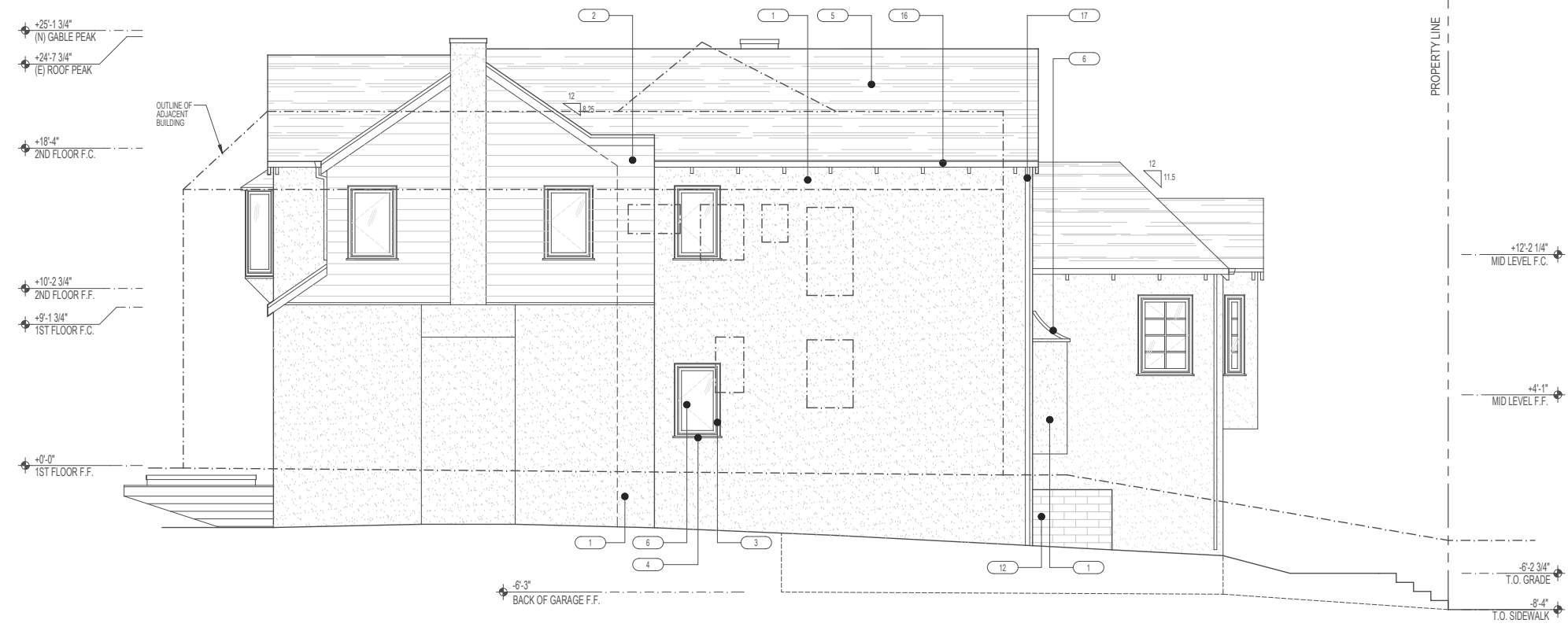
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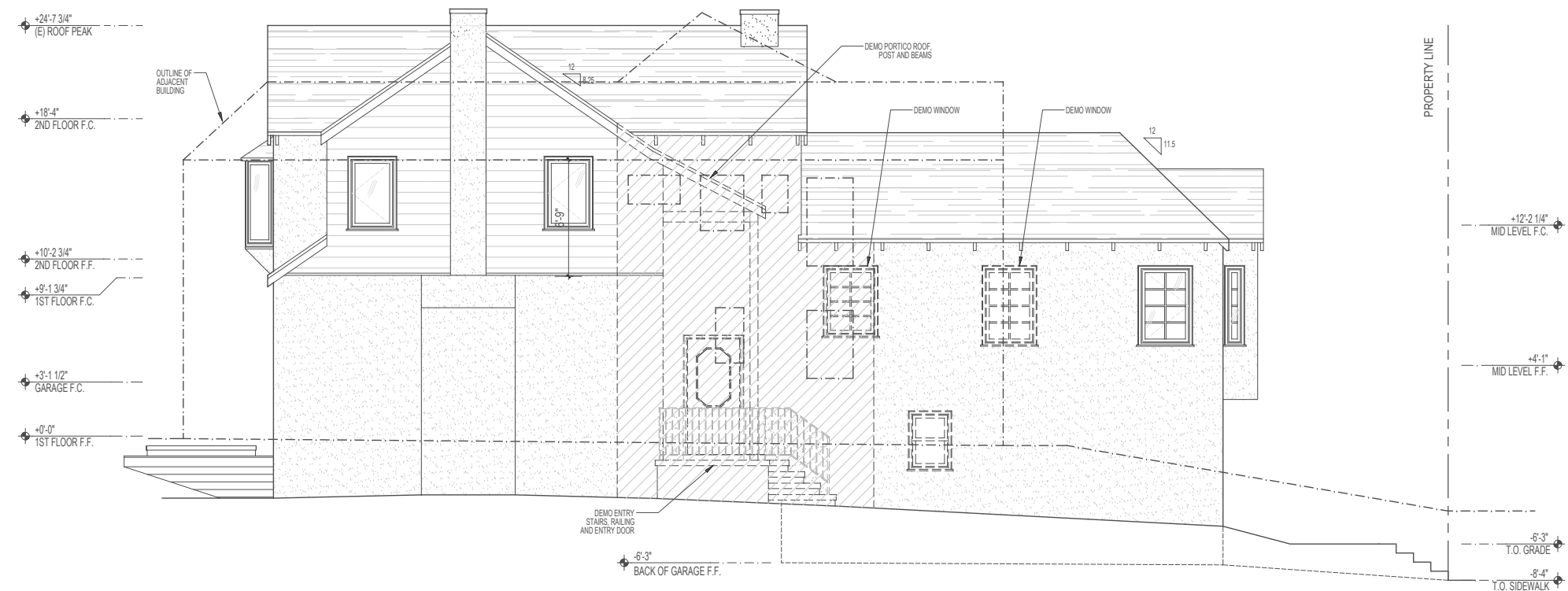
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JOB #: 1920
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



1 DEMO/EXISTING SOUTH ELEVATION
1/4" = 1'-0"

GENERAL FINISH NOTES

- 1 STUCCO
INTEGRAL STUCCO
COLOR: TO MATCH EXISTING
FINISH: TO MATCH EXISTING
- 2 WOOD SIDING
HARDIBOARD
COLOR: TO MATCH EXISTING
- 3 WINDOW TRIM
FYPON, WINDOW CASING - MLD230-16
HIGH DENSITY POLY-URETHANE MATERIAL, PRIMED.
- 4 WINDOW SILL AND APRON
FYPON, WINDOW SILL - MLD710-10, APRON - MLD230-16
HIGH DENSITY POLY-URETHANE MATERIAL, PRIMED.
- 5 FASCIA BOARD
FYPON, SMOOTH FLAT TRIM - FLT159-16
HIGH DENSITY POLY-URETHANE MATERIAL, PRIMED.
- 6 WINDOWS
MARVIN WINDOWS, CLAD ULTIMATE CASEMENTS,
WHITE EXTERIOR & WHITE INTERIOR,
DOUBLE PANE, SDL.
- 7 SKYLIGHT
VELUX FIXED DECK MOUNTED SKYLIGHT
- 8 FRONT DOOR
SIMPSON DOOR COMPANY
STAINED MAHOGANY
- 9 SHINGLE ROOF
CERTANTEED LANDMARKS TRIPLE LAMINATE SHINGLES ROOFING,
DUAL LAYERED CONSTRUCTION, UL CLASS A FIRE RESISTANT,
COLOR: TBD
- 10 CURVED ROOF @ BAY WINDOW
CYPRESS METALS ANTEBELLUM BAY OR EQUAL
- 11 FUNCTIONAL LOUVER @ GABLE
FYPON, HALF ROUND LOUVER WITH SCREEN - FHRLV36X18
TRIM - HRLV36X4F
HIGH DENSITY POLY-URETHANE MATERIAL, PRIMED.
- 12 ENTRY PLANTER AND STAIR PLATFORMS
CONCRETE PLANTER WITH TRAVERTINE VENEER
- 13 ENTRY LANDING
TRAVERTINE STONE PAVERS
- 14 PORTICO COLUMNS
FYPON PANEL SQUARE COLUMN - COL11X96PSQ
POLYURETHANE MATERIAL, PRIMED, COLOR TBD
- 15 PORTICO CROWN
FYPON MOULDING FACIA SMOOTH-MLD505-8-P
PAINTED, COLOR TBD
- 16 GUTTERS
OCEE WHITE ALUMINUM GUTTERS TO MATCH EXISTING
- 17 DOWNSPOUTS
WHITE ALUMINUM RECTANGULAR DOWNSPOUT TO MATCH EXISTING

FRONT FACADE CALCULATION

EXTERIOR ELEVATION LEGEND

- DEMO AREA
- DEMO OBJECT
- ADJACENT BUILDING

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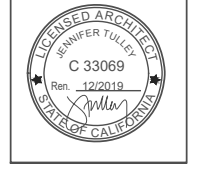
RESIDENTIAL ADDITION
24 ROSEWOOD DRIVE
SAN FRANCISCO, CA

DEMO/PROPOSED SOUTH
EXTERIOR ELEVATIONS

DATE: 11.18.2019
SITE PERMIT

REVISIONS

NO	DESCRIPTION	DATE



JOB #: 1920
SCALE: 1/4" = 1'-0"

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PROPERTY LINE

+25'-1 3/4" (N) GABLE PEAK

+24'-7 3/4" (E) ROOF PEAK

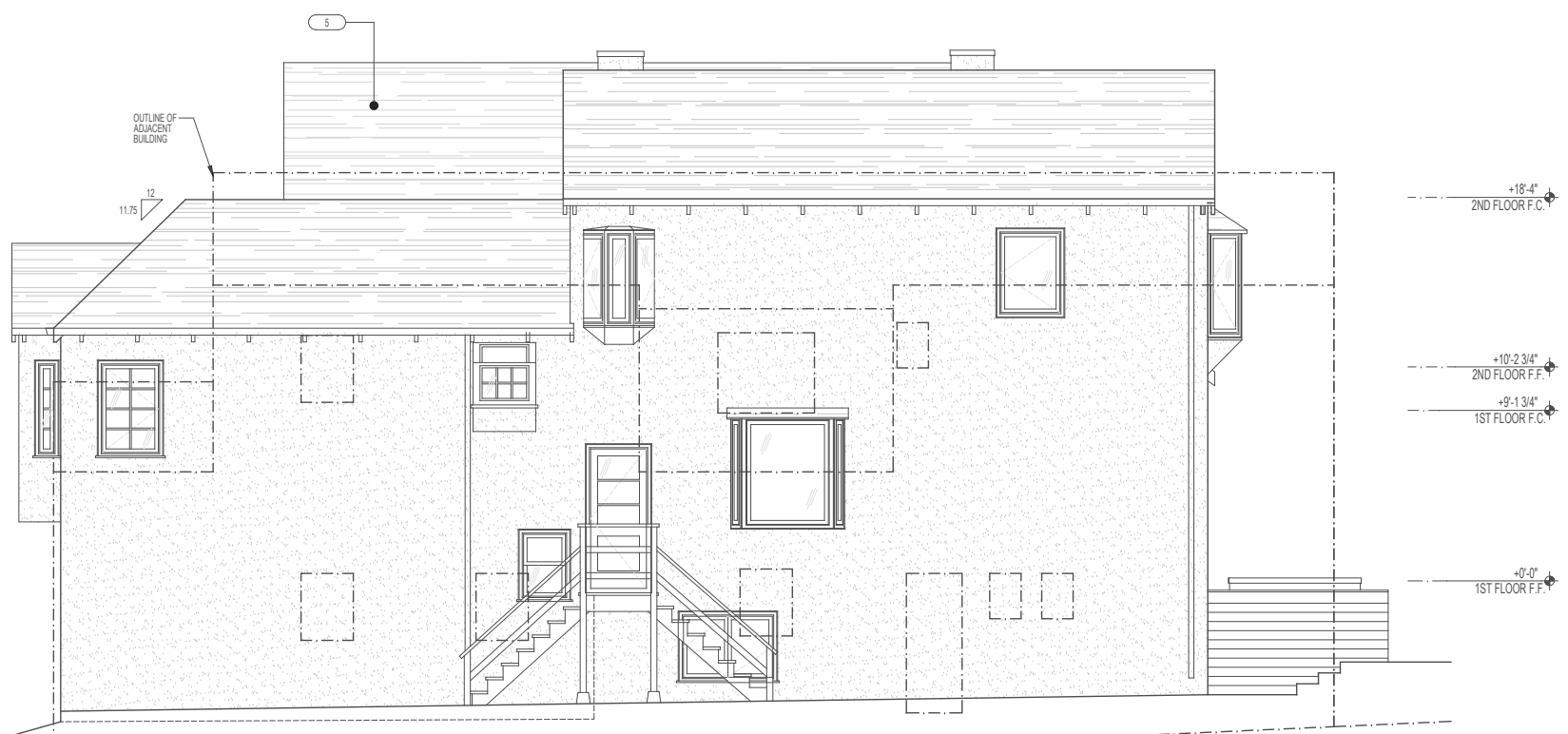
+12'-2 1/4" MID LEVEL F.C.

+4'-1" MID LEVEL F.F.

+3'-1 1/2" GARAGE F.C.

-6'-3" GARAGE F.F. @ BACK

-6'-4 1/2" GARAGE F.F. @ DOOR



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

PROPERTY LINE

+24'-7 3/4" (E) ROOF PEAK

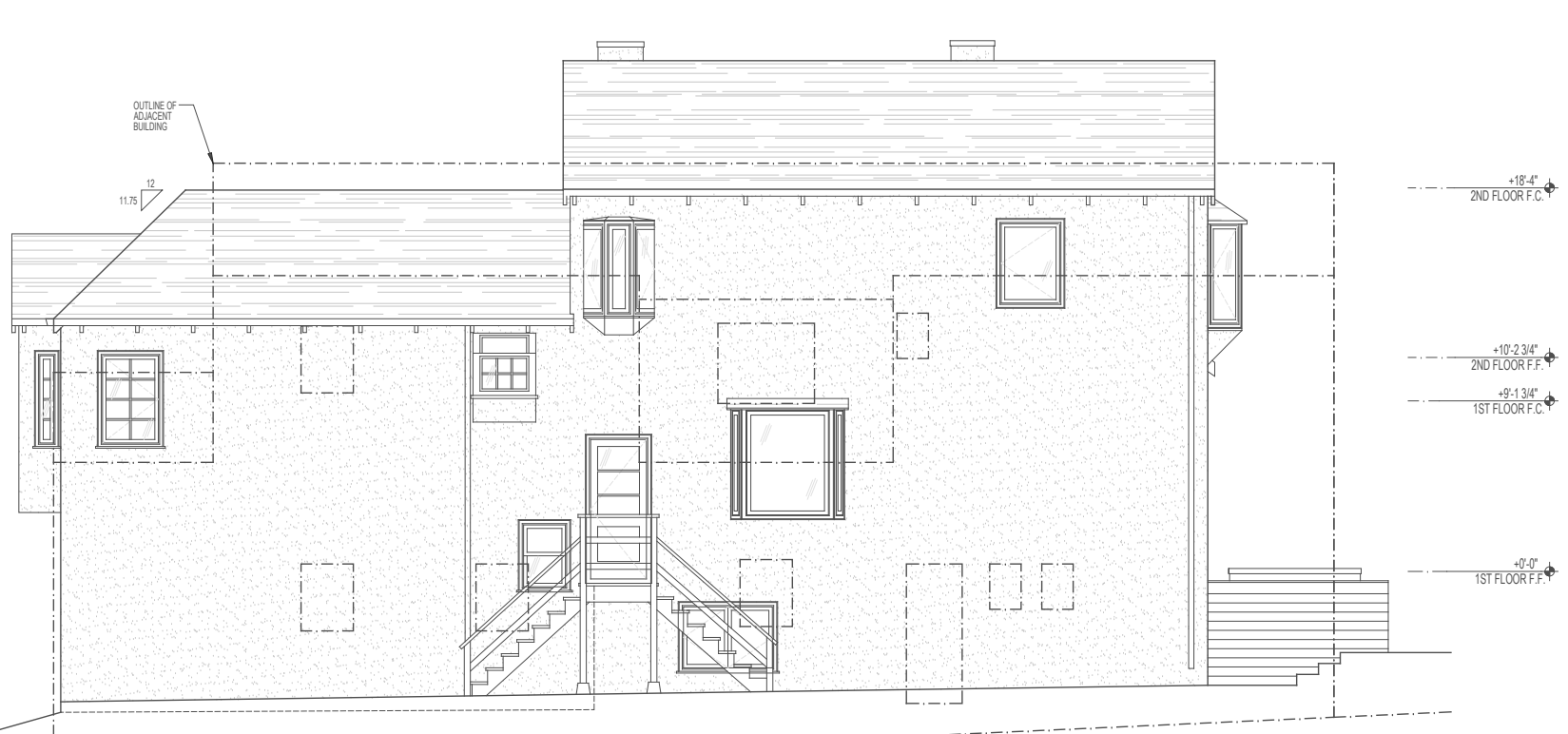
+12'-2 1/4" MID LEVEL F.C.

+4'-1" MID LEVEL F.F.

+3'-1 1/2" GARAGE F.C.

-6'-3" GARAGE F.F. @ BACK

-6'-4 1/2" GARAGE F.F. @ DOOR



1 DEMO/EXISTING NORTH ELEVATION
1/4" = 1'-0"

EXISTING NORTH ELEVATION

GENERAL FINISH NOTES

- 1 STUCCO
INTEGRAL STUCCO
COLOR: TO MATCH EXISTING
FINISH: TO MATCH EXISTING
- 2 WOOD SIDING
HARDIBOARD
COLOR: TO MATCH EXISTING
- 3 WINDOW TRIM
FYPON, WINDOW CASING - MLD230-16
HIGH DENSITY POLY-URETHANE MATERIAL, PRIMED.
- 4 WINDOW SILL AND APRON
FYPON, WINDOW SILL - MLD710-10, APRON - MLD230-16
HIGH DENSITY POLY-URETHANE MATERIAL, PRIMED.
- 5 FASCIA BOARD
FYPON, SMOOTH FLAT TRIM - FLT159-16
HIGH DENSITY POLY-URETHANE MATERIAL, PRIMED.
- 6 WINDOWS
MARVIN WINDOWS, CLAD ULTIMATE CASEMENTS,
WHITE EXTERIOR & WHITE INTERIOR,
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- 7 SKYLIGHT
VELUX FIXED DECK MOUNTED SKYLIGHT
- 8 FRONT DOOR
SIMPSON DOOR COMPANY
STAINED MAHOGANY
- 9 SHINGLE ROOF
CERTAINTED LANDMARKS TRIPLE LAMINATE SHINGLES ROOFING,
DUAL LAYERED CONSTRUCTION, UL CLASS A FIRE RESISTANT,
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CONCRETE PLANTER WITH TRAVERTINE VENEER
- 13 ENTRY LANDING
TRAVERTINE STONE PAVERS
- 14 PORTICO COLUMNS
FYPON PANEL SQUARE COLUMN - COL11X96PSQ
POLYURETHANE MATERIAL, PRIMED, COLOR TBD
- 15 PORTICO CROWN
FYPON MOULDING FACIA SMOOTH-MLD505-8-P
PAINTED, COLOR TBD
- 16 GUTTERS
OCEE WHITE ALUMINUM GUTTERS TO MATCH EXISTING
- 17 DOWNSPOUTS
WHITE ALUMINUM RECTANGULAR DOWNSPOUT TO MATCH EXISTING

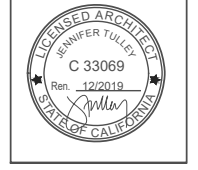
EXTERIOR ELEVATION LEGEND

- DEMO AREA
- DEMO OBJECT
- ADJACENT BUILDING

DATE: 11.18.2019
SITE PERMIT

REVISIONS

NO	DESCRIPTION	DATE

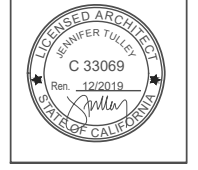


JOB #: 1920
SCALE: 1/4" = 1'-0"

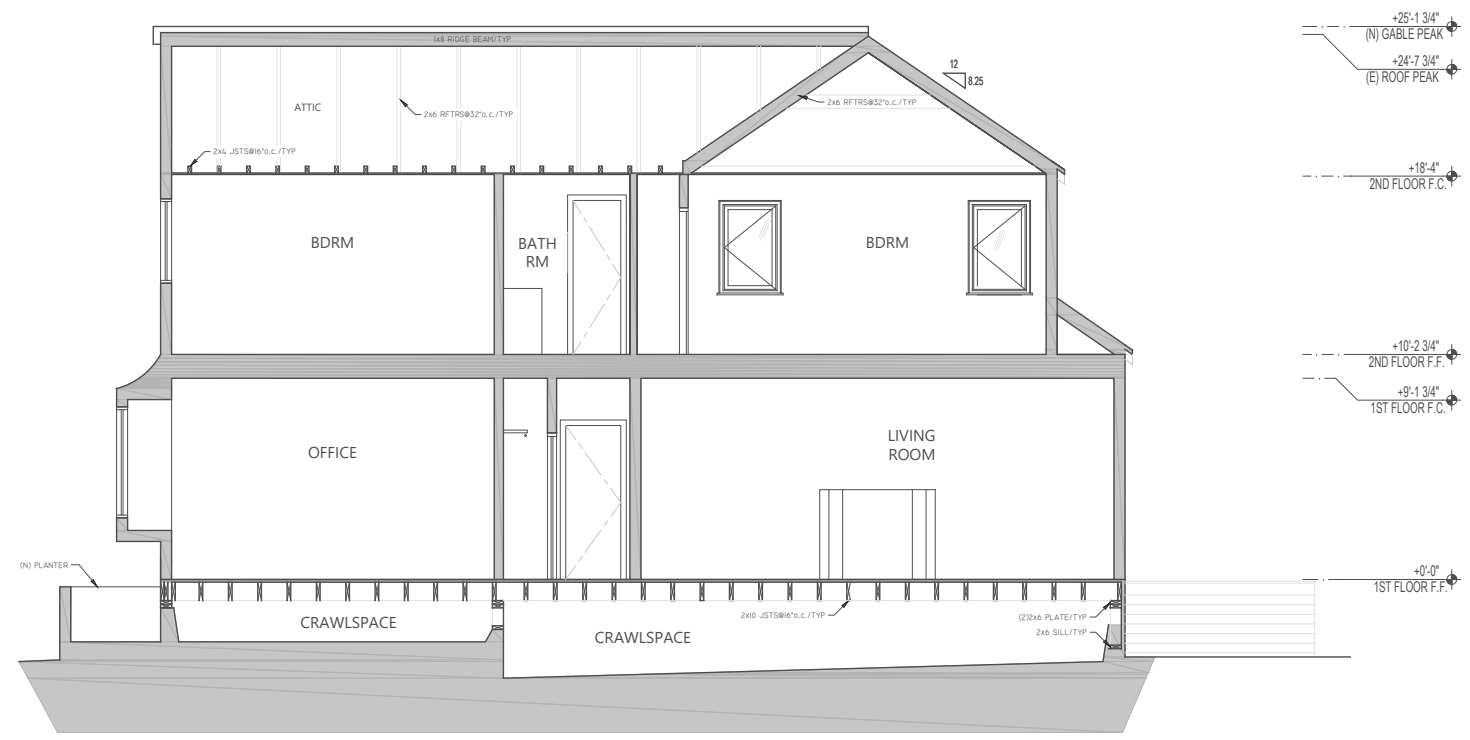
DATE: 11.18.2019
 SITE PERMIT

REVISIONS

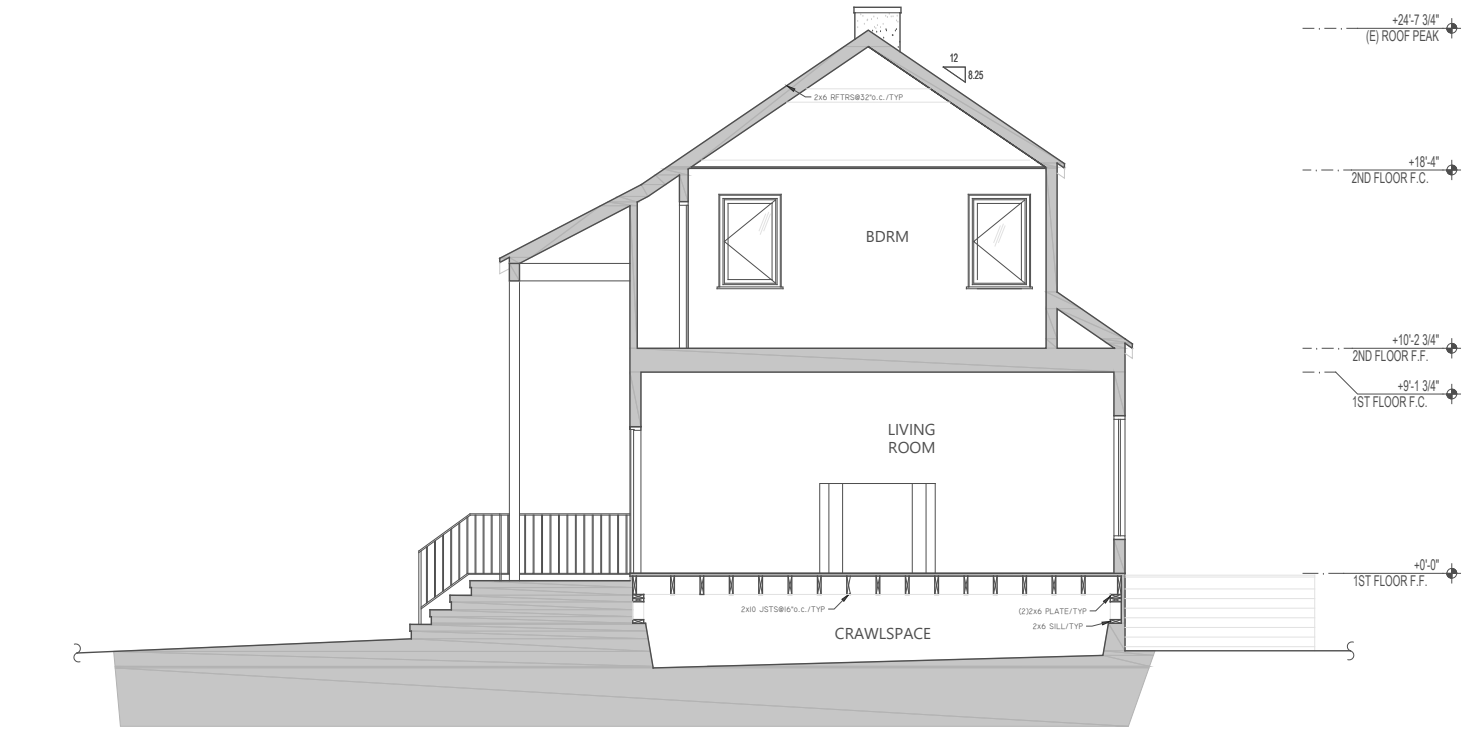
NO	DESCRIPTION	DATE



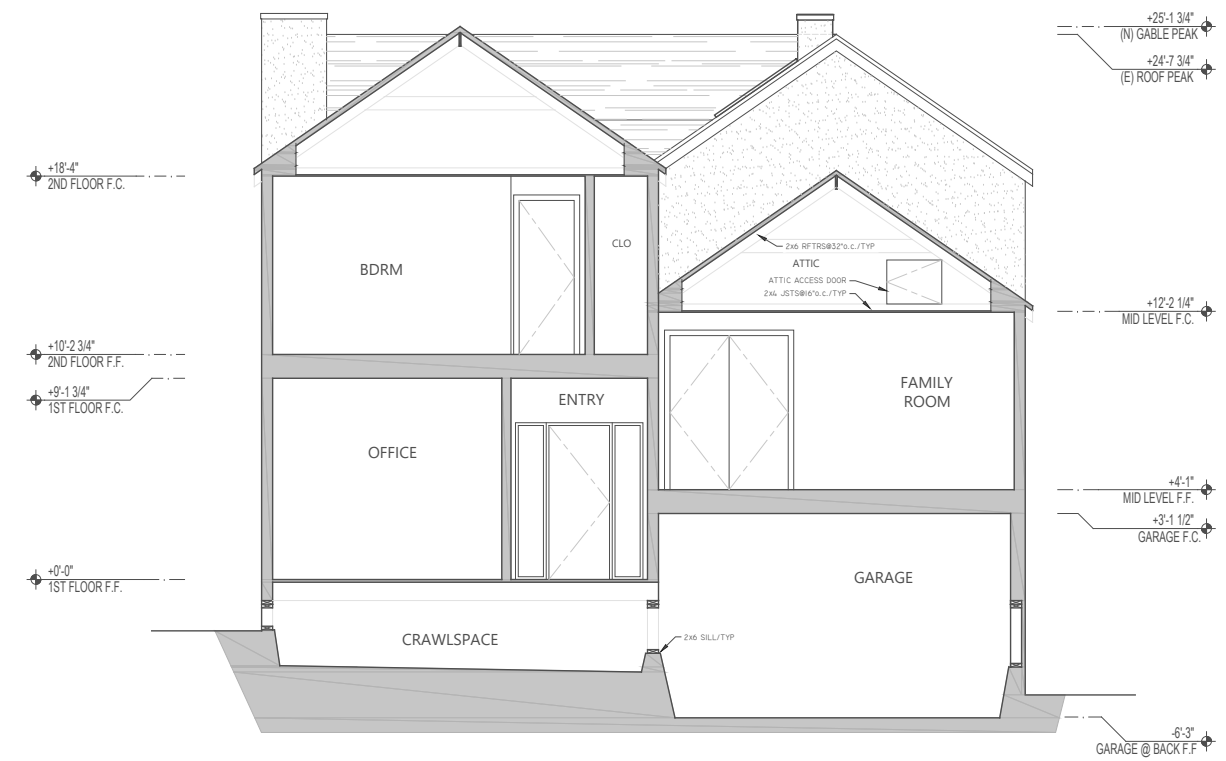
JOB #: 1920
 SCALE: 1/2" = 1'-0"



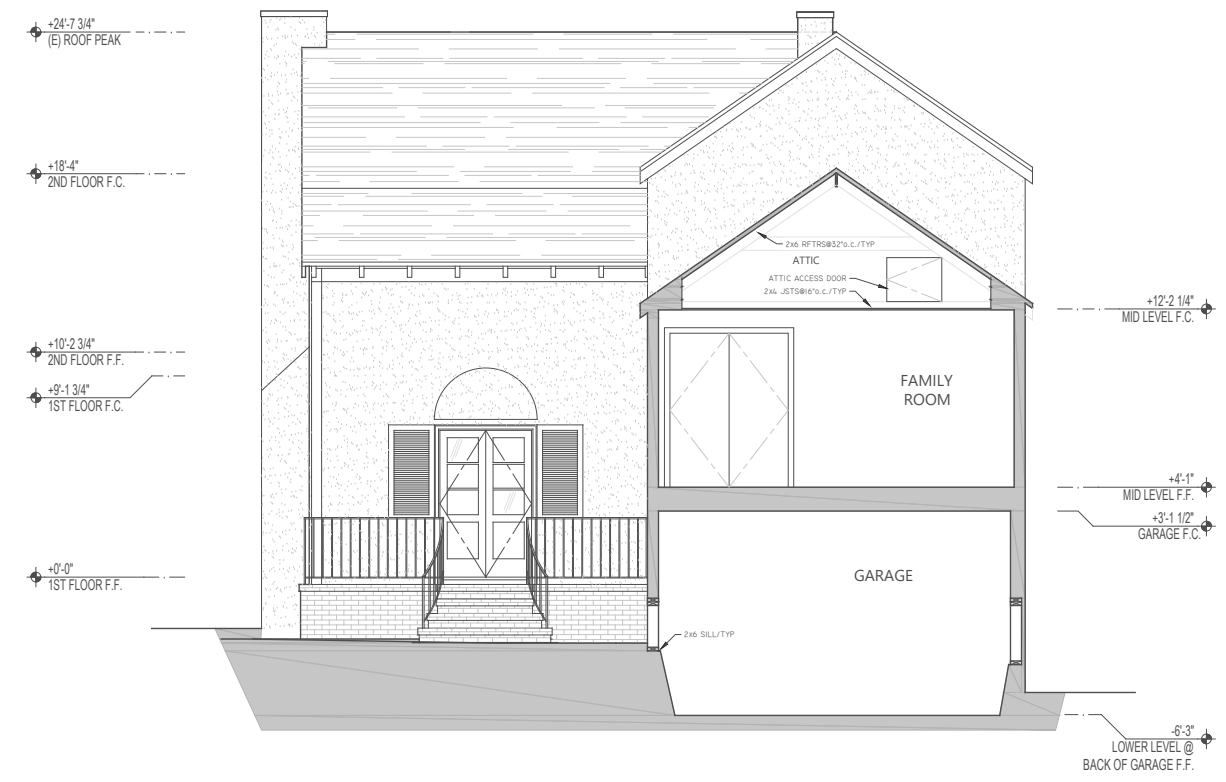
2 PROPOSED LONGITUDINAL SECTION
 1/4" = 1'-0"



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



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



3 EXISTING CROSS SECTION
 1/2" = 1'-0"