

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
NEIL HART,

Appeal No. **26-053**

Appellant(s)

VS.

DEPARTMENT OF BUILDING INSPECTION,

PLANNING DEPARTMENT APPROVAL Respondent

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on September 1, 2026, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on August 21, 2026 to Dave O'Donnell, of an Alteration Permit (renovate street façade third floor balcony, finishes, doors, and windows, roof deck, infill small (3'x 5') former stair area at the rear of the 3rd floor) at 280-282 Roosevelt Way.

APPLICATION NO. 2026/08/17/6686

FOR HEARING ON October 7, 2026

Address of Appellant(s):

Address of Other Parties:

Neil Hart, Appellant(s)
278 Roosevelt Way
San Francisco, CA 94114

Dave O'Donnell, Permit Holder(s)
101 Arbor Street
San Francisco, CA 94131



Date Filed: September 1, 2026

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 26-053

I / We, **Neil Hart**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2026/08/17/6686** by the **Department of Building Inspection** which was issued or became effective on: **August 21, 2026**, to: **Dave O'Donnell**, for the property located at: **280-282 Roosevelt Way**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **October 8, 2026, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, andrew.perry@sfgov.org, carey.mcelroy@sfgov.org dave_odonnell1@yahoo.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **October 22, 2026, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, andrew.perry@sfgov.org, carey.mcelroy@sfgov.org neilehart@gmail.com

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, October 28, 2026, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Neil Hart, appellant

Neil Hart

278 Roosevelt Way

San Francisco CA 94114

neilehart@gmail.com

[415 793 5629](tel:4157935629)

Appeal of Building Permit 202608176686, issued 8/21/2026

280-282 Roosevelt Way, Block 2607 Lot 36

Dear Board of Appeals:

I am filing an appeal of the above referenced building permit because it was reviewed and approved in error, over the counter by the Planning Department.

The Planning Department made its decision based upon an omission of information by the project sponsor: The BPA did not clearly note the proposed firewall encroachment on the adjacent property, 278-A Roosevelt Way Block 2607 Lot 282.

The BPA did not correctly identify the point where the balcony angle calculations should be taken within its property line. It identified a point that encroaches on the adjacent property 278-A Roosevelt Way Block 2607 Lot 282 resulting in the balcony being inaccurately located on the east facade.

Action requested by Board of Appeals is to deny the permit and request the project sponsor revise the proposed project to address two issues. One, the firewall so it does not encroach on the adjacent neighbor's property. Two, the project sponsor should establish a point within its property, not one that encroaches on the neighbor's property, where Planning Code Section 136 (2) (G) calculations should be taken so that the location of the balcony on the east elevation facade is Code compliant.

Permit Details Report

Report Date: 9/1/2026 8:55:18 AM

Application Number: 202608176686
Form Number: 8
Address(es): 2607 / 036 / 0 280 ROOSEVELT WY
2607 / 036 / 0 282 ROOSEVELT WY
Description: Renovate street facade 3 rd floor balcony, finishes, doors, and windows, roof deck, infill small (3'x 5') former stair area at the rear of the 3rd floor.
Cost: \$50,000.00
Occupancy Code: R-3
Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
8/17/2026	TRIAGE	
8/17/2026	FILING	
8/17/2026	FILED	
8/21/2026	APPROVED	
8/21/2026	ISSUED	

Contact Details:

Contractor Details:

License Number: OWN
Name: OWNER OWNER
Company Name: OWNER BUILDER
Address: OWNER * OWNER CA 00000-0000
Phone:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		8/17/26	8/17/26			8/17/26	MASOUD HAMIDI	Administrative	
CP-ZOC		8/17/26	8/17/26			8/17/26	OROPEZA EDGAR	Issued Comments	E.O 8/17/2026 - Please have the applicant demonstrate how the proposed front projection complies with Section 136, which governs projections into the front setback. The maximum allowable front setback is 10 feet from the front property line. The proposed projection extends 2 feet into that setback and may not meet the requirements of Section 136. The applicant should provide documentation showing how the proposal satisfies the applicable standards.
CP-ZOC	1	8/20/26	8/20/26			8/20/26	OROPEZA EDGAR	Approved	Approved - Renovate street fascade 3 rd floor balcony, finishes, doors, and windows, roof deck, infill small balcony at rear. E.O 8/20/2026
BLDG		8/21/26	8/21/26			8/21/26	JONES DAVID	Approved	Approved OTC a p/a per intake description, primary focus of application is to renovate the existing front facade, renovate/remodel existing front (street) facing decks, and to construct a new roof deck and inverted stairwell, project also includes the improvement of the existing stair shaft to have a 2-hour fire resistance rating, strengthening of existing steel floor framing elements, installation of additional shearwalls on 2nd and 3rd story at each corner of the front facing wall, DMJ 08/21/2026;
MECH		8/20/26	8/20/26			8/20/26	LIGOT PATRICK	Approved	OTC Approved.
CPB		8/21/26	8/21/26			8/21/26	GISSELLE CLERCH CORTAZA	Administrative	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

BRIEF SUBMITTED BY THE APPELLANT(S)

Board of Appeals No.: 26-053

Appellant's Brief:

I, Neil Hart, live at 278 Roosevelt Way, adjacent to the above referenced property.

I am filing an Appeal of the above referenced Building Permit because I believe it was reviewed and approved in error over the counter by the Planning Department. The Planning Department made its decision based upon an omission of information by the Project Sponsor.

My Appeal addresses two major concerns:

1. Construction of 280-282 Roosevelt Way (Block 3607 Lot 36) within its 21-inch encroachment onto my Lot 283 at 278-A Roosevelt Way (Block 3607.)
2. Incorrect dimensions for determining the expansion of 280-282 Roosevelt Way. Dimensions should be calculated from within the property lines of **Lot 36** only, excluding the 21-inch encroachment on my adjacent lot **Lot 283**.

I will detail my specific concerns in the following sections of my Appeal Brief:

0.1 INTRODUCTION

1.1 LOCATION of the 42-INCH HIGH FIREWALL PARAPET AROUND THE GARAGE ROOF DECK

1.2 FIREWALL PARAPET ON THE ROOF BECAUSE OF A BATHROOM SKYLIGHT

**1.3 POSSIBLE FUTURE, UNDISCLOSED CONSTRUCTION IN THE
ENCROACHMENT**

**1.4 DEMOLITION OF THE BUILDING IN THE ENCROACHMENT AND ITS
RECONSTRUCTION**

**2.1 MEASUREMENT POINT USED TO LOCATE THE PROPOSED BAY
BALCONIES**

3.1 APPEAL SUMMARY - ACTION REQUESTED

###

0.1 INTRODUCTION

EXHIBIT # 1: Project Sponsor's Drawings for BPA 2026/08/17/6686

The Project Sponsor provided a pdf of the project, omitting the sheets containing the side elevations. Those sheets are necessary to review the finishes proposed for the exposed side elevations. The pdf when printed requires a magnifying glass to read it. On the computer one can enlarge the individual sheets to read the details. Hopefully the Project Sponsor will provide the Board of Appeals with a set of 1/4-inch scaled drawings for them to use in reviewing the Project.

The Project Sponsor did not clearly note in the submitted drawings of the above referenced Alteration Permit the important fact that 280-282 Roosevelt Way, on Block 3607 **Lot 36**, encroaches 21 inches over the north property line onto the adjacent, Block 3607 **Lot 283**, where 278-A Roosevelt Way is located. The property line for 280-282

Roosevelt Way, Block 3607 **Lot 36**, is indicated by a dashed red line on the Proposed Site Plan and Floor Plans, but not on the Proposed Elevations. Importantly, there is no accompanying note on the drawings or a graphic key to reference the red dashed line as the Property Line.

The encroachment runs the entire 87-foot length of the two-unit structure on Lot 36, encroaching 21-inches onto Lot 283. There is no easement on this 21-inch encroachment.

This fact is significant because in determining the envelope of any proposed expansion of 280-282 Roosevelt Way, all dimensions and calculations need to be made from within the boundaries of its property line. In addition, no portion of the 280-282 Roosevelt Way within the 21-inch encroachment can be expanded, as the 21-inches is not on their property, **Block 3607 Lot 36** but on my **Lot 283**.

My Appeal is based on my assessment that the Project Sponsor in the above referenced Building Permit calculated the dimensions of a proposed Bay Balcony on Lot 36 using a point outside their property line, within the 21-inch encroachment onto Lot 283. In addition he is proposing construction in the encroachment. I will explain this below.

1.1 LOCATION OF THE 42-INCH HIGH FIREWALL PARAPET AROUND THE GARAGE ROOF DECK

The Building Permit Application proposes replacing and intensifying the existing open railing over the garage roof deck with a solid 42-inch high firewall. When the project sponsor told me he wanted to replace the current open metal railing with a solid 42-inch high firewall, I asked him to please locate it on his property, not at the north end of his garage, which encroaches 21-inches onto my property, Block 3607 Lot 283. Twice I verbally told him this, and once by email. He replied by email:

"Unfortunately, I will not be able to acquiesce to your request to set back the sidewall 21 inches. I wanted to put a railing with privacy glass all around the deck, but the San Francisco building department would not allow that. The City is insisting that I follow building code which requires me to put in a 1 hour fire rated solid parapet wall at a minimum height of 30 inches around the outside perimeter of the deck. The guard rail has to be 42 inches high so I will probably put in a railing to fill the 12 inch gap."

My response to the Project Sponsor was and remains the same: the Department of Building Inspection will not demand that you build and encroach on lot 283, which is not your property, to replace an open deck railing with an intensification of construction, a solid 42-inch high firewall. You can only build on your own property, **Lot 36**, not mine, **Lot 283**: either construct the firewall on the property line (and not beyond) or do not replace the open existing metal railing.

EXHIBIT #2: Photo of the framing of the 42-inch high firewall around the deck over the garage starting construction. Date: 31 August 2026, 10 days after issuance of the BPA. The day before the Appeal was filed.

On 2 September 2026, the day after I filed the Appeal with the Board of Appeals, the project sponsor finished constructing the 42-inch high firewall that he started constructing on 1 September 2026 around the deck. By email, he informed me that he had set it back 22 inches from the north edge of the garage roof deck to be at the property line. His action tacitly acknowledged the concern I raised with him, the first point of my Appeal to the Board of Appeals: He cannot build on my property, Lot 283, which is a different Lot number from his. He can only build on his own Lot 36.

EXHIBIT #3 - Photo of the Western wall of the roof deck with the firewall constructed setback 22 inches along the property line.

1.2 FIREWALL PARAPET ON THE ROOF REQUIRED BECAUSE OF A BATHROOM SKYLIGHT

Another example of 280-282 Roosevelt Way intensifying their encroachment on to 278- A Roosevelt Way **Lot 283** was the construction of a roof top firewall within the 21-inch Encroachment.

EXHIBIT #4 - Photo of the firewall parapet taken on September 2, 2026, 12 days after the BPA was issued, and two days after the Appeal was filed, which suspended construction on the BPA.

On 15 September 2026, however, the Project Sponsor relocated the firewall parapet to the property line. There was no BPA authorizing its relocation. 11 September 2026, District 18 Building Inspector Michael Chan reported that all construction work was suspended on Appeal of the above referenced BPA: therefore, I ask why this firewall was relocated on September 15 in violation of that suspension and without a building permit approving its new location?

EXHIBIT #5 - Photo of the relocated firewall parapet taken on September 15, 2026, 25 days after the BPA was issued, and 15 days after the Appeal was filed, which suspended construction on the BPA. Inspector Michael Chan visited the job site on September 14, 2026 and reported no construction was occurring on the suspended permit. That finding was contradicted by the relocation of the firewall parapet on 15 September 2026 for which there is no Building Permit authorization.

Before the firewall parapet was removed, I wrote the Project Sponsor with suggesting four ways he could eliminate the need for a firewall parapet in front of the skylight. I pointed out that he addressed a similar issue by eliminating a required parapet on the roof at the front facade. On Sheet A2.4, Detail 1/A2.3 Proposed Third Floor Plan, there

is a note in front of the proposed roof deck that reads: "Two-hour roof within 60-inches of property line where parapet is not present."

I would suggest that the Project Sponsor build a 2-hour roof in front of the bathroom skylight in lieu of constructing a firewall parapet that is in the direct line of sight from our home.

1.3 POSSIBLE FUTURE, UNDISCLOSED CONSTRUCTION IN THE ENCROACHMENT

I raise my concern about future construction that might occur within the 21-inch Encroachment of 280-282 Roosevelt Way Lot 36 onto 278-A Roosevelt Way Lot 283, as there have been recurring surprises as construction progresses on the BPA.

EXHIBIT #6: Photo of the 42-inch high Firewall with a drainage hole cut into it.

EXHIBIT #7: Photo of the front Roof Deck sloping to drain onto Lot 283

On 4 September 2026, three days after I filled Appeal No. 26-053, the Project Sponsor cut what appears to be a drainage hole in the 42-inch high firewall surrounding the deck. On 6 September 2026 I sent the Project Sponsor an email asking how he was planning to handle drainage off his roof and garage deck:

"1. It appears that the roof near the proposed front deck is sloping in two directions to drain onto our roof at 278-A Roosevelt Way?

“2. The firewall at the property line of the garage roof-deck now has a drainage hole cut into it onto the 21-inch Encroachment?”

“We know we are required to drain surfaces on our property within our property to a sewer line. I ask for your explanation, which I am confident is well thought out.”

I raised my concern with the Project Sponsor now because I don't want to be surprised in the coming weeks by the construction of gutters and down spouts within the 21-inch encroachment. I did not receive a reply.

1.4 DEMOLITION OF THE BUILDING IN THE ENCROACHMENT AND ITS RECONSTRUCTION

My question for the Zoning Administrator and the Department of Building Inspection is: to what extent the Project Sponsor is allowed to demolish and rebuild within the 21-foot encroachment to renovate his property?

I understand the concept of repair and renovate, but the demolition of sections of 280-282 Roosevelt Way **Lot 36** that encroach 21 inches onto **Lot 36** imply to me they no longer exist as they have been removed. Therefore, my question is how can they be reconstructed on Lot 283 through a building permit issued for **Lot 36**?

When I noticed the front facade of 280-282 Roosevelt Way had been removed, I wrote the Project Sponsor asking if he was demolishing the building. On 12 August 2026 he replied: *“I'm sure you got quite a shock when you saw the extent of work going on at the*

front of the building today. The façade of the building will be going back exactly the same as it has been before. The building will not be getting any higher and there will be no changes to the design of the façade. It will be replaced by Stucco again. We encountered some serious water and dry damage. it's generally more efficient to remove more than you need and replace it with new material as opposed to trying to mix and match. You will see for yourself in a couple of days when we start framing the roof and reframing the front of the building.

EXHIBIT # 8: Photo of the East (Front) Facade 280-282 Roosevelt Way with the

Third Floor Demolished. Photo date: 18 August 2026.

EXHIBIT # 9a & 9b: Photo of the East (Front) Facade 280-282 Roosevelt Way with

the Third Floor framed with new construction, including within the 21-inch

encroachment on to Lot 283. Photo date: 29 August 2026.

2.1 MEASUREMENT POINT USED TO LOCATE THE PROPOSED BAY BALCONIES

The Building Permit proposes two rectangular bay balconies as permitted projections over the 10-foot Front Setback (FSB), Planning Code Section 136. The bay balconies will project 2 feet 6 inches over the FSB and be connected by a rectangular central section that is located within the buildable area of the lot. The central section is not considered part of the permitted projection into the FSB.

For these balconies, the Project Sponsor must use the zoning controls for his Assessor Block 3607, **Lot 36** to determine the envelope of what he can construct on **Lot 36**. dimensions for determining the expansion of a given lot need to be measured from

within the property lines of the lot, excluding whatever portion of the building sits on an adjacent lot. I believe that the Project Sponsor did not follow these controls and may have used the entire width of his building, including the portion that sits on my lot, to determine the balcony dimensions and location.

I have reviewed Sheet A2.3 Detail 1/A2.3 Third Floor Plan - Proposed in depth. Planning Code Section 136 136 (2) (D) provides a diagram and describes the dimension for a bay balcony projecting over the Front Setback. The diagram is in the shape of a trapezoid with 45-degree sloped, angled side walls. When the Project Sponsor proposes a rectangular bay balcony, it needs to fit within the geometry of the 45 degree sloped angle.

The Planning Code Section 136 (2) (G) describes the horizontal separation between adjacent bay balconies and interior lot lines.

On Sheet A2.3, detail 1/A2.3 Third Floor Plan - Proposed, the Project Sponsor and Architect provide a red dashed line indicating the trapezoidal bay described in Planning Code Section 136 (2) (D) within which the southern balcony of their two proposed rectangular bay balconies is located.

The drawing fails to provide a red dashed outline for a second trapezoidal bay within which their northern rectangular bay balcony is located. Furthermore, there is no

diagram indicating the dimensions of the horizontal separation between the two bay balconies.

Without complete dimensions and notes, it is challenging to verify that these two bay balconies comply with the Planning Code. Reviewing the plans and looking at the constructed bay balconies, I have concluded that the northern of the two bay balconies was not measured from within the property lines of the subject **Lot 36**, but within the 21-inch encroachment on the adjacent **Lot 283**. Furthermore, the horizontal separation of the two balconies, in order to comply with Planning Code Section 136 (2) (G), would need to be increased from 5 feet to 7 feet. (I calculated 2, 2.5-foot sloped 45% angles = 5-feet + 2-foot horizontal separation at the FSB = 7-foot horizontal separation between the two proposed bay balconies.)

In addition, the plan indicates that the rectangular central section connecting the two bay balconies is located within the buildable area of the lot and does not project over the 10 foot FSB. I believe this dimension needs to be verified in the field.

The depth of the rectangular connecting section is not directly noted on the floor plan. It has to be mathematically calculated by subtracting the 2-foot 6-inch bay balcony projection over the FSB from the 3-foot 6-inch balcony dimension noted on the floor plan. The difference is 1 foot. This dimension differs from my measurement of the front building wall of 280-282 Roosevelt Way from my deck. It measured 11 feet 4 inches. With a 10-foot FSB the difference in depth would be 1 foot 4 inches within the buildable area. Which measurement is the correct depth of the rectangular central section

connecting the two bay balconies? Visually the constructed rectangular central section looks wider than either dimension. Its width needs to be verified by measurements taken in the field.

EXHIBIT 10a & 10b: Photo of the two bay balconies and rectangular central section

EXHIBIT 11: Neil Hart's drawing of two rectangular bay balconies for Block 3607

Lot 36 that comply with Planning code Section 136(2)(D)(G)

As the PDF plans I received from the Zoning Administrator in response to my Appeal have no graphic scale and are too small for me to accurately mark up, I have drawn **EXHIBIT 11** to illustrate what I believe the two rectangular bay balconies would look like if they complied with Planning Code Section 136 (2) (D) (G.) Each Bay would be shortened to 5-feet 6-inches from 6-feet 10 3/4-inches. The horizontal separation between the two bay balconies would increase from 5 feet to 7 feet, and the location the bay balconies would shift 21 inches to the south from the symmetrical center of the East (Front) Facade and be located 5 feet 4 inches south of Lot 36's property line.

3.1 APPEAL SUMMARY - ACTION REQUESTED

In my Appeal 26-053, I am asking the Board of Appeals to revoke the issuance of BPA 2026/08/17/6686. I believe it was approved in error by the Planning Department based on omission of information by the Project Sponsor. I defer to the Zoning Administrator and the Department of Building Inspection to require the Project Sponsor to revise the above referenced Building Permit Application, or to file a new Building Permit Application to address the concerns I address in Appeal No. 26-053.

EXHIBIT #2:

Photo of the framing of the 42-inch high firewall around the deck over the garage starting construction.

Date: 31 August 2026, 10 days after issuance of the BPA. The day before the Appeal was filed.



EXHIBIT #3:

Photo of the 42-inch high firewall setback 22-inches along the property line at the side of the roof deck.

Date: 2 September 2026, 1 day after the permit was Appealed and construction suspended.



EXHIBIT #4:

Photo of the 42-inch high firewall caused by a bathroom skylight, built within the 21-inch encroachment.

Date: 4 September 2026, 4 day after the permit was Appealed and construction suspended.



EXHIBIT #5:

Photo of the 42-inch high firewall caused by a bathroom skylight. It was relocated to the property line without a Building Permit.

Date: 15 September 2026, 4 days after the permit was Appealed and construction was suspended. District 18 Inspector Michael Chan visited the job site on September 14, 2026 and reported no construction was occurring on the suspended permit. That finding was contradicted by the relocation of the firewall.



EXHIBIT #6:

**Photo of the 42-inch high firewall with a drainage hole cut into it.
Date: 4 September 2026, 3 days after the permit was Appealed and
construction suspended.**



EXHIBIT #7:

Photo of the roof slopes at the front of the 280-282 Roosevelt Way, surrounding the proposed front deck. The roof slopes in two directions toward the center. It suggests it will drain at its center onto our roof at 278-A Roosevelt Way. The roof needs to drain onto Lot 36.



EXHIBIT #8:

Photo of the East (Front Facade) of 280-282 Roosevelt Way with the Third Floor Demolished.

Date: 12 August 2026. The Building Permit on Appeal was issued 21 August 202



EXHIBIT #9a:

Photo of the East (Front Facade) of 280-282 Roosevelt Way with the Third Floor framed with new wood.

Date: 18 August 2026. The Building Permit on Appeal was issued 21 August 2026



EXHIBIT #9b:

Photo: The East (Front Facade) of 280-282 Roosevelt Way with the Third Floor framed with new wood.

Date: 29 August 2026. The Building Permit on Appeal was issued 21 August 2026.



EXHIBIT #10a:

Photo of the two baby balconies and rectangular central section:



EXHIBIT 10b:

Photo of the two bay balconies and rectangular central

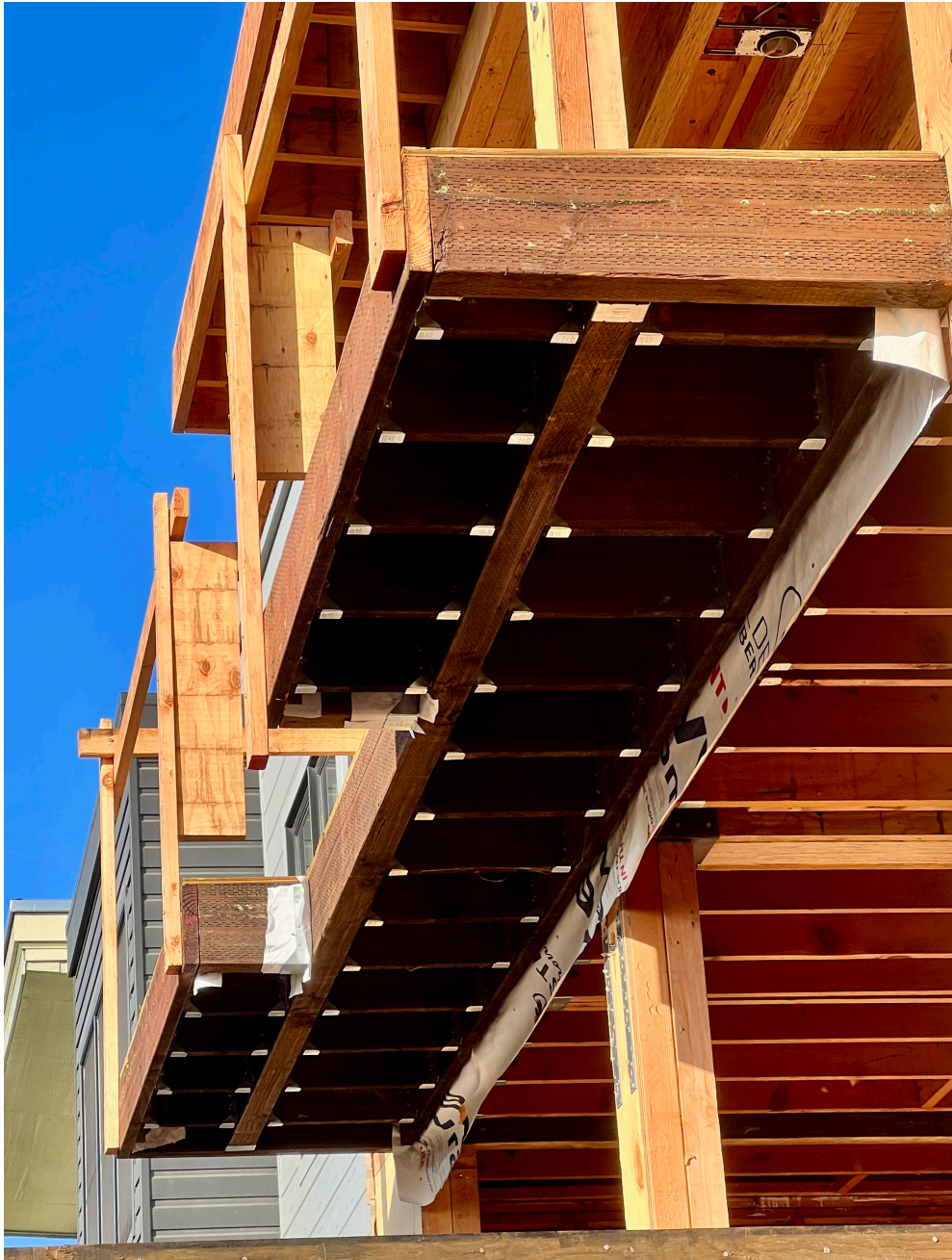
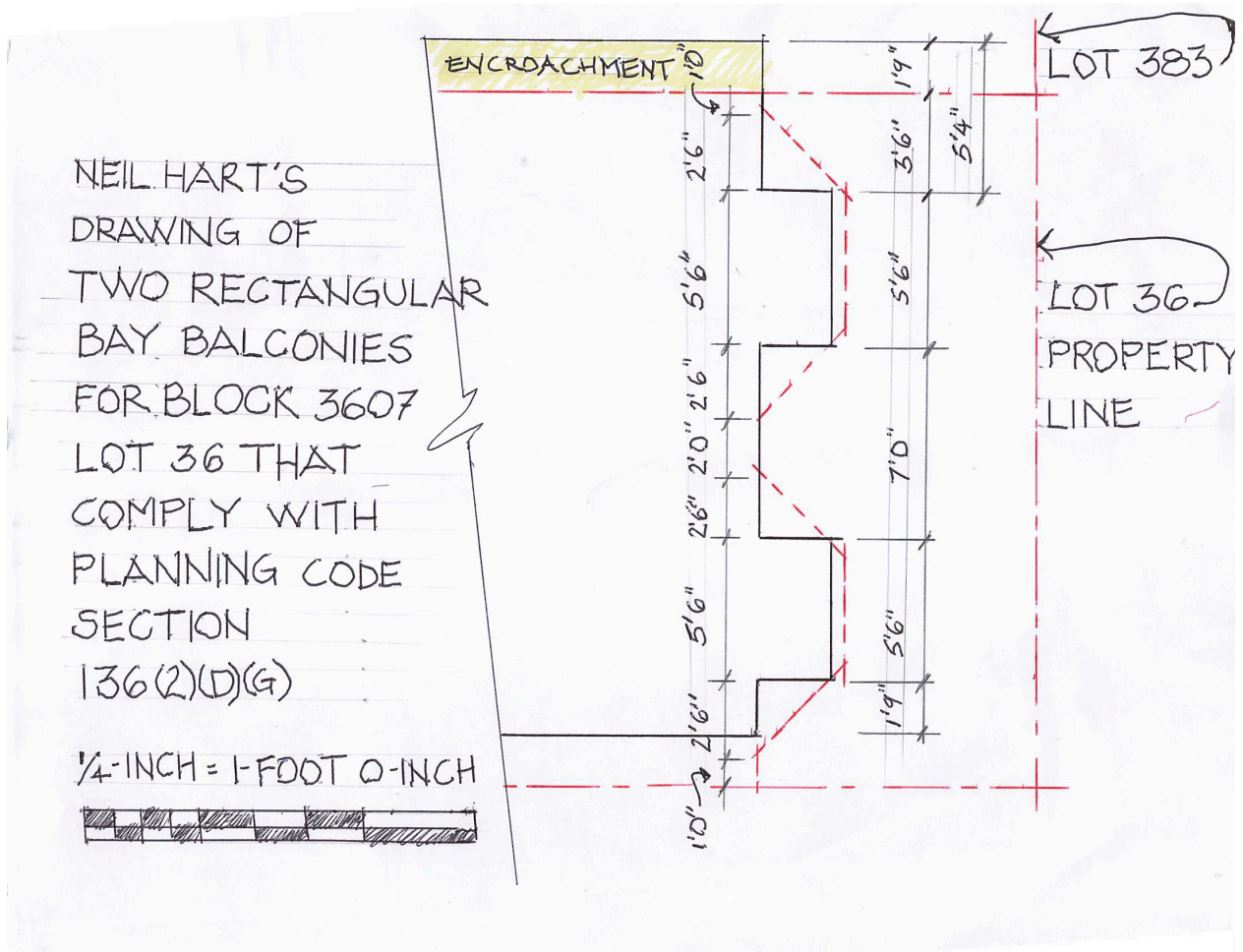


EXHIBIT 11:

Neil Hart's drawing of two rectangular bay balconies for Block 3607 Lot 36 that comply with Planning code Section 136(2)(D)(G)



BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

September 29, 2026

San Francisco Board of Appeals
49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103
Email: boardofappeals@sfgov.org

Permit Holder's Response to Appeal No. 26-053 for 280-282 Roosevelt Way

I would respectfully request that the Board deny this appeal to revoke BPA #202608176686. The application was submitted and thoroughly reviewed by SF planning and SF DBI in person on 2 separate occasions prior to approval. The appellant has also reviewed the application in person with the planning dept and simply does not want to accept the findings. This permit was issued because it complies with all applicable codes.

It is important to note Assessors Block 2607 has a known, block wide surveyor's anomaly; the lot lines are shifted +/-21" between buildings on the assessor's map. 280-282 Roosevelt is encroaching on 278 Roosevelt, who is encroaching on 276 Roosevelt and so forth down the block. As many of the buildings are shifted off their lots, and typical of San Francisco there is virtually no separation between buildings, there is also a Virtual Lot Line; the space between physical buildings. As lines on a map don't matter to a building on fire, DBI has taken fire precautions as it applies to the proximity of the neighboring property and the virtual lot line. This is logical as reducing fire setbacks due to a map error is dangerous. Fire assemblies should be in relation to the physical risk.

It should also be noted that the permit in question for 280-282 Roosevelt is a major remodel, and most of the conditions are existing. The goal of the permit is to update the building including fire protection, waterproofing, energy efficiency, and safety.

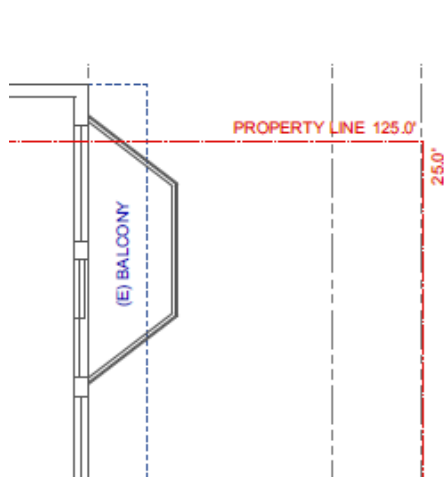
Appeal 26-053 States the following modifications are illegal as they are within the shifted property line, therefore the actual property line supersedes the virtual property line. Issues include:

1. Fire wall at Second floor deck
2. Third floor balcony calculations
3. New fire parapet at existing skylight
4. Roof projections
5. Siding at Property line wall.

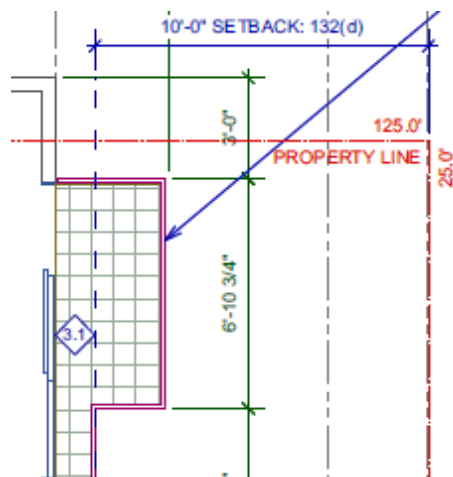
Fire Wall at Second Floor Deck: As an act of goodwill, we have voluntarily moved the wall back 21" to the physical property line even though this results in a small area of awkward fire-resistant construction due to the offset. We offered this as it didn't affect our deck much and it meant a great deal to the neighbor.

Third Floor Balcony Calculations: The exiting balconies have proposed modifications to both repair damage and comply with current code. The exiting balcony encroached 11" over the property line as it was based on the virtual property line when constructed. The proposed balconies have been reduced and set back 15" on to the legal property, and 36" from the building edge and visual property line. The complainant feels the side setback calculations should start from the physical property line, and not the existing building edge and virtual property line as per the existing conditions. From a Planning

point of view, to follow the offset physical property lines would have the block face with off center bay windows and balconies; it would look very odd, and not comply with the intent of the code. Planning code clearly illustrates setbacks as measured from the edge of the building. As the proposed balcony is not over the physical property line and is reduced from the existing condition there is no benefit or justification in increasing the side setback. A second issue is the front 10' Maximum Front setback. The balcony is allowed beyond the 10' front setback per Planning 1321(d) and has not been approval in error.



Existing Balcony



Proposed Balcony Modification

Fire Parapet at Skylight There is a three-foot-wide existing skylight at the rear of the building that requires a three-foot wide by 30" tall parapet per code to protect the opening. The parapet can't be set back as it will interfere with the skylight. Again, fires don't care about lines on paper, and the edge of the building should take precedent. Fire protection of openings is critical.



Roof Projections: The existing roof projects +/- 18" at the façade. There are no other projections existing or proposed on the property. Taking a 21" chunk out to the overhang serves no purpose, has no impact on the neighboring property, and would look strange. There is no justification for reducing the overhang 21" because of an off set survey map.

Siding at Property Line Wall: The complainant seems to randomly apply what can and cannot be done in the area in question. We cannot have a consistent roof overhang or centered balconies, but we *must* rebuild 'his' wall per his specifications. Normally we

would repair all sides of the building during construction. If we do not have leeway to perform work within the 21" survey error, we cannot repair the wall.

Conclusion: In good faith we have accommodated the complainant at the second-floor property line firewall by offsetting the wall 21" even though that comes at a material cost.

As the third-floor balcony and roof projection are reduced from the existing, and further reductions will adversely affect the façade of our building, we do not believe they are justified, especially as they have no real impact on the neighboring property.

The fire parapet at the skylight is 36" x 30" should be non-negotiable as the parapet is small, but protection of the skylight opening is critical.

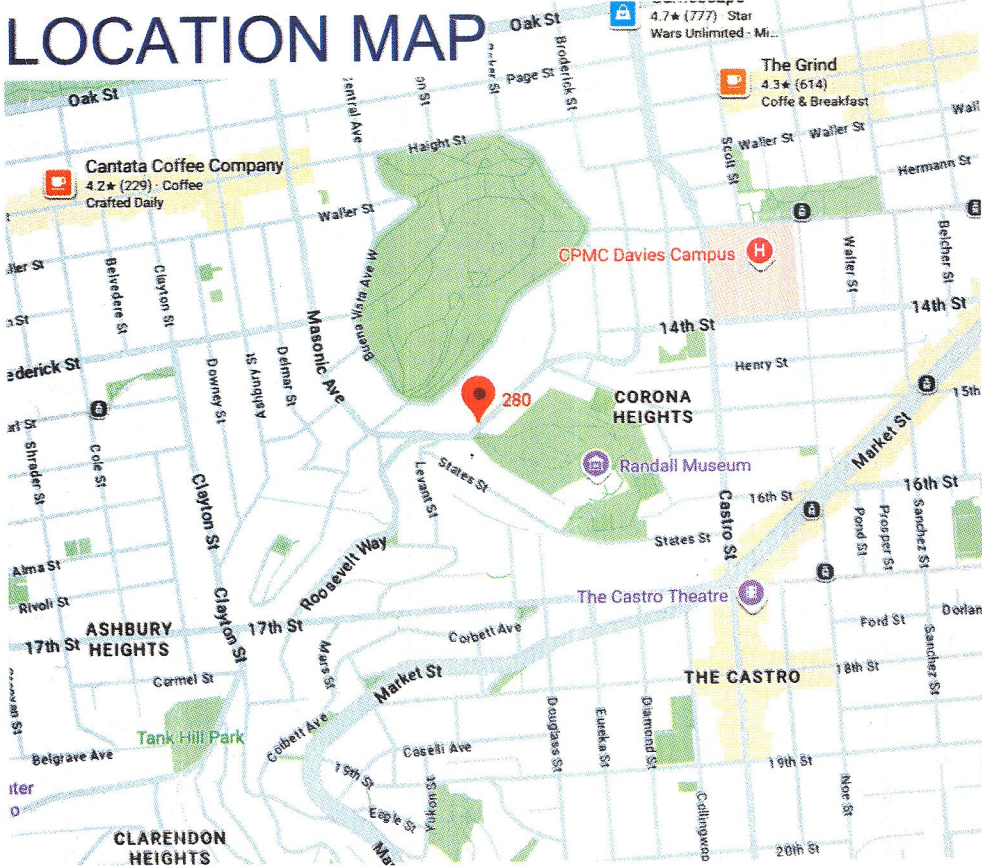
Typically, we install fire resistant finishes at all sides of the building. Any finishes would be consistent with the entire building and at our specifications. If we are not permitted to work within the 21" physical property line, the wall(s) will remain existing.

END OF RESPONSE



280-282 ROOSEVELT WAY

SAN FRANCISCO, CALIFORNIA 94114



PLANNING METRICS

GENERAL				
APN Lot/Block	2607/036			
Lot Size	25 x 125			
Zoning	RH-2			
Height Limit	40'			
	EXISTING	ALLOWED	PROPOSED	
USE				
Dwelling Units	2	2	2	
Commercial	0	0	0	
Parking	2	2	2	
Bike Storage	0	NA	2	
DIMENSIONS				
Height	32'-3"	32'-3"	32'-3"	
Building Depth	76'	76'	76'	
Gross Area	NA	6,000		
Setback: Front	2'-8"	2'-8"	2'-8"	
Setback: Rear	42'-10"	37'6"	42'-10"	
Setback: South Side	2'-1"	0'	2'-1"	
Setback: Additional	NA	NA	NA	

AREA

SEE BUILDING METRICS

BUILDING PROGRAM

- EXISTING TYPE V-B, NON SPRINKLED, 3 STORY TWO FAMILY
- R-3 OCCUPANCY: TWO RESIDENTIAL UNITS OVER U OCCUPANCY PARKING
- STAIR TO ROOF: NONE REQUIRED
- EGRESS STAIRS: NONE REQUIRED; MAXIMUM 125' TO EGRESS
- ADA REQUIREMENT: NONE

GENERAL NOTES

- Codes: The design and construction of all site alterations shall comply with the 2025 CBC, 2025 SFBC, 2025 California Plumbing Code, 2025 California Electrical Code, 2025 California Mechanical Code, 2025 California Fire Code, 2025 California Energy Code, 2025 California Green Building Code.
- One-Hour separation assemblies between Garage: 20 Minute Rated door - Minimum
- One-Hour Assemblies within 60" of (side, rear) property lines all portions of the Building
- All penetrations in fire assemblies to comply with the Fire Rating in which they breach. Fire caulk all pipes, ducts, etc. to seal completely
- Deferred Submittals: required for: Sidewalk, Utility laterals, IF required

Floor	Unit	Occup. Group	Const Type	Rating (Hr's)	Sprink	Existing Area SF	New Area SF	Total Area SF	Deck SF	SFUSD NEW SF	Notes				
FIRST	Common	U	V-B	1	No	640	-	640	-	-					
		R-3	V-B	2	No	170	-	170	-	-					
								810							
SECOND	Common	1	R-3	V-B	1	No	1,396	120	1,516	286	52				
		R-3	V-B	2	No	120	-	120	-	-					
								1,636							
THIRD	Common	2	R-3	V-B	1	YES	1,438	120	1,578	60	52				
		R-3	V-B	2	No	120	-	120	-	-					
								1,698							
ROOF	2	R-3	V-B	1	YES	280		280							
												3,904	240	4,144	Bldg Tot
NA = Nmt Applicable								3,094	R-3 Total						
								640	Garage						

NA = Not Applicable

SCOPE OF WORK:

UNDER PREVIOUS PERMIT

PERMIT 2026-0421-9768 : KITCHEN AND BATHROOM REMODEL(S)

PERMIT 2026-0421-9768 : TWO STORY ADDITION AT REAR SOUTH SIDE OF PROPERTY. 1ST FLOOR SAUNA, WASHER/DRYER POWER ROOM TO BECOME STORAGE, REPLACE GARAGE DOOR FRONT DOOR IN KIND, INFILL WELL WITH DECKING AT 1ST FLOOR REAR AT GRADE, INSULATE PER TITLE 24.

SCOPE OF WORK THIS PERMIT:

1 - RENOVATE STREET FACADE INCLUDING 3rd FLOOR BALCONY, FINISHES, DOORS AND WINDOWS, NO HISTORIC RESOURCE PER 2026-005662HRR

2 - ROOF DECK

3 - INFILL SMALL BALCONY AT 3rd REAR



E.E. WEISS
Architects, Inc.
21 Corte Madera Ave.
Mill Valley, CA 94941
admin@eeweiss.com
Tel 415.381.8700

HISTORY
REVISION TO 6.30.26
PC COMMENTS

LICENSED ARCHITECT
E.E. WEISS
No. C-22416
04-27
REN. DATE
STATE OF CALIFORNIA

COVER & PROJECT INFO

PERMIT SET

280-282 ROOSEVELT WAY
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 2607/036

Date: Jul 28, 2026
Time: 12:15:04 PM

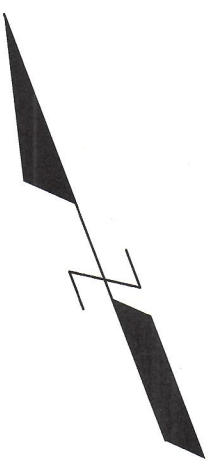
A0.0

Patrick Ligot, DBI
AUG 20 2026

David Jones, DBI
AUG 21 2026

RECEIVED

AUG 17 2026
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED



SURVEY NOTES

ALL DISTANCES AND DIMENSIONS ARE IN US SURVEY FEET AND DECIMALS THEREOF.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL AT EYE LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
THE AREA OF THE SURVEYED LOT IS 3,109 SQUARE FEET.
DATE OF FIELD SURVEY: 05/07/2026

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS BEEN EXAMINED BY ZACH ROBINSON, PLS. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

BOUNDARY NOTE:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECTS PROPERTY SHOWN HEREON.

SURVEY REFERENCE

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING PARCEL MAP:
APN 2607-(113 THRU 114); RECORDED JANUARY 5, 1981, BOOK 18 OF PARCEL MAPS AT PAGES 74-76.

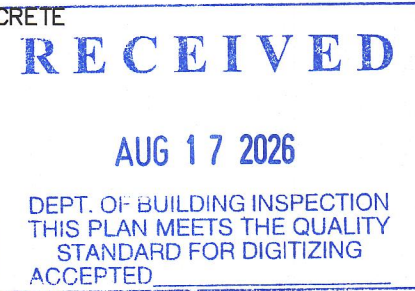


UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATIONS SHOWN ON THIS SURVEY ARE BASED ON ABOVE GROUND VISUAL OBSERVATION. ANY USE OF THIS INFORMATION MUST BE VERIFIED BY DESIGNER OR CLIENT BEFORE IT'S USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZES.

SYMBOLS AND ABBREVIATIONS

CLEANOUT	BW	BOTTOM OF WALL
ELECTRIC PULLBOX	CHIM	CHIMNEY
GAS METER	CONC	CONCRETE
GAS VALVE	FF	FINISHED FLOOR
SANITARY SEWER MANHOLE	FL	FLOW LINE
FIRE HYDRANT	RP	ROOFPEAK
LIGHT POLE	RFPP	ROOF PARAPET
SIGN	TC	TOP OF CURB
TREE (UNKNOWN SPECIES)	TCBW	TOP OF CURB AT DRIVEWAY
WATER METER	TOS	TOP OF SLAB
WATER VALVE	TW	TOP OF WALL
TELEPHONE PULLBOX	—OW—	OVERHEAD UTILITY LINE
TV PULLBOX	—W—	WOOD FENCE LINE
	////	BUILDING LINE
	CONCRETE	



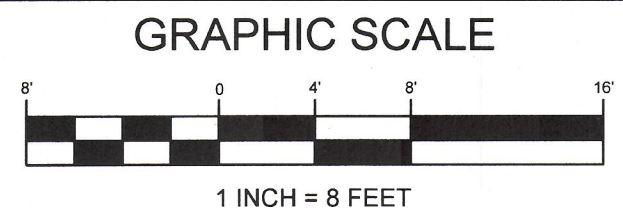
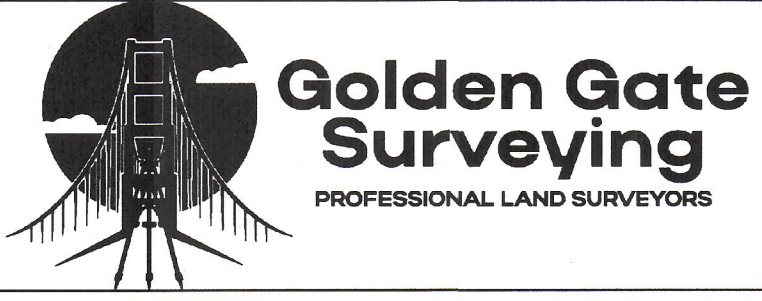
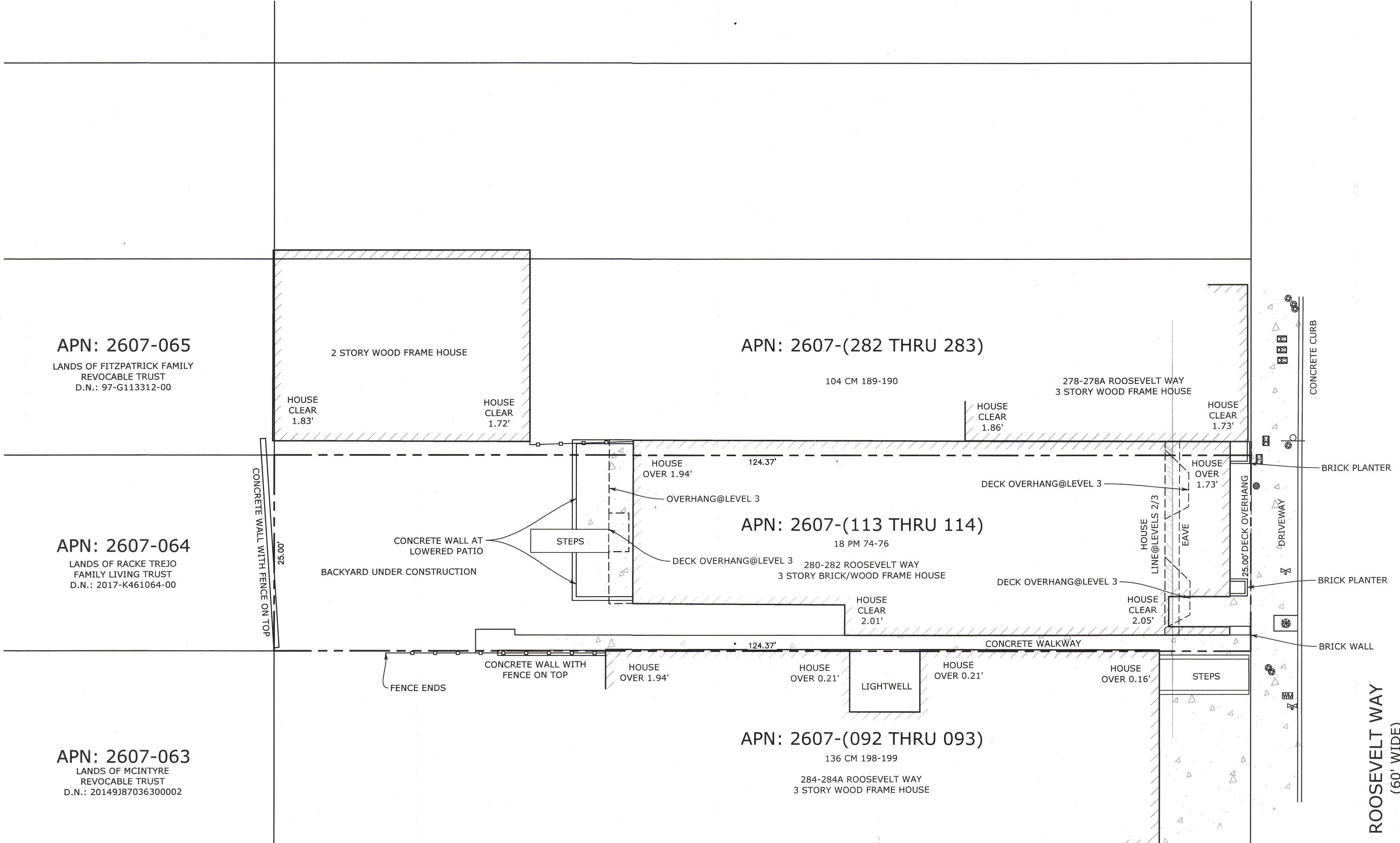
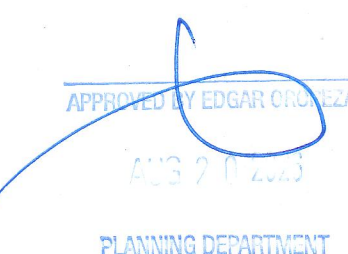
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY BY MY FIRM.

DATE: 05/11/2026

A. ZACHARY ROBINSON, PLS
LICENSE NO. 9772

David Jones, DBI
AUG 21 2026



280-282 ROOSEVELT WAY
SAN FRANCISCO
SAN FRANCISCO
CALIFORNIA

BOUNDARY SURVEY

DATE	05/11/2026
SURVEY BY	ZR/SR
DRAWN BY	ZR
REVIEWED BY	ZR
APPROVED BY	ZR
PROJECT NO.	25-xxx

SHEET
1 OF 1

GOLDEN GATE SURVEYING
PROFESSIONAL LAND SURVEYORS
530 21ST AVE | SAN FRANCISCO
CALIFORNIA | 94121
WWW.GOLDENGATESURVEYING.COM
PHONE 415.688.9785

GENERAL SITE NOTES:
1) ENGINEER TO REVIEW AND APPROVE ALL ASPECTS OF GRADING, DRAINAGE, FOUNDATIONS, AND ALL ASSOCIATED UNDERGROUND IMPROVEMENTS AND CONDITIONS. ENGINEER TO TEST AND INSPECT ALL SYSTEMS AS REQUIRED, TYP.

2) EROSION AND SURFACE RUN-OFF SHALL BE CONTAINED AND CONTROLLED WITHIN THE SITE.

3) 2:1 MAX. SLOPE OF UNRESTRAINED EARTH. NO GRADING AT PROPERTY LINE

4) ALL WORK SHALL CONFORM TO COUNTY AND CITY STANDARD SPECIFICATIONS AND UNIFORM CONSTRUCTION STANDARDS.

WORK AT PROPERTY LINE:

1) ARCHITECTURAL PLANS ARE SCHEMATIC IN NATURE; ALL WORK TO BE PERFORMED WITHIN THE SUBJECT PROPERTY

2) ALL WORK INCLUDING RETAINING WALLS; PIERS; DRAIN LINES; WATERPROOFING; BACK FILLING; ETC. SHALL BE CONTAINED WITHIN THE PROPERTY LINES. THE SUBJECT PROPERTY

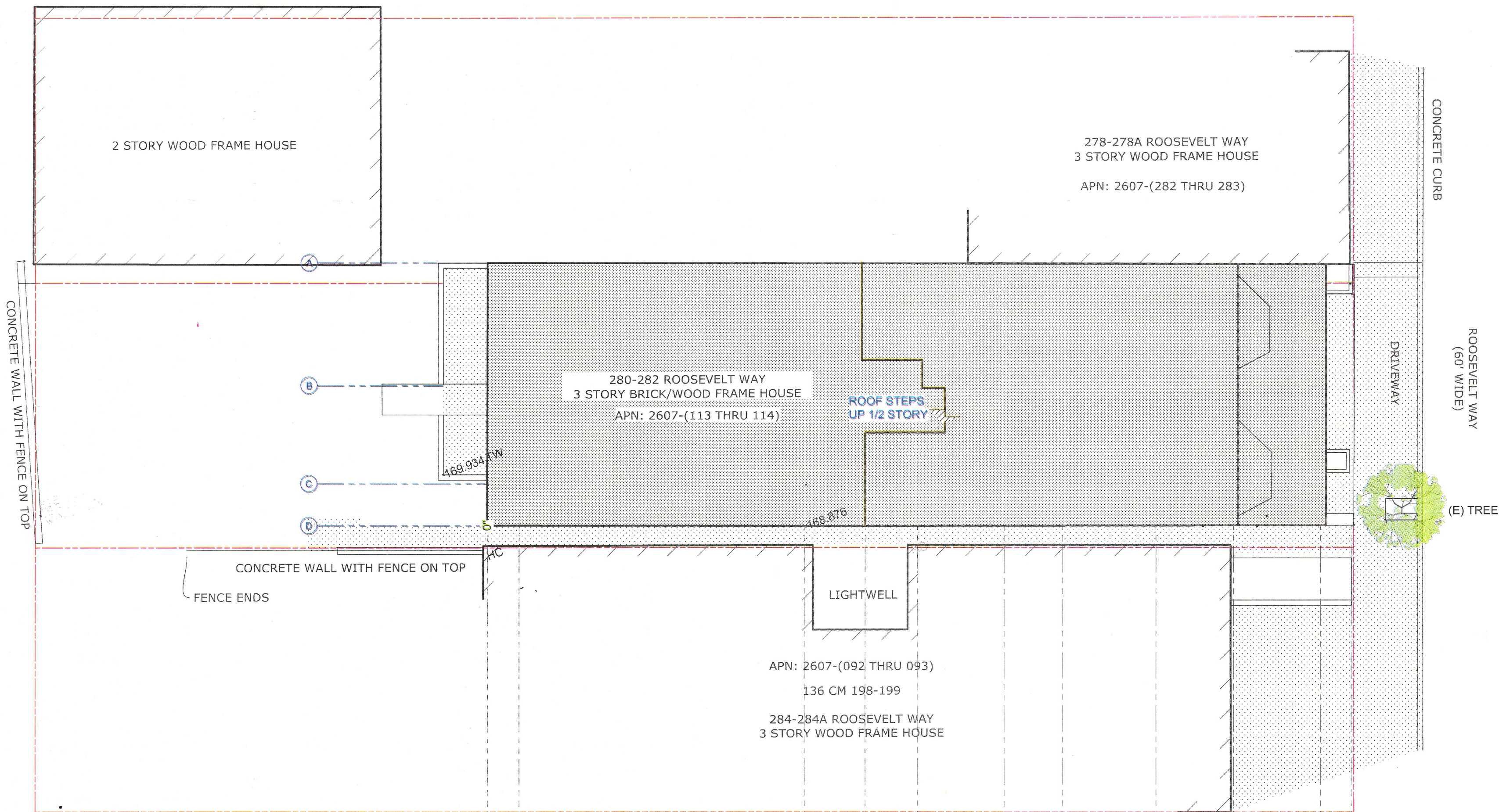
3) NO EQUIPMENT, PERSONNEL, OR MATERIAL ARE ALLOWED ON THE NEIGHBORING PROPERTY WITHOUT PRIOR WRITTEN CONSENT.

TERMINATION OF FLUES, DUCTS, & DOWNSPOUTS

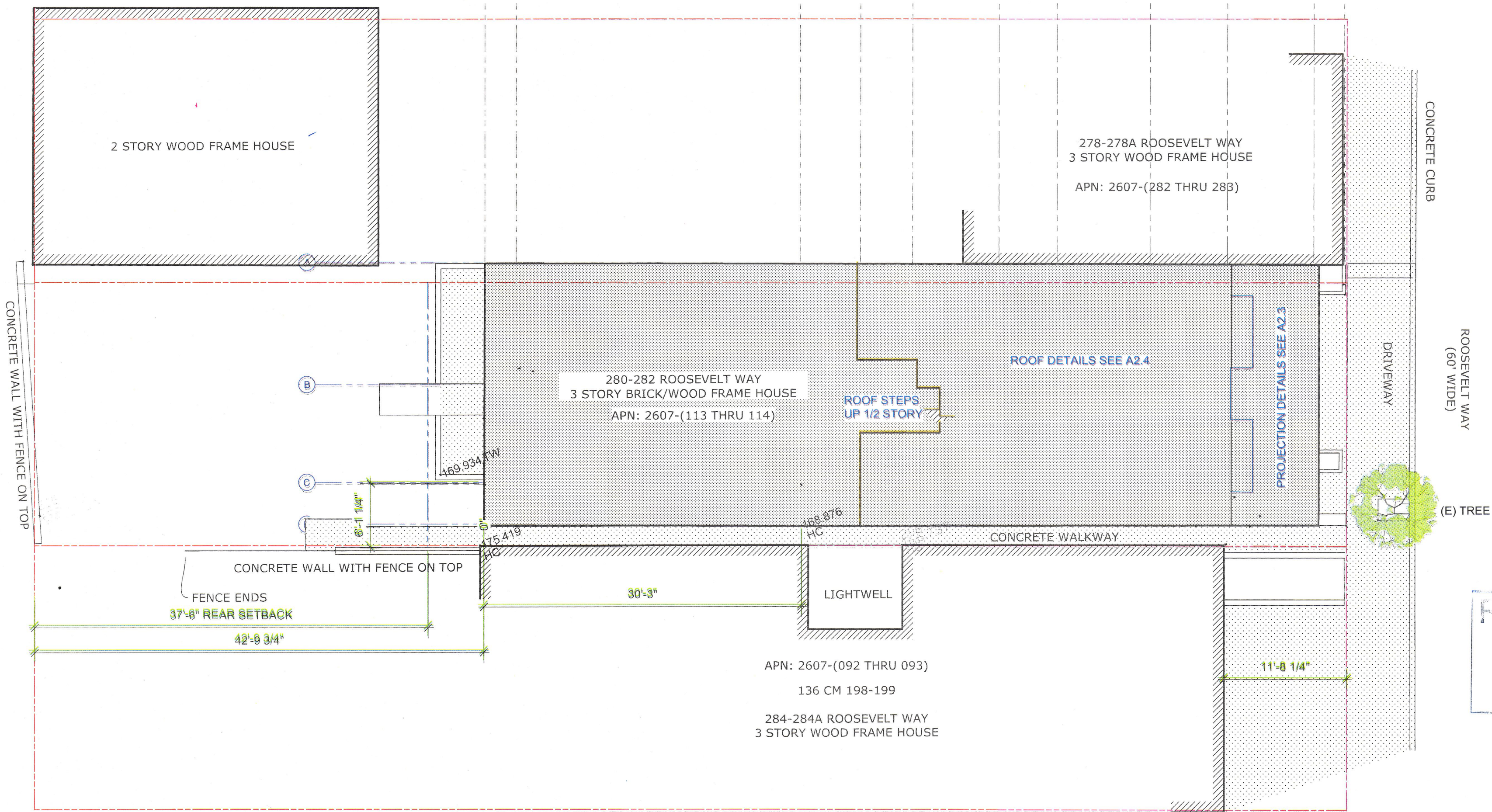
TERMINATION OF VENTS: ALL ENVIRONMENTAL VENTS (BATH, KITCHEN, LAUNDRY, ETC.) AND EXHAUST WITH BACK DAMPER MAY NOT TERMINATE WITHIN 36" OF PROPERTY LINE

TERMINATION OF FLUES: FLUES FROM MECHANICAL EQUIPMENT, GAS FIREPLACES, ETC. MAY NOT TERMINATE WITHIN 48" OF PROPERTY LINE

TERMINATION OF DOWNSPOUTS AND PLUMBING FLUES: DOWNSPOUTS AND PLUMBING VENTS MAY NOT TERMINATE WITHIN 36" OF PROPERTY LINE OR WITHIN 10'-0" OF OPERABLE SKYLIGHT OR WINDOW



2 SITE PLAN - EXISTING
A1.1 Scale: 1/8" = 1'-0"



1 SITE PLAN - PROPOSED
A1.1 Scale: 1/8" = 1'-0"

E.E. WEISS
Architects, Inc.
21 Corte Madera Ave.
Mill Valley, CA 94941
admin@eeweiss.com
Tel 415.381.8700

HISTORY
REVISION TO 6.30.25 PC COMMENTS

LICENSED ARCHITECT
E.E. WEISS
No. C-22418
04-27
REN. DATE
STATE OF CALIFORNIA

Ernie Weiss

SITE PLAN : EXISTING & PROPOSED
PERMIT SET

280-282 ROOSEVELT WAY
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL 2007/036

Date: Aug 17, 2026
Time: 1:50:45 PM

A1.1

WALL SCHEDULE	
PLATE SIZE GRAPHIC KEY:	
	2x6 WALLS ARE CROSS-HATCHED
	2x4 WALLS ARE HATCHED

2x6 **ONE-HOUR EXTERIOR WALL:** 5/8" TYPE X GWB ON INTERIOR. 5/8" GYP SHEATHING OVER STUDS OVER EXT PLYWOOD PER STRUCTURAL. WATERPROOFING UNDER FINISH (UNDER PLYWOOD WHERE (PT) PLYWOOD IS NOT FINISHED) TABLE 721.1(2) 15-1.17

2x6 **ONE-HOUR WALLS:** ONE LAYER 5/8" TYPE X EACH SIDE OF WOOD STUDS

2x4 **ONE-HOUR EXTERIOR WALL:** 5/8" TYPE X GWB ON INTERIOR. 5/8" GYP SHEATHING OVER STUDS OVER EXT PLYWOOD PER STRUCTURAL. WATERPROOFING UNDER FINISH (UNDER PLYWOOD WHERE (PT) PLYWOOD IS NOT FINISHED) TABLE 721.1(2) 15-1.12

2x4 **ONE-HOUR WALLS:** ONE LAYER 5/8" TYPE X EACH SIDE OF WOOD STUDS

2x4 **TWO-HOUR WALLS:** TWO LAYERS 5/8" TYPE X EACH SIDE OF WOOD STUDS; STAGGER SEAMS 90 MINUTE DOORS

2x4 **ONE-HOUR PARAPET:** 30" MIN. HEIGHT WALL ABOVE ROOFS, 42" AT DECKS, WITHIN 60" OF PROPERTY LINE. ONE LAYER 5/8" TYPE X EXT SHEATHING EACH SIDE OF WOOD STUDS, BUILDING PAPER, P.T. PLYWOOD PER STRUCTURAL. EXTERIOR FINISHES WHERE PLY IS EXPOSED, NON-COMBUSTIBLE FINISH TOP 18")

- CONCRETE WALL - SEE STRUCTURAL DRAWINGS
- EXISTING WALL: FRAMING TO REMAIN. NEW 5/8" TYPE X GWB AT ALL INTERIOR SURFACES.
- EXISTING WALL TO BE REMOVED - PROPOSED PLANS
- EXISTING WALL TO BE REMOVED - PROPOSED PLANS

IF STAIR LAYOUT DOES NOT CONFORM TO THE FOLLOWING, OR VARIES SIGNIFICANTLY FROM DRAWINGS, CONTACT THE ARCHITECT BEFORE INSTALLATION.

- 7" RISER AND 11" TREAD (7.75" MAX RISER AND 10" MINIMAL TREAD AT PRIVATE STAIRS)
- NOSING TO BE NOT LESS THAN 3/4" BUT NO MORE THAN 1 1/2" WHERE TREAD DEPTH IS LESS THAN 11"
- RISER TO PREVENT PASSAGE OF A 4" SPHERE
- THE HIGHEST RISER SHALL NOT BE MORE THAN 3/8" MORE THAN THE LOWEST RISER. THE GREATEST TREAD DEPTH SHALL NOT BE GREATER THAN 3/8" THAN THE SHALLOWEST TREAD
- 5/8" TYPE X GWB AT WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER STAIRS. DRAFT STOP BLOCKS AT STUDS BEHIND STRINGER WHERE GWB IS NOT CONTINUOUS
- WOOD STAIRS TO BE 1 1/8" PLYWOOD SCREWED 3" ON CENTER AND GLUED AT ALL JOINTS WITH UNDERLAYMENT ADHESIVE AT INTERIOR; SEE EXTERIOR STAIR NOTES FOR ADDITIONAL NOTES

GUARD AND HAND RAIL NOTES:
HANDRAILS: 36" ABOVE NOSING PLANE, BRACKETS INTO FRAMING OR BLOCKING; EXTEND 12" TOP & BOTTOM COMMON STAIRS. 1 1/2" DIAMETER CROSS-SECTION. RAIL TO WITHSTAND 200 POUNDS APPLIED ANY POINT ON RAIL, TYPICAL

GUARDS: 42" ABOVE FINISH AND SHALL BE ABLE TO RESIST A CONCENTRATED LOAD OF 200 POUNDS, APPLIED AT ANY POINT ALONG THE TOP. ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO STRUCTURAL ELEMENTS OF THE BUILDING

- TOXIC MATERIAL LIMITS:**
- **PAINTS, STAINS, COATINGS, ADHESIVES, SEALANTS** AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS, TYPICAL
 - **CARPET, RESILIENT FLOORING:** NINETY (90) PERCENT OF FLOOR AREA SHALL COMPLY WITH THE VOC-EMISSION LIMITS ESTABLISHED IN SECTION A4.504.2
 - **THERMAL INSULATION** INSTALLED IN THE BUILDING SHALL INSTALL THERMAL INSULATION IN COMPLIANCE WITH VOC LIMITS
 - **PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD** USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
 - **DOCUMNET VOC COMPONENTS** FOR THE PRECEDING

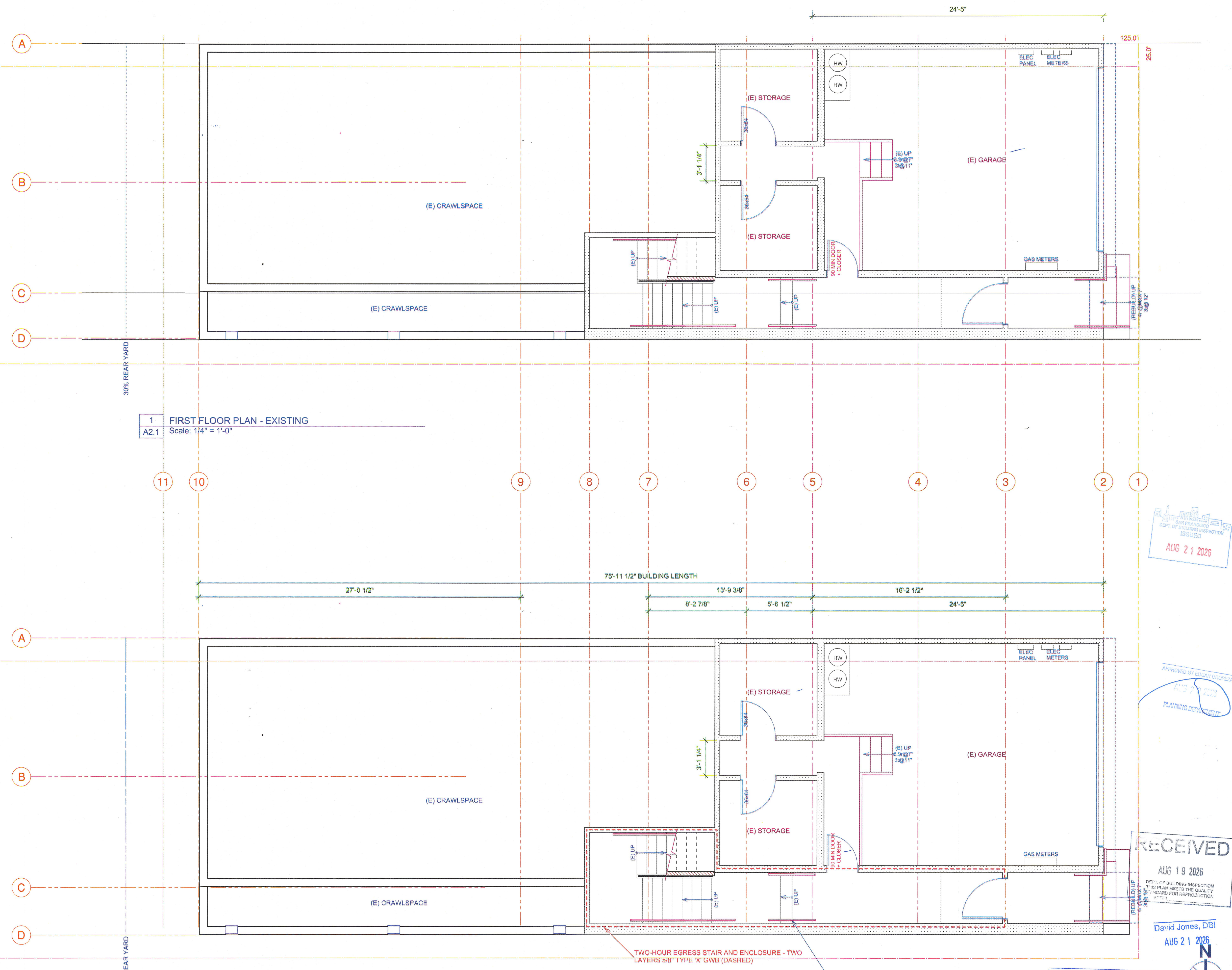
ASSEMBLY FIRE AND FLAME SPREAD NOTES:
WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

INSULATION MATERIALS, INCLUDING FACING, SUCH AS VAPOR RETARDER AND VAPOR-PERMEABLE MEMBRANES INSTALLED IN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450.

LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E84 OR UL 723 APPARATUS WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450.

CELLULOSE LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16, PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR, PARTS 1209 AND 1404.

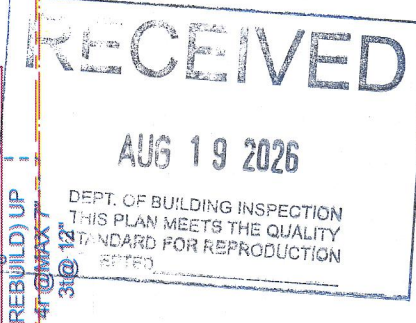
BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE WILL NOT BE INSTALLED. WALL AND FLOOR FRAMING WILL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT WILL BE VERIFIED PRIOR TO FINISH MATERIAL BEING APPLIED. REPLACE WET INSULATION PRODUCTS, OR ALLOW TO DRY BEFORE FINISHING.



1 FIRST FLOOR PLAN - EXISTING
A2.1 Scale: 1/4" = 1'-0"

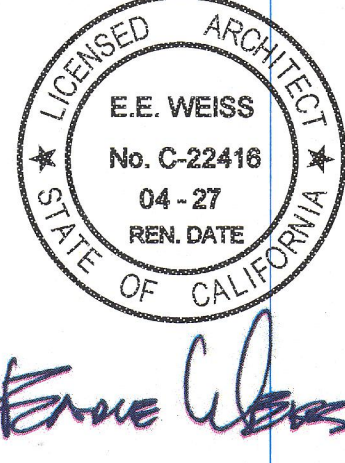
1 FIRST FLOOR PLAN - PROPOSED
A2.1 Scale: 1/4" = 1'-0"

ADD NEW HANDRAILS TO EXISTING STAIRS TO COMPLY WITH CURRENT CODE. SEE STAIR AND HANDRAIL NOTES, DETAILS, TYPICAL



E.E. WEISS
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21 Corte Madera Ave.
Mill Valley, CA 94941
admin@eeweiss.com
Tel 415.381.8700

HISTORY	
1	REVISION TO 6.30.26 PC COMMENTS



PLAN : FIRST FLOOR

PERMIT SET

280-282 ROOSEVELT WAY
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 26070036

Date: Jul 28, 2026
Time: 12:15:04 PM

A2.1

WALL SCHEDULE

PLATE SIZE GRAPHIC KEY:

2x6 WALLS ARE CROSS-HATCHED

2x4 WALLS ARE HATCHED

2x6 ONE-HOUR EXTERIOR WALL: 5/8" TYPE X GWB ON INTERIOR, 5/8" GYP SHEATHING OVER STUDS OVER EXT PLYWOOD PER STRUCTURAL, WATERPROOFING UNDER FINISH (UNDER PLYWOOD WHERE (PT) PLYWOOD IS NOT FINISHED) TABLE 721.1(2) 15-1.17

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2x4 ONE-HOUR PARAPET: 30" MIN. HEIGHT WALL ABOVE ROOFS, 42" AT DECKS, WITHIN 60" OF PROPERTY LINE, ONE LAYER 5/8" TYPE X EXT SHEATHING EACH SIDE OF WOOD STUDS, BUILDING PAPER, P.T. PLYWOOD PER STRUCTURAL, EXTERIOR FINISHES WHERE PLY IS EXPOSED, NON-COMBUSTIBLE FINISH TOP 18")

CONCRETE WALL - SEE STRUCTURAL DRAWINGS

EXISTING WALL: FRAMING TO REMAIN. NEW 5/8" TYPE 'X' GWB AT ALL INTERIOR SURFACES.

EXISTING WALL TO BE REMOVED - PROPOSED PLANS

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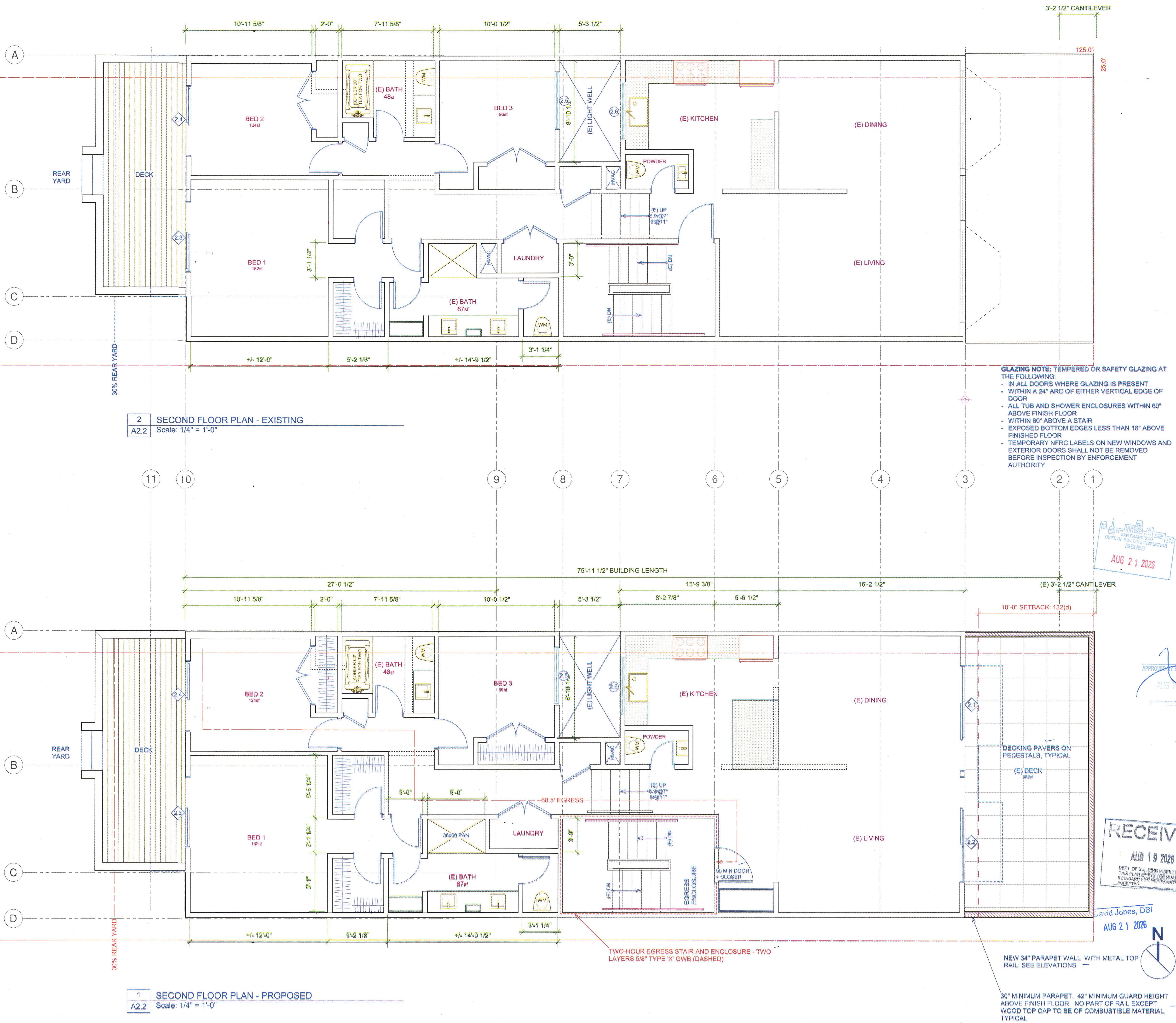
WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

INSULATION MATERIALS, INCLUDING FACING, SUCH AS VAPOR RETARDER AND VAPOR-PERMEABLE MEMBRANES INSTALLED IN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450.

LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E84 OR UL 723 APPARATUS WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450.

CELLULOSE LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16, PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR, PARTS 1209 AND 1404.

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE WILL NOT BE INSTALLED. WALL AND FLOOR FRAMING WILL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT WILL BE VERIFIED PRIOR TO FINISH MATERIAL BEING APPLIED. REPLACE WET INSULATION PRODUCTS, OR ALLOW TO DRY BEFORE FINISHING.



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Mill Valley, CA 94941
admin@eeweiss.com
Tel 415.381.8700

HISTORY
REVISION TO 6.30.26
PC COMMENTS

LICENSED ARCHITECT
E.E. WEISS
No. C-22416
04-27
REN. DATE
STATE OF CALIFORNIA

PLAN : SECOND FLOOR
PERMIT SET

280-282 ROOSEVELT WAY
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL 2807036

Date: Aug 17, 2026
Time: 1:50:45 PM

A2.2

PLATE SIZE GRAPHIC KEY:

 2x6 WALLS ARE CROSS-HATCHED

 2x4 WALLS ARE DOTTED

 2x6 ONE-HOUR EXTERIOR WALL: 5/8" TYPE X GWB ON INTERIOR, 5/8" GYP SHEATHING OVER STUDS OR EXT PLYWOOD PER STRUCTURAL. WATERPROOFING UNDER FINISH (UNDER PLYWOOD WHERE (PT) PLYWOOD IS NOT FINISHED)

TABLE 721.1(2) 15-1.17

2x4 **ONE-HOUR** EXTERIOR WALL: 5/8" TYPE X GWB ON INTERIOR. 5/8" GYP SHEATHING OVER STUDS OVER EXT PLYWOOD PER STRUCTURAL. WATERPROOFING UNDER FINISH (UNDER PLYWOOD WHERE (PT) PLYWOOD IS NOT FINISHED)
TABLE 721.1(2) 15-1.12

 2x4 **TWO-HOUR WALLS:** TWO LAYERS 5/8" TYPE X EACH SIDE OF WOOD STUDS; STAGGER SEAMS
90 MINUTE DOORS

2x4 ONE-HOUR PARAPET: 30" MIN. HEIGHT WALL ABOVE ROOFS, 42" AT DECKS, WITHIN 60" OF PROPERTY LINE. ONE LAYER 5/8" TYPE X EXT SHEATHING EACH SIDE OF WOOD STUDS, BUILDING PAPER, P.T. PLYWOOD PER STRUCTURAL, EXTERIOR FINISHES WHERE PLY IS EXPOSED, NON-COMBUSTIBLE FINISH TOP 18")

----- EXISTING WALL TO BE REMOVED - PROPOSED PLANS

IF STAIR LAYOUT DOES NOT CONFORM TO THE FOLLOWING, OR VARIES SIGNIFICANTLY FROM DRAWINGS, CONTACT THE ARCHITECT BEFORE INSTALLATION.

- 7" RISER AND 11" TREAD (7.75" MAX RISER AND 10" MINIMAL TREAD AT PRIVATE STAIRS)
- NOSING TO BE NOT LESS THAN 3/4" BUT NO MORE THAN 1 1/2" WIDER. TREAD DEPTH IS LESS THAN 11" RISE TO PREVENT TRIPPING AND FALLING
- THE HIGHEST RISER SHALL NOT BE MORE THAN 3/8" MORE THAN THE LOWEST RISER. THE GREATEST TREAD DEPTH SHALL NOT BE GREATER THAN 3/8" THAN THE SHALLOWEST TREAD
- SET TYPE "X" GWS AT JOISTS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER STAIRS. DRAFT STOP BLOCKS AT STUDS BEHIND STRINGER WHERE GWS IS NOT CONTINUOUS.
- WOOD STAIRS TO BE 1 1/8" PLYWOOD SCREWED 3" ON CENTER AND 12" ON JOISTS WITH JOINTS WITH UNDERLAYMENT ADHESIVE AT INTERIOR; SEE EXTERIOR STAIR NOTES FOR ADDITIONAL NOTES

HANDRAILS: 36" ABOVE NOSING PLANE, BRACKETS INTO FRAMING OR BLOCKING; EXTEND 12" TOP & BOTTOM COMMON STAIRS. 1 1/2" DIAMETER CROSS-SECTION. RAIL TO WITHSTAND 200 POUNDS APPLIED ANY POINT ON RAIL, TYPICAL

GUARDS: 42" ABOVE FINISH AND SHALL BE ABLE TO RESIST A CONCENTRATED LOAD OF 200 POUNDS, APPLIED AT ANY POINT ALONG THE TOP. ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO STRUCTURAL ELEMENTS OF THE BUILDING

- **PAINTS, STAINS, COATINGS, ADHESIVES, SEALANTS AND CAULKS** SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. TYPICAL
- **CARPET, RESILIENT FLOORING:** NINETY (90) PERCENT OF FLOOR AREA SHALL COMPLY WITH THE VOC-EMISSION LIMITS ESTABLISHED IN SECTION A.4.504.2
- **THERMAL INSULATION** INSTALLED IN THE BUILDING SHALL INSTALL THERMAL INSULATION IN COMPLIANCE WITH VOC LIMITS
- **PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD** USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- **DOCUMNET VOC** COMPOUNETS FOR THE PRECEEDING

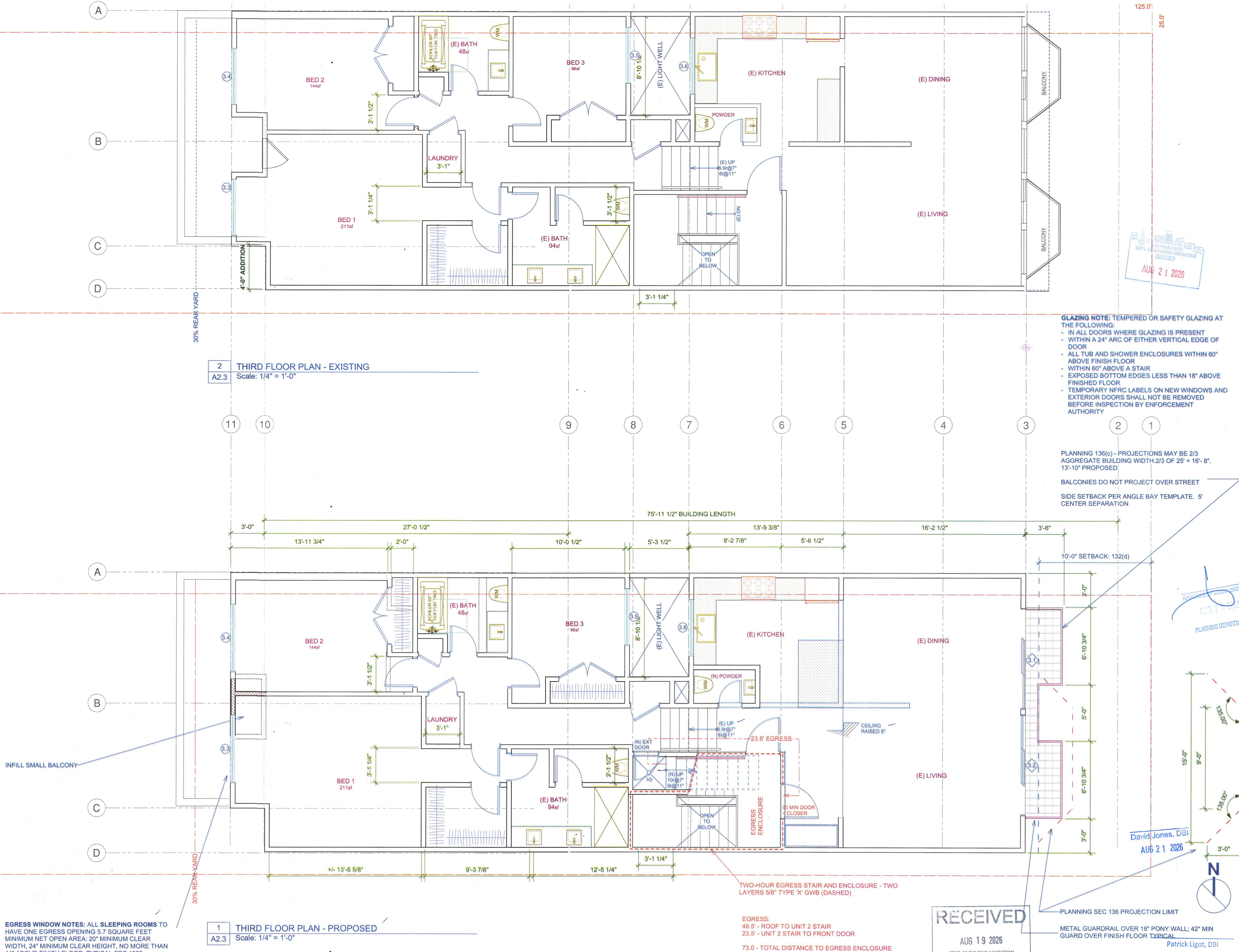
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SMOKE-DEVELOPED INDEX OF NOT GREATER THAN
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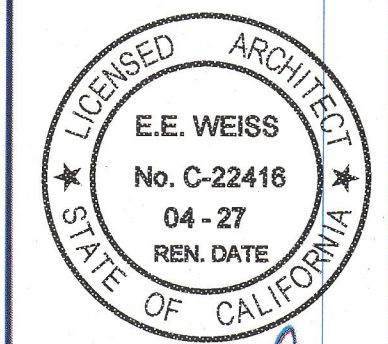


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Mill Valley, CA 94941

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Tel 415.381.8700

HISTORY	
1	REVISION TO 6.30.26 PC COMMENTS



PLAN : ROOF

PERMIT SET

280-282 ROOSEVELT WAY
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 26077036

Date: Aug 17, 2026
Time: 1:50:45 PM

A2.3

RECEIVED
AUG 19 2026
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION
ACCEPTED

WALL SCHEDULE

PLATE SIZE GRAPHIC KEY:
2x6 WALLS ARE CROSS-HATCHED
2x4 WALLS ARE HATCHED

2x6 ONE-HOUR EXTERIOR WALL: 5/8" TYPE X GWB ON INTERIOR. 5/8" GYP SHEATHING OVER STUDS OVER EXT PLYWOOD PER STRUCTURAL. WATERPROOFING UNDER FINISH (UNDER PLYWOOD WHERE (PT) PLYWOOD IS NOT FINISHED) TABLE 721.1(2) 15-1.17

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2x4 TWO-HOUR WALLS: TWO LAYERS 5/8" TYPE X EACH SIDE OF WOOD STUDS; STAGGER SEAMS 90 MINUTE DOORS

2x4 ONE-HOUR PARAPET: 30" MIN. HEIGHT WALL ABOVE ROOFS. 42" AT DECKS. WITHIN 60" OF PROPERTY LINE. ONE LAYER 5/8" TYPE X EXT SHEATHING EACH SIDE OF WOOD STUDS, BUILDING PAPER, P.T. PLYWOOD PER STRUCTURAL, EXTERIOR FINISHES WHERE PLY IS EXPOSED, NON-COMBUSTIBLE FINISH TOP 18")

CONCRETE WALL - SEE STRUCTURAL DRAWINGS
EXISTING WALL: FRAMING TO REMAIN. NEW 5/8" TYPE 'X' GWB AT ALL INTERIOR SURFACES.
EXISTING WALL TO BE REMOVED - PROPOSED PLANS
EXISTING WALL TO BE REMOVED - PROPOSED PLANS

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- NOSING TO BE NOT LESS THAN 3/4" BUT NO MORE THAN 1 1/2" WHERE TREAD DEPTH IS LESS THAN 11"
- RISER TO PREVENT PASSAGE OF A 4" SPHERE
- THE HIGHEST RISER SHALL NOT BE MORE THAT 3/8" MORE THAN THE LOWEST RISER. THE GREATEST TREAD DEPTH SHALL NOT BE GREATER THAN 3/8" THAN THE SHALLOWEST TREAD
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- WOOD STAIRS TO BE 1 1/8" PLYWOOD SCREWED 3" ON CENTER AND GLUED AT ALL JOINTS WITH UNDERLAYMENT ADHESIVE AT INTERIOR; SEE EXTERIOR STAIR NOTES FOR ADDITIONAL NOTES

GUARD AND HAND RAIL NOTES:

HANDRAILS: 36" ABOVE NOSING PLANE, BRACKETS INTO FRAMING OR BLOCKING; EXTEND 12" TOP & BOTTOM COMMON STAIRS. 1 1/2" DIAMETER CROSS-SECTION, RAIL TO WITHSTAND 200 POUNDS APPLIED ANY POINT ON RAIL,TYPICAL

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TOXIC MATERIAL LIMITS:

- PAINTS, STAINS, COATINGS, ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. TYPICAL
- CARPET, RESILIENT FLOORING: NINETY (90) PERCENT OF FLOOR AREA SHALL COMPLY WITH THE VOC-EMISSION LIMITS ESTABLISHED IN SECTION A4.504.2
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- DOCUMENT VOC COMPONENTS FOR THE PRECEDING

ASSEMBLY FIRE AND FLAME SPREAD NOTES:

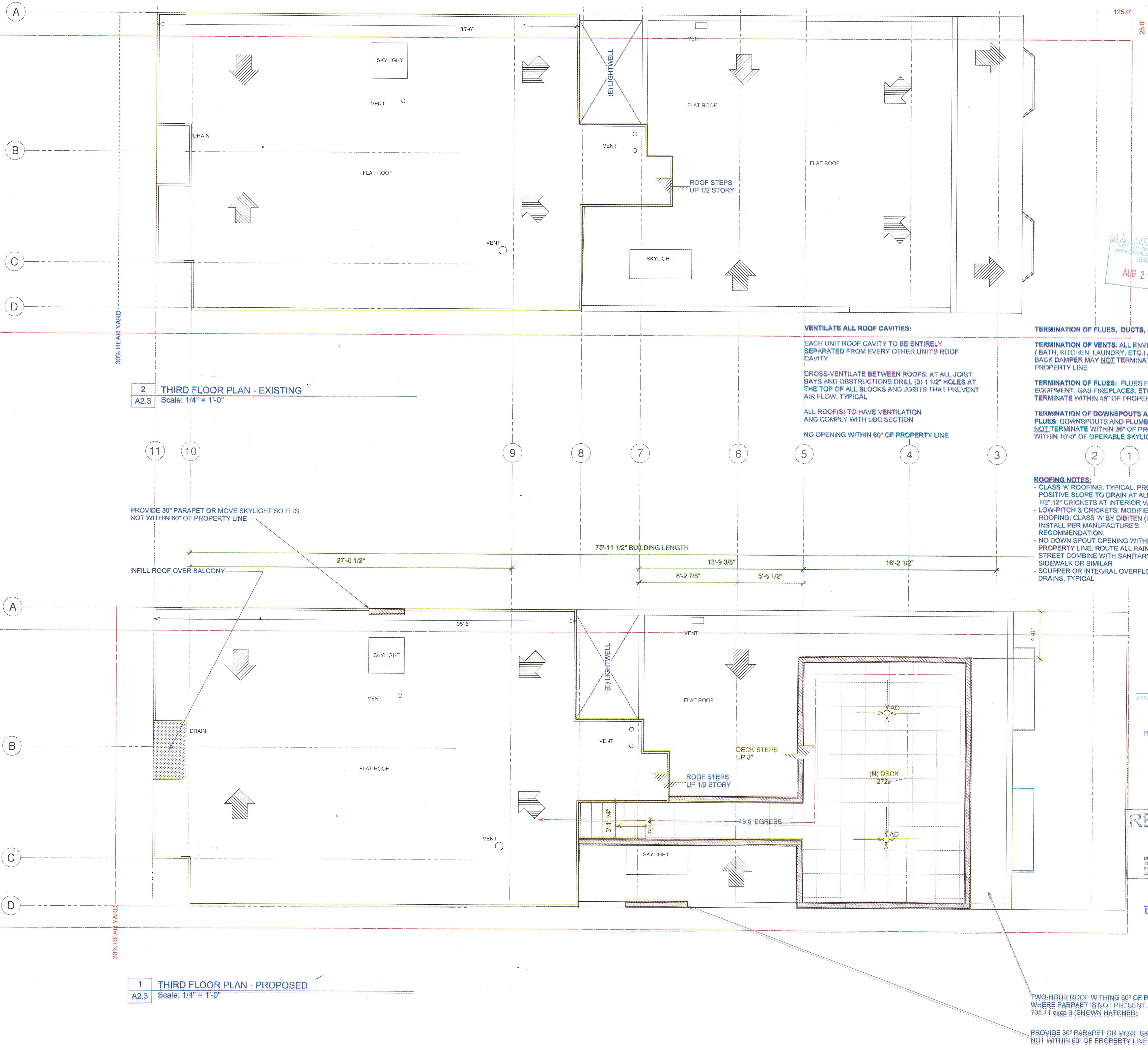
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2 THIRD FLOOR PLAN - EXISTING
A2.3 Scale: 1/4" = 1'-0"

1 THIRD FLOOR PLAN - PROPOSED
A2.3 Scale: 1/4" = 1'-0"



APPROVED BY E.E. WEISS
1570223
PLANNING DEPARTMENT

RECEIVED
AUG 19 2026
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION
ACCEPTED

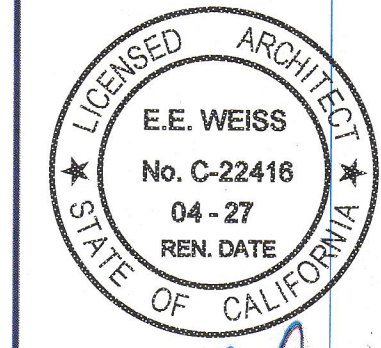
David Jones, DBI
AUG 21
N

TWO-HOUR ROOF WITHIN 60" OF PROPERTY LINE WHERE PARAPET IS NOT PRESENT, TYP. SECTION 705.11 exp 3 (SHOWN HATCHED)

PROVIDE 30" PARAPET OR MOVE SKYLIGHT SO IT IS NOT WITHIN 60" OF PROPERTY LINE

E.E. WEISS
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21 Corte Madera Ave.
Mill Valley, CA 94941
admin@eeweiss.com
Tel 415.381.8700

HISTORY
REVISION TO 6.30.26
PC COMMENTS

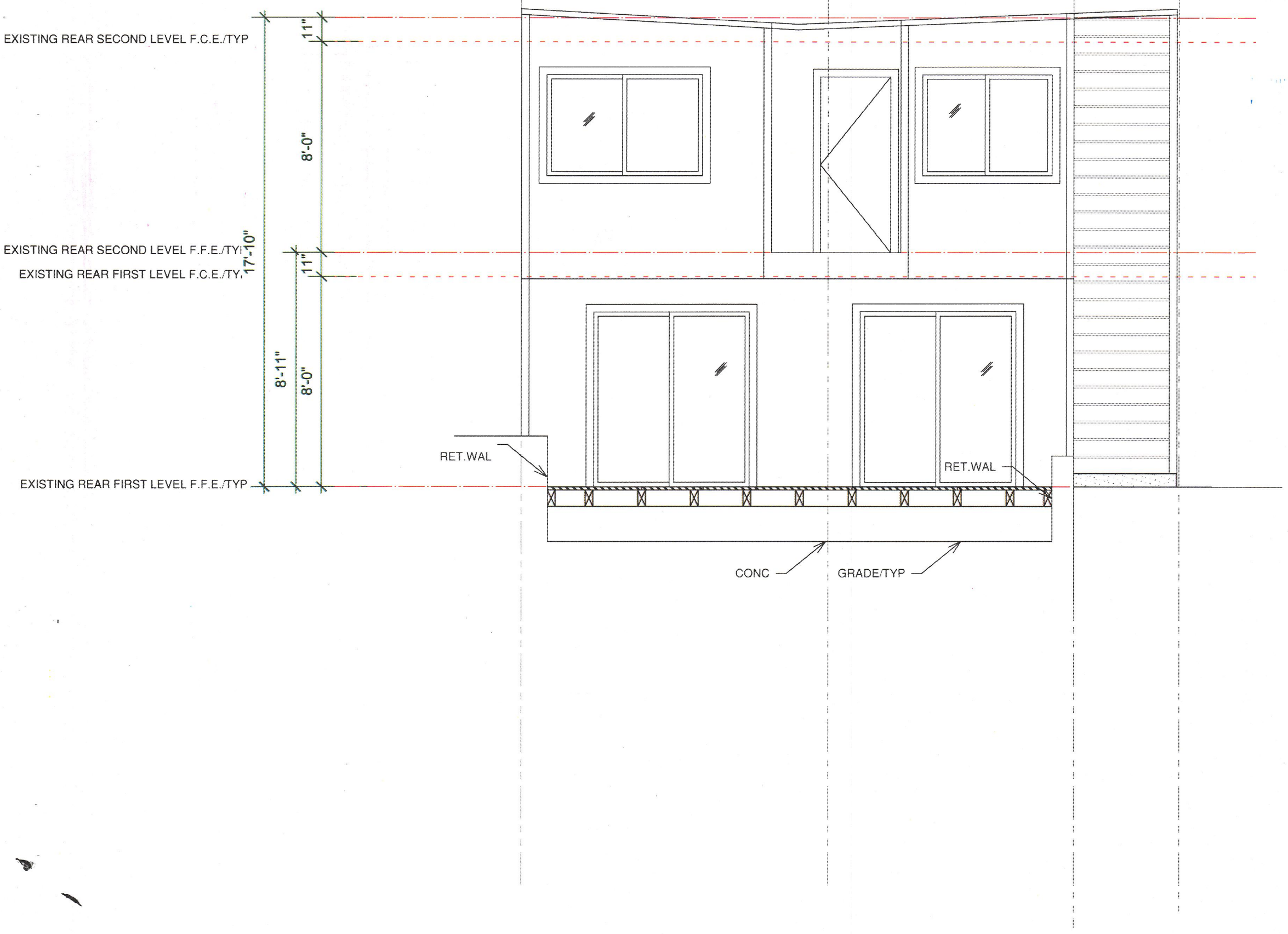


PLAN : ROOF
PERMIT SET

280-282 ROOSEVELT WAY
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 2607036

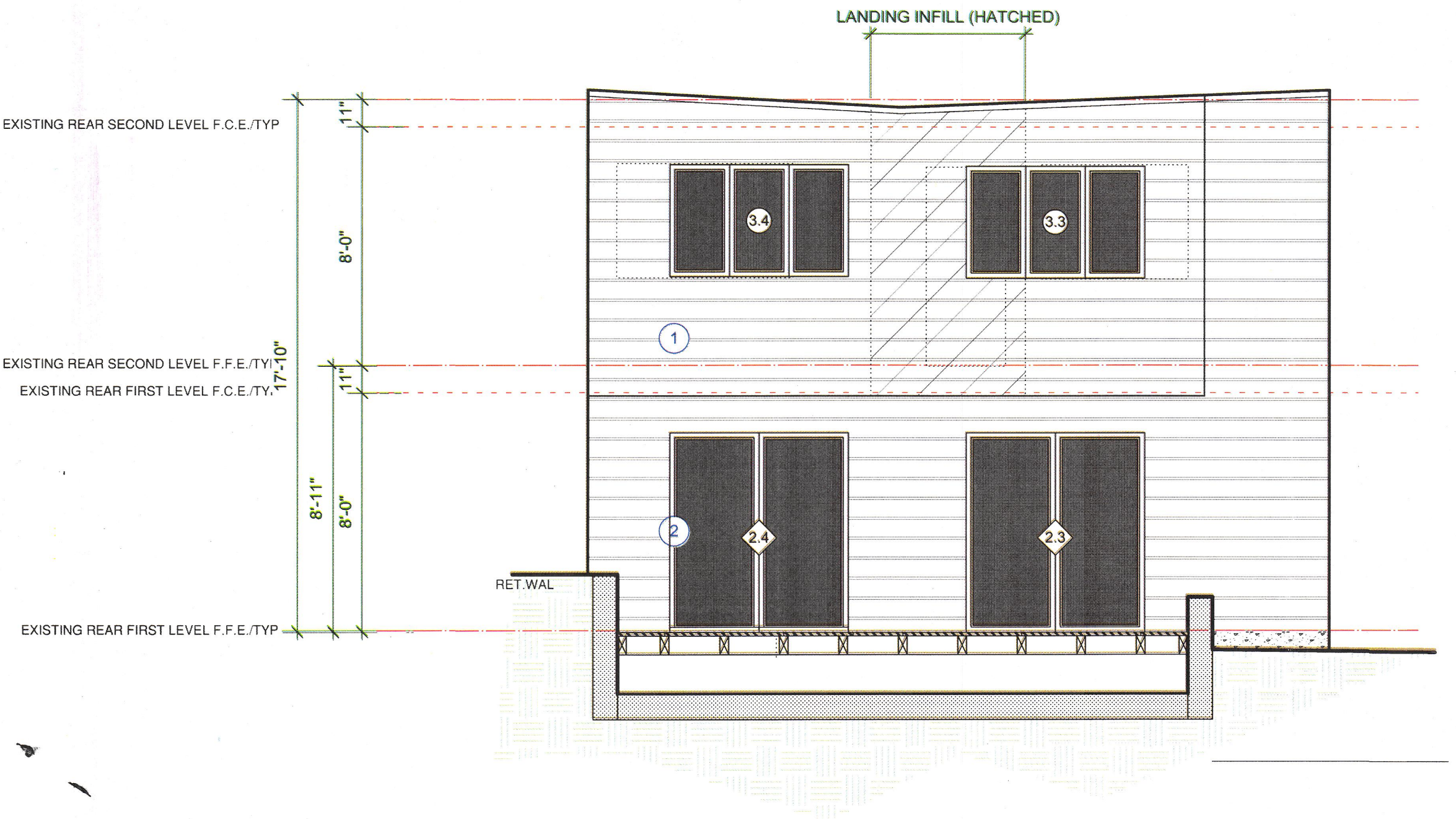
Date: Aug 17, 2026
Time: 1:50:45 PM

A2.4



4 WEST (REAR) ELEVATION - EXISTING
A3.1 Scale: 1/4" = 1'-0"

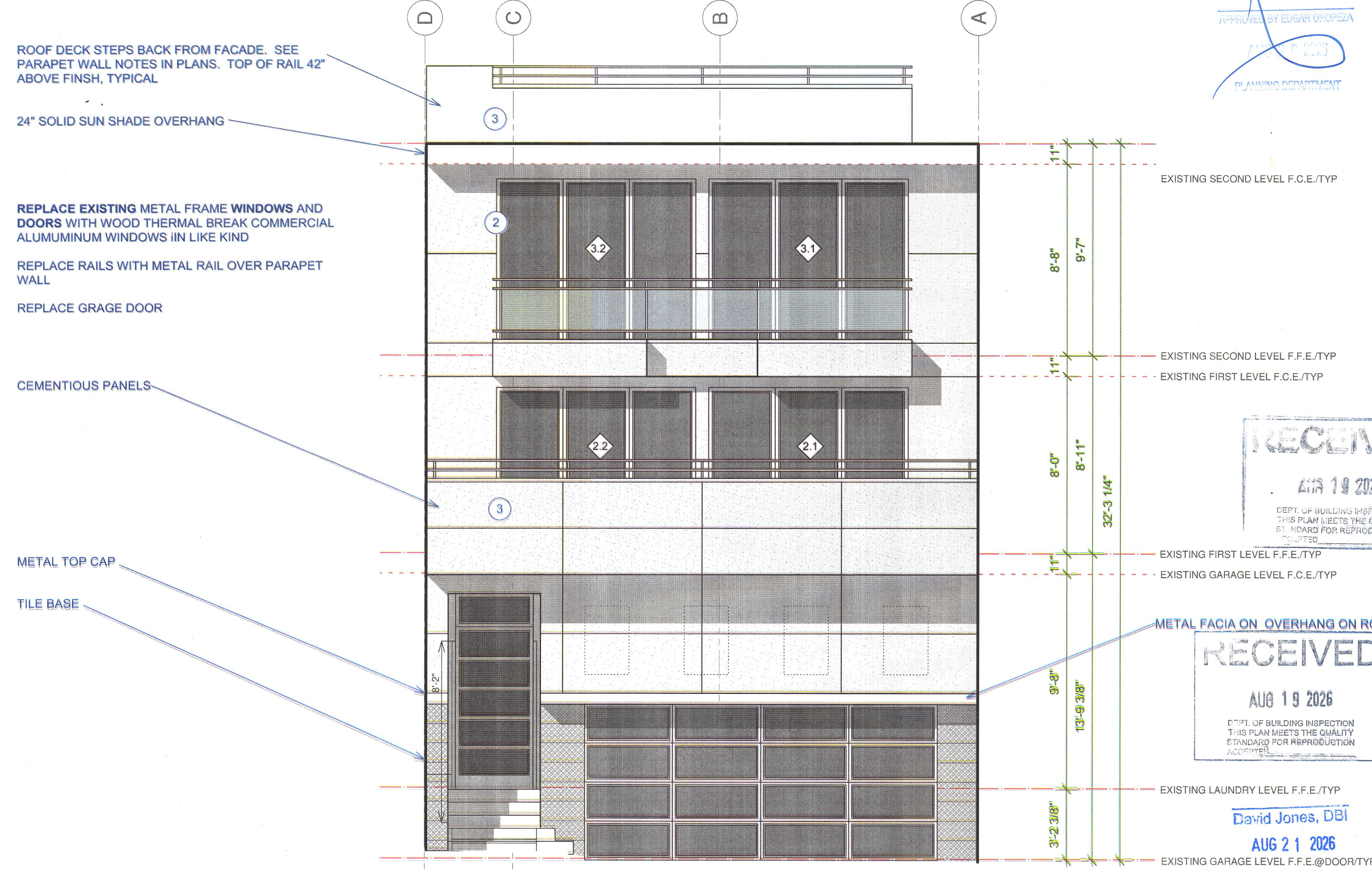
- FINISH SCHEDULE:
- 1 PAINTED CEMENTIOUS SIDING. INSTALL PER MANUFACTURE'S INSTRUCTIONS. COLOR TBD IN FIELD
 - 2 HIGH PROFILE ALUMINUM WINDOWS. LOW-E THERMOPANES. COLOR TO MATCH EXISTING; ARCHITECT APPROVAL PRIOR TO ORDERING



3 WEST (REAR) ELEVATION - PROPOSED
A3.1 Scale: 1/4" = 1'-0"



2 EAST (FRONT) ELEVATION - EXISTING
A3.1 Scale: 1/4" = 1'-0"



1 EAST (FRONT) ELEVATION - PROPOSED
A3.1 Scale: 1/4" = 1'-0"

E.E. WEISS
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Mill Valley, CA 94941
admin@eeweiss.com
Tel 415.381.8700

HISTORY

REVISION TO 6.30.25
PC COMMENTS

APPROVED BY EUGEN ORPHEA
PLANNING DEPARTMENT
AUG 21 2026

ELEVATIONS : FRONT & REAR

PERMIT SET

280-282 ROOSEVELT WAY
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 2807/036

Date: Aug 17, 2026
Time: 1:50:45 PM

A3.1

MENTIOUS SIDING. INSTALL PER
URE'S INSTRUCTIONS. COLOR TBD IN
LE ALUMINUM WINDOWS. LOW-E
NES. COLOR TO MATCH EXISTING;
APPROVAL PRIOR TO ORDERING
MENTIOUS PANEL:

ARCHITECTURAL FLOOR PLAN (PLAN 101) showing building layout with numbered columns (1-11) and various level markers.

LEVEL MARKERS:

- EXISTING REAR SECOND LEVEL F.C.E./TYP
- EXISTING REAR SECOND LEVEL F.F.E./TYP
- EXISTING REAR FIRST LEVEL F.C.E./TYP
- EXISTING REAR FIRST LEVEL F.F.E./TYP
- EXISTING SECOND LEVEL F.C.E./TYP
- EXISTING SECOND LEVEL F.F.E./TYP
- EXISTING FIRST LEVEL F.C.E./TYP
- EXISTING FIRST LEVEL F.F.E./TYP
- EXISTING GARAGE LEVEL F.C.E./TYP
- EXISTING LAUNDRY LEVEL F.F.E./TYP
- EXISTING GARAGE LEVEL F.F.E./DOOR/TYP

Dimensions:

- 8'-11"
- 8'-0"
- 17'-10"
- 8'-11"
- 8'-0"
- 11"
- 11"
- 8'-8"
- 9'-7"
- 11"
- 8'-0"
- 8'-11"
- 32'-3 1/4"
- 11"
- 9'-8"
- 13'-9 3/8"
- 3'-2 3/8"

Notes:

- GUARD AND HAND RAIL NOTES: HANDRAILS: 36" ABOVE NOSING PLANE, BR INTO FRAMING OR BLOCKING; EXTEND 12" BOTTOM COMMON STAIRS. 1 1/2" DIAMETER CROSS-SECTION. RAIL TO WITHSTAND 200 LBS. APPLIED ANY POINT ON RAIL, TYPICAL.
- GUARDS: 42" ABOVE FINISH AND SHALL BE RESIST A CONCENTRATED LOAD OF 200 PC APPLIED AT ANY POINT ALONG THE TOP ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO STRUCTURAL ELEMENTS OF THE BUILDING.

RECEIVED:

AUG 17 2026

DEPT. OF BUILDING INSP.

THIS PLAN MEETS THE C

STANDARD FOR DIGIT

ACCEPTED

Stamp:

AUG 21 2020

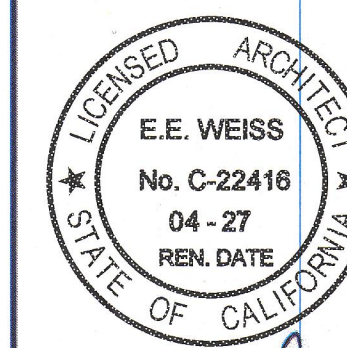
DEPT. OF BUILDING INSP.

ISSUED

1	SOUTH ELEVATION - PROPOSED
A3.2	Scale: 1/4" = 1'-0"

A3.2

HISTORY
REVISION TO 6.30.26 PC COMMENTS



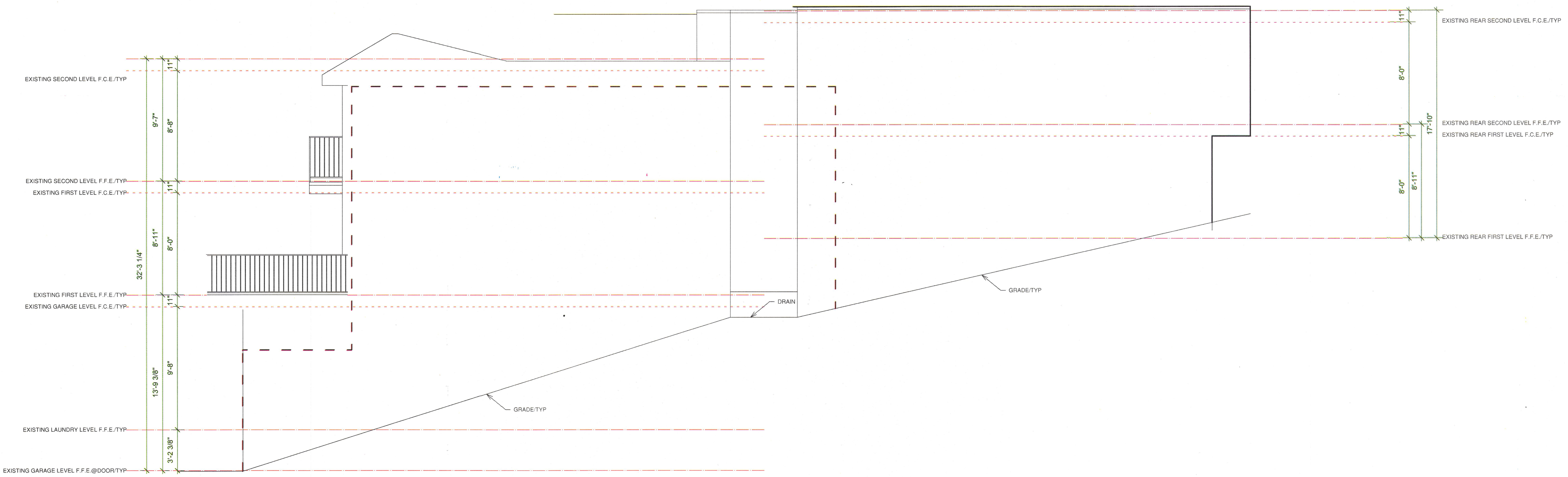
Ernie Weiss

ELEVATIONS : SIDE
PERMIT SET

280-282 ROOSEVELT WAY
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 2607036

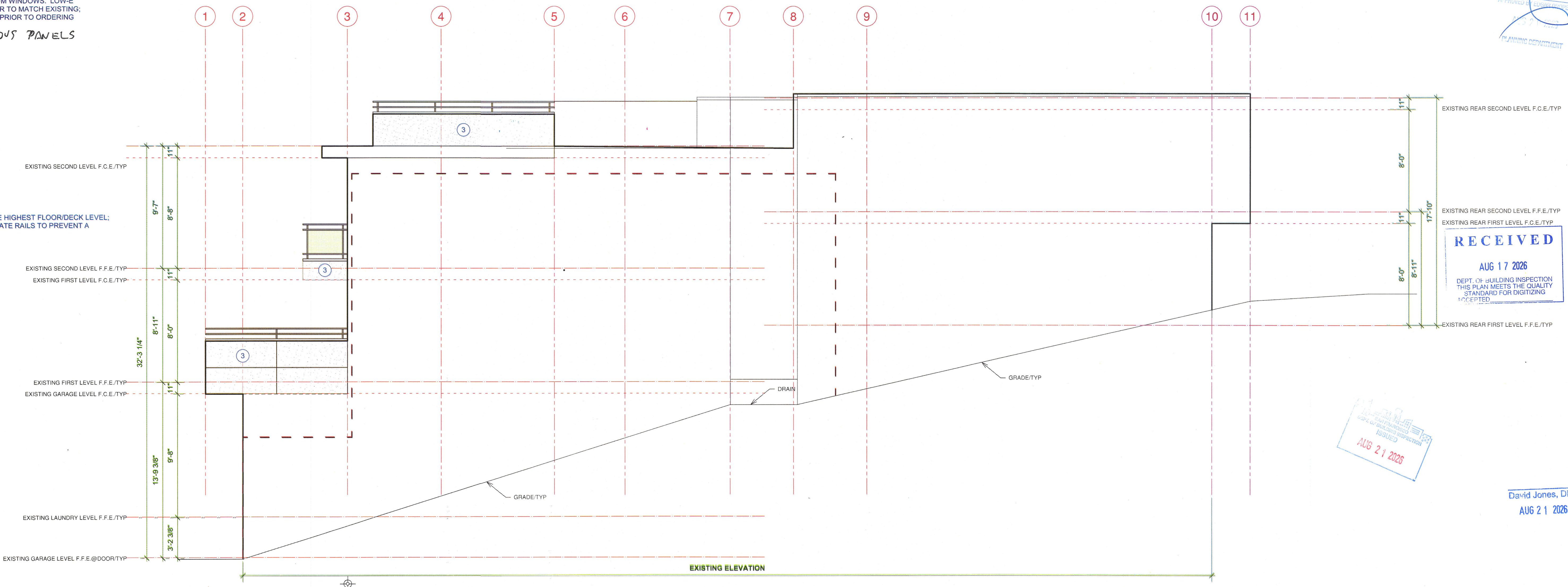
Date: Jul 28, 2026
Time: 12:15:04 PM

A3.3



- FINISH SCHEDULE:
- 1 PAINTED CEMENTIOUS SIDING. INSTALL PER MANUFACTURE'S INSTRUCTIONS. COLOR TBD IN FIELD
 - 2 HIGH PROFILE ALUMINUM WINDOWS. LOW-E THERMOPANES. COLOR TO MATCH EXISTING; ARCHITECT APPROVAL PRIOR TO ORDERING
 - 3 CEMENTIOUS PANELS

GUARDRAIL NOTES:
42" MIN. HEIGHT ABOVE HIGHEST FLOOR/DECK LEVEL;
SPACE ALL INTERMEDIATE RAILS TO PREVENT A



2 NORTH ELEVATION - EXISTING
Scale: 1/4" = 1'-0"

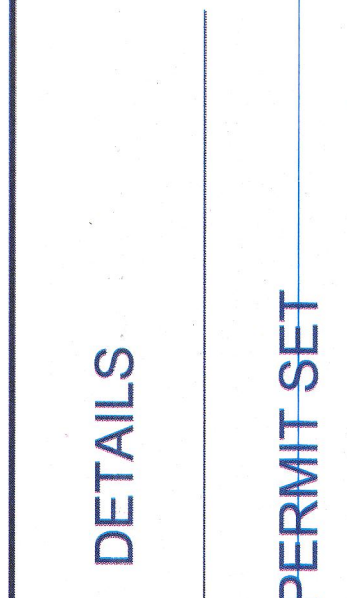
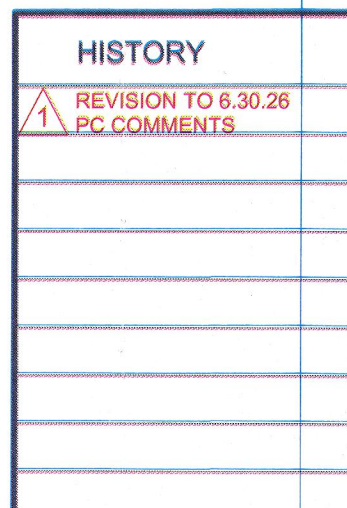
1 NORTH ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

APPROVED BY
PLANNING DEPARTMENT

RECEIVED
AUG 17 2026
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED

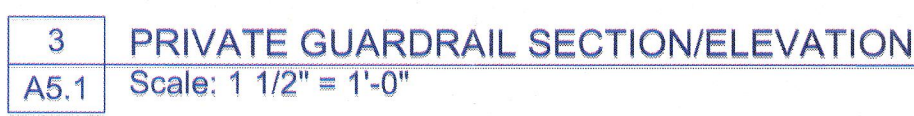
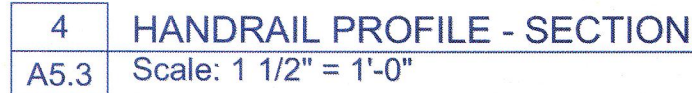
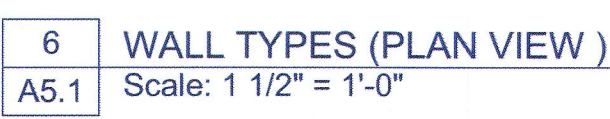
AUG 21 2026
DEPT. OF BUILDING INSPECTION
ISSUED

David Jones, DBI
AUG 21 2026



ASSESSOR'S PARCEL: 2607/038

A5.1



Green Building: Site Permit Checklist

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address
280-282 Roosevelt Way	2120B/011	280-282 Roosevelt Way
Gross Building Area	Primary Occupancy	Design Professional/Applicant: Sign & Date
4,144	Two - Family	EE Weiss Architects
# of Dwelling Units	Height to highest occupied floor	Number of occupied floors
2	32	3

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment G3, C4, or C5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply. AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

ALL PROJECTS, AS APPLICABLE		LEED PROJECTS							OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
		New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commercial Interior	Commercial Alteration	Residential Alteration	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >600,000 ²		
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.											
Stormwater Control Plan - Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines.											
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.											
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance.											
Recycling by Occupants - Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.											
GREENPOINT RATED PROJECTS (Indicate at right by checking the box.)											
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)											
Base number of required GreenPoints:		75									
Adjustment for retention / demolition of historic features / building:											
Final number of required points (base number +/- adjustment)											
GreenPoint Rated (i.e. meets all prerequisites)											
Energy Efficiency : Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.											
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)											
Notes 1) New residential projects of 10' or greater must use the "New Residential High-Rise" column. New residential projects with ≥3 occupied floors and less than 71 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column. 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required. 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.											
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA-0), OR: Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR: Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA-0).											
Enhanced Commissioning of Building Energy Systems LEED EA-3		Meet LEED prerequisites									
Water Use - 30% Reduction LEED WE-3, 2 points		Meet LEED prerequisites									
Enhanced Refrigerant Management LEED EA-4											
Indoor Air Quality Management Plan LEED EQ-3.1											
Low-Emitting Materials LEED EQ 4.1.4.2, 4.3, and 4.4											
Bicycle parking : Provide short-term and long-term bicycle parking for 3% of total installed parking capacity each, or meet San Francisco Planning Code Sec. 155, whichever is greater, or meet LEED credit SS-4.3 (13C 5.104.4)											
Designated parking : Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C 5.105.5)											
Water Meters : Provide submeters for spaces projected to consume more than 1,000 gpd, or more than 100 gpd/day if in building over 50,000 sq ft. (13C 5.104.1)											
Air Filtration : Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ-5). (13C 5.504.5.3)											
Air Filtration : Provide at least MERV-13 filters in residential buildings in air-quality hotspots (or LEED credit IEQ-5). (SF Health Code Article 38 and SF Building Code 1203.3)											
Acoustical Control : Wall and roof ceilings STC 50, exterior windows STC 30, party walls and floor-ceiling STC 40. (13C 5.507.4)											
Acoustical Control : Wall and roof ceilings STC 50, exterior windows STC 30, party walls and floor-ceiling STC 40. (13C 5.507.4)											
CFCs and Halons : Do not install equipment that contains CFCs or Halons. (13C 5.508.1)											
Additional Requirements for New A, B, L, OR M Occupancy Projects 5,000 - 25,000 Square Feet											
Construction Waste Management : Divert 75% of construction and demolition debris (as 10% more than required by the San Francisco Construction & Demolition Debris Ordinance).									Meet C&D ordinance only		
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to 21% of total annual energy cost (LEED EA-0), OR: Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR: Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA-0).											

E.E. WEISS
Architects, Inc.
21 Corte Madera Ave.
Mill Valley, CA 94941
admin@eeweiss.com
Tel 415.381.8700

HISTORY
1 REVISION TO 6.30.28
PC COMMENTS

E.E. WEISS
No. C-22416
04-27
REN. DATE

GENERAL INFORMATION
PERMIT SET

280-282 ROOSEVELT WAY
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 26077036

David Jones, DBI
AUG 21 2026

RECEIVED
AUG 17 2026
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED

Date: Jul 28, 2026
Time: 12:15:04 PM

A6.0

GENERAL WINDOW NOTES:

- 1 VERIFY ALL ROUGH OPENINGS BEFORE ORDERING WINDOW OR DOOR UNITS
- 2 ALLWEATHER 8000 ALUMINUM FRAME - COLOR PER FINISH SCHEDULE
- 3 LOW-E, THEROMPANE GLAZING OR BETTER THROUGHOUT
- 4 WINDOWS TO COMPLY WITH TITLE-24 REPORT
- 5 SOUND TRANSMISSION PER ACOUSTIC REPORT (IF REQUIRED)
- 6 MULL TOGETHER MULTIPLE UNITS; COMMON NAIL AND WATERPROOF FIN
- 7 FINISH HARDWARE TO MATCH EXISTING

WINDOW LEGEND:

VERIFY ROUGH OPENING WITH MANUFACTURER PRIOR TO ORDERING

- PRIVACY GLAZING
- TEMPERED GLAZING
- EGRESS COMPLIANCE REQUIRED
- ENTIRE WINDOW TO BE 45 MINUTE RATED ASSEMBLY
- GLASS GUARD TO LIMIT OPENING TO 36" ABOVE FINISH FLOOR

WINDOW AND GLAZING NOTES:

EGRESS WINDOW NOTES: ALL SLEEPING ROOMS TO HAVE ONE EGRESS OPENING 5.7 SQUARE FEET MINIMUM NET OPEN AREA: 20" MINIMUM CLEAR WIDTH, 24" MINIMUM CLEAR HEIGHT, NO MORE THAN 44" ABOVE FINISH FLOOR PER SEC 1030, TYPICAL

WINDOW SILLS:

WHERE THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES FINISHED GRADE, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE FINISHED FLOOR SURFACE.

WHERE SILL IS LOWER THAN 36" ABOVE FINISH FLOOR, AND SILL IS MORE THAN 72" ABOVE FINISH GRADE, INSTALL A CLEAR, LAMINATED GLASS GUARD, TYPICAL

GLAZING HAZARDOUS LOCATIONS:

TEMPERED OR SAFETY GLAZING AT THE FOLLOWING:

IN ALL DOORS WHERE GLAZING IS PRESENT WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF DOOR

ALL TUB AND SHOWER ENCLOSURES AND WET AREAS WITHIN 60" ABOVE FINISH FLOOR

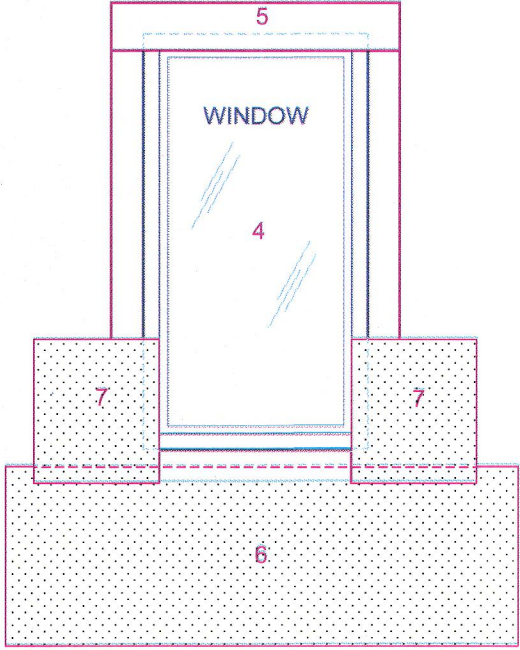
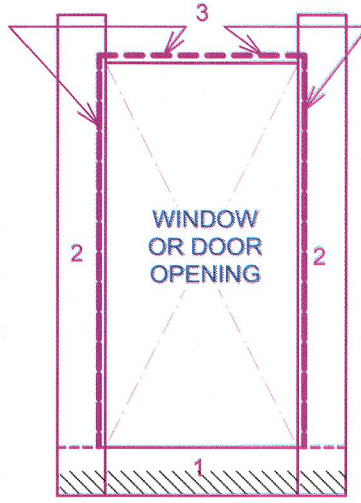
STAIRS WITHIN 60" ABOVE NOSING PLANE

GLAZING IN WINDOWS WHERE:

- PANES ARE GREATER THAN 9 SQUARE FEET
- BOTTOM EDGE OF GLAZING LESS THAN 18" ABOVE FINISHED FLOOR
- TOP EDGE OF GLAZING 36" ABOVE FINISHED FLOOR OR LESS
- GLAZING WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE

ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.

NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL CONFIRMED BY THE FIELD INSPECTOR 1.25



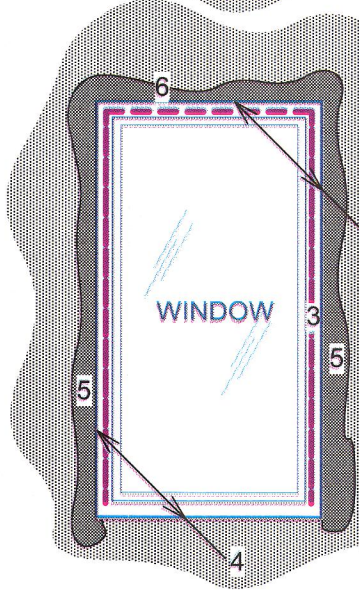
3 ROLL WINDOW FLASHING
SCALE: NONE

FLASHING MATERIALS TO CONSIST OF 1CE AND WATER SHIELD SIMILAR TYPE SELF ADHESIVE 8" ROLL FLASHING. CAULK TO BE 50 YEAR PREMIUM, BITUTHENE COMPATIBLE, CLEAR. DO NOT USE SIKAFLEX OR URETHANE TYPE CAULK OVER BITUTHENE TYPE ROLL PRODUCTS! WHERE REQUIRED, METAL FLASHING TO BE 16 oz COPPER OR PAINTED GSM

WINDOW AND DOOR FLASHING SEQUENCE:

- 1) ATTACH ROLL FLASHING TO SILL OF OPENING, LEAVE BACKING PAPER ON HATCHED PORTION OF FLASHING
- 2) LAP JAMB ROLL FLASHING OVER SILL FLASHING, RUN 6" OVER HEAD OPENING
- 3) CAULK JAMBS AND HEAD UNDER AREAS TO BE COVERED WITH WATERPROOFING FIN
- 4) SET WINDOW PLUMB AND SQUARE; CENTER IN OPENING. ALL JAMB AND HEAD PORTIONS TO BE SET IN CAULK. NAIL FIN IN ALL PRE-PREPARED HOLES WITH MANUFACTURE'S RECOMMEND FASTENER
- 5) ATTACH HEAD ROLL FLASHING OVER NAIL FIN AND JAMB FLASHING. SET METAL HEAD FLASHING OVER EXTERIOR TRIM, BUT UNDER BUILDING PAPER (WOOD TRIM FINISH).
- 6) RUN BUILDING WRAP UNDER SILL FLASHING. REMOVE BACKING (FROM STEP 1) AND FIRMLY AFFIX TO BUILDING WRAP
- 7) LAP BUILDING WRAP OVER PAPER (IN STEP 6) UNTIL WALL IS COVERED

MAKE NO ASSUMPTIONS. INSTALL PER WINDOW MANUFACTURE'S INSTRUCTIONS. SEE DETAILS FOR ADDITIONAL INFORMATION. CONTACT ARCHITECT IF QUESTIONS PURSUE.



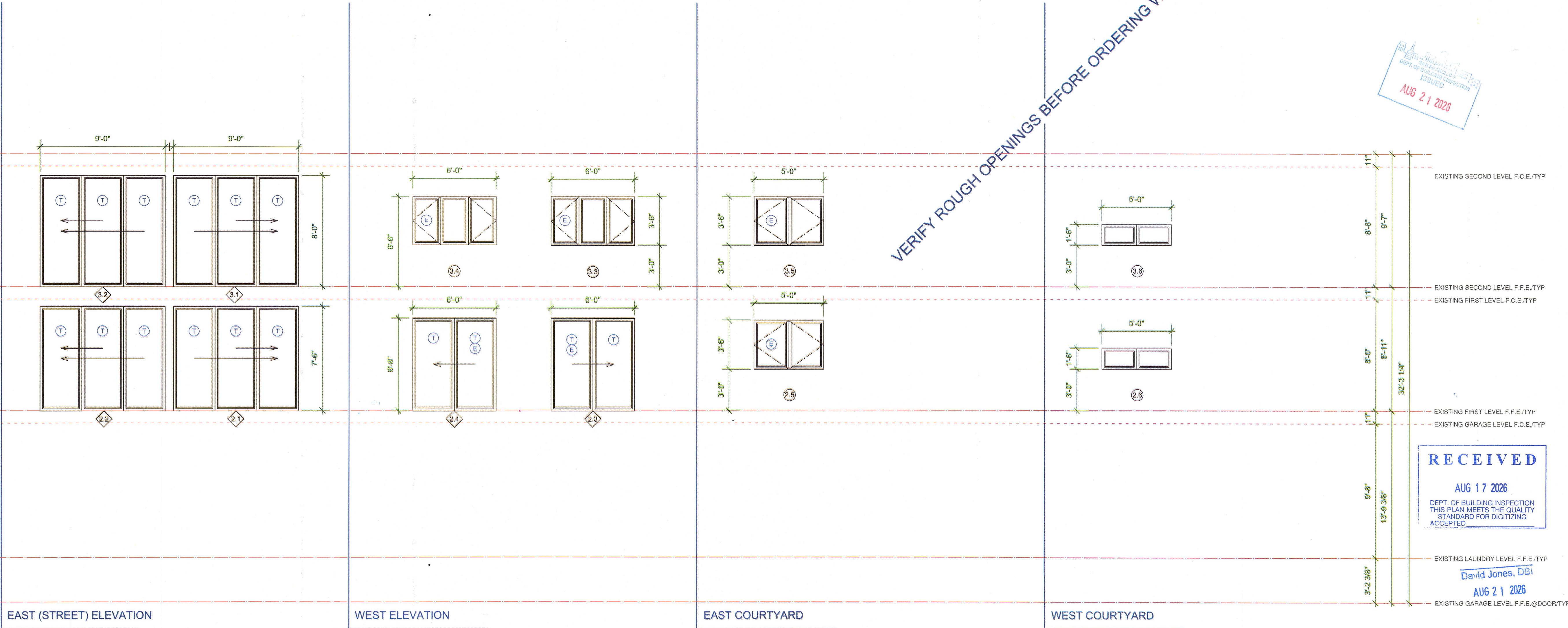
FLASHING MATERIALS TO BE COMPATIBLE WITH WATERPROOFING SYSTEM. INSTALL PER MANUFACTURE. WHERE REQUIRED, METAL FLASHING TO BE 16 oz COPPER OR GALVANIZED SHEET METAL

WINDOW AND DOOR FLASHING SEQUENCE:

- 1)INSTALL JOINT COMPOUND IN CORNERS AND GAPS IN SHEATHING. JOINT TAPE IF RECOMMENDED BY MANUFACTURE
- 2)COAT ENTIRE SUBSTRATE (SHEATHING) WITH +/- 15mm LIQUID WATERPROOFING. COAT HEAD, JAMB, AND SILL OPENING FRAMING COMPLETELY.
- 3)SET WINDOW PLUMB AND LEVEL; IN COMPATIBLE CAULK BEAD BEHIND HEAD AND JAMBS NAIL FIN. NO CAULK AT SILL NAIL FIN - SHOWN DASHED
- 4)AT INTERIOR, CAULK BETWEEN ENTIRE PERIMETER OF OPENING AND WINDOW FRAME WITH COMPATIBLE AIR SEALANT (INCLUDING SILL)
- 5)COUNTER FLASH HEAD AND JAMBS PER MANUFACTURE. COVER ALL GAPS, SCREW HEADS, ETC
- 6)METAL 'Z' HEAD FLASHING OVER TOP OF HEAD TRIM. APPLY LIQUID FLASHING TO VERTICAL LEG. SEE DETAILS

MAKE NO ASSUMPTIONS. SEE DETAILS FOR ADDITIONAL INFORMATION. CONTACT ARCHITECT IF QUESTIONS PURSUE.

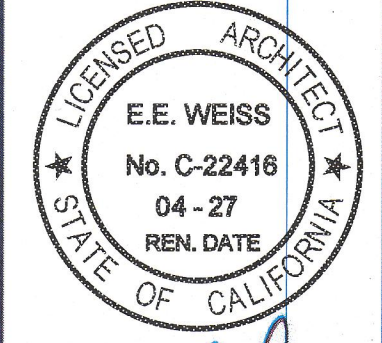
2 LIQUID WINDOW FLASHING
SCALE: NONE



GRAPHIC WINDOW & EXTERIOR DOOR SCHEDULE

E.E. WEISS
Architects, Inc.
21 Corte Madera Ave.
Mill Valley, CA 94941
admin@eeweiss.com
Tel 415.381.8700

HISTORY
REVISION TO 6.30.26 PC COMMENTS



Handwritten signature of E.E. Weiss.

ELEVATIONS : FRONT & REAR
PERMIT SET

280-282 ROOSEVELT WAY
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 2607036

Date: Jul 28, 2026
Time: 12:15:04 PM

A6.3

1. All construction shall conform to 2025 California Building Code requirements.
2. Design & placement of concrete shall be in accordance with the American Concrete Institute ACI 318 $f'_c = 3000$ psi in 28 days
All corners to be exposed shall be chamfered $\frac{3}{4}$ inch.
3. All conditions & dimensions to be verified in the field by the contractor prior to commencement of work.
4. Contractor shall provide all necessary shoring/Protection during construction.
5. Construction inspection shall be carried out by a Registered engineer & City Building Official.
6. Footings shall be poured against undisturbed soil. Min depth 18 inches
Design soil bearing pressure: 1500 psf

Reinforcement shall be ASTM A-615 grade 60 Min splice 36 D
7. All structural steel shall be ASTM A-36. Fabrication shall conform to AISC specifications.
Welding shall conform to AWS specifications.
8. All connections shall meet minimum requirements of the Building Code, unless a stronger connection is specified. All exposed hardware to be galvanized.
9. Details not specifically indicated shall be similar to those shown.
10. Plywood shall be C-D INT APA w/ exterior glue (cdx)
Edge nailing 10d@4" oc, field @ 8 inches oc.
11. Framing Lumber shall be D.F. grades: posts, beams, stringers: dense # 1 Joists & rafters #1, stud wall framing : #2 Other species may be used with $F_b = 1350$ psi, $E = 1.6$ ksi. No check or split longer than the width of narrow face of beam allowed. Seal all ends of lumber.

2025 Product Catalog

HDB/HD

Holdowns (cont.)

These products are available with additional corrosion protection. For more information, see pp. 13-19.

Model No.	Material		Dimensions (in.)								Fasteners (in.)		Minimum Wood Member Size Thickness x Width (in.)	Allowable Tension Loads (160)		Deflection at Highest Allowable Load
	Base (in.)	Body (sq.)	HB	SB	W	H	B	CL	SO	Anchor Bolt Dia.	Stud Bolts	DFSP		SPFH		
HDB8	—	12	4%	2%	2½	8½	2½	19½	%	%	(2) ¾		1½ x 3½	1,895	1,615	0.156
													2½ x 3½	2,525	2,145	0.169
													3 x 3½	3,130	2,660	0.12
													3½ x 3½	3,130	2,660	0.12
HDB8	¾	10	5%	3	2½	9½	2½	1½	2	%	(2) ¾		1½ x 3½	2,405	1,930	0.153
													2½ x 3½	3,750	3,165	0.129
													3 x 3½	4,505	3,600	0.156
													3½ x 3½	4,935	4,435	0.16
HDB7	¾	10	5%	3	2½	12½	2½	1½	2	%	(3) ¾		3 x 3½	6,645	5,576	0.142
													3½ x 3½	7,310	6,545	0.154
													4½ x 3½	7,345	6,785	0.155

Diagram illustrating the alignment and allowed hole zones for a beam with two holes. The diagram shows a cross-section of a beam with two holes. The distance between the centers of the holes is labeled as $2 \times \text{diameter of the largest hole (minimum)}$. The vertical distance from the top and bottom edges of the beam to the center of the holes is labeled as $\frac{1}{8}$ depth. The horizontal distance from the left and right edges of the beam to the center of the holes is labeled as $\frac{1}{8}$ span. The diagram also shows the "Aligned hole zone" and the "Allowed hole zone" for the holes.

Allowed hole zone suitable for uniformly loaded beams only.
No rectangular holes.
No holes in cantilevers.

Beam Depth	Maximum Round Hole Size
9 1/4" to 18"	2"

See illustration for allowed hole zone.

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

MAILING ADDRESS 280-282 Roosevelt APPLICATION NO. 2076-0917-6689 ADDENDUM NO. _____

OWNER NAME Dave O'Donnell OWNER PHONE NO. (415) 717-6872

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

- | | | |
|---|---|--|
| 1. Concrete (Placement & sampling) | 6. High strength bolting | 18. Bolts installed in existing concrete or masonry: |
| 2. <u>Grout</u> installed in concrete | 7. Structural masonry | 1. Concrete |
| 3. Special moment - Resisting concrete frames | 8. Reinforced gypsum concrete | 1. Polyurethane tests per SPBSC Sec. 507C & 510C |
| 4. Reinforcing steel and prestressing tendons | 9. Reinforcing concrete fill | 19. <u>Shoring</u> walls and floor systems used as shear
diaphragms |
| 5. Structural walling: | 10. Strayed-on fireproofing | 20. <u>Holdowns</u> |
| a. Perforic Visual Inspection | 11. Walling, drilled plates and calzeous | 21. <u>Special cases</u> |
| 1. Single-pane fillet welds 5/16" or smaller | 12. Shims | 1. Shoring |
| 2. Steel deck | 13. Special grouting, excavation and filling | 1. <u>Underlayment</u> [Not affecting adjacent property] |
| 3. Welded studs | (Gas Engineering) | 1. Offsetting adjacent property: PA |
| 4. Cold formed studs and joints | 14. Smoke-control system | 1. Offsetting |
| 5. Stair and railing systems | 15. Demolition | 2. <u>Cross Apply</u> (Apply to the operation of
tower cranes on high-rise buildings) |
| 6. Reinforcing steel | 16. Exterior Facing | (Section 7105.22) |
| B. Continuous Visual Inspection and NDT | 17. Rebuilt of unreinforced masonry buildings: | 23. <u>Others</u> [Noted by professionals
of record] |
| 1. Concrete 1700 | 1. Installation of mortar quality and shear tests | |
| 2. All other walling | 2. Inspection of repointing operations | |
| (NDT exception: Fillet welds) | 3. Tackling importance of new shear tests | |
| 1. Reinforcing steel and 1. NDT required | 4. Pre-installation Inspection for embodied | |
| 2. Moment-resisting frames | 1. Pull/tau tests per SPBSC Sec. 1607C & 1615C | |

24. Structural observation per Sec. 1704.6 (SFBC) for the following: ☐ Foundations ☐ Steel framing
☐ Concrete construction ☐ Masonry construction ☒ Wood framing
☐ Other:

25. Certification is required for: ☐ Glu-lam components

26. ☐ Firestops in high-rise building

Prepared by: Tim O'Sullivan Phone: 415, 250-0190

Required information:
FAX: () Email

Review by: _____ Phone: (628) 652-_____
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports.)

DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (628) 652-3407; or, dli.specialinspections@sf.gov

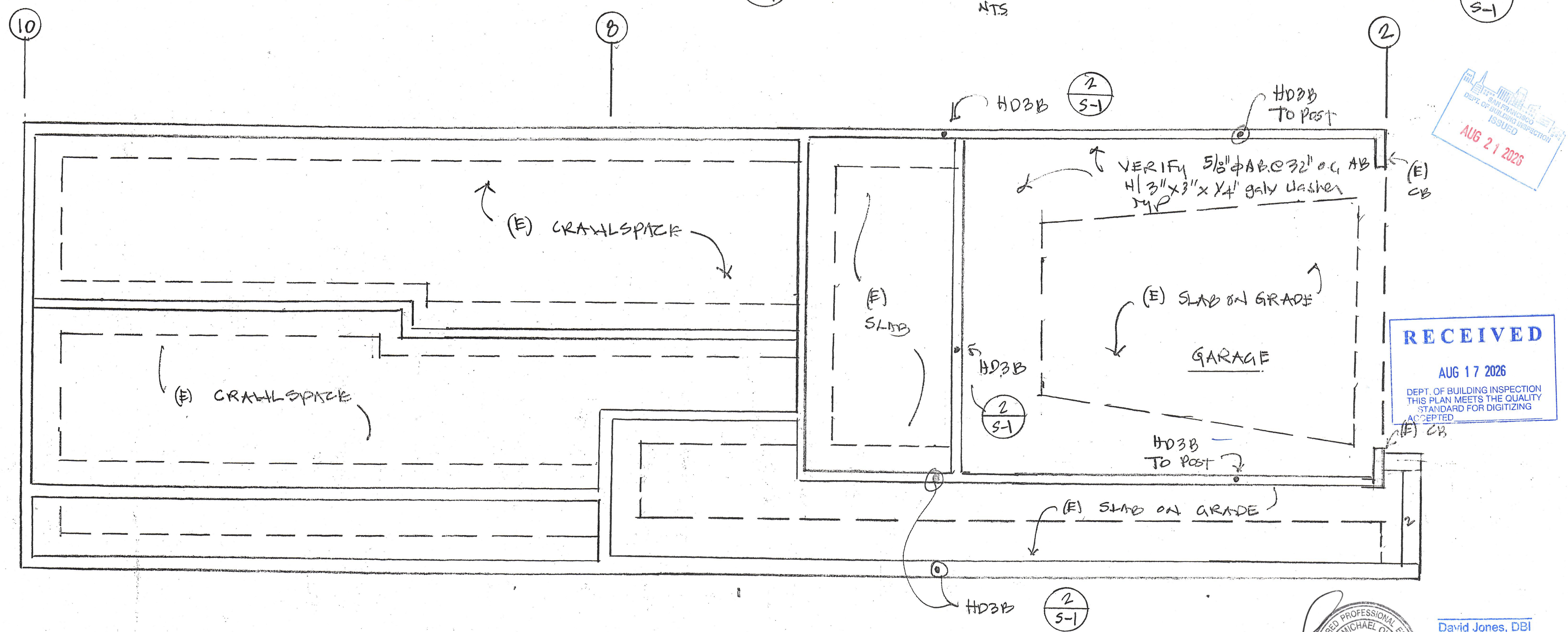
Updated 10/05/2020

TIERDOWN TO FDN 2
5-1

ALLOWABLE NOBILES

NTS

1
5-1



FOUNDATION PLAN

$$y_4'' = 11 - 0''$$

David Jones, DBI
AUG 21 2026

REVISIONS	BY

Tim O'Sullivan Structural Design
24 Lenglen Avenue, San Rafael, Ca.
415-250-0190 TimOSullivanengineer@yahoo.com

200-202 ROUSEVELT WAY
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 26071036

ASSESSOR'S PARCEL: 2607/036

8/26
AS SHOWN
T.O.S.
D.O.
S-1
Sheets

It is the intent of these Contract Documents to establish a high quality of material and workmanship, but not necessarily to note and call for every last item of work to be done. Any item not specifically covered, but deemed necessary for satisfactory completion of the work, shall be accomplished by the Contractor in a manner consistent with the quality of the work without additional cost to the owner. All materials and methods of installation shall be in accordance with industry standards and manufacturers recommendations.

- California Building Code 2025 Edition
City of San Francisco Amendments 2025 Edition
California Fire Code 2025 Edition
California Plumbing Code 2025 Edition
California Electrical Code 2025 Edition
California Mechanical Code 2025 Edition

B. Provide adequate and proper shoring and bracing to maintain safe conditions at all times. The Contractor shall be solely responsible for providing adequate shoring and bracing as required for protection of life and property during the construction of the project.

- C. At all times, the Contractor shall be solely and completely responsible for all conditions at the job site, including safety of persons and property, and all necessary independent Engineer review of these conditions. The Architect/Engineer site inspection are not intended nor shall they be construed to include a review of the adequacy of the Contractor's safety measures or traffic control measures.

- D. Unless otherwise shown or noted, all typical details shall be used where applicable.

- E. All details shall be construed typical at similar conditions.

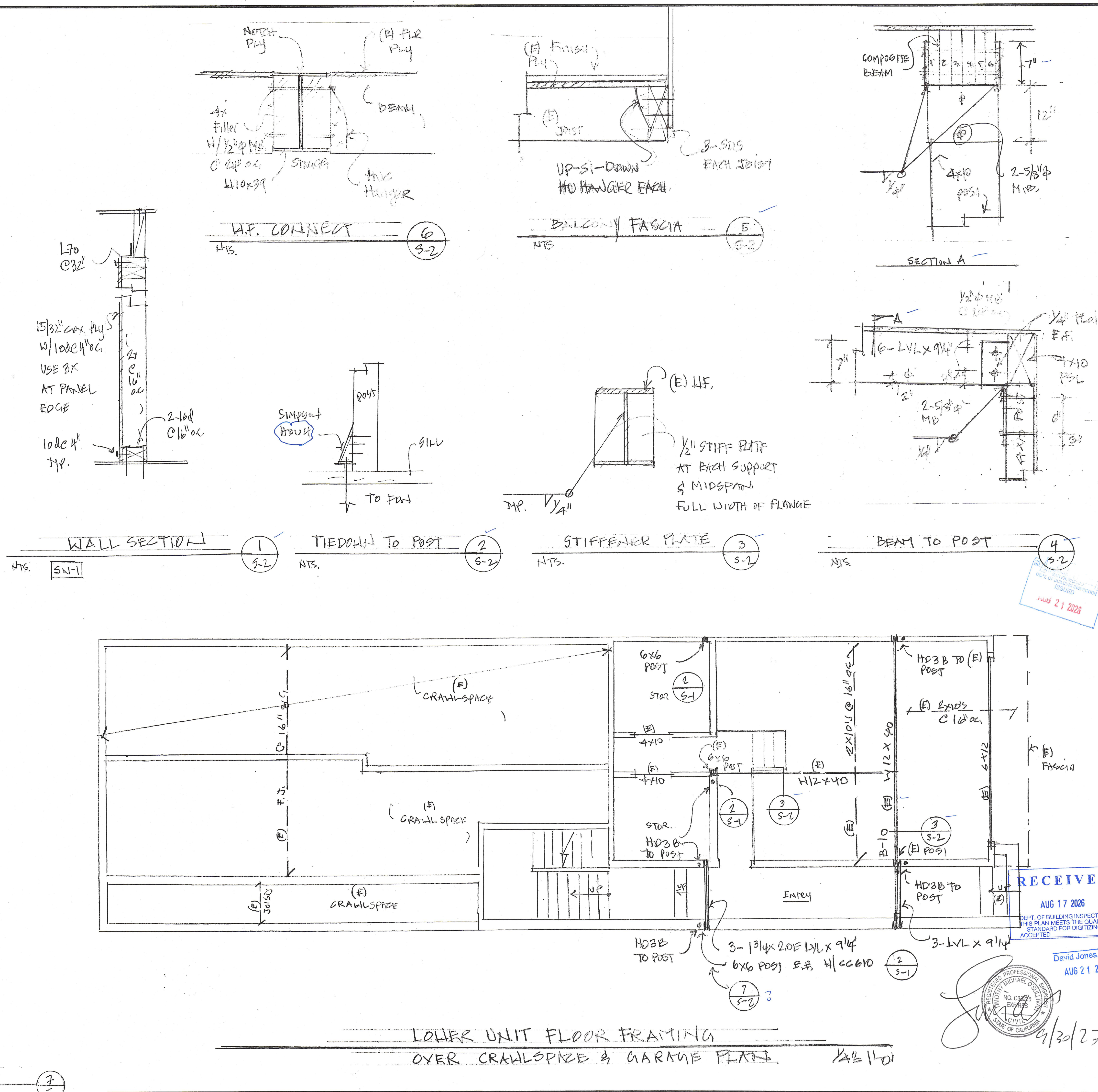
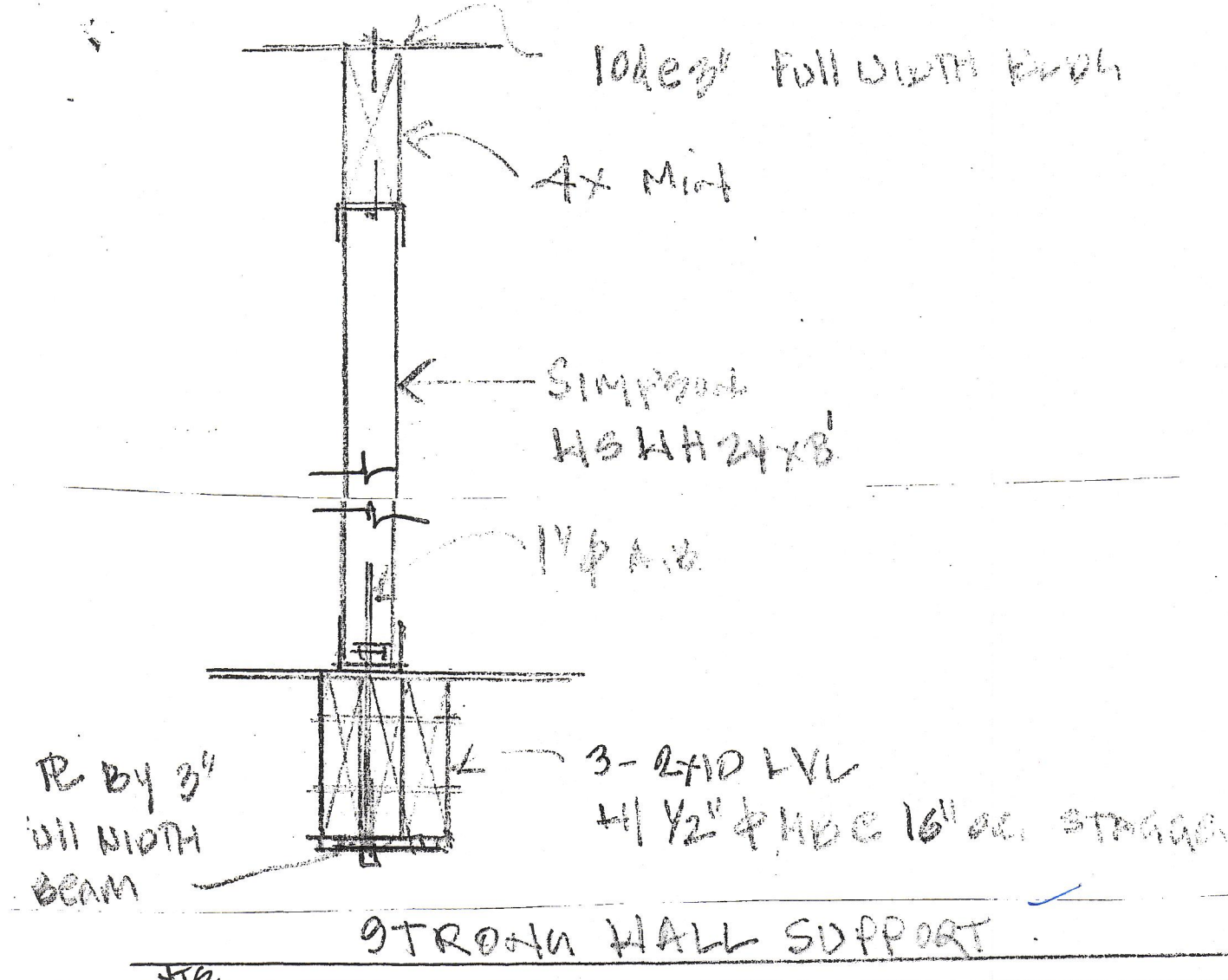
- F. All drawing conflicts shall be brought to the attention of the Engineer/architect for clarification before work proceeds.

- G. The Contractor shall supply all labor, materials, equipment and services, including water and power, necessary for the proper execution of the work shown on the drawings. All materials shall be new and workmanship shall be good quality. All workmen and subcontractors shall be skilled in their trade. Any inspections, special or otherwise, that are required by the Building Codes and/or local building departments on these plans shall be done by an independent inspection company.

- H. **Finishes:** Replace, patch, repair, and refinish all existing surfaces affected by the new work. All new finishes shall match the adjacent surface. All surfaces shall align.

1. The Contractor shall visit the site and familiarize itself with the existing site conditions prior to finalizing any proposals with the owner. The Contractor shall be responsible to inform the owners Architect/Engineer of potential existing conditions that need to be addressed and /or modified in order to complete the work as here-in described in these drawings.

- J. The Contractor shall be responsible for all means and methods of construction including ,but not limited to, leveling, shimming, and blocking.
The Contractor shall make specific notes of such items that cannot be known prior to the commencement of construction.



REVISIONS	B

Tim O'Sullivan Structural Design
224 Lenglen Avenue, San Rafael, Ca.
415-250-0190 TimO'Sullivanengineer@yahoo.com

280-282 ROOSEVELT WAY
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 26071036

Date	8/26
Scale	AS SHOWN
Drawn	T.O.G.
Job	D.O.
Sheet	S-2
Of 3	Sheets

BRIEF SUBMITTED BY THE PLANNING DEPARTMENT



BOARD OF APPEALS BRIEF

HEARING DATE: October 7, 2026

October 1, 2026

Appeal Nos.: 26-053 and 26-056
Project Address: 280-282 Roosevelt Way
Block/Lot: 2607/113 & 114 (Condominium)
Zoning District: RH-2 (Residential-House, Two Family)
Family and Senior Housing Opportunity SUD
Central Neighborhoods Large Residence SUD
Height/Bulk: 40//40-R-4
Staff Contact: Corey A. Teague, AICP, Zoning Administrator – (628) 652-7328
corey.teague@sfgov.org

Background & Analysis

Building Permit No. 202608176686 (Permit) was approved for 280-282 Roosevelt Way by the Planning Department (Planning) and the Department of Building Inspection (DBI) and issued on August 21, 2026. The Permit was not required by the Planning Code to undergo neighborhood notice. The three primary scopes of work relevant to the Planning Department's review of the permit are as follows:

1. Update front deck at the second story, including replacing open railing with (primarily) solid railing;
2. Replace two front bay windows at the third story with a balcony; and
3. Add a new roof deck at the front of the building.

The two Appellants represent each adjacent property (278-278a and 284-284a Roosevelt Way – see below). Their primary concerns related to these three scopes of work are as follows:

1. The front deck improvements (and others) are partially located on Lots 282 and 283 (condominium) to the north;
2. The new front balcony is not consistent with Planning Code Section 136 for obstructions into the required front setback; and
3. The new roof deck represents a privacy issue for Lots 292 and 293 (condominium) to the south.



Source: Google Maps © 2022

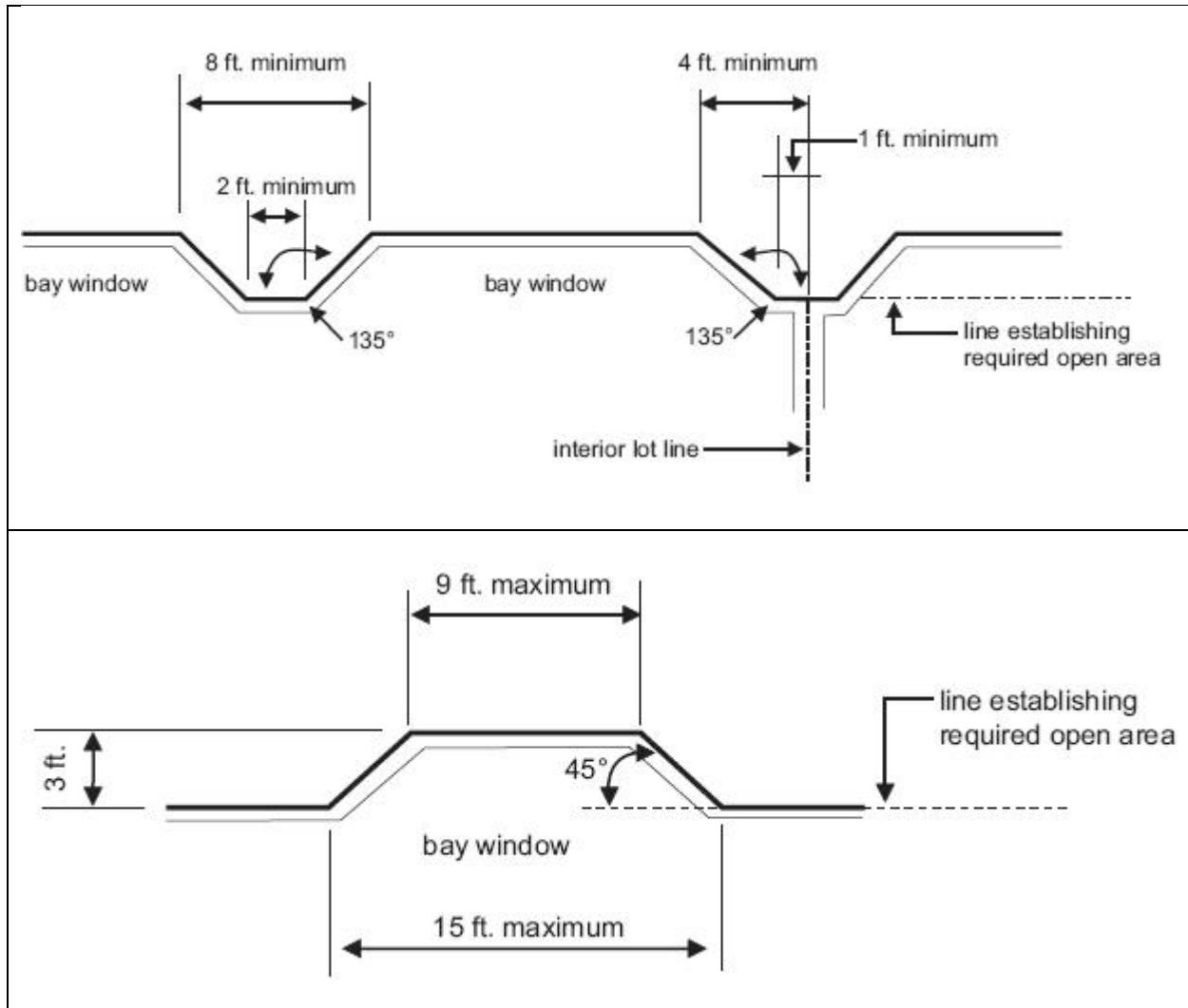


Source: ConnectExplorer © 2023

Regarding the proposed improvements that cross over the northern property line, the Department of Building Inspection's (DBI) brief addressed this issue and clarified that the new work proposed under this Permit must remain contained on the subject lot.

Regarding the proposed front balcony, the Appellant is correct that Planning Code Section 136(c)(2) requires such balconies within the required front setback to be set back 1 foot from the side

property line, and then extend at a 45-degree angle, plus other limits for depth, width, etc. (see diagrams below from Planning Code Section 136(c)(2)). The proposed balcony meets the 1-foot side setback but does not meet the 45-degree angle requirement.



While the front balcony in the Permit is not fully Planning Code compliant on the north side, Planning Code Section 307(h)(1)(F) allows the Zoning Administrator to grant an administrative modification for bay windows or balconies “that maintain the same massing as those allowed as a

permitted obstruction in Planning Code Section 136, but do not otherwise meet the requirements of Section 136.with the advice of the Planning Director that said windows otherwise meet all applicable design guidelines.” The proposed balcony in the Permit was reviewed by the Zoning Administrator and Planning Department design staff and determined to be eligible for this modification and consistent with applicable design guidelines.

Regarding the proposed roof deck, the Appellants to the south request a 5-foot setback from the property line to address their privacy concerns. As proposed, the proposed deck does not quite meet the recommendation of the Department’s deck handout (pursuant to the Residential Design Guidelines), which recommend a setback of 3-5 feet. The Department consulted with the Permit Holder, and they expressed an openness to providing a 5-foot setback from the shared southern property line for the proposed roof deck.

Conclusion

The subject Permit is not fully compliant with the Planning Code and Residential Design Guidelines as approved. The Department respectfully requests that the Board grant the appeal and approve the permit in a manner that 1) adequately addresses the work proposed on the adjacent lot to the north, 2) authorizes an administrative modification per Planning Code Section 307(h)(1)(F) to allow the front balcony to remain as proposed, and 3) revises the roof deck to provide a 5-foot setback from the shared property line to the south.

cc: Dave O’Donnell (Permit Holder)
Neil Hart (Appellant for 26-053)
David Martin (Appellant for 26-056)

Max Ramundo (Appellant for 26-056)
Donatella Mazzini (Agent for Appellant 26-056)
Carey McElroy (Department of Building Inspection)

BRIEF SUBMITTED BY DBI



Board of Appeals Brief

Hearing Date: October 07, 2026

September 25, 2026

RE: Appeal No: 26-053
Permit No: 2026-0817-6686
Subject Property: 280-282 Roosevelt Way
Block / Lot: 2607 / 036
DBI contact: Carey McElroy, Senior Building Inspector.
628-652-3779 carey.mcelroy@sfgov.org

Permit Description and Background:

The permit before the board is PA# 2026-0817-6686 with the Scope of Work as follows:

Renovate street facade 3rd floor balcony, finishes, doors, and windows, roof deck, infill small (3'x 5') former stair area at the rear of the 3rd floor.

The Permit Application and Plans were reviewed Over the Counter on 8/21/26 and the permit was issued the same day.

The building is a 3 story 2-family dwelling with each dwelling unit.

There are 4 additional alteration permits currently issued for this property.

PA # 2026-0421-9768 _Description: Remodel 2 kitchens + 4 bathrooms. All work in kind.

PA # 2026-0622-3662 _Description: Remove approximately 25 SF of wood siding/stucco from each of the 4 sides of the building and replace exterior finishes in kind to assess water damage. All work at the top story.



PA# 2026-0623-3729 _ Description: Replace rear-yard wood landscape retaining wall and construct new concrete wall, about 20 feet in length, 5 feet retained height, provide 42" tall metal guardrail at top of stem.

PA# 2026-0622-3662 _Description: Revision to PA# 2026-0421-9768. Two story addition at rear south side of property. 1st floor sauna, washer/dryer powder room to become storage, replace garage door and front door in kind, infill well with decking at 1st floor rear at grade, insulate per Title 24.

Each of these permits were reviewed and issued Over the Counter, and the work authorized by these permits has not received a final inspection.

Analysis of Permit Approval:

After a review of the plans, permit application, property information, and the Appellant's Brief, the following is an analysis of DBI's over the counter approval of the permit currently under appeal:

1. The plans did not clearly identify property lines by a legend symbol or notation and did not clearly indicate the subject building encroaches approximately 21"-23" over the property line.
2. The solid parapet wall/guard proposed at the north end of the 2nd floor deck above the garage should not have been approved, as the parapet/guard is located beyond the property line. The parapet should have been required to be set back to within the boundary of the subject property. The addition of new building elements to an existing building must fully comply with current building codes and regulations and are not permitted to encroach beyond the property line. It is unclear as to why a solid parapet/guard is being proposed at the garage roof deck, as this would not be required by code if the occupied roof deck surface is of a non-combustible



material such as porcelain or concrete pavers. A parapet would only be required if the roof deck surface were combustible, such as wood or composite decking material. The existing non-combustible metal railing could remain or be replaced in kind if the deck surface is non-combustible.

3. The new parapet at the upper roof level adjacent to the existing skylight should not have been approved as the proposed parapet is located beyond the property line. The parapet should have been required to be set back to within the boundary of the subject property. It is unclear as to why this parapet was proposed to be installed, as the skylight shown in the existing roof plan, and as can be seen in Google Satellite View, is an existing non-conforming skylight. A new parapet is not required to be installed in this location. A parapet is only required when a new skylight opening is proposed to be installed in a roof and the skylight opening is located within 5'-0" of the interior face of a required fire rated exterior wall.
4. Regarding the concerns noted in Item 1.3 of the Appellant's Brief about roof drainage from 280-282 Roosevelt onto his roof, SFBC Section 1502.1 states: All storm- or casual water from roof areas which total more than 200 square feet) shall drain or be conveyed directly to the building drain or storm drain or to an approved alternate location based on approved geotechnical and engineering design. Such drainage shall not be directed to flow onto adjacent property or over public sidewalks. Building projections not exceeding 12 inches in width are exempt from drainage requirements without area limitations.



Conclusion:

Based on the above analysis of the permit under appeal, DBI believes the permit was approved and issued in error and recommends a Special Conditions Permits with revised plans be required to address the following issues:

1. Plans shall clearly identify the locations of the property lines and shall clearly indicate the extent of the subject building's existing non-conforming encroachment across property line.
2. Relocate the Parapet/Guard at the north end of the 2nd floor deck above the garage to be located fully within the limits of the property line.
3. Plans should clearly show the location of roof drains and should specify how roof drainage will comply with SFBC Section 1502.1.
4. Remove the Parapet at the existing non-conforming skylight at the upper roof level as it is not required or relocate the parapet to be within the boundary of the property line.

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