

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
DAVID MARTIN and MAX RAMUNDO,)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent)

Appeal No. **26-056**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on September 8, 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 3rd-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:

David Martin and Max Ramundo, Appellant(s)
c/o Donatella Mazzini, Agent for Appellant(s)
Florentine Design
2560 9th Street, Suite 208A
Berkeley, CA 94710 CA

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



Date Filed: September 8, 2026

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

PRELIMINARY STATEMENT FOR APPEAL NO. 26-056

I / We, **David Martin and Max Ramundo**, 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:

Appellants' Brief is due on or before: 4:30 p.m. on **September 17, 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 and dave_odonnell1@yahoo.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **October 1, 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, donatella@florentine-design.com, davidmartin07@gmail.com, and maxramundo91@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 7, 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: Donatella Mazzini, agent for appellants

Dear Board of Appeal,

We wanted to put our concerns in writing about the ongoing construction that has been permitted at our neighboring property, 280 Roosevelt Way.

Our primary concern is that the new roof deck at the front of the property has a direct line of sight into our primary bedroom and bed, which creates a significant privacy issue for us (Exhibit A).

We are also concerned about how close the deck is to our shared property line (Exhibit B).

The San Francisco Planning's Residential Decks guidance references a "3–5 foot setback from building edges and lightwells and within Buildable Area." The guidance further notes that Planning recommends at least a 3-foot setback and encourages a 5-foot setback when a deck begins to affect a neighboring property's existing enjoyment of privacy and light.

To be clear, we would not be concerned about the proximity itself were the deck not directly overlooking our bedroom.

We were not approached about this project ahead of the deck construction and would have preferred to discuss this earlier in the process. There appears to be a setback on the opposite neighbor's side, and we'd like the Board of Appeals to consider a similar setback to be applied on our side.

Thank you,

David Martin and Max Ramundo, owners of 284 Roosevelt Way

9/4/2026

Permit Details Report

Report Date: 9/8/2026 11:41:02 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	
9/1/2026	SUSPEND	Per BOA Appeal No.26-053

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)

September 17, 2026

San Francisco Board of Appeals

49 South Van Ness Avenue, Suite 1475

San Francisco, CA 94103

Email: boardofappeals@sfgov.org

RE: Appellants' Brief in Appeal No. 26-056 for 280-282 Roosevelt Way

Dear President and Commissioners:

We are Appellants David Martin and Max Ramundo. We own and live at 284 Roosevelt Way, immediately adjoining the subject property at 280-282 Roosevelt Way. We respectfully ask the Board to modify Alteration Permit No. 2026/08/17/6686 to require the usable roof-deck area to be set back at least five feet from the shared property line with 284 Roosevelt Way. The revised setback should be shown on approved plans and completed before the roof deck is occupied or used.

Our requested modification: Require a minimum five-foot setback on the side of the roof deck adjoining 284 Roosevelt Way. This focused condition would preserve outdoor space for the permit holder while moving deck activity away from the direct sightline into our primary bedroom.

Below, we explain the basis for our request, why the requested condition is proportionate, and how San Francisco Planning's Residential Deck Guidelines address the privacy impact shown in the visual exhibits.

Background for this appeal: The newly constructed roof deck runs immediately beside our shared boundary and directly faces the primary-bedroom windows at 284 Roosevelt Way. From the deck, a person has a direct and unobstructed line of sight into the bedroom. Exhibit

A shows that relationship. Exhibit B shows the deck's proximity to the shared property line. Exhibit C documents that the existing distance from the property line to the deck is approximately 21.5 inches.

The permit was issued over the counter, and the project had not been discussed with us in advance. Before filing this appeal, we attempted to contact the developer to discuss our concerns and explore whether the privacy issue could be resolved directly. The developer declined our request for a phone call to discuss our concerns. We therefore proceeded with the appeals process. We remain interested in a practical resolution through a modest design change. The roof deck includes a setback along the opposite adjoining property line, but no comparable setback is provided along the property line shared with our home, as shown in Exhibit D. The absence of a setback on our side creates a greater privacy concern because that edge of the deck is in close proximity to and directly overlooks our primary bedroom.

Our goal in this appeal: We do not oppose the renovation or the existence of a roof deck at 280-282 Roosevelt Way. Our concern is the placement of an elevated occupiable area at the boundary where deck users can look directly into the most private room of our home. We seek the least disruptive modification that will meaningfully reduce that impact.

Why the requested condition is reasonable: A five-foot setback along the shared boundary is limited to the side where the documented privacy impact occurs. It would move routine deck activity away from the bedroom sightline while leaving the remaining roof area available for outdoor use. It also avoids the more disruptive remedy of denying the deck altogether.

The existing separation on our side is approximately 21.5 inches. By contrast, the roof deck is set back from the opposite adjoining property line, as shown in Exhibit D. The absence of a comparable setback on our side is especially consequential because this edge

of the deck is closest to and directly overlooks our primary bedroom. Increasing the setback to five feet would create a measurable buffer consistent with the distance Planning encourages when a deck affects a neighbor's existing privacy and would distribute the deck more fairly in relation to both adjoining properties.

How the City addresses roof-deck privacy: San Francisco Planning's Residential Deck Guidelines state that Planning "encourages roof decks to be setback at least 5 feet on all sides." The roof-deck review framework also identifies a "3-5 foot setback from building edges and lightwells and within Buildable Area." Residential Deck Guidelines, pp. 13-14; Exhibit E.

The framework identifies the three-to-five-foot setback as a feature of over-the-counter review. Here, the approximately 21.5-inch separation falls well short of that feature. This apparent departure, together with the direct sightline into our primary bedroom, warranted closer review of the site-specific privacy impact rather than routine over-the-counter approval. Although the Guidelines are not a categorical setback requirement in every case, they directly identify the privacy concern and the measure Planning encourages to address it. Relevant excerpts appear in Exhibit E.

Requested action: We respectfully ask the Board to modify Alteration Permit No. 2026/08/17/6686 to require a minimum five-foot setback between the usable roof-deck area and the shared property line with 284 Roosevelt Way. The condition should be reflected in revised approved plans and implemented before use or occupancy of the roof deck. This limited modification follows Planning's roof-deck guidance and directly addresses the bedroom sightline, the approximately 21.5-inch existing separation, and the unequal side setbacks documented in Exhibits A through D. We appreciate the Board's time and consideration.

Respectfully submitted,

David Martin and Max Ramundo

Owners of 284 Roosevelt Way

Exhibit A

Direct sightline from the roof deck toward the primary-bedroom windows at 284 Roosevelt
Way



Exhibit B

Proximity of the roof deck to the shared property line with 284 Roosevelt Way



Exhibit C

Measurement showing approximately 21.5 inches between the property line and the existing roof-deck area



Exhibit D

Setback along the opposite adjoining property line, identified by the red arrow; no comparable setback is provided along the property line shared with 284 Roosevelt Way



Exhibit E

San Francisco Planning Residential Deck Guidelines Excerpts

	Over the Counter
Features such as railings, parapets, landscaping, and roof hatches	✓
3-5 foot setback from building edges and lightwells and within Buildable Area	✓
Expansion past Buildable Area on existing legal noncomplying structure	
Stair Penthouse	

Over-the-counter review framework identifying a 3-5 foot setback. Residential Deck Guidelines, p. 14.

Roof Deck Guidance

“Planning encourages roof decks to be setback at least 5 feet on all sides.”

Residential Deck Guidelines, p. 13.

Purpose of Setbacks

“Elevated decks can potentially have adverse effects on neighboring properties with respect to noise, privacy, and light reduction. Planning recommends at least a 3 foot setback and encourages a 5 feet setback when a deck proposal starts encroaching on a neighboring property’s existing enjoyment of light and privacy.”

Residential Deck Guidelines, p. 16.

Privacy Sensitive Design

“Deck design also needs to be sensitive to the other yards and outdoor spaces nearby, the size and character of adjacent buildings, and your neighbors’ privacy.”

Residential Deck Guidelines, p. 16.

Official source: <https://sfplanning.org/resource/residential-deck-guidelines>

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

September 24, 2026

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

RE: Permit Holder's Response to Appeal No. 26-056 for 280-282 Roosevelt Way

I would respectfully request that the Board deny this appeal for BPA #202608176686.

The application was submitted and thoroughly reviewed by SF planning and SF DBI in person on 2 separate occasions prior to approval. This permit was issued because it complies with all applicable codes.

I did in fact meet with the appellant several weeks ago. We spoke about my deck, and he discussed his plans to structurally upgrade his deck to maximize its use.

I told him I would be happy to show him the work involved in completing this task.

I did receive an email from the appellant and his architect on September 4th expressing their concerns. I replied promptly to inform them that the deck was entirely compliant.

Appeal 26-056 States the roof deck at 280-280 Roosevelt was improperly approved as it violates the privacy at 284 Roosevelt and the approval ignores the Neighborhood Design Guidelines (2003) and the Residential Deck Guidelines (2022) which recommend a three to five-foot setback from the property line.

Massing: Page 13-14 of the Residential Deck Guidelines (2003), including photographs and illustrations show roof decks without a neighboring building. Planning determined correctly that 284 Roosevelt is both a story taller than 280-282 Roosevelt and has its

own roof deck and a parapet wall of similar height to the proposed 42" guard / firewall at 280-282 Roosevelt. As the subject deck does not create a visual step in the block face, a side setback is not required for massing.

Note the parapet was set back on the opposite side of the property for this exact reason; the neighboring property is both lower and has a deeper front setback so setting back the parapet steps the block face.

Privacy: The complainant cites the Neighborhood Design Guidelines. Page 17 specifically addresses privacy concerns. Typically, and per the illustration, this is applied to windows that face the property line. The windows in question at 284 Roosevelt face forward, so the Design Guidelines do not have a direct correlation. Regardless, in the spirit of the guidelines, a solid 42" guardrail has been employed for privacy.

The Residential Deck Guidelines (2022) refers to a roof deck as 'typically the highest point of a building'. 280-282 Roosevelt steps up towards the rear of the property so the proposed roof deck is lower than the roof at rear of the property. Page 16 shows a building without neighboring buildings, and at the highest point of the building; there is no direct correlation to the site conditions at 280-282 Roosevelt as deck is lower on the building.

San Francisco Design Standards (2025) Please note this is the most current and comprehensive San Francisco design guidelines and specifically addresses the condition at 280-282 Roosevelt. The Design Guidelines (2003) addresses lightwells and

the Deck Guidelines (2022), page 13-14 illustrates roof decks at the top of the structure and do not show a neighboring building.

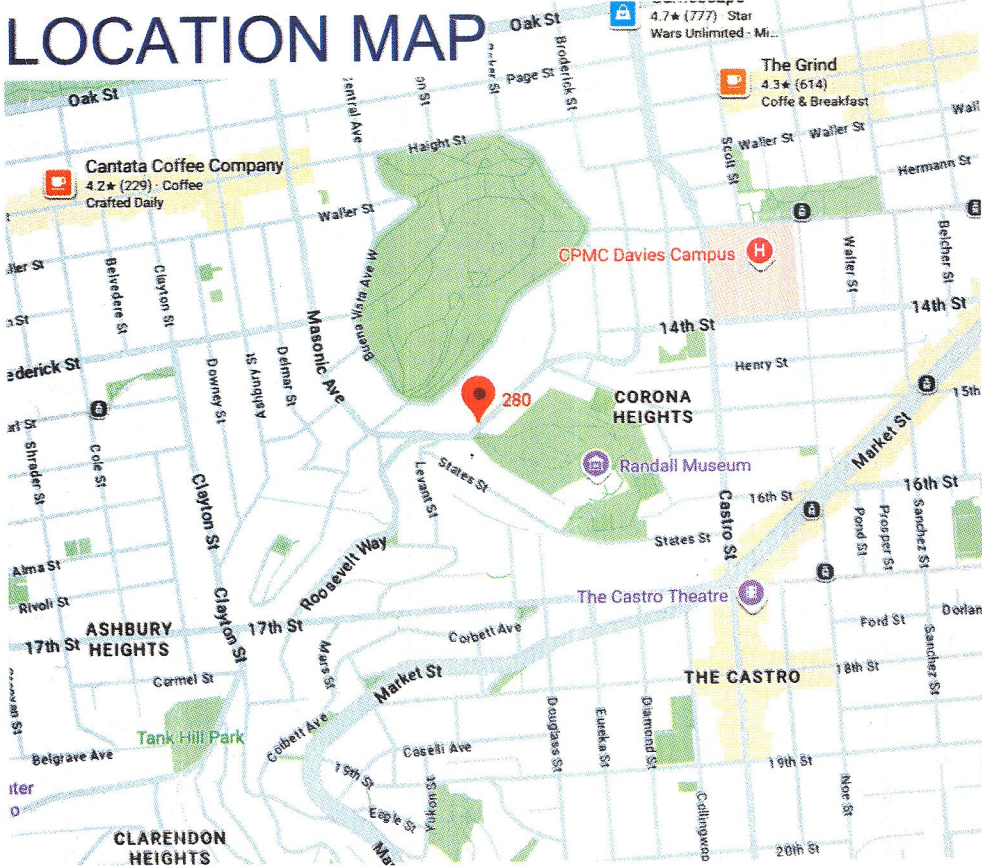
SF Design Standards Item C.5.3: ‘...When a deck abuts a blank property line wall or roof of a neighboring building no setback is required.’ The deck at 280-282 Roosevelt abuts 284 Roosevelt’s roof so per the most current guidelines no setback is required. With consideration to the prior guidelines, the proposed roof deck is of similar height to the neighbor’s parapet and is of solid construction. As the windows at 284 Roosevelt face the street, not the property line, moving the parapet wall 15-39 inches away from the property line would have no effect in mitigating privacy. While generally discouraged by Planning, making the parapet higher will have much more impact. We have no problem adding height to the wall if Planning accepts that as a solution. The raised wall section could start 15’ back from the front property line and step up six feet from the finished deck surface.

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	2
Commercial	0	0	0	0
Parking	2	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	1,558	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
								3,094	R-3 Total						
								640	Garage						
NA = Nmt Applicable															

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

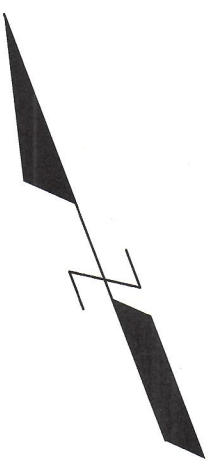
280-282 ROOSEVELT WAY
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 2607/036

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.

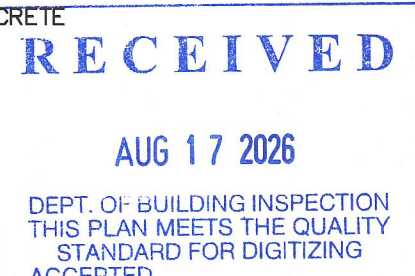


UTILITY NOTE

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	WF	WOOD FENCE LINE
	BL	BUILDING LINE
	CONC	CONCRETE

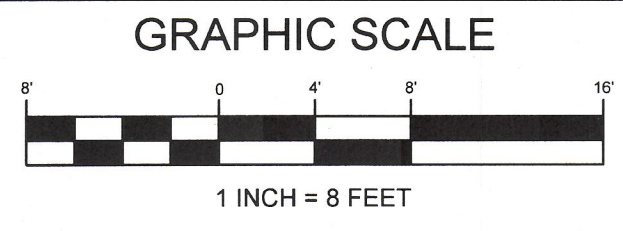
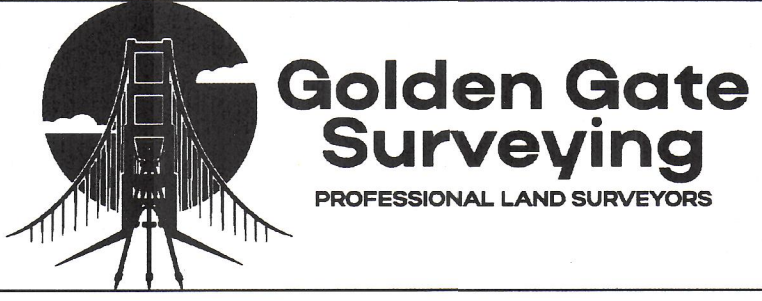
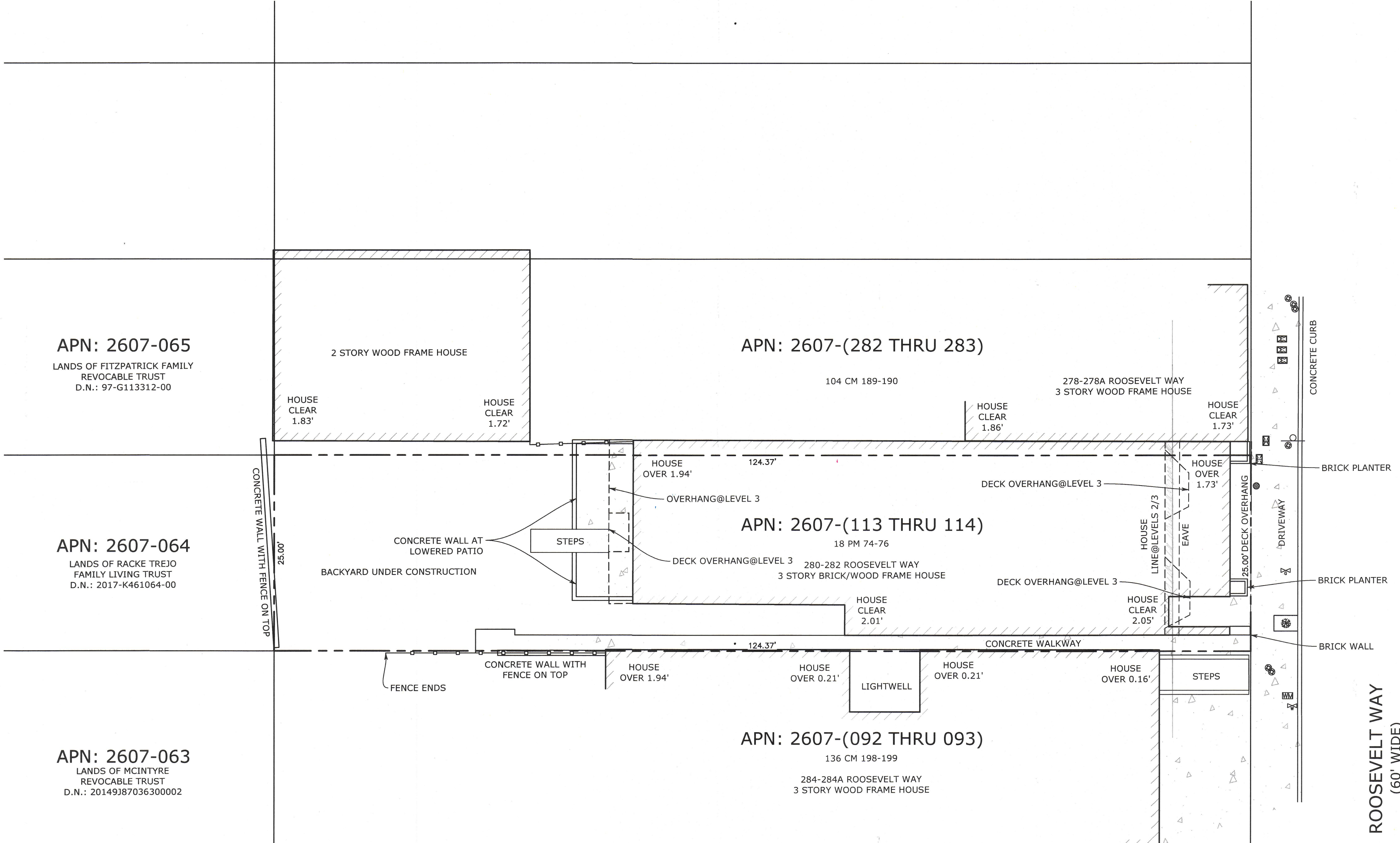
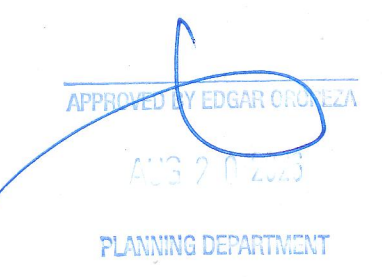


SURVEYOR'S STATEMENT

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

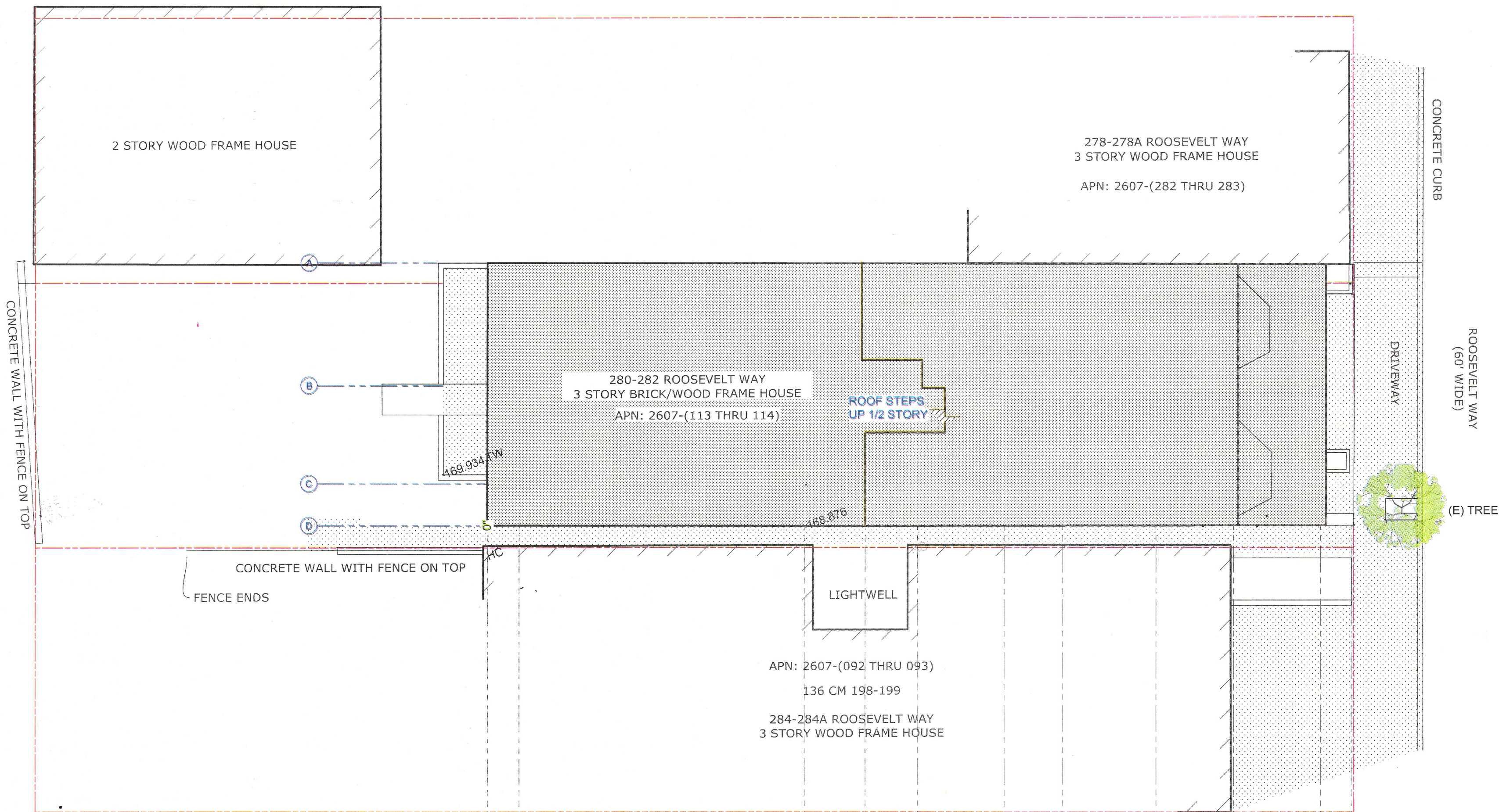
3) NO EQUIPMENT, PERSONNEL, OR MATERIAL ARE ALLOWED ON THE NEIGHBORING PROPERTY WITHOUT PRIOR WRITTEN CONSENT.

TERMINATION OF FLUES, DUCTS, & DOWNSPOUTS

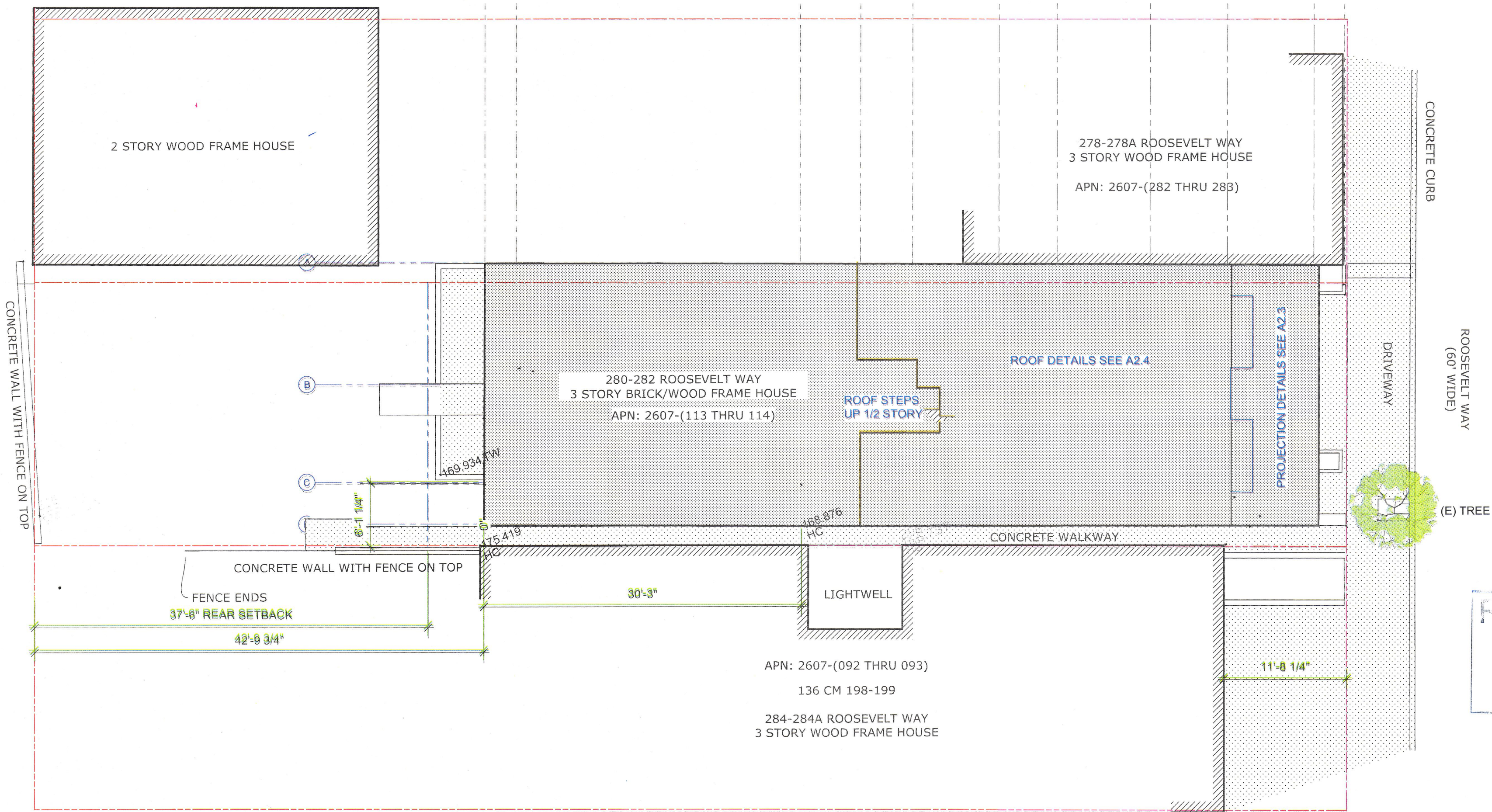
TERMINATION OF VENTS: ALL ENVIRONMENTAL VENTS (BATH, KITCHEN, LAUNDRY, ETC.) AND EXHAUST WITH BACK DAMPER MAY NOT TERMINATE WITHIN 36" OF PROPERTY LINE

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"

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Architects, Inc.
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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.
- DOCUMENT VOC COMPONENTS FOR THE PRECEDING

ASSEMBLY FIRE AND FLAME SPREAD NOTES:

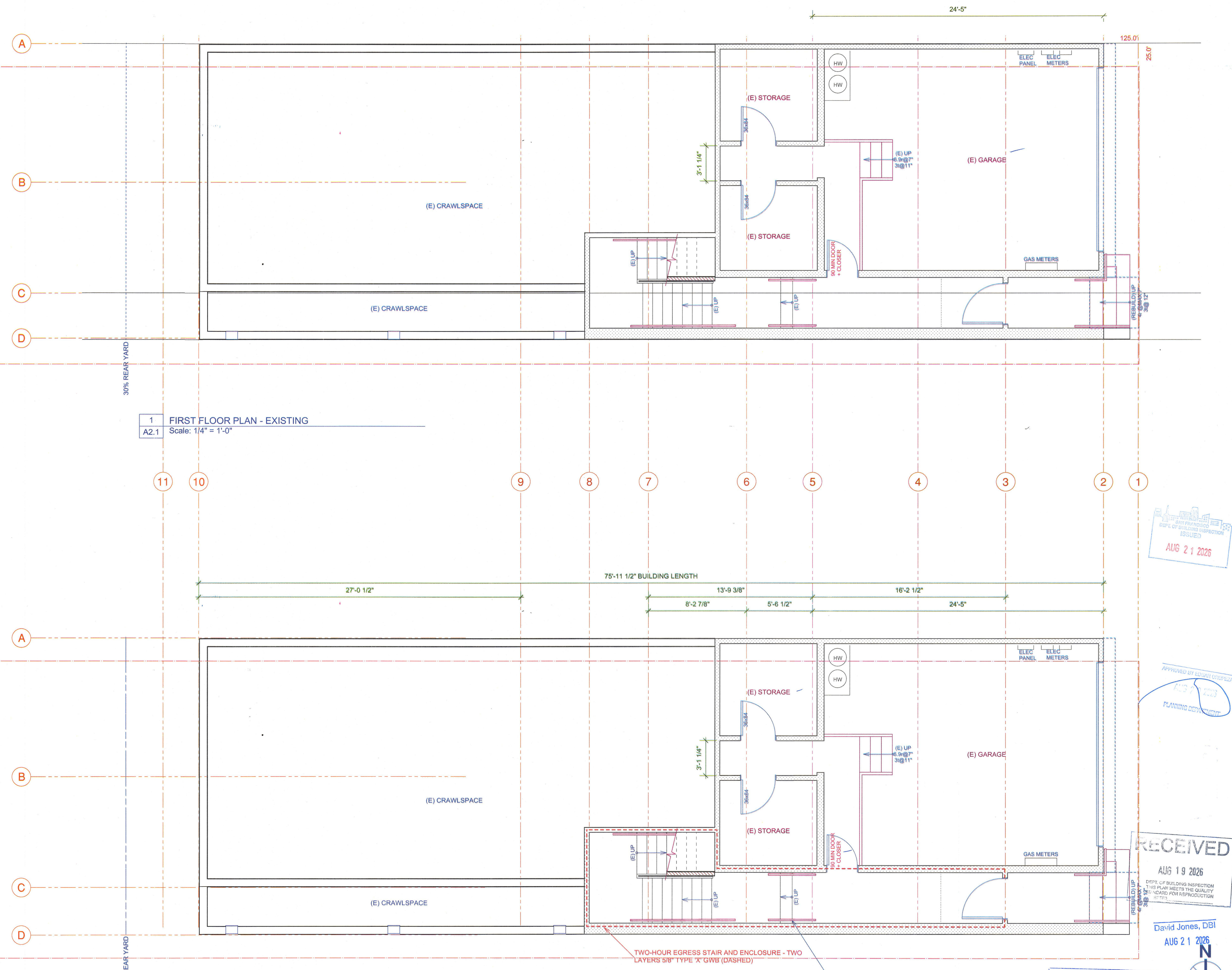
WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

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

SAN FRANCISCO
DEPT. OF BUILDING INSPECTION
ISSUED
AUG 21 2026

APPROVED BY EDUARDO OLIVERA
AUG 19 2026
PLANNING DEPARTMENT

RECEIVED
AUG 19 2026
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION
(BY CITY)

David Jones, DBI
AUG 21 2026

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

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-22418
04 - 27
REN. DATE
STATE OF CALIFORNIA

PLAN : FIRST FLOOR
PERMIT SET

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

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

A2.1

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

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

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90 MINUTE DOORS

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

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- 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" GWSB SHALL BE USED AND OFFSETS OF ENCLOSED USABLE SPACE UNDER STAIRS. DRAFT STOP BLOCKS AT STUDS BEHIND STRAIGER, WHERE GWSB IS NOT CONTINUOUS.
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- **DOCCUMNET** VOC COMPONENTS FOR THE PRECEDING

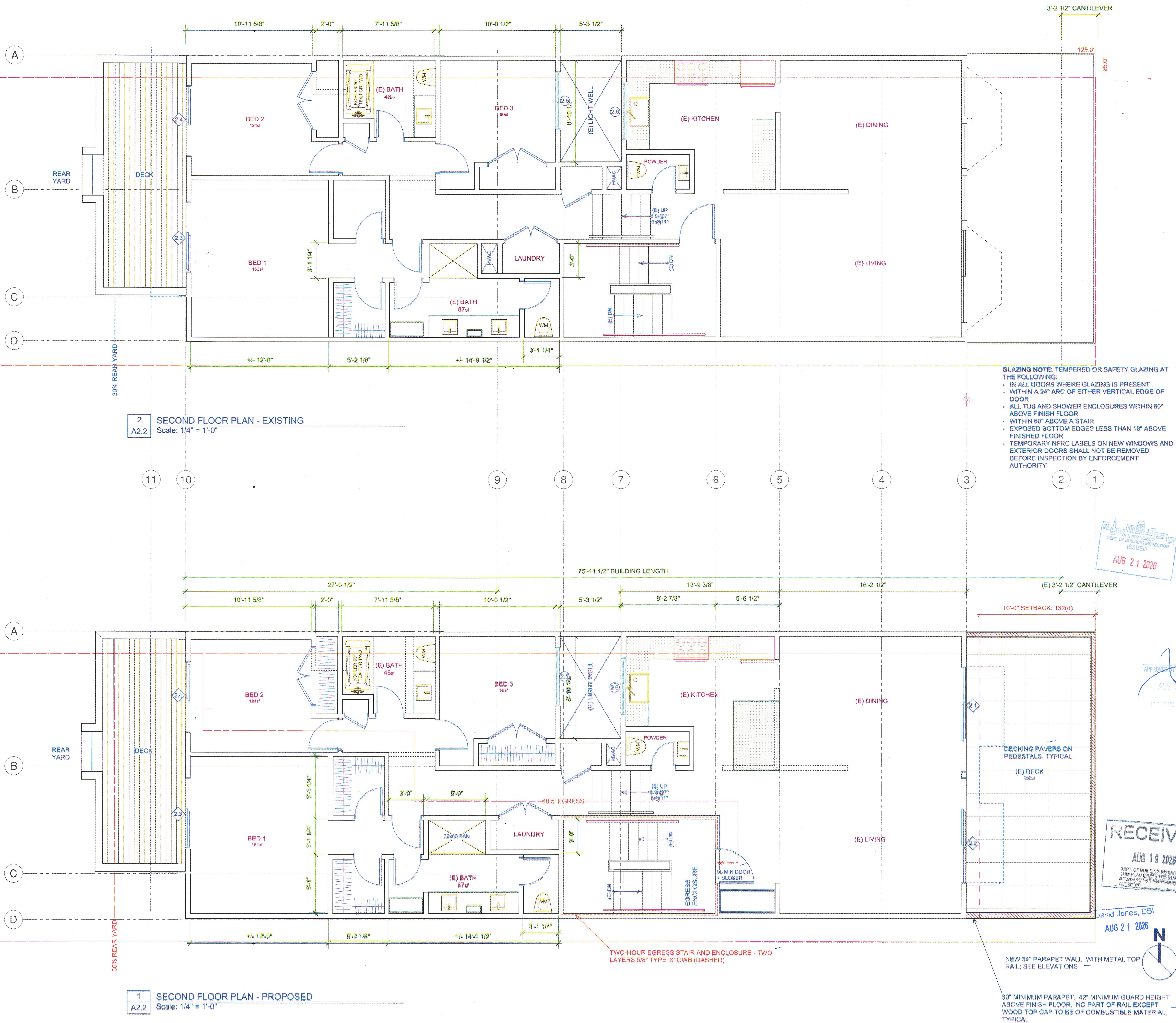
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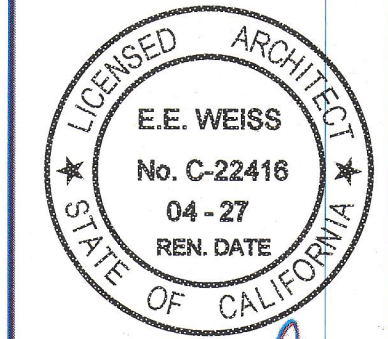


E.E. WEISS
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Mill Valley, CA 94941

admin@eeweiss.com
Tel 415.381.8700

HISTORY	
1	REVISION TO 6.30.26 PC COMMENTS



PLAN : SECOND FLOOR

PERMIT SET

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

2 ROOSEVELT
SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 2607/036

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)
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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")

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- 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 TOPS 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 JOINTS WITH JOINTS UNDER LAYMENT 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

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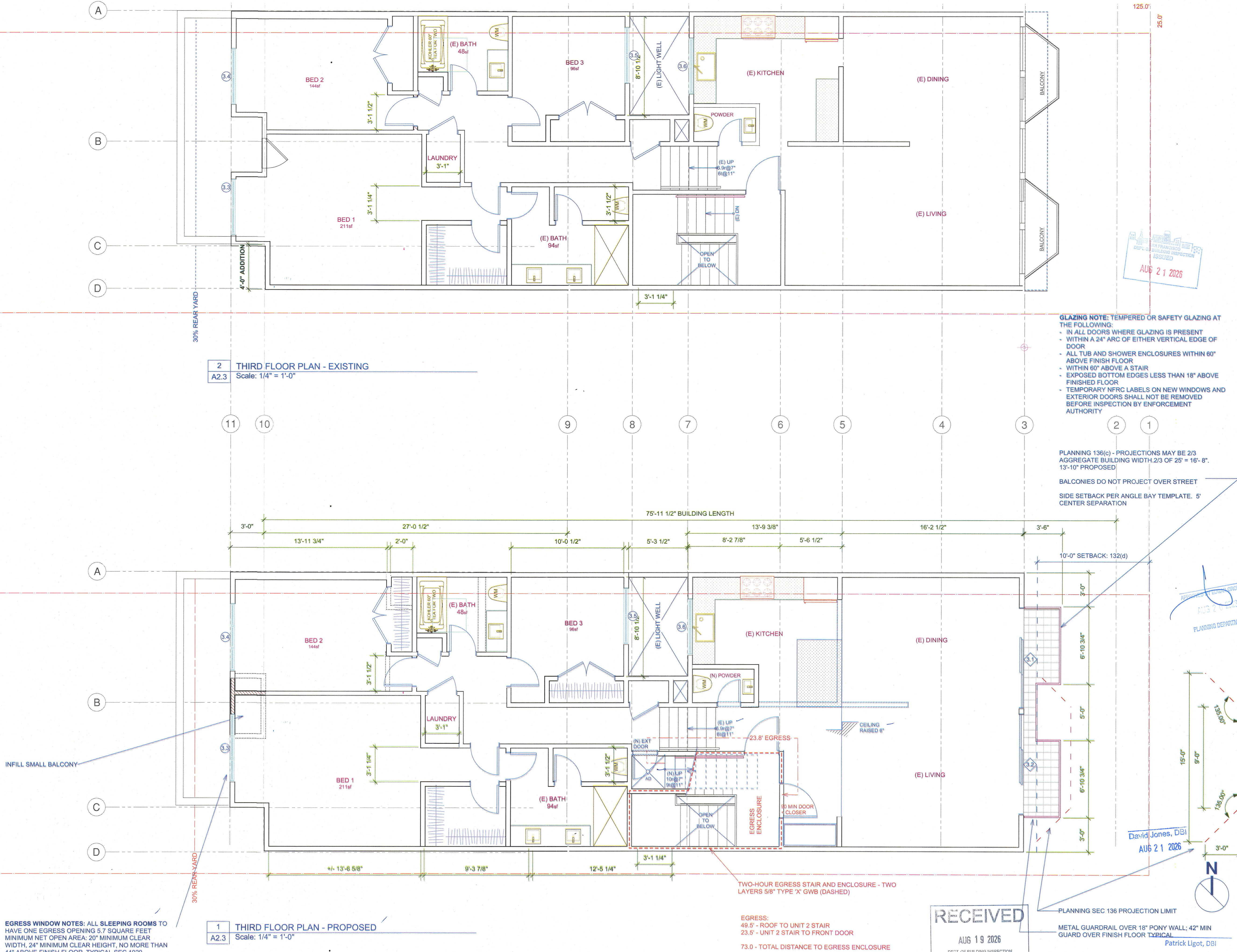
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WALL SCHEDULE

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2x6 WALLS ARE CROSS-HATCHED
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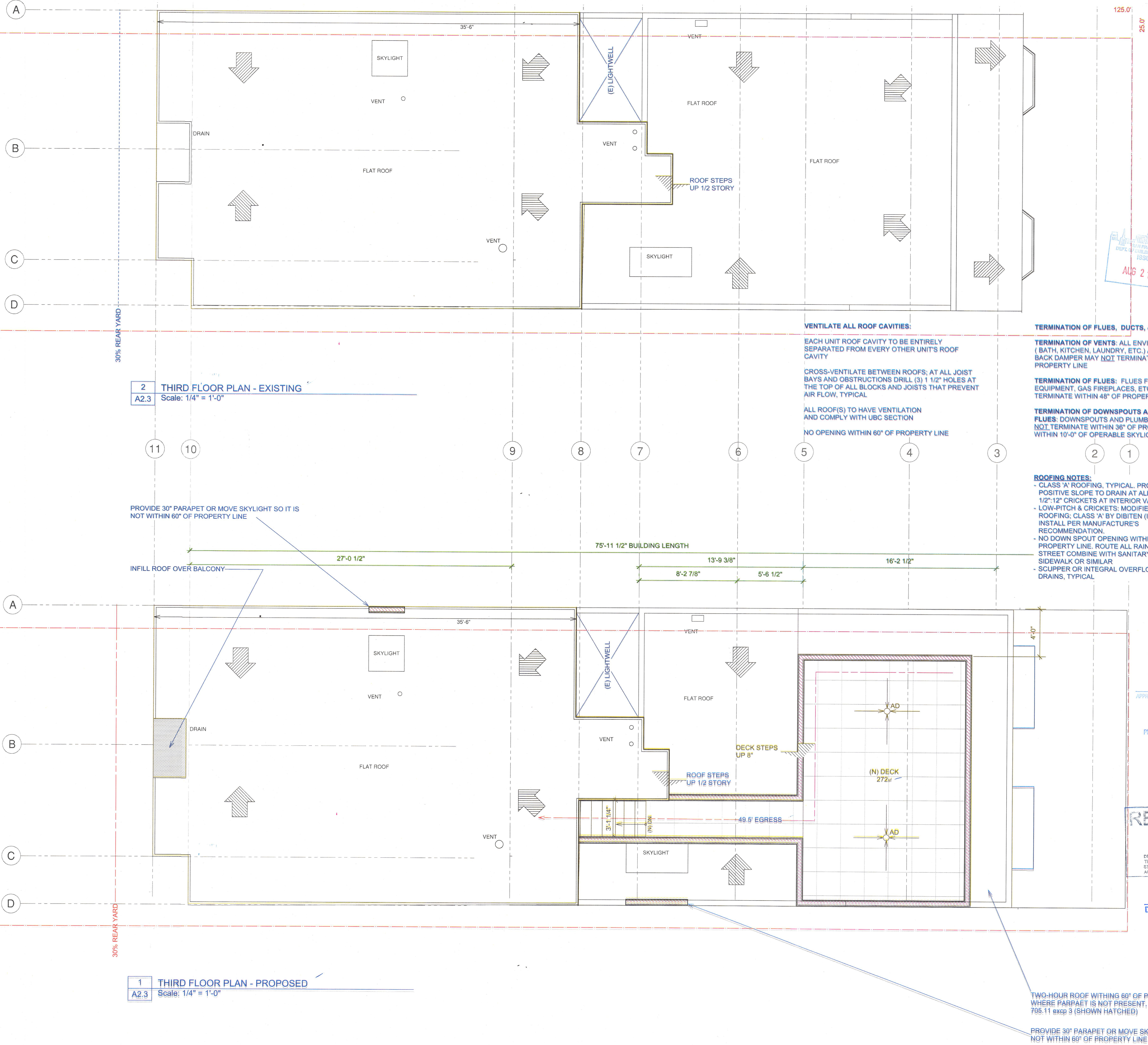
WALL & CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

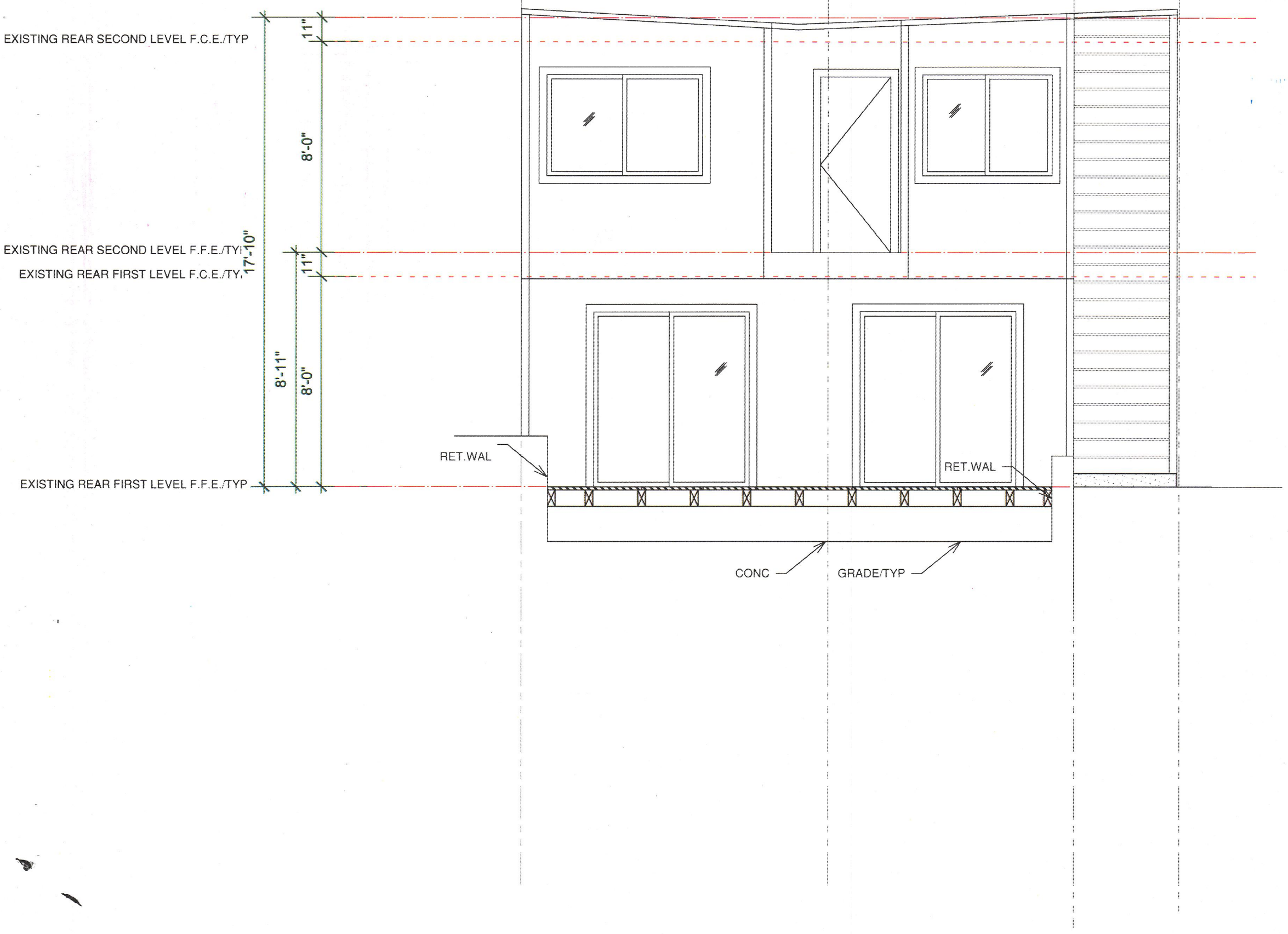
INSULATION MATERIALS, INCLUDING FACING, SUCH AS VAPOR RETARDER AND VAPOR-PERMEABLE MEMBRANES INSTALLED IN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED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

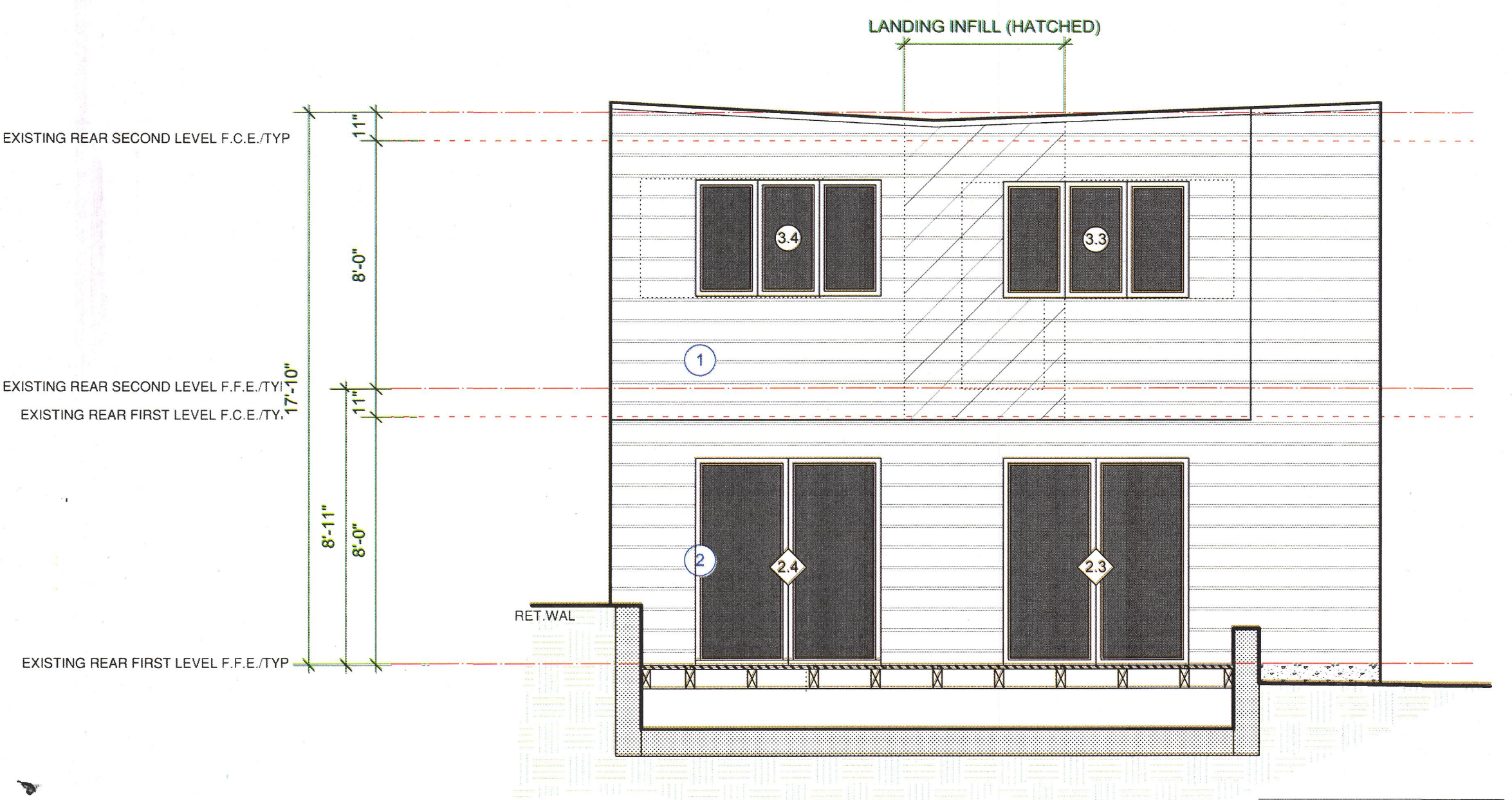
CELLULOSE LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 PARTS 1209 AND 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR, PARTS 1209 AND 1404.

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





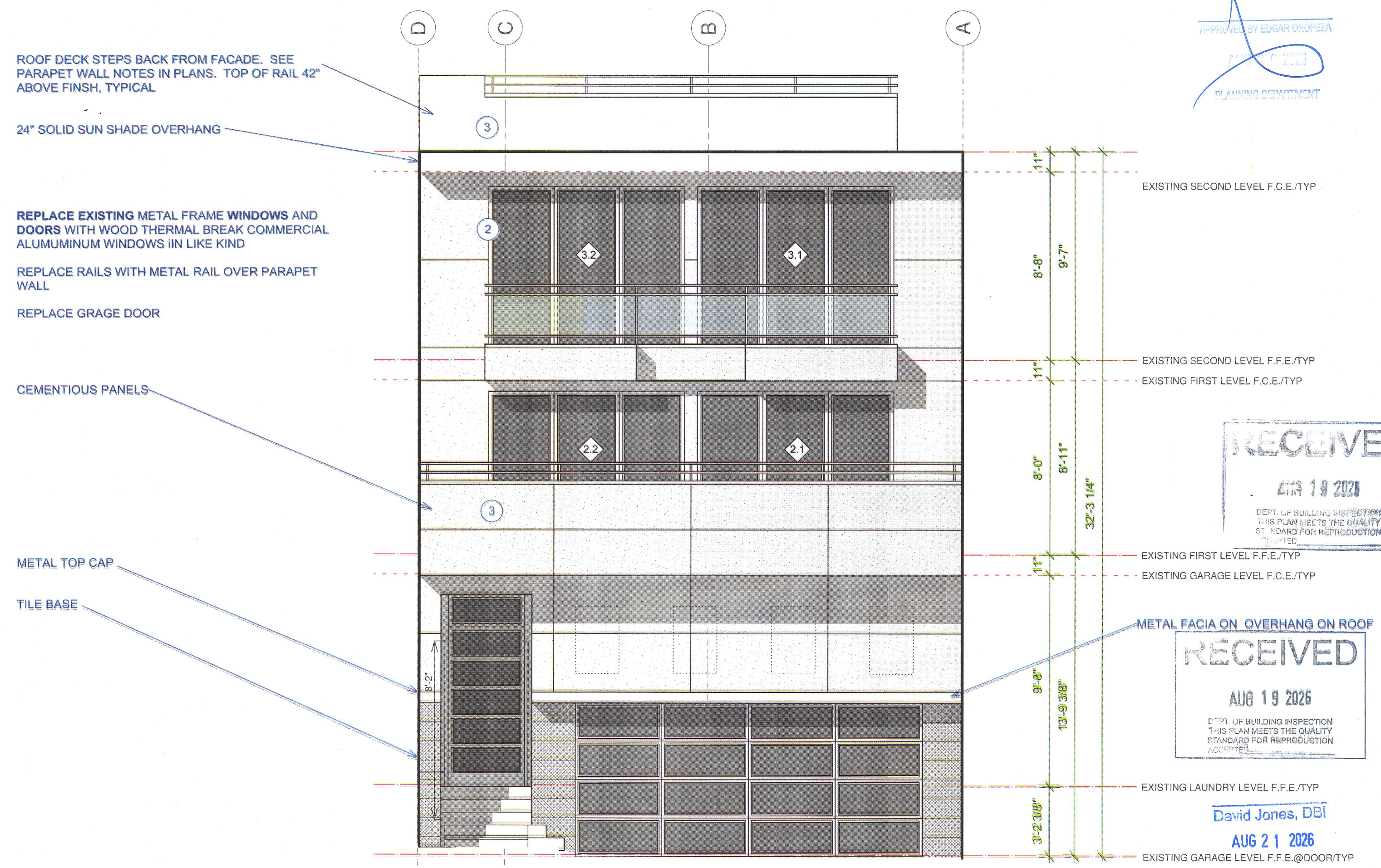
- FINISH SCHEDULE:**
- 1 PAINTED CEMENTIOUS SIDING. INSTALL PER MANUFACTURE'S INSTRUCTIONS. COLOR TBD IN FIELD
 - 2 HIGH PROFILE ALUMINUM WINDOWS. LOW-E THERMOPANES. COLOR TO MATCH EXISTING; ARCHITECT APPROVAL PRIOR TO ORDERING



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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admin@eeweiss.com
Tel 415.381.8700

HISTORY

REVISION TO 6.30.25
PC COMMENTS

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

Ernie Weiss

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:

11 10 9 8 7 6 5 4 3 2 1

MENTIOUS PANELS

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

GRADE/TYP

36" 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 2020

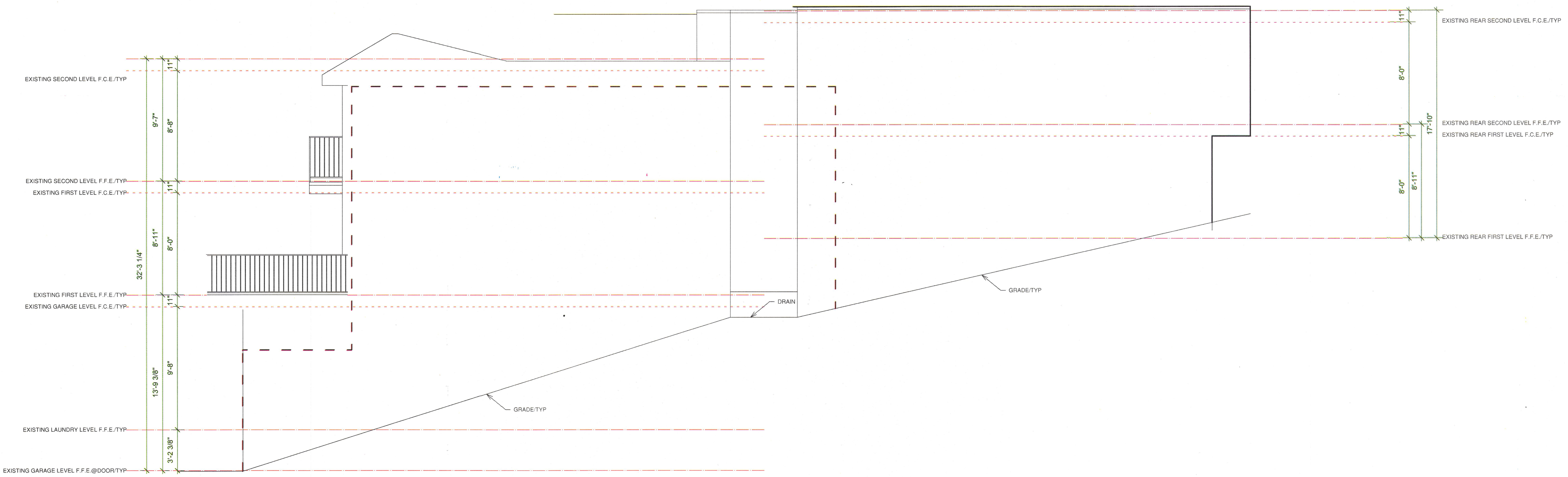
DEPT. OF BUILDING INSPECTION

THIS PLAN MEETS THE CURRENT STANDARD FOR DIGITAL ACCEPTANCE

AUG 21 2020

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

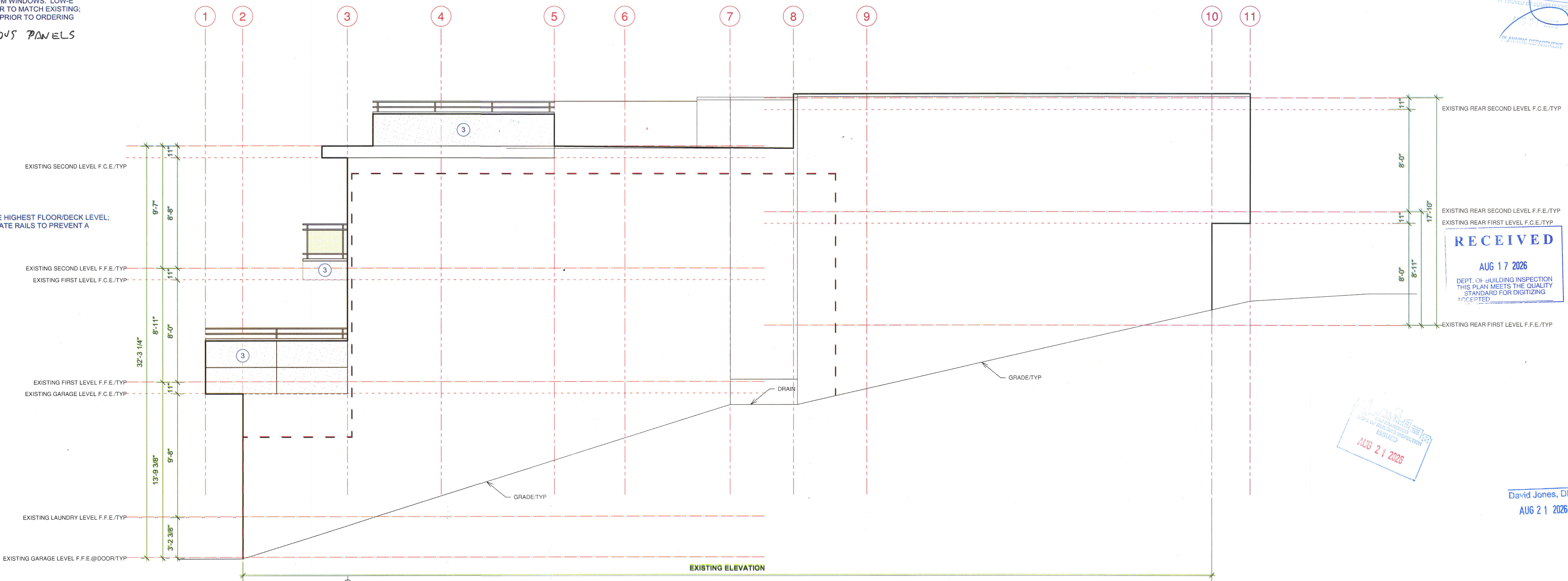
A3.2



- 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
A3.3 Scale: 1/4" = 1'-0"



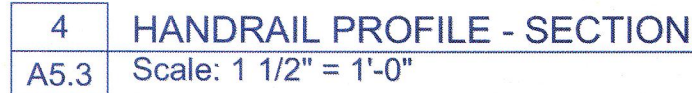
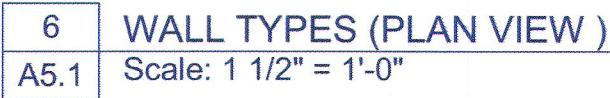
1 NORTH ELEVATION - PROPOSED
A3.3 Scale: 1/4" = 1'-0"

APPROVED BY
PLANNING DEPARTMENT

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

ISSUED
AUG 21 2026
DEPT. OF BUILDING INSPECTION

David Jones, DBI
AUG 21 2026



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 C3, 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.											
Type of Project Proposed (Indicate at right)									Type of Project Proposed (Check box if applicable)		
Overall Requirements:									Energy Efficiency : Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6 (13C.5.201.1.1).		
LEED certification level (includes prerequisites):									Bicycle Parking : Provide short-term and long-term bicycle parking for 5% of total installed parking capacity each, or meet San Francisco Planning Code Sec. 155, whichever is greater (or LEED credit SSa-3, (13C.5.106.4.1)).		
Base number of required points:									For efficient vehicle and carpooling parking : Provide short-term parking for low-emitting, fuel efficient, and carpool/van pool vehicles, approximately 8% of total spaces (13C.5.106.4.2).		
Adjustment for retention / demolition of historic features / building:									Water Meters : Provide submeters for spaces projected to consume ≥ 1,000 gallons, or ≥100 gallons in buildings over 50,000 sq ft.		
Final number of required points (base number +/- adjustment):									Indoor Water Efficiency : Reduce overall use of potable water within the building by 20% for dishwashers, lavatories, kitchen faucets, wash fountains, water closets, and urinals (13C.5.504.3).		
Specific Requirements: (n/r indicates a measure is not required)									Commissioning : For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements (13C.5.412.2).		
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2.2, 2 points									Protect duct openings and mechanical equipment during construction (13C.5.504.3).		
15% Energy Reduction Compared to Title 24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points									Adhesives, sealants and caulks : Comply with VOC limits in SCCQM Rule 1188 VOC limits and California Code of Regulations Title 17 for aerosol adhesives (13C.5.504.4.1).		
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).									Paints and coatings : Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints (13C.5.504.4.3).		
Enhanced Commissioning of Building Energy Systems LEED EA 3									Carpet : All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program. 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01550). 3. NSF/ANSI 140 at the G-04 level. 4. Scientific Certification Systems Sustainable Choice. AND Carpet cushion must meet CR Green Label. AND Carpet adhesive must not exceed 50 g/g VOC content (13C.5.504.4.4).		
Water Use - 30% Reduction LEED WE 3, 2 points									Composite wood : Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5).		
Enhanced Refrigerant Management LEED EA 4									Resilient flooring systems : For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program (13C.5.504.4.6).		
Indoor Air Quality Management Plan LEED EQ 3.1									Environmental Tobacco Smoke : Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows (13C.5.504.7).		
Low-Emitting Materials LEED EQ 4.1.4.2, 4.3, and 4.4									Air Filtration : Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (13C.5.504.5.3).		
Bicycle parking : Provide short-term and long-term bicycle parking for 5% of total installed parking capacity each, or meet San Francisco Planning Code Sec. 155, whichever is greater, or meet LEED credit SSa-3 (13C.5.106.4.1).									Acoustical Control : Wall and roof ceilings STC 50, exterior windows STC 30, party walls and floor-ceiling STC 40 (13C.5.607.4).		
Designated parking : Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles (13C.5.106.5).									CFCs and Halons : Do not install equipment that contains CFCs or Halons (13C.5.508.1).		
Water Meters : Provide submeters for spaces projected to consume more than 1,000 gallons, or more than 100 gallons if in building over 50,000 sq ft (13C.5.504.3).									Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
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).									Construction Waste Management : Divert 75% of construction and demolition debris (as 10% more than required by the San Francisco Construction & Demolition Debris Ordinance).		
Acoustical Control : Wall and roof ceilings STC 50, exterior windows STC 30, party walls and floor-ceiling STC 40 (13C.5.607.4).									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).		
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.5.607.4).											

DEPT. OF BUILDING INSPECTION
1331030
AUG 21 2026

David Jones, DBI
AUG 21 2026

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

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

HISTORY
1 REVISION TO 6.30.26
PC COMMENTS

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

GENERAL INFORMATION
PERMIT SET

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

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

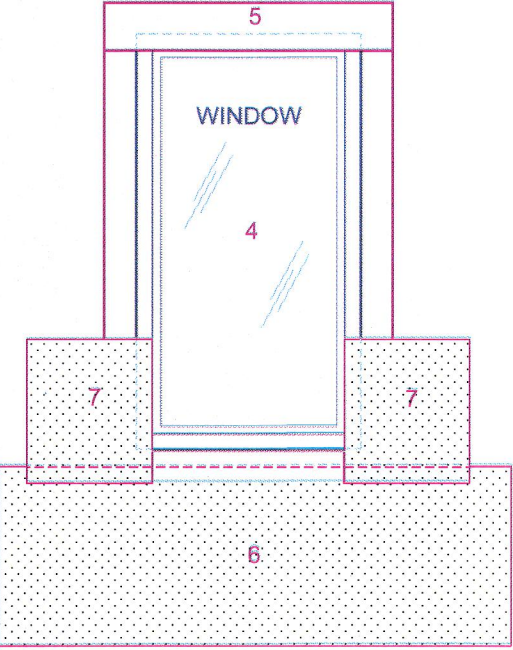
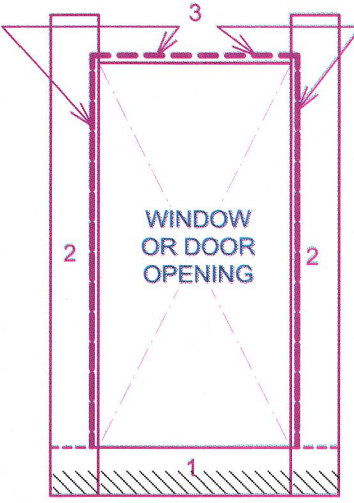
STAIRS WITHIN 60" ABOVE NOSING PLANE

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



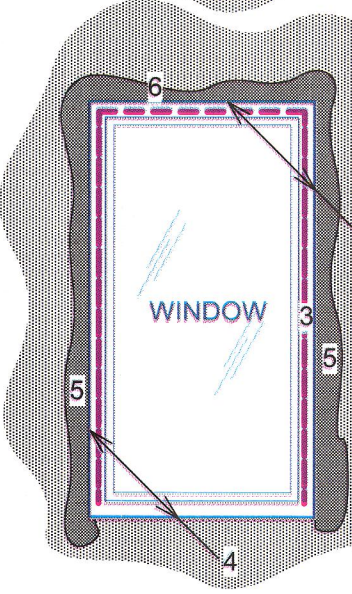
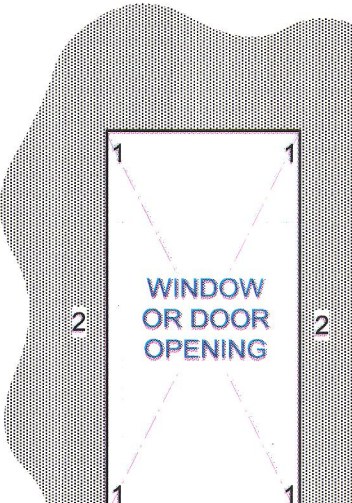
3 ROLL WINDOW FLASHING
SCALE: NONE

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 SIKA-FLEX 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.



2 LIQUID WINDOW FLASHING
SCALE: NONE

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

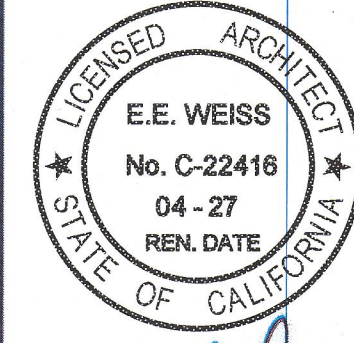
WINDOW AND DOOR FLASHING SEQUENCE:

- 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.

E.E. WEISS
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Tel 415.381.8700

HISTORY
REVISION TO 6.30.26 PC COMMENTS



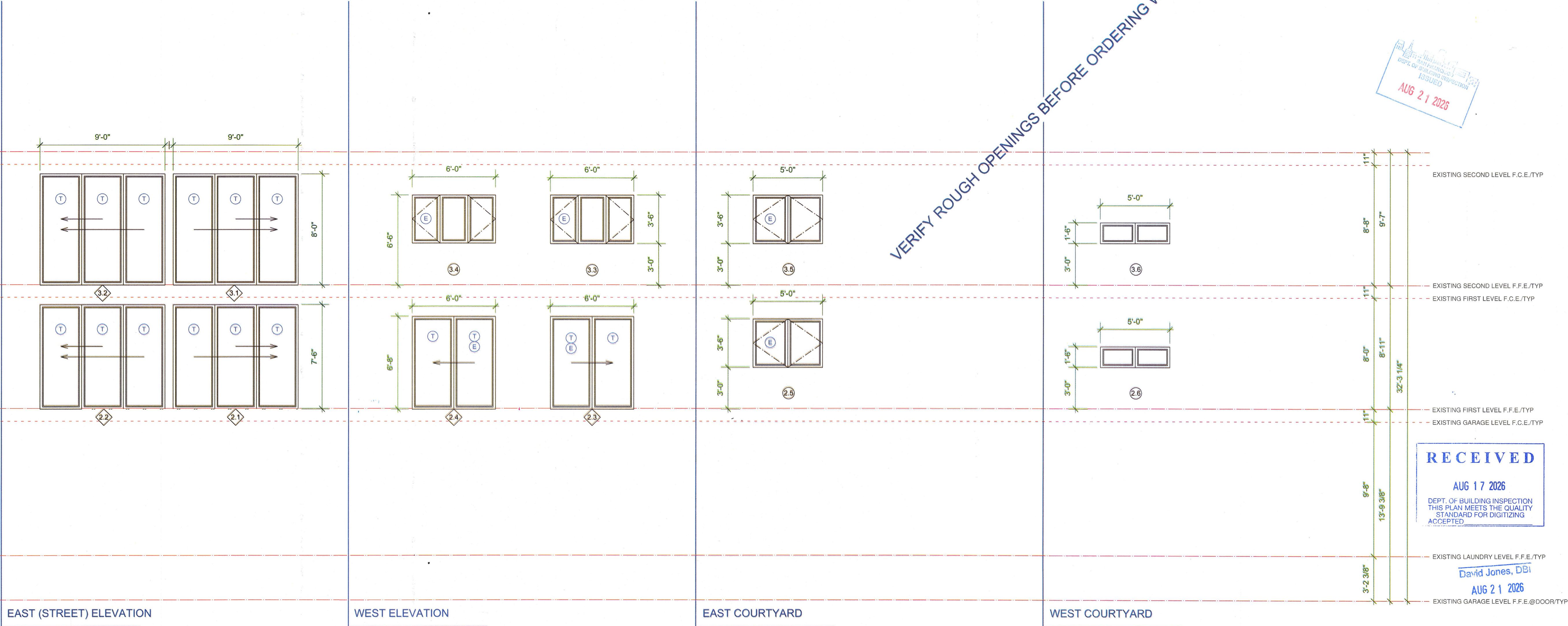
Handwritten signature of E.E. Weiss.

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



GRAPHIC WINDOW & EXTERIOR DOOR SCHEDULE

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.

Holdowns, Stud Bolts, Washers, Construction Connectors

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	Allowable Tension Loads (160)		Deflection at Highest Allowable Load
	Base (in.)	Body (in.)	HB	SB	W	H	B	CL	SO	Anchor Bolt Dia.	Stud Bolt	Thickness x Width (in.)	D/SP	SPP/HF		
HDB38	—	12	4%	2%	2½	8½	2¼	1¾	%	%	(2) ½	1½ x 3½	1,885	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	6½	2¼	1¼	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	3,800	0.156	
												3½ x 3½	4,895	4,435	0.15	
HDB78	¾	10	5%	3	2½	12½	2¼	1¼	2	%	(3) ¾	3 x 3½	6,845	5,575	0.142	
												3½ x 3½	7,310	6,545	0.154	
												4½ x 3½	7,345	6,795	0.155	

Strong

The diagram shows a cross-section of a beam with a central hole. The hole is labeled "2 x diameter of the largest hole (minimum)". The beam is divided into three sections: "1/5 span" on the left, "1/5 span" in the middle, and "1/5 span" on the right. The hole is located in the middle section. The depth of the hole is labeled "1/5 depth" on the right side. The beam is labeled "Allowed hole zone" on the left side. To the right of the beam is a 3D perspective view of a beam with a hole, showing the hole's location and the beam's structure.

General Notes

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

JOB ADDRESS 280-282 Roosevelt APPLICATION NO. 2016-0912-6696 ADDENDUM NO. _____

OWNER NAME Dave O'Donnell OWNER PHONE NO. (415) 717-6072

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:

- | | | |
|--|---|--|
| <p>1. [X] Concrete (Pneumatic & sample)</p> <p>2. [X] Reinforcing steel in concrete</p> <p>3. [X] Special moment - Rotating concrete frame</p> <p>4. [X] Reinforcing steel and prestressing tendons</p> <p>5. Prestressed walling:</p> <p>A. Structural Visual Inspection</p> <p>[X] Single pass filter welds 5/16" or smaller</p> <p>[X] Steel deck</p> <p>[X] Welded studs</p> <p>[X] Cold formed studs and joints</p> <p>[X] Stair and railing systems</p> <p>[X] Reinforcing steel</p> <p>B. Continuous Visual Inspection and NDT Section 1704</p> <p>[X] All other walling</p> <p>[X] NDT exception: Fillet welds</p> <p>[X] Reinforcing steel, and [X] NDT required</p> <p>[X] Moment-resisting frames</p> | <p>6. [X] High-strength bolt</p> <p>7. [X] Structural masonry</p> <p>8. [X] Reinforced gypsum concrete</p> <p>9. [X] Insulating concrete fill</p> <p>10. [X] Splicing or lap splicing</p> <p>11. [X] Piling, drilled piers and caissons</p> <p>12. [X] Shearcrete</p> <p>13. [X] Special grout, excavation and filling (Geog Engineers)</p> <p>14. [X] Simple central systems</p> <p>15. [X] Demolition</p> <p>16. [X] Exterior Facade</p> <p>17. Rerefeit of unreinforced masonry buildings:</p> <p>[X] Testing of masonry quality and shear tests</p> <p>[X] Inspection of repointing</p> <p>[X] Installation inspection of new shear bolts</p> <p>[X] Pre-insulation inspection for masonry</p> <p>[X] Pull/texture test per SFRS: Sec. 1607 & 1615C</p> | <p>18. Bolts installed in casting concrete or masonry:</p> <p>[X] Corrosion [X] Massacre</p> <p>[X] Pull/texture test per SFRS: Sec. 507C & 515C</p> <p>19. [X] Floor walls and floor systems used as shear diaphragms</p> <p>20. [X] Hollowcore</p> <p>21. Special cases:</p> <p>[X] Sharing</p> <p>[X] Underpinning [X] Not affecting adjacent property</p> <p>[X] Adjoining adjacent property: PA</p> <p>[X] Offsets</p> <p>22. [X] Crane access [X] to the operation of lower cranes on high-rise buildings (Section 1705.22)</p> <p>[X] Offsets: "As recommended by professional of record"</p> |
|--|---|--|

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

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

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, dh.specialinspections@sfgov.org

Updated 10/05/2020

TIEDOWN TO FDN

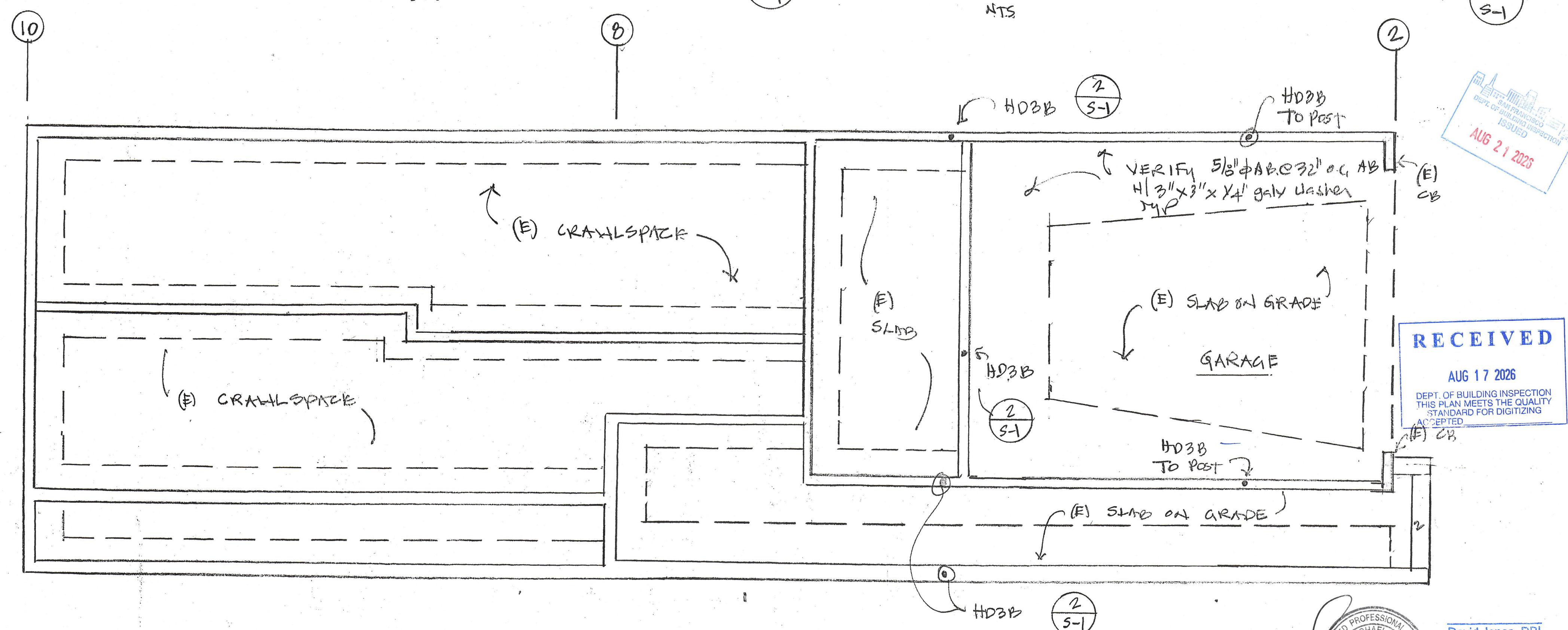
NTS.

2
5-1

ALLOWABLE NOZIES

NTS

1
S-1



A blue ink stamp from the San Francisco Department of Building Inspection. It features a graphic of the city skyline at the top, followed by the text "SAN FRANCISCO" and "DEPT. OF BUILDING INSPECTION". Below this, the word "ISSUED" is printed. At the bottom, the date "AUG 21 2023" is stamped in red ink.

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

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

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

Date	8/26
Scale	AS SHOWN
Drawn	T.O.S.
Job	D.O.
Sheet	S-1
Of	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.

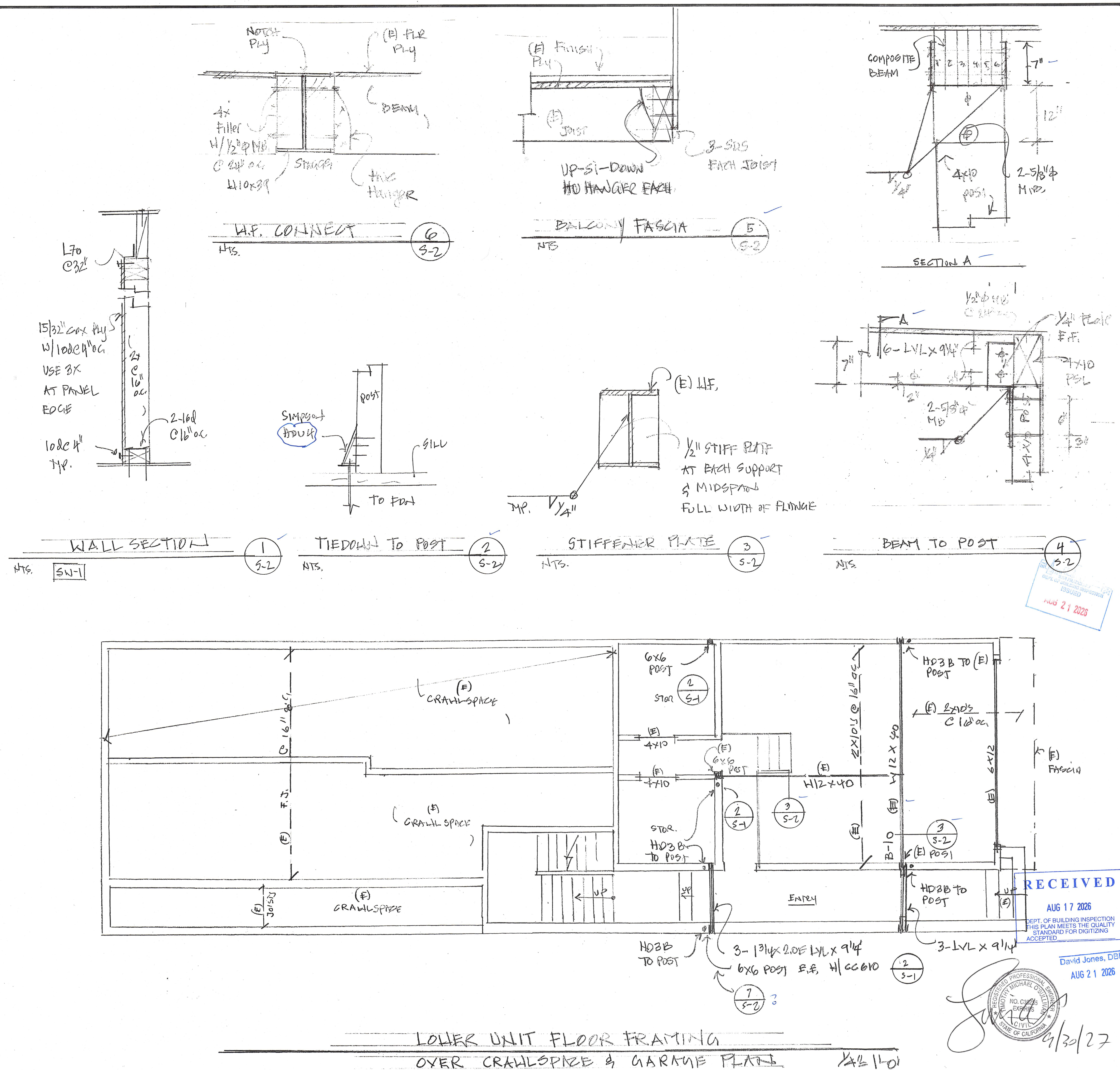
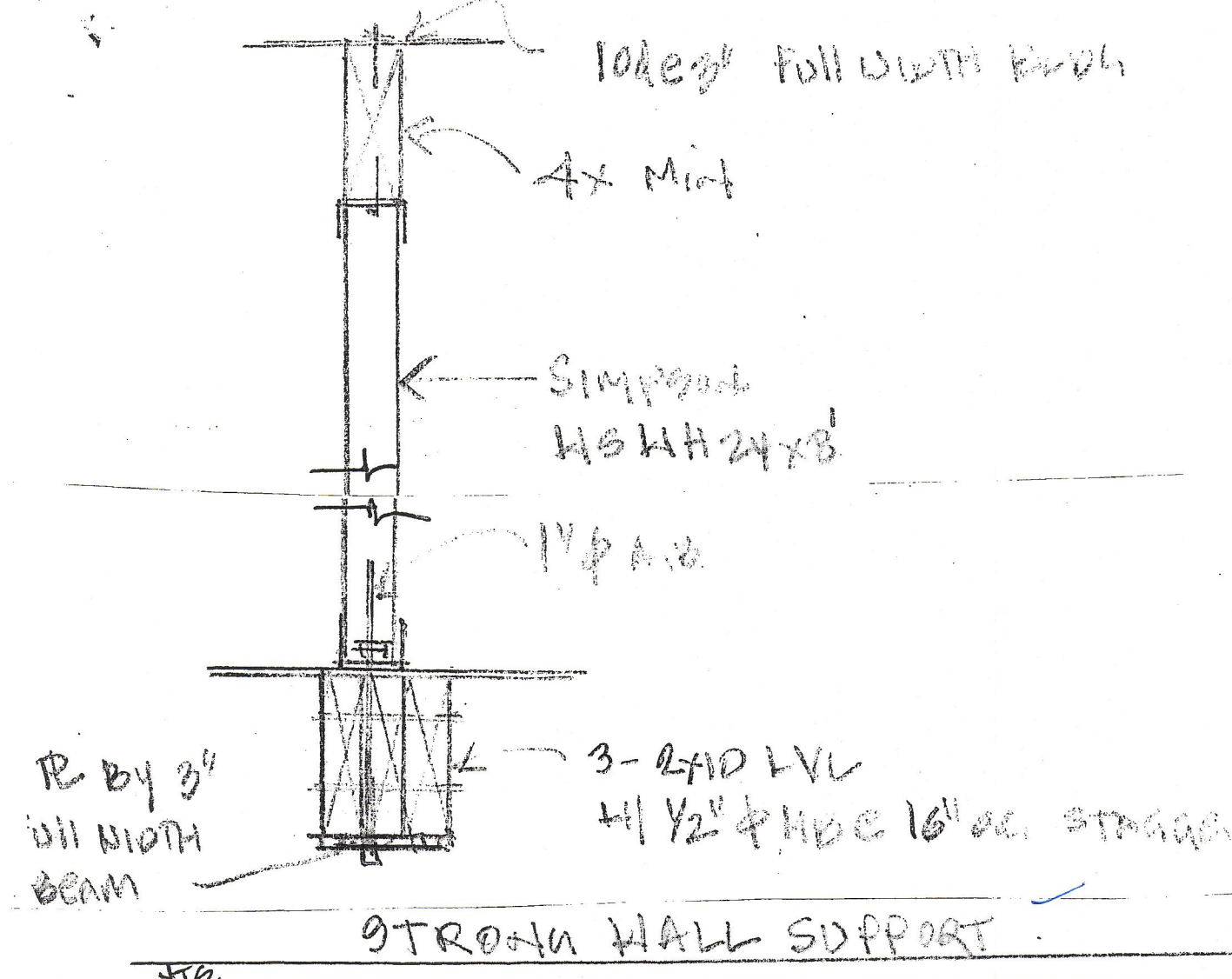
- F. All drawing conflicts shall be brought to the attention of the Engineer/architect for clarification before work proceeds.**

- 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	BY

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

SAN FRANCISCO, CA 94114
ASSESSOR'S PARCEL: 26077036

• B/26
Date 13.5.10
Time T.O.S
D.O.
Sheet
S-2
Sheets

BRIEF SUBMITTED BY 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

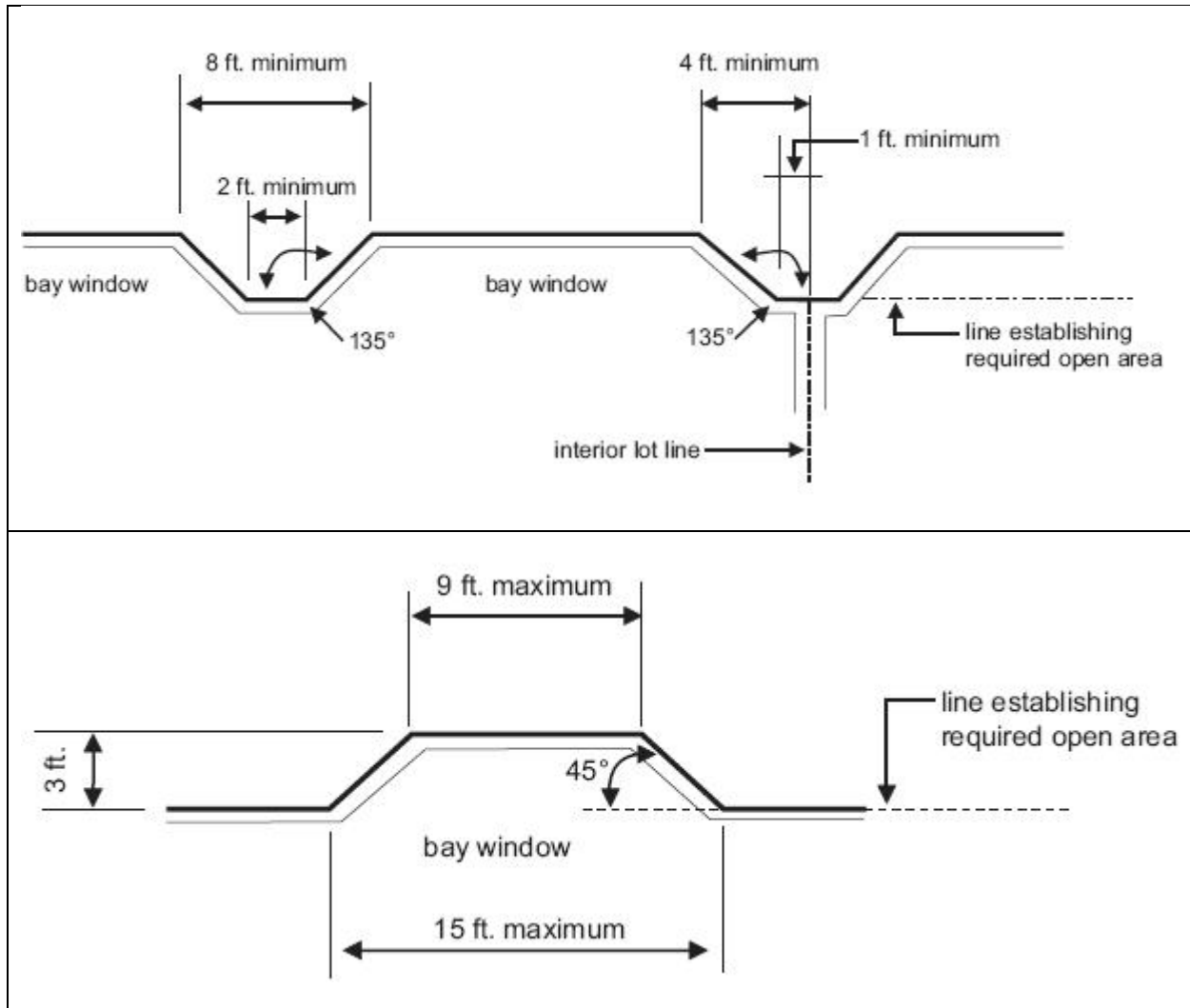


Source: ConnectExplorer © 2023

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: 26-056
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, and the Appellants' Brief, the following is an analysis of DBI's over the counter approval of the rooftop occupiable deck which is the subject of this appeal:

1. Under "BUILDING PROGRAM" on the Cover Sheet of the approved plans Item # 3 incorrectly states: "STAIR TO ROOF: NONE REQUIRED" and Item #4 incorrectly states: "EGRESS STAIRS: NONE REQUIRED". These notes are incorrect, as a stairway to the occupied roof is required and a means of egress stair from the roof is required.
2. With regards to compliance with applicable Building Codes, the proposed occupied roof deck complies with the California and San Francisco buildings codes, regardless of the erroneous notations noted in Item 1 above.



Conclusion:

Based on the above analysis of the permit under appeal, DBI believes the proposed occupiable roof deck meets all requirements of the California and San Francisco Building Codes, and the approval of the occupiable roof deck was not in error. With that said, DBI will defer to the Board to either deny or uphold the appeal based on the issues the appellant raises with regards to privacy and setback requirements. If the appeal is upheld, and the Board requires the deck to be setback to meet the appellants' privacy concerns under a Special Conditions Permit, DBI would request the Architect correct the erroneous notations on the Cover Sheet of the plans regarding "Stairs to the Roof and Egress Stairs" not being required. If the Board denies the appeal but requires a Special Conditions Permit based on the outcome of Appeal No. 26-053, DBI would again request the Architect revise the erroneous notations on the cover sheet regarding the stairs, in the Special Conditions Permit Plans.

Carey McElroy

Senior Building Inspector

Department of Building Inspection.



cc. Corey Teague, (Zoning Administrator)

Andrew Perry, (CPC)

Julie Lamarre, (Executive Director B.O.A)

David Martin (Appellant)

Max Ramundo (Appellant)

Dave O'Donnel (Permit Holder)