



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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**SAN FRANCISCO
PLANNING DEPARTMENT**

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, January 25, 2012**
 Time: **Beginning at 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance (Rear Yard)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 226 6th Street	Case No.: 2009.0089V
Cross Street(s): Howard and Tehama	Building Permit: 2008.06.16.4548
Block /Lot No.: 3731/003	Applicant/Agent: Alex Nie
Zoning District(s): SOMA NCT / 65-X	Telephone: (415) 656-3528
Area Plan: East SOMA	E-Mail: best_design@msn.com

PROJECT DESCRIPTION

The proposal is to construct a one-story vertical addition on the existing three-story building, containing tourist and residential hotel units and ground floor commercial, to provide an additional 15 Single Room Occupancy (SRO) residential hotel units. The addition would be setback 11-feet from the front façade and built to the side and rear property lines; there will be no change in building footprint. The front façade of the existing building would be rehabilitated with new windows and storefronts.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of at least 15 feet. The proposed addition would extend to the rear property line and result in no rear yard; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Pilar LaValley** Telephone: **(415) 575-9084** E-Mail: **pilar.lavalley@sfgov.org**

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: **<http://sf-planning.org/ftp/files/notice/2009.0089V.pdf>**

中文詢問請電 : **558.6378**

Para información en Español llamar al: **558.6378**

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing.

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **On January 10, 2012, the Department issued the required Section 312 notification for this project, which will expire on February 9, 2012.**

BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

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

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

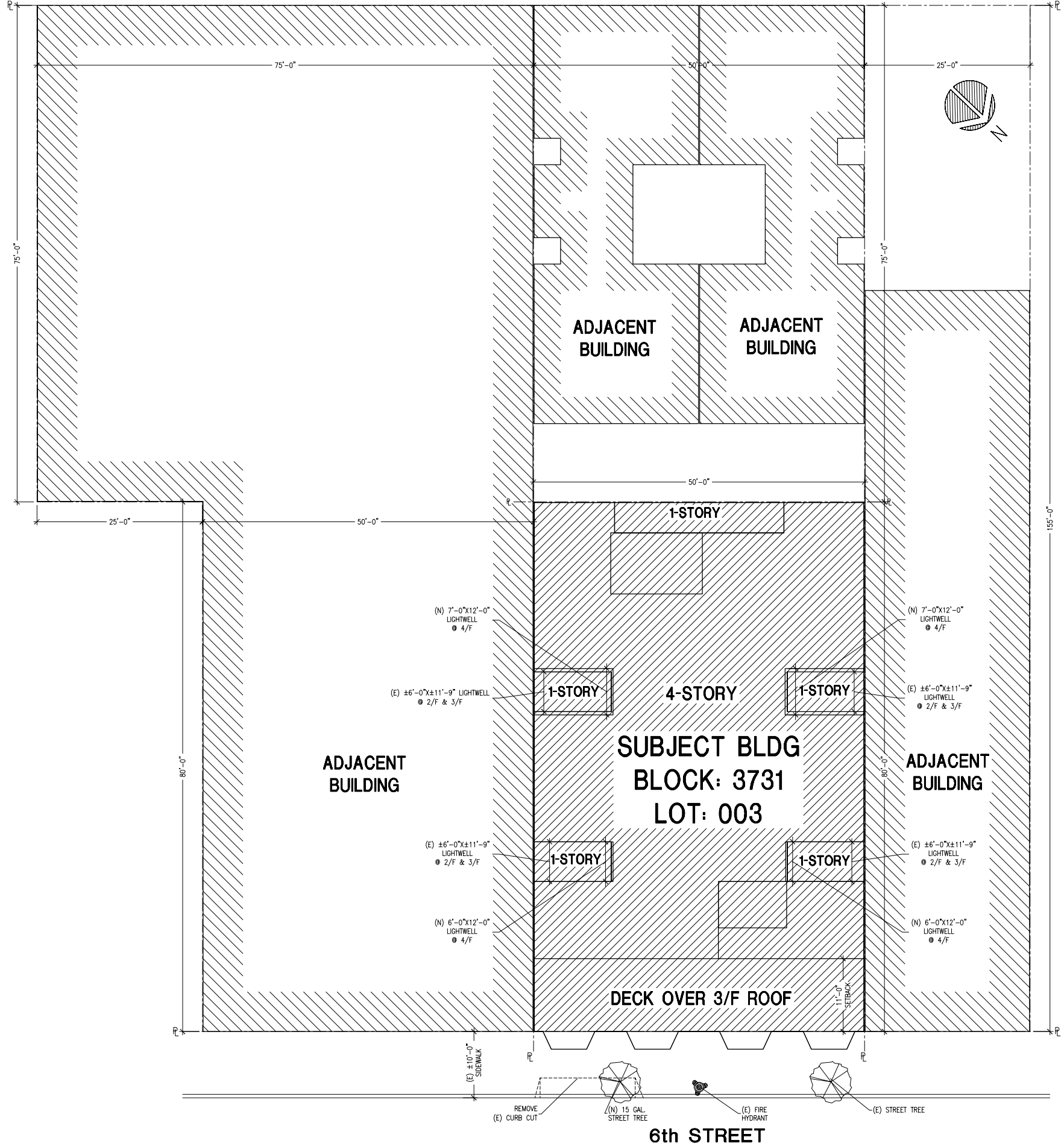
ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

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&	AND	QT	QUARRY TILE
/	ANGLE	QTY	QUANTITY
⊙	AT	QUAL	QUALITY
C	CENTERLINE		
45°	DEGREES (45 DEGREES)		
0	DIAMETER OR ROUND	(R)	RELOCATED
25'	FEET (25 FEET)	R	RISER
9 1/2"	INCHES (9 AND 1/2 INCHES)	RAD	RADIUS
#	POUND OR NUMBER	RD	ROOF DRAIN
R	PROPERTY LINE	REF	REINFORCING BAR
<	LESS THAN	REF	REFERENCE
>	GREATER THAN	REFL	REFLECTED OR REFLECTIVE
		REFR	REFRIGERATOR
A/C	AIR CONDITIONING	REG	REGISTER
AB	ANCHOR BOLT	REIN	REINFORCED
ACONC	ASPHALTIC CONCRETE	REQ	REQUIRED
ACOUS	ACOUSTICAL	RET	RETAINING
AD	AREA DRAIN	REV	REVISION OR REVISED
ADA	AMERICANS WITH DISABILITIES ACT	REVER	REVERSED
ADJ	ADJACENT	RF	RESILIENT FLOORING
AFF	ABOVE FINISH FLOOR	RH	RIGHT HAND
AGGR	AGGREGATE	RM	ROOM
AL	ALUMINUM	RND	ROUND
ALT	ALTERNATE	RO	ROUGH OPENING
APPROX	APPROXIMATE	R.O.W.	RIGHT OF WAY
APT.	APARTMENT	RWD	REDWOOD
ARCH	ARCHITECTURAL	RWL	RAIN WATER LEADER
ASPH	ASPHALTIC		
AUTO	AUTOMATIC		
AVG	AVERAGE		
AV	ACOUSTICAL VENT		
BO	BOARD		
BITUM	BITUMINOUS		
BLDG	BUILDING		
BLK	BLOCK		
BLKG	BLOCKING		
BM	BEAM		
B.O.	BOTTOM OF		
BOT	BOTTOM		
BSMT	BASEMENT		
BTNW	BETWEEN		
BUR	BUILT-UP ROOF		
BUWP	BUILT-UP WATERPROOFING		
CAB	CABINET		
CARP	CARPET		
CB	CATCH BASIN		
CC	CENTER TO CENTER		
CEM	CEMENT		
CER	CERAMIC		
CG	CORNER GUARD		
CI	CAST IRON		
CIP	CAST IN PLACE		
CJ	CONTROL JOINT		
CLG	CEILING		
CLKG	CAULKING		
CLO	CLOSET		
CLR	CLEAR		
CNTR	COUNTER		
CO	CLEAN OUT		
COL	COLUMN		
COMB	COMBUSTION		
COMP	COMPOSITION		
CMU	CONCRETE MASONRY UNIT		
CONN	CONCRETE CONNECTION		
CONN	CONNECTION		
CONST	CONSTRUCTION		
CONT	CONTINUOUS		
CORR	CORRIDOR		
CPT	CARPET		
CS	CASEMENT (WINDOW)		
CT	CERAMIC TILE		
CTR	CENTER		
CTSK	COUNTERSUNK		
CYL	CYLINDER		
D	DEEP		
DBL	DOUBLE		
DEPT	DEPARTMENT		
DET	DETAIL		
DF	DRAWING FOUNTAIN		
DFPT	DOUGLAS FIR PRESSURE TREATED		
DH	DOUBLE HUNG (WINDOW)		
DIA	DIAMETER		
DICA	DRILLED IN CONCRETE ANCHOR		
DIF	DIFFUSER		
DIM	DIMENSION		
DIMP	DIMENSION POINT		
DISP	DISPOSAL		
DN	DOWN		
DO	DOOR OPENING		
DR	DOOR		
DS	DOWNSPOUT		
DSP	DRY STANDPIPE		
DW	DISHWASHER		
DWG	DRAWING		
DWR	DRAWER		
(E)	EXISTING		
E	EAST		
EA	EACH		
E.F.O.S.	EXTERIOR FACE OF STUD		
EJ	EXPANSION JOINT		
EL	ELEVATION		
ELEC	ELECTRICAL		
ELEV	ELEVATOR		
EMER	EMERGENCY		
ENCL	ENCLOSURE		
E.O.	EDGE OF		
EP	ELECTRICAL PANEL		
EQ	EQUAL		
EQPT	EQUIPMENT		
EWC	ELECTRICAL WATER COOLER		
EXH	EXHAUST		
EXP	EXPANSION		
EXPO	EXPOSED		
EXT	EXTERIOR		
F	FIXED POSITION (WINDOW)		
FA	FIRE ALARM		
FAU	FORCED AIR UNIT		
FD	FLOOR DRAIN		
FDN	FOUNDATION		
FE	FIRE EXTINGUISHER		
FEC	FIRE EXTINGUISHER CABINET		
FF	FINISH FLOOR		
FHC	FIRE HOSE CABINET		
FHMS	FLAT HEAD MACHINE SCREW		
FIN	FINISH		
FIXT	FIXTURE		
FL	FLOOR		
FLASH	FLASHING		
FLUOR	FLUORESCENT		
F.O.	FACE OF		
F.O.F.	FACE OF FINISH		
GA	GAUGE		
GALV	GALVANIZED		
GB	GRAB BAR		
GC	GENERAL CONTRACTOR		
GEN	GENERAL		
GFR	GLASS FIBER REINFORCED CONCRETE		
GFI	GROUND FAULT INTERRUPTED		
GL	GALVANIZED IRON		
GLU	GLUE		
GND	GROUND		
GR	GRADE		
GRAN	GRANITE		
GSM	GALVANIZED SHEET METAL		
GYP	GYPSONUM		
H	HIGH		
HB	HOSE BIB		
H.C.	HOLLOW CORE		
HC	HANDICAPPED		
HD	HEAD		
HDRY	HAND DRYER		
HW	HARDWOOD		
HOWE	HARDWARE		
HM	HOLLOW METAL		
HO	HOPPER (WINDOW)		
HORIZ	HORIZONTAL		
HP	HIGH POINT		
HR	HOUR		
HT	HEIGHT		
HVAC	HEATING VENTING & AIR CONDITIONING		
HW	HOT WATER HEATER		
ID	INSIDE DIAMETER		
INCAN	INCANDESCENT		
INSUL	INSULATION		
INT	INTERIOR		
JAN	JANITOR		
JCT	JUNCTION		
JST	JOIST		
JT	JOINT		
KIT	KITCHEN		
KHB	KEYED HOSE BIB		
LAM	LAMINATE		
LAND	LANDING		
LAV	LEAD COATED COPPER		
L.C.C.	LEFT HAND		
LH	LIQUID		
LK	LOCKER		
LL	LIVE LOAD		
LL.V.	LONG LEG VERTICAL		
L.P.	LOW POINT		
LT	LIGHT		
LWT	LIGHTWEIGHT		
MAT	MATERIAL		
MAX	MAXIMUM		
MB	MACHINE BOLT		
MBL	MARBLE		
MBX	MAILBOX		
MC	MEDICINE CABINET		
MD	MEDIUM DENSITY		
MECH	MECHANICAL		
MED	MEDIUM		
MEMB	MEMBRANE		
MET	METAL OR METALLIC		
MFR	MANUFACTURER		
MH	MANHOLE		
MIN	MINIMUM		
MIR	MIRROR		
MISC	MISCELLANEOUS		
MO	MASONRY OPENING		
MTD	MOUNTED		
MUL	MULLION		
MW	MICROWAVE		
(N)	NEW		
N	NORTH		
NA	NOT APPLICABLE		
NIC	NOT IN CONTRACT		
NO.	NUMBER		
NR	NORMAL		
NOM	NON RATED		
NR	NOT TO SCALE		
NTS	NOT TO SCALE		
O	OVERALL		
OA	OVERALL		
OBS	OBSURE (GLASS)		
OC	ON CENTER		
OD	OUTSIDE DIAMETER		
OFD	OVERFLOW DRAIN		
OP	OPENING		
OPER	OPERABLE		
OPP	OPPOSITE		
OZ	OUNCE		
P+T	POWER AND TELEPHONE		
PA	PUBLIC ADDRESS		
PC	PIECE		
P.C.	PRECAST		
PERP	PERPENDICULAR		
PKT	POCKET (DOOR)		
PL	PLATE		
PLAM	PLASTIC LAMINATE		
PLAS	PLASTER		
PLYWD	PLYWOOD		
PNL	PANEL		
POL	POLISHED(ED)		
POLY	POLYETHYLENE		
PAIR	PAIR		
PRCST	PRECAST		
PREFAB	PREFABRICATED		
PT	POINT		
PTD	PARTICLE		
PTDS	PAPER TOWEL DISPENSER		
PTD	PAINTED		
PTN	PARTITION		
PTREC	PAPER TOWEL RECEPTACLE		
PVC	POLY VINYL CHLORIDE		
S	SOUTH		
S&P	SHelf AND CLOthes POLE		
S.A.D.	SEE ARCHITECTURAL DRAWINGS		
S.C.D.	SEE CIVIL DRAWINGS		
S.E.D.	SEE ELECTRICAL DRAWINGS		
S.F.D.	SEE FIRE PROTECTION DRAWINGS		
S.L.A.D.	SEE LANDSCAPE DRAWINGS		
S.L.T.D.	SEE LIGHTING DRAWINGS		
S.M.D.	SEE MECHANICAL DRAWINGS		
S.P.D.	SEE PLUMBING DRAWINGS		
S.S.D.	SEE STRUCTURAL DRAWINGS		
SC	SOLID CORE		
SCH	SCHEDULE		
SCP	SECURITY COMMUNICATION SYSTEM PANEL		
SD	SOAP DISH OR DISPENSER		
SECT	SECTION		
SF	SQUARE FEET		
SGD	SLIDING GLASS DOOR		
SH	SINGLE HUNG (WINDOW)		
SHR	SHOWER		
SHT	SHEET		
SHTG	SHEDDING		
SIM	SIMILAR		
SMW	SHEET METAL WATERPROOFING		
SND	SANITARY NAPKIN DISPENSER		
SNR	SANITARY NAPKIN RECEPTACLE		
SP	STANDPIPE		
SPEC	SPECIFICATION		
SPO	STANDPIPE OUTLET		
SPRM	SINGLE PLY ROOF MEMBRANE		
SQ	SQUARE		
SS	SERVICE SIMK		
SSIT	STAINLESS STEEL		
STA	STATION		
STD	STANDARD		
STL	STEEL		
STO	STONE		
STN	STAINLESS		
STR	STORAGE		
STR	STRUCTURAL		
SUSP	SUSPENDED		
SHT	SHEET VINYL		
SV	SYMMETRICAL		
SYM	SYMMETRICAL		
T	TREAD		
(T)	TEMPERED GLASS		
T&B	TOP AND BOTTOM		
T&G	TONGUE AND GROOVE		
TB	TOWEL BAR		
TC	TRASH COMPACTOR		
TDIS	TOWEL DISPENSER		
TEL	TELEPHONE		
TEMP	TEMPERED		
TEMPOR	TEMPORARY		
TER	TERRAZZO		
THK	THICK		
THRS	THRESHOLD		
TOP	TOP OF		
T.O.	TOP OF WALL		
T.O.W.	TOILET PAPER HOLDER		
TPH	TELEVISION OUTLET		
TV	TELEVISION OUTLET		
TRASH	TRASH RECEPTACLE		
TS	TUBE STEEL		
TYP	TYPICAL		
UL	UNDERWRITERS LABORATORIES, INC.		
UNF	UNFINISHED		
UNO	UNLESS OTHERWISE NOTED		
UR	URNAL		
VCT	VINYL COMPOSITE TILE		
VERT	VERTICAL		
VEST	VESTIBULE		
VIF	VERIFY IN FIELD		
W/	WITH		
W/D	WASHER AND DRYER		
W	WEST OR WIDE		
W/O	WITHOUT		
WC	WATER CLOSET		
WD	WOOD		
WH	WATER HEATER		
WO	WHERE OCCURS		
WOO	WOOD		
WP	WATERPROOF		
WPM	WATERPROOFING MEMBRANE		
WR	WATER RESISTANT		
WS	WEATHERSTRIPPING		
WSCT	WANSOOT		
WSP	WET STANDPIPE		
WT	WEIGHT		



DESIGN & CONSTRUCTION COMPANY
BRISBANE OFFICE
SAN FRANCISCO OFFICE
2010 Ocean Avenue, Suite D
San Francisco, CA 94127
Tel 415-452-8676 Fax 415-452-3476

FOR SITE PERM APPLICATION ONLY

VERTICAL ADDITION & RENOVATION OF SHARON HOTEL

226 SIXTH STREET
SAN FRANCISCO, CA 94103

DATE	REVISION
02/25/10	SUBMIT FOR SITE PERMIT
06/11/10	REVISION 1
10/29/10	REVISION 2

DATE: 04/2005
SCALE: AS NOTED
DRAWN BY: KN
PROJ. NO.: 205172

DRAWING TITLE
PLOT PLAN

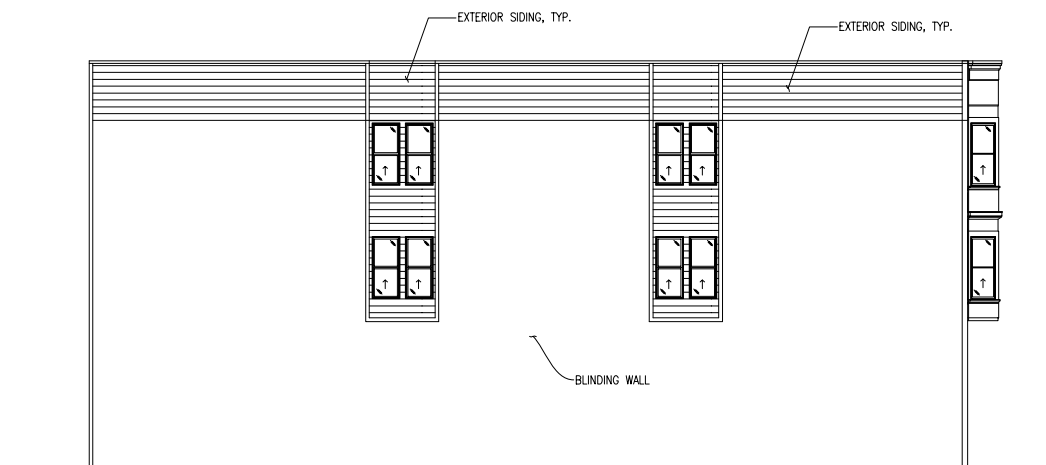
SHEET NO.
A-1.1
2 OF 14 SHEETS

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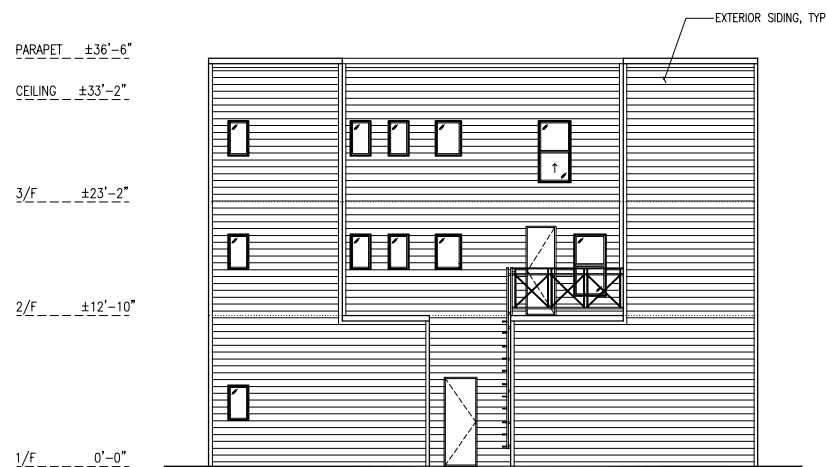


EXISTING FRONT ELEVATION
SCALE: 1/8"=1'-0"

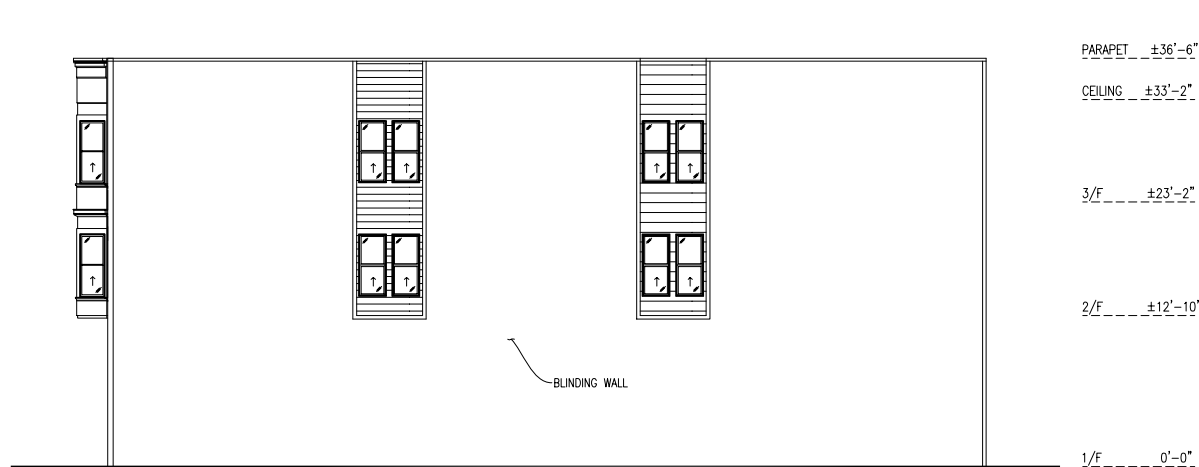
PARAPET ±36'-6"
 CEILING ±33'-2"
 3/F ±23'-2"
 2/F ±12'-10"
 1/F 0'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EXISTING REAR ELEVATION
SCALE: 1/8"=1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/8"=1'-0"

NOTES:
 1. EXISTING FLOORS AND BEARING WALLS TO BE 1-HR FIRE RATED.



BEST
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**FOR SITE PERMIT
 APPLICATION ONLY**

**VERTICAL ADDITION
 & RENOVATION OF
 SHARON HOTEL**

**226 SIXTH STREET
 SAN FRANCISCO, CA 9410**

DATE	REVISION

DATE: _____
 SCALE: _____
 DRAWN BY: _____
 PROJ. NO.: _____

DRAWING TITLE

2 ELEVATIONS

SHEET NO.

A-3

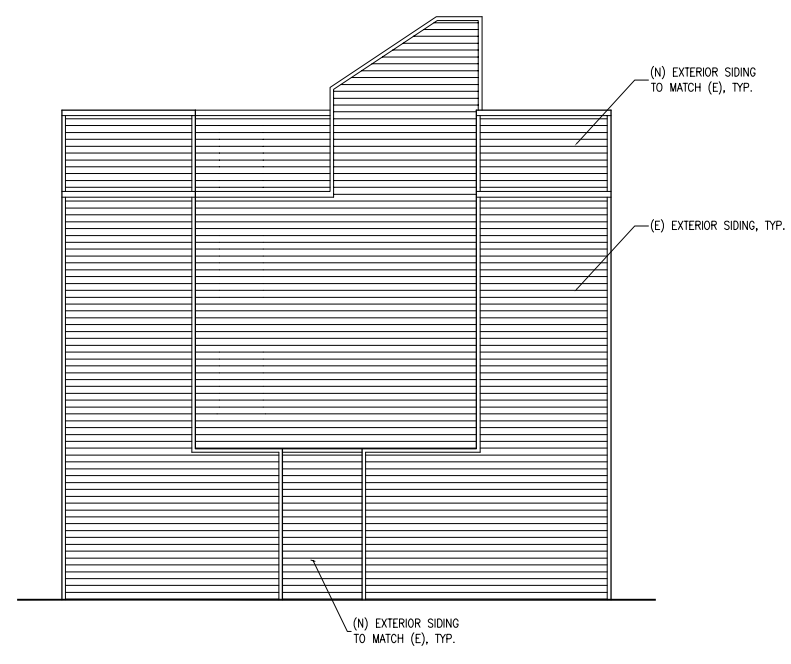
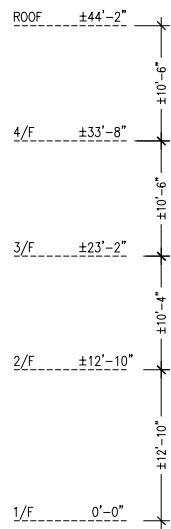
6 OF 14 SHEETS

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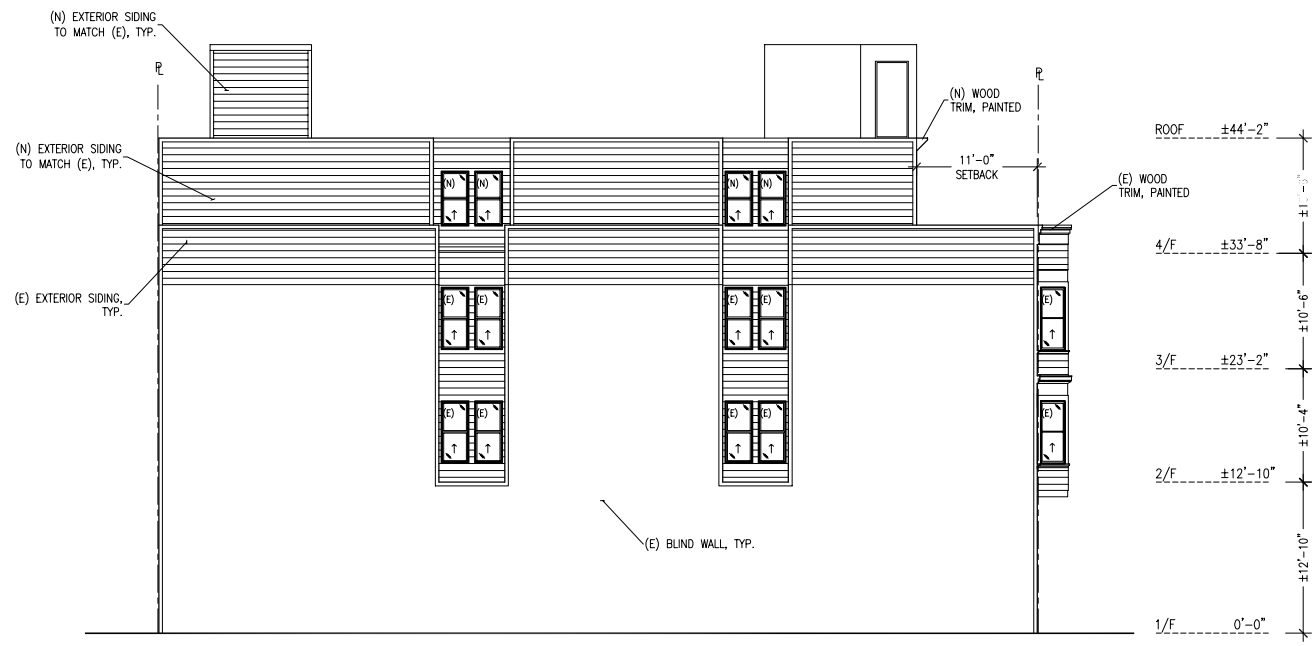
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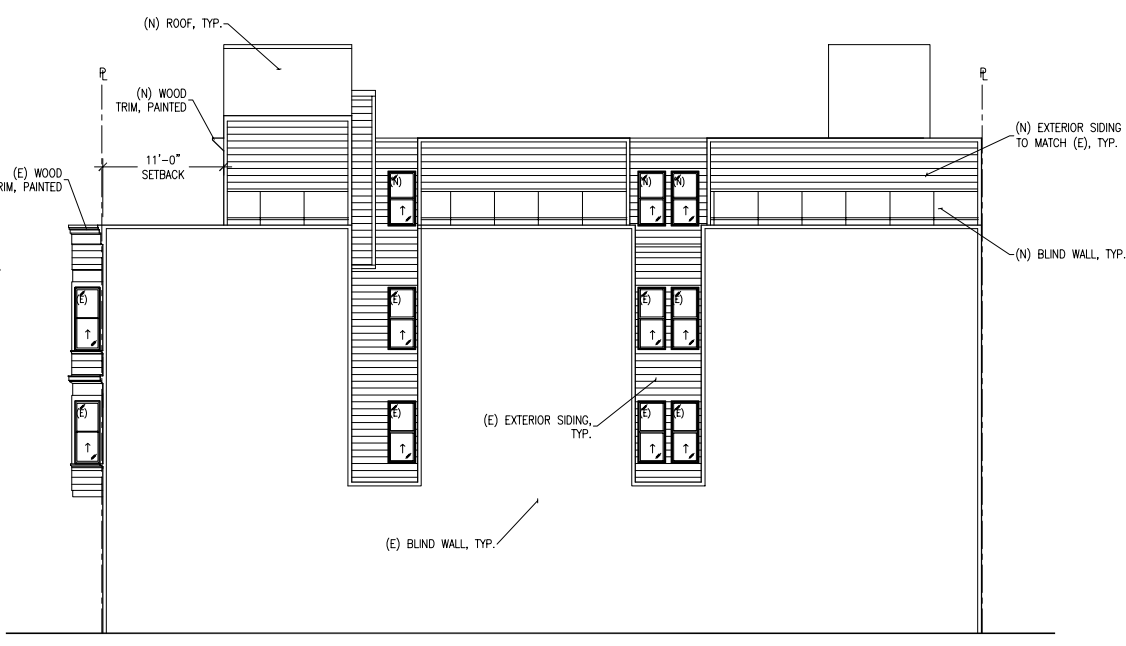
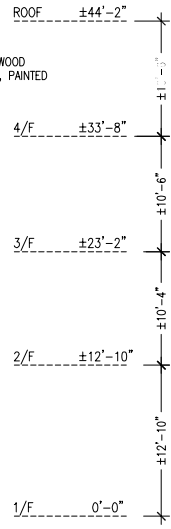
PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"



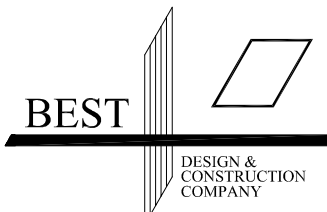
PROPOSED REAR ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"



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02/04/11	REVISION Δ
07/13/11	REVISION Δ

DATE: 04/2005
SCALE: AS NOTED
DRAWN BY: KN/KS
PROJ. NO.: 205172

DRAWING TITLE
PROPOSED ELEVATIONS

SHEET NO.
A-8
11 OF 14 SHEETS