



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, August 24, 2010**
Time: **Beginning at 9:30 AM**
Location: **Planning Department,
1650 Mission Street, Room #431**
Case Type: **Variance (Exposure)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	226-228 Haight Street	Case No.:	2011.0484V
Cross Street(s):	Buchanan St./Laguna St.	Building Permit:	2011.04.21.4522
Block /Lot No.:	0851/012	Applicant/Agent:	Shawn Gorman
Zoning District(s):	RTO / 40-X	Telephone:	(415) 713-7486
Area Plan:	Market-Octavia	E-Mail:	gormanshawn@yahoo.com
PROJECT DESCRIPTION			
<p>The proposal is to add a new residential unit at the rear of the existing three-story, three-unit building and excavate at the rear of the building to provide a 132 sq. ft. patio for the new unit.</p> <p>PER SECTION 140 OF THE PLANNING CODE each unit in the subject property is required to have exposure onto a street or Code-complying rear yard. The proposed new unit at the rear of the building will not have exposure onto a Code-complying rear yard; therefore a Variance is required.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Aaron Starr Telephone: (415) 558-6362 E-Mail: aaron.starr@sfgov.org</p>			
<p>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/2011.0484V.pdf</p>			

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 7/6/2011, the Department issued the required Section 311 notification for this project (expires 8/4/2011)**

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.

Issued/Date	
06-20-11	
07-19-11	

SHAWN GORMAN, ARCHITECT
366 Pennsylvania Ave. S.F., CA. 94107
Phone / Fax: 415-642-0993

226-B HAIGHT STREET
SAN FRANCISCO, CA.

SITE PLAN, DETAILS, NOTES, & SCHEDULES

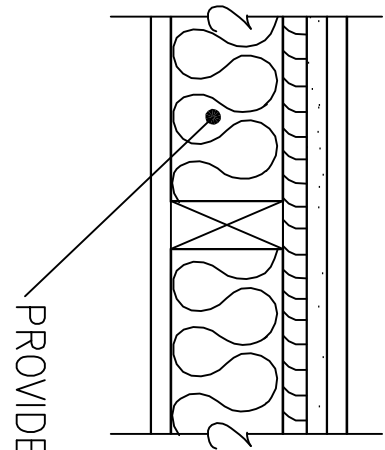
DATE	04-19-11
SCALE	AS NOTED
DRAWN	SG
NO	11-003

SHEET

A1.1

OF

WOOD STUDS, GYPSUM WALLBOARD, GYPSUM SHEATHING
EXTERIOR SIDE: Exterior cladding to be attached to studs, over #15 building paper, over one layer 5/8" Type X gypsum wallboard or water resistant backer
Over one layer 1/2" interior sheathing attached per structural plan.
INTERIOR SIDE: One layer 5/8" Type X gypsum wallboard or water resistant backer board or veneer base applied parallel with or at right angles to 2 X 4 wood studs,



PROVIDE R-19 BATT INSULATION (MIN.)

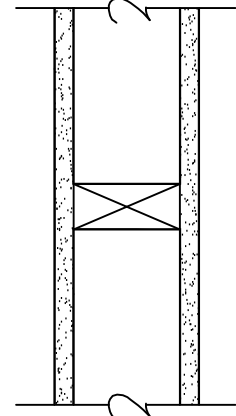
1 HR RATED EXTERIOR WALL

3

1 HR-RATED INTERIOR WALL

2

WOOD STUDS, GYPSUM WALLBOARD
One layer 5/8" gypsum Type "X" wallboard applied parallel with or at right angles to each side of 2 X 4 studs spaced 16" o.c.. w/ 1 1/4" Type W or S drywall screws 12" o.c.. Joints staggered 16" on opposite sides.

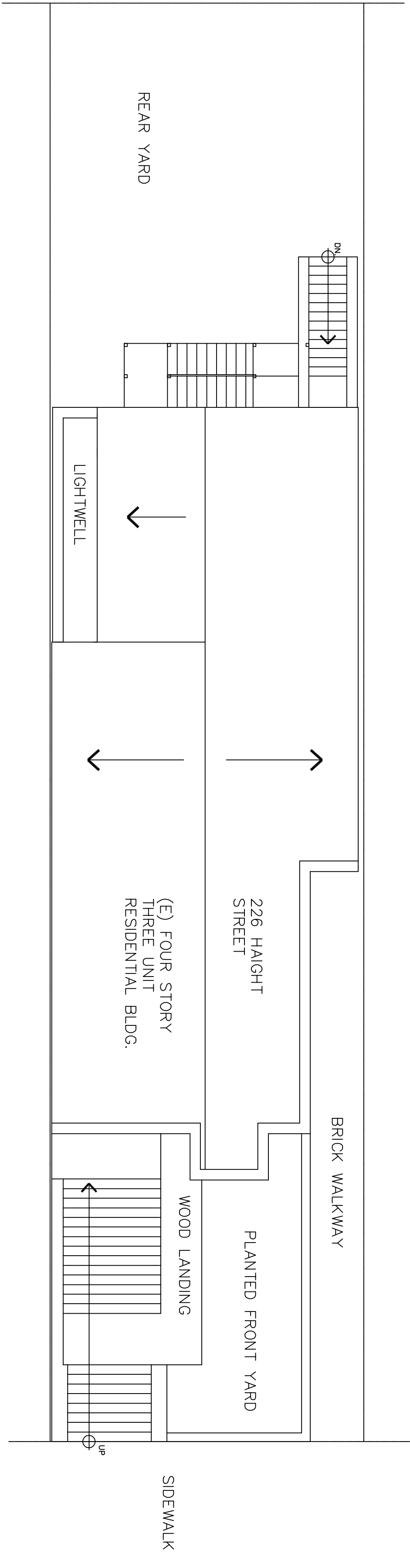


WINDOW SCHEDULE

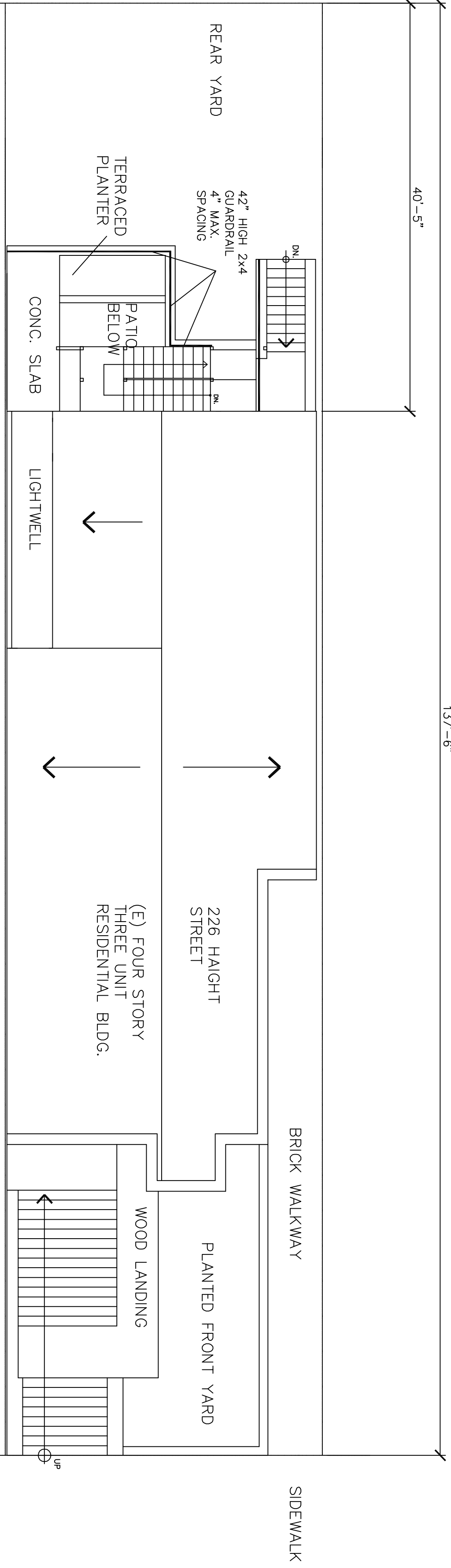


DOOR SCHEDULE

		DOOR		FRAME		HARDWARE				WINDOW		FRAME		HARDWARE															
OPENING								OPENING																					
MARK	WIDTH	HEIGHT	JAMB	MAT'L	U VALUE	TYPE	GLASS	MAT'L	FINISH	MFCR	MODEL	TYPE	FINISH	REMARKS	MARK	WIDTH	HEIGHT	JAMB	MAT'L	U VALUE	TYPE	GLASS	MAT'L	FINISH	MFCR	MODEL	TYPE	FINISH	REMARKS
A	6'-0"	6'-8"	6 7/8"	VINYL	.40 MAX.	SLIDING	DBL. GLZD. TEMPER.	VINYL	BY OWNER	BY OWNER	PRIVACY	BY OWNER	BY OWNER	VERIFY SIZES IN FIELD	1	2'-8"	6'-0"	6 7/8"	VINYL	.40 MAX.	DBL. HING	DBL. GLZD. TEMPER.	VINYL	BY OWNER	BY OWNER				VERIFY SIZES IN FIELD
B	2'-8"	6'-8"	4 7/8"	WOOD		LOUVERED		WOOD PAINTED BY OWNER	BY OWNER	PASSAGE	BY OWNER	BY OWNER	BY OWNER	VERIFY SIZES IN FIELD	2	3'-0"	4'-0"	6 7/8"	VINYL	.40 MAX.	CASEMENT	DBL. GLZD. TEMPER.	VINYL	BY OWNER	BY OWNER				VERIFY SIZES IN FIELD
C	2'-8"	6'-8"	4 7/8"	WOOD		LOUVERED		WOOD PAINTED BY OWNER	BY OWNER	PASSAGE	BY OWNER	BY OWNER	BY OWNER	VERIFY SIZES IN FIELD															VERIFY SIZES IN FIELD
D	8'-6"	6'-8"	4 7/8"	WOOD		TRI-PASS		WOOD PAINTED BY OWNER	BY OWNER	PASSAGE	BY OWNER	BY OWNER	BY OWNER	VERIFY SIZES IN FIELD															VERIFY SIZES IN FIELD
E	2'-6"	6'-8"	4 7/8"	WOOD				WOOD PAINTED BY OWNER	BY OWNER	PASSAGE	BY OWNER	BY OWNER	BY OWNER	VERIFY SIZES IN FIELD															VERIFY SIZES IN FIELD



(E) SITE / ROOF PLAN



(N) SITE / ROOF PLAN

MECHANICAL NOTES:
1. EXISTING WINDOWS ARE SINGLE GLAZED - TYPICAL. (N) WINDOWS TO BE DBL. GLAZED, U=.40 MAX.

ZONING NOTES

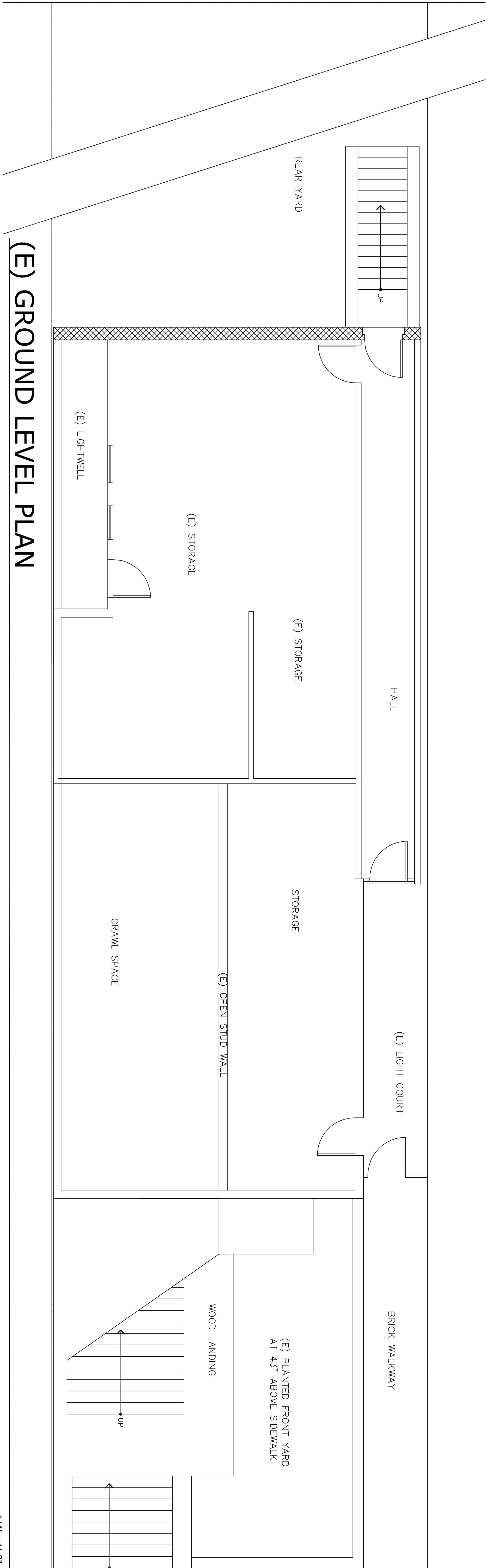
PROJECT LOCATION: 226-B HAIGHT STREET
SAN FRANCISCO, CALIFORNIA
BLOCK / LOT: 851 / 012
ZONING DISTRICT: RTO
PROPOSED USE: RESIDENTIAL DWELLING
BUILDING HEIGHT: 40'-0" MAXIMUM

BUILDING DEPT. NOTES

EXISTING 4 STORY BUILDING
CONSTRUCTION TYPE: TYPE V, 1HR RATED TYP.
OCCUPANCY CLASSIFICATION: GROUP R2

GENERAL NOTES

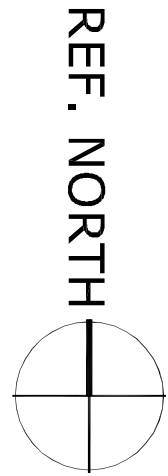
1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH 2010 S.F.B.C. AND ALL APPLICABLE BUILDING CODES.
2. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE, U.O.N.
3. DRAWINGS ARE NOT TO BE SCALED.
4. ALL CONSTRUCTION SHALL BE NON-RATED THROUGHOUT EXCEPT AS NOTED.



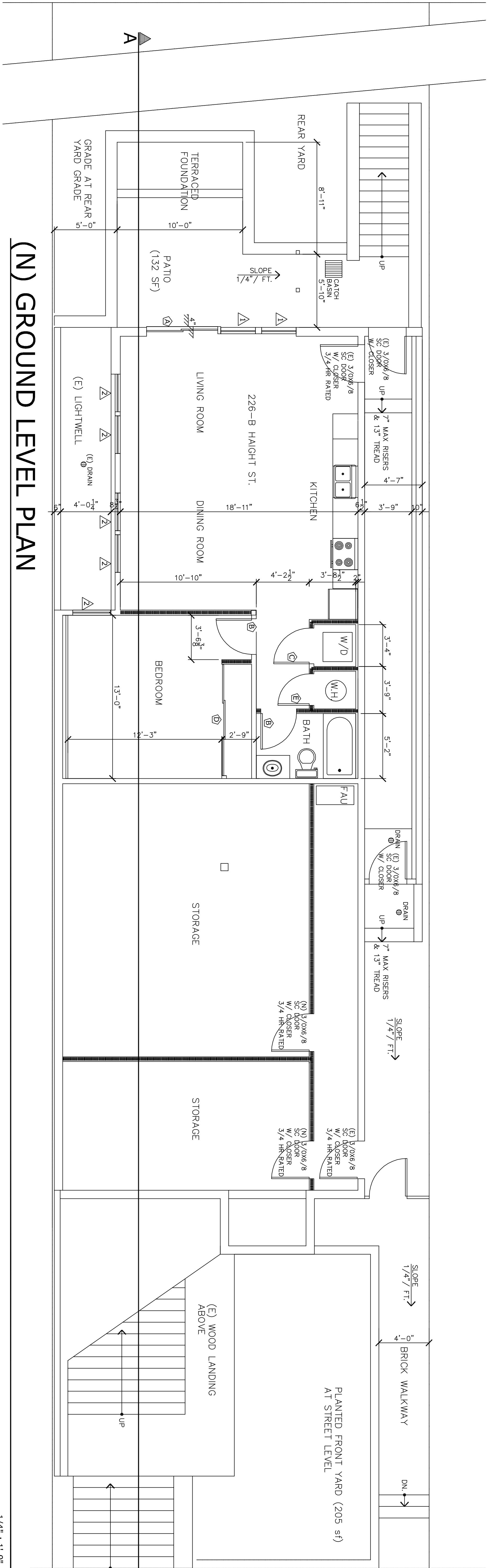
(E) GROUND LEVEL PLAN

WALL LEGEND

EXISTING WALLS REMOVED WALLS NEW WALLS



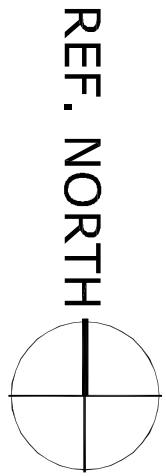
1/4" = 1'-0"



(N) GROUND LEVEL PLAN

WALL LEGEND

EXISTING WALLS REMOVED WALLS NEW WALLS



1/4" = 1'-0"

Issued/Date	
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226-B HAIGHT STREET
SAN FRANCISCO, CA.

EXISTING & PROPOSED BASEMENT PLANS

DATE 04-19-11

SCALE AS NOTED

DRAWN SG

SHEET 11-003

OF A2.5

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226 HAIGHT STREET
SAN FRANCISCO, CA.

SHEET
A3.1
OF

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226-B HAIGHT STREET
SAN FRANCISCO, CA.

108
11-003

SHEET

A4.2

OF



SECTION B-B

1/4" = 1'-0"



A4.2