



# 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, October 26, 2011**  
 Time: **Beginning at 9:30 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
 Case Type: **Variance (Exposure)**  
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>680 Douglass Street</b>	Case No.: <b>2011.0665V</b>
Cross Street(s): <b>Alvarado/23<sup>rd</sup> Streets</b>	Building Permit: <b>2011.07.05.9497</b>
Block /Lot No.: <b>2802/006</b>	Applicant/Agent: <b>Kevin Dill</b>
Zoning District(s): <b>RH-2 / 40-X</b>	Telephone: <b>(415) 923-1276</b>
Area Plan: <b>N/A</b>	E-Mail: <a href="mailto:kevinedill@comcast.net"><b>kevinedill@comcast.net</b></a>

## PROJECT DESCRIPTION

The proposal is to construct a new three-story over garage single-family home in front of an existing cottage on the vacant portion of the lot. The new building will be located less than 25 feet from the existing rear cottage.

**PER SECTION 140 OF THE PLANNING CODE** all dwelling units shall face an open area no less than 25 feet in every horizontal dimension, a Code compliant rear yard or a public street. The proposed new single family home at the front of the lot will be located 22 feet from the existing rear dwelling unit; therefore, the rear dwelling unit requires a variance from the exposure requirement of the Planning Code.

The proposed front entry stairs will be less than 3 feet above the existing grade at all points and will not require a variance from the front setback requirement.

## ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Sharon Lai** Telephone: **(415) 575-9087** E-Mail: [\*\*sharon.w.lai@sfgov.org\*\*](mailto:sharon.w.lai@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/2011.0665V.pdf\*\*](http://sf-planning.org/ftp/files/notice/2011.0665V.pdf)

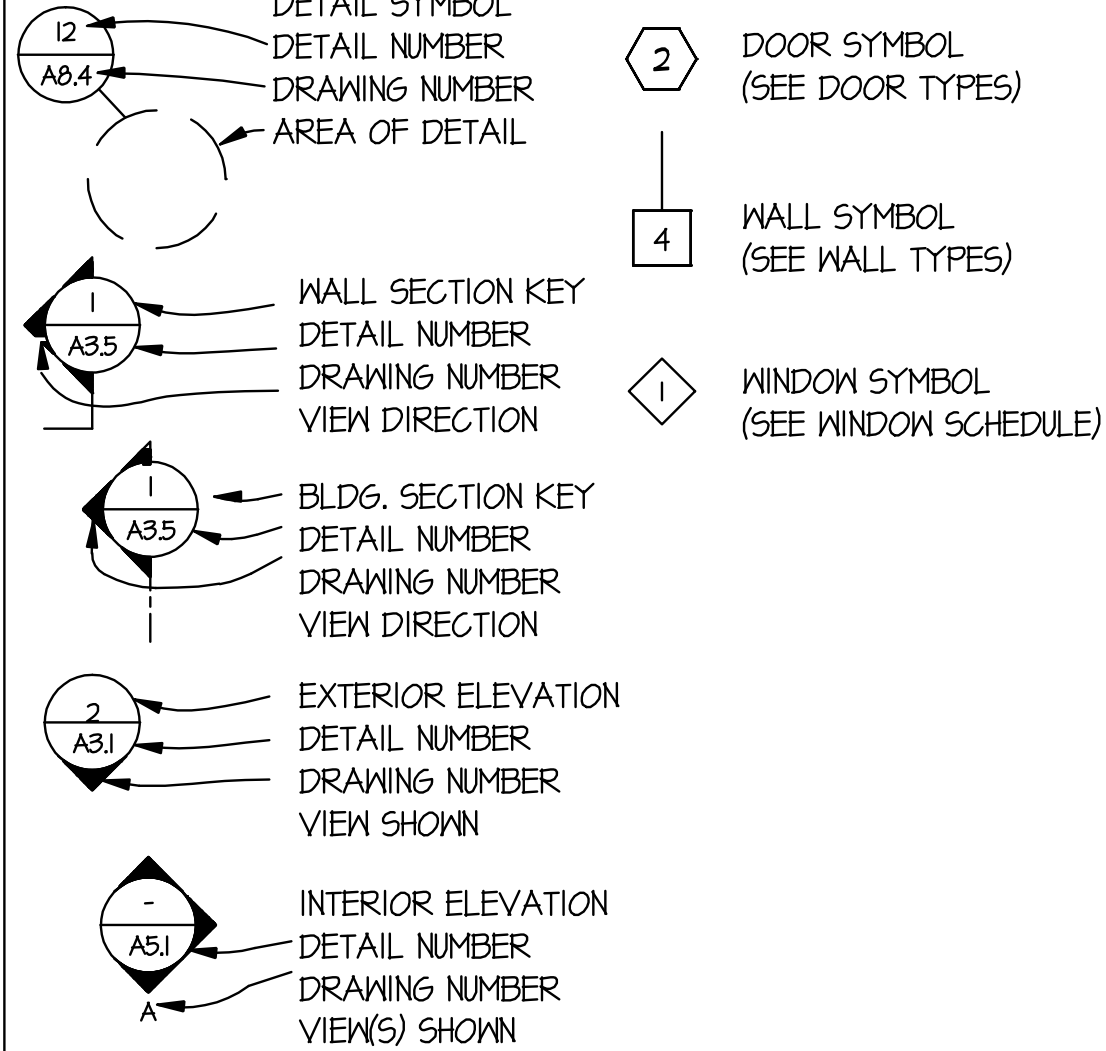
中文詢問請電 : **558.6378**

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

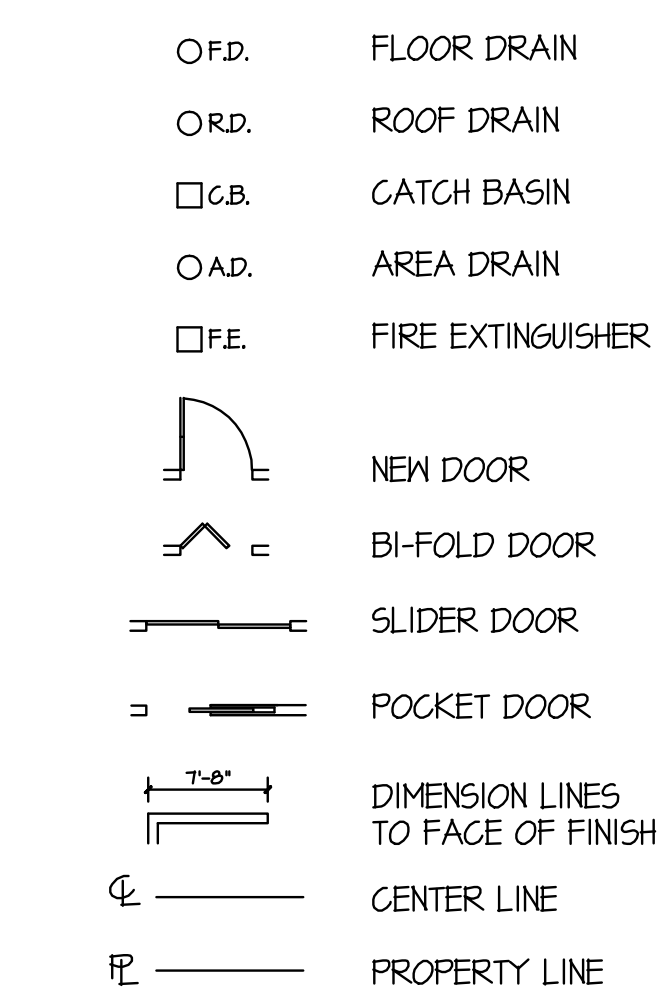
ABBREVIATIONS

CL	Centerline	DISP.	Dispenser	JAN.	Janitor	R.J.	Reveal Joint
Ø	Diameter	D5.	Down spout	JT.	Joint	RM.	Room
(E)	Existing	DTL.	Detail	LAM.	Laminate	R.O.	Rough Opening
(N)	New	DN.	Dishwasher	LT.	Light	S.C.	Solid Core
> or P.L.	Property Line	DN6.	Drawings	MAX.	Maximum	SCHED.	Schedule
ACOUS.	Acoustical	E.L.	Expansion Joint	MECH.	Mechanical	SECT.	Section
AD.	Area Drain	ELEC.	Electrical	MTL.	Metal	SIM.	Similar
A.F.F.	Above Finish Floor	ELEV.	Elevator	MFR.	Manufacturer	SPEC.	Specification
ALUM.	Aluminum	EQ.	Equal	MIN.	Minimum	SQ.	Square
APPROX.	Approximate	EXT.	Exterior	MIR.	Mirror	S.S.	Stainless Steel
BD.	Board	F.D.	Floor Drain	MISC.	Miscellaneous	SEE	See Structural Dwg.
BLDG.	Building	F.E.	Fire Extinguisher	MTD.	Mounted	STD.	Standard
BLKS.	Blocking	FIN.	Finish	N.I.C.	Not In Contract	STL.	Steel
BM.	Beam	FLASH.	Flashing	NO. or #	Number	STR.	Storage
BOT.	Bottom	FLOUR.	Fluorescent	NOM.	Nominal	STRL.	Structural
BTMN.	Between	F.O.	Face Of	N.T.S.	Not To Scale	SIM.	Similar
C.M.	Cement	FURR.	Furring	O.C.	On Center	TER.	Terrazzo
C.J.	Construction Joint	GA.	Gauge	OPNS.	Opening	THK.	Thick
CL6.	Ceiling	GALV.	Galvanized	OPP.	Opposite	T.O.	Top Of
CLR.	Clear	G.B.	Grab Bar	FLAS.	Flasher	TYP.	Typical
COL.	Column	GL.	Glass	FLYND.	Flywood	UNO.	Unless Noted Otherwise
CONC.	Concrete	GYP. BD.	Gypsum Board	PTD.	Parted	VERT.	Vertical
CONSTR.	Construction	H.C.	Hollow Core	PTN.	Partition	VEST.	Vestibule
CONT.	Continuous	HDND.	Hardwood	RAD.	Radius	W.	With
CPT.	Carpet	H.P.	High Point	REC.	Recessed	WC.	Water Closet
C.T.	Ceramic Tile	HORIZ.	Horizontal	REF.	Reference	WD.	Wood
D.F.	Douglas Fir	HR.	Hour	REFR.	Refrigerator	W/O	Without
DIA.	Diameter	HGT.	Height	REINF.	Reinforced	WP.	Waterproof
DIM	Dimension	INSUL.	Insulation	REQD.	Required	WECT.	Wakescot
		INT.	Interior			WT.	Weight

ARCHITECTURAL SYMBOLS



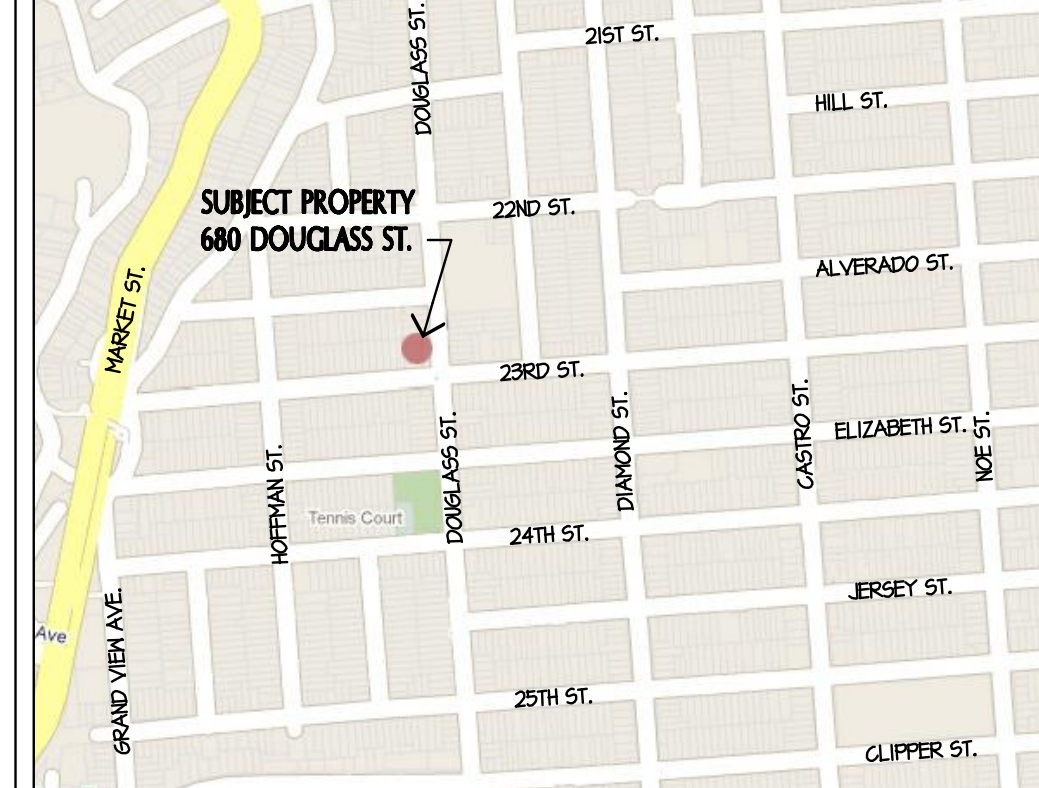
DRAFTING STANDARDS



DRAWING INDEX

- ARCHITECTURAL**
- A.0 COVER SHEET, SITE PLAN / ROOF PLAN, INDEX, SYMBOLS, ABBREVIATIONS VICINITY AND LOCATION MAPS
  - A.1 BLOCK DIAGRAMS EXISTING AND PROPOSED
  - A2.1 PROPOSED FLOOR PLANS STREET LEVEL AND FIRST
  - A2.2 PROPOSED FLOOR PLANS SECOND AND THIRD
  - A3.1 PROPOSED ELEVATIONS FRONT (EAST)
  - A3.2 PROPOSED ELEVATION REAR (WEST)
  - A3.3 PROPOSED ELEVATION SIDE (SOUTH)
  - A3.4 PROPOSED ELEVATION SIDE (NORTH)
  - A4.1 PROPOSED SECTIONS
  - C.1 SITE SURVEY
  - GP-1 GREEN POINT SURVEY

VICINITY MAP



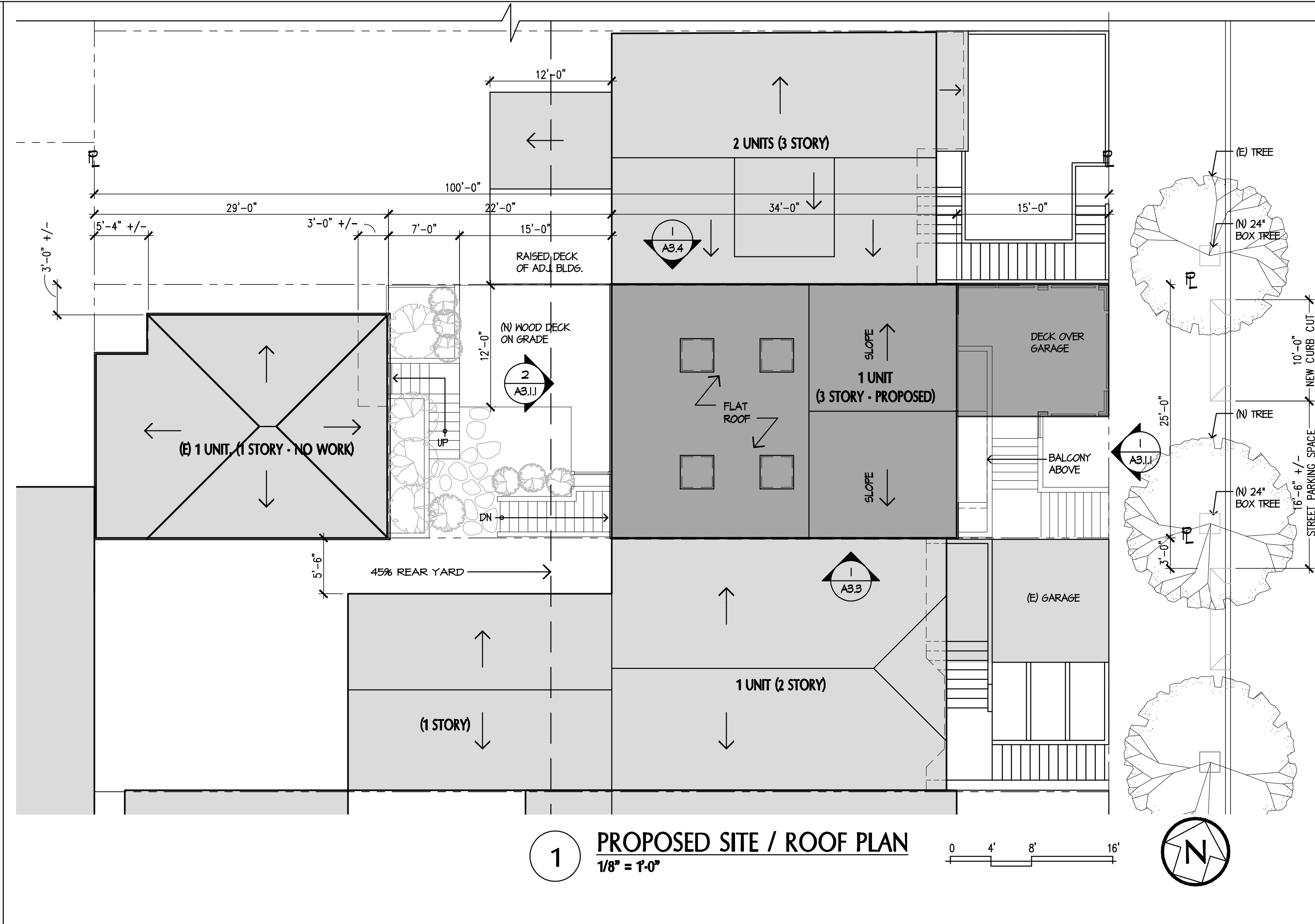
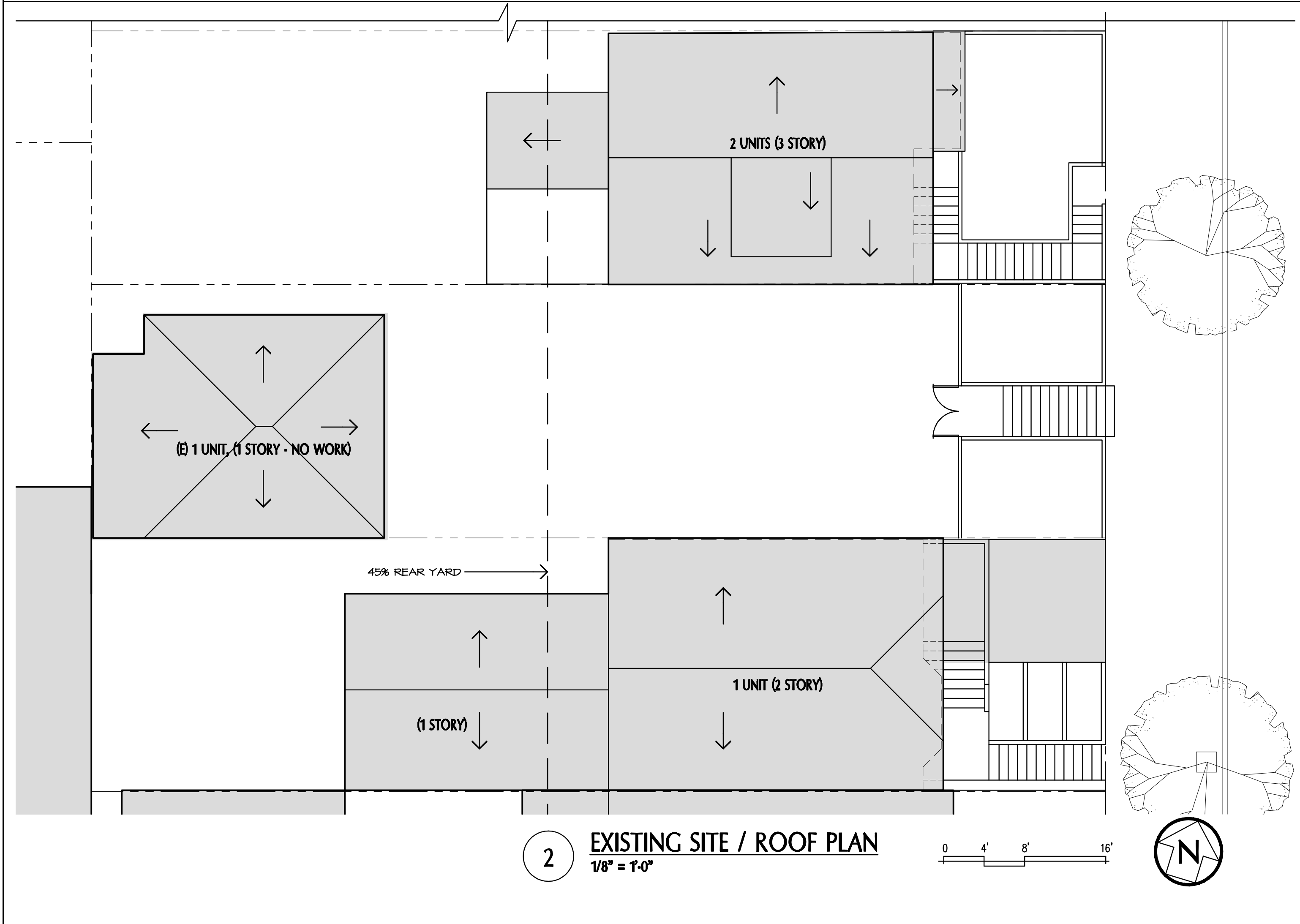
PROJECT DATA

ADDRESS: 680 DOUGLASS STREET, SAN FRANCISCO, CA 94114  
 BLOCK/LOT: 2802 / 006  
 ZONING: RH-2  
 HEIGHT LIMIT: 40X  
 OCCUPANCY: R3- SINGLE FAMILY DWELLING  
 STORIES: THREE STORY AND BASEMENT  
 BUILDING TYPE: V, FULLY SPRINKLERED

SCOPE OF WORK

CONSTRUCTION OF NEW 3 STORY PLUS BASEMENT / GARAGE, SINGLE FAMILY DWELLING

SITE PLANS



**680 Douglass Street**  
San Francisco, CA 94114

Architect  
Dill Architectural Group  
2513 Octavia Street  
San Francisco, CA 94123  
(415) 923-1276  
(415) 923-0725 FAX

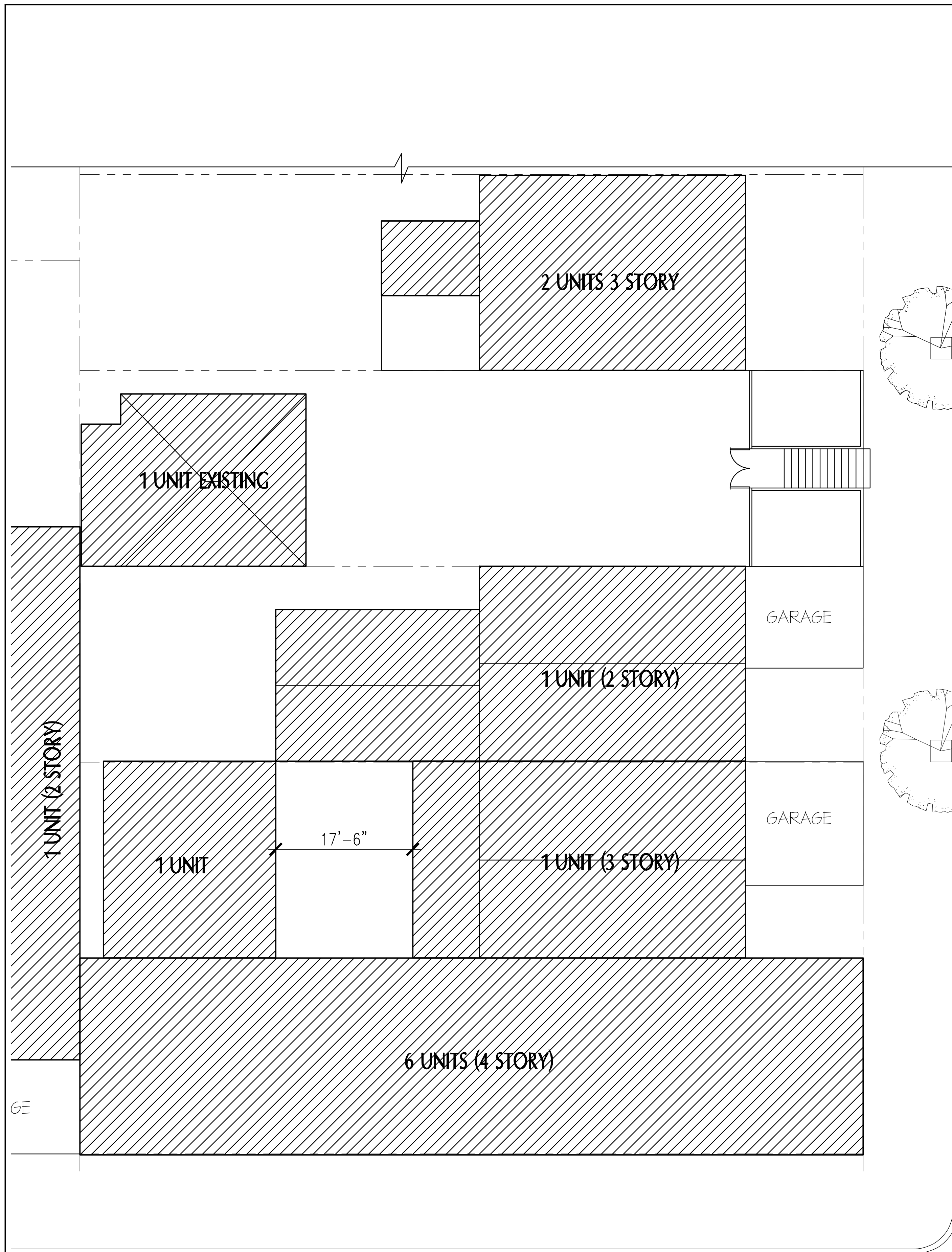
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**STAMPS**

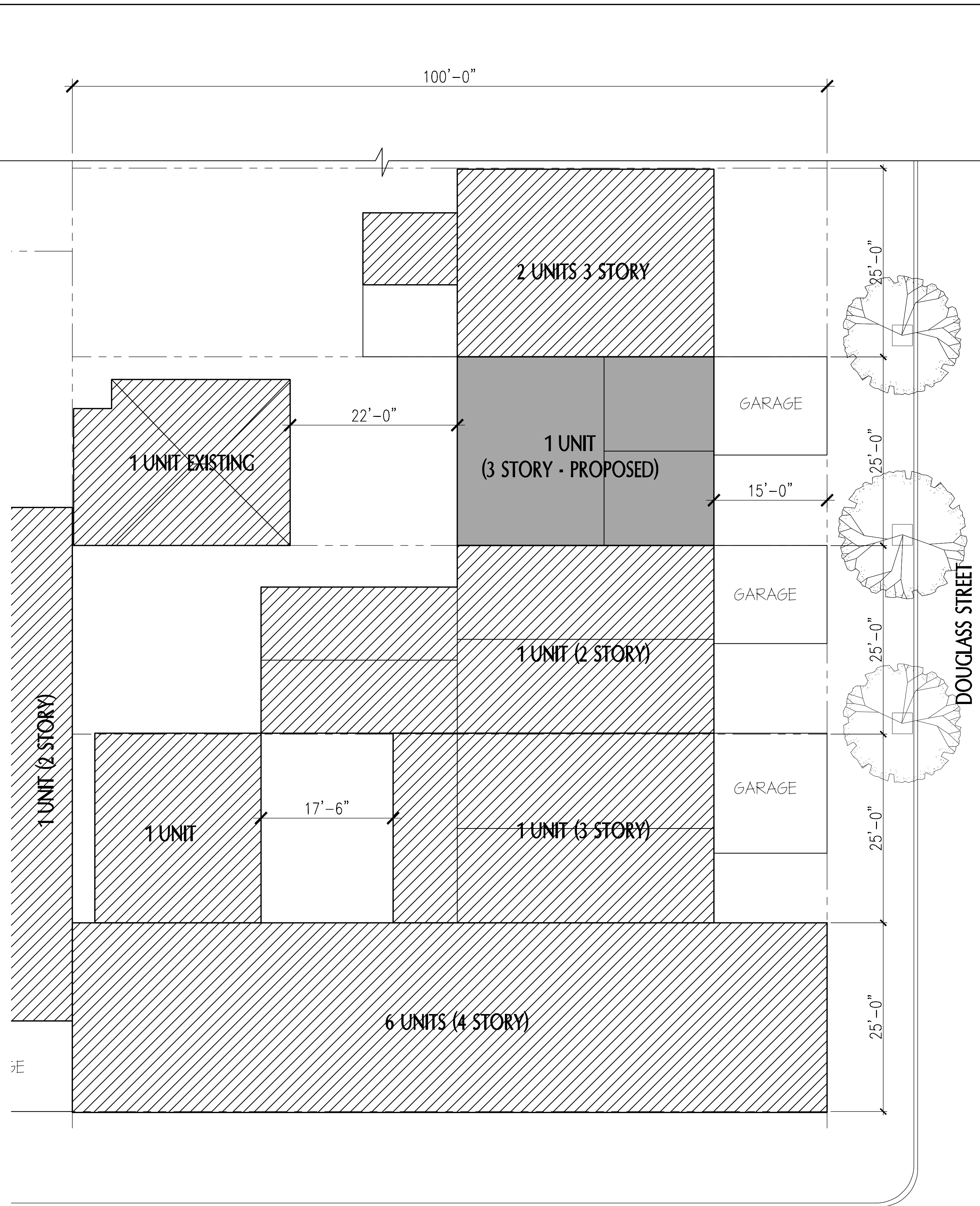
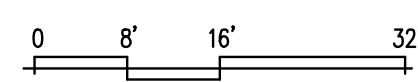
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2	07-05-2011	SITE PERMIT
3	07-27-2011	REVISION
4	08-29-2011	REVISION
5		
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7		

**SHEET TITLE**  
COVER SHEET, SITE PLAN / ROOF PLAN, INDEX, SYMBOLS, ABBREVIATIONS, VICINITY AND LOCATION MAPS

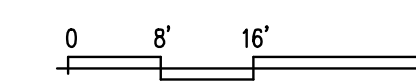
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**A0**



2 PARTIAL BLOCK DIAGRAM (EXISTING)  
1/16" = 1'-0"



1 PARTIAL BLOCK DIAGRAM (PROPOSED)  
1/16" = 1'-0"



REVISIONS

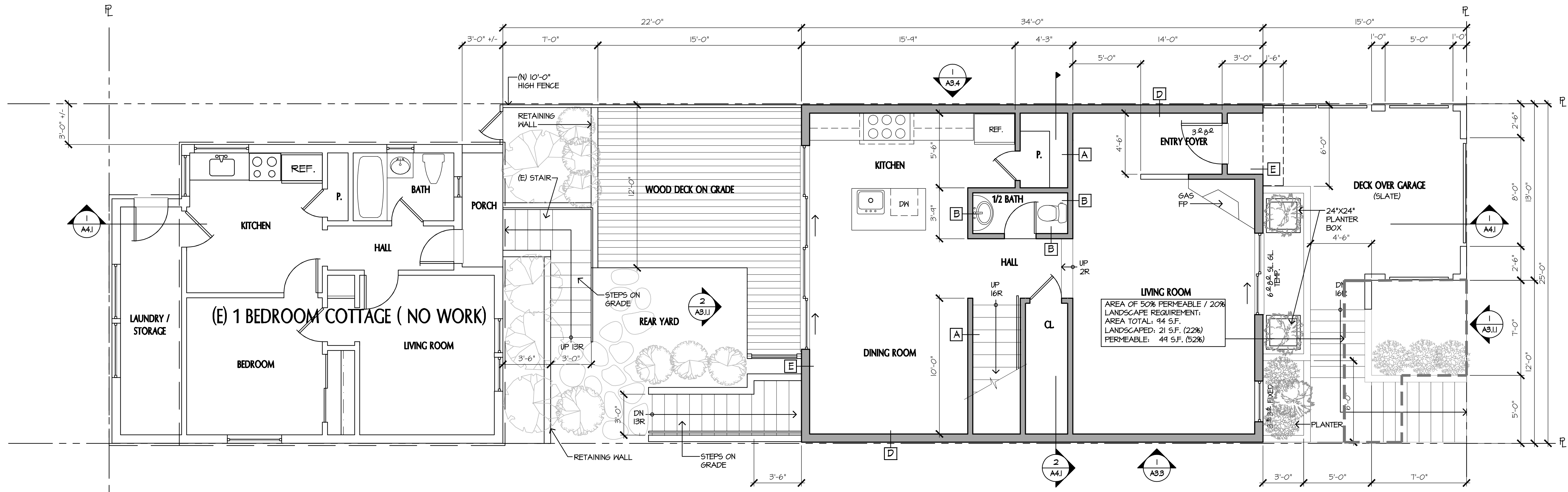
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SHEET TITLE  
**BLOCK DIAGRAMS  
EXISTING AND  
PROPOSED**

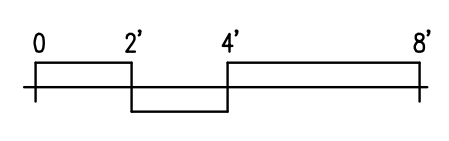
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**A1**

Architect  
Dill Architectural Group  
2513 Octavia Street  
San Francisco, CA 94123  
(415) 923-1276  
(415) 923-0725 FAX

**680**  
**Douglass Street**  
San Francisco, CA 94114

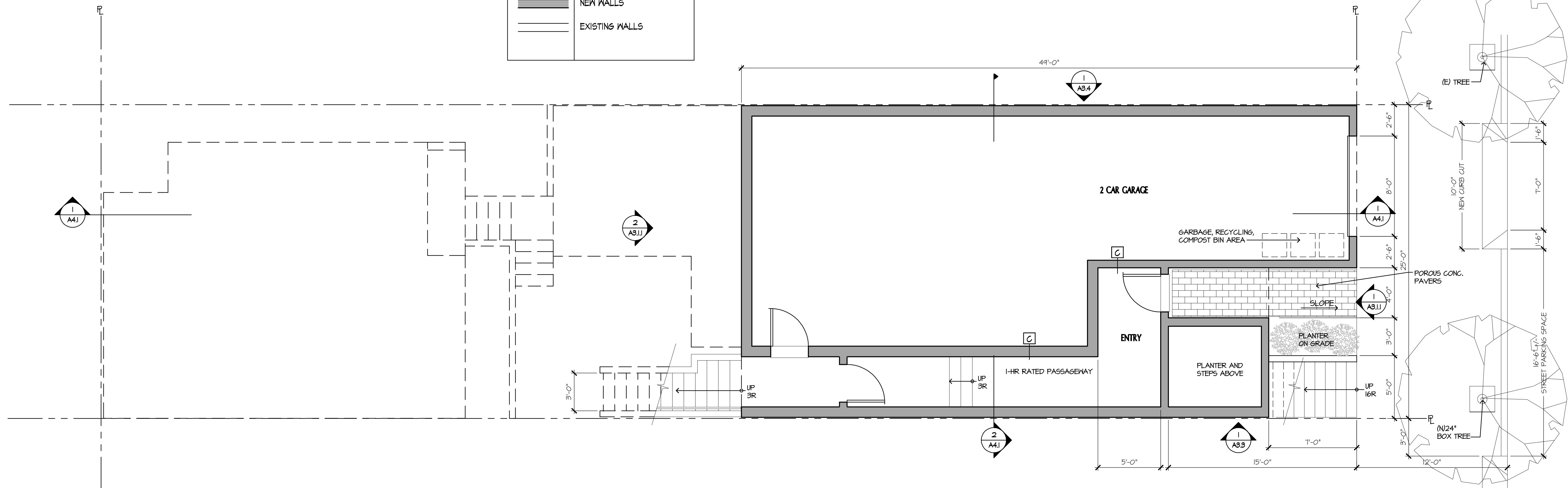


2 FIRST FLOOR PLAN

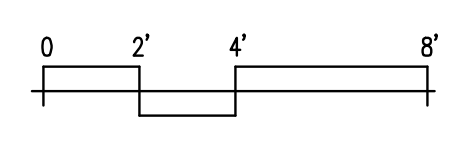


**LEGEND:**

SYMBOL	DESCRIPTION
	NEW WALLS
	EXISTING WALLS



1 STREET LEVEL PLAN (BASEMENT)



DOUGLASS STREET

STAMPS

REVISIONS

NO.	DATE	ITEM
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4	08-29-2011	REVISION
5		
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SHEET TITLE  
**PROPOSED FLOOR PLANS  
STREET LEVEL &  
FIRST**

SHEET NUMBER  
**A2.1**

STAMPS

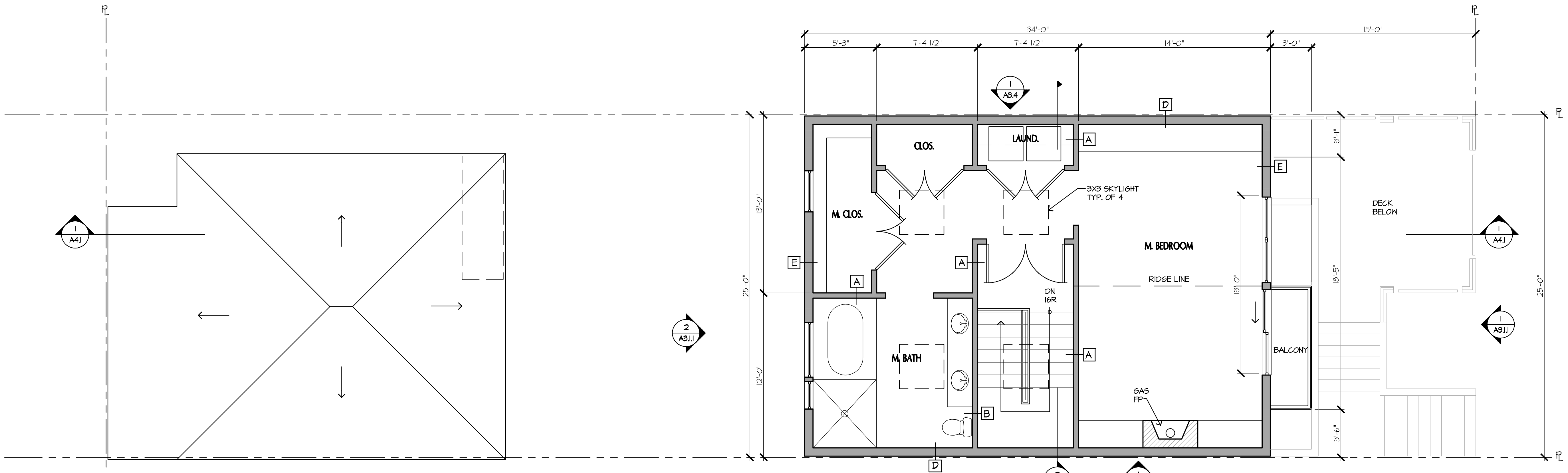
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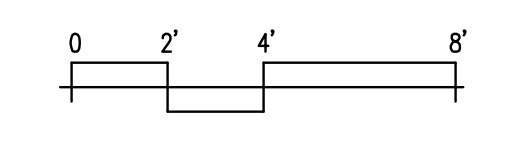
**PROPOSED FLOOR PLANS  
SECOND & THIRD**

SHEET NUMBER

**A2.2**

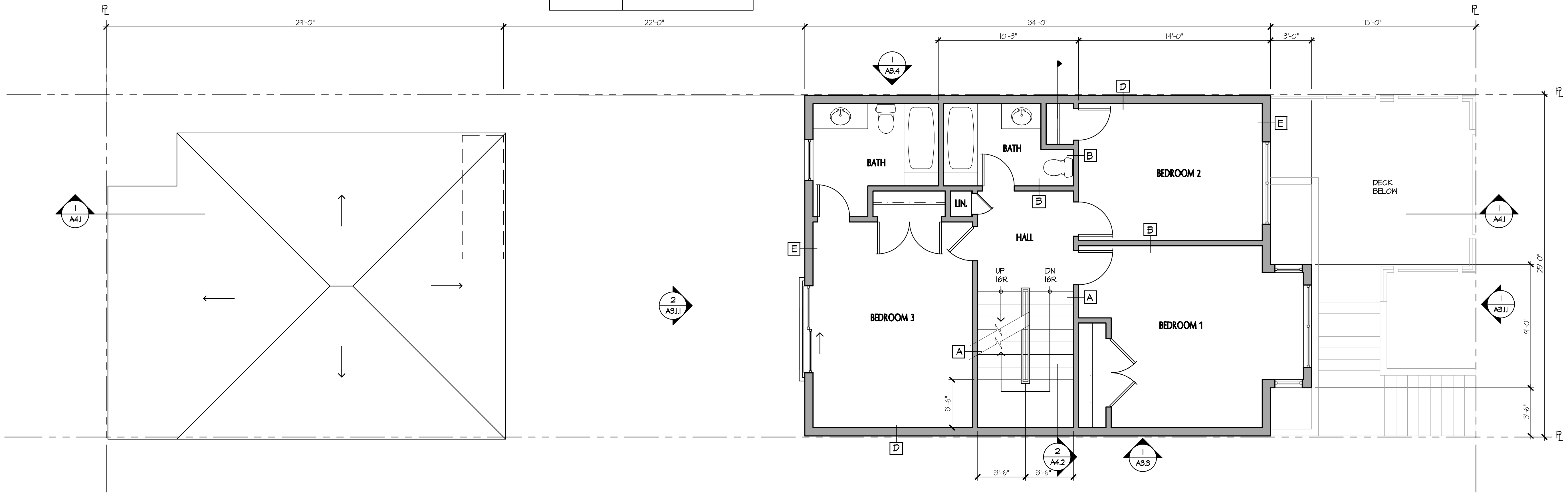


**2 THIRD FLOOR PLAN**  
1/4" = 1'-0"

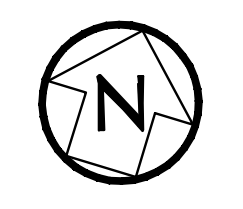
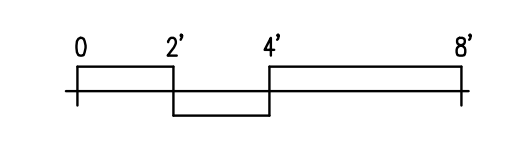


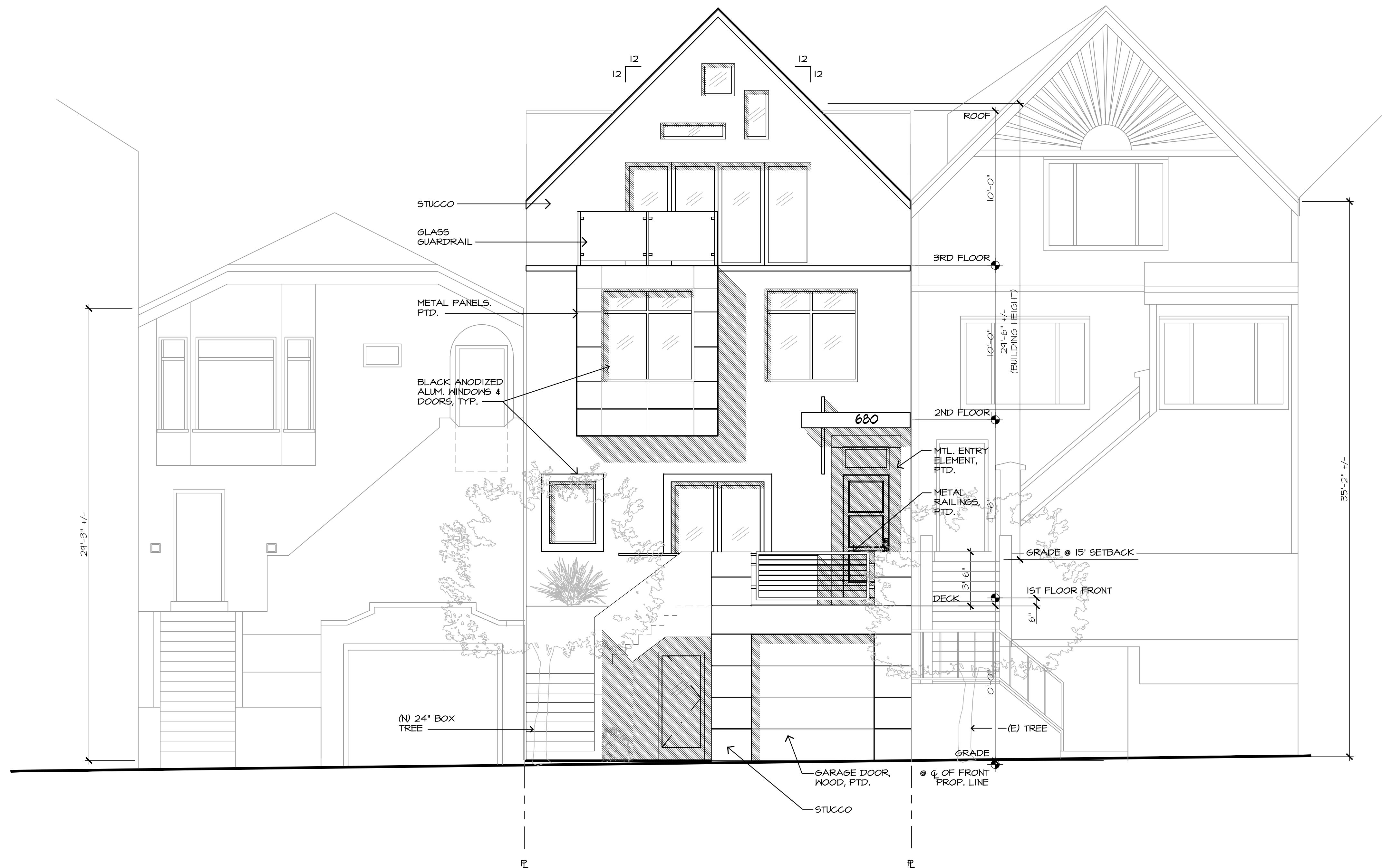
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SYMBOL	DESCRIPTION
	NEW WALLS
	EXISTING WALLS

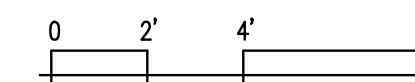


**1 SECOND FLOOR PLAN**  
1/4" = 1'-0"





**1** FRONT ELEVATION ( EAST )  
1/4" = 1'-0"



STAMPS

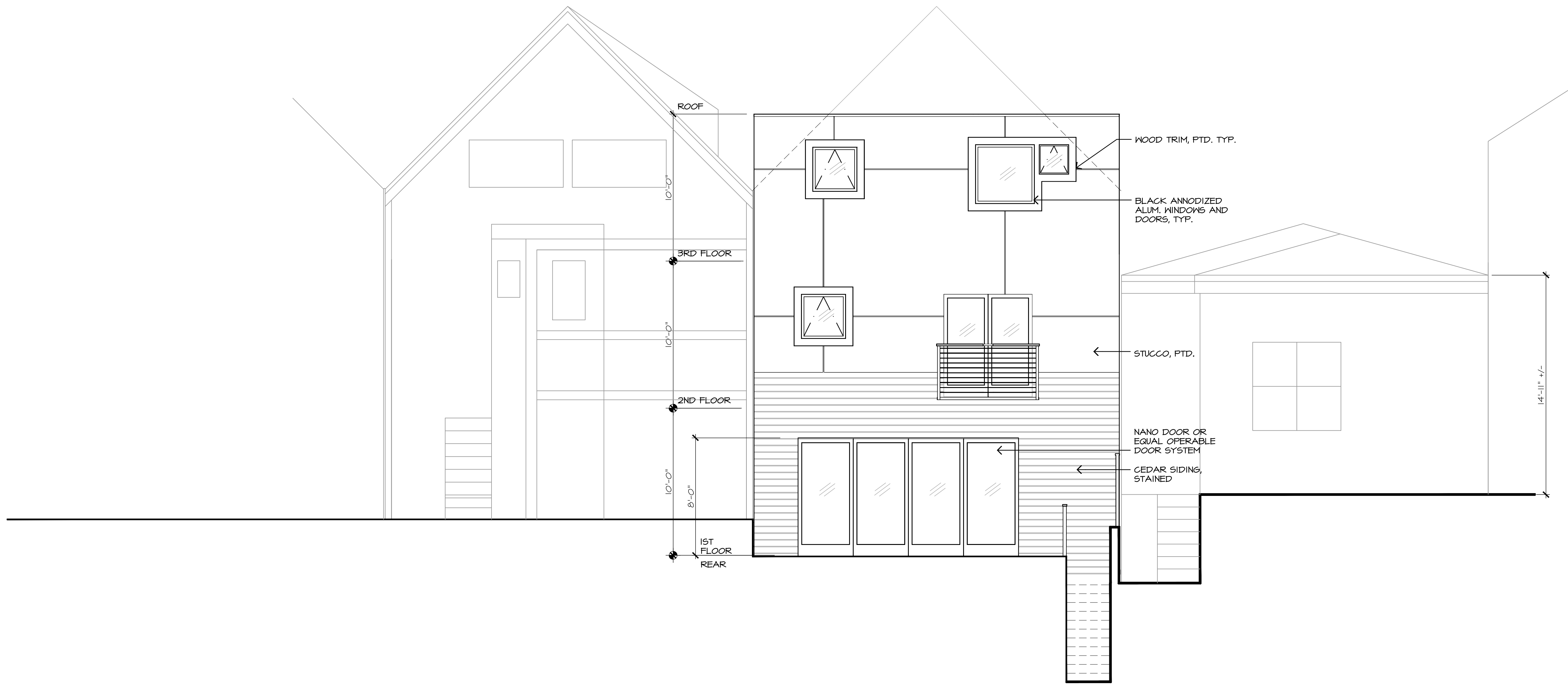
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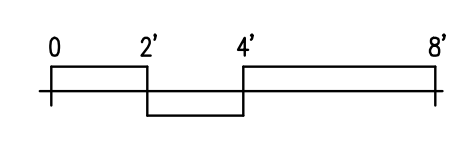
PROPOSED  
ELEVATIONS  
FRONT ( EAST )

SHEET NUMBER

**A3.1**



1 REAR ELEVATION ( WEST )  
1/4" = 1'-0"



STAMPS

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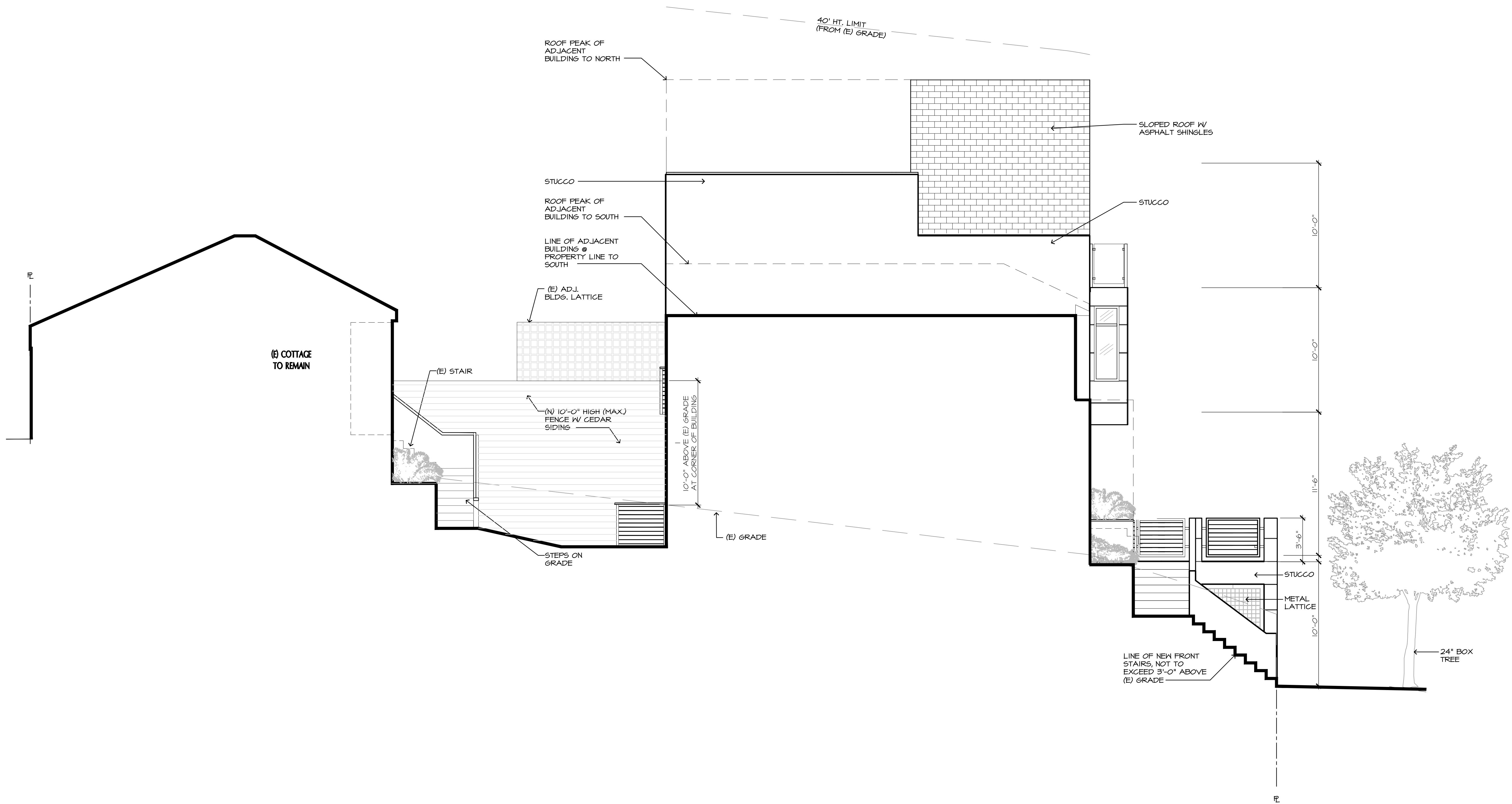
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PROPOSED  
ELEVATIONS  
REAR (WEST)

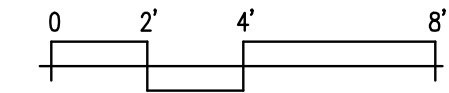
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1 SIDE ELEVATION ( SOUTH)



STAMPS

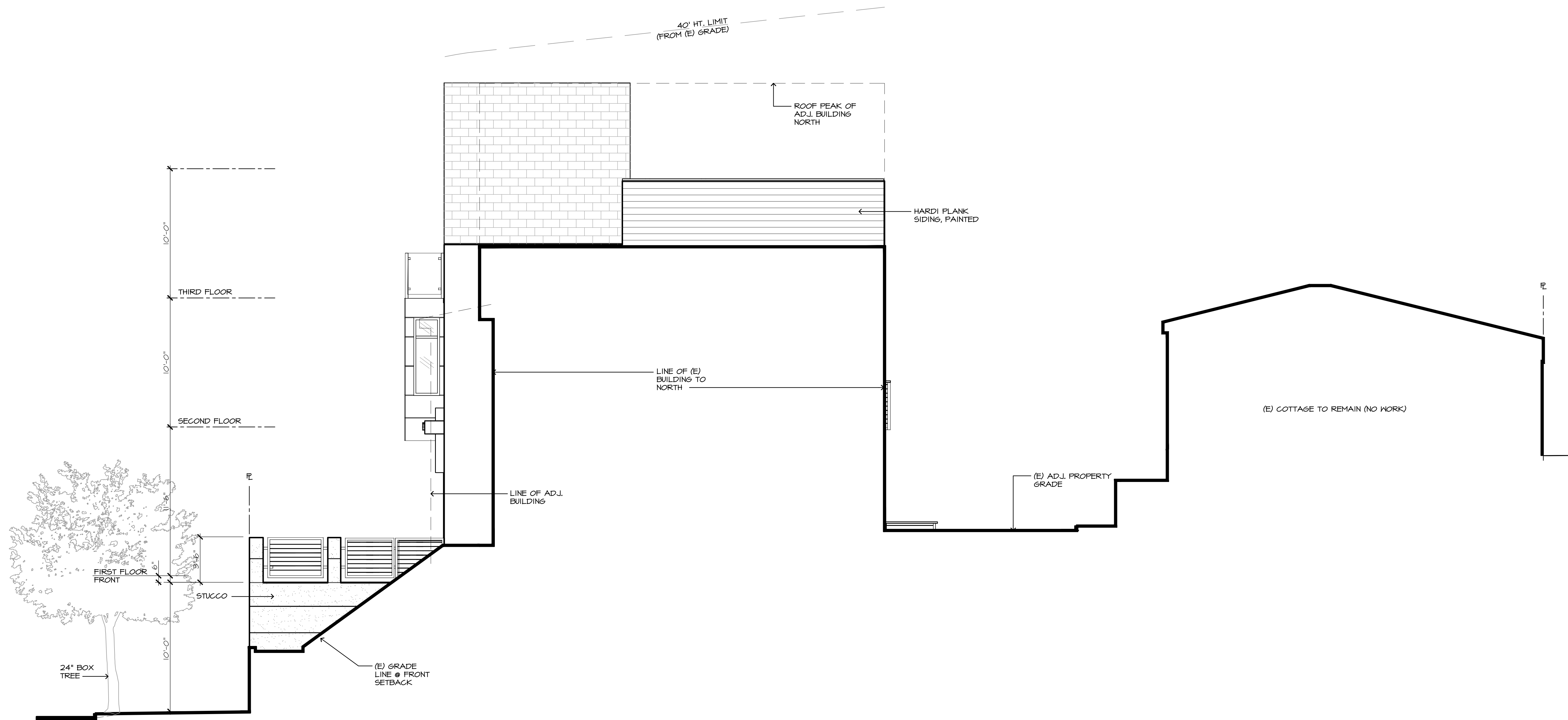
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SHEET TITLE

**PROPOSED ELEVATIONS SIDE (SOUTH)**

SHEET NUMBER

**A3.3**



STAMPS

REVISIONS NO.	DATE	ITEM
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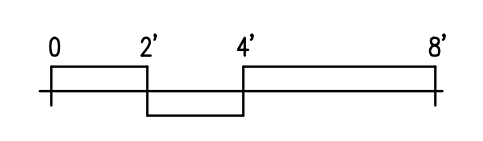
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**PROPOSED ELEVATIONS SIDE (NORTH)**

SHEET NUMBER

**A3.4**

**1** SIDE ELEVATION (NORTH)



STAMPS

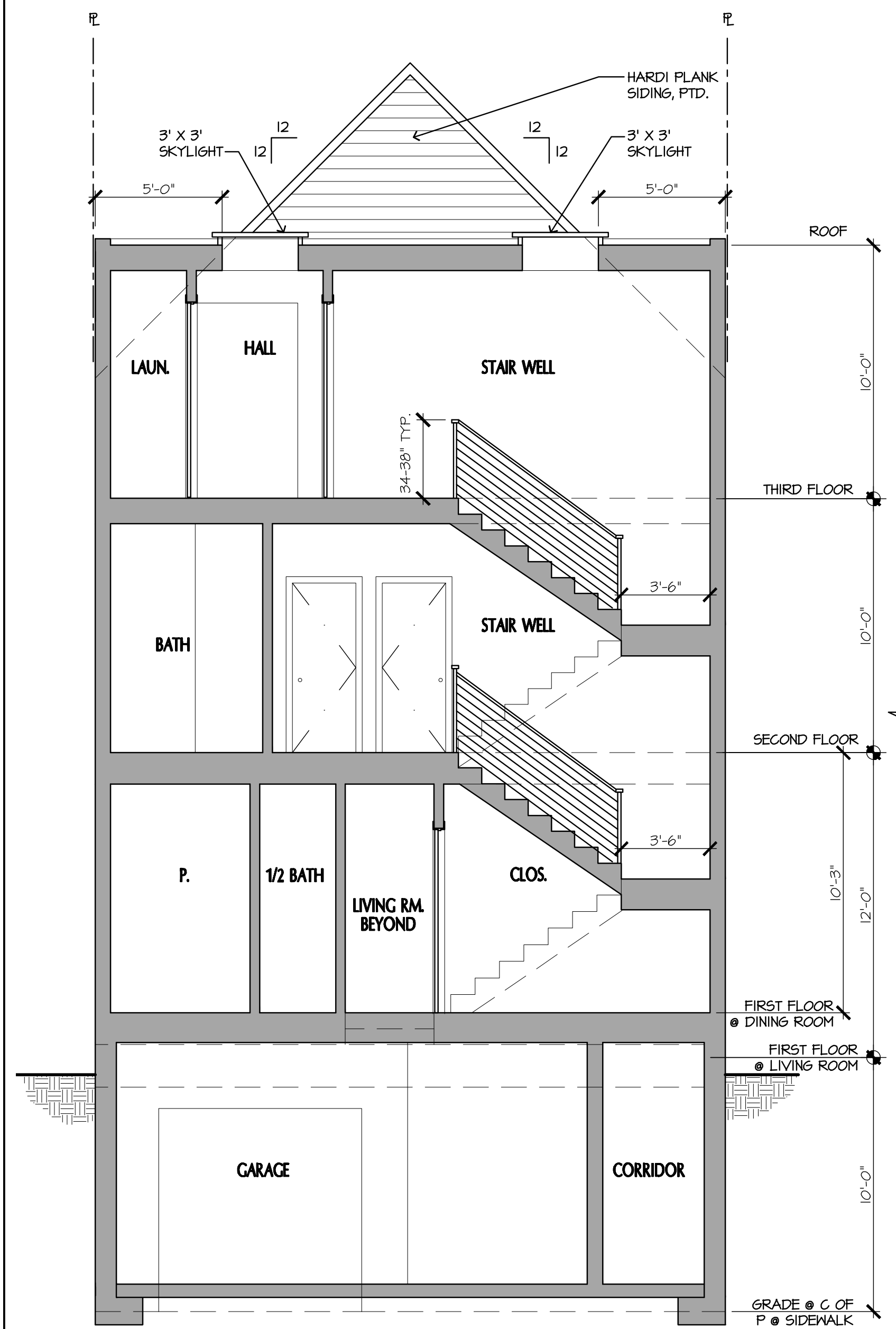
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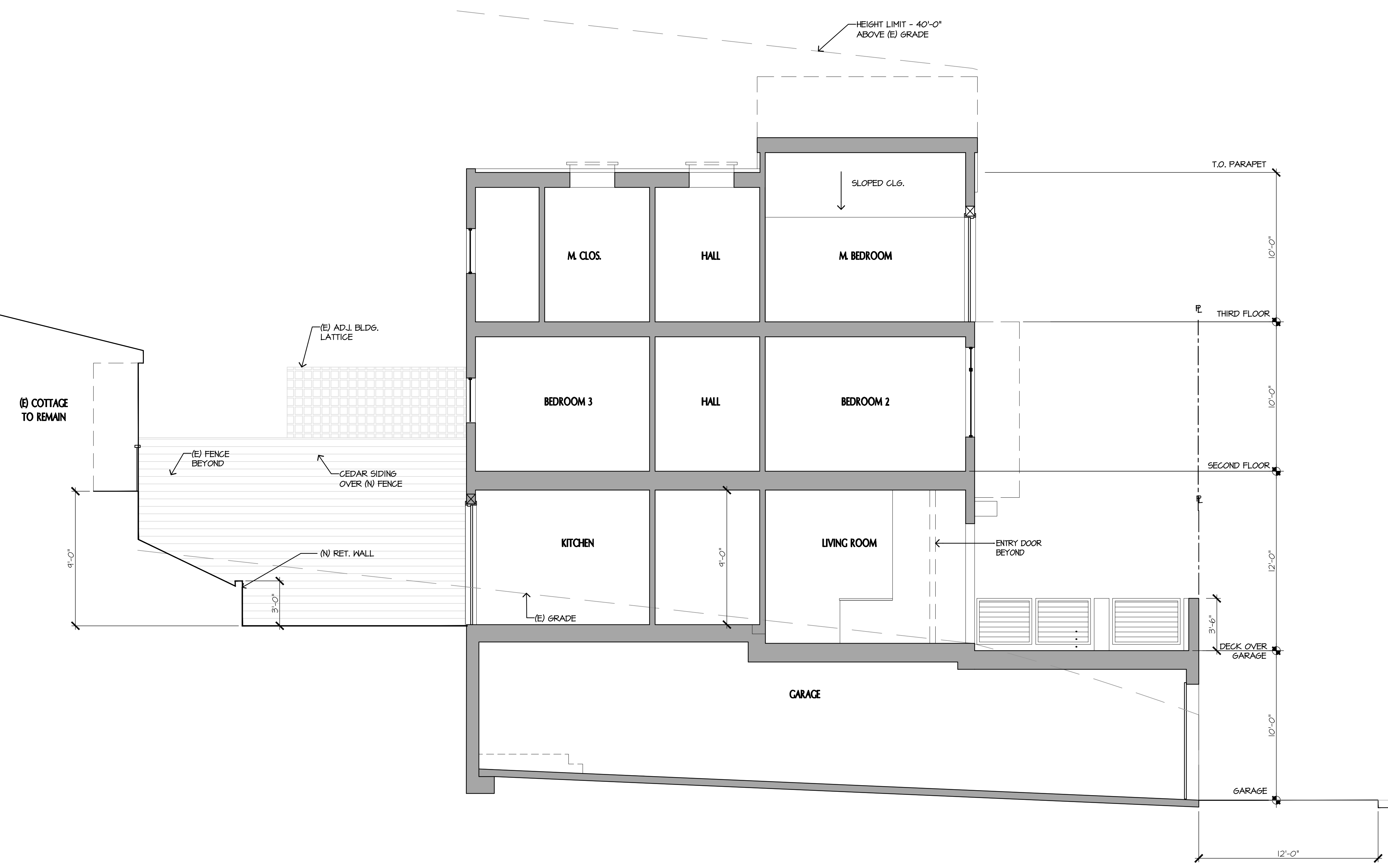
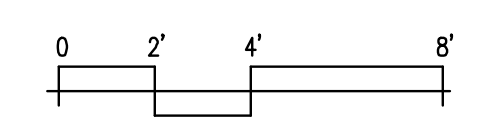
PROPOSED SECTIONS

SHEET NUMBER

**A4.1**



**2** SECTION 2  
1/4" = 1'-0"



**1** SECTION 1  
1/4" = 1'-0"

