



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 22, 2013**
 Time: **9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance (Rear Yard) (Parking)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 531 Precita Avenue	Case No.: 2013.1248V
Cross Street(s): Precita Ave & Florida St.	Building Permit: 2013.0816.4531
Block / Lot No.: 5505/007	Applicant/Agent: Jeffrey Eade
Zoning District(s): RH-2 / 40-X	Telephone: 415-606-4414
Area Plan: N/A	E-Mail: jeff@jaearchitect.com

PROJECT DESCRIPTION

The project is a rear ground floor extension below an existing non-complying second floor addition, and a side infill at the ground floor. The proposal will also include a roof deck with spiral stair at the rear of the addition, and an additional parking space in the garage.

PER SECTION 242 OF THE PLANNING CODE the subject project is required to provide a total of three off-street parking spaces. The project provides two tandem off-street parking spaces; therefore, a variance is required.

PER SECTION 242 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 41 feet. The proposed ground floor addition and spiral stair would encroach approximately 19 feet 8 inches into the required rear yard and result in a rear setback of approximately 21 feet and 4 inches; therefore, the project requires a variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Jeffrey Speirs** Telephone: **415-575-9106** E-Mail: **Jeffrey.speirs@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/2013.1248V.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. **The mailing of such notification will be performed separately.**

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.

ARCHITECTURAL

- All construction to conform to all current building, electrical, mechanical, and plumbing codes (2010 CBC, CPC, CMC, & CEC) and all other state, county, and city ordinances and regulations pertaining thereto. Permits: Contractor shall obtain and pay for the Electrical, Plumbing, and all other permits etc, required by the governing authorities for the scope limited to only the work in the Architect's Drawings. All other work noted NIC (Not In Contract) is by others (Owner and Architect will obtain and pay for the General Building Permit).
- The Contractor assumes sole and complete responsibility for the job site conditions at ALL times. The Contractor shall isolate the areas of the house that are not included in the scope of work for the project by using double zip walls between non-working and working areas, providing means and instructions to subcontractors preventing workers from traveling through non-working areas, and securely locking these areas if applicable. Areas involved in the scope of work shall be kept in an orderly fashion, debris removed daily and broom swept daily. A portable bathroom and washing facility shall be provided on site and maintained by the Contractor. Smoking will not be permitted on site.
- The Contractor shall protect all existing plant and landscape materials not intended to be removed.
- Contractor shall examine and verify existing conditions of the job site. Any discrepancy between drawings and existing conditions shall be recorded and reported with a submittal copy to the Architect for resolution prior to the commencement of work.
- The contractor will notify the Architect about any condition requiring a modification or change and will not proceed with any change to the Work without the approval of Owner and Architect.
- The Contractor shall provide submittals, shop drawings, and mock ups for approval to the owner and architect as indicated in the drawings.
- The Contractor shall coordinate completion and clean up of work in preparation for final occupancy.
- All penetrations of the building envelope shall be fully caulked and sealed unless otherwise noted. Contractor to insure watertight conditions, including but not limited to all new roofing, doors and windows.
- Gridlines at exterior walls are located at face of 'E' exterior studs. All interior dimensions are shown to the face of stud, unless otherwise noted.
- Refer to Structural, (Electrical, and Plumbing if applicable) drawings for additional general notes and requirements and coordinate with the Architectural Drawings.
- Do not scale the drawings. The contractor shall contact the Architect for clarification of dimensions.
- Verify all dimensions in the field.
- The Contractor and framing sub-contractor shall mark the crown of each framing member and frame the walls with the crown of the studs each facing the same way
- All appliances shall be seismically anchored per UMC 304.4 specifications, and shall have adequate volume of combustion air per UMC 701.2.
- Use manufacturer's standard detail for all flashing unless otherwise noted.
- Contractor to install waterproofing and drainage under all new concrete slabs/retaining walls per structural requirements (see drawings), and architectural drawings (if provided).
- Structural observation shall be required by the Architect or Engineer of Record for structural conformance to the approved plans per Sec. 1702 CBC.

ELECTRICAL NOTES:

- All utilities (but not limited to the following: gas, electric, water, sewer, etc.) shall be inspected for existing and new capacity and modified as required to meet codes per Architectural note #1 above.
- Provide 2-min separate 20 amp circuits to kitchen appliances per CEC 220-4.
- Provide 2-min separate 20 amp circuits to laundry appliances per CEC 220-4.
- All clothes closet lamps shall be enclosed if incandescent and light fixture clearances shall conform to CEC 608.
- Smoke and CO2 detectors shall be powered by building wiring current with battery backup CBC 310.9.1
- Provide a smoke detector for each story and within each bedroom. Where non-bedroom ceiling heights exceed the hall ceiling height by more than 2 feet, additional detectors are required in each room per CBC 310.9.1

PLUMBING NOTES:

- All plumbing vents shall be joined within the attic space into one main vent stack and roof penetration
- Provide non-removable backflow prevention device on all exterior hose bibs, and lawn sprinkler/irrigation systems per CPC 608.
- Base materials below all shower pans to be sloped toward indicated drains as per UPC Section 410.5.
- If conventional water heater tank is used, provide seismic anchorage for new and/or existing water heater tanks per CPC 510.5. Strapping shall be at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a minimum distance of four inches shall be maintained above the controls with the strapping.
- Contractor and sub-contractor are to evaluate the condition and location of the existing plumbing lines from the house to the street main and determine a location to tie into the main line. Also, the need for a lift pump will have to be determined.
- Contractor is to note that it may be necessary to (depending on actual field elevations of pertinent items) to provide an approved backwater valve for drain piping serving fixtures having fluid level rims below the elevation of next upstream manhole cover.
- Hammer arresting device shall be installed at quick-acting valves per CBC 609.10.
- All sinks shall be equipped with an exterior clean out
- Coordinate space requirements and installation of mechanical, electrical and plumbing items that are indicated diagrammatically on Drawings.
- Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.

ABV Above	EQ Equal	'N'or(N) New	STL Steel
AD Area Drain	EXP Expansion	NIC Not In Contract	STOR Storage
ADJ Adjustable	F Furnace	NO Number	SYM Symmetrical
AFF Above Finish Floor	FD Floor Drain	NTS Not To Scale	T Tread
BD Board	FDN Foundation	OC On Center	TBD To Be Determined
BEL Below	FIN Finish	OD Outside Diameter	TEL Telephone
BLK Block	FFE Finish Floor Elevation	OFD Overflow Drain	T&G Toung & Groove
BLKG Blocking	FLR Floor	OPNG Opening	TYP Typical
BM Beam	FOC Face of Concrete	OPP Opposite	TO Top Of
BO By Others	FOS Face of Stud	PERF Perforated	TOS Top Of Slab
BOT Bottom	FT Foot or Feet	PG Point Grade	UON Unless Otherwise
BSMT Basement	FTG Footing	PL Plate	VERT Vertical
CAB Cabinet	FURR Furring	PLYWD Plywood	VEST Vestibule
CB Catch Basin	GB Grab Bar	PR Pair	VIF Verify In Field
CEM Cement	GL Glass	PT Point	W Washer
CI Cast Iron	GRND Ground	R Radius	W/ With
CIP Cast In Place	GRD Grade	REF Refrigerator	WH Water Heater
CLO Ceiling	GYP Gypsum	REINF Reinforced	WC Water Closet
CLG Closet	HB Hose Bib	RD Roof Drain	WD Wood
CLR Clear	HWD Hardwood	REQ'D Required	WI Wrought Iron
CONC Concrete	HORIZ Horizontal	RESIL Resilient	WIC Walk In Closet
CONT Continuous	HGT Height	RET Retaining	W/O Without
CNTR Counter	ID Inside Diameter	RM Room	WO Where Occurs
CTR Center	INSUL Insulation	RO Rough Opening	WP Waterproof
D Dryer	INT Interior	S Sink	WT Weight
DBL Double	JT Joint	SCHED Schedule	< Angle
DET Detail	KIT Kitchen	SHWR Shower	@ At
DIA Diameter	LAM Laminate	SHT Sheet	# Diameter
DIM Dimension	LAV Lavatory	SM Similar	# Pound or Number
DIP Disposal	LT Light	SD Smoke Detector	
DW Dishwasher	LT Light	SD Smoke Detector	
DR Door	MAX Maximum	SPEC Specification	
DS Drain Spout	MC Medicine Cabinet	SQ Square	
DWG Drawing	MECH Mechanical	SLD See Landscape	
DRWR Drawer	MIN Minimum	MIR Mirror	
'E'or(E) Existing	MISC Miscellaneous	MISC Miscellaneous	
EA Each	MTL Metal	SSD See Structural	
EL Elevation	MDF Medium Density	STD Standard	
ELEC Electrical	Fiberboard		

ABBREVIATIONS

SHEET NUMBER	SHEET DESCRIPTION
T1	PROJECT INFORMATION, SHEET INDEX, LEGENDS, ABBREVIATIONS, GENERAL NOTES
T2	EXISTING AND PROPOSED SITE PLANS
T3	PROJECT PHOTOS
A1.01	EXISTING/DEMOLITION FIRST AND SECOND FLOOR PLANS
A1.02	EXISTING/DEMOLITION THIRD FLOOR AND ROOF PLANS
A1.03	EXISTING/DEMOLITION EXTERIOR ELEVATIONS
A1.04	EXISTING BUILDING SECTION
A2.01	PROPOSED FIRST AND SECOND FLOOR PLANS
A2.02	PROPOSED THIRD FLOOR AND ROOF PLANS
A3.01	PROPOSED EXTERIOR ELEVATIONS

DRAWING SET	
DESIGN DEVELOPMENT	
SUBMITTALS	
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GENERAL NOTES

SHEET INDEX

REFLECTED CEILING PLAN LEGEND

- RECESSED WALL WASHER LIGHTING FIXTURE (ARROW INDICATES DIRECTION)
- RECESSED LIGHTING FIXTURE
- 6" HIGH EFFICACY FLOURESCENT
- 6" LED HIGH EFFICACY RECESSED LIGHTING
- SMALL TRIM RECESSED LIGHT
- SURFACE MOUNTED CLOSET LIGHT OR UNDERCABINET LIGHT
- SURFACE MOUNT LIGHTING FIXTURE
- PENDANT LIGHTING FIXTURE (J BOX)
- SCONCE LIGHT
- IN-WALL LIGHTING
- SECURITY CAMERA
- SECURITY LIGHTING
- FLUORESCENT CEILING MOUNTED LIGHTING
- 4-PLEX OUTLET-SWITCHED (SPECIFICATION GRADE TYPICAL FOR ALL OUTLETS)
- DUPLEX OUTLET-SWITCHED
- LIGHT SWITCH (SPECIFICATION GRADE TYPICAL FOR ALL SWITCHES)
- SWITCH w/ DIMMER
- LIGHT SWITCH w/ OCCUPANCY SENSOR
- LIGHTING CONTROL PANEL
- SWITCH w/ TIMER
- SMOKE DETECTOR (HARDWIRED TO BUILDING ELECTRICAL w/BATTERY BACKUP)
- CARBON MONOXIDE DETECTOR (HARDWIRED TO BUILDING ELECTRICAL w/BATTERY BACKUP)
- FIRE ALARM SENSOR
- AUDIO SPEAKER
- EXHAUST FAN PANASONIC WHISPER SENSE FV-11VQC5 110CFM - MAIN BATH AREA FV-08VQC5 80CFM - TOILET ROOM
- HVAC SUPPLY
- HVAC RETURN

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW WOOD FRAMED WALL
- NEW CONCRETE WALL
- CHANGE IN FLOOR ELEVATION
- COTTON FIBER INSULATION R19 @ 2x6 WALLS R13 @ 2x4 WALLS R30 @ FLOORS/CEILING JOISTS
- COMMON PATH OF TRAVEL FOR EXITING

DRAWING LEGEND

- DUPLEX OUTLET (SPECIFICATION GRADE TYPICAL FOR ALL OUTLETS)
- DUPLEX OUTLET-SWITCHED
- (RECESSED IN FLOOR)
- 4-PLEX OUTLET
- 4-PLEX OUTLET-SWITCHED (RECESSED IN FLOOR)
- TELEPHONE OUTLET
- DATA/TELEPHONE OUTLET (RECESSED IN FLOOR)
- CABLE OUTLET (RECESSED IN FLOOR)
- IN-WALL LIGHTING
- KEYNOTE
- DATUM OR CONTROL PT
- ROOM NUMBER
- DOOR NUMBER
- WINDOW NUMBER
- REVISION NUMBER
- COLUMN GRID
- DETAIL REFERENCE NUMBER
- WALL TYPE
- CENTER LINE
- INTERIOR ELEVATION REFERENCE DRAWING NUMBER
- BUILDING SECTION/WALL SECTION REFERENCE DRAWING NUMBER
- MOULDING DETAIL REFERENCE DRAWING NUMBER

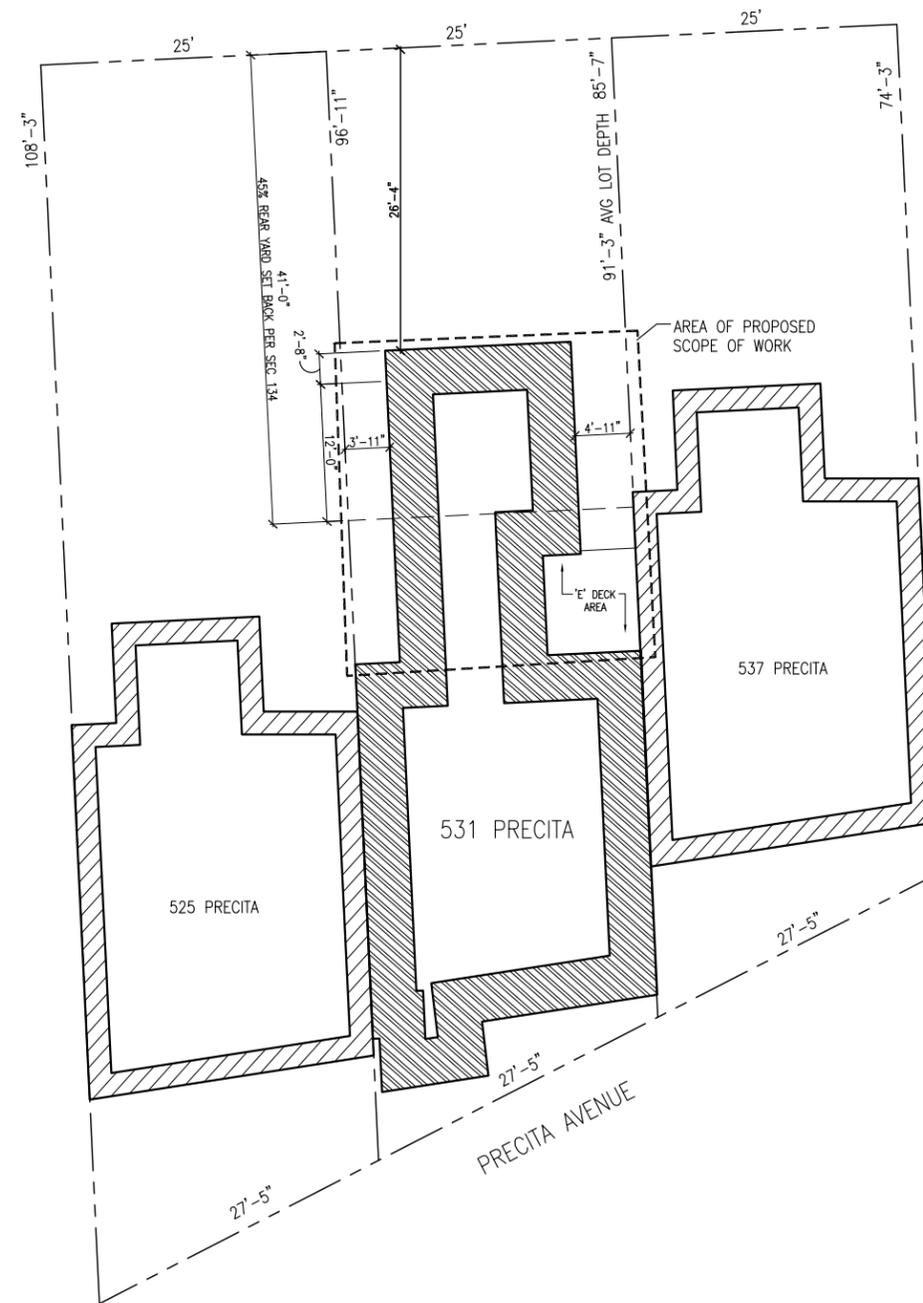
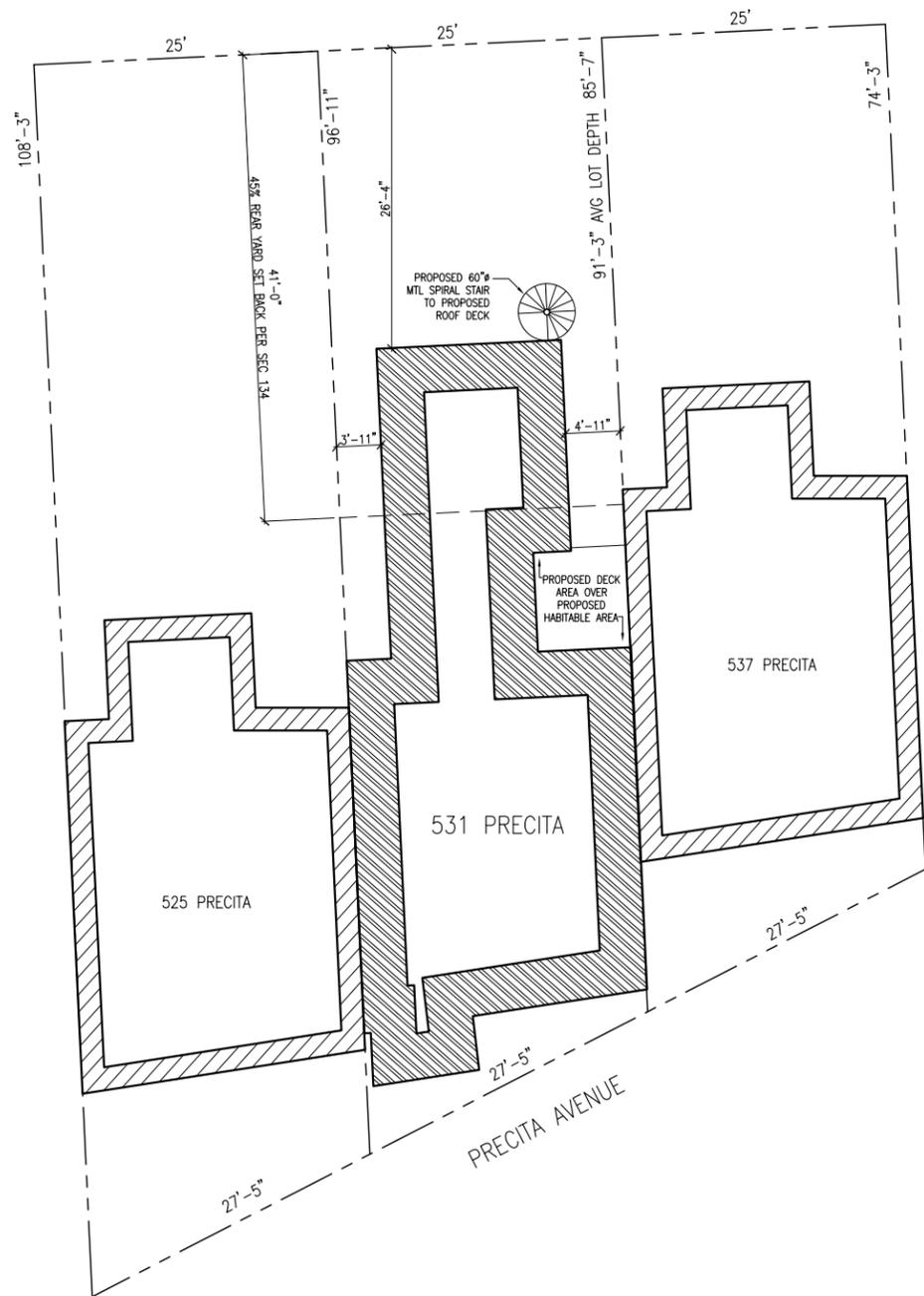
DRAWING LEGENDS

SCOPE OF WORK / PROJECT INFO

PROJECT INFORMATION, SHEET INDEX, LEGENDS ABBREVIATIONS, GENERAL NOTES

SCALE	AS NOTED
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CHECKED BY	JAE
JOB NO.	PAGE RESIDENCE
PLOT DATE: 08/16/13	

SHEET NO. **T1**
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T2 PROPOSED SITE PLAN
 SCALE= 1/8"=1'-0"

T2 EXISTING SITE PLAN
 SCALE= 1/8"=1'-0"

DRAWING SET	
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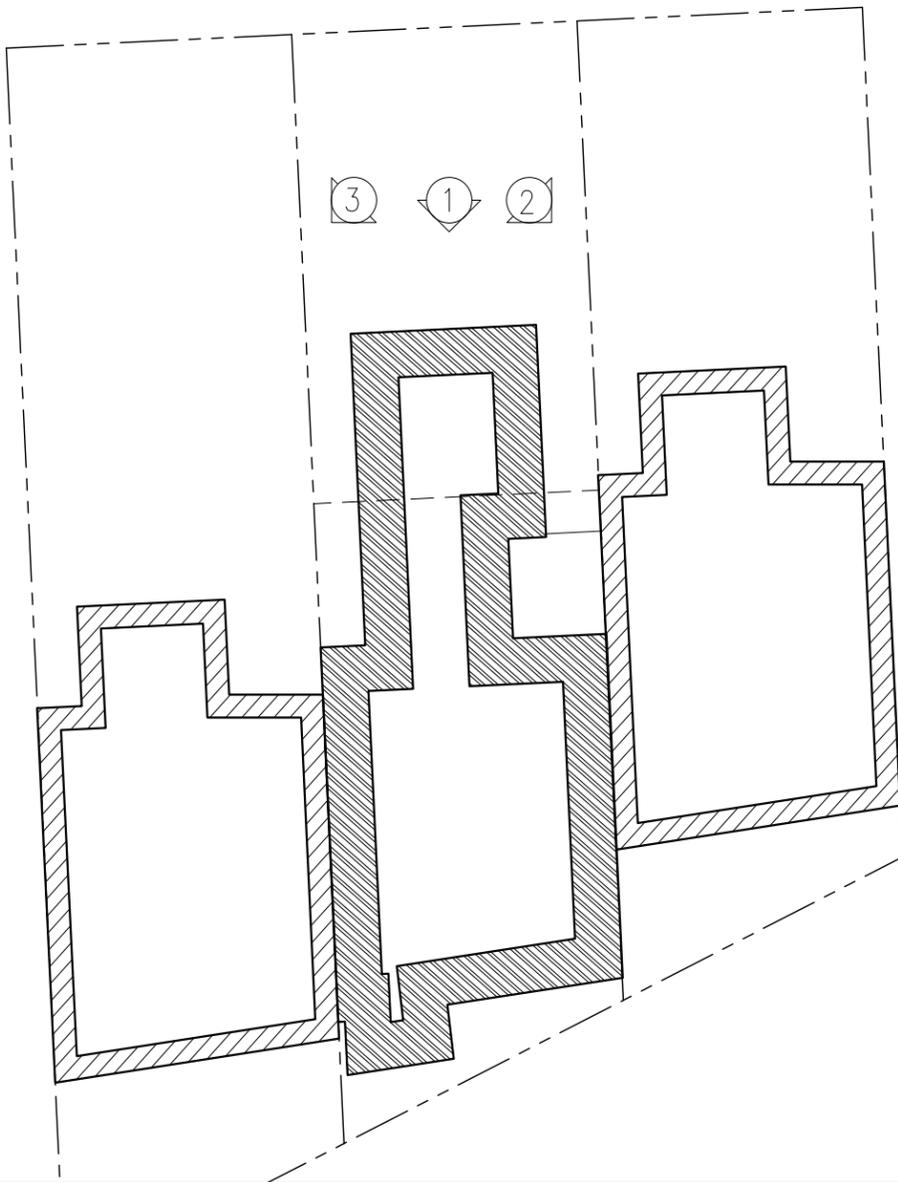
EXISTING AND PROPOSED SITE PLANS

SCALE	1/8"=1'-0"
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CHECKED BY	JAE
JOB NO.	PAGE
PLOT DATE:	08/16/13



SHEET NO. **T2**

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SITE PLAN WITH PHOTO LOCATIONS SHOWN



2 ADJACENT PROPERTY EAST-REAR YARD VIEW



3 ADJACENT PROPERTY WEST-REAR YARD VIEW



1 SUBJECT PROPERTY - REAR YARD VIEW

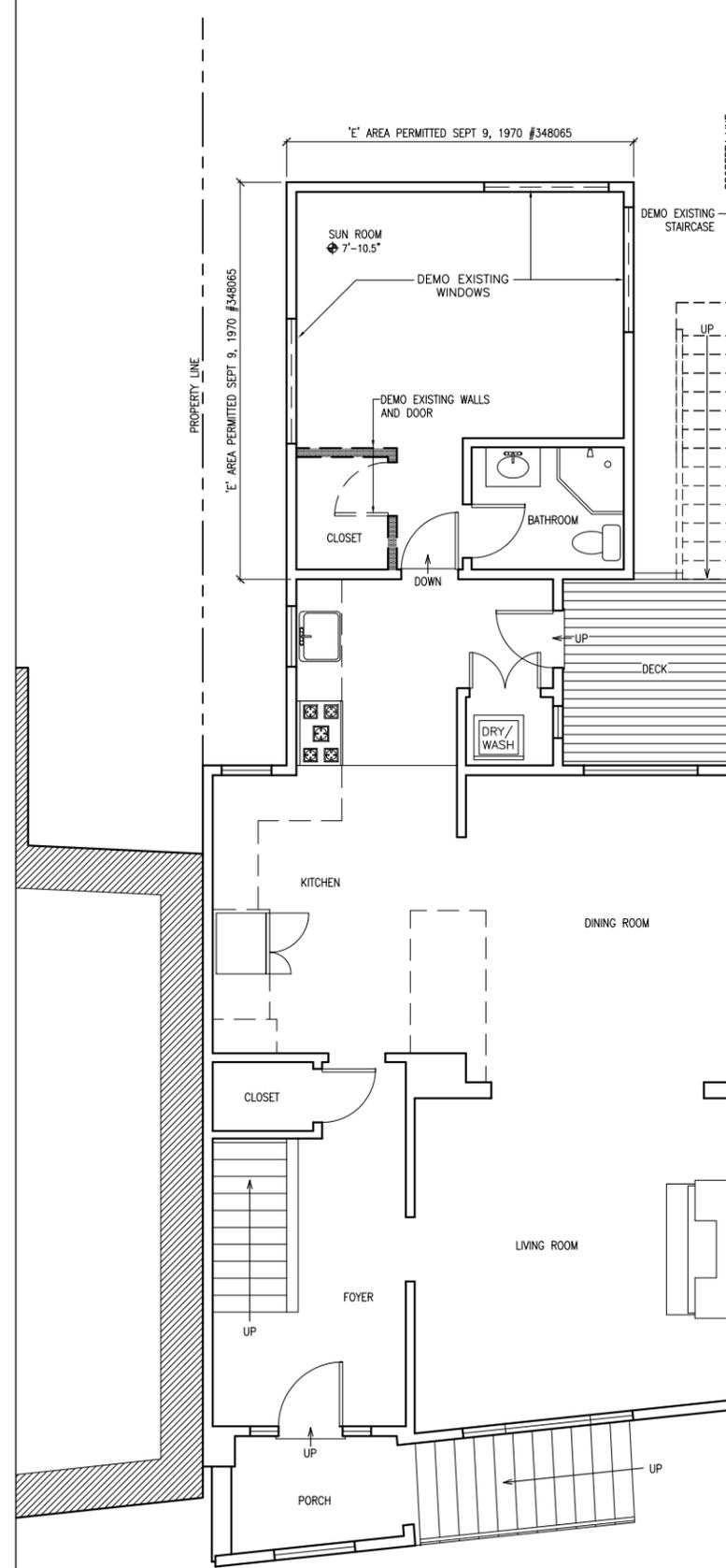
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DESIGN DEVELOPMENT	
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PHOTOS

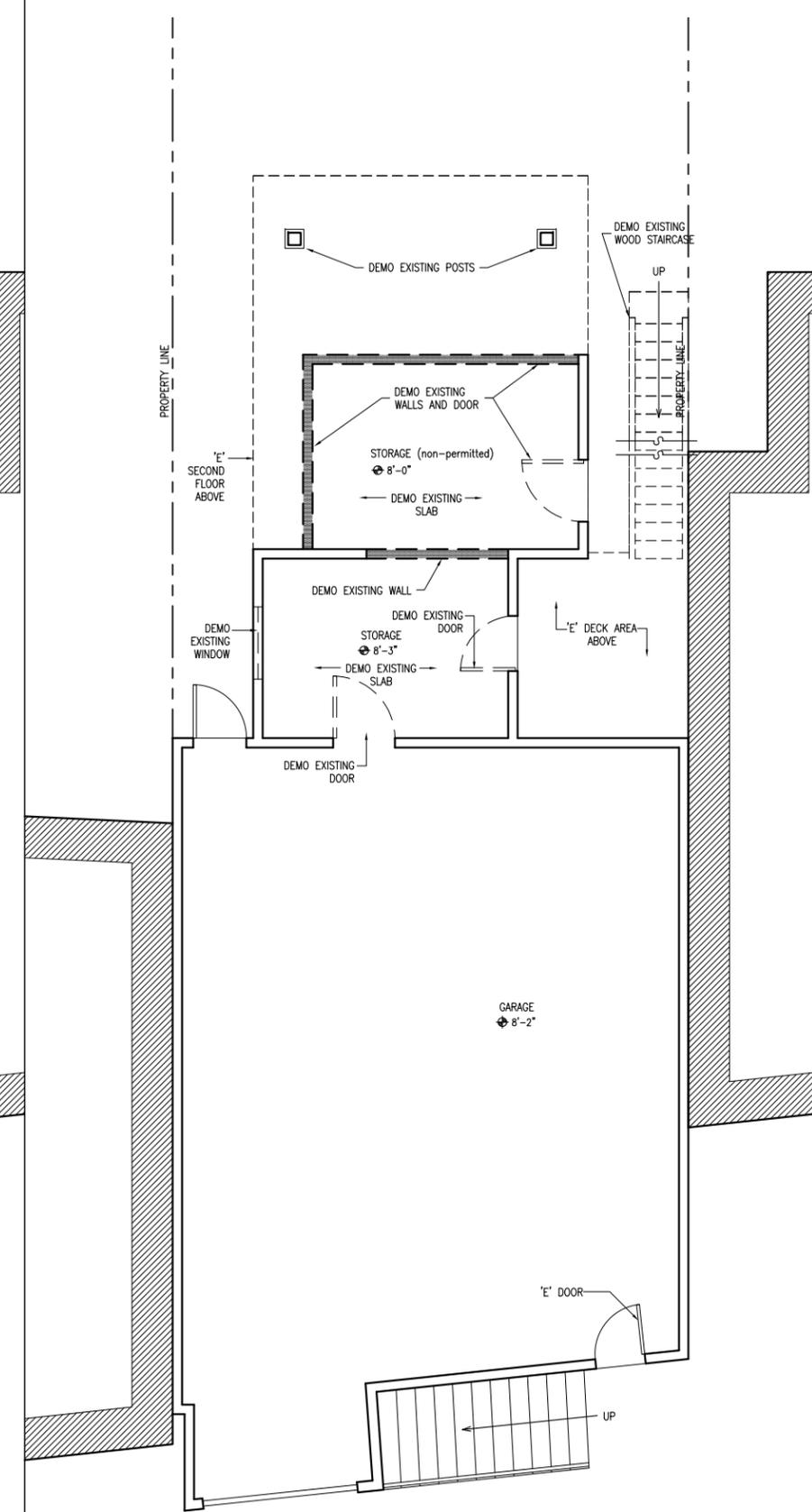
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SHEET NO. **T3**

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02 **EXISTING/DEMO 2ND FLOOR PLAN**
A1.01 SCALE: 1/4"=1'-0"



01 **EXISTING/DEMO 1ST FLOOR PLAN**
A1.01 SCALE: 1/4"=1'-0"



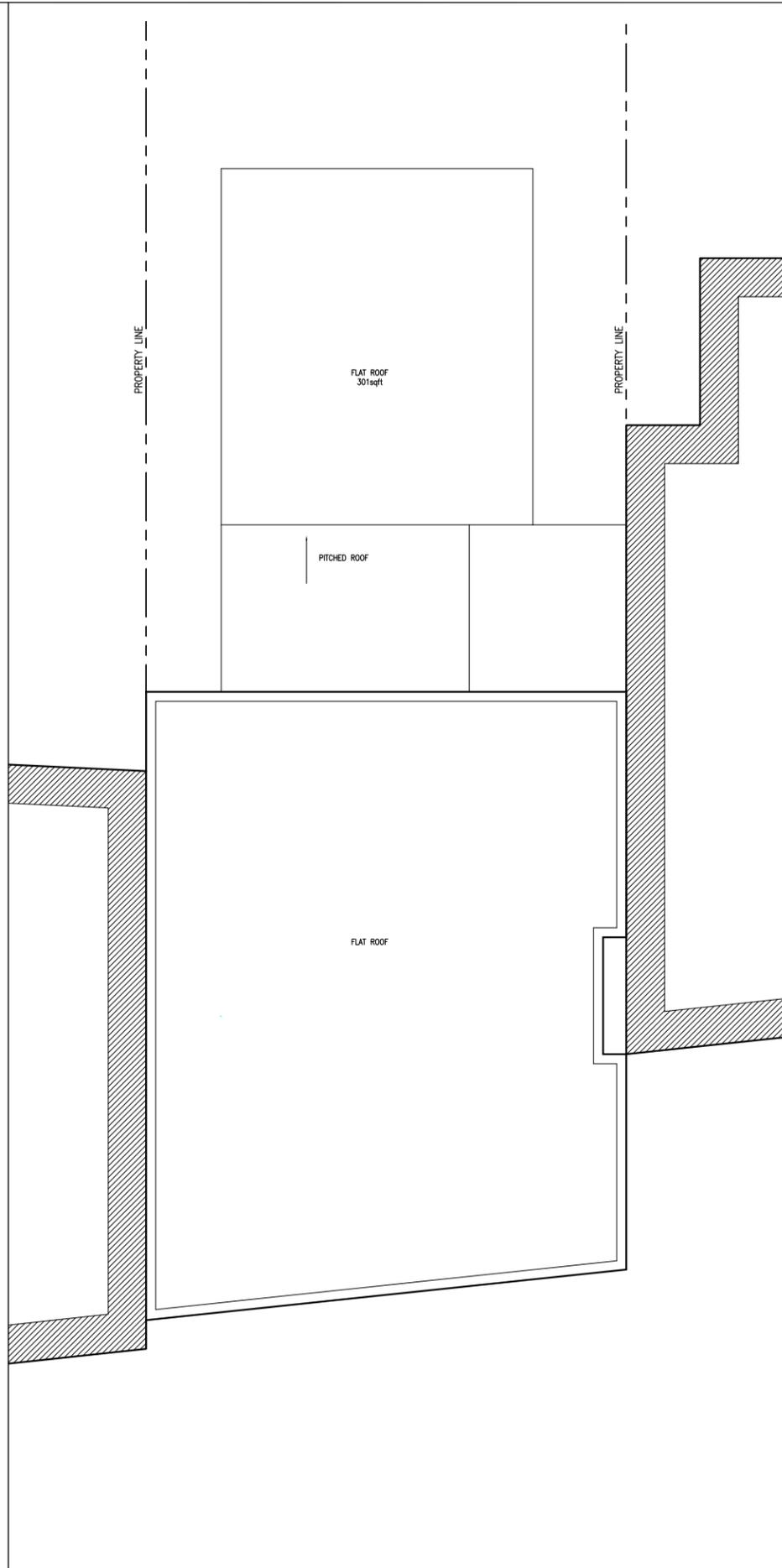
DRAWING SET	
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EXISTING AND DEMOLITION FLOOR PLANS

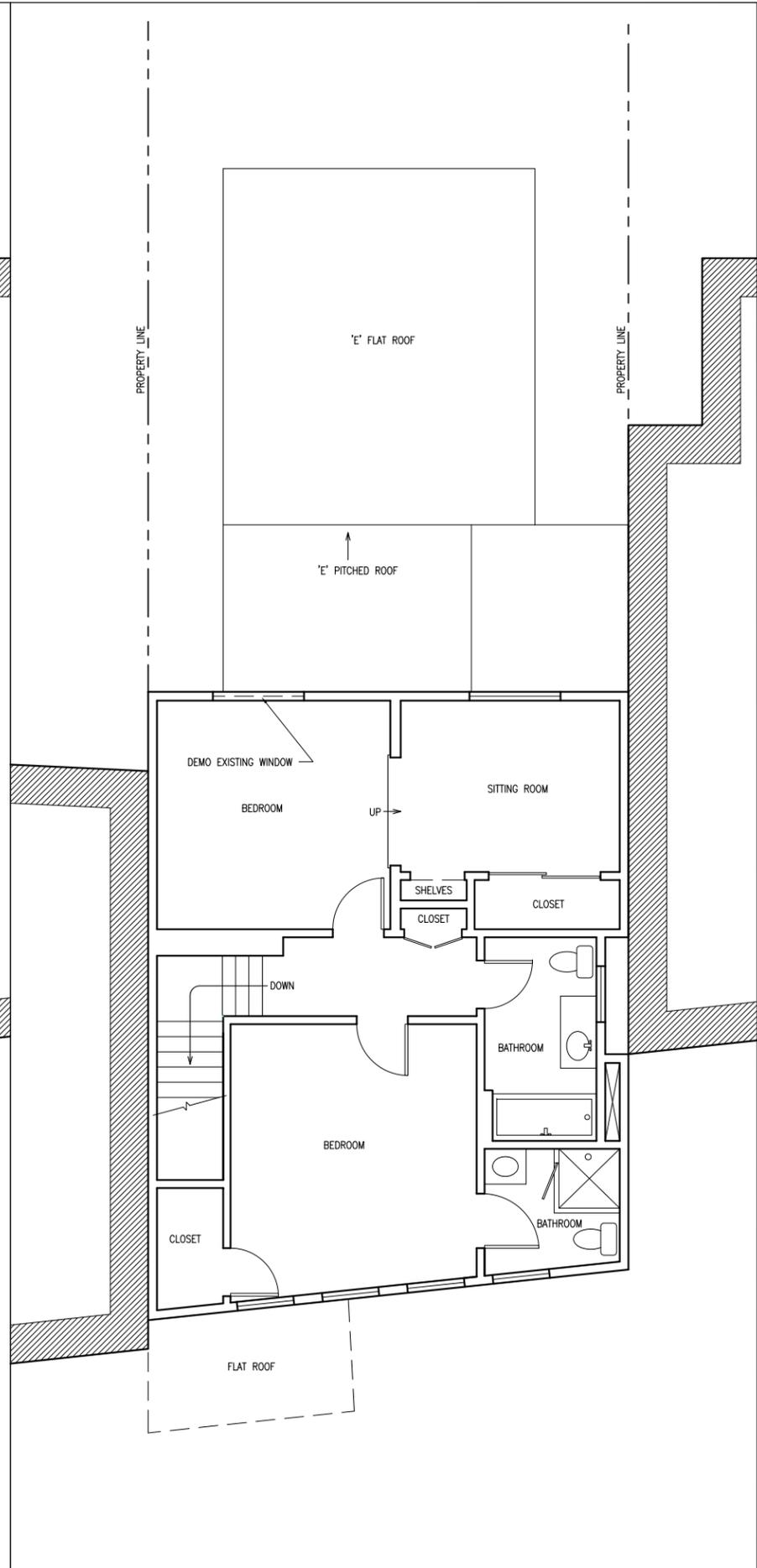
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SHEET NO. **A1.01**

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02 **EXISTING/DEMO ROOF PLAN**
 SCALE: 1/4"=1'-0"



01 **EXISTING/DEMO 3RD FLOOR PLAN**
 SCALE: 1/4"=1'-0"

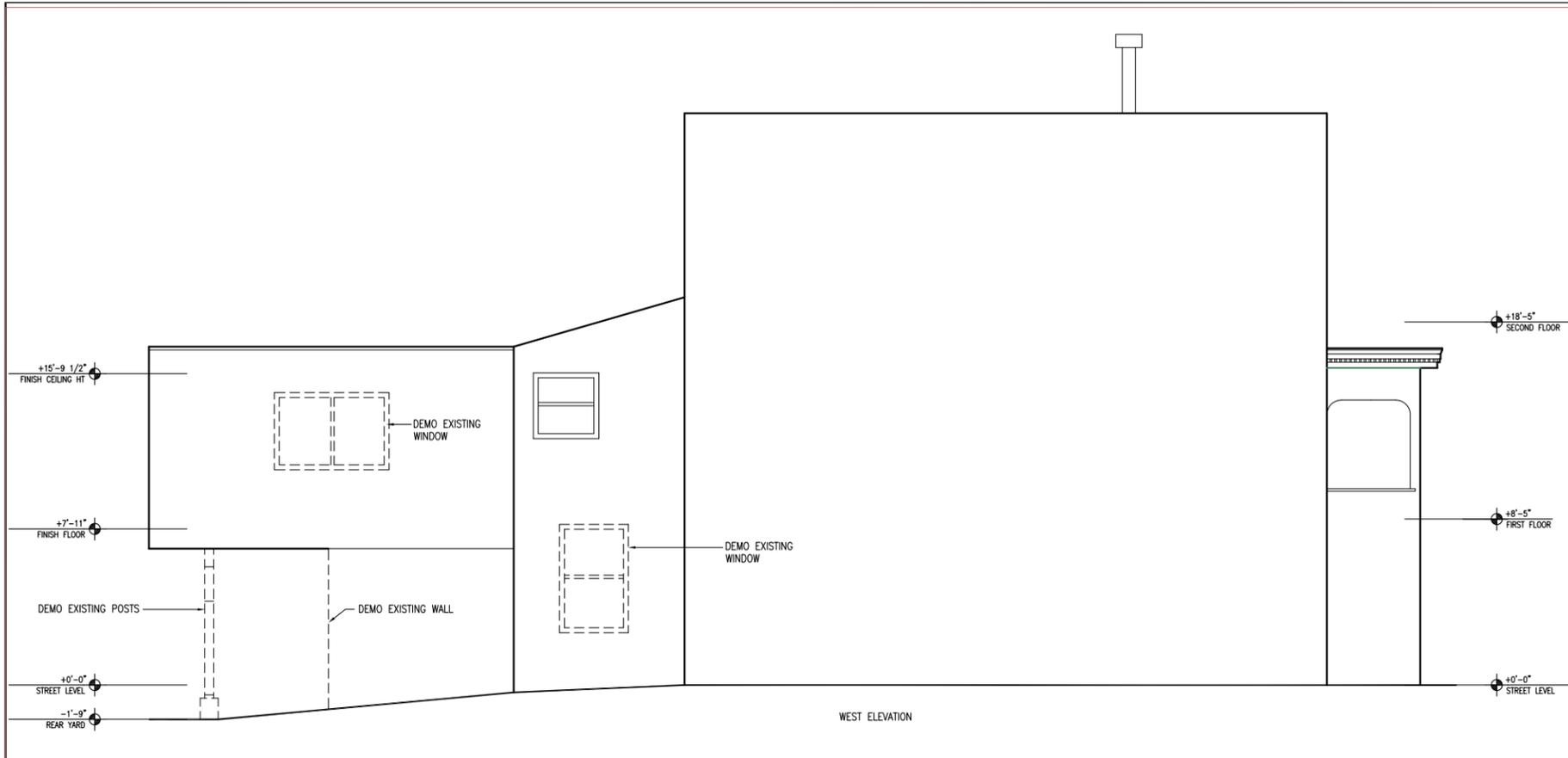
DRAWING SET	
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EXISTING AND DEMOLITION FLOOR PLANS

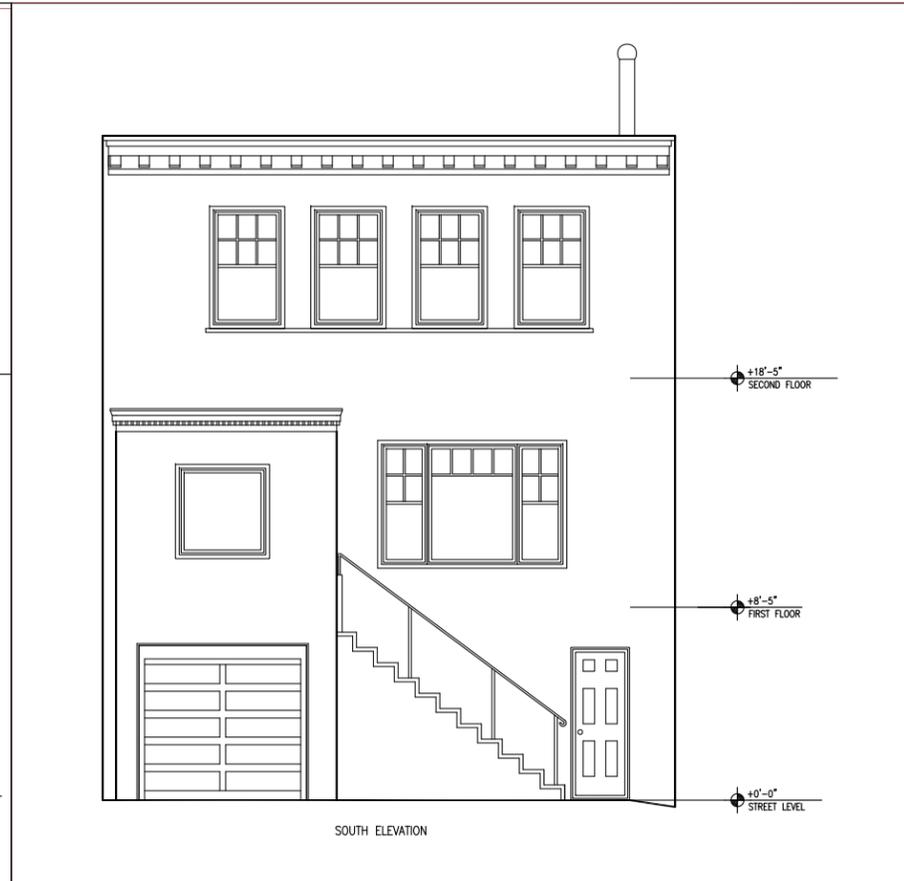
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SHEET NO. **A1.02**

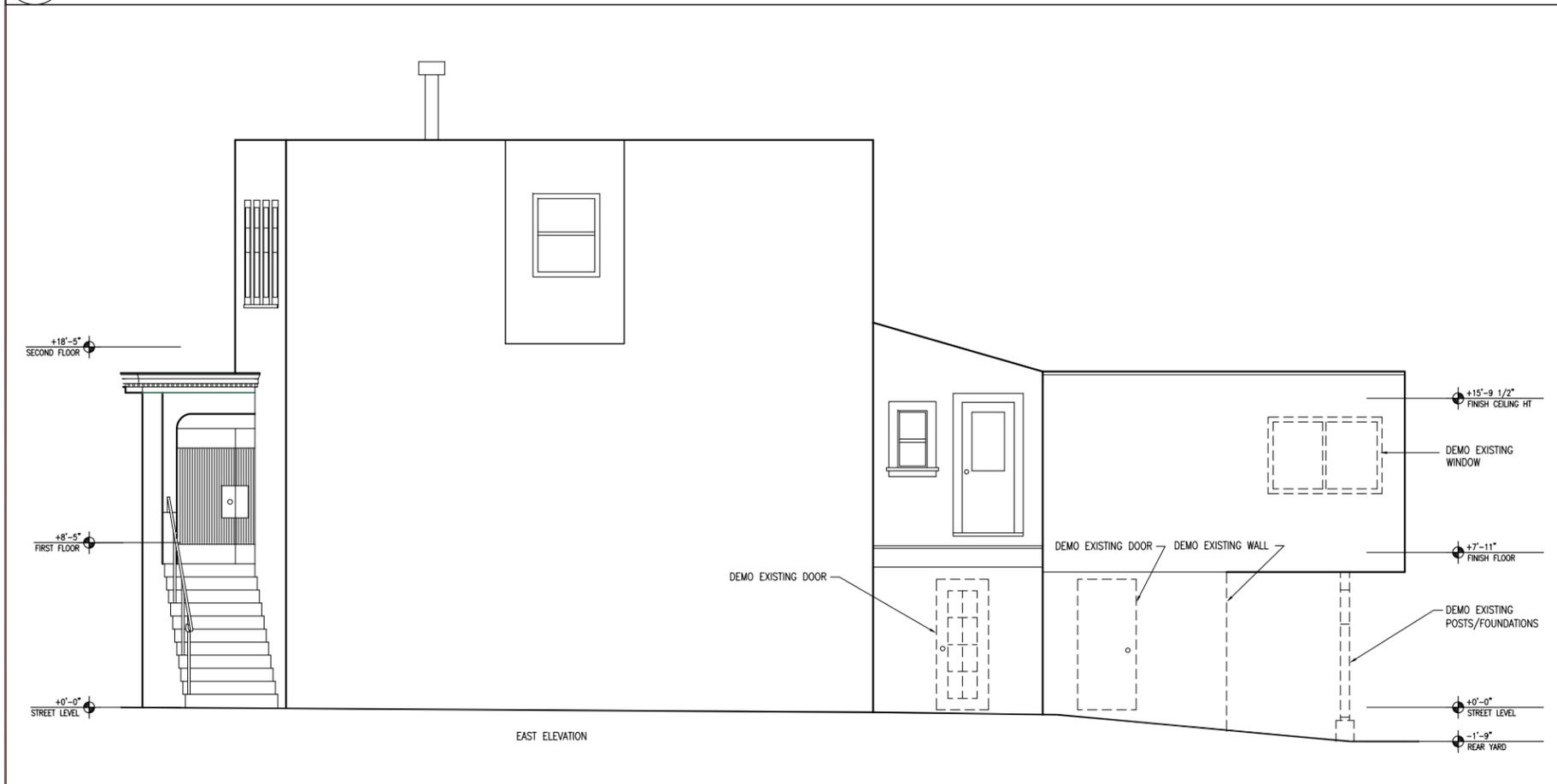
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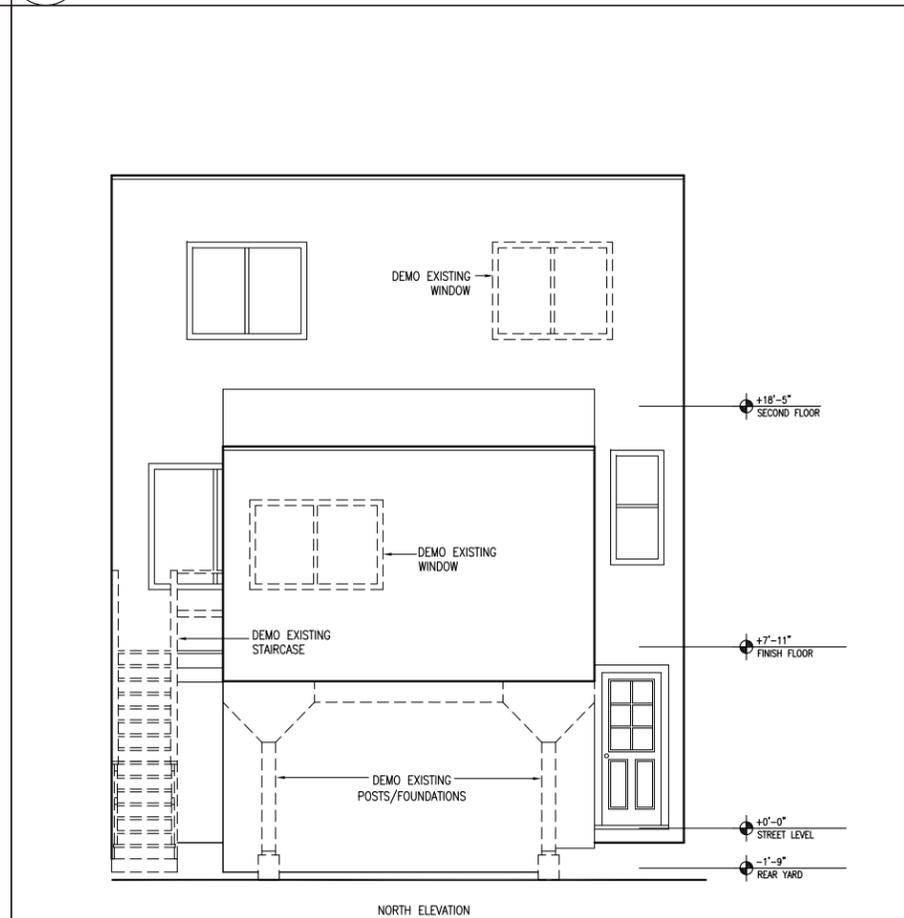
04 EXISTING/DEMO WEST ELEVATION
 A1.03 SCALE: 1/4"=1'-0"



02 EXISTING/DEMO SOUTH ELEVATION
 A1.03 SCALE: 1/4"=1'-0"



03 EXISTING/DEMO EAST ELEVATION
 A1.03 SCALE: 1/4"=1'-0"



01 EXISTING/DEMO NORTH ELEVATION
 A1.03 SCALE: 1/4"=1'-0"

DRAWING SET	
DESIGN DEVELOPMENT	
SUBMITTALS	
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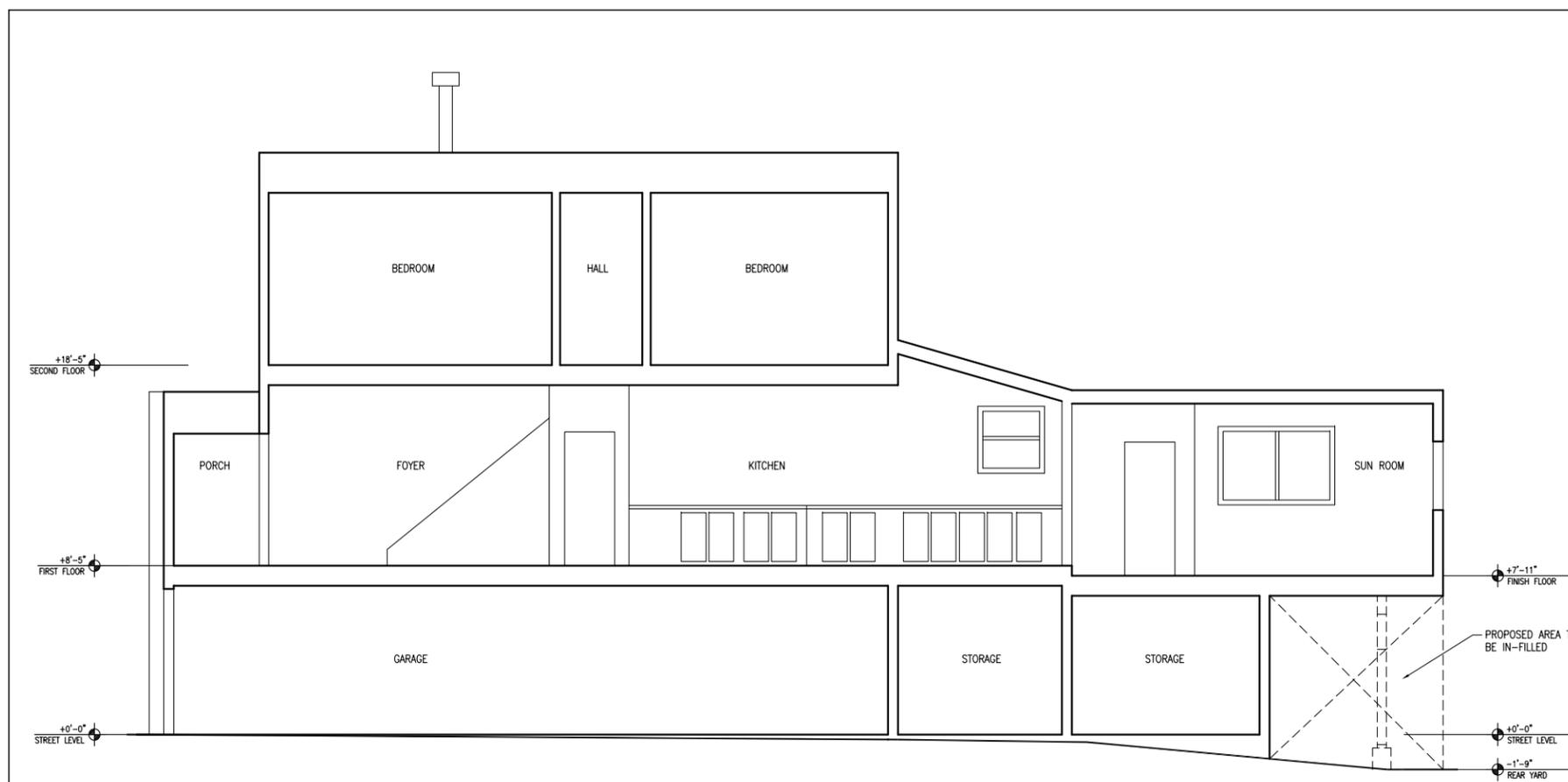
EXISTING AND DEMOLITION
EXTERIOR ELEVATIONS

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SHEET NO. **A1.03**

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DRAWING SET	
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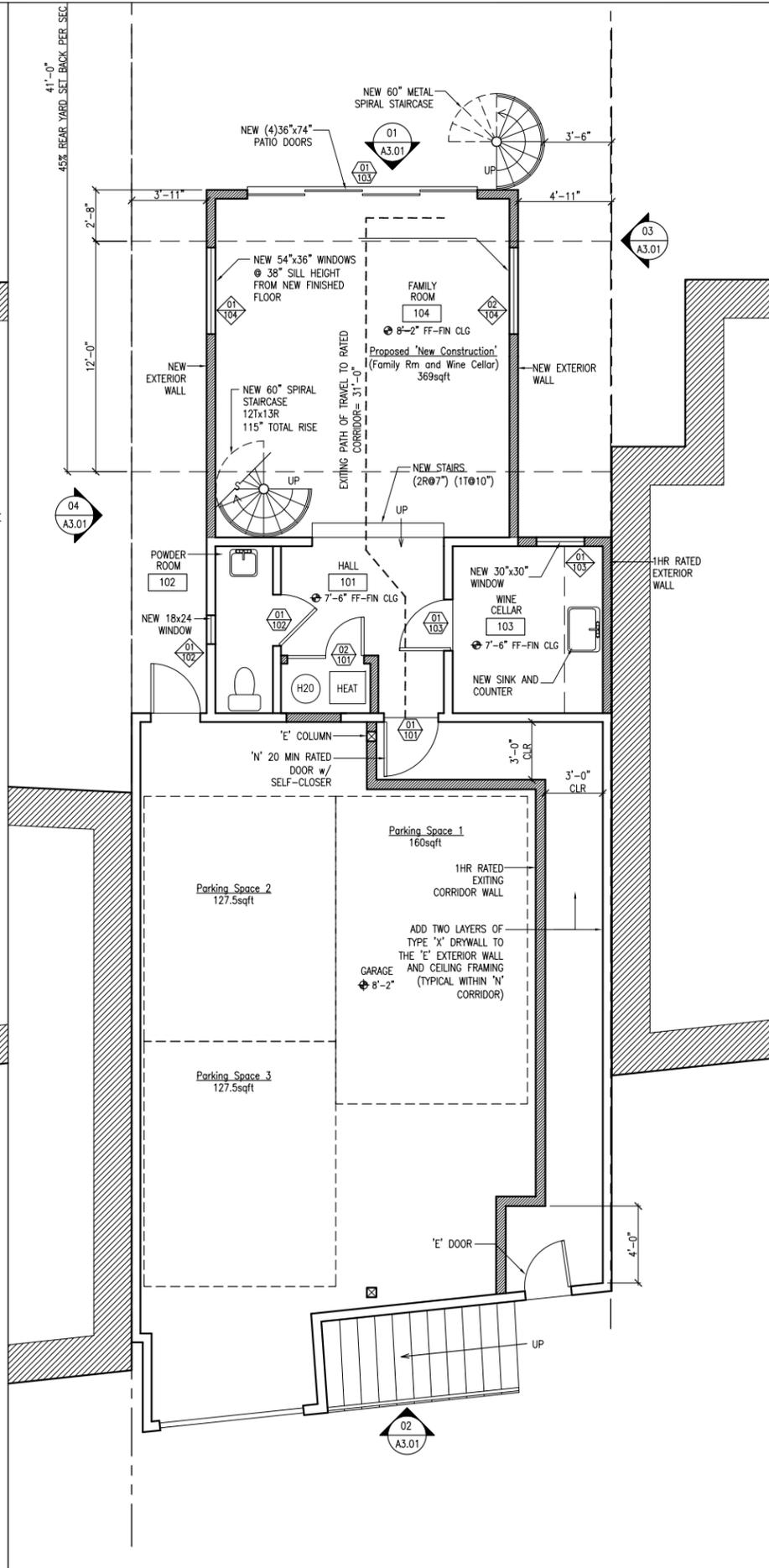
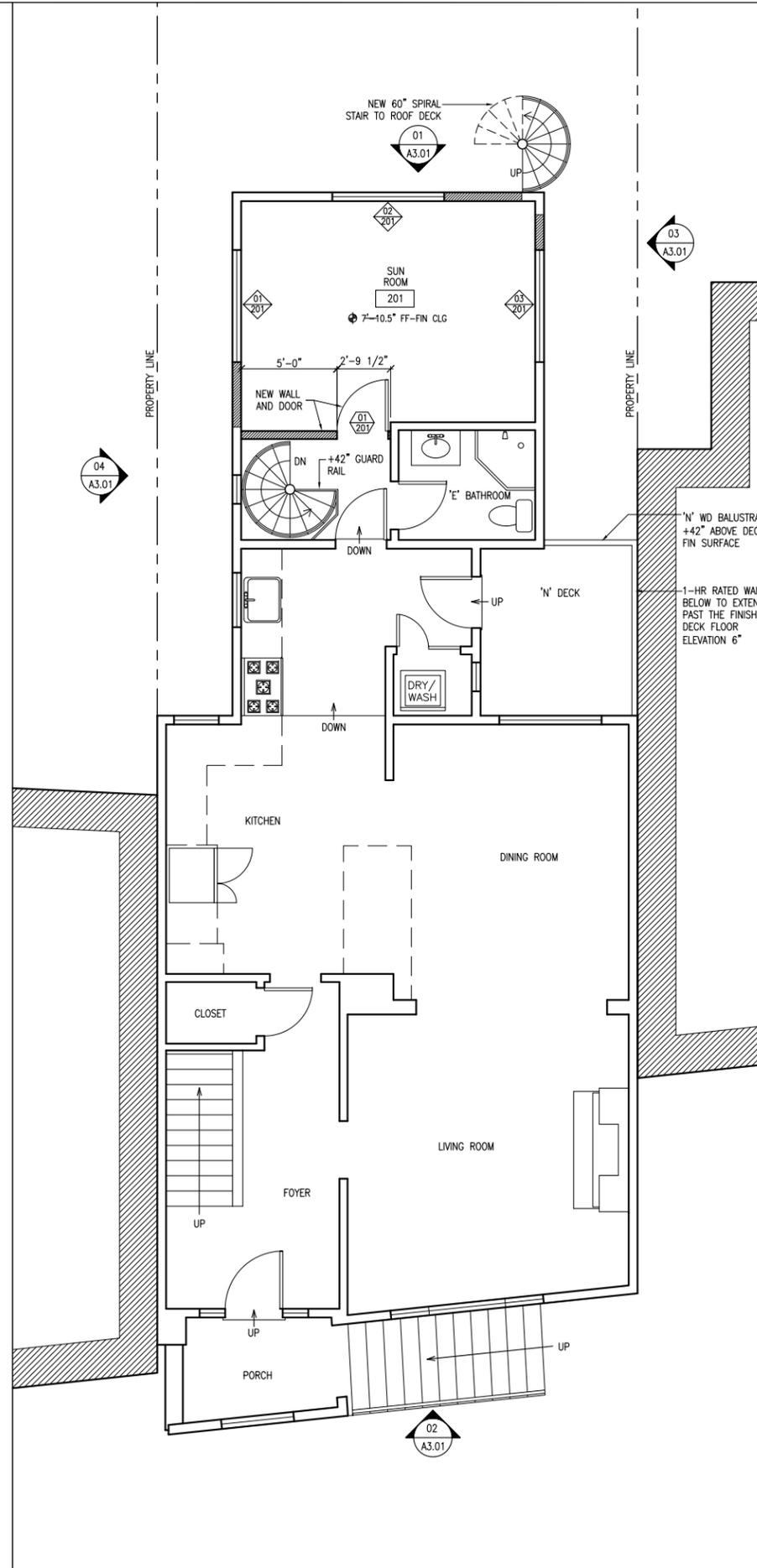
EXISTING BUILDING SECTION

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SHEET NO. **A1.04**

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01 **EXISTING BUILDING SECTION**
 A1.04 SCALE: 1/4"=1'-0"



DRAWING SET	
DESIGN DEVELOPMENT	
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PROPOSED FLOOR PLANS

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SHEET NO. **A2.01**

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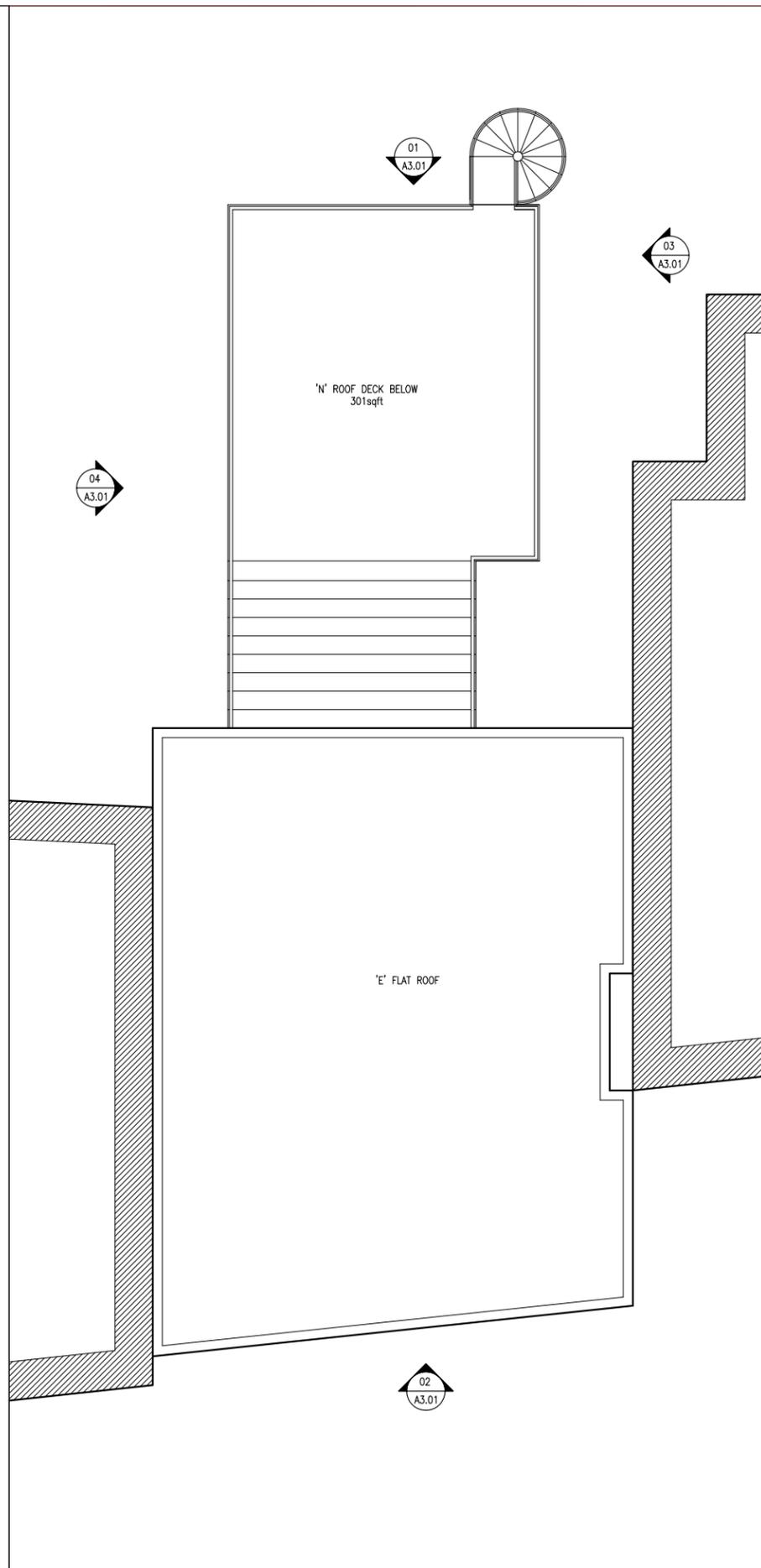
DRAWING SET	
DESIGN DEVELOPMENT	
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PROPOSED FLOOR PLANS

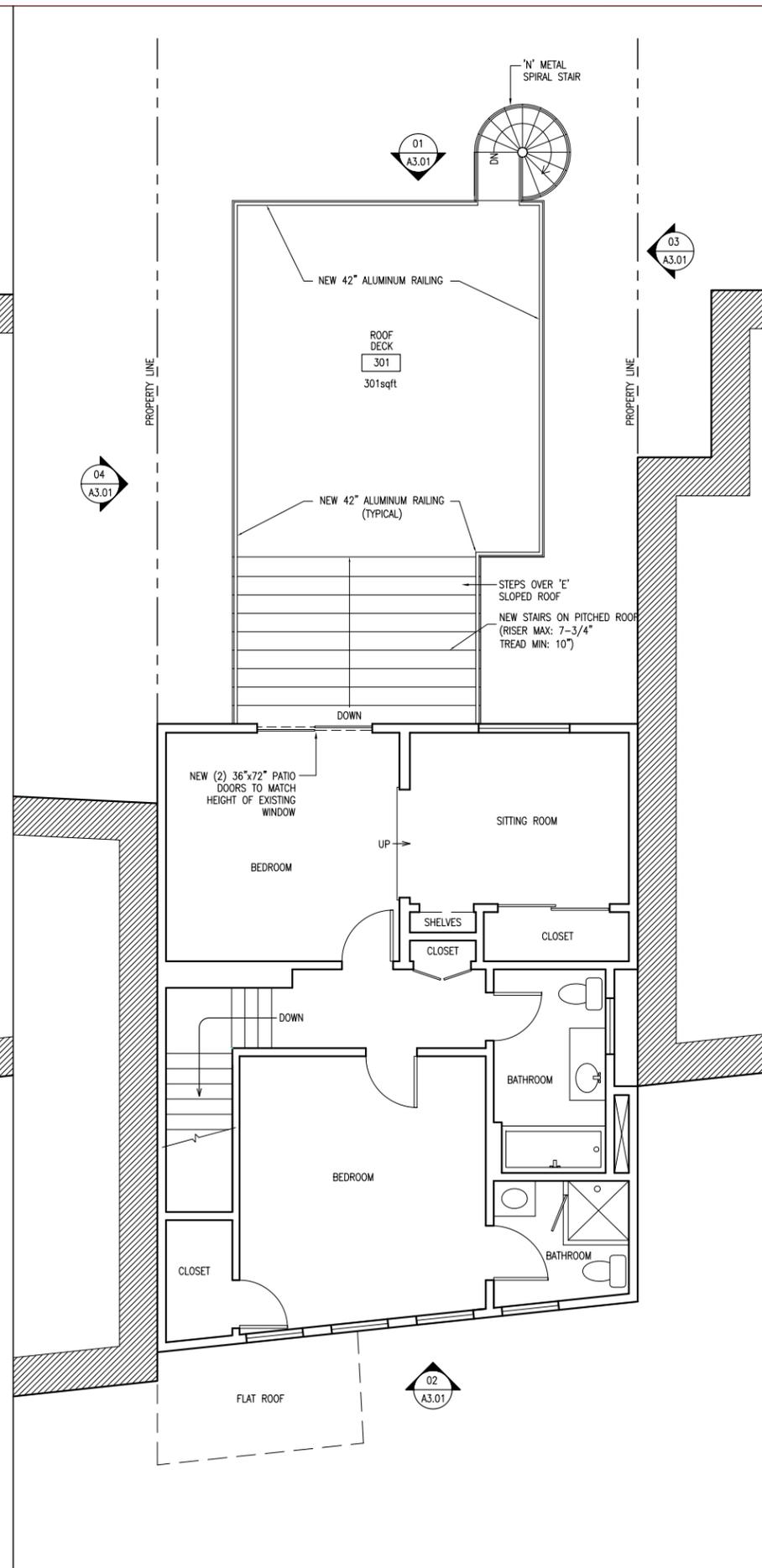
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A2.02

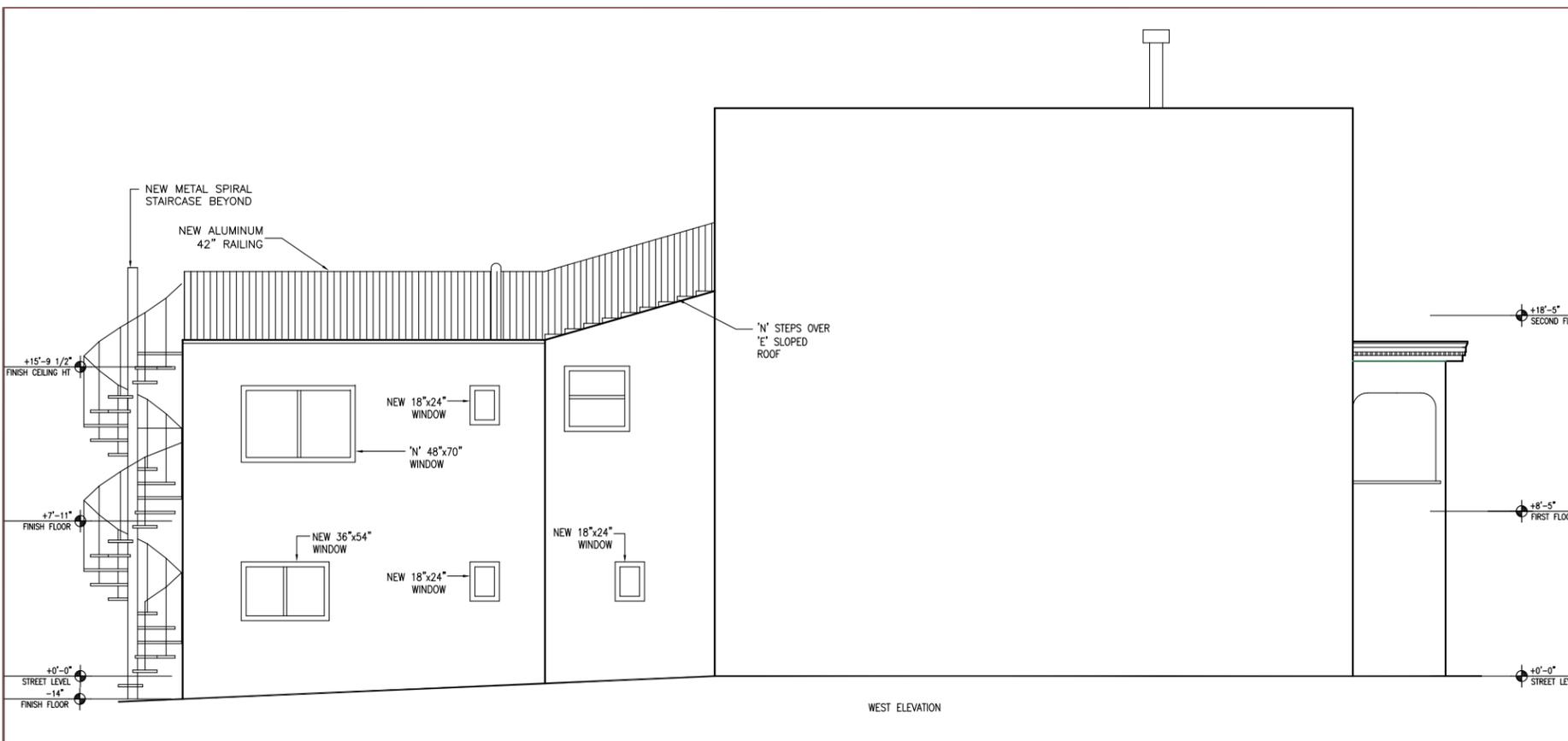
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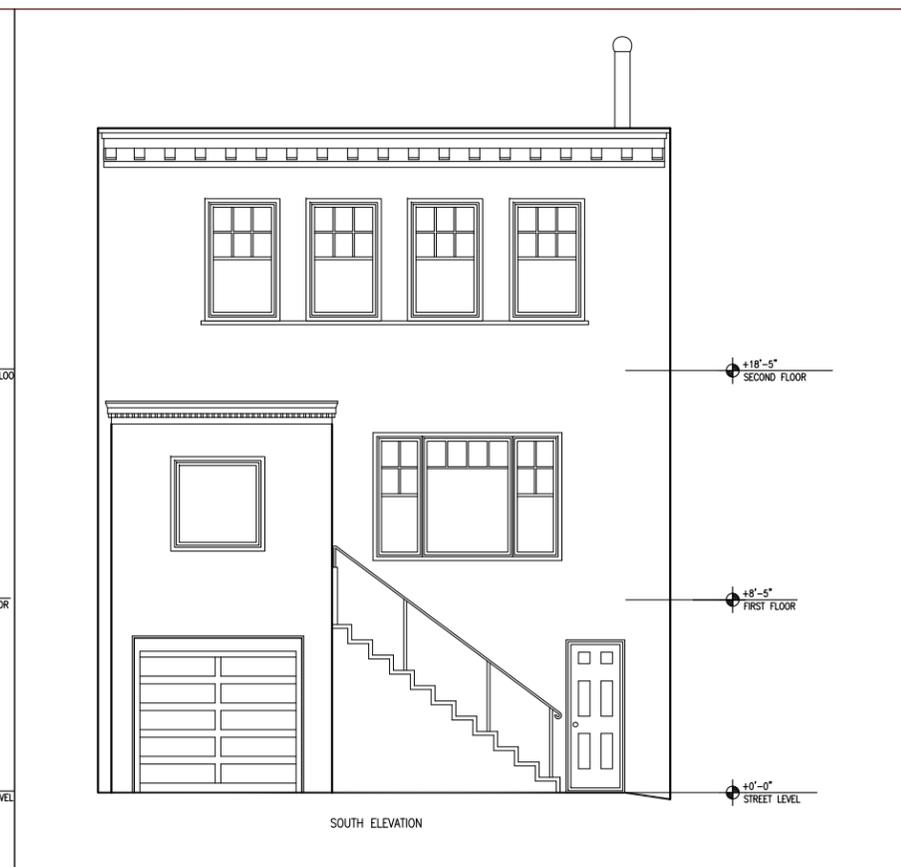
02 PROPOSED ROOF PLAN
 A2.02 SCALE: 1/4"=1'-0"



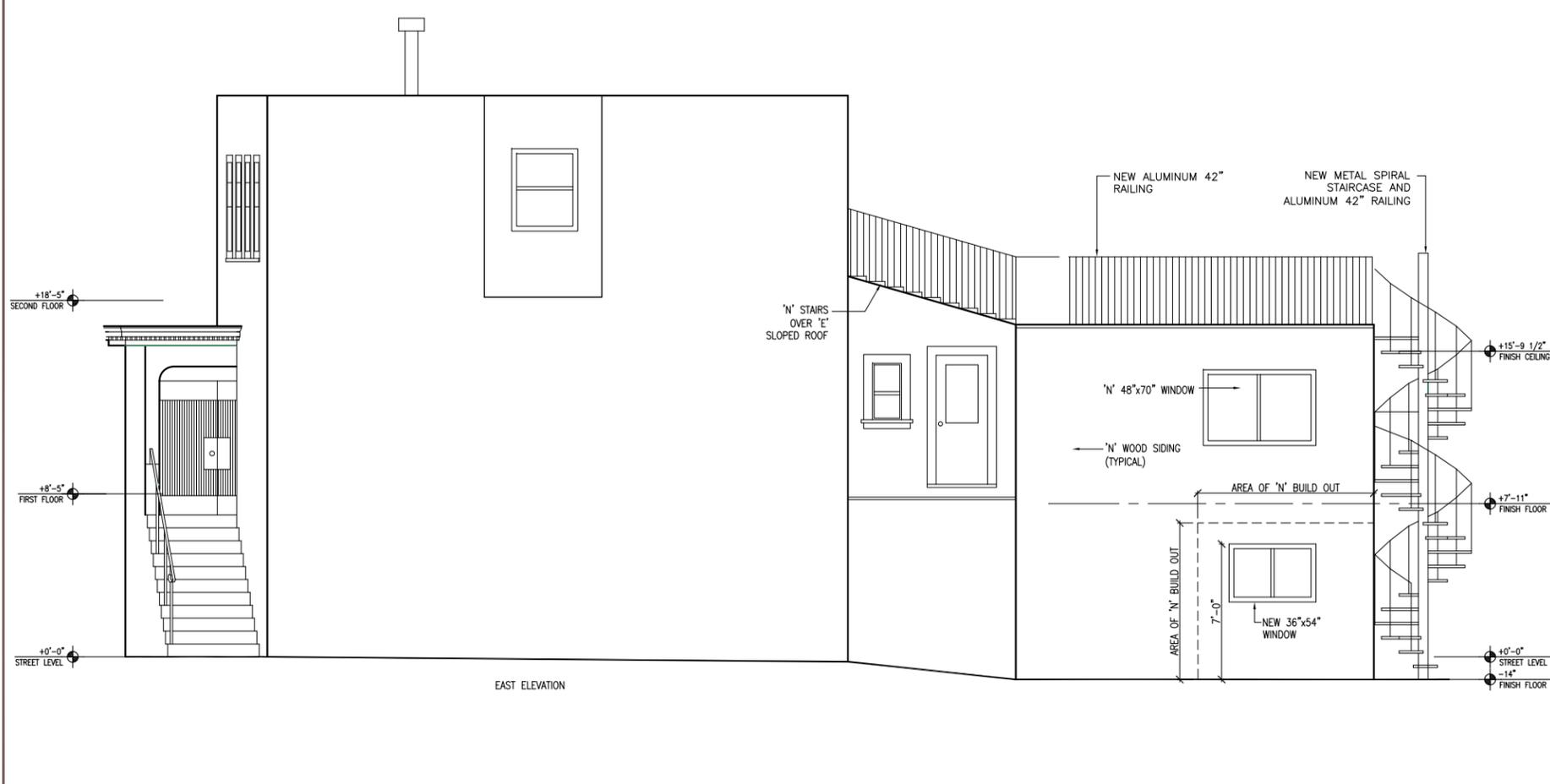
01 PROPOSED 3RD FLOOR PLAN
 A2.02 SCALE: 1/4"=1'-0"



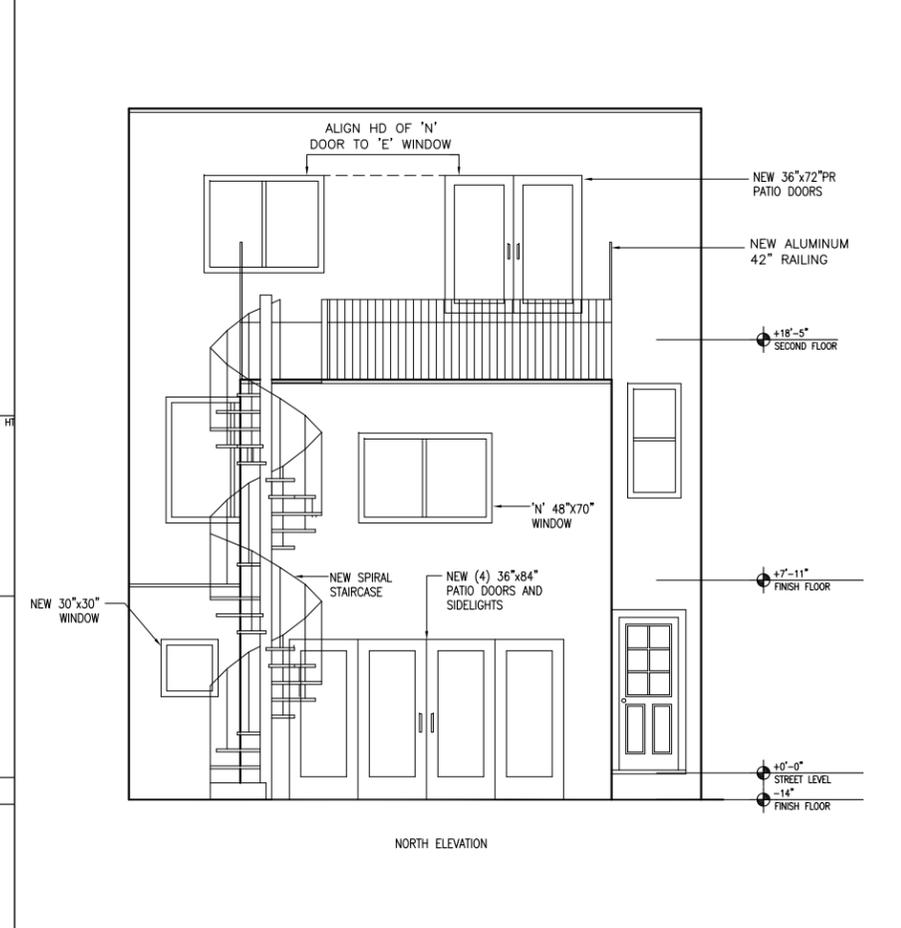
04 PROPOSED WEST ELEVATION
 A3.01 SCALE: 1/4"=1'-0"



02 PROPOSED SOUTH ELEVATION
 A3.01 SCALE: 1/4"=1'-0"



03 PROPOSED EAST ELEVATION
 A3.01 SCALE: 1/4"=1'-0"



01 PROPOSED NORTH ELEVATION
 A3.01 SCALE: 1/4"=1'-0"

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PROPOSED ELEVATIONS

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SHEET NO. **A3.01**

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