



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, November 18, 2009**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Front Setback)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1583-1585 Shrader St Cross Street(s): 17th St. & Belgrave Ave. Block /Lot No.: 1289/019 Zoning District(s): RH-2 / 40-X Area Plan: n/a	Case No.: 2009.0974V Building Permit: 2009.07.08.2184 Applicant/Agent: Addison Strong Telephone: (415) 992-6407 E-Mail: aastrong@addisonstrongdesign.com

PROJECT DESCRIPTION

The proposal is to construct front, side and rear horizontal additions to the existing 3-story, 2-unit building. This Variance pertains to the front horizontal expansion only, which will extend approximately 6.5' from the existing front building wall toward the street.

PER SECTION 132 OF THE PLANNING CODE the subject property is required to maintain a front setback that measures approximately 8' in depth. The proposed horizontal expansion at the front will be located entirely within the required front setback.

PER SECTION 188(a) OF THE PLANNING CODE the expansion of a noncomplying structure is prohibited. The subject building already encroaches into the front setback. The proposed addition would be contrary to Section 188(a) of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Aaron Starr** Telephone: **(415) 558-6362** E-Mail: aaron.starr@sfgov.org

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at:

http://www.sfgov.org/site/uploadedfiles/planning/Public_Records/Variances/2009.0974V.pdf

中文詢問請電: **415.558.5956**

Para información en Español llamar al: **415.558.5952**

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.

HOCK / COOPER RESIDENCE

SAN FRANCISCO, CALIFORNIA 94117

HOCK / COOPER ALTERATIONS
1583 - 1585 SHRADER STREET
SAN FRANCISCO, CA 94117

Consultant

Revisions

PRELIM. DESIGN REVL 02/26/09
SITE PERMIT SUBM. 03/03/09

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A.S.

Checked By
A.S.

Date
03.03.09

Scale
AS NOTED

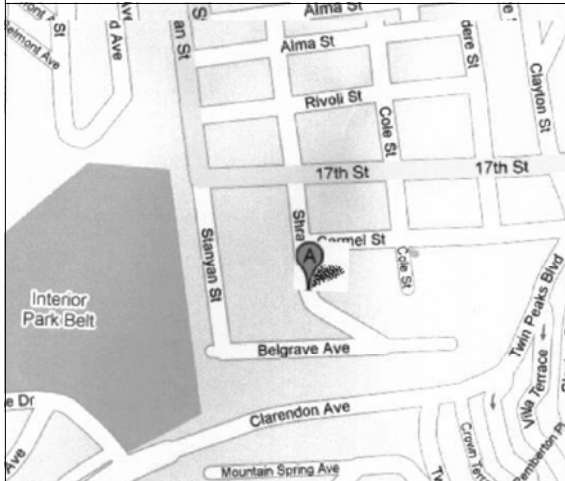
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COVER
SHEET

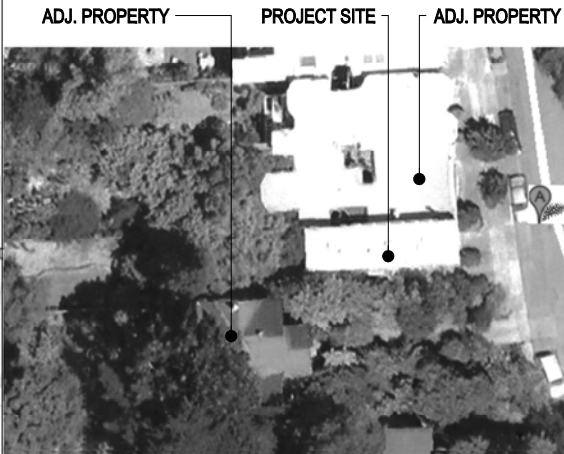
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VICINITY MAP



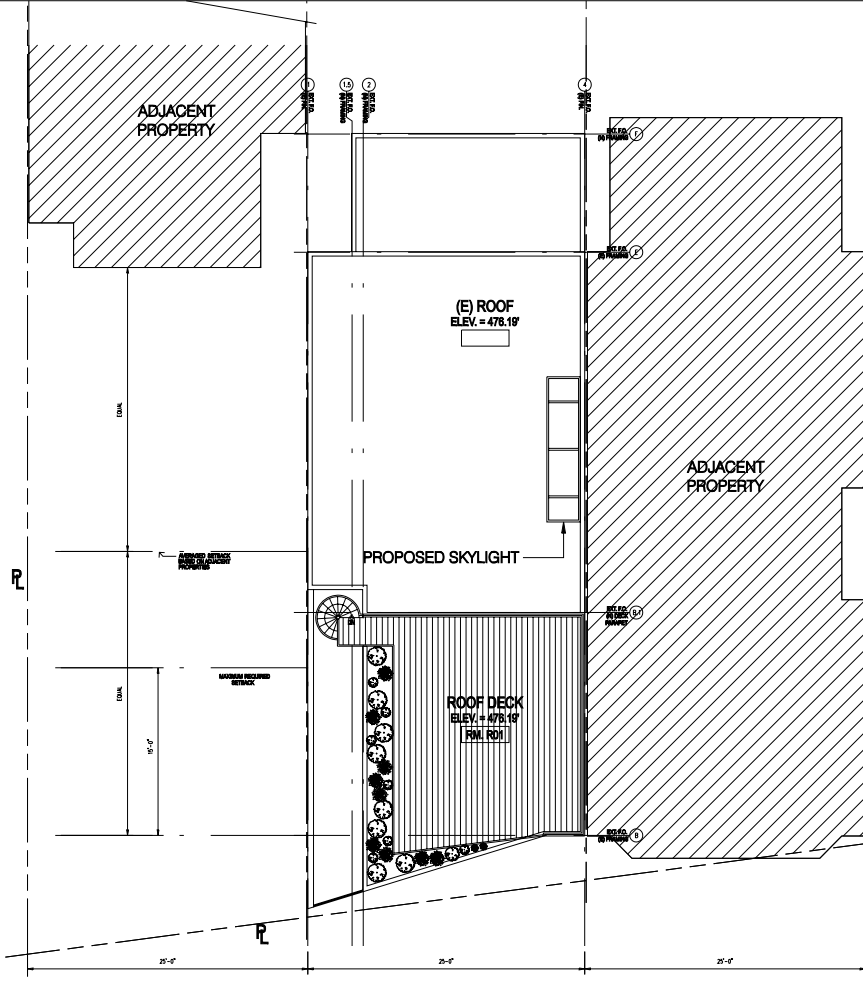
AERIAL MAP



PROJECT DESCRIPTION

EXISTING USE AS A TWO-UNIT RESIDENTIAL BUILDING TO BE MAINTAINED. INTERIOR ALTERATIONS AND EXTERIOR EXPANSIONS TO THE EXISTING BUILDING ENVELOPE TO THE EAST, WEST AND SOUTH. PROPOSED EXPANSIONS ARE LIMITED TO TWO STORIES IN HEIGHT AND WILL NOT EXCEED EXISTING BUILDING HEIGHT. PROJECT INCLUDES NEW ENTRY STAIRS, NEW BASEMENT NEW INTERIOR STAIRCASES, NEW ROOF DECK ON THE EASTERLY PORTION OF THE STRUCTURE, NEW WINDOWS AND NEW SKYLIGHT.

PLOT PLAN



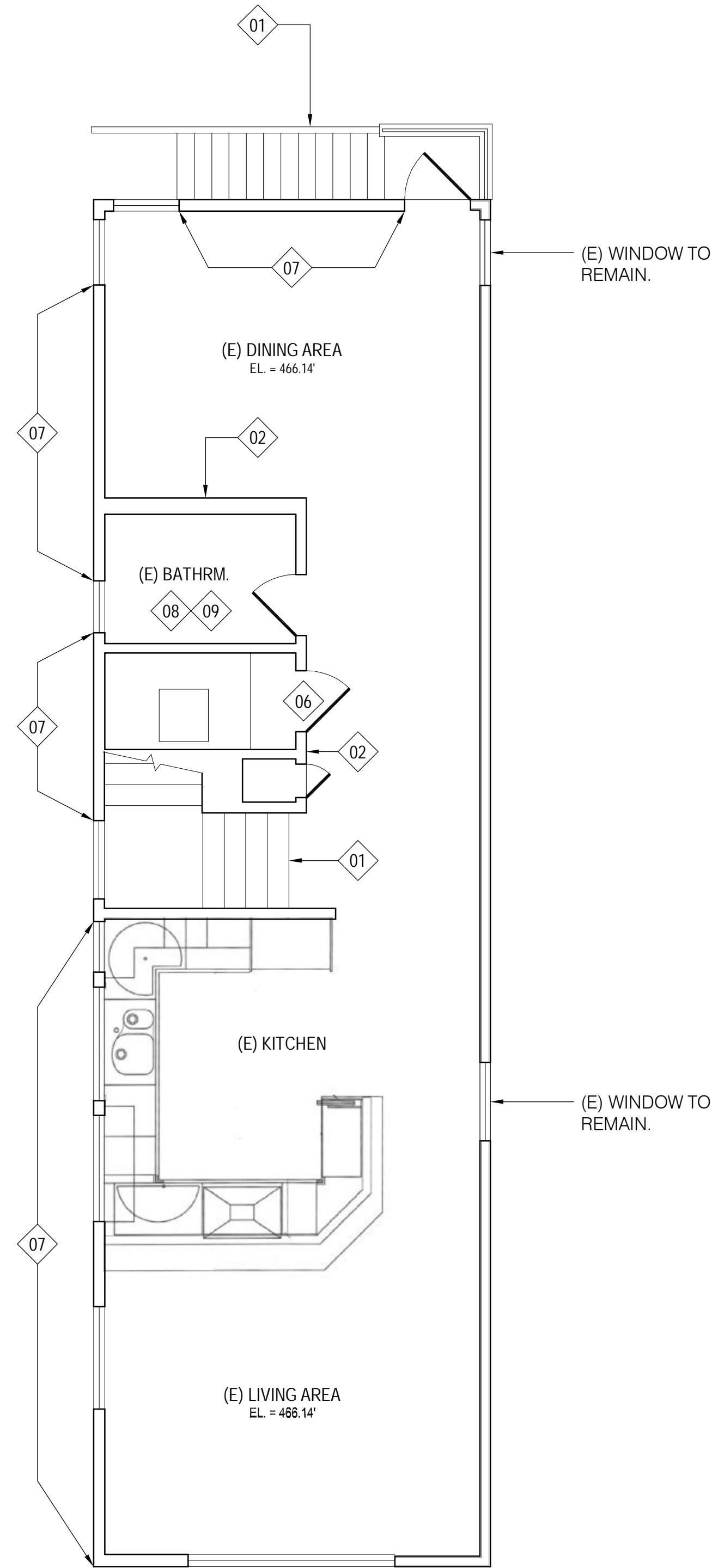
PROJECT DATA

BLOCK #: 1289
LOT#: 019
ZONING: RH-2
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: V-N
NEAREST INTERSECTION: SHRADER AND CARMEL STREET
LOT SIZE: 25' X 194'

AREA:
BASEMENT
EXISTING: 718 SF
PROPOSED: 947 SF
1ST FLOOR
EXISTING: 736 SF
PROPOSED: 1,231 SF
2ND FLOOR
EXISTING: 738 SF
PROPOSED: 1,147 SF (+ 122 SF - EXT. DECK)

DRAWING INDEX

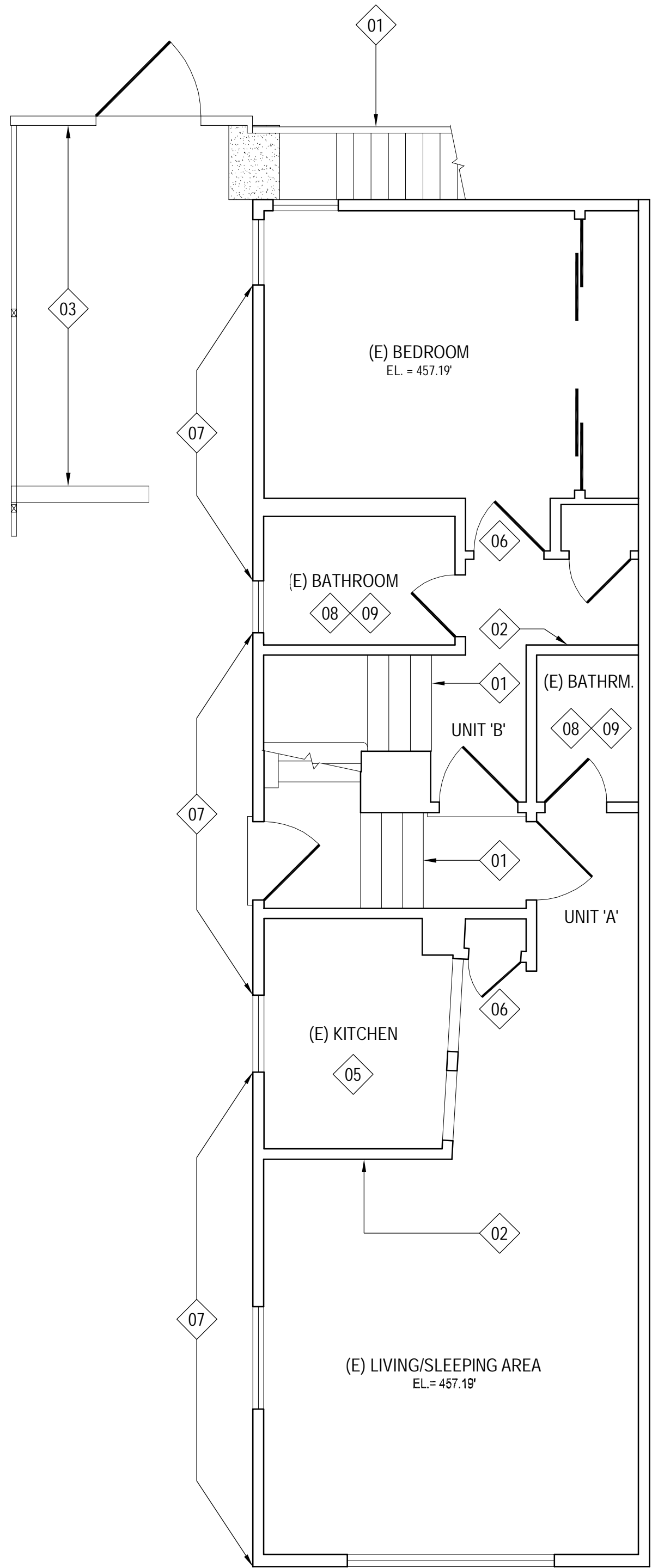
A0.0 TITLE SHEET / GENERAL INFORMATION AND NOTES
A1.0 AS-BUILT PLANS & DEMOLITION NOTES
A1.1 PROPOSED FLOOR PLANS
A2.0 PROPOSED BUILDING SECTIONS
A3.0 PROPOSED EXTERIOR ELEVATIONS
A3.1 PROPOSED EXTERIOR ELEVATIONS



EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

3

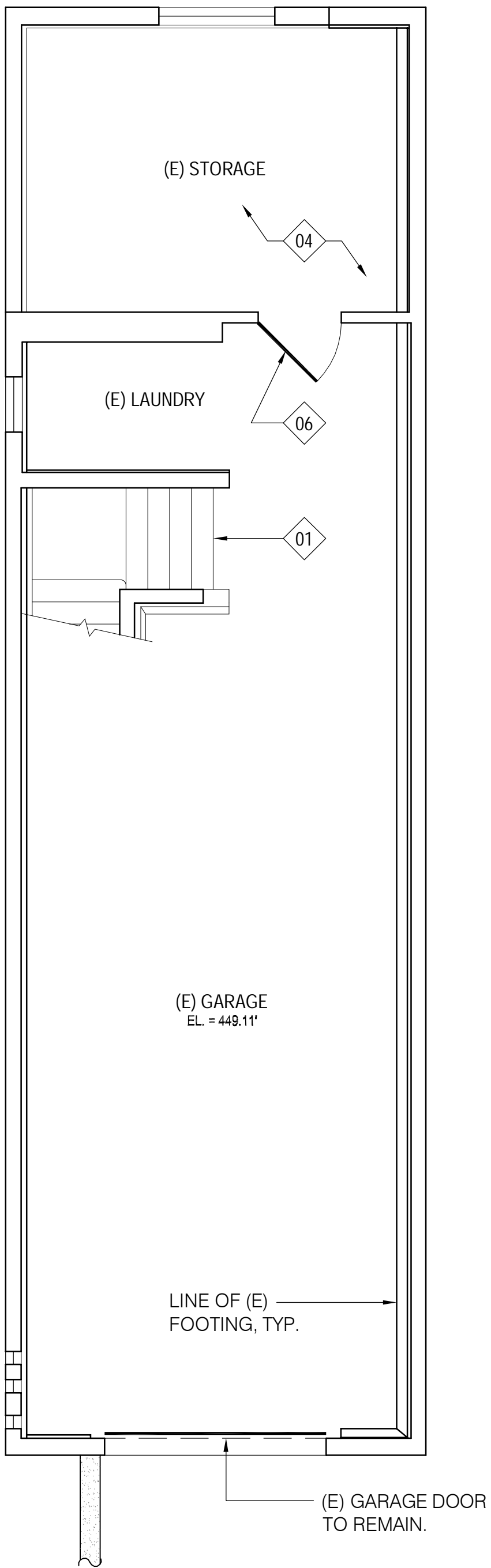


EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

2

NOTE:
EXISTING FLOOR PLANS PROVIDED BY:
AS-BUILT SERVICES
2015 BRIDGEWAY, #303
SAUSALITO, CA 94965



EXISTING BASEMENT PLAN

1/4" = 1'-0"

1

DEMO NOTES:

- 01 REMOVE WOOD FRAMED STAIR.
- 02 REMOVE NON-STRUCTURAL PARTITION WALL, TYP.
- 03 REMOVE NON-COMPLYING WOOD STRUCTURE.
- 04 DEMOLITION EXISTING CONCRETE SLAB.
- 05 REMOVE (E) KITCHEN EQUIPMENT. CAP ALL EXISTING GAS LINES.
- 06 REMOVE ALL INTERIOR DOORS U.O.N. SAVE FOR POSSIBLE RE-USE.
- 07 DEMOLISH EXTERIOR WALL - PROVIDE TEMPORARY SHORING.
- 08 REMOVE ALL PLUMBING FIXTURES FOR ALL BATHROOMS.
- 09 REMOVED ALL TILED SURFACES FOR ALL BATHROOMS.

ADDISON STRONG
DESIGN STUDIO
243 FRONT STREET
SAN FRANCISCO, CA. 94111

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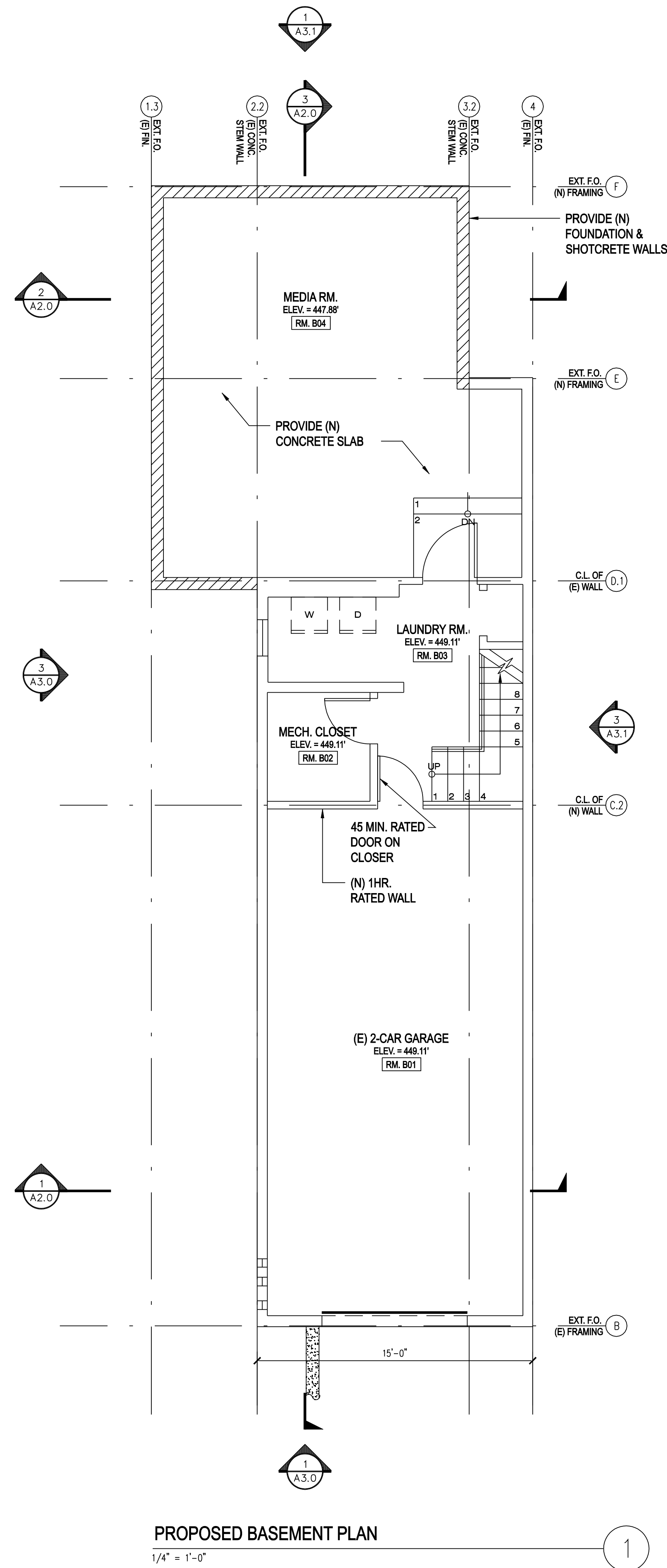
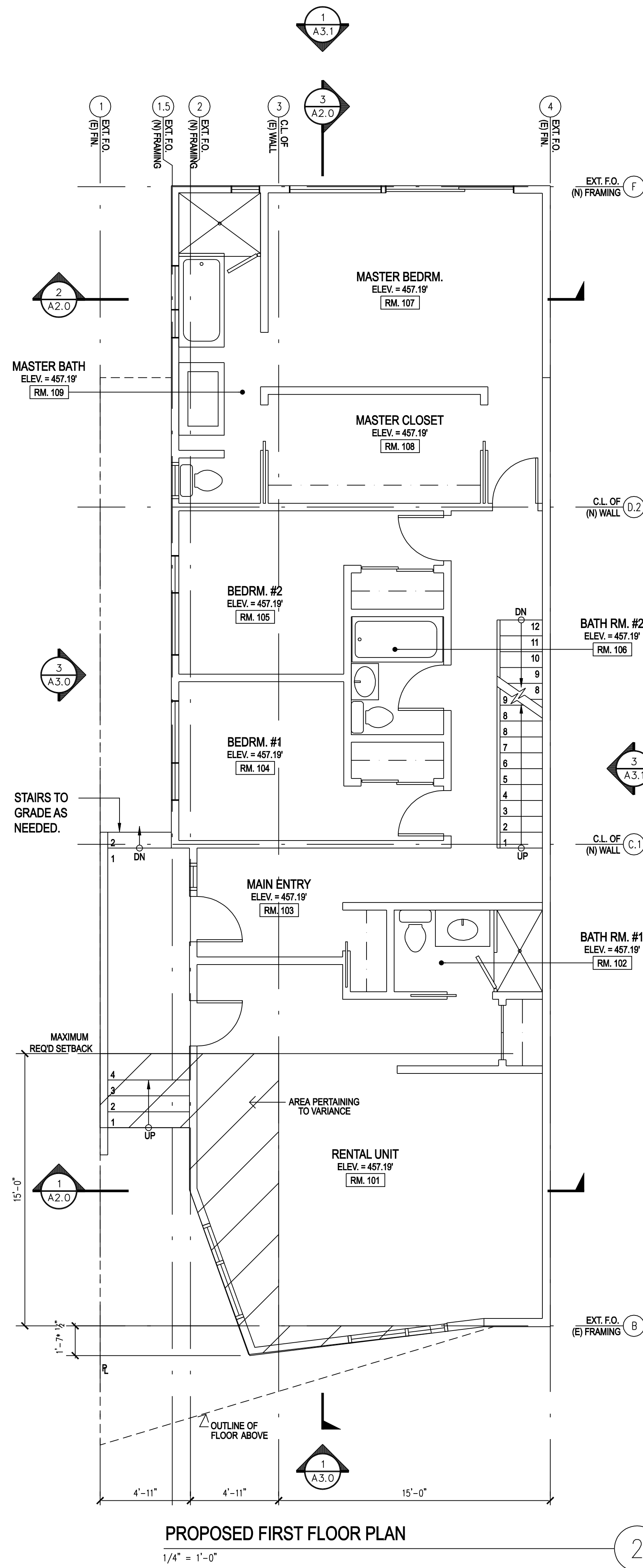
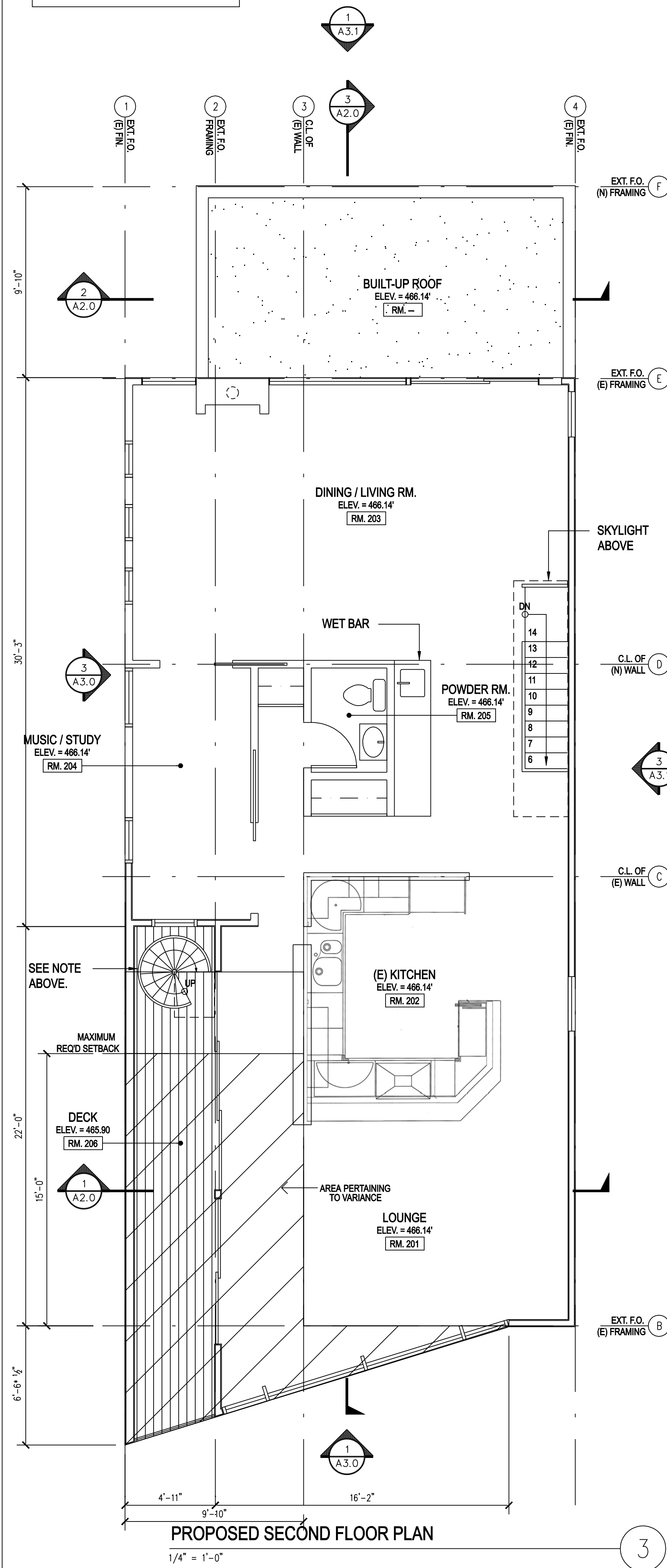
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03.03.09
Scale
AS NOTED
Title

AS-BUILT
FLOOR PLANS
& DEMOLITION
NOTES

Sheet

A1.0

NOTE:
PRE-FABRICATED STEEL STAIR FOR
ROOF ACCESS ONLY. ACTUAL
DIMENSIONS TO BE DETERMINED BY
ANY AND ALL APPLICABLE CODES.



FINISH NOTES:

01 XX

02

ADDISON STRONG
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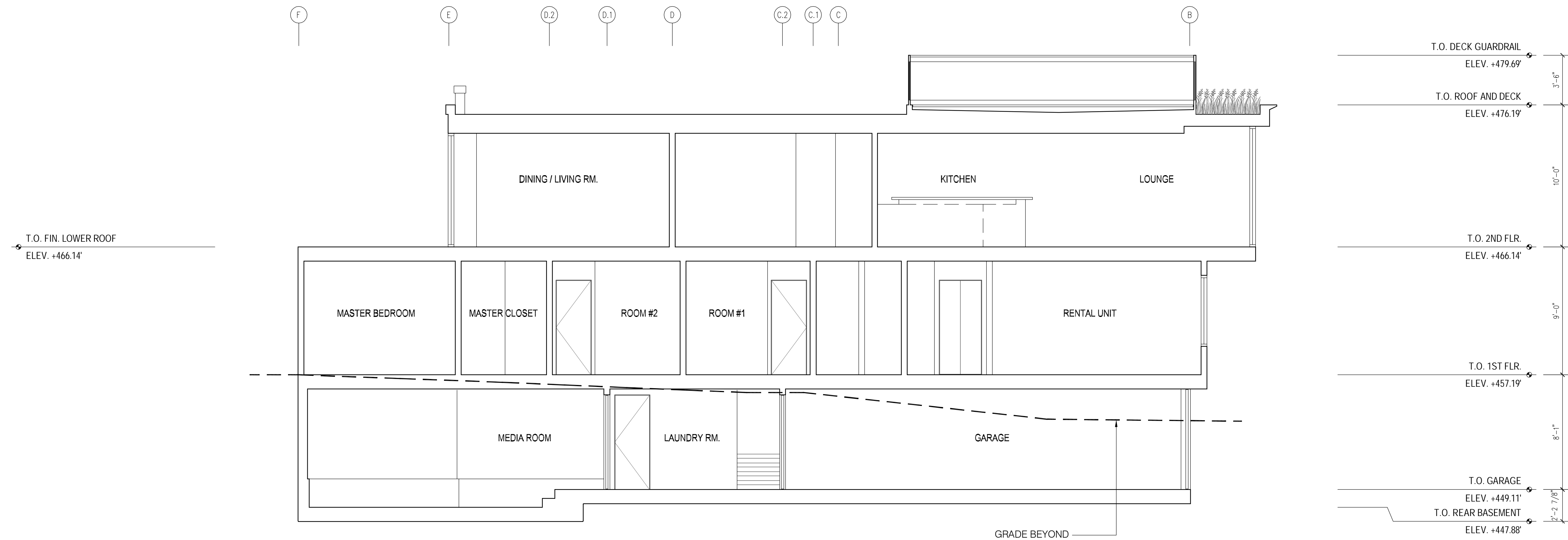
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PROPOSED
FLOOR
PLANS

Sheet

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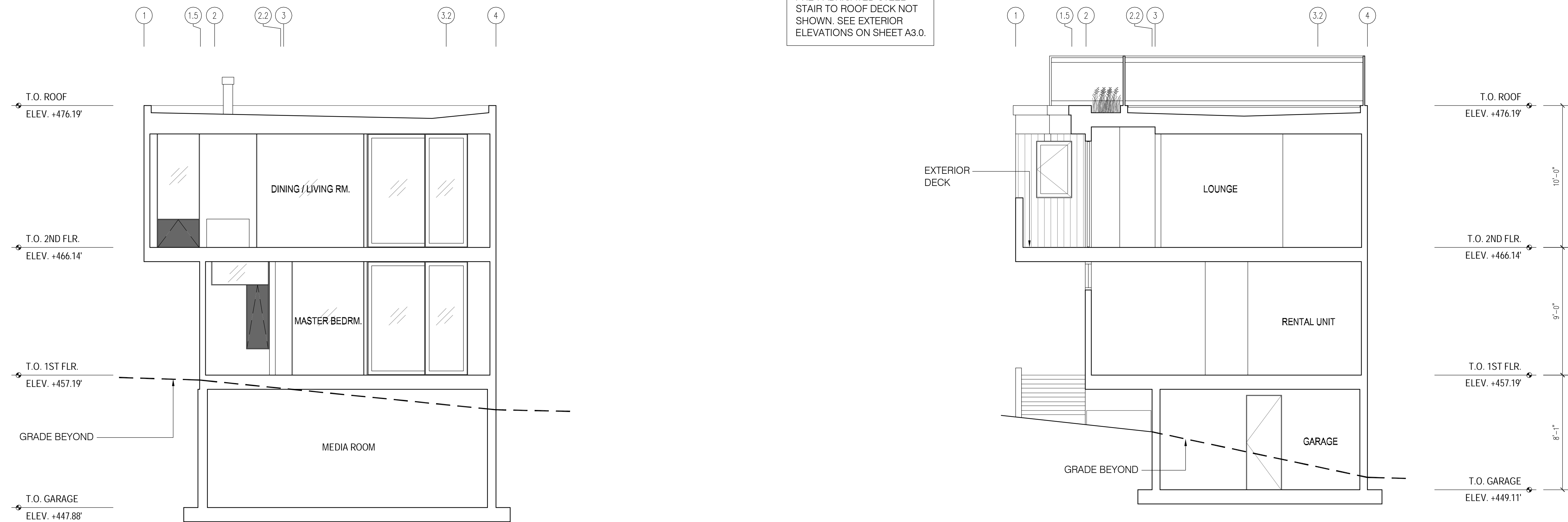
Preliminary:
Not for Construction



LONGITUDINAL SECTION - LOOKING NORTH

1/4" = 1'-0"

3



CROSS SECTION - LOOKING WEST

1/4" = 1'-0"

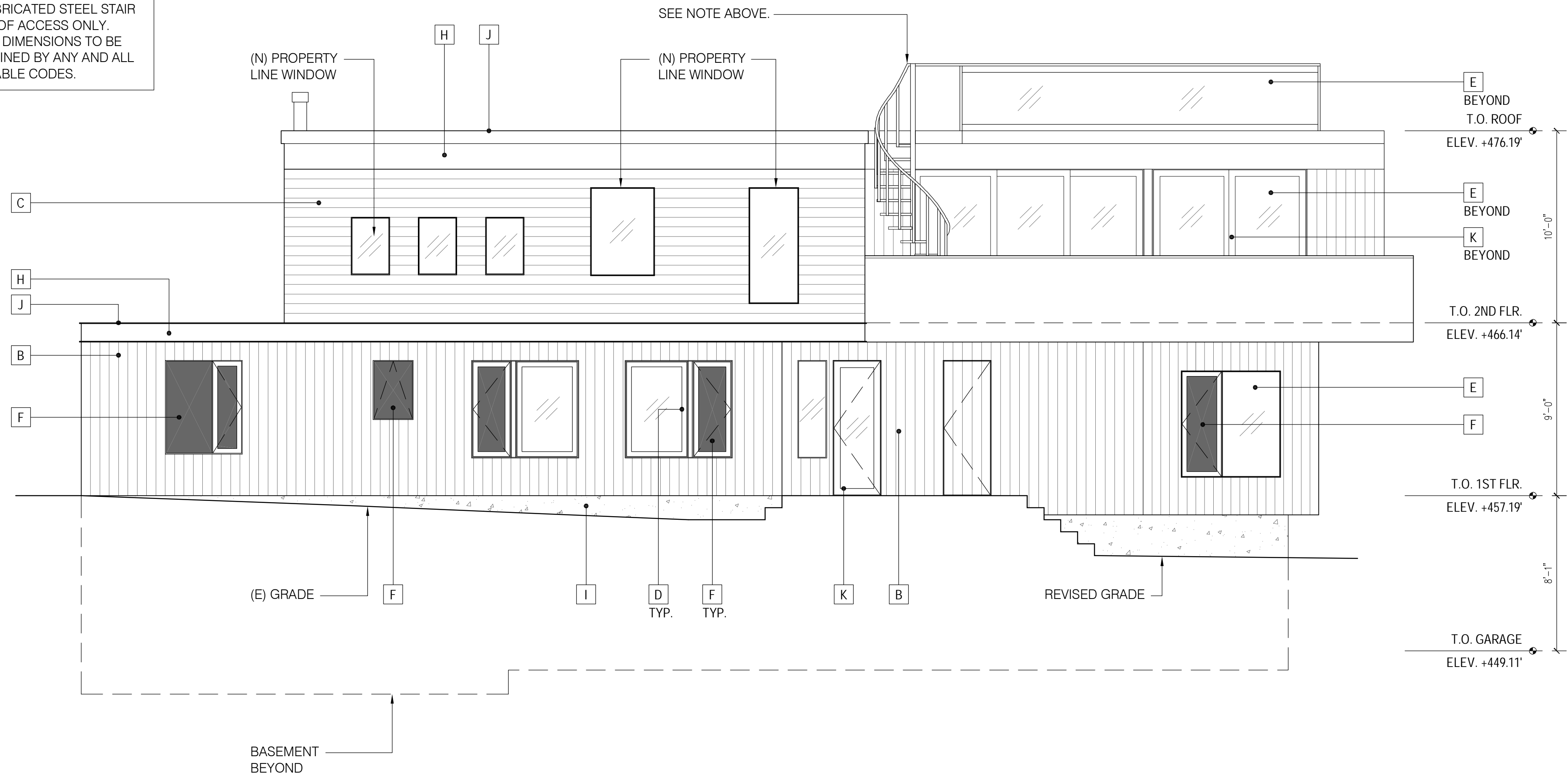
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CROSS SECTION - LOOKING WEST

1/4" = 1'-0"

1

NOTE:
PRE-FABRICATED STEEL STAIR
FOR ROOF ACCESS ONLY.
ACTUAL DIMENSIONS TO BE
DETERMINED BY ANY AND ALL
APPLICABLE CODES.



EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"

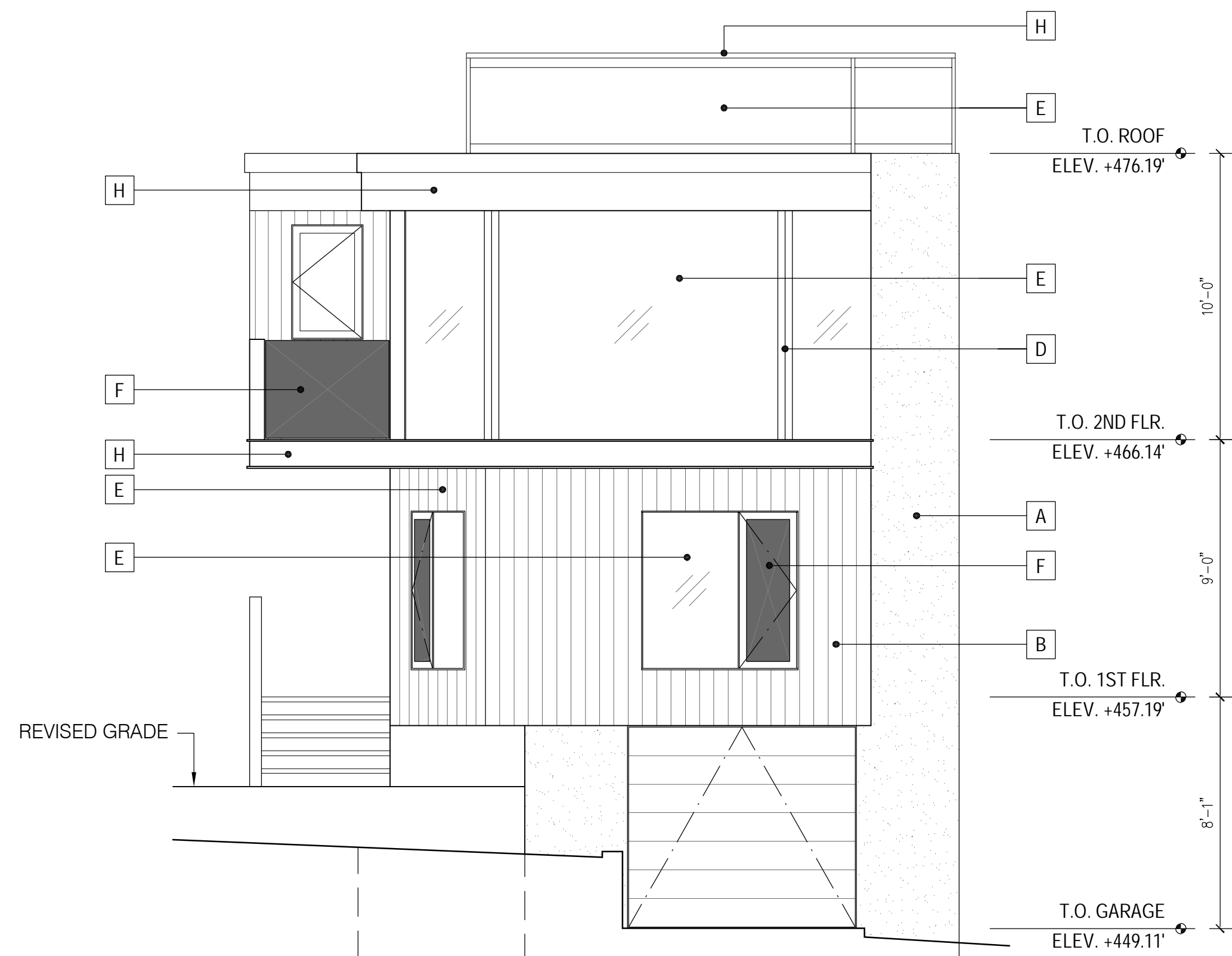
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EXTERIOR MATERIAL LEGEND:

- A. (N) INTEGRAL COLORED PLASTER
- B. CLEAR STAINED CEDAR SIDING
- C. PAINTED HARDI-PLANK BOARD
- D. POWDER COATED ALUMINUM WINDOW
- E. CLEAR GLASS
- F. WHITE LAMINATED GLASS
- G. IPE WOOD DECKING
- H. POWDER COATED STEEL FLAT BAR
- I. EXPOSED CONCRETE STEMWALL
- J. GALVANIZED METAL FLASHING
- K. STAINED MAHOGONY DOOR
- L. POWDER COATED STEEL FLAT BAR

NOTES

2



EXTERIOR ELEVATION - EAST

1/4" = 1'-0"

1

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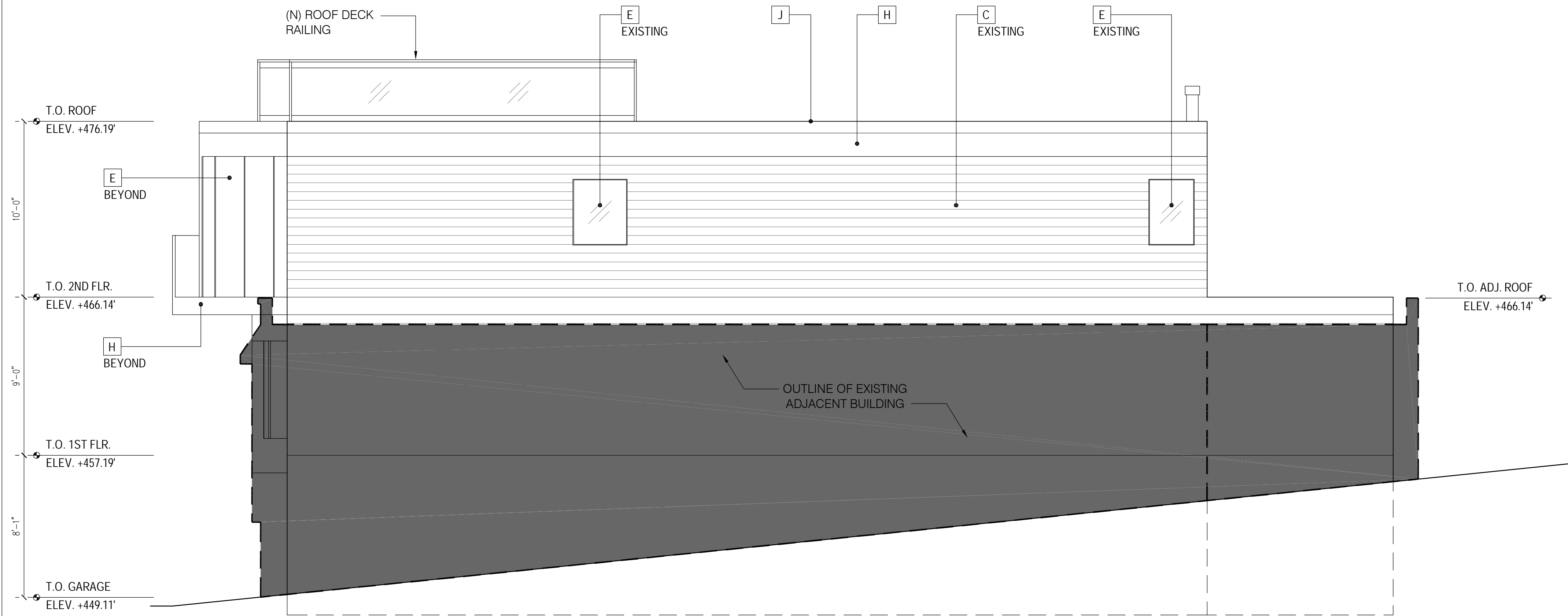
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PROPOSED
BLDG.
ELEVATIONS

Sheet

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Preliminary:
Not for Construction



EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"

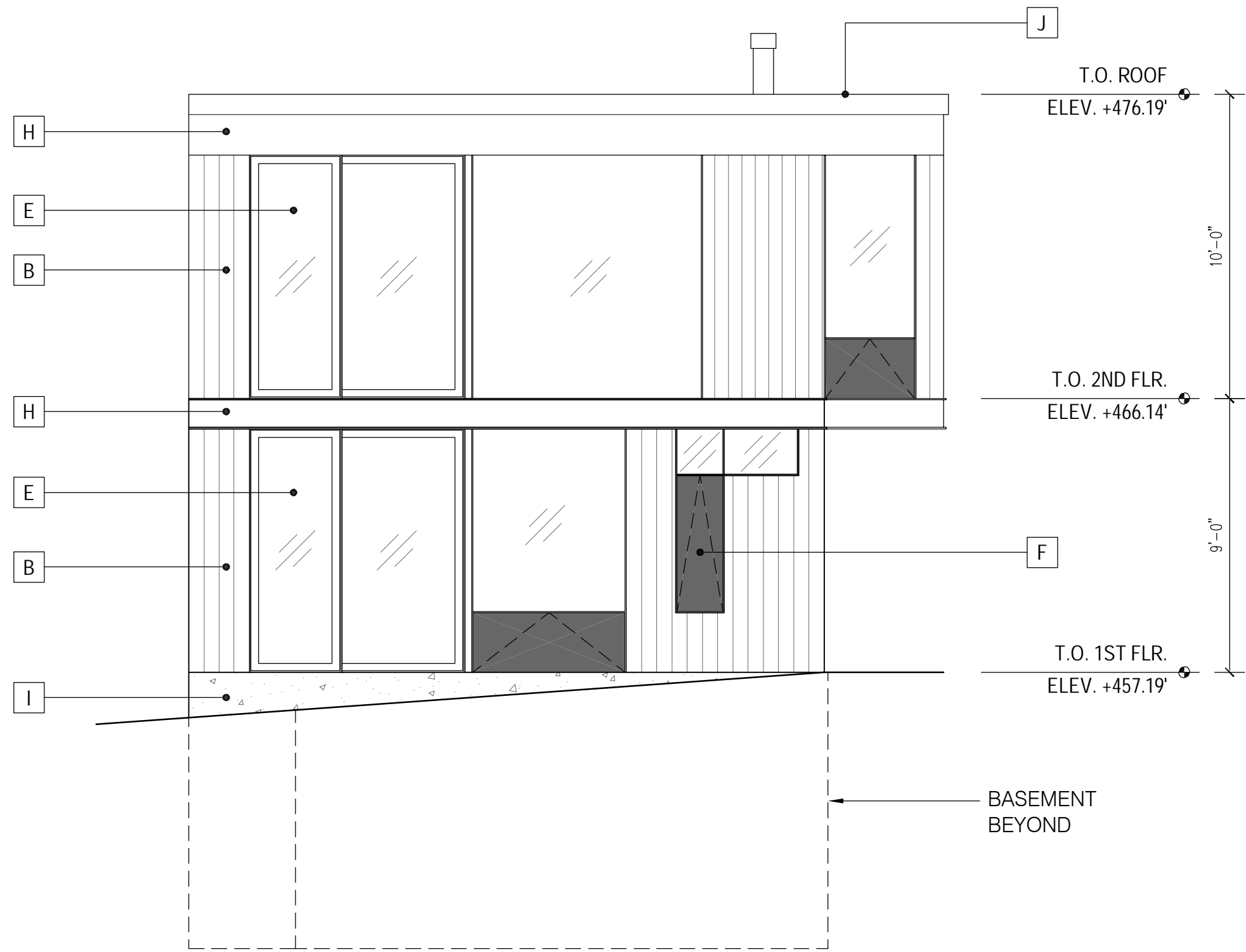
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EXTERIOR MATERIAL LEGEND:

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NOTES

2



EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

1