



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.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



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 24, 2012**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(Rear Yard Modification)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	56 Ringold St	Case No.:	2008.0082V
Cross Street(s):	8th And 9th Streets	Building Permit:	2007.05.31.2675
Block / Lot No.:	3756/025	Applicant/Agent:	Suheil Shatara
Zoning District(s):	SLR / 40-X / Western SoMA SUD	Telephone:	415.512.7566
Area Plan:		E-Mail:	suheil@shataraarch.com

PROJECT DESCRIPTION

The proposal includes construction of a two-story vertical addition on an existing two-story building. The proposal will increase the number of dwelling units from one to three.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a rear yard of 18 ft 9 in. Currently, the existing building has full lot coverage (25 ft by 75 ft) and encroaches into the rear yard by 18 ft 9 in. The new proposal would construct a two-story vertical addition within the required rear yard; therefore, a rear yard modification is required per Planning Code Section 134(e).

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Richard Sucre**

Telephone: **415-575-9108** Mail: **Richard.Sucre@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/2008.0082V.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.

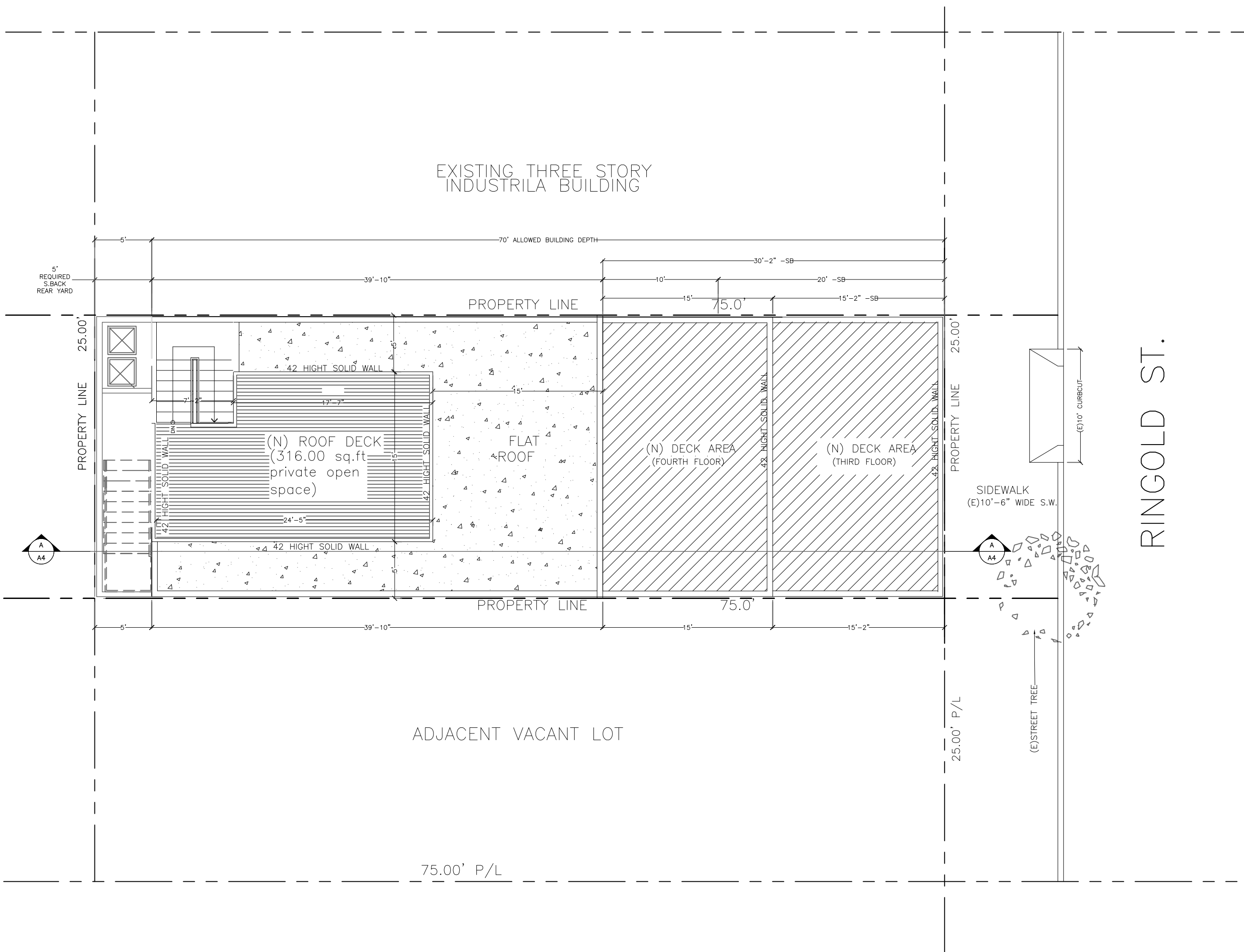
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

CONVERT SINGLE FAMILY DWELLING TO THREE UNIT AND INTERIOR REMODELING
 56 RINGOLD ST
 SAN FRANCISCO, CA. 94114



SITE PLAN(PROPOSED)
 1/8"=1'-0"

ABBREVIATIONS

@ CENTERLINE Ø DIAMETER (E) EXISTING P PROPERTY LINE AD AREA DRAIN ASB ASBESTOS A.F.F. ABOVE FIN. FLR. BD BOARD BLDG BUILDING BLK BLOCK BOT BOTTOM BUR BUILT-UP ROOFING CAB CABINET C.B. CATCH BASIN CEM CEMENT CER CERAMIC CLG CEILING CLR CLEAR CLO CLOSET COL COLUMN CONSTR CONSTRUCTION CONT CONTINUOUS CTR CENTER DBL DOUBLE D.F. DRINKING FOUNTAIN DET DETAIL DIM DIMENSION DIA DIAMETER DISP DISPENSER DN DOWN DR DOOR DWR DRAWER DS DOWNSPOUT DWG DRAWING E EAST EA EACH EL ELEVATION ELEC ELECTRICAL EQ EQUAL EQUIP EQUIPMENT EXIST EXISTING EXP EXPANSION EXT EXTERIOR	AT FIRE EXTINGUISHER FE FIRE EXTINGUISHER FIN FINISH FLR FLOOR FOS FACE OF STUD FT FOOT, FEET GA GAUGE GALV GALVANIZED GB GRAB BAR GL GLASS G.I. GALVANIZED IRON GND GROUND GYP GYPSUM HB HOSE BIBB HC HOLLOW CORE HDWD HARDWOOD HM HOLLOW METAL HORIZ HORIZONTAL HR HOUR HT HEIGHT HTR HEATER ID INSIDE DIAMETER INSUL INSULATION INT INTERIOR JT JOINT KIT KITCHEN LAM LAMINATE LAV LAVATORY LT LIGHT	FD FLOOR DRAIN FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER FIN FINISH FLR FLOOR FOS FACE OF STUD FT FOOT, FEET GA GAUGE GALV GALVANIZED GB GRAB BAR GL GLASS G.I. GALVANIZED IRON GND GROUND GYP GYPSUM HB HOSE BIBB HC HOLLOW CORE HDWD HARDWOOD HM HOLLOW METAL HORIZ HORIZONTAL HR HOUR HT HEIGHT HTR HEATER ID INSIDE DIAMETER INSUL INSULATION INT INTERIOR JT JOINT KIT KITCHEN LAM LAMINATE LAV LAVATORY LT LIGHT	MECH MECHANICAL MEMB MEMBRANE MET METAL MFR MANUFACTURER MH MANHOLE MISC MISCELLANEOUS MTD MOUNTED M.C. MEDICINE CABINET MIC MICROWAVE (N) NEW NIC NOT IN CONTRACT NO./# NUMBER NOM NOMINAL NTS NOT TO SCALE OA OVERALL OBS OBSOLETE O.C. ON CENTER O.D. OUTSIDE DIAMETER OFF OFFICE OPP OPPOSITE PL PLATE PLAS PLASTER PLYWD PLYWOOD PR PAIR PT POINT Q.T. QUARRY TILE R RISER RAD RADIUS RD ROOF DRAIN REF REFERENCE REFR REFRIGERATOR REINFR REINFORCED REQ'D REQUIRED RESIL RESILIENT RM ROOM RO ROUGH OPENING RWD REDWOOD RWL RAIN WATER LEADER	S SOUTH SC SOLID CORE SECT SECTION SHWR SHOWER SHT SHEET SPECS SPECIFICATIONS SQ SQUARE S.STL STAINLESS STEEL S.SK SERVICE SINK STD STANDARD STL STEEL STOR STORAGE STRUC STRUCTURAL SYM SYMMETRICAL TB TOWEL BAR TC TOP OF CURB TEL TELEPHONE TER TERRAZZO T/G TONGUE & GROOVE T/C TRASH COMPACTOR TYP. TYPICAL UNF. UNFINISHED UON UNLESS OTHERWISE NOTED VERT VERTICAL W WEST W/W WITH WOOD W/O WITHOUT WP WATERPROOF WSCT WAINSCOT WT WEIGHT W/H WATER HEATER WDW WINDOW
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PROJECT DATA

OWNER:	PIO MACGARR
ADDRESS:	54 RINGOLD STREET. SAN FRANCISCO, CA.94110
BLOCK #	3756
LOT #	025
TYPE OF CONSTR:	3 STORIES
NO. OF STORIES OF	RESIDENTIAL
OCCUPANCY:	0
OCCUPANCY USE:	R-3, B
PRESENT USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
TYPE OF CONSTRUCTION :	5

APPLICABLE CODES:

JURISDICTION: CITY AND COUNTY OF SAN FRANCISCO
 BUILDING CODE:
 2010 CALIFORNIA BUILDING CODE ADMENDMENTS
 2010 CALIFORNIA MECHANICAL CODE
 2010 CALIFORNIA ELECTRICAL CODE
 2010 CALIFORNIA PLUMBING CODE
 2008 CALIFORNIA ENERGY CODE
 2010 CALIFORNIA FIRE CODE & ALL RELATED
 2010 SAN FRANCISCO BUILDING CODE ORDINANCES
 OF THE CITY & COUNTY OF SAN FRANCISCO

DRAWINGS

A0.0	COVER SHEET; PROJECT DATA AND VICINITY MAP & SITE PLAN
A2.0	EXISTING & DEMOLITION FLOOR PLANS
A2.1	PROPOSED FIRST & SECOND FLOOR PLAN
A2.2	PROPOSED THIRD & FOURTH F,PLAN
A2.3	PROPOSED ROOF DECK PLAN
A3.0	(E) ELEVATIONS
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A4.0	SECTION A-A

SCOPE OF WORK

CONVERT SINGLE FAMILY
 DWELLING TO THREE UNIT
 AND INTERIOR REMODELING

P. INFORMATION

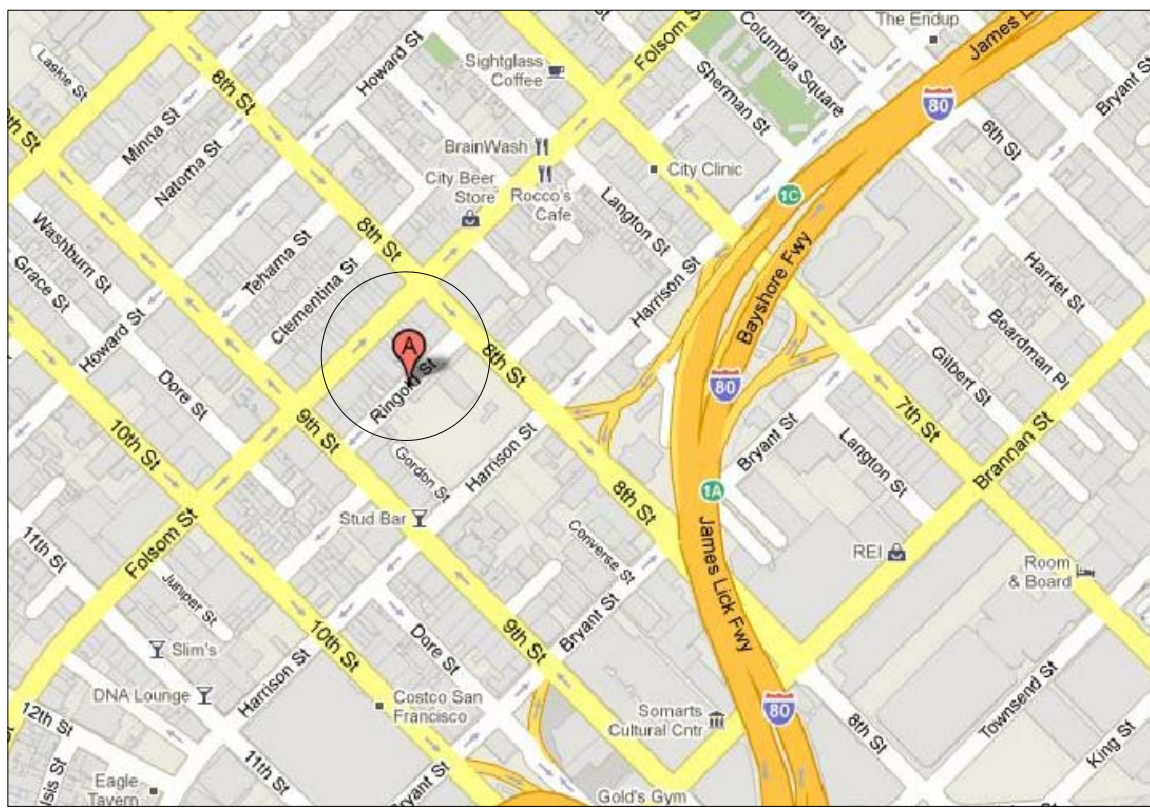
REQUIRED REAR YARD= AVERAGE: MIN 25%= 17'-8"
 TOTAL LIVING AREA: 4080.00 SQ FT
 TOTAL GARAGE AREA: 1200 SQ FT
 STANDAR PARKING SPACE: 3
 PRIVATE OPEN SPACE: 1100 SQ FT

NOTE: TYPE 5 (1 HR-RATED) FULLY SPRINKLER
 FIRE-PRO SYSTEM ON SEPARATE PERMIT

BUILDING AREAS

	FIRST FLOOR	SECOND FLOOR UNIT-1	THIRD FLOOR UNIT-2	FOURTH FLOOR UNIT-3	TOTAL
LIVING AREA	721.58 SQ. FT.	1478.81 SQ. FT.	1179.62 SQ. FT.	899.42 SQ. FT.	4279.43 SQ. FT.
EXT.REAR STAIRS	78.95 SQ. FT.	178.25 SQ. FT.	91.26 SQ. FT.	91.50 SQ. FT.	439.96 SQ. FT.
GARAGE AREA	957.43 SQ. FT.	00.00 SQ. FT.	00.00 SQ. FT.	00.00 SQ. FT.	957.43 SQ. FT.
DECK AREA	00.00 SQ. FT.	316.00 SQ. FT.	369.81 SQ. FT.	370.00 SQ. FT.	1055.81 SQ. FT.

VICINITY MAP



382 ALIDA WAY # 203
 SOUTH SAN FRANCISCO CA, 94080
 Tel.: (650) 745 6399

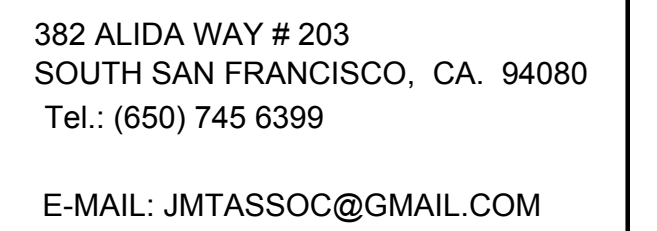
E-MAIL: JMTASSOC@GMAIL.COM

CONSULTANT

PROJECT TITLE

CONVERT SINGLE FAMILY
 DWELLING TO THREE UNIT
 AND INTERIOR REMODELING

56 RINGOLD
 SAN FRANCISCO, CA.



CONVERT SINGLE FAMILY
DWELLING TO THREE UNIT
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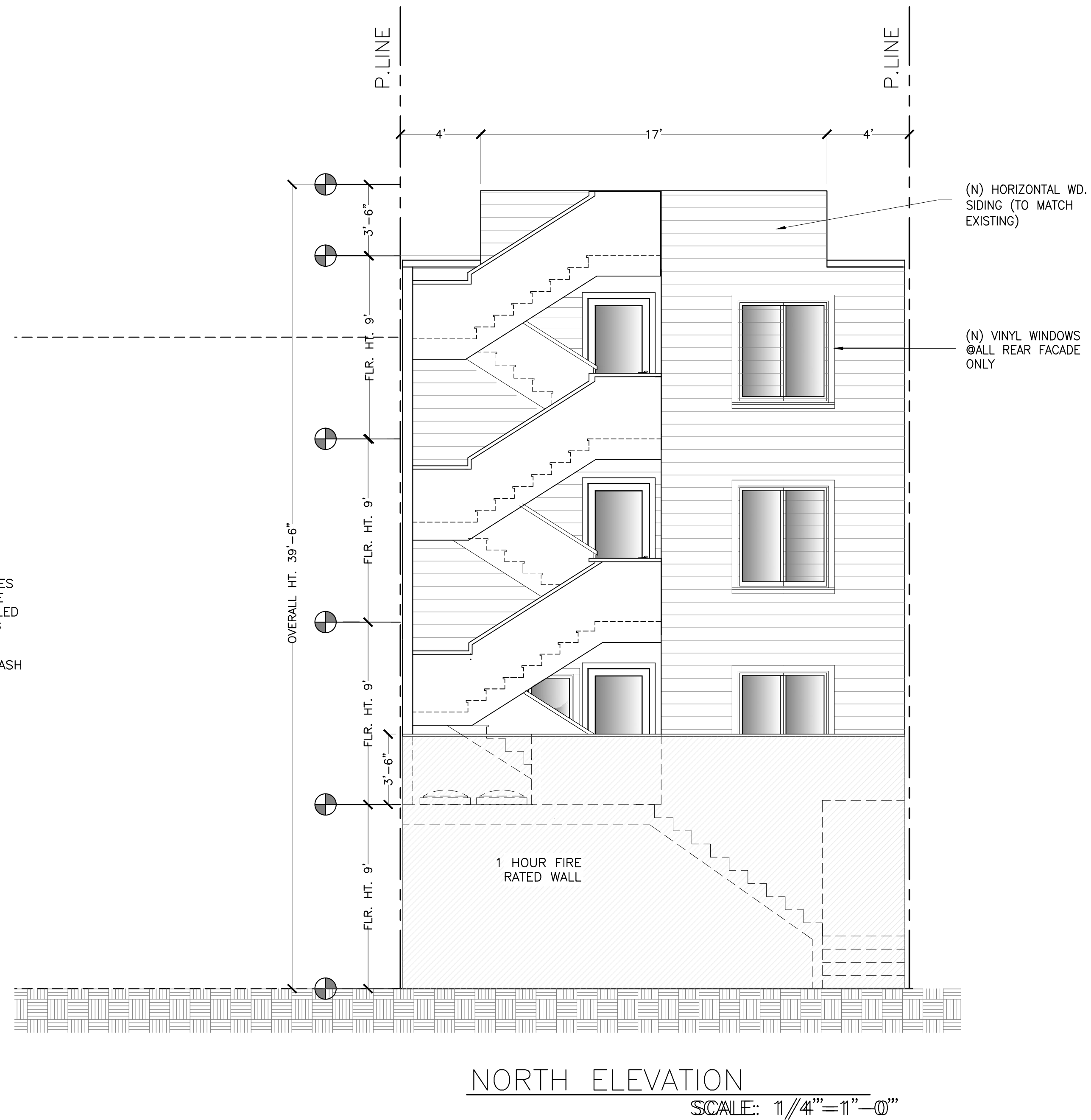
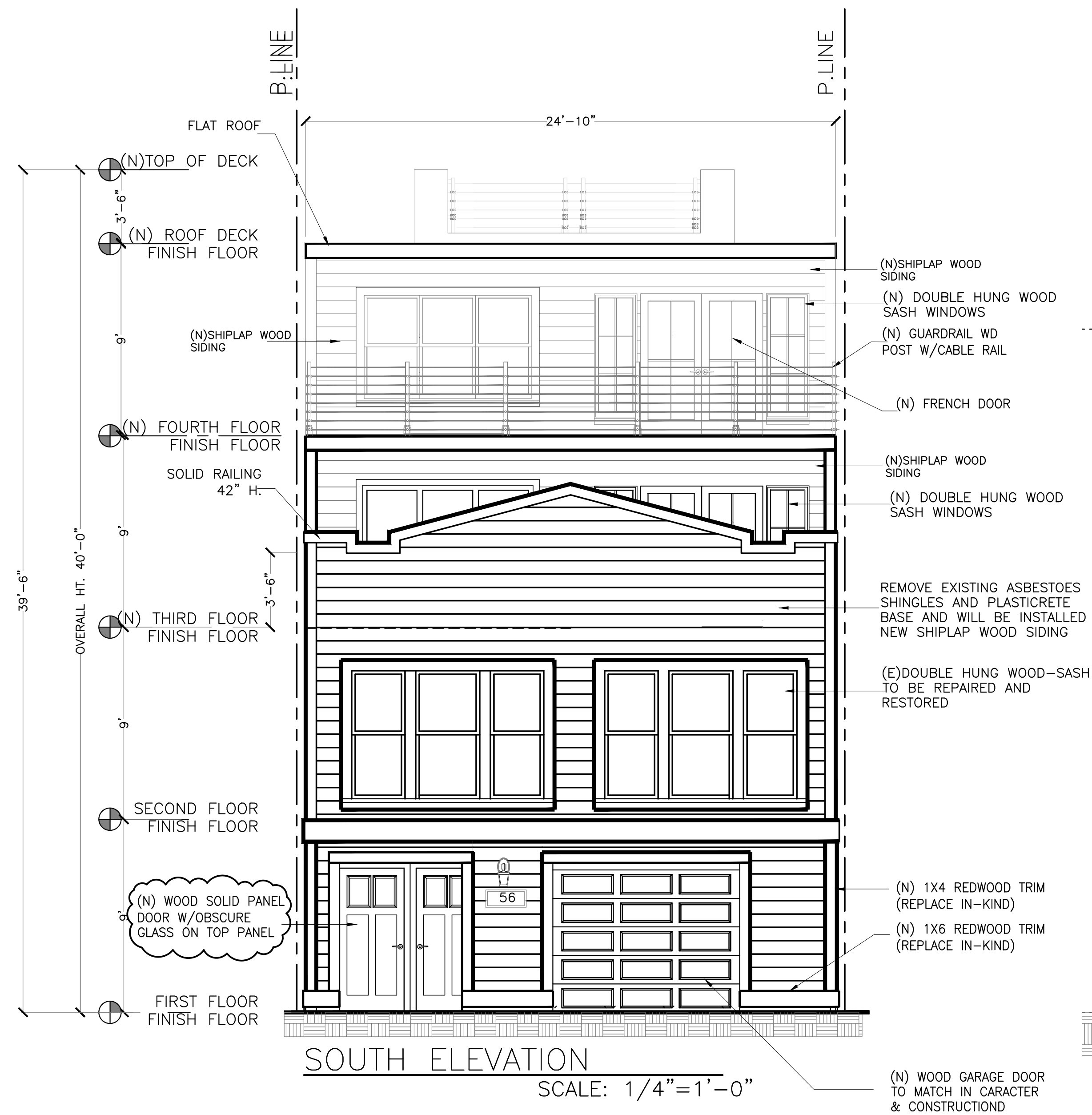
SCALE



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A3.0

Sheet ____ of ____ sheets.



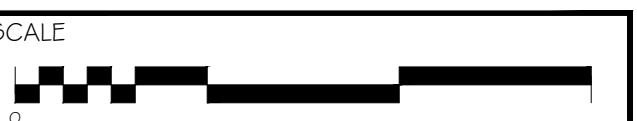
CONSULTANT

PROJECT TITLE

CONVERT SINGLE FAMILY DWELLING TO THREE UNIT AND INTERIOR REMODELING

56 RINGOLD
SAN FRANCISCO, CA.

NO.	DATE	REVISIONS
DRAWN	M-AVILES	
CHECK 1	M-AVILES	
CHECK 2	M-AVILES	
FILE	56-RINGOLD	
PROJ.	2011	
FACILITY	RESIDENTIAL	
DESIGNER	MARIO-AVILES	DATE
		AUGUST-2012



DRAWING TITLE
PEOPOSED ELEVATIONS

SHEET NO.

A3.1

Sheet ___ of ___ sheets.



382 ALIDA WAY # 203
SOUTH SAN FRANCISCO, CA. 94080
Tel.: (650) 745 6399
E-MAIL: JMTASSOC@GMAIL.COM

CONSULTANT

PROJECT TITLE

CONVERT SINGLE FAMILY DWELLING TO THREE UNIT AND INTERIOR REMODELING

56 RINGOLD
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CHECK2		
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MARIO-AVILES		AUGUST-2012

SCALE

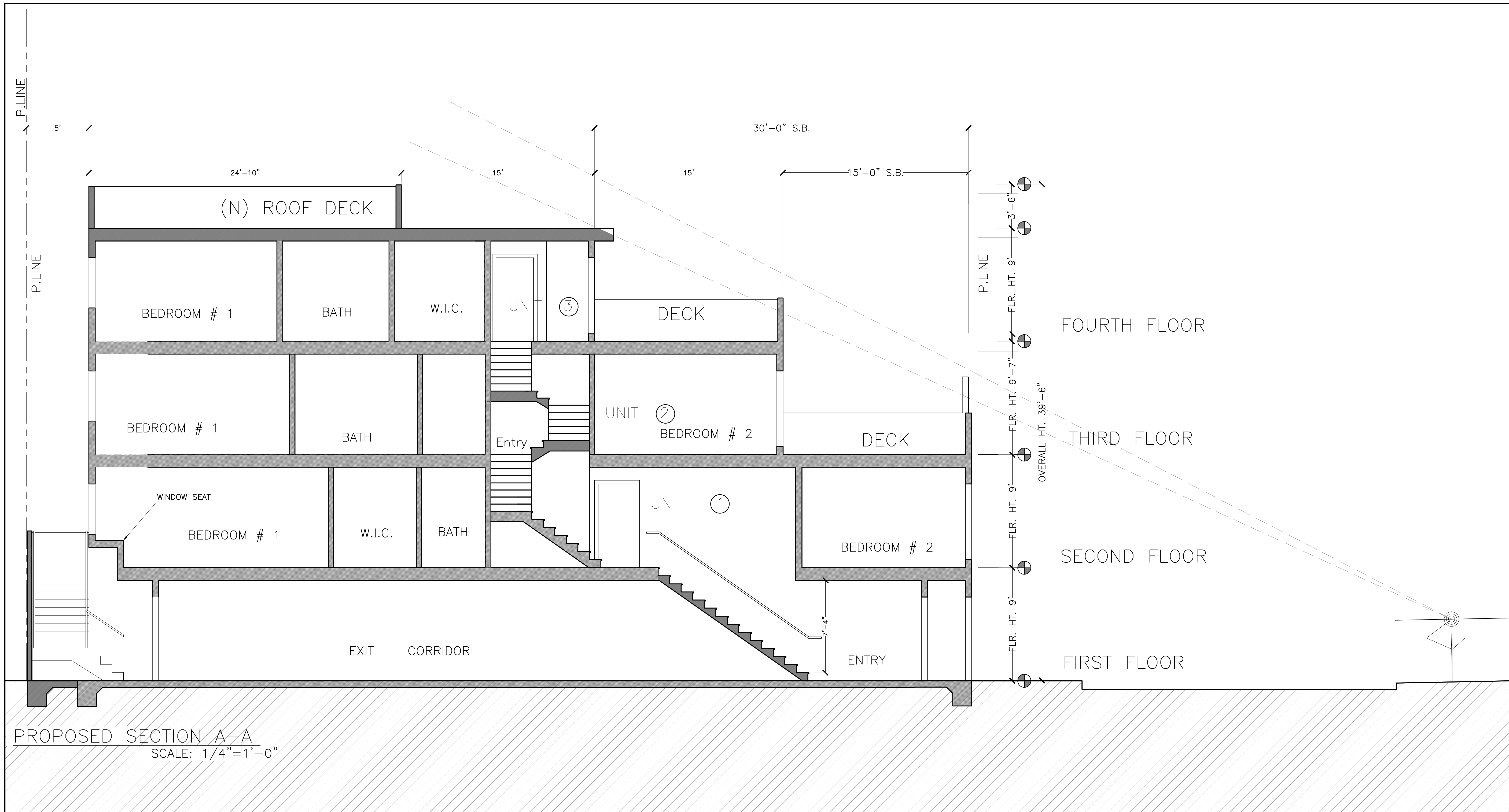
DRAWING TITLE

PROPOSED ELEVATIONS

SHEET NO.

A3.2

Sheet ___ of ___ sheets.



J.M.T. ASSOCIATES
RESIDENTIAL + COMMERCIAL CONSTRUCTION

382 ALIDA WAY # 203
SOUTH SAN FRANCISCO, CA. 94080
Tel.: (650) 745 6399
E-MAIL: JMTASSOC@GMAIL.COM

CONSULTANT

PROJECT TITLE

CONVERT SINGLE FAMILY DWELLING TO THREE UNIT AND INTERIOR REMODELING

**56 RINGOLD
SAN FRANCISCO, CA.**

NO.	DATE	REVISIONS
DRAWN	M-AVILES	
CHECK1	M-AVILES	
CHECK2		
FILE	56 RINGOLD	
PROJ.	2010	
FACILITY	RESIDENTIAL	
DESIGNER		DATE
MARIO-AVILES		AUGUST-2012

SCALE

DRAWING TITLE

SECTION A-A

SHEET NO.

A4.0

Sheet ___ of ___ sheets.