



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, June 27, 2012**

Time: **9:30 AM**

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

Case Type: **Variance(Rear Yard and Noncomplying Structure)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	55-57 Grattan St	Case No.:	2012.0189V
Cross Street(s):	Cole & Belvedere	Building Permit:	2012.01.17.2332
Block / Lot No.:	1280/026	Applicant/Agent:	William Pashelinsky
Zoning District(s):	RH-2 / 40-X	Telephone:	379 - 3676
Area Plan:	n/a	E-Mail:	billpash@gmail.com

PROJECT DESCRIPTION

The proposal is to replace existing decks and stairs with a new deck at the ground level (approximately 6 feet deep by 19 feet wide and less than 3 feet above grade) and a new deck at the second level (ranging from approximately 6 to 10 feet deep by 12 feet wide and 13 feet above grade) with spiral stairs to grade at the rear of the two-story over garage, two-unit building.

PER SECTION 134 OF THE PLANNING CODE the subject property requires a rear yard of approximately 26 feet in depth. The proposed decks and stairs would encroach approximately 14 feet into the required rear yard.

PER SECTION 188 OF THE PLANNING CODE a noncomplying structure may be altered provided no new discrepancy is created. The rear portion of the existing building, decks, and stairs are considered a noncomplying structure as they were constructed within the required rear yard area. The proposed project would enlarge the non-complying structure; therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Christine Lamorena** Telephone: **415-575-9085** Mail: christine.lamorena@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/2012.0189V.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.

GENERAL NOTES:

INTENT OF DOCUMENTS:

It is the intent of these Contract Documents to establish a high quality of material and workmanship, but not necessarily to note and call for every last item of work to be done. Any item not specifically covered but deemed necessary for satisfactory completion of the work shall be accomplished by the Contractor in a manner consistent with the quality of the work without additional cost to the Owner. All materials and methods of installation shall be in accordance with industry standards and manufacturers recommendations.

A. All materials and workmanship shall conform to the requirements of the following codes and regulations and any other local and state laws and regulations:

San Francisco Code 2010 Edition
San Francisco Fire Code 2010 Edition
San Francisco Plumbing Code 2010 Edition
San Francisco Electrical Code 2010 Edition
San Francisco Mechanical Code 2010 Edition

Verify all existing conditions and dimensions at the project site. Notify the Architect and/or Engineer of any discrepancies before beginning construction.
B. Provide adequate and proper shoring and bracing to maintain safe conditions at all times. The contractor shall be solely responsible for providing adequate shoring and bracing as required for protection of life and property during the construction of the project.
C. At all times the Contractor shall be solely and completely responsible for all conditions at the jobsite, including safety of persons and property, and all necessary independent engineering reviews of these conditions. The Architects jobsite reviews are not intended nor shall they be construed to include a review of the adequacy of the contractors safety measures.
D. Unless otherwise shown or noted, all typical details shall used where applicable.
E. All details shall be construed typical at similar conditions.
F. All Drawing conflicts shall be brought to the attention of the Architect and/or Consulting Engineer for clarification before work proceeds.
G. The Contractor shall supply all labor, materials, equipment and services, including water and power, necessary for the proper execution of the work shown on these drawings. All materials shall be new and workmanship shall be good quality. All workman and subcontractors shall be skilled in their trade. Any inspections, special or otherwise, that are required by the building codes, local builing departments, on these plans shall be done by an independent inspection company.
H. Finishes: Replace patch, repair and refinish all existing surfaces affected by the new work. All new finishes shall match the adjacent surface. all surfaces shall align.

I. The General Contractor shall visit the site and familiarize themselves with the existing site conditions prior to finalizing of any proposal to the owner. The general Contractor shall be responsible to inform the owner or Architect of potential existing conditions that need to be addressed and or modified in order to complete the work as herein described in these Drawings.
J. The General Contractor shall be responsible for all means and methods of construction including but not limited to leveling, shimming, and blocking. The General Contractor shall make specific note of such items that can not be known prior to the commencement of construction.

PROJECT INFORMATION:

BUILDING TYPE: 5-B

OCCUPANCY: R-3
TWO FAMILY RESIDENTIAL:

ZONING: RH-2

2 FLOORS OVER BASEMENT:

BLOCK: 1280
LOT: 026

SCOPE OF WORK: REPLACE EXISTING DECKS
IN KIND PROVIDE SPIRAL STAIRS

DRAWING INDEX:

A 1.01 GENERAL NOTES AND SITE PLAN

A 2.01 FLOOR PLANS

A 3.01 EXTERIOR ELEVATIONS

DRAWING SYMBOLS

- 101

DOOR NUMBER
- 201

WINDOW NIMBER
- 101

SKYLIGHT NUMBER
- 1

DRAWING REVISION
- 1

DETAIL NUMBER AND DRAWING REFERENCE

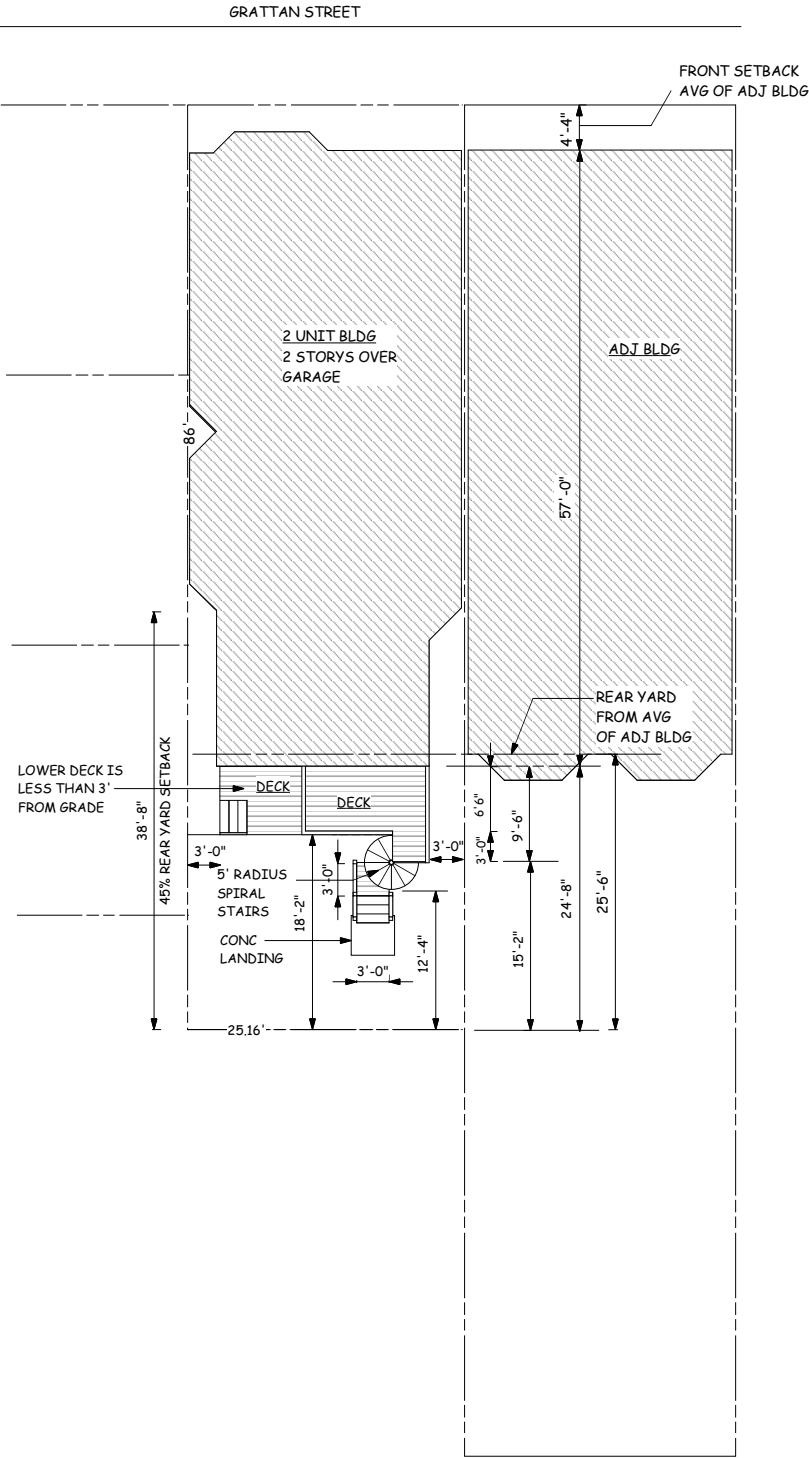
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ITEM NUMBER

0'-0" GRADE
PL----- PROPERTY LINE

ABBREVIATIONS:

@	AT	HGT./HT.	HEIGHT
CL	CENTERLINE		
Ø	DIAMETER OR ROUND	INSUL.	INSULATION
(E)	EXISTING		
(N)	NEW	MFG.	MANUFACTURING
(R)	REPLACE	MAX.	MAXIMUM
		MTL.	METAL
		MIN.	MINIMUM
		O.C.	ON CENTER
AFF	ABOVE FINISH FLOOR		
		PR.	PAIR
BM.	BEAM	PKT.	POCKET
BLDG.	BUILDING	P.T.	PRESSURE TREATED
CBC	CALIFORNIA BUILDING CODE	REF.	REFRIGERATOR
CLR.	CLEAR	REQ'D	REQUIRED
CLOS.	CLOSET	REQ'T	REQUIREMENT
CONC.	CONCRETE	RTG.	RETAINING
		R & S	ROD AND SHELF
DECK'G	DECKING	RM.	ROOM
DET.	DETAIL		
DIA.	DIAMETER	SIM.	SIMILAR
DISP.	DISPOSAL	S.C.	SOLID CORE
DW.	DISHWASHER	SQ. FT.	SQUARE FOOT/FEET
DR.	DOOR	STOR.	STORAGE
DBL.	DOUBLE	STRUCT.	STRUCTURAL
DN.	DOWN		
DRW'GS.	DRAWINGS		
D	DRYER		
		TEMP.	TEMPERED
EA.	EACH	TRANS.	TRANSPARENT
		TYP.	TYPICAL
F	FAHRENHEIT		
FIN.	FINISH	U.O.N.	UNLESS OTHERWISE NOTED
F.R.	FIRE RATED		
FLR.	FLOOR		
FT.	FOOT OR FEET	V.I.F.	VERIFY IN FIELD
FR.	FRENCH		
FURN.	FURNISH	W	WASHER
FURR.	FURRING	WH.	WATER HEATER
		WP	WATERPROOF
		WDO.	WINDOW
		W/	WITH
		WD.	WOOD
GA.	GAUGE		
GL.	GLAZING		
GYP.	GYP SUM		
GYP.BD.	GYP SUM BOARD		



SITE AND ROOF PLAN
1/8"=1'-0"



WILLIAM PASHELINSKY
ARCHITECT
1937 HAYES STREET
SAN FRANCISCO, CA 94117
415 379 3676

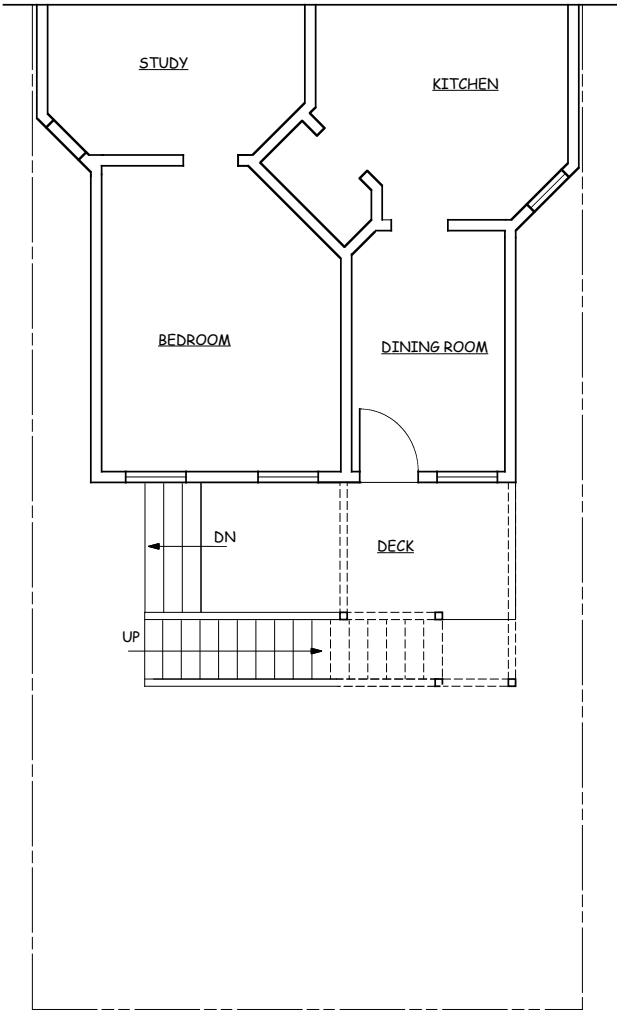
REPLACE EXISTING
DECKS
55 GRATTAN STREET
SAN FRANCISCO, CA.

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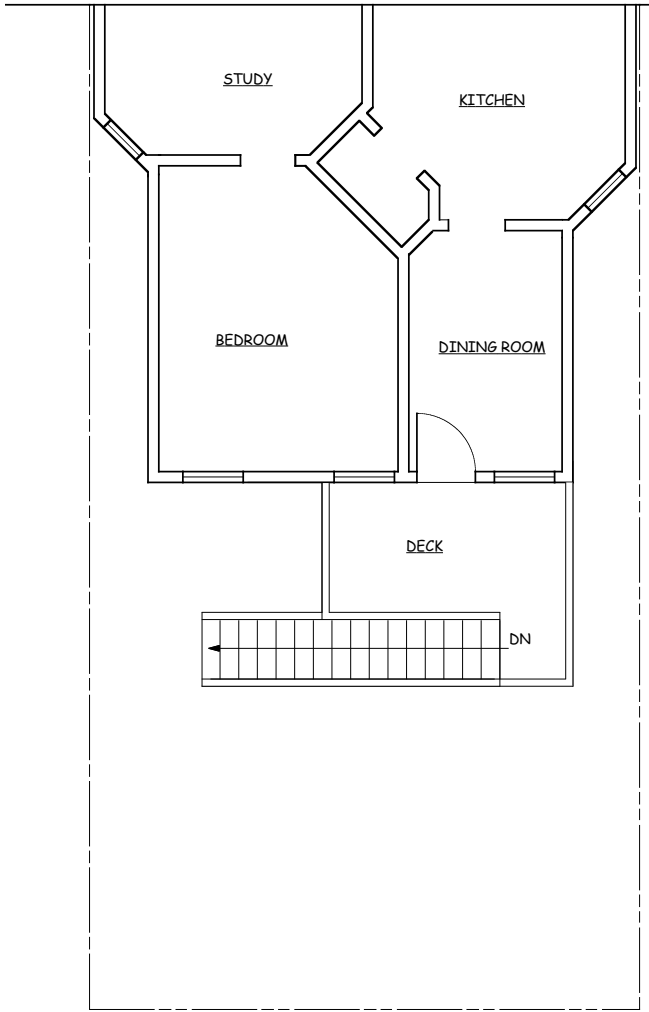
NO.	DATE	DESCRIPTION
1	03/20/12	PLANNING REV

PROJECT NO. 2011.27
SHEET

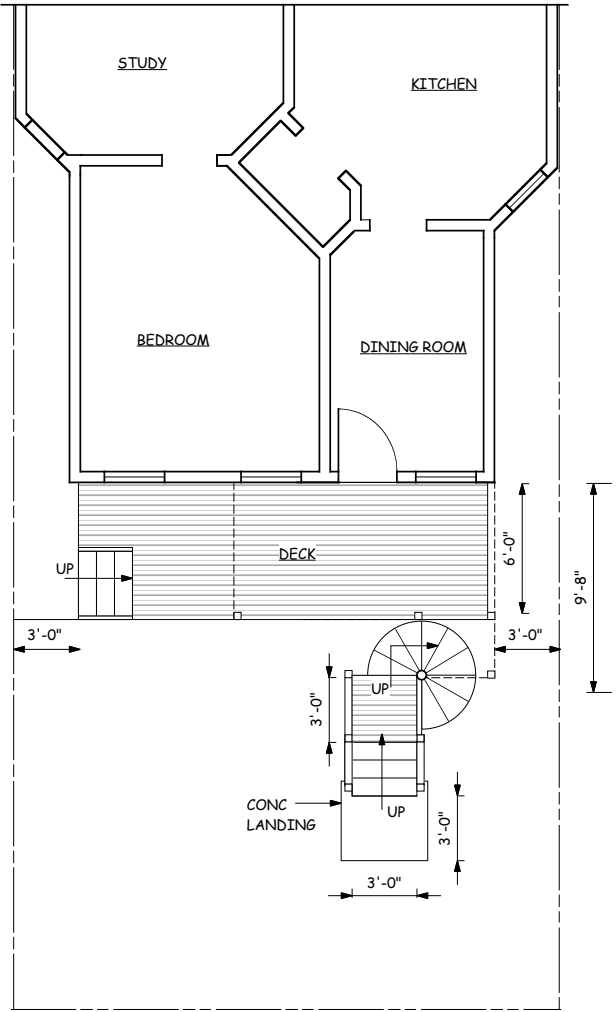
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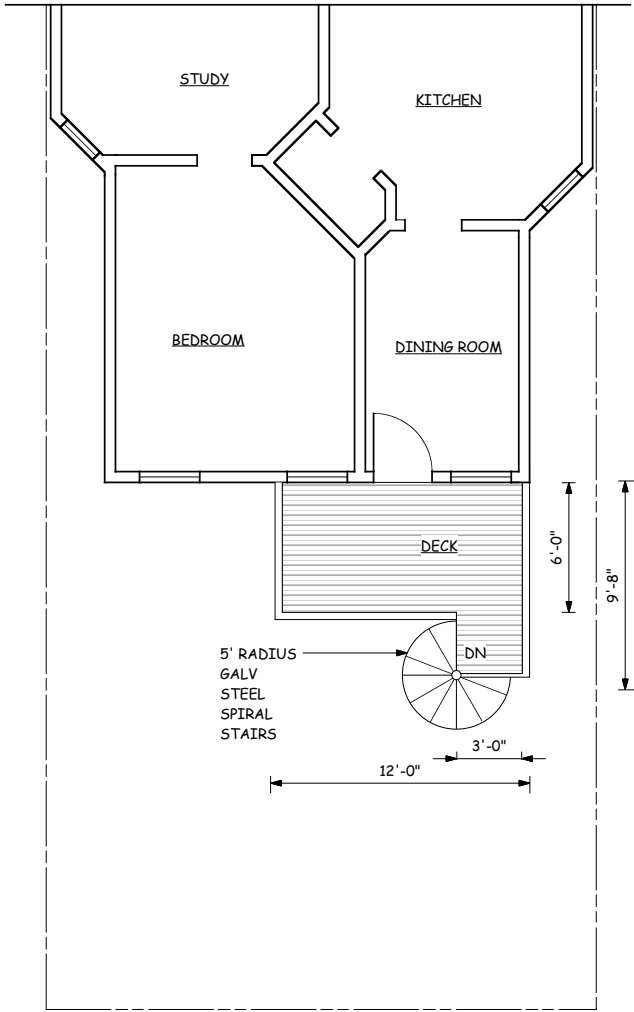
1ST FLOOR PLAN (E)
1/4"=1'-0"



2ND FLOOR PLAN (E)
1/4"=1'-0"



1ST FLOOR PLAN (N)
1/4"=1'-0"

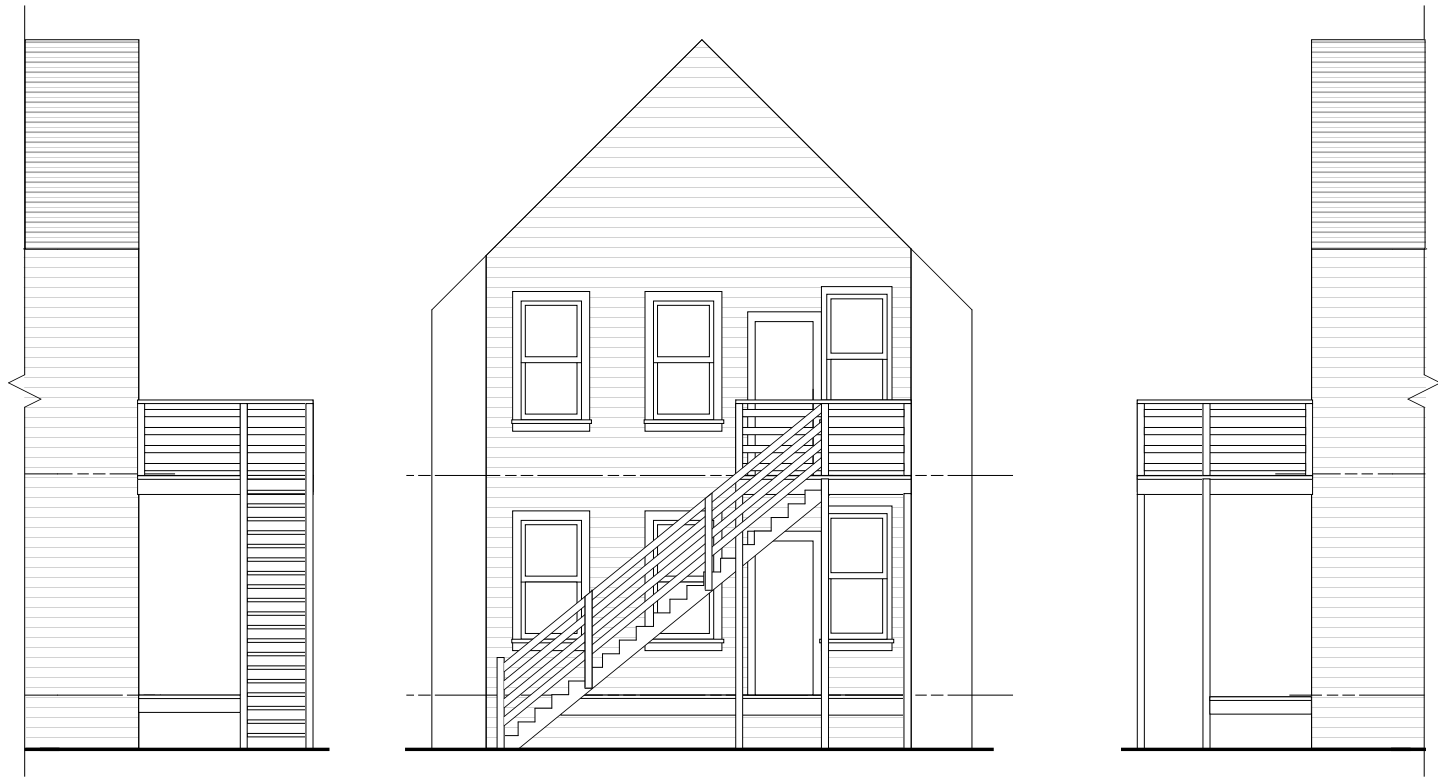


2ND FLOOR PLAN (N)
1/4"=1'-0"

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NO.	DATE	DESCRIPTION

REPLACE EXISTING
DECKS
55 GRATTAN STREET
SAN FRANCISCO, CA.



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

SOUTH ELEVATION (E)
1/4"=1'-0"

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



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

SOUTH ELEVATION (N)
1/4"=1'-0"

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

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