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 **NOTICE OF PUBLIC HEARING**

Hearing Date: Wednesday, August 22, 2012

Time: **9:30 AM**

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

Case Type: Variance(Rear Yard, Open Space, Exposure and Non-Complying Structure)

Hearing Body: Zoning Administrator

PORPERT	TY INFORMATION	APPLICATION INFORMATION			
Project Address:	1721-1723 Church St	Case No.:	2012.0350V		
Cross Street(s):	29th St./ Day St.	Building Permit:	2012.0309.5741; 2012.0309.5742		
Block / Lot No.:	6633/020	Applicant/Agent:	Todd Davis		
Zoning District(s):	NC-1 / 40-X	Telephone:	415.336.8443		
Area Plan:	N/A	E-Mail:	todd@td-architecture.com		

PROJECT DESCRIPTION

The proposal includes the conversion of an existing two-story shed at the rear of the property into a new dwelling unit and expansion at the rear of the front building, which contains an existing dwelling unit.

SECTION 134 OF THE PLANNING CODE requires a rear yard of 20 feet for the property. The proposed addition at the rear of the front building (under an existing extension) will extend 2 feet - 6 inches into the required rear yard and 4 feet 6 inches (laterally) to the north. This expansion, in addition to the proposal to convert the existing shed to a second dwelling unit, requires a variance.

SECTION 135 OF THE PLANNING CODE requires 100 sq. ft. of private open space or 133 sq. ft. of common open space per unit. The project does not provide adequate open space and requires a variance.

SECTION 140 OF THE PLANNING CODE requires each dwelling unit to face directly onto a public street/alley/side yard at least 25 feet in width or a Code-complying rear yard. The subject property does not feature a code-complying rear yard; therefore, the proposal requires a variance.

SECTION 188 OF THE PLANNING CODE prohibits intensification of non-complying structures; therefore, conversion of the rear shed into a dwelling unit and expansion of the front building requires a variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: Doug Vu Telephone: 415-575-9120 Mail: Doug.Vu@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/2012.0350V.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. On July 9, 2012, the Department issued the required Section 311 notification for this project (expires August 8, 2012).

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.

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Para información en Español llamar al: 558.6378

@ AT	GA.	GAUGE	P	RADIUS OR RISER	<u>G 1</u>	SITE EXAMINATION: THE CONTRACTOR SHALL THOROLIGHTY EVALUATE AND SATISTY		1701 1700 0000 0000		
A.B. ANCHOR BOLT A.C. ASPHALTIC CONCRETE	GA. GALV. GB.	GAUGE GALVANIZED GRAB BAR	r. (R) R.A.	RADIUS OR RISER REMOVE RETURN AIR	G-1.	SITE EXAMINATION: THE CONTRACTOR SHALL THOROUGHLY EXAMINE AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE	ADDRESS:	1721-1723 CHURCH STREET SAN FRANCISCO, CA 94131	1721-1723 CHURCH STREET HAS 2 ADDRESSES AND IS ZONED FOR 3. THE PROJECT PROPOSES TO RENOVATE THE EXISTING REAR YARD BARN INTO	RYAN REMODEL
ACOUS. ACOUSTICAL A.D. AREA DRAIN	G.D. GFCI	GARBAGE DISPOSAL GROUND FAULT CIRCUIT INTERRUPTER	R.B. R.C.P.	ROOF BEAM REINFORCED CONCRETE PIPE		CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AND CONDITIONS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME.	BLOCK/LOT:	6633/020	A GUEST HOUSE. THE GUEST HOUSE BARN WILL BE 1721 CHURCH STREET AND THE MAIN RESIDENCE WILL REMAIN 1723 CHURCH STREET. A NEW	KTAN KEMODEL
ADJ. ADJUSTABLE A.F.F. ABOVE FINISHED FLOOR	GL. G.L.B.	GLASS GLUED LAMINATED BEAM	R.D. REF.	ROOF DRAIN REFERENCE	G-2.	MEASUREMENTS: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE	ZONING:		CORRIDOR IS PROPOSED FROM CHURCH STREET TO THE REAR	
AGGR. AGGREGATE ALUM. ALUMINUM	GND. GR.	GROUND GRADE	REFR. REINF.	REFRIGERATOR REINFORCE	02.	DRAWINGS BY TAKING FIELD MEASUREMENTS IF NECESSARY. PROPER FIT AND	ZONING:	NC-1	COURTYARD/BARN. FOR THE MAIN RESIDENCE, IT IS PROPOSED THAT A PORTION OF THE 1ST FLOOR BE CONVERTED TO LIVING SPACE WITH	
ALT. ALTERNATE APPROX. APPROXIMATE	G.S.M. GYP. BD.	GALVANIZED SHEET METAL	REQ'D. RESIL.	REQUIRED RESILIENT		ATTACHMENT OF ALL PARTS IS REQUIRED. BEFORE COMMENCING WORK, CHECK ALL LINES AND LEVELS INDICATED AND SUCH OTHER WORK TO VERIFY THAT IT HAS BEEN	TYPE CONSTRUCTION:	V	IN-FILL UNDER THE UPSTAIRS OVERHANG. A 2ND FLOOR KITCHEN AND BATHROOM REMODEL ARE PROPOSED. IN THE COURTYARD A METAL	
ARCH. ARCHITECTURAL ASB. ASBESTOS	HR	HOSE BIB	RGTR. R.H.	REGISTER ROBE HOOK		PROPERLY COMPLETED. SHOULD THERE BE ANY DISCREPANCIES, THIS OFFICE IS TO BE NOTIFIED FOR CORRECTION AND/OR RESOLUTION PRIOR TO COMMENCEMENT OF ANY	PARKING:	2 CAR GARAGE	SPIRAL STAIR IS PROPOSED TO REPLACE A DILAPITATED WOOD STAIR.	1721-1723 CHURCH STREET
ASPH. ASPHALT	H.C.	HOLLOW CORE HEAD	R.H.W.S RM.	ROUND HEAD WOOD SCREW ROOM		RELATED WORK.	LOT AREA:	2,320 SF	PROJECT DESCRIPTION	SAN FRANCISCO CA 94131
BD. BOARD BET. BETWEEN	HDR. BD. HDWR.	HEADERBOARD	R.O. R.O.W.	ROUGH OPENING RIGHT OF WAY	G-3.	RULES AND REGULATIONS: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH: - 2010 CALIFORNIA CODE OF REGULATIONS	FIRE SPRINKLERS:	NO	PROJECT DESCRIPTION	
BITUM. BITUMINOUS BLDG. BUILDING	H.I.D.	HIGH INTENSITY DISCHARGE HOLLOW METAL	RWD. R.W.L.	REDWOOD RAIN WATER LEADER		- 2010 CALIFORNIA ELECTRICAL CODE - 2010 CALIFORNIA MECHANICAL CODE			<u>1st Floor</u> i Set back (E) garage door to match neigborhood aesthetic.	
BLKG. BLOCK BLKG. BLOCKING	HORIZ. H.P.S.	HOLLOW METAL HORIZONTAL HIGH PRESSURE SODIUM	K. W.L.	SOUTH		- 2010 CALIFORNIA PLUMBING CODE	REQUIRED SETBACKS:	FRONT - NONE	ii (N) hallway from front of property to rear courtyard to access to Barn	
BM. BEAM	HR.	HOUR HIGH STRENGTH BOLTS	S.4.S.	SURFACED 4 SIDES		- 2010 CALIFORNIA ENERGY CODE (CEES AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL		REAR - 25'-0" or (AVERAGE OF ADJ. PROPERTIES)	iii Add (N) bedroom, WIC, bathroom, laundry room, and rec. room iv Add 91sf of infill under (E) 2nd Fl breakfast nook	
BN. BULLNOSE BOT. BOTTOM	H.S.B. HT.	HEIGHT HEATER	S.A. S.C.	SLEEVE ANCHOR SOLID CORE		JURISDICTION.)		BOTH ADJ. PROPERTIES COVER ENTIRE LOTS	2nd Floor	
CAB. CABINET	H.W	HOT WATER	S.C.D. SCHED.	SEE CIVIL DRAWINGS SCHEDULE	G-4.	GENERAL OPERATIONS: THE CONTRACTOR SHALL SCHEDULE THE WORK SO AS NOT TO		SIDES - 0'-0" LEFT	i Kitchen remodel, add 28sf at Breakfast Nook and at Pantry	
C.B. CARRIAGE BOLT OR CEILING BEAM OR CATCH BASIN	HWD.	HARDWOODI	S.D.	SOAP DISPENSER OR SMOKE DETECTOR		INTERFERE UNDULY WITH THE NEIGHBORS, ETC., AND SHALL MAKE HIMSELF AWARE OF ANY LOCAL RESTRICTIONS ON CONSTRUCTION OPERATIONS.		0'-0" RIGHT	ii Bathroom remodel, add iii Remove (E) 1/2 bathroom.	
CEM. CEMENT CER. CERAMIC	I.D. IN.OR (")		SDG. SECT.	SIDING SECTION			MAXIMUM HEIGHT:	40'-0"	iv Add 3 skylights	
CG. CORNER GUARD C.I. CAST IRON	INCL. INSUL.	INCLUDE INSULATION	SEL. SH.	SELECT SHELF OR SHELVING	G-5.	PLUMBING & ELECTRICAL: (SEE ALSO PLUMBING AND ELECTRICAL NOTES) EXAMINATION OF PLUMBING AND ELECTRICAL SERVICES TO SITE BY CONTRACTOR PRIOR TO CONNECTION	AREA CALCULATIONS:		v Restore (E) deck and guardrail	
C.J. CEILING JOIST OR CONTROL JOIN CKT. CIRCUIT	NT INT. INV.	INTERIOR INVERT	SHR SHT	SHOWER SHEET		OR TYING INTO IS REQUIRED. IN ANY CASE WHERE A NEW LINE TIES INTO OR EXTENDS AN EXISTING LINE WITHIN THE LIMITS OF WORK, THE CONTRACTOR SHALL EXAMINE THE	EXISTING		Barn i Replace siding and match (E)	
CLG. CEILING CLKG. CAULKING	JAN.	JANITOR	SHTH. SIM.	SHEATHING SIMILAR		ENTIRE LINE AS IT IS FEASIBLE, OR ARRANGE FOR THE PROPER AGENCIES TO DO SO.			ii Replace (E) comp. roof and match (E)	TODD DAVIS
CLR. CLEAR C.M.P. CORRUGATED METAL PIPE	J.H. JST	JOIST HANGER JOIST	SK. SL.	SINK SKYLIGHT OR SLIDER		NOTIFY OWNER OF ANY DEFECTS PRIOR TO TYING INTO (E) LINES.	GROUND FLOOR RESIDENCE	1468 SF	iii Add skylight at 2nd floor hallway iv Replace (E) 1st Fl door(1) and window(1) with 2 sliders/2 sidelights	ARCHITECTURE
C.M.U. CONCRETE MASONRY UNIT C.O. CLEANOUT OR CASED OPENING	JT.	JOINT	S.L.D. S.M.S.	SEE LANDSCAPE DRAWINGS SHEET METAL SCREW	G-6.	ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL SCALE PLAN	BARN	<u>435 SF</u>	v Add 2 barn doors and track to 1st Fl vi Add 2 windows to 2nd floor	355 11TH STREET SUITE 300
COL. COLUMN CONC. CONCRETE	KD. KIT.	KILN-DRIED KITCHEN	S.N.D. S.N.R.	SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE		PRINTS AT HIS/HER OWN RISK.		1903 SF	vii Replace (E) hayloft door with 1 window at proposed bathroom	SAN FRANCISCO CA 94103
CONN. CONNECTION CONST. CONSTRUCTION	K.O K.P.	KNOCK OUT KICK PLATE	S.P. SPEC	SOIL PIPE SPECIFICATION(S)	G-7.	ALL CONDITIONS NOT SPECIFICALLY DETAILED ON DRAWINGS SHALL BE SIMILAR TO THOSE	2ND FLOOR RESIDENCE	1500 SF	viii Add (N) bathroom, 1/2 bath, kitchen, stair, 2 bedrooms to interior	415 336 8443 LIC C31898
CONT. CONTINUOUS CORR. CORRIDOR	LAM.	LAMINATE(D)	SQ. S.S.D.	SQUARE SEE STRUCTURAL DRAWINGS		SHOWN OR IMPLIED.	BARN	435 SF	Courtyard	INFO@TD-ARCHITECTURE.COM WWW.TD-ARCHITECTURE.COM
C.O.T.G. CLEAN OUT TO GRADE CPT. CARPET	LAM. LAV. IB	LAVATORY POUND	5.5.D. S.SK. S.ST.	SERVICE SINK STAINLESS STEEL	G-8.	THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY HIGH QUALITY CONSTRUCTION, MATERIAL,		1935 SF	 i Replace (E) wood stair with 5'0" metal spiral stair ii Add 1-hr walls at spiral stair and 2nd floor deck 	and the second s
CTSK. COUNTERSINK C.T. COLLAR TIE	LB. LIN. LKR.	LINEAR LOCKER	STA STD.	STATION STANDARD		AND WORKMANSHIP THROUGHOUT.	TOTAL FLOOR AREA	3838 SF		
C.W. COLD WATER	L.P.S.	LOW PRESSURE SODIUM	STL.	STEEL	G-9.	ALL WORK SHALL CONFORM AND SHALL BE IN CONFORMANCE TO ALL REQUIREMENTS	PROPOSED PROPOSED		General i Replace all windows that remain w/ dbl pane to match (E) style	
D. DRYER	L.S. LT.	LAG SCREW LIGHT	STOR STRUCT.	STORAGE STRUCTURAL		OF THE STATE OF CALIFORNIA ENERGY COMMISSION (TITLE 24) ENERGY EFFICIENCY STANDARDS FOR NEW RESIDENTIAL BUILDINGS, AND SPECIFIC REGULATIONS AND	GROUND FLOOR		(except front facade and Dining Room windows which are (N))	SED ARCA.
DBL. DOUBLE DEPT. DEPARTMENT	MAX.	MAXIMUM	SURF. SUSP.	SURFACE SUSPEND		MANDATORY FEATURE AS REFERRED TO IN THE ENERGY CALCULATIONS OR AS NOTED	RESIDENCE	1525 SF	SCOPE OF WORK	CENTODD DAY
DET. DETAIL D.F. DOUGLAS FIR OR DRINKING	M.B. M.C.	MACHINE BOLT MEDICINE CABINET	S.V. SYM.	SHEET VINYL SYMBOL OR SYMMETRICAL		ON DRAWINGS.	<u>BARN</u>	<u>435 SF</u> 1960 SF	JCOPL OI WORK	No. C-31898
FOUNTAIN DIA. DIAMETER	MECH. MED.	MECHANICAL MEDIUM	SYS.	SYSTEM	G-10.	ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS AS PER	0) 17 51 0 0 7	1,700 0.	OWNER:	REN.07-31-13
DIM. DIMENSION DISP. DISPENSER	MEMB. MEZZ.	MEMBRANE MEZZANINE	T&B T&G	TOP AND BOTTOM TONGUE AND GROOVE		CBC.	2ND FLOOR RESIDENCE	1 <i>575</i> SF	ED/SUNNY RYAN PH: (415) 312-8316	OF CALIFORM
DN. DOWN D.O. DO OVER (DITTO)	MFR. M.H.	MANUFACTURER METAL HALIDE OR MANHOLE	T. T.B.	TREAD TOWEL BAR	G-11.	UNLESS OTHERWISE NOTED, ALL NAILING SHALL BE AS PER CBC.	<u>BARN</u>	<u>435 SF</u> 2010 SF	1723 CHURCH STREET E: eddieryan1970@hotmail.com SAN FRANCISCO,CA 94131	
DR. DOOR DS. DOWNSPOUT	M.I. MIN.	MALLEABLE IRON MINIMUM	T.C. TEL.	TRASH COMPACTOR TELEPHONE	G-12.	PROVIDE SECURITY DEVICES AS REQUIRED BY THE CITY OR COUNTY. AS WELL AS ANY				
D.S.P. DRY STANDPIPE DW DISHWASHER	MIR. MISC.	MIRROR MISCELLANEOUS	THK THRU	THICK(NESS) THROUGH		SECURITY DEVICES SPECIFICALLY REQUESTED BY OWNER.	TOTAL FLOOR AREA	3970 SF	<u>ARCHITECT</u>	REVISIONS
DWG. DRAWING DWR. DRAWER	M.O. MTD.	MASONRY OPENING MOUNTED	T.N. T.O.C.	TOE NAIL TOP OF CURB/CONCRETE	G-13.	USE WATER RESISTANT GYPSUM BOARD AT ALL "WET" LOCATIONS.	PROJECT INFORMA	ATION	TODD DAVIS PH: (415) 336-8443	06.11.12
E. EAST	MTL.	METAL MULLION	T.O.P. T.O.W.	TOP OF PAVEMENT TOP OF WALL	G-14.	CONTRACTOR SHALL INSTALL ALL INSULATION AS REQUIRED BY TITLE 24 AS FOLLOWS:		EE WINDOW SCHEDULE	355 11TH STREET SUITE 300 E: todd@td-architecture.com SAN FRANCISCO, CA 94103	00.11.12
EA. EACH E.J. EXPANSION JOINT	M.V.	MERCURY VAPOR	T.P.H.	TOILET PAPER HOLDER TOILET PAPER DISPENSER		FLOOR INSULATION: R-19 BATT*	DOOR UNIT, SEE DO		CONTRACTOR	
EL. ELEVATION ELEC. ELECTRICAL	N (N)	NORTH NEW	TRD.	TREAD TELEVISION		WALL INSULATION: R-15 BATT AT 2 X 4 STUD WALLS*	CROSS SECTION, E	EXTERIOR ELEVATION		
ELVR. ELEVATOR EMER. EMERGENCY	N.I.C.	NOT IN CONTRACT # NUMBER	TYP	TYPICAL		R-21 BATT AT 2 X 6 STUD WALLS* ATTIC INSULATION: R-30 BATT*	→ DETAIL		OWNER	
ENCL. ENCLOSURE E.O.S EDGE OF SLAB	NOM. N.T.S.	NOMINAL NOT TO SCALE	UBC	UNIFORM BUILDING CODE UNDERWRITER'S LABORATORIES		VAULTED CEILINGS: R-30 HIGH PERFORMANCE BATT* PIPE INSULATION: R-7 WRAPPED HOT WATER ONLY	♦ ROOM □ INTERIOR ELEVATION	DNS	STRUCTURAL ENGINEER	
E.P. ELECTRICAL PANELBOARD	0/		UNFIN.	UNFINISHED		DUCT INSULATION: R-4.2 MINIMUM - BY DESIGN	B		TBD	
EQ. EQUAL EQUIP. EQUIPMENT	OA.	OVERALL	U.N.O.	UNLESS NOTED OTHERWISE		HOT WATER HEATER: R-12 BLANKET.	NEW CONSTRUCTION			
EST. ESTIMATE EXC EXCAVATE	OBS. O.C.	OBSCURE ON CENTER	VEN.	VINYL COMPOSITION TILE VENEER		* ALL INSULATION TO BE JOHNS MANVILLE FORMALDEHYDE-FREE FIBER GLASS	EXISTING CONSTRU	JCTION	<u> </u>	4
EXH EXHAUST (E) EXISTING	O.D. OFF.	OUTSIDE DIAMETER (DIM.) OFFICE	VERT. VEST	VERTICAL VESTIBULE		INSULATION AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.	SYMBOLS AND ABE	BREVIATIONS	PROJECT DIRECTORY	
EXP. EXPOSED OR EXPANSION EXT. EXTERIOR	OH O.H.W.S		V.G. V.I.F.	VERTICAL GRAIN VERIFY IN FIELD VENT PIPE	G-15.	CONTRACTOR SHALL COMPLETE IC-1 'INSULATION INSTALLATION CERTIFICATE' AND PROVIDE OWNER WITH ALL MANUFACTURER'S MANUALS FOR EQUIPMENT,	Chavez St Clear Chavez	27th St 5	ARCHITECTURAL	1
FA. FIRE ALARM	OPNG. OPP.	OPENING OPPOSITE	V.P. VOL.	VENT PIPE VOLUME		SPECIFICALLY DETAILING EFFICIENT OPERATION AND MAINTENANCE REQUIREMENTS.	7th St 27th St Comerford	Duncan St	A0.0COVER SHEET	
FAB. FABRICATE F.A.U. FORCED AIR UNIT	OV.		V.W.A.	VERIFY WITH ARCHITECT	G-16	PROVIDE PREFABRICATED FIREPLACE UNITS (WHERE SHOWN) WITH GLASS DOORS, OUT-	Ouncan St Z	Incanto Duncan St Staurant II Guerrero Park	A1.0SITE PLAN/PHOTOS	
F.B. FLAT BAR F.C FACE OF CURB	P.D.S. P.E.N.	POWDER DRIVEN STUD PLYWOOD EDGE NAILING	W.	WASHING MACHINE OR WEST OR WIDTH		SIDE AIR INTAKE, TRIPLE WALL INSULATED PIPE, TERMINATION CAP, SPARK ARRESTOR,	8 9 22 28th St	28th St blue plate 11	A2.01ST FL PLANS A2.12ND FL PLANS	
F.D. FLOOR DRAIN FDN. FOUNDATION	PERF. PL.	PERFORATED PLATE OR PROPERTY LINE	W/ W/O	WITH WITHOUT		AND ALL ITEMS FOR A COMPLETE AND OPERATING SYSTEM. ALL SYSTEMS SHALL MEET STATE ENERGY REQUIREMENTS. UNITS SHALL BE BY SUPERIOR, OR EQUAL, APPROVAL #	Valley St Valley St Valley		A2.2ROOF PLAN	
F.E. FIRE EXTINGUISHER F.E.C. FIRE EXTINGUISHER CABINET	P.LAM. PLAS.	PLASTIC LAMINATE PLASTER	W.A. W.C.	WEDGE ANCHOR WALL COVERING OR WATER CLOSET		AS SHOWN ON PLANS. GAS UNIT TO BE INSTALLED IN MASTER BEDROOM (IF SHOWN) SHALL BE CERTIFIED & APPROVED FOR THIS LOCATION.	Valley St Valley St Valley St Valley St	SITE 29th St 29th St Coleridge Mini Park	A3.0ELEVATIONS - MAIN HOUSE A3.1ELEVATIONS - BARN	
F.F. FINISH FLOOR F.G. FLOOR GIRDER	PLYWD. P.M.E.	PLYWOOD PATCH TO MATCH EXISTING	WD. W.H.	WOOD WATER HEATER			29th St	Toast Eatery Day St Spaghetti 11	A4.0SECTIONS/ELEVATIONS	PLANNING SE
F.H.C. FIRE HOSE CABINET F.H.W.S. FLAT HEAD WOOD SCREW	PNL.	PANEL PAIR	WP. WP.M.	WATER TILATER WATERPROOF WATERPROOF MEMBRANE	G-17.	DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION; FOLLOWING THE COMPLETION OF	Day St Upper Noe Val Recreation Cer	lley shack of Viginia 30th St		
FIN. FINISH FIXT. FIXTURE	PRCST. PREFAB	PRE-CAST PREFABRICATED	WR.	WASTE RECEPTACLE OR WATER RESISTANT		THAT REVIEW AND COORDINATION, A SUBMITTAL SHALL BE MADE TO THE CITY OF PALO ALTO	30th St	La Ciccia	A I	
F.J. FLOOR JOIST	PROJ.	PROJECT PROPERTY	WS. WSCT	WEATHERSTRIPPING WAINSCOT		FOR REVIEW AND APPROVAL. THAT SUBMITTAL SHALL INCLUDE A LETTER STATING THAT THE REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND	lly Goat	Church Church	ý _g	COVER SHEE
FLR. FLOOR(ING)	PSI	PER SQUARE INCH	WT	WEIGHT		CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G., WITH REGARD TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS. AS PER CBC.	ancisco Rendall S	St.	<i>5</i>	SCALE: AS NOTE
FLUOR. FLUORESCENT F.O.C. FACE OF CONCRETE	PT. P.T.D.	PAPER TOWEL DISPENSER	W.W.F. WY.	WELDED WIRE FABRIC WAY		10 OLOMETRI, LOAD COMDITIONS, LIC.J WITH INO EXCEPTIONS. AS PER CBC.	partment ion 26	Randall St Good Prospect Community		
F.O.S. FACE OF STUD	P.T.D.F.		XFMR	TRANSFORMER			Dayy of Bearing S.	Fairmount St		
FP FIREPLACE FPRF. FIREPROOF	PTN. P.T.R.	PARTITION PAPER TOWEL RECEPTACLE	YD.	YARD			Fairmont Plaza	Ission S Adington S		DATE: 03.09.1
F.S. FULL SIZE (') OR FT FEET OR FOOT	Q.T.	QUARRY TILE					Addison St Marie of	Cheerer St. Highland Ave		
FTG. FOOTING FURN. FURNACE	QTR QUAL.	QUARTER QUALITY					The state of the s	Arlington Community Park St Park St Park St		
I FUKIN. FUKINACE	••				I		215 St 18	Garden Park St Z		
FURR. FURRING FUT. FUTURE							Bernis Eld	Richland Ave		
FURR. FURRING					GFN	ERAL NOTES	VICINITY MAP	Richland Ave Richland Ave	DRAWING INDEX	AU.U





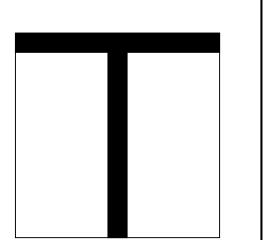






RYAN REMODEL

1721-1723 CHURCH STREET SAN FRANCISCO CA 94131







SITE PLAN NOTES C-1. IT IS THE RESPONSIBIL

C-1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE FOR CLARIFICATION.

C-2. CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL SITE GRADING ADJACENT TO BUILDING ALLOWS FOR NATURAL SITE DRAINAGE AWAY FROM FOOTINGS.

ARCHITECTURE 355 11TH STREET SUITE 300 SAN FRANCISCO CA 94103 415 336 8443 LIC C31898 INFO@TD-ARCHITECTURE.COM WWW.TD-ARCHITECTURE.COM

TODD DAVIS



REVISIONS	
06.11.12	1

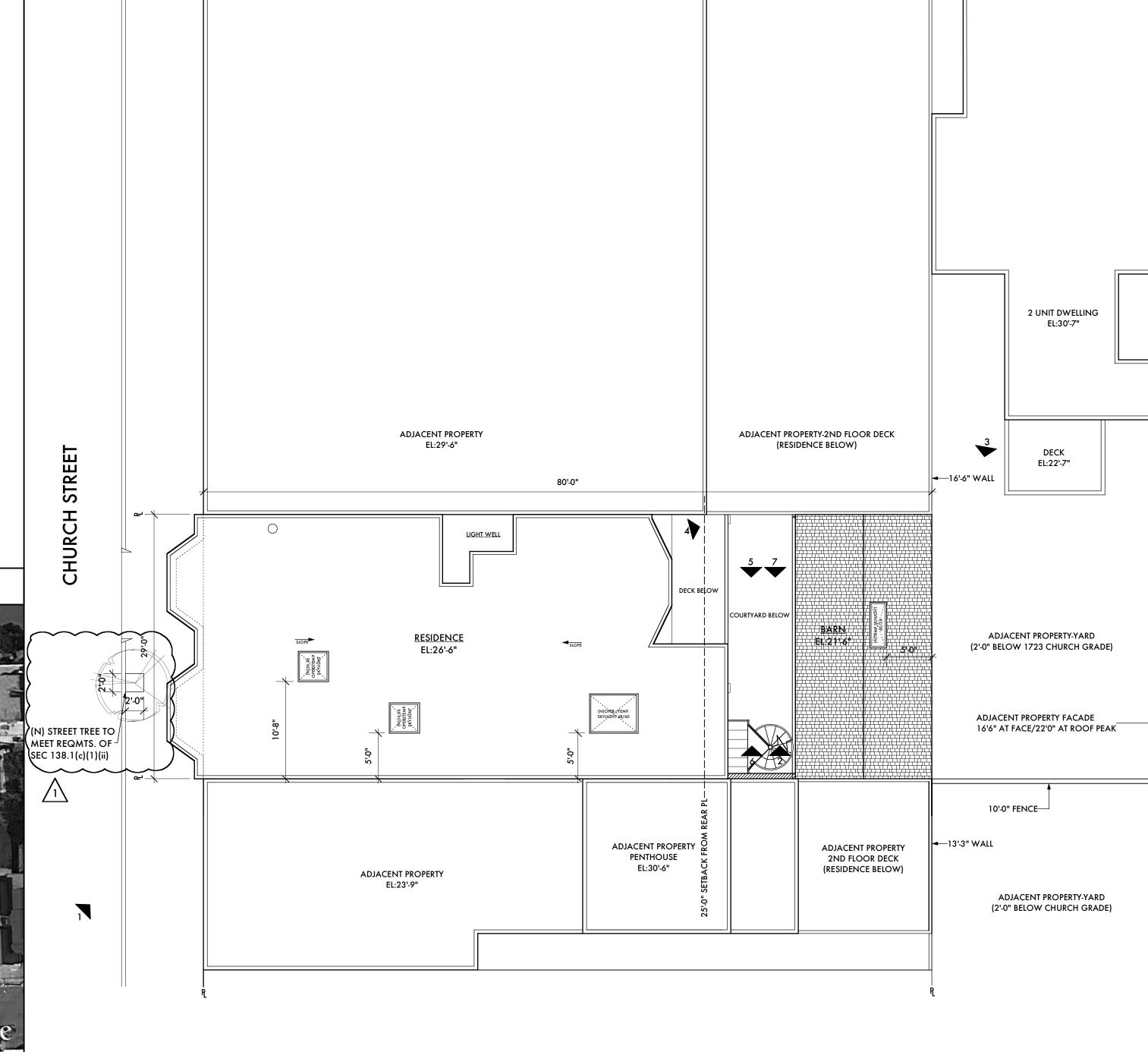
PLANNING SET

SITE PLAN/PHOTOS

DATE: 03.09.12

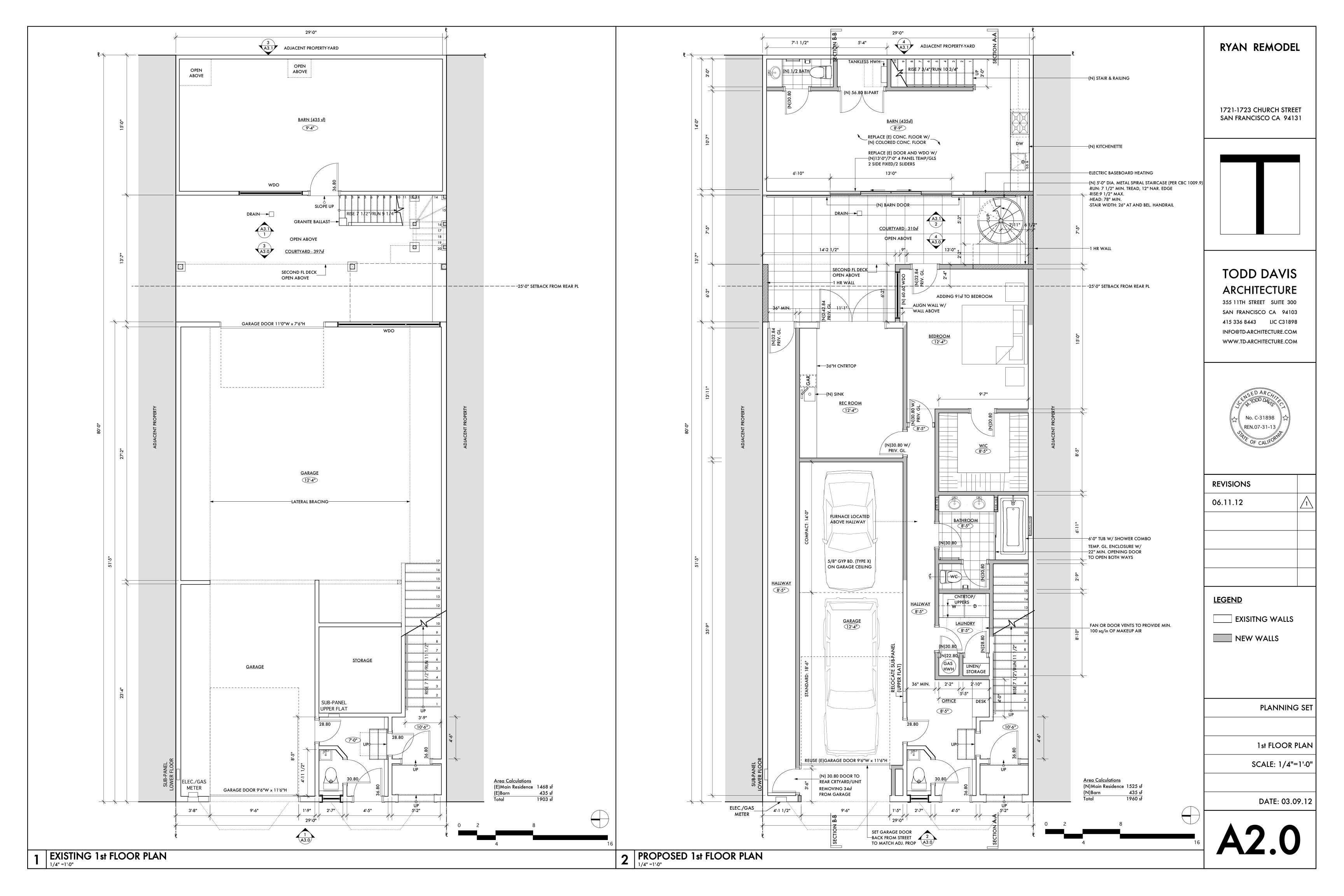
SCALE: 1/8"=1'-0"

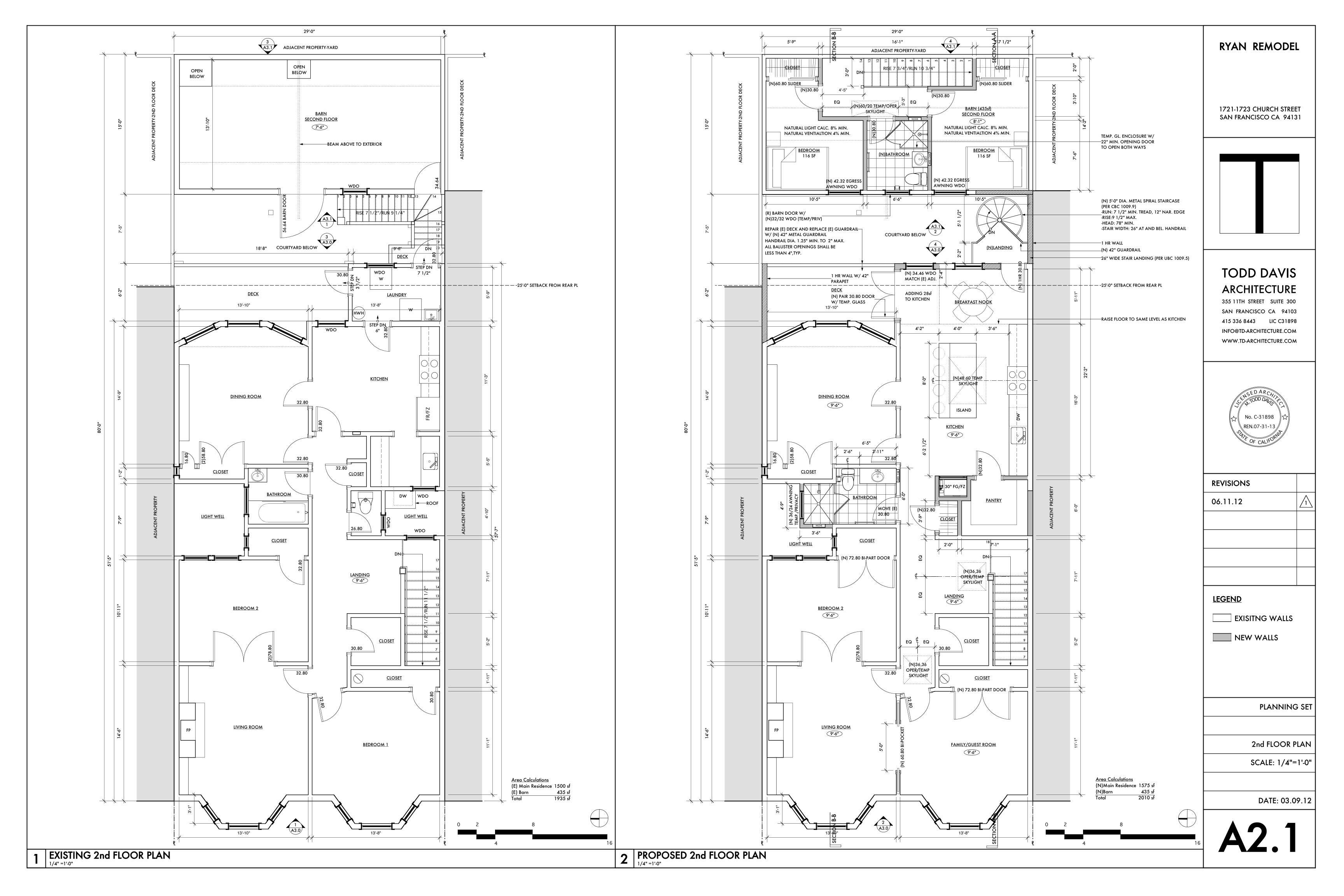
A1.0



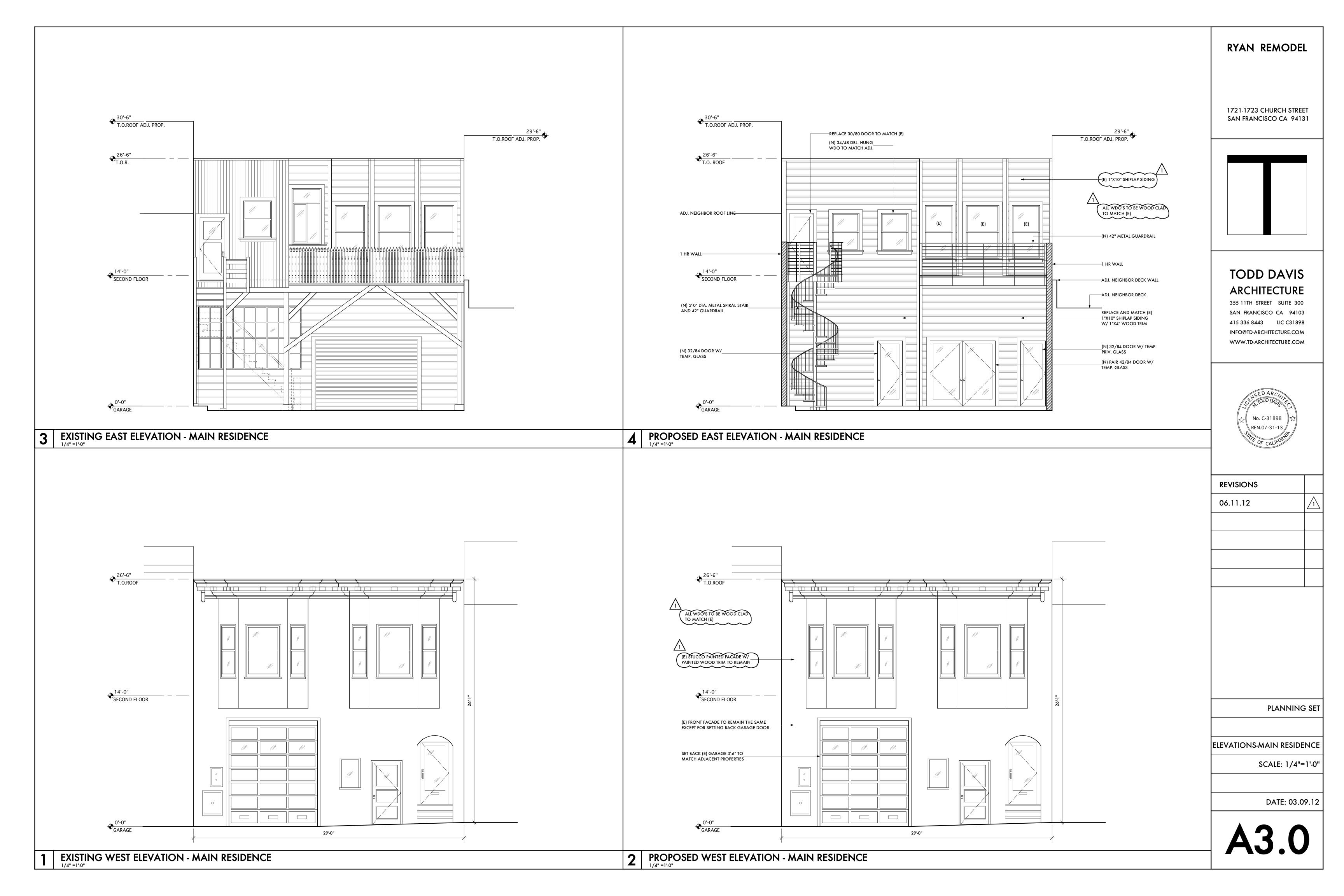
3 PHOTOS
N.T.S.

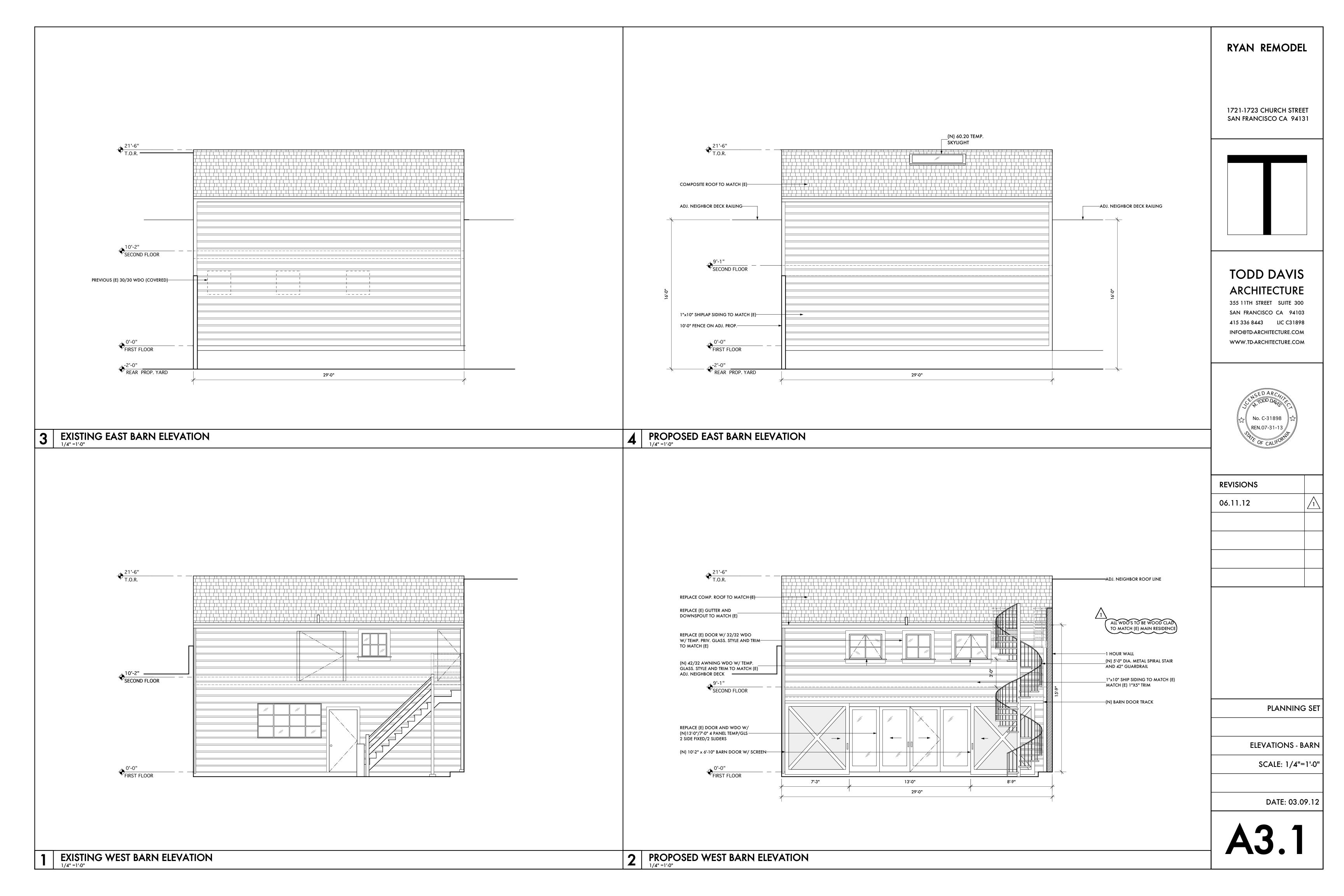
1 SITE PLAN
1/8" =1'-0"

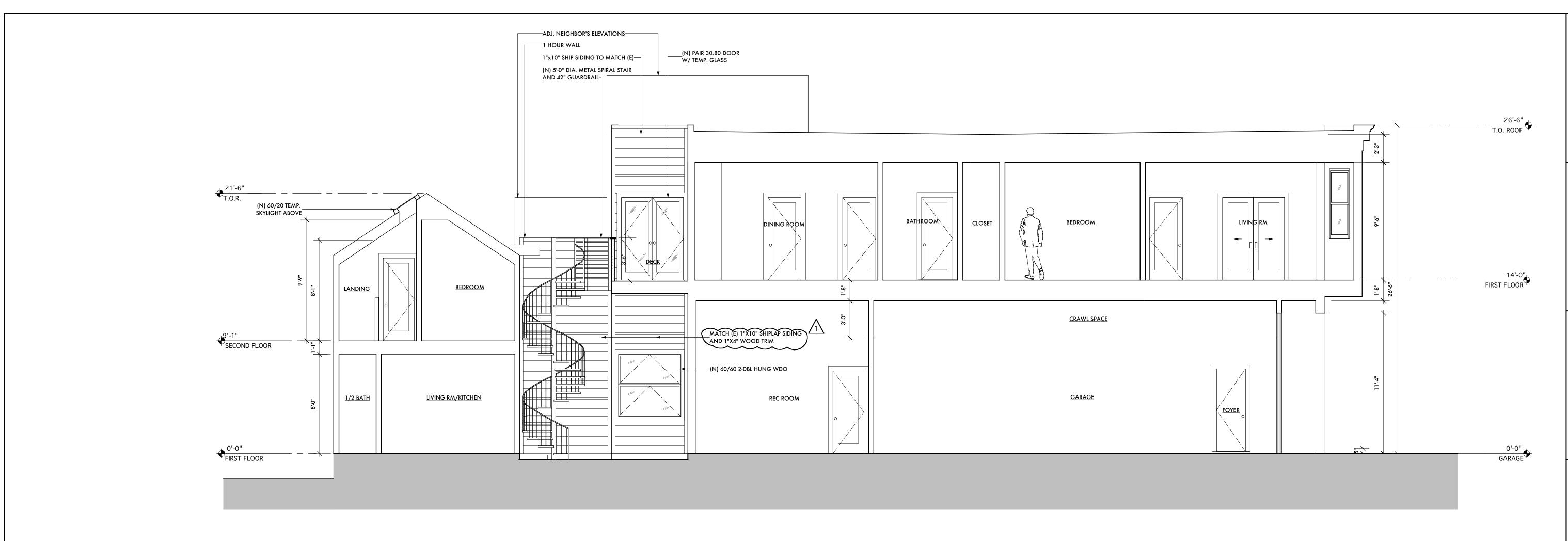






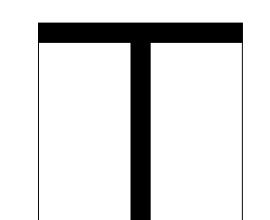






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REVISIONS

06.11.12

PLANNING SET

SECTIONS/ELEVATIONS

SCALE: 1/4"=1'-0"

DATE: 03.09.12

A4.0

2 | SECTION B-B

1 SECTION A-A

