



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, Parking)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	3325 Folsom St	Case No.:	2012.1045V
Cross Street(s):	Ripley & Bessie	Building Permit:	2012.04.04.7541
Block / Lot No.:	5524/041	Applicant/Agent:	Jeffrey Burris
Zoning District(s):	RH-2 / 40-X	Telephone:	415 503 0212
Area Plan:	N/A	E-Mail:	jeff@studio12arch.com

PROJECT DESCRIPTION

The proposal is to (1) enclose the existing approximately 65 square foot deck at the north elevation on the third floor, (2) replace the existing approximately 90 square foot enclosed greenhouse on the third floor at the south elevation, and (3) construct an approximately 120 square foot addition on the second floor in the northwest corner of the building. The additions will not extend beyond the existing building footprint.

SECTION 242(e)(2)(B) OF THE PLANNING CODE requires that the subject property maintain a rear yard equal to 45 percent of the total depth of the lot. As such, the subject property has a required rear yard of 49.5 feet. The existing structure is located entirely within the required rear yard and therefore the proposal requires a rear yard variance.

SECTION 242(e)(4)(B) OF THE PLANNING CODE requires that the parking standards for new construction be applied to the entire structure when 200 square feet or more are added. The proposal would add approximately 275 square feet for a total of 2,535 square feet, which in turn requires three off-street parking spaces, one of which may be tandem. The existing building provides one Code-compliant off-street parking space and one tandem space. No additional off-street parking spaces are proposed and as such the project requires a parking variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Erika Jackson** Telephone: **415-558-6363** Mail: erika.jackson@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/2012.1045V.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.

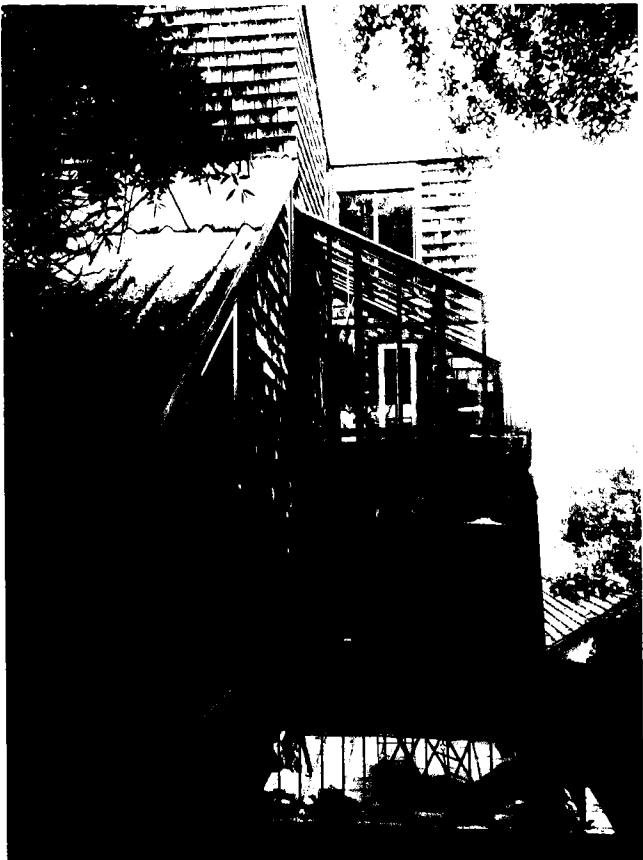
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

1. ALL CONSTRUCTION, REGARDLESS of DETAILS on PLANS, SHALL COMPLY with the FOLLOWING:

- 2010 CALIFORNIA BUILDING CODE (CBC)
- 2010 CALIFORNIA MECHANICAL CODE (CMC)
- 2010 CALIFORNIA PLUMBING CODE (CPC)
- 2010 CALIFORNIA ELECTRIC CODE (NEC)
- 2010 CALIFORNIA ENERGY CODE
- 2010 CALIFORNIA HISTORICAL BUILDING CODE
- 2010 CALIFORNIA EXISTING BUILDING CODE
- 2010 CALIFORNIA REFERENCED STANDARDS CODE

as well as ANY AND ALL OTHER GOVERNING CODES AND ORDINANCES.
IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

- 2. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF THE BUILDING AND SITE, NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- 3. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING SITE/BUILDING CONDITIONS AND MAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICING. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- 4. THE GENERAL CONTRACTOR SHALL BEAR RESPONSIBILITY FOR THE COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, CIVIL, LANDSCAPE, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERS ARE PLACED AND/OR WORK IS INSTALLED. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- 5. THE GENERAL CONTRACTOR SHALL REPORT, IN WRITING, ANY AND ALL ERRORS, OMISSIONS, INCOMPLETE INFORMATION, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS TO THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 6. DRAWING INFORMATION IS NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL GOVERN.
- 7. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- 8. THE GENERAL CONTRACTOR SHALL HOLD RESPONSIBILITY FOR APPLYING FOR, AND OBTAINING, ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- 9. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SUFFICIENT BACKING/BLOCKING FOR ALL WALL-MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO THE WALLS.
- 10. INSTALL ALL FIXTURES, EQUIPMENT, and MATERIALS per MANUFACTURER'S RECOMMENDATIONS and the REQUIREMENTS of the CODES. ALL APPLIANCES, FIXTURES, and EQUIPMENT ASSOCIATED with PLUMBING, ELECTRICAL, and MECHANICAL SYSTEMS SHALL BE LISTED by a NATIONALLY RECOGNIZED and APPROVED AGENCY.
- 11. PROVIDE FIRE-BLOCKING and DRAFTSTOPS at ALL CONCEALED DRAFT OPENINGS (VERTICAL and HORIZONTAL) as per 2007 CBC SEC 717.
- 12. MECHANICAL, PLUMBING, ELECTRICAL, AND PENETRATIONS OF FLOOR, WALLS, CEILINGS SHALL BE SEALED AIRTIGHT W/ ACOUSTICAL SEALANT AND FIRESAFING AS REQ'D.
- 13. DISCREPANCIES: WHERE a CONFLICT in REQUIREMENTS OCCURS BETWEEN the SPECIFICATIONS and DRAWINGS, or on the DRAWINGS, and a RESOLUTION IS NOT OBTAINED from the ARCHITECT BEFORE the BIDDING DATE, the MORE STRINGENT ALTERNATE WILL BECOME the CONTRACTUAL REQUIREMENTS.
- 14. CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH in the DOCUMENTS ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, and FINISHING of ALL ASPECTS of THIS PROJECT.
- 15. PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.
- 16. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18 INCHES OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.
- 17. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC 2406.2
- 18. ALL SMOKE DETECTORS TO BE HARD WIRED.
- 19. ALL ASSEMBLIES SHALL BE of APPROVED CONSTRUCTION.
- 20. SPECIAL INSPECTION or STRUCTURAL OBSERVATION IS NOT a SUBSTITUTE for INSPECTION by the BUILDING OFFICIAL or BUILDING INSPECTOR. SPECIALLY INSPECTED WORK THAT IS INSTALLED or COVERED WITHOUT the APPROVAL of the BUILDING OFFICIAL AND the SPECIAL INSPECTOR AND DESIGN ENGINEER IS SUBJECT to REMOVAL or EXPOSURE.
- 21. STRUCTURAL OBSERVATION SHALL BE REQUIRED for STRUCTURAL COMPLIANCE of the APPROVED PLANS per CBC Sec. 1702.
- 22. ENGINEER MUST NOTE ON JOB CARD, IN INSPECTION NOTES SECTION, THAT STRUCTURAL OBSERVATION HAS BEEN PERFORMED and STRUCTURE IS IN COMPLIANCE to the APPROVED PLANS PRIOR to BUILDING INSPECTION by MILL VALLEY BUILDING INSPECTOR.
- 23. PLACE and SECURE ALL ANCHOR BOLTS and OTHER ITEMS to BE CAST IN CONCRETE for FOUNDATION INSPECTION. WET SETTING ANCHOR BOLTS or REINFORCING AFTER PLACEMENT of CONCRETE IS NOT ALLOWED.
- 24. SPECIAL INSPECTION IS REQUIRED for WELDING and EPOXY SET ANCHOR BOLTS.
- 25. FIREPLACE IN LIVING ROOM SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO REQUESTING ANY CLOSE IN OR FRAMING INSPECTION.
- 26. GAS LINE SCHEMATIC DIAGRAM, CALCULATIONS, and PIPE SIZING MUST BE APPROVED BY BUILDING OFFICIAL PRIOR TO REQUESTING PLUMBING INSPECTION.



NEIGHBORHOOD REVIEW

- RESIDENTIAL REMODEL & ADDITION

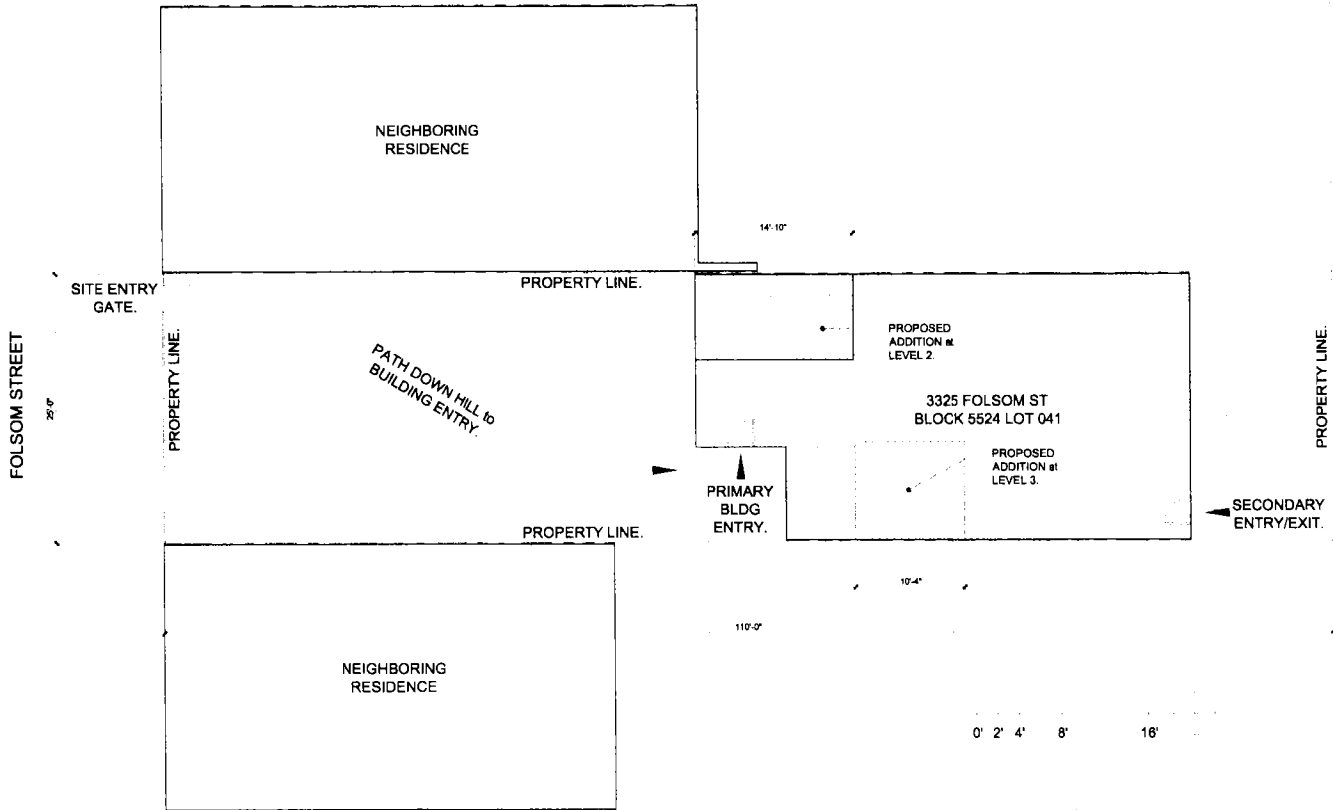
08 AUGUST 2012

OCCUPANCY: R-3 (SINGLE-FAMILY RESIDENTIAL)
ZONING: RH-2

3325 FOLSOM ST; SAN FRANCISCO,
94110
ASSESSOR'S BLK. 5524 LOT041

RESIDENTIAL REMODEL:
REPLACE EXISTING GREENHOUSE STRUCTURE; NEW FLASHING
at EXTERIOR WALL; REMOVE PORTION OF INTERIOR WALL at
LIVING ROOM; NEW BATHROOMS; ;
PER CBC TABLE 503: BUILDING QUALIFIES AS TYPE V-B.

PROPOSED ADDITION NOT VISIBLE FROM STREET.



SITE PLAN / ADJACENT PROPERTIES

OWNER:
BIJAN MARASHI
PRIYA GHEYSARI
3325 FOLSOM ST
SAN FRANCISCO, CA
94110
415.505.6910
ARCHITECT:
STUDIO 12
ARCHITECTURE
665 THIRD ST; 335
SAN FRANCISCO, CA
94158
415.503.0212
attn: JEFF BURRIS

SHEET INDEX:
A0.1 TITLE PAGE
A2.1 SITE PLAN
A2.1 FLOOR PLANS
A3.1 EXT. ELEVATIONS

TITLE PAGE
SITE PLAN

REVISIONS	
1	OWNER CHANGES
2	OWNER CHANGES
3	OWNER CHANGES
4	OWNER CHANGES
5	OWNER CHANGES

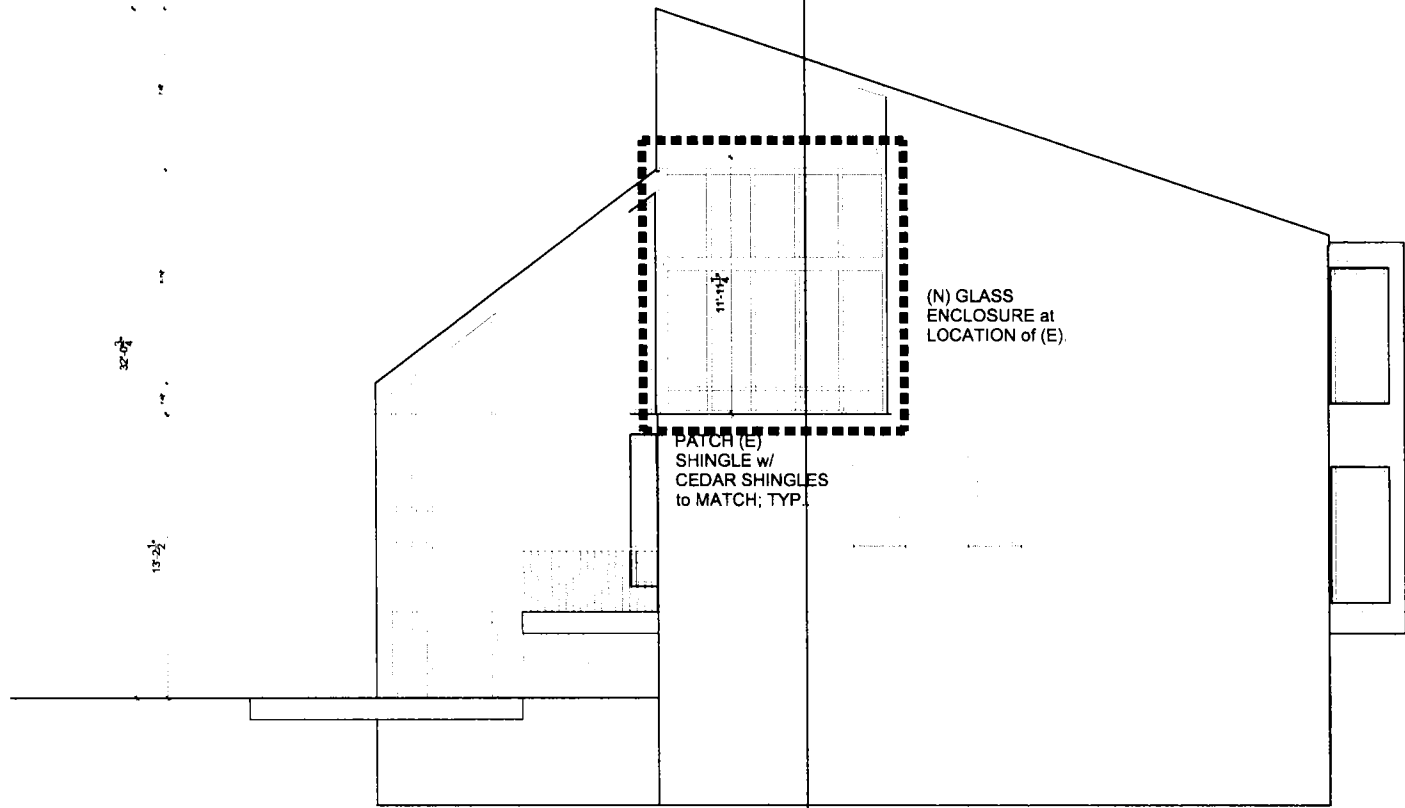
3325 Folsom St
San Francisco, CA

665 third street, 335
san francisco
california
94107
tel: 415 503 0212

studio
12
architecture

job # 3311-03
date: 08 AUG 2012
drawn by: JB
A0.1
max

12.1045 V



SOUTH ELEVATION

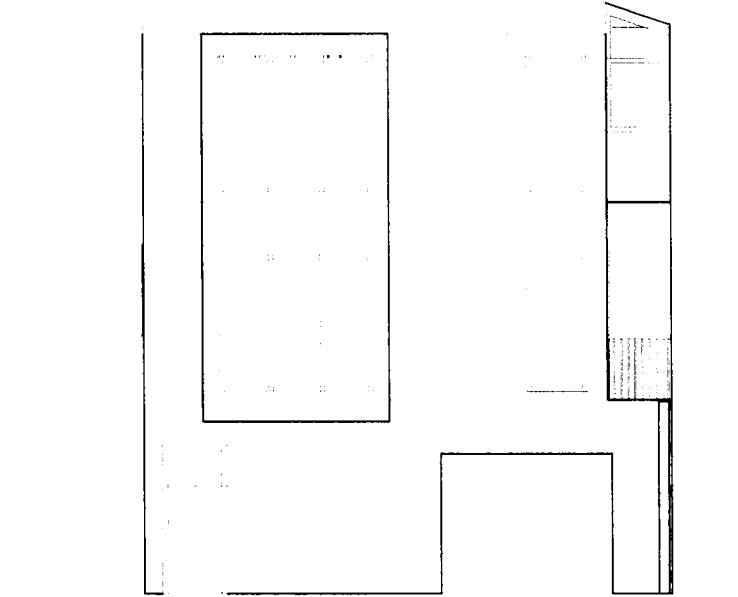
Loft Level
21' - 3 7/8"

Upper Level
13' - 2 3/8"

Main Level
4' - 0"

Entry landing
0' - 0"

Lower Level
-5' - 0"



EAST ELEVATION (no new work proposed)

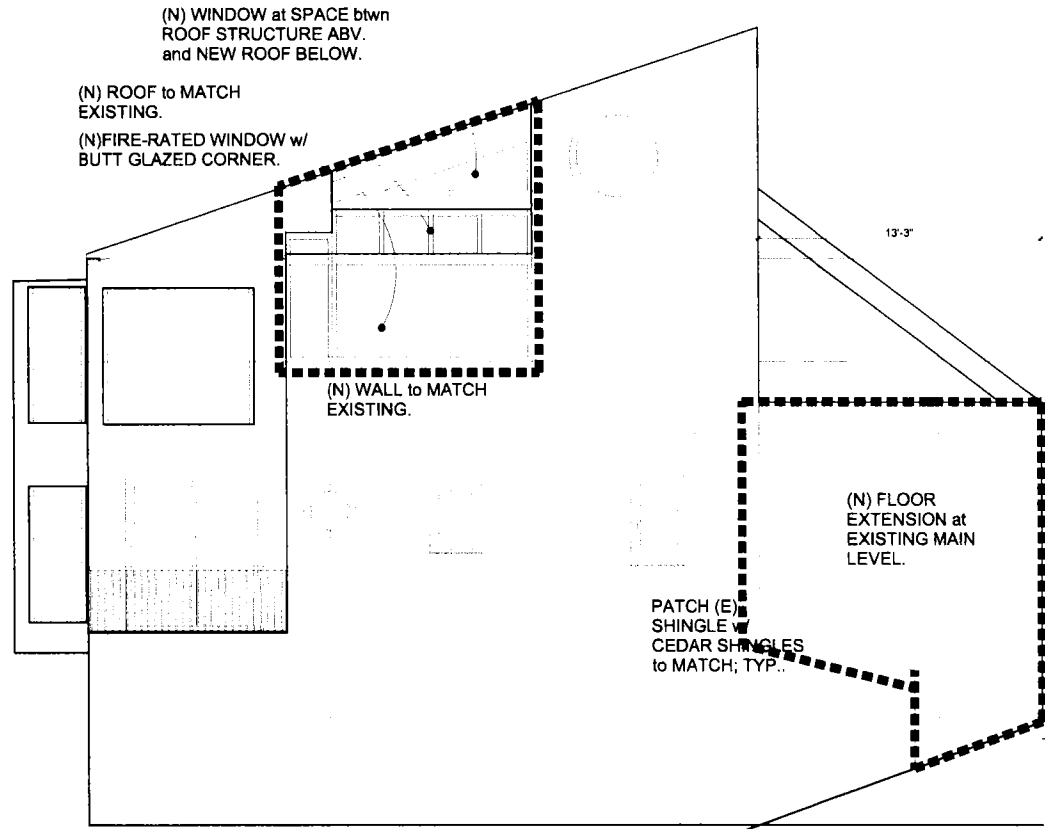
Loft Level
21' - 3 7/8"

Upper Level
13' - 2 3/8"

Main Level
4' - 0"

Entry landing
0' - 0"

Lower Level
-5' - 0"



NORTH ELEVATION

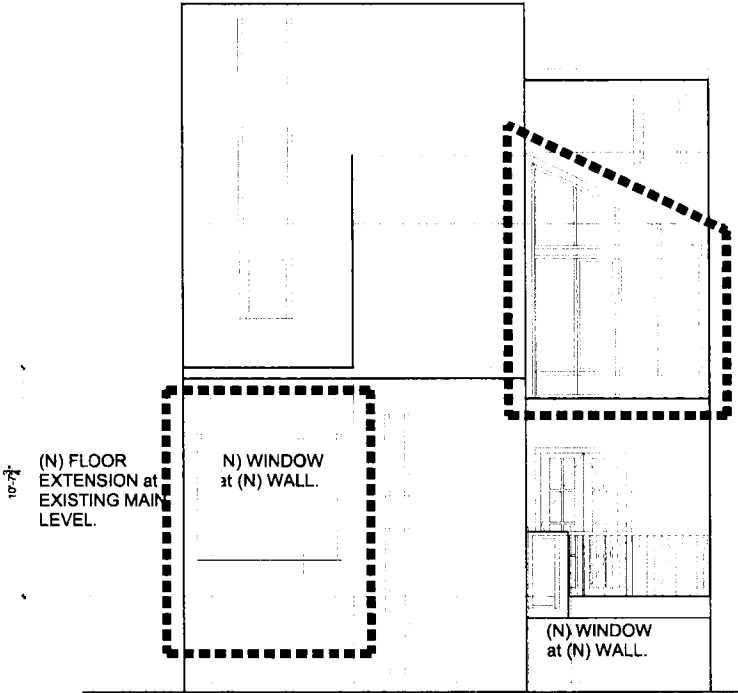
Loft Level
21' - 3 7/8"

Upper Level
13' - 2 3/8"

Main Level
4' - 0"

Entry landing
0' - 0"

Lower Level
-5' - 0"



WEST ELEVATION

Loft Level
21' - 3 7/8"

Upper Level
13' - 2 3/8"

Main Level
4' - 0"

Entry landing
0' - 0"

EXTERIOR
ELEVATIONS

REVISIONS:	
1	OWNER CHANGES
2	OWNER CHANGES
3	OWNER CHANGES
4	OWNER CHANGES
5	OWNER CHANGES

3325 Folsom St
San Francisco, CA

665 Third Street, 335
San Francisco
California
94107
Tel: 415 503 0212

studio
12
architecture

DATE: 08 AUG 2012
DRAWN BY: JB
A3.1

12.1045 V