



# 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, January 22, 2013**

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:	<b>531 Precita Avenue</b>	Case No.:	<b>2013.1248V</b>
Cross Street(s):	<b>Precita Ave &amp; Florida St.</b>	Building Permit:	<b>2013.0816.4531</b>
Block / Lot No.:	<b>5505/007</b>	Applicant/Agent:	<b>Jeffrey Eade</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>415-606-4414</b>
Area Plan:	<b>N/A</b>	E-Mail:	<b>jeff@jaearchitect.com</b>

### PROJECT DESCRIPTION

The project is a rear ground floor extension below an existing non-complying second floor addition, and a side infill at the ground floor. The proposal will also include a roof deck with spiral stair at the rear of the addition, and an additional parking space in the garage.

**PER SECTION 242 OF THE PLANNING CODE** the subject project is required to provide a total of three off-street parking spaces. The project provides two tandem off-street parking spaces; therefore, a variance is required.

**PER SECTION 242 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 41 feet. The proposed ground floor addition and spiral stair would encroach approximately 19 feet 8 inches into the required rear yard and result in a rear setback of approximately 21 feet and 4 inches; therefore, the project requires a variance.

### ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Jeffrey Speirs**

Telephone: **415-575-9106** E-Mail: **[Jeffrey.speirs@sfgov.org](mailto:Jeffrey.speirs@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/2013.1248V.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.

SHEET NUMBER	SHEET DESCRIPTION
T1	PROJECT INFORMATION, SHEET INDEX, LEGENDS, ABBREVIATIONS, GENERAL NOTES
T2	EXISTING AND PROPOSED SITE PLANS
T3	PROJECT PHOTOS
A1.01	EXISTING/DEMOLITION FIRST AND SECOND FLOOR PLANS
A1.02	EXISTING/DEMOLITION THIRD FLOOR AND ROOF PLANS
A1.03	EXISTING/DEMOLITION EXTERIOR ELEVATIONS
A1.04	EXISTING BUILDING SECTION
A2.01	PROPOSED FIRST AND SECOND FLOOR PLANS
A2.02	PROPOSED THIRD FLOOR AND ROOF PLANS
A3.01	PROPOSED EXTERIOR ELEVATIONS

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**T1**  
SHEET NO.

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12. Verify all dimensions in the field.
13. The Contractor and framing sub-contractor shall mark the crown of each framing member and frame the walls with the crown of the studs each facing the same way
14. All appliances shall be seismically anchored per UMC 304.4 specifications, and shall have adequate volume of combustion air per UMC 701.2.
15. Use manufacturer's standard detail for all flashing unless otherwise noted.
16. Contractor to install waterproofing and drainage under all new concrete slabs/retaining walls per structural requirements (see drawings), and architectural drawings (if provided).
17. Structural observation shall be required by the Architect or Engineer of Record for structural conformance to the approved plans per Sec. 1702 CBC.



























**ELECTRICAL NOTES:**

1. All utilities (but not limited to the following: gas, electric, water, sewer, etc.) shall be inspected for existing and new capacity and modified as required to meet codes per Architectural note #1 above.
2. Provide 2-min separate 20 amp circuits to kitchen appliances per CEC 220-4.
3. Provide 2-min separate 20 amp circuits to laundry appliances per CEC 220-4.
4. All clothes closet lamps shall be enclosed if incandescent and light fixture clearances shall conform to CEC 608.
5. Smoke and CO2 detectors shall be powered by building wiring current with battery backup CBC 310.9.1
6. Provide a smoke detector for each story and within each bedroom. Where non-bedroom ceiling heights exceed the hall ceiling height by more than 2 feet, additional detectors are required in each room per CBC 310.9.1

**PLUMBING NOTES:**

1. All plumbing vents shall be joined within the attic space into one main vent stack and roof penetration
2. Provide non-removable backflow prevention device on all exterior hose bibs, and lawn sprinkler/irrigation systems per CPC 601.5
3. Base materials below all shower pans to be sloped toward indicated drains as per UPC Section 410.5.
4. If conventional water heater tank is used, provide seismic anchorage for new and/or existing water heater tanks per CPC 510.5. Strapping shall be at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a minimum distance of four inches shall be maintained above the controls with the strapping.
5. Contractor and sub-contractor are to evaluate the condition and location of the existing plumbing lines from the house to the street main and determine a location to tie into the main line. Also, the need for a lift pump will have to be determined.
6. Contractor is to note that it may be necessary to (Depending on actual field elevations of pertinent items) to provide an approved backwater valve for drain piping serving fixtures having fluid level rims below the elevation of next upstream manhole cover.
7. Hammer arresting device shall be installed at quick-acting valves per CBC 609.10.
8. All sinks shall be equipped with an exterior clean out
9. Coordinate space requirements and installation of mechanical, electrical and plumbing items that are indicated diagrammatically on Drawings.
- 9.1. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.





















## DRAWING LEGEND

	DUPLEX OUTLET (SPECIFICATION GRADE TYPICAL FOR ALL OUTLETS)		KEYNOTE		WALL TYPE
	DUPLEX OUTLET- 1/2 SWITCHED		DATUM OR CONTROL PT		CENTER LINE
	DUPLEX OUTLET-SWITCHED		ROOM NUMBER		INTERIOR ELEVATION REFERENCE DRAWING NUMBER
	(RECESSED IN FLOOR)		DOOR NUMBER		BUILDING SECTION, SECTION REFERENCE DRAWING NUMBER
	4-PLEX OUTLET		WINDOW NUMBER		
	4-PLEX OUTLET- 1/2 SWITCHED		REVISION NUMBER		
	(RECESSED IN FLOOR)		COLUMN GRID		MOULDING DETAIL REFERENCE DRAWING NUMBER
	TELEPHONE OUTLET		DETAIL REFERENCE NUMBER		
	DATA/TELEPHONE OUTLET				
	(RECESSED IN FLOOR)				
	CABLE OUTLET				
	(RECESSED IN FLOOR)				
	IN-WALL LIGHTING				




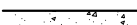



Owner:	David Page	<u>Architect:</u>	<u>General Contractor:</u>
Address:	531 Precita Avenue San Francisco, CA 94110	Jeffrey A. Eade, Architect 407 Crestmont Drive San Francisco, CA 94131 415.606.4414	
Block/Lot Number:	5507 Block, 007 Lot	<u>Structural Engineer:</u>	
Zoning:	RH-2, 40-X		
Occupancy:	R3		
Construction Type:	VB (3 stories)		
Building Area:			
1st floor existing:			
non-permitted storage area:	136sf		
storage area:	118sf		
garage:	831sf		
Total:	1,085sf		
2nd floor existing:	1,244sf		
3rd floor existing:	778sf		
Total existing floor area:	3,107sf		
Additional area proposed:			
1st floor:	369sf		
Total new floor area:	3,476sf		
<u>Scope of Work:</u>			
1. Infill the first floor (ground floor) area below the existing second floor build out in the rear yard			
2. New powder room and mechanical room on the first floor (ground floor)			
3. Infill the area below the existing rear yard deck with habitable area			
4. Add a new egress corridor in the existing garage area			
5. New windows and locations on the second floor in the rear			
6. New roof deck over the existing roof area in the rear accessible by a new metal spiral stair			

## SCOPE OF WORK / PROJECT INFO





















### REFLECTED CEILING PLAN LEGEND

	RECESSED WALL WASHER LIGHTING FIXTURE (ARROW INDICATES DIRECTION)		IN-WALL LIGHTING
	RECESSED LIGHTING FIXTURE		SECURITY CAMERA
	6" HIGH EFFICACY FLOURESCENT		SECURITY LIGHTING
	6" LED HIGH EFFICACY RECESSED LIGHTING		FLUORESCENT CEILING MOUNTED LIGHTING
	SMALL TRIM RECESSED LIGHT		4-PLEX OUTLET-SWITCHED (SPECIFICATION GRADE TYPICAL FOR ALL OUTLETS)
	SURFACE MOUNTED CLOSET LIGHT OR UNDERCABINET LIGHT		DUPLEX OUTLET-SWITCHED
	SURFACE MOUNT LIGHTING FIXTURE		LIGHT SWITCH (SPECIFICATION GRADE TYPICAL FOR ALL SWITCHES)
	PENDANT LIGHTING FIXTURE (J BOX)		SWITCH w/ DIMMER
	SCONCE LIGHT		LIGHT SWITCH w/ OCCUPANCY SENSOR
			LIGHTING CONTROL PANEL
			SWITCH w/ TIMER




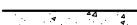



### FLOOR PLAN LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WOOD FRAMED WALL
	NEW CONCRETE WALL
	CHANGE IN FLOOR ELEVATION
	COTTON FIBER INSULATION R19 @ 2x6 WALLS R13 @ 2x4 WALLS R30 @ FLOORS/CEILING JOISTS
	COMMON PATH OF TRAVEL FOR EXITING

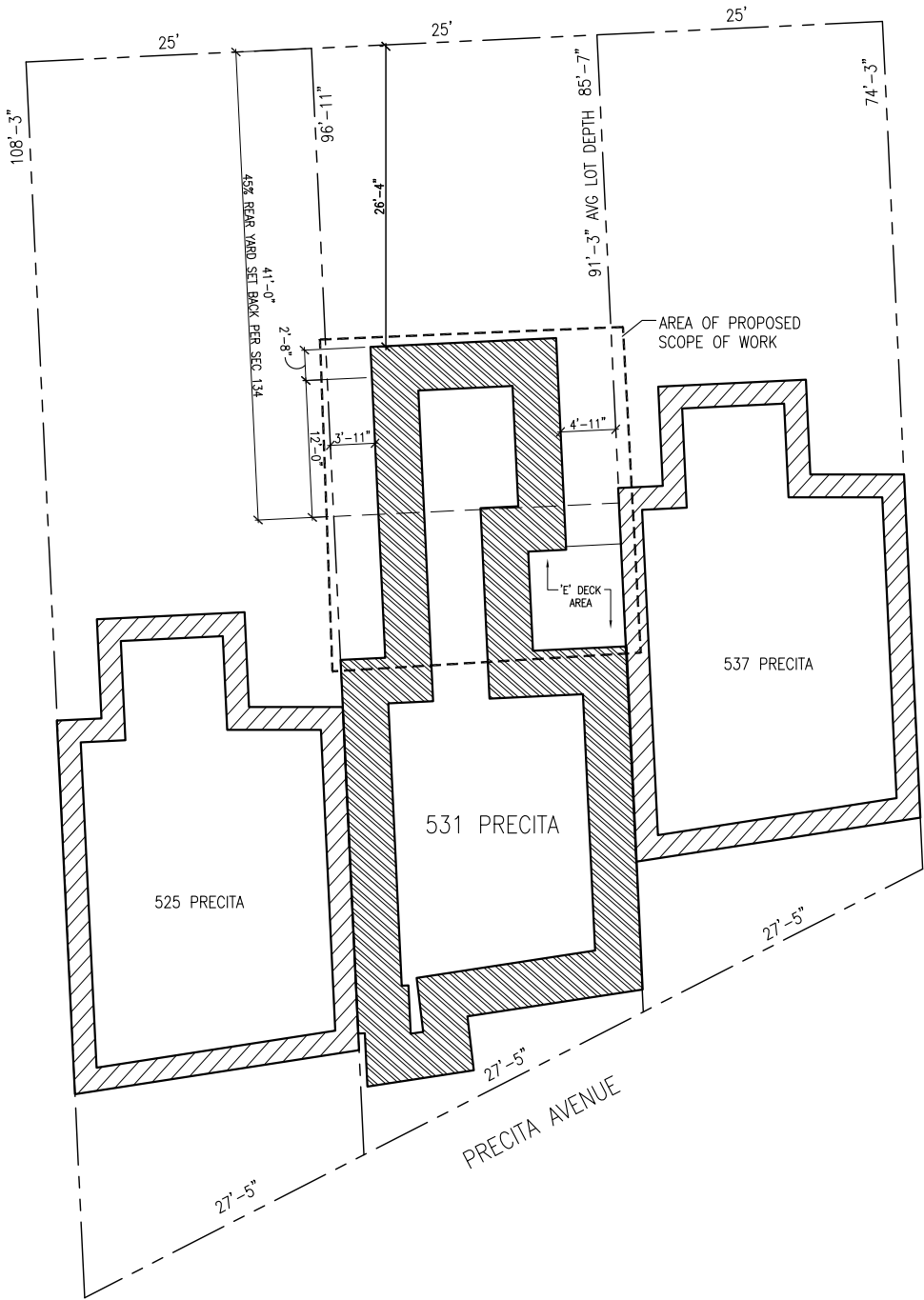
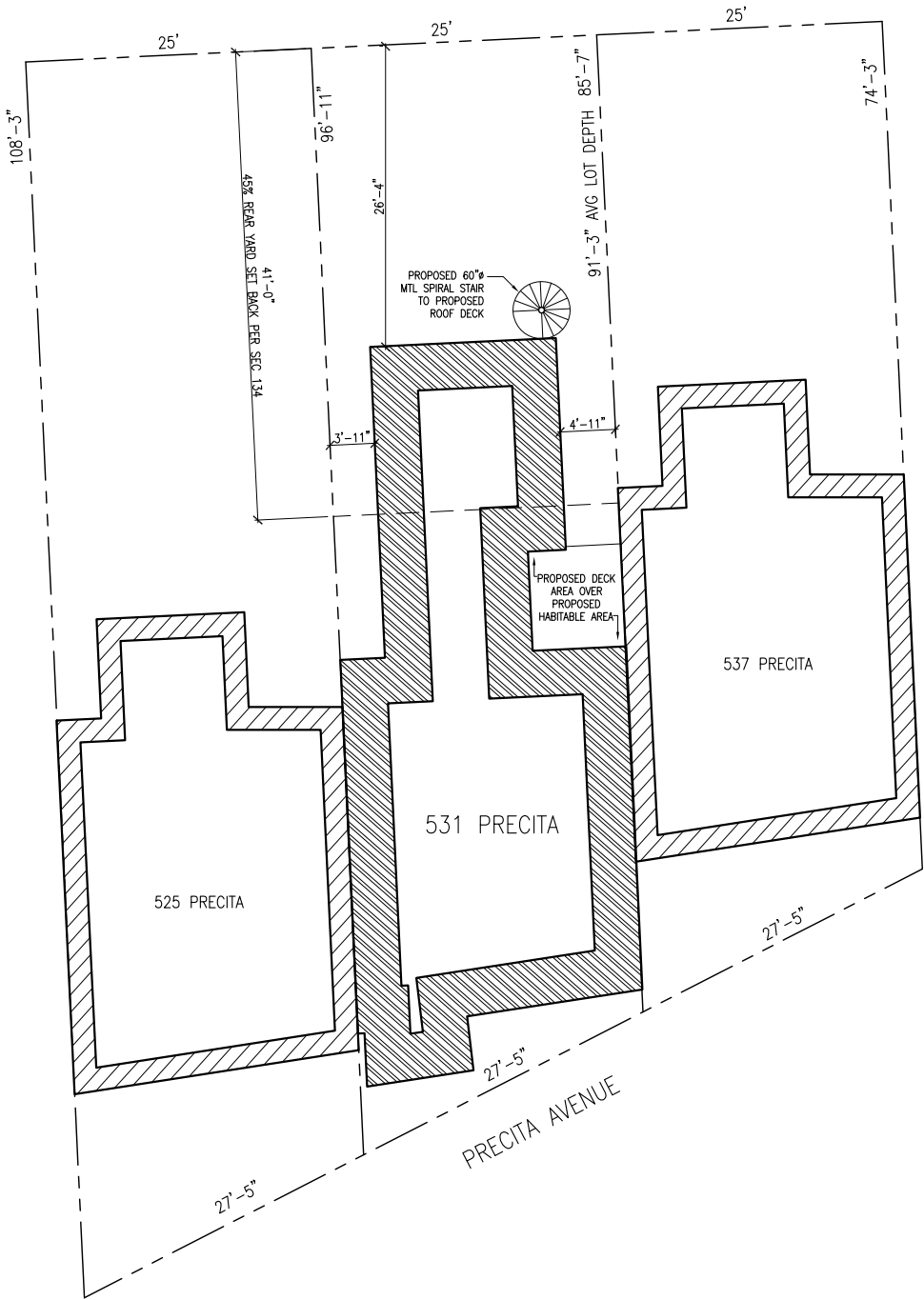
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	RECESSED WALL WASHER LIGHTING FIXTURE (ARROW INDICATES DIRECTION)		IN-WALL LIGHTING
	RECESSED LIGHTING FIXTURE		SECURITY CAMERA
	6" HIGH EFFICACY FLOURESCENT		SECURITY LIGHTING
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	SMALL TRIM RECESSED LIGHT		4-PLEX OUTLET-SWITCHED (SPECIFICATION GRADE TYPICAL FOR ALL OUTLETS)
	SURFACE MOUNTED CLOSET LIGHT OR UNDERCABINET LIGHT		DUPLEX OUTLET-SWITCHED
	SURFACE MOUNT LIGHTING FIXTURE		LIGHT SWITCH (SPECIFICATION GRADE TYPICAL FOR ALL SWITCHES)
	PENDANT LIGHTING FIXTURE (J BOX)		SWITCH w/ DIMMER
	SCONCE LIGHT		LIGHT SWITCH w/ OCCUPANCY SENSOR
			LIGHTING CONTROL PANEL
			SWITCH w/ TIMER

### FLOOR PLAN LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WOOD FRAMED WALL
	NEW CONCRETE WALL
	CHANGE IN FLOOR ELEVATION
	COTTON FIBER INSULATION R19 @ 2x6 WALLS R13 @ 2x4 WALLS R30 @ FLOORS/CEILING JOISTS
	COMMON PATH OF TRAVEL FOR EXITING

## DRAWING LEGENDS



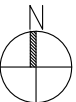
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SUBMITTALS	
Site Permit Submittal	8/16/13

EXISTING AND  
PROPOSED  
SITE PLANS

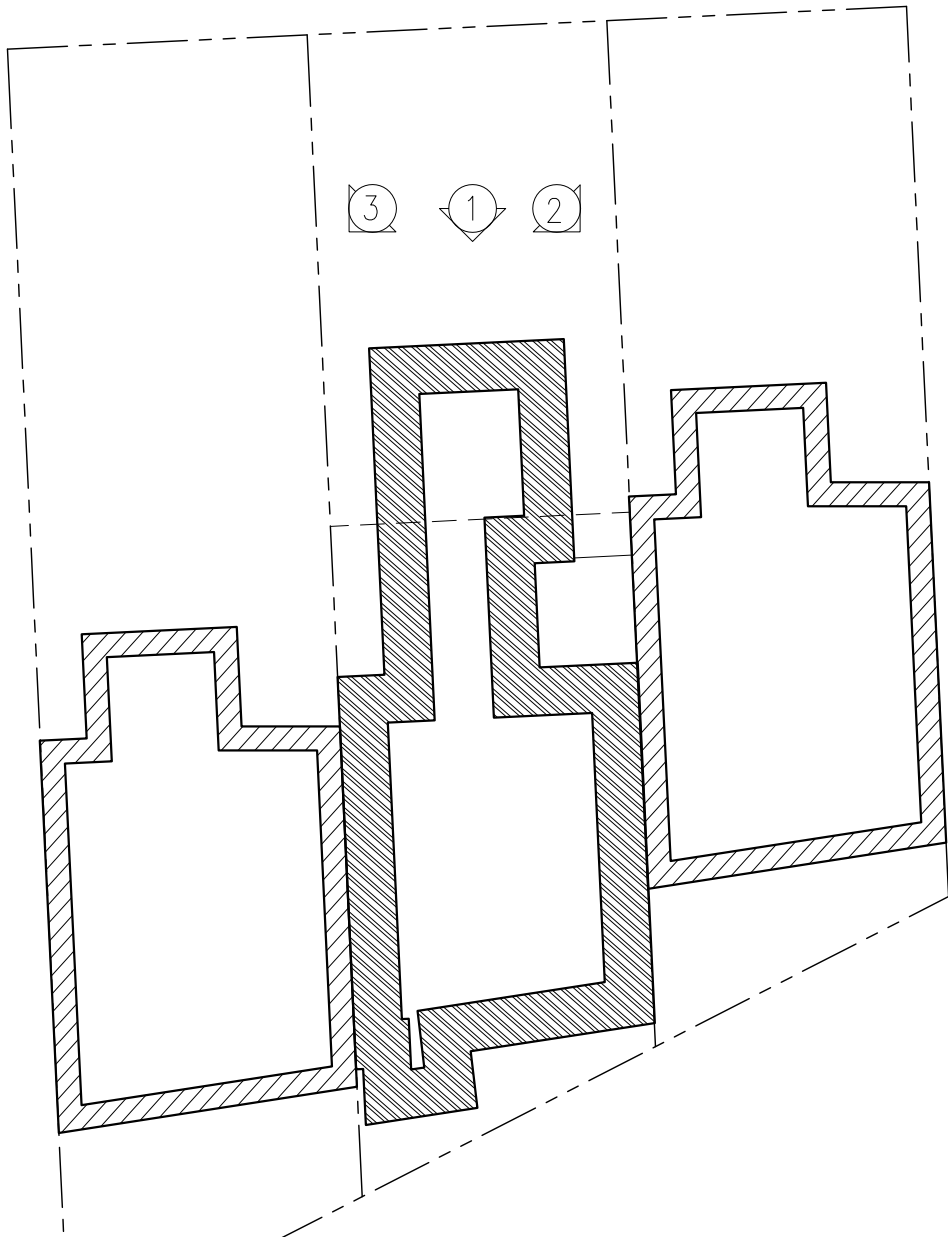
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SITE PLAN WITH PHOTO LOCATIONS SHOWN



2 ADJACENT PROPERTY EAST-REAR YARD VIEW



3 ADJACENT PROPERTY WEST-REAR YARD VIEW



1 SUBJECT PROPERTY – REAR YARD VIEW

DRAWING SET	
DESIGN DEVELOPMENT	
SUBMITTALS	
Site Permit Submittal	8/16/13

PHOTOS

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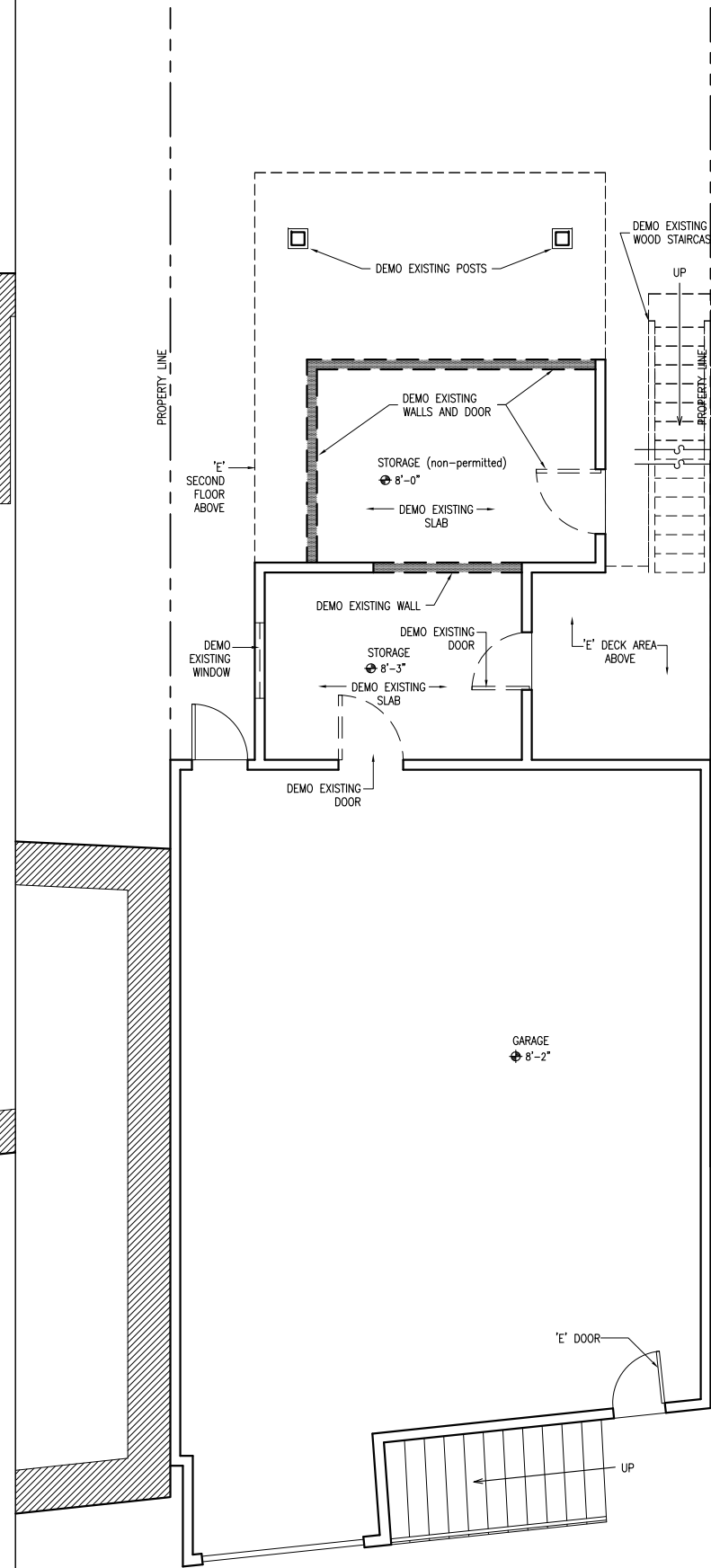
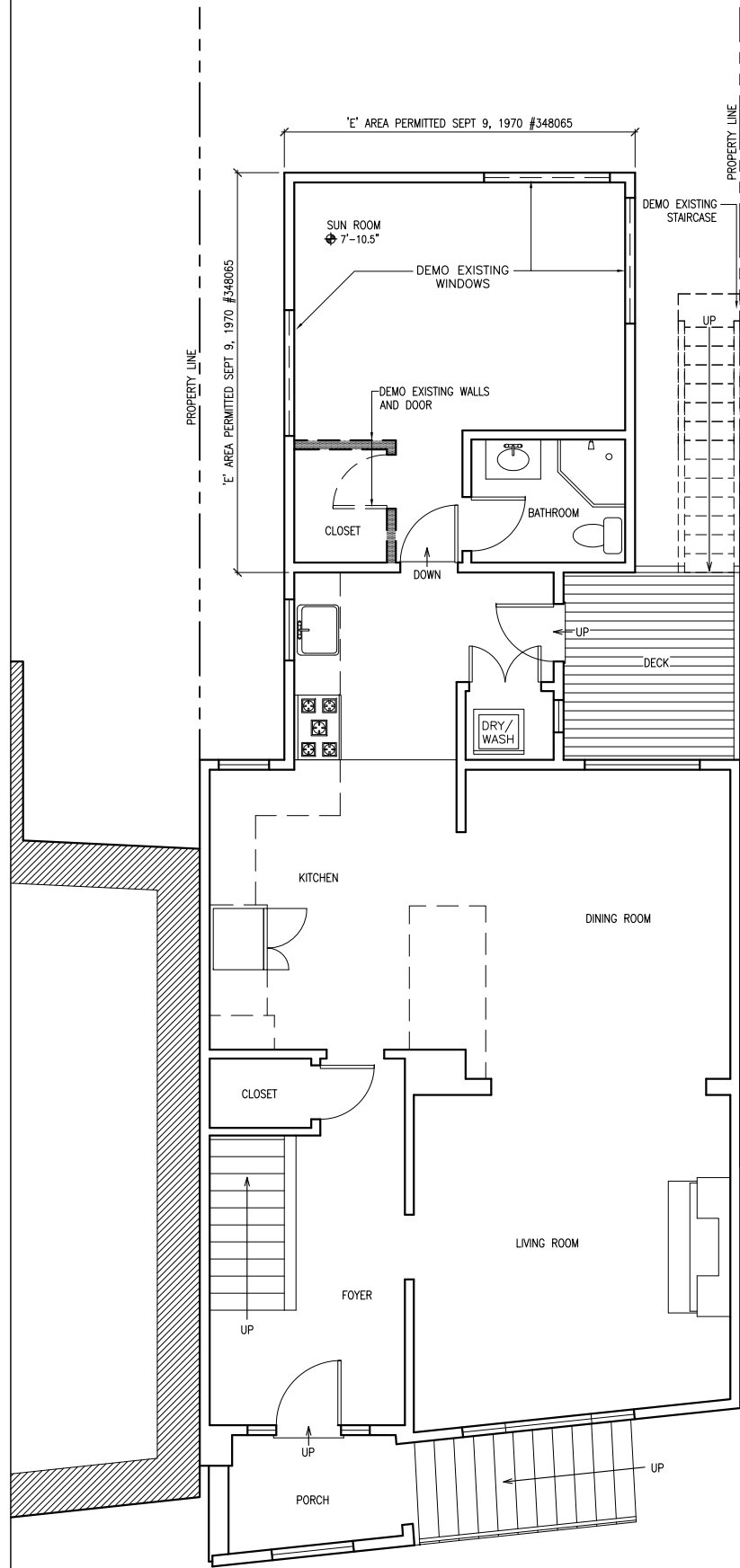
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## EXISTING AND DEMOLITION FLOOR PLANS

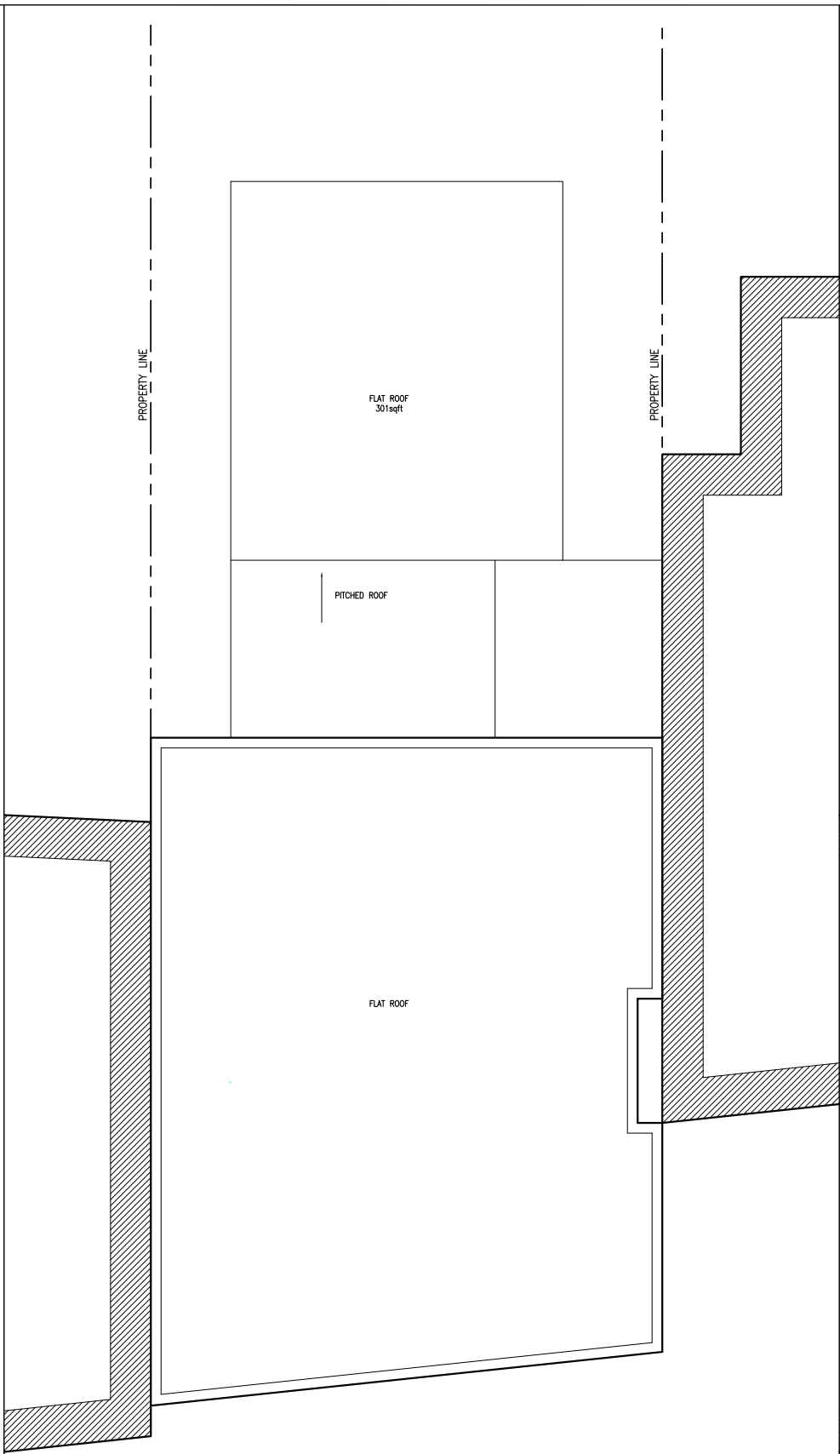
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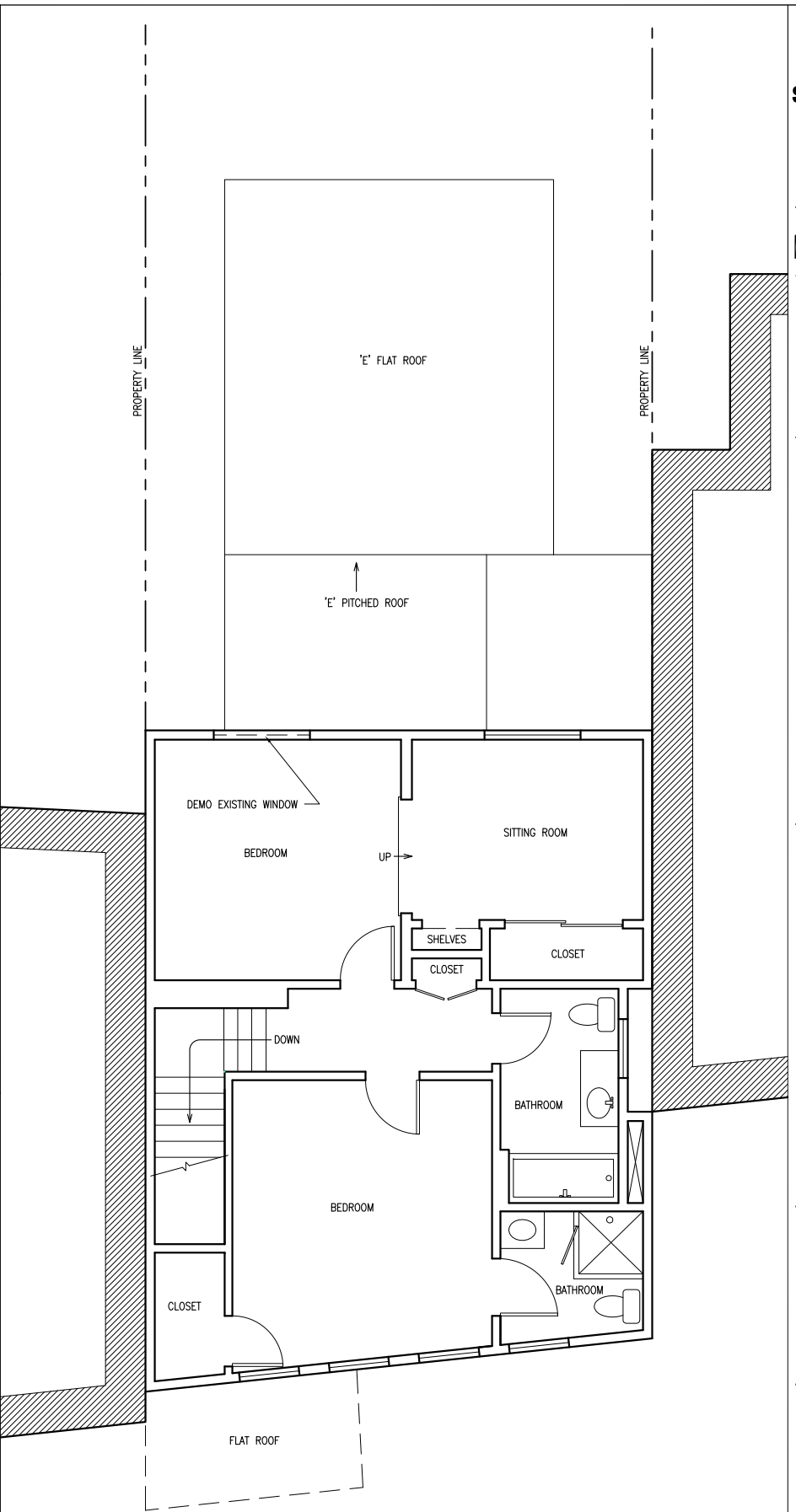
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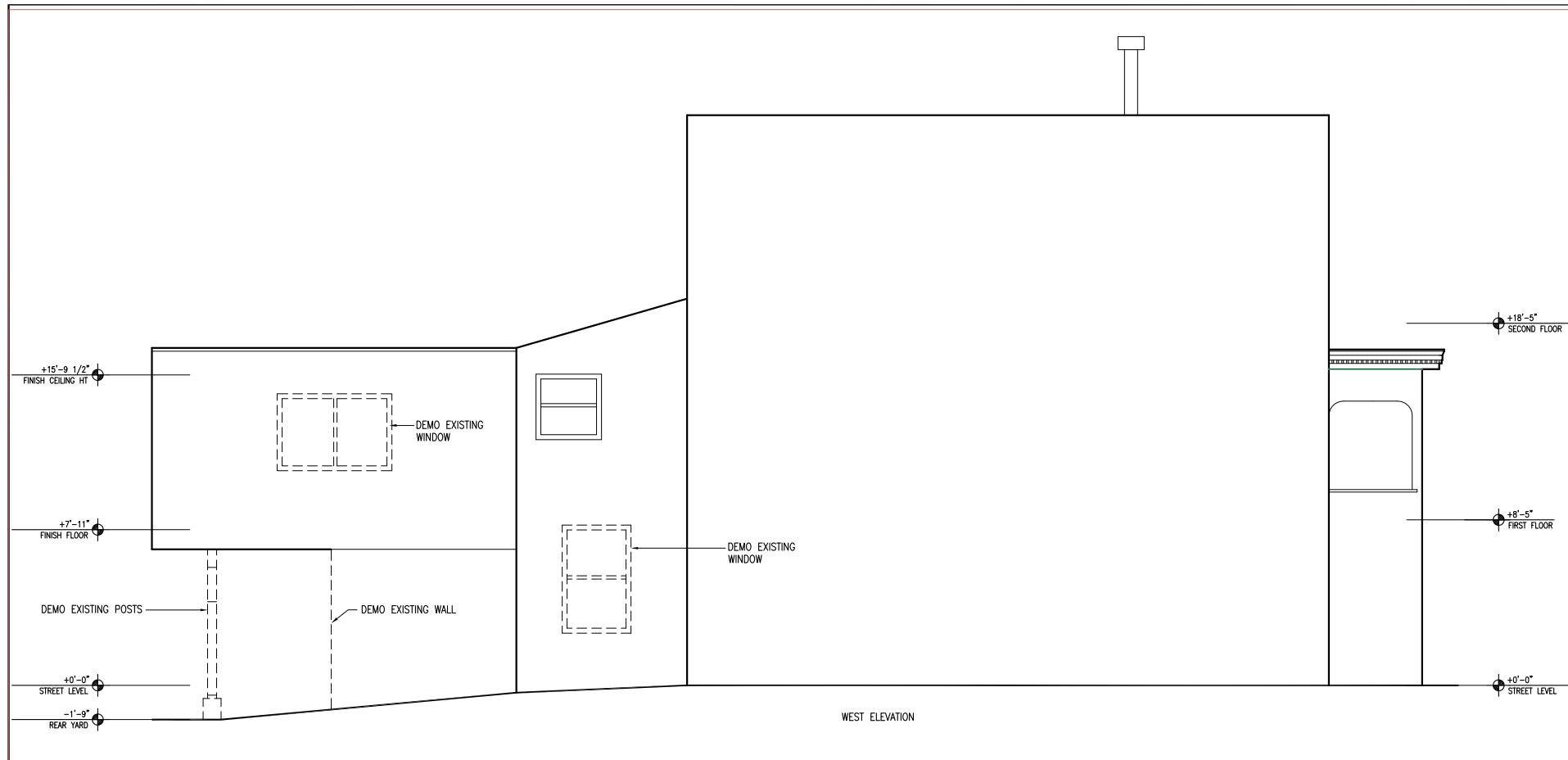


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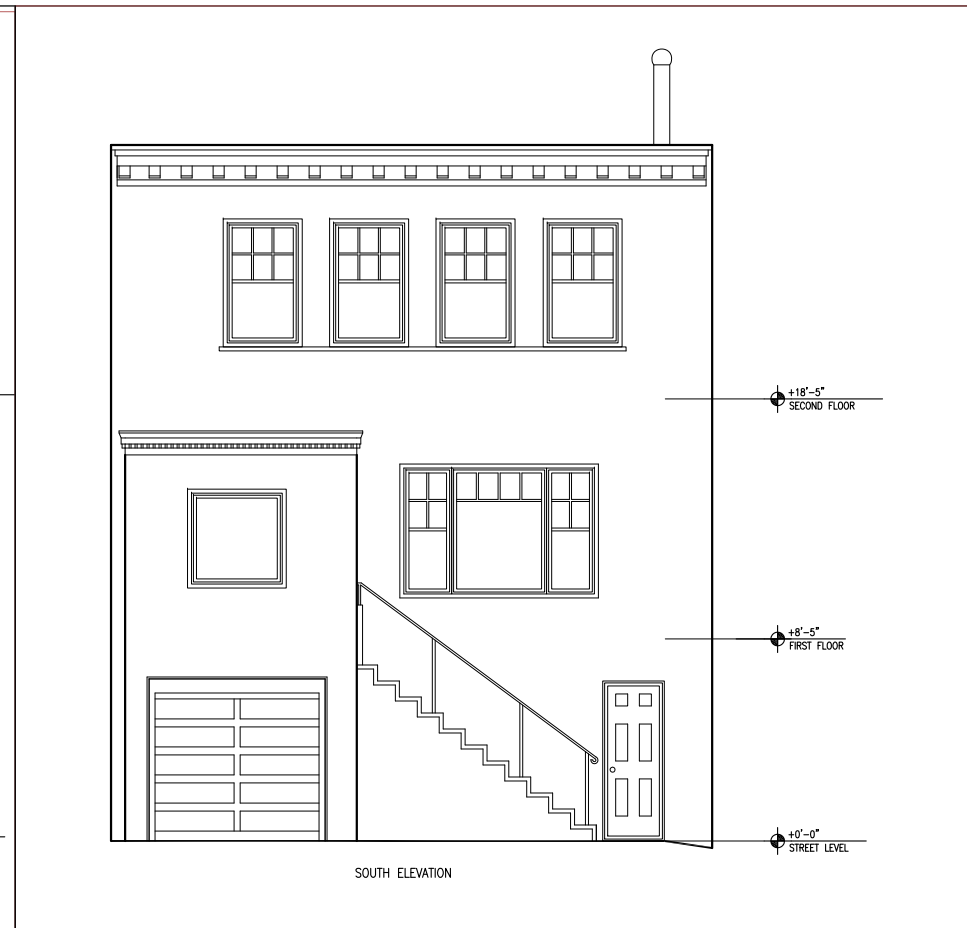


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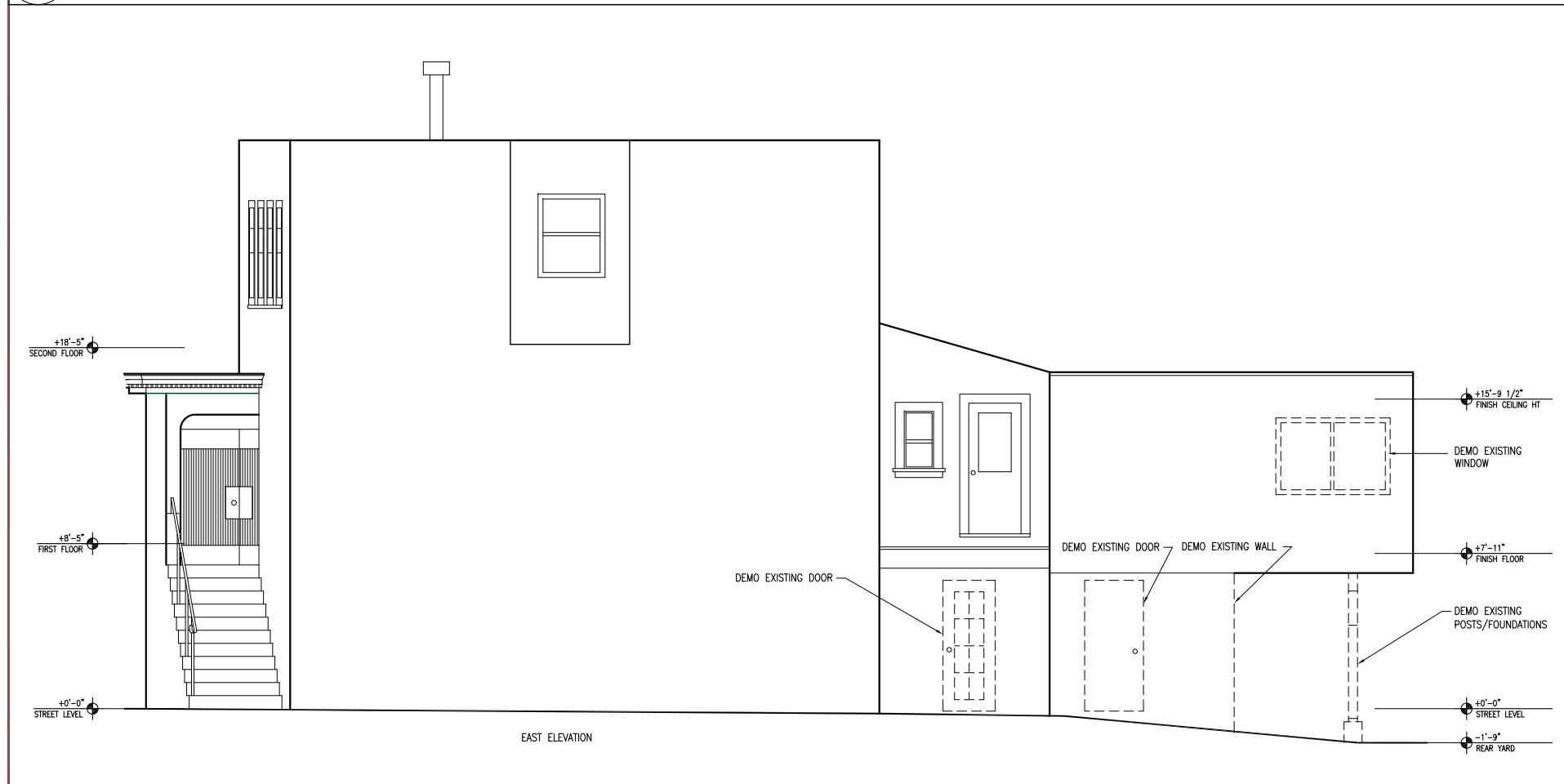




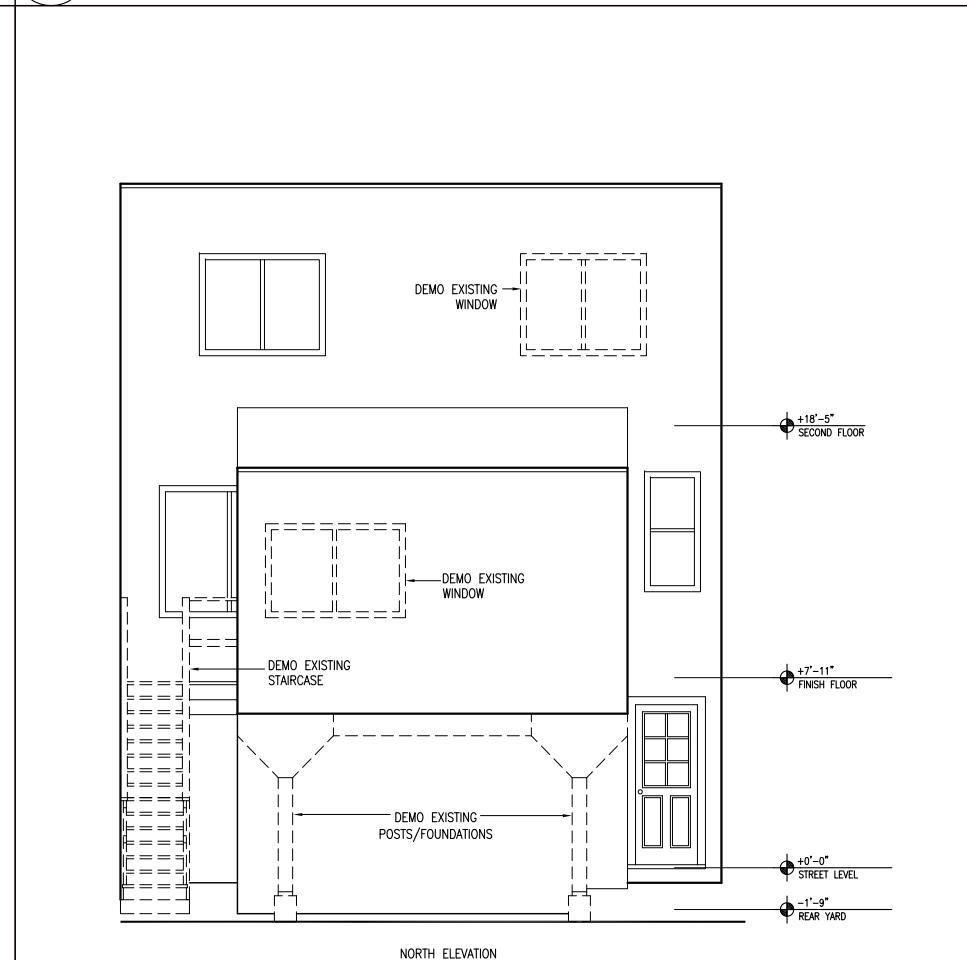
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A1.03 SCALE: 1/4"=1'-0"



02	EXISTING/DEMO SOUTH ELEVATION
A1.03	SCALE: 1/4"=1'-0"



03	<b>EXISTING/DEMO EAST ELEVATION</b>
A1.03	SCALE: 1/4"=1'-0"



01 EXISTING/DEMO NORTH ELEVATION  
A1.03 SCALE: 1/4"=1'-0"

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<b>EXISTING AND DEMOLITION</b>	
<b>EXTERIOR ELEVATIONS</b>	
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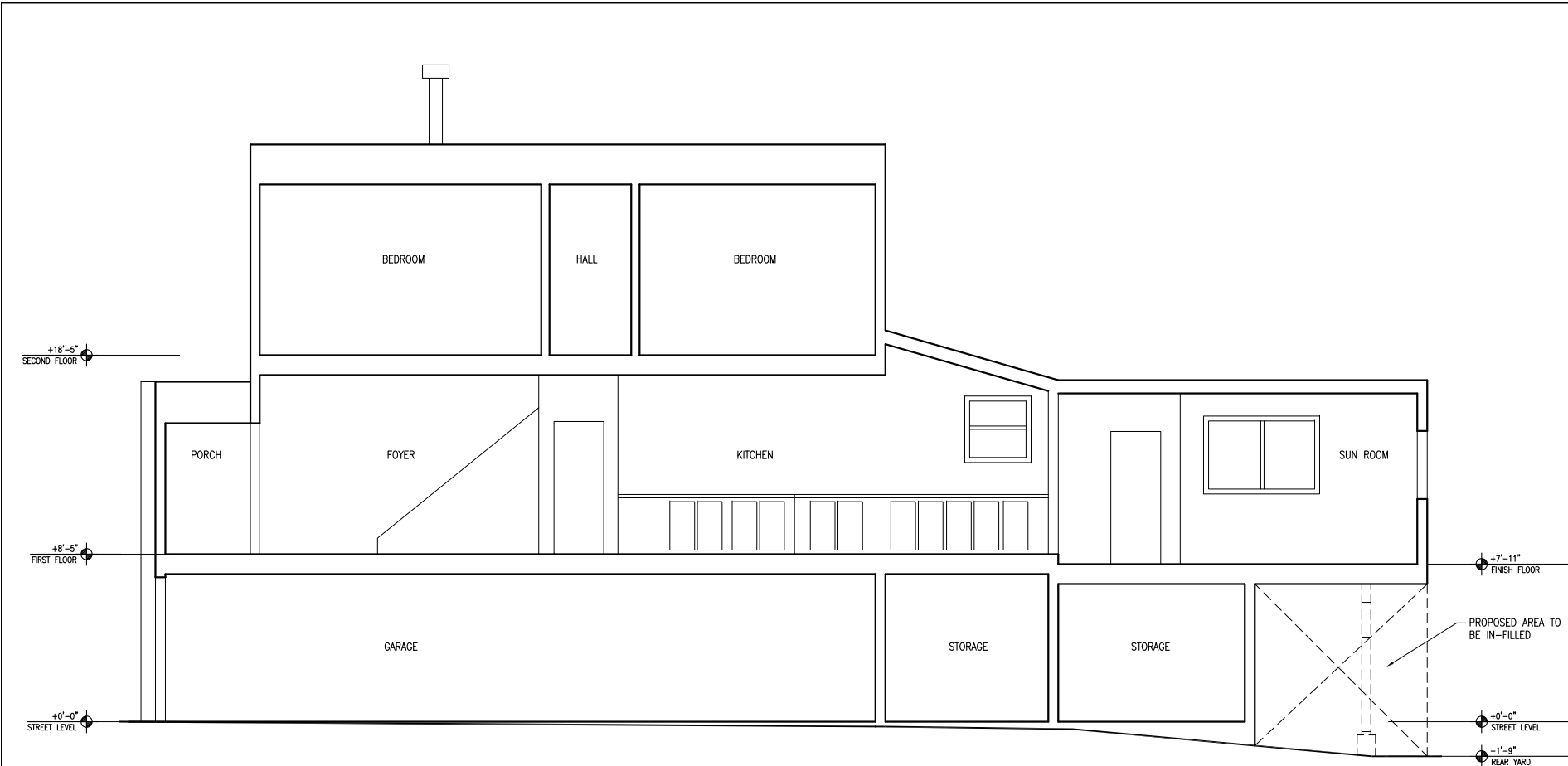
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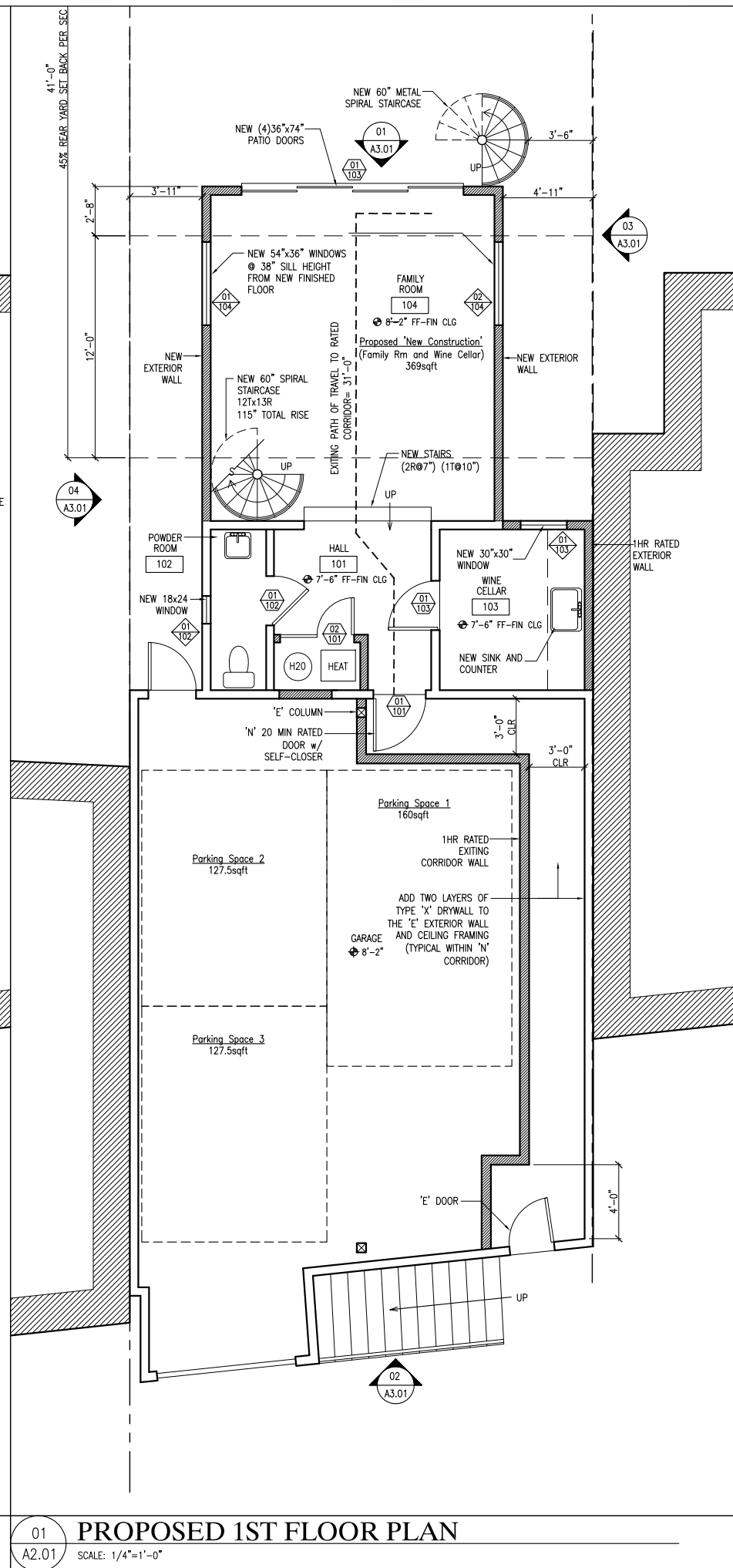
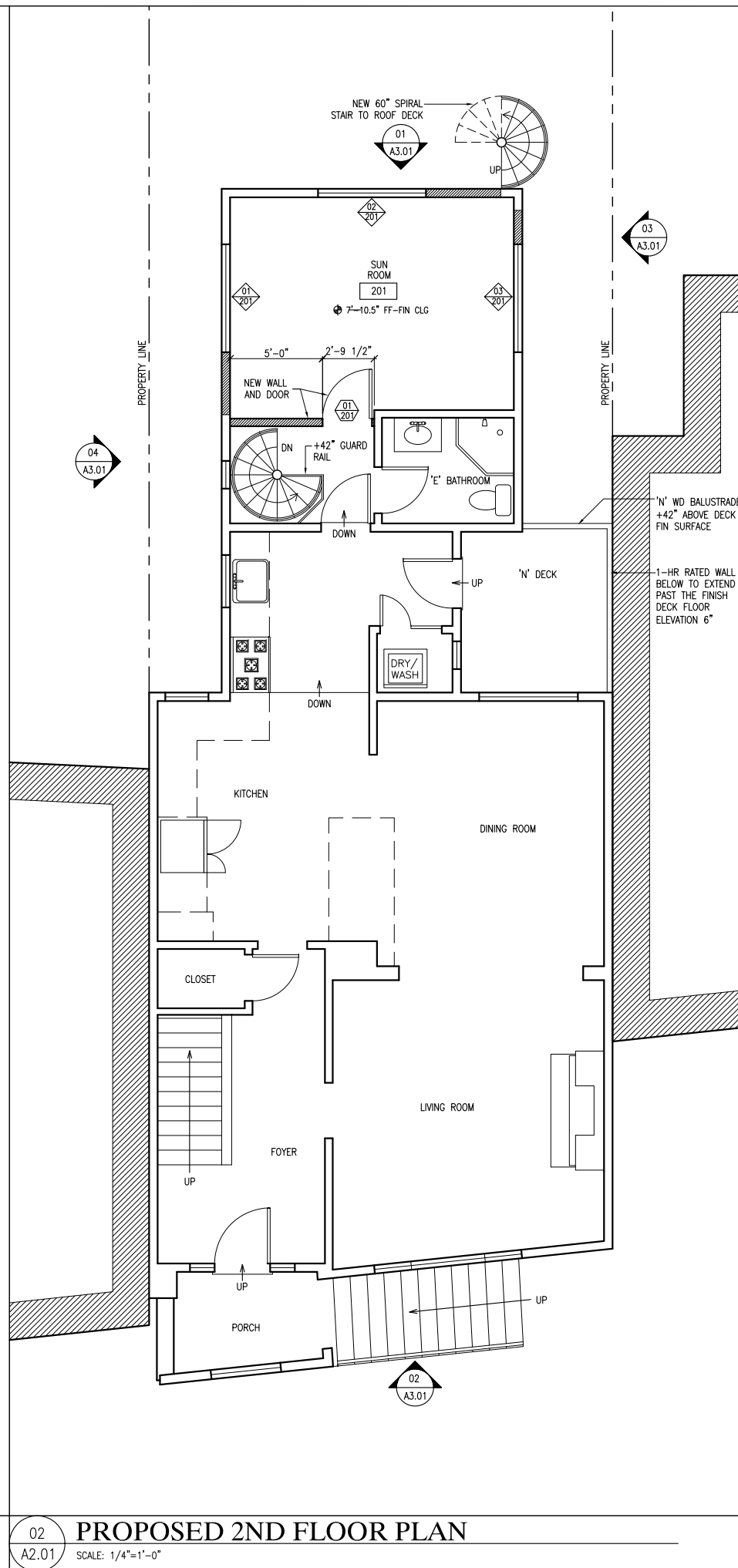
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A1.04

## EXISTING BUILDING SECTION

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