



# 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**

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, 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 Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before 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 hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

## BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

## APPEAL INFORMATION

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 calendar 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 Commission may be made to the **Board of Appeals within 15 calendar 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.

中文詢問請電: (415) 575-9010

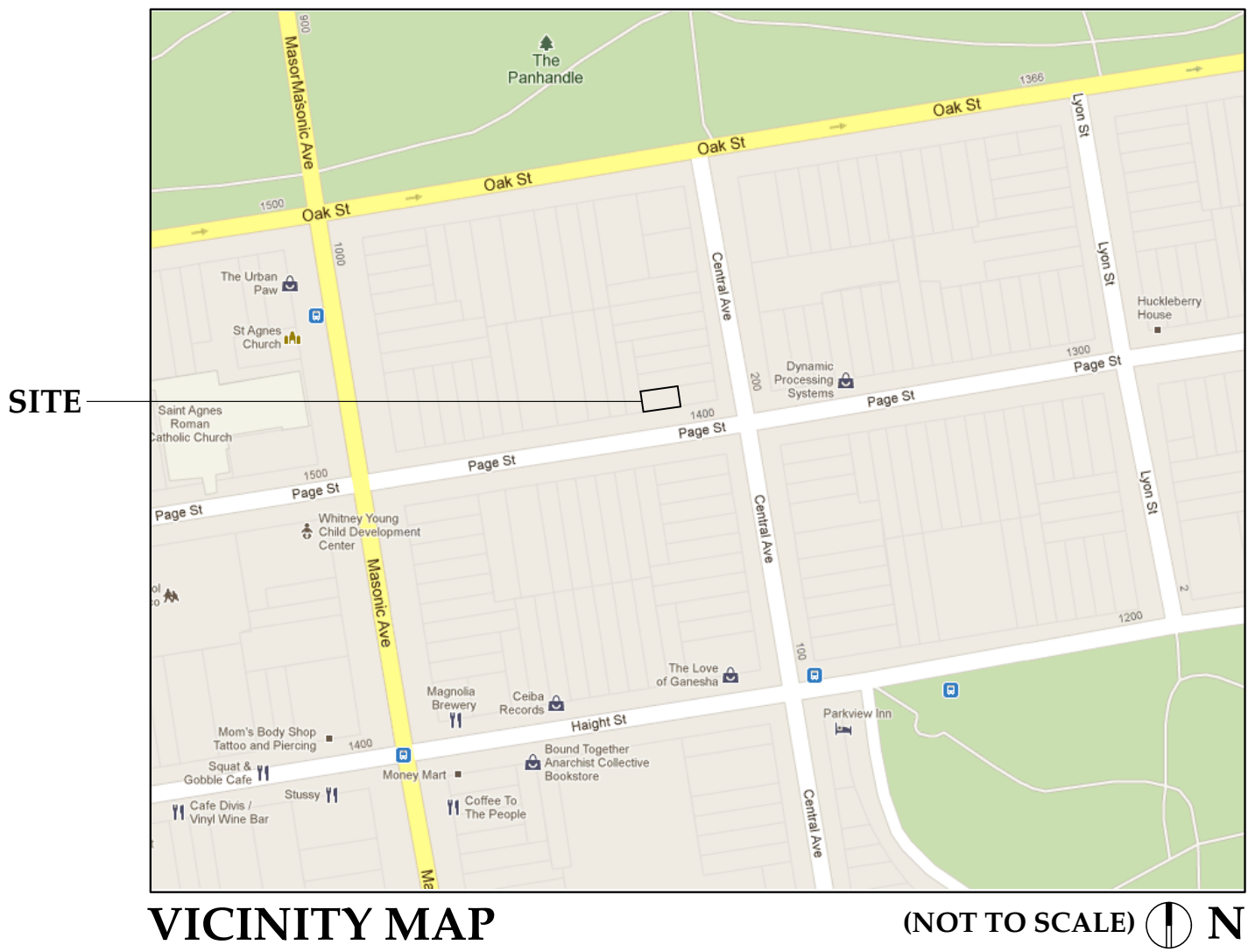
Para información en Español llamar al: (415) 575-9010

GENERAL NOTES

1. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN DESIRED AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACTOR.
2. ALL CONSTRUCTION MEANS, METHODS, MATERIALS AND TECHNIQUES SHALL COMPLY WITH THE REQUIREMENTS OF THE 2010 CALIFORNIA BUILDING CODE (C.B.C.), 2010 CALIF. ENERGY CODE (C.E.C.), 2010 CALIF. MECHANICAL CODE (C.M.C.), 2010 CALIF. PLUMBING CODE (C.P.C.), 2010 CALIF. FIRE CODE (C.F.C.), & AND ALL OTHER APPLICABLE AMMENDMENTS , ORDERS, ORDINANCES, AND REGULATIONS.
3. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK.
4. DO NOT SCALE DRAWINGS. APPLICABLE TRADES SHALL USE A COMMON DATUM TO BE DESIGNATED BY THE CONTRACTOR FOR ALL CRITICAL MEASUREMENTS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
5. DIMENSIONS ARE TO FACE OR CENTERLINE OF STUD, UNLESS NOTED OTHERWISE.. AT FLOORS AND CEILINGS WITH PLYWOOD SHEATHING DIMENSIONS ARE TO EXTERIOR SIDE OF PLYWOOD.
6. REFER TO ADDITIONAL NOTES SHOWN ON THE STRUCTURAL AND/OR CIVIL ENGINEERING SHEETS CONTAINED IN THESE DRAWINGS.
7. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED.
8. WHEREVER EXISTING WORK IS DAMAGED BY ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE REPAIRED OR REPLACED WITH NEW MATERIAL TO MATCH EXISTING AS APPROVED BY THE ARCHITECT.
9. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND RUBBISH RESULTING FROM THE WORK SPECIFIED HEREIN.
10. ALL EXPOSED BOLTS, WASHERS, NAILS, OR METAL CONNECTORS SHALL BE DOUBLE HOT DIP GALVANIZED [U.N.O.]
11. SHOP DRAWINGS, PROJECT DATA AND OTHER SAMPLES SHALL BE SUBMITTED TO THE DESIGNER AND OWNER WHEN REQUESTED. NO PORTION OF SUCH WORK SHALL BE COMMENCED UNTIL SUBMITTAL HAS BEEN APPROVED BY THE DESIGNER/ OWNER.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING AND FRAMING FOR WALL MOUNTED ITEMS.
13. FIRE STOPS SHALL BE LOCATED AT THE FOLLOWING LOCATIONS (PER UBC REQUIREMENTS):  
A.) IN CONCEALED SPACES OF STUD WALLS INCLUDING FURRED SPACES - AT FLOOR AND CEILING LEVELS AND AT 10 FLOOR INTERVALS ALONG THE LENGTH OF THE WALL.  
B.) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.  
C.) IN OPENINGS AROUND VENTS, PIPES, DUCTS CHIMNEYS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR A FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.  
D.) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
14. AT EXTERIOR WALL OPENINGS: FLASHING, COUNTER FLASHING AND EXPANSION JOINT MATERIAL SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE COMPLETELY WATERPROOFED AND WEATHERPROOFED.

PROJECT STATISTICS

OWNERS	GUILLERMO TORRES & STELLA YANG 1420 PAGE ST. SAN FRANCISCO, CA 94117 415 425 3031
ACCESSORS PARCEL NUMBER	1222-008A
ZONING DESIGNATION	RH-3
OCCUPANCY:	
RESIDENCE	R-3
GARAGE	U
CONSTRUCTION TYPE	V/ B
SCOPE OF WORK	(N) 132 SQ. FT. DECK & STAIR TO REPLACE (E) STEEL MOMENT FRAME IN GARAGE. CHANGE FIRST RISER OF INTERIOR STAIR. COMPLY WITH PHYSICAL INSPECTION REPORT CC-5955 #1,2,3
BUILDING TABULATIONS	
[E] LOWER LEVEL	884 SQ FT
[E] UPPER LEVEL	896 SQ FT
TOTAL	1,780 SQ FT
[E] GARAGE	702 SQ FT
[E] COVERED ENTRY	209 SQ FT
[N] EXTERIOR DECK & STAIRS	132 SQ FT
LOT SIZE	1,202 SQ FT GROSS
PARKING	2 COVERED



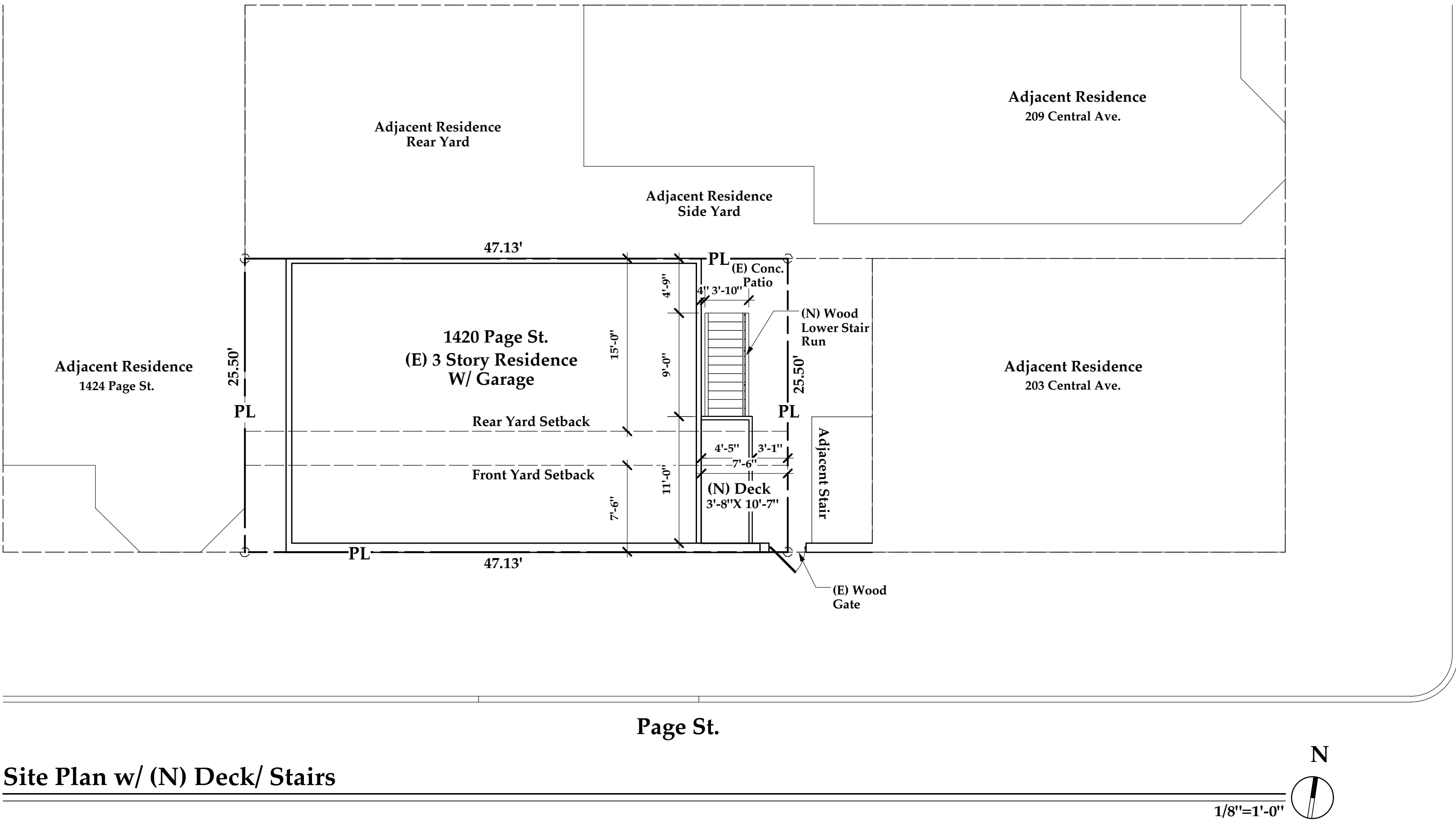
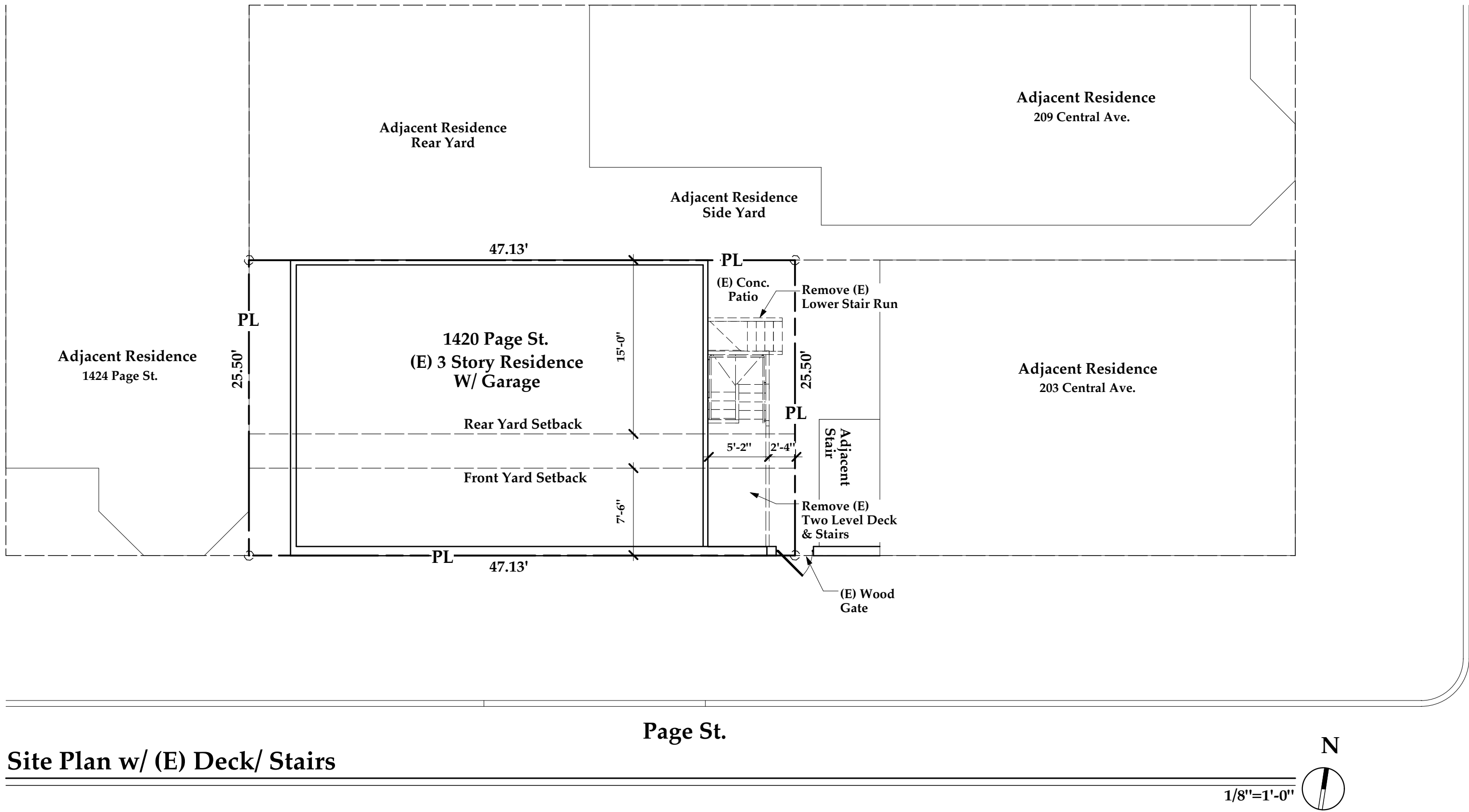
SHEET INDEX

ARCHITECTURAL

- A-1.0 COVER SHEET - SITE PLANS, GENERAL NOTES, SHEET INDEX , VICINITY MAP, PROJECT STATISTICS  
A-2.0 (E) FLOOR PLANS, FLOOR PLANS W/ (N) DECK & STAIRS  
A-3.0 (E) EXTERIOR ELEVATIONS, ELEVATIONS W/ (N) DECK & STAIRS

STRUCTURAL

- S-1 STRUCTURAL NOTES, FOUNDATION PLAN, LOWER LEVEL PLAN  
S-2 MIDDLE LEVEL FRAMING PLAN, UPPER LEVEL FRAMING PLAN  
S-3 STRUCTURAL DETAILS



THEO BESSIN

DESIGNER

THEO BESSIN  
110  
CARL ST.  
SAN FRANCISCO,  
CA.  
94117  
805. 886. 2719

BUILDING  
DESIGN

(N) DECK,  
STAIRS,  
AND  
GARAGE  
BEAM  
AT:

1420  
PAGE ST.

SAN  
FRANCISCO,  
CA  
94117

Site Plans

Project Stats.

Vicinity Map

Sheet Index

General Notes

DATE  
12.09.2013

Building  
Depl.  
Submittal

REVISIONS

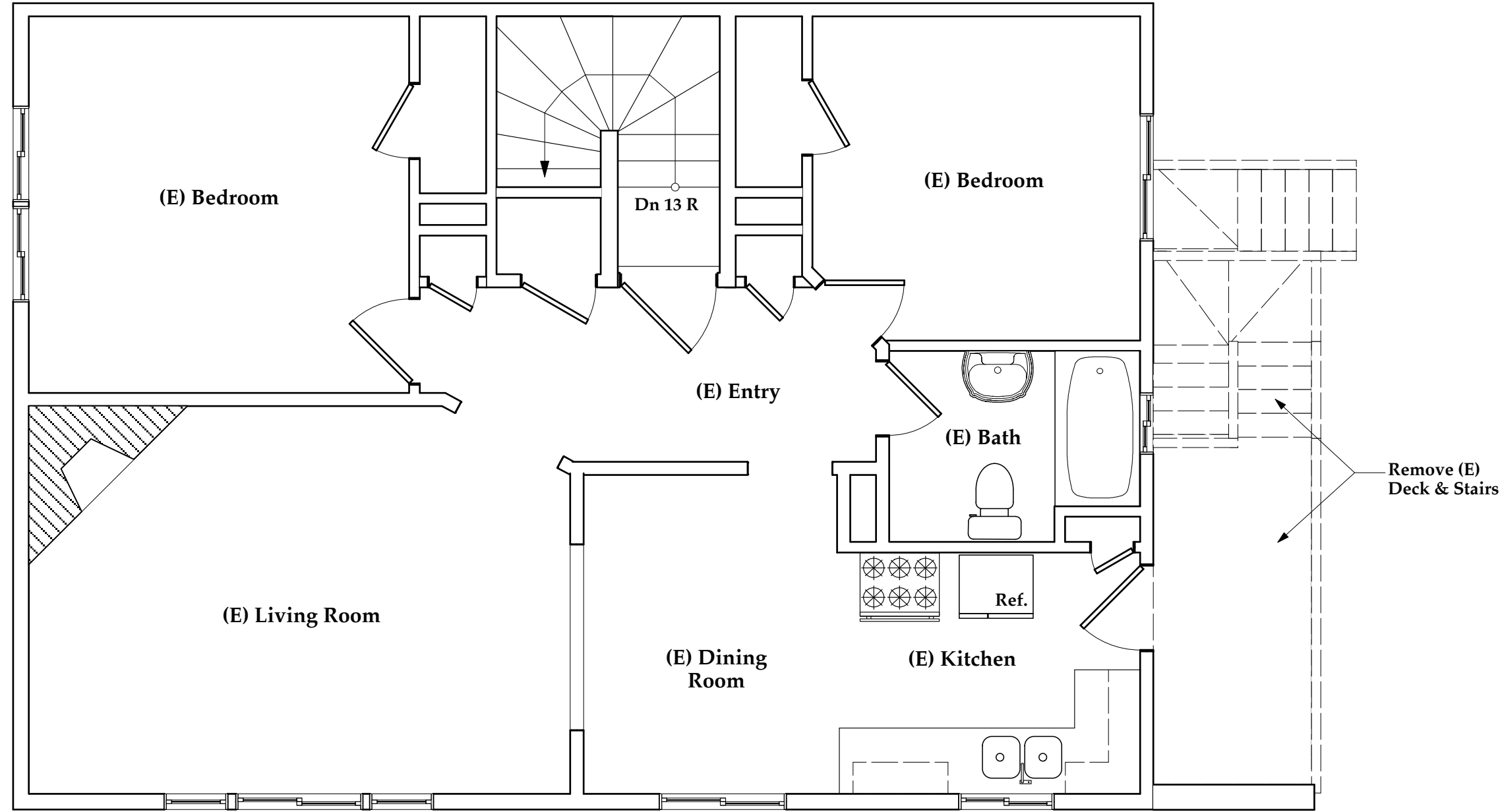
All design ideas and design information represented on these drawing plans were created for use in connection with the specified project and are the exclusive copyright and property of Theo Bessin Designer.

These plans are not to be reproduced, changed, or copied for any purpose whatsoever without the written permission of Theo Bessin Designer.

SHEET

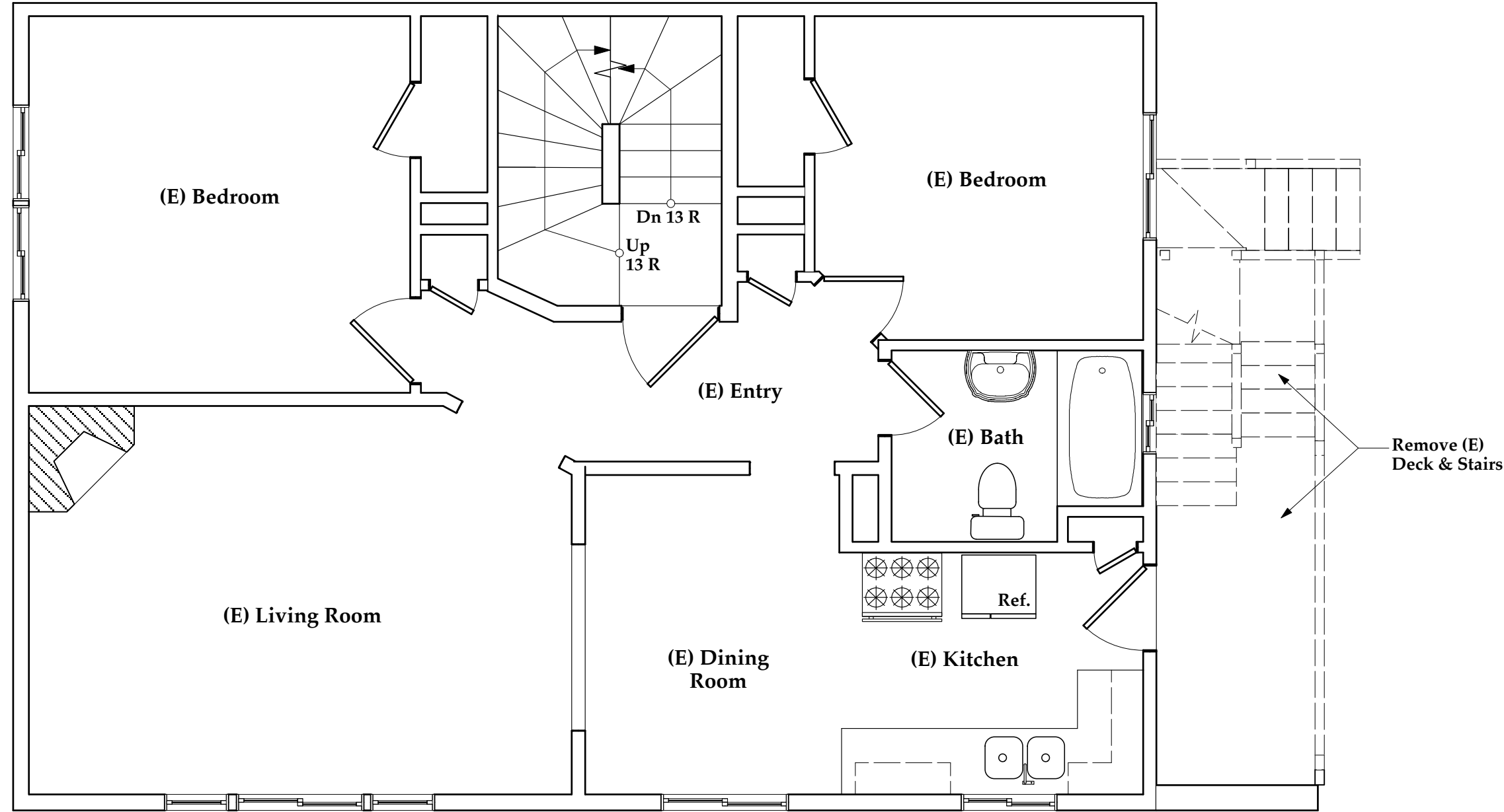
A-1





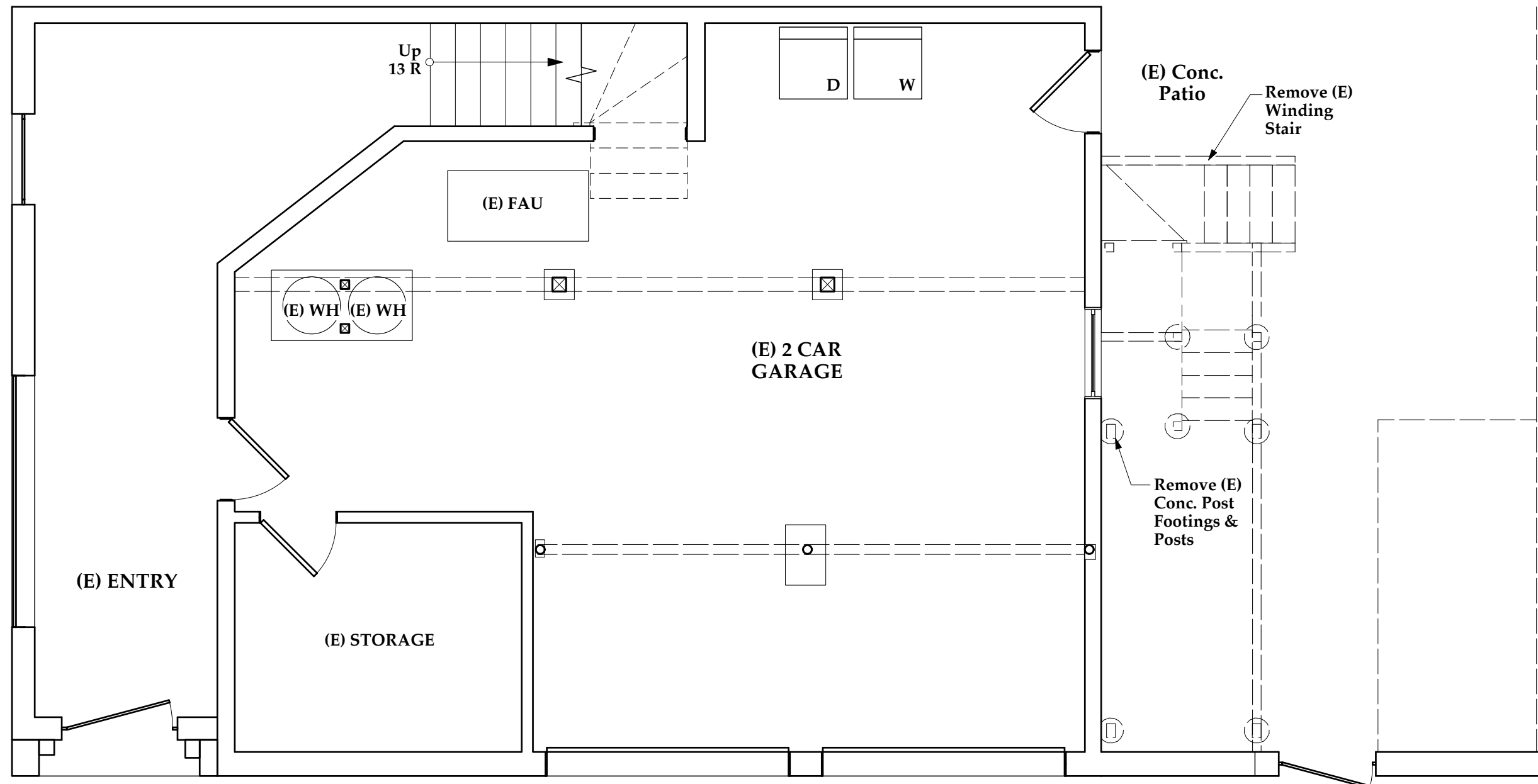
(E) Upper Level Floor Plan

1/4"=1'-0" N



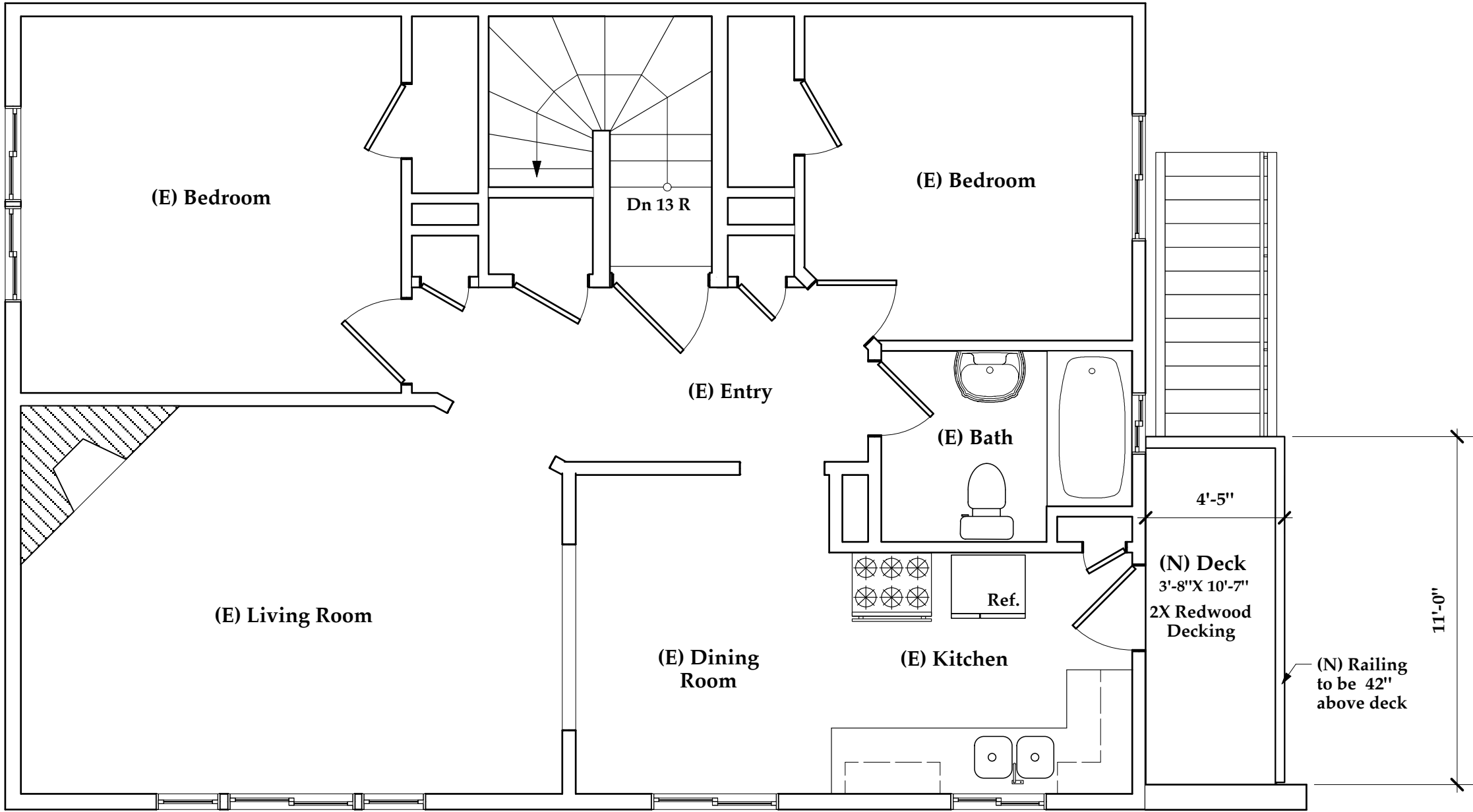
(E) Lower Level Floor Plan

1/4"=1'-0" N



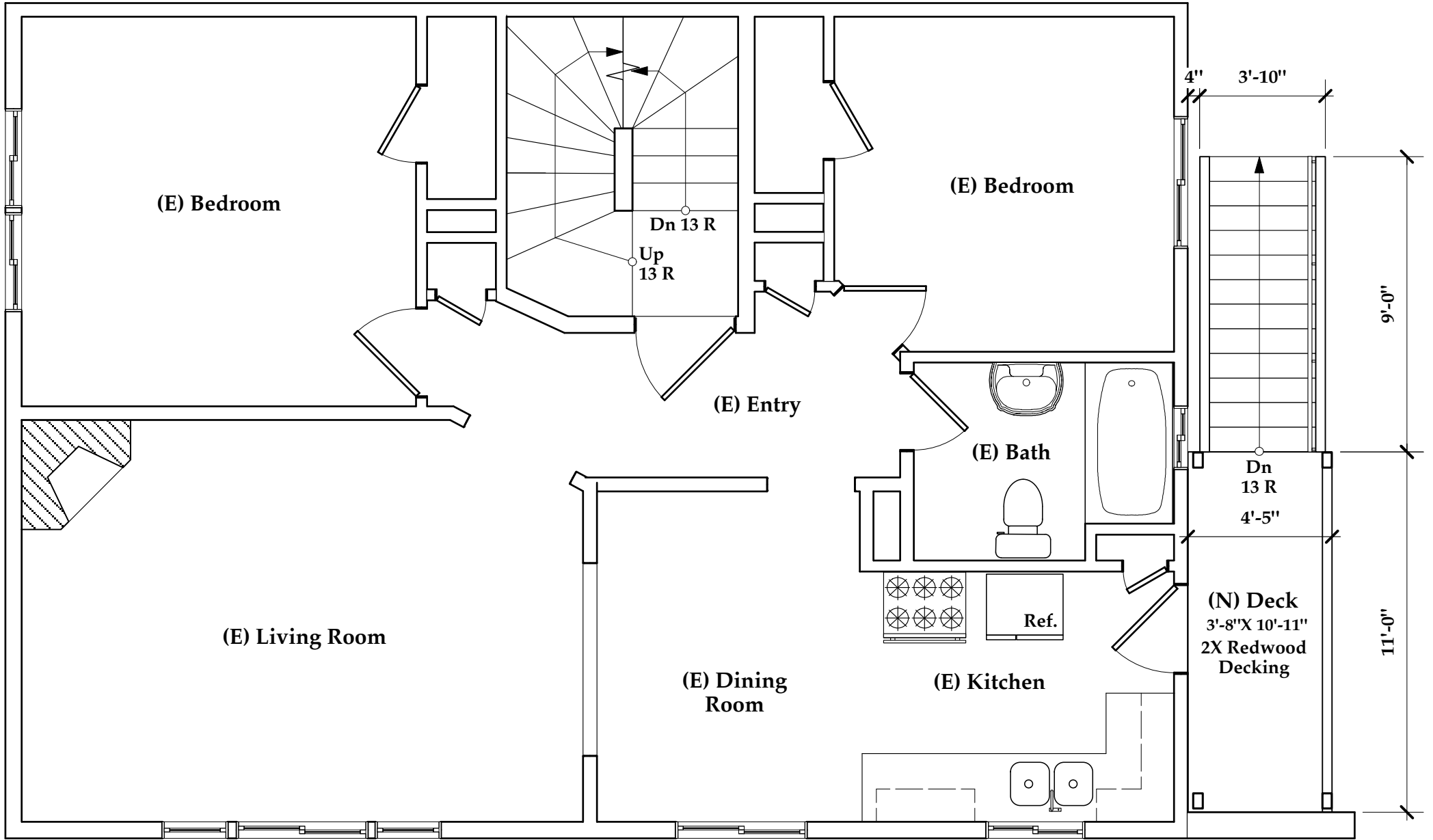
(E) Garage Floor Plan

1/4"=1'-0" N



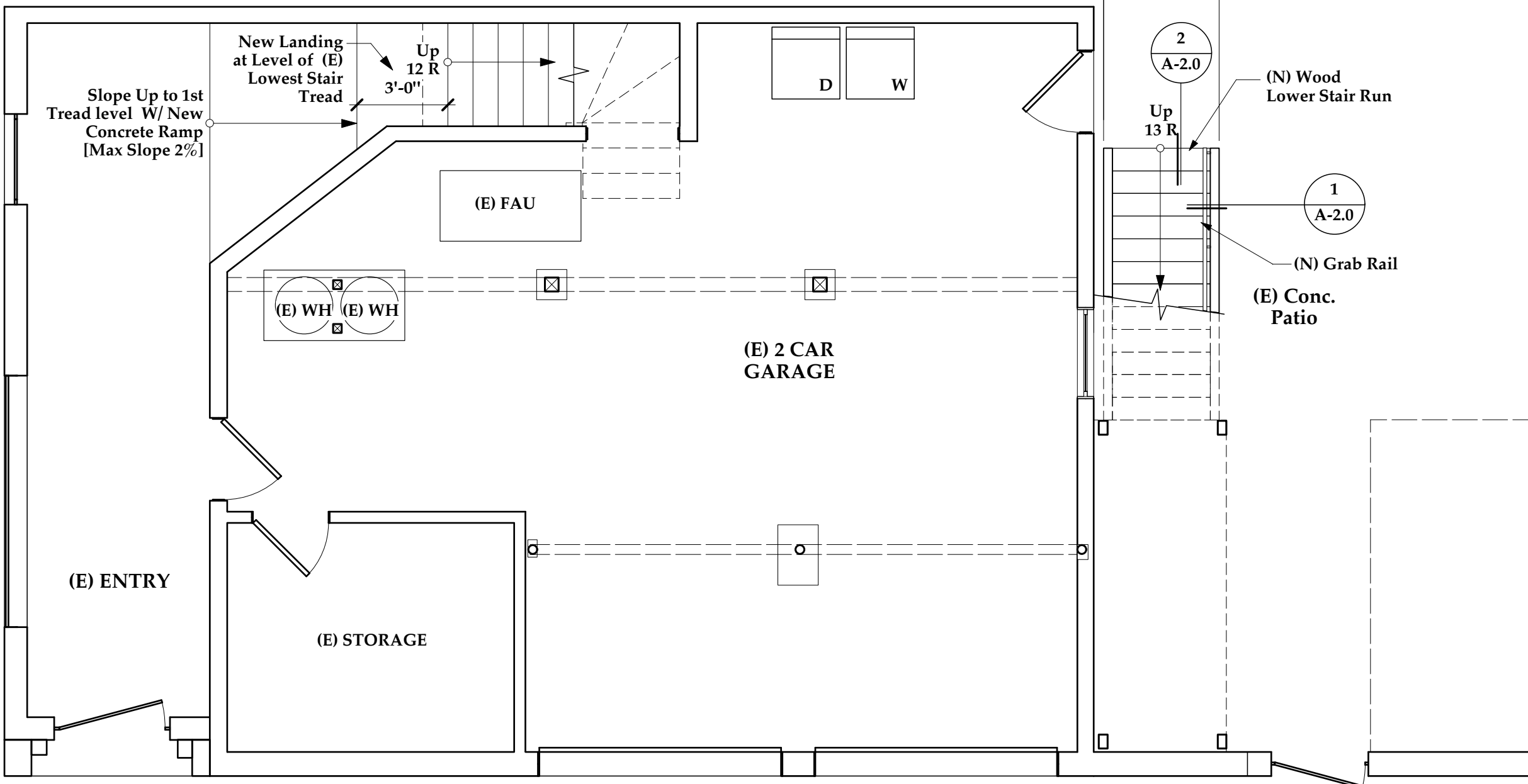
Upper Level Floor Plan W/ (N) Deck

1/4"=1'-0" N



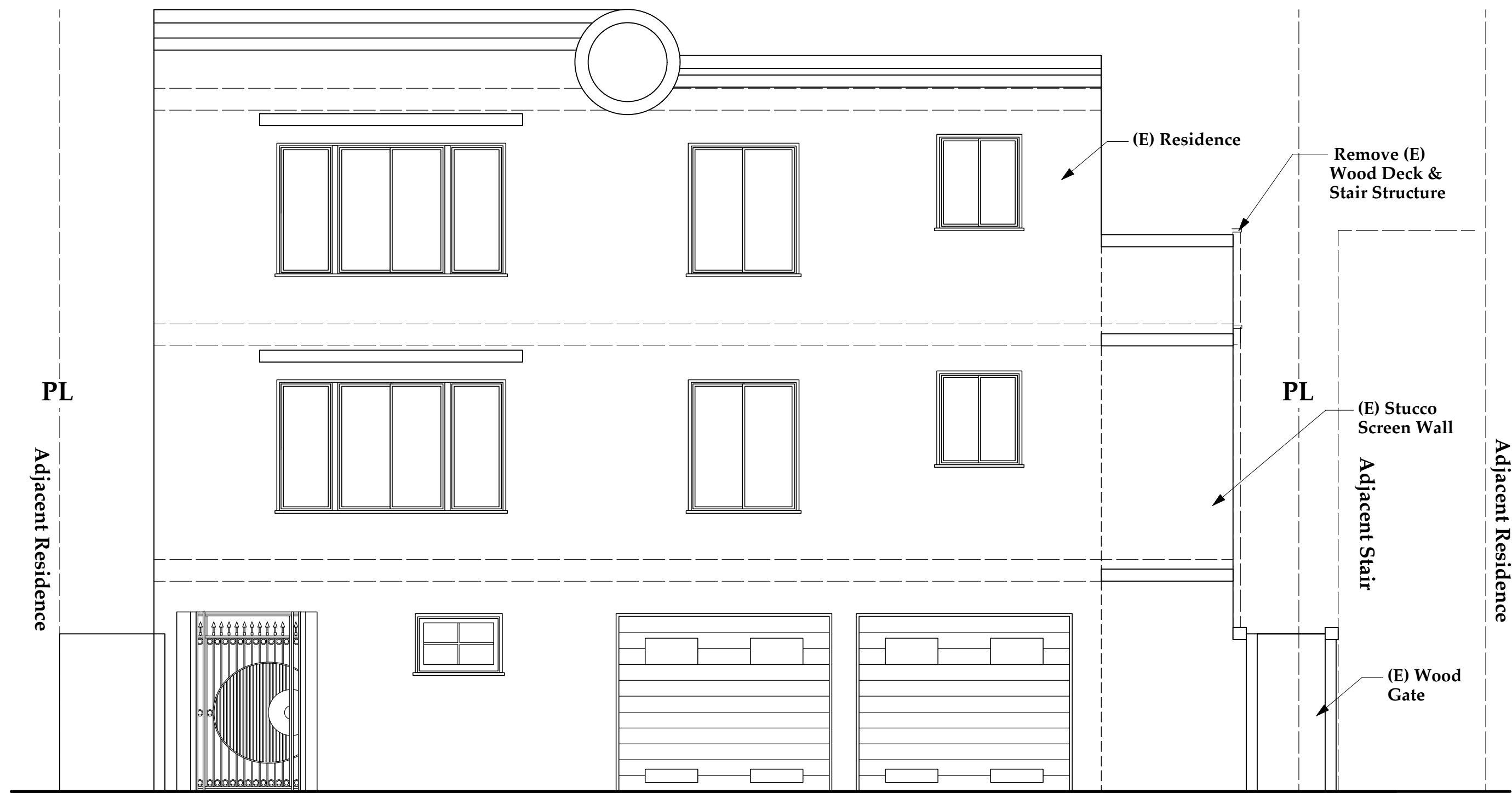
Lower Level Floor Plan W/ (N) Deck & Stair

1/4"=1'-0" N



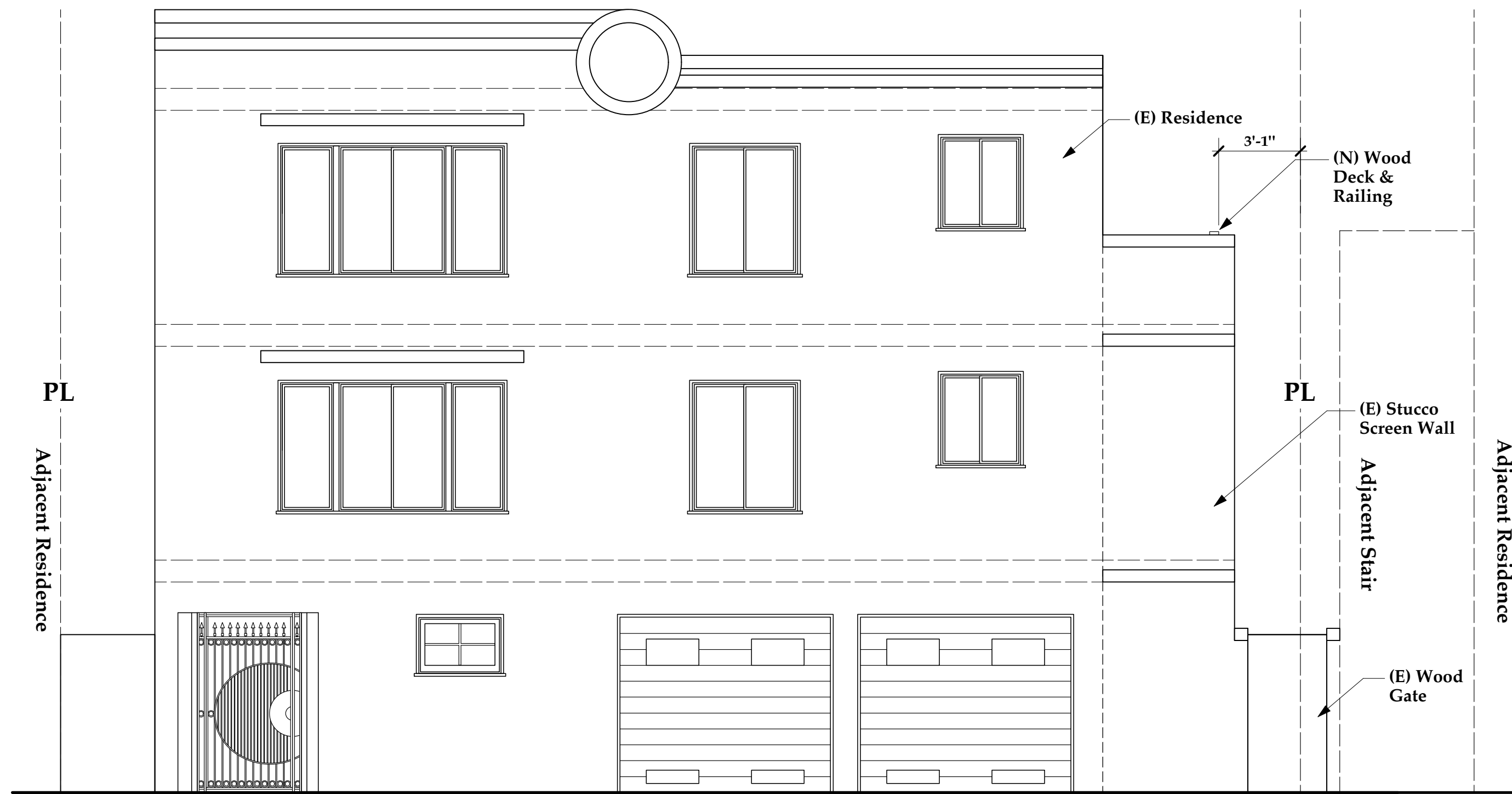
Garage Floor Plan W/ (N) Stair

1/4"=1'-0" N



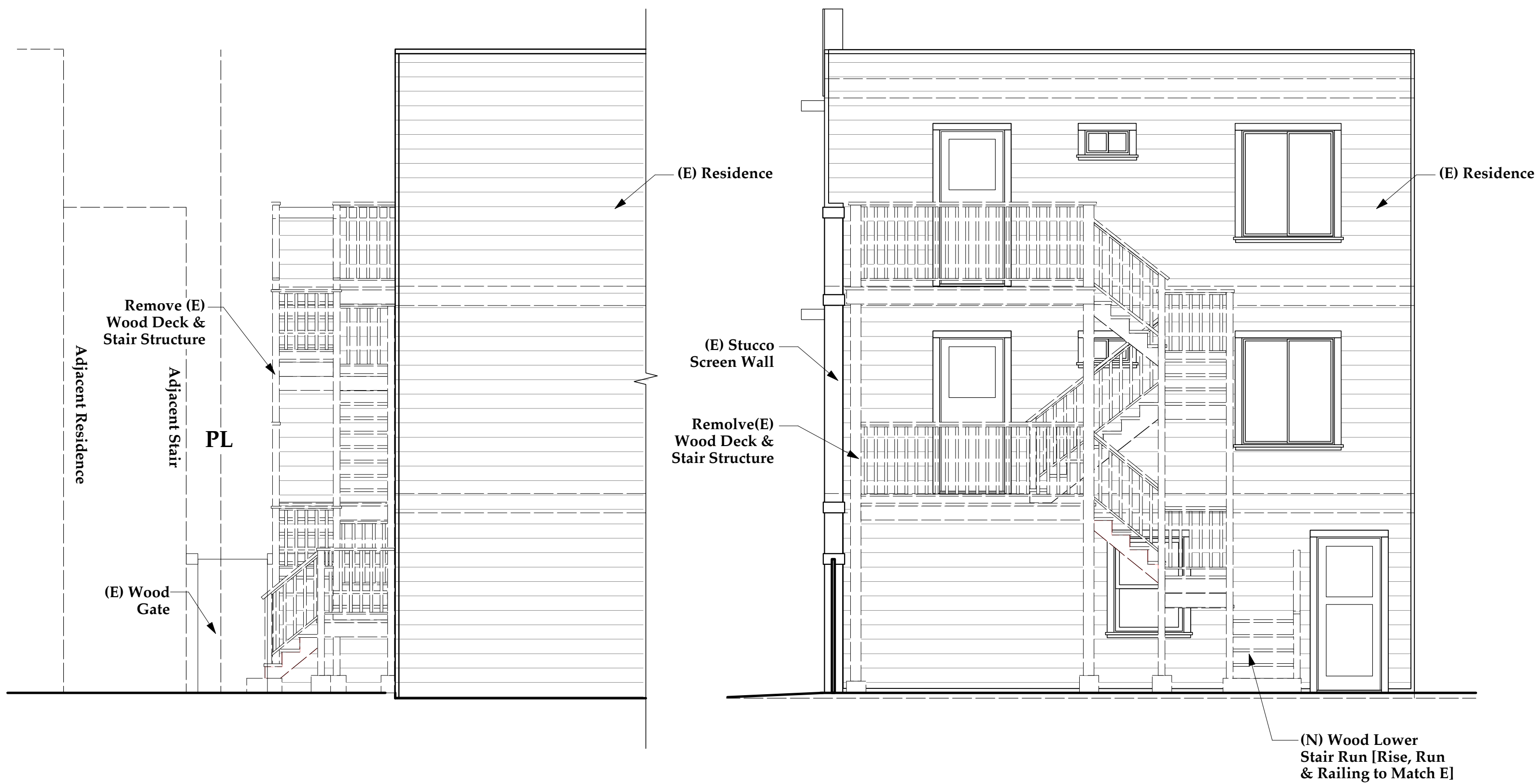
**(E) South Elevation**

1/4"=1'-0"



**South Elevation W/ (N) Deck & Stairs**

1/4"=1'-0"



**(E) Partial North Elevation**

1/4"=1'-0"

**(E) East Elevation**

1/4"=1'-0"



**Partial North Elevation W/ (N) Deck & Stairs**

1/4"=1'-0"

**East Elevation W/ (N) Deck & Stairs**

1/4"=1'-0"

THEO  
BESSIN  
DESIGNER

THEO BESSIN  
110  
CARL ST.  
SAN FRANCISCO,  
CA.  
94117  
805. 886. 2719

BUILDING  
DESIGN

(N) DECK,  
STAIRS,  
AND  
GARAGE  
BEAM  
AT:

1420  
PAGE ST.  
SAN  
FRANCISCO,  
CA  
94117

(E) Exterior  
Elevations

Exterior  
Elevations W/  
(N) Deck &  
Stairs

DATE  
12.09.2013

Building  
Depl.  
Submittal

REVISIONS

All design ideas and design  
information represented on  
these drawing plans were  
created for use in connection  
with the specified project  
and are the exclusive  
copyright and property  
of Theo Bessin  
Designer.

These plans are not to be  
reproduced, changed, or  
copied for any purpose  
whatsoever without the  
written permission of  
Theo Bessin  
Designer.

SHEET

A-3.0