



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, March 26, 2014**
Time: **Not before 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variances (Rear Yard and Usable Open Space)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	384 - 11th Avenue	Case No.:	2013.1758V
Cross Street(s):	Clement St. / Geary Blvd.	Building Permit:	2013.05.20.7314
Block /Lot No.:	1442 / 026A	Applicant:	Zachary Nathan
Zoning District(s):	NC-3 / 40-X	Telephone:	(415) 701-0877
Area Plan:	N/A	E-Mail:	nathanarch@earthlink.com
PROJECT DESCRIPTION			
<p>The proposal is to convert an existing three-story dental office building back into a single-family dwelling. The dental office building was previously a single-family dwelling prior to 1978.</p> <p>PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of 15 feet. Currently, the 30'-0" wide by 32'-6" deep building abuts the front and rear property lines and maintains a 2'-6" side yard along the south side property line. The project requires a variance from the rear yard requirement (Section 134) of the Planning Code because rear yards are required at the lowest story containing a dwelling unit, and at each succeeding level or story of the building.</p> <p>PER SECTION 135 OF THE PLANNING CODE any space credited as private usable open space shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a terrace or the surface of an inner or outer court. The project requires a variance from the usable open space requirement (Section 135) since the private usable open space on the side yard has a minimum horizontal dimension of 2'-6" and a minimum area of 81.25 square feet.</p>			
ADDITIONAL INFORMATION			
<p>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/2013.1758V.pdf</p> <p>Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.</p>			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Sharon M. Young Telephone: (415) 558-6346 E-Mail: sharon.m.young@sfgov.org</p>			

中文詢問請電: (415) 575-9010

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

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.

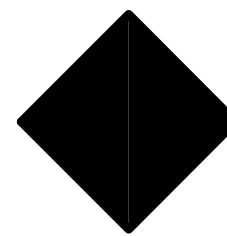
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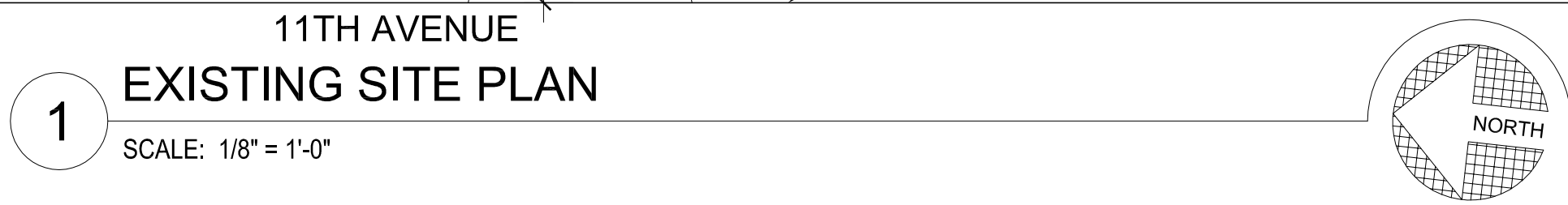
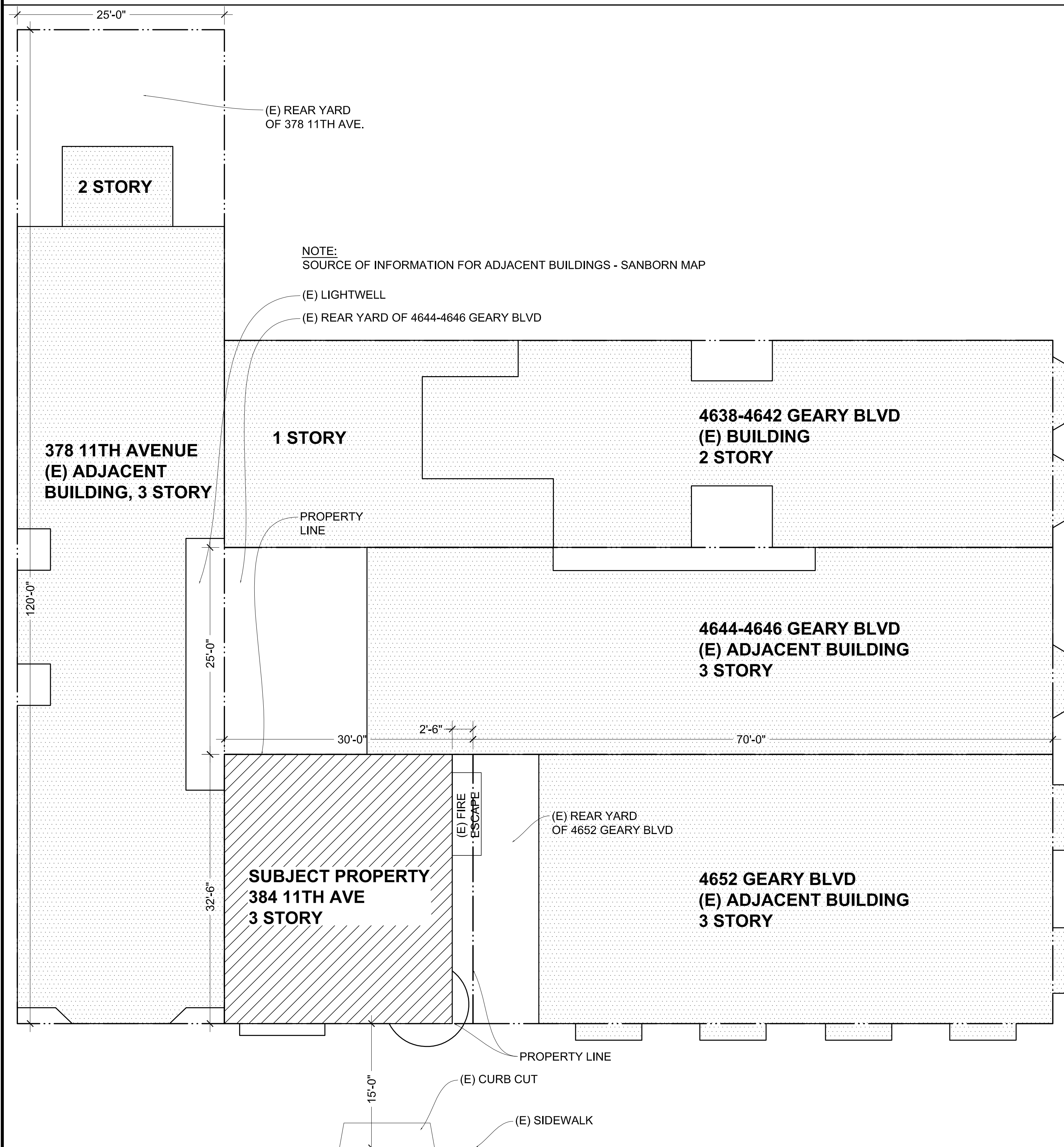
384 11TH AVENUE REMODEL

SAN FRANCISCO, CALIFORNIA

ZACHARY
NATHAN, AIA
ARCHITECT



1108-C BRYANT STREET
SAN FRANCISCO, CA, 94103
PHONE 415.701.0877



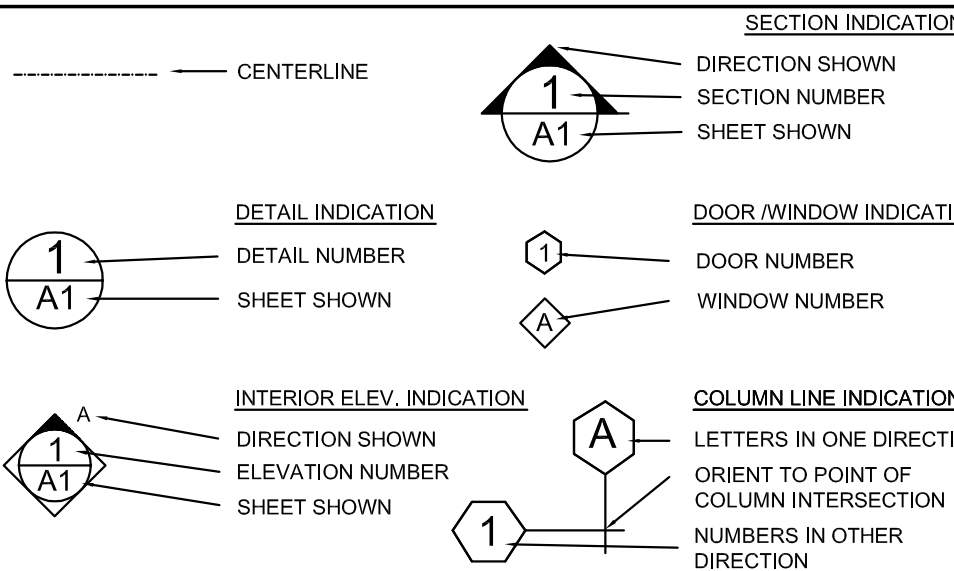
ABBREVIATIONS

&	AND
L	ANGLE
AT	AT
@	NUMBER OR POUND
#	CENTERLINE OR COLUMN LINE
<	PLATE OR PROPERTY LINE
>	FOOT
'	INCH
"	INCH
x	TIMES OR BY
~	DIAMETER OR ROUND
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
BD.	BOARD
BLDG.	BUILDING
BM.	BEAM
BOT.	BOTTOM
CLG.	CEILING
CLR.	CLEAR
CONC.	CONCRETE
CTR.	CENTER
DEMO	DEMOLISH
DET.	DETAIL
DN.	DIMENSION
DN.	DOWN
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
ELEC.	ELECTRICAL
EQ.	EQUAL
EXT.	EXTERIOR
FIN.	FINISH
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FT.	FOOT
GA.	GAUGE
GALV.	GALVANIZED
GND.	GROUND
GYP.	GYPSUM
HORZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
INT.	INTERIOR
JOINT	JOINT
MAX.	MAXIMUM
MET.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
PLYWD.	PLYWOOD
PROP.	PROPERTY
R	RISER OR RADIUS
REQ.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
S.F.	SQUARE FEET
SIM.	SIMILAR
SO.	SQUARE
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
T	TREAD
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W	WITH
WD.	WOOD
W.P.	WATERPROOF
W.R.	WATER RESISTANT

SCOPE OF WORK

- CHANGE OF USE FROM DENTAL OFFICE TO SINGLE FAMILY RESIDENTIAL
- DEMOLISH NON STRUCTURAL PARTITION OF (E) STERILIZATION ROOM, REMOVAL OF EXISTING INTERIOR GLAZING & LOW PARTITION BELOW AT (E) WAITING ROOM AT SECOND FLOOR
- REMOVE (E) INTERIOR SPIRAL STAIR
- REMOVE KITCHEN AT THIRD FLOOR
- ADD BATHROOM AND KITCHEN AT SECOND FLOOR
- ADD LAUNDRY ROOM AT FIRST FLOOR
- NO STRUCTURAL WORK INVOLVED.

GRAPHIC SYMBOLS



GENERAL NOTES

- THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK, MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES, AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESS.
- ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OF OR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.
- ALL WORK SHALL BE IN ACCORDANCE WITH ALL GENERAL, STATE, AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.
- ALL ITEMS NOT NOTED AS (E) OR 'EXISTING' ARE NEW.
- THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING ONLY THOSE MATERIALS SPECIFICALLY APPROVED BY LOCAL BUILDING AGENCY.
- THE CONTRACTOR IS TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ALL DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE
- ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR MASONRY AT WALLS OR THE FACE OF FINISHED SURFACE AT CABINETRY, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS, GRADES, ETC., WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE WORK AND ASSUMES ALL RISKS THEREFROM. THE CONTRACTOR SHALL AT ONCE REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY, OR OMISSION THAT MAY BE DISCOVERED AND CORRECTED AS DIRECTED, IN WRITING, BY THE ARCHITECT.
- BY ACCEPTING AND USING THESE DRAWINGS, THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ARCHITECT.
- ALL EXISTING WALLS, FLOORS, AND CEILINGS AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND, AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.
- INSTALL ALL MATERIALS AND EQUIPMENT PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.

CODE INFORMATION

1. ZONING	NC-3
2. BLOCK/LOT	1442 / 026A
3. EXISTING BUILDING OCCUPANCY	B (DENTAL OFFICE)
4. PROPOSED BUILDING OCCUPANCY	R-3 (RESIDENTIAL)
5. EXISTING NUMBER OF OFF-STREET PARKING SPACES	1
6. TYPE OF CONSTRUCTION	TYPE 5, NON-RATED
7. EXISTING NUMBER OF STORIES	3
8. EXISTING SQUARE FOOTAGE	2,723 SQ.FT.

INDEX OF DRAWINGS

A1	TITLE SHEET, GENERAL NOTES, CODE INFORMATION, EXISTING SITE / ROOF PLAN
A2	EXISTING / DEMO & PROPOSED PLANS

384 11TH AVENUE
SAN FRANCISCO, CALIFORNIA

REVISIONS:

NO.	DATE	REVISION	BY
1	10-02-13	PER PLANNING DEPT	

SHEET TITLE:

TITLE SHEET
GENERAL NOTES
CODE INFORMATION
EXISTING SITE PLAN

SCALE: AS NOTED

DATE: 05-21-2013

DRAWN BY: US

CHECKED BY: ZN

JOB NO. -

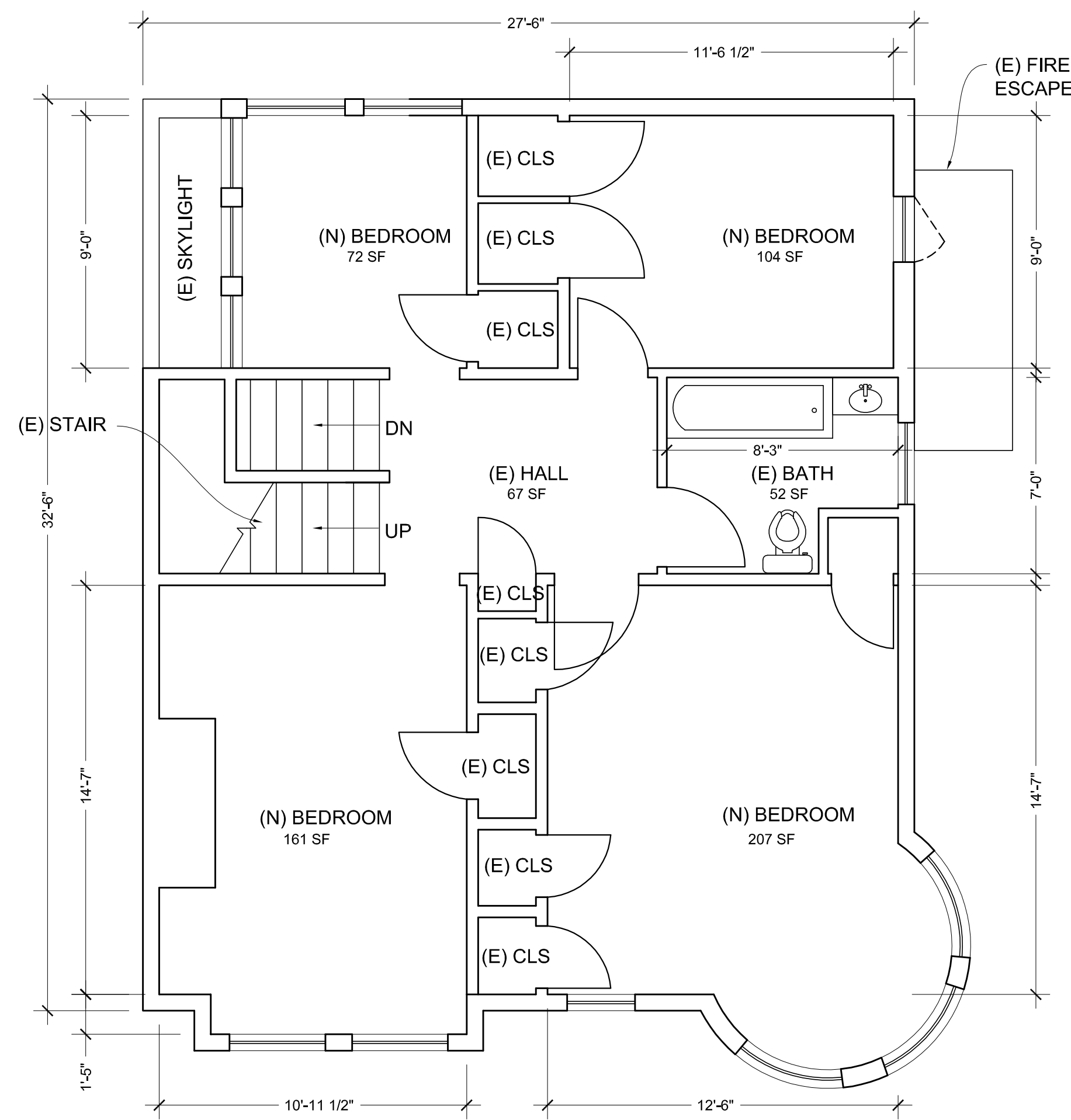
SHEET NO.

A1

OF SHEETS

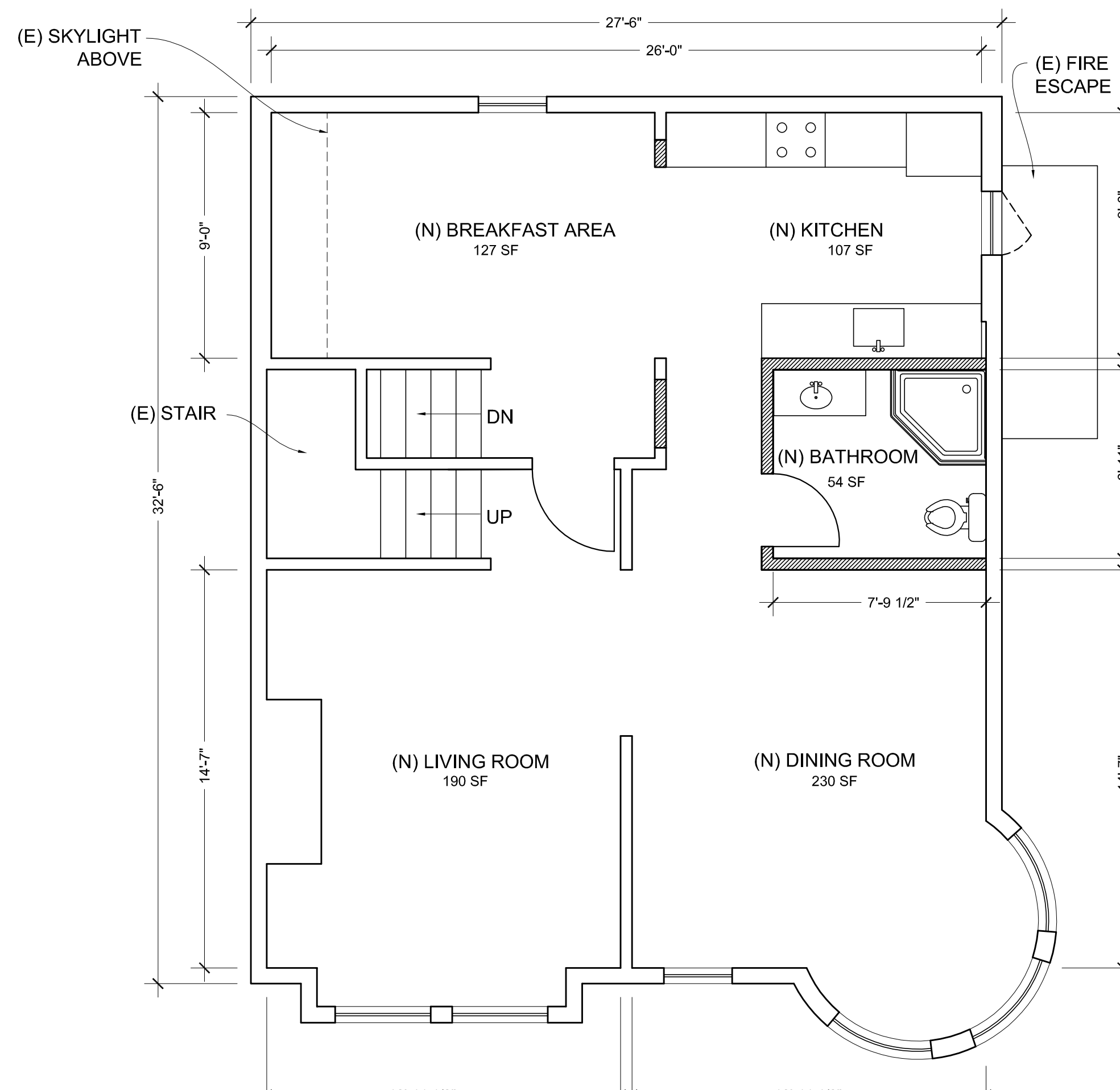
LEGEND:

	EXISTING PARTITIONS / WALLS & ITEMS TO REMAIN
	EXISTING PARTITIONS / WALLS & ITEMS TO BE REMOVED
	(N) PARTITIONS / WALLS



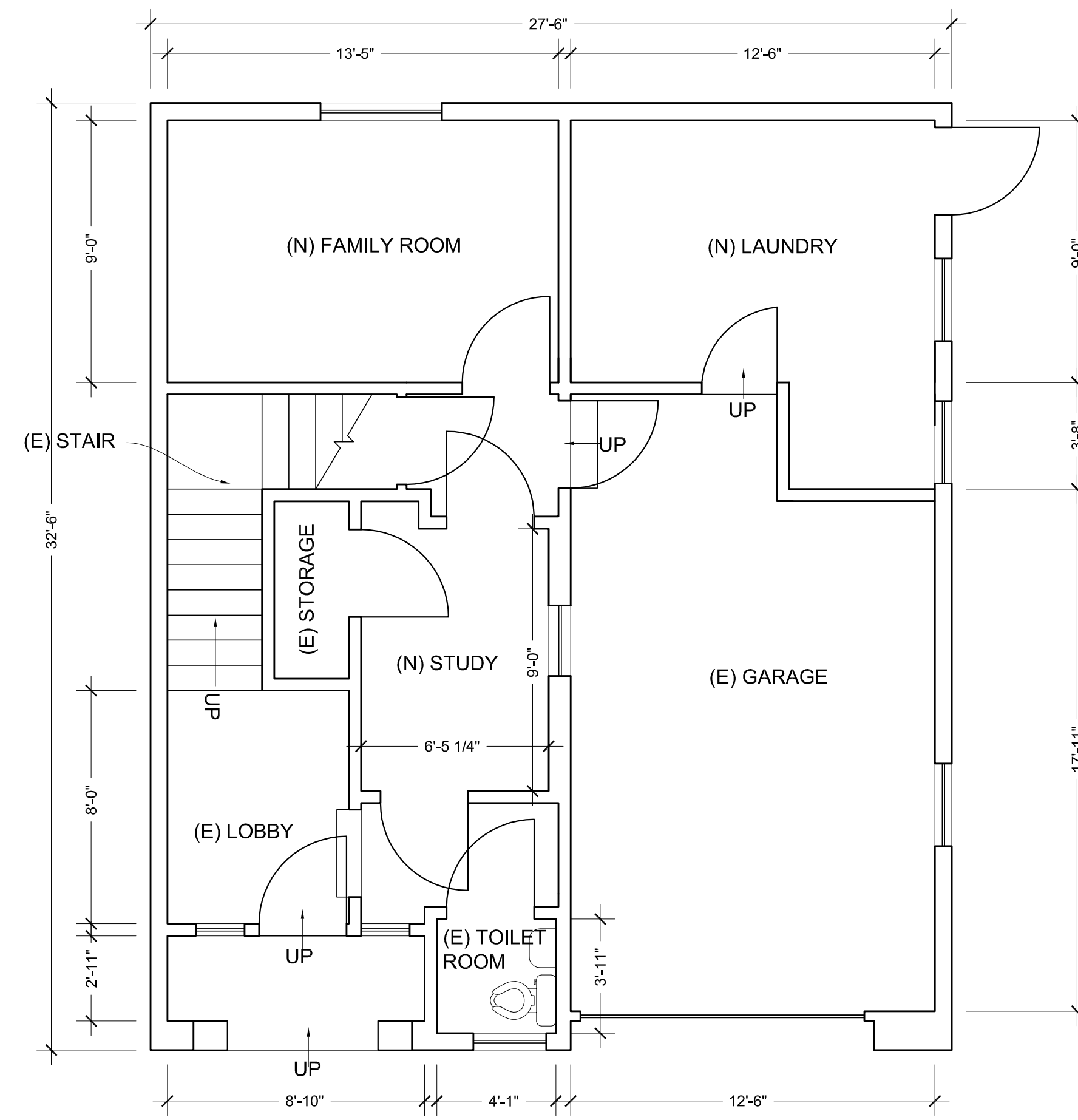
6 PROPOSED THIRD FLOOR PLAN

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



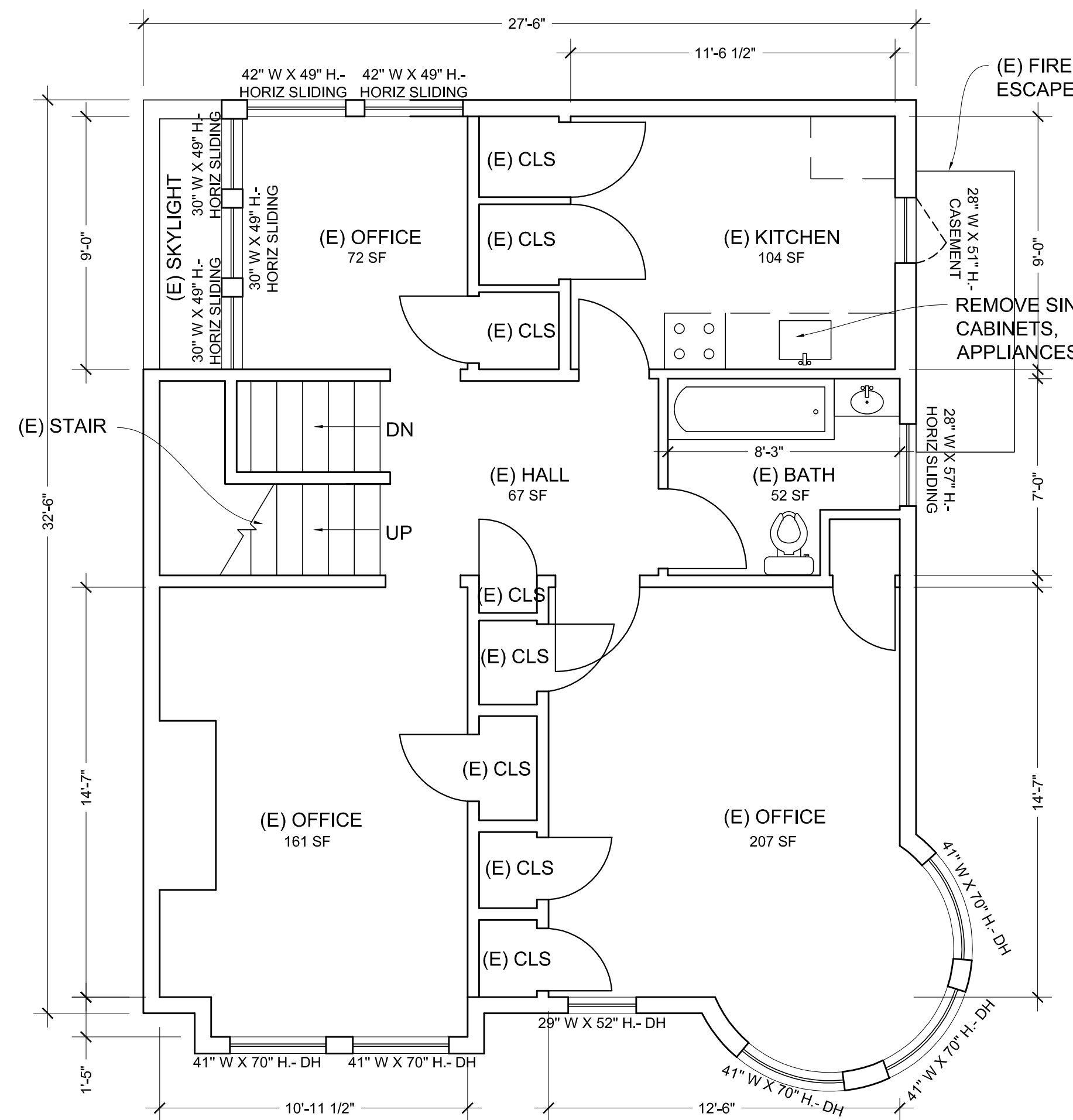
5 PROPOSED SECOND FLOOR PLAN

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



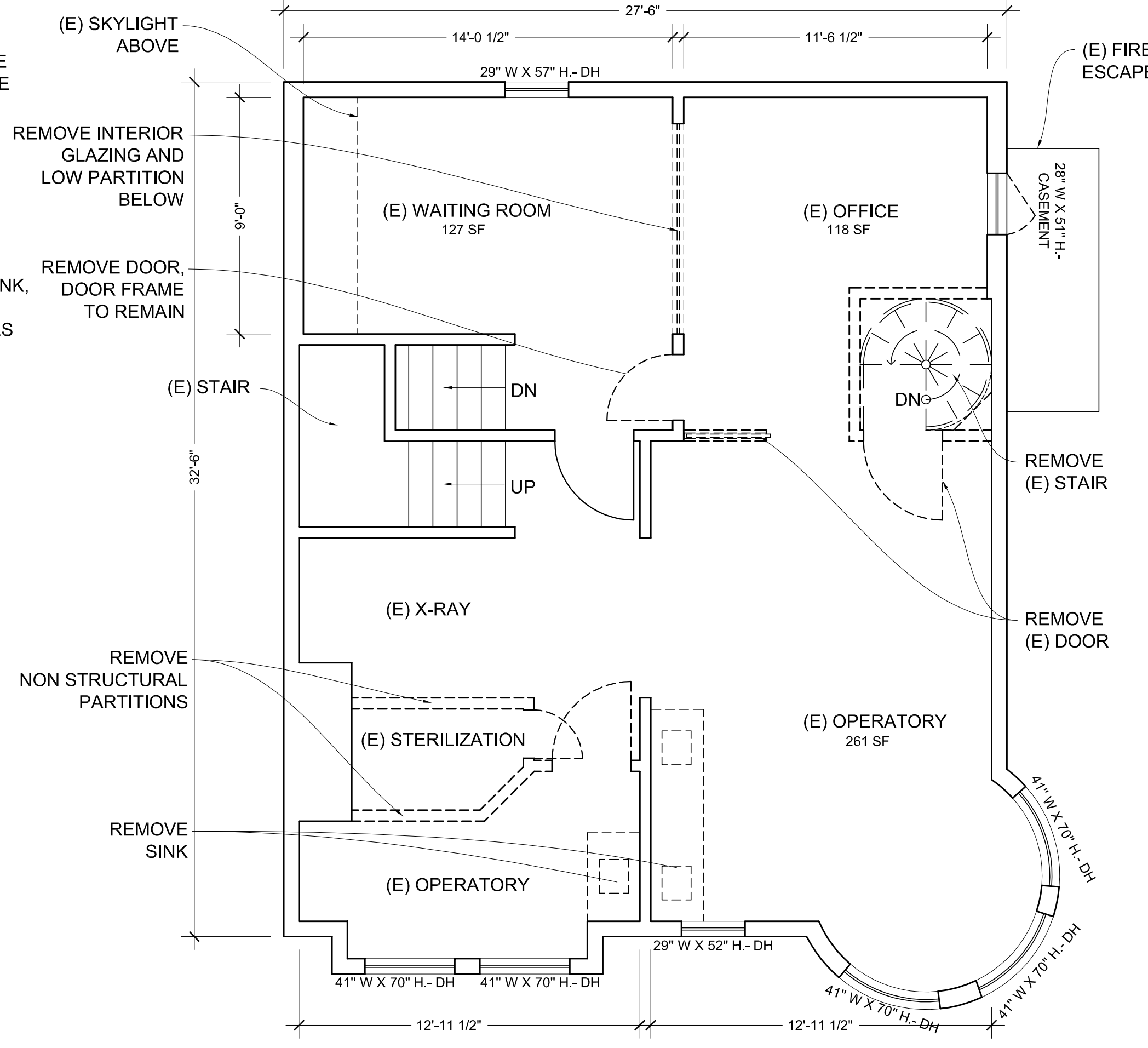
4 PROPOSED FIRST FLOOR PLAN

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



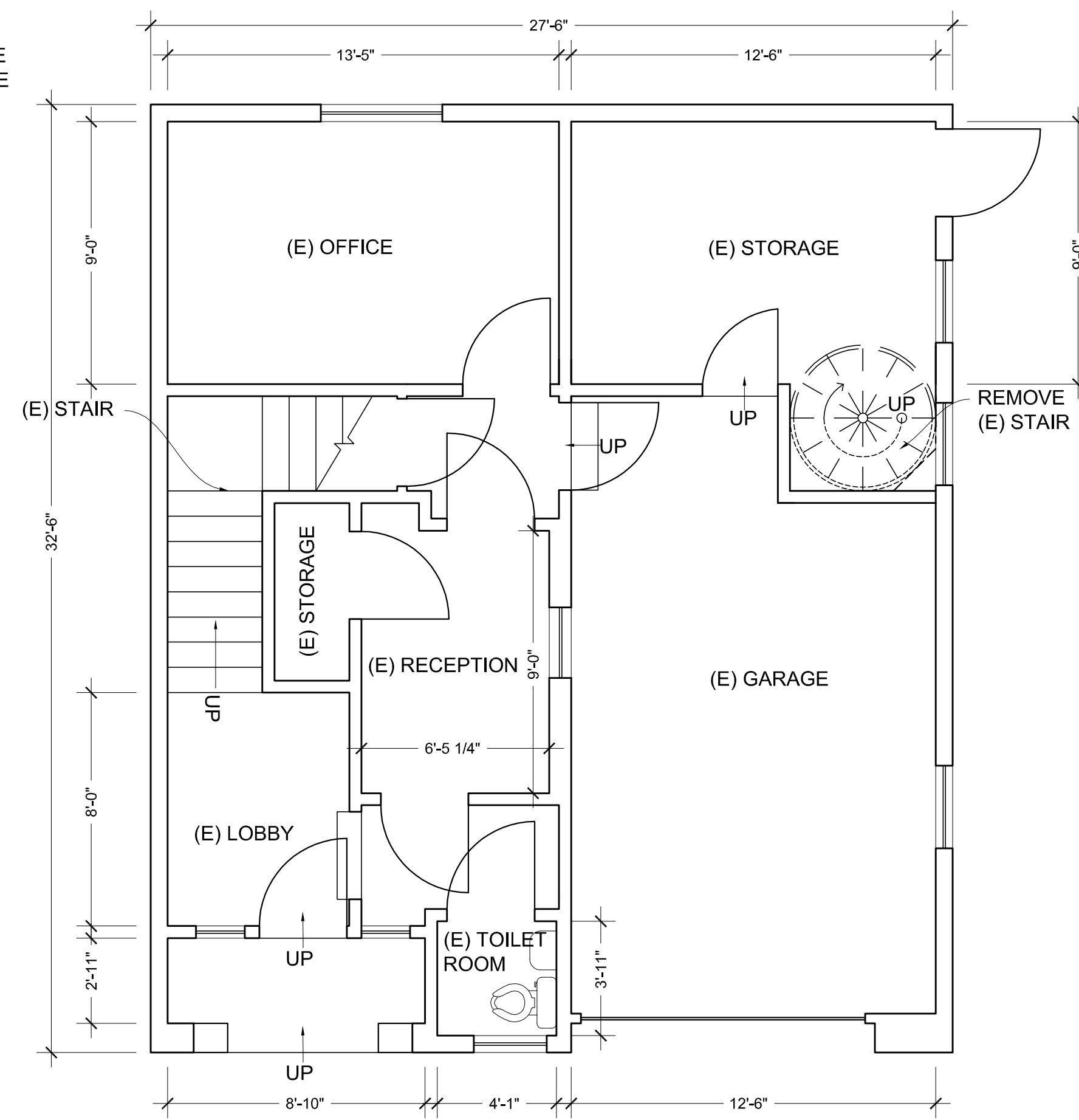
3 EXISTING THIRD FLOOR PLAN

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



2 EXISTING / DEMO SECOND FLOOR PLAN

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



1 EXISTING / DEMO FIRST FLOOR PLAN

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

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SAN FRANCISCO, CALIFORNIA

REVISIONS:			
NO.	DATE	REVISION	BY
1	10-02-13	PER PLANNING DEPT	

SHEET TITLE:
EXISTING / DEMO &
PROPOSED FLOOR PLANS

SCALE: AS NOTED

DATE: 05-21-2013

DRAWN BY: US

CHECKED BY: ZN

JOB NO. -

SHEET NO.

A2

OF SHEETS