SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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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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1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date:	**Wednesday, December 03, 2014**
Time:	**9:30 AM**
Location:	**City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type:	**Variance(Permitted Obstruction)**
Hearing Body:	**Zoning Administrator**

PORPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	**1 Franklin St**	Case No.:	**2014.1423V**
Cross Street(s):	**Page Street**	Building Permit:	**200912032516**
Block / Lot No.:	**0837/003**	Applicant/Agent:	**Charles Shin**
Zoning District(s):	**NCT-3 / 50-X/85-X**	Telephone:	**415-501-0931**
Area Plan:	**Market Octavia**	E-Mail:	**n.cranmer@js-sullivan.com**

PROJECT DESCRIPTION

The proposal is to construct an 8-story mixed-use structure with ground-floor commercial space and 35 residential units on an existing surface parking lot. The project was previously granted a variance from the permitted obstruction requirement on April 6, 2010 (Case No. 2010.0102V); however, the project was not built and the variance subsequently expired.

SECTION 136 OF THE PLANNING CODE states that permitted obstructions (bay windows) over the public right-of-way are limited to extend over the property line 2-feet where the sidewalk is 9-feet or less and 3-feet where the sidewalk is over 9-feet in width. The maximum width allowed for a bay window is 15-feet, narrowed at a 45-degree angle to a maximum width of 9-feet as it extends over the property line. The minimum horizontal separation between bay windows is 2-feet at the property line, widened at a 135-degree angle to a minimum width of 8-feet as it extends over the property line. The proposed bay windows do not meet the projection, width, or separation requirements; therefore, the project seeks a variance from the requirements of Section 136.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
Planner: **Gonzalo Mosquera** Telephone: **415-575-9165** Mail: **Gonzalo.Mosquera@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/2014.1423V.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 November 10, 2014, the Department issued the required Section 312 notification for this project (expires December 10, 2014).**

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 FRANKLIN

ABBREVIATIONS

	⅊	PROPERTY LINE		LNDG	LANDING
	[	CHANNEL		L.P.	LOW PARTITION
	&	AND		LR	LIVING ROOM
	∠	ANGLE		LT	LIGHT
	@	AT	M	MAT	MATERIAL
	℄	CENTERLINE		MAX	MAXIMUM
	Ø	DIAMETER OR ROUND		MB	MASTER BATHROOM
	⊥	PERPENDICULAR		M.B.	MACHINE BOLT
	#	POUND OR NUMBER		MBR	MASTER BEDROOM
	//	PARALLEL		M.C.	MEDICINE CABINET
A	ABV	ABOVE		M.D.F.	MEDIUM DENSITY FIBERBOARD
	ACOUS	ACOUSTICAL		MECH	MECHANICAL
	A.D.	AREA DRAIN		MEMB	MEMBRANE
	ADJ	ADJUSTABLE		MTL	METAL
	AFF	ABOVE FINISHED FLOOR		MFR	MANUFACTURER
	AGGR	AGGREGATE		MH	MANHOLE
	ADJSN	ADJACENT		MIN	MINIMUM
	ALUM	ALUMINUM		MIR	MIRROR
	ANOD	ANODIZED		MISC	MISCELLANEOUS
	APPROX.	APPROXIMATE		M.O.	MASONRY OPENING
	ARCH	ARCHITECTURAL		MOD	MODULAR
	ASB	ASBESTOS		MOIS.BAR.	MOISTURE BARRIER
	ASPH	ASPHALT		M.S.	MACHINE SCREW
	A.C.	ASPHALTIC CONCRETE		MTD	MOUNTED
	AWN	AWNING (WINDOW)		MTG	MOUNTING
B	B	BATHROOM		MUL	MULLION
	BAL	BALANCE	N	(N)	NEW
	BMR	BELOW MARKET RATE		N	NORTH
	BSMT	BASEMENT		N.I.C.	NOT IN CONTRACT
	BD	BOARD		NO.	NUMBER
	BITUM	BITUMINOUS		NOM	NOMINAL
	BLDG	BUILDING		N.T.S.	NOT TO SCALE
	BLK	BLOCK	O	O.A.	OVERALL
	BLKG	BLOCKING		OBS	OBSCURE
	BM	BEAM		O.C.	ON CENTER
	BOT.	BOTTOM		O.D.	OUTSIDE DIAMETER(DIM.)
	BO	BOTH		O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
	BR	BEDROOM			
	BSMT	BASEMENT		OFF	OFFICE
	BTWN	BETWEEN		O.F.S.	OUTSIDE FACE OF STUD
	B.U.R.	BUILT-UP ROOFING		OPP	OPPOSITE
C	CAB	CABINET		OP	OPENING
	C.B.	CATCH BASIN		OVN	OVENS (DOUBLE)
	CEM	CEMENT		OVF	OVERFLOW
	CER	CERAMIC	P	PAN	PANTRY
	C.G.	CORNER GUARD		P.I.P.	POURED IN PLACE
	C.I.	CAST IRON		PLT	PLATE
	C.J.	CONTROL JOINT		PLN	PLAN
	CLG	CEILING		P.LAM	PLASTIC LAMINATE
	CLKG	CAULKING		PLAS	PLASTER
	CLO	CLOSET		PLYWD	PLYWOOD
	CLR	CLEAR		PR	PAIR
	CLRM	CLASSROOM		PRCST	PRE-CAST
	CMU	CONCRETE MASONRY UNIT		P.T.	PRESSURE TREATED
	C.O.	CLEAN OUT		P.T.D.	PAPER TOWEL DISPENSER
	COL	COLUMN		P.T.D./R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
	COMPT	COMPACTOR			
	CONC	CONCRETE		PTN	PARTITION
	CONN	CONNECTION		P.T.R.	PAPER TOWEL RECEPTABLE
	CONSTR	CONSTRUCTION		P.T.S.	PNEUMATIC TUBE SYSTEM
	CONT	CONTINUOUS	Q	Q.T.	QUARRY TILE
	CORR	CORRIDOR	R	(RE)	RELOCATED EXISTING
	CNTR	COUNTER		R'S	RISERS
	CTR	CENTER		R.C.	RECYCLING CONTAINER
	CTSK	COUNTERSUNK		R	RADIUS
	CSMT	CASEMENT (WINDOW)		R.D.	ROOF DRAIN
D	D	DRYER		RE:	REFER TO
	DBL	DOUBLE		REFL	REFLECTED
	DEFLECT	DEFLECTION		REFR	REFRIGERATOR
	DEPT	DEPARTMENT		REINF	REINFORCED
	DTL	DETAIL		REQ'D	REQUIRED
	D.F.	DRINKING FOUNTAIN		RESID	RESIDENTIAL
	D.I.	DRAIN INLET		RESIL	RESILIENT
	DIA	DIAMETER		RGSTR	REGISTER
	DIN	DINING ROOM		R.H.	ROBE HOOK
	DIM	DIMENSION		RM	ROOM
	DISP	DISPENSER		R.O.	ROUGH OPENING
	DN	DOWN		RDWD	REDWOOD
	D.O.	DOOR OPENING		R.W.L.	RAIN WATER LEADER
	DR	DOOR	S	S	SOUTH
	DS	DOWNSPOUT		S.A.F.	SELF-ADHESIVE FLASHING
	D.S.P.	DRY STANDPIPE		S.C.	SOLID CORE
	DW	DISHWASHER		S.C.D.	SEE CIVIL DWGS.
	DWG	DRAWING		SCHED	SCHEDULE
	DWR	DRAWER		SCRN	SCREEN
E	(E)	EXISTING		S.D.	SOAP DISPENSER
	E	EAST		SECT	SECTION
	EA	EACH		S.E.D.	SEE ELEC. DWGS.
	E.J.	EXPANSION JOINT		SHL	SHELF
	EL / ELEV	ELEVATION		SHR	SHOWER
	EMER	EMERGENCY		SHT	SHEET
	ENCL	ENCLOSURE		SHTH	SHEATHING
	EP	ELECTRICAL PANELBOARD		SIM	SIMILAR
	EQ	EQUAL		SKLT	SKYLIGHT
	EQUIP	EQUIPMENT		S.M.D.	SEE MECH. DWGS.
	E.W.C.	ELECTRICAL WATER COOLER		S.M.S.	SHEET METAL SCREW
	EXPO	EXPOSED		S.N.D.	SANITARY NAPKIN DISPENSER
	EXP	EXPANSION		S.N.R.	SANITARY NAPKIN RECEPTACLE
	EXT	EXTERIOR		SNHN	SINGLE HUNG (WINDOW)
	EXTR	EXTRUSION		SOFF	SOFFIT
F	F.A.	FIRE ALARM		SPEC	SPECIFICATION
	FAU	FORCED AIR UNIT		S & P	SHELF AND POLE
	F.B.	FLAT BAR		S.P.	STAND PIPE
	F.BLKT.	FIRE BLANKET		SQ	SQUARE
	F.D.	FLOOR DRAIN		S.S.D.	SEE STRUCT DWGS.
	FDN	FOUNDATION		SST	STAINLESS STEEL
	F.E.	FIRE EXTINGUISHER		S.SNK	SERVICE SINK
	F.E.C.	FIRE EXTINGUISHER CAB.		STA	STATION
	F.H.C.	FIRE HOSE CABINET		STD	STANDARD
	FIN.	FINISH		STL	STEEL
	FL	FLOOR		STOR	STORAGE
	FLASH	FLASHING		STRL	STRUCTURAL
	FLUOR	FLUORESCENT		STRUCT	STRUCTURE
	F.O.C.	FACE OF CONCRETE		SUSP	SUSPENDED
	F.O.F.	FACE OF FINISH		SYM	SYMMETRICAL
	F.O.P.	FACE OF PLYWOOD	T	T & G	TONGUE AND GROOVE
	F.O.S.	FACE OF STUD		T.B.	TOWEL BAR
	FP	FIREPLACE		T.B.R.	TO BE REMOVED
	FPRF	FIREPROOF		TCH	TRASH CHUTE
	F.R.	FIRE RETARDENT		TEL	TELEPHONE
	FRNH	FRENCH		TEMP	TEMPERED GLASS
	F-RTD	FIRE-RATED		TERR	TERRAZZO
	FRZ	FREEZER		THK	THICK
	F.S.	FULL SIZE		T.O.	TOP OF
	FT	FOOT OR FEET		T.O.C.	TOP OF CURB
	FTG	FOOTING		T.O.P.	TOP OF PAVEMENT
	FURR	FURRING		T.O.S.	TOP OF SLAB
	FUT	FUTURE		T.O.W.	TOP OF WALL
G	GA	GAUGE		TOIL	TOILET
	GALV.	GALVANIZED		T.P.D.	TOILET PAPER DISPENSER
	G.B.	GRAB BAR		T.R.	TRASH RECPTACLE
	GC	GENERAL CONTRACTOR		T'S	TREADS
	GL	GLASS		T.V.	TELEVISION
	GND	GROUND		T.W.C.	TACKABLE WALL COVERING
	GR	GRADE	U	TYP.	TYPICAL
	GSM	GALVANIZED SHEET METAL		UNF	UNFINISHED
	GYP	GYPSUM		U.N.O.	UNLESS NOTED OTHERWISE
H	HB	HOSE BIBB		U.S.O.	UNLESS SHOWN OTHERWISE
	HC	HANDICAP ACCESSIBLE	V	UR	URINAL
	HD	HEADER		VERT	VERTICAL OR VERTICALLY
	HDWD	HARDWOOD		VEST	VESTIBULE
	HDWE	HARDWARE	W	V.C.T.	VINYL COMPOSITION TILE
	HT	HEIGHT		V.I.F.	VERIFY IN FIELD
	H.M.	HOLLOW METAL		W	WASHER
	HORIZ	HORIZONTAL		WB	WET BAR
	HR	HOUR		WC	WATER CLOSET
	H.S.	HANGER STRIP		W/C	WINE COOLER
I	H.W.D.	HOT WATER DISPENSER		WH	WATER HEATER
	I.D.	INSIDE DIAMETER (DIM.)		WD	WOOD
	IDENT	IDENTICAL		W/D	WASHER & DRYER STACKED
	INSUL	INSULATION		W.I.	WROUGHT IRON
J	INT	INTERIOR		WIN	WINDOW
	JAN	JANITOR		WK	WORK
K	JNT	JOINT		W.O.	WHERE OCCURS
	K	KITCHEN		W/O	WITHOUT
L	K.S.	KNEE SPACE		WP	WATERPROOF
	LAB	LABORATORY		W.PT	WORKING POINT
	LAM	LAMINATE		W.R.	WATER RESISTANT
	LAV	LAVATORY		WSCT	WAINSCOT
	LKR	LOCKER		WT.	WEIGHT
				W/	WITH

NOTE: SOME OF THE ABOVE ABBREVIATIONS MAY NOT HAVE BEEN USED FOR THIS PROJECT.

SYMBOLS

- NORTH ARROW
- COLUMN LINE / GRID LINE
- MATCH LINE
- WORK POINT CONTROL POINT OR DATUM POINT
- CENTER LINE (DIMENSION LINE)
- PROPERTY LINE
- ELEVATION / ELEVATION NUMBER / SHEET NUMBER (4 / A3.6)
- SECTION / SECTION NUMBER / SHEET NUMBER (5 / A4.3)
- DETAIL / DETAIL NUMBER / SHEET NUMBER (14 / A8.6)
- ENLARGED DETAIL / DETAIL NUMBER / SHEET NUMBER (23 / A9.1)
- INTERIOR ELEVATION / ELEVATION GROUP NO. / SHEET NUMBER ELEV. DESIGNATION (A, B, C, D; 6 / A5.3)
- ROOM NAME / ROOM NUMBER (OFFICE / 103)
- SHEET NOTES (36)
- APPLIANCE REF. NO. (3)
- CEILING HEIGHT REFLECTED CEILING PLAN (102 / +9'-6")
- REVISION (3)
- DOOR SYMBOL SEE DOOR SCHEDULE SHEET (101)
- (N) DOOR & DOOR FRAME
- (N) DOOR & DOOR FRAME
- WINDOW MARK SEE WINDOW SCHEDULE SHEET (1)
- PARTITION TYPE SEE PARTITION SHEET A600 (1)
- ALIGNMENT SYMBOL
- NEW SPOT ELEVATION (+153.96')
- EXISTING SPOT ELEVATION ((E)+150.00')

NOTE:
SOME OF THE ABOVE SYMBOLS MAY NOT HAVE BEEN USED FOR THIS PROJECT.

GENERAL NOTES

1. GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH SITE CONDITIONS, WITH THE CONTRACT DOCUMENTS, MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION AND COMPLETION OF THE PROJECT.
2. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES REQUIRED FOR OR REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL REGULATORY AGENCIES, APPLICABLE BUILDING CODES AND REQUIREMENTS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, INCLUDING CONDITIONS OF APPROVAL BY THE CITY OF SAN FRANCISCO AND FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.
5. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF FUTURE EQUIPMENT ARE PROVIDED.
6. THE GENERAL CONTRACTOR SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONING, DOORS, ELECTRICAL, TELEPHONE OUTLETS AND LIGHT SWITCHES WITH THE OWNER'S REPRESENTATIVE AND ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITION AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
8. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
9. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
10. ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY EXISTING ADJACENT BUILDINGS.
11. CONTRACTOR TO PROVIDE STRICT CONTROL OF JOB AND PREVENT DUST AND DEBRIS TO EMANATE FROM CONSTRUCTION AREAS. CONSTRUCTION DEBRIS SHALL BE 60% RECYCLED - CONFIRM W/ THE CITY OF SAN FRANCISCO RECYCLING SPECIALIST.
12. ALL FRAMING AND FURRED WORK SHALL BE PROPERLY LAID OUT, ACCURATELY PLUMBED, LEVELED, ALIGNED AND RIGIDLY SECURED IN PLACE.
13. CONTRACTOR TO PROVIDE AND INSTALL FIRE EXTINGUISHERS WHERE DESIGNATED ON PLAN OR REQUIRED BY CODES. SUBMIT LOCATIONS FOR ARCHITECT'S APPROVAL.
14. GENERAL CONTRACTOR AND SUBCONTRACTORS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
15. HVAC, PLUMBING, FIRE PROTECTION & SECURITY SYSTEMS TO BE DESIGN-BUILD BY GC. LAYOUTS SHOWN ON THESE DWGS ARE FOR DESIGN INTENT ONLY.
16. ALL ACCESSIBLE FEATURES SHALL MEET ACCESSIBILITY REQUIREMENTS PER DETAILS AND NOTES ON SHEETS OF HANDICAP ACCESSIBILITY STANDARDS & DIAGRAMS.
17. NO WORK DEFECTIVE IN CONSTRUCTION QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES, WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS AND DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
18. THE GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT BEFORE STARTING THE WORK A SCHEDULE INDICATING REQUIRED CONSTRUCTION TIME FOR EACH CONTRACTOR & SUBCONTRACTOR'S WORK.
19. CONFIRM APPROXIMATE ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS REQUIRED BY THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF SPECIFIED PRODUCTS. REQUEST FOR SUBSTITUTIONS WILL NOT BE ACCEPTED AFTER CONSTRUCTION STARTS.
20. GENERAL CONTRACTOR TO SUBMIT REQUIRED SAMPLES, SHOP DRAWINGS AND PRODUCT DATA TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW ARCHITECT SUFFICIENT TIME TO REVIEW AND COMMENT. ARCHITECT'S REVIEW WILL BE FOR CONFORMANCE WITH DESIGN CONCEPT ONLY.
21. SUBMIT THREE SAMPLES OR THREE COPIES OF SCHEDULES AND PRODUCT DATA FOR EACH ITEM.
22. THE ARCHITECT WILL PREPARE A PRE-FINAL PUNCH LIST OF ITEMS FOR THE GENERAL CONTRACTOR TO COMPLETE. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING TO REQUEST A FINAL OBSERVATION AFTER ALL THE ITEMS ON THE PRE-FINAL PUNCH LIST HAVE BEEN CORRECTED.
23. ALL GWB PARTITIONS SHALL BE TAPED & SANDED SMOOTH W/ NO VISIBLE JOINTS. ALL SURFACES SHALL BE ALIGNED & SANDED SMOOTH.
24. ALL DIMS. ARE F.O.S. TO F.O.S., U.N.O. DIMS. NOTED "CLEAR" OR "CLR" ARE MIN. REQUIRED DIMS. CLEARANCES MUST BE ACCURATELY MAINTAINED, & SHALL NOT VARY MORE THAN 1/8" W/O WRITTEN INSTRUCTION FROM THE ARCH'T. ALL DIMS. MARKED "CLEAR" SHALL BE MAINTAINED & SHALL ALLOW FOR THICKNESSES OF ALL FINISHES INCL. CARPET (& CUSHION), CERAMIC TILE, ETC.
25. DIMS MARKED + MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2" FROM INDICATED DIM., U.N.O.
26. ALL EXPOSED GWB EDGES TO HAVE APPROPRIATE METAL EDGE TRIM.
27. ALL WORK SHALL BE ERECTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE, & IN PROPER ALIGNMENT.
28. VERIFY FIELD CONDITIONS & FINISHES BEFORE ORDERING DOORS - BOTTOM OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, INCL., BUT NOT LIMITED TO CARPET, TILE & THE LIKE, AS APPLICABLE, BY 1/4" MAXIMUM, UNLESS OTHERWISE NOTED. VERIFY ALL SLAB CONDITIONS & CODE & INSTALLATION REQ'TS FOR FIRE-RATED DOORS.
29. DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, U.N.O.
30. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
31. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, & ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED BY CODE.
32. ALL STRUCTURAL (AMONG OTHER) DWGS SHALL BE THOROUGHLY CROSSREFERENCED AGAINST ARCHITECTURAL DWGS PRIOR TO WORK DONE - ANY CONFLICTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY.
33. BACKING PLATES IN PARTITIONS SHALL BE PROVIDED IN ALL AREAS WHERE REQUIRED, WHICH WILL INCLUDE BUT IS NOT LIMITED TO, OPENED & CLOSED SHELVING, COAT POLES & SHELVES, CABINETRY, COUNTERS, AND SUPPORT OF TRIM.
34. INSTALL ALL SIGNAGE AS REQUIRED BY CODE.

BUILDING DATA

CONSTRUCTION TYPE: TYPE I-B

SPRINKLER PROTECTION: YES FULLY AUTOMATIC SPRINKLER SYSTEM

GROSS BUILDING AREA SUMMARY

FLOOR	GROSS AREA (S.F.)	CONSTR. TYPE	USE	OCCUP.
1	2,692	TYPE I-B	MERCANTILE	M
	3,121	TYPE I-B	RESIDENTIAL	R-2, S-2
2	4,762	TYPE I-B	RESIDENTIAL	R-2
3	4,805	TYPE I-B	RESIDENTIAL	R-2
4	4,805	TYPE I-B	RESIDENTIAL	R-2
5	4,784	TYPE I-B	RESIDENTIAL	R-2
6	3,739	TYPE I-B	RESIDENTIAL	R-2
7	3,850	TYPE I-B	RESIDENTIAL	R-2
8	3,850	TYPE I-B	RESIDENTIAL	R-2
	33,716 G.S.F.		RESIDENTIAL AREA TOTAL	
	36,408 G.S.F.		GROSS BUILDING AREA TOTAL	

BASE ALLOWABLE AREA PER FLOOR PER CBC TABLE 503 FOR TYPE I-B CONSTRUCTION

S-2 79,000
M UNLIMITED
R-2 UNLIMITED

ALLOWABLE AREA PER FLOOR WITH INCREASES PER CBC SECTION 506.1

S-2 255,170
M UNLIMITED
R-2 UNLIMITED

TOTAL ALLOWABLE BUILDING AREA PER CBC SECTION 506.4 FOR MOST RESTRICTIVE USE: TYPE I-B CONSTRUCTION, S-2 OCCUPANCY 510,340

TOTAL PROPOSED BUILDING AREA: 36,408 G.S.F. ABOVE GRADE STORIES

TOTAL ALLOWABLE BUILDING AREA IS GREATER THAN THE PROPOSED BUILDING AREA ON THE MOST RESTRICTIVE REQUIREMENTS (S-2 OCCUPANCY), ALLOWING THE APPLICATION OF THE NON-SEPARATED USE PROVISIONS DESCRIBED IN CBC SECTION 508.3.2

ALLOWABLE BUILDING HEIGHT
TOTAL HEIGHT PERMITTED: 160 FEET

ACTUAL BUILDING HEIGHT FROM GRADE PLANE: 84.24' TO TOP OF ROOF

TOTAL # OF STORIES PERMITTED: 11

ACTUAL # OF STORIES PROPOSED: 8

TOTAL HEIGHT AND NUMBER OF STORIES PERMITTED IS GREATER THAN PROPOSED HEIGHT AND NUMBER OF STORIES.

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS FOR TYPE I-B CONSTRUCTION PER TABLE 601:

STRUCTURAL FRAME	2-HR	REDUCE TO 1-HR FOR ROOF SUPPORT ONLY
EXTERIOR BEARING WALLS	2-HR	
INTERIOR BEARING WALLS	2-HR	REDUCE TO 1-HR FOR ROOF SUPPORT ONLY
INT. NONBEARING WALLS	0-HR	
FLOOR CONSTRUCTION	2-HR	
ROOF CONSTRUCTION	1-HR	
EXT. NONBEARING WALLS	SEE BELOW	

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FOR TYPE I-B CONSTRUCTION PER TABLE 602:

X < 5 OCCUPS.	2-HR FOR GROUP M OCCUP.; 1-HR FOR GROUPS R & S-2
5 < X < 10 OCCUPS.	1-HR FOR GROUP M OCCUP.; 1-HR FOR GROUPS R & S-2
10 < X < 30 OCCUPS.	1-HR FOR GROUP M OCCUP.; 1-HR FOR GROUPS R & S-2
X > 30 OCCUPS.	0-HR FOR GROUP M OCCUP.; 0-HR FOR GROUPS R & S-2

2

PLANNING DATA

PROJECT ADDRESS: 1 FRANKLIN STREET SAN FRANCISCO, CA 94102

PROJECT DESCRIPTION: NEW PRIVATELY FUNDED MIXED USE RESIDENTIAL BUILDING ON EXISTING OPEN PARKING LOT; 7 STORIES OF RESIDENTIAL UNITS OVER 1 STORY OF COMMERCIAL / RETAIL & PARKING; NO BASEMENT

ZONING: NEIGHBORHOOD PLAN — NCT-3 / MARKET-OCTAVIA

BLOCK & LOT NO.: BLOCK 0837, LOT 3

HEIGHT LIMIT: SPLIT - 85' / 55'

LOT AREA: 6,600 S.F.

RESIDENTIAL DENSITY: NO LIMIT

F.A.R.: N/A

NUMBER OF UNITS PROPOSED: 35 DWELLING UNITS

RESIDENTIAL UNITS

STUDIO UNITS	10 UNITS
1 BEDROOM UNITS	10 UNITS
2 BEDROOM UNITS	15 UNITS
TOTAL DWELLING UNITS	35 UNITS

B.M.R. UNITS

12% B.M.R. UNITS ON-SITE REQUIRED (35 X 0.12 = 4.2)	4 UNITS
STUDIO UNITS	1 UNITS
1-BEDROOM UNITS	1 UNITS
2-BEDROOM UNITS	2 UNIT
TOTAL B.M.R. UNITS PROPOSED	4 UNITS

COMMERCIAL (2,692 GSF TOTAL): 3 SPACES ON 1ST FLOOR

CAR PARKING

NONE PROVIDED

BICYCLE PARKING

1 PER DWELLING UNIT CLASS I SPACE REQUIRED
35 UNITS X 1 = 35 CLASS I BICYCLE SPACES PROVIDED
4 CLASS II BICYCLE SPACES PROVIDED

OPEN SPACE

UNITS W/ MIN. 80 S.F. PRIVATE OPEN SPACE	13 UNITS
UNITS W/O PRIVATE OPEN SPACE	22 UNITS
COMMON OPEN SPACE REQUIRED (22 X 106.4 S.F.)	2,341 S.F.
COMMON OPEN SPACE @ 2ND FLOOR	1,533 S.F.
COMMON OPEN SPACE @ 6TH FLOOR	846 S.F.
TOTAL COMMON OPEN SPACE PROPOSED	2,379 S.F.
TOTAL REQ'D MIN. DWELLING UNIT OPEN SPACE (AS PRIVATE): (80 S.F. X 35 UNITS)	**2,800 S.F.**
PROPOSED PRIVATE OPEN SPACE @ 13 UNITS:	1,070 S.F.
TOTAL PROPOSED PRIVATE & COMMON DWELLING UNIT OPEN SPACE:	**3,449 S.F.**

REAR YARD

LOT SIZE - 60' X 110'	6,600 S.F.
25% REAR YARD REQUIRED	1,650 S.F.
REAR YARD PROVIDED	1,650 S.F.

PREVIOUS PLAN'G DEPT. APPROVALS

CERTIFICATE OF DETERMINATION
EXEMPTION FROM ENVIRONMENTAL REVIEW
CASE NO. 2008.1328E

AGREEMENT TO IMPLEMENT MITIGATION MEASURE(S)
CASE NO. 2008.1328E

ORIGINAL SITE PERMIT APPLICATION WAS SUBMITTED & REVIEWED IN 2010. VARIANCE FOR BAY WINDOWS IS NOW RESUBMITTED TO MEET CURRENT PLANNING CODE REGULATIONS.

PERMITS TO BE ISSUED SEPARATELY

ADDENDUM PROCESS
SHORING & UNDERPINNING

FIRE SPRINKLER SYSTEM/STANDPIPE
FIRE ALARM SYSTEM

APPLICABLE CONSTRUCTION CODES

2007 CALIFORNIA BLUILDING CODE & SAN FRANCISCO AMENDMENTS

2007 CALIFORNIA MECHANICAL CODE & SAN FRANCISCO AMENDMENTS

2007 CALIFORNIA PLUMBING CODE & SAN FRNACISCO AMENDMENTS

2007 CALIFORNIA ELECTRICAL CODE & SAN FRANCISCO AMENDMENTS

2007 CALIFORNIA ENERGY CODE

2007 CALIFORNIA FIRE CODE & S.F. AMENDMENTS

2007 SAN FRANCISCO HOUSING CODE

2006 NFPA 72 (FIRE ALARMS)

2006 NFPA 13/13R (SPRINKLERS)

DRAWING INDEX

A0.0	COVER SHEET / BUILDING DATA
A0.1	PLANNING DEPT. CERTIFICATE OF DETERMINATION
A0.2	PLANNING DEPT. CERTIFICATE OF DETERMINATION
A0.3	ACCESSIBILITY STANDARDS & DIAGRAMS
A0.4	ACCESSIBILITY STANDARDS & DIAGRAMS
A0.5	ACCESSIBILITY STANDARDS & DIAGRAMS
A0.5	ACCESSIBILITY STANDARDS & DIAGRAMS
A0.7	EXITING / ACCESSIBLE PATH OF TRAVEL PLANS
A0.8	GREENPOINT CHECKLIST
A0.9	GREENPOINT CHECKLIST
A0.10	GREENPOINT CHECKLIST
A0.11	SITE PHOTOGRAPHS
A0.12	SITE PHOTOGRAPHS
A0.13	SITE PHOTOGRAPHS
C1	SURVEY
A1.0	SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND & THIRD FLOOR PLANS
A1.3	FOURTH & FIFTH FLOOR PLANS
A1.4	SIXTH & SEVENTH FLOOR PLANS
A1.5	EIGHTH & ROOF FLOOR PLANS
A2.0	EAST & SOUTH EXTERIOR ELEVATIONS
A2.1	WEST & NORTH EXTERIOR ELEVATIONS
A3.0	BUILDING SECTION
A3.1	BUILDING SECTION

SUPPLEMENTAL EXHIBITS (11" X 17" FORMAT)

EXHIBIT A	REAR YARD REQUIREMENT (PLANN. CODE SEC. 134)
EXHIBIT B.1	OPEN SPACE CALCULATION (PLANN. CODE SEC. 135)
EXHIBIT B.2	OPEN SPACE CALCULATION (PLANN. CODE SEC. 135)
EXHIBIT D	BAY WINDOW CALCULATION (PLANN. CODE SEC. 136)

PROJECT TEAM

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MECHANICAL / ELECTRICAL / PLUMBING / T-24 ENERGY COMPLIANCE

CIVIL ENGINEER

ACOUSTICAL CONSULTANT

FIRE CODE CONSULTANT

2

VICINITY MAP

1 FRANKLIN

SAN FRANCISCO, CA 94102

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LICENSED ARCHITECT
WARNER H. SCHMALZ
C-6337
12/31/15
RENEWAL DATE
STATE OF CALIFORNIA

1	6-16-10	DBI PLAN CHECK COMMENTS
2	9-17-14	REVISION

VARIANCE APPLICATION/ SITE PERMIT

2

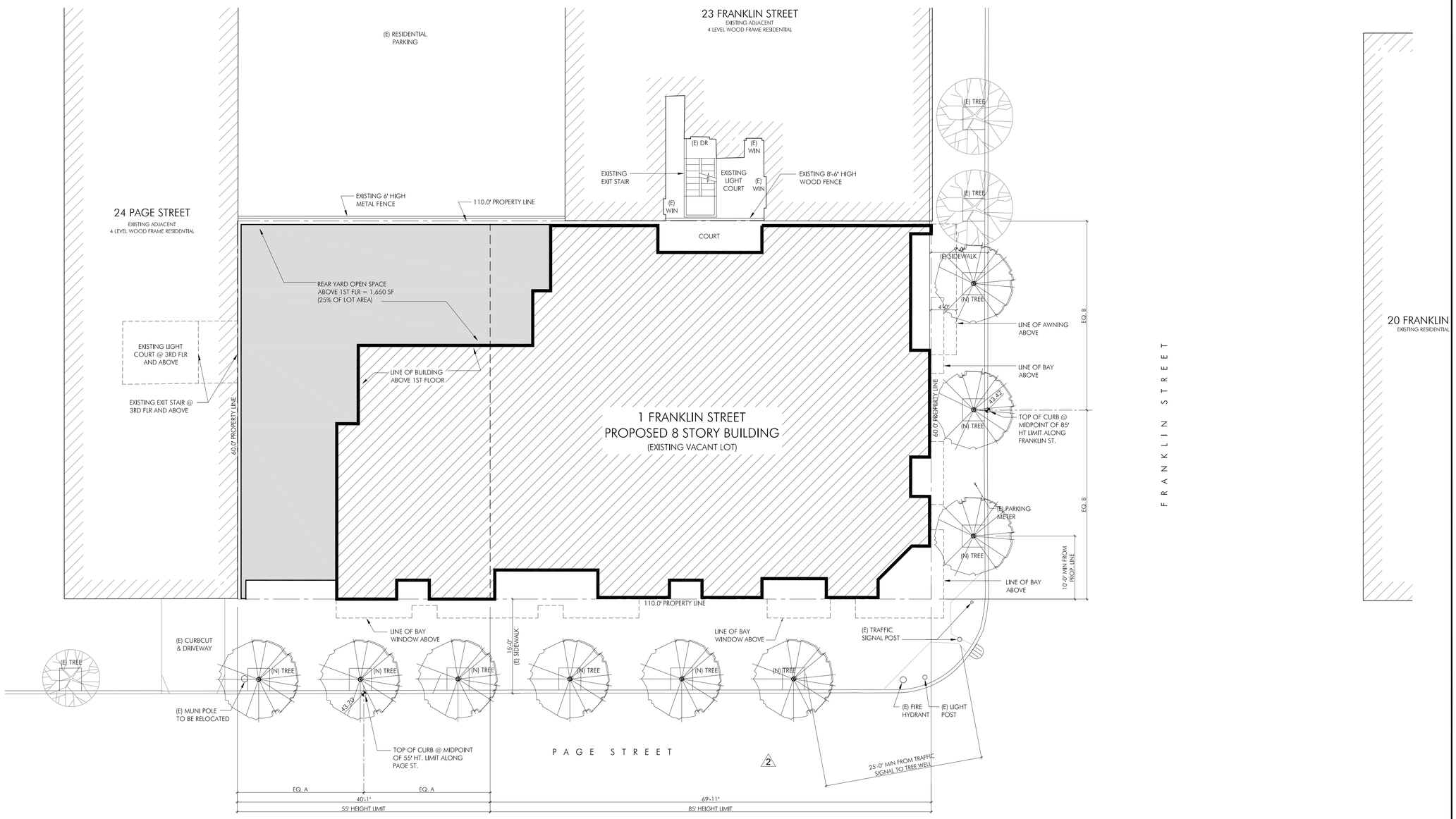
JOB NUMBER: 07007
DRAWN BY:

DATE: 09-15-2009
CHECKED BY:

SCALE:

SHEET TITLE:
COVER

SHEET NUMBER:
A0.0



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

1 FRANKLIN

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C-6337
12/31/15
RENEWAL DATE
STATE OF CALIFORNIA

1	6-16-10	DBI PLAN CHECK COMMENTS
2	9-17-14	REVISION

JOB NUMBER: 07007
DRAWN BY:
DATE: 09-15-2009
CHECKED BY:
SCALE: 1/8" = 1'-0"
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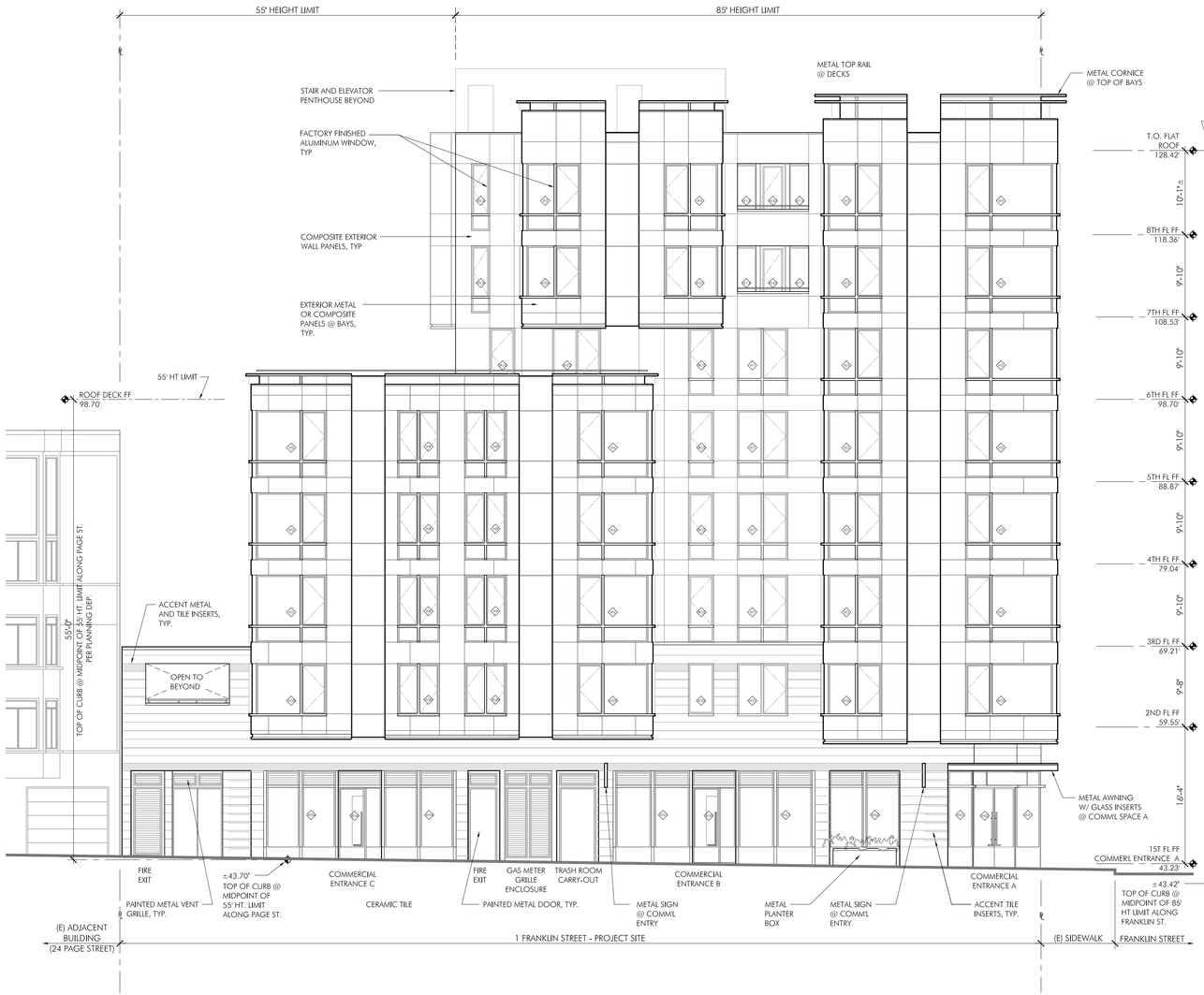
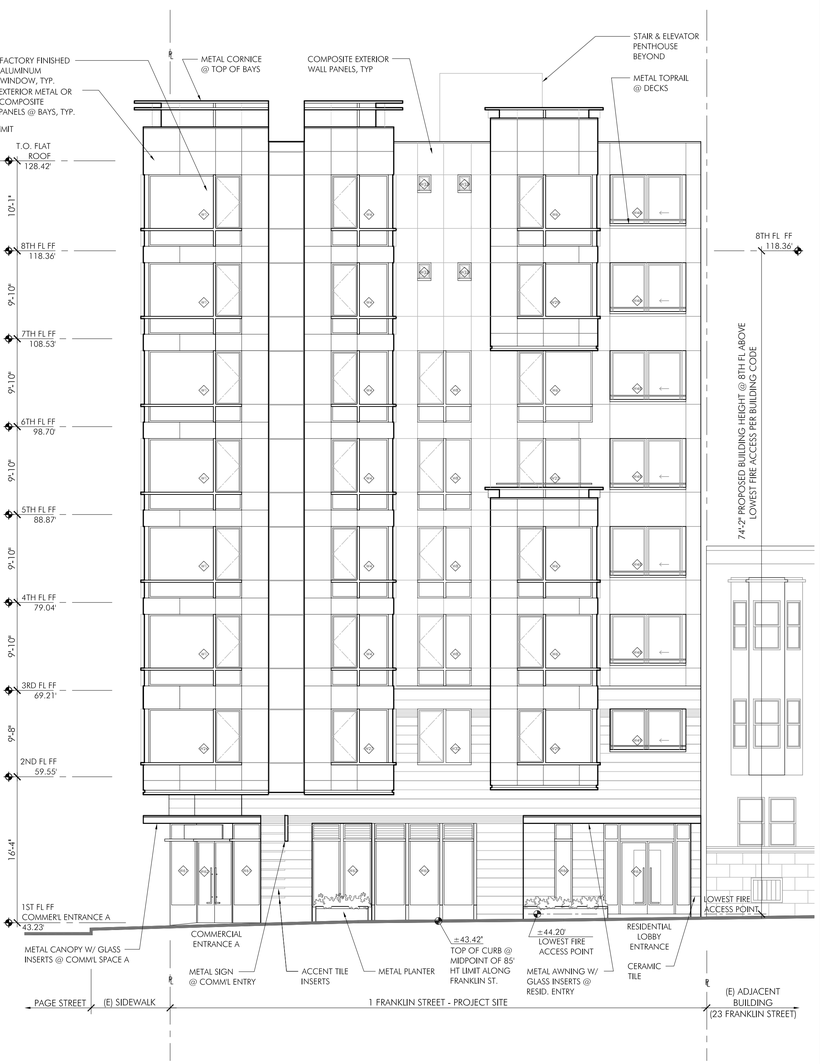
SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A1.0



2 SOUTH EXTERIOR ELEVATION - PAGE ST.
1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION - FRANKLIN ST.
1/8" = 1'-0"

1 FRANKLIN

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12/31/15
RENEWAL DATE
STATE OF CALIFORNIA

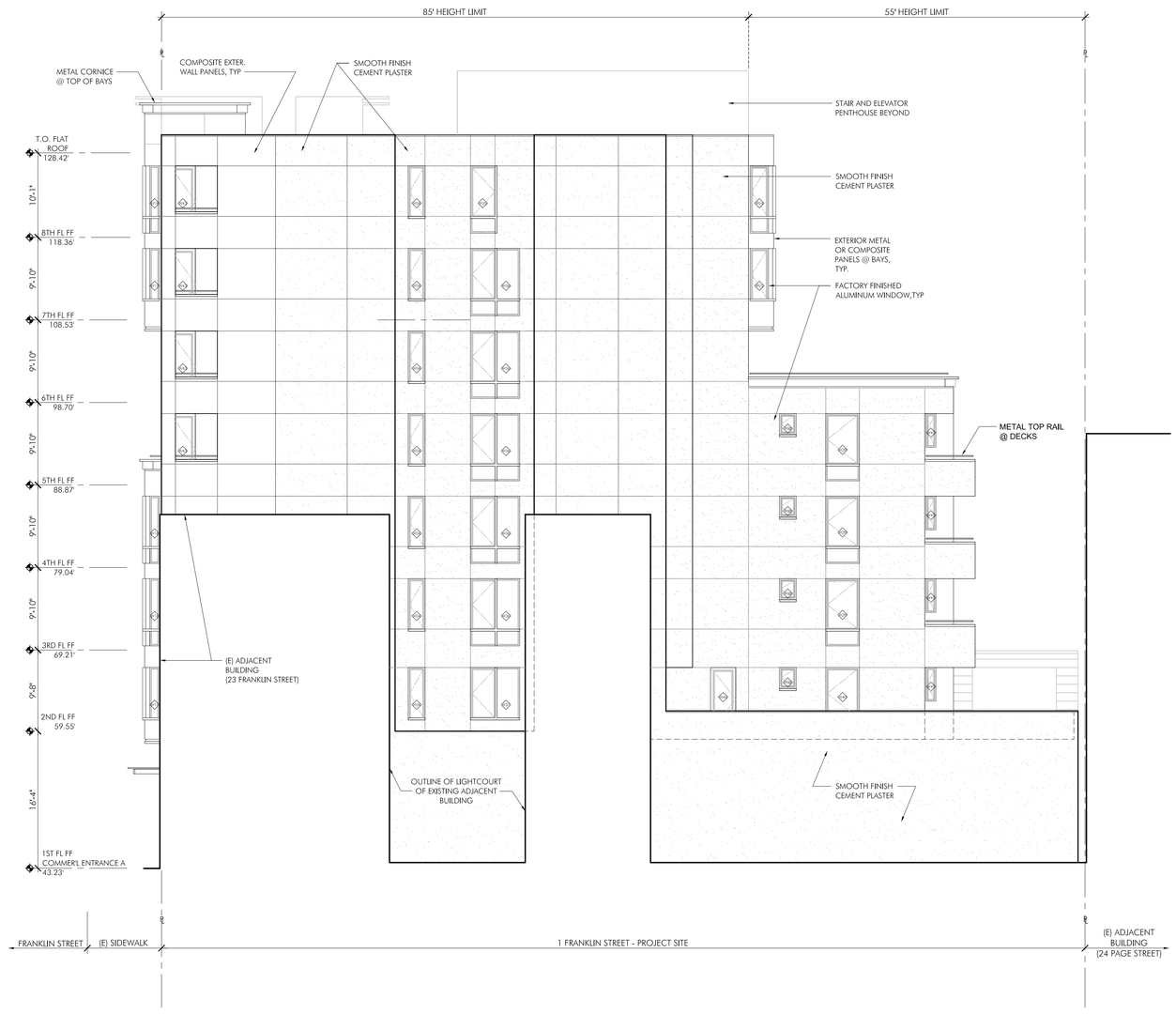
1	6-16-10	DBI PLAN CHECK COMMENTS
2	9-17-14	REVISION

JOB NUMBER: 07007
DRAWN BY:
DATE: 09-15-2009
CHECKED BY:
SCALE: 1/8" = 1'-0"

SHEET TITLE:
EAST & SOUTH EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0

1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

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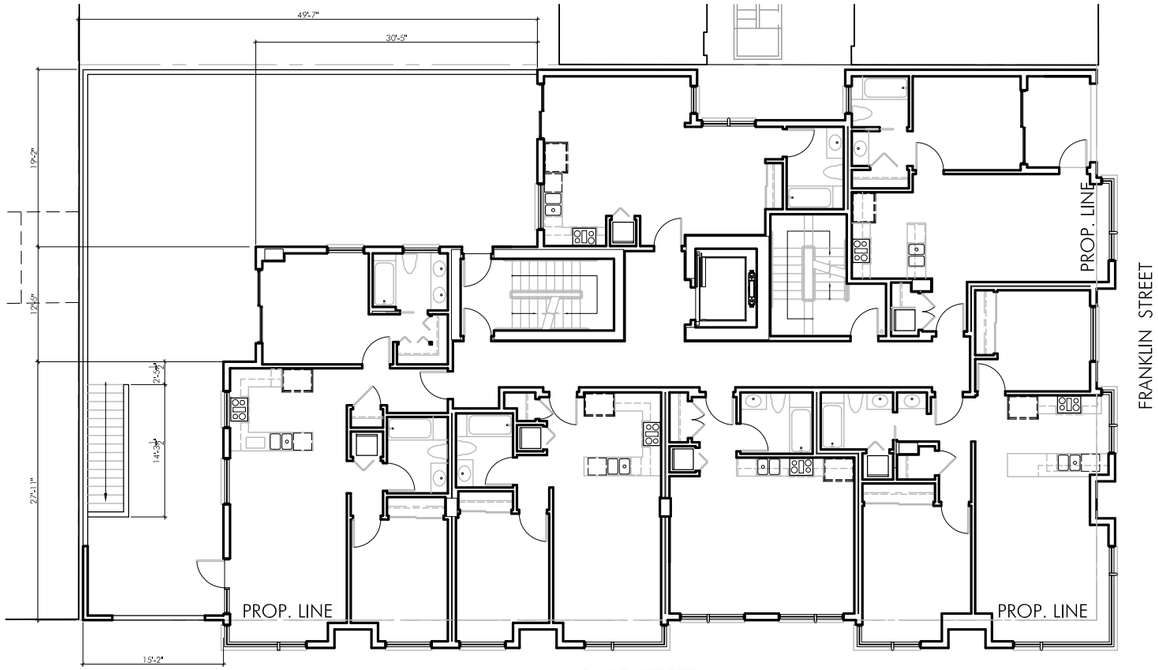
12/31/15
RENEWAL DATE
STATE OF CALIFORNIA

1	6-16-10	DBI PLAN CHECK COMMENTS
2	9-17-14	REVISION

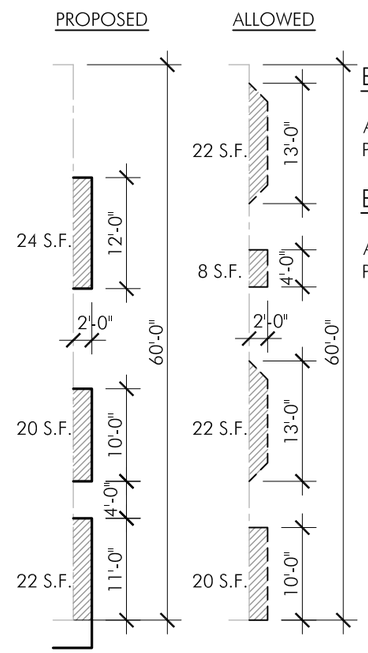
JOB NUMBER: 07007
DRAWN BY:
DATE: 09-15-2009
CHECKED BY:
SCALE: 1/8" = 1'-0"

SHEET TITLE:
WEST & NORTH EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.1



2ND FLOOR PLAN (3RD-5TH FL SIMILAR)

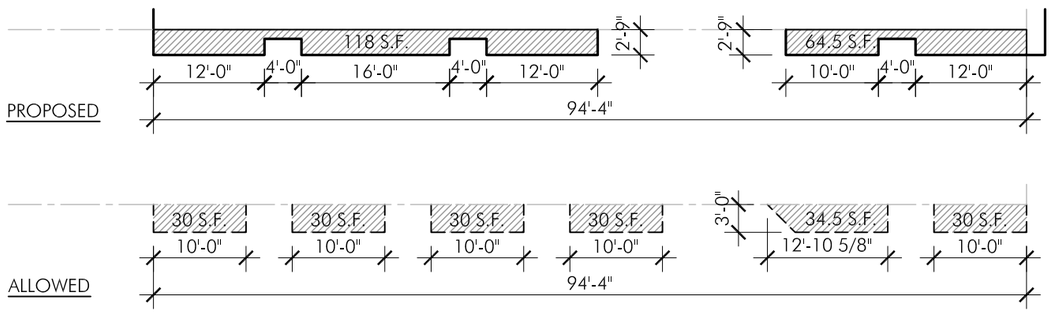


BAY WINDOW LENGTH CALCULATION @ FRANKLIN STREET:

ALLOWED: 60'-0" X 2/3 = 40'-0"
PROPOSED: 11' + 10' + 12' = 33'-0"

BAY WINDOW AREA CALCULATION @ FRANKLIN STREET:

ALLOWED: 20 S.F. + 22 S.F. + 8 S.F. + 22 S.F. = 72 S.F.
PROPOSED: 22 S.F. + 20 S.F. + 24 S.F. = 66 S.F.



BAY WINDOW LENGTH CALCULATION @ PAGE STREET:

ALLOWED: 94'-4" X 2/3 = 62'-10 5/8"
PROPOSED: 12' + 4' + 16' + 4' + 12' + 10' + 4' + 12" = 74'-0"

BAY WINDOW AREA CALCULATION @ PAGE ST.:

ALLOWED: 30 S.F. + 30 S.F. + 30 S.F. + 30 S.F. + 34.5 S.F. + 30 S.F. = 184.5 S.F.
PROPOSED: 118 S.F. + 64.5 S.F. = 182.5 S.F.

BAY WINDOW CALCULATION (SECTION 136):

BUILDABLE LOT WIDTH @ PAGE STREET	94'-4"
BUILDABLE LOT WIDTH @ FRANKLIN STREET	60'-0"
TOTAL BUILDABLE LOT WIDTH	154'-4"
ALLOWABLE BUILDABLE LOT WIDTH @ PAGE ST. (94'-4" X 2/3)	62'-1 5/8"
ALLOWABLE BUILDABLE LOT WIDTH @ FRANKLIN ST. (60'-0" X 2/3)	40'-0"
TOTAL ALLOWABLE BUILDABLE LOT WIDTH	102'-10 5/8"
PROPOSED BAY WINDOW LENGTH @ PAGE STREET	74'-0"
PROPOSED BAY WINDOW LENGTH @ FRANKLIN STREET	33'-0"
TOTAL PROPOSED BAY WINDOW LENGTH	107'-0" *

* PROPOSED BAY WINDOW DESIGN IS 4.0 % OVER ALLOWABLE LENGTH
ADMINISTRATIVE APPROVAL REQUESTED

ALLOWABLE BAY WINDOW AREA @ PAGE STREET	184.5 S.F.
ALLOWABLE BAY WINDOW AREA @ FRANKLIN STREET	72.0 S.F.
TOTAL ALLOWABLE BAY WINDOW AREA	256.5 S.F.
PROPOSED BAY WINDOW AREA @ PAGE STREET	182.5 S.F.
PROPOSED BAY WINDOW AREA @ FRANKLIN STREET	66.0 S.F.
TOTAL PROPOSED BAY WINDOW AREA	248.5 S.F. **

** PROPOSED BAY WINDOW DESIGN IS 8.0 S.F. LESS THAN PRESCRIBED ALLOWABLE AREA
ADMINISTRATIVE APPROVAL REQUESTED

0 4' 8' 16' 32'
SCALE: 1/16"=1'-0"

1 FRANKLIN STREET

SAN FRANCISCO, CALIFORNIA

EXHIBIT D

SEPT. 17 , 2014

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A-8

SEPTEMBER 9, 2014

1 FRANKLIN

SAN FRANCISCO, CALIFORNIA 94102

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ARCHITECTS

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