# 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 NOTICE OF PUBLIC HEARING

Hearing Date: Wednesday, January 25, 2017

Time: Not before 9:30 AM

Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408

Case Type: Variance

Hearing Body: Zoning Administrator

PROPERTY IN	IFORMATION	APPLICATIO	N INFORMATION
Project Address:	4801 3rd Street	Case No.: Building Permit: Applicant: Telephone: E-Mail:	2016-010142VAR
Cross Street(s):	Oakdale Avenue		2016.1004.9455
Block /Lot No.:	5322/001		Irving Gonzales
Zoning District(s):	NC-3 / 40-X		(415) 776-8065
Area Plan:	Bayview Hunters Point		irvinfg@g7arch.com

# PROJECT DESCRIPTION

The proposed project is to construct a single-story commercial building for a restaurant.

**PER SECTION 145.1 OF THE PLANNING CODE** the subject property is required to be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level. The subject property has street frontages on three sides; the restaurant frontages on Mendell and Third Streets are more than 40 percent non-transparent wall, thereby requiring a variance.

# ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://notice.sfplanning.org/2016-010142VAR.pdf">http://notice.sfplanning.org/2016-010142VAR.pdf</a>

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.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: Ella Samonsky Telephone: (415) 575-9112 E-Mail: ella.samonsky@sfgov.org

# 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.

OTHER THAN THE GENERAL BUILDING PERMIT FOR WHICH OWNER SHALL APPLY, PAY FOR, AND PICK UP AND DELIVER TO JOB SITE.

1.1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK WHICH SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.

1.2. THE DRAWINGS SHOW ONLY REPRESENTATIVE AND TYPICAL DETAILS TO ASSIST THE CONTRACTOR. THEY DO NOT ILLUSTRATE EVERY CONDITION. SIMILAR DETAILS SHALL APPLY TO SIMILAR CONDITIONS. ALL ATTACHMENTS, CONNECTIONS, FASTENINGS, ETC., ARE TO BE PROPERLY SECURED IN CONFORMANCE WITH BEST PRACTICE, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THEM.

1.3. THE INTENT OF THESE DRAWINGS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, DESCRIBED OR REASONABLY IMPLIED, AND IS NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS, QUANTITIES AND COORDINATION OF THE WORK OF ALL TRADES.

1.4. VERIFY IN THE FIELD ALL CONDITIONS AND DIMENSIONS. REPORT TO THE ARCHITECT ALL CONDITIONS WHICH DIFFER FROM THOSE SHOWN FOR CLARIFICATION OR REVISION. DIMENSIONS, LOCATIONS OF DOORS, PARTITIONS, SOFFITS, FURRING, PLUMBING, ELECTRICAL AND SIMILAR PHYSICAL FEATURES ARE SHOWN OR INFERRED ON ARCHITECTURAL DRAWINGS AND SHALL BE VERIFIED AT THE SITE AS PART OF THE WORK.

1.5. DO NOT SCALE THE DRAWINGS. THE ARCHITECT SHALL BE CONSULTED FOR CLARIFICATIONS IN THE ABSENCE OF DIMENSIONS

1.6. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIFE SAFETY, LIGHTING AND PLUMBING EQUIPMENT (INCLUDING ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.

1.7. BEFORE STARTING ANY PORTION OF THE WORK. THE CONTRACTOR SHALL VERIFY ANY AND ALL EXISTING CONDITIONS THAT HAVE ANY BEARING ON HIS WORK. START OF WORK SHALL CONSTITUTE ACCEPTANCE OF EXISTING CONDITIONS.

1.8. NOTIFY ARCHITECT IN WRITING OF CORRECTIONS OR CLARIFICATIONS REQUIRED BY THE BUILDING INSPECTOR PRIOR TO COMMENCEMENT OF

1.9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAULTY MATERIALS OR WORKMANSHIP, AND THE CONTRACTOR SHALL REZMEDY ANY DEFECTS DUE THERETO AND PAY FOR ANY DAMAGE RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE OF THE WORK. ALL CORRECTIONS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

1.10. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES IN A CLEAN CONDITION. REMOVING ALL DEBRIS AND RUBBISH AS IT ACCUMULATES AND SHALL REMOVE ALL DEBRIS, APPARATUS AND SURPLUS MATERIALS UPON COMPLETION OF THE WORK.

1.11. ENTRANCES/EXITS TO THE SITE AND BUILDING SHALL NOT BE OBSTRUCTED AT ANY TIME DURING HOURS OF OPERATION. PUBLIC SIDEWALK AREA SHALL REMAIN CLEAR AT ALL TIMES EXCEPT AS ALLOWED DURING LOADING AND UNLOADING OF DELIVERIES. CONSULTED FOR CLARIFICATIONS IN THE ABSENCE OF DIMENSIONS.

1.12. AT EXISTING CONSTRUCTION TO REMAIN ADJACENT TO NEW, PATCH, REPAIR AND/OR TRIM AS REQUIRED TO PROVIDE A FINISHED EDGE AND/OR BLENDED SURFACE.

1.13. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER'S REPRESENTATIVE. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.

1.14. PROPRIETARY MANUFACTURERS NOTED ON THE DRAWINGS ARE MINIMUM ACCEPTABLE STANDARD. EQUAL OR BETTER MAY BE USED UPON SUBMITTAL TO AND APPROVAL BY ARCHITECT OF ALTERNATE MANUFACTURERS' CUT-SHEET AND INFORMATIONAL LITERATURE.

1.15. UPON COMPLETION OF THE WORK, OR SHORTLY BEFORE, THE CONTRACTOR SHALL DIRECT THE ARCHITECT TO PREPARE A "PUNCH LIST", IF NECESSARY, OF CORRECTIONS, REMEDYING UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER/CONTRACTOR AGREEMENT.

1.0. A LICENSED GENERAL CONTRACTOR SHALL POST ON JOB AND PAY ALL REQUIRED FEES FOR SUB TRADE PERMITS. 1.16. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION SHALL BE AIA DOCUMENT A201, CURRENT EDITION. THIS AMERICAN INSTITUTE OF CERTIFICATES AND INSPECTIONS REQUIRED BY ALL APPLICABLE CODES, REQUIREMENTS AND ORDINANCES OF REGULATORY CITY AND STATE AGENCIES ARCHITECTS AGREEMENT SHALL APPLY TO ALL PARTS OF THE WORK DESCRIBED ON THESE DRAWINGS. ALL SYSTEMS WITHIN THE EXISTING BUILDING ARE COMPLETE AND IN FULL OPERATION. THE CONTRACTOR SHALL COMPLETE ALL THE WORK SHOWN OR REASONABLY IMPLIED AS IS REQUIRED FOR A COMPLETE ADDITION AND REMODEL AS DESCRIBED HEREIN, WITH ALL SYSTEMS FUNCTIONING IN ACCORD WITH ALL APPLICABLE STATE AND LOCAL CODES, AND ORDINANCES IN EFFECT THAT APPLY TO THIS WORK.

# 1.17. CODES & ORDINANCES

IN THE EXECUTION OF ITEMIZED AND INFERRED SCOPE OF WORK, THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT AND APPLICABLE CODES AND ORDINANCES OF THE CITY OF PLEASANT HILL AND THE STATE OF CALIFORNIA. THESE SHALL APPLY TO ALL WORK PERTAINING TO BUILDING CONSTRUCTION, ZONING, ENVIRONMENTAL PRTOECTION AND ENERGY EFFICIENCY.

1.18. INSPECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGE WORK IN A TIMELY MANNER AND TO SCHEDULE FOR THE NECESSARY INSPECTIONS FOR AGENCY APPROVALS.

1.19. COORDINATION OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL WRITTEN DIMENSIONS, GRADES, ELEVATIONS, LEVELS WITH EXISTING CONDITIONS. THIS DATA SHALL BE COORDINATED WITH RESPECT TO THE ACTUAL AMOUNT OF MINOR DEMOLITION IS NECESSARY TO PERFORM THE NEW WORK AND HAVE IT MEET THE EXISTING TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY. MATERIALS AND METHODS USED IN THE PERFOMANCE OF THE WORK.

1.20. SCHEDULING, SEQUENCING & MINOR DEMOLITION. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL MEET WITH THE OWNER(S) TO REVIEW SEQUENCING AND SCHEDULING, AND THE EXTENT OF DEMOLITION TO PREPARE THE AREA OF WORK. MINOR DEMOLITION SHALL BE LIMITED TO THE AREA OF WORK AND INCLUDE FINISHES, EXISTING CONSTRUCTION, ELECTRICAL, MECHANICAL, PLUMBING AND MISCELLANEOUS HARDWARE AND ASSEMBLIES

DEMOLITION SHALL BE DONE IN A MANNER OF CARE SO AS NOT TO DAMAGE TO ADJACENT CONSTRUCTION TO REMAIN. ANY ITEMS TO BE REMOVED SHALL BE RETAINED BY THE OWNER, UNLESS AGREED TO OTHERWISE IN WRITING. THOSE ITEMS TO BE REMOVED SHALL BE DONE SO BY THE CONTRACTOR AT THE END OF EACH WORK WEEK AND DISPOSED OF IN A LEGAL AND APPROPRIATE MANNER. ANY DAMAGE RESULTING FROM IMPROPER REMOVAL SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

1.21. PROTECTION FROM THE ELEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PROTECTION OF THE WORK AREAS FROM THE ELEMENTS (WEATHER: RAIN, WIND, FOG, ETC.) THIS SHALL INCLUDE ANY NECESSARY PRECAUTIONS AND COVERINGS TO BE PLACED DURING AND AFTER WORK HOURS, INCLUDING EVENINGS AND WEEKENDS. ANY DAMAGE RESULTING FROM IMPROPER PROTECTION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

1.22. TEMPORARY TOILET FACILITIES. THE CONTRACTOR SHALL PROVIDE AND PAY FOR FACILITIES AND SHALL MAINTAIN THEM IN A CLEAN AND SANITARY CONDITION IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.

REMOVE FROM SITE ALL CONSTRUCTION MATERIALS, TOOLS, EQUIPMENT AND DEBRIS. SWEEP CLEAN ALL EXTERIOR AREAS AND VACUUM AND WIPE CLEAN ALL INTERIOR AREAS. THE PROJECT SHALL BE LEFT IN MOVE-IN CONDITION AND ACCEPTABLE TO OWNER.

# 1.24. SUBSTANTIAL COMPLETION

IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT TO REVIEW THE COMPLETED WORK AND ASSIST IN THE PREPARATION OF A PUNCH LIST OF ITEMS TO BE CORRECTED OR COMPLETED. AT THE ISSUANCE OF A PUNCH LIST, AND WITH THE DETERMINATION OF SUCH BY THE ARCHITECT, A CERTIFICATE OF SUBSTANTIAL MAY BE ISSUED ALONG WITH THE PUNCH LIST OF ITEMS REMAINING, ALONG WITH A SPECIFIED PERIOD TO COMPLETE/CORRECT WORK.

# 1.25. WARRANTIES AND GUARANTEES

THERE SHALL BE A WRITTEN WARRANTY OF WORKMANSHIP BY THE CONTRACTOR PROVIDED TO THE OWNER. THE WARRANTY SHALL GUARANTEE THE WORK BY ALL TRADES FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION IS DETERMINED BY THE ARCHITECT OR ACCEPTANCE BY THE OWNER IN WRITING. ANY PRODUCT OR WORK CARRYING MORE THAN A 1 YEAR WARRANTY (SUCH AS ROOFING, FLOORING, ETC.) SHALL BE STATED IN WRITING AND CERTIFIED BY THE MANUFACTURER AND INSTALLER (SUBCONTRACTOR AND GENERAL CONTRACTOR) FOR THE STIPULATED PERIOD.

# 1.26. FINAL PAYMENT

EMER.

ENCL.

**EMERGENCY** 

**ENCLOSURE** 

KITCHEN

LABORATORY

KIT.

LAST PAYMENT SHALL BE MADE BY THE OWNER FOLLOWING SUBMITTAL OF A BILLING FOR WORK COMPLETED AT SUBSTANTIAL COMPLETION. A FINAL PAYMENT, WHICH INCLUDES RETENTION FROM ALL PREVIOUS BILLING SHALL BE MADE NO EARLIER THAN 15 DAYS AFTER RECEIPT BY THE OWNER OF THE FINAL BILLING FROM THE CONTRACTOR, RELEASE OF ALL WAIVER OF LIENS AND TURNING OVER OF ALL MANUFACTURERS' WARRANTIES, OPERATIONS MANUALS, ETC. AND THE FILING OF THE FINAL "NOTICE OF COMPLETION" WITH THE COUNTY OF SAN FRANCISCO.

ELECTRICAL LAM. LAMINATE

PANELBOARD

# 1.27 PERMITTING AGENCIES

REFER TO APPROVED PERMIT SET, FOR ADDITIONAL NOTES AND REQUIREMENTS FROM ALL PERMITTING AGENCIES.

# **CONCEPTUAL RENDERINGS**



Existing Building: Northeast View at Oakdale and Mendell Plaza



**Proposed Building:** Northeast Context at Oakdale and Mendell Plaza - Conceptual Rendering

**ABBREVIATIONS** 

AREA DRAIN

ACOUS. ACOUSTICAL E.P.

	A.D.	AREA DRAIN	F0	PANELBOARD	LAV.	LAVATORY	S.E.D.	SEE ELECTRICAL
	ADJ.	ADJUSTABLE	EQ.	EQUAL	LT.	LIGHT	OLID	DRAWINGS
	A.F.F.	ABOVE FINISH	EQPT.	EQUIPMENT	MAN	BAASZIBALIBA	SHR.	SHOWER
	4000	FLOOR	EXIST.	EXISTING	MAX.	MAXIMUM	SHT.	SHEET
	AGGR.	AGGREGATE	EXPO.	EXPOSED	M.C.	MEDICINE	SIM.	SIMILAR
	AL.	ALUMINUM	EXP.	EXPANSION		CABINET	S.L.D.	SEE LANDSCAPE
	APPROX.	APPROXIMATE	EXT.	EXTERIOR	MECH.	MECHANICAL		DRAWINGS
	ARCH'L	ARCHITECTURAL			MEMB.	MEMBRANE	SLDR.	SLIDER
	ARCH'T	ARCHITECT	F.A.	FIRE ALARM	MTL.	METAL	S.N.D.	SANITARY NAPKIN
	ASPH.	ASPHALT	F.B.	FLAT BAR	MFR.	MANUFACTURER		DISPENSER
			F.D.	FLOOR DRAIN	M.H.	MANHOLE	S.N.R.	SANITARY NAPKIN
	BD.	BOARD	FDTN.	FOUNDATION	MIN.	MINIMUM		RECEPTACLE
	BITUM.	BITUMINOUS	F.E.	FIRE	MIRR.	MIRROR	S.O.G.	SLAB ON GRADE
	BLDG.	BUILDING	1	EXTINGUISHER	MISC.	MISCELLANEOUS	SPEC.	SPECIFICATION
	BLK.	BLOCK	F.H.C.	FIRE HOSE	M.O.	MASONRY	SQ.	SQUARE
	BLKG.		F.11.C.	CABINET	IVI.O.	OPENING	S S D	SEE STRUCTURAL
		BLOCKING	FINI		MTD		330	
	BM.	BEAM	FIN.	FINISH	MTD.	MOUNTED		DRAWINGS
	BOT.	BOTTOM	FL.	FLOOR	MUL.	MULLION	S.S.	STAINLESS STEEL
	BYD.	BEYOND	FLSHG.	FLASHING			S.SK.	SERVICE SINK
			FLUOR.	FLUORESCENT	(N)	NEW	STA.	STATION
	CAB.	CABINET	F.O.C.	FACE OF	N.	NORTH	STD.	STANDARD
	CLKG.	CAULKING		CONCRETE	N.I.C.	NOT IN CONTRACT	STL.	STEEL
	C.I.	CAST IRON	F.O.F.	FACE OF FINISH	NO. / #	NUMBER	STOR.	STORAGE
	C.B.	CATCH BASIN	F.O.S.	FACE OF STUD	NOM.	NOMINAL		STRUCTURAL
	C.B.	CONTROL JOINT	1.0.0.	/STRUCTURE	N.T.S.	NOT TO SCALE	SUSP.	SUSPENDED
	CEM.	CEMENT	FPRF.	FIREPROOF	14.1.0.	NOT TO SCALE	SYM.	SYMMETRICAL
	CLIVI.	CENTERLINE	F.R.P.	FIBERGLASS	O.A.	OVERALL	OTIVI.	STIMINETRICAL
			r.R.P.				TDD	TDEAD
	CER.	CERAMIC		REINFORCED	OBS.	OBSCURE	TRD.	TREAD
	CLG.	CEILING		PLASTIC	O.C.	ON CENTER	T.B.	TOWEL BAR
	CLO.	CLOSET	F.S.	FULL SIZE	O.D.	OUTSIDE	T.O.C.	TOP OF CURB
	CLR.	CLEAR	FT.	FOOT OR FEET		DIAMETER (DIM.)	TEL.	TELEPHONE
	CMU	CONCRETE	FTG.	FOOTING	OFF.	OFFICE	T.&G.	TONGUE AND
		MASONRY UNIT	FURR.	FURRING	OPNG.	OPENING		GROOVE
	COL.	COLUMN			OPP.	OPPOSITE	THK.	THICK
	CONC.	CONCRETE	GA.	GAUGE			T.O.P.	TOP OF PAVEMENT
	CONN.	CONNECTION	GALV.	GALVANIZED	PRCST.	PRE-CAST		PARAPET / PLATE
	CONSTR.	CONSTRUCTION	G.B.	GRAB BAR	PL.	PLATE	T.O.S.	TOP OF SLAB
	CONT.	CONTINUOUS	G.F.I.	GROUND FAULT	P. LAM.	PLASTIC LAMINATE		TOILET PAPER
	CORR.	CORRIDOR	O.1 .1.	INTERRUPT	PLAS.	PLASTER	1.1 .D.	DISPENSER
			G.F.R.C.				т.//	
	CTSK.	COUNTERSUNK	G.F.R.C.	GLASS FIBER	PLYWD.	PLYWOOD	T.V.	TELEVISION
	CNTR.	COUNTER		REINFORCED	PR.	PAIR	T.O.W.	TOP OF WALL
١	CTR.	CENTER		CONCRETE	PT.	POINT	TYP.	TYPICAL
•			GL.	GLASS	P.T.D.	PAPER TOWEL		
	DBL.	DOUBLE	GND.	GROUND		DISPENSER	ULF	ULTRA LOW FLOW
	DEPT.	DEPARTMENT	GR.	GRADE	PTD.	PAINTED	UNF.	UNFINISHED
	D.F.	DRINKING	G.S.M.	GALVANIZED	PTN.	PARTITION	U. O .N.	UNLESS
١		FOUNTAIN		SHEET METAL				OTHERWISE NOTE
'	DET.	DETAIL	GYP.	GYPSUM	Q.T.	QUARRY TILE	UR.	URINAL
	DIA.	DIAMETER						
	DIM.	DIMENSION	H.B.	HOSE BIB	R.	RISER	V.C.T.	VINYL
	DISP.	DISPENSER	H.C.	HOLLOW CORE	R=	RADIUS	v.O.1.	COMPOSITION TILE
							VEDT	
	DH	DOUBLE HUNG	HDWD.	HARDWOOD	R.D.	ROOF DRAIN	VERT.	VERTICAL
	DN	DOWN	HDWR.	HARDWARE	REF.	REFERENCE	V.I.F.	VERIFY IN FIELD
	D.O.	DOOR OPENING	H.M.	HOLLOW METAL	REFR.	REFRIGERATOR		
	DR.	DOOR	HORIZ.	HORIZONTAL	REG.	REGISTER	W/	WITH
	DWR.	DRAWER	HR.	HOUR	REINF.	REINFORCED	W.C.	WATER CLOSET
'	D.S.	DOWNSPOUT	HT.	HEIGHT	REQ'D.	REQUIRED	WD.	WOOD
	D.S.P.	DRY STANDPIPE			RESIL.	RESILIENT	W.I.	WROUGHT IRON
	DWG.	DRAWING	I.D.	INSIDE DIAMETER	RM.	ROOM	W/O	WITHOUT
	<del>-</del> -			(DIM.)	R.O.	ROUGH OPENING	WNDW	WINDOW
	(E)	EXISTING	INSUL.	INSULATION	RWD.	REDWOOD	W.P.	WATERPROOF
	EA.	EACH	INT.	INTERIOR	R.W.L.	RAIN WATER	WSCT.	WAINSCOT
	E.J.	EXPANSION JOINT	IIN I .	HAILIMON	1 X. V V . L.	LEADER	WT.	WEIGHT
			LANI	IANITOD		LLADLU	VV I.	WLIGITI
	EL.	ELEVATION	JAN.	JANITOR	C A B 4			
	ELEC.	ELECTRICAL	JT.	JOINT	SAM	SELF-ADHERED		
	ELEV.	ELEVATOR				MEMBRANE		
			VIT	KITCHENI	0.0	COLID CODE		

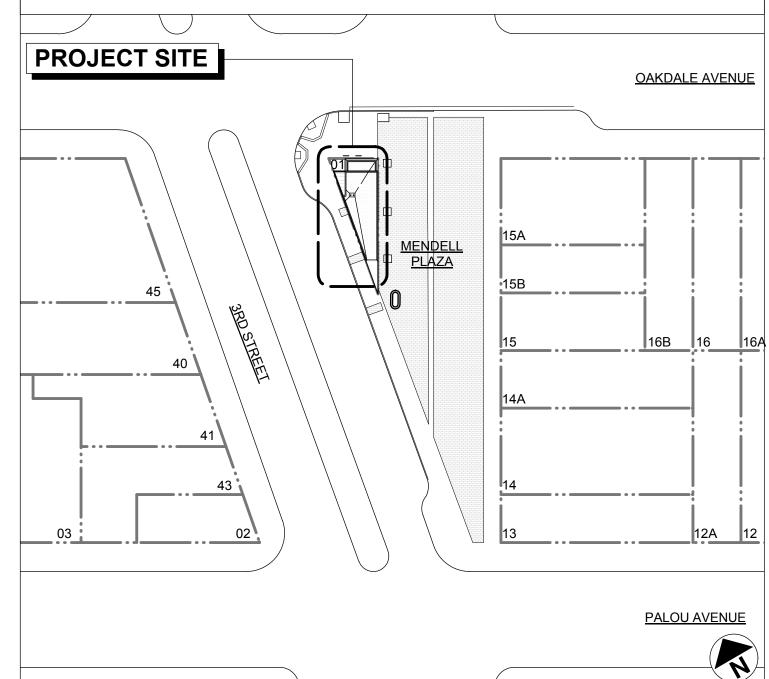
SOLID CORE

SOAP DISPENSER

SCHEDULE

SCHED.

S.D.



# PROJECT SUMMARY & INFORMATION SCOPE OF WORK

THE INTENT OF THESE DRAWINGS IS TO SHOW THE SCOPE OF WORK WHICH CONSISTS OF, BUT IS NOT LIMITED TO DEMOLITION OF THE EXISTING WOOD FRAME STRUCTURE AND REINFORCED CONCRETE SLAB AND CONSTRUCTION OF A NEW SINGLE STORY RESTAURANT AS PART OF A CHANGE OF USE FROM "OTHER RETAIL SALES AND SERVICES" TO "RESTAURANT". WORK SHALL INCLUDE DEMOLITION, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL WORK.

# RULES, REGULATIONS AND CODES

SITE PLAN SCALE: 1"=50"

ALL WORK AND MATERIAL NOTED, REASONABLY IMPLIED, AND REQUIRED SHALL BE IN FULL ACCORD AND COMPLY WITH THE LATEST RULES, REGULATIONS, ORDINANCES, CODES AND STANDARDS OF THE DIVISION OF INDUSTRIAL SAFETY, CALIFORNIA LABOR CODE, TITLE 24; 2013 CALIFORNIA BUILDING CODE, AMERICANS WITH DISABILITY ACT (ADA), AND CITY OF SAN FRANCISCO REGULATIONS CURRENTLY IN EFFECT.

PROJECT DIRECTORY

CONTACT: DESMOND BISHOP AND GEETA CHANANA

DESMOND BISHOP

FAIRFIELD, CA 94533

VOICE: 707.372.8557

PROJECT SPONSOR

VOICE: 415.397.7322

67A WATER STREET

BAY AREA LISC

**ARCHITECT** 

3915 STONINGTON COURT

EMAIL: chanana.geeta@gmail.com

369 PINE STREET, SUITE 350

CONTACT: MARSHA MURRINGTON

G7A | ARCHITECTURE + URBAN

SAN FRANCISCO, CA 94104

EMAIL: mmurrington@lisc.org

SAN FRANCISCO, CA 94133

CONTACT: IRVING GONZALES

VOICE: 415.776.8065, EXT 1#

EMAIL: irving@g7arch.com

STRUCTURAL ENGINEER

85 2ND STREET, SUITE 501

SAN FRANCISCO, CA 94105

MURPHY BURR CURRY

CONTACT: ALAN BURR VOICE: 415.546.0431

EMAIL: aburr@mbcse.com

KITCHEN CONSULTANT

SAN JOSE, CA 95113

VOICE: 408.999.6621

LAND SURVEYOR

MORAN ENGINEERING

BERKELEY, CA 94704

VOICE: 510.848.1930

MEP ENGINEERS

CONTACT: JIM MORAN

EMAIL: jmoran@moraneng.com

INTERFACE ENGINEERING 717 MARKET STREET, SUITE 500

SAN FRANCISCO, CA 94103

EMAIL: joel c@interfaceeng.com

CONTACT: JOEL CRUZ

VOICE: 415.489.7240

CHRISTENSEN CONSULTANTS

**CONTACT: PETER CHRISTENSEN** 

1930 SHATTUCK AVENUE, SUITE A

111 W. SAINT JOHN STREET, SUITE 950

EMAIL: peter@christensenconsultants.com

15'-9" MAX FROM (E) GRADE TO T.O. PARAPET

11'-10" MAX FROM GRADE TO T.O. ROOF 17'-3" MAX FROM GRADE TO T.O. PARAPET

748.6SF GROSS (24.41 SF REDUCTION)

0 SPACES (NO CHANGE)

# **CONSTRUCTION:** <u>OCCUPANCY:</u>

TYPE VB A-2 (ASSEMBLY) NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE)

**BLOCK AND LOT:** 5322-001

# HEIGHT & BULK DISTRICT: 40-X BUILDING HEIGHT:

1 STORY, NO BASEMENT 15'-0" MAX FROM (E) GRADE TO T.O. ROOF

**EXISTING:** 

PROPOSED:

**BUILDING FOOTPRINT:** 

**EXISTING:** 

LOT AREA:

**PARKING:** 

SECTION

# LEGEND AND SYMBOLS

# DOOR TYPE HRDWR GRP

DWG. NO. NTERIOR ELEV

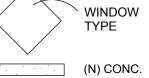
BORIENTATION DRAWING NO.

DIM TO F.O.S. 

# **ROOM FINISHES** RM. NO. WALL FIN

BASE FIN. FLR. FIN.

CEIL. FIN



(E) EXISTING TO REMAIN

(E) CONSTRUCTION TO BE REMOVED

(E) CONSTRUCTION TO BE REMOVED -TRENCHING (N) NEW / RECONSTRUCTED. 2X4

STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE, U.O.N. PROPERTY LINE

ightarrow ACCESSIBLE PATH OF TRAVEL

(N) EMERGENCY LIGHTING W/ BATTERY BACKUP

(N) EMERGENCY EXIT SIGNAGE

# **VICINITY MAP**

PROJECT SITE

# **LIST OF DRAWINGS**

PROJECT DATA AND SUMMARY, GENERAL NOTES, SITE PLAN, VICINTY MAP, LIST OF DRAWINGS, PROJECT DIRECTORY, LEGEND. ACCESSIBILITY DIAGRAMS

EXISTING AND PROPOSED SITE PLAN

EXISTING/DEMO PLAN, PROPOSED ROOF AND FLOOR PLANS

**VAR 4** PROPOSED EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS OF EXISTING TO BE DEMOLISHED AND AS

SURVEY SITE SURVEY OF EXISTING CONDITIONS/CONSTRUCTION

# VARIANCE APPLICATION

VARIANCE APPLICATION #2016-010142VAR (BPA# 2016.1004.9448) THESE DOCUMENTS REPRESENT A REQUEST FOR VARIANCE FROM PLANNING CODE SECTION 145.1, WHICH REQUIRES THAT 60% OF THE STREET FRONTAGES CONTAINING ACTIVE USES BE FENESTRATED WITH TRANSPARENT WINDOWS AND DOORS TO PROVIDE VISIBILITY INTO THE BUILDING.

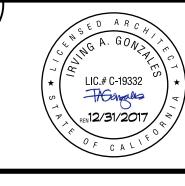
# (NO SCALE

67A Water Street San Francisco CA 94133 Voice 415.776.8065 design@G7Arch.com www.G7Arch.com

Glazing Variance fo

For Desmond Bishop

4801 3rd Street San Francisco, CA 94124 Block 5322 Lot 001



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conditions. Written dimensions take preference over scaled dimensions and shall discrepancy shall be brought to the attention of G7A | Gonzales Architects prior to the commencement of any work.

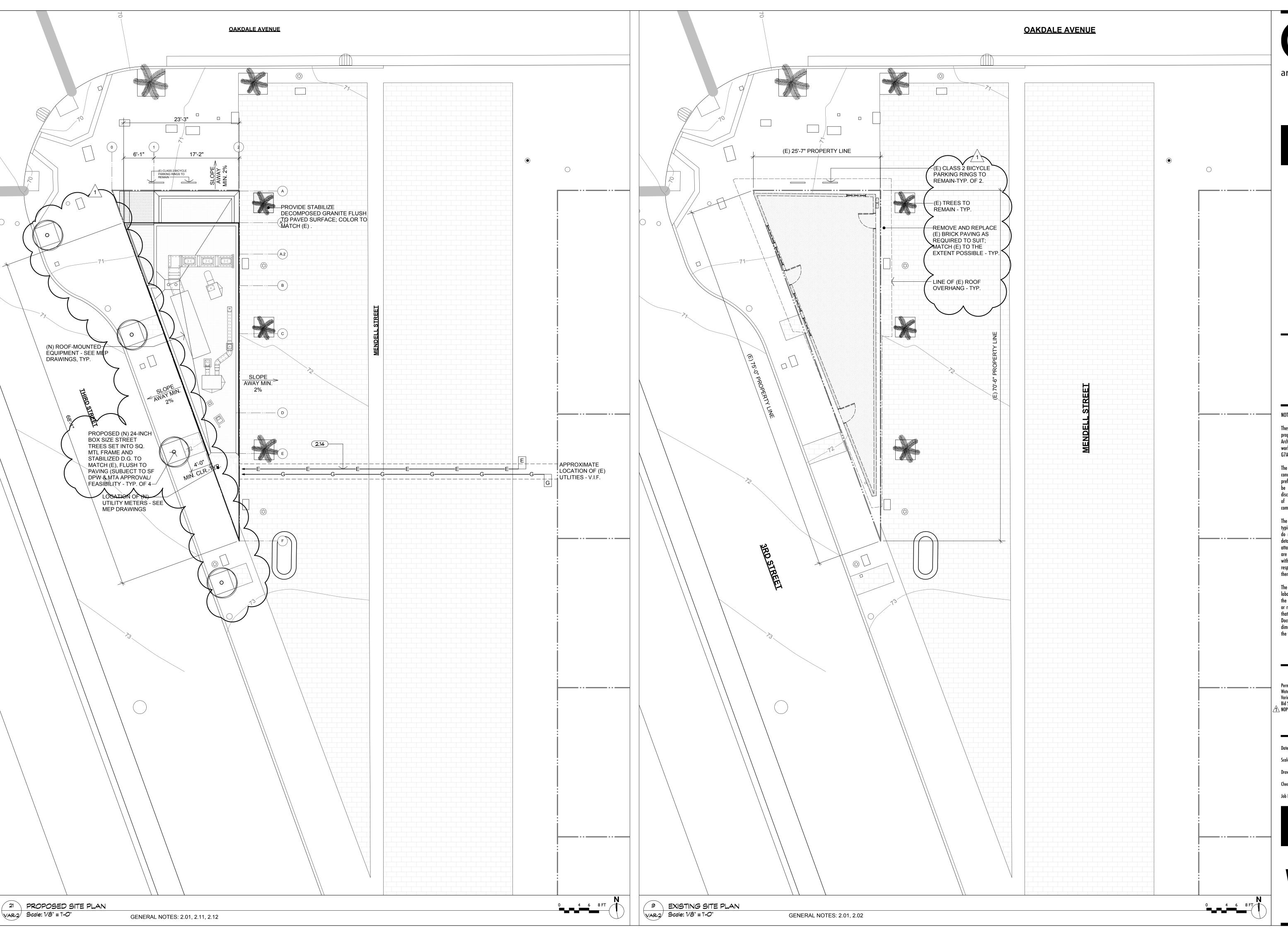
The drawings show only representative and typical details to assist the Contractor. They do not illustrate every condition. Similar details shall apply to similar conditions. All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing

The intent of these drawings is to include all labor, materials and services necessary for the completion of all work shown, described or reasonably implied, and is not limited to that explicitly indicated in the Contract Documents. The Contractor is responsible for dimensions, quantities and coordination of the work of all trades.

	REVISIONS
Permit Set	08.01.16
Waterproofing Details	08.25.16
Variance for Windows	08.26.16
Bid Set Issued	11.28.16
1 NOPDR Responses	12.28.16

Date:	08.01.2016
icale:	AS NOTED
Orawn By:	JRW
Checked By:	IAG
ob No:	2015.0023





GA

architecture urban

67A Water Street
San Francisco CA 94133
Voice 415.776.8065
design@G7Arch.com
www.G7Arch.com

Glazing Variance for

# Bishop's Burgers

For Desmond Bishop

4801 3rd Street San Francisco, CA 94124 Block 5322 Lot 001



OTICE

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The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of G7A | Gonzales Architects prior to the commencement of any work.

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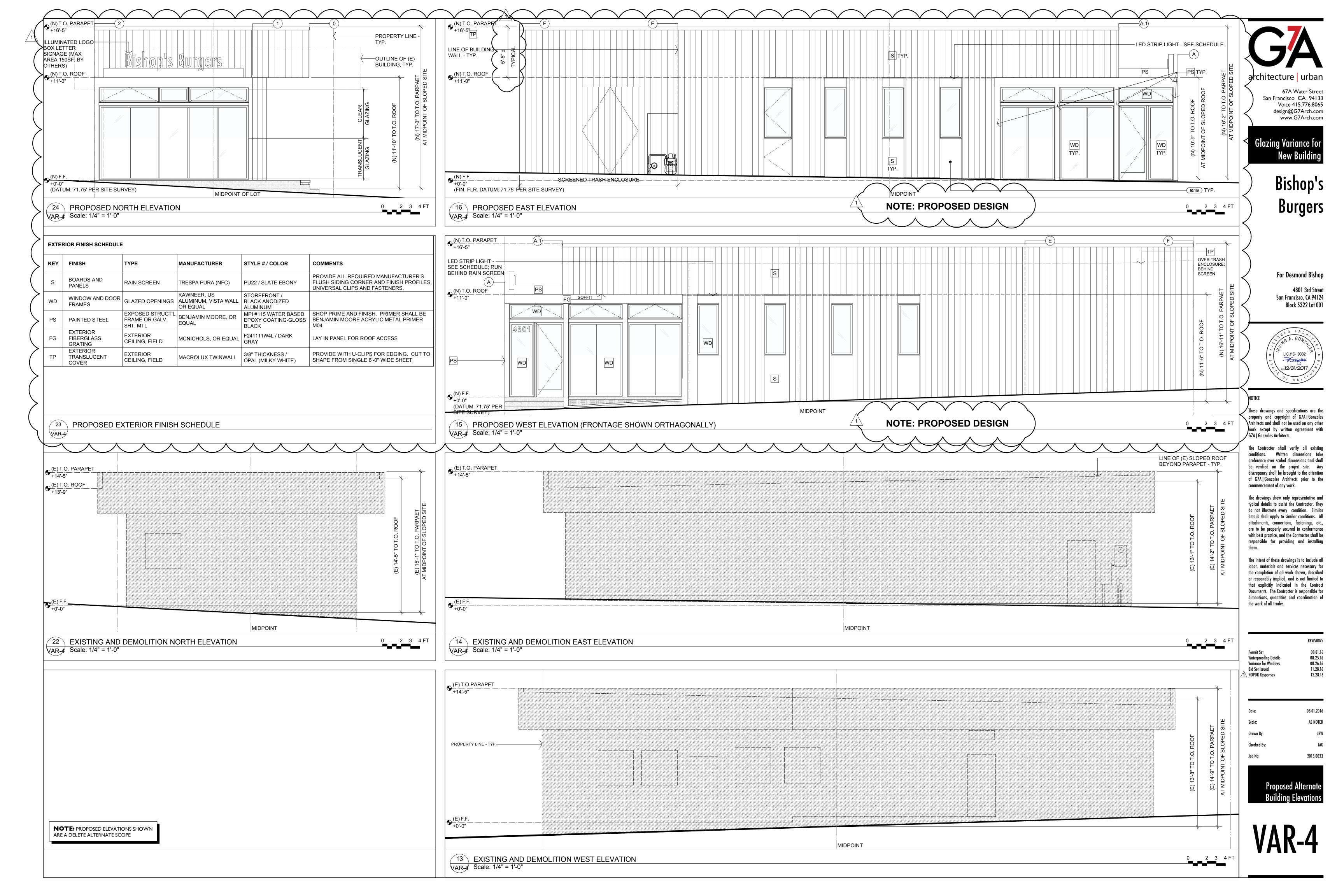
 Drawn By:
 JRW

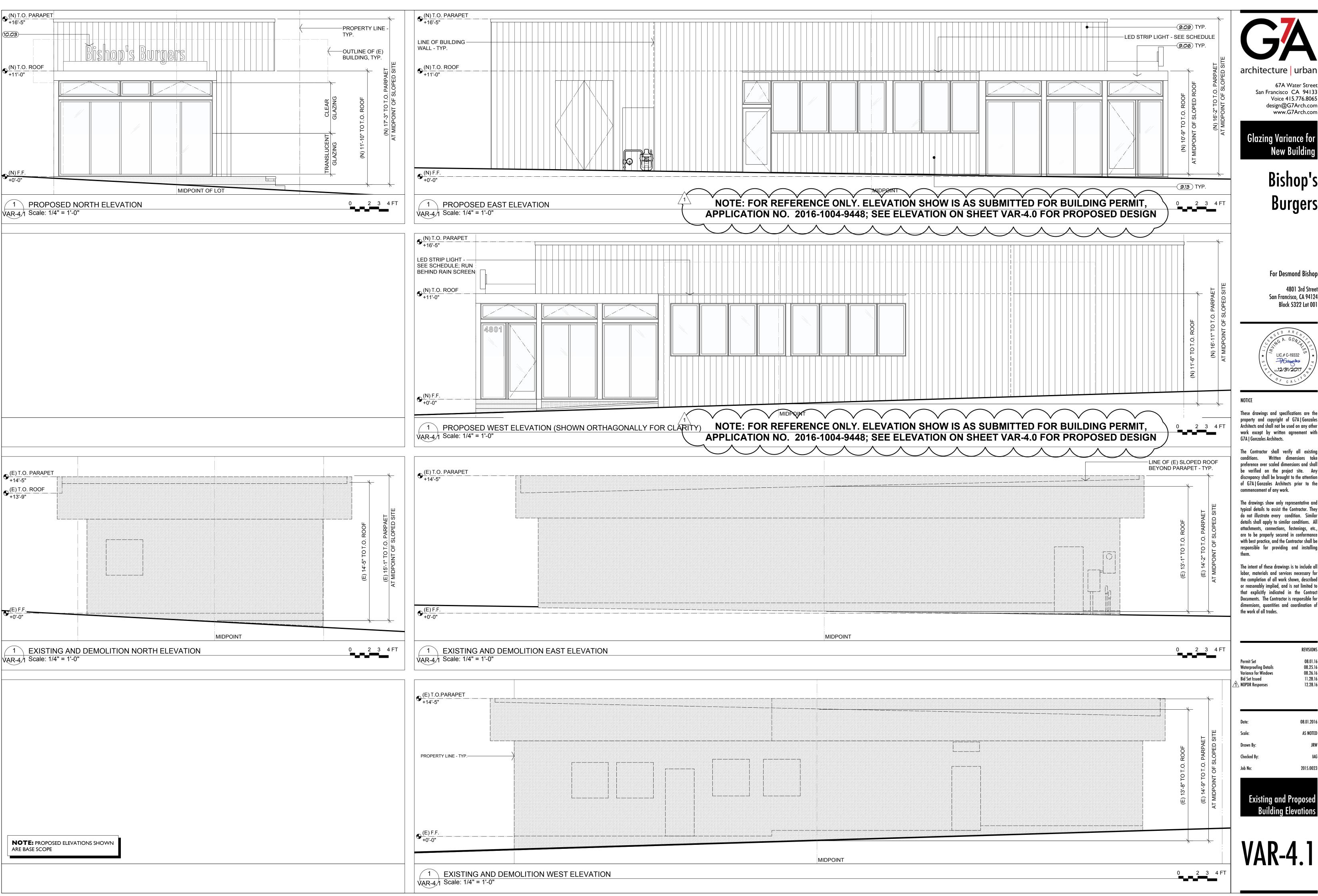
 Checked By:
 IAG

 Job No:
 2015.0023

Existing and Proposed

VAR-2





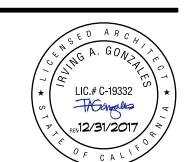
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Glazing Variance for **New Building** 

Bishop's

For Desmond Bishop

4801 3rd Street San Francisco, CA 94124 Block 5322 Lot 001



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**Waterproofing Details** Variance for Windows

08.25.16

08.26.16 11.28.16

12.28.16

