



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.
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San Francisco,
CA 94103-2479

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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, July 26, 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 INFORMATION	APPLICATION INFORMATION
Project Address: 122 Arch Street Cross Street(s): Brotherhood Way and Randolph Street Block /Lot No.: 7119/027 Zoning District(s): RH-1/40-X Area Plan: N/A	Case No.: 2017-000174VAR Building Permit: N/A Applicant: Bill Guan Telephone: (415) 652-3047 E-Mail: bill@xiearchdesign.com

PROJECT DESCRIPTION

The proposal is to construct a new three story, single-family residence on a vacant lot.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a required rear yard for the subject property of 15 feet. The proposed building has a rear yard of 9 feet 6 inches; therefore, a rear yard variance is required.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://notice.sfplanning.org/2017-000174VAR.pdf>

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: **Erika Jackson** Telephone: **(415) 558-6363** E-Mail: erika.jackson@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, 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.

GENERAL NOTES

1. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE, CITY AND COUNTY CODES AND ORDANCES. ANY WORK FOUND IN THESE DRAWINGS NOT IN FORMANCE WITH ANY APPLICABLE CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF ANY RELATED WORK.
2. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL WORK IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS.
5. ANY DEVIATION CAUSED BY THE FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS SHALL BE BROUGHT TO THE ATTENTION OF RAUM. ANY DISCREPANCY NOT REPORTED TO RAUM WILL ABSOLVE RAUM FROM ANY LIABILITY.
6. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAILS OR SECTIONS ARE PROVIDED.
7. DO NOT SCALE THESE DRAWINGS. DIMENSIONS SHOWN ON PLANS OR DETAILS SHALL TAKE PRECEDENCE OVER SCALES SHOWN. ALL INTERIOR DIMENSIONS ARE MEASURED TO FINISHED SURFACES AND ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR SHEATHING, U.N.O.
8. THIS IS A STANDARD PERMIT SET DRAWINGS. FINISHES, SPECIFICATIONS, SHOP DRAWINGS, AND DETAILS BY OTHERS
9. PLUMBING, ELECTRICAL ARE UNDER A SEPARATE PERMIT
10. PROPERTY LINES LOCATION ON SITE PLAN ARE FOR REFERENCE ONLY, AND SHALL VERIFY BY L.I.C. SURVEYOR.
6. DURING ALL PHASE OF WORK, DO NOT DISTURB THE ADJACENT NEIGHBORS.
9. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOORS AND WINDOWS OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS
10. "TYP" SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITION, THROUGHOUT.
11. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS REQUIRED BY GOVERNING LAWS AND REGULATIONS. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING SERVICES FOR THE DURATION OF CONSTRUCTION.
13. CONTRACTOR SHALL GUARANTEE MATERIAL, EQUIPMENT AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY.
14. STREET TREES SHALL BE LOCATED EITHER WITHIN A SETBACK AREA ON THE LOT OR WITHIN THE PUBLIC RIGHT-OF-WAY ALONG THE SUBJECT LOT. 24" BOX MIN. SOIL SHALL BE BELOW-GRADE ENVIRONMENT WITH NUTRIENT-RICH, FREE FROM OVERLY-COMPACTED AND GENERALLY CONDUCIVE TO TREE DEVELOPMENT

PROJECT:
NEW RESIDENCE

FOR

LI YU CHANG

XIE ASSOCIATES
Architectural Design & Planning
501 CRESCENT WAY #5412
SAN FRANCISCO, CA 94134
Tel: (415) 652-3047
Fax: (415) 656-0542
Email: xie@xiearchdesign.com

PROPERTY DATA	SCOPE OF WORK
<input type="checkbox"/> OWNER: LI YU CHANG <input type="checkbox"/> ADDRESS: 122 ARCH ST SAN FRANCISCO, CA 94132 <input type="checkbox"/> BLOCK/LOT: 7119/027 <input type="checkbox"/> ZONING: RH-1 YEAR BUILT: <input type="checkbox"/> OCCUPANCY GROUP: R-3/U <input type="checkbox"/> CONSTRUCTION TYPE: V-B <input type="checkbox"/> NUMBER OF (E) UNITS: 1 <input type="checkbox"/> LOT AREA: 1,873 \square <input type="checkbox"/> PARKING SPACE PROVIDED: 1 SPACE	-CONSTRUCT A THREE STORY BUILDING SINGLE FAMILY DWELLING AT A VACANT LOT
<input type="checkbox"/> PROPOSED 1ST FLOOR AREA: 1,244 \square <input type="checkbox"/> PROPOSED 2ND FLOOR AREA: 1,361 \square <input type="checkbox"/> PROPOSED 3RD FLOOR AREA: 1,051 \square	

DEFERRED PERMIT
FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT, NFPA 13R

SHEET INDEX	LOCATION MAP (NTS)
A1.0 SITE PLAN AND NOTES A2.0 PROPOSED 1ST & 2ND FLR PLANS A2.1 PROPOSED 3RD FLOOR PLANS AND ROOF PLANS A3.0 EXTERIOR ELEVATIONS A3.1 EXTERIOR ELEVATIONS	

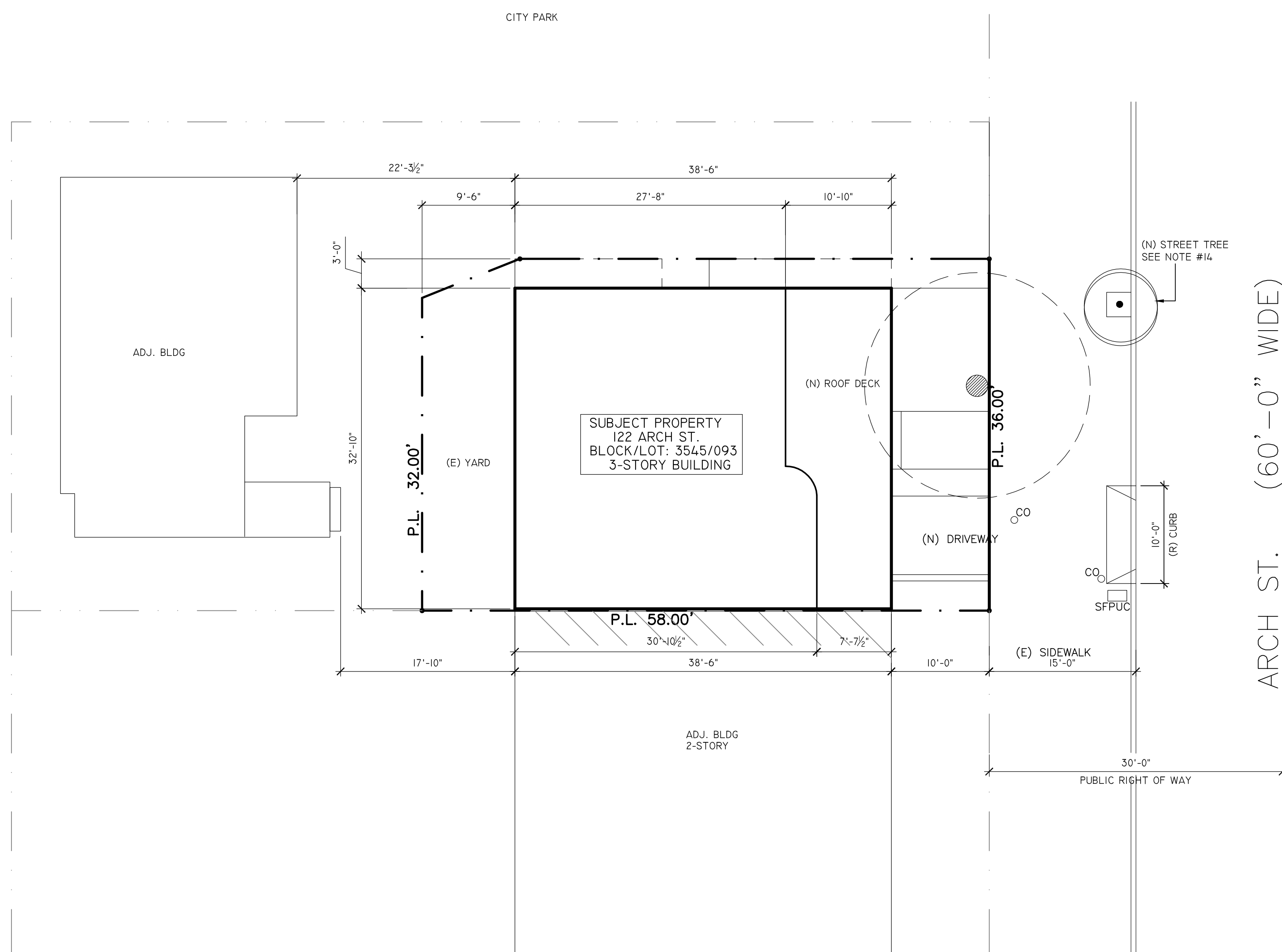
LEGEND

122 ARCH ST
SAN FRANCISCO, CALIFORNIA

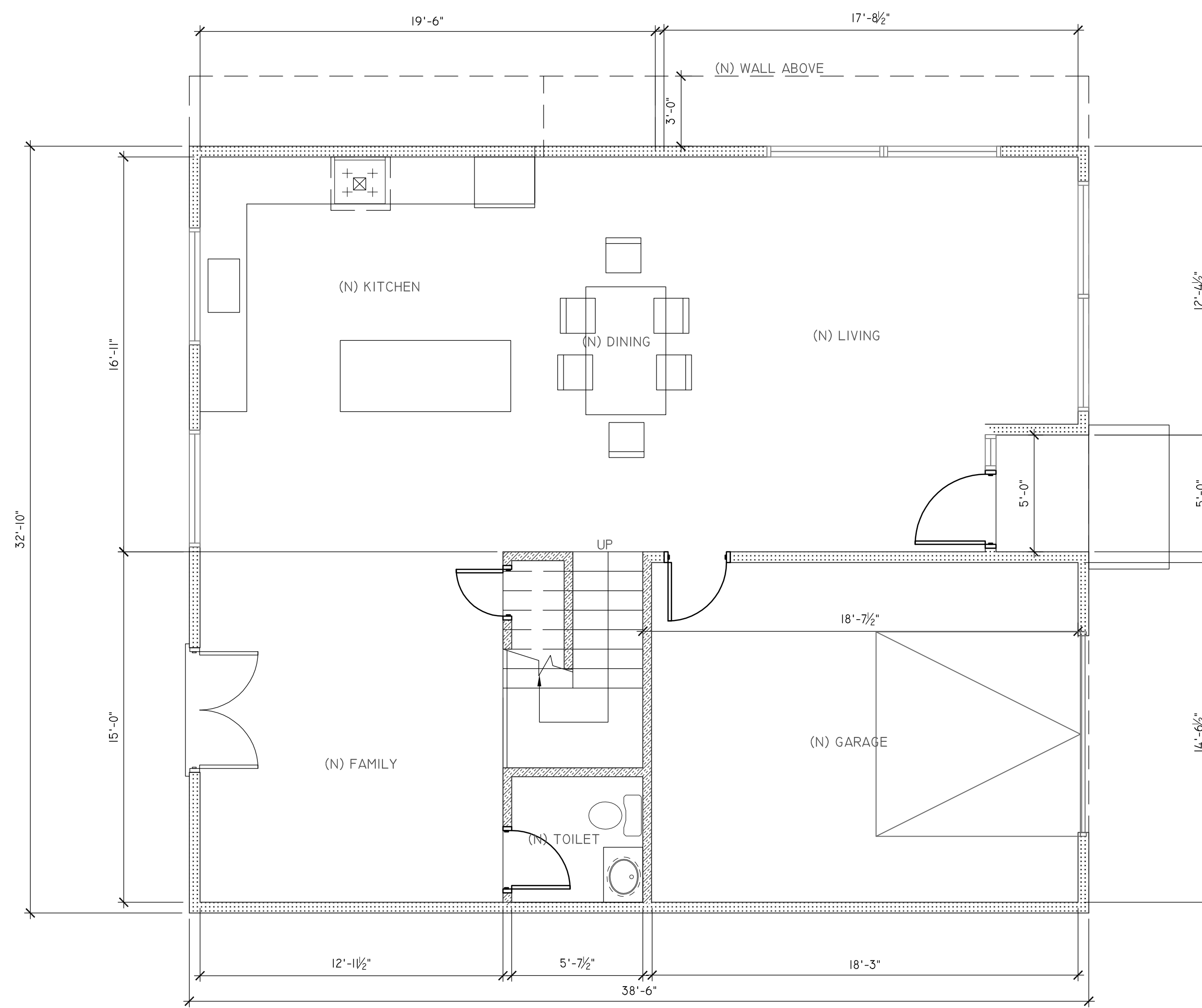
DRAWN BY: LI HONG
CHECK BY:
DATE: 06/07/17
XIE XING GUAN
No. C-32963
07/31/2017
RENEWAL DATE
STATE OF CALIFORNIA

SITE PLAN & NOTES

A1.0



I-PROPOSED SITE PLAN



- LEGEND**
- NEW EXTERIOR WALL, I-HR RATED
 - NEW EXTERIOR WALL
 - NEW INTERIOR WALL
 - NEW INTERIOR WALL I-HR RATED
 - NEW DOOR
 - NEW WINDOW

PROJECT:

NEW RESIDENCE

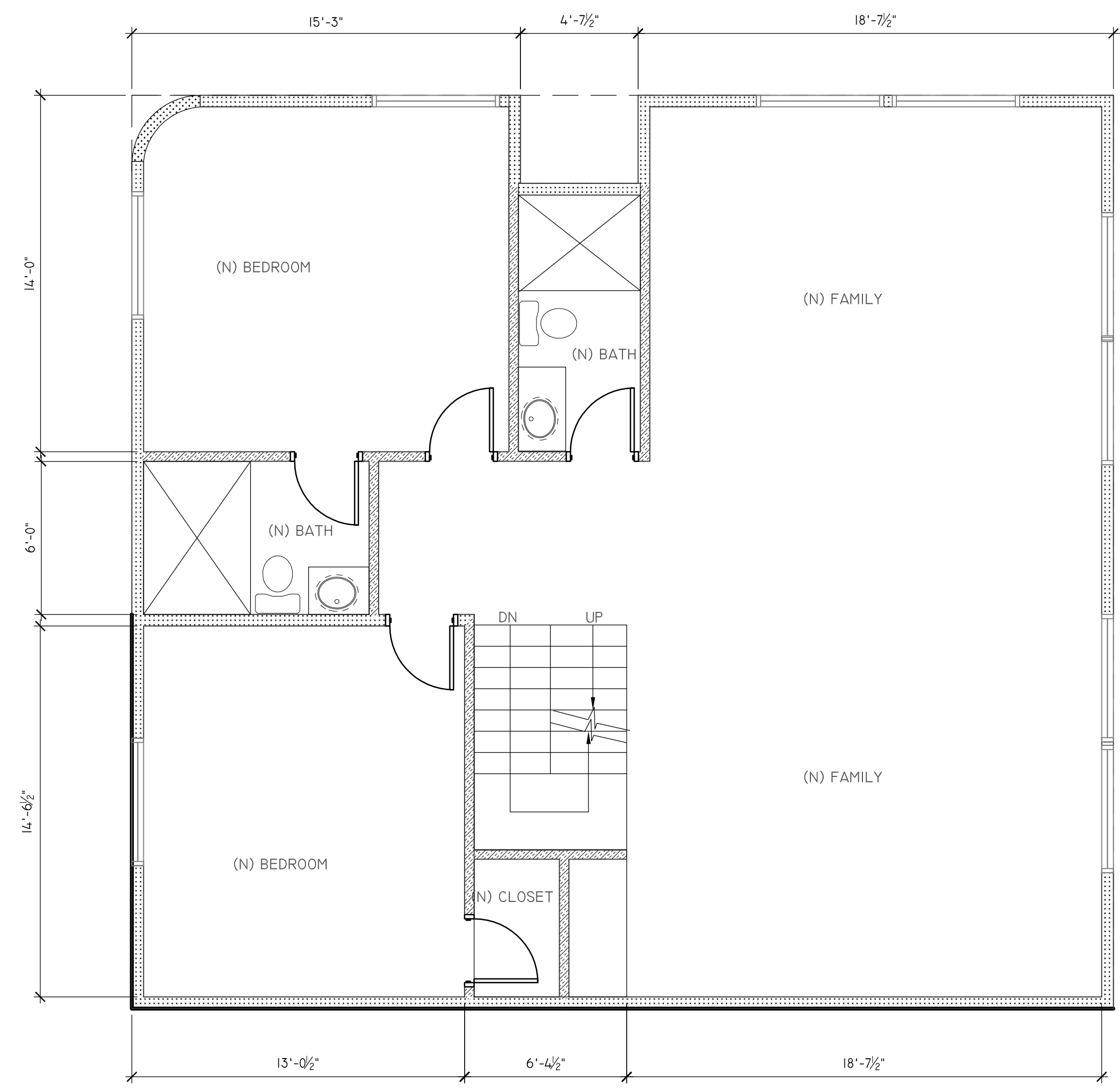
FOR

LI YU CHANG

XIE ASSOCIATES
 Architectural Design & Planning
 85H CRESCENT WAY #5412
 SAN FRANCISCO, CA 94134
 Tel: (415) 652-3047
 Fax: (415) 656-0542
 Email: bill@xiearchdesign.com

**122
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 CALIFORNIA**

1-PROPOSED 1ST FLOOR PLAN
 SCALE: 1/4"=1'-0"



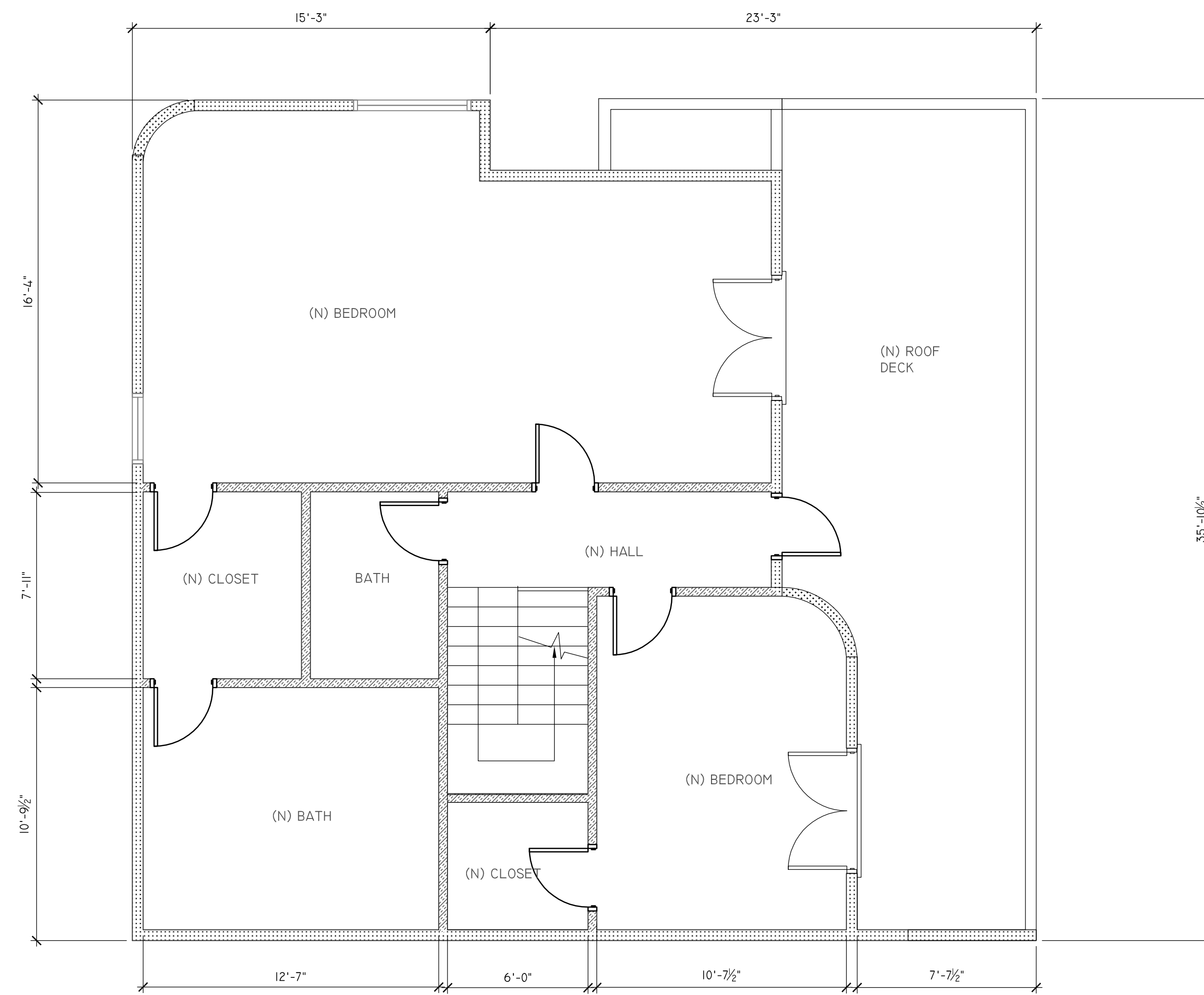
2-PROPOSED 2ND FLOOR PLAN
 SCALE: 1/4"=1'-0"

DRAWN BY: LI HONG
 CHECK BY:
 DATE: 11/15/16

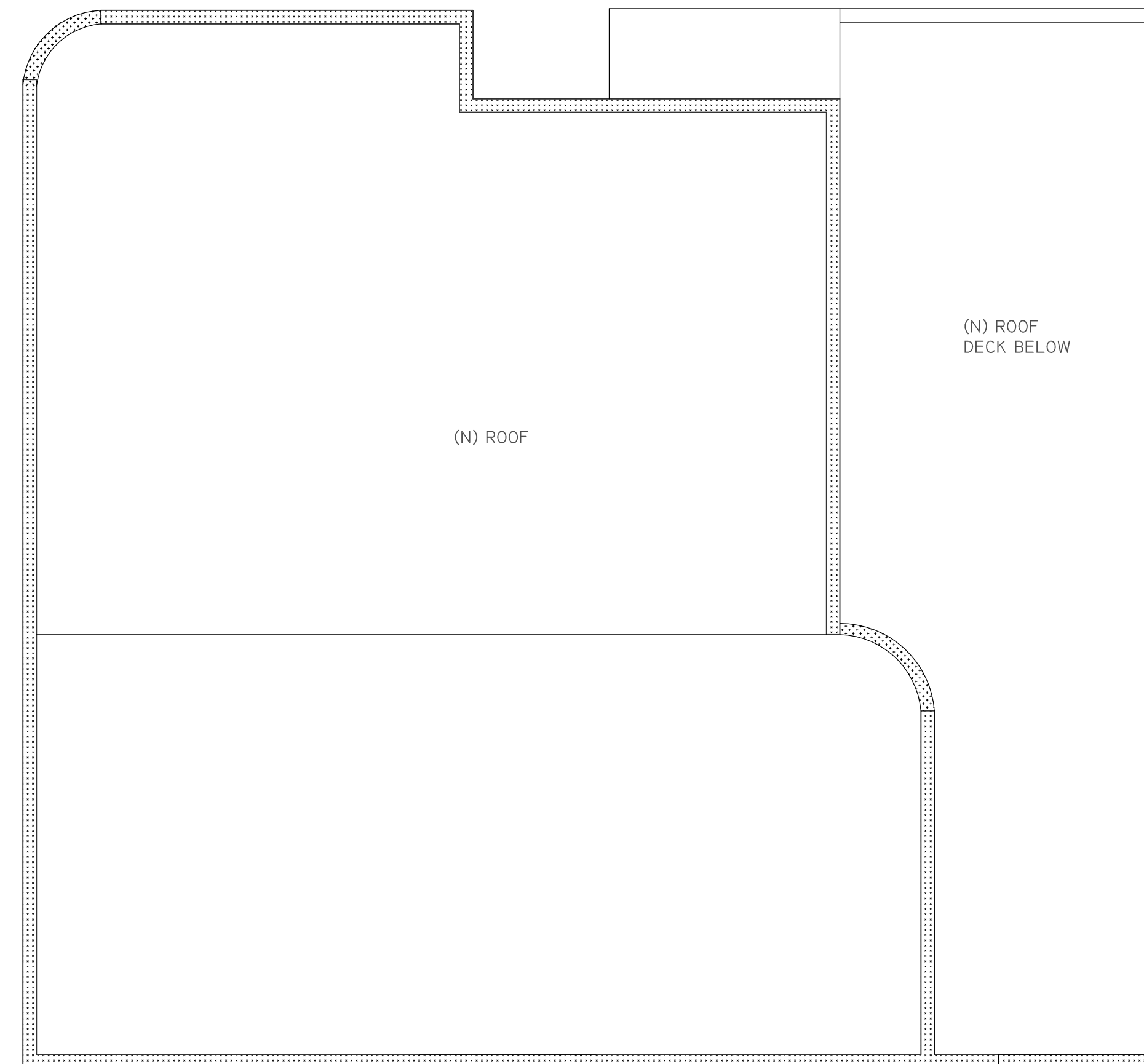
LICENSED ARCHITECT
 XIE XING GUAN
 No. C-32963
 07/31/2017
 RENEWAL DATE
 STATE OF CALIFORNIA

FLOOR PLANS

A2.0









1-PROPOSED 3RD FLOOR PLAN
SCALE: 1/4"=1'-0"



2-PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

LEGEND

-  NEW EXTERIOR WALL,
-  NEW EXTERIOR WALL,
1-HR RATED
-  NEW INTERIOR WALL
-  NEW INTERIOR WALL
1-HR RATED
-  NEW DOOR
-  NEW WINDOW

PROJECT:

**NEW
RESIDENCE**

FOR

LI YU CHANG

XIE ASSOCIATES

Architectural Design & Planning

601 CRESCENT WAY #5412

SAN FRANCISCO, CA 94134

Tel: (415) 652-3047

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**122
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DRAWN BY: LIHONG

CHECK BY:

DATE: 11/15/16

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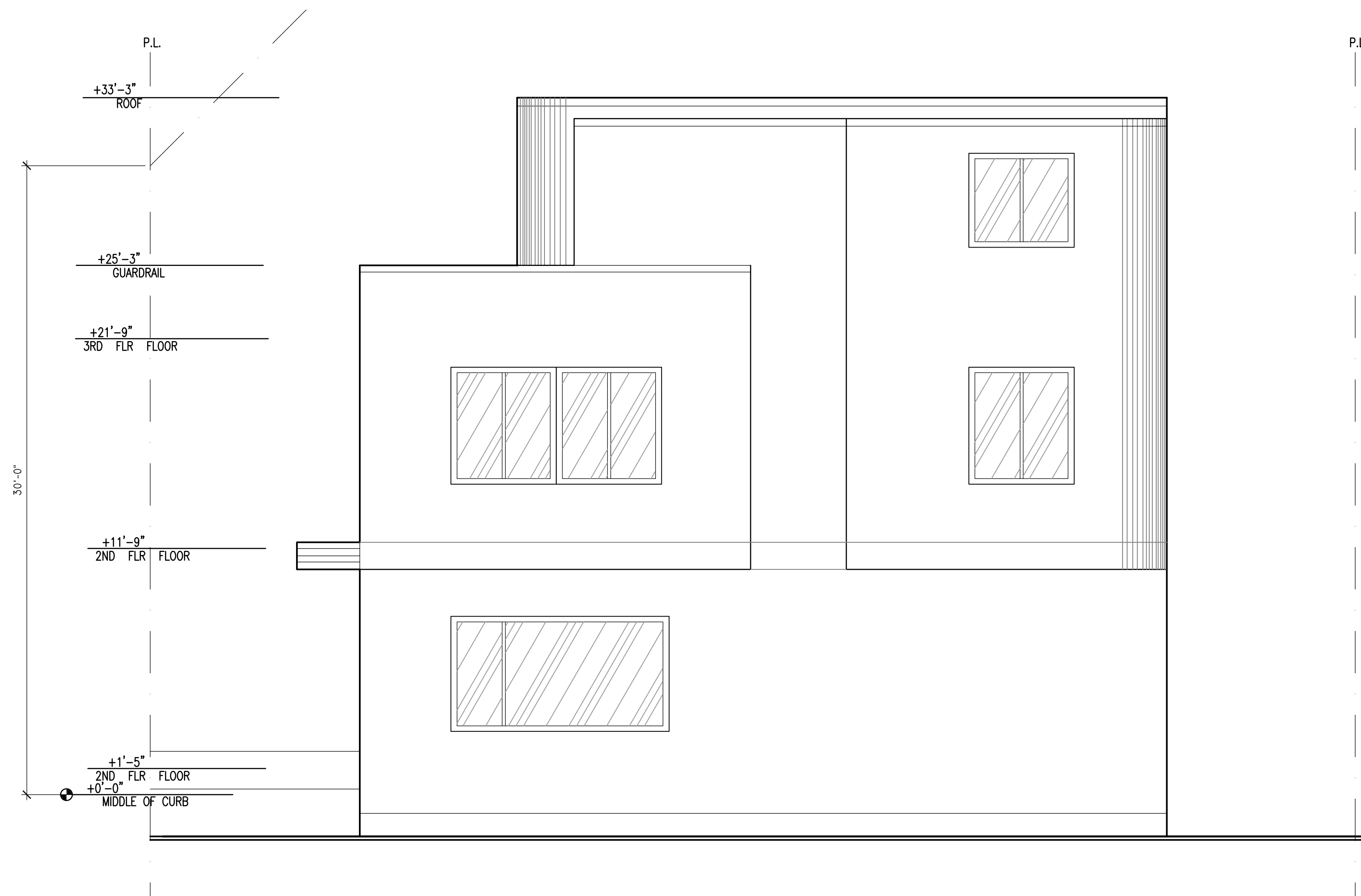


FLOOR PLANS

A2.1



I- WEST(FRONT) ELEVATION: PROPOSED



2- SOUTH(RIGHT) ELEVATION: PROPOSED
SCALE: 1/4"=1'-0"

GENERAL NOTES

- I. FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATIONS AT A 2% MIN. SLOPE FOR A MIN. OF 5' 0" AT SOIL AND A MIN. OF 3' 0" AT CONCRETE.
- II. TOP OF FIREPLACE CHIMNEYS TO EXTEND 2 FEET MIN. ABOVE ANY ROOFING MATERIAL WITHIN 10 FEET (MEASURED HORIZONTALLY) OF CHIMNEY AND 3 FEET MIN. ABOVE ANY ADJACENT ROOFING MATERIAL.
- V. PROVIDE WEATHER RESISTIVE BARRIERS AND, WHEN APPLIED OVER WOOD BASE SHEATHING, PROVIDE 2 LAYERS OF GRADE 'D' PAPER
- VI. ALL WOOD MATERIAL EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR RED WOOD
- VII. ALL CONNECTORS USED IN CONJUNCTION WITH PRESSURE TREATED LUMBER MUST BE HOT-DIPPED ZINC GALVANIZED AND A MIN. GALVANIZATION LEVEL OF G185.

WORK NOTES

- 1 (N) ALUM. WOOD CLAD WINDOW WITH 3" WOOD TRIM, TYP
- 2
- 3 (E) ADJ. BUILDINGS, BEYOND
- 4
- 5 (N) COMPOSITE CEMENT SIDING AT NEW BLDG P.L., TYP.
- 6 (N) 42" HIGH. OPEN TENSION CABLE GUARDRAIL
- 7 (N) STUCCO WALL FINISH, TYP.
- 8 NEW GLASS FRENCH DOOR WITH NEW WOOD TRIM
- 9 (E) LIGHTWELL TO BE ALTER
- 10 (E) ADJ. BLDG WINDOW LOCATION

PROJECT:

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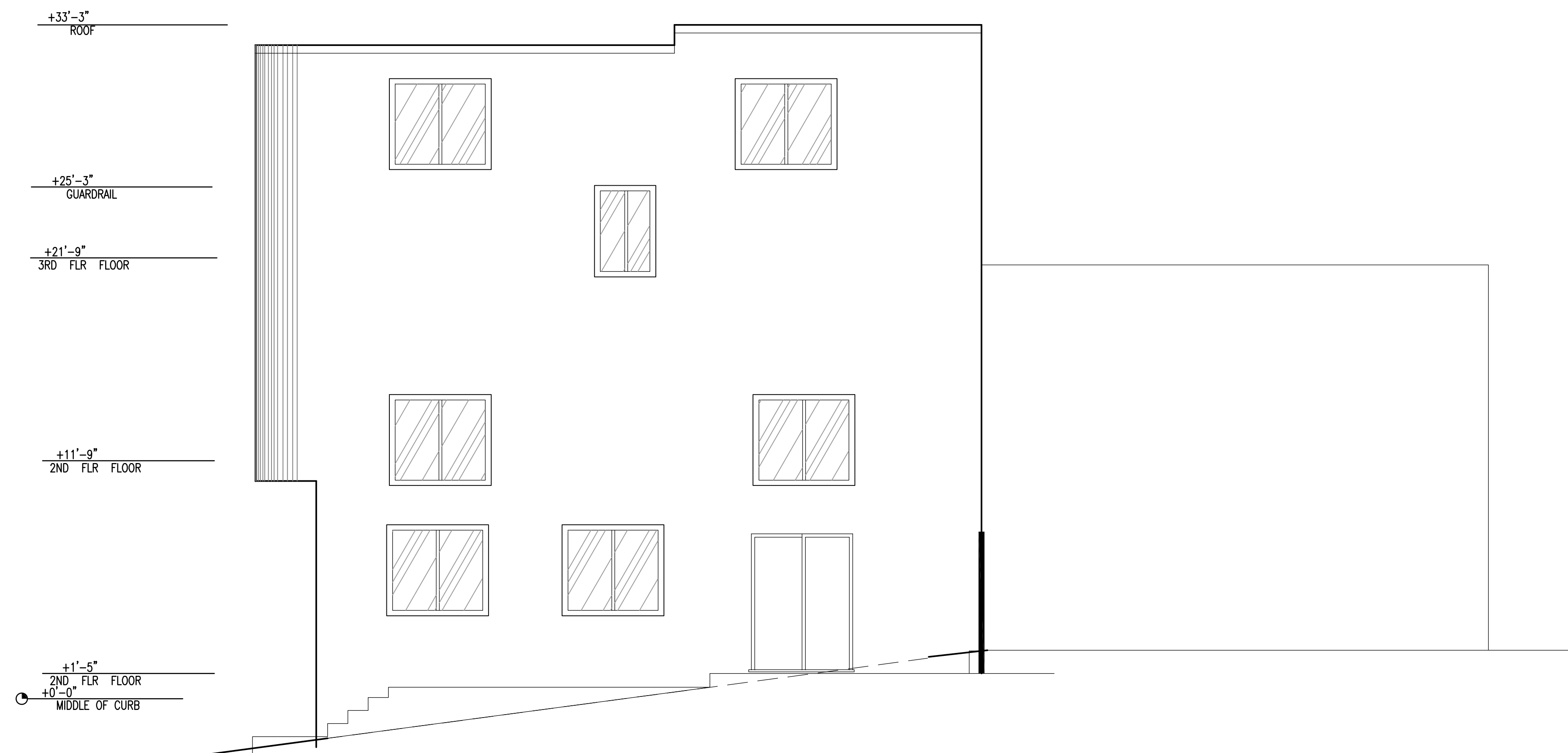
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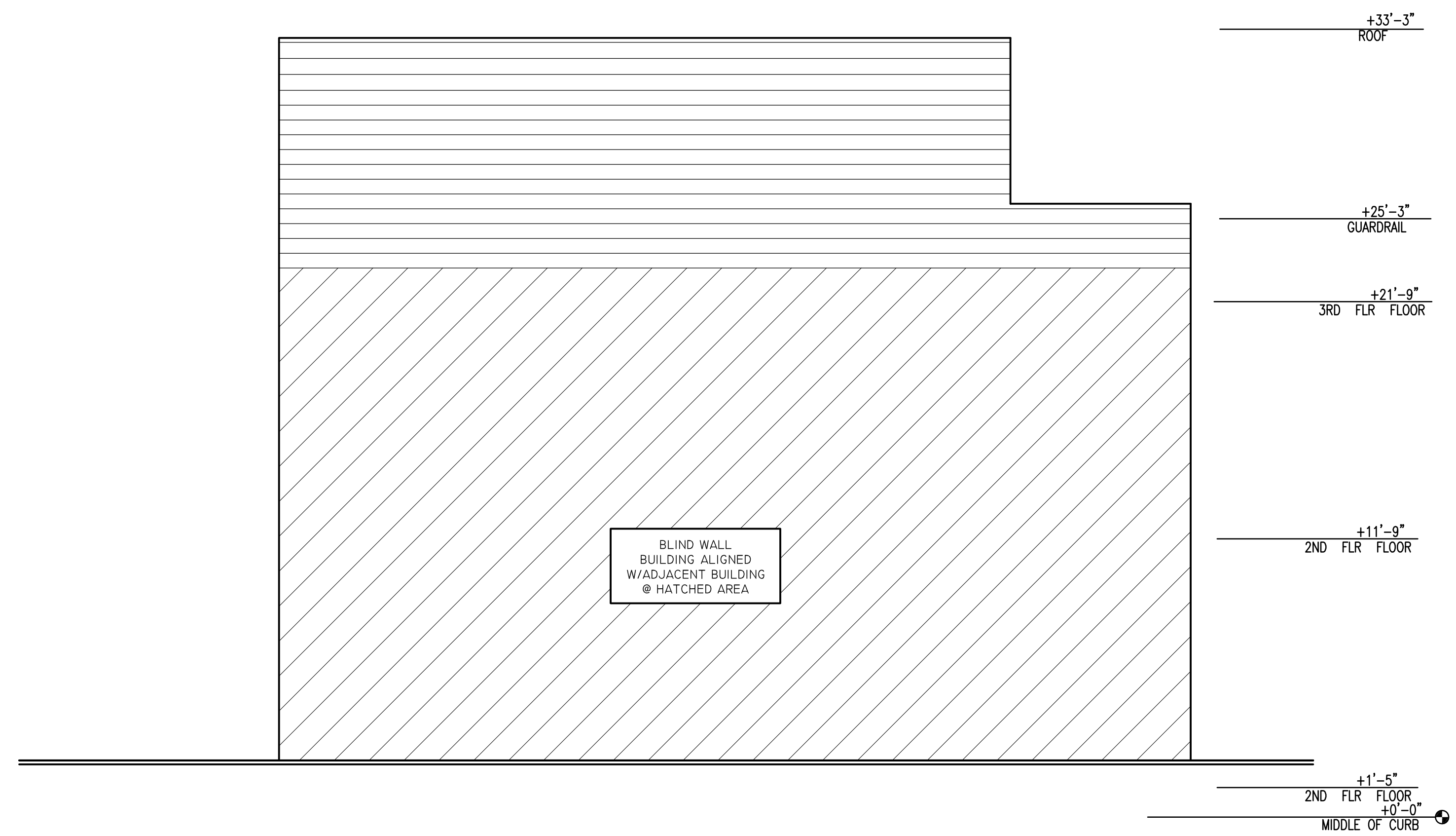


**EXTERIOR
ELEVATIONS**

A3.0



1- EAST(REAR) ELEVATION: PROPOSED
SCALE: 1/4"=1'-0"



2- NORTH(LEFT) ELEVATION: PROPOSED

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

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PROJECT:

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**EXTERIOR
ELEVATIONS**

A3.1