

SAN FRANCISCO PLANNING DEPARTMENT

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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.

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

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Planning Information: 415.558.6377





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

APPLICANT INFORMATION

NOTICE OF PUBLIC HEARING

Hearing Date:Wednesday, March 25, 2019Time:Not before 9:30 AMLocation:City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408Case Type:VarianceHearing Body:Zoning Administrator

PROJECT INFORMATION

2				
Project Address: Cross Street(s): Block /Lot No.: Zoning District(s): Area Plan: Record Number:	3537 23 rd Street Guerrero Street & San Jose Avenue 3646 / 023 RH-3 / 40-X Mission 2019-000507VAR	Applicant:William PashelinskyCompany:William Pashelinsky ArchitectApplicant Address:1937 Hayes StreetCity, State:San Francisco, CA 94117Telephone:415-379-3676E-Mail:billpash@gmail.com	,	
PROJECT DESCRIPTION				

The proposal is to construct a two story horizontal and vertical addition, and the addition of a second dwelling unit to a single-family home.

PLANNING CODE SECTION 132 requires the subject property to maintain a front setback of approximately 5 feet 10 inches. The proposed addition will extend 4 feet 8 inches into the front setback area. Therefore, a front setback variance is required.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: To view the plans and related documents for the proposed project, visit <u>sf-planning.org/notices</u> and search the Project Address listed above. The plans will also be available one week prior to the hearing through the hearing agenda at: <u>sf-planning.org/hearings</u> or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:Planner:Ella SamonskyTelephone:415-575-9112E-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 near 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 commnet on 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 to the 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.

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.

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 Department or 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:	DRAWING INDEX:	PROJECT INFORMATION:	ABB	REVIATIONS:					
GENERAL NOTES: INTENT OF DOCUMENTS: It is the intent of these Contract Documents to establish a high quality of material and workmaship, but not necessarily to note and call for every last item of work to be done. Any item not specifically covered but deemed necessary for satisfactory completion of the work shall be accomplished by the Contractor in a manner consistent with the quality of the work without additional cost to the Owner. All materials and methods of installation shall be in accordance with industry standards and manufacturers recommendations. A. All materials and workmanship shall conform to the requirements of the following codes and regulations and any other local and state laws and regulations: San francisco Building Code 2016 Edition San francisco Plumbing Code 2016 Edition San francisco Plumbing Code 2016 Edition San francisco Flexing Code 2016 Edition San francisco Flexing Code 2016 Edition San francisco Plumbing Code 2016 Edition San francisco Rechanical Code 2016 Edition San francisco Flexing conditions and dimensions at the project site. Notify the Architect and/or Engineer of any discrepancies before beginning construction. 8. Provide adequate and proper shoring and bracing to maintain safe conditions at all times. The contractor shall be solely for protection of life and property during the construction of the project. C. At all times the Contractor shall be solely nersons and property, and all necessary independent engineering reviews of these conditions. The Architects jobsite review are not intended nor shall they be construct to include a review of the adequancy of the contractors safety measures. D. Unless otherwise sholm to rothe attention of the Architect and/or Consulting Engineer for clarification before work proceeds. 6. The Contractor shall supply all labor, materials, equipment and services, including water and power	DRAWING INDEX: A 1.01 SITE AND ROOF PLAN, GENERAL NOTES, AND DRAWING INDEX A 1.02 SITE AND ROOF PLANS A 1.03 VERTICAL DEMOLITION ANALYSIS A 2.02 FLOOR PLANS EXISTING A 2.02 FLOOR PLANS PROPOSED A 3.01 EXTERIOR ELEVATIONS A 3.02 EXTERIOR ELEVATIONS A 3.04 EXTERIOR ELEVATIONS A 4.01 BUILDING SECTION	PROJECT INFORMATION: ZONING: RH-2 CLASS B HISTORIC HEIGHT AND BULK DISTRICT: 40-X EXISTING OCCUPANCY: R-3 PROPOSED OCCUPANCY: R-3 EXISTING USE: SINGLE FAMILY RESIDENCE PROPOSED USE: TWO FAMILY RESIDENCE EXISTING: 2 STORYS PROPOSED: 4 STORYS EXISTING CONSTRUCTION TYPE: 5-B PROPOSED CONSTRUCTION TYPE: 5-B BUILDING HEIGHT EXISTING: 25 FEET BUILDING HEIGHT PROPOSED: 40 FEET BLOCK:1015 LOT: 043 SCOPE OF WORK: 2 STORY VERTICAL ADDITION AND ROOF DECKS HORIZONTAL REAR AND FRONT ADDITION PROVIDE NEW 2ND UNIT AT 15T FLOOR INTERIOR REMODEL OF EXISTING UNIT INCLUDING KITCHEN BUILDING TO BE FULLY FIRE SPRINKLERED PER NFPA 13-R. WORK TO BE DONE BY SEPERATE PERMIT	 ABBE @ Q Q Q (R) AFF BM. BLDG. CBC CLOS. CONC. DECK'G DET. DIA. DISP. DW. DR. DBL. DN. DRWGS. D EA. F. FI. FR. FURN. FURR. GA. GL. GYP.BD. 	AT CENTERLINE DIAMETER OR ROUND EXISTING NEW REPLACE ABOVE FINISH FLOOR BEAM BUILDING CALIFORNIA BUILDING CODE CLEAR CLOSET CONCRETE DECKING DISHWASHER DOOR DOUBLE DOWN DRAWINGS DRYER EACH FAHRENHEIT FINSH FURNISH FURNIG	HGT./HT INSUL. MFG. MAX. MTL. MIN. O.C. PR. PKT. P.T. REG. REQ'D REQ'T RTG. R & S RM. S.C. SQ.FT. STOR. STRUCT. TEMP. TRANS. TYP. U.O.N. V.I.F. W WH. WP. VI.F.	MANUFACTURI MAXIMUM METAL MINIMUM ON CENTER PAIR POCKET PRESSURE TRE REFRIGERATIC REQUIRED REQUIREMEN RETAINING ROD AND SHE ROOM SIMILAR SOLID CORE SQUARE FOO' STORAGE STRUCTURAL TEMPERED TRANSPARENT TYPICAL UNLESS OTHE NOTED VERIFY IN FIE WASHER WATER HEATT WATER HEATT WATER HEATT WATER HEATT WATER HEATT WATER HEATT	ATED PR T LF T/FEET RWISE ELD FR	EXISTING GARAGE/STO HABITABLE IST FLOOR: TOTAL 1ST FL 2ND FLOOR: TOTAL:	_OOR:
shall be skilled in their trade. Any inspections, special or otherwise, that are required by the building codes, local builing departments, on these plans shall be done by an independent inspection company. H. Finishes: Replace patch, repair and refinish all existing surfaces affected by the new work. All new finishes shall match the adjacent surface. all surfaces shall align. I. The General Contractor shall visit the site and familiarize themselves with the existing site conditions prior to finalizing of any proposal to the owner. The general Contractor shall be responsible to inform the owner or Architect of potential existing conditions that need to be addressed and or modified inorder to cmplete the work as herein described in these Drawings. J. The General Contractor shall be reponsible for all means and methods of construction including but not limited to leveling, shiming, and blocking. The General Contractor shall make specific note of such items that can not be known prior to the commencement of construction.				WING SYMBOLS DOOR NUMBER WINDOW NUMBER SKYLIGHT NUMBER DRAWING REVISION DETAIL NUMBER AND DRAWING REFERENCE		FLOOR 1ST FLOOR 2ND FLOOR TOTAL	UNIT 1 508 1,429 1,937	DING STA TOTAL HABITABLE 508 1,429 1,937	GARAG STORA 898 0 898
				NOTE/ITEM NUMBER 		FLOOR 1ST FLOOR 2ND FLOOR 3RD FLOOR	UNIT 1 1,078 1,534 0	UNIT 2 0 86 1,587	TOTAL HABITA
	VIICINITY M	AP				4TH FLOOR	0	1,132	1,
						TOTAL	2,612	2,805	5,

WILLIAM PASHELINSKY ARCHITECT 1937 HAYES STREET SAN FRANCISCO, CA.94117 415 579 3676

ADDITION AND ALTERATIONS 3537 23RD STREET SAN FRANCISCO, CA.

898 SQ FT

508 SQ FT 1,406 SQ FT 1,429 SQ FT 2,835 SQ FT

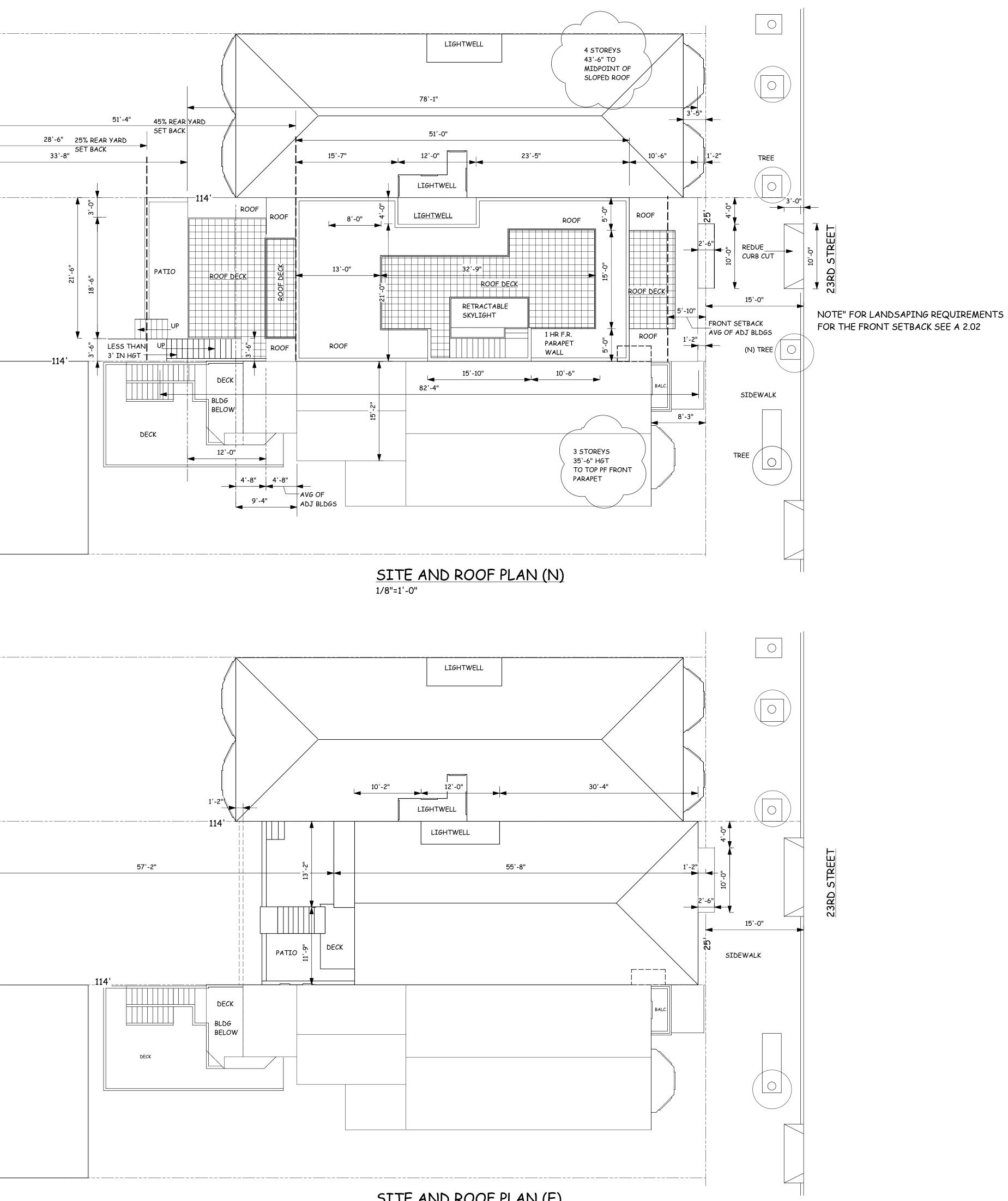
TISTICS

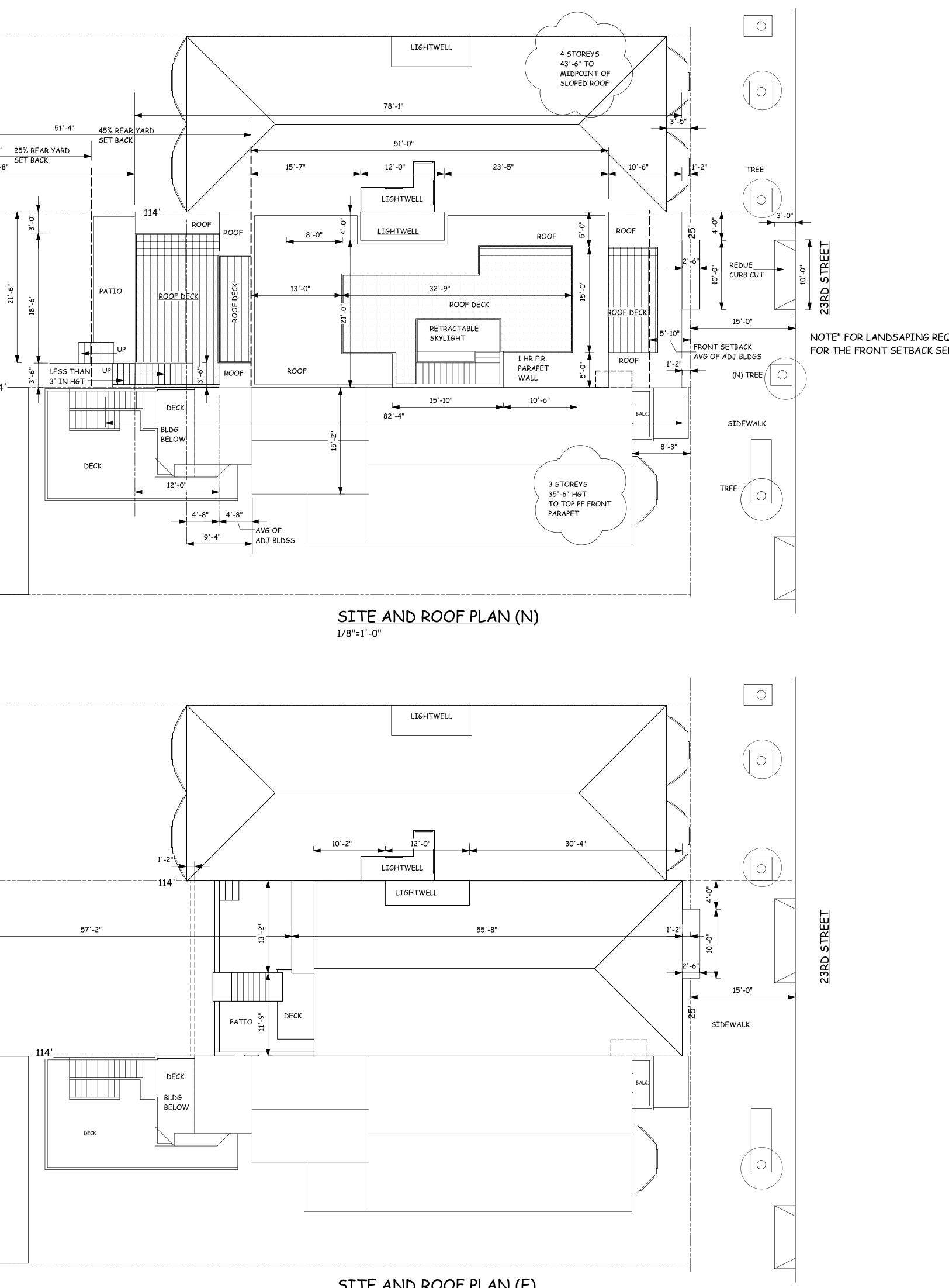
GARAGE/ STORAGE	TOTAL
898	1,406
0	1,429
898	2,835

TISTICS

TOTAL HABITABLE	GARAGE/ STORAGE	TOTAL
1,078	881	1,959
1,620	0	1,620
1,587	0	1,587
1,132	0	1,132
5,417	881	6,298

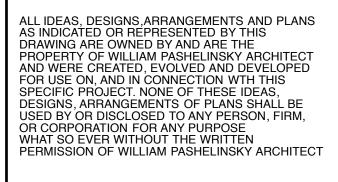






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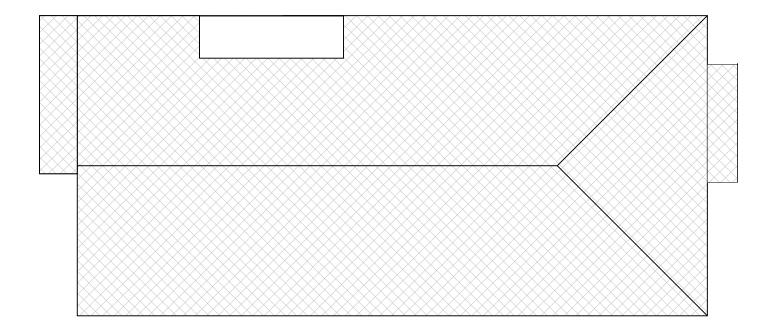
ADDITION AND ALTERATIONS 3537 23RD STREET SAN FRANCISCO, CA.

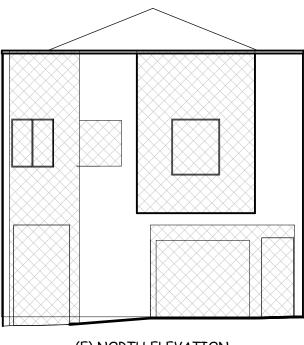


NO.	DATE	DESCRIPTION
1	6.18.19	PLANNING REV
5	1.23.20	PLANNING REV

PROJECT NO. 2018.26 SHEET

A-1.02

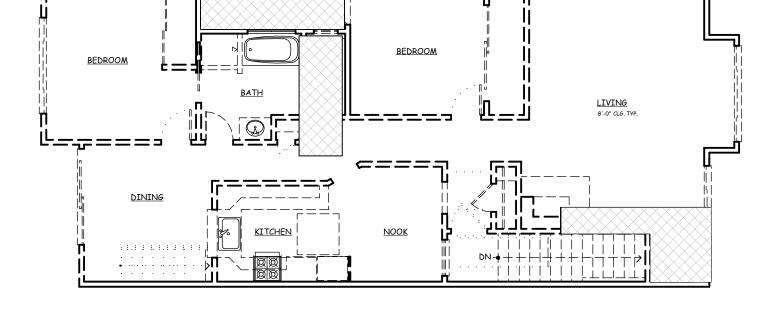


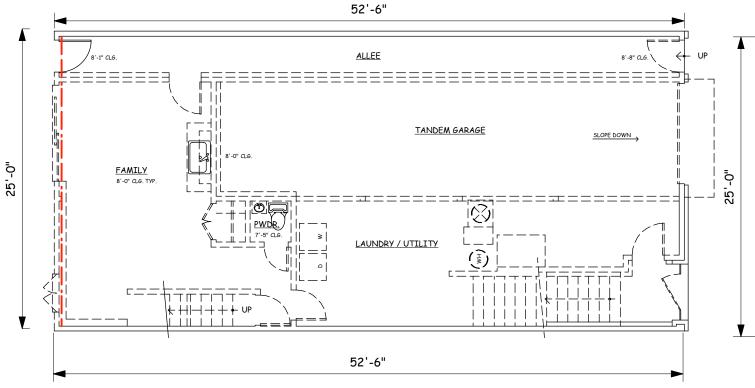


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(E) NORTH ELEVATION 1/4"=1'-0"





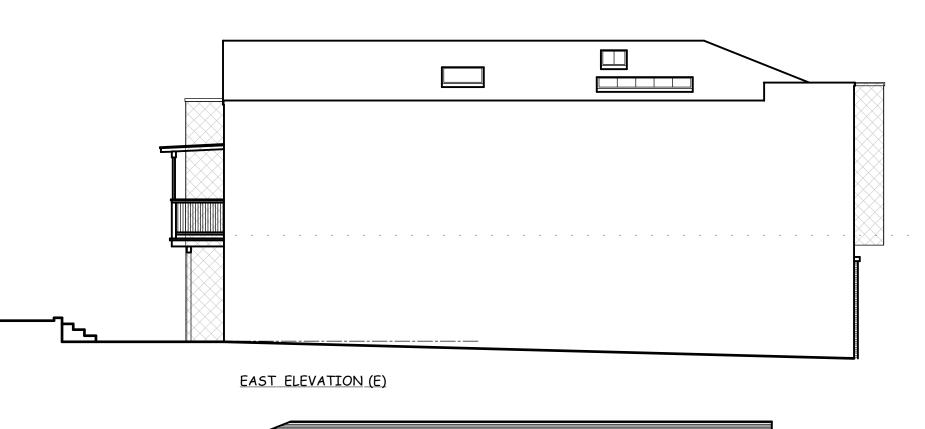


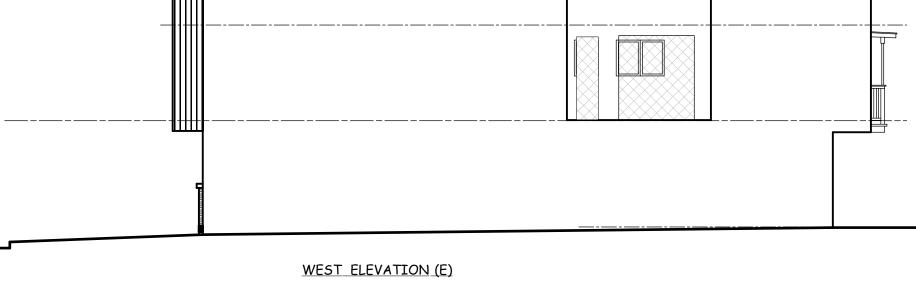
<u>1ST FLOOR PLAN (E)</u> 1/4"=1'-0"



FLOOR	EXISTING	DEMOLISH	
2ND FLOOR	1,377 SQ FT	56 SQ FT	
ROOF	1,377 SQ FT	1,377 SQ FT	
TOTAL	2,754 SQ FT	1,433 SQ FT	52%

53% DEMOLITION HORIZONTAL ELEMENTS





EXISTING	DEMOLISH	PERCENT
556 SQ FT	373 SQ FT	
561 SQ FT	561 SQ FT	
,185 SQ FT	87 SQ FT	
1,176 SQ FT	120 SQ FT	
3,478 SQ FT	1,141 SQ FT	33%

29% DEMOLITION VERTICAL ELEMENTS

ELEVATION	EXISTING	DEMOLISH	PERCENT
NORTH	25' LF	0 LF	0%
SOUTH	25' LF	25' LF	100%
TOTAL	50'0" LF	25'0" LF	50%
EAST	52'6" LF	0' LF	0%
WEST	52'6" LF	0' LF	0%
TOTAL	155'0" LF	25'0" LF	16.0%

16% DEMOLITION PERIMETER ELEMENTS AS TAKEN FROM THE FOUNDATION LEVEL

LEGEND

EXISTING TO REMAIN



DEMOLISH





PERIMETER ELEMENTS TO BE DEMOLISHED

DEMOLITION ANALYSIS

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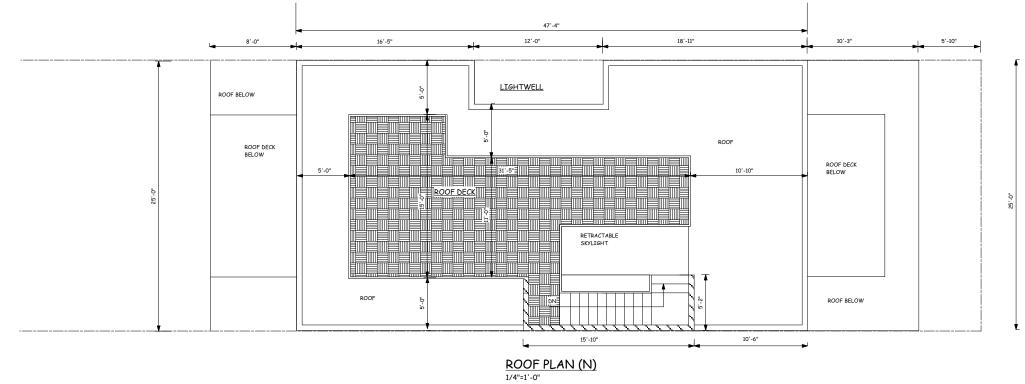
ADDITION AND ALTERATIONS 3537 23RD STREET SAN FRANCISCO, CA.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS AS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF WILLIAM PASHELINSKY ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WTH THIS SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OF PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHAT SO EVER WITHOUT THE WRITTEN PERMISSION OF WILLIAM PASHELINSKY ARCHITECT

NO. DATE

DESCRIPTION





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ADDITION AND ALTERATIONS 3537 23RD STREET SAN FRANCISCO, CA.

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	NO.	DATE	DESCRIPTION
	1	1/10/19	SUBMITTAL
2			





ADJ BLDG EAST

(E) NORTH ELEVATION

ADJ BLDG WEST

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NO.	DATE	DESCRIPTION
1	6.18.19	PLANNING REV
2	10.3.19	PLANNING REV
3	12.31.19	PLANNING REV
4	1.22.20	PLANNING REV
5	1.23.20	PLANNING REV





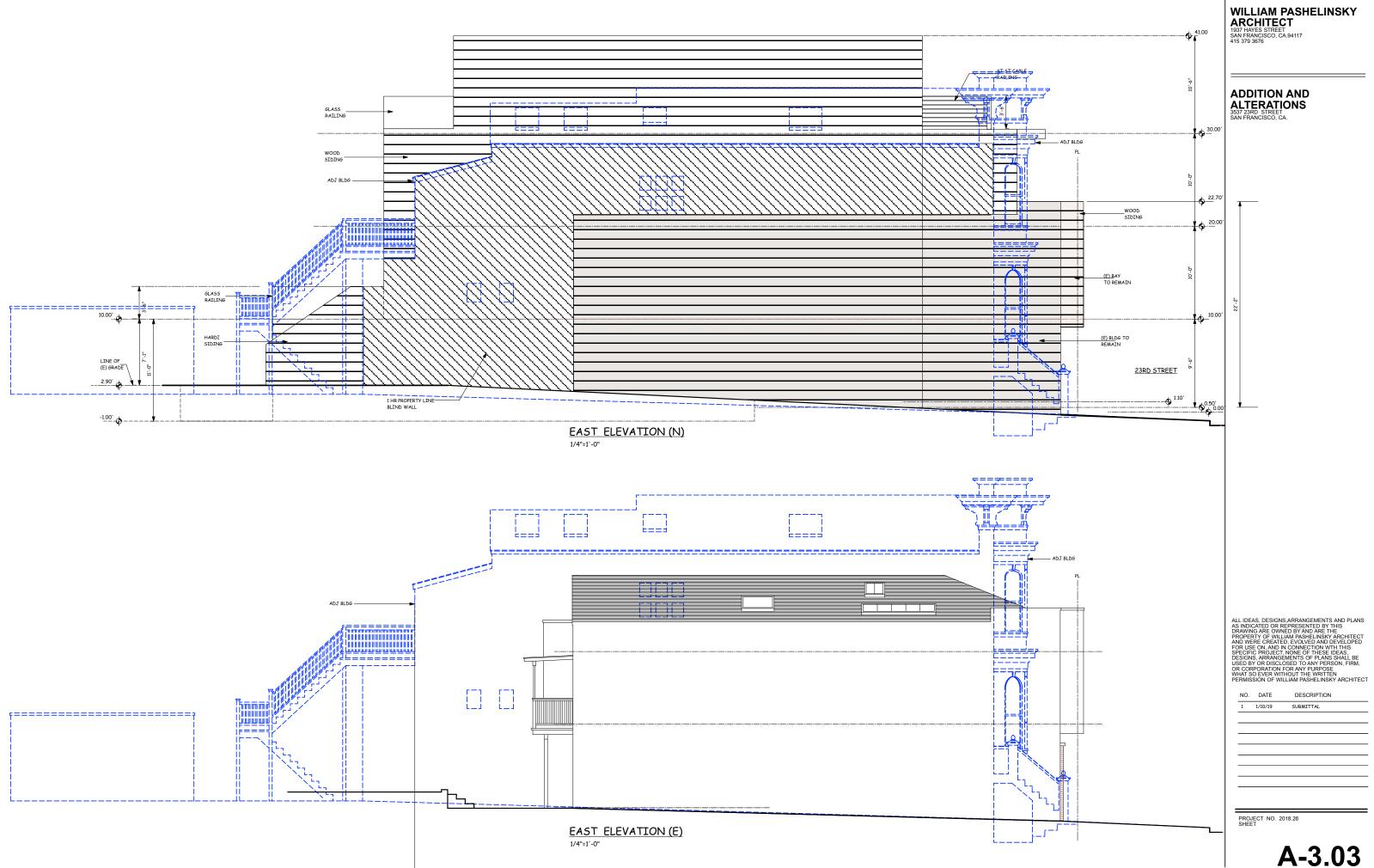
(E) SOUTH ELEVATION 1/4"=1'-0" WILLIAM PASHELINSKY ARCHITECT 1937 HAYES STREET SAN FRANCISCO, CA.94117 415 379 3676

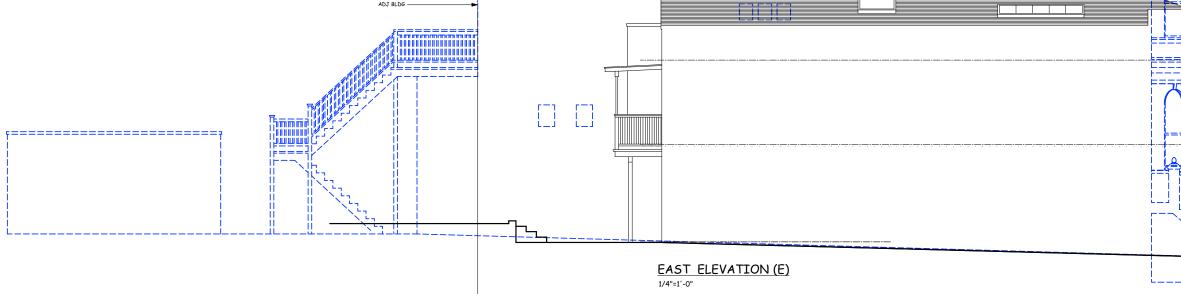
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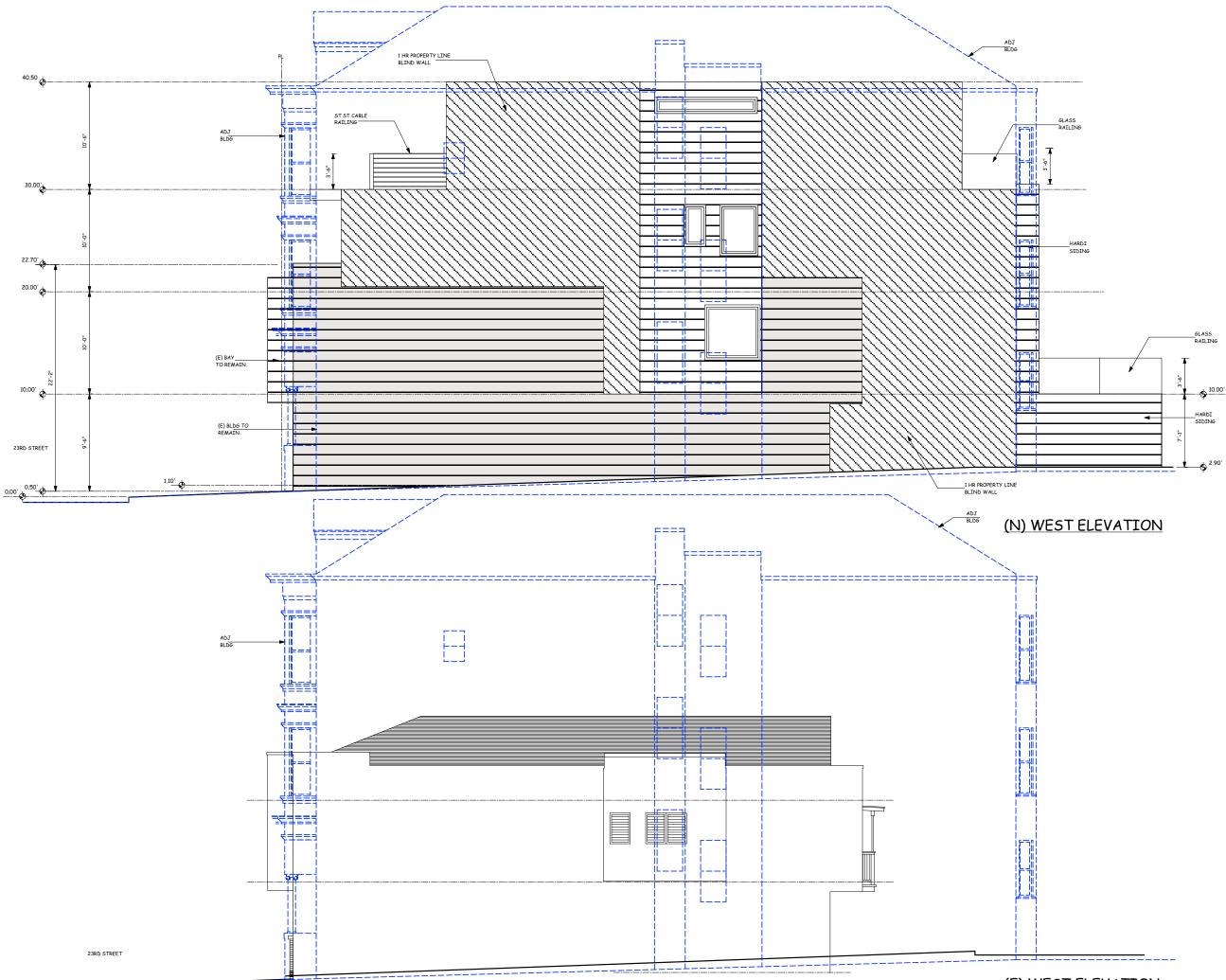
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1	1/10/19	SUBMITTAL









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NO. DATE DESCRIPTION 1 1/10/19 SUBMITTAL

