

ABBREVIATIONS

AB. ANCHOR BOLT	JAN. JANITOR
A.F.F. ABOVE FINISHED FLOOR	JH. JOIST HANGER
AGGR. AGGREGATE	JNT. JOINT
ALUM. ALUMINUM	JST. JOIST
ALT. ALTERNATE	KIT. KITCHEN/LAB
ANOD. ANODIZED	LAB. LABORATORY
APPROX. APPROXIMATE	LAM. LAMINATE
ARCH. ARCHITECTURAL	LAV. LAVATORY
BD. BOARD	LT. LIGHT
BLDG. BUILDING	MAX. MAXIMUM
BLK. BLOCK	MECH. MECHANICAL
BLK'G. BLOCKING	MEMB. MEMBRANE
BM. BEAM	MFR. MANUFACTURER
BOT. BOTTOM	MIN. MINIMUM
BTWN. BETWEEN	MISC. MISCELLANEOUS
B.U.R. BUILT UP ROOFING	M.O. MASONRY OPENING
B.W. BOTH WAYS	MTL. METAL
C.J. CONTROL JOINT	MULL. MULLION
CLG. CEILING	N. NORTH
CLKG. CAULKING	(N) NEW
CLR. CLEAR	N.I.C. NOT IN CONTRACT
C.M.U. CONCRETE MASONRY UNIT	NO. NUMBER
COL. COLUMN	NOM. NOMINAL
CONC. CONCRETE	N.T.S. NOT TO SCALE
CONN. CONNECTION	O.C. ON CENTER
CONSTR. CONSTRUCTION	Q.D. OUTSIDE DIAMETER
CONT. CONTINUOUS	OH. OVERHEAD
C.T. CERAMIC TILE	OPG. OPENING
DEG. DEGREE	OPP. OPPOSITE
DET/DTL. DETAIL	PCT. PRE-CAST
D.F. DRINKING FOUNTAIN	P.L. PROPERTY LINE
DIAG. DIAGONAL	P.LAM. PLASTIC LAMINATE
DIA. DIAMETER	PLAS. PLASTER
DN. DOWN	PLYWD. PLYWOOD
DS. DOWNSPOUT	PR. PAIR
DWG. DRAWING	Q.T. QUARRY TILE
E. EAST	R. RISER
(E) EXISTING	(R) REMODELED
EA. EACH	R.D. ROOF DRAIN
E.J. EXPANSION JOINT	RE. REFER TO
E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM	REFR. REFRIGERATOR
EL. ELEVATION	REIN. REINFORCED
ELEC. ELECTRICAL	REQ'D. REQUIRED
ELEV. ELEVATOR	REQ. REQUIRED
EMER. EMERGENCY	RM. ROOM
ENCL. ENCLOSURE	R.O. ROUGH OPENING
EQ. EQUAL	RWL. RAINWATER LEADER
EQUIP. EQUIPMENT	S. SOUTH
EXT. Exterior	S.C. SOLID CORE
F.A. FIRE ALARM	SCHED. SCHEDULE
F.D. FLOOR DRAIN	SECT. SECTION
F.D.C. FIRE DEPARTMENT CONNECTION	S.F. SQUARE FOOT
FDN/FND. FOUNDATION	SHT. SHEET
F.E. FIRE EXTINGUISHER	SM. SIMILAR
F.E.C. FIRE EXTINGUISHER CABINET	SPEC. SPECIFICATION
F.F. FINISH FLOOR	SQ. SQUARE
F.F.E. FINISH FLOOR ELEVATION	S.S. STAINLESS STEEL
F.H.C. FIRE HOSE CABINET	STAGG. STAGGERED
FN. FINISH	STD. STANDARD
FL. FLOW LINE	STL. STEEL
FLR. FLOOR	STRUC. STRUCTURAL
FLUOR. FLUORESCENT	SUSP. SUSPENDED
F.O.B. FACE OF BRICK	TR. TREAD
F.O.C. FACE OF CONCRETE	T&B. TOP AND BOTTOM
F.S. FULL SIZE	TER. TERRAZZO
FT. FOOT OR FEET	T&G. TONGUE AND GROOVE
FTG. FOOTING	THK. THICK
FURR. FURRING	TF. TOP OF
GA. GAUGE	TYP. TYPICAL
GALV. GALVANIZED	UN. UNLESS OTHERWISE NOTED
G.C. GENERAL CONTRACTOR	V.C. VINYL COMPOSITION TILE
GL. GLASS	VER. VERIFY
GLB. GLUE LAM BEAM	V.I.F. VERIFY IN FIELD
GR. GRADE	VERT. VERTICAL
GYP. GYPSUM	W. WEST
GYP BD. GYPSUM BOARD	W. WITH
GSM. GALVANIZED SHEET METAL	W.C. WATER CLOSET
HD. HARDWOOD	WD. WOOD
H.C. HOLLOW CORE	W/O. WITHOUT
HIC. HANDICAPPED	W. AND
HDWD. HARDWARE	L. ANGLE
HM. HOLLOW METAL	@. AT
HR. HOUR	
HT. HEIGHT	
HVAC. HEATING VENTILATION AIR CONDITIONING	
HW. HOT WATER	
LD. INSIDE DIAMETER	
INSUL. INSULATION	
INT. INTERIOR	

PERSPECTIVE DRAWING



DRAWING INDEX

GENERAL	
G0.00	PROJECT INFO
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SURVEY	
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LANDSCAPE	
L1.01	PRELIMINARY LANDSCAPE SITE PLAN
L1.02	PRELIMINARY LANDSCAPE PLAN - ROOF AND DECK AREAS
ARCHITECTURAL	
A1.10	EXISTING SITE PLAN
A1.11	PROPOSED SITE PLAN
A1.12	SITE CONTEXT ELEVATIONS
A2.00	EXISTING/DEMO UNCONDITIONED BASEMENT FLOOR PLAN
A2.01	EXISTING/DEMO FIRST FLOOR & GARAGE A FLOOR PLAN
A2.02	EXISTING/DEMO SECOND FLOOR & GARAGE B FLOOR PLAN
A2.03	EXISTING/DEMO ROOF PLAN
A2.10	PROPOSED BASEMENT FLOOR PLAN
A2.11	PROPOSED FIRST FLOOR PLAN
A2.12	PROPOSED SECOND FLOOR PLAN
A2.13	PROPOSED ROOF PLAN
A3.00	EXISTING GARAGE ELEVATION/STREET VIEW
A3.01	EXISTING SOUTH ELEVATION
A3.02	EXISTING EAST ELEVATION
A3.03	EXISTING WEST ELEVATION
A3.04	EXISTING NORTH ELEVATION
A3.10	PROPOSED SOUTH ELEVATION
A3.11	PROPOSED EAST ELEVATION
A3.12	PROPOSED WEST ELEVATION
A3.13	PROPOSED NORTH ELEVATION
A4.00	EXISTING BUILDING SECTIONS
A4.01	EXISTING BUILDING SECTIONS
A4.10	PROPOSED BUILDING SECTIONS
A4.11	PROPOSED BUILDING SECTIONS
A8.40	WINDOW DETAILS



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
3660 21ST STREET,
SAN FRANCISCO, CA.
94114

VICINITY MAP



PROJECT INFO

ADDRESS: 3660 21ST STREET SAN FRANCISCO, CA 94114
BLOCK/LOT: 3605/019

OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B
ZONING: R1-1 (DOLORES HEIGHTS - SPECIAL DISTRICT)

PERMITTED USES: SINGLE FAMILY RESIDENCE
EXISTING USE: SINGLE FAMILY RESIDENCE
PROPOSED USE: SINGLE FAMILY RESIDENCE

SETBACKS:
REAR: 45% OF BLOCK LENGTH (51'-4")
FRONT: 15'-0"
SIDE: 0'-0"

BUILDING HEIGHT:
EXISTING: 23' - 7 1/2"
PROPOSED: 24' - 1 1/2"
PERMITTED: 35' - 0"

OF STORIES
EXISTING: 2
PROPOSED: 2

SQUARE FOOTAGE	EXISTING	ADDITION	PROPOSED
BASEMENT	329 SF	367 SF	684 SF
FIRST FLOOR	1,665 SF	320 SF	1,985 SF
SECOND LEVEL	553 SF	984 SF	1,529 SF
HOUSE	2,547 SF	1,651 SF	4,198 SF
GARAGE(S)	430 SF	11 SF	441 SF
TOTAL SF	2,977 SF	1,662 SF	4,639 SF

SCOPE OF WORK

THIS PROJECT CONSISTS OF THE FOLLOWING:
A REMODEL AND ADDITION OF A SINGLE FAMILY HOME.
INTERIOR RENOVATION AT ALL EXISTING LEVELS & (N) WINDOWS & DOORS AT ALL LEVELS. EXPANSION OF FIRST LEVEL AND SECOND LEVEL.

VARIANCE

REBUILD EXISTING TWO SINGLE CAR GARAGES INTO ONE TWO CAR GARAGE WITHIN THE FRONT YARD SETBACK. EXPAND THE SECOND FLOOR WITHIN THE REAR YARD SETBACK.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
2010 CA BUILDING CODE
2010 CA MECHANICAL CODE
2010 CA ELECTRICAL CODE
2010 CA PLUMBING CODE
2010 CALIFORNIA ENERGY CODE (TITLE-24)
2010 CA FIRE CODE

PROJECT DIRECTORY

ARCHITECT
FELDMAN ARCHITECTURE
1005 SANSOME ST. STE 240
SAN FRANCISCO, CA 94111
PHONE: 415 252 1441
FAX: 415 252 1442
EMAIL:

ARCHITECT
BERNARD TRAINOR + ASSOCIATES
537 HOUSTON ST.
MONTEREY, CA 93940
PHONE: 831 855 1414
FAX: 831 855 3462

OWNER
CHRIS COX & VISRA VICHIT VADAKAN
P.O. BOX 14820
SAN FRANCISCO CA 94114

ARCHITECTURAL SYMBOLS

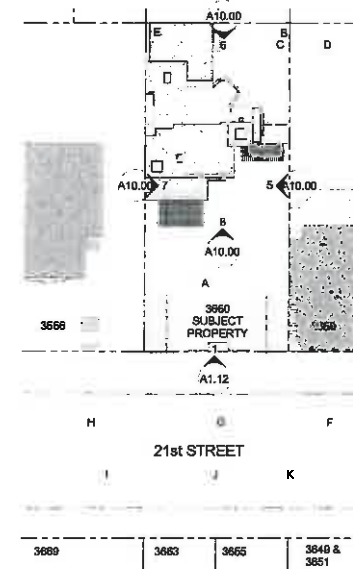
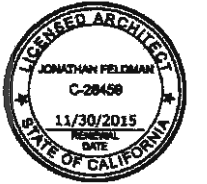
Name	LEVEL NAME + ELEVATION	NORTH ARROW
00' - 0 0/0"		
SECTION TAG		12 3 SLOPE DESIGNATION
ELEVATION TAG		REVISION
DETAIL CALLOUT		CENTERLINE
SPOT ELEVATION		PROPERTY LINE
WINDOW TAG		PARTITION TAG
DOOR TAG		CEILING HEIGHT
		FINISH TAG

AERIAL PHOTO



SHEET TITLE
PROJECT INFO

GO.00
Exhibit 7



SITE PHOTO DIAGRAM
1" = 30'-0"

PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA,
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013
NEIGHBORHOOD OUTREACH 3.13.2013
SITE PERMIT/VARIANCE 3.29.2013
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE
SITE PHOTOS



**K: PROPERTIES ACROSS THE STREET:
3648-3655 21ST STREET**



**J: PROPERTIES ACROSS THE STREET:
3655-3663 21ST STREET**



**I: PROPERTIES ACROSS THE STREET:
3669 21ST STREET**



**H: ADJACENT PROPERTY TO WEST - STREET
VIEW: 3666 21ST STREET**



**G: SUBJECT PROPERTY - STREET VIEW:
3660 21ST STREET**



**F: ADJACENT PROPERTY TO EAST - STREET VIEW:
3650 21ST STREET**



**E: ADJACENT PROPERTY TO WEST - REAR VIEW:
3666 21ST STREET**



**D: ADJACENT PROPERTY TO EAST -
REAR VIEW:
3650 21ST STREET**



C: SUBJECT PROPERTY: REAR VIEW

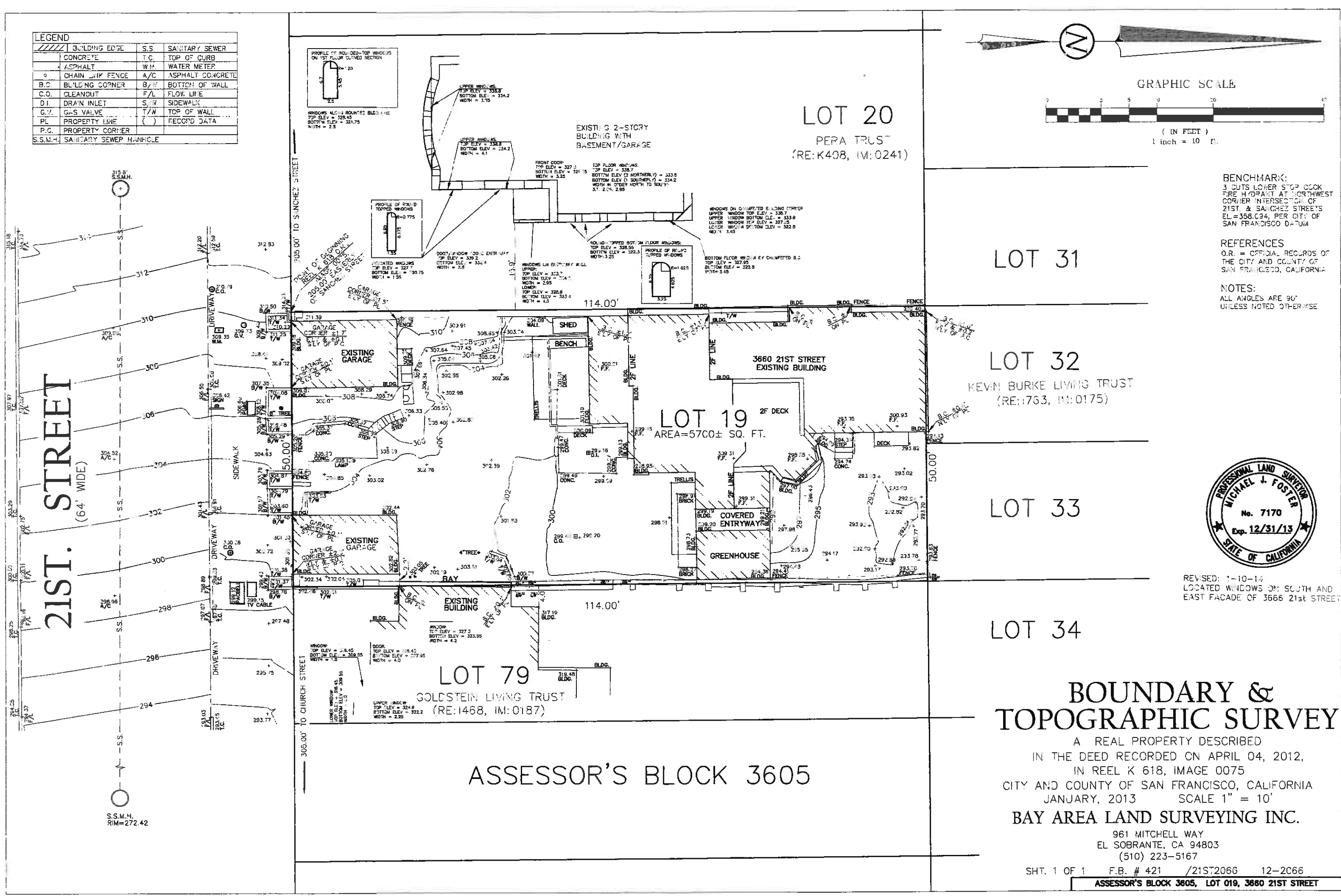
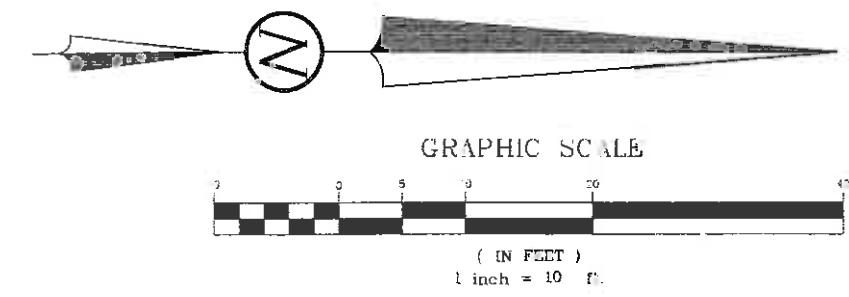


B: SUBJECT PROPERTY: SIDE VIEW



A: SUBJECT PROPERTY: FRONT VIEW

LEGEND			
////	BUILDING EDGE	S.S.	SANITARY SEWER
—	CONCRETE	T.C.	TOP OF CURB
—	ASPHALT	W.M.	WATER METER
o	CHAIN LINK FENCE	A/C	ASPHALT CONCRETE
B.C.	BUILDING CORNER	B/W	BOTTOM OF WALL
C.O.	CLEANOUT	F/L	FLOW LINE
D.I.	DRAIN INLET	S/W	SIDEWALK
G.V.	GAS VALVE	T/W	TOP OF WALL
PL	PROPERTY LINE	()	RECORD DATA
P.C.	PROPERTY CORNER		
S.S.M.H.	SANITARY SEWER MANHOLE		



BENCHMARK:
3 CUTS LOWER STOP CLOCK
FIRE HYDRANT AT NORTHWEST
CORNER INTERSECTION OF
21ST & SANCHEZ STREETS
E.L.=358.034, PER CITY OF
SAN FRANCISCO DATUM

REFERENCES
O.R. = OFFICIAL RECORDS OF
THE CITY AND COUNTY OF
SAN FRANCISCO, CALIFORNIA

NOTES:
ALL ANGLES ARE 90°
UNLESS NOTED OTHERWISE



REVISED: 1-10-14
LOCATED WINDOWS ON SOUTH AND
EAST FACADE OF 3666 21st STREET

BOUNDARY & TOPOGRAPHIC SURVEY

A REAL PROPERTY DESCRIBED
IN THE DEED RECORDED ON APRIL 04, 2012,
IN REEL K 618, IMAGE 0075
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
JANUARY, 2013 SCALE 1" = 10'

BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY
EL SOBRANTE, CA 94803
(510) 223-5167

ASSESSOR'S BLOCK 3605

LOT 20
PEPA TRUST
(RE:K408, IM:0241)

LOT 31

LOT 32
KEVIN BURKE LIVING TRUST
(RE:1763, IM:0175)

LOT 33

LOT 34

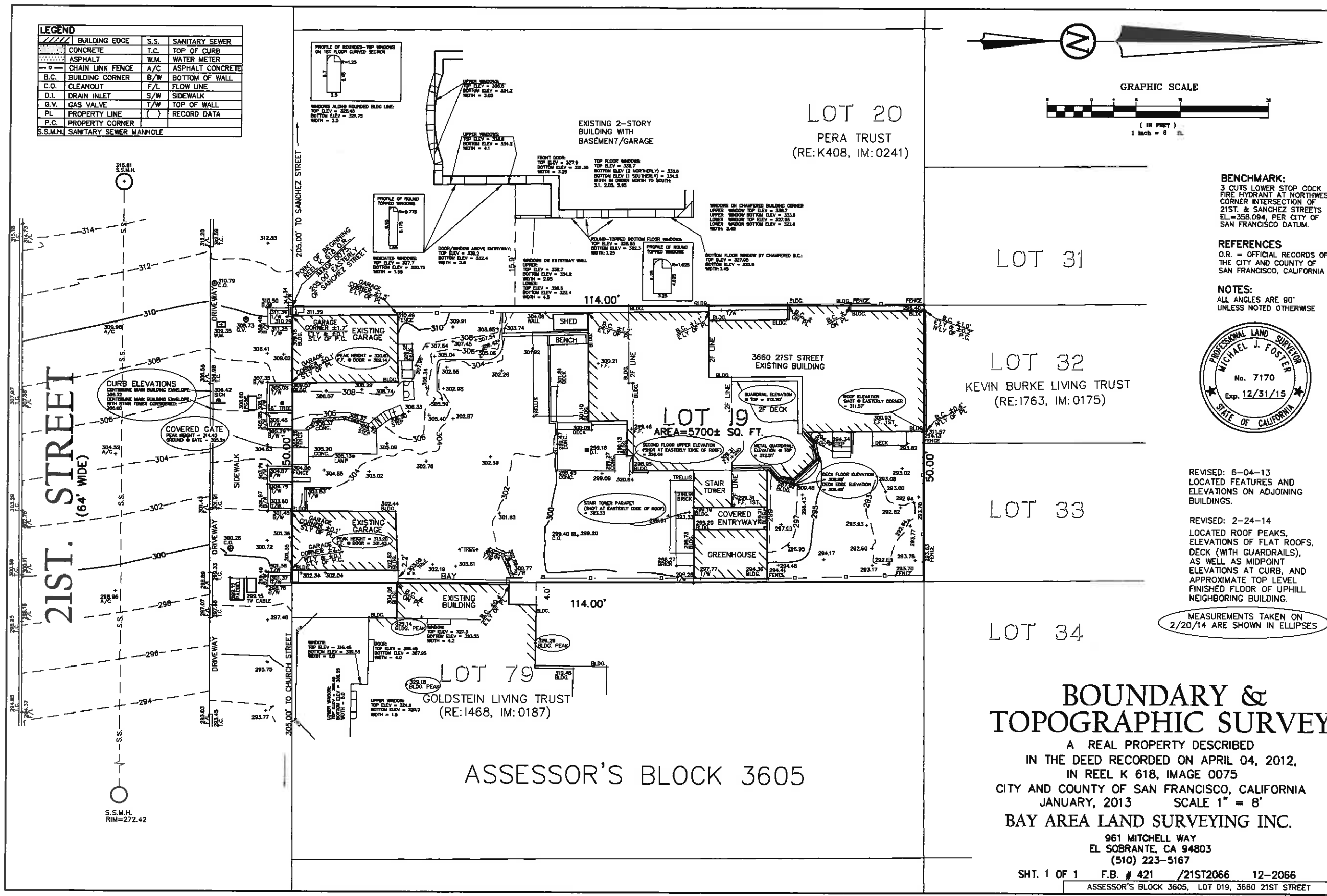
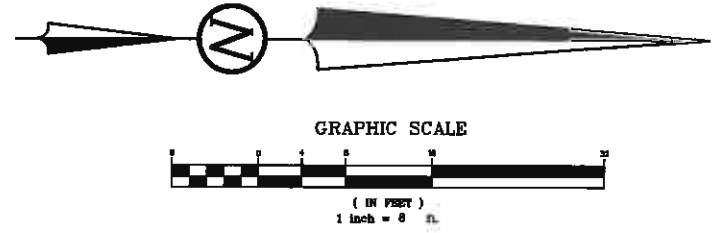
LOT 79
GOLDSTEIN LIVING TRUST
(RE:1468, IM:0187)

LOT 19
AREA=5700± SQ. FT.

21ST STREET
(64' WIDE)

S.S.M.H.
RIM=272.42

LEGEND		
	BUILDING EDGE	S.S. SANITARY SEWER
	CONCRETE	T.C. TOP OF CURB
	ASPHALT	W.M. WATER METER
	CHAIN LINK FENCE	A/C ASPHALT CONCRETE
	BUILDING CORNER	B/W BOTTOM OF WALL
	CLEANOUT	F/L FLOW LINE
	DRAIN INLET	S/W SIDEWALK
	GAS VALVE	T/W TOP OF WALL
	PROPERTY LINE	() RECORD DATA
	PROPERTY CORNER	
	S.S.M.H. SANITARY SEWER MANHOLE	



BENCHMARK:
3 CUTS LOWER STOP COCK
FIRE HYDRANT AT NORTHWEST
CORNER INTERSECTION OF
21ST & SANCHEZ STREETS
EL.=355.094, PER CITY OF
SAN FRANCISCO DATUM.

REFERENCES
O.R. = OFFICIAL RECORDS OF
THE CITY AND COUNTY OF
SAN FRANCISCO, CALIFORNIA

NOTES:
ALL ANGLES ARE 90°
UNLESS NOTED OTHERWISE



REVISED: 6-04-13
LOCATED FEATURES AND
ELEVATIONS ON ADJOINING
BUILDINGS.

REVISED: 2-24-14
LOCATED ROOF PEAKS,
ELEVATIONS OF FLAT ROOFS,
DECK (WITH GUARDRAILS),
AS WELL AS MIDPOINT
ELEVATIONS AT CURB, AND
APPROXIMATE TOP LEVEL
FINISHED FLOOR OF UPHILL
NEIGHBORING BUILDING.

MEASUREMENTS TAKEN ON
2/20/14 ARE SHOWN IN ELLIPSES

BOUNDARY & TOPOGRAPHIC SURVEY

A REAL PROPERTY DESCRIBED
IN THE DEED RECORDED ON APRIL 04, 2012,
IN REEL K 618, IMAGE 0075
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
JANUARY, 2013 SCALE 1" = 8'
BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY
EL SOBRANTE, CA 94803
(510) 223-5167

SHT. 1 OF 1 F.B. # 421 /21ST2066 12-2066

ASSESSOR'S BLOCK 3605, LOT 019, 3660 21ST STREET

FLAVOR IMAGES



STONE PAVING AND PLANTING FLAVOR

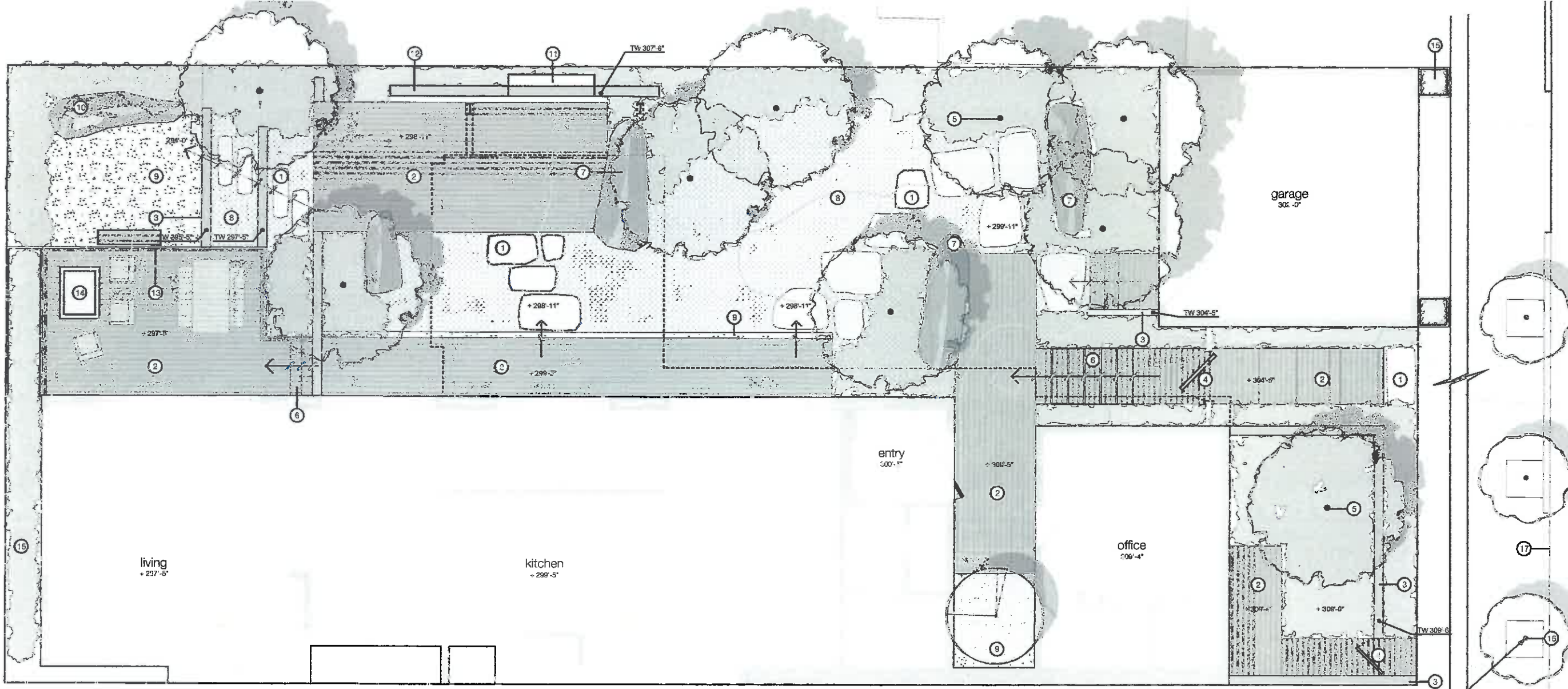
Hardscape Flavor Images are not intended to be exact representations of materials, finishes, colors and/or installation details for the Cox Vichit-Vadakan Residence project. Rather, the images provide a preliminary depiction of each depicted site element, as shown and described herein.

GROUND FLOOR PRELIMINARY PLANT LIST

Botanical Name	Common Name	Size
Garden Trees:		
Acer palmatum 'Bloodgood'	Japanese Maple	24" Box
Betula nigra	River Birch	36" Box
Shrubs + Groundcovers:		
Asparagus 'Myers'	Myers Asparagus Fern	1 gallon
Blechnum spicant	Deer Fern	1 gallon
Carex pansa	Dune Sedge	plugs
Carex praegracilis	Field Sedge	plugs
Chondropetalum leucorum	Cape Reed	5 gallon
Dicksonia antarctica	Tasmanian Tree Fern	1 gallon
Doryanthes palmeri	Spear Lily	1 gallon
Festuca 'Scott Mountain'	California Fescue	4" pots
Festuca 'Moiate'	Moiate Sedge	1 gallon
Iris douglasiana	Douglas Iris	1 gallon
Lomandra 'Breeze'	Lomandra	1 gallon
Pteris tremula	Australian Brake Fern	1 gallon
Polystichum munitum	Western Sword	1 gallon
Senecio mandraliscae	Blue Kleinia	6" pots
Street Tree Planting:		
Ginkgo biloba	Maidenhair	36 Box

KEYED NOTES

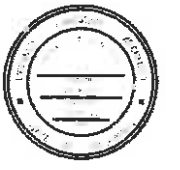
- 1 STONE PAVERS
- 2 DECKING
- 3 CONCRETE WALL
- 4 ENTRY GATE
- 5 PROPOSED GARDEN TREE
- 6 DECKING STEPS
- 7 BOULDER
- 8 NATIVE MEADOW / TURF
- 9 GRAVEL PAVING
- 10 WATER BOULDER
- 11 FIRE FEATURE
- 12 VERTICAL CONCRETE SCREEN WALL
- 13 GUARD RAIL
- 14 FIRE FEATURE
- 15 PLANTER
- 16 PROPOSED STREET TREES
- 17 CURB



STREET TREE LOCATIONS SHOWN ARE APPROXIMATE. FINAL LOCATIONS SHALL BE COORDINATED WITH SAN FRANCISCO PLANNING AND PUBLIC WORK DEPARTMENTS



bernard trainor + associates
LANDSCAPE ARCHITECTURE



PROJECT NAME
COX VICHIT-VADAKAN RESIDENCE

JOB NO. 12-009
PROJECT ADDRESS
3660 21ST STREET,
SAN FRANCISCO, CA.
94114

CLIENT NAME
3660 21ST STREET,
LLC

CURRENT RELEASE DATE:
01.28.2014

CURRENT RELEASE SET:
SITE PERMIT AND
VARIANCE SET
REVISION 2

PREVIOUS RELEASE
SITE PERMIT CHECK SET 01.17.2014
REVISION 1 7.01.14

SHEET TITLE
**PRELIMINARY
LANDSCAPE SITE
PLAN**

FLAVOR IMAGES



GREEN ROOF PLANTING FLAVOR

ROOF DECK FLAVOR

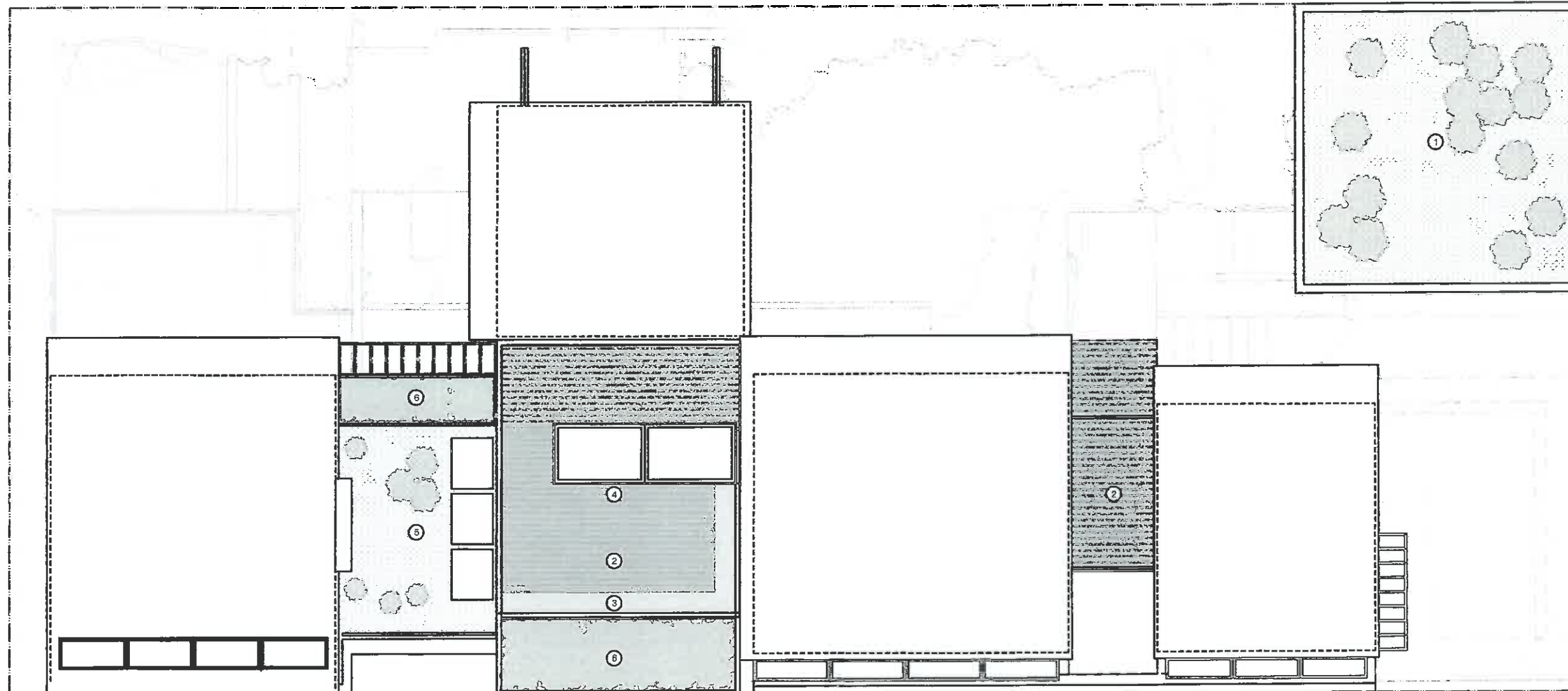
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GREEN ROOF AND DECK PRELIMINARY PLANT LIST

Botanical Name	Common Name
Shrubs & Groundcovers	
Asplenium nidus	Wax Plant
Amorpha fruticosa	Sea Pink
Erica scopulorum	Dwarf Heath
Ononis praenans	Flame Shrub
Chamaecyparis nivalis	Carole Rose
Festuca rubra	Red Fescue
Festuca ovina	Sheep Fescue
Phlox subulata	Shrubby Phlox
Thymus serpyllifolius	Creeping Thyme
Kniphofia uvarovii	Red Hot Poker
Lonicera dioica	Common Honeysuckle
Sedum spectabile	Autumn Joy

KEYED NOTES

- ① GREEN ROOF OVER GARAGE
- ② ROOF DECK
- ③ BENCH
- ④ ROOF DECK ACCESS / SLIDING SKYLIGHT
- ⑤ ROOF GARDEN
- ⑥ PLANTER



PROJECT NAME
COX VICHIT-VADAKAN RESIDENCE

JOB NO. 12-003
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA,
94114**

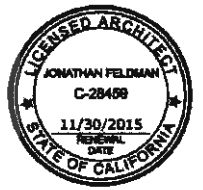
CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.20.2014

CURRENT RELEASE SET:
SITE PERMIT AND
VARIANCE SET
REVISION 2

PREVIOUS RELEASE
SITE PERMIT CHECK SET 01.07.2014
REVISION 1 07.03.2014

SHEET TITLE
**PRELIMINARY
LANDSCAPE PLAN -
ROOF AND DECK
AREAS**

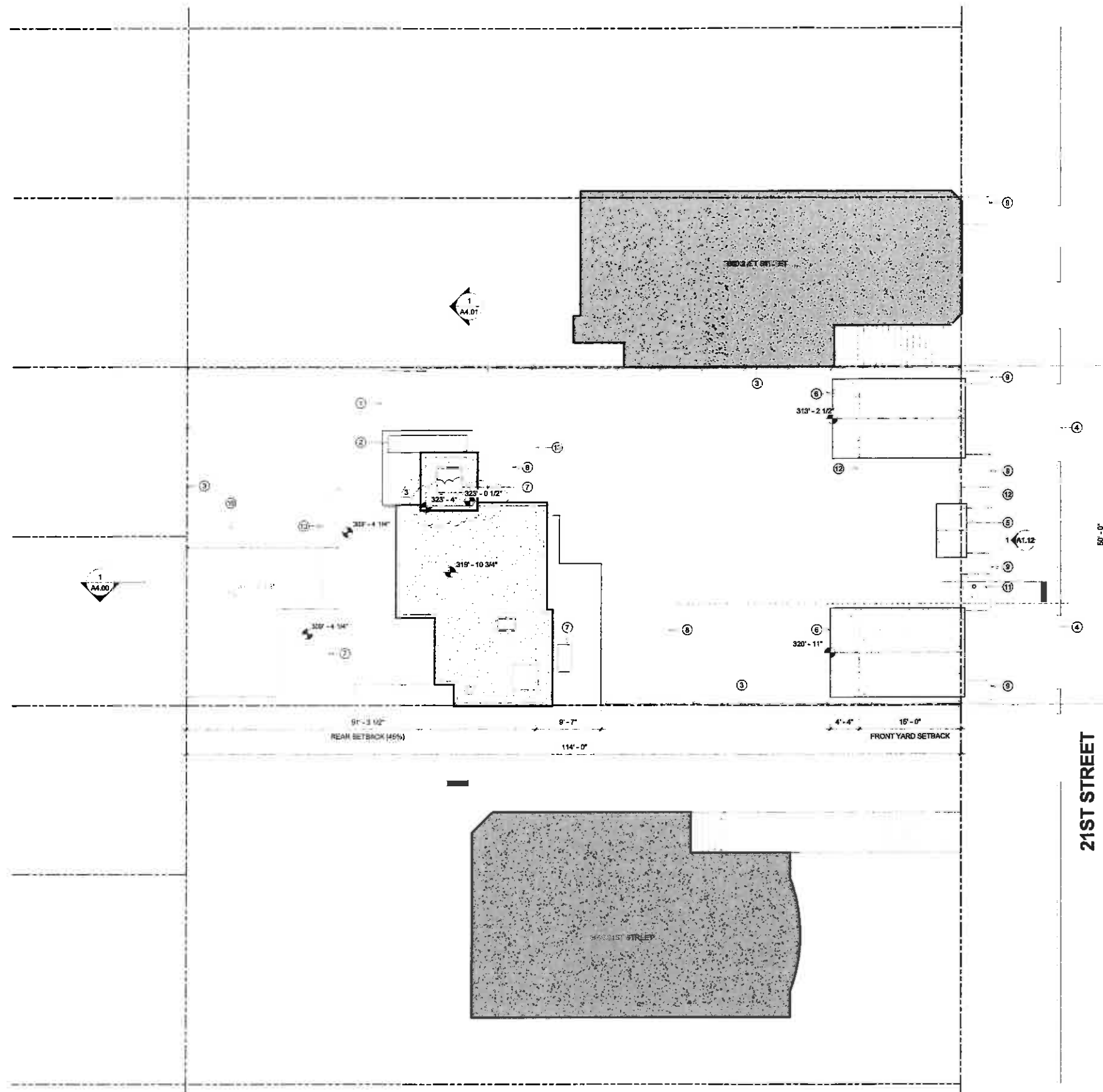


LEGEND

- PROPERTY LINE
- SETBACK LINE

KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ FENCE
- ④ CURB CUT
- ⑤ ENTRY GATE
- ⑥ SINGLE CAR GARAGE
- ⑦ SKYLIGHT, TYP.
- ⑧ TRELLIS
- ⑨ PLANTER TO BE REMOVED
- ⑩ BALCONY TO BE REMOVED
- ⑪ TREE TO BE REMOVED
- ⑫ SIDEWALK
- ⑬ ROOF DECK
- ⑭ FRONT YARD SETBACK
- ⑮ REAR YARD SETBACK



21ST STREET

PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
02.26.2014

CURRENT RELEASE SET:
**3 SITE PERMIT &
VARIANCE SET
REV.3**

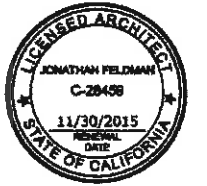
PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014

SHEET TITLE
EXISTING SITE PLAN

A1.10

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



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013

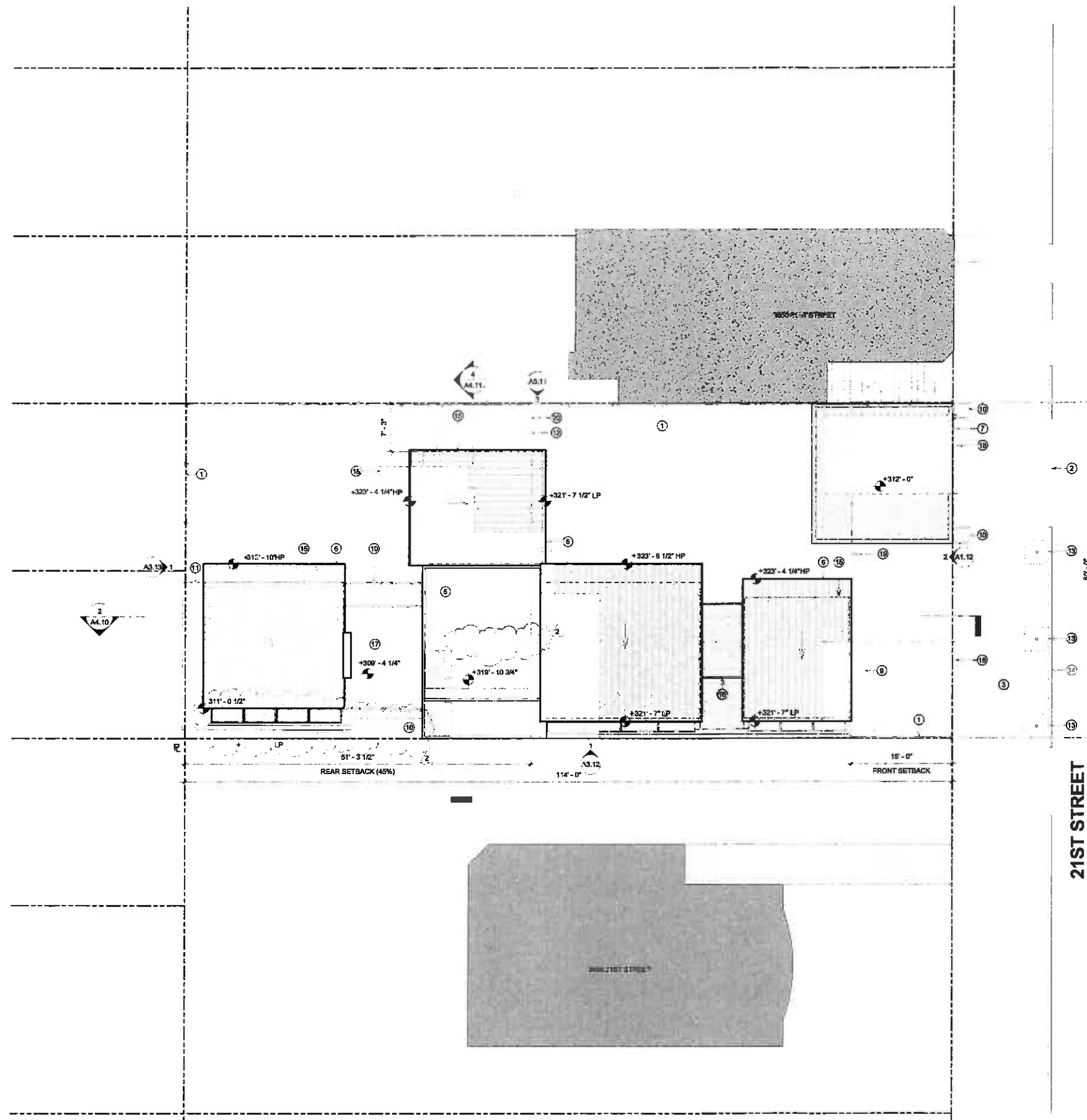
SHEET TITLE
PROPOSED SITE PLAN

LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- HP HIGH POINT
- LP LOW POINT
- AREA OF ADDITION

KEYED NOTES

- ① (E) FENCE
- ② (E) CURB CUT TO BE ENLARGED FOR 2-CAR DRIVEWAY
- ③ (E) SIDEWALK
- ④ NOT USED
- ⑤ ROOF DECK
- ⑥ METAL SLOPED ROOF
- ⑦ (P) TWO CAR GARAGE
- ⑧ GREEN ROOF
- ⑨ METAL AWNING
- ⑩ METAL PLANTER
- ⑪ METAL PLANTER BELOW
- ⑫ BEAM BELOW
- ⑬ (P) STREET TREE
- ⑭ REMOVE (E) CURB CUT, SHOWN HATCHED
- ⑮ BUILDING OUTLINE BELOW, SHOWN DASHED
- ⑯ BALCONY BELOW
- ⑰ ROOF GARDEN
- ⑱ OUTLINE OF EXISTING BUILDING FOOTPRINT, SHOWN DASHED
- ⑲ FRONT YARD SETBACK
- ⑳ REAR YARD SETBACK

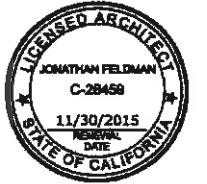


21ST STREET

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

1/27/2014 10:18:53 AM

A1.11



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA,
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

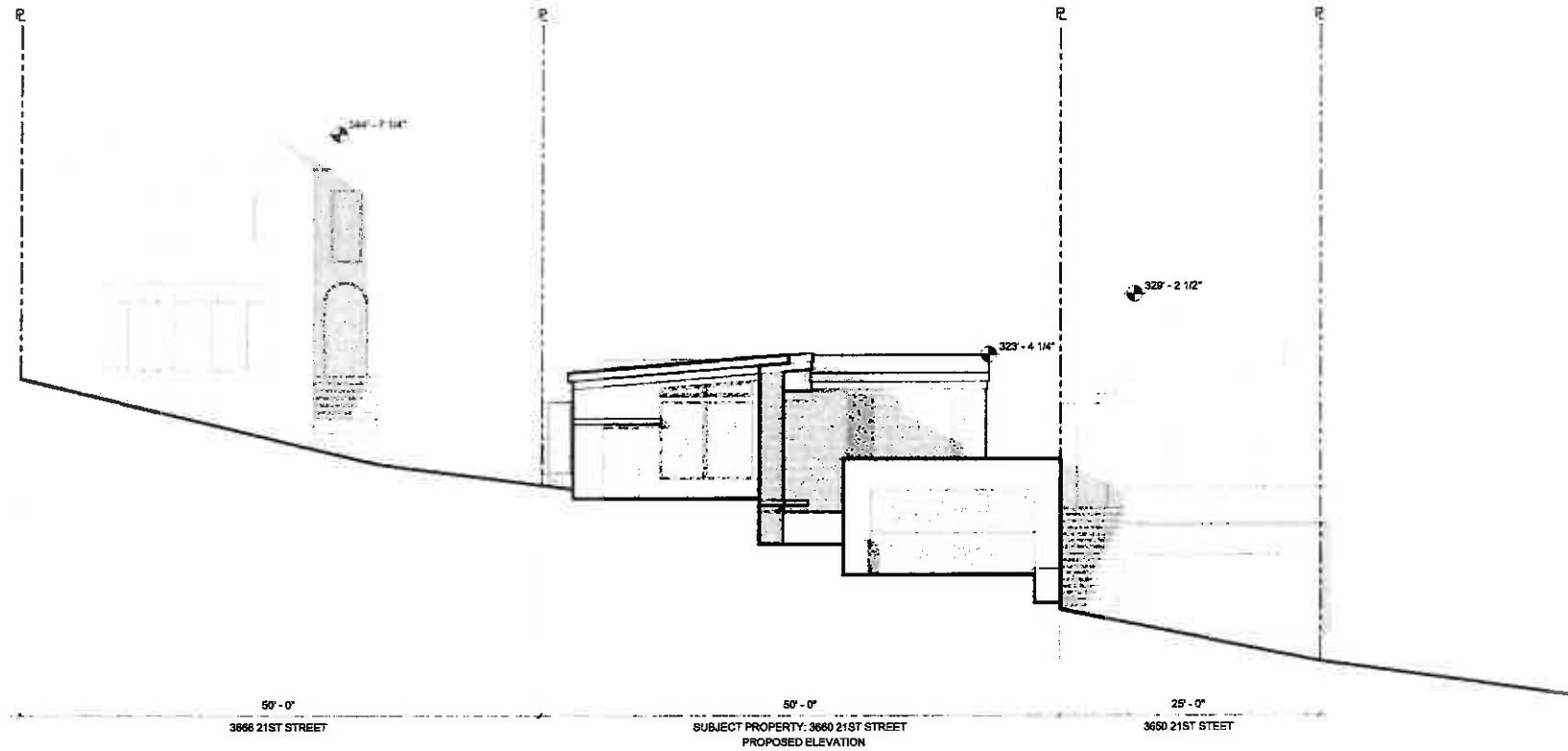
CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE

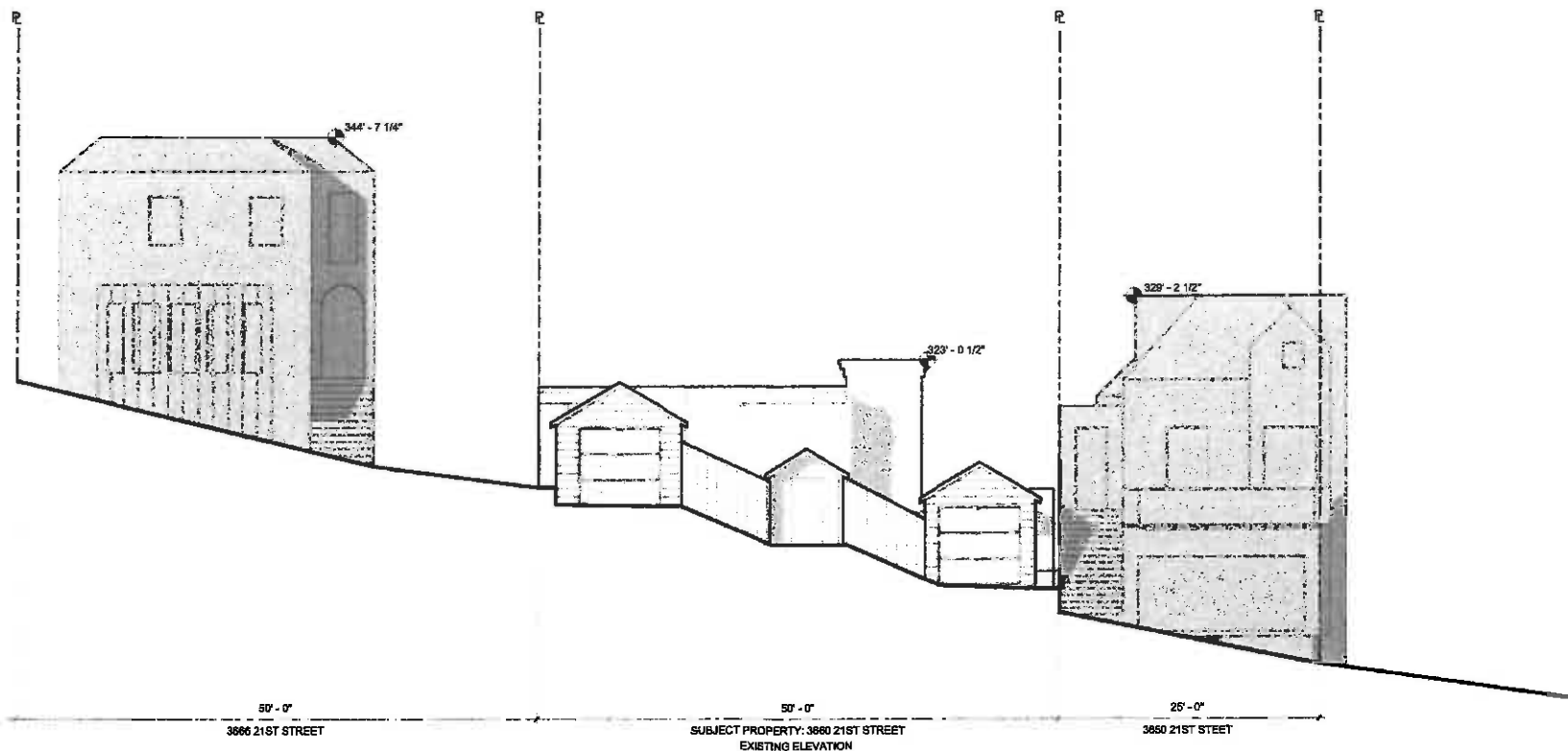
ENVIRONMENTAL EVALUATION (HISTORIC)	2.16.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013

SHEET TITLE
**SITE CONTEXT
ELEVATIONS**

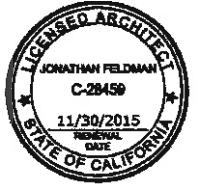
A1.12



2 SITE CONTEXT - PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



1 SITE CONTEXT - EXISTING SOUTH ELEVATION
1/8" = 1'-0"



KEYED NOTES

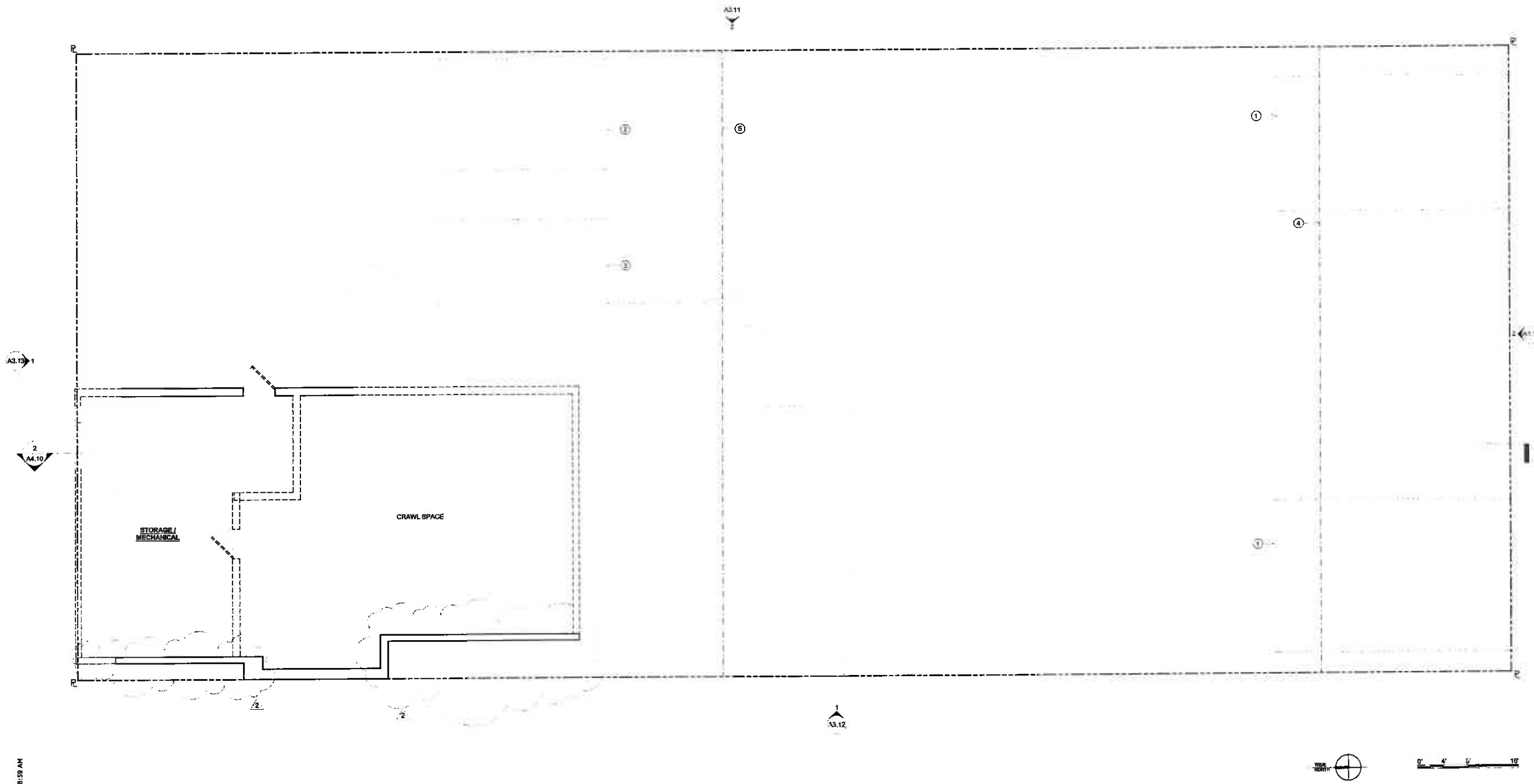
- ① GARAGE ABOVE SHOWN DASHED
- ② GREENHOUSE ABOVE SHOWN DASHED
- ③ HOUSE ABOVE SHOWN DASHED
- ④ FRONT YARD SETBACK
- ⑤ REAR YARD SETBACK

LEGEND

- EXISTING WALL TO REMAIN
- DEMO

SHEET NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
3660 21ST STREET,
SAN FRANCISCO, CA.
94114

CLIENT NAME
3660 21ST STREET,
LLC

CURRENT RELEASE DATE:
01.28.2014

CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE

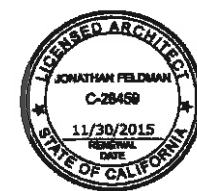
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013

SHEET TITLE
**EXISTING/DEMO UNCONDITIONED
BASEMENT FLOOR
PLAN**

A2.00

1 EXISTING/DEMO UNCONDITIONED BASEMENT FLOOR PLAN
1/4" = 1'-0"

1/27/2014 10:18:55 AM



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ SKYLIGHT
- ④ TRELLIS
- ⑤ BALCONY
- ⑥ DECK
- ⑦ GARAGE ABOVE SHOWN DASHED
- ⑧ FRONT YARD SETBACK
- ⑨ REAR YARD SETBACK

LEGEND

- EXISTING WALL TO REMAIN
- DEMO

SHEET NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.D.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.

PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
3660 21ST STREET,
SAN FRANCISCO, CA.
94114

CLIENT NAME
3660 21ST STREET,
LLC

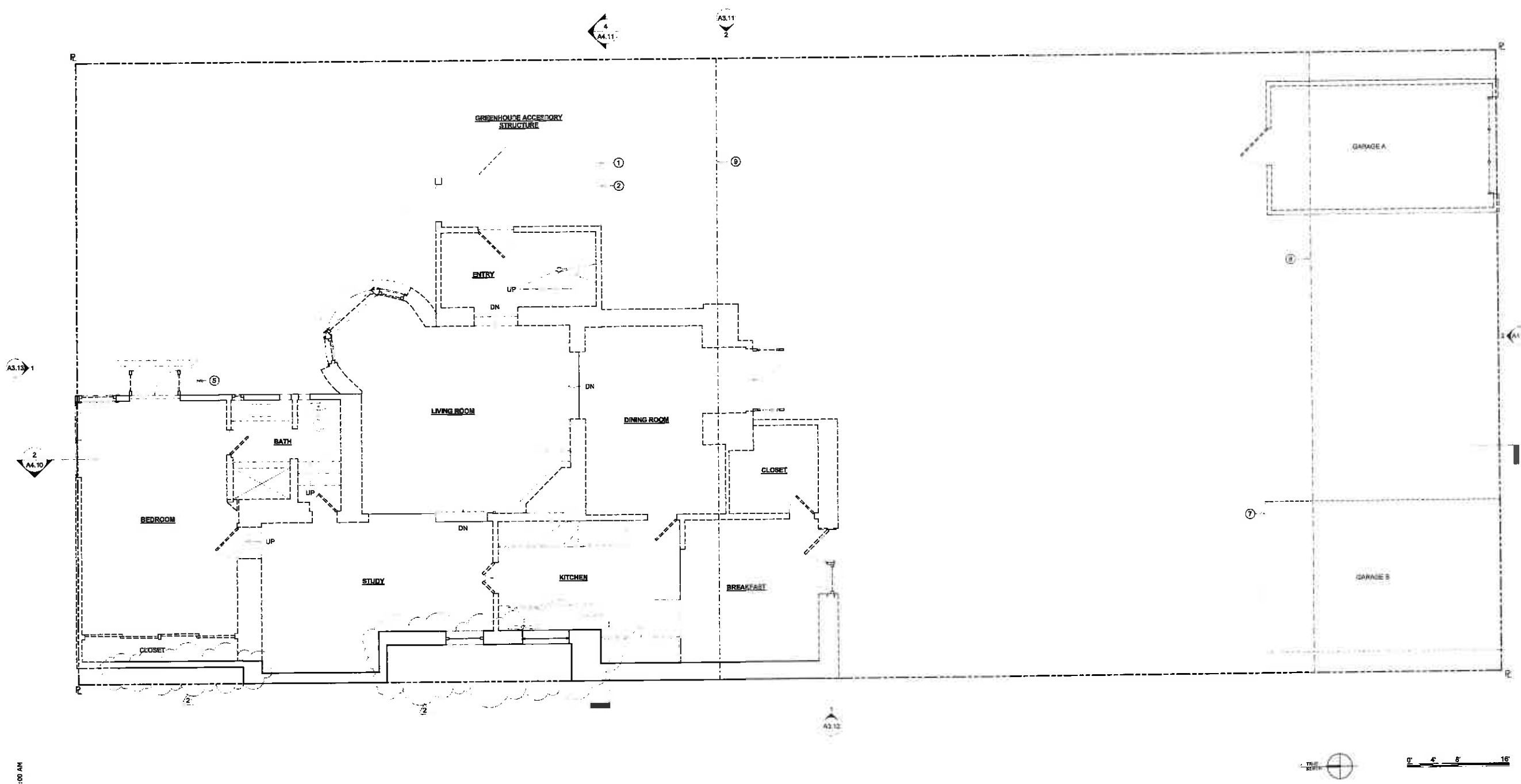
CURRENT RELEASE DATE:
01.28.2014

CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE
ENVIRONMENTAL EVALUATION (HISTORIC) 2.17.2013
NEIGHBORHOOD OUTREACH 3.13.2013
SITE PERMIT/VARIANCE 3.29.2013
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE
**EXISTING/DEMO
FIRST FLOOR &
GARAGE A FLOOR
PLAN**

A2.01



1 EXISTING/DEMO FIRST & GARAGE A FLOOR PLAN
1/4" = 1'-0"

1/27/2014 10:19:00 AM



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ SKYLIGHT
- ④ TRELLIS
- ⑤ BALCONY
- ⑥ DECK
- ⑦ FRONT YARD SETBACK
- ⑧ REAR YARD SETBACK

LEGEND

- EXISTING WALL TO REMAIN
- DEMO

SHEET NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.D.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.

PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

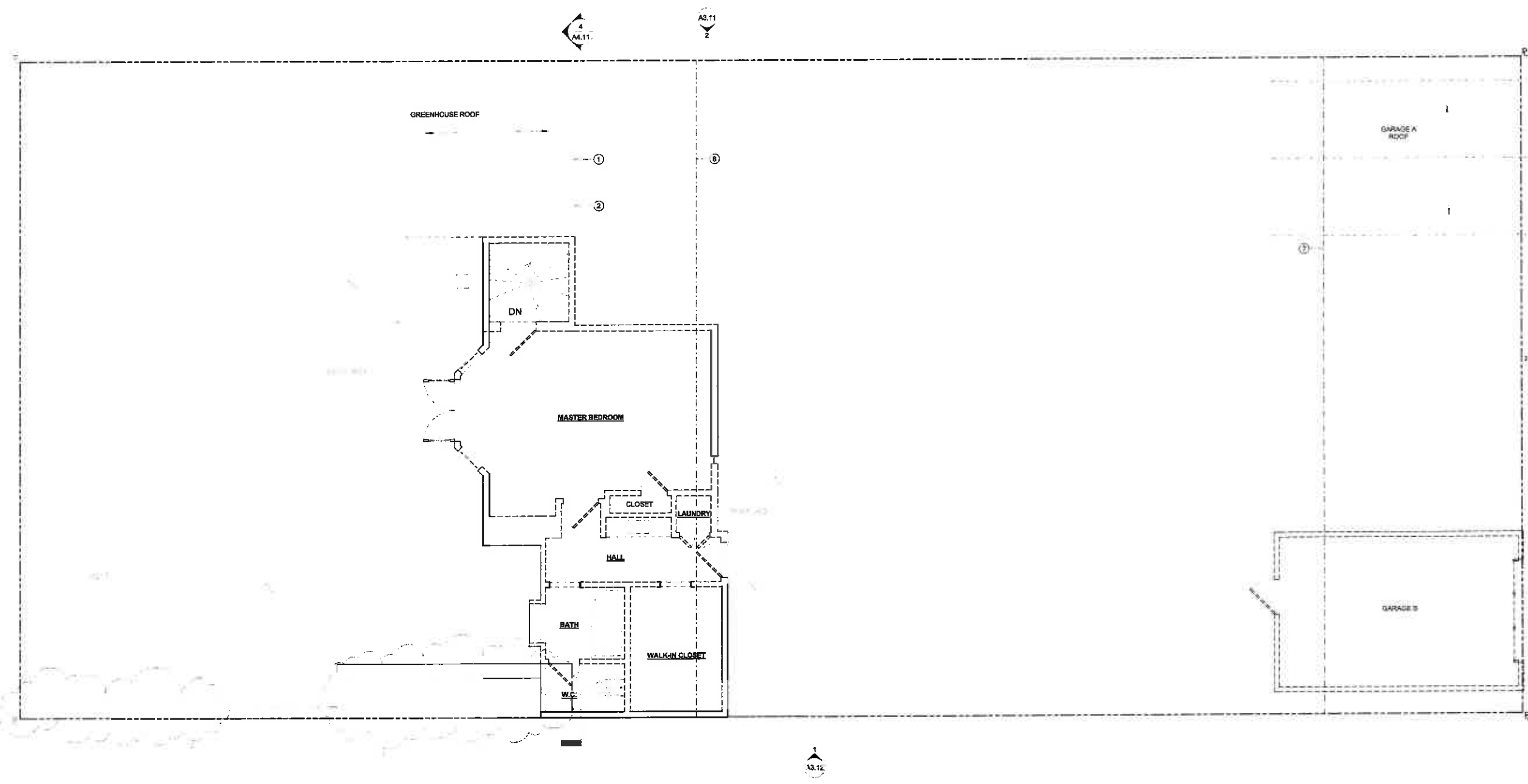
CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013

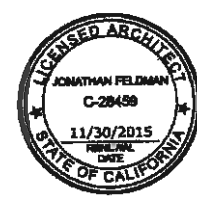
SHEET TITLE
**EXISTING/DEMO
SECOND FLOOR &
GARAGE B FLOOR
PLAN**

A2.02



1 EXISTING/DEMO SECOND & GARAGE B FLOOR PLAN
1/4" = 1'-0"

1/27/2014 10:15:01 AM



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ ENTRY GATE
- ④ SINGLE CAR GARAGE
- ⑤ SKYLIGHT, TYP.
- ⑥ TRELLIS
- ⑦ BALCONY TO BE REMOVED
- ⑧ ROOF DECK
- ⑨ FRONT YARD SETBACK
- ⑩ REAR YARD SETBACK

LEGEND

- EXISTING WALL TO REMAIN
- - - DEMO

SHEET NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.

PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

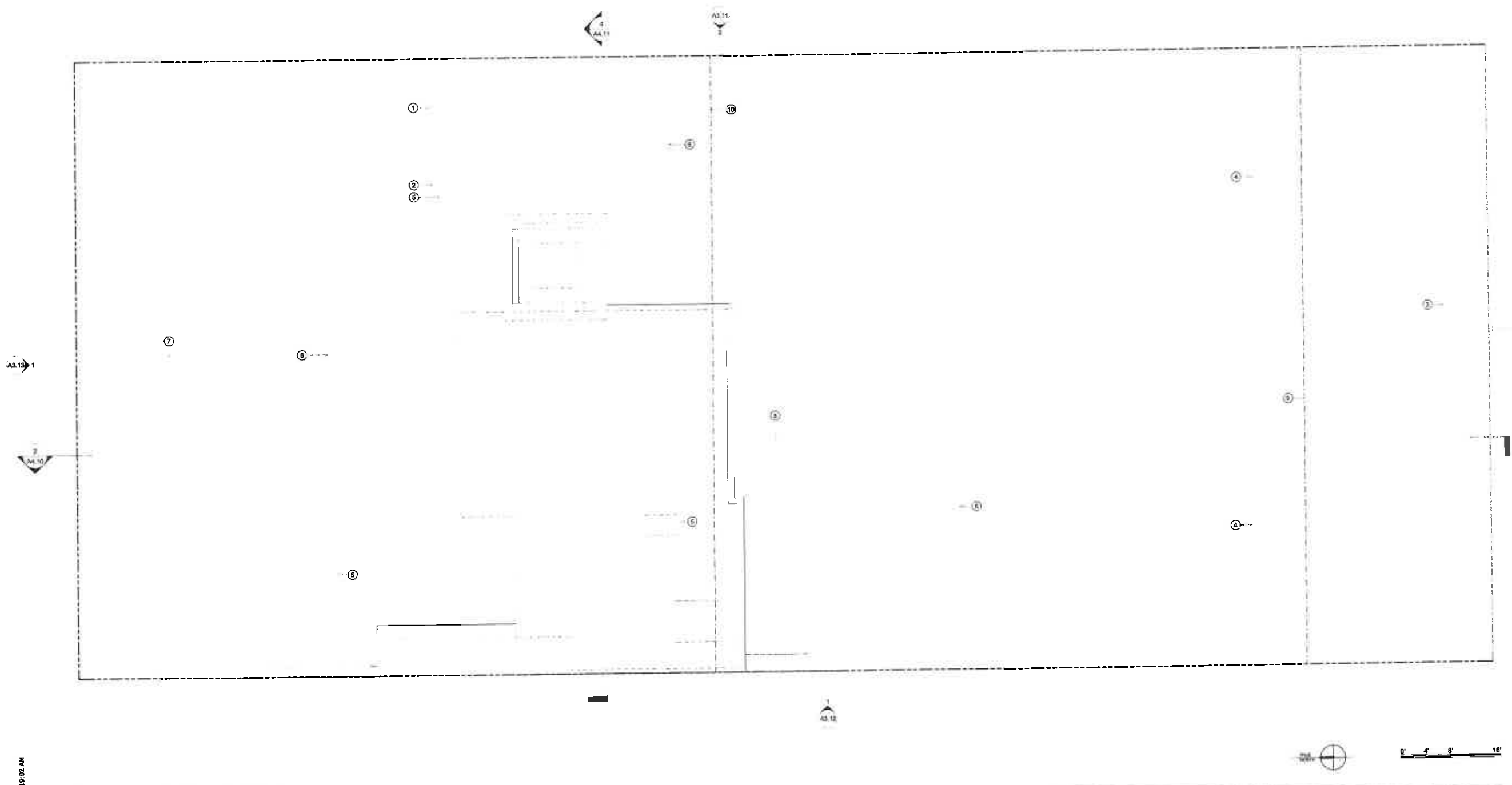
CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.28.2013
SITE PERMIT/VARIANCE R1	7.03.2013

SHEET TITLE
**EXISTING/DEMO
ROOF PLAN**

A2.03






1 EXISTING/DEMO ROOF PLAN
1/4" = 1'-0"

1/27/2014 10:15:02 AM

KEYED NOTES

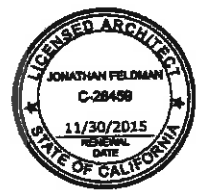
- ① GARAGE ABOVE SHOWN DASHED
- ② HOUSE ABOVE SHOWN DASHED
- ③ FRONT YARD SETBACK
- ④ REAR YARD SETBACK

LEGEND

-  NEW WALL
-  EXISTING WALL TO REMAIN
-  AREA OF ADDITION

SHEET NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



1005 Sansome St, Ste 240
San Francisco, CA 94111
P 415 252 1441
F 415 252 1442

PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

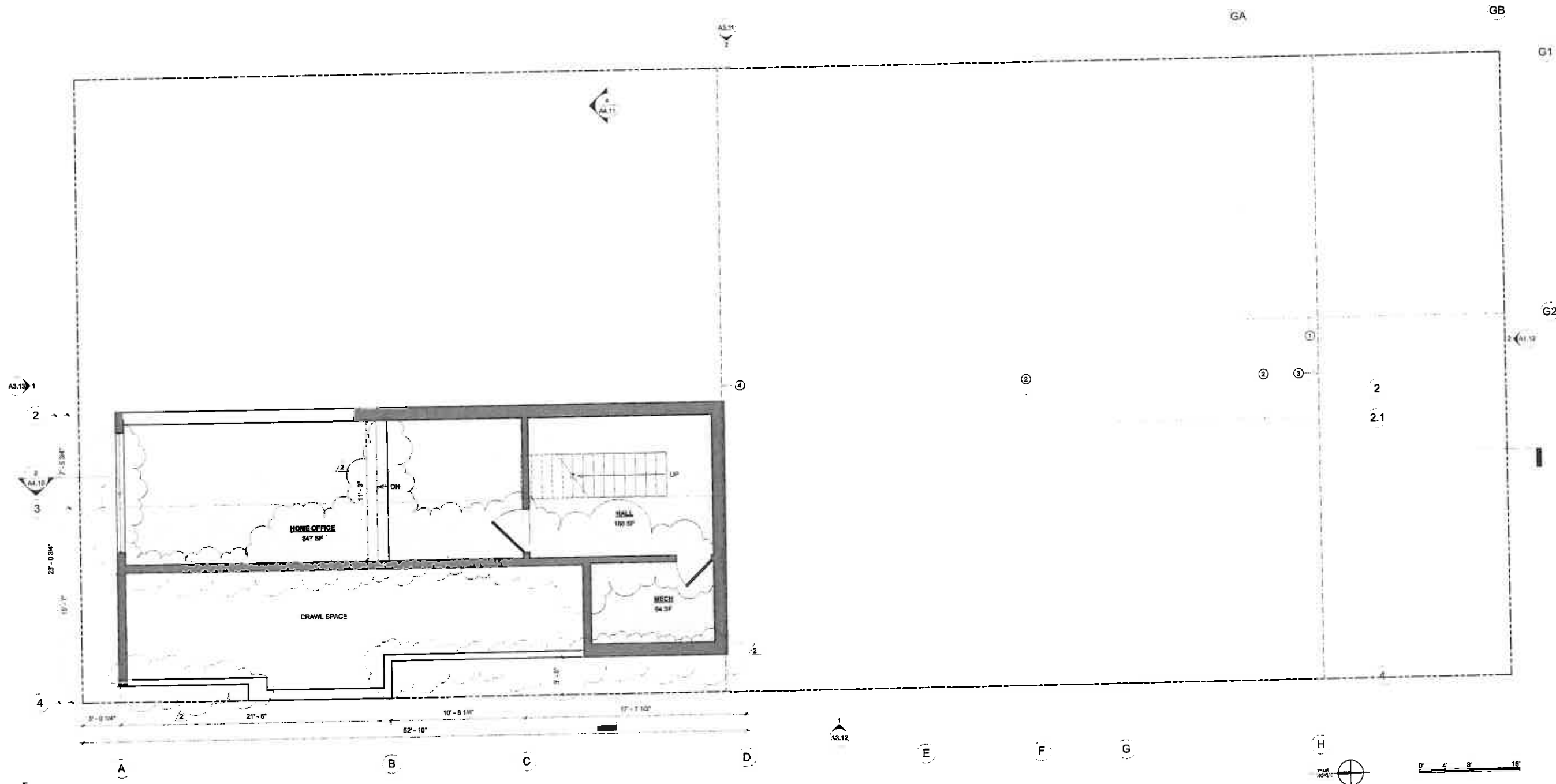
CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.28.2013
SITE PERMIT/VARIANCE R1	7.03.2013

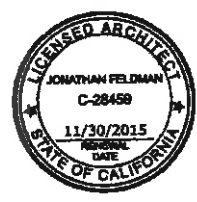
SHEET TITLE
PROPOSED BASEMENT FLOOR PLAN

A2.10



1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"

1/27/2014 10:19:02 AM



KEYED NOTES

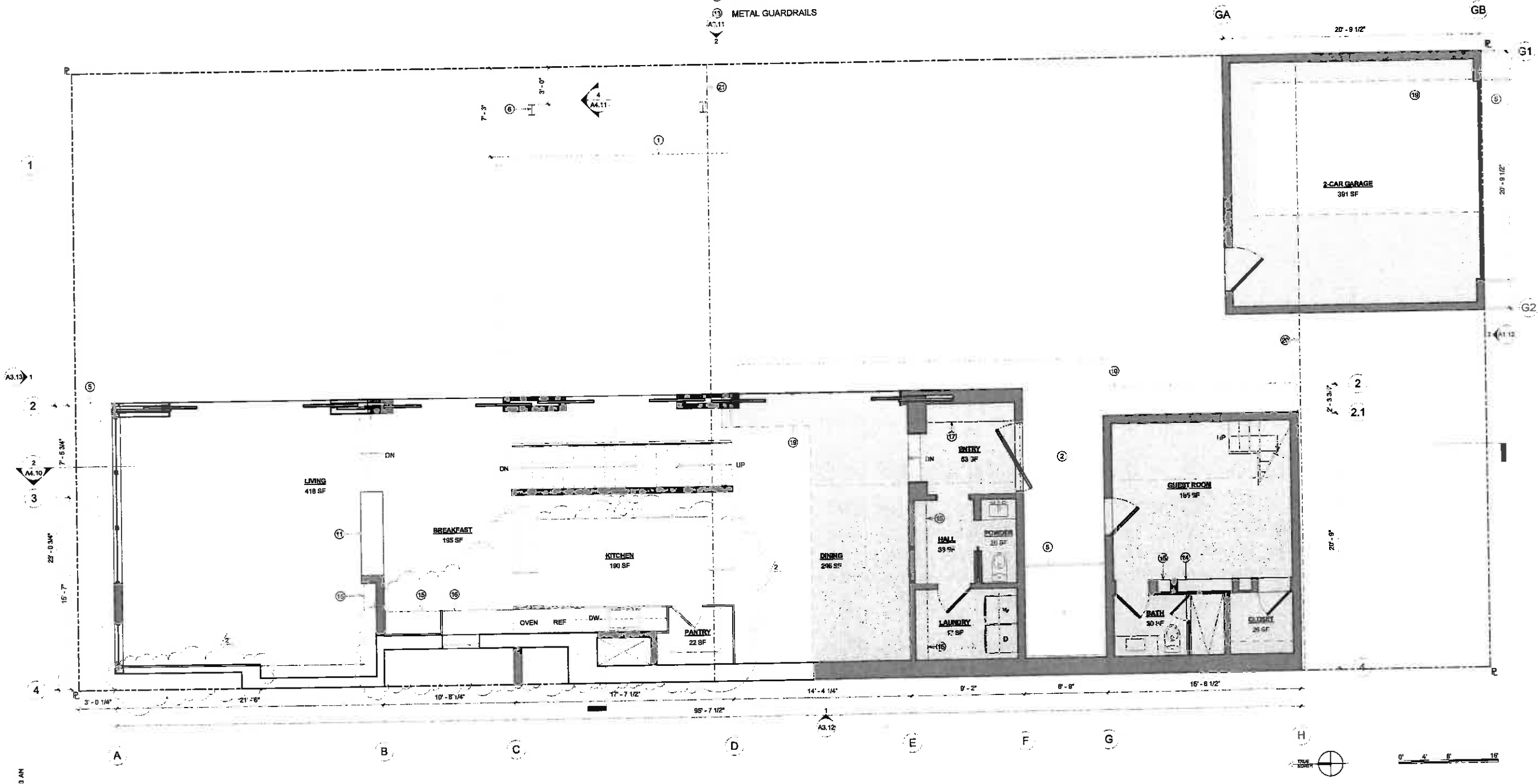
- ① OUTLINE OF BLDG ABV SHOWN DASHED
- ② COVERED ENTRY WAY
- ③ GREEN ROOF
- ④ PATIO
- ⑤ METAL PLANTER
- ⑥ STEEL COLUMN
- ⑦ STEEL BEAM
- ⑧ SLOPED METAL ROOF
- ⑨ METAL SUNSHADE AWNING
- ⑩ METAL SUNSHADE AWNING ABV SHOWN DASHED
- ⑪ FIREPLACE
- ⑫ SKYLIGHT
- ⑬ METAL GUARDRAILS
- ⑭ MURPHY BED
- ⑮ SHELVES
- ⑯ DESK
- ⑰ WINDOW SEAT
- ⑱ BUILT-IN STORAGE
- ⑲ OUTLINE OF EXISTING BUILDING, SHOWN DASHED
- ⑳ FRONT YARD SETBACK
- ㉑ REAR YARD SETBACK

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- AREA OF ADDITION

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE

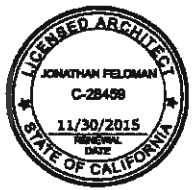
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013

SHEET TITLE
**PROPOSED FIRST
FLOOR PLAN**

A2.11

1 PROPOSED FIRST FLOOR & GARAGE FLOOR PLAN
1/4" = 1'-0"

1/27/2014 10:19:03 AM



KEYED NOTES

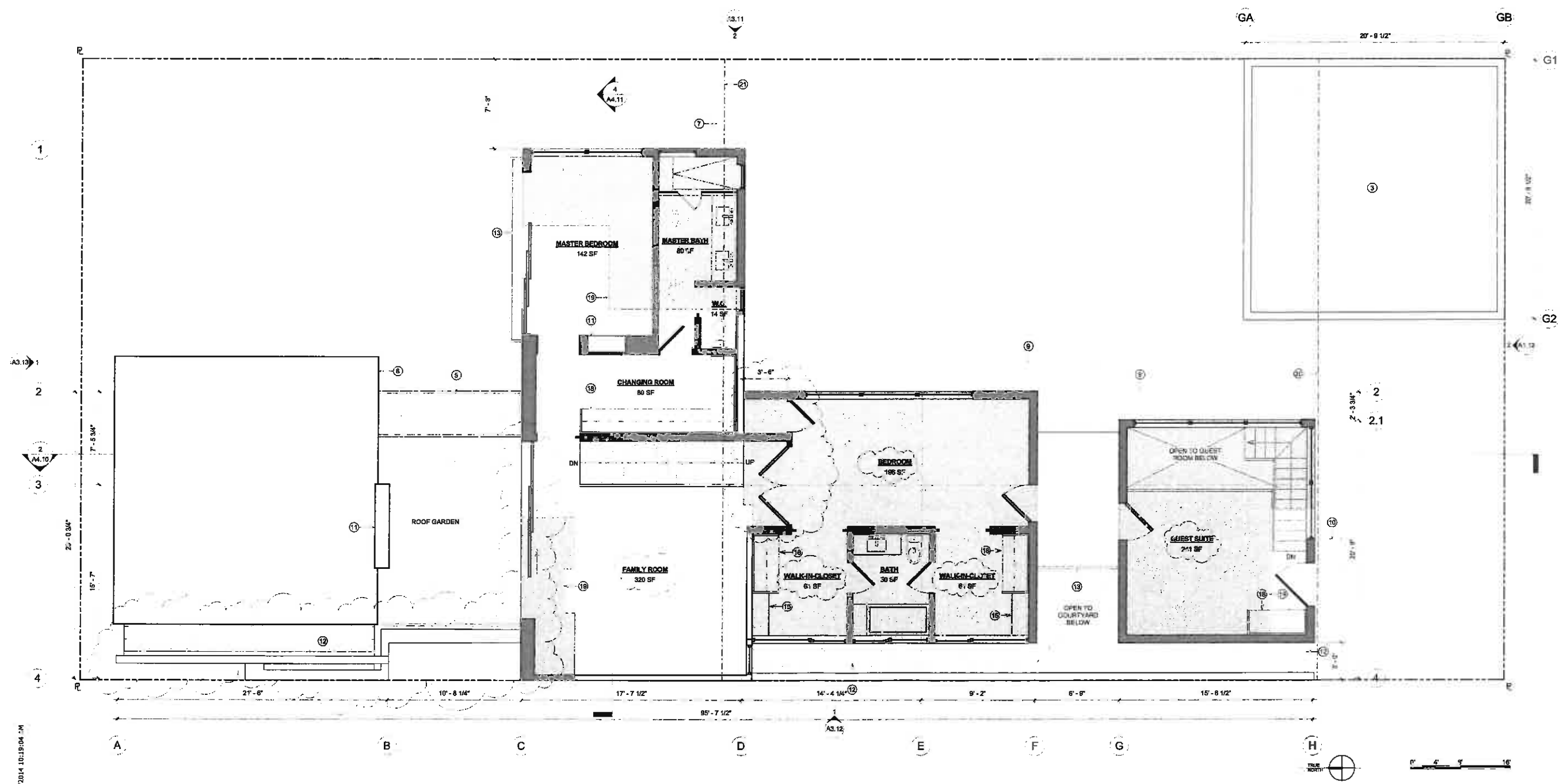
- ① OUTLINE OF BLDG ABV SHOWN DASHED
- ② COVERED ENTRY WAY
- ③ GREEN ROOF
- ④ PATIO
- ⑤ METAL PLANTER
- ⑥ STEEL COLUMN
- ⑦ STEEL BEAM
- ⑧ SLOPED METAL ROOF
- ⑨ METAL SUNSHADE AWNING
- ⑩ METAL SUNSHADE AWNING ABV SHOWN DASHED
- ⑪ FIREPLACE
- ⑫ SKYLIGHT
- ⑬ METAL GUARDRAILS
- ⑭ MURPHY BED
- ⑮ SHELVES
- ⑯ DESK
- ⑰ WINDOW SEAT
- ⑱ BUILT-IN CLOSETS
- ⑲ OUTLINE OF EXISTING BUILDING SHOWN DASHED
- ⑳ FRONT YARD SETBACK
- ㉑ REAR YARD SETBACK

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- AREA OF ADDITION

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA,
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013
NEIGHBORHOOD OUTREACH 3.13.2013
SITE PERMIT/VARIANCE 3.29.2013
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE
**PROPOSED SECOND
FLOOR PLAN**

A2.12

1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

1/27/2014 10:19:04 -M



KEYED NOTES

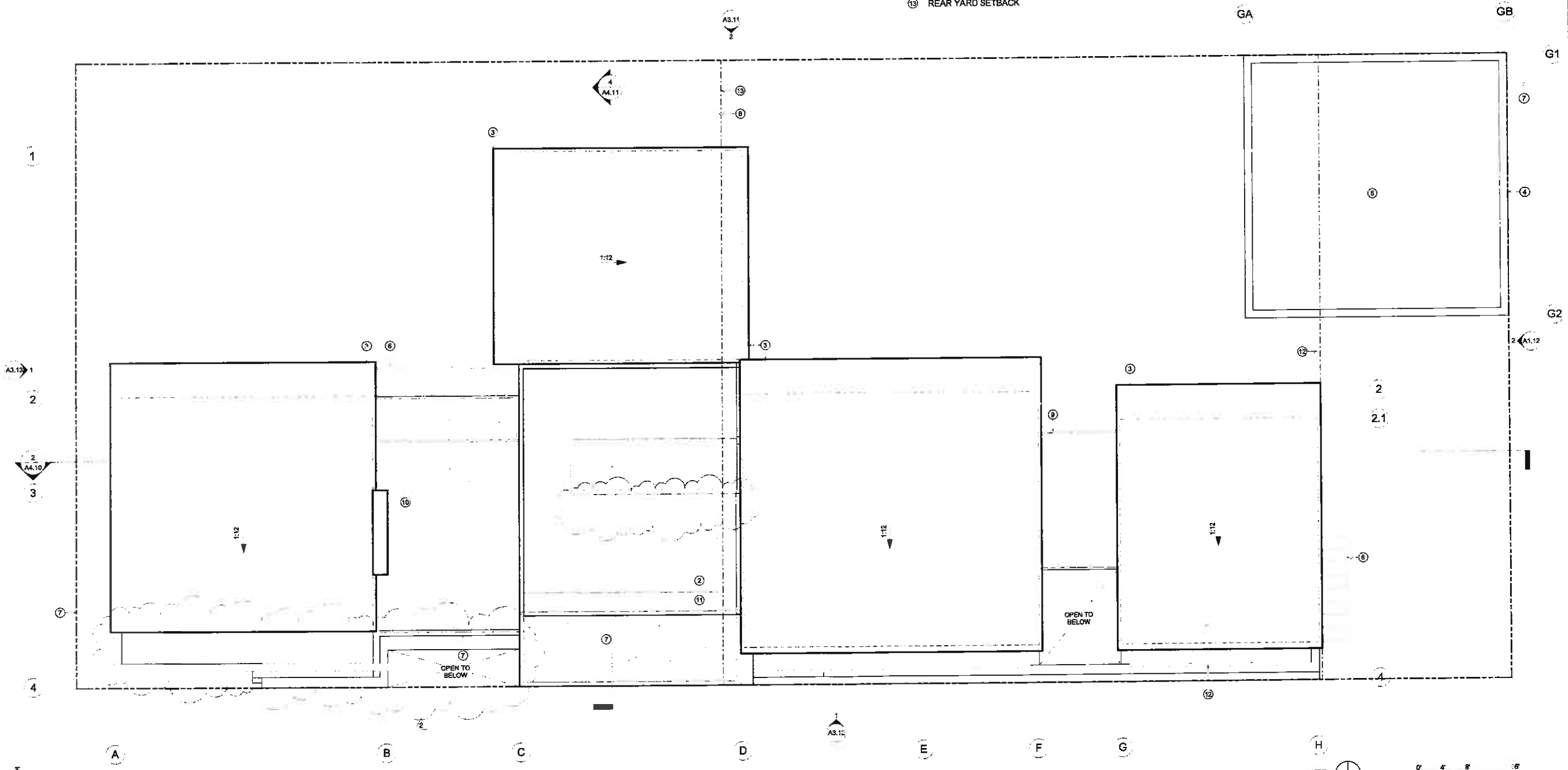
- ① NOT USED
- ② ROOF DECK
- ③ SLOPED ROOF
- ④ (P) TWO CAR GARAGE
- ⑤ GREEN ROOF
- ⑥ METAL SUNSHADE AWNING
- ⑦ METAL PLANTER
- ⑧ BEAM BELOW
- ⑨ BALCONY
- ⑩ ROOF GARDEN
- ⑪ BENCH
- ⑫ FRONT YARD SETBACK
- ⑬ REAR YARD SETBACK

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- AREA OF ADDITION
- 1-HR RATED ASSEMBLY

SHEET NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE

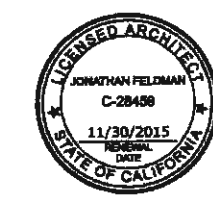
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE RL	7.03.2013

SHEET TITLE
**PROPOSED ROOF
PLAN**

A2.13

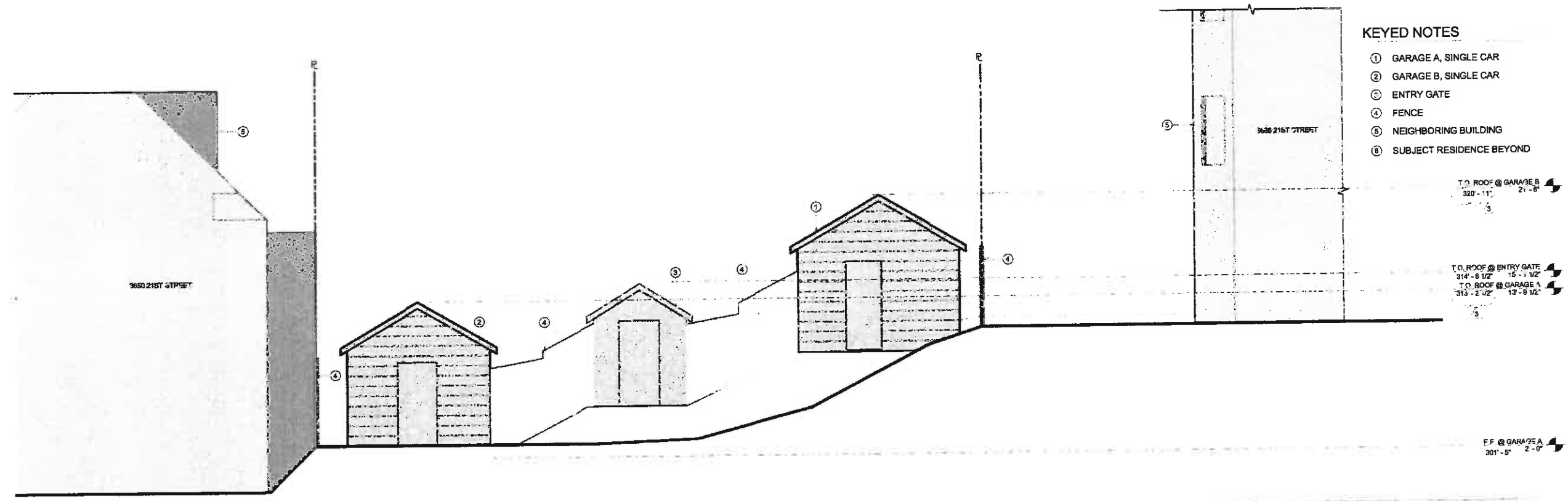
1 PROPOSED ROOF PLAN
1/4" = 1'-0"

1/27/2014 10:19:05 AM

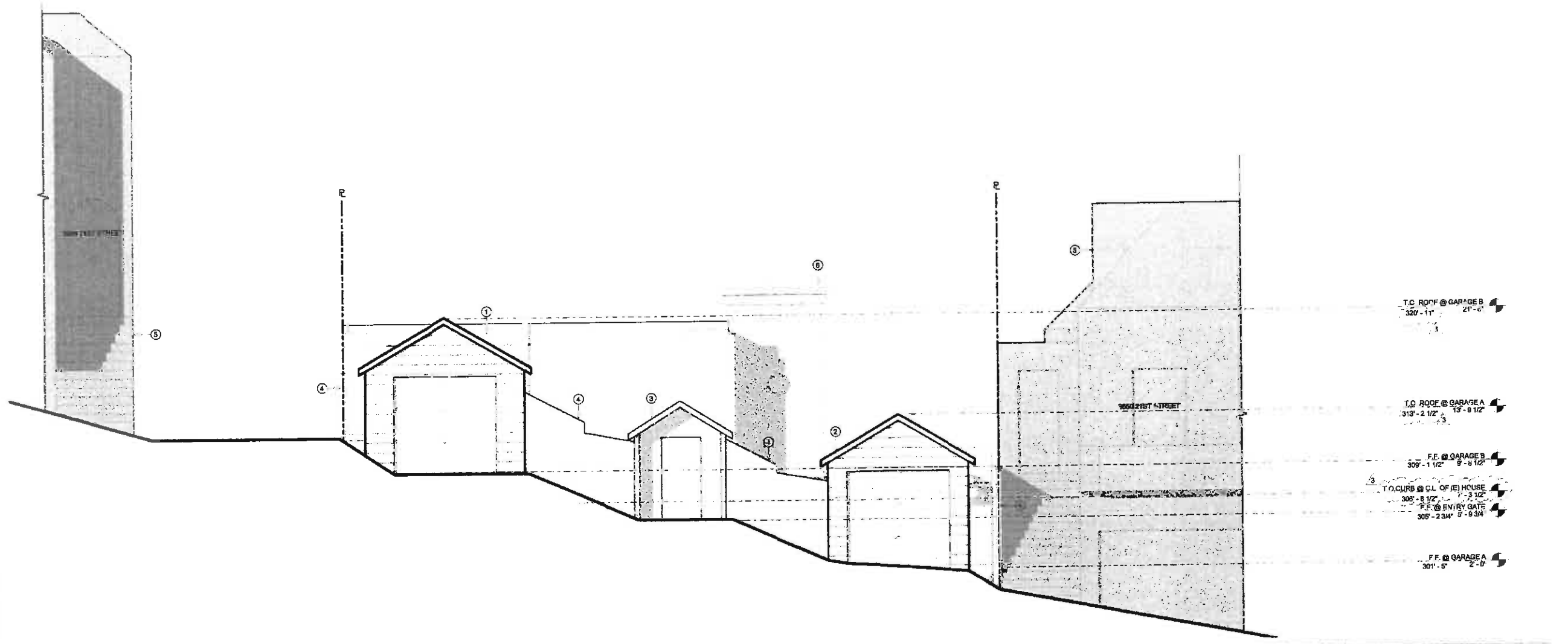


KEYED NOTES

- ① GARAGE A, SINGLE CAR
- ② GARAGE B, SINGLE CAR
- ③ ENTRY GATE
- ④ FENCE
- ⑤ NEIGHBORING BUILDING
- ⑥ SUBJECT RESIDENCE BEYOND



2 EXISTING NORTH GARAGE ELEVATIONS
1/4" = 1'-0"



1 EXISTING SOUTH GARAGE ELEVATIONS/STREET VIEW
1/4" = 1'-0"

PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
02.26.2014

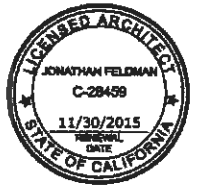
CURRENT RELEASE SET:
**3 SITE PERMIT &
VARIANCE SET
REV.3**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014

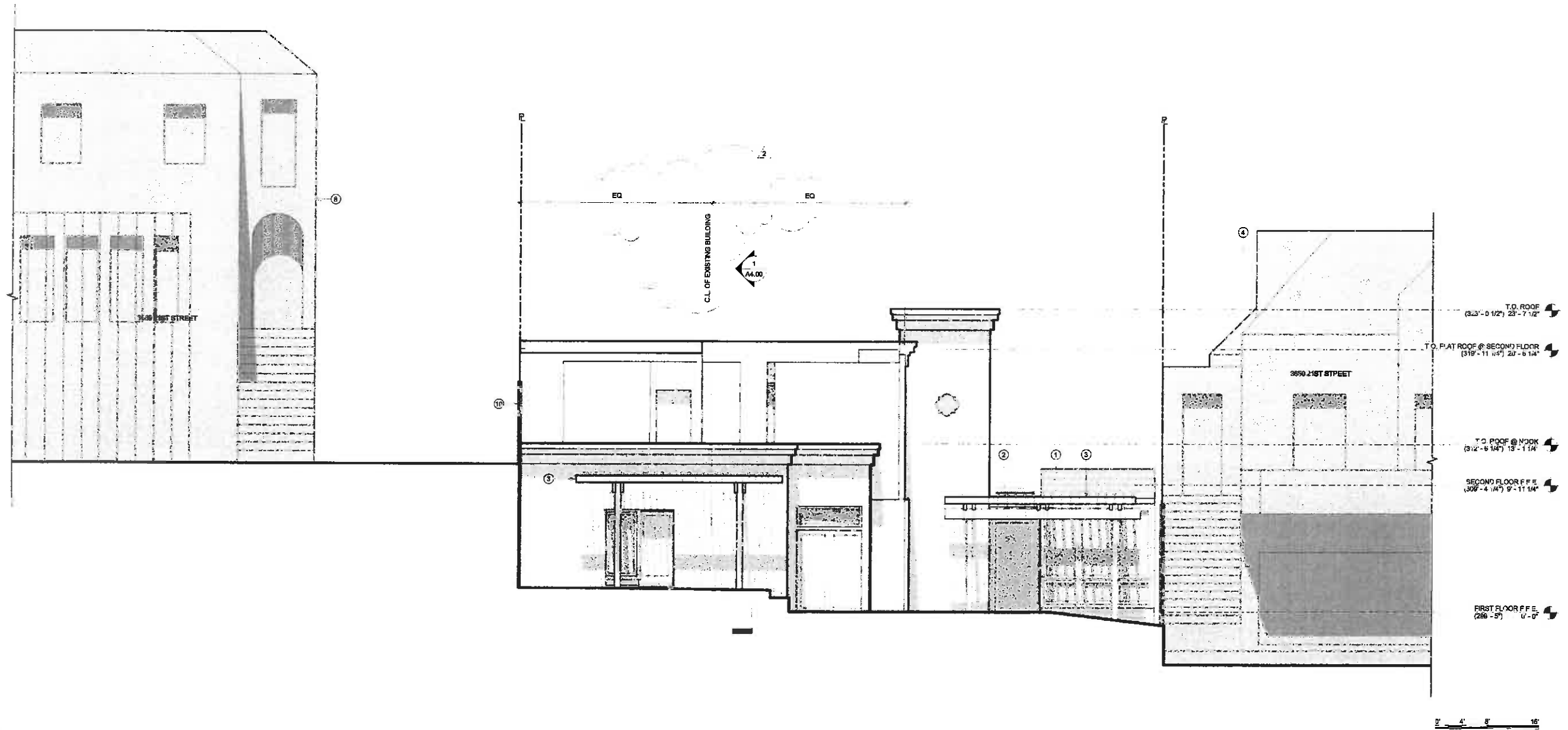
SHEET TITLE
**EXISTING GARAGE
ELEVATION/STREET
VIEW**

A3.00



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ OUTLINE OF NEIGHBORING BUILDING BEHIND, SHOWN DASHED
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ NEIGHBORING BUILDING
- ⑨ GRADE BEYOND
- ⑩ FENCE



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
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CLIENT NAME
**3660 21ST STREET,
LLC**

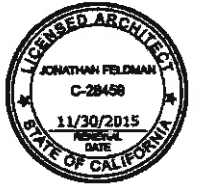
CURRENT RELEASE DATE:
01.28.2014

CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013
NEIGHBORHOOD OUTREACH 3.13.2013
SITE PERMIT/VARIANCE 3.25.2013
SITE PERMIT/VARIANCE R1 7.03.2013

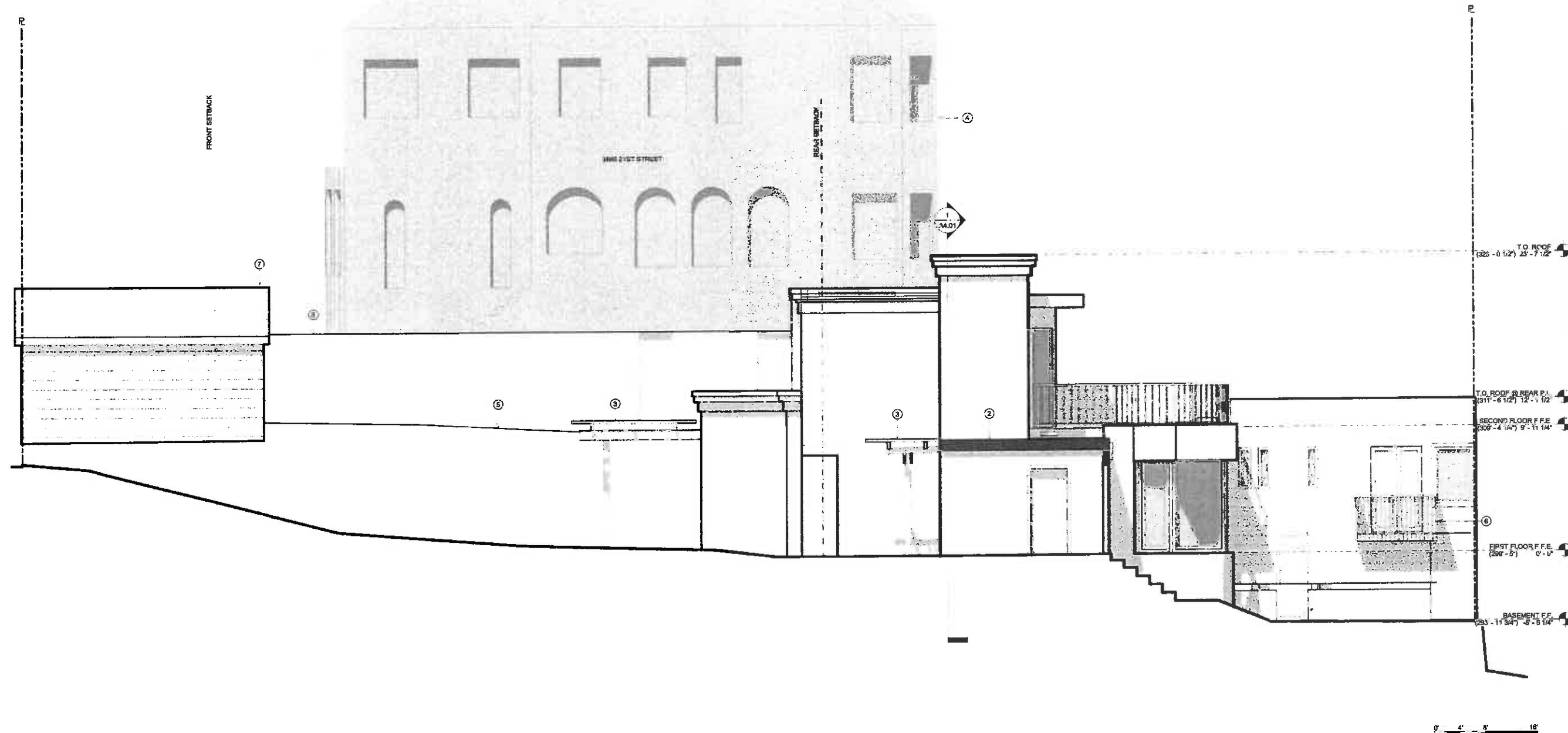
SHEET TITLE
**EXISTING SOUTH
ELEVATION**

A3.01



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ OUTLINE OF NEIGHBORING BUILDING BEYOND
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ FENCE



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

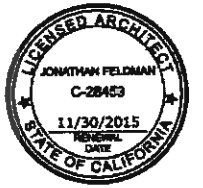
PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013

SHEET TITLE
**EXISTING EAST
ELEVATION**

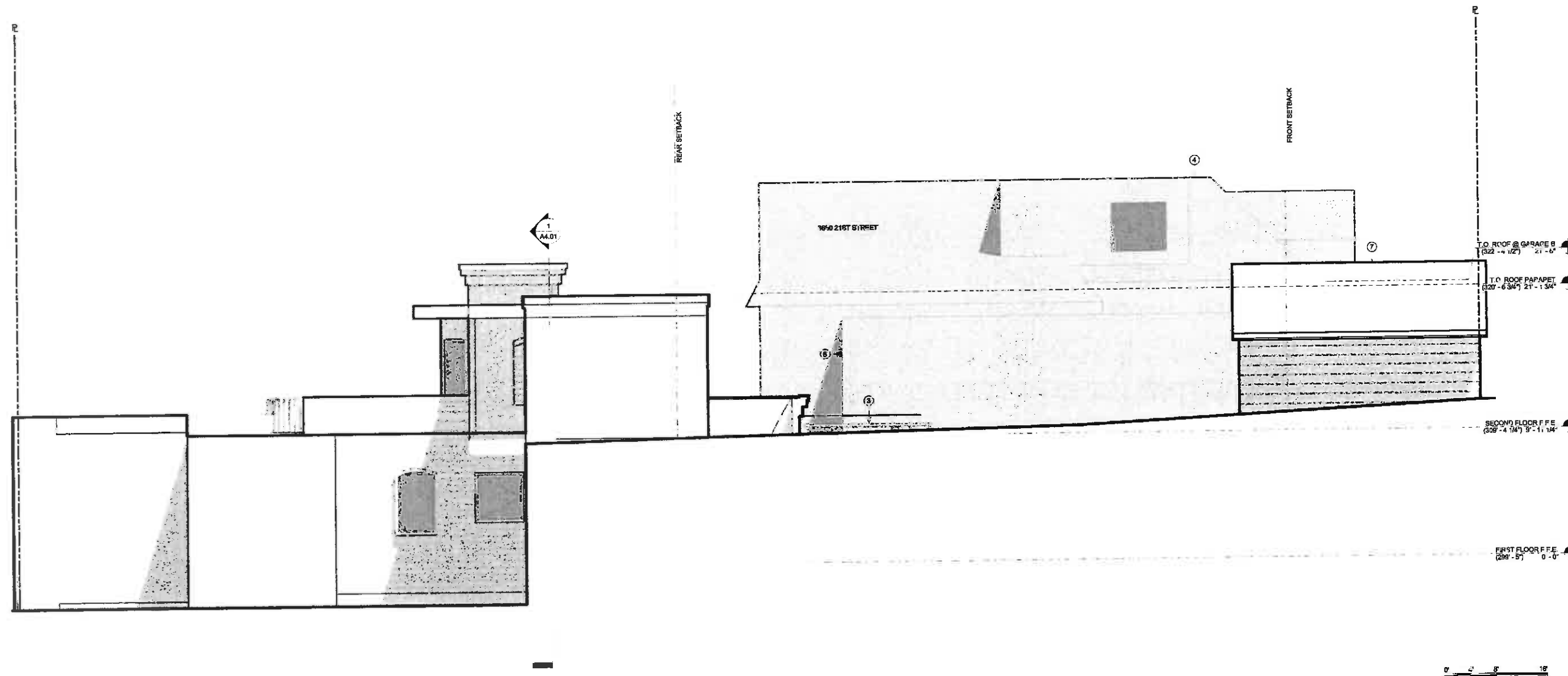
A3.02

1 EXISTING EAST ELEVATION
1/4" = 1'-0"



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ OUTLINE OF NEIGHBORING BUILDING BEYOND
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ FENCE



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE

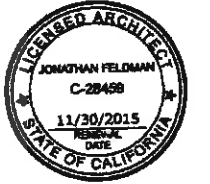
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013

SHEET TITLE
**EXISTING WEST
ELEVATION**

A3.03

1 EXISTING WEST ELEVATION
1/4" = 1'-0"

1/27/2014 10:19:24 AM



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ OUTLINE OF NEIGHBORING BUILDING
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ GRADE BEYOND
- ⑨ FENCE

PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA,
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

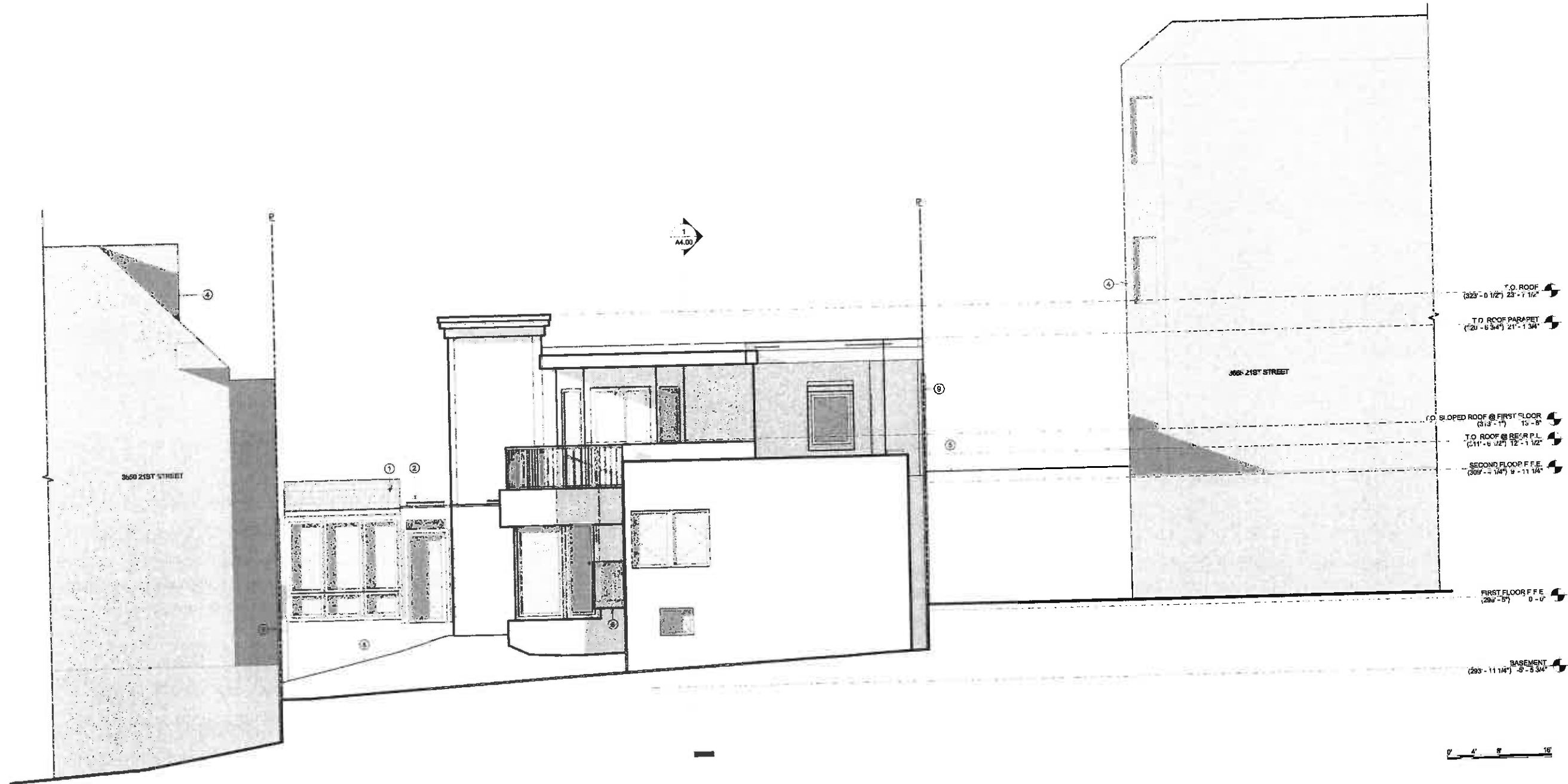
CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013

SHEET TITLE
**EXISTING NORTH
ELEVATION**

A3.04



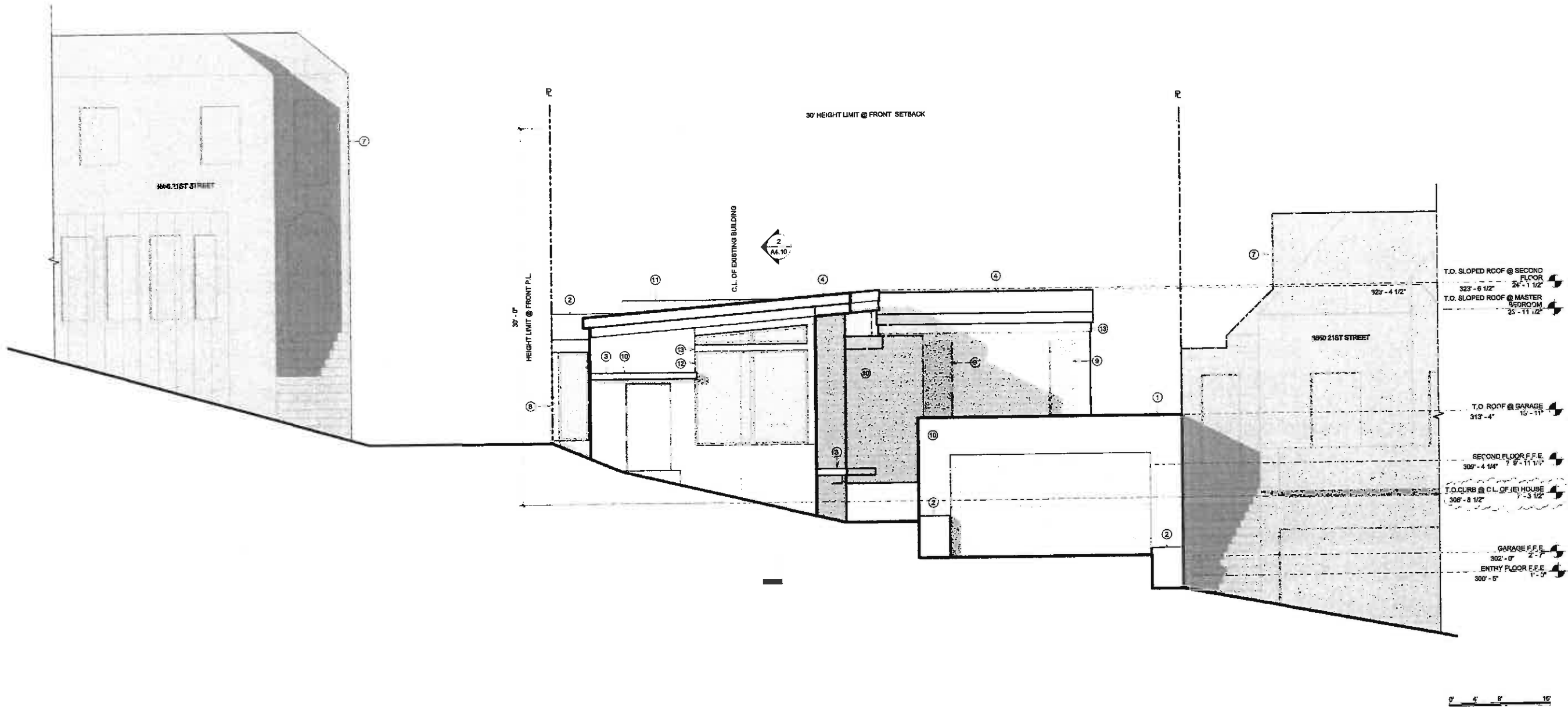
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1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



KEYED NOTES

- ① GREEN ROOF ABOVE 2-CAR GARAGE
- ② METAL PLANTER
- ③ PAINTED METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAILS
- ⑦ OUTLINE OF NEIGHBORING BUILDING
- ⑧ (E) FENCE
- ⑨ WINDOWS BEHIND WOOD SLATS
- ⑩ STAINED WOOD SIDING
- ⑪ GLASS GUARDRAIL
- ⑫ METAL CLAD OR WOOD WINDOWS AND DOORS
- ⑬ WOOD FASCIA



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
02.26.2014

CURRENT RELEASE SET:
**3 SITE PERMIT &
VARIANCE SET
REV.3**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.28.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014

SHEET TITLE
**PROPOSED SOUTH
ELEVATION**

A3.10

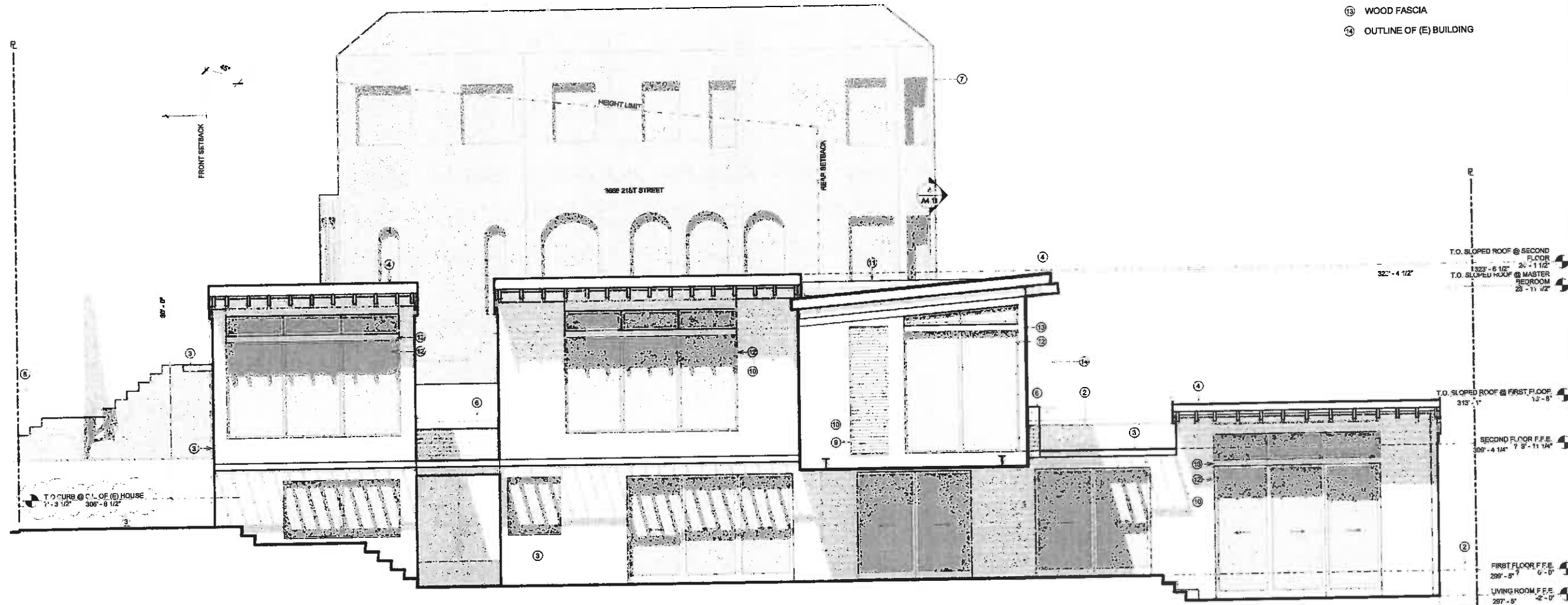
1 PROPOSED SOUTH ELEVATION/STREET VIEW
1/4" = 1'-0"

2/25/2014 3:35:35 PM



KEYED NOTES

- ① GREEN ROOF AT GARAGE BEYOND
- ② METAL PLANTER
- ③ PAINTED METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAIL
- ⑦ OUTLINE OF NEIGHBORING BUILDING BEYOND
- ⑧ (E) FENCE
- ⑨ WINDOWS BEHIND STAINED WOOD SLATS
- ⑩ STAINED WOOD SIDING
- ⑪ GLASS GUARDRAIL
- ⑫ METAL CLAD OR WOOD WINDOWS AND DOORS
- ⑬ WOOD FASCIA
- ⑭ OUTLINE OF (E) BUILDING



PROJECT NAME
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CLIENT NAME
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LLC**

CURRENT RELEASE DATE:
02.26.2014

CURRENT RELEASE SET:
**3 SITE PERMIT &
VARIANCE SET
REV.3**

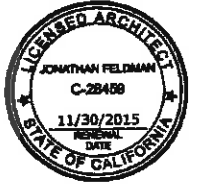
PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014

SHEET TITLE
**PROPOSED EAST
ELEVATION**

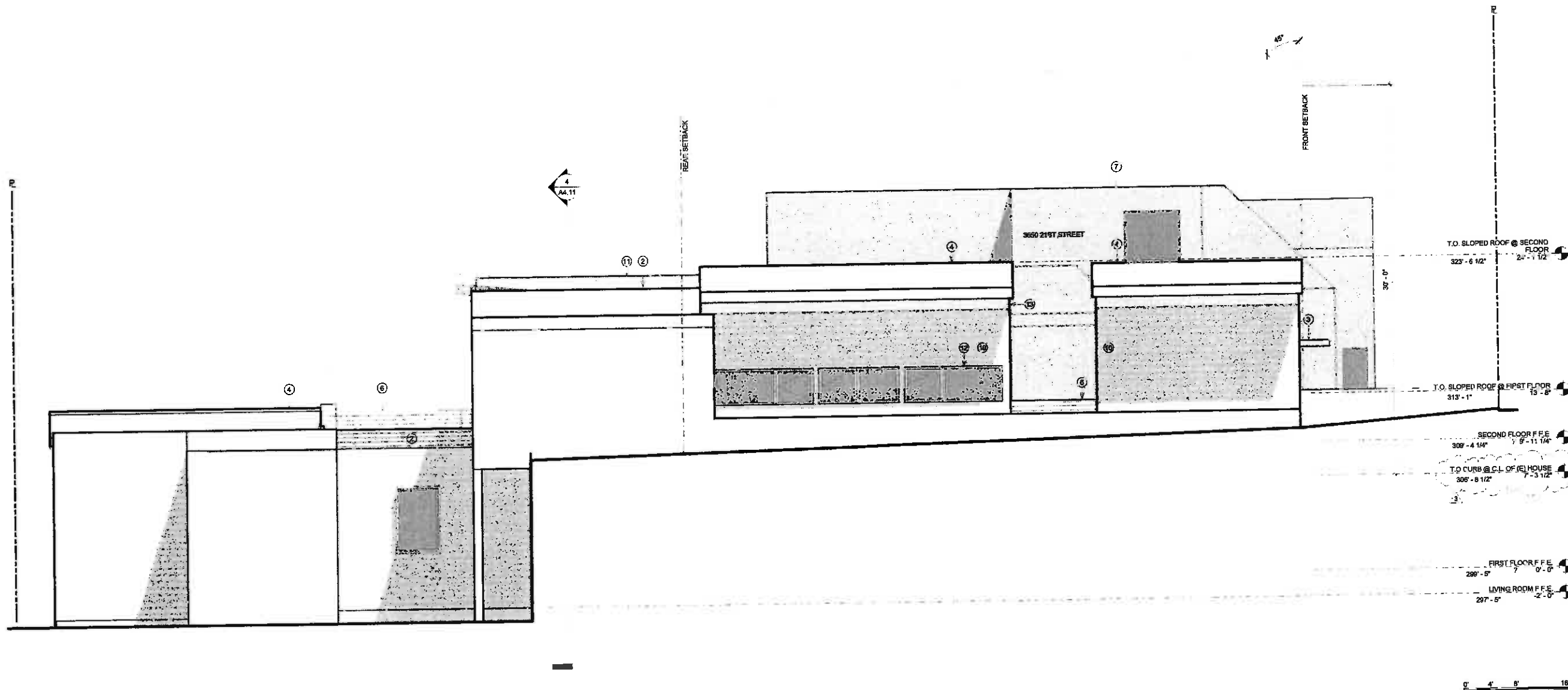
A3.11

2 PROPOSED EAST ELEVATION
1/4" = 1'-0"



KEYED NOTES

- ① GREEN ROOF
- ② METAL PLANTER
- ③ PAINTED METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAIL
- ⑦ OUTLINE OF NEIGHBORING BUILDING BEYOND
- ⑧ (E) FENCE
- ⑨ WINDOWS BEHIND STAINED WOOD SLATS
- ⑩ STAINED WOOD SIDING
- ⑪ GLASS GUARDRAIL
- ⑫ METAL CLAD OR WOOD WINDOWS AND DOORS
- ⑬ WOOD FASCIA



PROJECT NAME
3660 21ST STREET

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**3660 21ST STREET,
SAN FRANCISCO, CA,
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
02.26.2014

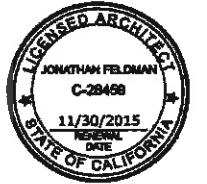
CURRENT RELEASE SET:
**3 SITE PERMIT &
VARIANCE SET
REV.3**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014

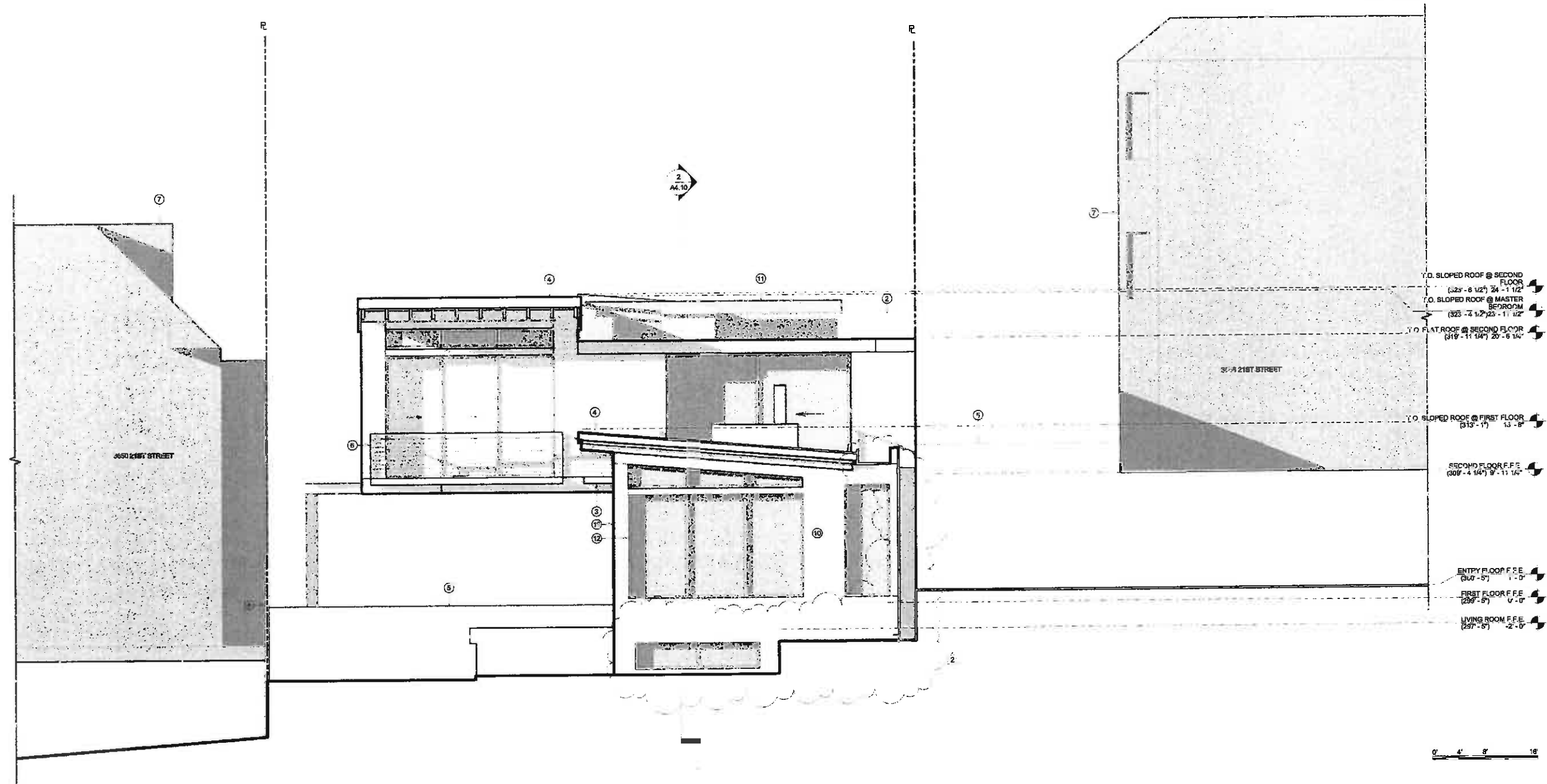
SHEET TITLE
**PROPOSED WEST
ELEVATION**

A3.12



KEYED NOTES

- ① GREEN ROOF ABOVE 2-CAR GARAGE
- ② METAL PLANTER
- ③ PAINTED METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAIL
- ⑦ OUTLINE OF NEIGHBORING BUILDING
- ⑧ (E) FENCE
- ⑨ WINDOWS BEHIND STAINED WOOD SLATS
- ⑩ STAINED WOOD SIDING
- ⑪ GLASS GUARDRAIL
- ⑫ METAL CLAD OR WOOD WINDOWS AND DOORS
- ⑬ WOOD FASCIA



PROJECT NAME
3660 21ST STREET

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**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013

SHEET TITLE
**PROPOSED NORTH
ELEVATION**

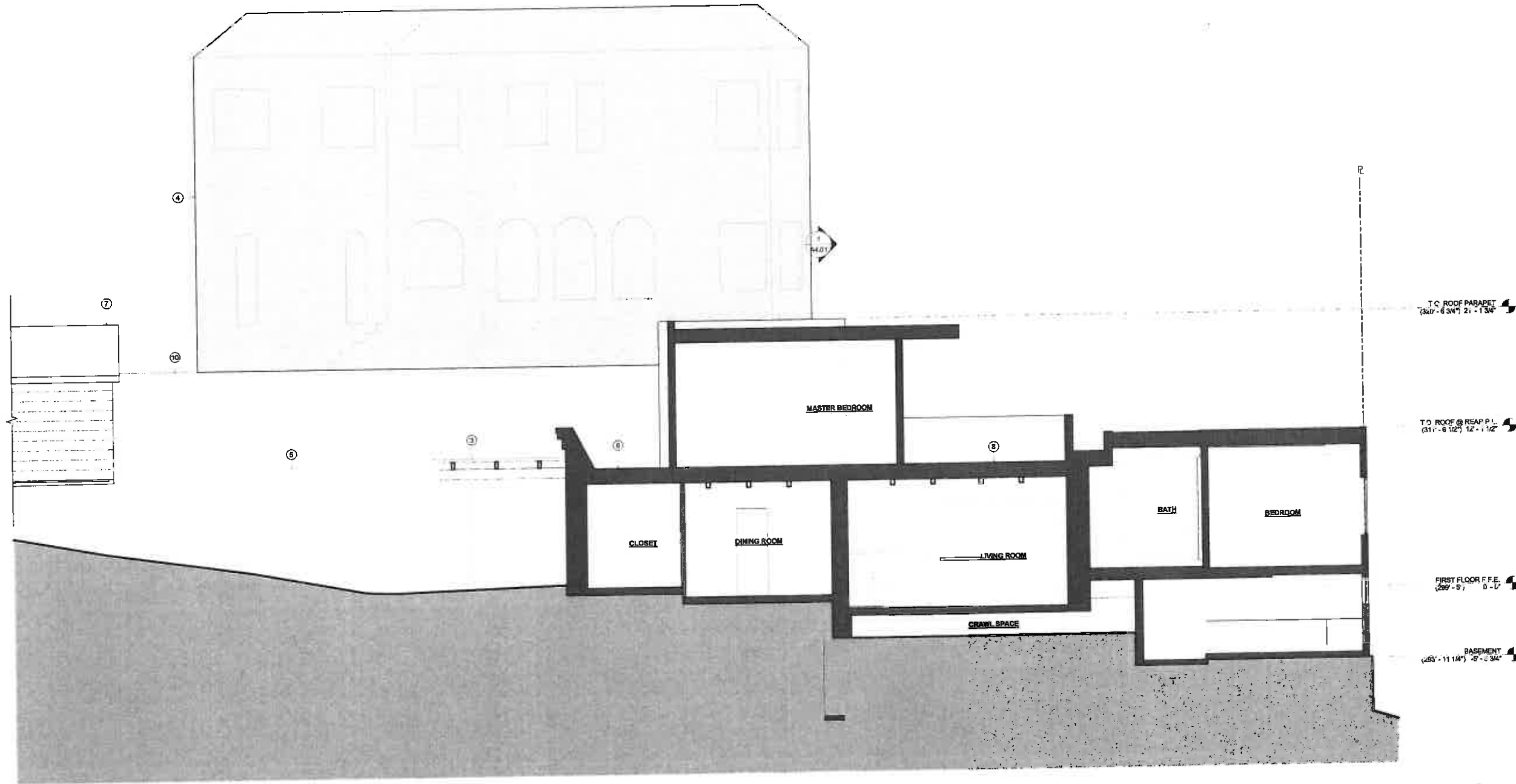
A3.13

1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ OUTLINE OF NEIGHBORING BUILDING BEYOND
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ ROOF DECK
- ⑨ GRADE BEYOND
- ⑩ FENCE



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
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**3660 21ST STREET,
SAN FRANCISCO, CA
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

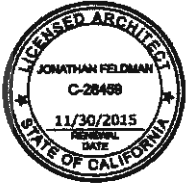
CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013
NEIGHBORHOOD OUTREACH 3.12.2013
SITE PERMIT/VARIANCE 3.28.2013
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE
**EXISTING BUILDING
SECTIONS**

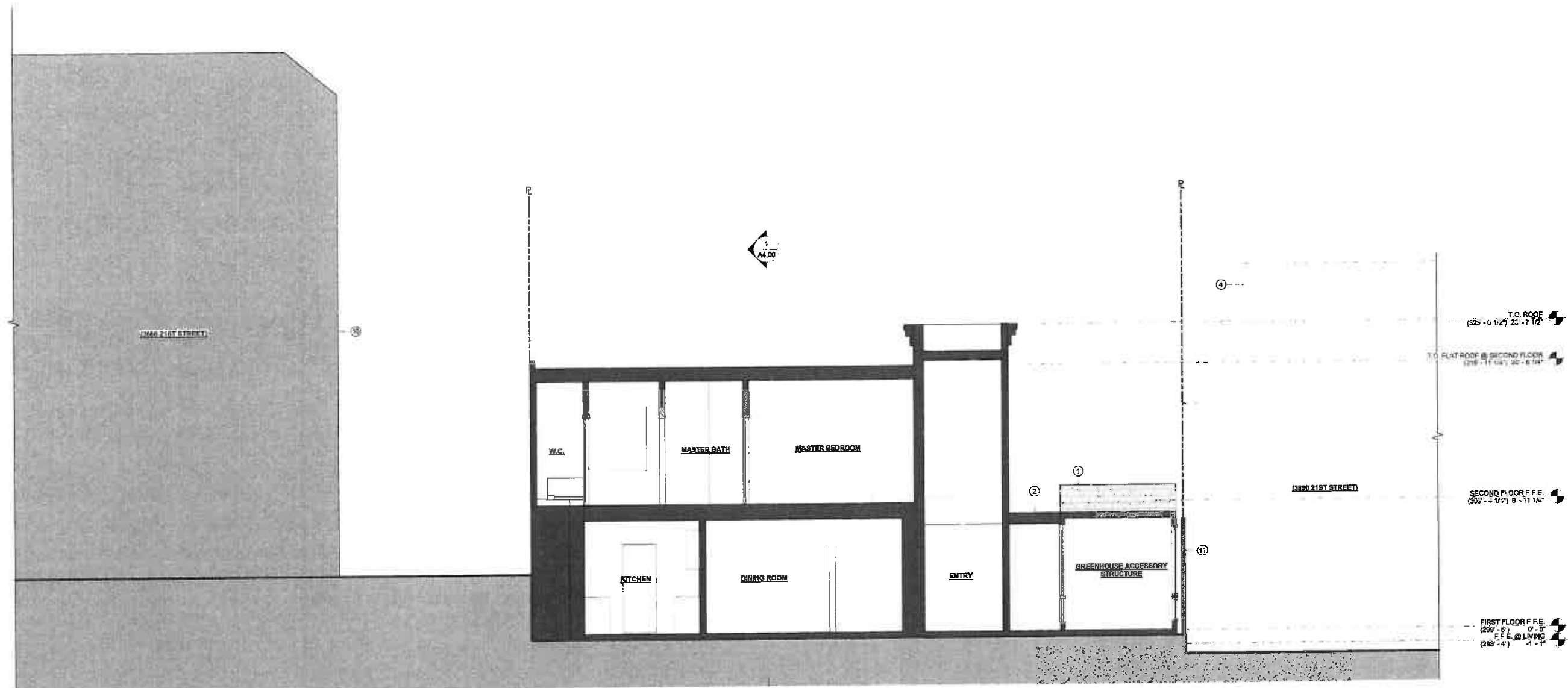
A4.00

1 (E) LONGITUDIINAL BUILDING SECTION (NORTH-SOUTH)
1/4" = 1'-0"



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ OUTLINE OF NEIGHBORING BUILDING BEHIND, SHOWN DASHED
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ ROOF DECK
- ⑨ GRADE BEYOND
- ⑩ NEIGHBORING BUILDING
- ⑪ FENCE



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3660 21ST STREET

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SAN FRANCISCO, CA.
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LLC**

CURRENT RELEASE DATE:
01.28.2014

CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013

SHEET TITLE
**EXISTING BUILDING
SECTIONS**

A4.01

1 (E) TRANSVERSE BUILDING SECTION (EAST-WEST)
1/4" = 1'-0"

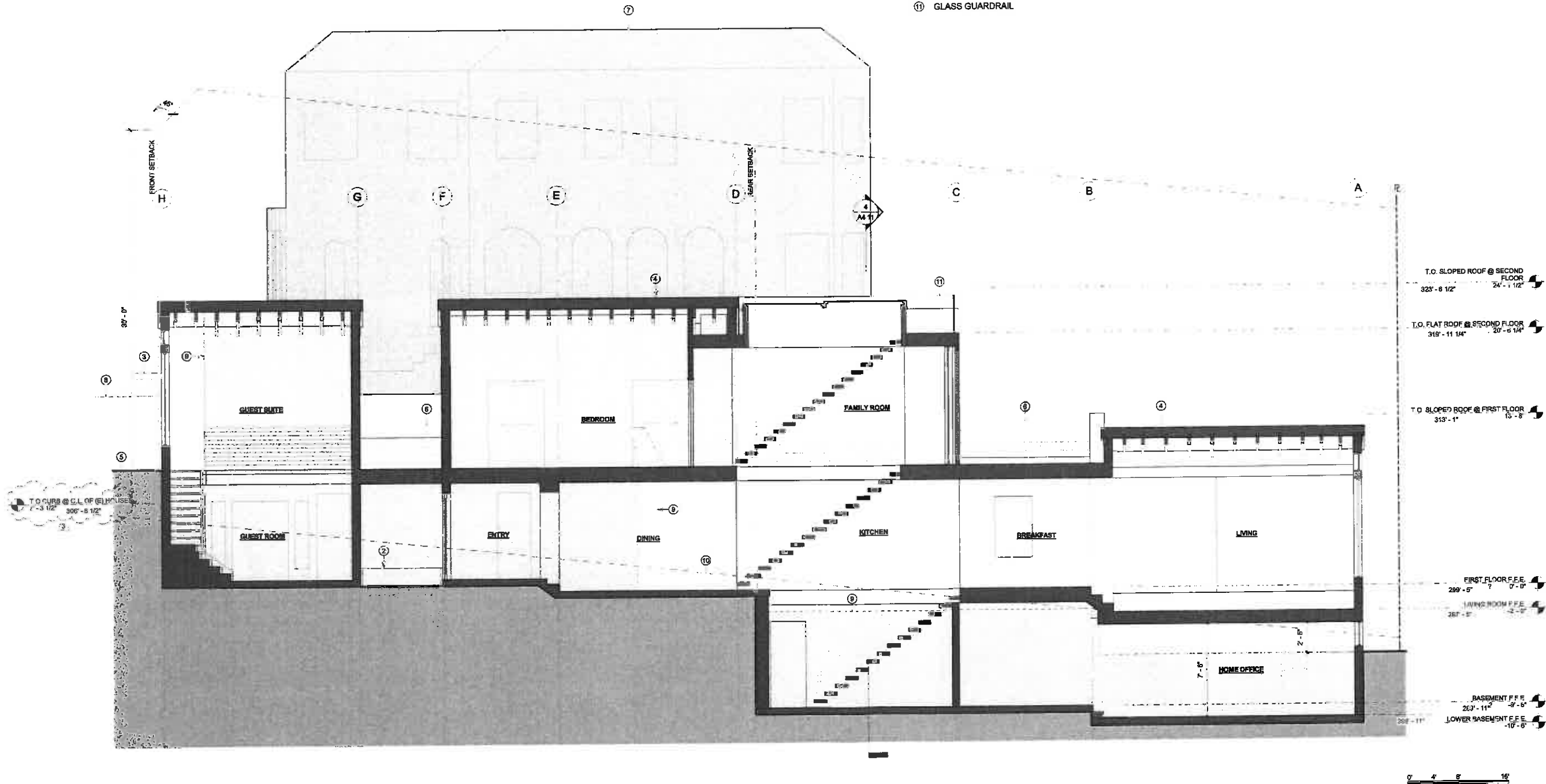


KEYED NOTES

- ① GREEN ROOF
- ② METAL PLANTER
- ③ METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAILS
- ⑦ OUTLINE OF NEIGHBORING BUILDING BEHIND, SHOWN DASHED
- ⑧ (E) FENCE
- ⑨ OUTLINE OF EXISTING BUILDING, SHOWN DASHED
- ⑩ AVERAGE GRADE
- ⑪ GLASS GUARDRAIL

LEGEND

AREA OF ADDITION



PROJECT NAME
3660 21ST STREET

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**3660 21ST STREET,
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CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
02.26.2014

CURRENT RELEASE SET:
**3 SITE PERMIT &
VARIANCE SET
REV.3**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014

SHEET TITLE
**PROPOSED BUILDING
SECTIONS**

A4.10

7/25/2014 3:35:45 PM

2 (P) LONGITUDINAL BUILDING SECTION (NORTH-SOUTH)
1/4" = 1'-0"



KEYED NOTES

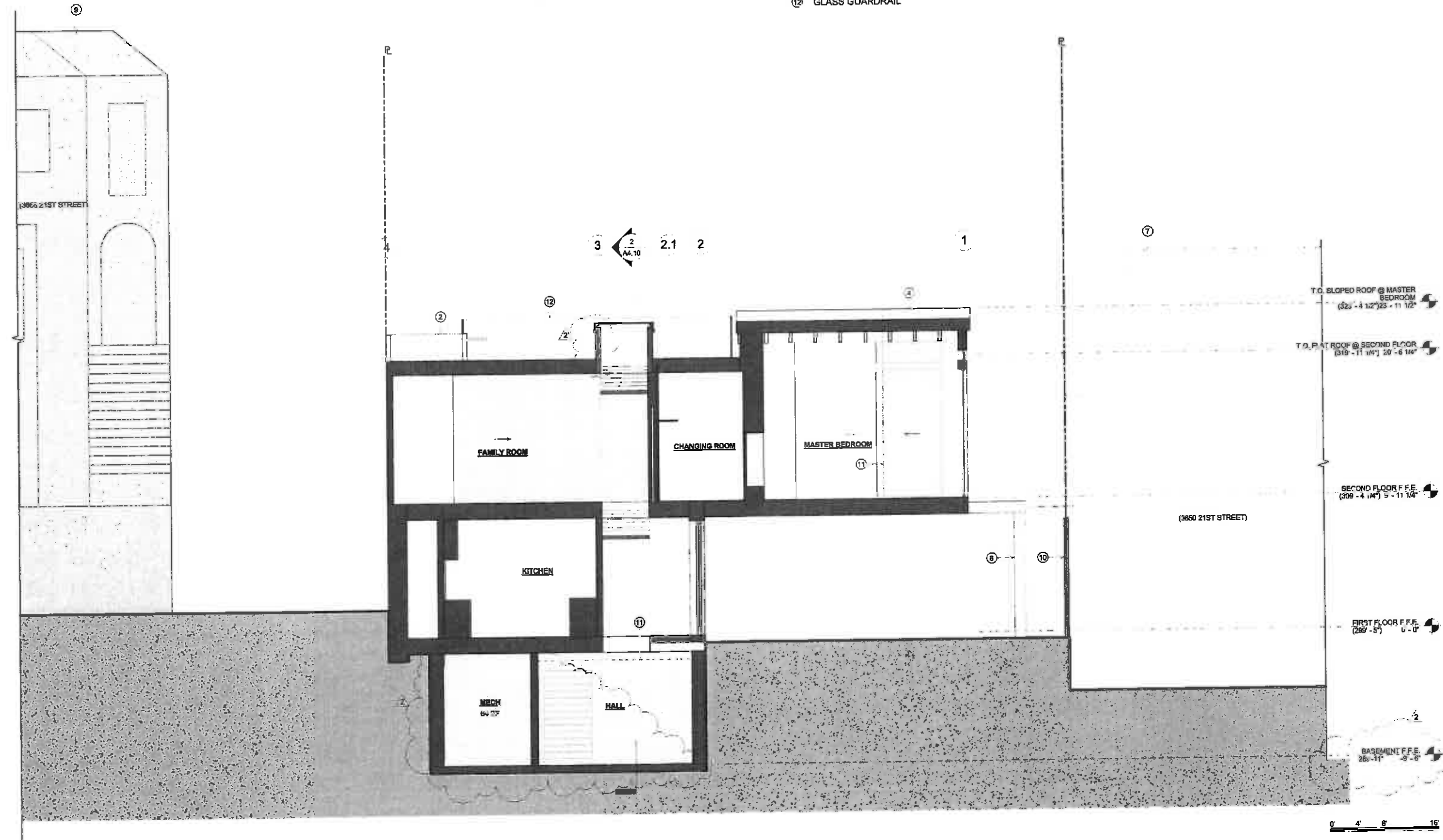
- ① GREEN ROOF
- ② METAL PLANTER
- ③ METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAILS
- ⑦ OUTLINE OF NEIGHBORING BUILDING BEHIND, SHOWN DASHED
- ⑧ STEEL COLUMN
- ⑨ NEIGHBORING BUILDING
- ⑩ (E) FENCE
- ⑪ OUTLINE OF EXISTING BUILDING, SHOWN DASHED
- ⑫ GLASS GUARDRAIL

LEGEND

AREA OF ADDITION

SHEET NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



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**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
01.28.2014

CURRENT RELEASE SET:
**2 SITE PERMIT &
VARIANCE SET
REV.2**

PREVIOUS RELEASE
ENVIRONMENTAL EVALUATION (HISTORIC) 2.14.2013
NEIGHBORHOOD OUTREACH 3.13.2013
SITE PERMIT/VARIANCE 3.29.2013
SITE PERMIT/VARIANCE R1 7.03.2013

SHEET TITLE
**PROPOSED BUILDING
SECTIONS**

A4.11

4 (P) TRANSVERSE BUILDING SECTION (EAST-WEST)
1/4" = 1'-0"



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3660 21ST STREET

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**3660 21ST STREET,
SAN FRANCISCO, CA.
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CLIENT NAME
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LLC**

CURRENT RELEASE DATE:
02.26.2014

CURRENT RELEASE SET:
**SITE PERMIT &
VARIANCE SET
REV.3**

PREVIOUS RELEASE	DATE
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014

SHEET TITLE
WINDOW DETAILS

A8.40

STEP 1: SILL, JAMB & HEAD FLASHING

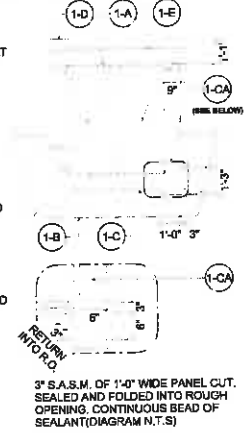
(1-A) CONSTRUCT ROUGH OPENING PER WINDOW MANUFACTURER INSTRUCTIONS. VERIFY SHEATHING CUT FLUSH WITH ROUGH OPENING AT ALL EDGES

(1-B) INSTALL SHEATHING PAPER AT SILL. CUT IT SUFFICIENTLY LONG TO PROJECT BEYOND THE VERTICAL S.A.S.M. TO BE APPLIED AT STEP 1-D. NOTCH SHEATHING PAPER TO ACCOMMODATE WINDOW.

(1-C; 1-CA) INSTALL SELF ADHERING SHEET MEMBRANE (S.A.S.M.) AT SILL WITH 6" BELOW AND 3" BEYOND INTO THE ROUGH OPENING. EXTEND S.A.S.M. 3" BEYOND VERTICAL S.A.S.M. TO BE APPLIED AT STEP 1-D. SEE DIAGRAM 1-CA FOR ADDTL. INFO.

(1-D) APPLY S.A.S.M. AT JAMB SIMILAR TO STEP 1-C. CUT SUFFICIENTLY LONG TO PROJECT 4" BEYOND VERTICAL S.A.S.M. TO BE APPLIED AT STEP 1-E

(1-E) APPLY S.A.S.M. AT HEAD SIMILAR TO STEP 1-C.

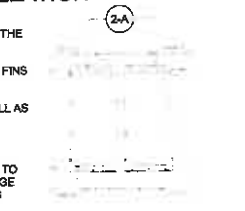


STEP 2: WINDOW INSTALLATION

(2-A) APPLY CONT. ELASTOMERIC SEALANT BEAD TO THE INTERIOR SIDE OF WINDOW NAIL FIN. APPLY ADDITIONAL SEALANT AT MITER CORNERS OF WINDOW FRAME (BACKSIDE). INSPECT WINDOW FINIS FOR DAMAGE. INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE NOTED BY MANUFACTURER, INSTALL AS FOLLOWS:

-DO NOT FASTEN THROUGH HEAD FIN. NAIL 1/2" ABOVE FINIS. BEND NAIL DOWN OVER HEAD FIN TO ALLOW FOR MOVEMENT. TAP DOWN SHARP EDGE OF NAIL HEAD TO AVOID DAMAGE TO FLASHING PAPER

-MIN. 3 FASTENERS EACH SIDE AT 16" O.C. MAX. TYP.
-NO FASTENERS TO BE WITH 3" OF OUTSIDE CORNER OF FINIS

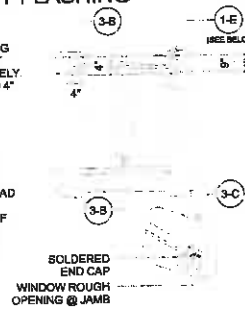


STEP 3: HEAD AND POST FLASHING

(3-A) WHERE OCCURS, APPLY VERTICAL STRIP OF MODIFIED BITUMINOUS SHEET WATERPROOFING MEMBRANE TO MULLIONS BETWEEN ADJACENT WINDOWS. OVERLAP JAMB FLANGES COMPLETELY. EXTEND 4" BEYOND TOP OF HEAD FLANGE AND 4" BEYOND BOTTOM OF SILL FLANGE.

(3-B) WHERE HEAD TRIM OCCURS, INSTALL SHEET METAL HEAD FLASHING WITH SOLDERED END CAPS. TYP. SEE DIAGRAM 3-C. INSTALL SHEET METAL FLASHING TO HAVE A 2" MIN. VERTICAL LEG, A HORIZONTAL LEG 1/8" DEEPER THAN HEAD TRIM, AND A VERTICAL 1/4" DEEPER BOTTOM EDGE. INSTALL S.A.S.M. OVER VERTICAL LEG OF SHEET METAL FLASHING. EXTEND SHT. METAL FLASHING 4" BEYOND JAMB ROUGH OPENING.

(3-C) SOLDERED END CAPS @ SHT. MTL. HEAD FLASHING

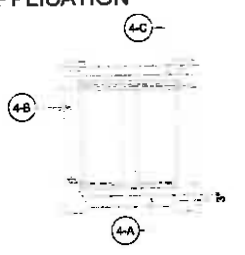


STEP 4: 2ND S.A.S.M. APPLICATION

(4-A) APPLY 6" WIDE STRIP S.A.S.M. AT SILL TO LAP NAIL FIN. CUT SUFFICIENTLY LONG TO PROJECT 3" BEYOND THE VERTICAL S.A.S.M. TO BE APPLIED AT STEP 4-B

(4-B) CONTINUE INSTALLING 6" WIDE S.A.S.M. AT JAMB TO OVERLAP NAIL FIN. AND EXTEND 3" BEYOND SILL S.A.S.M.

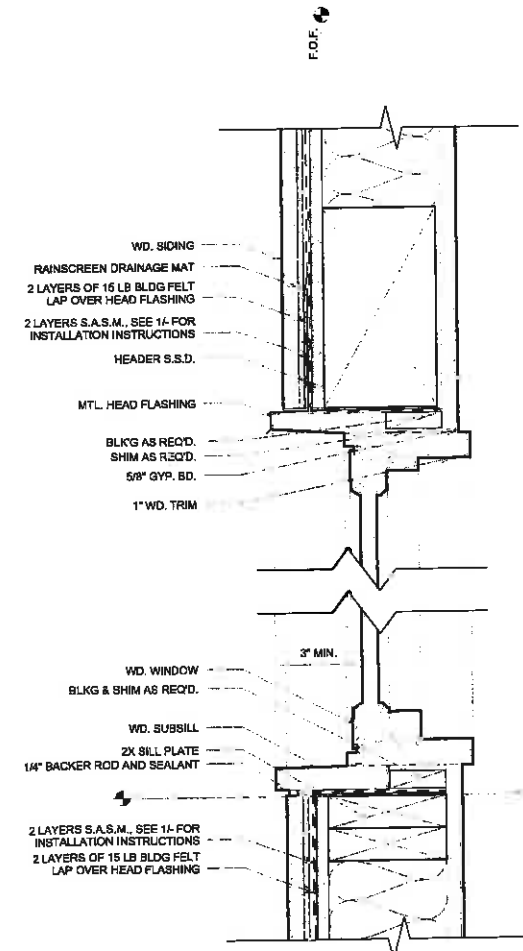
(4-C) INSTALL 6" S.A.S.M. AT HEAD TO OVERLAP SHT. MTL. HEAD FLASHING. EXTEND 3" BEYOND EDGE OF S.A.S.M. AT JAMB



STEP 5: BUILDING PAPER APPLICATION

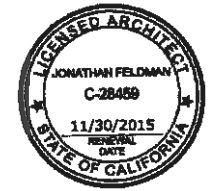
(5-A) INSTALL BUILDING PAPER. OVERLAP WEATHERBOARD FASHION FROM BOTTOM TO TOP OF WALL PER MANUFACTURER'S INSTRUCTIONS.

NOTE: DO NOT PENETRATE THE WINDOW NAIL FINIS WITH FASTENERS FOR SIDING OR TRIM



1 TYP. WINDOW HEAD & SILL
3" = 1'-0"

3 WINDOW FLASHING
1/4" = 1'-0"



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94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
03.28.2014

CURRENT RELEASE SET:
**4 SITE PERMIT &
VARIANCE SET
REV. 4**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	7.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

ABBREVIATIONS

AB. ANCHOR BOLT	JAN. JANITOR
A.F.F. ABOVE FINISHED FLOOR	JH. JOIST HANGER
AGGR. AGGREGATE	JNT. JOINT
ALUM. ALUMINUM	JST. JOIST
ALT. ALTERNATE	KIT. KITCHEN/LAB
ANOD. ANODIZED	LAB. LABORATORY
APPROX. APPROXIMATE	LAM. LAMINATE
ARCH. ARCHITECTURAL	LAV. LAVATORY
BD. BOARD	LT. LIGHT
BLDG. BUILDING	MAX. MAXIMUM
BLK. BLOCK	MECH. MECHANICAL
BLKG. BLOCKING	MEMB. MEMBRANE
BM. BEAM	MFR. MANUFACTURER
BOT. BOTTOM	MIN. MINIMUM
BTWN. BETWEEN	MISC. MISCELLANEOUS
B.U.R. BUILT UP ROOFING	M.O. MASONRY OPENING
B.W. BOTH WAYS	MTL. METAL
C.J. CONTROL JOINT	MUL. MULLION
CLG. CEILING	N. NORTH
CLKG. CALLING	(N) NEW
CLR. CLEAR	N.I.C. NOT IN CONTRACT
C.M.U. CONCRETE MASONRY UNIT	NO. NUMBER
COL. COLUMN	NOM. NOMINAL
CONC. CONCRETE	N.T.S. NOT TO SCALE
CONN. CONNECTION	O.C. ON CENTER
CONSTR. CONSTRUCTION	O.D. OUTSIDE DIAMETER
CONT. CONTINUOUS	OH. OVERHEAD
C.T. CERAMIC TILE	OPG. OPENING
DEG. DEGREE	OPP. OPPOSITE
DET/DTL. DETAIL	PCT. PRE-CAST
D.F. DRINKING FOUNTAIN	PROPERTY LINE
DIAG. DIAGONAL	P.L. PLASTIC LAMINATE
DIA. DIAMETER	PLAS. PLASTER
DN. DOWN	PLYWD. PLYWOOD
DS. DOWNSPOUT	PR. PAIR
DWG. DRAWING	Q.T. QUARRY TILE
E. EAST	R. RISER
(E) EXISTING	(R) REMODELED
EA. EACH	R.D. ROOF DRAIN
E.J. EXPANSION JOINT	RE. REFER TO
E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM	REFR. REFRIGERATOR
EL. ELEVATION	REINF. REINFORCED
ELEC. ELECTRICAL	REQD. REQUIRED
ELEV. ELEVATOR	RM. ROOM
EMER. EMERGENCY	R.O. ROUGH OPENING
ENCL. ENCLOSURE	RWL. RAINWATER LEADER
EQ. EQUAL	S. SOUTH
EQUIP. EQUIPMENT	S.C. SOLID CORE
EXT. EXTERIOR	SCHED. SCHEDULE
F.A. FIRE ALARM	SECT. SECTION
F.D. FLOOR DRAIN	S.F. SQUARE FOOT
F.D.C. FIRE DEPARTMENT CONNECTION	SHT. SHEET
FDNFND FOUNDATION	SIM. SIMILAR
F.E. FIRE EXTINGUISHER	SPEC. SPECIFICATION
F.E.C. FIRE EXTINGUISHER CABINET	SQ. SQUARE
F.F. FINISH FLOOR	S.S. STAINLESS STEEL
FFE. FINISH FLOOR ELEVATION	STAGG. STAGGERED
F.H.C. FIRE HOSE CABINET	STD. STANDARD
FIN. FINISH	STL. STEEL
FL. FLOW LINE	STRUC. STRUCTURAL
FLR. FLOOR	SUSP. SUSPENDED
FLUOR. FLUORESCENT	TR. TREAD
F.O.B. FACE OF BRICK	T&B. TOP AND BOTTOM
F.O.C. FACE OF CONCRETE	TER. TERRAZZO
F.S. FULL SIZE	T&G. TONGUE AND GROOVE
FT. FOOT OR FEET	THK. THICK
FTG. FOOTING	T/ TYPICAL
FURR. FURRING	UON. UNLESS OTHERWISE NOTED
GA. GAUGE	VCT. VINYL COMPOSITION TILE
GALV. GALVANIZED	VER. VERIFY
G.C. GENERAL CONTRACTOR	V.I.F. VERIFY IN FIELD
GL. GLASS	VERT. VERTICAL
GLB. GLUE LAM BEAM	W. WEST
GR. GRADE	W. WITH
GYP. GYPSUM	W.C. WATER CLOSET
GYP BD. GYPSUM BOARD	WD. WOOD
GSM. GALVANIZED SHEET METAL	WO. WITHOUT
HB. HOSE BIB	& AND
H.C. HOLLOW CORE	L. ANGLE
H/C. HANDICAPPED	@ AT
HDWD. HARDWOOD	
HDWE. HARDWARE	
H.M. HOLLOW METAL	
HR. HOUR	
HT. HEIGHT	
HVAC. HEATING VENTILATION AIR CONDITIONING	
HW. HOT WATER	
I.D. INSIDE DIAMETER	
INSUL. INSULATION	
INT. INTERIOR	

PERSPECTIVE DRAWING



VICINITY MAP



PROJECT INFO

ADDRESS: 3660 21ST STREET SAN FRANCISCO, CA 94114
BLOCK/LOT: 3605/019

OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B
ZONING: RH-1 (DOLORES HEIGHTS - SPECIAL DISTRICT)

PERMITTED USES: SINGLE FAMILY RESIDENCE
EXISTING USE: SINGLE FAMILY RESIDENCE
PROPOSED USE: SINGLE FAMILY RESIDENCE

SETBACKS:
REAR: 45% OF BLOCK LENGTH (51'-4")
FRONT: 15'-0"
SIDE: 0'-0"

BUILDING HEIGHT:

EXISTING:	23' - 7 1/2"
PROPOSED:	24' - 1 1/2"
PERMITTED:	35' - 0"

OF STORIES

EXISTING:	2
PROPOSED:	2

SQUARE FOOTAGE

	EXISTING	ADDITION	PROPOSED
BASEMENT	329 SF	367 SF	626 SF
FIRST FLOOR	1,665 SF	320 SF	2,043 SF
SECOND LEVEL	553 SF	964 SF	1,528 SF
HOUSE	2,547 SF	1,651 SF	4,198 SF
GARAGE(S)	430 SF	11 SF	441 SF
TOTAL SF	2,977 SF	1,662 SF	4,639 SF

AERIAL PHOTO



DRAWING INDEX

GENERAL	
G0.00	PROJECT INFO
G0.10	SITE PHOTOS
SURVEY	
SU-1	BOUNDARY AND TOPOGRAPHIC SURVEY
LANDSCAPE	
L1.01	PRELIMINARY LANDSCAPE SITE PLAN
L1.02	PRELIMINARY LANDSCAPE PLAN - ROOF AND DECK AREAS
ARCHITECTURAL	
A1.10	EXISTING SITE PLAN
A1.11	PROPOSED SITE PLAN
A1.12	SITE CONTEXT ELEVATIONS
A2.00	EXISTING/DEMO UNCONDITIONED BASEMENT FLOOR PLAN
A2.01	EXISTING/DEMO FIRST FLOOR & GARAGE A FLOOR PLAN
A2.02	EXISTING/DEMO SECOND FLOOR & GARAGE B FLOOR PLAN
A2.03	EXISTING/DEMO ROOF PLAN
A2.10	PROPOSED BASEMENT FLOOR PLAN
A2.11	PROPOSED FIRST FLOOR PLAN
A2.12	PROPOSED SECOND FLOOR PLAN
A2.13	PROPOSED ROOF PLAN
A3.00	EXISTING GARAGE ELEVATION/STREET VIEW
A3.01	EXISTING SOUTH ELEVATION
A3.02	EXISTING EAST ELEVATION
A3.03	EXISTING WEST ELEVATION
A3.04	EXISTING NORTH ELEVATION
A3.10	PROPOSED SOUTH ELEVATION
A3.11	PROPOSED EAST ELEVATION
A3.12	PROPOSED WEST ELEVATION
A3.13	PROPOSED NORTH ELEVATION
A4.00	EXISTING BUILDING SECTIONS
A4.01	EXISTING BUILDING SECTIONS
A4.10	PROPOSED BUILDING SECTIONS
A4.11	PROPOSED BUILDING SECTIONS
A8.40	WINDOW DETAILS

SCOPE OF WORK

THIS PROJECT CONSISTS OF THE FOLLOWING:
A REMODEL AND ADDITION OF A SINGLE FAMILY HOME.
INTERIOR RENOVATION AT ALL EXISTING LEVELS & (N)
WINDOWS & DOORS AT ALL LEVELS. EXPANSION OF FIRST
LEVEL AND SECOND LEVEL.

VARIANCE

REBUILD EXISTING TWO SINGLE CAR GARAGES INTO ONE TWO
CAR GARAGE WITHIN THE FRONT YARD SETBACK. EXPAND THE
SECOND FLOOR WITHIN THE REAR YARD SETBACK.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- 2010 CA BUILDING CODE
- 2010 CA MECHANICAL CODE
- 2010 CA ELECTRICAL CODE
- 2010 CA PLUMBING CODE
- 2010 CALIFORNIA ENERGY CODE (TITLE-24)
- 2010 CA FIRE CODE

PROJECT DIRECTORY

ARCHITECT
FELDMAN ARCHITECTURE
1005 SANSOME ST. STE 240
SAN FRANCISCO, CA 94111
PHONE: 415 252 1441
FAX: 415 252 1442
EMAIL:

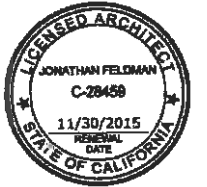
ARCHITECT
BERNARD TRAINOR + ASSOCIATES
537 HOUSTON ST.
MONTEREY, CA 93940
PHONE: 831 655 1414
FAX: 831 655 3462

OWNER
CHRIS COX & VISRA VICHIT VADAKAN
P.O. BOX 14820
SAN FRANCISCO CA 94114

ARCHITECTURAL SYMBOLS

Name	LEVEL NAME + ELEVATION	NORTH ARROW
00' - 0 0/0"		
SECTION TAG		SLOPE DESIGNATION
ELEVATION TAG		REVISION
DETAIL CALLOUT		CENTERLINE
SPOT ELEVATION		PROPERTY LINE
WINDOW TAG		PARTITION TAG
DOOR TAG		CEILING HEIGHT
		FINISH TAG

GO.00
Exhibit 8



K: PROPERTIES ACROSS THE STREET:
3649-3655 21ST STREET



J: PROPERTIES ACROSS THE STREET:
3655-3663 21ST STREET



I: PROPERTIES ACROSS THE STREET:
3669 21ST STREET



H: ADJACENT PROPERTY TO WEST - STREET
VIEW: 3666 21ST STREET



G: SUBJECT PROPERTY - STREET VIEW:
3660 21ST STREET



F: ADJACENT PROPERTY TO EAST - STREET VIEW:
3660 21ST STREET



E: ADJACENT PROPERTY TO WEST - REAR VIEW:
3666 21ST STREET



D: ADJACENT PROPERTY TO EAST -
REAR VIEW:
3660 21ST STREET



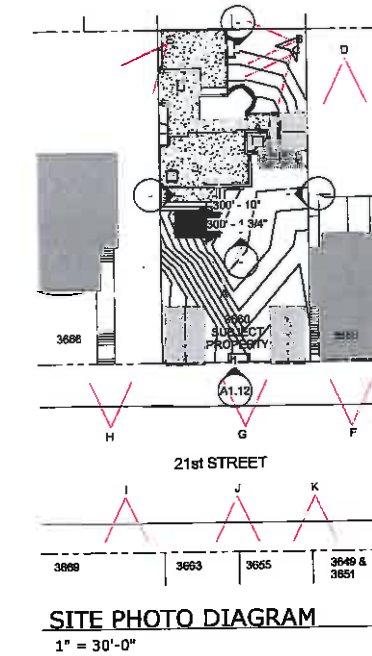
C: SUBJECT PROPERTY: REAR VIEW



B: SUBJECT PROPERTY: SIDE VIEW



A: SUBJECT PROPERTY: FRONT VIEW



PROJECT NAME
**3660 21ST
STREET**

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
03.28.2014

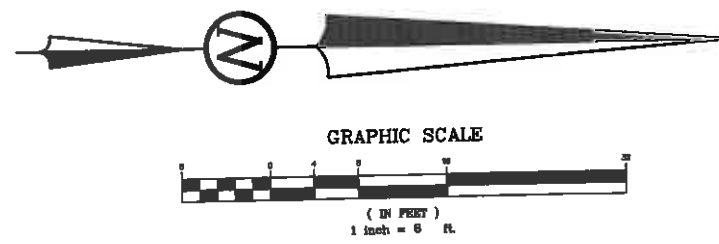
CURRENT RELEASE SET:
**4 SITE PERMIT &
VARIANCE SET
REV. 4**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
SITE PHOTOS

LEGEND			
////	BUILDING EDGE	S.S.	SANITARY SEWER
---	CONCRETE	T.C.	TOP OF CURB
----	ASPHALT	W.M.	WATER METER
-o-	CHAIN LINK FENCE	A/C	ASPHALT CONCRETE
B.C.	BUILDING CORNER	B/W	BOTTOM OF WALL
C.O.	CLEANOUT	F/L	FLOW LINE
D.I.	DRAIN INLET	S/W	SIDEWALK
G.V.	GAS VALVE	T/W	TOP OF WALL
PL	PROPERTY LINE	()	RECORD DATA
P.C.	PROPERTY CORNER		
S.S.M.H.	SANITARY SEWER MANHOLE		



BENCHMARK:
3 CUTS LOWER STOP COCK
FIRE HYDRANT AT NORTHWEST
CORNER INTERSECTION OF
21ST. & SANCHEZ STREETS
EL.=358.094, PER CITY OF
SAN FRANCISCO DATUM.

REFERENCES
O.R. = OFFICIAL RECORDS OF
THE CITY AND COUNTY OF
SAN FRANCISCO, CALIFORNIA

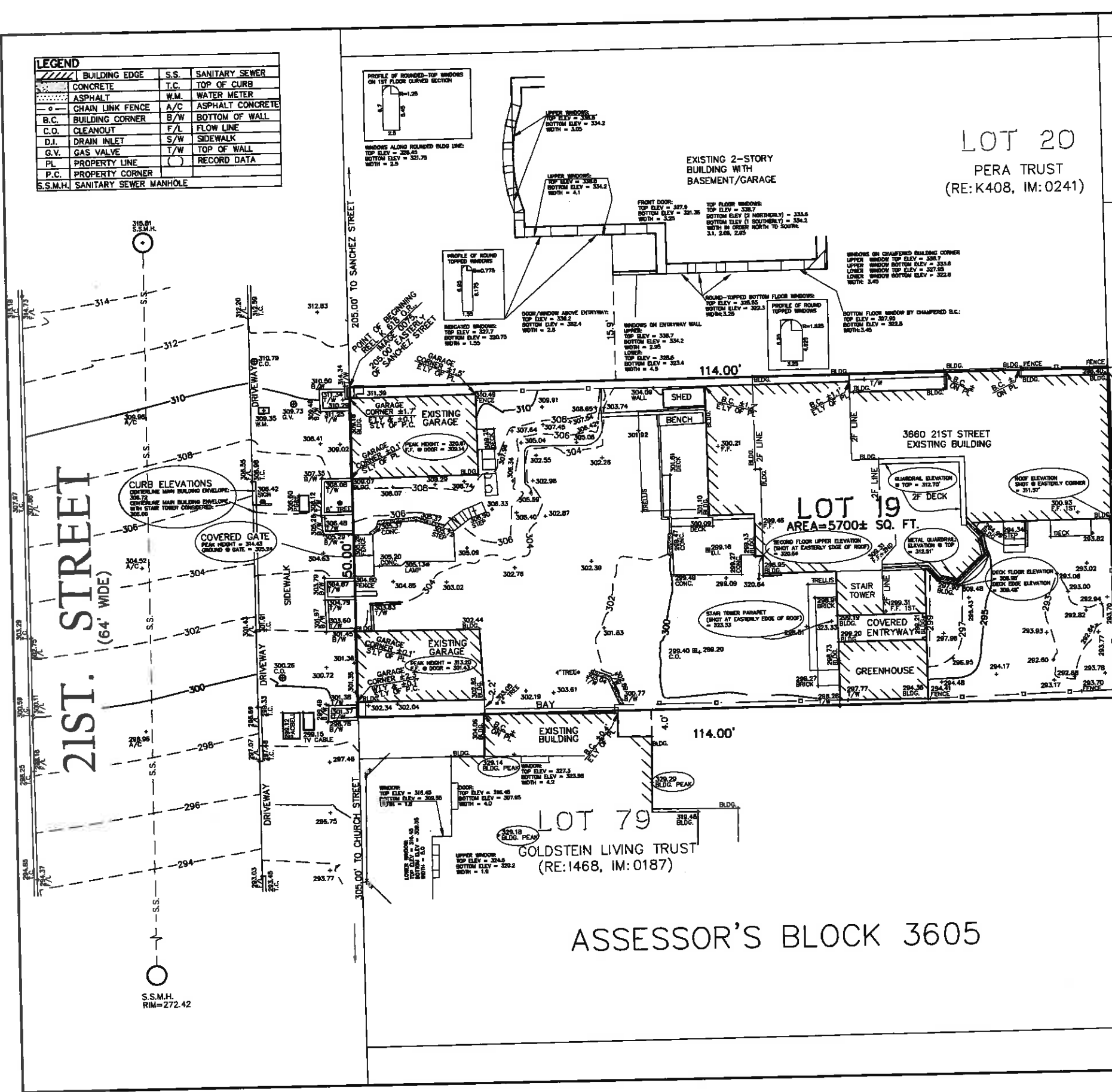
NOTES:
ALL ANGLES ARE 90°
UNLESS NOTED OTHERWISE



REVISED: 6-04-13
LOCATED FEATURES AND
ELEVATIONS ON ADJOINING
BUILDINGS.

REVISED: 2-24-14
LOCATED ROOF PEAKS,
ELEVATIONS OF FLAT ROOFS,
DECK (WITH GUARDRAILS),
AS WELL AS MIDPOINT
ELEVATIONS AT CURB, AND
APPROXIMATE TOP LEVEL
FINISHED FLOOR OF UPHILL
NEIGHBORING BUILDING.

MEASUREMENTS TAKEN ON
2/20/14 ARE SHOWN IN ELLIPSES



LOT 20
PERA TRUST
(RE:K408, IM:0241)

LOT 31

LOT 32
KEVIN BURKE LIVING TRUST
(RE:1763, IM:0175)

LOT 33

LOT 34

LOT 79
GOLDSTEIN LIVING TRUST
(RE:1468, IM:0187)

ASSESSOR'S BLOCK 3605

BOUNDARY & TOPOGRAPHIC SURVEY

A REAL PROPERTY DESCRIBED
IN THE DEED RECORDED ON APRIL 04, 2012,
IN REEL K 618, IMAGE 0075
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
JANUARY, 2013 SCALE 1" = 8'
BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY
EL SOBRANTE, CA 94803
(510) 223-5167
SHT. 1 OF 1 F.B. # 421 /21ST2066 12-2066
ASSESSOR'S BLOCK 3605, LOT 019, 3660 21ST STREET

S.S.M.H.
RIM=272.42

FLAVOR IMAGES



STONE PAVING AND PLANTING FLAVOR

Hardscape Flavor Images are not intended to be exact representations of materials, finishes, colors and/or installation details for the Cox Vichit-Vadakan Residence project. Rather, the images provide a preliminary depiction of each depicted site element, as shown and described herein.

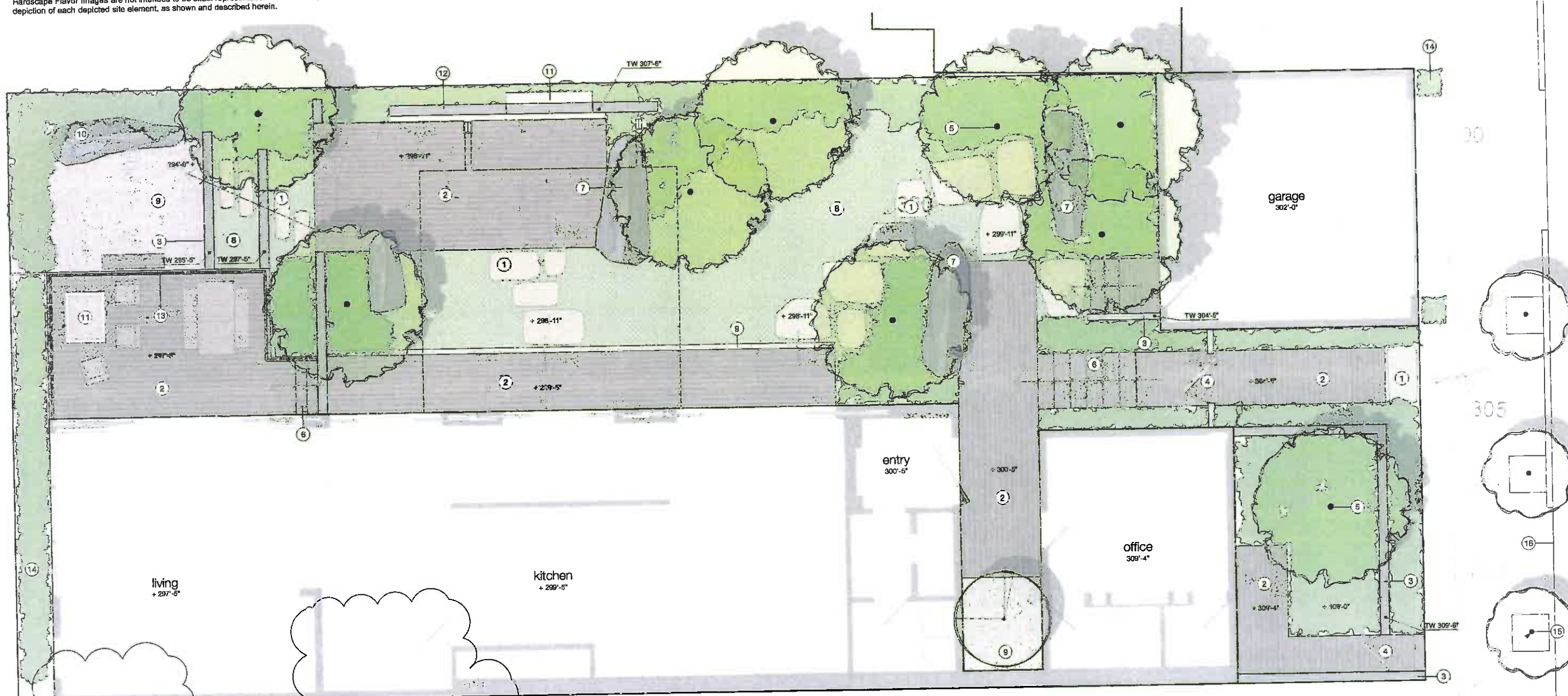
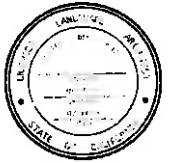
GROUND FLOOR PRELIMINARY PLANT LIST

Botanical Name	Common Name	Size
Garden Trees:		
Acer palmatum 'Bloodgood'	Japanese Maple	24" Box
Betula nigra	River Birch	36" Box
Shrubs + Groundcovers:		
Asparagus 'Myers'	Myers Asparagus Fern	1 gallon
Blechnum spicant	Dear Fern	1 gallon
Carex pansa	Dune Sedge	plugs
Carex praegracilis	Field Sedge	plugs
Chondropetalum tectorum	Cape Reed	5 gallon
Dicksonia Antarctica	Tasmanian Tree Fern	1 gallon
Doryanthes palmeri	Spear Lilly	1 gallon
Festuca 'Scott Mountain'	California Fescue	4" pots
Festuca 'Molate'	Molate Sedge	1 gallon
Iris douglasiana	Douglas Iris	1 gallon
Lomandra 'Breeze'	Lomandra	1 gallon
Peris tremula	Australian Brake Fern	1 gallon
Polystichum munitum	Western Sword	1 gallon
Senecio mandraliscae	Blue Kleinia	6" pots
Street Tree Planting:		
Ginkgo biloba	Maidenhair	36" Box

KEYED NOTES

- 1 STONE PAVERS
- 2 DECKING
- 3 CONCRETE WALL
- 4 ENTRY GATE
- 5 PROPOSED GARDEN TREE
- 6 DECKING STEPS
- 7 BOULDER
- 8 NATIVE MEADOW / TURF
- 9 GRAVEL PAVING
- 10 WATER BOULDER
- 11 FIRE FEATURE
- 12 VERTICAL CONCRETE SCREEN WALL
- 13 GUARD RAIL
- 14 PLANTER
- 15 PROPOSED STREET TREES
- 16 CURB

101 HAYWARD ST.
SAN FRANCISCO, CA 94102
415.774.1111
310.125.0141
www.bernardtrainor.com



PROJECT NAME
COX-VICHITVADAKAN RESIDENCE

JOB NO. 12-009
PROJECT ADDRESS
3660 21ST STREET,
SAN FRANCISCO, CA.
94114

CLIENT NAME
3660 21ST STREET,
LLC

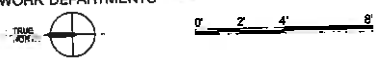
CURRENT RELEASE DATE:
03.28.2014

CURRENT RELEASE SET:
SITE PERMIT &
VARIANCE SET
REV. 4

PREVIOUS RELEASE
SITE PERMIT CHECK SET 05.07.2013
REVISION 1 07.03.2013

SHEET TITLE
PRELIMINARY
LANDSCAPE SITE
PLAN

STREET TREE LOCATIONS SHOWN ARE APPROXIMATE. FINAL LOCATIONS SHALL BE COORDINATED WITH SAN FRANCISCO PLANNING AND PUBLIC WORK DEPARTMENTS



FLAVOR IMAGES



GREEN ROOF PLANTING FLAVOR

ROOF DECK FLAVOR

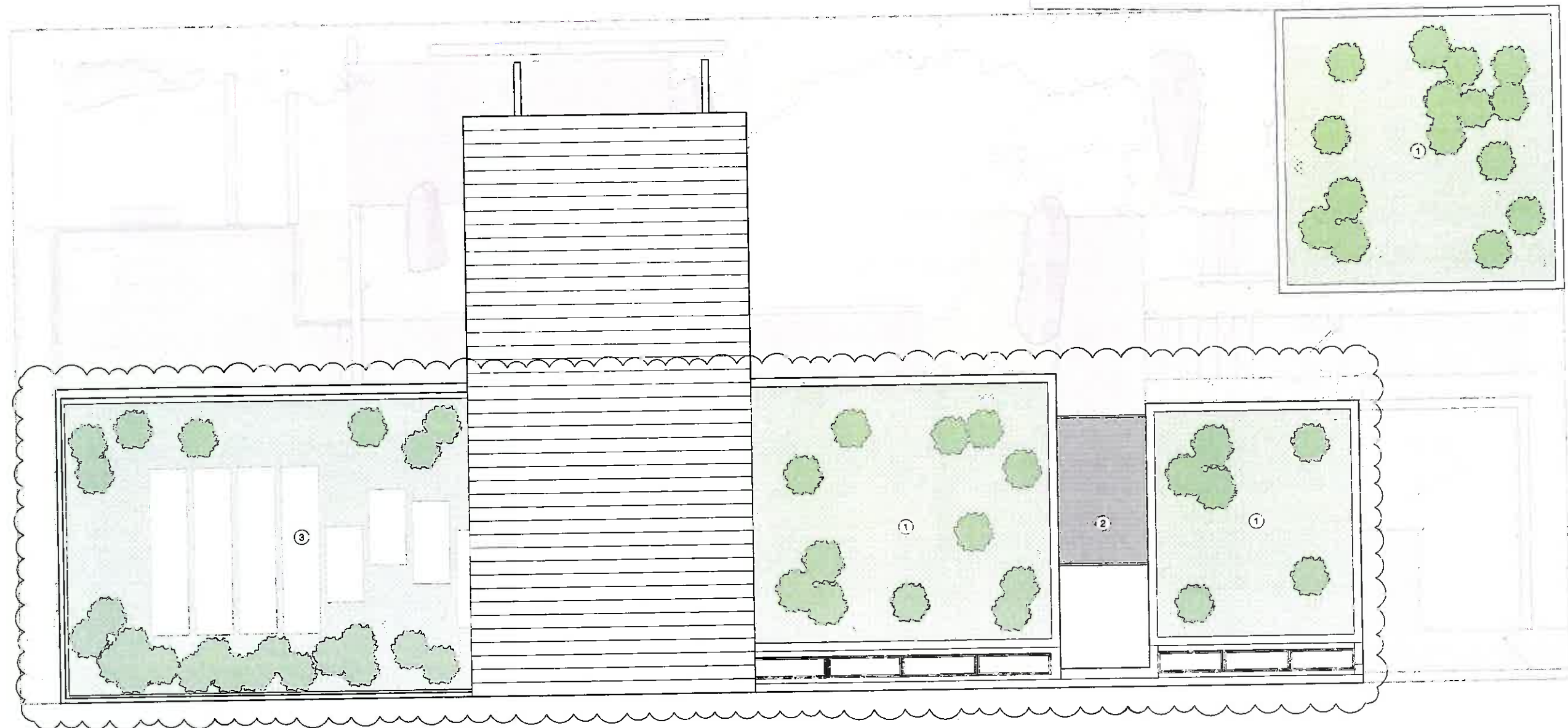
GREEN ROOF AND DECK PRELIMINARY PLANT LIST

Botanical Name	Common Name
Shrubs + Groundcovers:	
<i>Achillea tomentosa</i>	Yarrow
<i>Antennaria multifida</i> ssp. <i>californica</i>	San Dick
<i>Blechnum spicant</i>	Great Fern
<i>Carex pacificophila</i>	Fine Sedge
<i>Chenopodium tectonicum</i>	Care Reed
<i>Phacelia 'Tumblers Mix'</i>	Torrey's Blue Flower
<i>Erigeron phillyriae</i>	White Sedge
<i>Erigeron phillyriae</i>	White Sedge
<i>Isis Jambouana</i>	Double Iris
<i>Knautia coccinea</i>	Blue Star Grass
<i>Lomandra gracilis</i>	Lilyanthe
<i>Sedum spectabile</i>	Tweed Blueweed

KEYED NOTES

- ① GREEN ROOF
- ② ROOF DECK
- ③ ROOF GARDEN

Flavor Images are not intended to be exact representations of materials, finishes, colors and/or installation details for the Cox Vichit-Vadakan Residence project. Rather, the images provide a preliminary depiction of each depicted site element, as shown and described herein.



PROJECT NAME
**COX-
VICHITVADAKAN
RESIDENCE**

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

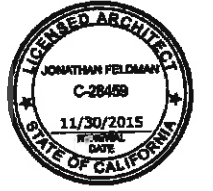
CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
03.28.2014

CURRENT RELEASE SET:
SITE PERMIT &
VARIANCE SET
REV. 4

PREVIOUS RELEASE
SITE PERMIT CHECK SET 05.07.2013
REVISION 1 07.03.2013

SHEET TITLE
**PRELIMINARY
LANDSCAPE PLAN -
ROOF AND DECK
AREAS**



LEGEND

- PROPERTY LINE
- SETBACK LINE

KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ FENCE
- ④ CURB CUT
- ⑤ ENTRY GATE
- ⑥ SINGLE CAR GARAGE
- ⑦ SKYLIGHT, TYP.
- ⑧ TRELLIS
- ⑨ PLANTER TO BE REMOVED
- ⑩ BALCONY TO BE REMOVED
- ⑪ TREE TO BE REMOVED
- ⑫ SIDEWALK
- ⑬ ROOF DECK
- ⑭ FRONT YARD SETBACK
- ⑮ REAR YARD SETBACK

PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

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**3660 21ST STREET,
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03.28.2014

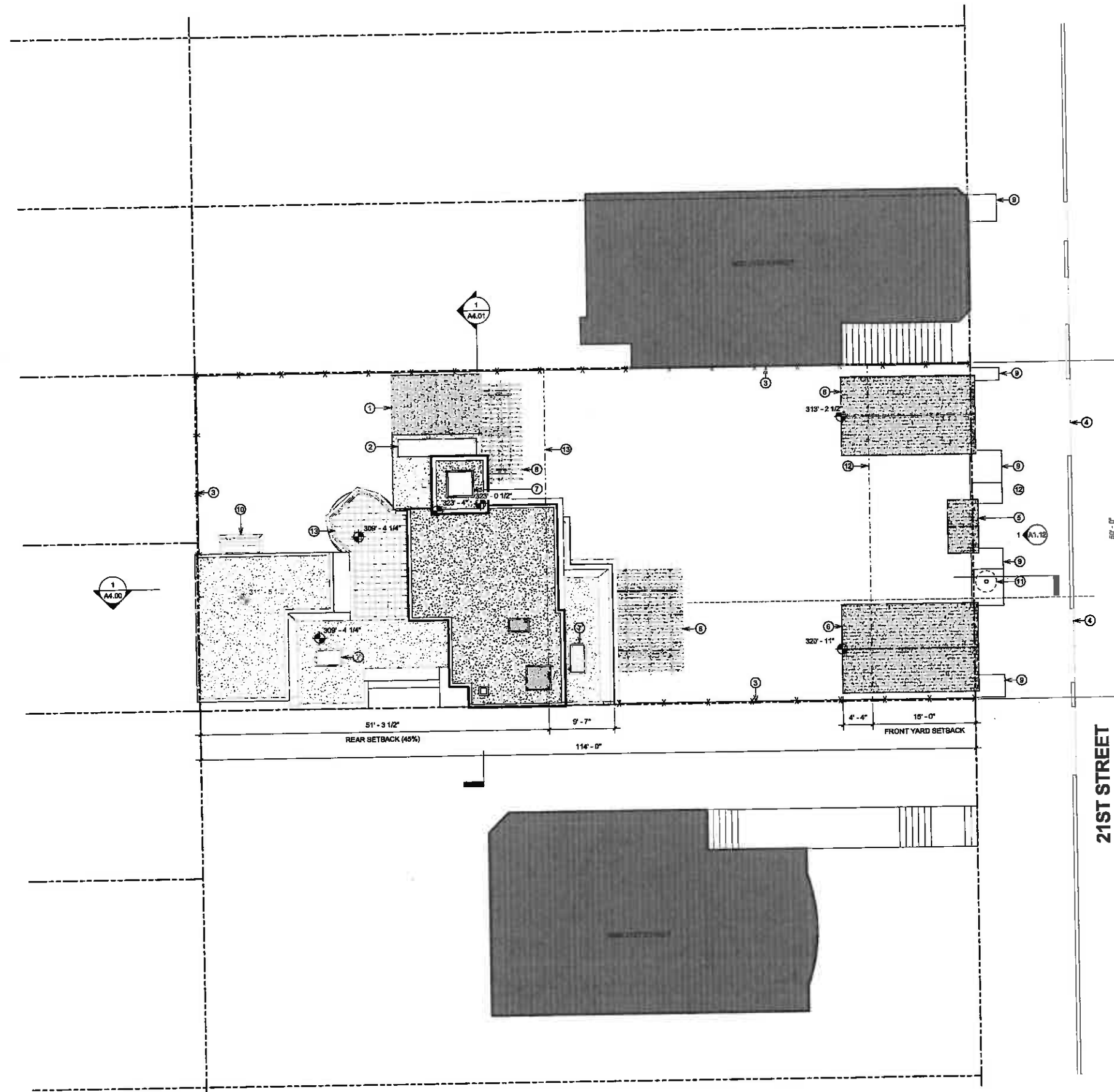
CURRENT RELEASE SET:
**4 SITE PERMIT &
VARIANCE SET
REV. 4**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

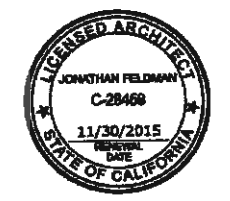
SHEET TITLE
EXISTING SITE PLAN

A1.10



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

3/28/2014 1:15:49 PM



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
03.28.2014

CURRENT RELEASE SET:
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REV. 4**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
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SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

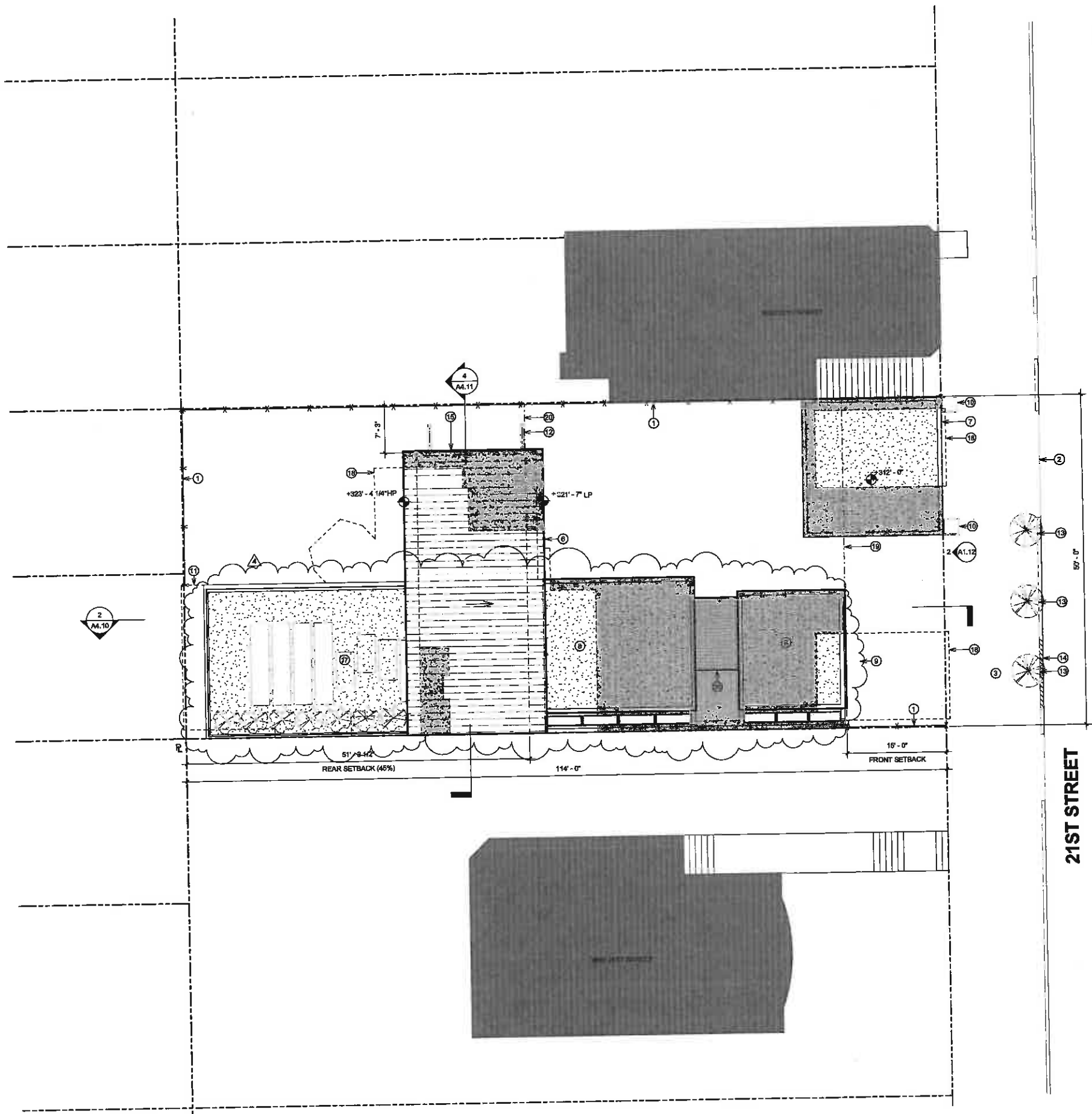
SHEET TITLE
PROPOSED SITE PLAN

LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- HP HIGH POINT
- LP LOW POINT
- ▨ AREA OF ADDITION

KEYED NOTES

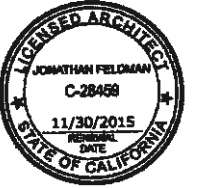
- ① (E) FENCE
- ② (E) CURB CUT TO BE ENLARGED FOR 2-CAR DRIVEWAY
- ③ (E) SIDEWALK
- ④ NOT USED
- ⑤ ROOF DECK
- ⑥ METAL SLOPED ROOF
- ⑦ (P) TWO CAR GARAGE
- ⑧ GREEN ROOF
- ⑨ METAL AWNING
- ⑩ METAL PLANTER
- ⑪ METAL PLANTER BELOW
- ⑫ BEAM BELOW
- ⑬ (P) STREET TREE
- ⑭ REMOVE (E) CURB CUT, SHOWN HATCHED
- ⑮ BUILDING OUTLINE BELOW, SHOWN DASHED
- ⑯ BALCONY BELOW
- ⑰ ROOF GARDEN
- ⑱ OUTLINE OF EXISTING BUILDING FOOTPRINT, SHOWN DASHED
- ⑲ FRONT YARD SETBACK
- ⑳ REAR YARD SETBACK



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

A1.11

3/28/2014 1:15:50 PM



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
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CURRENT RELEASE DATE:
03.28.2014

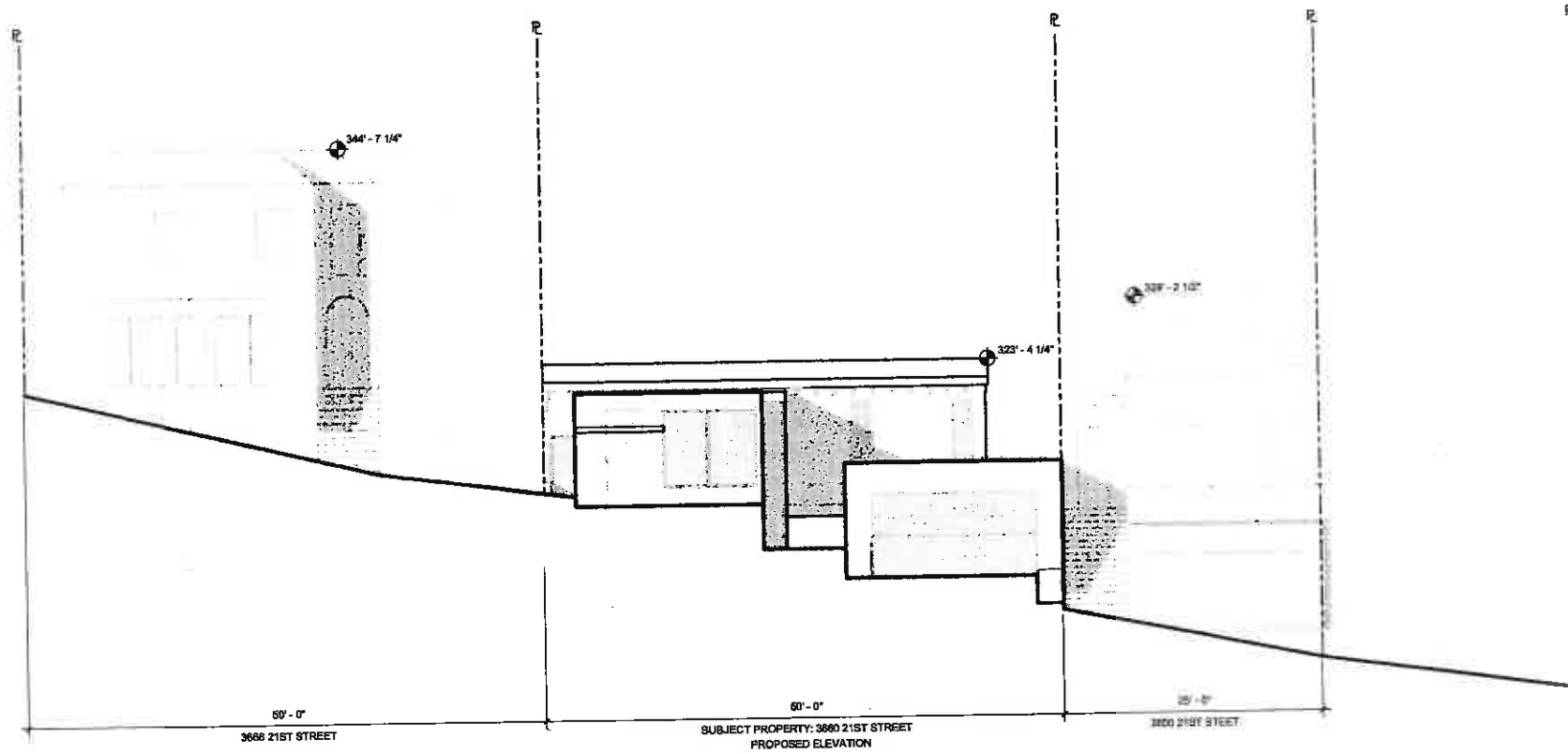
CURRENT RELEASE SET:
**4 SITE PERMIT &
VARIANCE SET
REV. 4**

PREVIOUS RELEASE

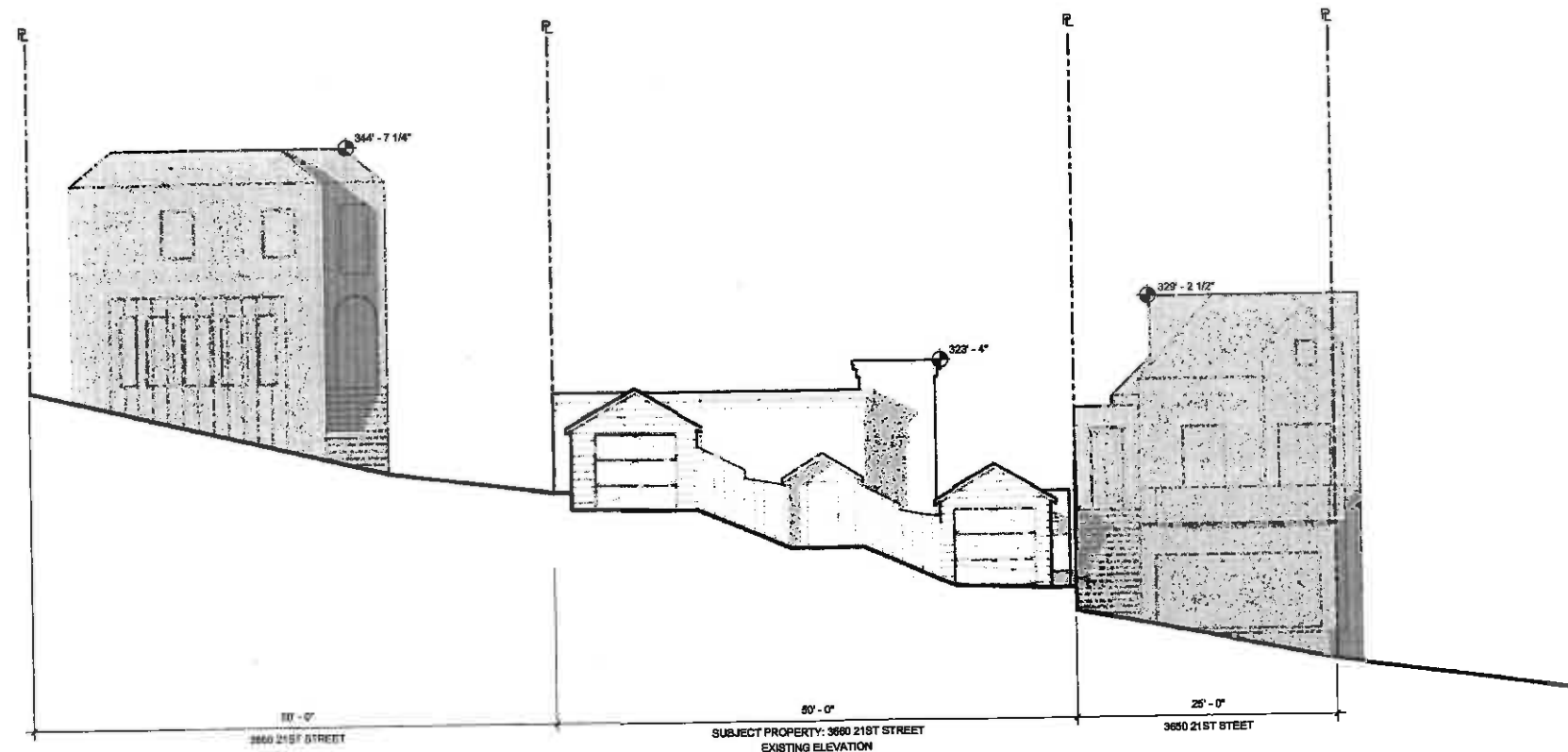
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
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SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**SITE CONTEXT
ELEVATIONS**

A1.12



2 SITE CONTEXT - PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



1 SITE CONTEXT - EXISTING SOUTH ELEVATION
1/8" = 1'-0"





KEYED NOTES

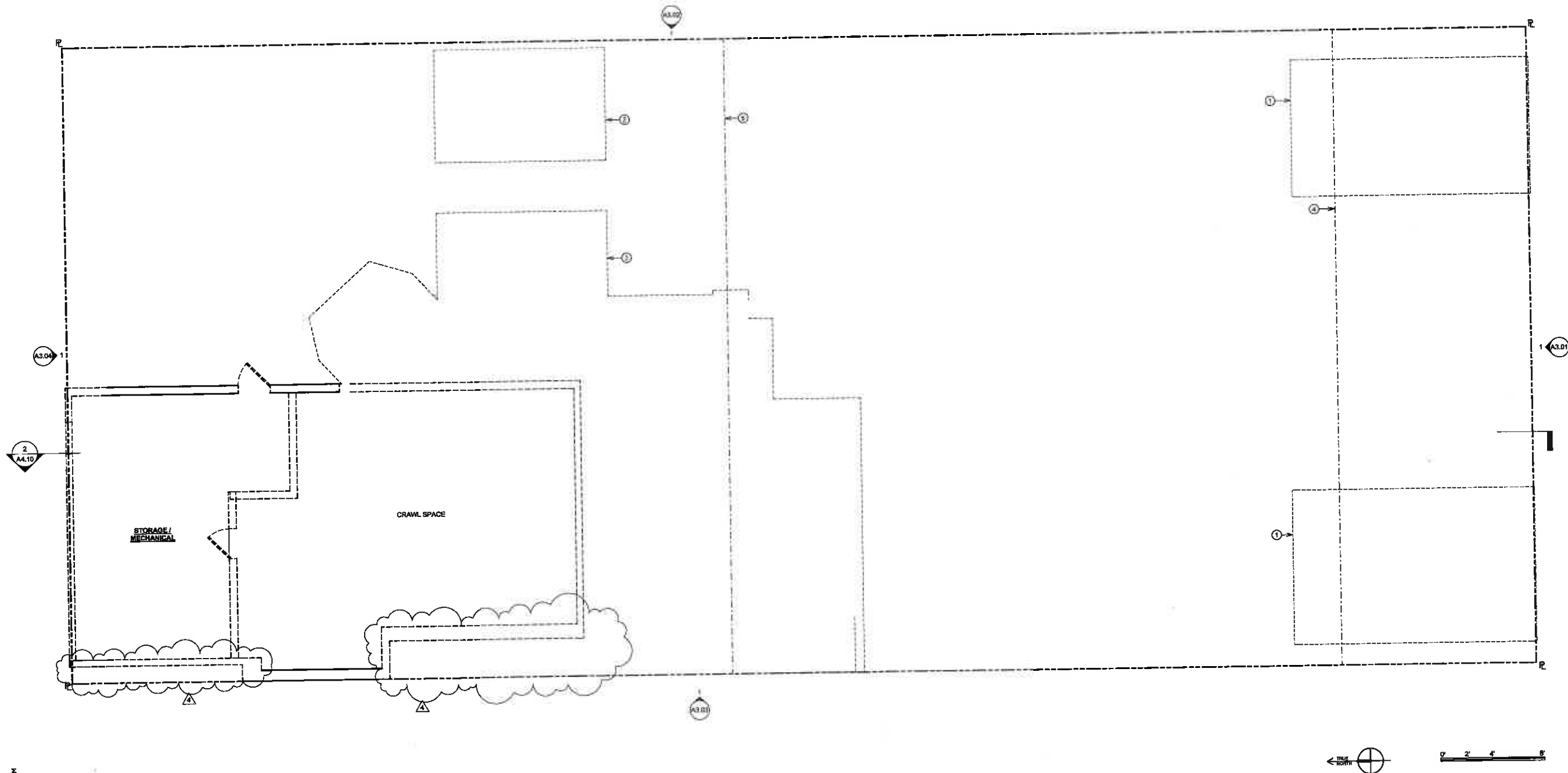
- ① GARAGE ABOVE SHOWN DASHED
- ② GREENHOUSE ABOVE SHOWN DASHED
- ③ HOUSE ABOVE SHOWN DASHED
- ④ FRONT YARD SETBACK
- ⑤ REAR YARD SETBACK

LEGEND

- EXISTING WALL TO REMAIN
- DEMO

SHEET NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
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SAN FRANCISCO, CA.
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SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**EXISTING/DEMO
UNCONDITIONED
BASEMENT FLOOR
PLAN**

1 EXISTING/DEMO UNCONDITIONED BASEMENT FLOOR PLAN
1/4" = 1'-0"

A2.00



KEYED NOTES

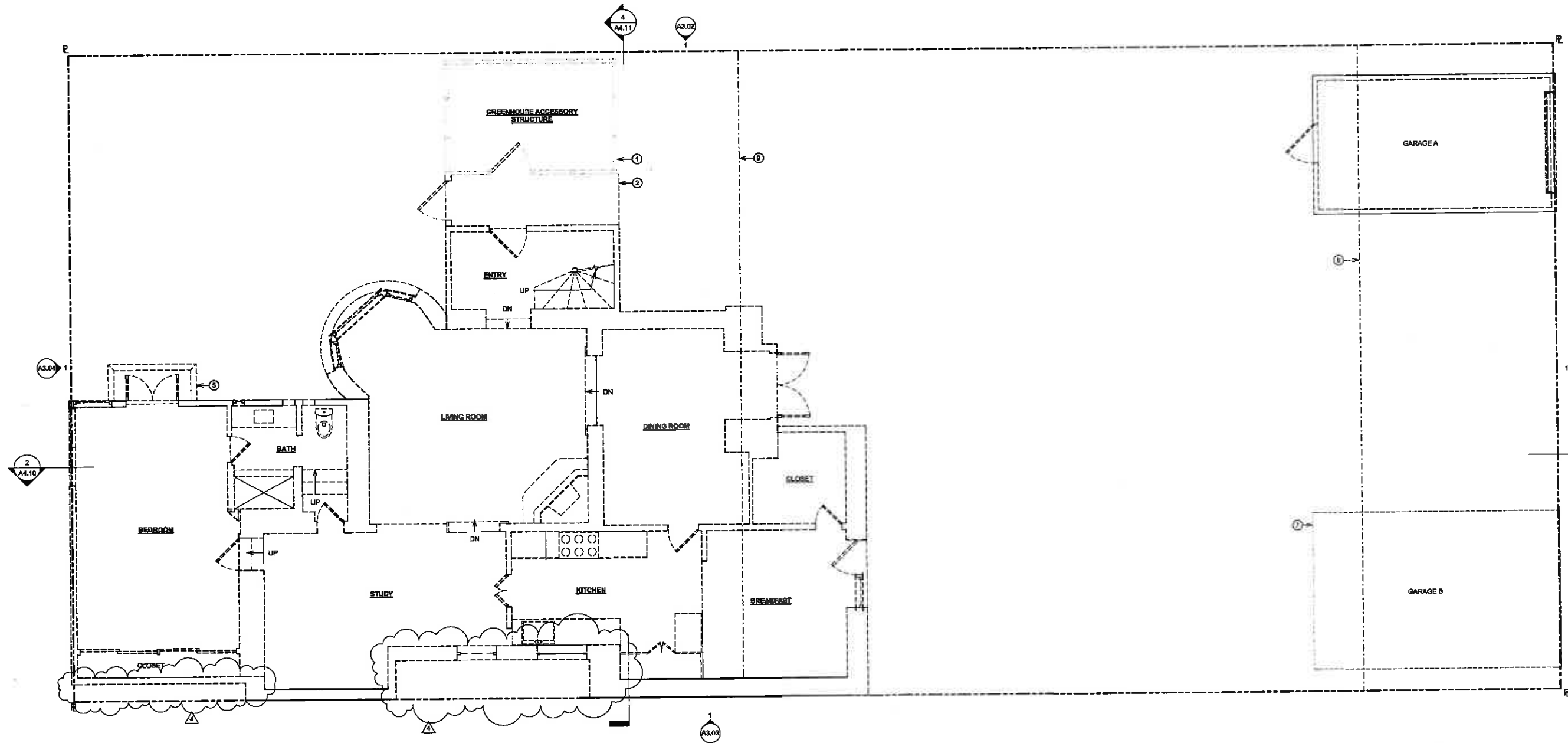
- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ SKYLIGHT
- ④ TRELLIS
- ⑤ BALCONY
- ⑥ DECK
- ⑦ GARAGE ABOVE SHOWN DASHED
- ⑧ FRONT YARD SETBACK
- ⑨ REAR YARD SETBACK

LEGEND

- EXISTING WALL TO REMAIN
- DEMO

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
PROJECT ADDRESS
**3660 21ST STREET,
SAN FRANCISCO, CA.
94114**

CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
03.28.2014

CURRENT RELEASE SET:
**4 SITE PERMIT &
VARIANCE SET
REV. 4**

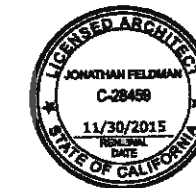
PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**EXISTING/DEMO
FIRST FLOOR &
GARAGE A FLOOR
PLAN**



1 EXISTING/DEMO FIRST & GARAGE A FLOOR PLAN
1/4" = 1'-0"



KEYED NOTES

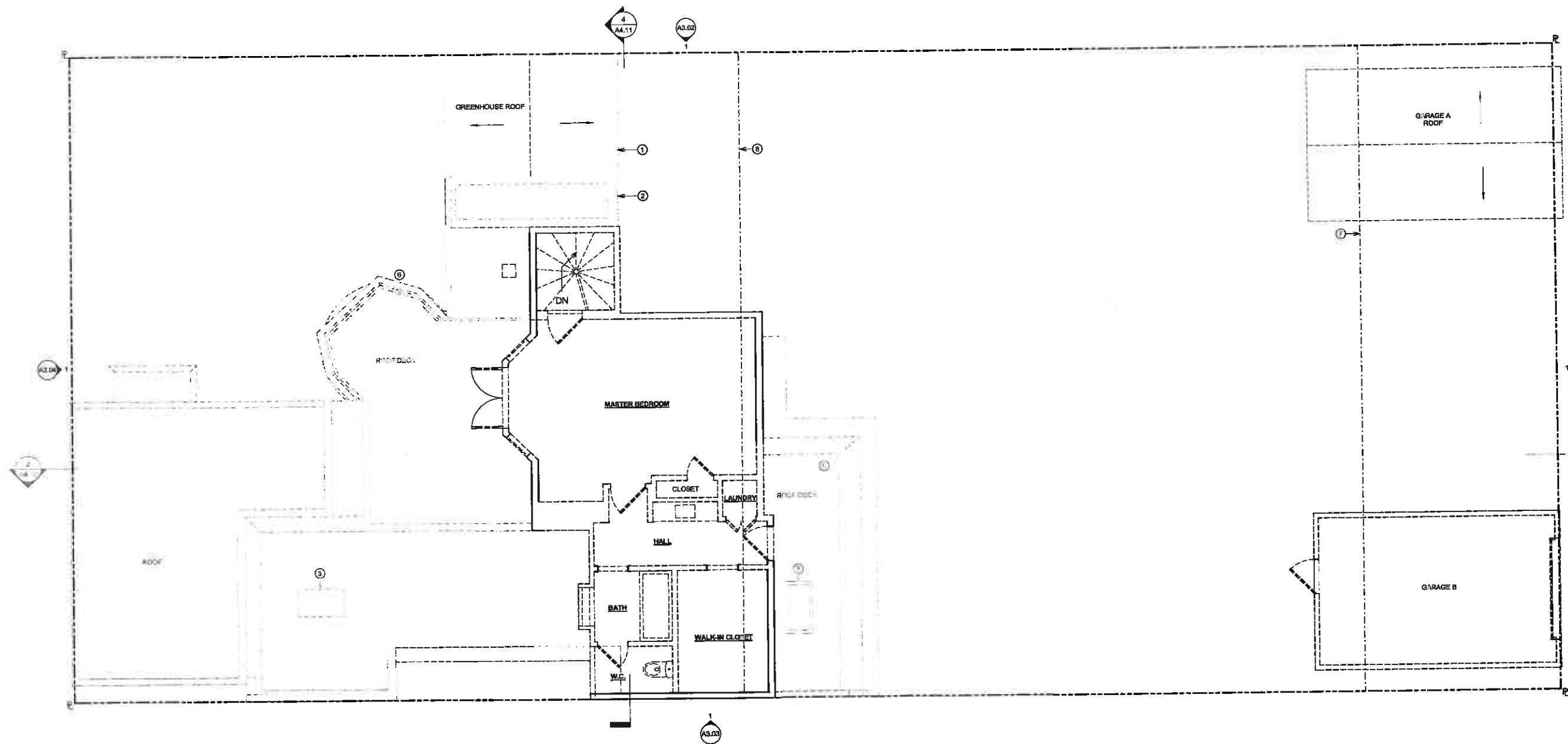
- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ SKYLIGHT
- ④ TRELLIS
- ⑤ BALCONY
- ⑥ DECK
- ⑦ FRONT YARD SETBACK
- ⑧ REAR YARD SETBACK

LEGEND

- EXISTING WALL TO REMAIN
- DEMO

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



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LLC**

CURRENT RELEASE DATE:
03.28.2014

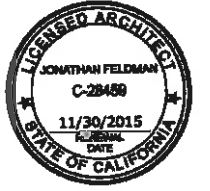
CURRENT RELEASE SET:
**4 SITE PERMIT &
VARIANCE SET
REV. 4**

PREVIOUS RELEASE	DATE
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**EXISTING/DEMO
SECOND FLOOR &
GARAGE B FLOOR
PLAN**

A2.02

1 EXISTING/DEMO SECOND & GARAGE B FLOOR PLAN
1/4" = 1'-0"



KEYED NOTES

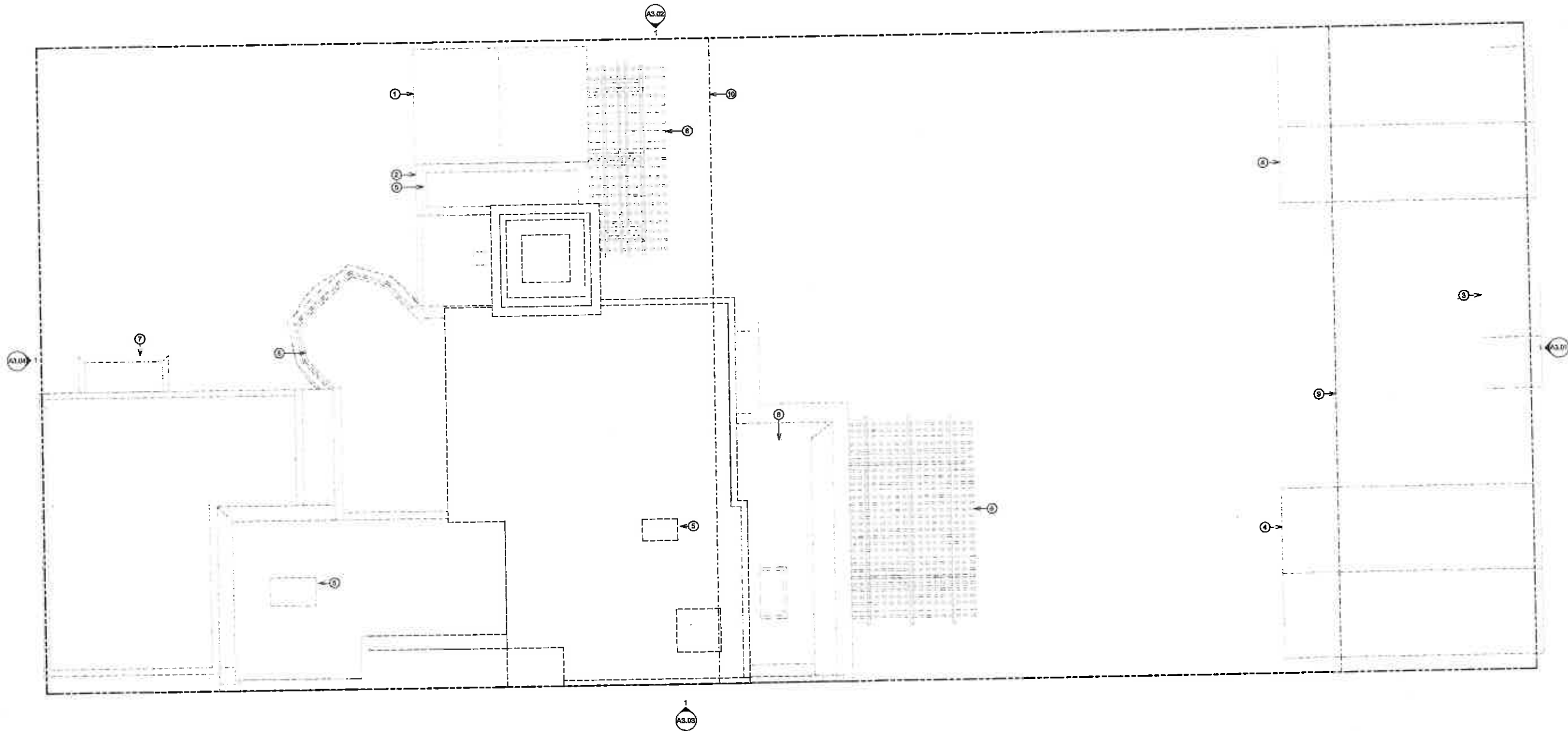
- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ ENTRY GATE
- ④ SINGLE CAR GARAGE
- ⑤ SKYLIGHT, TYP.
- ⑥ TRELLIS
- ⑦ BALCONY TO BE REMOVED
- ⑧ ROOF DECK
- ⑨ FRONT YARD SETBACK
- ⑩ REAR YARD SETBACK

LEGEND

- EXISTING WALL TO REMAIN
- DEMO

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



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CLIENT NAME
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LLC**

CURRENT RELEASE DATE:
03.28.2014

CURRENT RELEASE SET:
**4 SITE PERMIT &
VARIANCE SET
REV. 4**

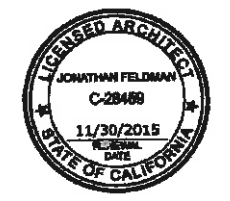
PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**EXISTING/DEMO
ROOF PLAN**

1 EXISTING/DEMO ROOF PLAN
1/4" = 1'-0"

A2.03



KEYED NOTES

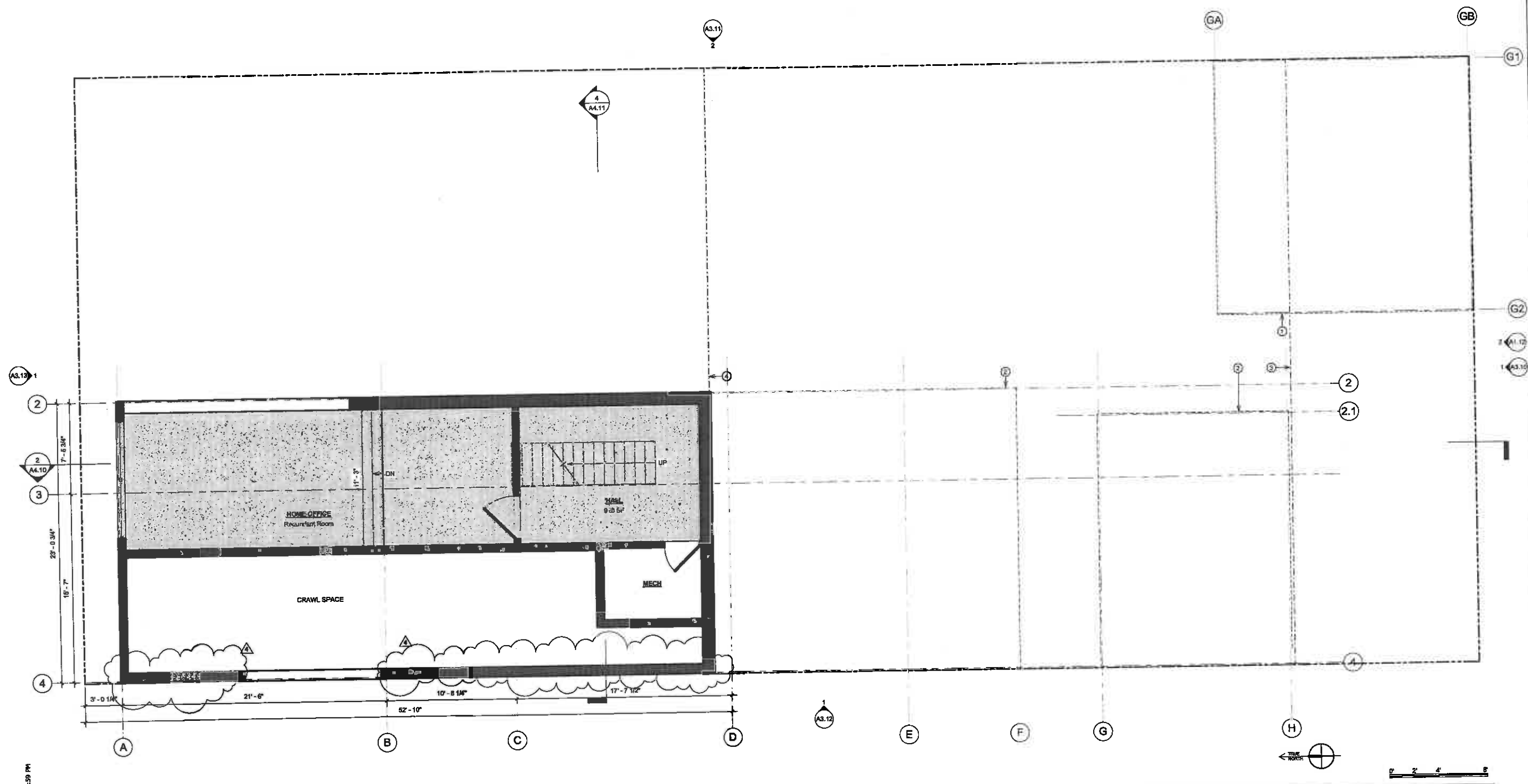
- ① GARAGE ABOVE SHOWN DASHED
- ② HOUSE ABOVE SHOWN DASHED
- ③ FRONT YARD SETBACK
- ④ REAR YARD SETBACK

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- AREA OF ADDITION

SHEET NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
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**3660 21ST STREET,
SAN FRANCISCO, CA
94114**

CLIENT NAME
3660 21ST STREET, LLC

CURRENT RELEASE DATE:
03.28.2014

CURRENT RELEASE SET:
**4 SITE PERMIT &
VARIANCE SET
REV. 4**

PREVIOUS RELEASE

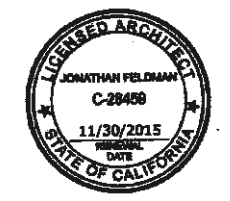
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
PROPOSED BASEMENT FLOOR PLAN

1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"

A2.10

3/28/2014 1:15:59 PM



KEYED NOTES

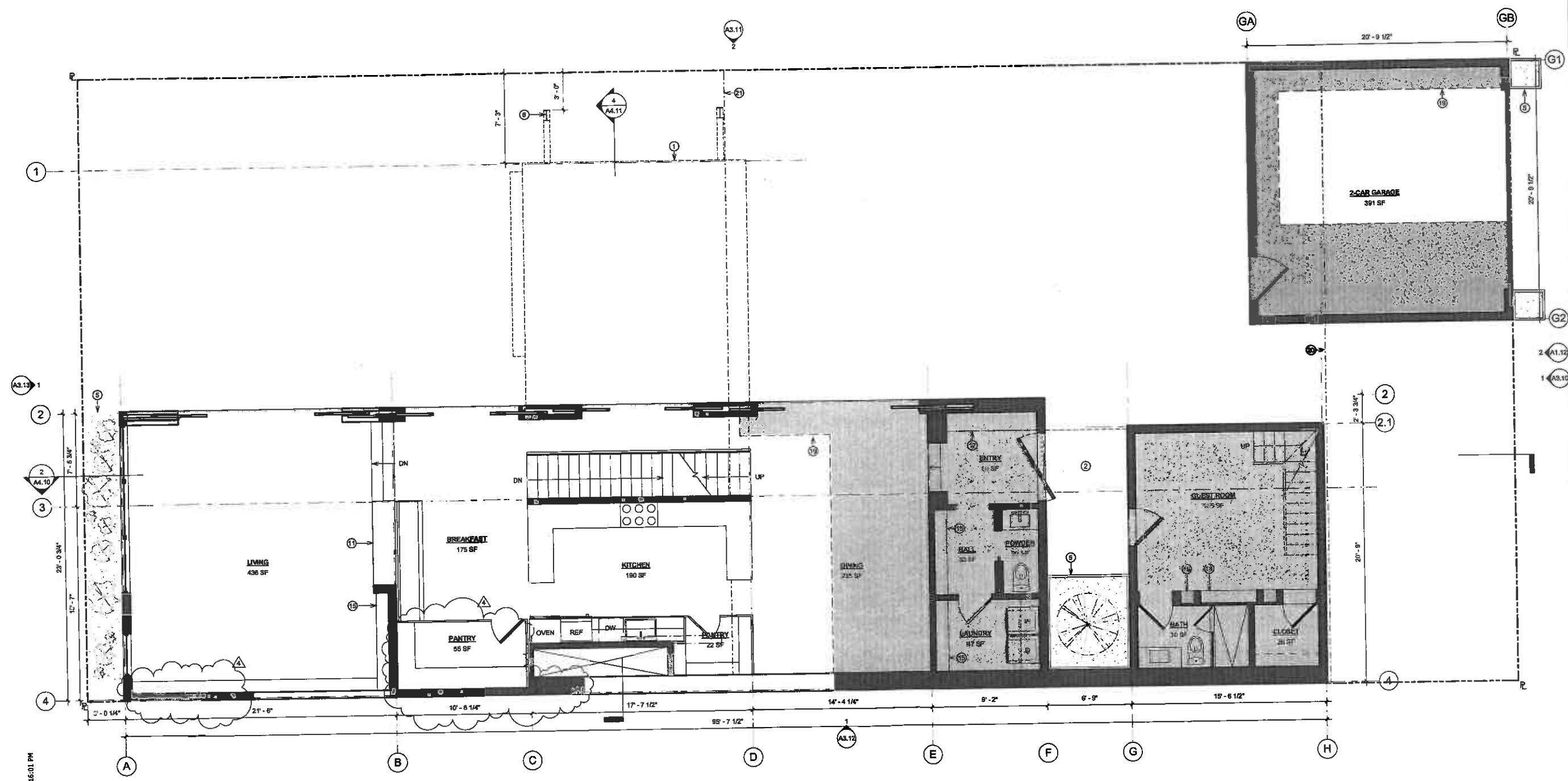
- ① OUTLINE OF BLDG ABV SHOWN DASHED
- ② COVERED ENTRY WAY
- ③ GREEN ROOF
- ④ PATIO
- ⑤ METAL PLANTER
- ⑥ STEEL COLUMN
- ⑦ STEEL BEAM
- ⑧ SLOPED METAL ROOF
- ⑨ METAL SUNSHADE AWNING
- ⑩ METAL SUNSHADE AWNING ABV SHOWN DASHED
- ⑪ FIREPLACE
- ⑫ SKYLIGHT
- ⑬ METAL GUARDRAILS
- ⑭ MURPHY BED
- ⑮ SHELVES
- ⑯ DESK
- ⑰ BENCH
- ⑱ BUILT-IN STORAGE
- ⑲ OUTLINE OF EXISTING BUILDING, SHOWN DASHED
- ⑳ FRONT YARD SETBACK
- ㉑ REAR YARD SETBACK

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- AREA OF ADDITION

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



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CLIENT NAME
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LLC**

CURRENT RELEASE DATE:
03.28.2014

CURRENT RELEASE SET:
④ SITE PERMIT &
VARIANCE SET
REV. 4

PREVIOUS RELEASE

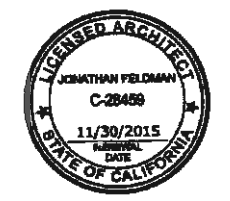
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
PROPOSED FIRST FLOOR PLAN

A2.11

① PROPOSED FIRST FLOOR & GARAGE FLOOR PLAN
1/4" = 1'-0"

3/28/2014 1:16:01 PM



KEYED NOTES

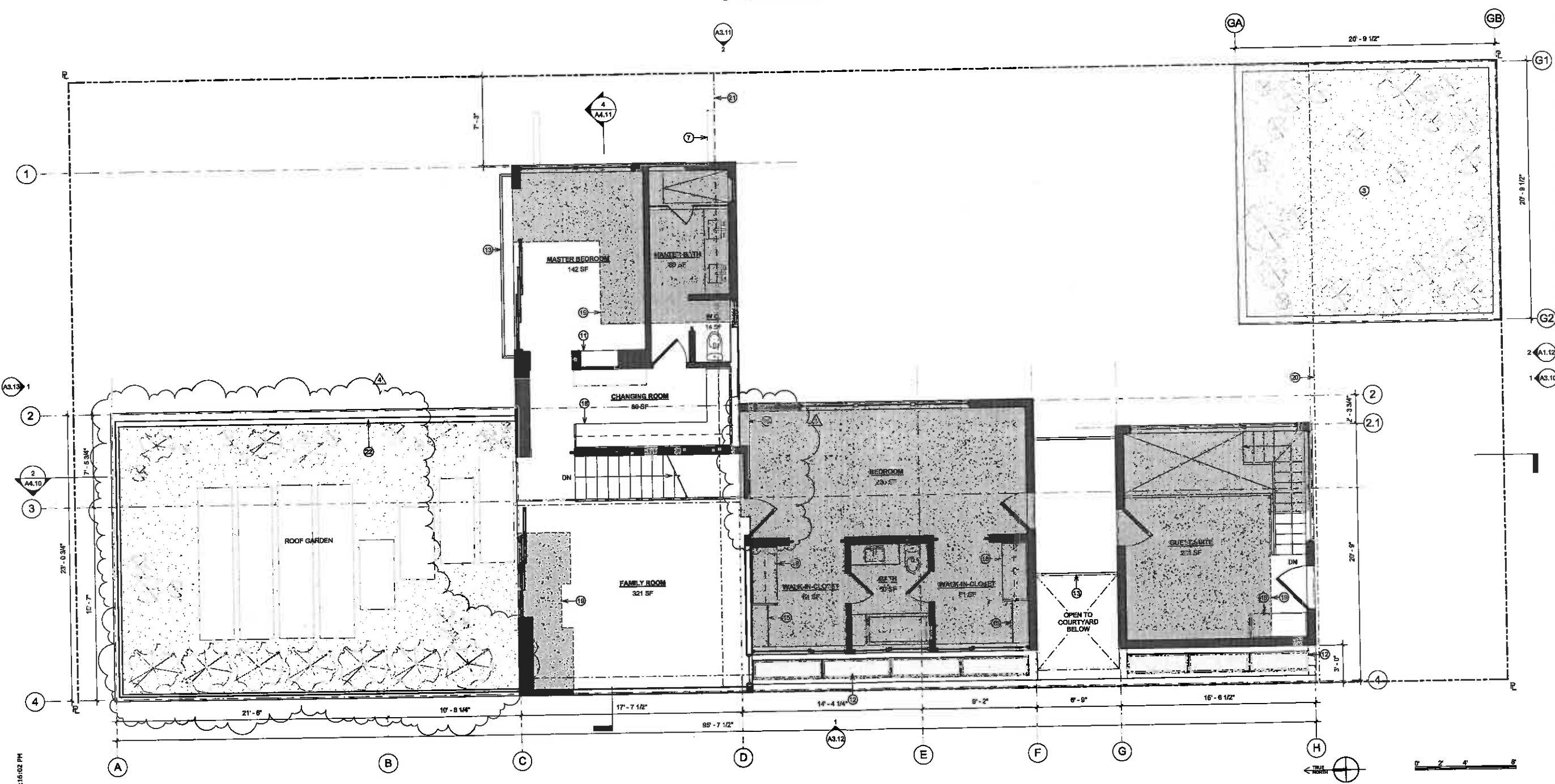
- ① OUTLINE OF BLDG ABV SHOWN DASHED
- ② COVERED ENTRY WAY
- ③ GREEN ROOF
- ④ PATIO
- ⑤ METAL PLANTER
- ⑥ STEEL COLUMN
- ⑦ STEEL BEAM
- ⑧ SLOPED METAL ROOF
- ⑨ METAL SUNSHADE AWNING
- ⑩ METAL SUNSHADE AWNING ABV SHOWN DASHED
- ⑪ FIREPLACE
- ⑫ SKYLIGHT
- ⑬ METAL GUARDRAILS
- ⑭ MURPHY BED
- ⑮ SHELVES
- ⑯ DESK
- ⑰ WINDOW SEAT
- ⑱ BUILT-IN CLOSETS
- ⑲ OUTLINE OF EXISTING BUILDING, SHOWN DASHED
- ⑳ FRONT YARD SETBACK
- ㉑ REAR YARD SETBACK
- ㉒ GUARDRAIL ABOVE PARAPET

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- AREA OF ADDITION

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



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REV. 4

PREVIOUS RELEASE

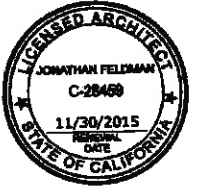
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**PROPOSED SECOND
FLOOR PLAN**

A2.12

① **PROPOSED SECOND FLOOR PLAN**
1/4" = 1'-0"

3/28/2014 1:16:02 PM



KEYED NOTES

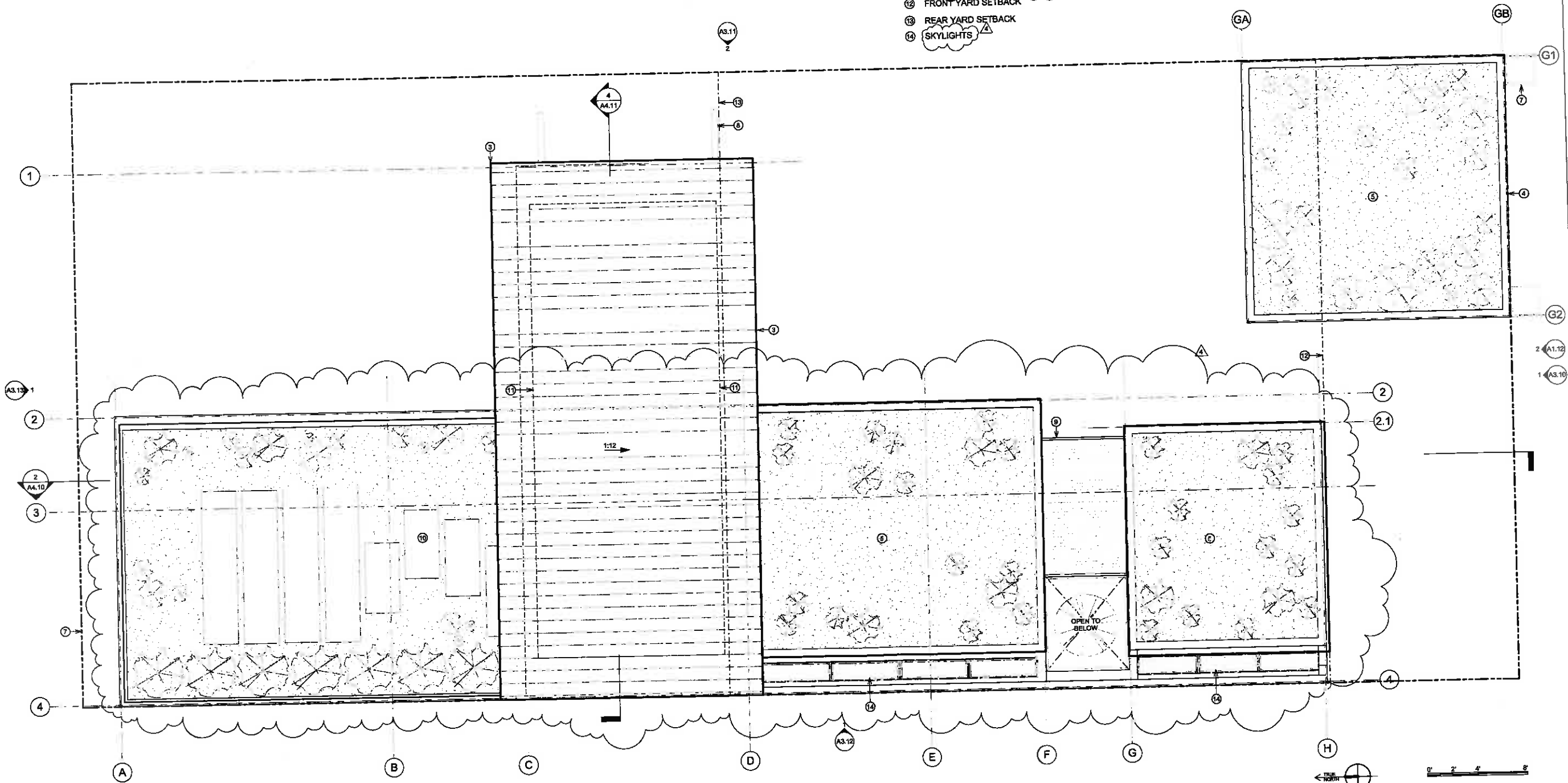
- ① NOT USED
- ② ROOF DECK
- ③ SLOPED ROOF
- ④ (P) TWO CAR GARAGE
- ⑤ GREEN ROOF
- ⑥ METAL SUNSHADE AWNING
- ⑦ METAL PLANTER
- ⑧ BEAM BELOW
- ⑨ BALCONY
- ⑩ ROOF GARDEN
- ⑪ AREA OF LOW PROFILE SOLAR PANELS, SHOWN DASHED
- ⑫ FRONT YARD SETBACK
- ⑬ REAR YARD SETBACK
- ⑭ SKYLIGHTS

LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- AREA OF ADDITION
- 1-HR RATED ASSEMBLY

SHEET NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
- 2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



PROJECT NAME
3660 21ST STREET

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LLC**

CURRENT RELEASE DATE:
03.28.2014

CURRENT RELEASE SET:
**4 SITE PERMIT &
VARIANCE SET
REV. 4**

PREVIOUS RELEASE

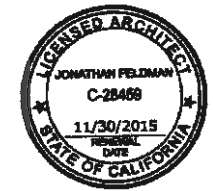
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
PROPOSED ROOF PLAN

A2.13

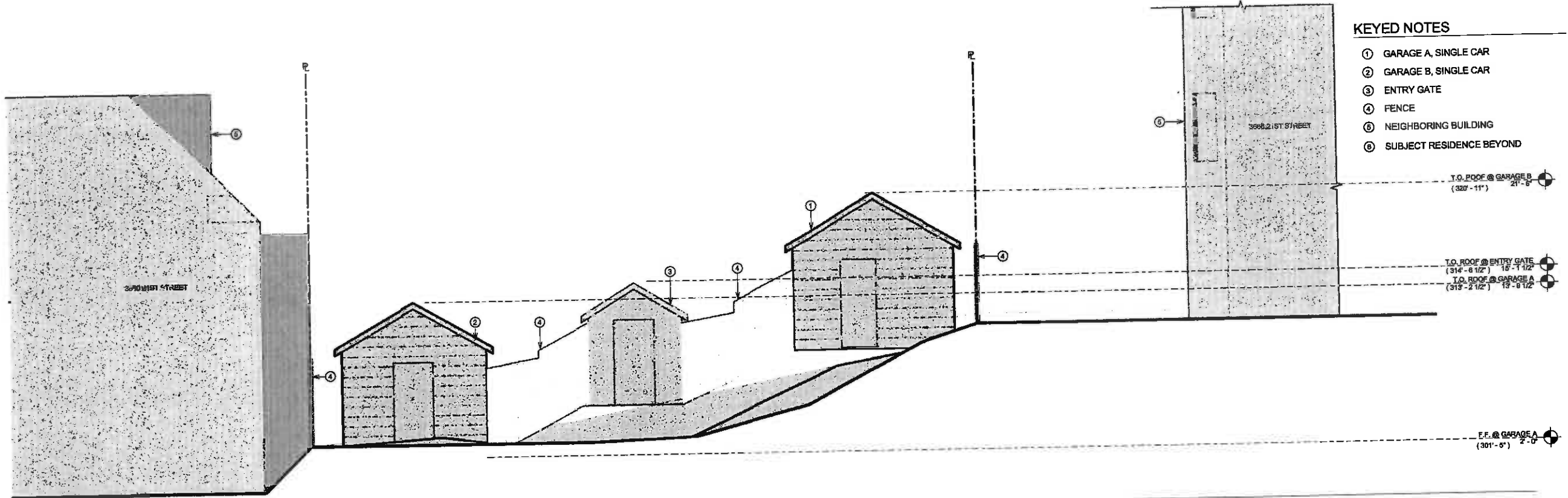
1 PROPOSED ROOF PLAN
1/4" = 1'-0"

3/28/2014 1:16:03 PM

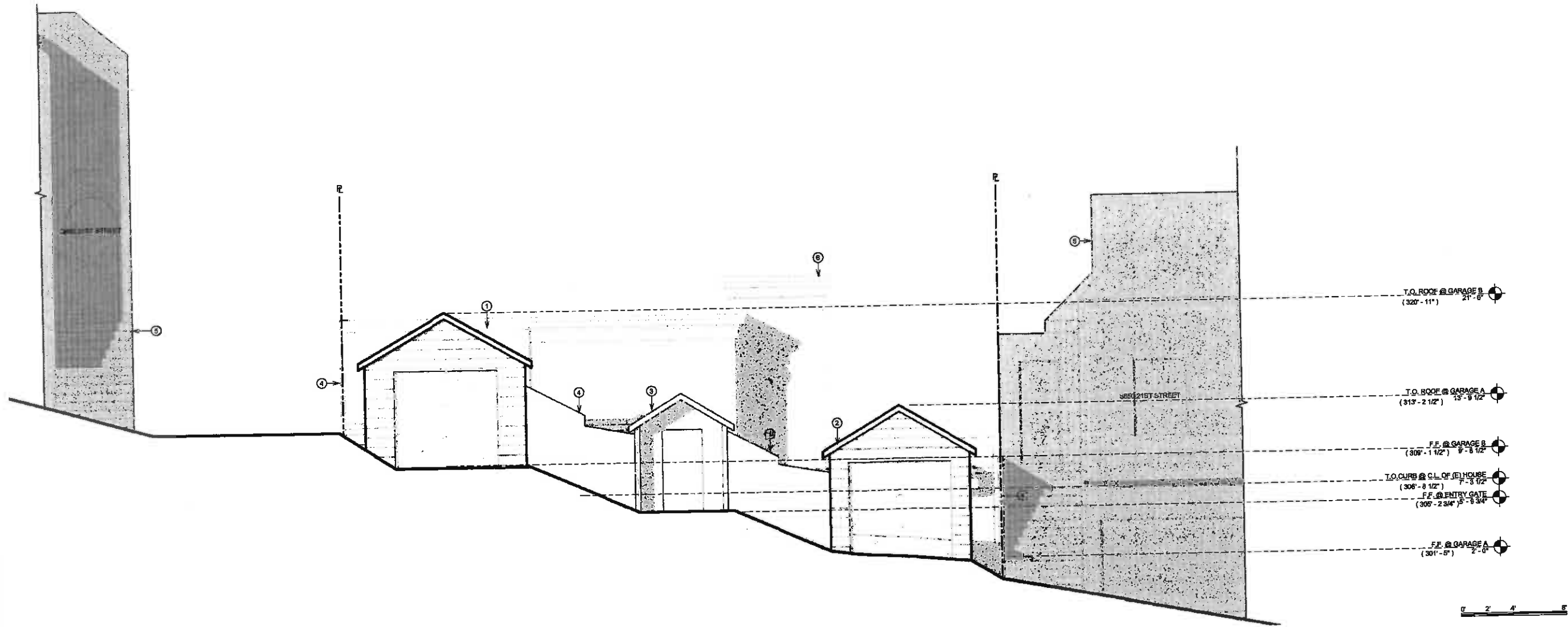


KEYED NOTES

- ① GARAGE A, SINGLE CAR
- ② GARAGE B, SINGLE CAR
- ③ ENTRY GATE
- ④ FENCE
- ⑤ NEIGHBORING BUILDING
- ⑥ SUBJECT RESIDENCE BEYOND



2 EXISTING NORTH GARAGE ELEVATIONS
1/4" = 1'-0"



1 EXISTING SOUTH GARAGE ELEVATIONS/STREET VIEW
1/4" = 1'-0"

PROJECT NAME
3660 21ST STREET

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**3660 21ST STREET,
SAN FRANCISCO, CA.
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CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
03.28.2014

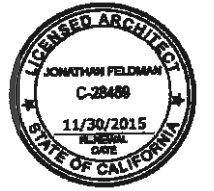
CURRENT RELEASE SET:
**4 SITE PERMIT &
VARIANCE SET
REV. 4**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

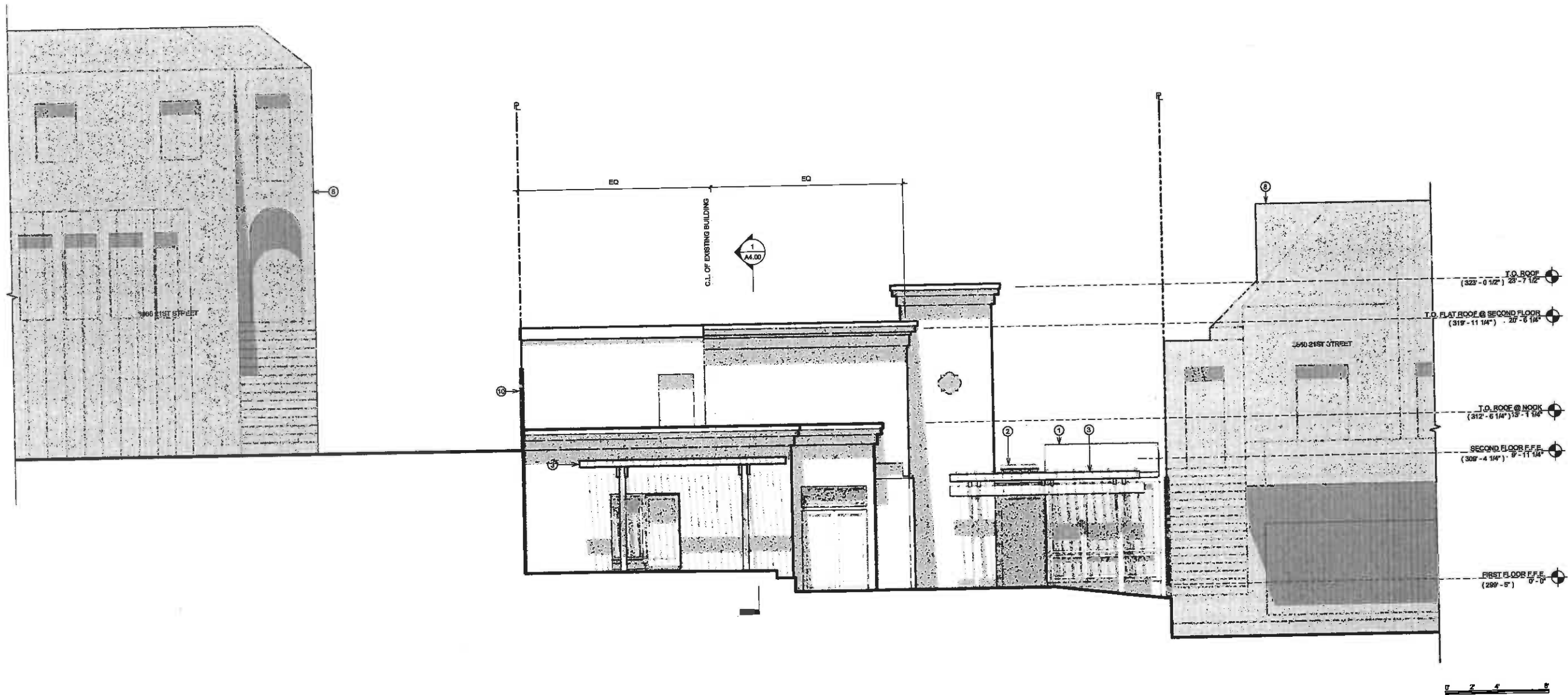
SHEET TITLE
**EXISTING GARAGE
ELEVATION/STREET
VIEW**

A3.00



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ OUTLINE OF NEIGHBORING BUILDING BEHIND, SHOWN DASHED
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ NEIGHBORING BUILDING
- ⑨ GRADE BEYOND
- ⑩ FENCE



PROJECT NAME
3660 21ST STREET

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03.28.2014

CURRENT RELEASE SET:
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VARIANCE SET
REV. 4**

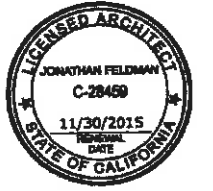
PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**EXISTING SOUTH
ELEVATION**

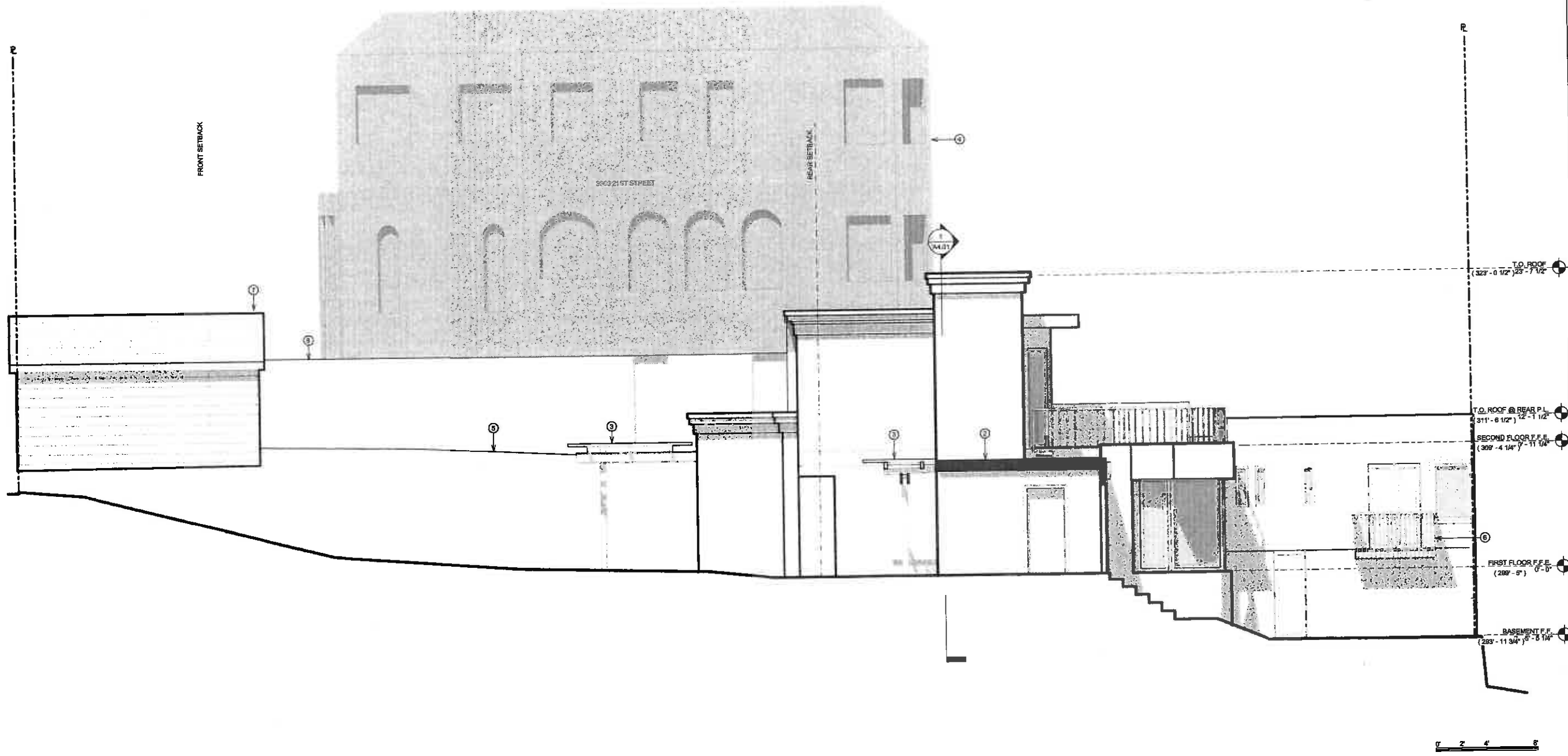
1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

3/28/2014 11:05:13 PM



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ NEIGHBORING BUILDING BEYOND
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ FENCE



PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
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CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
03.28.2014

CURRENT RELEASE SET:
④ **SITE PERMIT &
VARIANCE SET
REV. 4**

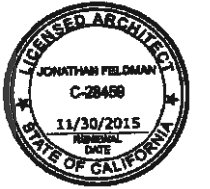
PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**EXISTING EAST
ELEVATION**

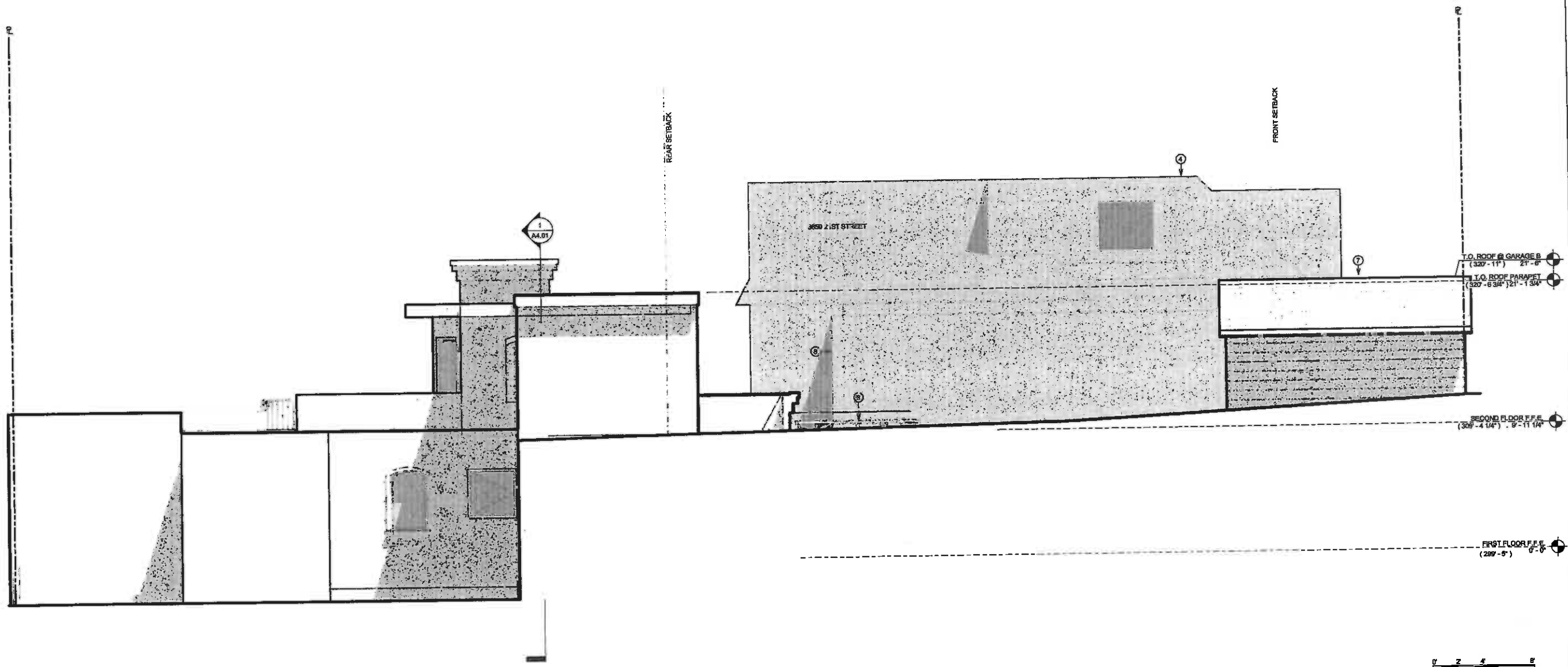
A3.02

① **EXISTING EAST ELEVATION**
1/4" = 1'-0"



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ NEIGHBORING BUILDING BEYOND
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE B, SINGLE CAR
- ⑧ FENCE



PROJECT NAME
3660 21ST STREET

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CURRENT RELEASE DATE:
03.28.2014

CURRENT RELEASE SET:
**4 SITE PERMIT &
VARIANCE SET
REV. 4**

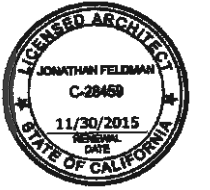
PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**EXISTING WEST
ELEVATION**

A3.03

1 EXISTING WEST ELEVATION
1/4" = 1'-0"



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ NEIGHBORING BUILDING
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ GRADE BEYOND
- ⑨ FENCE

PROJECT NAME
3660 21ST STREET

JOB NO. 12-009
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03.28.2014

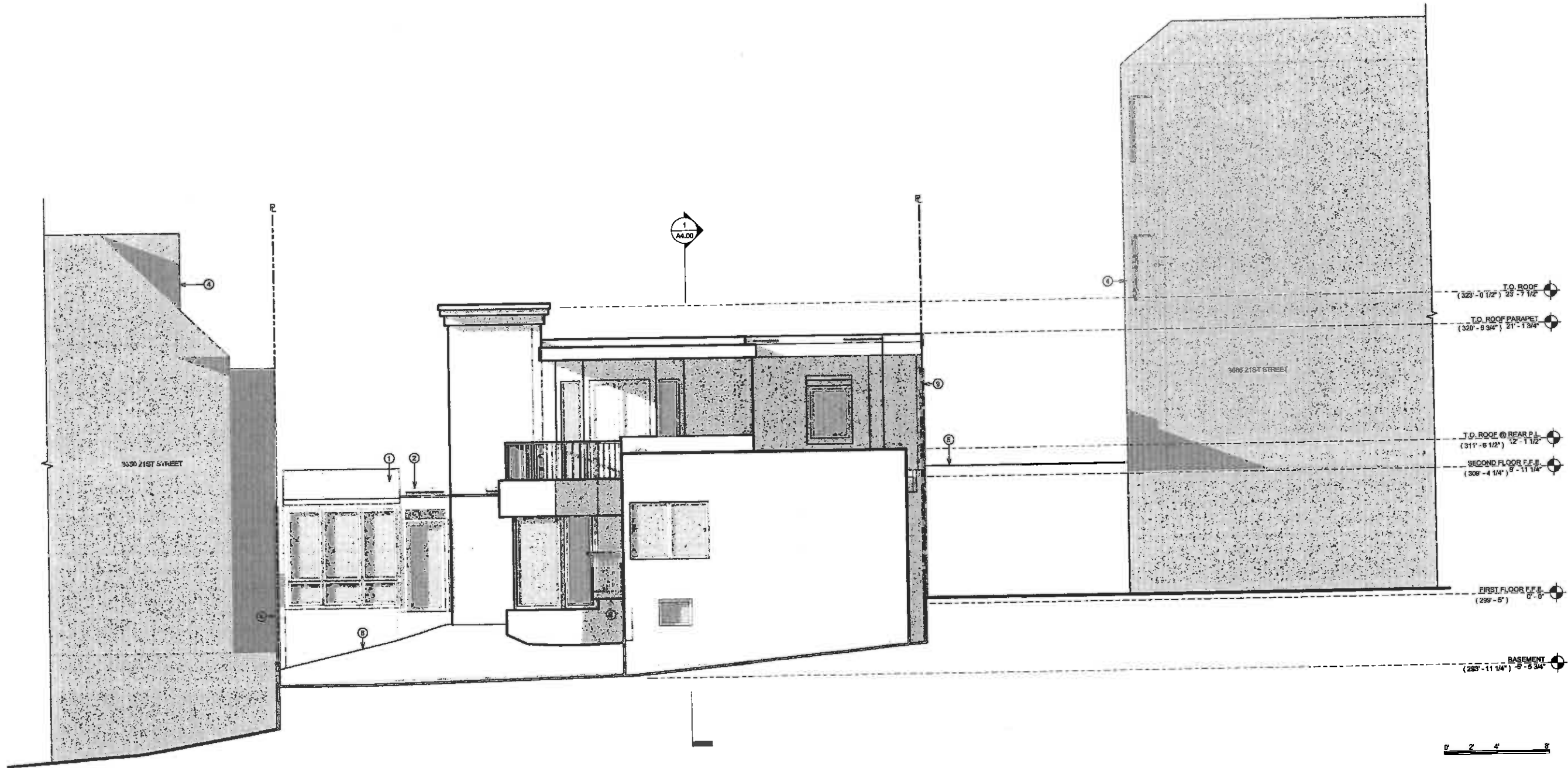
CURRENT RELEASE SET:
**4 SITE PERMIT &
VARIANCE SET
REV. 4**

PREVIOUS RELEASE

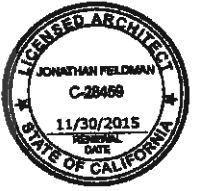
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**EXISTING NORTH
ELEVATION**

A3.04

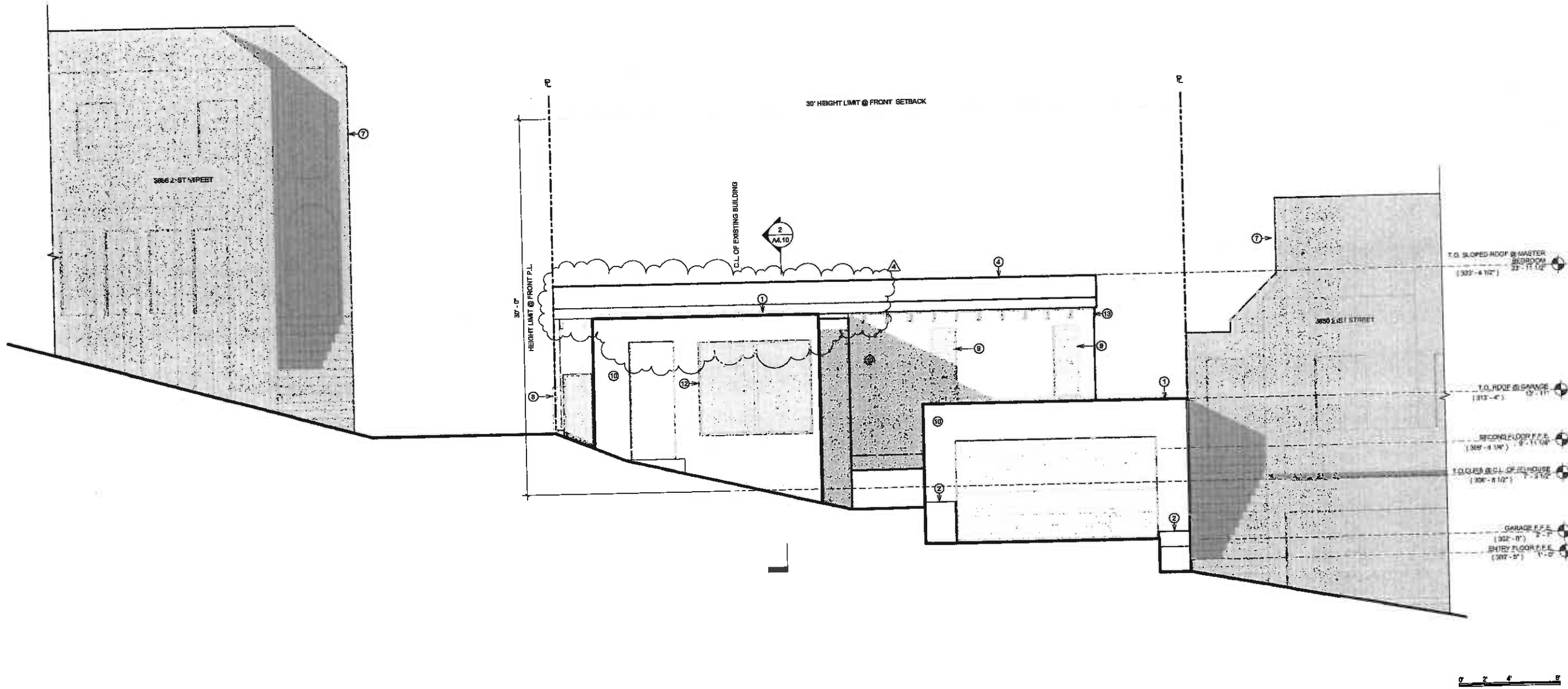


① EXISTING NORTH ELEVATION
1/4" = 1'-0"



KEYED NOTES

- ① GREEN ROOF
- ② METAL PLANTER
- ③ PAINTED METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAILS
- ⑦ OUTLINE OF NEIGHBORING BUILDING
- ⑧ (E) FENCE
- ⑨ WINDOWS BEHIND WOOD SLATS
- ⑩ STAINED WOOD SIDING
- ⑪ GLASS GUARDRAIL
- ⑫ METAL CLAD OR WOOD WINDOWS AND DOORS
- ⑬ WOOD FASCIA



PROJECT NAME
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CLIENT NAME
**3660 21ST STREET,
LLC**

CURRENT RELEASE DATE:
03.28.2014

CURRENT RELEASE SET:
**4 SITE PERMIT &
VARIANCE SET
REV. 4**

PREVIOUS RELEASE

ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**PROPOSED SOUTH
ELEVATION**

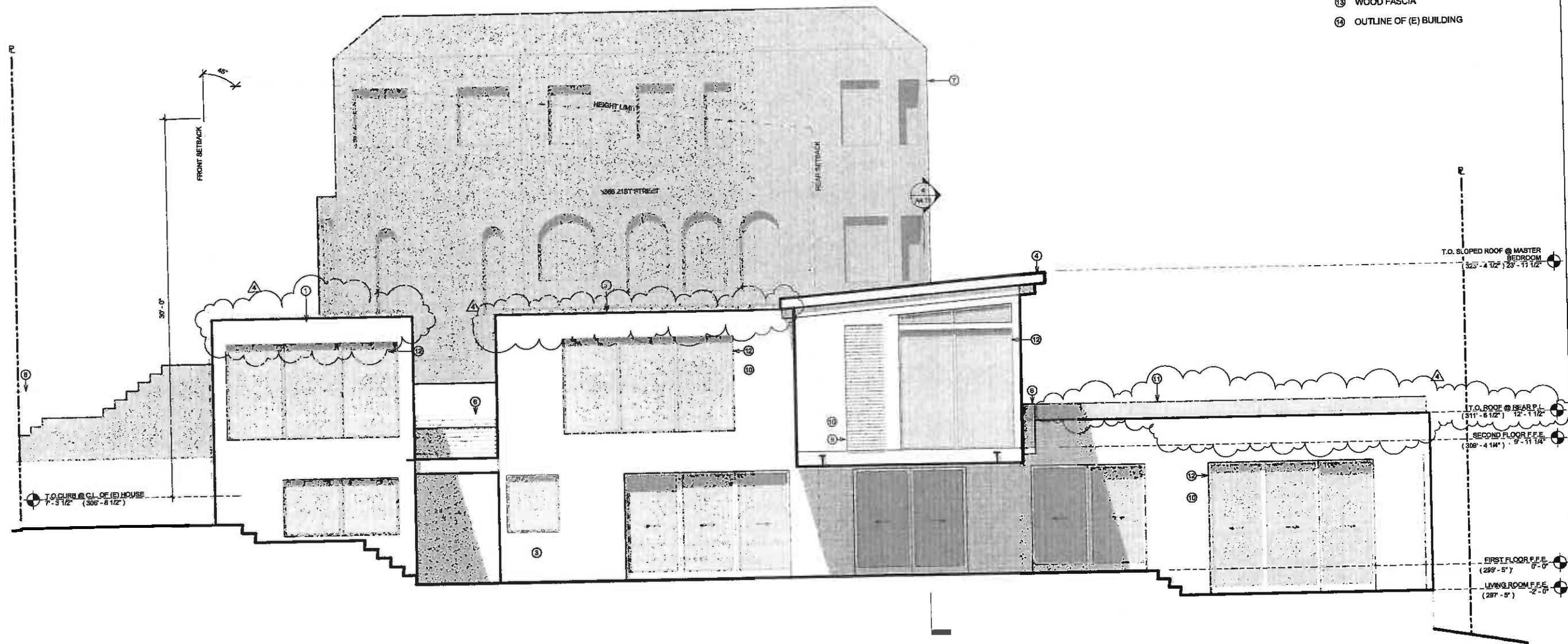
A3.10

1 PROPOSED SOUTH ELEVATION/STREET VIEW
1/4" = 1'-0"



KEYED NOTES

- ① GREEN ROOF
- ② METAL PLANTER
- ③ PAINTED METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAIL
- ⑦ NEIGHBORING BUILDING BEYOND
- ⑧ (E) FENCE
- ⑨ WINDOWS BEHIND STAINED WOOD SLATS
- ⑩ STAINED WOOD SIDING
- ⑪ GLASS GUARDRAIL
- ⑫ METAL CLAD OR WOOD WINDOWS AND DOORS
- ⑬ WOOD FASCIA
- ⑭ OUTLINE OF (E) BUILDING



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JOB NO. 12-009
PROJECT ADDRESS
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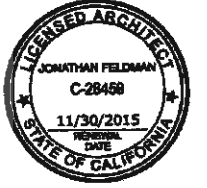
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SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**PROPOSED EAST
ELEVATION**

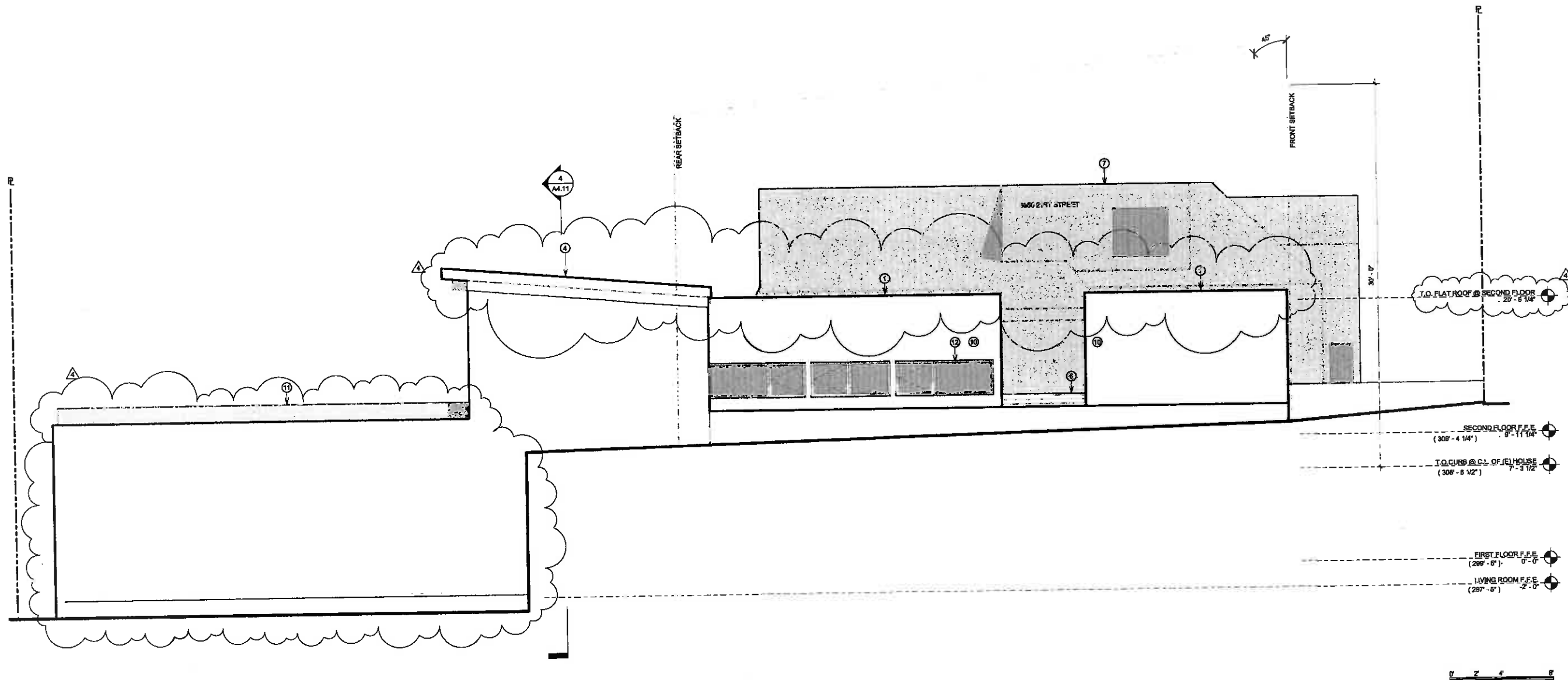
A3.11

2 PROPOSED EAST ELEVATION
1/4" = 1'-0"



KEYED NOTES

- ① GREEN ROOF
- ② METAL PLANTER
- ③ PAINTED METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAIL
- ⑦ NEIGHBORING BUILDING BEYOND
- ⑧ (E) FENCE
- ⑨ WINDOWS BEHIND STAINED WOOD SLATS
- ⑩ STAINED WOOD SIDING
- ⑪ GLASS GUARDRAIL
- ⑫ METAL CLAD OR WOOD WINDOWS AND DOORS
- ⑬ WOOD FASCIA



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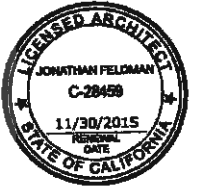
CURRENT RELEASE SET:
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VARIANCE SET
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PREVIOUS RELEASE	DATE
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
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SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**PROPOSED WEST
ELEVATION**

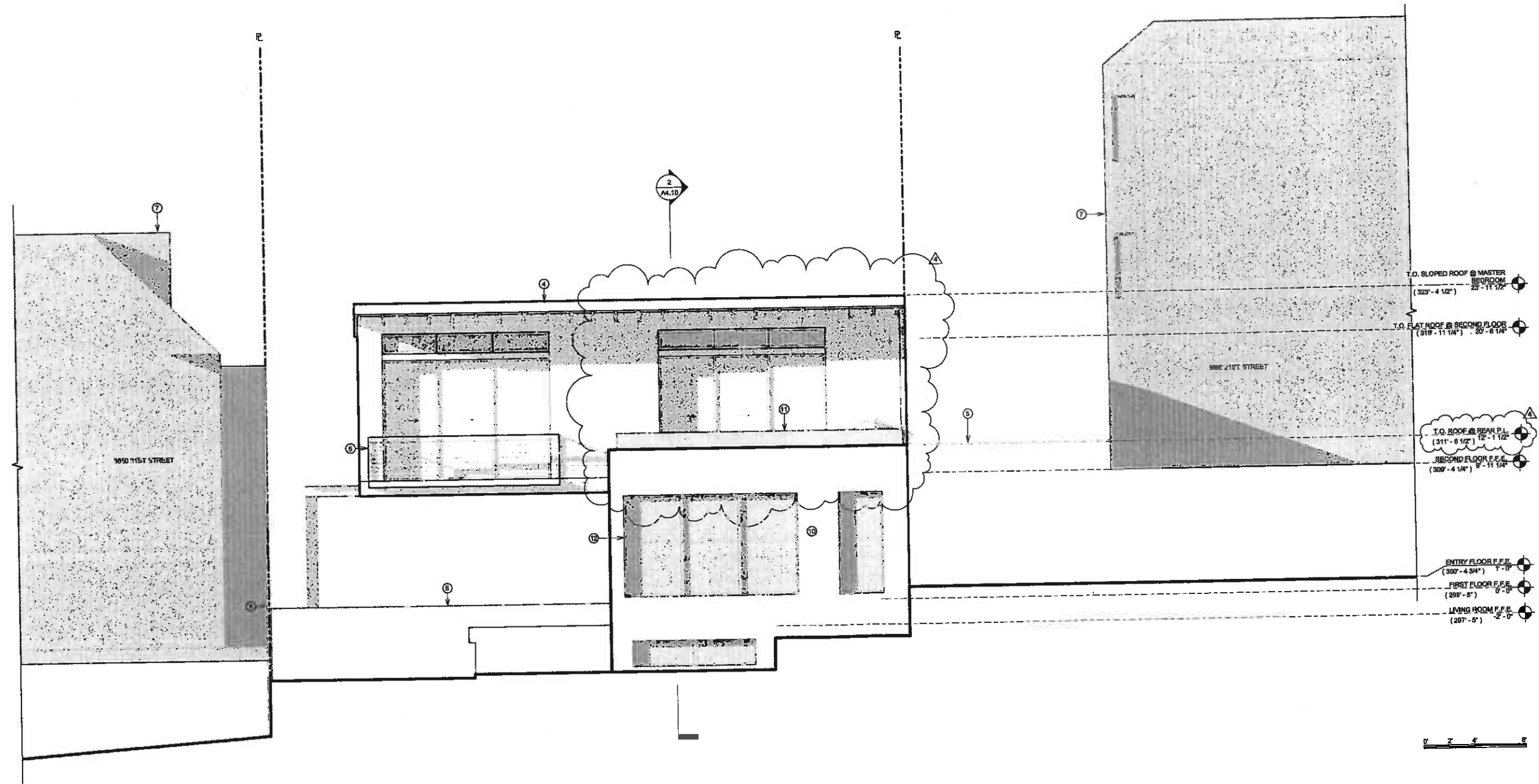
A3.12

1 PROPOSED WEST ELEVATION
1/4" = 1'-0"



KEYED NOTES

- ① GREEN ROOF ABOVE 2-CAR GARAGE
- ② METAL PLANTER
- ③ PAINTED METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAIL
- ⑦ NEIGHBORING BUILDING
- ⑧ (E) FENCE
- ⑨ WINDOWS BEHIND STAINED WOOD SLATS
- ⑩ STAINED WOOD SIDING
- ⑪ GLASS GUARDRAIL
- ⑫ METAL CLAD OR WOOD WINDOWS AND DOORS
- ⑬ WOOD FASCIA



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PREVIOUS RELEASE

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SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**PROPOSED NORTH
ELEVATION**

1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ NEIGHBORING BUILDING BEYOND
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE B, SINGLE CAR
- ⑧ ROOF DECK
- ⑨ GRADE BEYOND
- ⑩ FENCE

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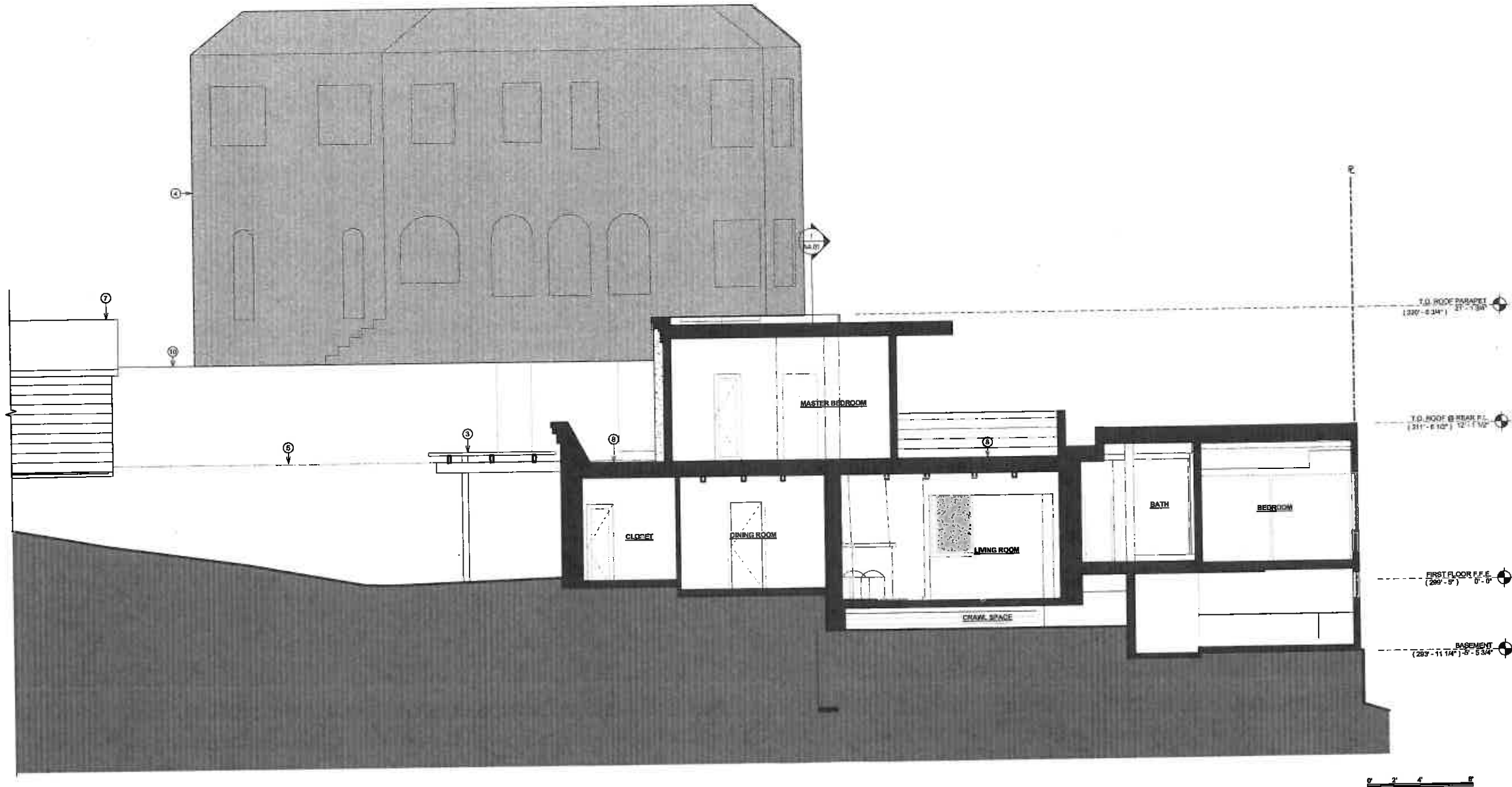
CURRENT RELEASE DATE:
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CURRENT RELEASE SET:
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PREVIOUS RELEASE	DATE
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
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SITE PERMIT/VARIANCE	3.29.2013
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SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**EXISTING BUILDING
SECTIONS**

A4.00

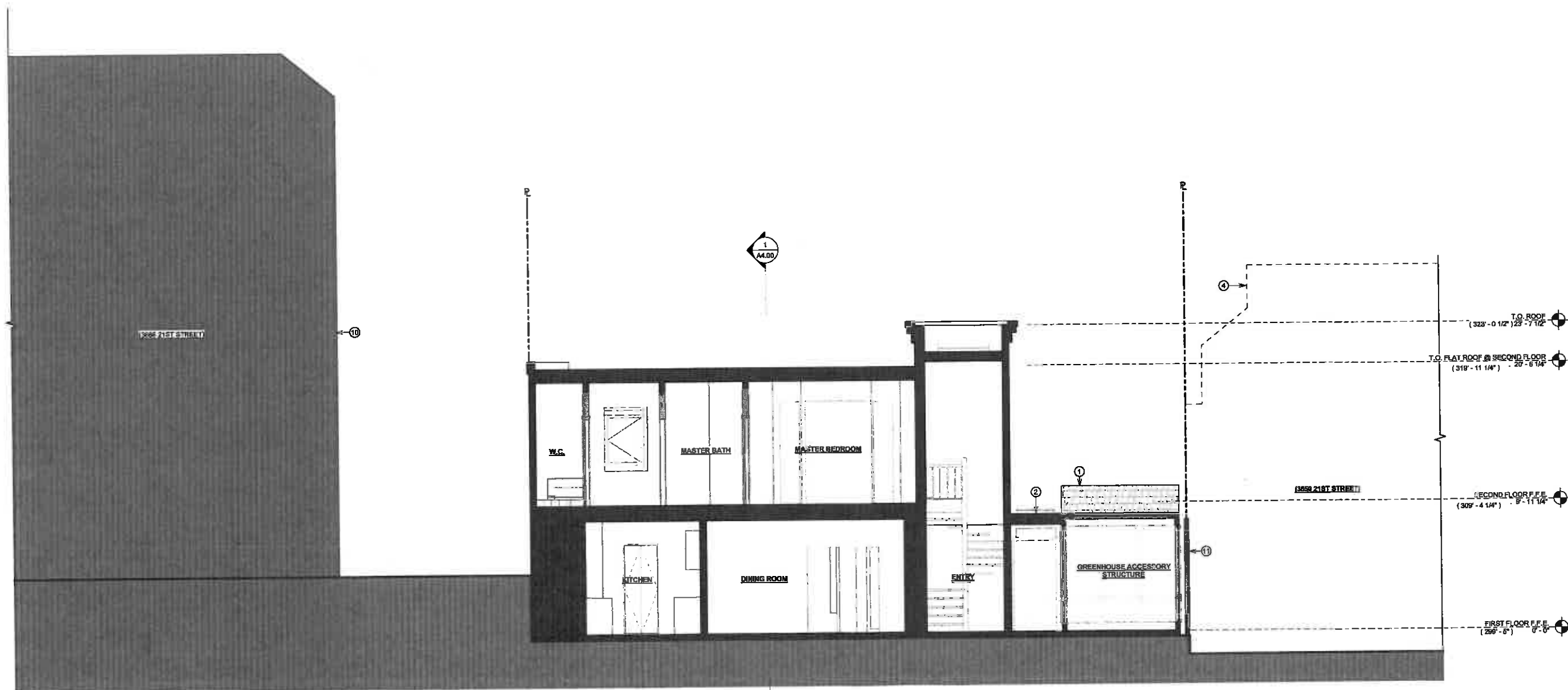


① (E) LONGITUDIINAL BUILDING SECTION (NORTH-SOUTH)
1/4" = 1'-0"



KEYED NOTES

- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ WOOD TRELLIS
- ④ OUTLINE OF NEIGHBORING BUILDING BEHIND, SHOWN DASHED
- ⑤ GRADE @ P.L. BEYOND
- ⑥ BALCONY TO BE REMOVED
- ⑦ GARAGE A, SINGLE CAR
- ⑧ ROOF DECK
- ⑨ GRADE BEYOND
- ⑩ NEIGHBORING BUILDING
- ⑪ FENCE



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PREVIOUS RELEASE

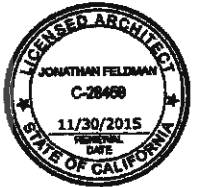
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
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SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**EXISTING BUILDING
SECTIONS**



① (E) TRANSVERSE BUILDING SECTION (EAST-WEST)
1/4" = 1'-0"

A4.01

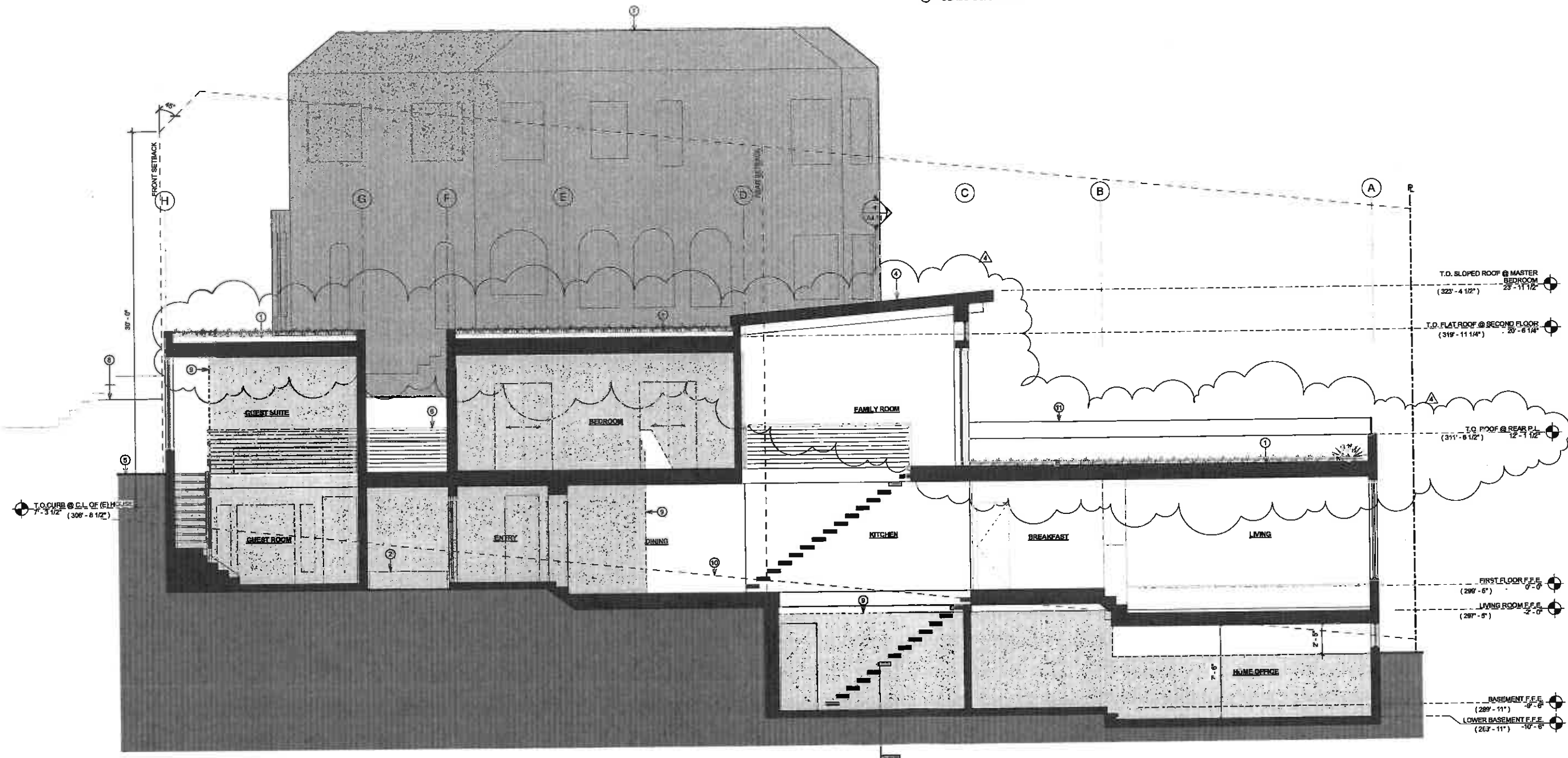


KEYED NOTES

- ① GREEN ROOF
- ② NOT USED
- ③ METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAILS
- ⑦ NEIGHBORING BUILDING BEHIND
- ⑧ (E) FENCE
- ⑨ OUTLINE OF EXISTING BUILDING, SHOWN DASHED
- ⑩ AVERAGE GRADE
- ⑪ GLASS GUARDRAIL

LEGEND

AREA OF ADDITION



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SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
**PROPOSED BUILDING
SECTIONS**

② (P) LONGITUDINAL BUILDING SECTION (NORTH-SOUTH)
1/4" = 1'-0"



KEYED NOTES

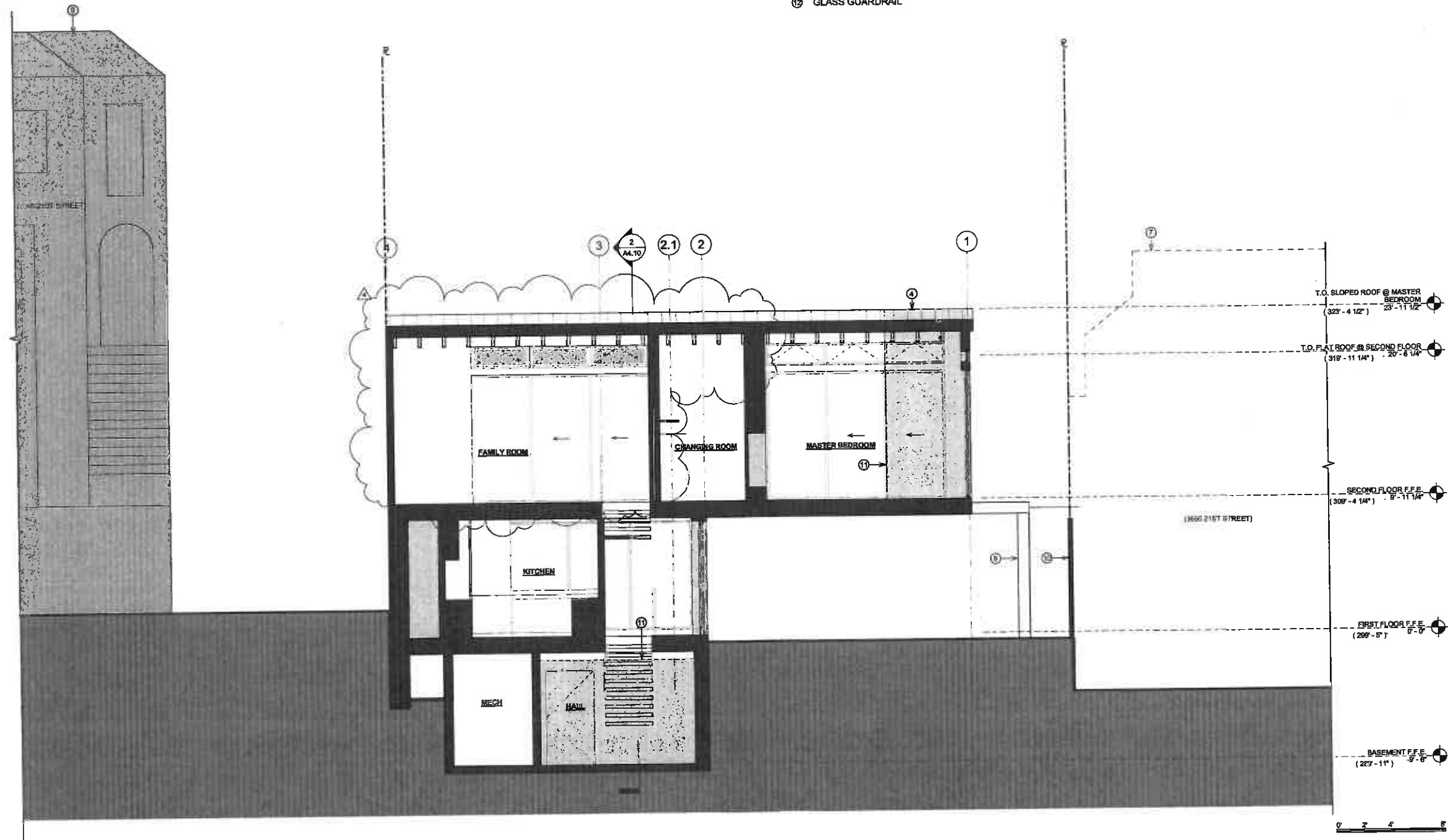
- ① GREEN ROOF
- ② METAL PLANTER
- ③ METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAILS
- ⑦ OUTLINE OF NEIGHBORING BUILDING BEHIND, SHOWN DASHED
- ⑧ STEEL COLUMN
- ⑨ NEIGHBORING BUILDING
- ⑩ (E) FENCE
- ⑪ OUTLINE OF EXISTING BUILDING, SHOWN DASHED
- ⑫ GLASS GUARDRAIL

LEGEND

AREA OF ADDITION

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.



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CURRENT RELEASE SET:
4 SITE PERMIT & VARIANCE SET REV. 4

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SITE PERMIT/VARIANCE R2	1.28.2014
SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
PROPOSED BUILDING SECTIONS

A4.11

4 (P) TRANSVERSE BUILDING SECTION (EAST-WEST)
1/4" = 1'-0"



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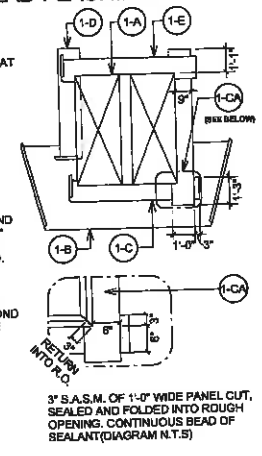
PREVIOUS RELEASE	DATE
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
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SITE PERMIT/VARIANCE R3	2.26.2014

SHEET TITLE
WINDOW DETAILS

A8.40

STEP 1: SILL, JAMB & HEAD FLASHING

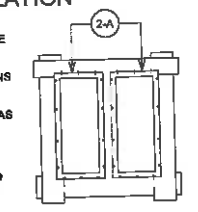
- (1-A) CONSTRUCT ROUGH OPENING PER WINDOW MANUFACTURER INSTRUCTIONS. VERIFY SHEATHING CUT FLUSH WITH ROUGH OPENING AT ALL EDGES
- (1-B) INSTALL SHEATHING PAPER AT SILL, CUT IT SUFFICIENTLY LONG TO PROJECT BEYOND THE VERTICAL S.A.S.M. TO BE APPLIED AT STEP 1-D. NOTCH SHEATHING PAPER TO ACCOMMODATE WINDOW.
- (1-C: 1-CA) INSTALL SELF ADHERING SHEET MEMBRANE (S.A.S.M.) AT SILL WITH 6" BELOW AND 3" BEYOND INTO THE ROUGH OPENING. EXTEND S.A.S.M. 3" BEYOND VERTICAL S.A.S.M. TO BE APPLIED AT STEP 1-D. SEE DIAGRAM 1-CA FOR ADDTL. INFO.
- (1-D) APPLY S.A.S.M. AT JAMB SIMILAR TO STEP 1-C. CUT SUFFICIENTLY LONG TO PROJECT 4" BEYOND VERTICAL S.A.S.M. TO BE APPLIED AT STEP 1-E
- (1-E) APPLY S.A.S.M. AT HEAD SIMILAR TO STEP 1-C.



3" S.A.S.M. OF 1'-0" WIDE PANEL CUT, SEALED AND FOLDED INTO ROUGH OPENING. CONTINUOUS BEAD OF SEALANT (DIAGRAM N.T.S.)

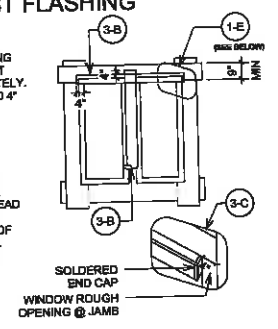
STEP 2: WINDOW INSTALLATION

- (2-A) APPLY CONT. ELASTOMERIC SEALANT BEAD TO THE INTERIOR SIDE OF WINDOW NAIL FIN. APPLY ADDITIONAL SEALANT AT MITER CORNERS OF WINDOW FRAME (BACKSIDE). INSPECT WINDOW FINIS FOR DAMAGE. INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS UNLESS OTHERWISE NOTED BY MANUFACTURER, INSTALL AS FOLLOWS:
- DO NOT FASTEN THROUGH HEAD FIN. NAIL 1/2" ABOVE FINIS. BEND NAIL DOWN OVER HEAD FIN TO ALLOW FOR MOVEMENT. TAP DOWN SHARP EDGE OF NAIL HEAD TO AVOID DAMAGE TO FLASHING PAPER
 - MIN. 3 FASTENERS EACH SIDE AT 16" O.C. MAX. TYP.
 - NO FASTENERS TO BE WITH 3" OF OUTSIDE CORNER OF FINIS



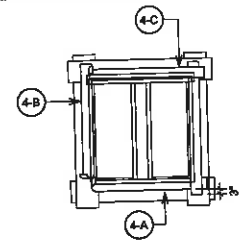
STEP 3: HEAD AND POST FLASHING

- (3-A) WHERE OCCURS, APPLY VERTICAL STRIP OF MODIFIED BITUMINOUS SHEET WATERPROOFING MEMBRANE TO MULLIONS BETWEEN ADJACENT WINDOWS. OVERLAP JAMB FLANGES COMPLETELY. EXTEND 4" BEYOND TOP OF HEAD FLANGE AND 4" BEYOND BOTTOM OF SILL FLANGE.
- (3-B) WHERE HEAD TRIM OCCURS, INSTALL SHEET METAL HEAD FLASHING WITH SOLDERED END CAPS. TYP. SEE DIAGRAM 3-C. INSTALL SHEET METAL FLASHING TO HAVE A 2" MIN. VERTICAL LEG, A HORIZONTAL LEG 1/8" DEEPER THAN HEAD TRIM, AND A VERTICAL 1/4" HEIMED BOTTOM EDGE. INSTALL S.A.S.M. OVER VERTICAL LEG OF SHEET METAL FLASHING. EXTEND SHT. METAL FLASHING 4" BEYOND JAMB ROUGH OPENING.
- (3-C) SOLDERED END CAPS @ SHT. METL. HEAD FLASHING



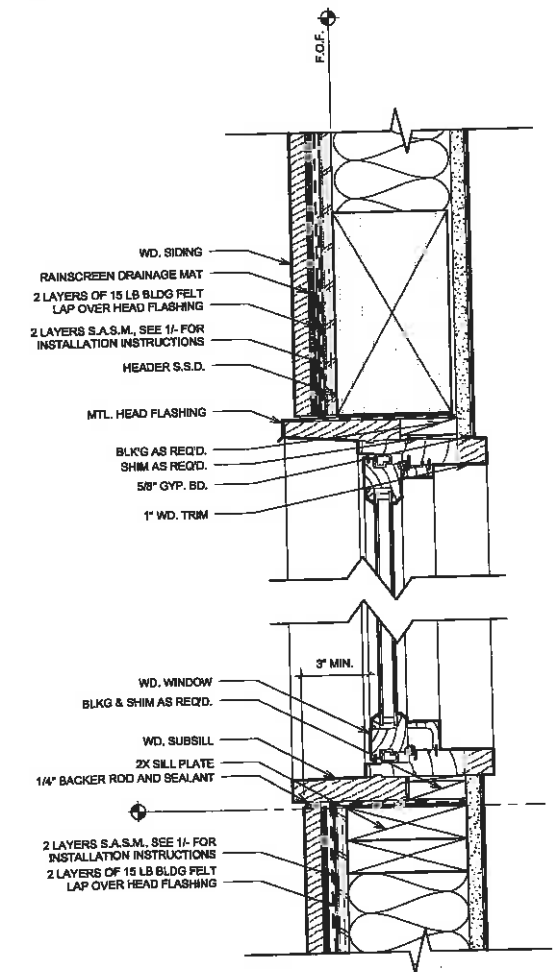
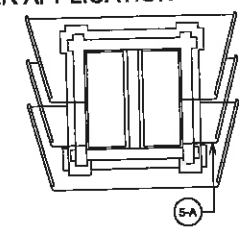
STEP 4: 2ND S.A.S.M. APPLICATION

- (4-A) APPLY 6" WIDE STRIP S.A.S.M. AT SILL TO LAP NAIL FIN. CUT SUFFICIENTLY LONG TO PROJECT 3" BEYOND THE VERTICAL S.A.S.M. TO BE APPLIED AT STEP 4-B
- (4-B) CONTINUE INSTALLING 6" WIDE S.A.S.M. AT JAMB TO OVERLAP NAIL FIN. AND EXTEND 3" BEYOND SILL S.A.S.M.
- (4-C) INSTALL 6" S.A.S.M. AT HEAD TO OVERLAP SHT. METL. HEAD FLASHING. EXTEND 3" BEYOND EDGE OF S.A.S.M. AT JAMB



STEP 5: BUILDING PAPER APPLICATION

- (5-A) INSTALL BUILDING PAPER, OVERLAP WEATHERBOARD FASHION FROM BOTTOM TO TOP OF WALL PER MANUFACTURER'S INSTRUCTIONS.
- NOTE: DO NOT PENETRATE THE WINDOW NAIL FINIS WITH FASTENERS FOR SIDING OR TRIM



1 TYP. WINDOW HEAD & SILL
3" = 1'-0"

3 WINDOW FLASHING
1/4" = 1'-0"