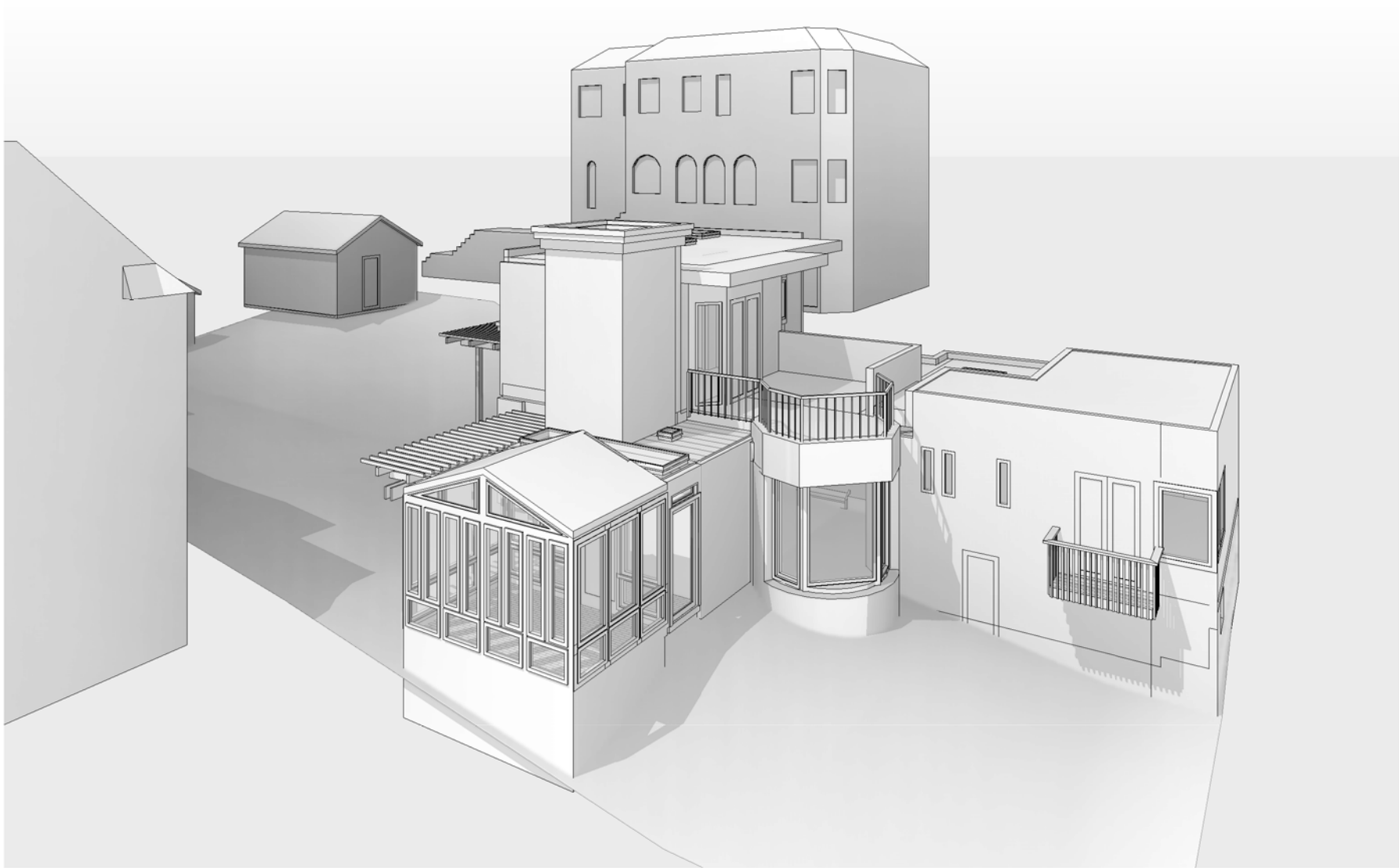


**EXHIBIT C**



1005 Sansome St, Ste 240  
San Francisco, CA 94111

p 415 252 1441  
f 415 252 1442

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

TITLE NORTH EAST  
BIRD'S EYE

DATE 02/27/14  
SCALE

EXISTING  
3D VIEW



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TITLE NORTH EAST  
BIRD'S EYE  
DATE 02/27/14  
SCALE

PROPOSED  
3D 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:  
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  
**PROJECT INFO**

**GO.00**

**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 COPMPLY 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

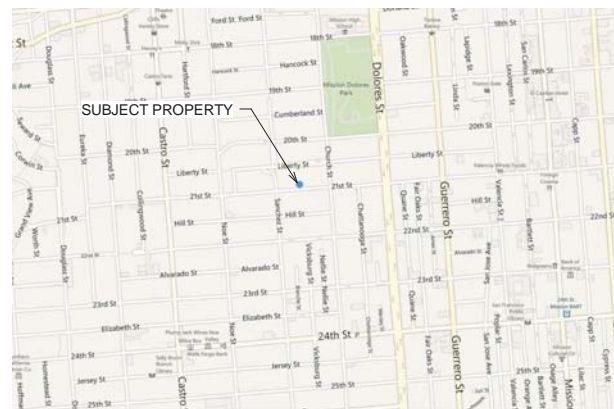
**PROJECT DIRECTORY**

<b>ARCHITECT</b> FELDMAN ARCHITECTURE 1005 SANSOME ST. STE 240 SAN FRANCISCO, CA 94111 PHONE: 415 252 1441 FAX: 415 252 1442 EMAIL:	<b>ARCHITECT</b> BERNARD TRAINOR + ASSOCIATES 537 HOUSTON ST. MONTEREY, CA 93940 PHONE: 831 655 1414 FAX: 831 655 3462
<b>OWNER</b> CHRIS COX & VISRA VICHIT VADAKAN P.O. BOX 14820 SAN FRANCISCO CA 94114	

**PERSPECTIVE DRAWING**



**VICINITY MAP**



**AERIAL PHOTO**



**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**

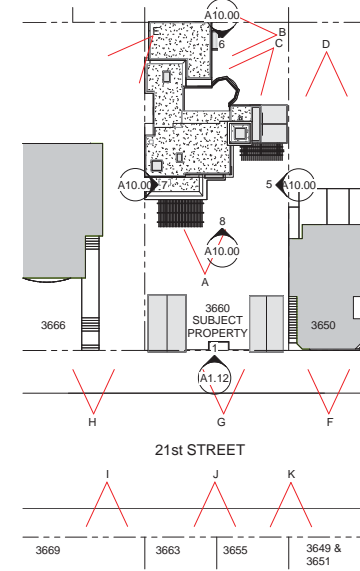
	EXISTING	ADDITION	PROPOSED
BASEMENT	329 SF	367 SF	684 SF
FIRST FLOOR	1,665 SF	320 SF	1,985 SF
SECOND LEVEL	553 SF	964 SF	1,529 SF
HOUSE	2,547 SF	1,651 SF	4,198 SF
GARAGE(S)	430 SF	11 SF	441 SF
TOTAL SF	2,977 SF	1,662 SF	4,639 SF

**ABBREVIATIONS**

AB. ANCHOR BOLT	JAN. JANITOR
A.F.F. ABOVE FINISHED FLOOR	JH. JOINT HANGER
AGGR. AGGREGATE	JNT. JOINT
ALUM. ALUMINUM	JST. JOIST
ALT. ALTERNATE	KIT. KITCHENLAB
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
CLR. CLEAR	(N) NEW
C.M.U. CONCRETE MASONRY UNIT	N.I.C. NOT IN CONTRACT
COL. COLUMN	NO. NUMBER
CONC. CONCRETE	NOM. NOMINAL
CONN. CONNECTION	N.T.S. NOT TO SCALE
CONSTR. CONSTRUCTION	O.C. ON CENTER
CONT. CONTINUOUS	O.D. OUTSIDE DIAMETER
C.T. CERAMIC TILE	OH. OVERHEAD
DEG. DEGREE	OPG. OPENING
DET/DTL. DETAIL	OPP. OPPOSITE
D.F. DRINKING FOUNTAIN	P.C.T. PRE-CAST
DIAG. DIAGONAL	P.L. PROPERTY LINE
DIA. DIAMETER	P.LAM. PLASTIC LAMINATE
DN. DOWN	PLAS. PLASTER
DS. DOWNSPOUT	PLYWD. PLYWOOD
DWG. DRAWING	PR. PAIR
E. EAST	Q.T. QUARRY TILE
(E) EXISTING	R. RISER
EA. EACH	(R) REMODELED
E.J. EXPANSION JOINT	R.D. ROOF DRAIN
E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM	RE. REFER TO
EL. ELEVATION	REFR. REFRIGERATOR
ELEC. ELECTRICAL	REINF. REINFORCED
ELEV. ELEVATOR	REQD. 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. FIRE DEPARTMENT CONNECTION	SECT. SECTION
F.D.N.F.D. FOUNDATION	S.F. SQUARE FOOT
F.E. FIRE EXTINGUISHER	SHT. SHEET
F.E.C. FIRE EXTINGUISHER CABINET	SIM. SIMILAR
F.F. FINISH FLOOR	SPEC. SPECIFICATION
FFE. FINISH FLOOR ELEVATION	SQ. SQUARE
F.H.C. FIRE HOSE CABINET	S.S. STAINLESS STEEL
FIN. FINISH	STAGG. STAGGERED
FL. FLOW LINE	STD. STANDARD
FLR. FLOOR	STL. STEEL
FLUR. FLUORESCENT	STRUC. STRUCTURAL
F.O.B. FACE OF BRICK	SUSP. SUSPENDED
F.O.C. FACE OF CONCRETE	TR. TREAD
F.S. FULL SIZE	T&B. TOP AND BOTTOM
FT. FOOT OR FEET	TERR. TERRAZO
FTG. FOOTING	T&G. TONGUE AND GROOVE
FURR. FURRING	THK. THICK
GA. GAUGE	TY. TOP OF TYPICAL
GALV. GALVANIZED	UON. UNLESS OTHERWISE NOTED
G.C. GENERAL CONTRACTOR	VCT. 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
HB. HOSE BIB	WD. WOOD
H.C. HOLLOW CORE	W/O. WITHOUT
H/C. HANDICAPPED	& AND
HDWD. HARDWOOD	L. ANGLE
HDWE. HARDWARE	@ AT
H.M. HOLLOW METAL	
HR. HOUR	
HT. HEIGHT	
HVAC. HEATING VENTILATION AIR CONDITIONING	
HW. HOT WATER	
I.D. INSIDE DIAMETER	
INSUL. INSULATION	
INT. INTERIOR	

**ARCHITECTURAL SYMBOLS**

Name 00' - 0 0/0"	LEVEL NAME + ELEVATION	NORTH ARROW
1 A101	SECTION TAG	12 3 SLOPE DESIGNATION
0 A0.00	ELEVATION TAG	REVISION
1 A101	DETAIL CALLOUT	CL. CENTERLINE
0'-0"	SPOT ELEVATION	PL. PROPERTY LINE
11	WINDOW TAG	11 PARTITION TAG
11 B	DOOR TAG	11 1'-0" A.F.F. CEILING HEIGHT
		11 X FINISH TAG



**SITE PHOTO DIAGRAM**  
1" = 30'-0"

PROJECT NAME  
**3660 21ST STREET**

JOB NO. 12-009  
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SITE PERMIT/VARIANCE R1	7.03.2013

SHEET TITLE  
**SITE PHOTOS**



**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:  
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**



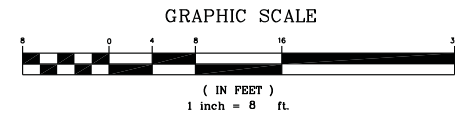
**B: SUBJECT PROPERTY: SIDE VIEW**



**A: SUBJECT PROPERTY: FRONT VIEW**

1/27/2014 10:20:05 AM

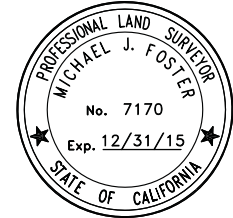
LEGEND		
	BUILDING EDGE	S.S. SANITARY SEWER
	CONCRETE	T.C. TOP OF CURB
	ASPHALT	W.M. WATER METER
	CHAIN LINK FENCE	A/C ASPHALT CONCRETE
	B.C. BUILDING CORNER	B/W BOTTOM OF WALL
	C.O. CLEANOUT	F/L FLOW LINE
	D.I. DRAIN INLET	S/W SIDEWALK
	G.V. GAS VALVE	T/W TOP OF WALL
	PL. PROPERTY LINE	( ) RECORD DATA
	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  
E.L.=358.094, PER CITY OF  
SAN FRANCISCO DATUM.

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

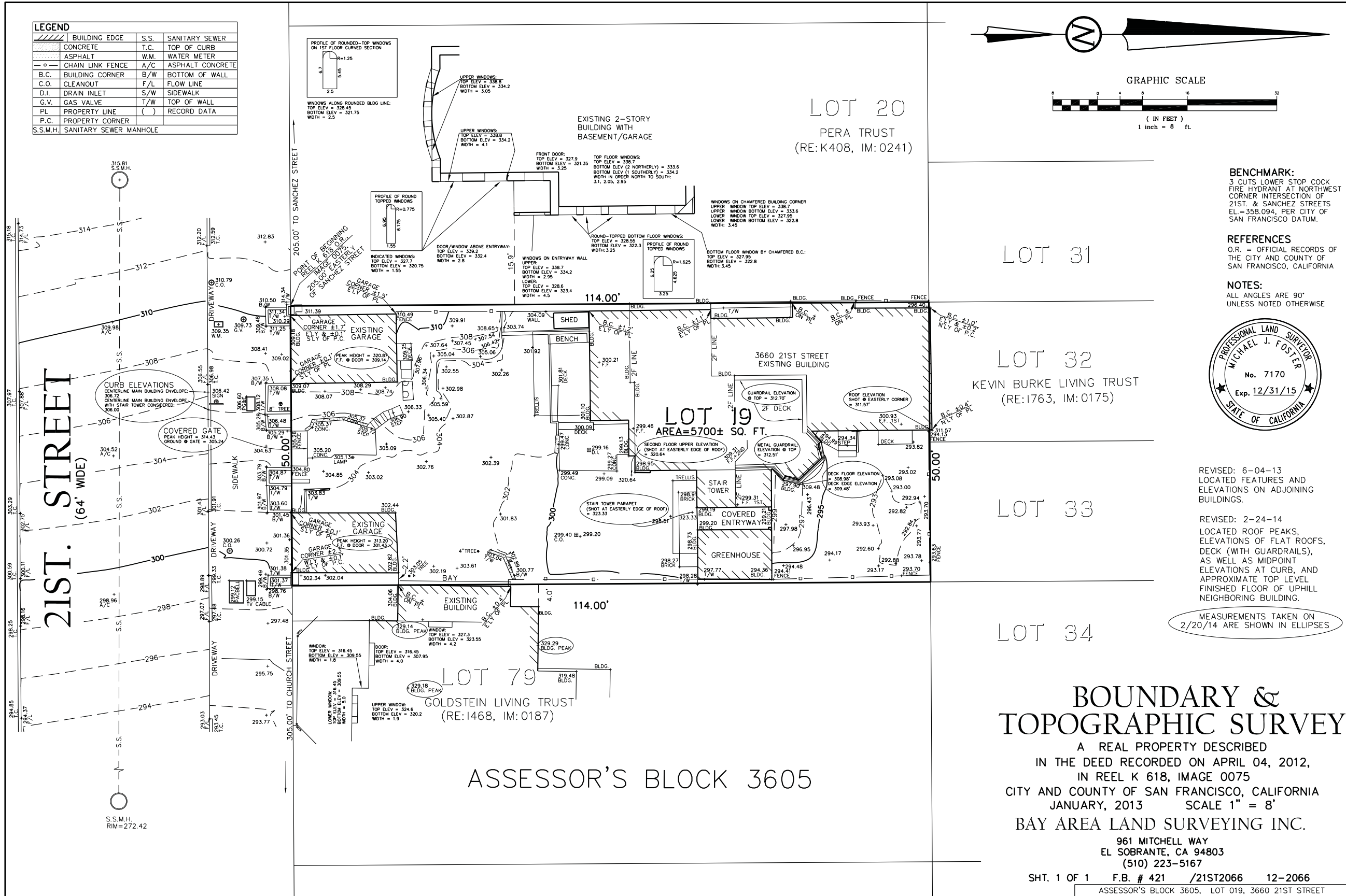
**NOTES:**  
ALL ANGLES ARE 90°  
UNLESS NOTED OTHERWISE



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



# 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

ASSESSOR'S BLOCK 3605

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
<b>Garden Trees:</b>		
Acer palmatum 'Bloodgood'	Japanese Maple	24" Box
Betula nigra	River Birch	36" Box
<b>Shrubs + Groundcovers:</b>		
Asparagus 'Myers'	Myers Asparagus Fern	1 gallon
Blechnum spicant	Deer 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 Lily	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
Pteris tremula	Australian Brake Fern	1 gallon
Polystichum munitum	Western Sword	1 gallon
Senecio mandraliscae	Blue Kleinia	6" pots
<b>Street Tree Planting:</b>		
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



PROJECT NAME  
**COX VICHIT-VADAKAN RESIDENCE**

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

CLIENT NAME  
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SITE PERMIT AND  
VARIANCE SET  
REVISION 2

PREVIOUS RELEASE  
SITE PERMIT CHECK SET 05 07 2013  
REVISION 1 07 03 2013

SHEET TITLE  
**PRELIMINARY  
LANDSCAPE SITE  
PLAN**