

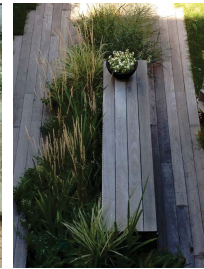
FLAVOR IMAGES



GREEN ROOF PLANTING FLAVOR



ROOF DECK FLAVOR



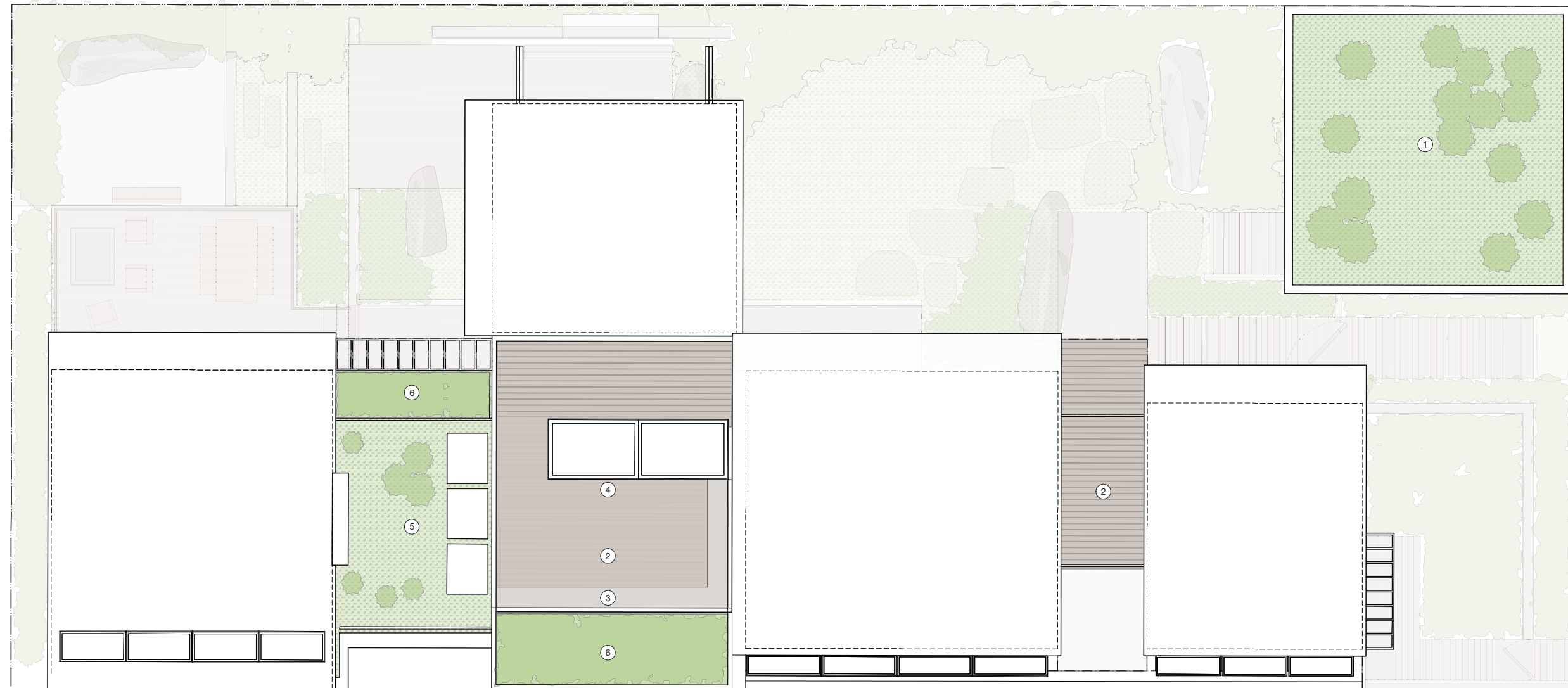
GREEN ROOF AND DECK PRELIMINARY PLANT LIST

Botanical Name	Common Name
Shrubs + Groundcovers:	
Achillea tomentosa	Yarrow
Armeria maritima ssp. californica	Sea Pink
Blechnum spicant	Deer Fern
Carex praegracilis	Field Sedge
Chondropetalum tectorum	Cape Reed
Festuca 'Tomales Bay'	Tomales Bay Fescue
Festuca 'Molate'	Molate Sedge
Fragaria chiloensis	Strawberry
Iris douglasiana	Douglas Iris
Koeleria glauca	Blue Hair Grass
Lomandra 'Breeze'	Lomandra
Sedum spurium	Two-row Stonecrop

KEYED NOTES

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

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 VICHIT-  
VADAKAN  
RESIDENCE**

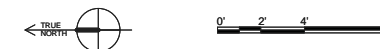
JOB NO. 12-009  
PROJECT ADDRESS  
**3660 21ST STREET,  
SAN FRANCISCO, CA.  
94114**

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 05 07 2013  
REVISION 1 07 03 2013

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





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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

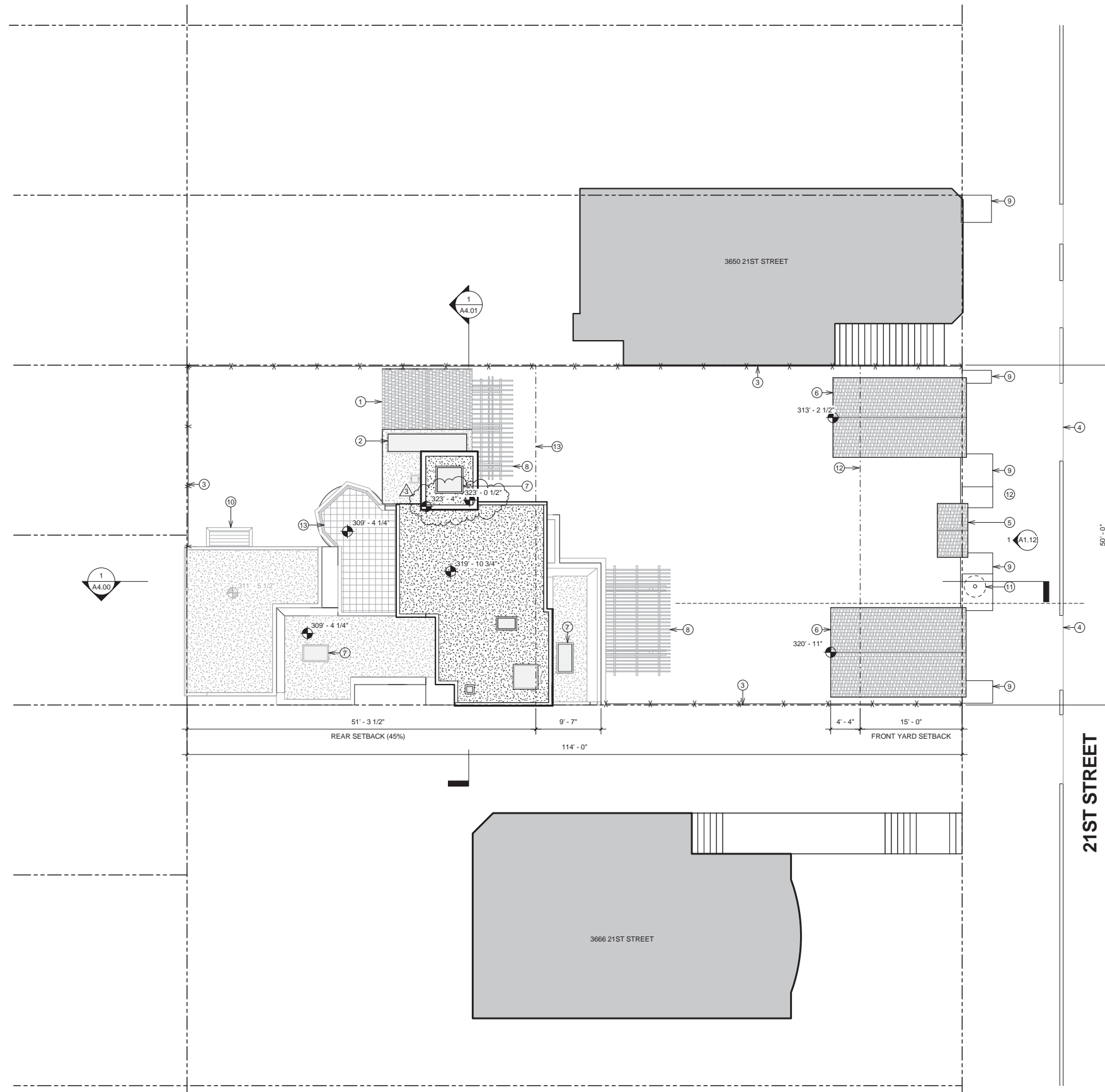
SHEET TITLE  
**EXISTING SITE PLAN**

**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**



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

2/25/2014 3:35:19 PM

**A1.10**



PROJECT NAME  
**3660 21ST STREET**

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**3660 21ST STREET,  
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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

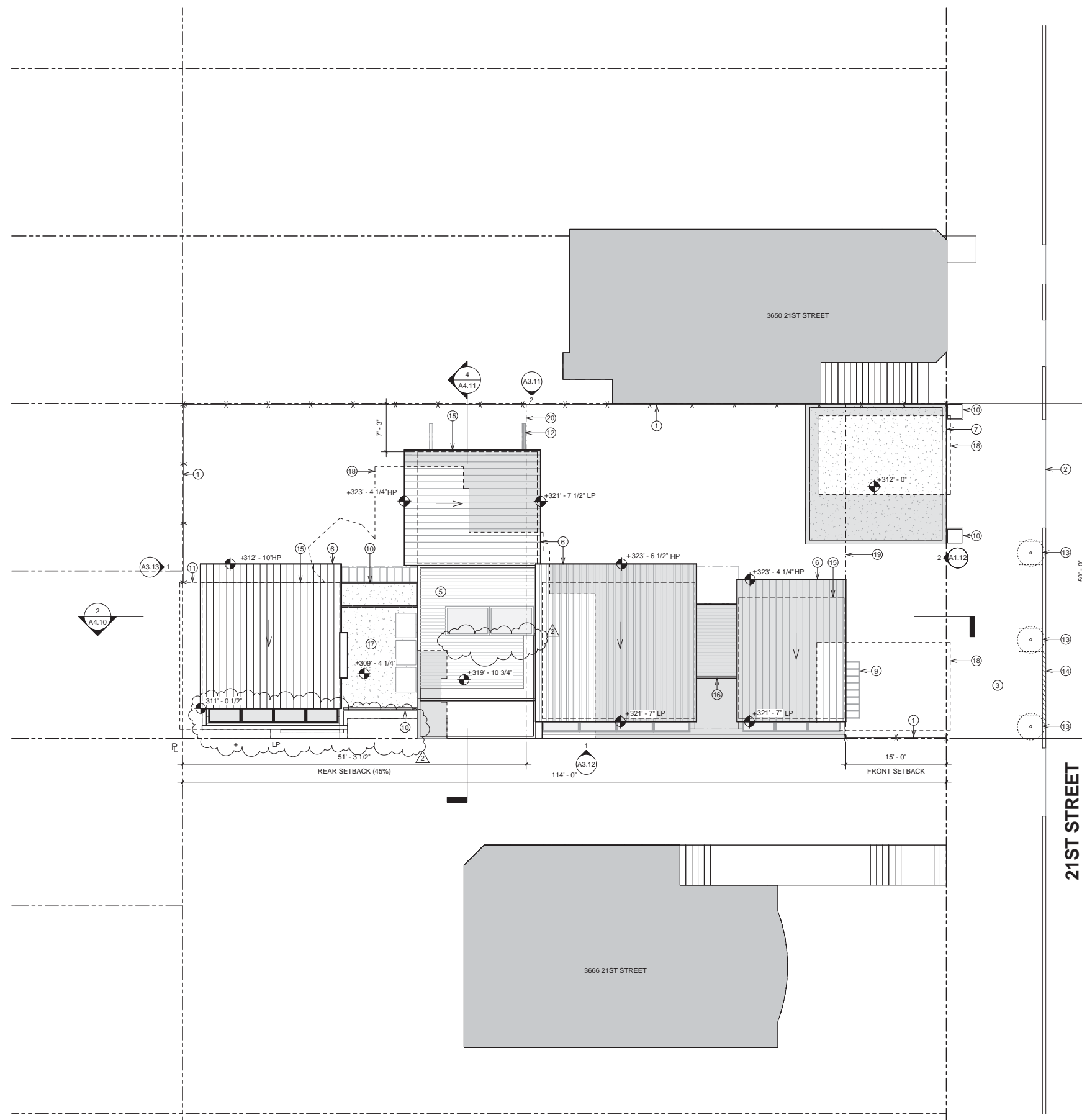
SHEET TITLE  
**PROPOSED SITE PLAN**

**LEGEND**

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

**KEYED NOTES**

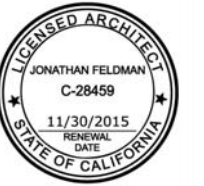
- ① (E) FENCE
- ② (E) CURB CUT TO BE ENLARGED FOR 2-CAR DRIVEWAY
- ③ (E) SIDEWALK
- ④ NOT USED
- ⑤ ROOF DECK
- ⑥ METAL SLOPED ROOF
- ⑦ (P) TWO CAR GARAGE
- ⑧ GREEN ROOF
- ⑨ METAL AWNING
- ⑩ METAL PLANTER
- ⑪ METAL PLANTER BELOW
- ⑫ BEAM BELOW
- ⑬ (P) STREET TREE
- ⑭ REMOVE (E) CURB CUT, SHOWN HATCHED
- 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"

1/27/2014 10:18:53 AM

**A1.11**



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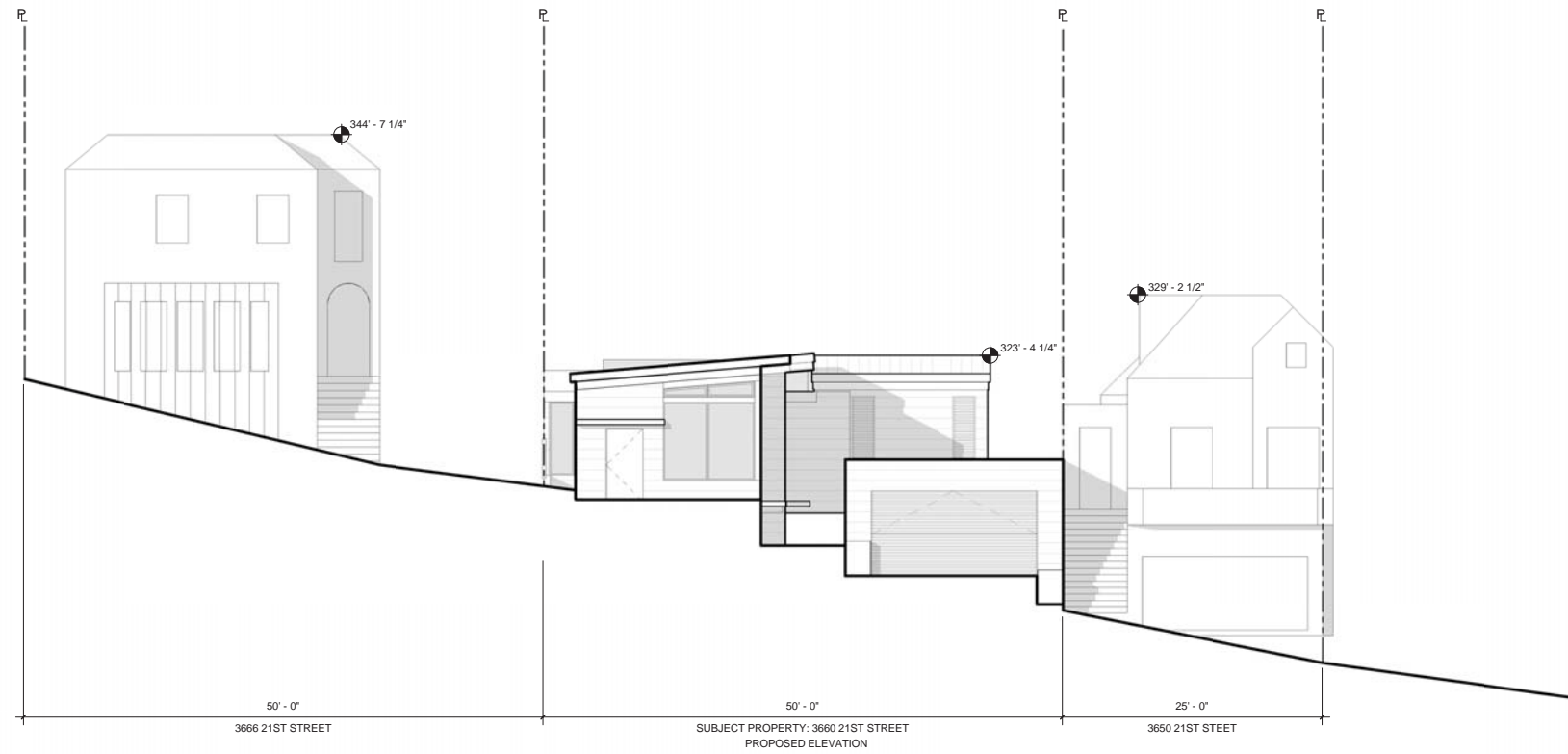
CURRENT RELEASE SET:  
**2** SITE PERMIT &  
VARIANCE SET  
REV.2

PREVIOUS RELEASE

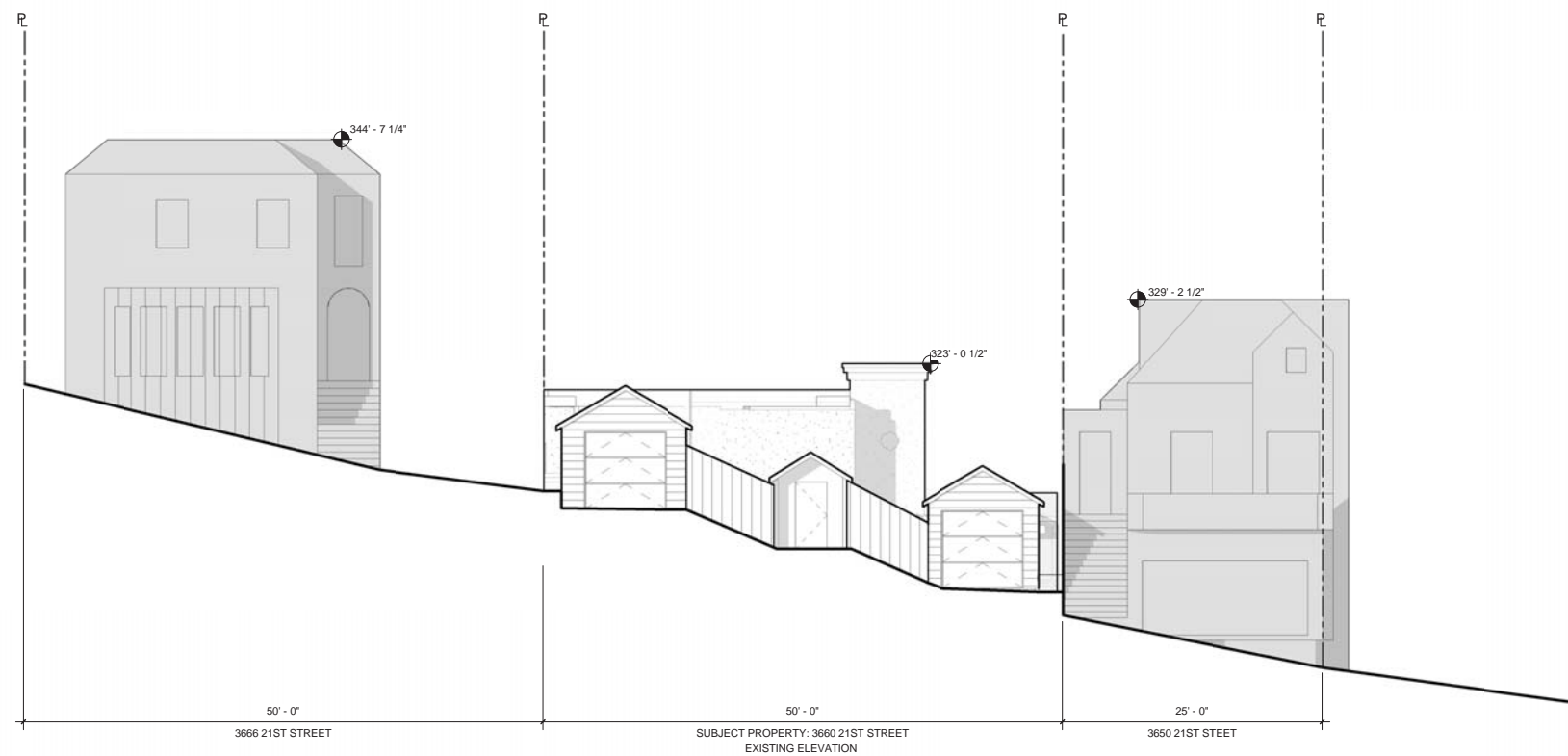
ENVIRONMENTAL EVALUATION (HISTORIC)	2.14.2013
NEIGHBORHOOD OUTREACH	3.13.2013
SITE PERMIT/VARIANCE	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013

SHEET TITLE  
SITE 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**

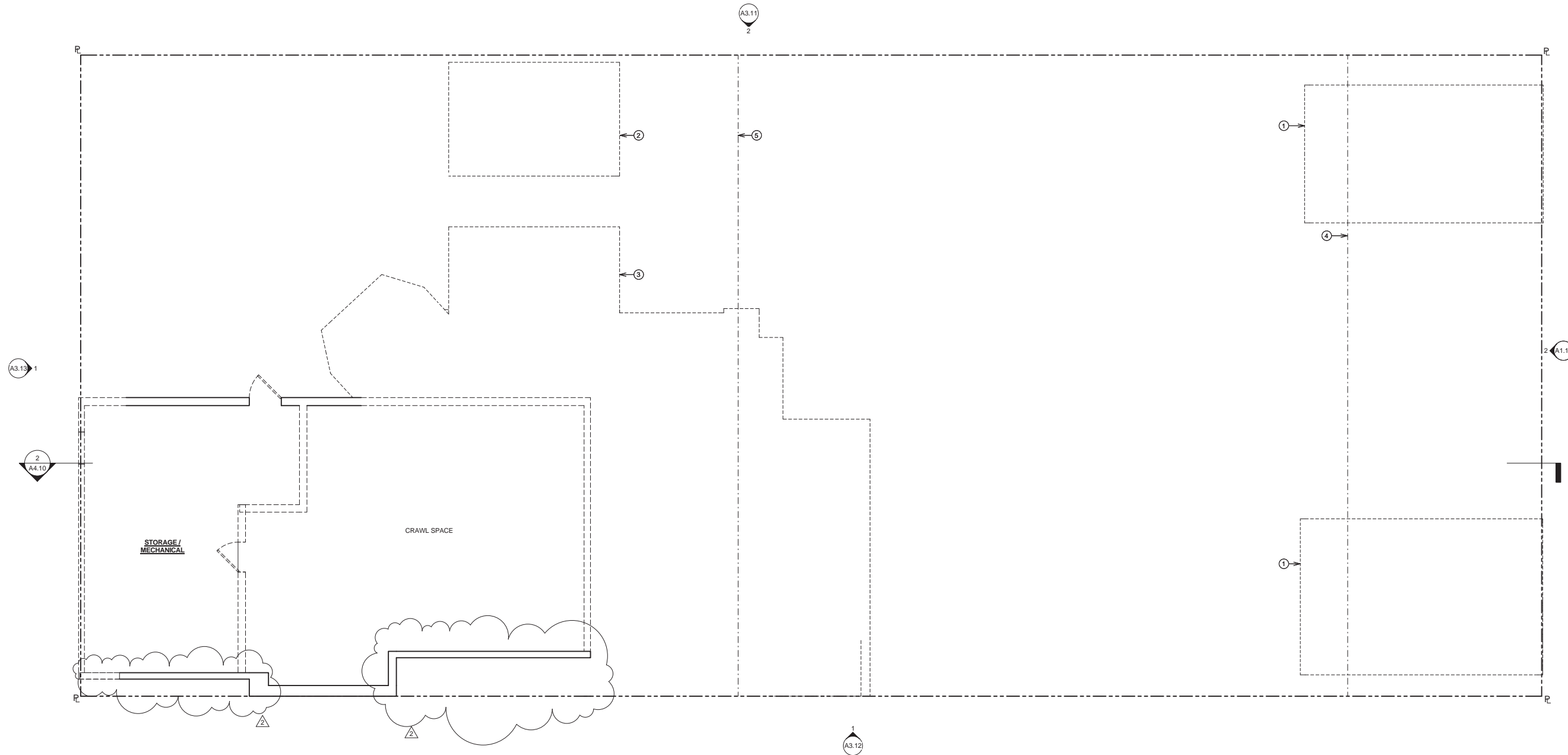
- ① GARAGE ABOVE SHOWN DASHED
- ② GREENHOUSE ABOVE SHOWN DASHED
- ③ HOUSE ABOVE SHOWN DASHED
- ④ FRONT YARD SETBACK
- ⑤ REAR YARD SETBACK

**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.



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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 10:18:59 AM



**KEYED NOTES**

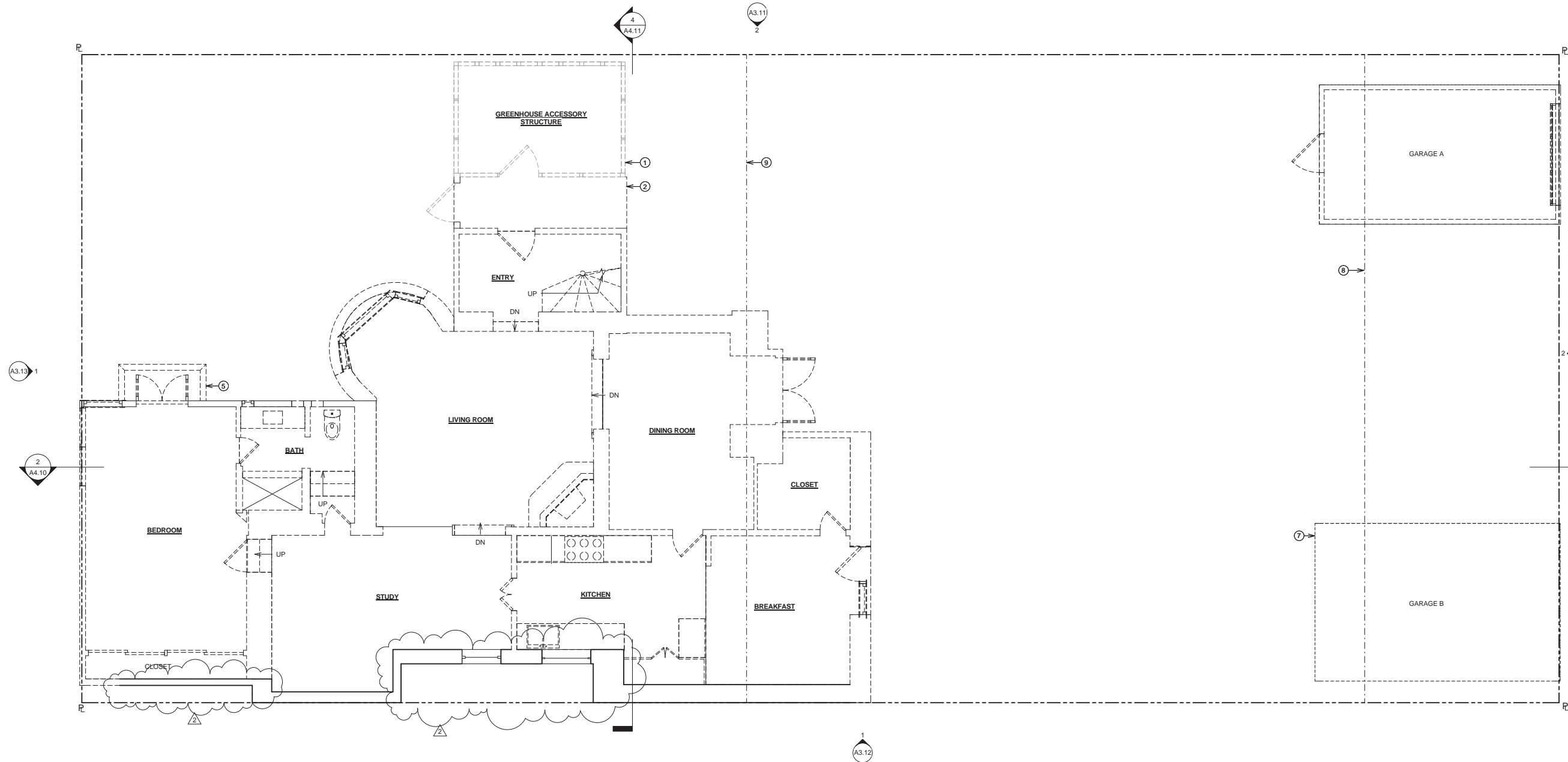
- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ SKYLIGHT
- ④ TRELLIS
- ⑤ BALCONY
- ⑥ DECK
- ⑦ GARAGE ABOVE SHOWN DASHED
- ⑧ FRONT YARD SETBACK
- ⑨ REAR YARD SETBACK

**LEGEND**

- EXISTING WALL TO REMAIN
- DEMO

**SHEET NOTES**

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



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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  
FIRST FLOOR &  
GARAGE A FLOOR  
PLAN**

**A2.01**

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



**KEYED NOTES**

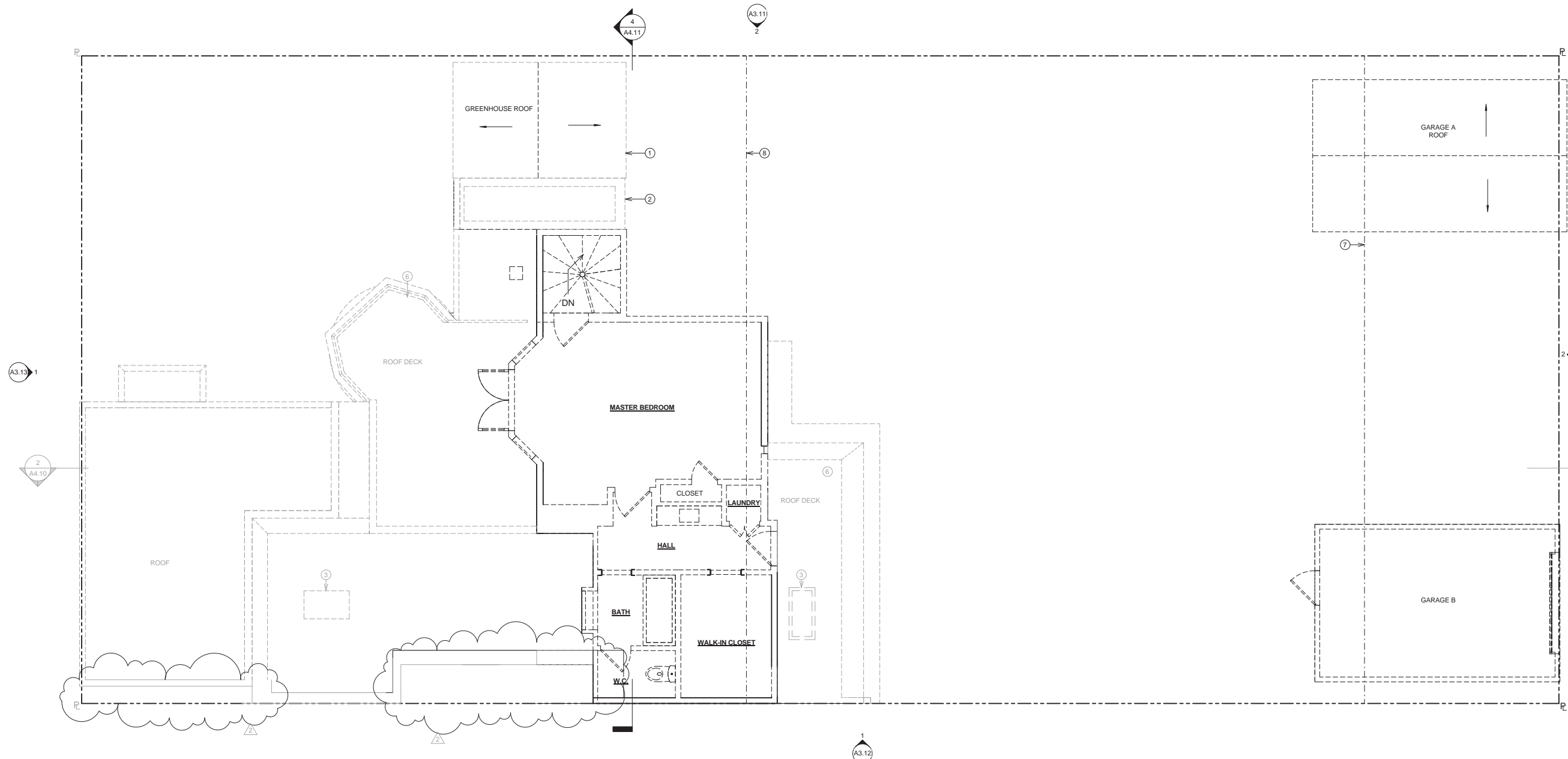
- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ SKYLIGHT
- ④ TRELLIS
- ⑤ BALCONY
- ⑥ DECK
- ⑦ FRONT YARD SETBACK
- ⑧ REAR YARD SETBACK

**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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VARIANCE SET  
REV.2**

PREVIOUS RELEASE  
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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 10:19:01 AM





**KEYED NOTES**

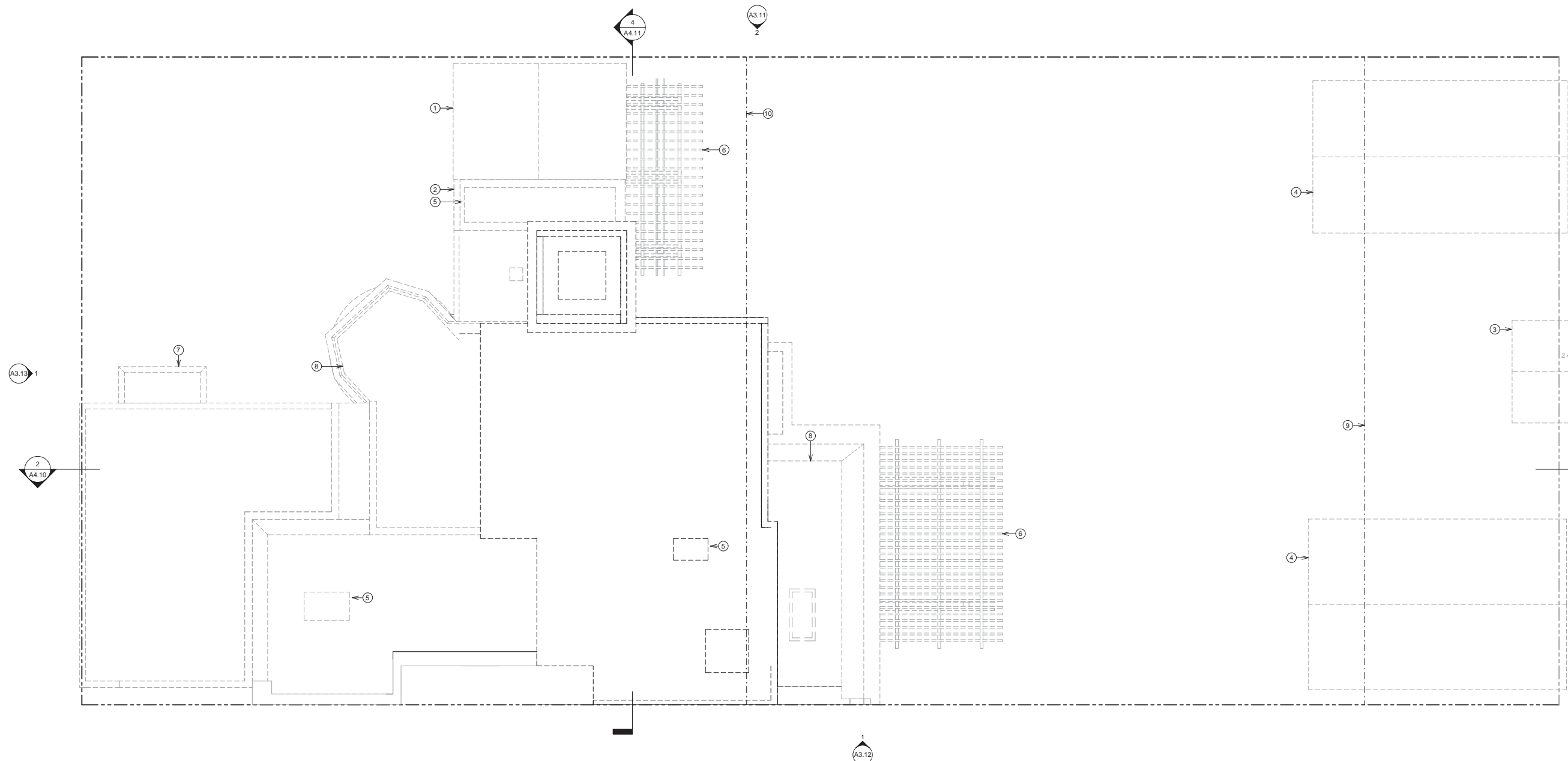
- ① GREENHOUSE
- ② COVERED BREEZEWAY
- ③ ENTRY GATE
- ④ SINGLE CAR GARAGE
- ⑤ SKYLIGHT, TYP.
- ⑥ TRELLIS
- ⑦ BALCONY TO BE REMOVED
- ⑧ ROOF DECK
- ⑨ FRONT YARD SETBACK
- ⑩ REAR YARD SETBACK

**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.



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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  
ROOF PLAN**

**A2.03**

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

1/27/2014 10:19:02 AM





**KEYED NOTES**

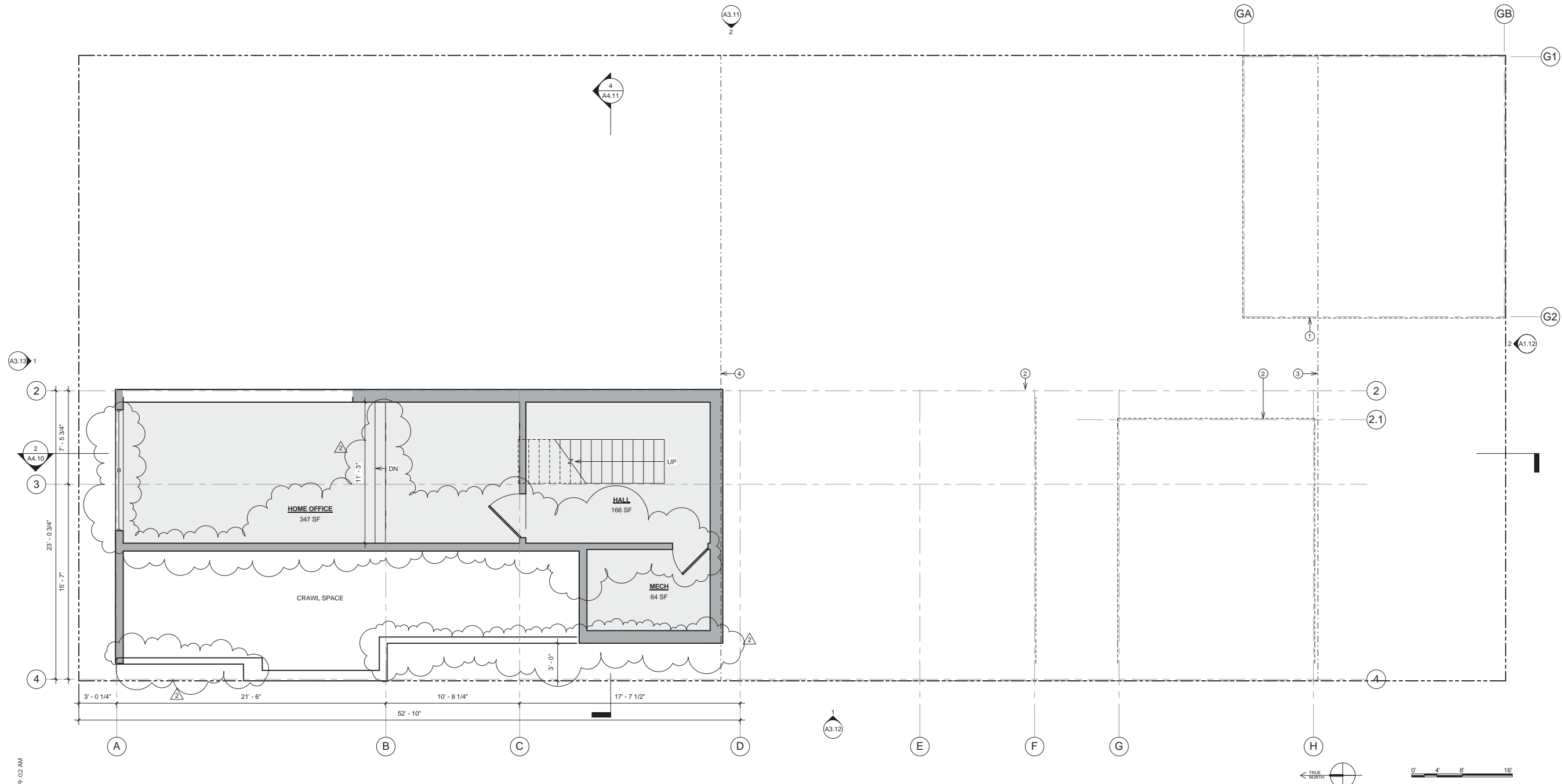
- ① GARAGE ABOVE SHOWN DASHED
- ② HOUSE ABOVE SHOWN DASHED
- ③ FRONT YARD SETBACK
- ④ REAR YARD SETBACK

**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.



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**3660 21ST STREET,  
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01.28.2014

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

PREVIOUS RELEASE  
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NEIGHBORHOOD OUTREACH 3.13.2013  
SITE PERMIT/VARIANCE 3.29.2013  
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**

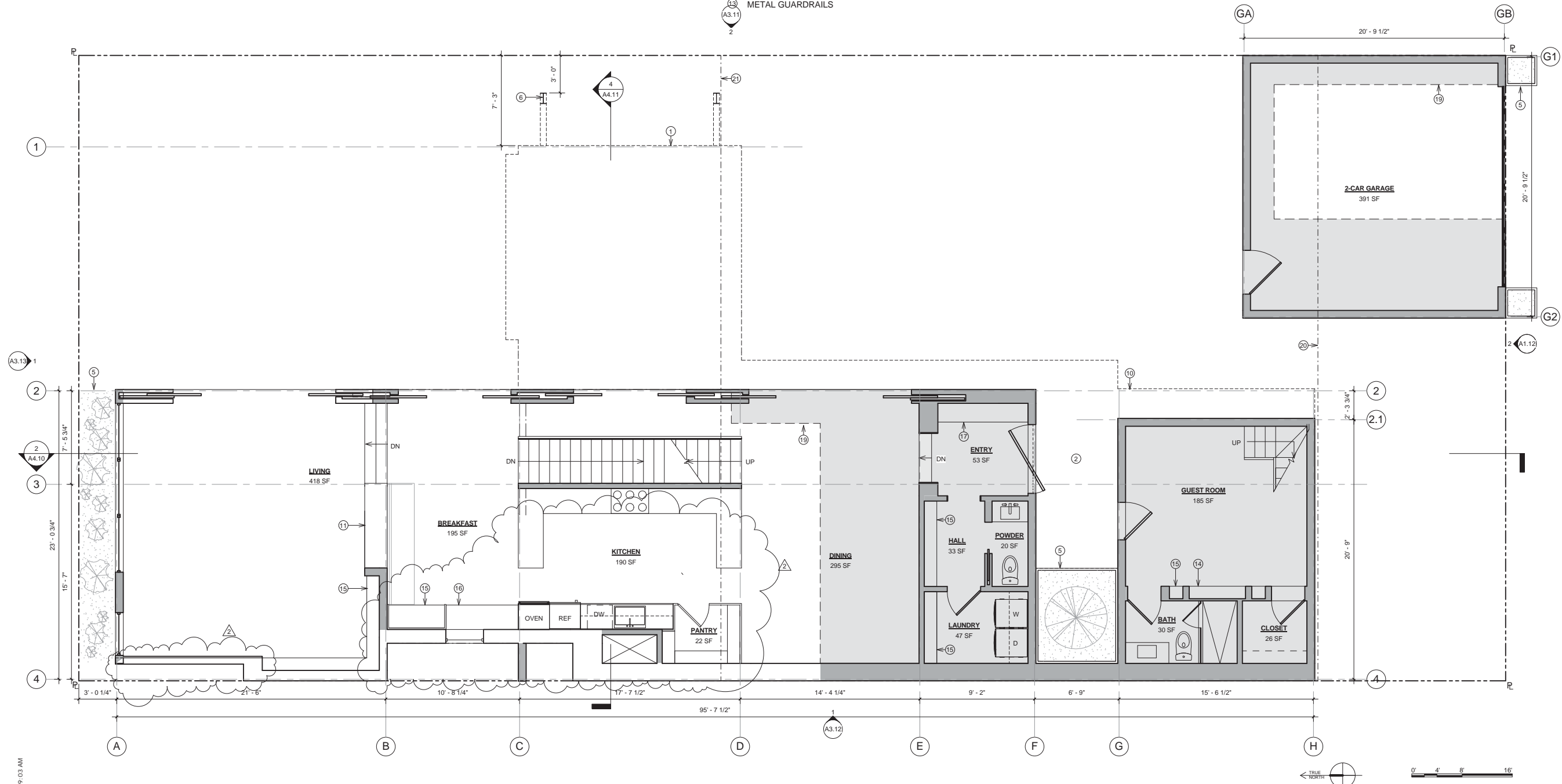
- ① OUTLINE OF BLDG ABV SHOWN DASHED
- ② COVERED ENTRY WAY
- ③ GREEN ROOF
- ④ PATIO
- ⑤ METAL PLANTER
- ⑥ STEEL COLUMN
- ⑦ STEEL BEAM
- ⑧ SLOPED METAL ROOF
- ⑨ METAL SUNSHADE AWNING
- ⑩ METAL SUNSHADE AWNING ABV SHOWN DASHED
- ⑪ FIREPLACE
- ⑫ SKYLIGHT
- ⑬ METAL GUARDRAILS
- ⑭ MURPHY BED
- ⑮ SHELVES
- 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.



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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**

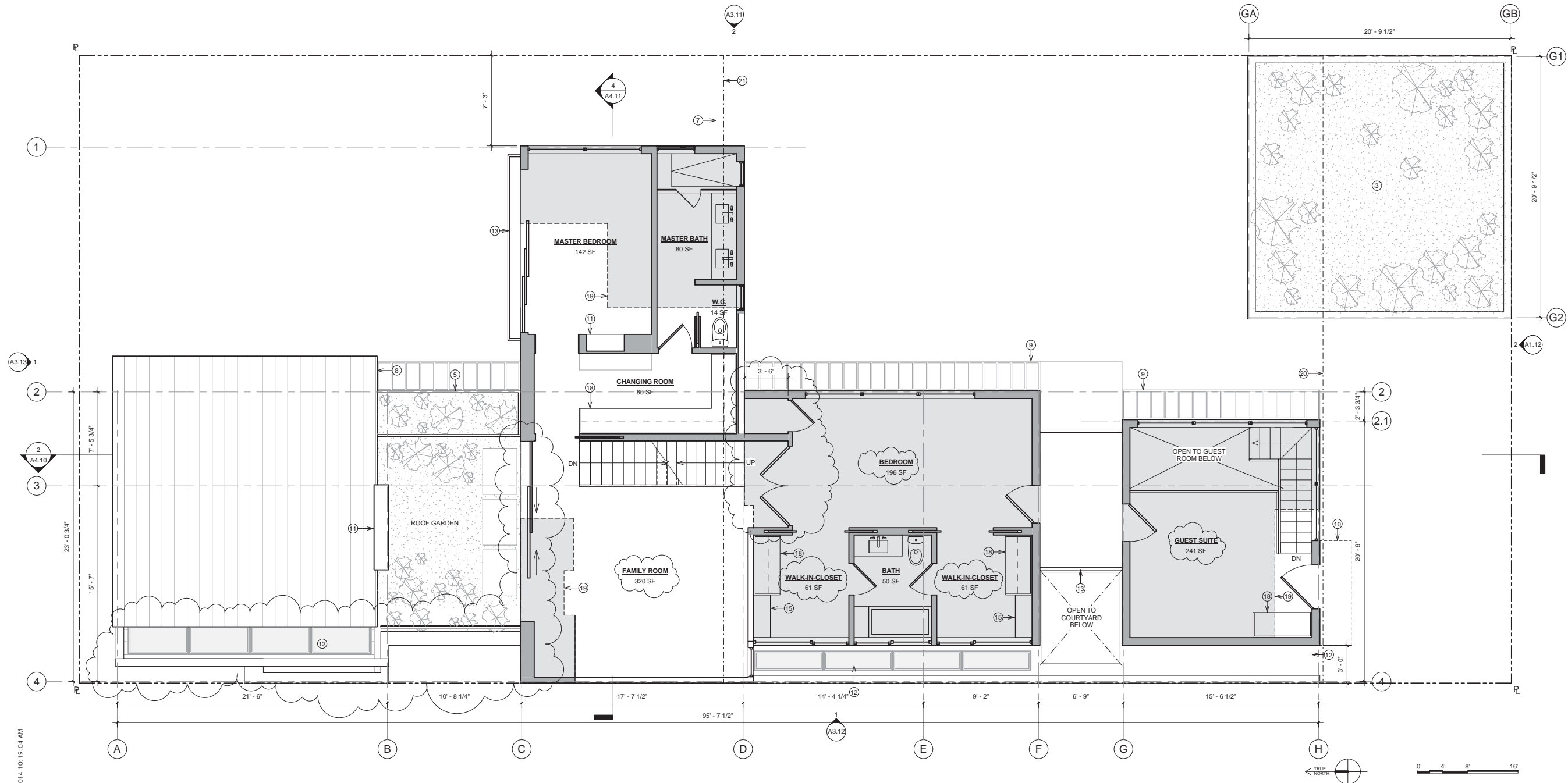
- |  |  |
|--|--|
| ① OUTLINE OF BLDG ABV SHOWN DASHED       | ⑭ MURPHY BED                                 |
| ② COVERED ENTRY WAY                      | ⑮ SHELVES                                    |
| ③ GREEN ROOF                             | ⑯ DESK                                       |
| ④ PATIO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

**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 VEIRFY ALL DIMENSIONS, TYP.



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REV.2**

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SHEET TITLE  
**PROPOSED SECOND  
FLOOR PLAN**

**A2.12**

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

1/27/2014 10:19:04 AM



**KEYED NOTES**

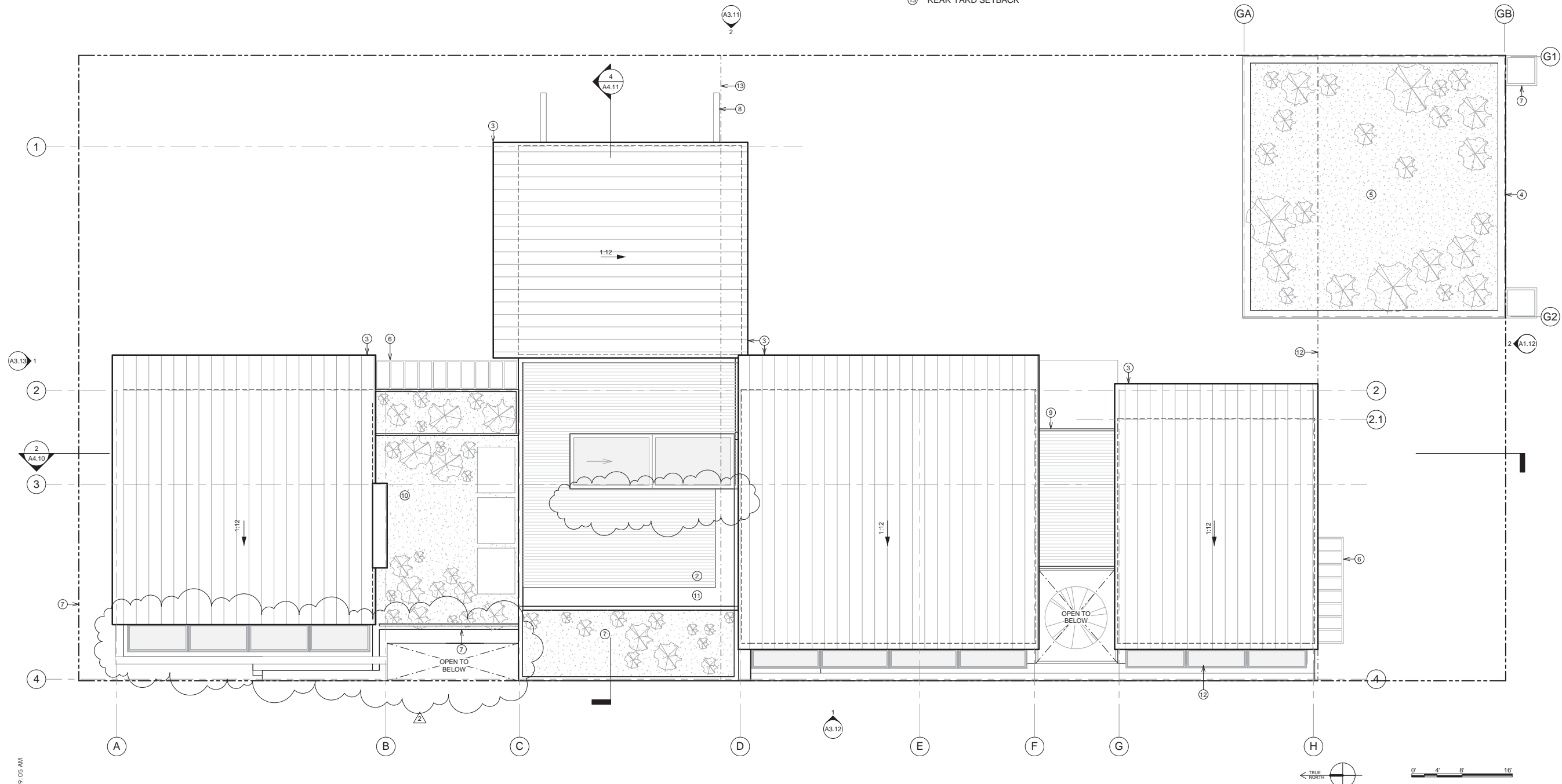
- ① NOT USED
- ② ROOF DECK
- ③ SLOPED ROOF
- ④ (P) TWO CAR GARAGE
- ⑤ GREEN ROOF
- ⑥ METAL SUNSHADE AWNING
- ⑦ METAL PLANTER
- ⑧ BEAM BELOW
- ⑨ BALCONY
- ⑩ ROOF GARDEN
- ⑪ BENCH
- ⑫ FRONT YARD SETBACK
- ⑬ REAR YARD SETBACK

**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.



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SHEET TITLE  
**PROPOSED ROOF  
PLAN**

**A2.13**

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

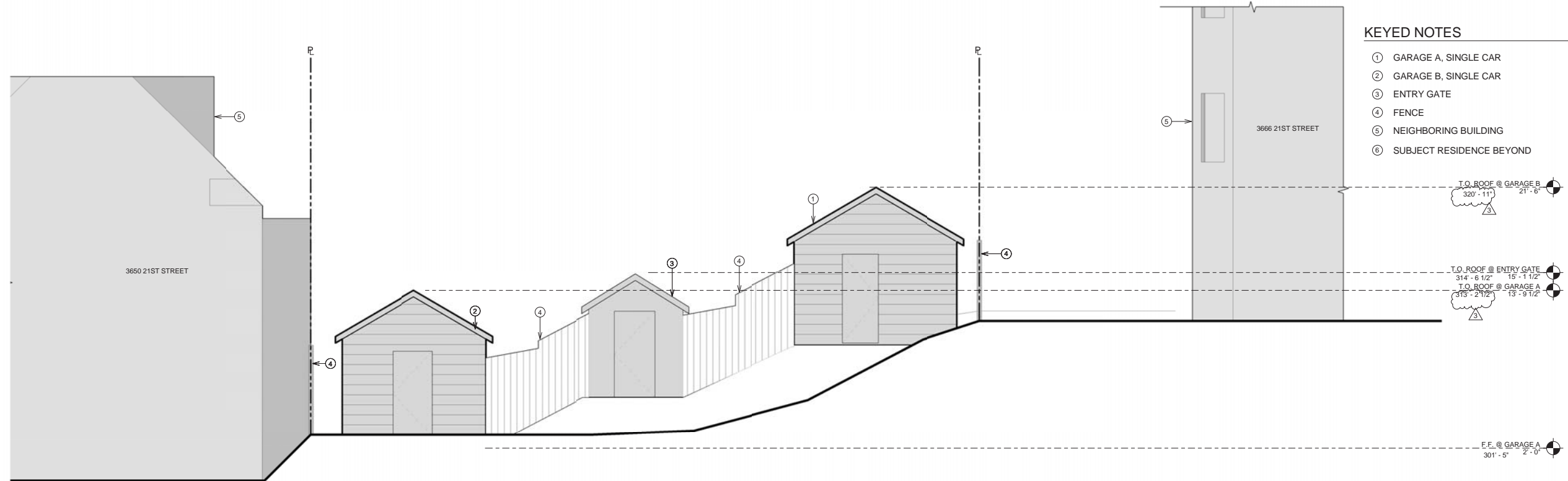
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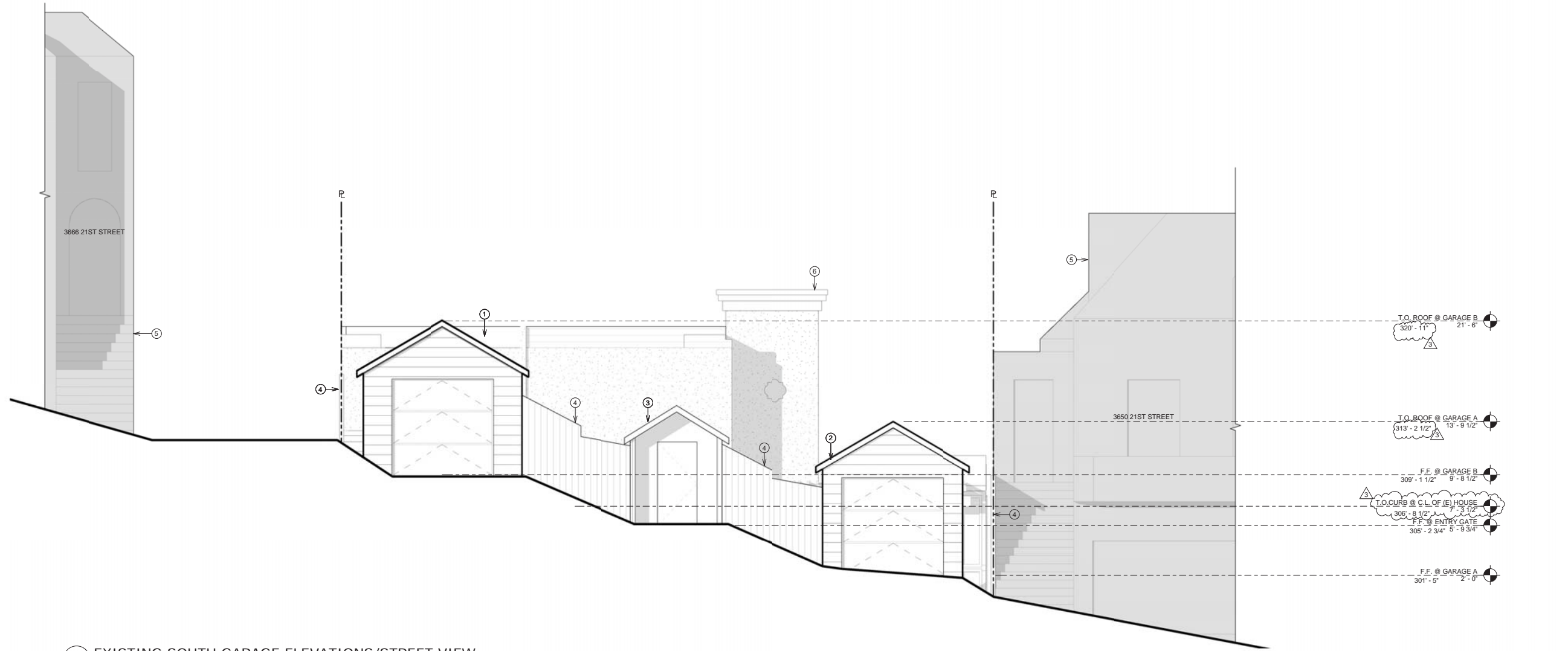


**KEYED NOTES**

- 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"

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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

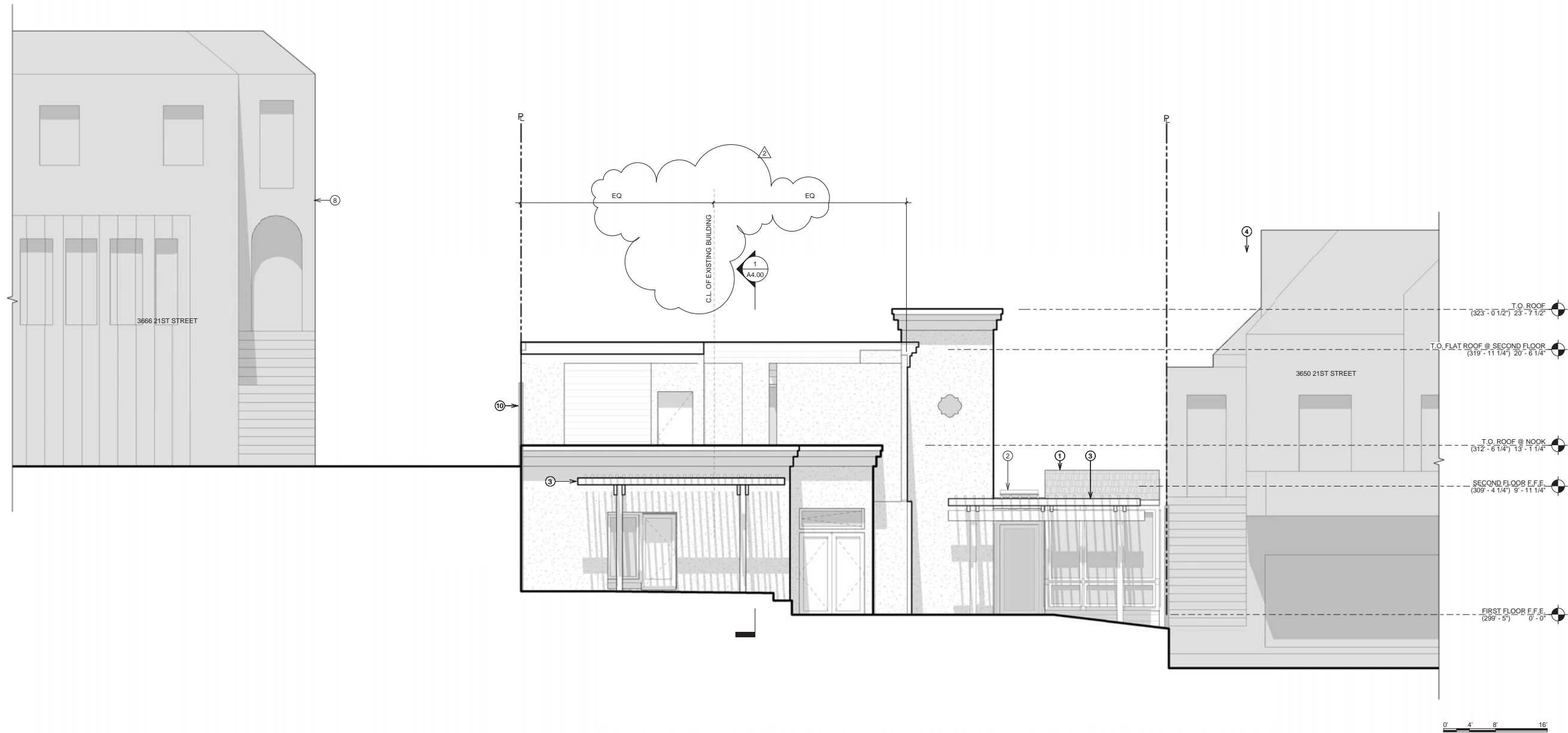
SHEET TITLE  
**EXISTING GARAGE  
ELEVATION/STREET  
VIEW**

**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.  
94114**

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

CURRENT RELEASE DATE:  
01.28.2014

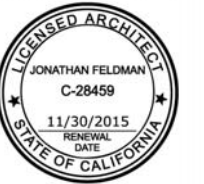
CURRENT RELEASE SET:  
② **SITE PERMIT &  
VARIANCE SET  
REV.2**

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 SOUTH  
ELEVATION**

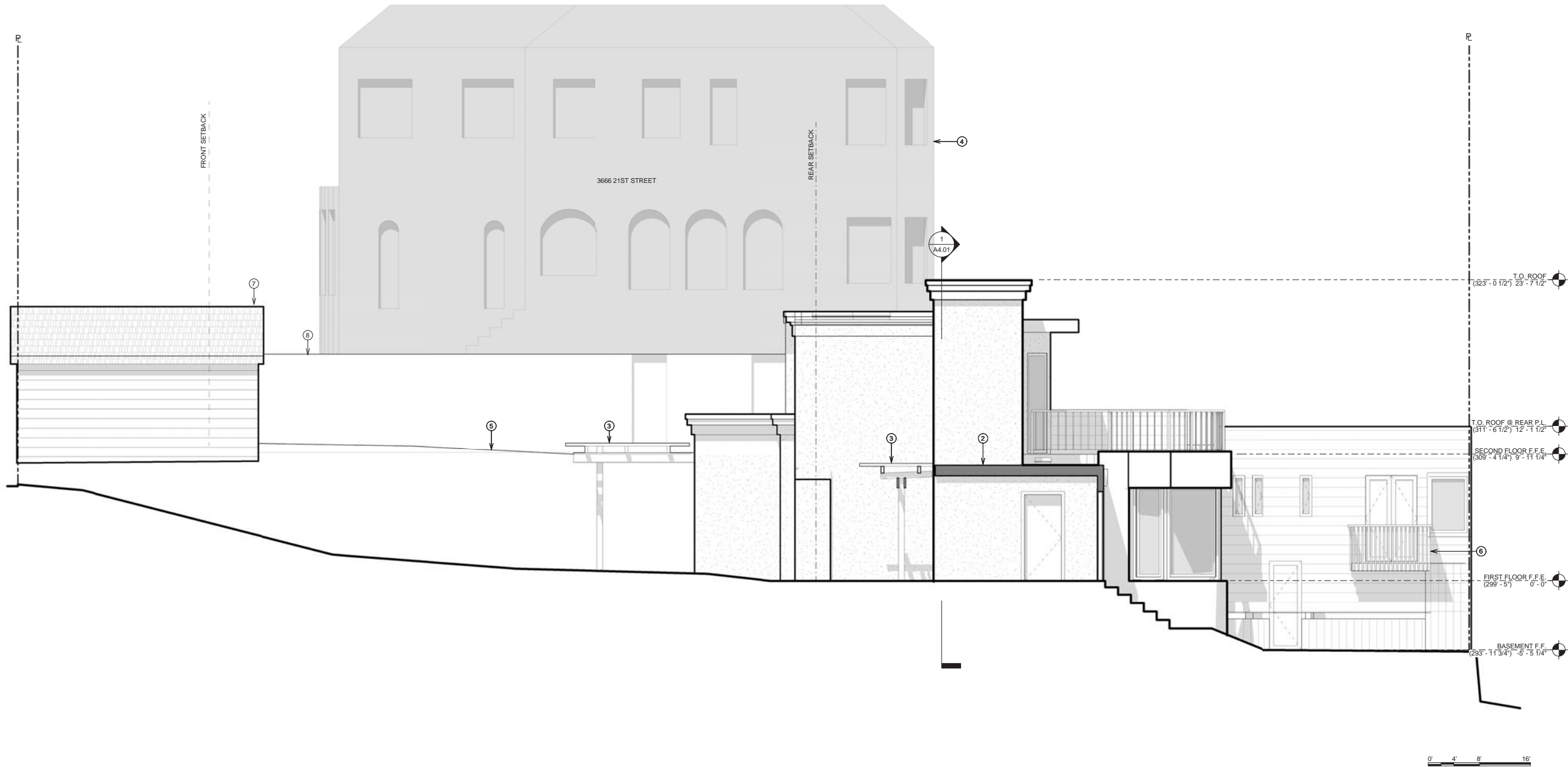
**A3.01**

① **EXISTING SOUTH 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 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**

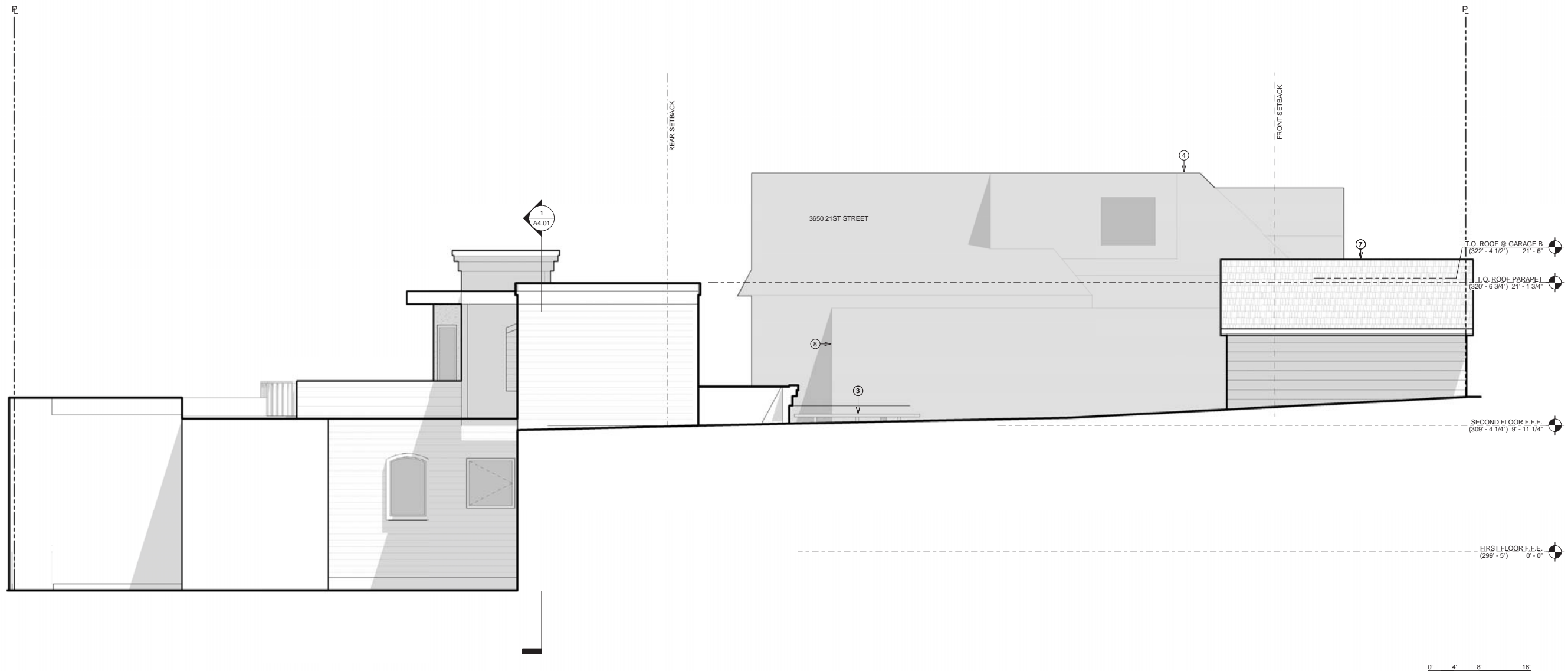
CURRENT RELEASE DATE:  
01.28.2014

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"

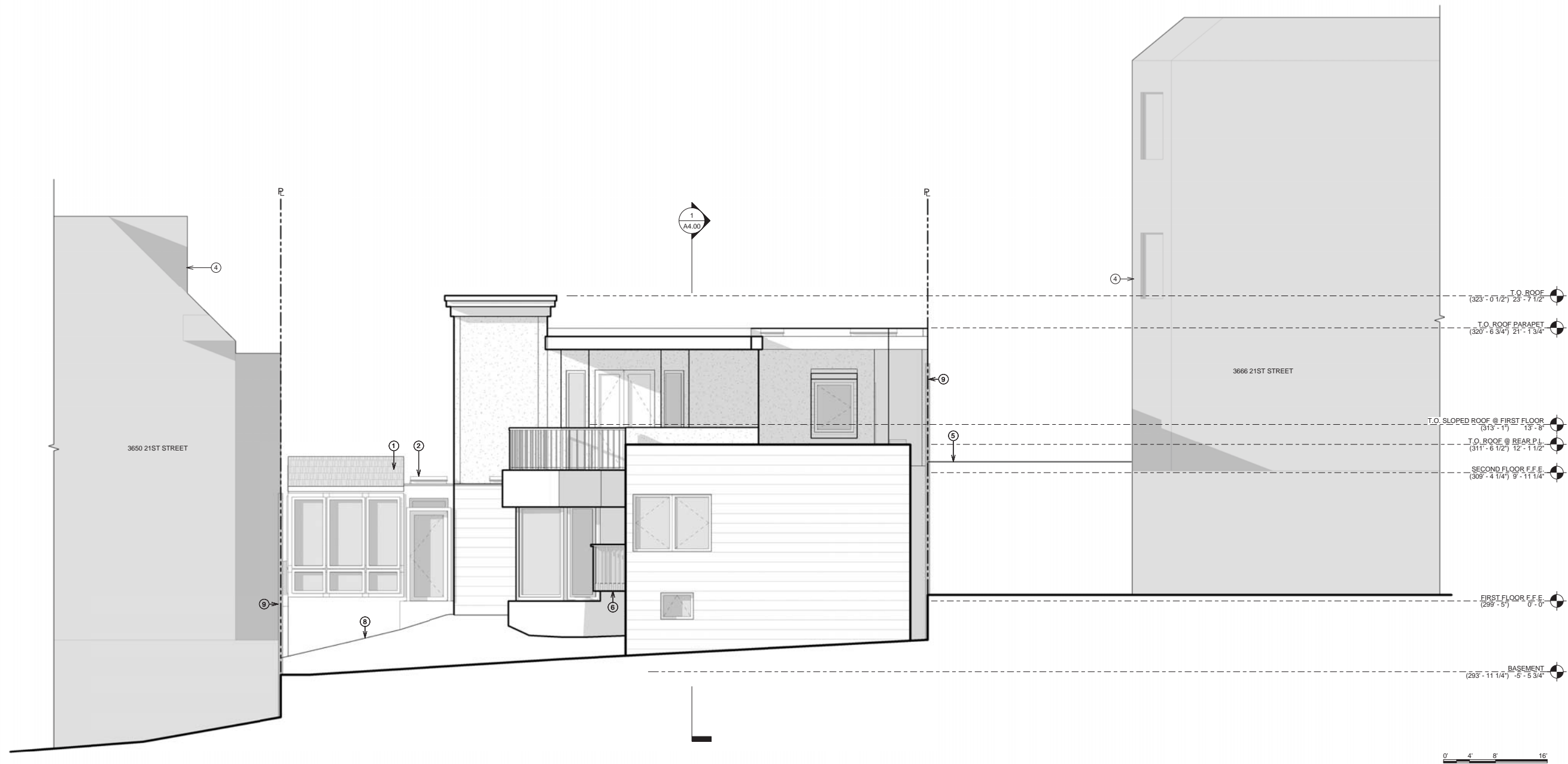
1/27/2014 10:19:24 AM





**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,  
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94114**

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

CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**△ 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**

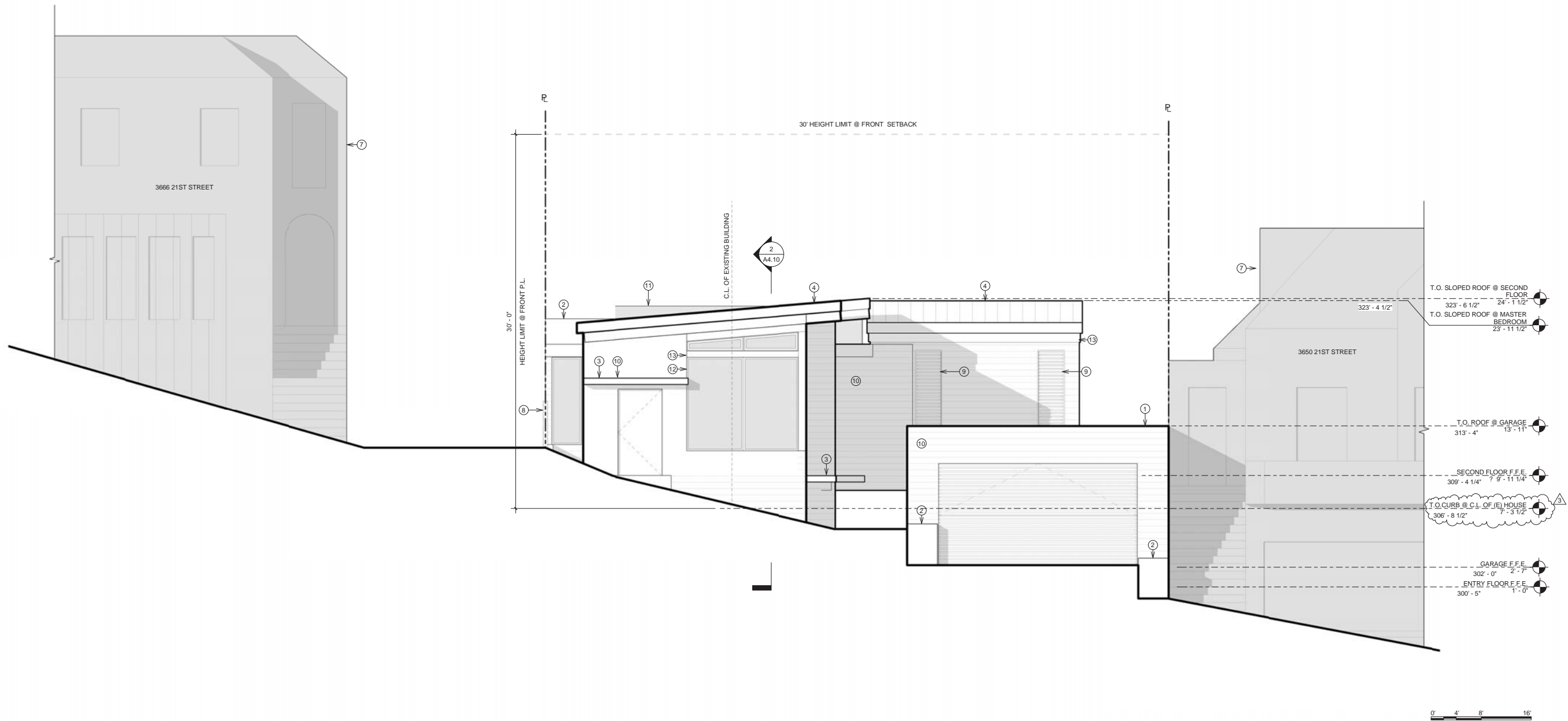
**1** EXISTING NORTH ELEVATION  
1/4" = 1'-0"

1/27/2014 10:19:30 AM



**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	3.29.2013
SITE PERMIT/VARIANCE R1	7.03.2013
SITE PERMIT/VARIANCE R2	1.28.2014

SHEET TITLE  
**PROPOSED SOUTH  
ELEVATION**

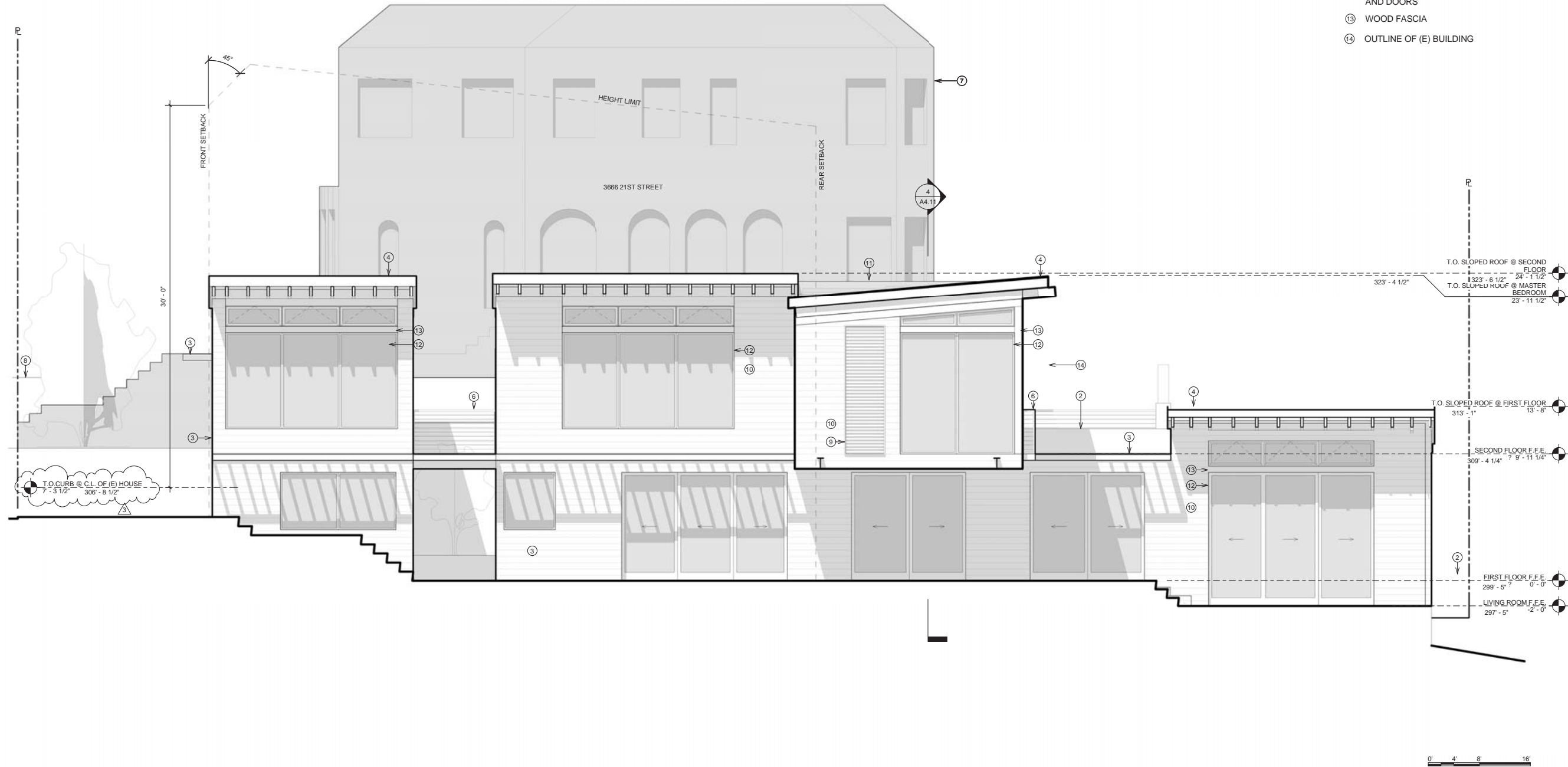
**A3.10**

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



**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  
**3660 21ST STREET**

JOB NO. 12-009  
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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 EAST  
ELEVATION**

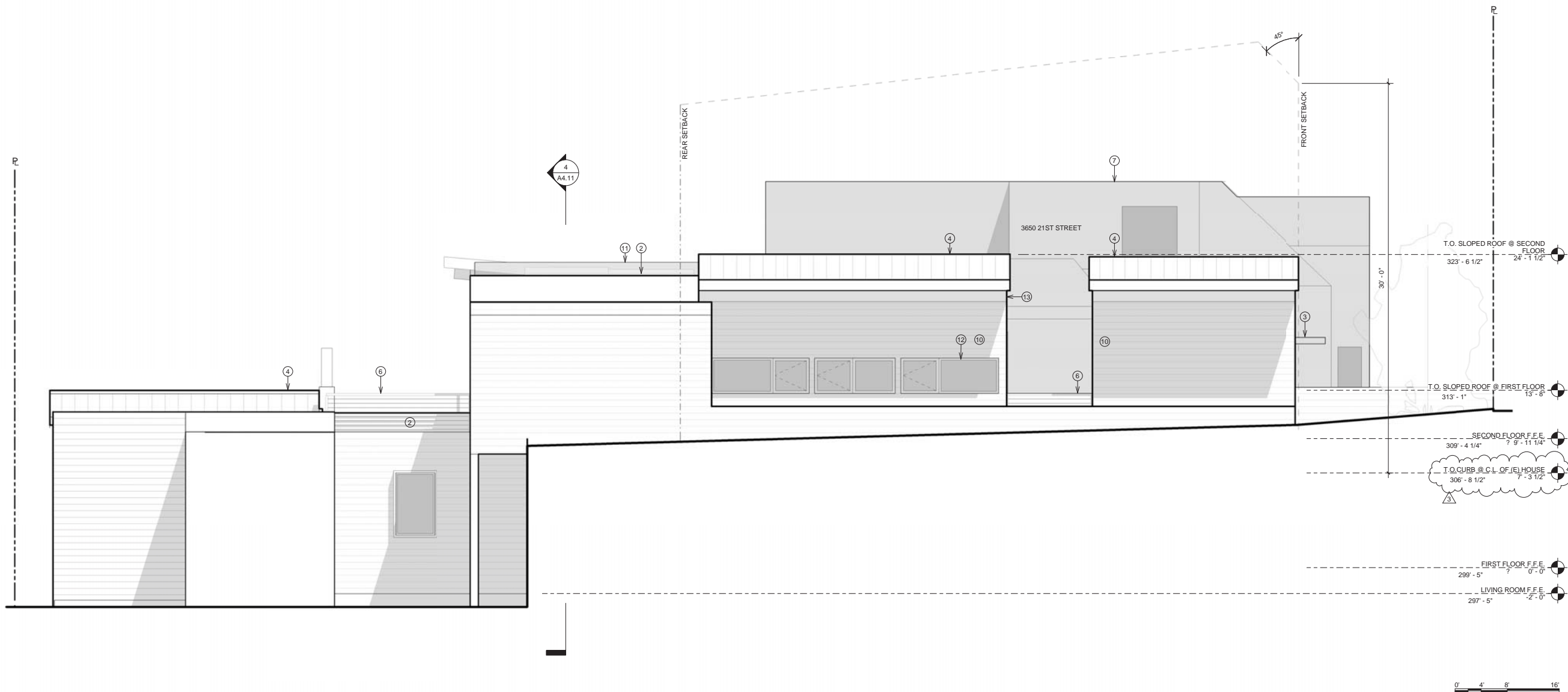
**A3.11**

**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 (E) FENCE
- ⑧ 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**

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  
**PROPOSED WEST  
ELEVATION**

**A3.12**

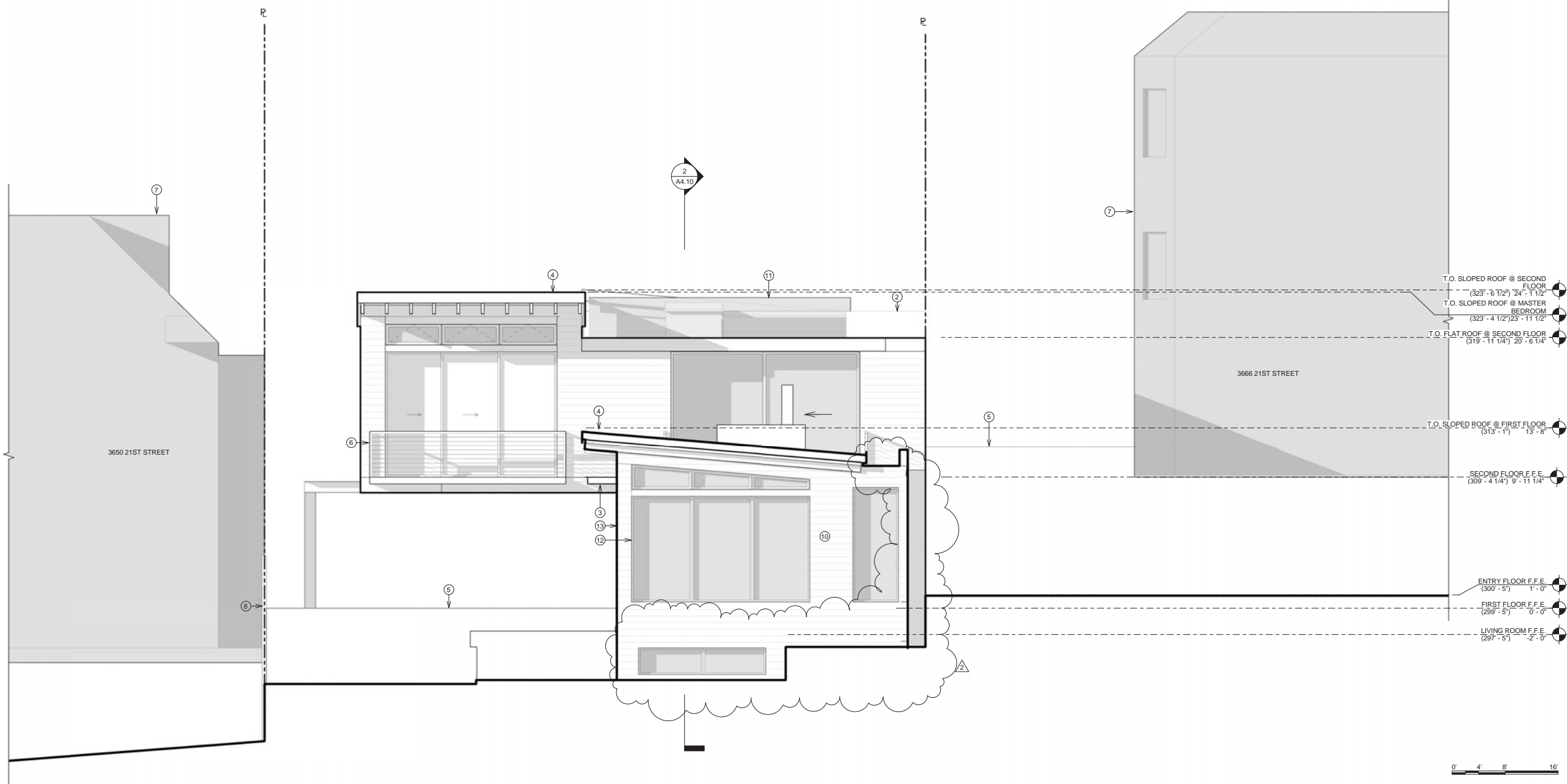
**1 PROPOSED WEST ELEVATION**  
1/4" = 1'-0"





**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 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**

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

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

CURRENT RELEASE DATE:  
01.28.2014

CURRENT RELEASE SET:  
**△ 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"

1/27/2014 10:19:53 AM



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

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

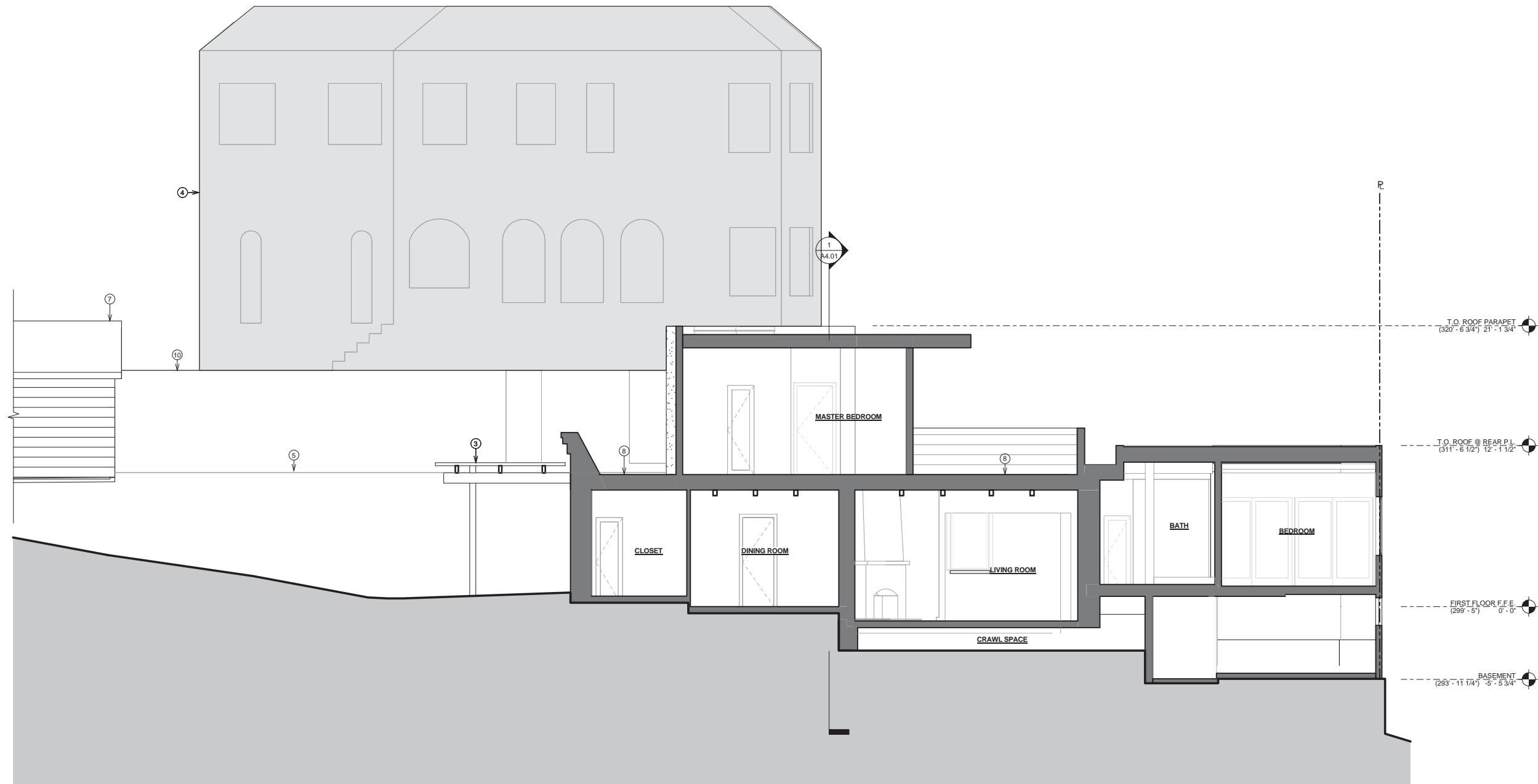
CURRENT RELEASE DATE:  
01.28.2014

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 BUILDING  
SECTIONS**

**A4.00**



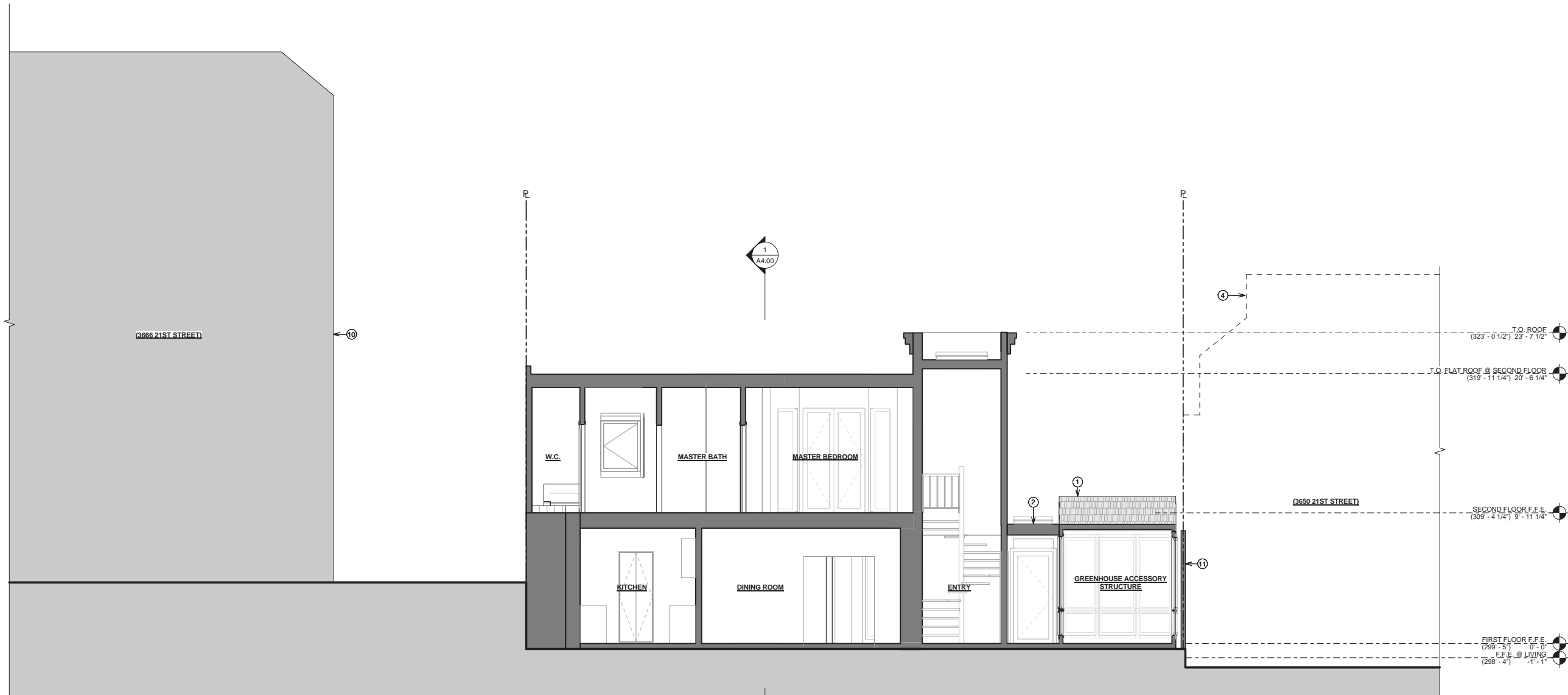
**1 (E) LONGITUDIINAL BUILDING SECTION (NORTH-SOUTH)**  
1/4" = 1'-0"

1/27/2014 10:19:54 AM



**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



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 BUILDING  
SECTIONS**

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

**A4.01**

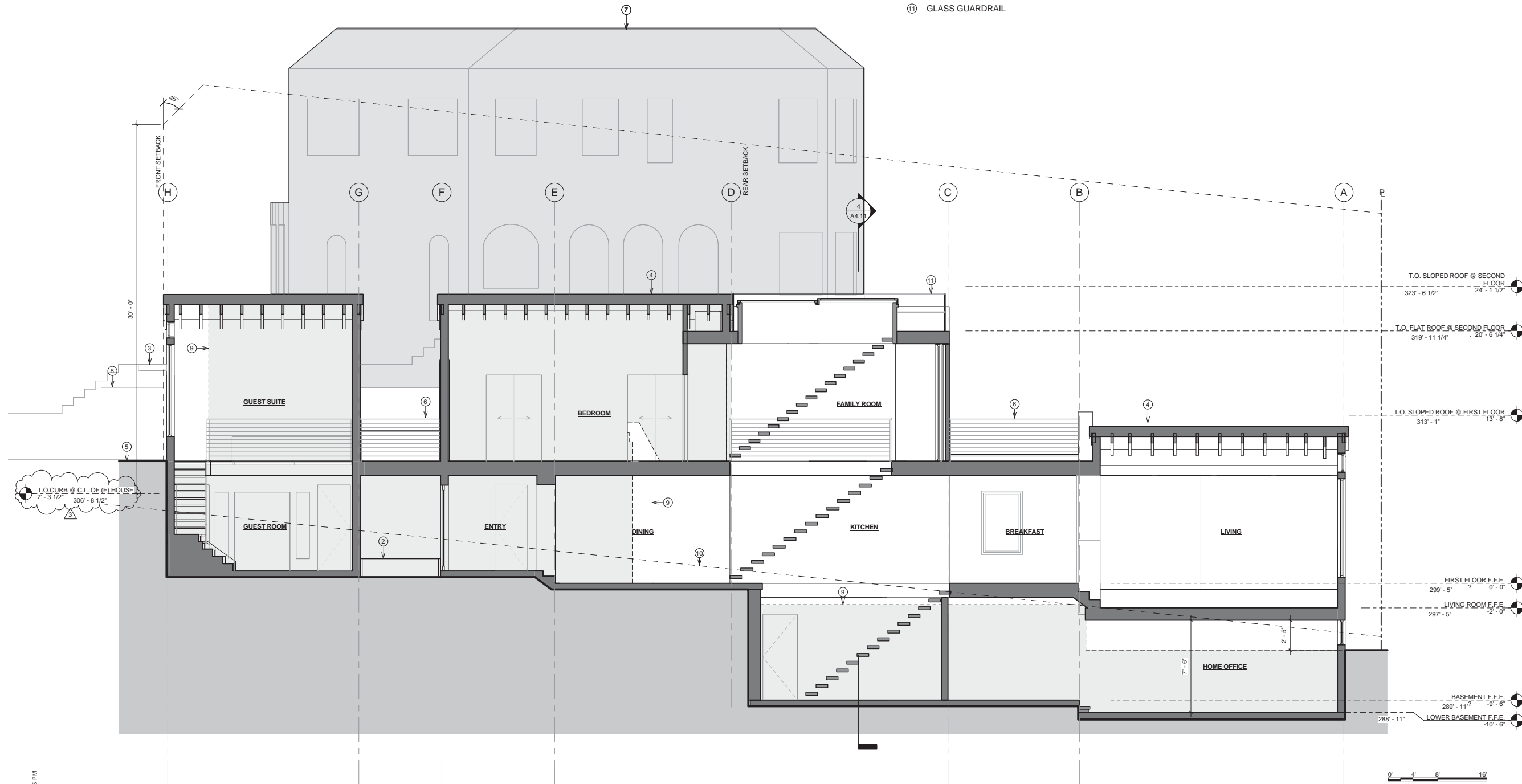


**KEYED NOTES**

- 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**

JOB NO. 12-009  
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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 BUILDING  
SECTIONS**

**A4.10**

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

2/25/2014 3:35:45 PM



**KEYED NOTES**

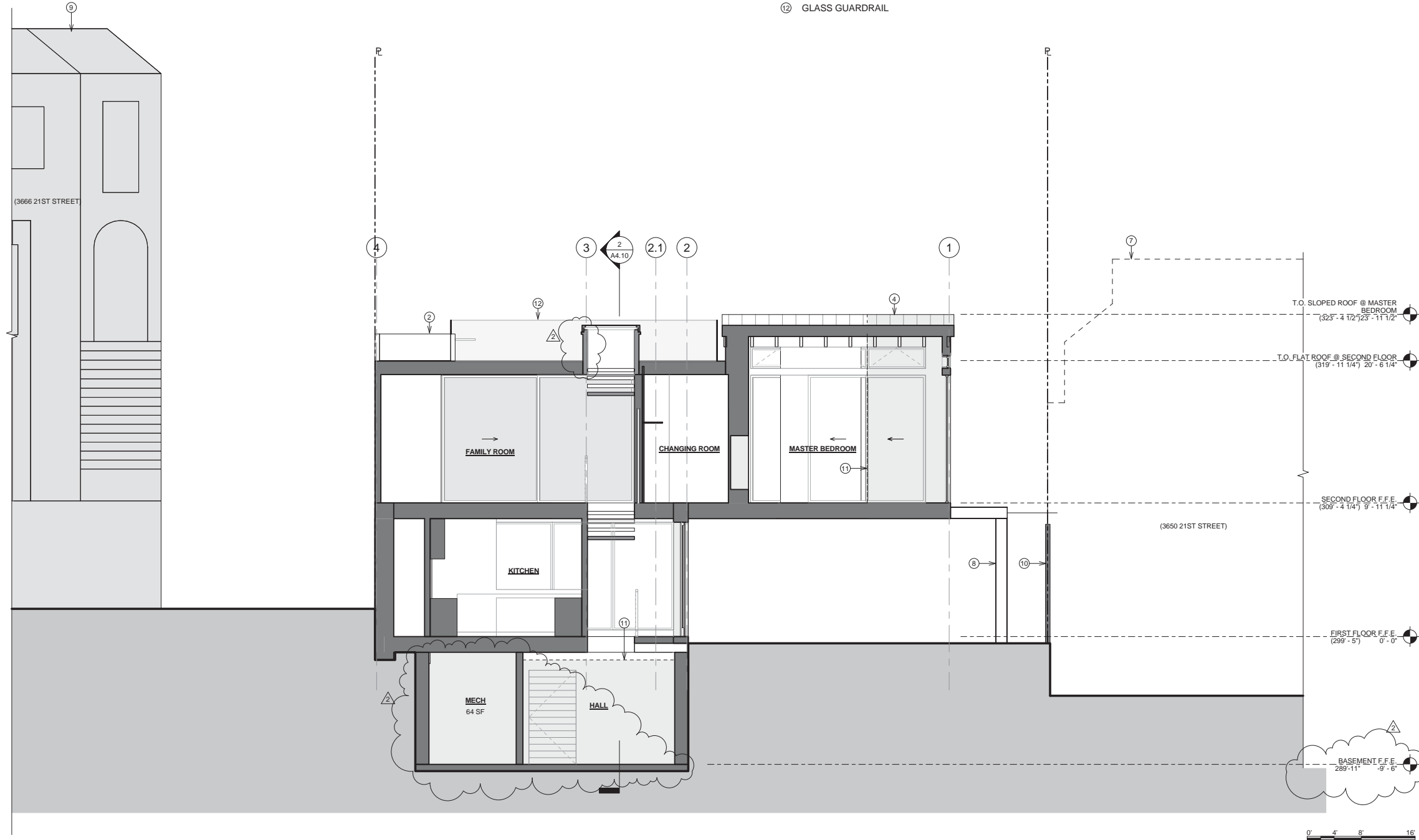
- ① GREEN ROOF
- ② METAL PLANTER
- ③ METAL SUNSHADE AWNING
- ④ SLOPED METAL ROOF
- ⑤ GRADE @ P.L. BEYOND
- ⑥ METAL GUARDRAILS
- ⑦ OUTLINE OF NEIGHBORING BUILDING BEHIND, SHOWN DASHED
- ⑧ STEEL COLUMN
- ⑨ NEIGHBORING BUILDING
- ⑩ (E) FENCE
- ⑪ OUTLINE OF EXISTING BUILDING, SHOWN DASHED
- ⑫ GLASS GUARDRAIL

**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.



PROJECT NAME  
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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 3.29.2013  
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"





PROJECT NAME  
**3660 21ST STREET**

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

CURRENT RELEASE DATE:  
02.26.2014

CURRENT RELEASE SET:  
**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  
**WINDOW DETAILS**

**A8.40**

**STEP 1: SILL, JAMB & HEAD FLASHING**

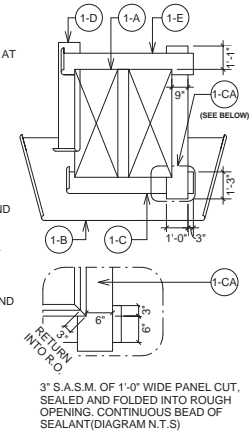
(1-A) CONSTRUCT ROUGH OPENING PER WINDOW MANUFACTURER INSTRUCTIONS. VERIFY SHEATHING CUT FLUSH WITH ROUGH OPENING AT ALL EDGES

(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 9" 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.



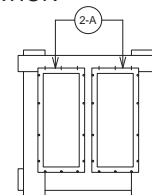
**STEP 2: WINDOW INSTALLATION**

(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 FINNS 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 FINNS. 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 FINNS

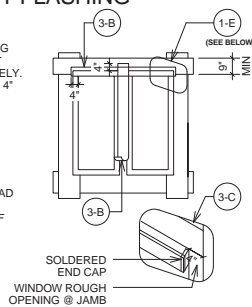


**STEP 3: HEAD AND POST FLASHING**

(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" HEIMMED 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

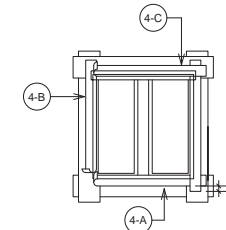


**STEP 4: 2ND S.A.S.M. APPLICATION**

(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.

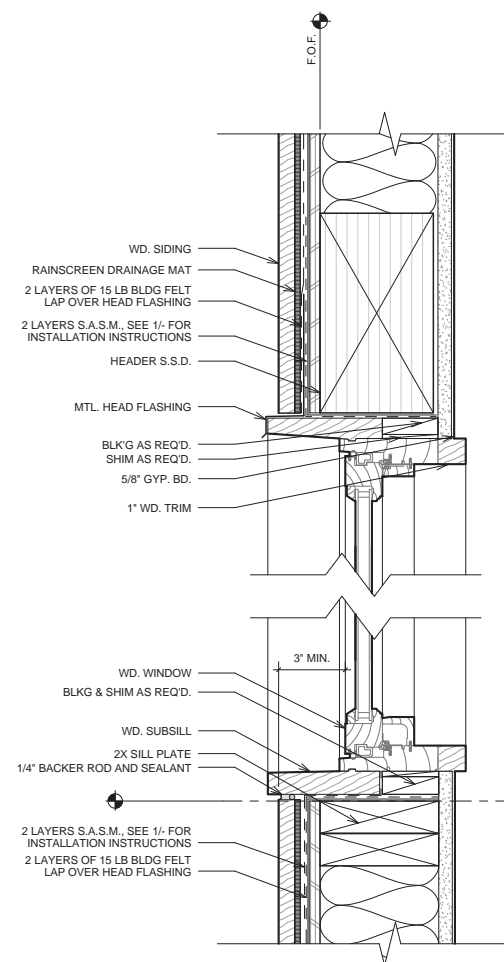
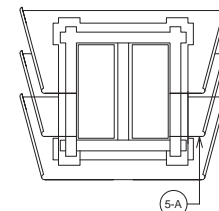
(4-C) INSTALL 6" S.A.S.M. AT HEAD TO OVERLAP SHT. MTL. HEAD FLASHING. EXTEND 3" GEYOND EDGE OF S.A.S.M. AT JAMB



**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 FINNS WITH FASTENERS FOR SIDING OR TRIM



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

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

**EXHIBIT D**

# AMENDED APPLICATION FOR Variance from the Planning Code

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: 3660 21st Street LLC	
PROPERTY OWNER'S ADDRESS: 537 Liberty Street San Francisco, CA 94114	TELEPHONE: (    )
	EMAIL:
APPLICANT'S NAME:  Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE: (    )
	EMAIL:
CONTACT FOR PROJECT INFORMATION: Alice Barkley	
Same as Above <input type="checkbox"/>	
ADDRESS: McKenna Long & Aldridge LLP One Market Plaza, Spear Tower, 24th Floor San Francisco, CA 94105	TELEPHONE: ( 415 ) 356-4635
	EMAIL: abarkley@mckennialong.com

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 3660 21st Street		ZIP CODE: 94114
CROSS STREETS: 21st Street & Sanchez Street		
ASSESSORS BLOCK/LOT: 3605 / 019	LOT DIMENSIONS: 50' x 114'	LOT AREA (SQ FT): 5,700 sq. ft.
ZONING DISTRICT: RH-1		HEIGHT/BULK DISTRICT: 40-X

## 3. Project Description

( Please check all that apply ) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE:
		PROPOSED USE:
	BUILDING APPLICATION PERMIT NO.:	DATE FILED:



#### 4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND/OR ADDITION	PROJECT TOTALS
<b>PROJECT FEATURES</b>				
Dwelling Units	1	1	0	1
Hotel Rooms	N/A	N/A	N/A	N/A
Parking Spaces	2	2	0	2
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	23' - 7½"	23' - 7½"	6"	24' - 1½"
Number of Stories	2 + Basement	Same	2 + Basement	2 + Basement
Bicycle Spaces	See Note *	Same	0	See Note *
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential	2,547	2,547	1,651	4,198
Retail				
Office				
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>				
Parking	430	430	11	441
Other (Specify Use)	119 (Greenhouse)	0		
<b>TOTAL GSF</b>	<b>3,096</b>	<b>2,977</b>	<b>1,662</b>	<b>4,639</b>

Please describe what the variance is for and include any additional project features that are not included in this table. Please state which section(s) of the Planning Code from which you are requesting a variance. -  
(Attach a separate sheet if more space is needed)

\* Bicycle spaces in garage.



## Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

See Attachment to Variance Application.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

See Attachment to Variance Application.

3. That the City's supply of affordable housing be preserved and enhanced;

See Attachment to Variance Application.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

See Attachment to Variance Application.



CASE NUMBER:  
For Staff Use only

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

See Attachment to Variance Application.

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6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

See Attachment to Variance Application.

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7. That landmarks and historic buildings be preserved; and

See Attachment to Variance Application.

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8. That our parks and open space and their access to sunlight and vistas be protected from development.

See Attachment to Variance Application.

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# Estimated Construction Costs

TYPE OF APPLICATION:

Variance

OCCUPANCY CLASSIFICATION:

R-3

BUILDING TYPE:

Type V-B

TOTAL GROSS SQUARE FEET OF CONSTRUCTION:

4,639 sq. ft.

BY PROPOSED USES:

Single Family Residence

ESTIMATED CONSTRUCTION COST:

\$1.5m

ESTIMATE PREPARED BY:

Feldman Architecture

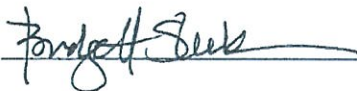
FEE ESTABLISHED.

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

1.10.14

Print name, and indicate whether owner, or authorized agent:

BRIDGETT SHANK

Owner / Authorized Agent (circle one)

## Amended Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

**\*\* All other items previously submitted.**

#### NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable. (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

**After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.**

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

**FOR MORE INFORMATION:  
Call or visit the San Francisco Planning Department**

**Central Reception**  
1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**  
FAX: **415 558-6409**  
WEB: **<http://www.sfplanning.org>**

**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**  
*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*



**AMENDED ATTACHMENT TO VARIANCE APPLICATION  
(3660 21<sup>st</sup> Street, San Francisco)**

**PREAMBLE**

The applicant is the owner of an existing 2,415 sq. ft. single-family home with two detached single-car garages with a total of 430 sq. ft. located at 3660 21<sup>st</sup> Street, San Francisco that is a lawful non-complying structure. The proposed project includes vertical and horizontal expansion and requires front set back and rear yard variances. The existing single family home is located almost entirely in the required rear yard and the two garages are located mostly in the required front set back. Copies of the existing and proposed plans are attached hereto as **Exhibit 1**.

**PROJECT SITE**

The 50' x 114' (5,700 sq. ft.) site is located mid-block on the north side of 21st Street between Church and Sanchez Streets. The site is in a 40-X height and bulk district and in an R-1 zoning district. The site has a cross slope in that it slopes downhill approximately 6' to 10' to the rear property line and uphill approximately 11.75' between east and west side of the front property line, and less than 3' between the east and west side of the rear property line.

The site is improved with two one-car garages and a two-story single family-home with a partial basement, which were constructed in 1923. The entrance to the house, which is located at the rear of the lot, is through a gate between the two garages. For Photographs of the existing home, the site and its vicinity see Exhibit 1, Sheet G0.00 and G0.01.

The existing home and both garages are lawful non-complying structures. The garages are located within the 15' required front set back with 4'-4" in the buildable area. Except for a maximum of 9'-7", the single family is located within the 45% (or 51'- 3 ½") required rear yard. Open space is located between the garages and the house and in the northeast corner of the site. See Exhibit 1, Sheet A1.10.

**PROJECT DESCRIPTION**

The project involves demolition of the west garage, expansion of the east one-car garage to a two-car garage, renovation of and vertical and horizontal additions to the existing single family home. Specifically, the proposed project includes:

- Demolition of the western one-car garage and expansion of the other one-car garage into a two-car garage at the suggestion of the Planning Department;
- Demolition of the home's rear façade to create a 3' open space between the new rear façade and the rear property line;

- Demolition of the front façade to facilitate horizontal expansion of the existing home towards the street;
- Demolition of portions of the east elevation of the home;
- Addition of a new master bedroom on the second floor toward the east property line.
- The area below the new master bedroom will be opened on three sides and will be used as a covered open space;
- The usable open space in the required rear yard will be connected to the open space on the south side of the site via the area covered by the master bedroom;
- Extensive interior renovation;
- Seismically upgrade the existing foundation; and
- Expansion the basement level to create a mechanical room and a storage room and crawl space.

See Exhibit 1, Sheet A1.11 for proposed site plan and Sheets A2.10 through A2.13 for the proposed floor plans.

Because the project will involve demolition of 100% of the front and rear façade, 48% of all of the exterior walls, and 48.8% of the floor and roof, the Planning Department has determined that the proposed project is a de-factor demolition. When completed, the project will be far below the allowable height limit and the adjacent buildings in order to preserve most of the uphill neighbor's view to the west. See **Exhibit 2** for the east elevation of the proposed project overlaid with the existing building outline, the adjacent uphill neighbor and the outline of the permissible Planning Code envelope.

### **REQUESTED VARIANCE**

This variance application from the rear yard and front set back requirements.

### **THE REQUIREMENTS OF PLANNING CODE SECTION 305 ARE MET:**

1. *That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;*

The existing buildings are lawful non-complying structure in that the existing 19'-4" deep x 10'-9" (east) / 11'-10" (west)' garages are located within the 15' front set back area and all but 9'-7" of the existing 60'-10 1/2" deep home is located in the required rear yard. The existing home is on the north side of 21<sup>st</sup> Street and has been designed to maximize sunlight



access by locating the usable open space on the south side of the lot behind the garages.

The project is a substantial alteration and addition to the existing single family home and is a “de-facto” demolition under the Planning Code. The proposed project will reduce the intrusion into the rear yard by 3’ and place the majority of the addition in the permissible buildable footprint of the site. The existing garages are located on the east and west end of the front set back area due to the 20%+ grade between the east and west property line. By expanding the existing garage at the east side of the front set back area to accommodate two cars, the project will regain the front set back area on the east side to provide transition from the 25’-2” front set back of 3666 21<sup>st</sup> Street building to the west and the 3650 21<sup>st</sup> Building to the east that has no front set back.

On this block and the opposition block face, majority of the building are constructed to the front property line. Therefore, usual circumstances or extraordinary circumstances that do not apply generally to other properties or uses in the same class of district and this requirement has been met.

*2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;*

The exceptional and extraordinary circumstances described above were not created by and cannot be attributed to the applicants and current owners of the property. Thus, literal enforcement of the Planning Code provision would require abandonment of the single family home with a low profile and construction of a new building, which would result in an unnecessary hardship not created by the applicants.

*3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;*

The front set back variance request is necessary to preserve the right to maintain the two off-street parking spaces. The proposed project will reduce the degree of the non-compliance in the front set back area. As noted before, many of the existing homes along this block face are constructed to the front property line.

The rear yard variance is necessary to allow expansion of the existing home which is already in the required rear yard area. Expansion of an existing home is a right possessed by other properties located in this zoning district.

*4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and*

The granting of a rear yard variance will allow a building that is far below the allowable height limit. Because of the slope of the site, the project, when complete will appear as a one-story building from the street. The siting of the project will preserve most of the view corridor of the 3660 21<sup>st</sup> Street home and the homes on the opposite block face. The granting of the requested variances will have no detrimental effect on public welfare and will have not be injurious to the homes in the project site vicinity.

5. *That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.*

The requested variance is consistent with the following objectives and policies of the City's General Plan:

***Housing Element***

*Objective 2: Retain existing units, and promote safety and maintenance standards, without jeopardizing affordability*

*Policy 2.4: Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.*

The existing single family home will be seismically and structurally upgraded to ensure long term habitation and safety for the owner occupants.

*Objective 4: Foster a housing stock that meets the needs of all residents across lifecycles.*

*Objective 5: Ensure that all residents have equal access to available units.*

*Policy 5.4: Provide a range of unit types for all segments of need, and work to move residents between unit types as their needs changed.*

The proposed renovation is designed to accommodate a family with children and to meet the changing needs of the family members during their lifecycles including a multi-generation extended family that would include aging parents.

*Objective 11: Support and respect the diverse and distinct character of San Francisco's neighborhoods.*

The renovation including the requested front yard and rear yard variances is designed to maintain the visual appearance of an one-story home from the street and will not detract from nor change the diverse and distinct character of the Dolores Heights Special Use District where the Site is located.

*Objective 13: Prioritize sustainable development in Planning for and constructing new housing.*

*Policy 13.4: Promote the highest feasible level of "green" development in both private and municipally-supported housing.*



Although the project is an extensive renovation and not new housing, the renovation includes improvements that would meet or exceed the standards of the San Francisco Green Building Code. The project is/will be designed to meet LEED Platinum certification, and has been approved for Priority Processing under San Francisco's DBI AB-004 and Planning Department Bulletin #02. Renovations include a Healthy Homes agenda that would eliminate all toxic materials, glues and solvents from the existing building and any proposed construction work. The home will have windows providing natural cross-ventilation to improve indoor air quality. To maximize energy conservation, the home will have improved insulation in the exterior walls and roof, and many Green Building features planned, including:

- Reduce irrigation demand by 65% or more
- Rainwater & Gray water systems for irrigating the landscape
- Green Roof over garage
- Low-flow plumbing fixtures
- Exceed T-24 Energy Calculations by 15% or more
- Solar PV to provide 40% or more of annual electricity consumption
- Solar thermal to assist domestic hot water & radiant heating
- Extensive high-efficacy LED lighting
- Energy Star appliances
- Reuse as much existing framing as possible & use FSC framing for all new framing
- Use efficient framing techniques
- Aquatherm green pipe for all domestic water supply lines
- Recycled glass batt insulation
- Divert 75% or more of the construction waste

### ***Recreation and Open Space Element***

*Objective 4 – Provide opportunities for recreation and the enjoyment of open space in every San Francisco Neighborhood.*

*Policy 4.5 – Require usable outdoor open space in new residential development*

The new master bedroom is mostly in the allowable building envelope. While the new bedrooms are located in the required rear yard, they are in an area where the existing building is already in the rear yard and would involve a minor increase in the building envelope. The project design will allow ample sunlight to the open space on the south side of the lot and allow three different types of open space for different recreational activities, both active and passive. The rear yard variance area is off-set by the creating of an open area between the rear façade and the rear property line. The proposed project will reduce the ground level usable open space area by 135 sf from 3,425 sf to 3,290 sf.

### ***Urban Design Element***

*Objective 4 – Improvement of the neighborhood environment to increase personal safety, comfort, pride and opportunity*

*Policy 4.10 - Encourage or require the provision of recreation space in private development.*

The proposed project will provide different types of open space that can be used during different types of weather. As proposed, the project will plant three (3) new street trees to replace the one tree proposed to be removed. See Exhibit 1, Sheet A1.11. landscaping in the front set back area, and the private usable open space. The proposed project will preserve the neighborhood environment.

*Policy 4.12 – Install, promote and maintain landscaping in public and private areas*

The front set back area will be landscaped. The interior private open space will be landscaped and paved to provide both active and passive recreational area for the occupants. Additional street trees will be planted.

### ***Environmental Protection Element***

*Objective 13 – Enhance the energy efficiency of housing in San Francisco*

*Policy 13.1 – Improve the energy efficiency of existing homes and apartment buildings*

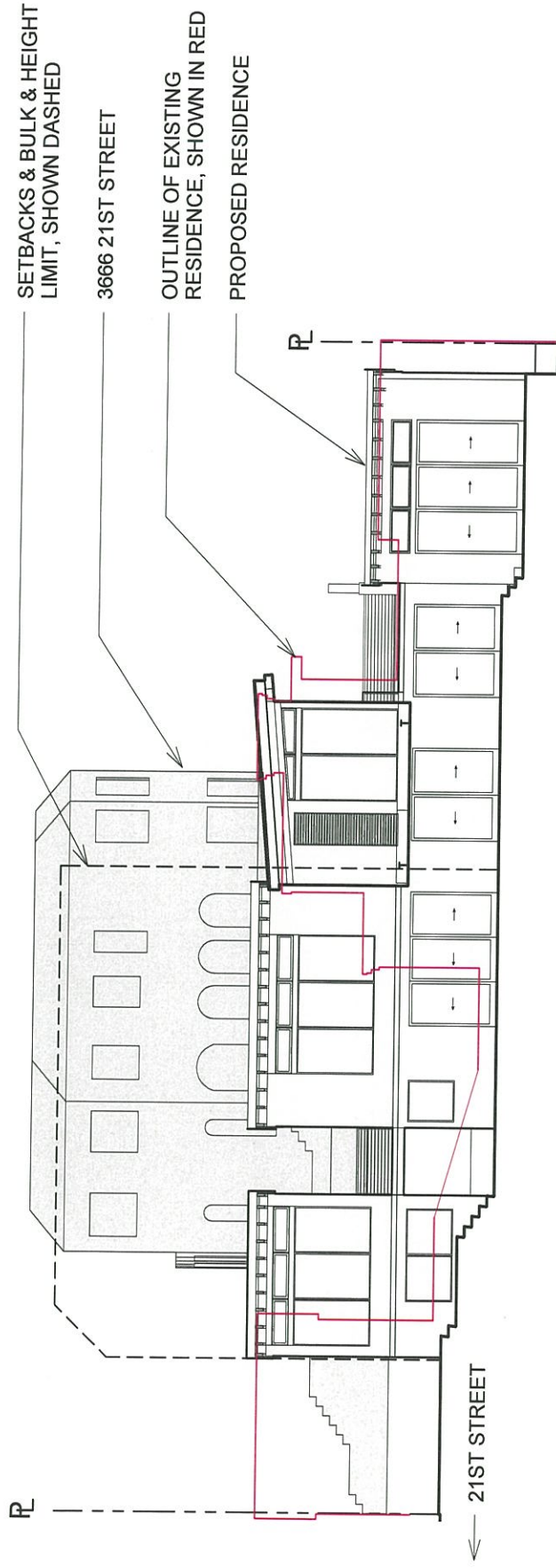
The house will be upgraded to meet or exceed the standards of the San Francisco Green Building Code by exceeding the requirements of Title 24, improved envelope insulation that include insulation of the existing walls and domestic hot water supply pipes will be insulated, new energy-efficient appliances and lighting. Windows and doors will be replaced with Low-E2 insulated glass windows.

*Objective 17 – Support Federal, State and PG&E energy programs that are equitable, and encourage conservation and renewable energy use.*

The project will include Energy Star appliances, low-flow plumbing fixtures, FSC or reclaimed wood materials, and will exceed the current T-24 standards by at least 15%. See also discussion under Objective 13 above.



**EXHIBIT E**



**FELDMAN  
ARCHITECTURE**  
 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** SETBACK DIAGRAM

**DATE** 01/10/14  
**SCALE** 1/16" = 1'-0"

**EXHIBIT**  
**2**