



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: SEPTEMBER 9, 2021

Record No.: 2020-006422CUA
Project Address: 1728 Larkin Street
Zoning: Residential-Mixed, Moderate Density (RM-2) Zoning District
65-A Height and Bulk District
Block/Lot: 0186/049
Project Sponsor: Eric Dumican
128 10th St., 3rd Floor
San Francisco, CA 94103
Property Owner: Equity Six LLC, Brick and Mortar Equity LLC, N and O LLC
San Francisco, CA 94103
Staff Contact: Linda Ajello Hoagland, AICP – (628) 652-7320
linda.ajellohoagland@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes demolition of an existing one-car garage and new construction of a six-story over basement, 61-ft 1-inch tall, residential building (approximately square feet (11,778 sq. ft.) with 6 dwelling units, 2,030 sq. ft. of usable open space, 6 below-grade off-street parking spaces, and 6 Class 1 bicycle parking spaces. The Project includes a dwelling-unit mix consisting of one 1-bedroom unit, three 2-bedroom units, and two 3-bedroom units.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.2, 253 and 303 to allow a building more than 50 feet in height in an RM Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.** To date, the Department has received twenty-one letters of support of the project and four letters of opposition expressing concern about the height of the proposed building, loss of light, private views and potential shadow impacts to the adjacent school.
- **Conditional Use Authorization.** The height of the 6-story over basement building will be 61-ft 1-inch tall with the 5th and 6th floors setback 15-feet from the front building wall. In order to allow a building more than 50 feet in height in an RM Zoning District, the Commission must grant a Conditional Use Authorization.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 and 3 categorical exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will provide six new residential dwelling units, including family-sized units, on an underutilized site where no dwelling units currently exist. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F - Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: SEPTEMBER 9, 2021

Record No.: 2020-006422CUA
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Zoning: RM-2 (Residential-Mixed, Moderate Density) Zoning District
65-A Height and Bulk District
Block/Lot: 0186/049
Project Sponsor: Eric Dumican
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ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.2, 253 AND 303, TO DEMOLISH AN EXISTING ONE-CAR GARAGE AND CONSTRUCT A SIX-STORY OVER BASEMENT, SIX DWELLING UNIT BUILDING WITHIN AN RM-2 (RESIDENTIAL-MIXED, MODERATE DENSITY) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On July 7, 2020, Equity Six LLC (hereinafter "Project Sponsor") filed Application No. 2020-006422CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to demolish and existing one-car garage and construct a new six-story over basement, 61-ft 1-inch tall, residential building with 6 dwelling units (hereinafter "Project") at 1728 Larkin Street, Block 0186 Lot 049 (hereinafter "Project Site").

On September 9, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-006422CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-006422CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2020-006422CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes demolition of an existing one-car garage and new construction of a six-story over basement, 61-ft 1-inch tall, residential building (approximately square feet (11,778 sq. ft.) with 6 dwelling units, 2,030 sq. ft. of usable open space, 6 below-grade off-street parking spaces, and 6 Class 1 bicycle parking spaces. The Project includes a dwelling-unit mix consisting of one 1-bedroom unit, three 2-bedroom units, and two 3-bedroom units.
- 3. Site Description and Present Use.** The Project is located on an upsloping rectangular shaped lot measuring approximately 25-feet wide and 137-feet 6-inches in depth (approximately 3,490 square feet). The Project Site contains a detached, one-car garage constructed circa 1905.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Nob Hill neighborhood. Parcels within the immediate vicinity consist of residential two- to three-story over basement single- and multi-family dwellings constructed in the early 1900's. The subject block face exhibits a variety of architectural styles, scales and massing. Zoning Districts in the immediate vicinity include RM-3 to the south, RM-1 to the north and the Polk Street NCD to the west. The subject property is also located with .25 miles of stops for the 1, 12, 19, 27, 30X, 47, 49, 76X, C and PH MUNI transit lines
- 5. Public Outreach and Comments.** To date, the Department has received twenty-one letters of support of the project and four letters of opposition expressing concern about the height of the proposed building, loss of light, private views and potential shadow impacts to the adjacent school.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. Use.** Planning Code Section 209.2 principally permits residential uses at a density of 3 units per lot or up to one unit per 600 square feet of lot area in the RM-2 Zoning District.
The Project proposes one unit per 600 square feet of lot area, resulting in a total of 6 units and therefore complies with Planning Code Section 209.2.
 - B. Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 65-A Height and Bulk District. Planning Code Section 253 requires Conditional Use Authorization for building more than 50 feet in height in a RM Zoning District.
The Project proposes a building that will be approximately 61 feet 1 inch tall, therefore a Conditional Use Authorization is required (see #7 below).
 - C. Front Setback Requirement.** Planning Code Section 132 requires, in RM-2 Districts, a front setback that

complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (15-foot maximum).

The subject property does not have a legislated setback. The average front setback of the adjacent two buildings is 3 feet 8 inches; therefore, the proposed 3-foot 8-inch front setback complies with Planning Code Section 132.

- D. **Rear Yard Requirement.** Planning Code Section 134 requires a minimum rear yard depth shall be equal to 45 percent of the total depth of the lot on which the building is situated, except to the extent that a reduction in this requirement is permitted by averaging of the adjacent rear building walls. When averaging, the minimum rear yard allowed is 25%, but in no case less than 15 feet, and shall be provided at the ground level. Permitted projections into the rear yard are also permitted per Planning Code Section 136, such as a single-story addition projecting up to 12 feet into the rear yard.

The subject property is 137 feet 6 inches deep; and the average rear yard depth of the adjacent neighbors is 45 feet, 5 inches; therefore, the rear yard requirement is 45 feet, 5 inches. The Project, which includes a permitted single-story, 11-foot, 2½-inch projection, complies with the rear yard requirements.

- E. **Street Frontage Requirement.** Planning Code Section 144 requires that off-street parking entrances be limited to one-third of the ground story width along the front lot line and no less than one-third be devoted to windows, entrances to dwelling units, landscaping and other architectural features that provide visual relief and interest for the street frontage.

The Project complies with the street frontage requirement and provides the appropriately sized entrance to the off-street parking.

- F. **Street Frontage, Parking and Loading Access Restrictions.** Off-street parking shall meet the standards set forth in Planning Code Section 155 with respect to location, ingress/egress, arrangement, dimensions, etc.

Proposed off-street parking for six vehicles will be located wholly within the property, and will comply with access, arrangement and street frontage dimensional standards.

- A. **Usable Open Space.** Planning Code Section 135 requires, in RM-2 Districts, usable open space that is accessible by each dwelling (80 square feet per unit if private, or 133 square feet if shared).

The Project provides a total of 2,030 square feet of usable open space. Five of the six units have private open space that meet or exceed the 80 square feet required. Additionally, an approximately 575 square foot common roof deck will be provided; therefore, the Project provides code-complying open space for all dwelling units.

- B. **Off-Street Parking.** Planning Code Section 151 does not require any off-street parking for dwelling units and allows a maximum of 1.5 spaces per dwelling unit.

The Project provides six off-street parking spaces through the use of vehicle stackers, and therefore

complies with Planning Code Section 151.

- C. **Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 space for every 20 dwelling units.

The Project requires six Class 1 bicycle parking spaces and no Class 2 bicycle parking spaces. The Project proposes six Class 1 bicycle parking spaces, located on the first floor.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The use and size of the proposed project is compatible with the surrounding neighborhood. The proposal would demolish an existing, 513 square foot, single-car garage. The new building will contain a single one-bedroom unit, three two-bedroom units and two three-bedroom dwelling units ranging in size from approximately 877 square feet to 1,777 square feet. The new building will be in conformity with the requirements of the Planning Code and consistent with the objectives of the Residential Design Guidelines. Overall, the construction of six new dwelling units is necessary and compatible with the surrounding neighborhood and the larger City.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project includes a four-story massing along the street, with the 5th and 6th floors setback 15-feet from the front building wall, which is appropriate given the context of the surrounding neighborhood. The proposed building provides rear setbacks, all which help to sculpt the building to minimize impacts and remain compatible with the neighborhood's two- to-three-story over basement buildings.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require off-street parking for residential dwelling units and allows a maximum of 1.5 spaces per unit. The Project provides six off-street parking spaces through the use of vehicle stackers, in addition to the six Class 1 bicycle parking spaces.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

As the Project is residential in nature, the proposed residential use is not considered to have the potential to produce noxious or offensive emissions.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project is residential in nature and will include a new street tree, a planter area at the front of the building and a landscaped rear yard open space. Additionally, the off-street parking is provided within an enclosed garage.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Project is consistent with the stated purpose of the RM-2 Zoning District, which is characterized by a mixture of dwelling types with an overall density greater and more pronounced than in the RM-1 (low density) Zoning District.

- 8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 2

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY

Policy 2.1:

Discourage the demolition of a sound existing housing unless the demolition results in a net increase in affordable housing.

The Project proposes to replace an existing single-car garage with a six-dwelling unit building and thereby contributes to the general housing stock of the city.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

The Project proposes to replace an existing single-car garage with a six-unit building. The Project includes three two-bedroom and two three-bedroom units which could accommodate families with children.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.5

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

The subject property is a single-car garage within a RM-2 Zoning District. The Project proposes a six-dwelling unit building with a one-bedroom unit on the lower level and three two-bedroom and two three-bedroom units on the upper floors and six off-street parking spaces on property located in a neighborhood consisting of single-family residences to multi-family buildings with off-street parking. The Project provides an approximately 40-foot massing along the block face, consistent with the surrounding properties. The two upper floors are setback 15 feet to minimize visibility from the street. Furthermore, the proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

The Project proposes demolition of an existing single-car garage and new construction of a six-dwelling unit building with off-street parking. Similar to other existing structures on the block-face, the Project will have a four-story over garage configuration with the upper two floors setback 15-feet from the front building wall. The structure, as viewed from the street, will continue the pattern of building forms along the block-face.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing, width and height to the existing structures in the neighborhood. A ground floor entry is appropriate given the mix of ground floor and raised entries of neighboring homes in the immediate area. The proposed façade and massing of the new building reflects the existing mixed architectural character, varying heights along the block face and will be in keeping with the neighborhood development pattern.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The massing of the new buildings' main front façade has been designed to be compatible with the prevailing street wall height, particularly the height and proportions of the adjacent buildings. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.

9. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

Existing neighborhood-serving retail uses would not be displaced or otherwise adversely affected by the proposal, as the existing building does not contain commercial uses.

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

The project site does not possess any existing housing. The Project would provide 6 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. The Project is

expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not currently possess any existing affordable housing. The Project does not propose any affordable units and, therefore, will not impact the City's supply of affordable housing units.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is served by nearby public transportation options. The Project is located along several Muni bus lines, thus future residents would be afforded proximity to a bus line. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.

- E. 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.

The Project is a residential project in an RM-2 District; therefore, the Project would not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses would not be affected by the Project.

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

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project will have no negative impact on existing parks and open spaces. The height of the

- 10.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-006422CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated April 29, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 9, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: September 9, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the demolition of an existing one-car garage and construction of a six-story over basement, 61-ft 1-inch tall, 6 dwelling unit residential building located at 1728 Larkin Street, Block 0186, and Lot 049 pursuant to Planning Code Section(s) 209.2, 253 and 303 within the RM-2 Zoning District and a 65-A Height and Bulk District; in general conformance with plans, dated April 29, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2020-006422CUA and subject to conditions of approval reviewed and approved by the Commission on September 9, 2021 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 9, 2021 under Motion No XXXXXX.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

- 1. Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Design – Compliance at Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7320, www.sfplanning.org

- 7. Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7320, www.sfplanning.org

- 8. Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7320, www.sfplanning.org

Parking and Traffic

- 9. Bicycle Parking.** The Project shall provide no fewer than 6 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 10. Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than nine (9) off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 11. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction

contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

12. Residential Child Care Impact Fee. The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7320, www.sfplanning.org

Monitoring - After Entitlement

13. Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

14. Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Operation

15. Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

CONDITIONAL USE APPLICATION SET - REV03

29 APRIL 2021

LARKIN STREET RESIDENCES
1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 / LOT: 049

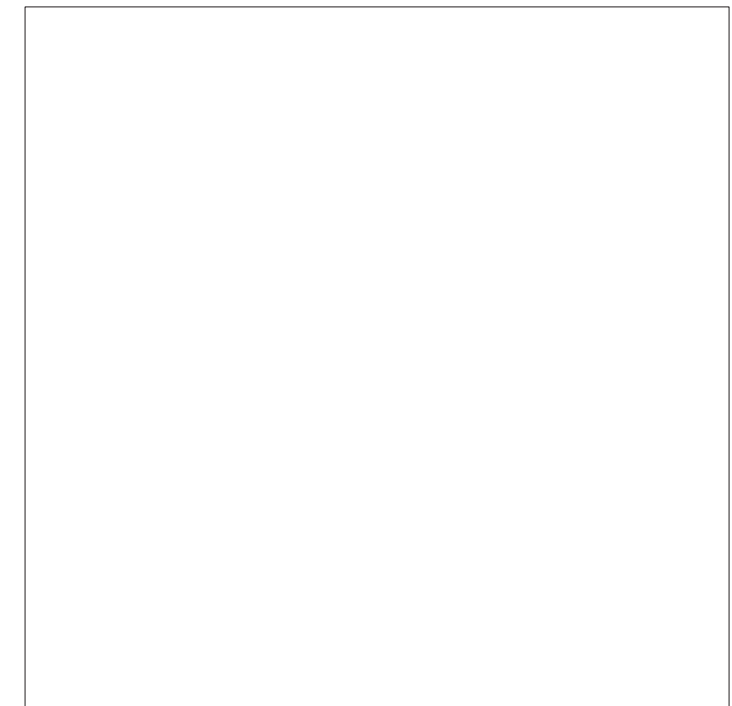
PROJECT DESCRIPTION:

THE SCOPE OF WORK GENERALLY CONSISTS OF THE CONSTRUCTION OF A NEW 6-UNIT 6-STORY OVER BASEMENT RESIDENTIAL STRUCTURE ON A LOT CURRENTLY CONTAINING A 1-STORY GARAGE STRUCTURE THAT IS TO BE DEMOLISHED.

DRAWING LIST (33 SHEETS):

ARCHITECTURAL SERIES:	A1.00	EXISTING + PROPOSED SITE PLAN
----	COVER SHEET	A1.10 PROPOSED PLAN - BASEMENT (COMMON)
SU-1	SITE SURVEY	A1.11 PROPOSED PLAN - FLOOR 01 (UNIT #1)
		A1.12 PROPOSED PLAN - FLOOR 02 (UNIT #2)
		A1.13 PROPOSED PLAN - FLOOR 03 (UNIT #3)
A0.11	LEGENDS, ABBREVIATIONS & GENERAL NOTES	A1.14 PROPOSED PLAN - FLOOR 04 (UNIT #4)
		A1.15 PROPOSED PLAN - FLOOR 05 (UNIT #5)
A0.21	EXISTING CONTEXT SITE PHOTOGRAPHS	A1.16 PROPOSED PLAN - FLOOR 06 (UNIT #6)
A0.22	EXISTING CONTEXT SITE PHOTOGRAPHS	A1.17 PROPOSED PLAN - ROOF
E0.31	EXISTING EXTERIOR RENDERING	E2.11 EXISTING EXTERIOR ELEVATION - WEST (FRONT)
A0.31	PROPOSED EXTERIOR RENDERING	E2.12 EXISTING EXTERIOR ELEVATION - EAST (REAR)
A0.32	PROPOSED EXTERIOR RENDERING	E2.13 EXISTING EXTERIOR ELEVATION - NORTH (SIDE)
A0.33	PROPOSED EXTERIOR RENDERING	E2.14 EXISTING EXTERIOR ELEVATION - SOUTH (SIDE)
A0.34	PROPOSED EXTERIOR RENDERING	A2.11 PROPOSED EXTERIOR ELEVATION - WEST (FRONT)
A0.35	PROPOSED EXTERIOR RENDERING	A2.12 PROPOSED EXTERIOR ELEVATION - EAST (REAR)
A0.36	PROPOSED EXTERIOR RENDERING	A2.13 PROPOSED EXTERIOR ELEVATION - NORTH (SIDE)
		A2.14 PROPOSED EXTERIOR ELEVATION - SOUTH (SIDE)
A0.51	SHADOW STUDY - SUMMER SOLSTICE	A3.11 PROPOSED LONGITUDINAL BUILDING SECTION
A0.52	SHADOW STUDY - FALL / SPRING EQUINOX	A3.12 PROPOSED CROSS BUILDING SECTION
A0.53	SHADOW STUDY - WINTER SOLSTICE	

CCSF 8X8 STAMP SECTION



PROJECT TEAM:

OWNER:
BRICK AND MORTAR EQUITY LLC
EQUITY SIX LLC
N AND O LLC
7 POPLAR DRIVE
KENTFIELD, CA 94904

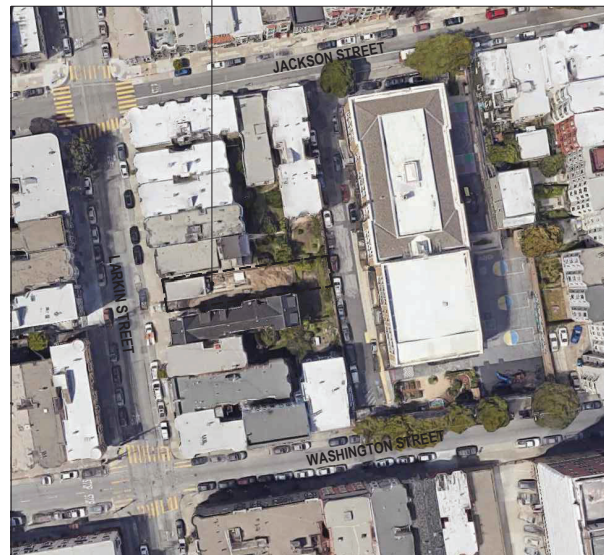
ARCHITECT:
DUMICAN MOSEY ARCHITECTS
128 10TH STREET 3RD FLOOR
SAN FRANCISCO, CA 94103
T: 415.495.9322
E: edumican@dumicanmosey.com
C: ERIC DUMICAN

GEOTECHNICAL ENGINEER:
GEOTECNA
2422 PROVIDENCE COURT
WALNUT CREEK, CA 94596
T: 925.465.5650
E: luis@geotecnia.com
C: LUIS MOURA

SURVEYOR:
TRANSAMERICAN ENGINEERS
1390 MARKET STREET, SUITE 201
SAN FRANCISCO, CA 94102
T: 415.553.4092
E: bpierce@transamericanengineers.com
C: BARRY PIERCE

DUMICAN MOSEY
ARCHITECTS

SUBJECT PROPERTY:
LARKIN STREET RESIDENCES
(1720 LARKIN STREET)



1 LOCATION MAP



2 PROPOSED FRONT FACADE

PROJECT DATA:

PROJECT ADDRESS: 1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186
LOT: 049
ZONING: RM-2 (RESIDENTIAL - HOUSE, TWO FAMILY)
HEIGHT LIMIT: 65-A
CONSTRUCTION TYPE: TYPE III-B o TYPE IA PODIUM
OCCUPANCY: R-2
NUMBER OF DWELLING UNITS: 6
NUMBER OF FLOORS: 6 OVER BASEMENT
SPRINKLERED: YES - PER NFPA 13 STANDARD
LOT AREA: 3491.25 SQ.FT.

SUMMARY OF PLANNING CODE STANDARDS

- ZONING DISTRICT: RM-2
- MAX DWELLING UNIT DENSITY: 6 DWELLING UNITS (3491.25 SQFT LOT / 1 DWELLING UNIT PER 600 SQFT LOT AREA = 5.8 UNITS)
- SIDE YARD SETBACK: NONE REQUIRED
- FRONT YARD SETBACK: AVERAGE OF ADJACENT BUILDINGS; UP TO 15'-0" OR 15% OF LOT DEPTH
- REAR YARD SETBACK: 45% OF LOT DEPTH OR AVERAGE OF ADJACENT PROPERTIES (MINIMUM: 25% OF LOT DEPTH, BUT NO LESS THAN 15'-0")
- MAX HEIGHT LIMIT: 65'-0" (AS MEASURED FROM CURB AT STREET LEVEL)

CODES

*2019 CALIFORNIA BUILDING CODE (BASED ON THE 2018 INTERNATIONAL BUILDING CODE)
*2019 CALIFORNIA MECHANICAL CODE (BASED ON THE 2018 INTERNATIONAL MECHANICAL CODE)
*2019 CALIFORNIA PLUMBING CODE (BASED ON THE 2018 INTERNATIONAL PLUMBING CODE)
*2019 CALIFORNIA ELECTRIC CODE (BASED ON THE 2018 NATIONAL ELECTRIC CODE)
*2019 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2018 INTERNATIONAL RESIDENTIAL CODE)
*2019 CALIFORNIA FIRE CODE (BASED ON THE 2018 INTERNATIONAL FIRE CODE)
*2019 CALIFORNIA ENERGY CODE
*2019 CALIFORNIA GREEN BUILDING STANDARDS CODE - (CALGREEN)

*ALL OF THE ABOVE AS AMENDED BY THE CITY AND COUNTY OF SAN FRANCISCO

DWELLING UNIT SUMMARY TABLE:

UNIT #1 (FLOOR 01):		
- NUMBER OF BEDROOMS:	1	(+ STUDY)
- NUMBER OF BATHROOMS:	1	
- NUMBER OF OFF STREET PARKING SPACES:	0	
- NUMBER OF CLASS 1 BICYCLE PARKING SPACES:	1	
- USEABLE OPEN SPACE:	876 SF.	(PRIVATE REAR YARD)
UNIT #2 (FLOOR 02):		
- NUMBER OF BEDROOMS:	3	
- NUMBER OF BATHROOMS:	2	
- NUMBER OF OFF STREET PARKING SPACES:	1	
- NUMBER OF CLASS 1 BICYCLE PARKING SPACES:	1	
- USEABLE OPEN SPACE:	285 SF.	(PRIVATE ROOF DECK)
UNIT #3 (FLOOR 03):		
- NUMBER OF BEDROOMS:	3	
- NUMBER OF BATHROOMS:	2	
- NUMBER OF OFF STREET PARKING SPACES:	1	
- NUMBER OF CLASS 1 BICYCLE PARKING SPACES:	1	
- USEABLE OPEN SPACE:	80 SF.	(PRIVATE ROOF DECK)
UNIT #4 (FLOOR 04):		
- NUMBER OF BEDROOMS:	2	
- NUMBER OF BATHROOMS:	2	
- NUMBER OF OFF STREET PARKING SPACES:	1	
- NUMBER OF CLASS 1 BICYCLE PARKING SPACES:	1	
- USEABLE OPEN SPACE:	184 SF.	(PRIVATE ROOF DECK)
UNIT #5 (FLOOR 05):		
- NUMBER OF BEDROOMS:	2	
- NUMBER OF BATHROOMS:	2	
- NUMBER OF OFF STREET PARKING SPACES:	1	
- NUMBER OF CLASS 1 BICYCLE PARKING SPACES:	1	
- USEABLE OPEN SPACE:	132 SF.	(PRIVATE ROOF DECK)
UNIT #6 (FLOOR 06):		
- NUMBER OF BEDROOMS:	2	
- NUMBER OF BATHROOMS:	2	
- NUMBER OF OFF STREET PARKING SPACES:	1	
- NUMBER OF CLASS 1 BICYCLE PARKING SPACES:	1	
- USEABLE OPEN SPACE:	(SHARED COMMON ROOF DECK)	
TOTALS:		
- TOTAL 1 BEDROOM DWELLING UNITS:	1	
- TOTAL 2 BEDROOM DWELLING UNITS:	3	
- TOTAL 3 BEDROOM DWELLING UNITS:	2	
- TOTAL OFF STREET PARKING SPACES:	5 + 1 ACCESSIBLE SPACE	
- TOTAL CLASS 1 BICYCLE PARKING SPACES:	6	
- TOTAL USEABLE OPEN SPACE:	2,030 SQFT	

AREA CALCULATIONS:

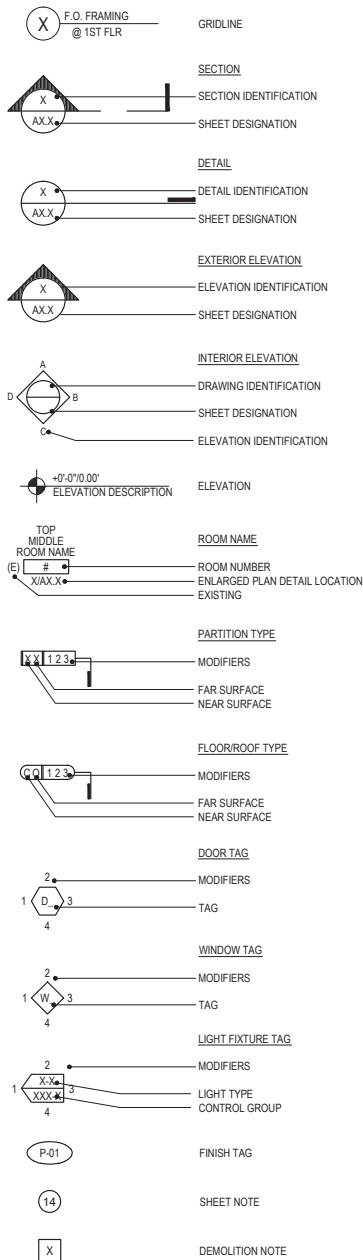
AS CALCULATED TO OUTSIDE FACE OF BUILDING ENVELOPE

BASEMENT (COMMON):		
- CORE / COMMON / MECHANICAL / GARAGE:	(+/-)	1,354 GSF
FLOOR 01 (COMMON ENTRY + UNIT #1):		
- HABITABLE AREA (UNIT #1):	(+/-)	877 GSF
- REAR-YARD (UNIT #1 PRIVATE USEABLE OPEN SPACE):	(+/-)	878 GSF
- GARAGE:	(+/-)	787 GSF
- CORE / COMMON / MECHANICAL:	(+/-)	643 GSF
FLOOR 02 (UNIT #2):		
- HABITABLE AREA (UNIT #2):	(+/-)	1,777 GSF
- EXTERIOR DECK (UNIT #2 PRIVATE USEABLE OPEN SPACE):	(+/-)	285 GSF
- CORE:	(+/-)	381 GSF
FLOOR 03 (UNIT #3):		
- HABITABLE AREA (UNIT #3):	(+/-)	1,770 GSF
- EXTERIOR DECK (UNIT #3 PRIVATE USEABLE OPEN SPACE):	(+/-)	80 GSF
- CORE:	(+/-)	318 GSF
FLOOR 04 (UNIT #4):		
- HABITABLE AREA (UNIT #4):	(+/-)	1,586 GSF
- EXTERIOR DECK (UNIT #4 PRIVATE USEABLE OPEN SPACE):	(+/-)	184 GSF
- CORE:	(+/-)	318 GSF
FLOOR 05 (UNIT #5):		
- HABITABLE AREA (UNIT #5):	(+/-)	1,197 GSF
- EXTERIOR DECK (UNIT #5 PRIVATE USEABLE OPEN SPACE):	(+/-)	132 GSF
- CORE:	(+/-)	318 GSF
FLOOR 06 (UNIT #6):		
- HABITABLE AREA (UNIT #6):	(+/-)	1,197 GSF
- CORE:	(+/-)	318 GSF
ROOF (COMMON):		
- EXTERIOR DECK (COMMON USEABLE OPEN SPACE):	(+/-)	575 GSF
- CORE:	(+/-)	318 GSF
TOTALS:		
- HABITABLE AREA:	(+/-)	9,550 GSF
- CORE / COMMON / MECHANICAL:	(+/-)	2,870 GSF
- GARAGE:	(+/-)	775 GSF
- TOTAL GROSS SQFT:	(+/-)	13,195 GSF

PLAN LEGEND

- NEW PARTITION
1-HOUR FIRE-RATED CONSTRUCTION
2-HOUR FIRE-RATED CONSTRUCTION
3-HOUR FIRE-RATED CONSTRUCTION

REFERENCE SYMBOLS



GENERAL CONSTRUCTION NOTES

- 1. THE GENERAL CONTRACTOR SHALL PROVIDE ALL MATERIALS AND WORKMANSHIP FOR CONSTRUCTION REQUIRED HERIN AND SHALL BE IN ACCORDANCE WITH ALL LOCAL AND STATE CODES INCLUDING BUT NOT LIMITED TO:
2016 CALIFORNIA BUILDING CODE (BASED ON THE 2015 INTERNATIONAL BUILDING CODE)
2016 CALIFORNIA MECHANICAL CODE (BASED ON THE 2015 UNIFORM MECHANICAL CODE)
2016 CALIFORNIA PLUMBING CODE (BASED ON THE 2015 UNIFORM PLUMBING CODE)
2016 CALIFORNIA ELECTRIC CODE (BASED ON THE 2014 NATIONAL ELECTRIC CODE)
2016 CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE)
2016 CALIFORNIA FIRE CODE (BASED ON THE 2015 INTERNATIONAL FIRE CODE)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE - (CALGREEN)
2016 NFPA 13 STANDARDS
2. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
3. THE ARCHITECT SHALL HAVE THE AUTHORITY TO REJECT ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.
4. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS SHALL IMMEDIATELY EXAMINE THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK. CONTRACTORS SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY THEMSELVES AS TO CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING (TO INCLUDE ALL PIPING, DUCT WORK, AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. EXPOSED OR CONCEALED ELEMENTS SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT PRIOR TO CONSTRUCTION PROCEEDING.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
6. ALL DIMENSIONS ARE TO FACE OF FRAMING, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLR" OR "CLEAR" ARE TO BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS OTHERWISE NOTED AS "+/-".
7. ALL DIMENSIONS NOTED AS "V.I.F." ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
8. ALL DIMENSIONS, NOTES, AND DETAILS SHOWN ON ONE PORTION OF THE DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
9. VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK.

- 10. FURNISH AND INSTALL ALL MISCELLANEOUS AND STRUCTURAL ITEMS (STEEL, ALUMINUM, ETC. INCLUDING MATERIALS FOR SEPARATION OF DISSIMILAR MATERIALS) FOR EXTERIOR WALL SYSTEMS, WINDOWS, ARCHITECTURAL GLASS, RAILINGS, PARAPET WALLS, ETC. ASSOCIATED WITH THE BUILDING ENVELOPE AND ROOF.
11. COORDINATE LOCATION- AND PROVIDE BLOCKING, BACKING, AND/OR REINFORCEMENTS IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS, AND ANY WALL-MOUNTED ITEMS. REFER TO ELEVATIONS AND DETAILS FOR LOCATIONS OF WALL STANDARDS AND OTHER SUPPORTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALL, BULKHEAD, AND OTHER DRYWALL CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THE DRAWINGS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS.
13. PROVIDE BLOCKING/BACKING AND REINFORCEMENT IN WALLS AND IN CEILINGS FOR SUPPORT OF MILLWORK, HANDRAILS, APPLIANCES, LIGHT FIXTURES, EQUIPMENT, OR ANY OTHER CEILING OR WALL MOUNTED ITEMS.
14. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH SHALL INCLUDE THE OUTLINE SPECIFICATIONS, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
15. GRID LINES AND COLUMN CENTER LINES ARE SHOWN FOR REFERENCE ONLY. VERIFY EXACT LOCATION IN FIELD
16. IN CASE OF CONFLICT OR DISCREPANCIES IN CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
17. FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
18. "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR
19. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS, ORIENTATION, AND CONDITIONS ON PLANS AND ELEVATIONS
20. PROVIDE NEW ACOUSTIC BATT INSULATION AT ALL INTERIOR WALLS (R-13 @ 2x4, R-19 @ 2x6) PROVIDE NEW THERMAL INSULATION AT ALL EXTERIOR ASSEMBLIES PER THE TITLE-24 REPORT FOR ADDITIONAL INSULATION REQUIREMENTS
21. DRAWINGS OF EXISTING CONSTRUCTION ARE INTENDED TO AID IN REHABILITATION AND CANNOT BE ASSUMED ACCURATE IN DETAIL. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF WORK AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES IN PLANS AND SPECIFICATIONS BEFORE PROCEEDING.
22. CONTRACTOR SHALL PROTECT ALL AREAS IN-, ON-, OR ABOUT THE JOBSITE (INCLUDING NEW OR EXISTING MATERIALS & FINISHES) FROM DAMAGE WHICH MAY RESULT FROM, BUT NOT LIMITED TO, CONSTRUCTION, DEMOLITION, DUST, OR WATER. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPLACED OR REPAIRED AT THE EXPENSE OF THE GENERAL CONTRACTOR.

ABBREVIATIONS

Table of abbreviations including: Anchor Bolt, Acoustic, Grab Bar, General Contractor, Area Drain, Additional, Adjacent, Above Finish Floor, Aggregate, Aluminum, Alternate, Anchor/Anchorage, Architectural, Average, Board, Both Faces, Building, Block, Beam, Bottom Of, Building Paper, Bedroom, Below, Bearing, Bracket, Bronze, Bottom, Batten, Beter, Between, Built-Up Roofing, Beveled, Both Ways, Catch Basin, Cabinet, Cold Air Return, Cable Television, Center To Center, Cubic Feet, Corner Guard, Cast-In-Place Concrete, Control Joint, Caulking, Ceiling, Clear, Concrete Masonry Unit, Corrugated Metal Pipe, Counter, Cleanout, Cleanout To Grade, Column, Concrete, Connection, Construction, Continuous, Contractor, Corrugated, Carpet, Course/Courses, Countersink Screw, C.T., Center, Custodian, Cold Water, Cubic Yard, Double, Department, Detail, Douglas Fir, Drill-Bit, Diameter, Diaphragm, Dimension, Dispenser, Division/Divider, Dead Load, Down, Drawing, Drinking Fountain, Dishwasher, East, Existing, Each, Expansion Bolt, Exterior Insulation, Finish System, Expansion Joint, Electric/Electrical, Elevation, Emergency, Edge Nailing, Enclosure, Edge Of Pavement, Edge Of Slab, Electrical Panel Board, Equal, Equipment, Easement, Electric Water Cooler, Exhaust, Exposed, Exterior, Fire Alarm, Fire Alarm Control Panel, Forced Air Unit, Fire Control Center, Fan Coil Unit, Floor Drain, Fire Department Connection, Foundation, Fire Extinguisher, Fire Extinguisher Cabinet, Finish Floor, Finish Floor Break, Finish Floor Elevation, Fixed Glass/Glazing, Fire Hydrant, Fire Hose Cabinet, Fire Hose Valve, Finish, Flowline, Flush Joint, Flashing, Floor, Fluorescent, Face Of, Face Of Concrete, Face Of Masonry, Face Of Stud, Face Of Wall, Fireproof, Framing, Footing, Furred/Furring, Gas, Gauge, Galvanized, Grab Bar, General Contractor, Ground Fault Interrupter, Glass, Grid Line, Galvanized Iron, Glu-Lam Beam, Ground, Grade, Girder, Gypsum Sheathing, Gypsum Wall Board, Hose Bibb, Hollow Core, Hold Down, Header, Hardware, Hollow Metal, Horizontal, High Point, Hour, Height, Heating, Heating/Ventilating/Air Conditioning, Hot Water, Infiltration Barrier, Inside Diameter, Included/Including, Information, Insulation, Interior, Intermediate, Invert, Joist, Joint, Kick Plate, Kitchen, Laminate, Lavatory, Lag Bolt, Pound, Linear Foot, Live Load, Light, Lintel, Lock, Low Paint, Low Pressure Gas, Louver, Laminated Veneer, Masonry, Material, Maximum, Machine Bolt, Medicine Cabinet, Mechanical, Medium, Manufactured, Manufacturer, Manhole, Microwave, Minimum, Mirror, Miscellaneous, Masonry Opening, Moisture Resistance, Module, MOV, MTD, Mounting, Metal, Mullion, North, New, Not In Contract, Not Applicable, Number, Not To Scale, Over, Obscure, On Center, Outside Diameter, Owner Furnished / Contractor Install, Office, Overflow Drain, Overhead, Opening, Opposite, Overhang, Partition, Precast Concrete, Pounds Per Cubic Foot, Powder Driven Fastener, Perforated, Prefabricated, Pocket, Plate, Pounds Per Lineal Foot, Plywood, Plywood, Paperholder, Paint, Project/Projected, Pounds Per Square Foot, Pounds Per Square Inch, Pressure Treated, Point, Paper Towel Dispenser, Pressure Treated Douglas Fir, Combination Paper Towel Dispenser And Receptacle, Paper Towel Receptacle, Polyvinylchloride Pipe, Pavement, Quarry Tile, Riser, Return Air Grille, Radius, Rubber Base, Reinforced Concrete, Roof Drain, Redwood, Reinforcing Steel, Reference, Refrigerator/Refrigeration, Register, Required, Retain/Retaining, RET., Revision, RM., Room, R.O., Rough Opening, Roofing, Rain Water Leader, S., South, S.B., Solid Blocking, S.C., Solid Core, S.C.D., Seat Cover Dispenser, SCHEDULE, Schedule, S.D., Soap Dispenser, S.D.R., Storm Drain, Section, S.E.D., See Electrical Drawings, S.F., Square Foot, S.F.B., Split Face Block, S.F.S.D., See Food Service Drawings, SHT., Sheet, SHTHG., Sheathing, SHLVS., Shelves/Shelving, SHWR., Shower, SIM., Similar, SLR., Sealer, S.M.D., See Mechanical Drawings, S.N.D., Sanitary Napkin Dispenser, S.N.R., Sanitary Napkin Receptacle, SPECs., Specifications, S.P.D., See Plumbing Drawings, SPL,BLK., Splash Block, SQ., Square, S&P, Shelf And Pole, S.S., Sanitary Sewer, S.S.D., See Structural Drawings, S.SK., Service Sink, S.ST., Stainless Steel, STA., Station, S.T.C., Sound Transmission Coefficient, STD., Standard, STL., Steel, STO., Storage, STRUCT., Structure/Structural, SUSP., Suspended, S.W., Shear Wall, S.Y., Square Yard, SYS., System, T., Thread, T.B., Towel Bar, T.C., Trash Compactor, TEL., Telephone, TEMP., Tempered, T.O.C., Top Of Concrete, T.&G., Tongue And Groove, THK., Thick/Thickness, THR., Threshold, T.O.B., Top Of Beam, T.O.G., Top Of Grate, T.O.P., Top Of Paving, T.O.S., Top Of Slab, T.O.STL., Top Of Steel, T.O.W., Top Of Wall, T.P.D., Toilet Paper Dispenser, T.S., Tube Steel, T.T.B., Telephone Termination Board, T.V., Television, TXT., Texture, TYP., Typical, U.B.C., Uniform Building Code, UNF., Unfinished, U.O.N., Unless Otherwise Noted, UR., Urinal, V.B., Vinyl Base, V.B.R., Vapor Barrier, V.C.P., Vitrified Clay Pipe, V.C.T., Vinyl Composition Tile, VENT., Ventilator/Ventilation, VERT., Vertical, VEST., Vestibule, V.I.F., Verify In Field, VIN., Vinyl, VNR., Veneer, V.T., Vinyl Tile, W., West, Wb., With, W.C., Water Closet, WD., Wood, WID., Washer/Dryer, WLG., Wired Glass, WH., Water Heater, WH.YD., Wall Hydrant, WNDW., Window, W/O., Without, WP., Waterproof, WSC.T., Wainscot, WT., Weight, WWF., Welded Wire Fabric, YD., Yard

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

Table with columns: Job No., Issue, Date. Includes entries for PRE-APPLICATION SET (05.11.20), CONDITIONAL USE APPLICATION SET (06.08.20), SITE PERMIT SET (07.20.20), and CONDITIONAL USE APPLICATION SET (11.12.20).

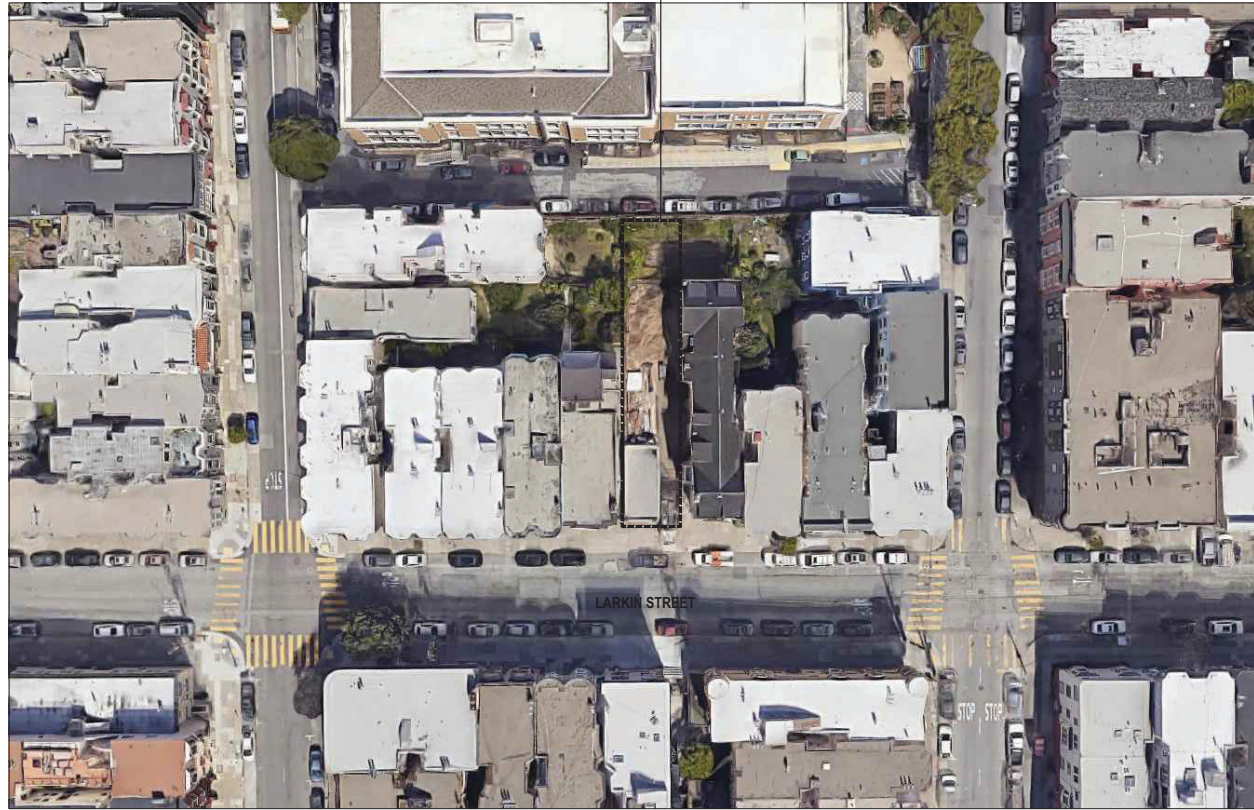
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LEGENDS, ABBREVIATIONS, & GENERAL NOTES

Sheet Number

A0.11

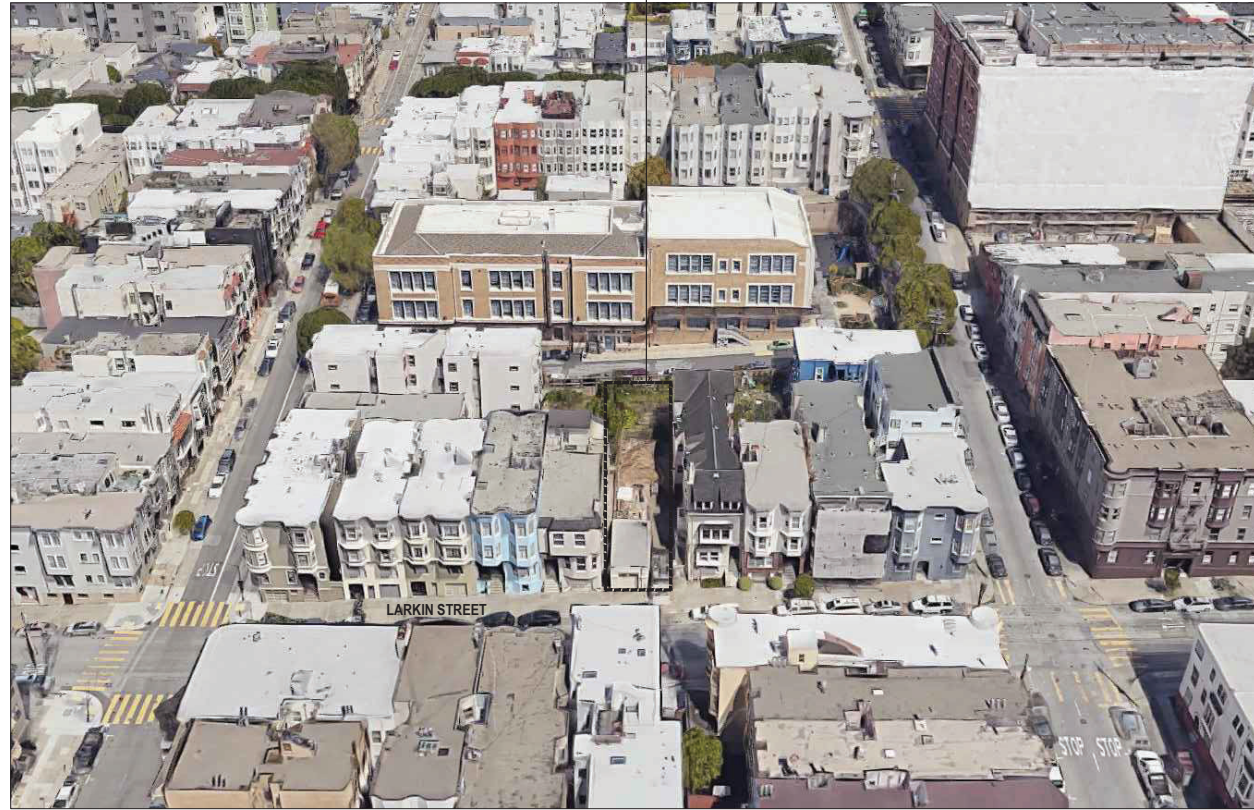
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LARKIN STREET RESIDENCES



4 EXISTING AERIAL VIEW OF BLOCK PATTERN

NTS

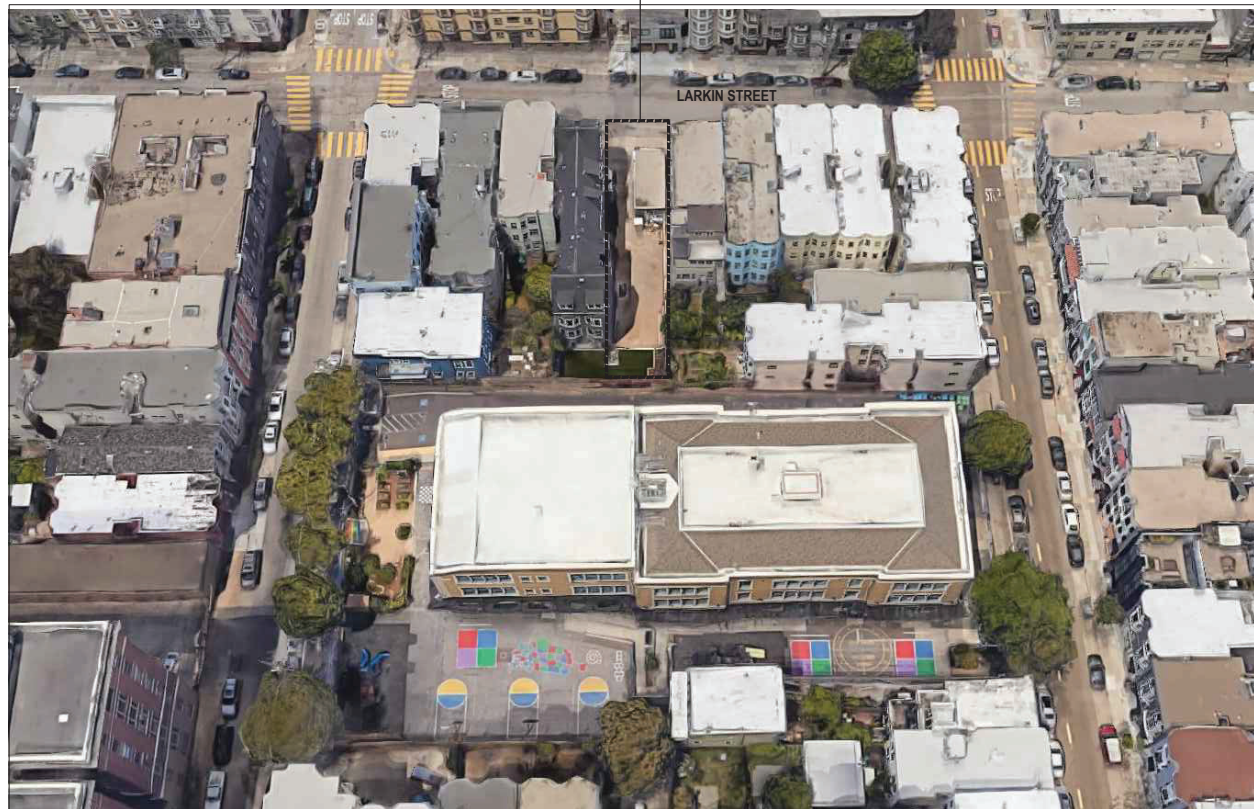
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LARKIN STREET RESIDENCES



3 EXISTING AERIAL VIEW OF BLOCK PATTERN

NTS

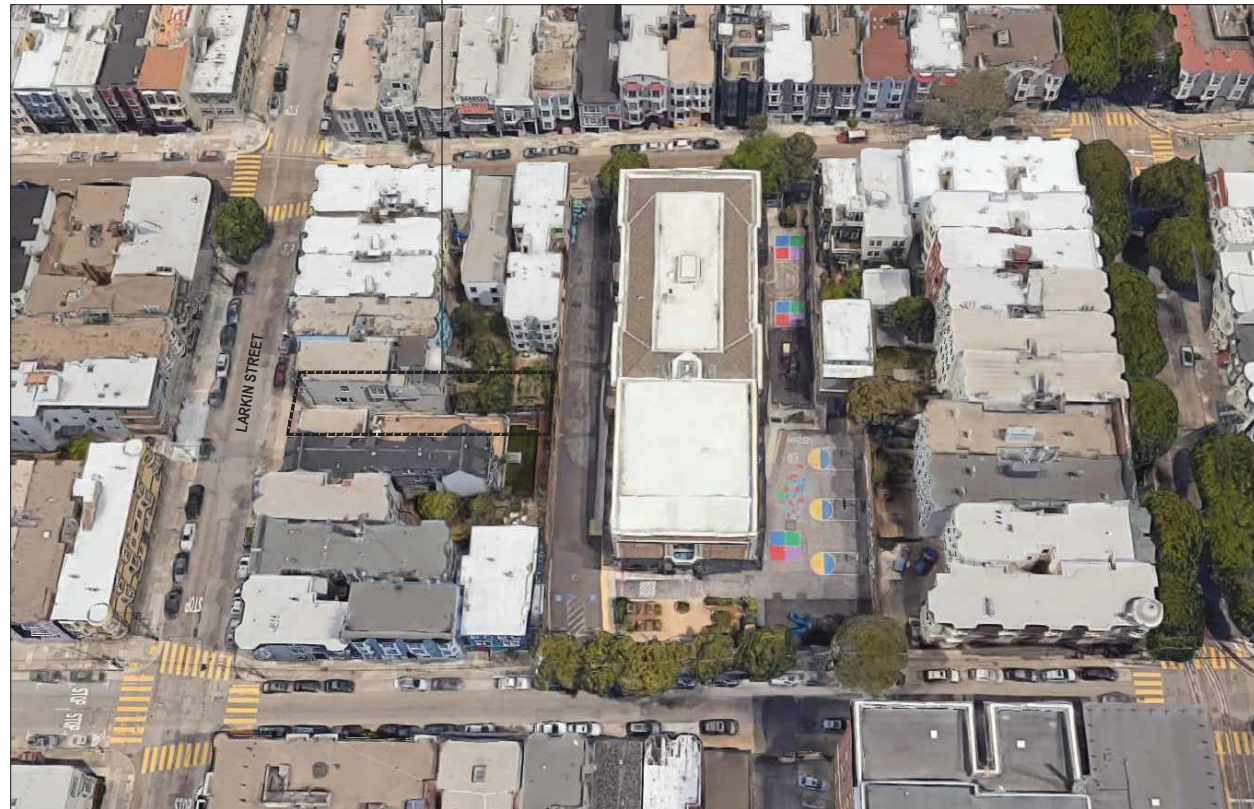
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LARKIN STREET RESIDENCES



2 EXISTING AERIAL VIEW OF BLOCK PATTERN

NTS

SUBJECT PROPERTY:
LARKIN STREET RESIDENCES



1 EXISTING AERIAL VIEW OF BLOCK PATTERN

NTS

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

CCSF STAMP SECTION

Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title

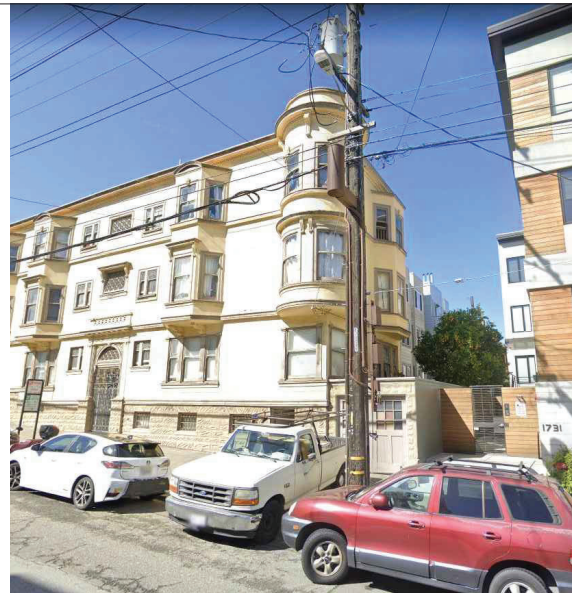
EXISTING SITE CONTEXT
PHOTOGRAPHS

Sheet Number

A0.21



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3



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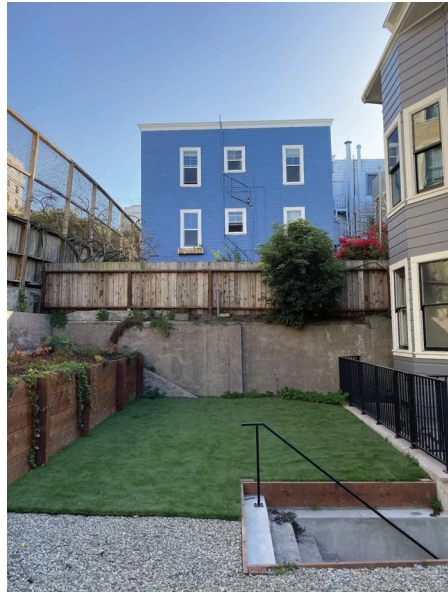
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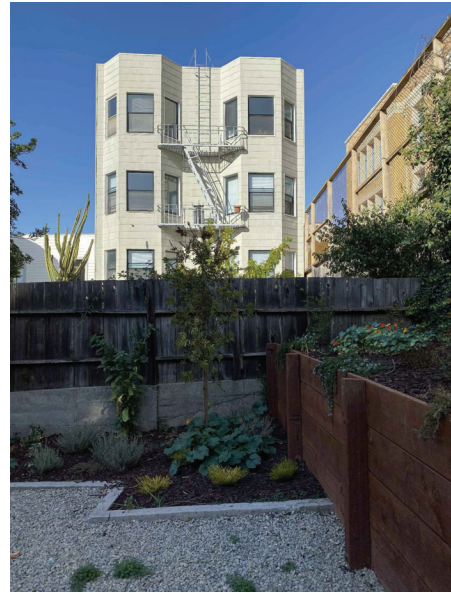
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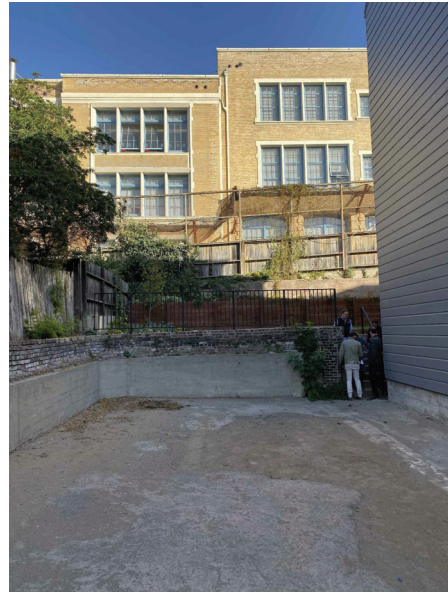
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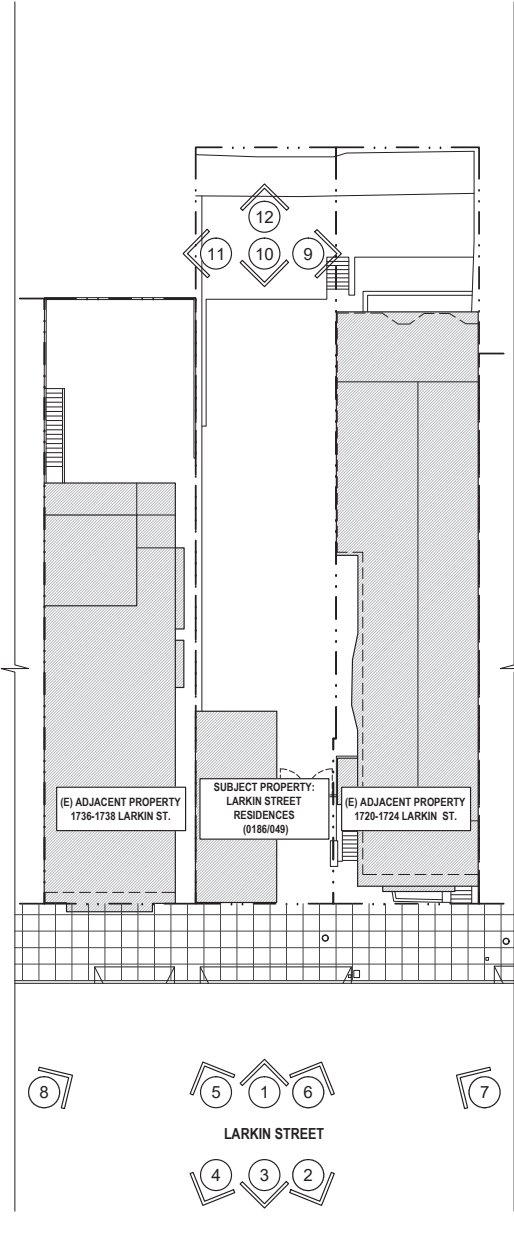
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11



12



LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

CCSF STAMP SECTION	
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
CONDITIONAL USE APPLICATION SET	11.12.20

Drawing Title

EXISTING SITE CONTEXT PHOTOGRAPHS

Sheet Number

A0.22



1 EXISTING FRONT FACADE RENDERING

RENDERINGS ARE FOR REFERENCE ONLY. IMAGES MAY VARY FROM CONSTRUCTION DOCUMENT DRAWINGS.

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
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CCSF STAMP SECTION	
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
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SITE PERMIT SET	07.20.20
CONDITIONAL USE APPLICATION SET	11.12.20

Drawing Title

EXISTING EXTERIOR RENDERING

Sheet Number

E0.31



1 PROPOSED FRONT FACADE RENDERING

RENDERINGS ARE FOR REFERENCE ONLY. IMAGES MAY VARY FROM CONSTRUCTION DOCUMENT DRAWINGS.

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

CCSF STAMP SECTION	
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
CONDITIONAL USE APPLICATION SET	11.12.20

Drawing Title

PROPOSED EXTERIOR RENDERING

Sheet Number

A0.31



1 PROPOSED FRONT FACADE RENDERING

RENDERINGS ARE FOR REFERENCE ONLY. IMAGES MAY VARY FROM CONSTRUCTION DOCUMENT DRAWINGS.

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY ARCHITECTS

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CCSF STAMP SECTION	
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
CONDITIONAL USE APPLICATION SET	11.12.20

Drawing Title

PROPOSED EXTERIOR RENDERING

Sheet Number

A0.32



1 PROPOSED FRONT FACADE RENDERING

RENDERINGS ARE FOR REFERENCE ONLY. IMAGES MAY VARY FROM CONSTRUCTION DOCUMENT DRAWINGS.

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY ARCHITECTS

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CCSF STAMP SECTION	
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
CONDITIONAL USE APPLICATION SET	11.12.20

Drawing Title

PROPOSED EXTERIOR RENDERING

Sheet Number

A0.33



LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
 BLOCK: 0186 LOT: 049

DUMICAN MOSEY ARCHITECTS

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CCSF STAMP SECTION	
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
CONDITIONAL USE APPLICATION SET	11.12.20

Drawing Title

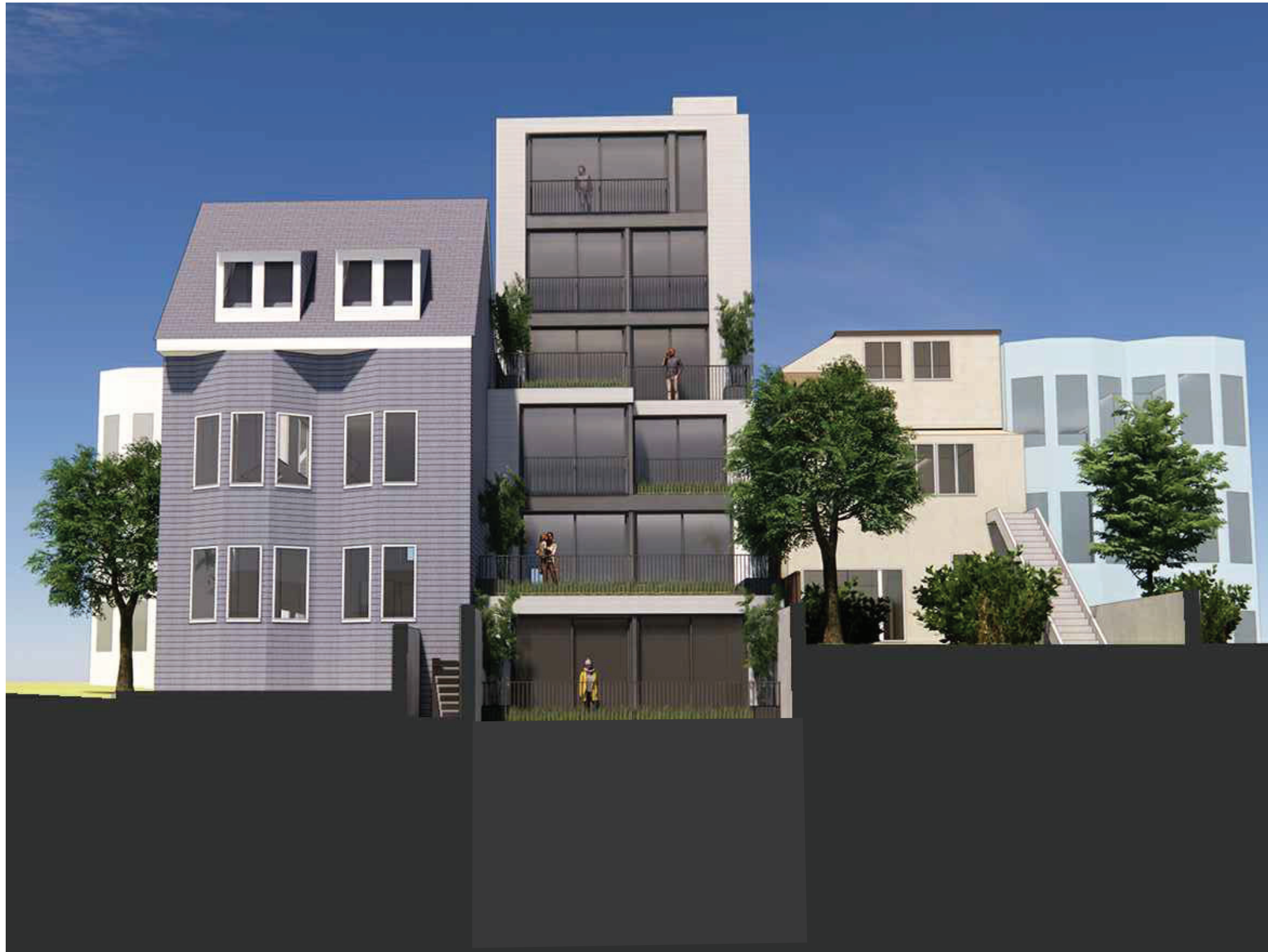
PROPOSED EXTERIOR RENDERING

Sheet Number

A0.34

1 PROPOSED FRONT FACADE RENDERING

RENDERINGS ARE FOR REFERENCE ONLY. IMAGES MAY VARY FROM CONSTRUCTION DOCUMENT DRAWINGS.



1 PROPOSED REAR FACADE RENDERING

RENDERINGS ARE FOR REFERENCE ONLY. IMAGES MAY VARY FROM CONSTRUCTION DOCUMENT DRAWINGS.

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY ARCHITECTS

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t: 415.495.9322 f: 415.651.9290

CCSF STAMP SECTION	
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20

Drawing Title

PROPOSED EXTERIOR RENDERING

Sheet Number

A0.35



METAL BUILDING PANEL



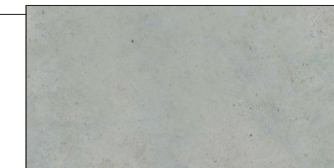
LIGHT BRICK VENEER



DARK ANODIZED ALUM. WINDOWS



NATURAL STAINED CEDAR SLATS



SMOOTH CONCRETE

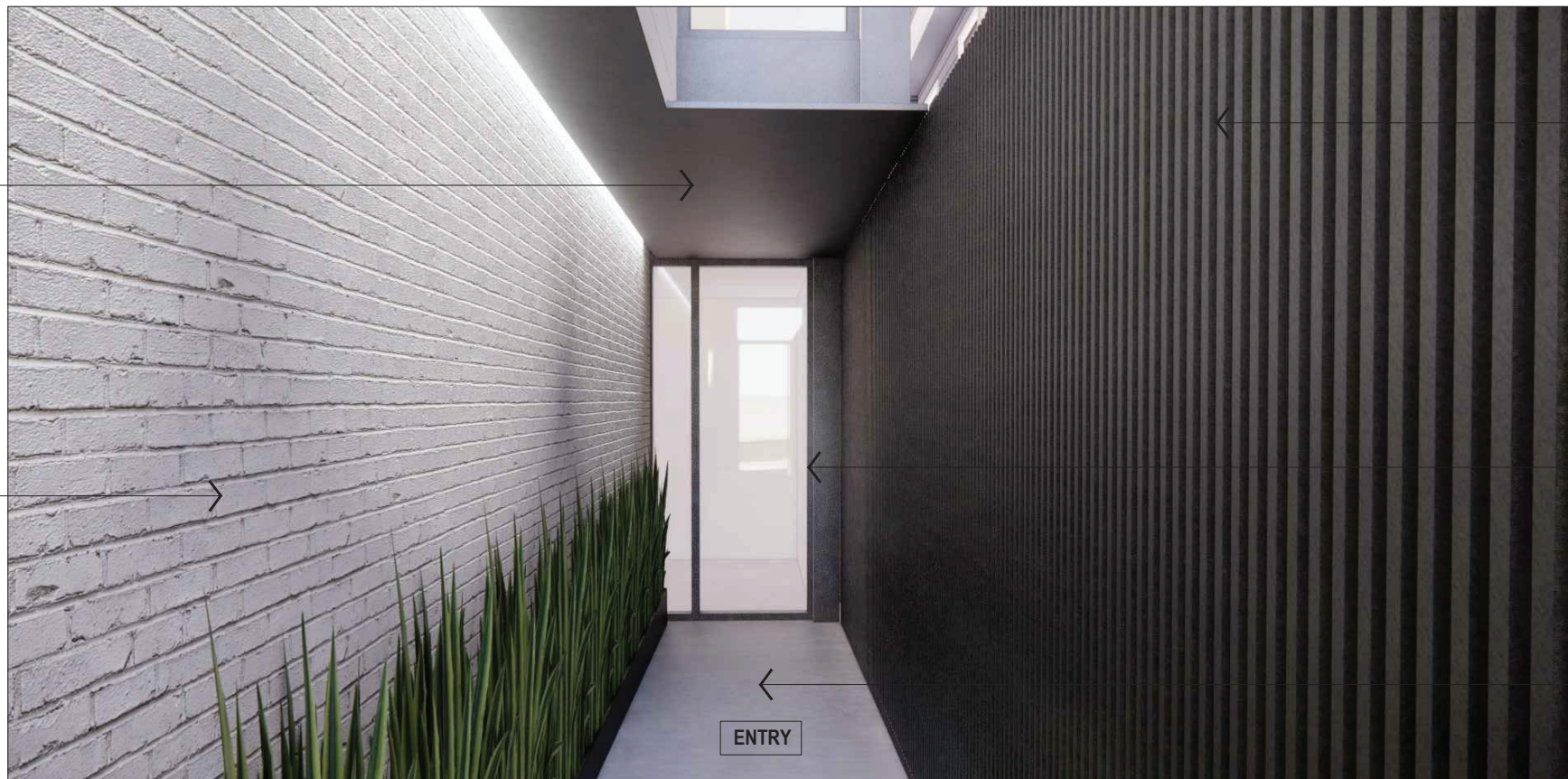
2 PROPOSED FRONT FACADE RENDERING - ENTRY AND MATERIAL SELECTION



METAL BUILDING PANEL



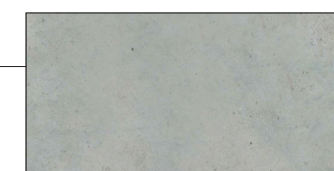
LIGHT BRICK VENEER



NATURAL STAINED CEDAR SLATS



DARK ANODIZED ALUM. WINDOWS



SMOOTH CONCRETE

1 PROPOSED FRONT FACADE RENDERING - ENTRY AND MATERIAL SELECTION

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY
ARCHITECTS

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san francisco, california 94103
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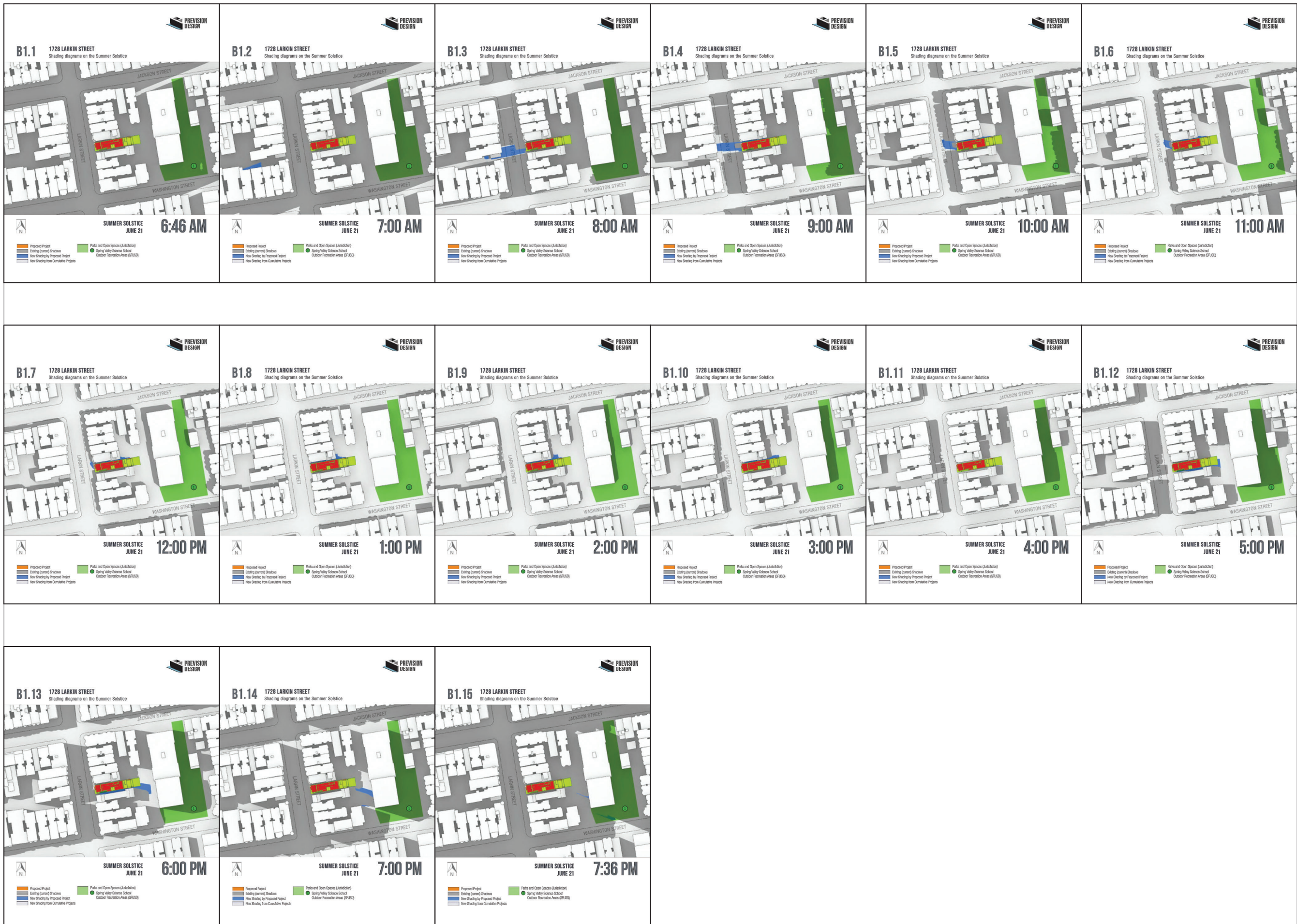
CCSF STAMP SECTION	
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
CONDITIONAL USE APPLICATION SET	11.12.20

Drawing Title

PROPOSED EXTERIOR RENDERING

Sheet Number

A0.36



LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
 BLOCK: 0186 LOT: 049

DUMICAN MOSEY ARCHITECTS

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 san francisco, california 94103
 t: 415.495.9322 f: 415.651.9290

CCSF STAMP SECTION

Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title

SHADOW STUDY -
 SUMMER SOLSTICE

Sheet Number

A0.51



LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY
ARCHITECTS

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san francisco, california 94103
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CCSF STAMP SECTION

Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title

SHADOW STUDY - FALL /
SPRING EQUINOX

Sheet Number

A0.52



LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY
ARCHITECTS

128 10th Street, 3rd floor
San Francisco, California 94103
t: 415.495.9322 f: 415.651.9290

CCSF STAMP SECTION

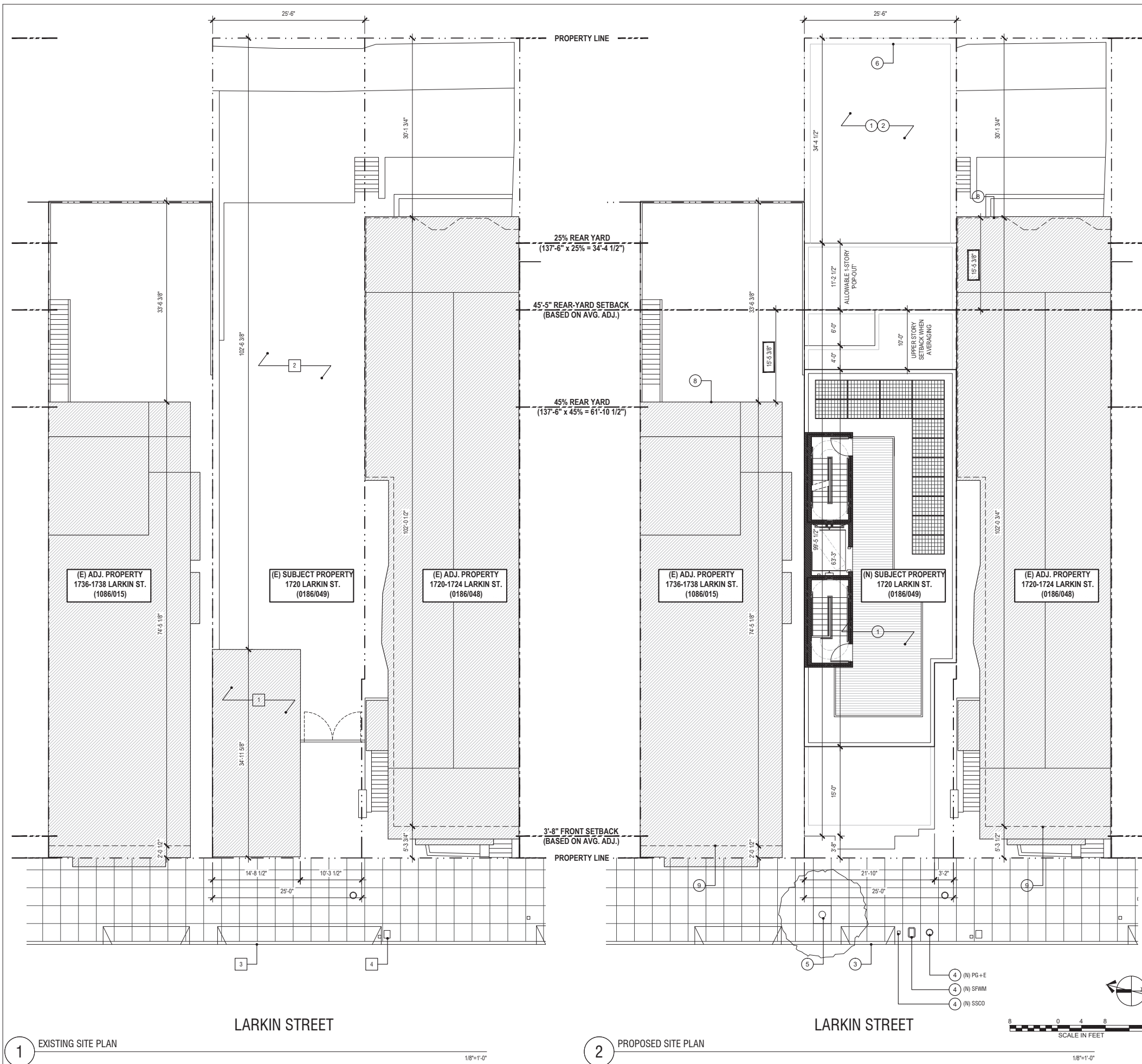
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title

SHADOW STUDY - WINTER SOLSTICE

Sheet Number

A0.53



GENERAL SITE PLAN NOTES

1. THIS SITE PLAN IS GRAPHIC IN NATURE AND DOES NOT CONSTITUTE A SURVEY

DEMOLITION SITE PLAN KEY NOTES

- 1 EXISTING DETACHED GARAGE STRUCTURE TO BE DEMOLISHED UNDER SEPARATE PERMIT
- 2 (E) VACANT REAR-YARD - REFER TO PROPOSED PLANS FOR (N) SCOPE
- 3 (E) CURB TO BE MODIFIED - REFER TO PROPOSED SITE PLAN
- 4 (E) ADJACENT UTILITIES TO REMAIN; TYPICAL

PROPOSED SITE PLAN KEY NOTES

- 1 REFER TO PROPOSED FLOOR PLANS FOR ADDITIONAL INFORMATION
- 2 (N) LANDSCAPING
- 3 (N) CURB CUT
- 4 (N) UTILITIES UNDER SEPARATE PERMIT - DESIGN/BUILD BY G.C.
- 5 (N) STREET TREE
- 6 (N) SITE FENCE
- 7 (N) CURB INFILL
- 8 BASIS OF REAR YARD SETBACK AVERAGE - EXISTING 20' HIGH WALL OR TWO STORIES, WHICHEVER IS LESS, AND IS 50% OF LOT WIDTH
- 9 DASHED LINE INDICATES WALL BELOW ROOF LINE USED FOR BASIS OF FRONT YARD SETBACK AVERAGE

SUMMARY OF PLANNING CODE STANDARDS & ENVIRONMENTAL REQ'S.

- ZONING DISTRICT:	RM-2 (RESIDENTIAL - MIXED)
- MIN. LOT AREA:	2500 SQ.FT.
- MIN. LOT WIDTH:	25'-0"
- SIDE YARD SETBACK:	NONE REQUIRED
- FRONT YARD SETBACK:	BASED ON AVERAGE OF ADJACENT PROPERTIES. IN NO CASE SHALL THE REQUIRED SETBACK BE GREATER THAN 15' OR 15% OF LOT DEPTH.
- REAR YARD SETBACK:	45% OF LOT DEPTH OR AVERAGE OF ADJACENT PROPERTIES (MINIMUM: 25% OF LOT DEPTH, BUT NO LESS THAN 15'-0")
- PERMITTED OBSTRUCTIONS:	12' ALLOWABLE POP-OUT - NOT ALLOWED IN THE LAST 15'-0" OR 25% LOT DEPTH. [REF. SEC. 136 (c)(3)]
- OPEN SPACE:	- 80 SQ.FT. MIN AREA; 6'-0" MIN DIMENSION & 36 SQ.FT. MIN AREA ON DECK OR BALCONY; 10'-0" MIN DIMENSION & 100 SQ.FT. MIN AREA ON GRADE. [REF. SEC. 135 & TABLE 135A] - OPEN SPACE MUST FACE A STREET OR REAR-YARD AND BE UNOBSTRUCTED TO THE SKY
- MAX. HEIGHT LIMIT:	- 65' MAX. (AS MEASURED FROM CURB AT STREET LEVEL) - CONDITIONAL USE REQUIRED FOR BUILDINGS OVER 50' [REF. SEC. 253(a)]
- NUMBER OF PARKING SPACES:	PARKING NOT REQUIRED TO BE PROVIDED
- BICYCLE PARKING:	ONE CLASS 1 SPACE PER DWELLING UNIT IS REQUIRED (REF. TABLE 155.2.10 & ZONING ADMINISTRATOR BULLETIN NO.9)

LARKIN STREET RESIDENCES
1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY ARCHITECTS

128 10th Street, 3rd floor
San Francisco, California 94103
t: 415.495.9322 f: 415.651.9290

Job No.	Date
19113	
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title

EXISTING AND PROPOSED SITE PLAN

Sheet Number

A1.00

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

CCSF STAMP SECTION

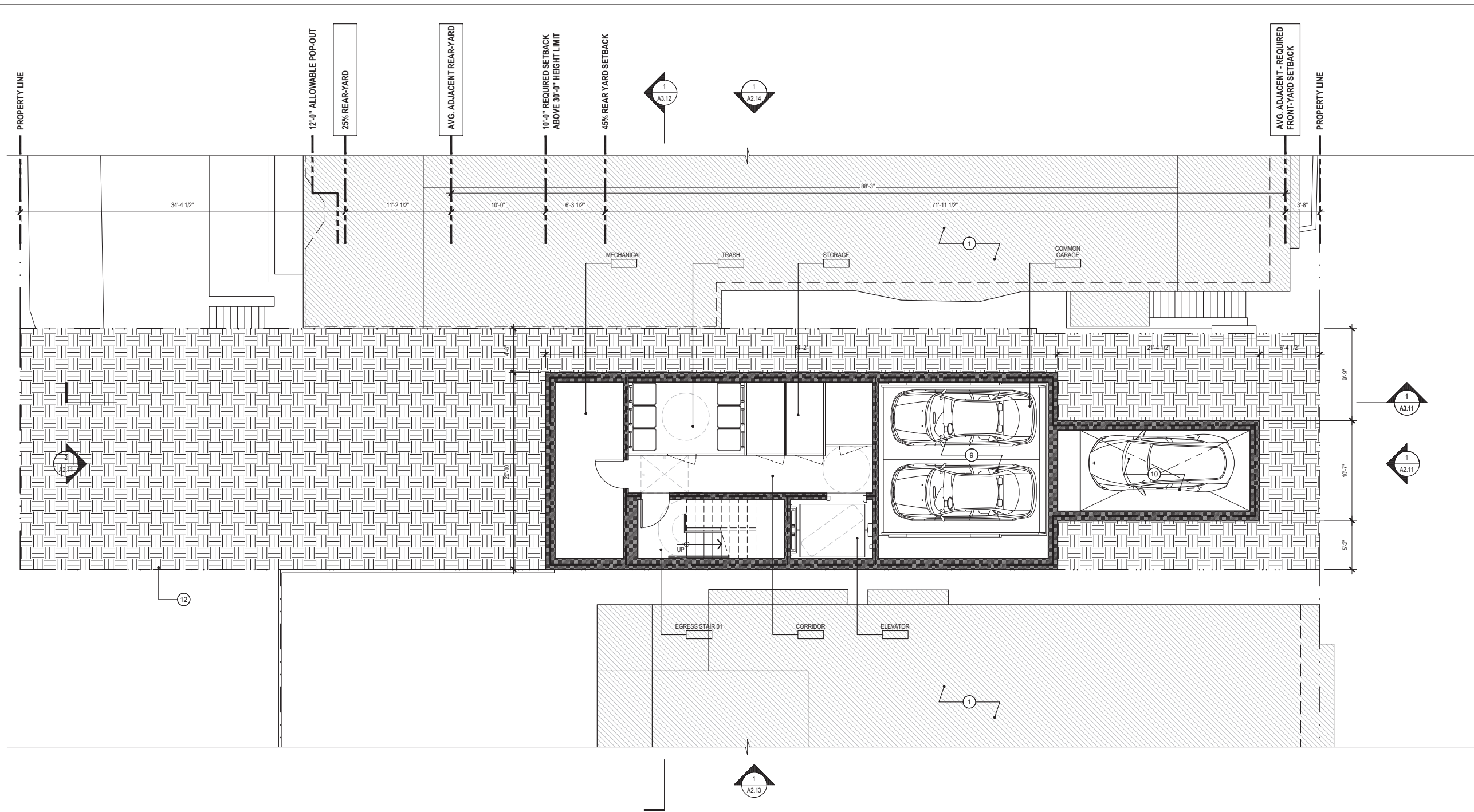
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title

PROPOSED FLOOR PLAN - BASEMENT

Sheet Number

A1.10



1 PROPOSED FLOOR PLAN - BASEMENT



GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED PLAN

- (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- 6 CLASS 1 DOUBLE DECKER LIFT ASSIST BICYCLE PARKING SPACE PER SF PLANNING CODE SECTION 155.2 & ZA BULLETIN #9
- (N) NON-COMBUSTIBLE GUARDRAIL ASSEMBLY @42" A.F.F.
- (N) PLANTER
- DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
- ROOF BELOW
- (N) EXTERIOR SECURITY GATE
- (N) EV CHARGING STATION
- (N) 4 CAR PARKING STACKER
- (N) FLUSH TO FLOOR CAR LIFT WITH 1 SUBTERRANEAN PARKING SPACE BELOW
- 9X18' ACCESSIBLE PARKING SPACE WITH 5'X18' ADJACENT UNOBSTRUCTED AISLE.
- (N) RETAINING WALL
- (N) EXTERIOR ENTRY BREEZEWAY
- (N) SITE FENCE

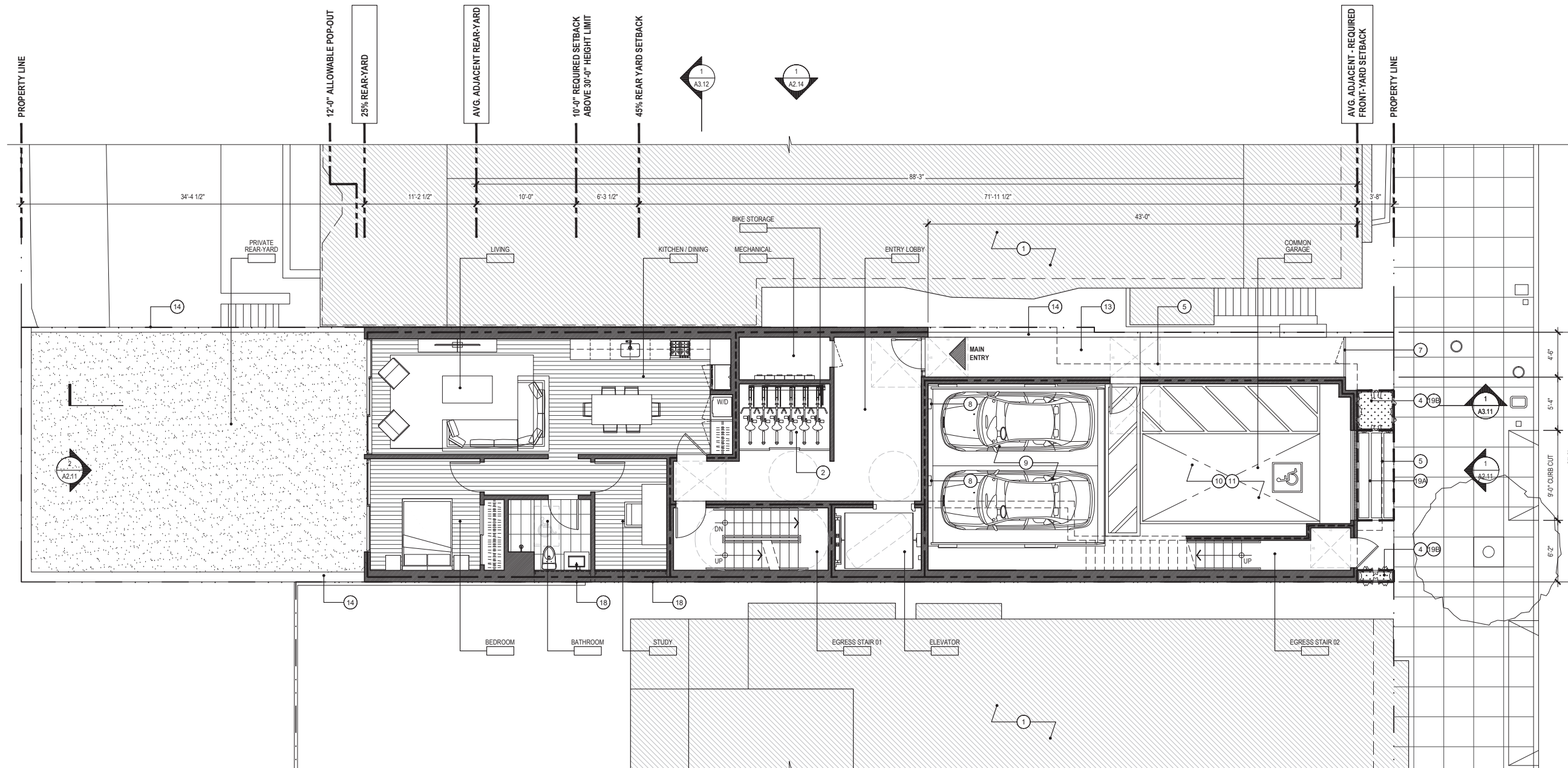
- (N) BAY WINDOW - ALLOWABLE PROJECTION PER SFPD 136
- NOT USED
- NOT USED
- (N) FIRE-RATED CLERESTORY WINDOW ASSEMBLY
- (N) PERMEABLE SURFACE WITHIN FRONT YARD SETBACK (50% OF 91.6 SF FRONT YARD SETBACK AREA = 45.8 SF MINIMUM PERMEABLE AREA REQUIRED; 20% OF 91.6 SF FRONT YARD SETBACK AREA = 18.3 SF MINIMUM LANDSCAPED AREA REQUIRED).
- DASHED LINE INDICATES (N) PERMEABLE PAVERS AT DRIVEWAY, TOTAL AREA = 33.0 SF SHOWN
- DASHED LINE INDICATES (N) PERMEABLE LANDSCAPING, TOTAL AREA = 18.8 SF SHOWN
- DASHED LINE INDICATES ALLOWABLE BAY WINDOW PERMITTED OBSTRUCTION PER SFPD SECTION 136

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY
ARCHITECTS

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1 PROPOSED FLOOR PLAN - FLOOR 01
(COMMON GARAGE / ENTRY + UNIT 01)



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED PLAN

- 1 (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- 2 6 CLASS 1 DOUBLE DECKER LIFT ASSIST BICYCLE PARKING SPACE PER SF PLANNING CODE SECTION 155.2 & ZA BULLETIN #9
- 3 (N) NON-COMBUSTIBLE GUARDRAIL ASSEMBLY @42" A.F.F.
- 4 (N) PLANTER
- 5 DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
- 6 ROOF BELOW
- 7 (N) EXTERIOR SECURITY GATE
- 8 (N) EV CHARGING STATION
- 9 (N) 4 CAR PARKING STACKER
- 10 (N) FLUSH TO FLOOR CAR LIFT WITH 1 SUBTERRANEAN PARKING SPACE BELOW
- 11 9'X18' ACCESSIBLE PARKING SPACE WITH 5'X18' ADJACENT UNOBSTRUCTED AISLE.
- 12 (N) RETAINING WALL
- 13 (N) EXTERIOR ENTRY BREZEWAY
- 14 (N) SITE FENCE

- 15 (N) BAY WINDOW - ALLOWABLE PROJECTION PER SFGC 136
- 16 NOT USED
- 17 NOT USED
- 18 (N) FIRE-RATED CLERESTORY WINDOW ASSEMBLY
- 19 (N) PERMEABLE SURFACE WITHIN FRONT YARD SETBACK (50% OF 91.6 SF FRONT YARD SETBACK AREA = 45.8 SF MINIMUM PERMEABLE AREA REQUIRED; 20% OF 91.6 SF FRONT YARD SETBACK AREA = 18.3 SF MINIMUM LANDSCAPED AREA REQUIRED).
- 19A DASHED LINE INDICATES (N) PERMEABLE PAVERS AT DRIVEWAY, TOTAL AREA = 33.0 SF SHOWN
- 19B DASHED LINE INDICATES (N) PERMEABLE LANDSCAPING, TOTAL AREA = 18.8 SF SHOWN
- 20 DASHED LINE INDICATES ALLOWABLE BAY WINDOW PERMITTED OBSTRUCTION PER SFGC SECTION 136

Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title

PROPOSED FLOOR PLAN - FLOOR 01 (COMMON + UNIT 01)

Sheet Number

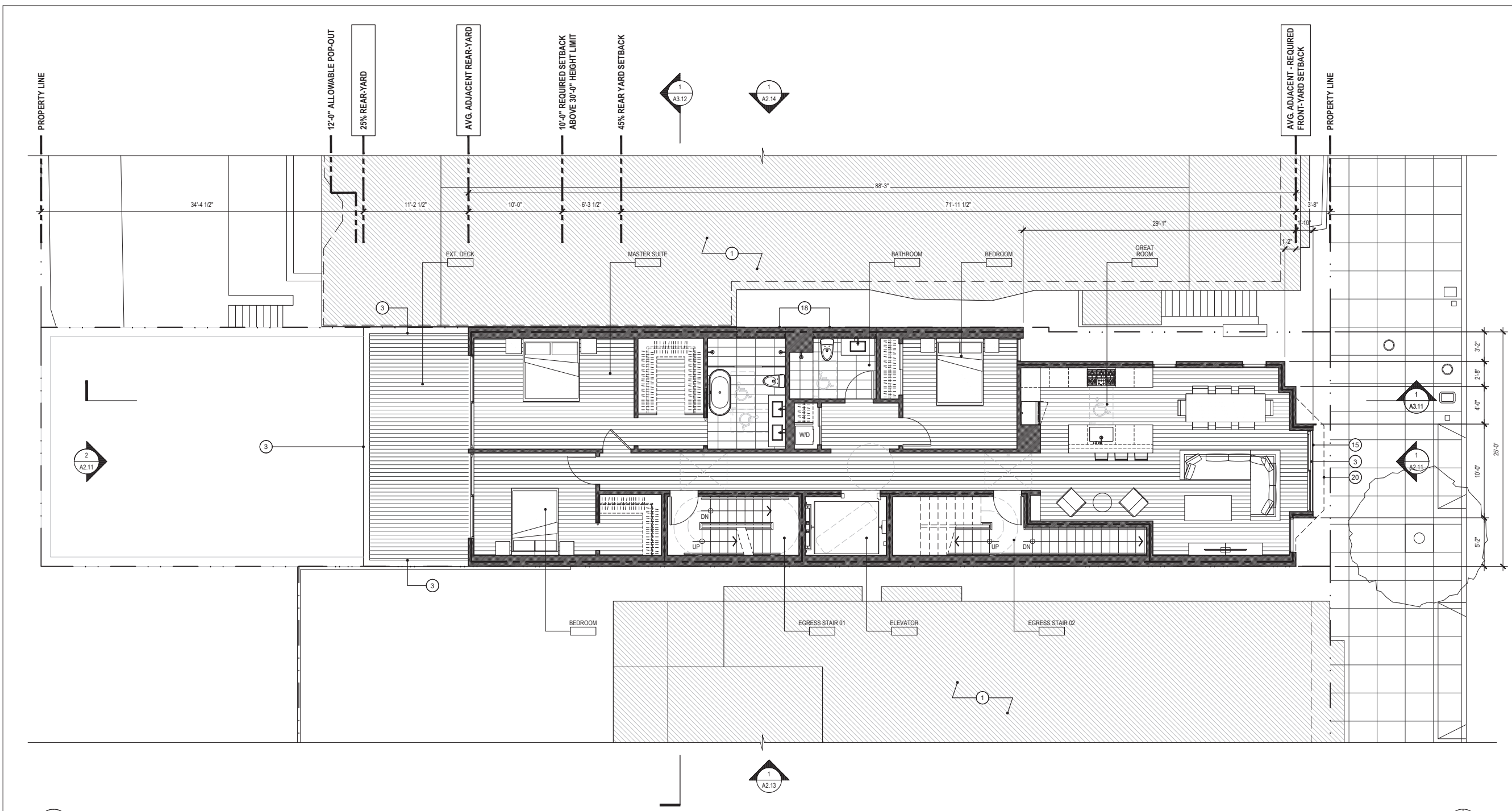
A1.11

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
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1 PROPOSED FLOOR PLAN - FLOOR 02
(UNIT 02)



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED PLAN

- 1 (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- 2 CLASS 1 DOUBLE DECKER LIFT ASSIST BICYCLE PARKING SPACE PER SF PLANNING CODE SECTION 155.2 & ZA BULLETIN #9
- 3 (N) NON-COMBUSTIBLE GUARDRAIL ASSEMBLY @42" A.F.F.
- 4 (N) PLANTER
- 5 DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
- 6 ROOF BELOW
- 7 (N) EXTERIOR SECURITY GATE
- 8 (N) EV CHARGING STATION
- 9 (N) 4 CAR PARKING STACKER
- 10 (N) FLUSH TO FLOOR CAR LIFT WITH 1 SUBTERRANEAN PARKING SPACE BELOW
- 11 9'X18' ACCESSIBLE PARKING SPACE WITH 5'X18' ADJACENT UNOBSTRUCTED AISLE.
- 12 (N) RETAINING WALL
- 13 (N) EXTERIOR ENTRY BREZEWAY
- 14 (N) SITE FENCE

- 15 (N) BAY WINDOW - ALLOWABLE PROJECTION PER SFGPC 136
- 16 NOT USED
- 17 NOT USED
- 18 (N) FIRE-RATED CLERESTORY WINDOW ASSEMBLY
- 19 (N) PERMEABLE SURFACE WITHIN FRONT YARD SETBACK (50% OF 91.6 SF FRONT YARD SETBACK AREA = 45.8 SF MINIMUM PERMEABLE AREA REQUIRED; 20% OF 91.6 SF FRONT YARD SETBACK AREA = 18.3 SF MINIMUM LANDSCAPED AREA REQUIRED).
- 19A DASHED LINE INDICATES (N) PERMEABLE PAVERS AT DRIVEWAY, TOTAL AREA = 33.0 SF SHOWN
- 19B DASHED LINE INDICATES (N) PERMEABLE LANDSCAPING, TOTAL AREA = 18.8 SF SHOWN
- 20 DASHED LINE INDICATES ALLOWABLE BAY WINDOW PERMITTED OBSTRUCTION PER SFGPC SECTION 136

CCSF STAMP SECTION

Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title

PROPOSED FLOOR PLAN - FLOOR 02 (UNIT 02)

Sheet Number

A1.12

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY
ARCHITECTS

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san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

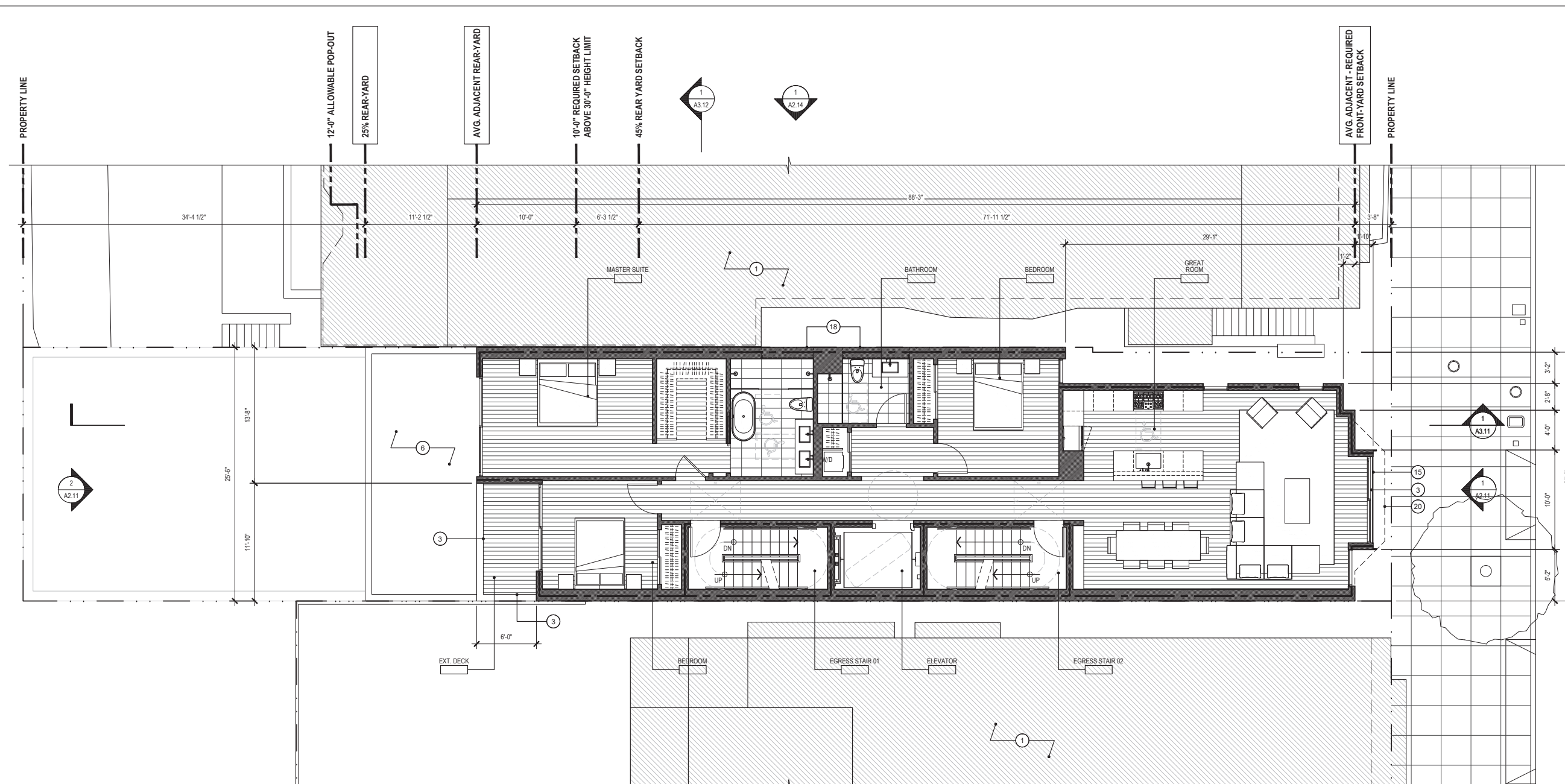
Job No.	19113
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1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title

PROPOSED FLOOR PLAN - FLOOR 03 (UNIT 03)

Sheet Number

A1.13



1 PROPOSED FLOOR PLAN - FLOOR 03 (UNIT 03)

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
 - NOT ALL KEY NOTES ARE USED ON EVERY SHEET

- SHEET NOTES - PROPOSED PLAN**
- (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
 - 6 CLASS 1 DOUBLE DECKER LIFT ASSIST BICYCLE PARKING SPACE PER SF PLANNING CODE SECTION 155.2 & ZA BULLETIN #9
 - (N) NON-COMBUSTIBLE GUARDRAIL ASSEMBLY @42" A.F.F.
 - (N) PLANTER
 - DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
 - ROOF BELOW
 - (N) EXTERIOR SECURITY GATE
 - (N) EV CHARGING STATION
 - (N) 4 CAR PARKING STACKER
 - (N) FLUSH TO FLOOR CAR LIFT WITH 1 SUBTERRANEAN PARKING SPACE BELOW
 - 9'X18' ACCESSIBLE PARKING SPACE WITH 5'X18' ADJACENT UNOBSTRUCTED AISLE.
 - (N) RETAINING WALL
 - (N) EXTERIOR ENTRY BREEZEWAY
 - (N) SITE FENCE

- (N) BAY WINDOW - ALLOWABLE PROJECTION PER SFPD 136
- NOT USED
- NOT USED
- (N) FIRE-RATED CLERESTORY WINDOW ASSEMBLY
- (N) PERMEABLE SURFACE WITHIN FRONT YARD SETBACK (50% OF 91.6 SF FRONT YARD SETBACK AREA = 45.8 SF MINIMUM PERMEABLE AREA REQUIRED; 20% OF 91.6 SF FRONT YARD SETBACK AREA = 18.3 SF MINIMUM LANDSCAPED AREA REQUIRED).
- DASHED LINE INDICATES (N) PERMEABLE PAVERS AT DRIVEWAY, TOTAL AREA = 33.0 SF SHOWN
- DASHED LINE INDICATES (N) PERMEABLE LANDSCAPING, TOTAL AREA = 18.8 SF SHOWN
- DASHED LINE INDICATES ALLOWABLE BAY WINDOW PERMITTED OBSTRUCTION PER SFPD SECTION 136

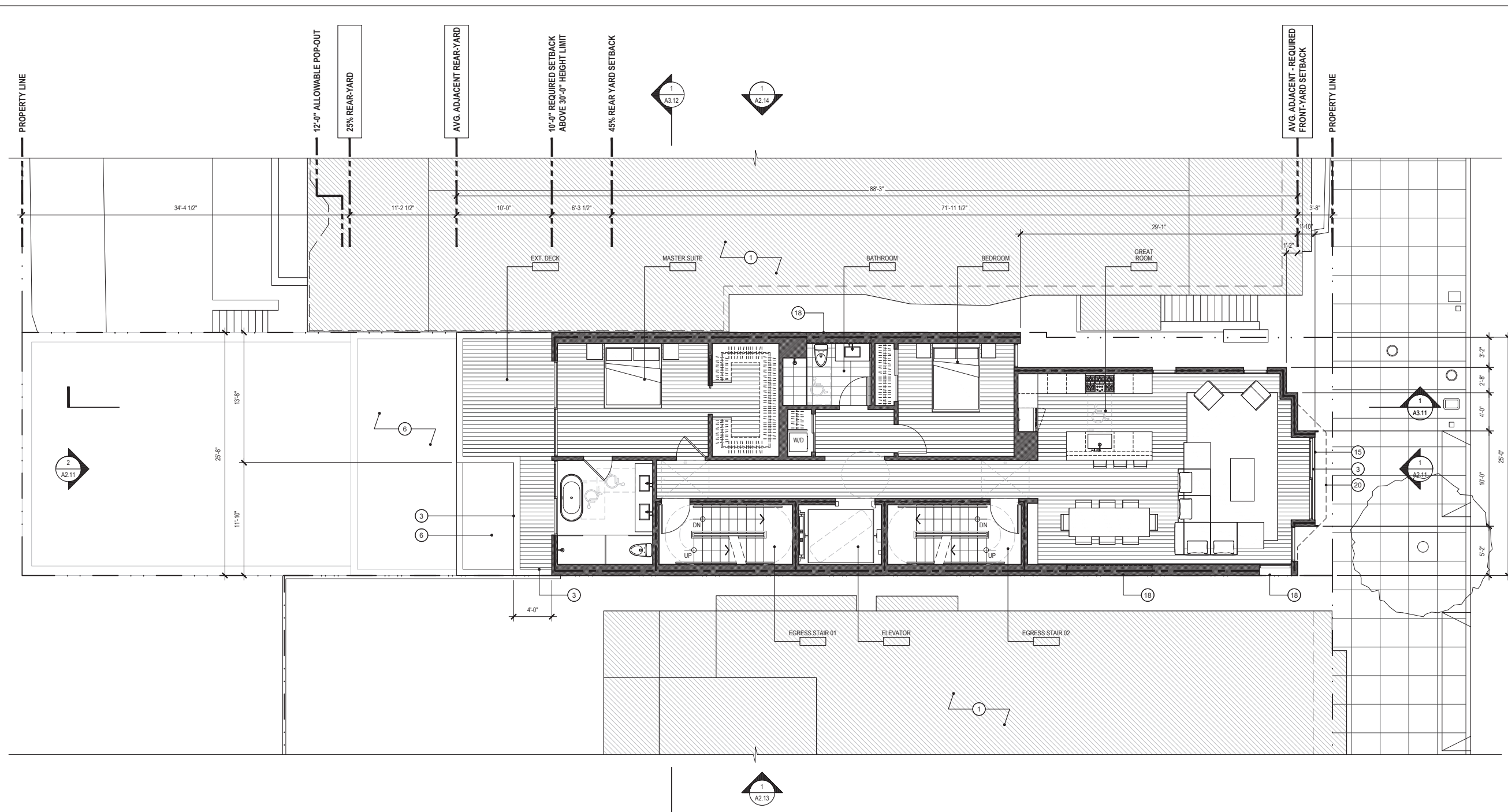


LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290



1 PROPOSED FLOOR PLAN - FLOOR 04
(UNIT 04)



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED PLAN

- 1 (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- 2 6 CLASS 1 DOUBLE DECKER LIFT ASSIST BICYCLE PARKING SPACE PER SF PLANNING CODE SECTION 155.2 & ZA BULLETIN #9
- 3 (N) NON-COMBUSTIBLE GUARDRAIL ASSEMBLY @42" A.F.F.
- 4 (N) PLANTER
- 5 DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
- 6 ROOF BELOW
- 7 (N) EXTERIOR SECURITY GATE
- 8 (N) EV CHARGING STATION
- 9 (N) 4 CAR PARKING STACKER
- 10 (N) FLUSH TO FLOOR CAR LIFT WITH 1 SUBTERRANEAN PARKING SPACE BELOW
- 11 9'X18' ACCESSIBLE PARKING SPACE WITH 5'X18' ADJACENT UNOBSTRUCTED AISLE.
- 12 (N) RETAINING WALL
- 13 (N) EXTERIOR ENTRY BREEZEWAY
- 14 (N) SITE FENCE

- 15 (N) BAY WINDOW - ALLOWABLE PROJECTION PER SFPD 136
- 16 NOT USED
- 17 NOT USED
- 18 (N) FIRE-RATED CLERESTORY WINDOW ASSEMBLY
- 19 (N) PERMEABLE SURFACE WITHIN FRONT YARD SETBACK (50% OF 91.6 SF FRONT YARD SETBACK AREA = 45.8 SF MINIMUM PERMEABLE AREA REQUIRED; 20% OF 91.6 SF FRONT YARD SETBACK AREA = 18.3 SF MINIMUM LANDSCAPED AREA REQUIRED).
- 19A DASHED LINE INDICATES (N) PERMEABLE PAVERS AT DRIVEWAY, TOTAL AREA = 33.0 SF SHOWN
- 19B DASHED LINE INDICATES (N) PERMEABLE LANDSCAPING, TOTAL AREA = 18.8 SF SHOWN
- 20 DASHED LINE INDICATES ALLOWABLE BAY WINDOW PERMITTED OBSTRUCTION PER SFPD SECTION 136

CCSF STAMP SECTION

Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title

PROPOSED FLOOR PLAN - FLOOR 04 (UNIT 04)

Sheet Number

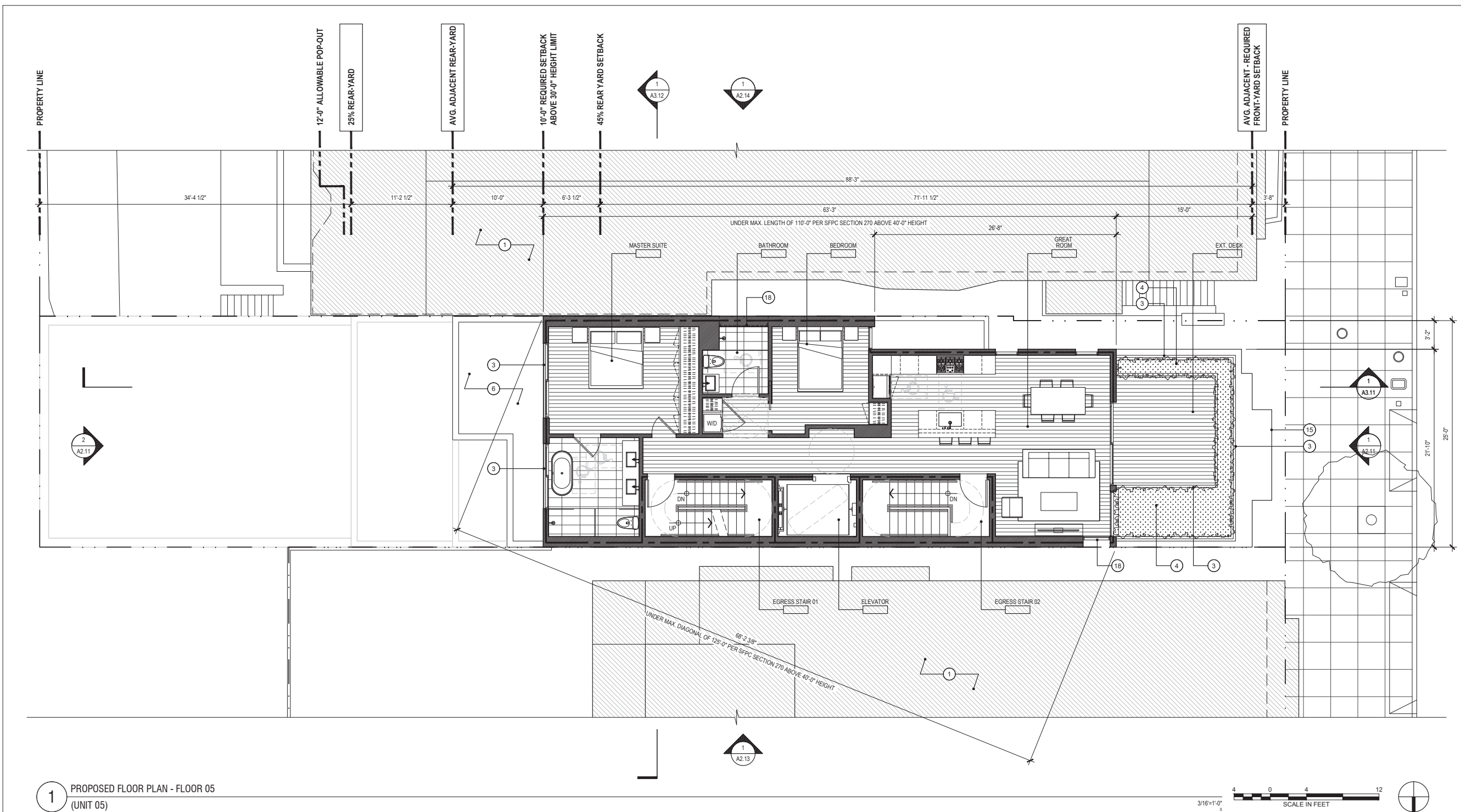
A1.14

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290



1 PROPOSED FLOOR PLAN - FLOOR 05
(UNIT 05)



- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
 - NOT ALL KEY NOTES ARE USED ON EVERY SHEET

- SHEET NOTES - PROPOSED PLAN**
- (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
 - 6 CLASS 1 DOUBLE DECKER LIFT ASSIST BICYCLE PARKING SPACE PER SF PLANNING CODE SECTION 155.2 & ZA BULLETIN #9
 - (N) NON-COMBUSTIBLE GUARDRAIL ASSEMBLY @42" A.F.F.
 - (N) PLANTER
 - DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
 - ROOF BELOW
 - (N) EXTERIOR SECURITY GATE
 - (N) EV CHARGING STATION
 - (N) 4 CAR PARKING STACKER
 - (N) FLUSH TO FLOOR CAR LIFT WITH 1 SUBTERRANEAN PARKING SPACE BELOW
 - 9'X18' ACCESSIBLE PARKING SPACE WITH 5'X18' ADJACENT UNOBSTRUCTED AISLE.
 - (N) RETAINING WALL
 - (N) EXTERIOR ENTRY BREEZEWAY
 - (N) SITE FENCE

- (N) BAY WINDOW - ALLOWABLE PROJECTION PER SFPC 136
- NOT USED
- NOT USED
- (N) FIRE-RATED CLERESTORY WINDOW ASSEMBLY
- (N) PERMEABLE SURFACE WITHIN FRONT YARD SETBACK (50% OF 91.6 SF FRONT YARD SETBACK AREA = 45.8 SF MINIMUM PERMEABLE AREA REQUIRED; 20% OF 91.6 SF FRONT YARD SETBACK AREA = 18.3 SF MINIMUM LANDSCAPED AREA REQUIRED).
- DASHED LINE INDICATES (N) PERMEABLE PAVERS AT DRIVEWAY, TOTAL AREA = 33.0 SF SHOWN
- DASHED LINE INDICATES (N) PERMEABLE LANDSCAPING, TOTAL AREA = 18.8 SF SHOWN
- DASHED LINE INDICATES ALLOWABLE BAY WINDOW PERMITTED OBSTRUCTION PER SFPC SECTION 136

CCSF STAMP SECTION	
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title

PROPOSED FLOOR PLAN - FLOOR 05 (UNIT 05)

Sheet Number

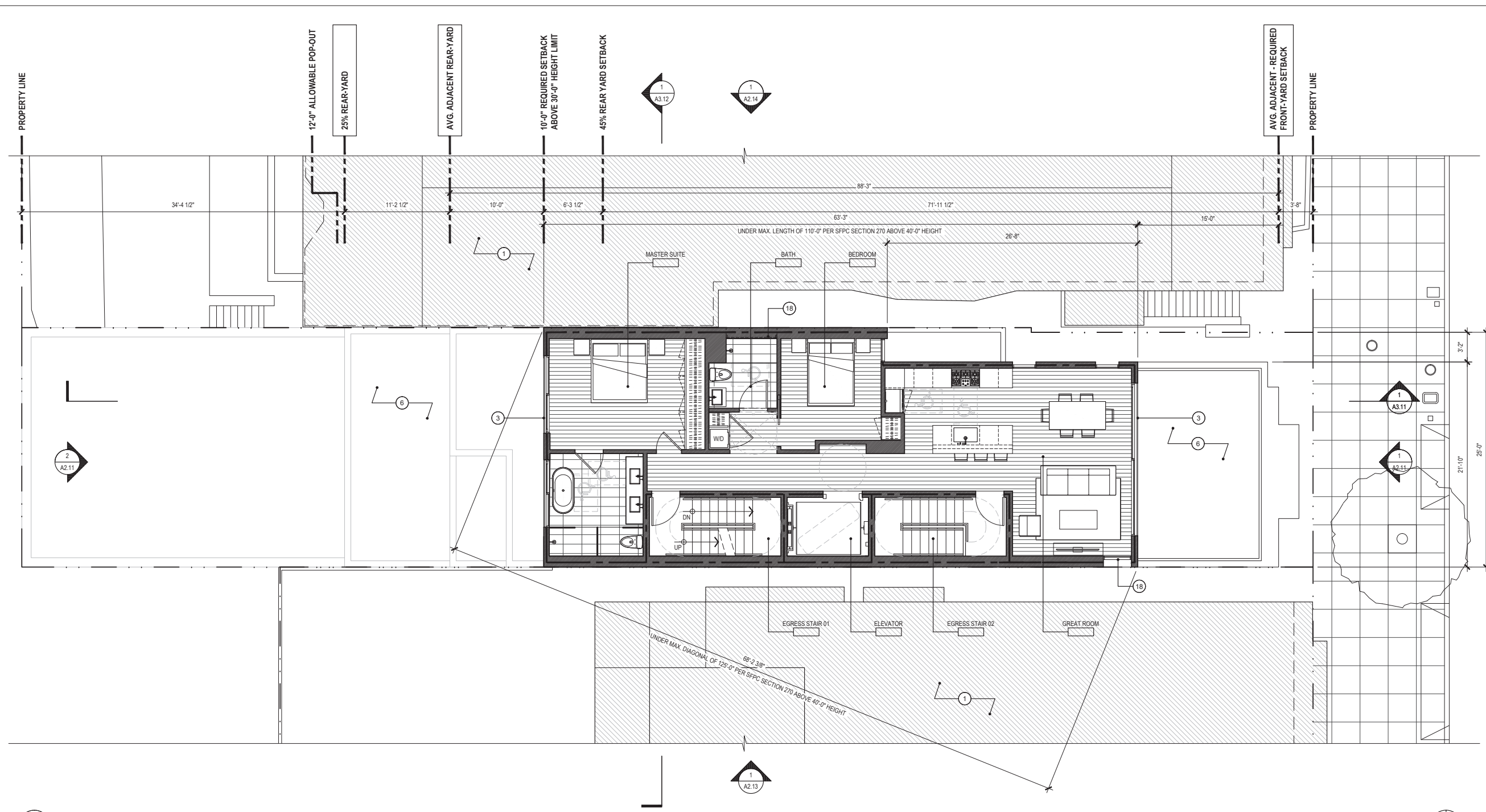
A1.15

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY
ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
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1 PROPOSED FLOOR PLAN - FLOOR 06
(UNIT 06)

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED PLAN

- (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- 6 CLASS 1 DOUBLE DECKER LIFT ASSIST BICYCLE PARKING SPACE PER SF PLANNING CODE SECTION 155.2 & ZA BULLETIN #9
- (N) NON-COMBUSTIBLE GUARDRAIL ASSEMBLY @42" A.F.F.
- (N) PLANTER
- DASHED LINE INDICATES OUTLINE OF FLOOR ABOVE
- ROOF BELOW
- (N) EXTERIOR SECURITY GATE
- (N) EV CHARGING STATION
- (N) 4 CAR PARKING STACKER
- (N) FLUSH TO FLOOR CAR LIFT WITH 1 SUBTERRANEAN PARKING SPACE BELOW
- 9'X18' ACCESSIBLE PARKING SPACE WITH 5'X18' ADJACENT UNOBSTRUCTED AISLE.
- (N) RETAINING WALL
- (N) EXTERIOR ENTRY BREEZEWAY
- (N) SITE FENCE

- (N) BAY WINDOW - ALLOWABLE PROJECTION PER SFGC 136
- NOT USED
- NOT USED
- (N) FIRE-RATED CLERESTORY WINDOW ASSEMBLY
- (N) PERMEABLE SURFACE WITHIN FRONT YARD SETBACK (50% OF 91.6 SF FRONT YARD SETBACK AREA = 45.8 SF MINIMUM PERMEABLE AREA REQUIRED; 20% OF 91.6 SF FRONT YARD SETBACK AREA = 18.3 SF MINIMUM LANDSCAPED AREA REQUIRED).
- DASHED LINE INDICATES (N) PERMEABLE PAVERS AT DRIVEWAY, TOTAL AREA = 33.0 SF SHOWN
- DASHED LINE INDICATES (N) PERMEABLE LANDSCAPING, TOTAL AREA = 18.8 SF SHOWN
- DASHED LINE INDICATES ALLOWABLE BAY WINDOW PERMITTED OBSTRUCTION PER SFGC SECTION 136

Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title
PROPOSED FLOOR PLAN - FLOOR 06 (UNIT 06)
Sheet Number
A1.16

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY
ARCHITECTS

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San Francisco, California 94103
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CCSF STAMP SECTION

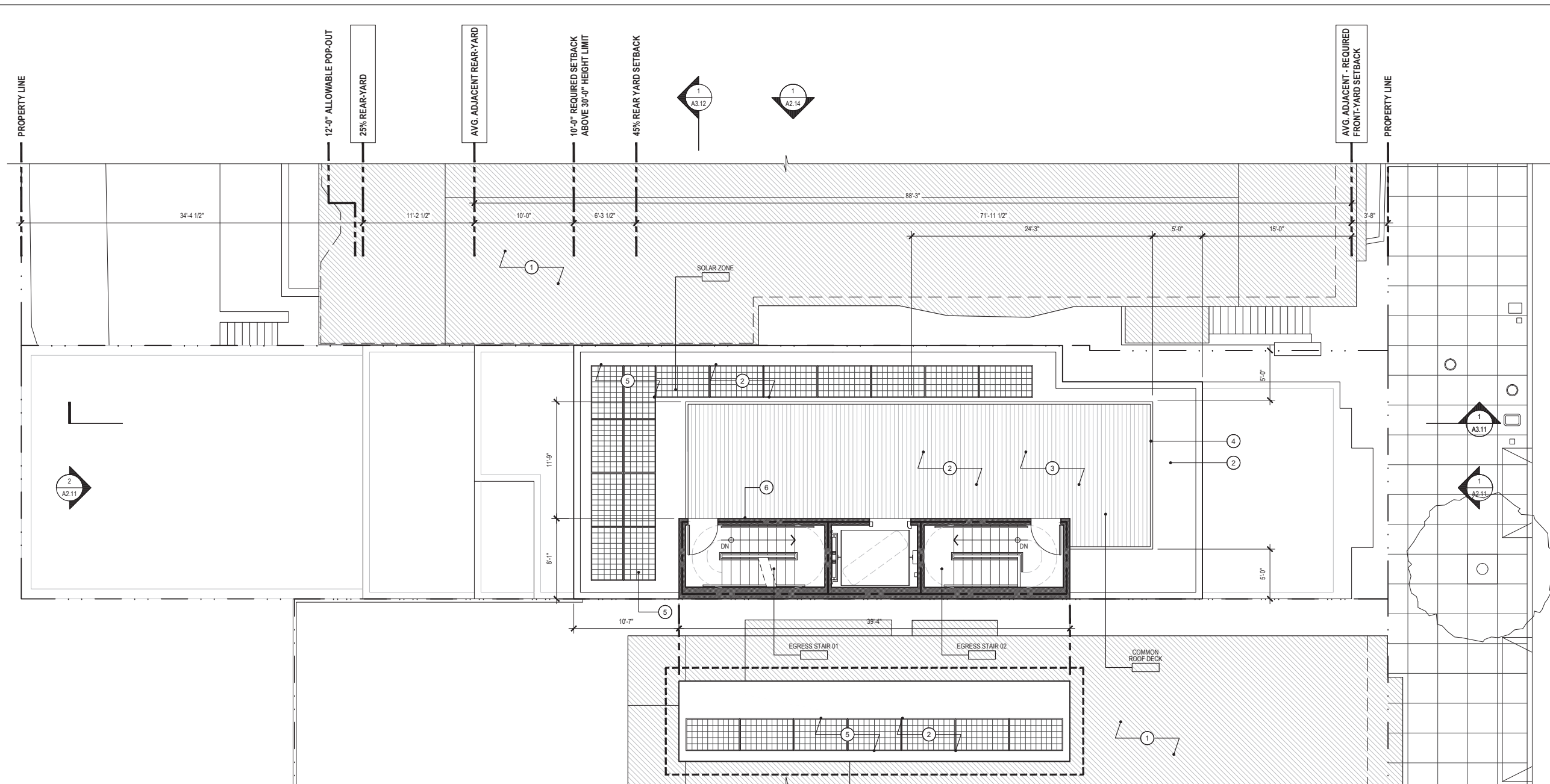
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title

PROPOSED FLOOR PLAN - ROOF (COMMON)

Sheet Number

A1.17



1A PARTIAL ROOF PLAN - PENTHOUSE
3/16"=1'-0"
x

1 PROPOSED FLOOR PLAN - ROOF (COMMON)

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED ROOF PLAN

- (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- (N) CLASS A ROOF ASSEMBLY; SLOPE 1/4" PER FT. MIN. TO ROOF DRAINS - TYPICAL
- (N) NON-COMBUSTIBLE ROOF DECK ASSEMBLY
- (N) NON-COMBUSTIBLE GUARDRAIL @ 42" A.F.F.
- BETTER ROOF REQUIREMENTS:
PER PLANNING CODE SEC. 149, 15% OF THE TOTAL ROOF AREA IS REQUIRED TO BE PROVIDED WITH PV SOLAR PANELS IN SOLAR READY ZONE (CCR TITLE 24 PART 6 (110.100)(B)). PV PANELS SHOWN AT ROOF LEVEL - NOTE PORTION OF PV NOT SHOWN TO BE LOCATED ON TOP OF SLOPED PENTHOUSE ROOF. PV SYSTEM IS TO BE DESIGN-BUILD BY GC.
- STAIR PENTHOUSE TO ROOF AS REQUIRED BY CBC SECTION 1011.12.2
- 30" TALL PARAPET AT OPENING OF SKYLIGHT
- OPERABLE SKYLIGHT ASSEMBLY FOR ACCESS TO ROOF





1 EXISTING BUILDING ELEVATION - FRONT (WEST)
FOR REFERENCE ONLY



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - EXISTING ELEVATION

- 1** (E) DETACHED GARAGE STRUCTURE LOCATED ON SUBJECT PROPERTY TO BE DEMOLISHED - FOR REFERENCE
- 2** DASHED LINE INDICATES ADJACENT PROPERTY (1736-1738 LARKIN STREET) BEHIND VIEW
- 3** DASHED LINE INDICATES ADJACENT PROPERTY (1720-1724 LARKIN STREET) BEHIND VIEW
- 4** (E) GRADE AT SUBJECT PROPERTY - FOR REFERENCE

DUMICAN MOSEY
ARCHITECTS

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CCSF STAMP SECTION	
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20

Drawing Title

EXISTING BUILDING ELEVATION - FRONT (WEST)

Sheet Number

E2.11

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

LARKIN STREET RESIDENCES

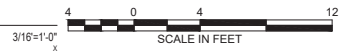
1728 LARKIN STREET, SAN FRANCISCO, CA 94109
 BLOCK: 0186 LOT: 049

DUMICAN MOSEY ARCHITECTS

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1 EXISTING BUILDING ELEVATION - REAR (EAST)
 FOR REFERENCE ONLY



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - EXISTING ELEVATION

- 1** (E) DETACHED GARAGE STRUCTURE LOCATED ON SUBJECT PROPERTY TO BE DEMOLISHED - FOR REFERENCE
- 2** DASHED LINE INDICATES ADJACENT PROPERTY (1736-1738 LARKIN STREET) BEHIND VIEW
- 3** DASHED LINE INDICATES ADJACENT PROPERTY (1720-1724 LARKIN STREET) BEHIND VIEW
- 4** (E) GRADE AT SUBJECT PROPERTY - FOR REFERENCE

CCSF STAMP SECTION

Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20

Drawing Title

EXISTING BUILDING ELEVATION - REAR (EAST)

Sheet Number

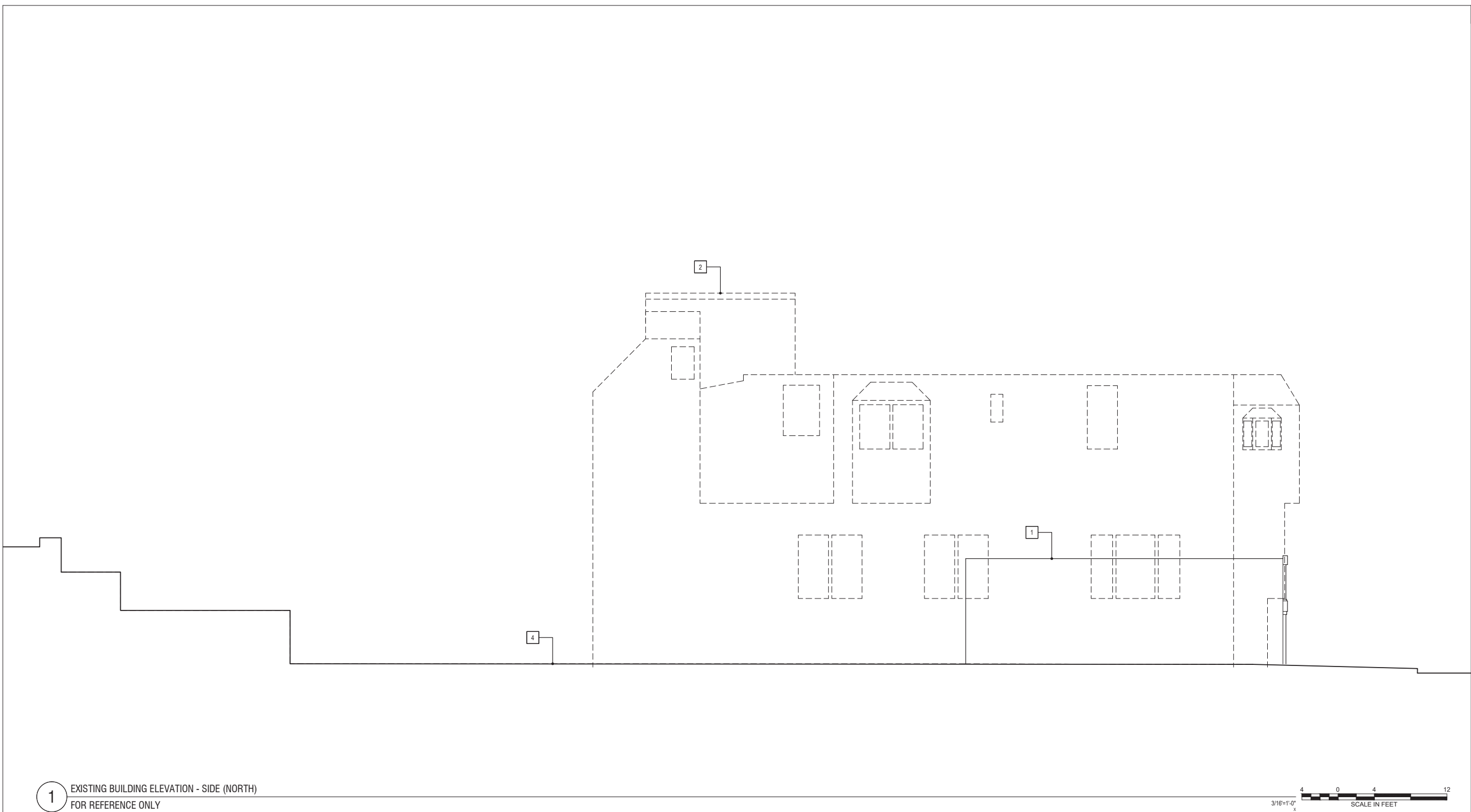
E2.12

LARKIN STREET RESIDENCES

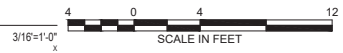
1728 LARKIN STREET, SAN FRANCISCO, CA 94109
 BLOCK: 0186 LOT: 049

DUMICAN MOSEY
 ARCHITECTS

128 10th street, 3rd floor
 san francisco, california 94103
 t: 415.495.9322 f: 415.651.9290



1 EXISTING BUILDING ELEVATION - SIDE (NORTH)
 FOR REFERENCE ONLY



GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - EXISTING ELEVATION

- (E) DETACHED GARAGE STRUCTURE LOCATED ON SUBJECT PROPERTY TO BE DEMOLISHED - FOR REFERENCE
- DASHED LINE INDICATES ADJACENT PROPERTY (1736-1738 LARKIN STREET) BEHIND VIEW
- DASHED LINE INDICATES ADJACENT PROPERTY (1720-1724 LARKIN STREET) BEHIND VIEW
- (E) GRADE AT SUBJECT PROPERTY - FOR REFERENCE

CCSF STAMP SECTION	
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20

Drawing Title
EXISTING BUILDING ELEVATION - SIDE (NORTH)

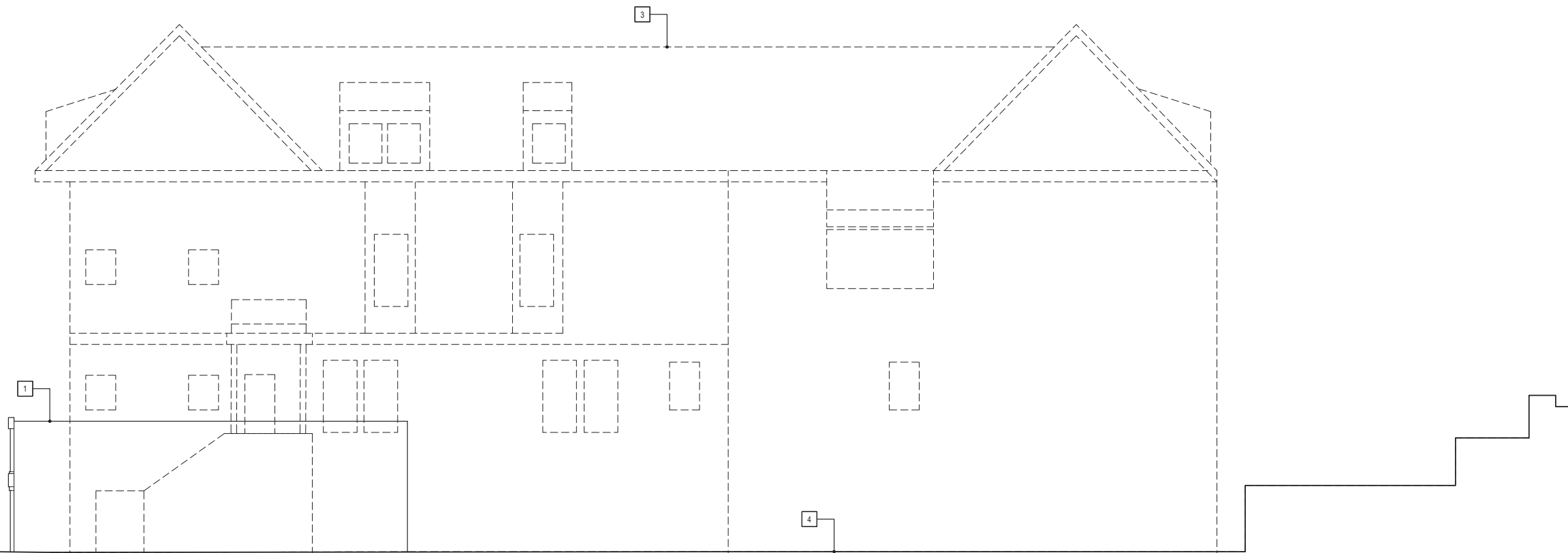
Sheet Number
E2.13

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
 BLOCK: 0186 LOT: 049

DUMICAN MOSEY ARCHITECTS

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 san francisco, california 94103
 t: 415.495.9322 f: 415.651.9290



1 EXISTING BUILDING ELEVATION - SIDE (SOUTH)
 FOR REFERENCE ONLY



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
2. NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - EXISTING ELEVATION

- 1** (E) DETACHED GARAGE STRUCTURE LOCATED ON SUBJECT PROPERTY TO BE DEMOLISHED - FOR REFERENCE
- 2** DASHED LINE INDICATES ADJACENT PROPERTY (1736-1738 LARKIN STREET) BEHIND VIEW
- 3** DASHED LINE INDICATES ADJACENT PROPERTY (1720-1724 LARKIN STREET) BEHIND VIEW
- 4** (E) GRADE AT SUBJECT PROPERTY - FOR REFERENCE

CCSF STAMP SECTION	
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20

Drawing Title

EXISTING BUILDING ELEVATION - SIDE (SOUTH)

Sheet Number

E2.14



LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
BLOCK: 0186 LOT: 049

DUMICAN MOSEY ARCHITECTS

128 10th street, 3rd floor
san francisco, california 94103
t: 415.495.9322 f: 415.651.9290

CCSF STAMP SECTION

Job No.	Date
19113	
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title
PROPOSED BUILDING ELEVATION - FRONT (WEST)

Sheet Number

A2.11

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED ELEVATION

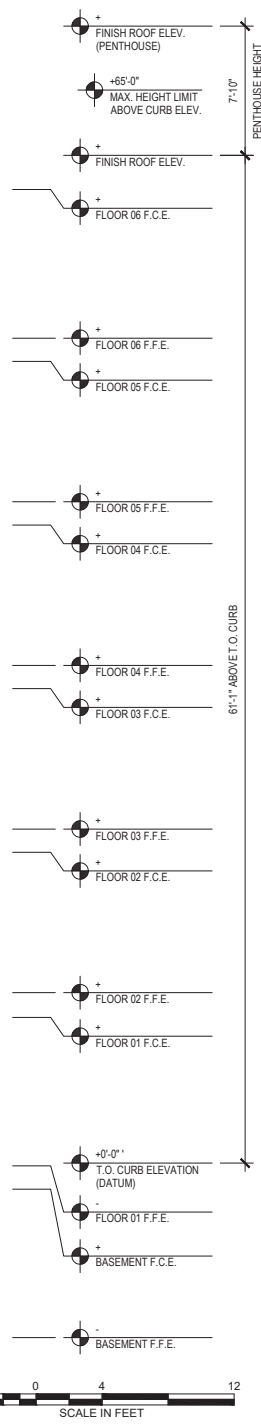
- DASHED LINE INDICATES ADJACENT PROPERTY (1736-1738 LARKIN STREET) BEHIND VIEW
- DASHED LINE INDICATES ADJACENT PROPERTY (1720-1724 LARKIN STREET) BEHIND VIEW
- HATCH INDICATES SHARED PROPERTY LINE WALL
- (N) ALUMINUM WINDOW OR DOOR ASSEMBLY, TYPICAL
- (N) GARAGE DOOR ASSEMBLY
- (N) GLASS ENTRY DOOR
- DASHED LINE INDICATES APPROXIMATE LOCATION OF (E) GRADE
- DASHED LINE INDICATES (N) BASEMENT LEVEL BELOW GRADE
- (N) GUARDRAIL ASSEMBLY AT 42" A.F.F.
- (N) FIRE-RATED WINDOW
- (N) SLAT SCREEN ASSEMBLY OVER WINDOW OR FINISH SURFACE BEHIND
- (N) BUILT-IN PLANTER
- (N) STAIR PENTHOUSE AS REQUIRED BY CBC SECTION 1011.12.2
- NOT USED
- NOT USED

FINISH LEGEND

- STC-01 EXTERIOR STUCCO
- WD-01 EXTERIOR WOOD OR FIBER CEMENT SIDING
- WD-02 EXTERIOR WOOD SLAT SCREEN
- MTL-01 EXTERIOR METAL PANEL
- MTL-02 EXTERIOR PAINTED STEEL PICKET GUARDRAIL
- BRK-01 EXTERIOR BRICK
- GL-01 EXTERIOR CLEAR GLASS



1 PROPOSED BUILDING ELEVATION - FRONT (WEST)



GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

- SHEET NOTES - PROPOSED ELEVATION**
- DASHED LINE INDICATES ADJACENT PROPERTY (1736-1738 LARKIN STREET) BEHIND VIEW
 - DASHED LINE INDICATES ADJACENT PROPERTY (1720-1724 LARKIN STREET) BEHIND VIEW
 - HATCH INDICATES SHARED PROPERTY LINE WALL
 - (N) ALUMINUM WINDOW OR DOOR ASSEMBLY, TYPICAL
 - (N) GARAGE DOOR ASSEMBLY
 - (N) GLASS ENTRY DOOR
 - DASHED LINE INDICATES APPROXIMATE LOCATION OF (E) GRADE
 - DASHED LINE INDICATES (N) BASEMENT LEVEL BELOW GRADE
 - (N) GUARDRAIL ASSEMBLY AT 42" A.F.F.
 - (N) FIRE-RATED WINDOW
 - (N) SLAT SCREEN ASSEMBLY OVER WINDOW OR FINISH SURFACE BEHIND
 - (N) BUILT-IN PLANTER
 - (N) STAIR PENTHOUSE A REQUIRED BY CBC SECTION 1011.12.2
 - NOT USED
 - NOT USED

- FINISH LEGEND**
- STC-01 EXTERIOR STUCCO
 - WD-01 EXTERIOR WOOD OR FIBER CEMENT SIDING
 - WD-02 EXTERIOR WOOD SLAT SCREEN
 - MTL-01 EXTERIOR METAL PANEL
 - MTL-02 EXTERIOR PAINTED STEEL PICKET GUARDRAIL
 - BRK-01 EXTERIOR BRICK
 - GL-01 EXTERIOR CLEAR GLASS

LARKIN STREET RESIDENCES
 1728 LARKIN STREET, SAN FRANCISCO, CA 94109
 BLOCK: 0186 LOT: 049

DUMICAN MOSEY ARCHITECTS
 128 10th street, 3rd floor
 san francisco, california 94103
 t: 415.495.9322 f: 415.651.9290

Job No.	Date
19113	
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

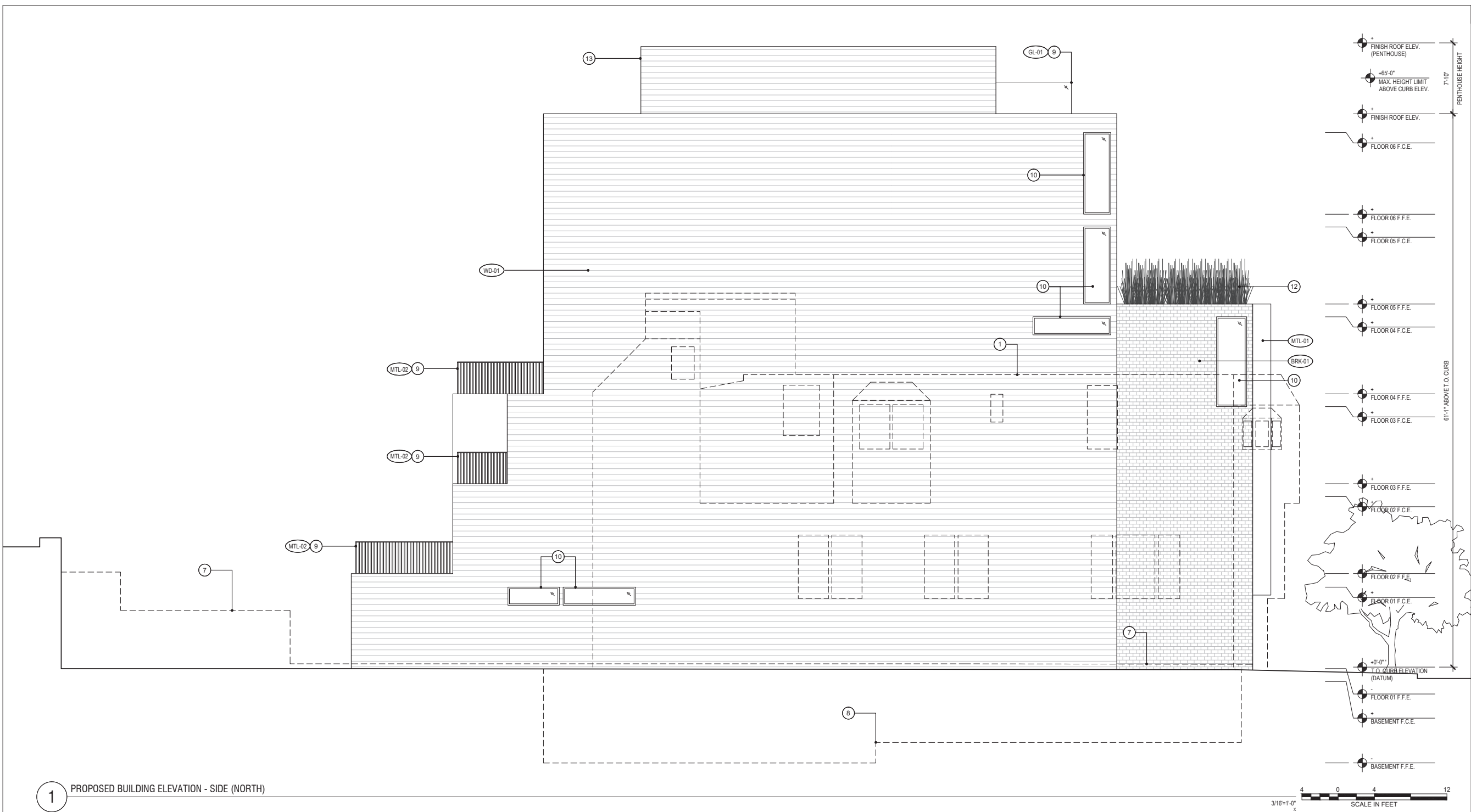
Drawing Title
PROPOSED BUILDING ELEVATION - REAR (EAST)
 Sheet Number
A2.12

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
 BLOCK: 0186 LOT: 049

DUMICAN MOSEY
 ARCHITECTS

128 10th street, 3rd floor
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 t: 415.495.9322 f: 415.651.9290



1 PROPOSED BUILDING ELEVATION - SIDE (NORTH)

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED ELEVATION

- DASHED LINE INDICATES ADJACENT PROPERTY (1736-1738 LARKIN STREET) BEHIND VIEW
- DASHED LINE INDICATES ADJACENT PROPERTY (1720-1724 LARKIN STREET) BEHIND VIEW
- HATCH INDICATES SHARED PROPERTY LINE WALL
- (N) ALUMINUM WINDOW OR DOOR ASSEMBLY, TYPICAL
- (N) GARAGE DOOR ASSEMBLY
- (N) GLASS ENTRY DOOR
- DASHED LINE INDICATES APPROXIMATE LOCATION OF (E) GRADE
- DASHED LINE INDICATES (N) BASEMENT LEVEL BELOW GRADE
- (N) GUARDRAIL ASSEMBLY AT 42" A.F.F.
- (N) FIRE-RATED WINDOW
- (N) SLAT SCREEN ASSEMBLY OVER WINDOW OR FINISH SURFACE BEHIND
- (N) BUILT-IN PLANTER
- (N) STAIR PENTHOUSE A REQUIRED BY CBC SECTION 1011.12.2
- NOT USED
- NOT USED

FINISH LEGEND

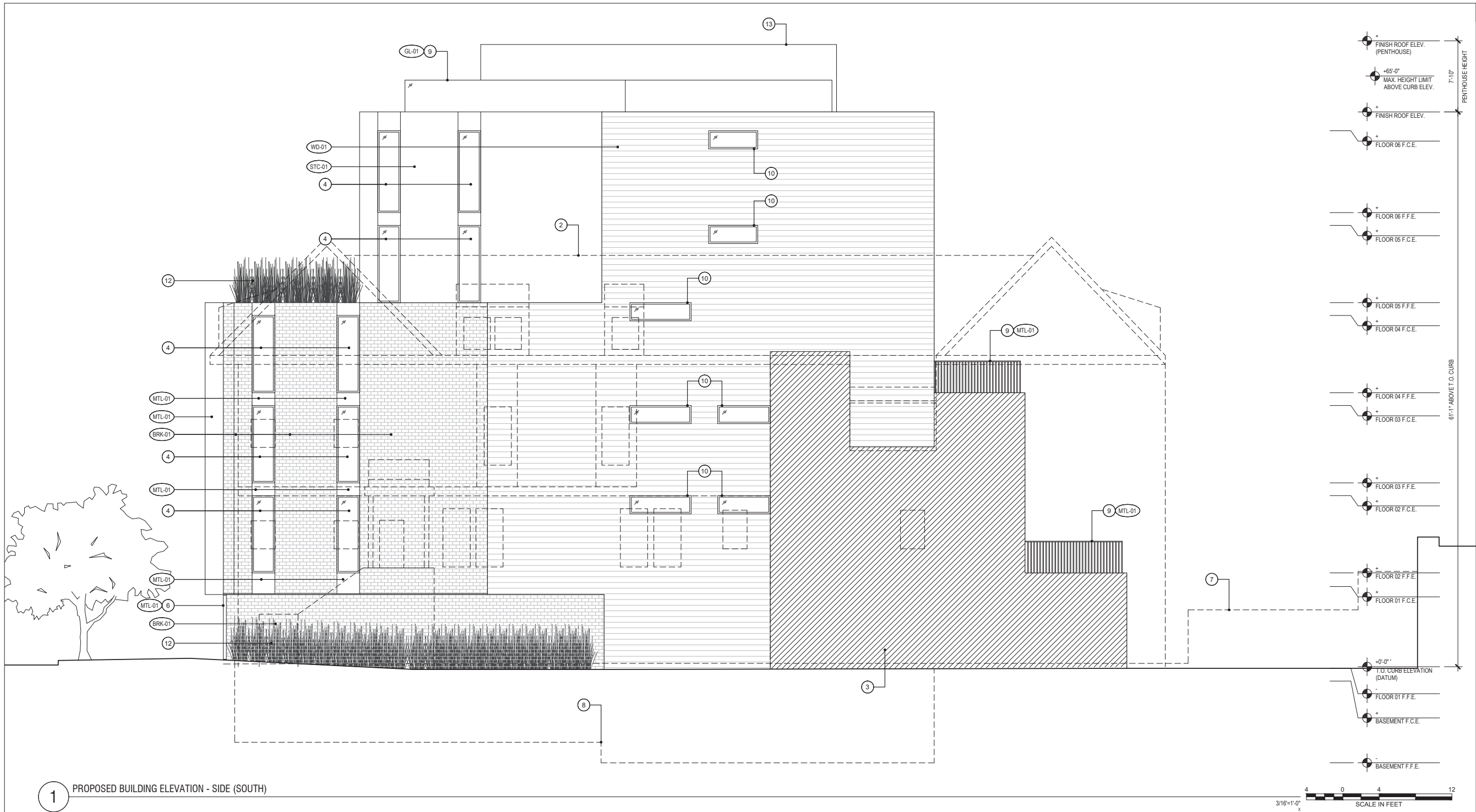
- STC-01 EXTERIOR STUCCO
- WD-01 EXTERIOR WOOD OR FIBER CEMENT SIDING
- WD-02 EXTERIOR WOOD SLAT SCREEN
- MTL-01 EXTERIOR METAL PANEL
- MTL-02 EXTERIOR PAINTED STEEL PICKET GUARDRAIL
- BRK-01 EXTERIOR BRICK
- GL-01 EXTERIOR CLEAR GLASS

CCSF STAMP SECTION

Job No.	Date
19113	
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title
PROPOSED BUILDING ELEVATION - SIDE (NORTH)

Sheet Number
A2.13



1 PROPOSED BUILDING ELEVATION - SIDE (SOUTH)

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED ELEVATION

- DASHED LINE INDICATES ADJACENT PROPERTY (1736-1738 LARKIN STREET) BEHIND VIEW
- DASHED LINE INDICATES ADJACENT PROPERTY (1720-1724 LARKIN STREET) BEHIND VIEW
- HATCH INDICATES SHARED PROPERTY LINE WALL
- (N) ALUMINUM WINDOW OR DOOR ASSEMBLY, TYPICAL
- (N) GARAGE DOOR ASSEMBLY
- (N) GLASS ENTRY DOOR
- DASHED LINE INDICATES APPROXIMATE LOCATION OF (E) GRADE
- DASHED LINE INDICATES (N) BASEMENT LEVEL BELOW GRADE
- (N) GUARDRAIL ASSEMBLY AT 42" A.F.F.
- (N) FIRE-RATED WINDOW
- (N) SLAT SCREEN ASSEMBLY OVER WINDOW OR FINISH SURFACE BEHIND
- (N) BUILT-IN PLANTER
- (N) STAIR PENTHOUSE AS REQUIRED BY CBC SECTION 1011.12.2
- NOT USED
- NOT USED

FINISH LEGEND

- STC-01 EXTERIOR STUCCO
- WD-01 EXTERIOR WOOD OR FIBER CEMENT SIDING
- WD-02 EXTERIOR WOOD SLAT SCREEN
- MTL-01 EXTERIOR METAL PANEL
- MTL-02 EXTERIOR PAINTED STEEL PICKET GUARDRAIL
- BRK-01 EXTERIOR BRICK
- GL-01 EXTERIOR CLEAR GLASS

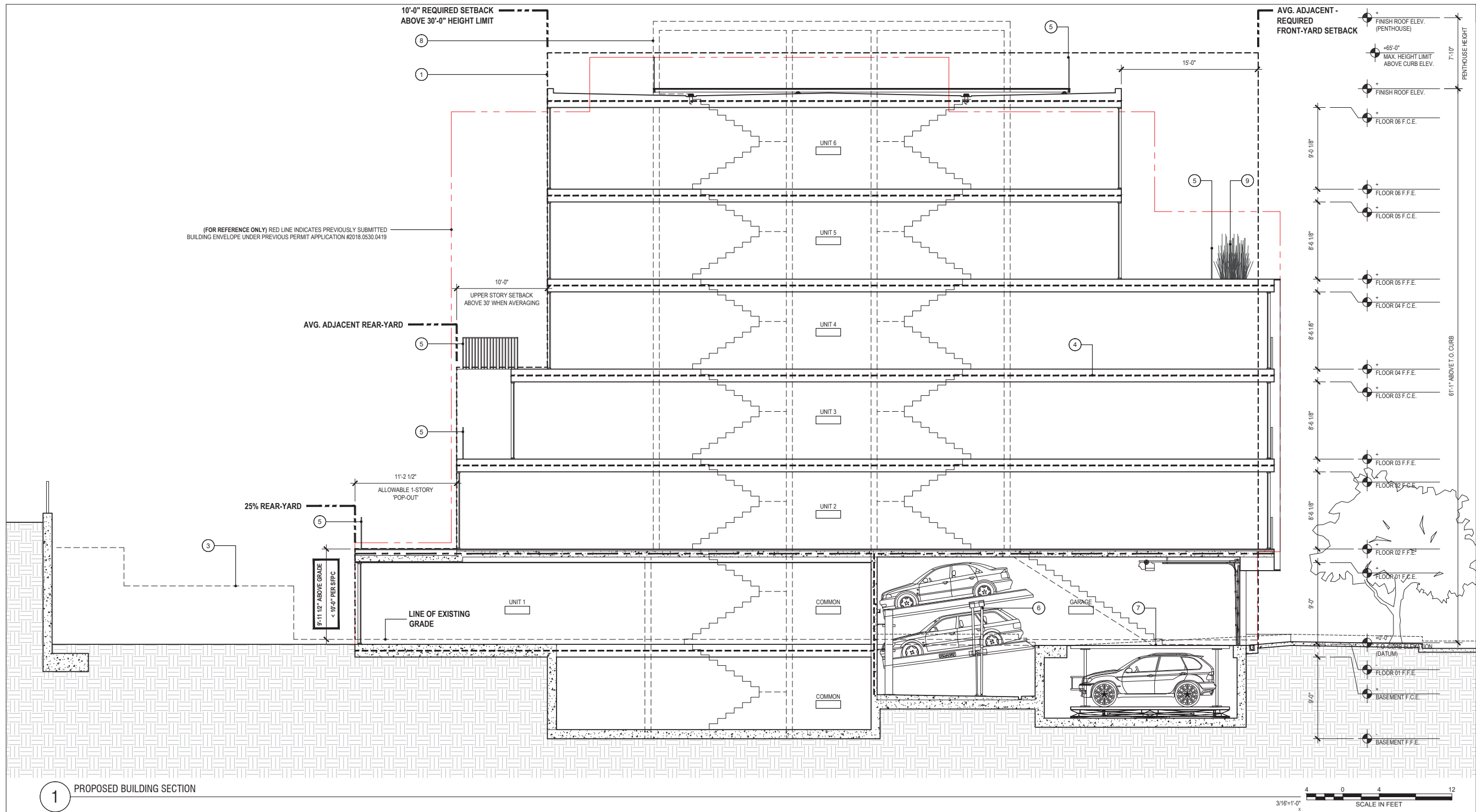
LARKIN STREET RESIDENCES
 1728 LARKIN STREET, SAN FRANCISCO, CA 94109
 BLOCK: 0186 LOT: 049

DUMICAN MOSEY ARCHITECTS
 128 10th street, 3rd floor
 san francisco, california 94103
 t: 415.495.9322 f: 415.651.9290

CCSF STAMP SECTION

Job No.	Date
19113	
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title
PROPOSED BUILDING ELEVATION - SIDE (SOUTH)
 Sheet Number
A2.14



1 PROPOSED BUILDING SECTION

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED SECTION

- LINE INDICATES MAXIMUM BUILDING ENVELOPE PER SFPC 260(a)(1)(B)
- (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- DASHED LINE INDICATES APPROXIMATE LOCATION OF (E) GRADE - EXCAVATE AS REQUIRED
- DASHED LINE INDICATES FIRE-RESISTANCE RATED ASSEMBLY; TYPICAL
- (N) GUARDRAIL ASSEMBLY AT 42" A.F.F.
- (N) 4 CAR PLATFORM LIFT
- (N) FLUSH TO FLOOR CAR LIFT WITH 1 SUBTERRANEAN PARKING SPACE BELOW
- (N) STAIR PENTHOUSE BEHIND VIEW - SHAPED AS REQUIRED TO MAINTAIN MINIMUM HEIGHT CLEARANCES
- (N) BUILT-IN PLANTER

LARKIN STREET RESIDENCES
 1728 LARKIN STREET, SAN FRANCISCO, CA 94109
 BLOCK: 0186 LOT: 049

DUMICAN MOSEY ARCHITECTS
 128 10th street, 3rd floor
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Job No.	19113
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2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title
PROPOSED BUILDING SECTION
 Sheet Number
A3.11

LARKIN STREET RESIDENCES

1728 LARKIN STREET, SAN FRANCISCO, CA 94109
 BLOCK: 0186 LOT: 049

DUMICAN MOSEY
 ARCHITECTS

128 10th street, 3rd floor
 san francisco, california 94103
 t: 415.495.9322 f: 415.651.9290

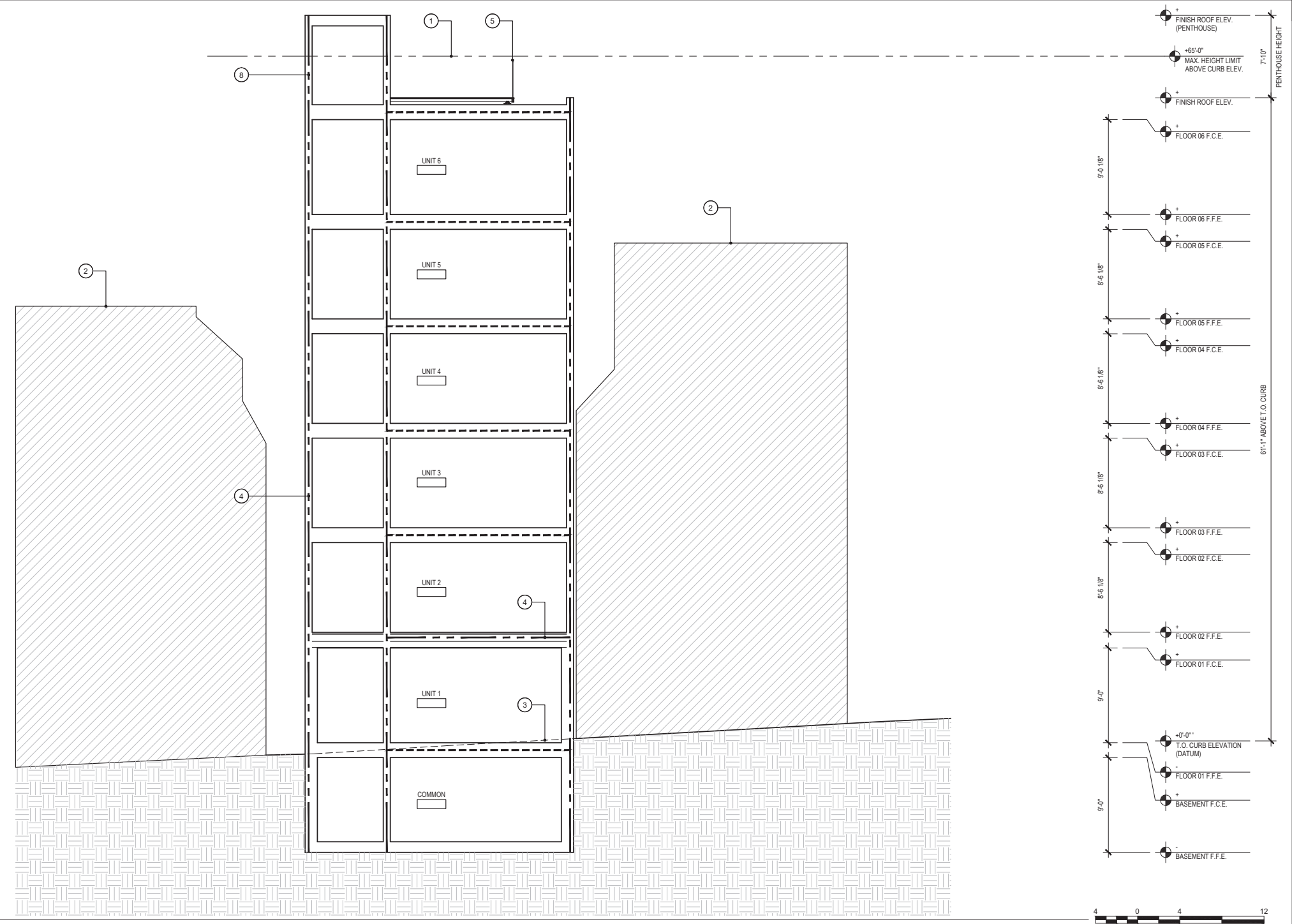
Job No.	19113
Issue	Date
PRE-APPLICATION SET	05.11.20
CONDITIONAL USE APPLICATION SET	06.08.20
SITE PERMIT SET	07.20.20
1 CONDITIONAL USE APPLICATION SET	11.12.20
2 CONDITIONAL USE APPLICATION SET	01.20.21
3 CONDITIONAL USE APPLICATION SET	04.29.21

Drawing Title

PROPOSED BUILDING SECTION

Sheet Number

A3.12



1 PROPOSED BUILDING SECTION

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED
- NOT ALL KEY NOTES ARE USED ON EVERY SHEET

SHEET NOTES - PROPOSED SECTION

- LINE INDICATES MAXIMUM BUILDING ENVELOPE PER SFPC 260(a)(1)(B)
- (E) ADJACENT PROPERTY; FOR REFERENCE ONLY
- DASHED LINE INDICATES APPROXIMATE LOCATION OF (E) GRADE - EXCAVATE AS REQUIRED
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- (N) 4 CAR PLATFORM LIFT
- (N) FLUSH TO FLOOR CAR LIFT WITH 1 SUBTERRANEAN PARKING SPACE BELOW
- (N) STAIR PENTHOUSE BEHIND VIEW - SHAPED AS REQUIRED TO MAINTAIN MINIMUM HEIGHT CLEARANCES
- (N) BUILT-IN PLANTER



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1728 Larkin Street		0186013, 0186049
Case No.		Permit No.
2020-006422ENV		202010307805
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project site at 1728 Larkin Street, Assessor's block and lot 0186/049, consists of a 3,491-square-foot rectangular lot currently improved with a one-story garage structure that was constructed in 1905 in the Nob Hill neighborhood. The extant garage is not a historic resource or a contributor to a historic resource district (Preservation Team Review Form, 1720-1724 Larkin Street, 9/28/2018). The project proposes to demolish the existing single-story garage structure and construct a 13,195-gross-square-foot (gsf), six-story, approximately 61-foot-tall (68'-11" tall to top of elevator penthouse) residential building with six dwelling units. The proposed six dwelling units would consist of one 1-bedroom unit, three 2-bedroom units, and two 3-bedroom units. The project would include an approximately 1,417 gsf garage on the basement and ground levels for six off-street parking spaces including one accessible space. The proposed garage would utilize a four-car parking stacker and be accessed from a 9-foot-wide curb cut on Larkin Street. Six class 1 bicycle parking spaces and two new electric vehicle charging stations would also be located on the ground floor. One new street tree would be installed along the frontage on Larkin Street. The project contains approximately 2,030 square feet of open space via private decks and a common</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i></p>
<input type="checkbox"/>	<p>Hazardous Materials: <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i> Note that a categorical exemption shall not be issued for a project located on the Cortese List</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on https://sfplanningqis.org/PIM/)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input checked="" type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Kelly Yong PLEASE SEE ATTACHED</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify):</i> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

**STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Kelly Yong 08/25/2021
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/ . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.	

Full Project Description

The project site at 1728 Larkin Street, Assessor's block and lot 0186/049, consists of a 3,491-square-foot rectangular lot currently improved with a one-story garage structure that was constructed in 1905 in the Nob Hill neighborhood. The extant garage is not a historic resource or a contributor to a historic resource district (Preservation Team Review Form, 1720-1724 Larkin Street, 9/28/2018). The project proposes to demolish the existing single-story garage structure and construct a 13,195-gross-square-foot (gsf), six-story, approximately 61-foot-tall (68'-11" tall to top of elevator penthouse) residential building with six dwelling units. The proposed six dwelling units would consist of one 1-bedroom unit, three 2-bedroom units, and two 3-bedroom units. The project would include an approximately 1,417 gsf garage on the basement and ground levels for six off-street parking spaces including one accessible space. The proposed garage would utilize a four-car parking stacker and be accessed from a 9-foot-wide curb cut on Larkin Street. Six class 1 bicycle parking spaces and two new electric vehicle charging stations would also be located on the ground floor. One new street tree would be installed along the frontage on Larkin Street. The project contains approximately 2,030 square feet of open space via private decks and a common roof deck. The project proposes to excavate approximately 865 cubic yards and install a reinforced mat concrete foundation with helical piers.

*class 1 bicycle parking spaces are spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage.

Step 2: Environmental Screening Comments

The project site is located in the Air Pollutant Exposure Zone; however, the proposed construction is not in a particularly sensitive environment, the cumulative impact of successive projects of the same type in the same place overtime is not significant, and there is not a reasonable possibility that the proposed construction will have a significant effect on the environment due to unusual circumstances. A Preliminary Archeological Review (PAR) was conducted on 10/21/20 by staff archeologist and no effects to archeological resources are expected. According to the PAR report, effects would occur to 10 feet depth exc and 19 feet depth for piles at front of parcel; based on review of in-house EP archeological documentation, no CEQA-significant archeological resources expected within project-affected soils. The project site contains a partial area with a greater than 25% slope located on the east side of the rear of the parcel; according to the geotechnical report dated March 13, 2020 and prepared by Geotecnia Consulting Geotechnical Engineers, the subject site is feasible from a geotechnical standpoint for construction of the proposed new building provided the recommendations in the report are incorporated during design and construction. A consultant-prepared shadow fan by Prevision Design on 5/6/21 does not show a significant impact of the proposed project on shadow; the consultant-prepared shadow fan shows partial shadow during one hour of the summer solstice at 7:36p.m. on the rear of the Spring Valley Science Elementary School outdoor recreation area, a private open space.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can

Planner Name:

Date:



LAND USE INFORMATION

PROJECT ADDRESS: 1728 LARKIN STREET
RECORD NO.: 2020-006422CUA

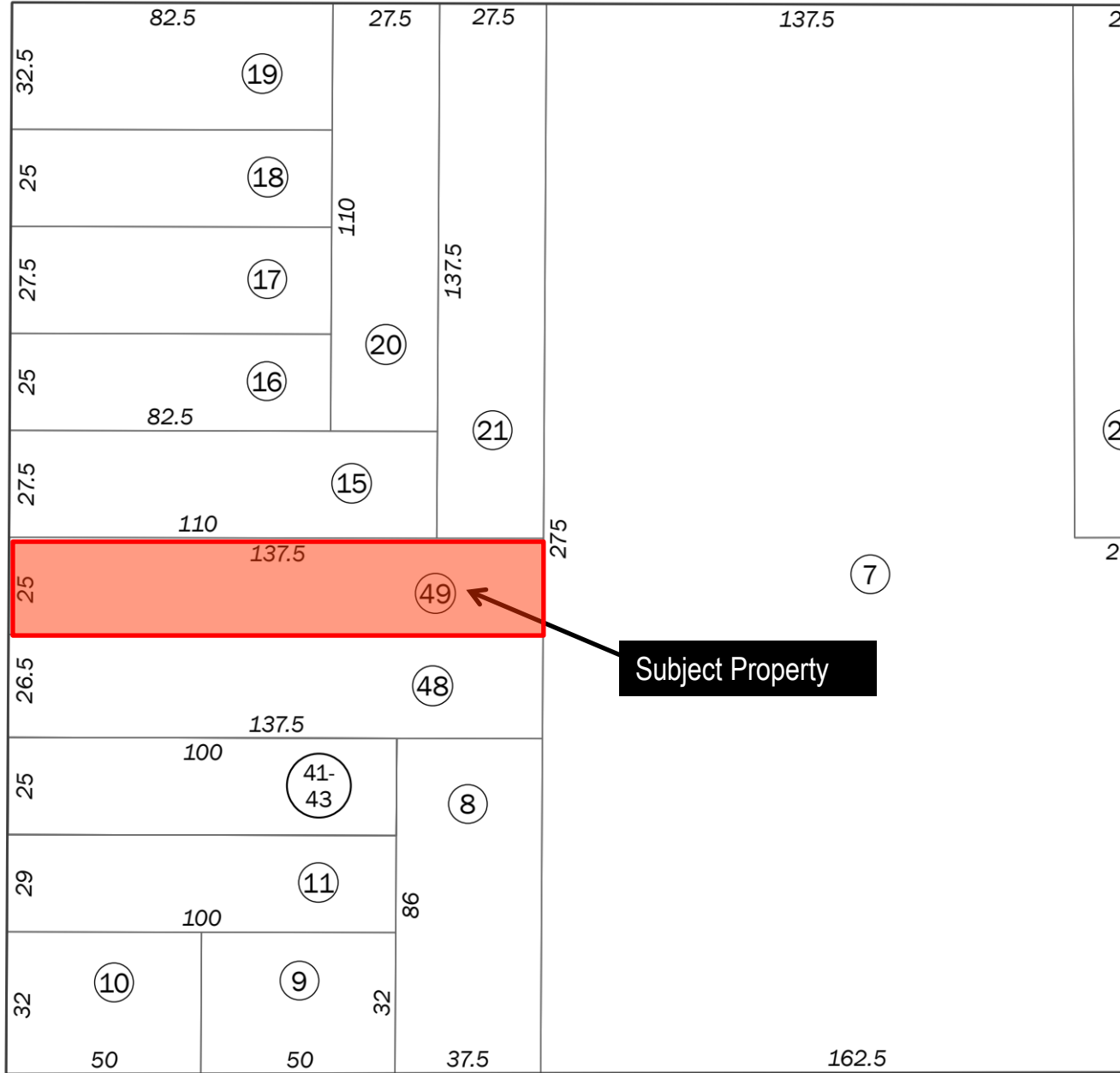
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	513	1,417	904
Residential GSF	0	11,778	11,778
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	2,030	2,030
Public Open Space	0	0	0
Other ()			
TOTAL GSF	513	15,225	14,712
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	6	6
Dwelling Units - Total	0	6	6
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	1	5	6
Parking Spaces	1	6	6
Loading Spaces	0	0	0
Bicycle Spaces	0	6	6
Car Share Spaces	0	0	0
Other ()			

Block Book Map

EXHIBIT
E

JACKSON ST

LARKIN ST



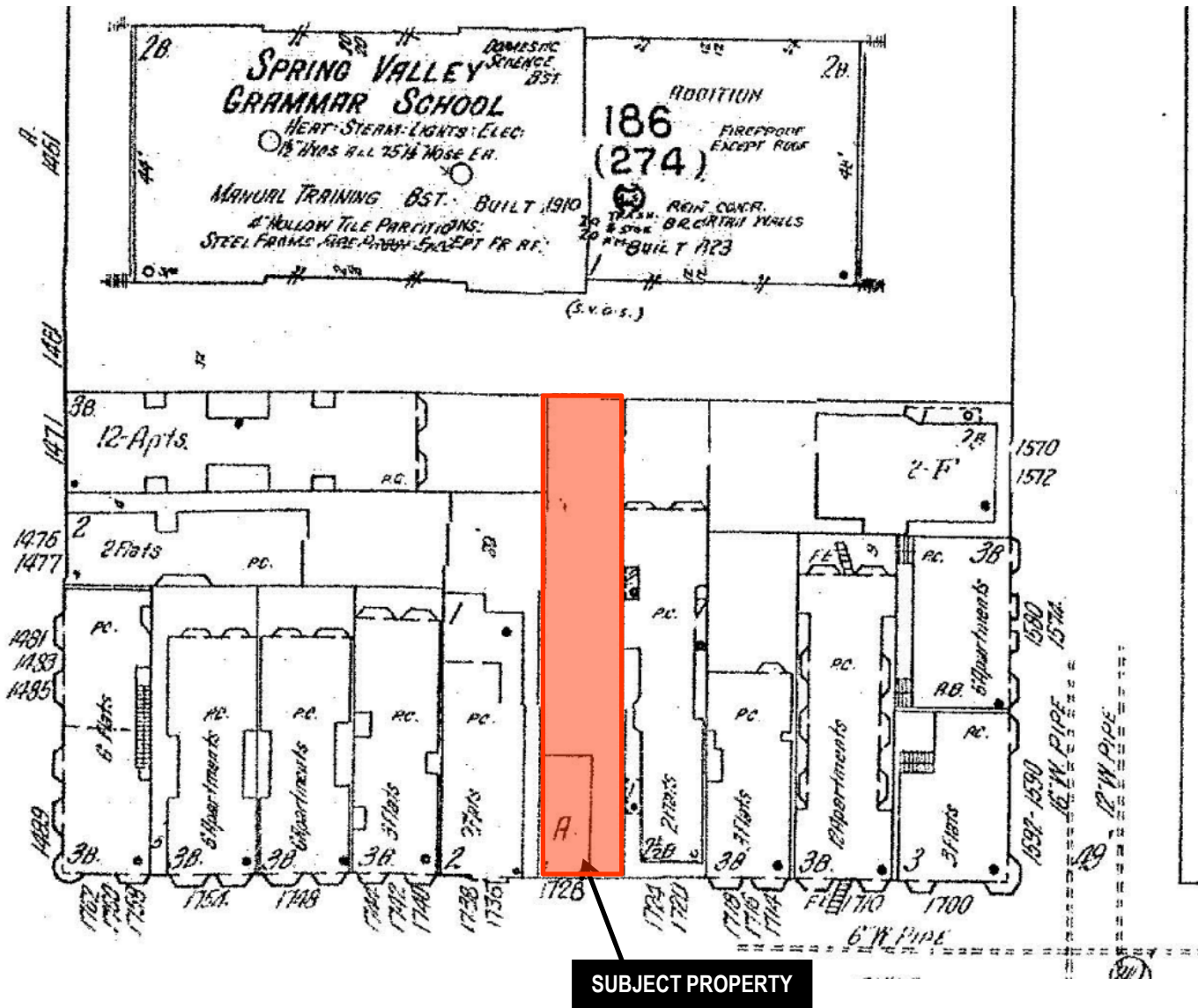
Subject Property

WASHINGTON ST



Conditional Use Authorization
Case Number 2020-006422CUA
1728 Larkin Street

Sanborn Map*

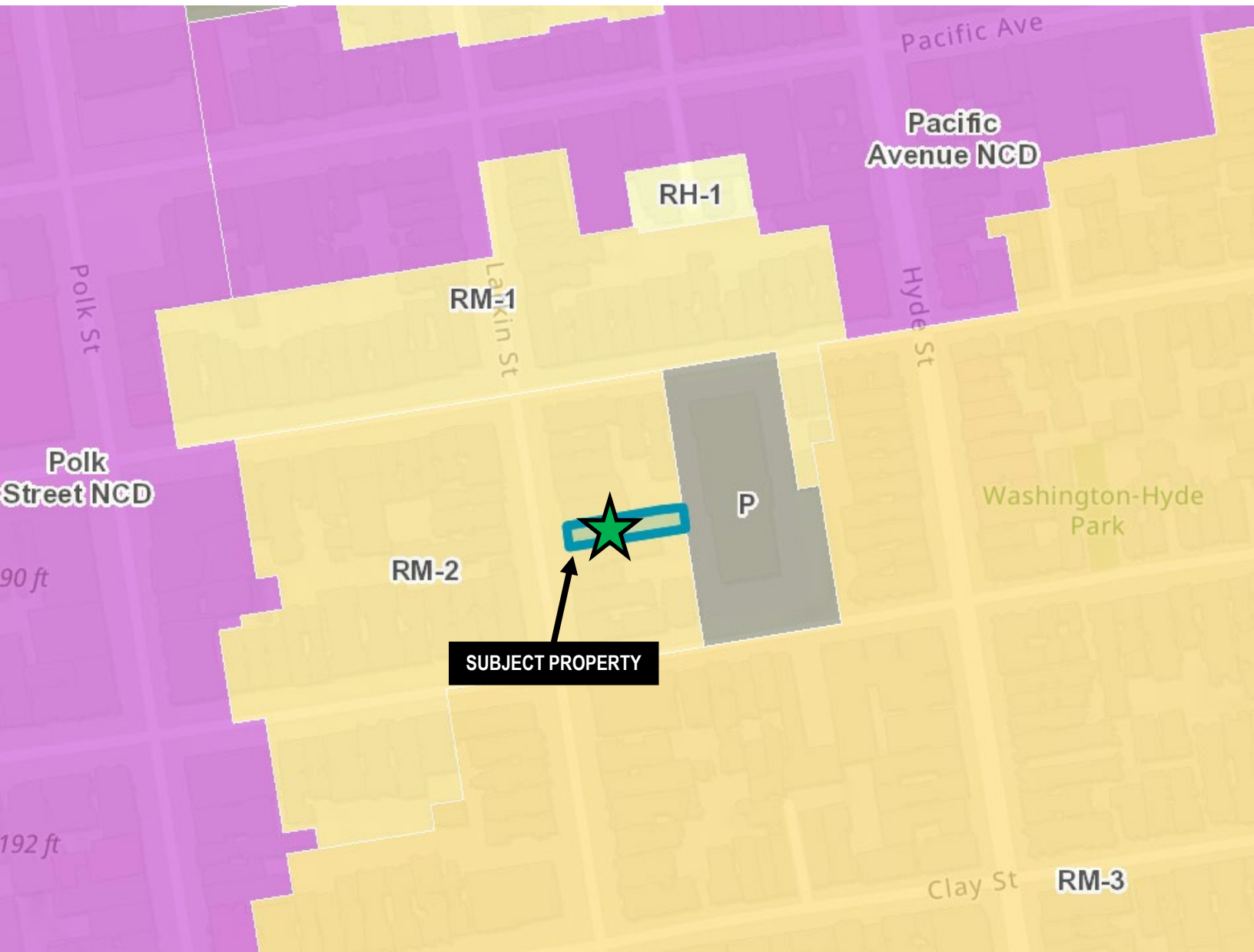


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

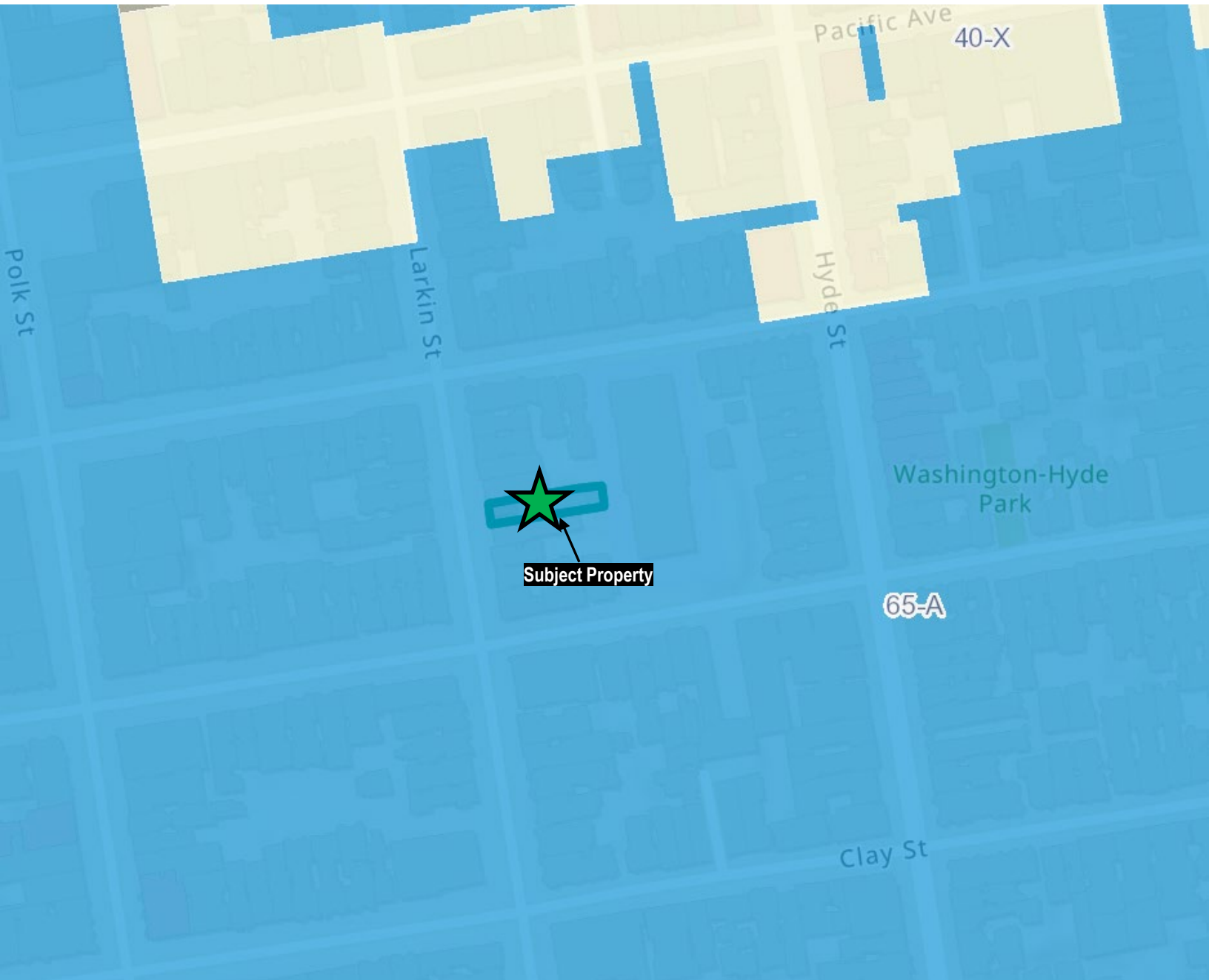


Conditional Use Authorization
 Case Number 2020-006422CUA
 1728 Larkin Street

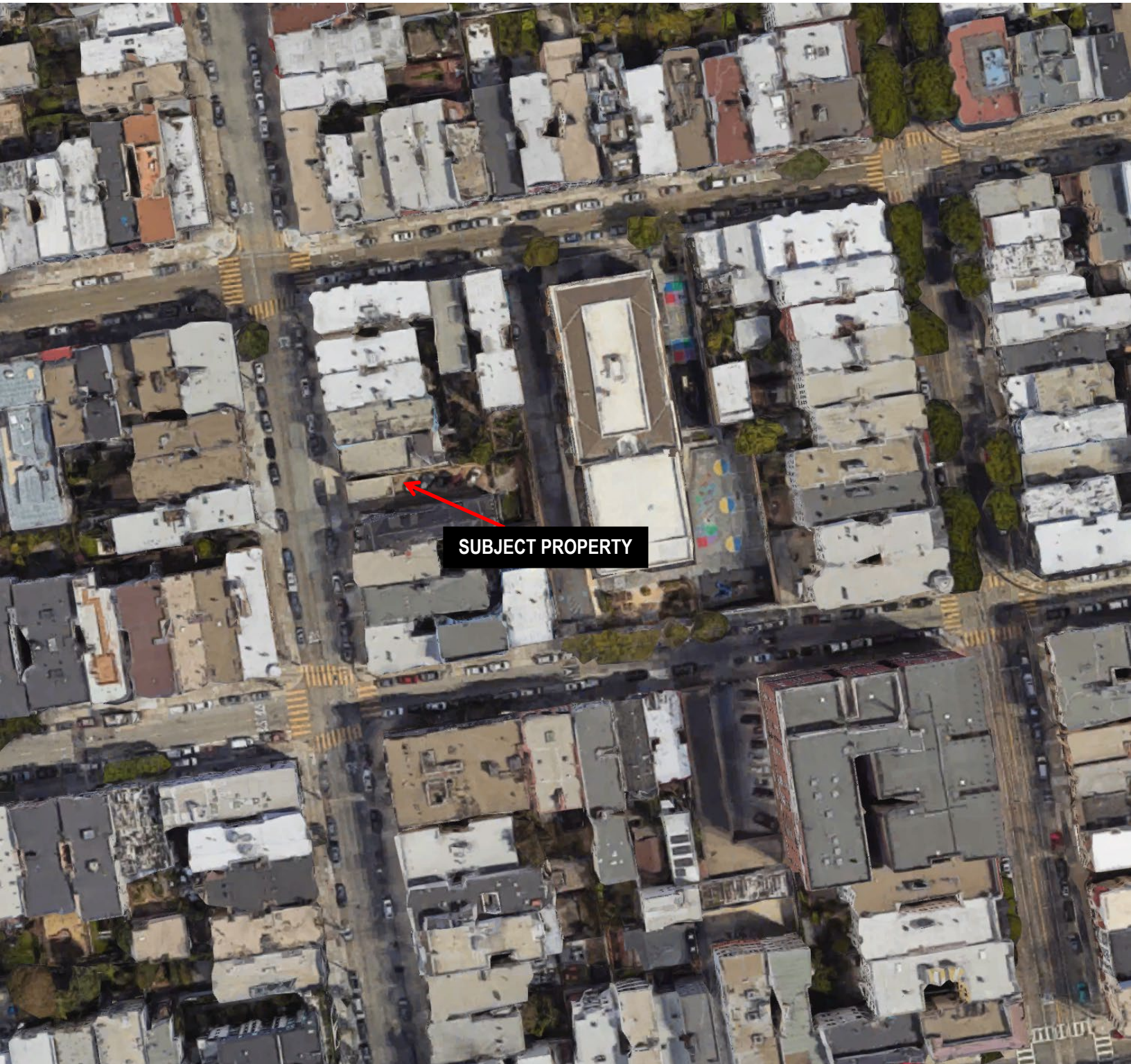
Zoning Map



Height and Bulk Map



Aerial Photo



Aerial Photo



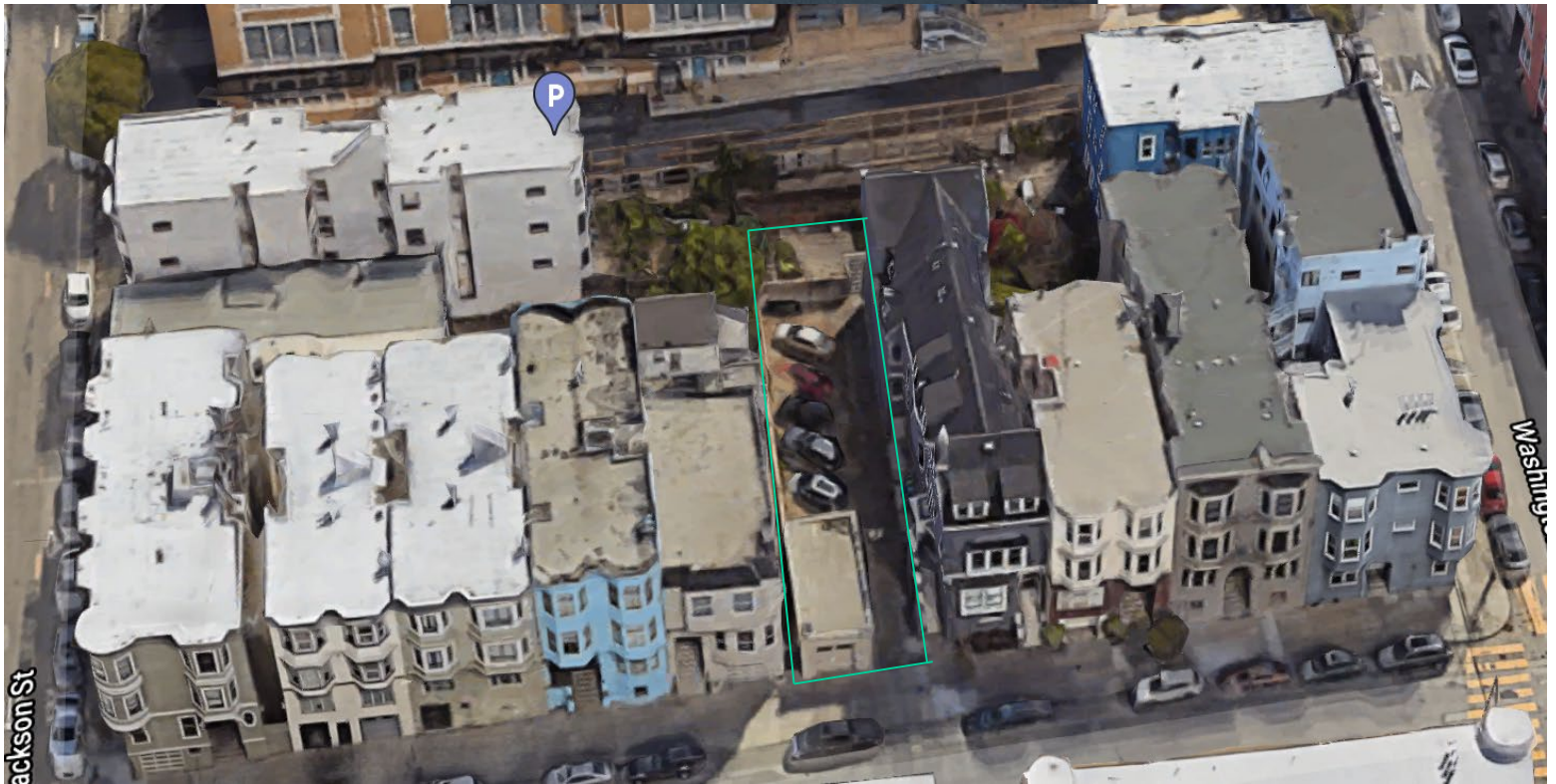
SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-006422CUA
1728 Larkin Street

Site Photos

SUBJECT PROPERTY ON LARKIN STREET



Conditional Use Authorization
Case Number 2020-006422CUA
1728 Larkin Street

Context Photo

OPPOSITE SIDE OF SUBJECT BLOCK ON LARKIN STREET



Conditional Use Authorization
Case Number 2020-006422CUA
1728 Larkin Street

August 30, 2021

Delivered Via Email

President Joel Koppel and Commissioners
San Francisco Planning Commission
49 South Van Ness Ave, Suite 1400,
San Francisco, CA 94103

Re: 1728 Larkin – Project Sponsor Letter
Planning Department File No.: 2020-006422CUA
Hearing Date: September 9, 2021

Dear President Koppel and Commissioners:

Our office represents Equity Six, LLC, the sponsor (the “Project Sponsor”) of a proposed project at 1728 Larkin Street (the “Property”) which would construct a 61 foot, 1 inch tall, six unit residential building (the “Project”). The Project requires Conditional Use Authorization because it is located in the RM-2 Zoning District, where Conditional Use Authorization is required for a development over 50 feet, even though the applicable height limit allows construction up to 65 feet.

The Project is necessary and desirable for the following reasons:

- 1. Project maximizes residential density on a severely underutilized lot.** The Property currently contains a standalone single-story garage, which the Planning Department has determined is not a historic resource. The Project would transform the underutilized lot to construct six new residential units.
- 2. Project is Code compliant.** While Conditional Use Authorization is required in the RM-2 District for buildings taller than 50 feet, up to 65 feet is permissible, and the Project is not otherwise seeking any Planning Code exceptions or variances.
- 3. Project provides 5 family-sized units.** The Project includes 6 new dwelling units (1 new dwelling unit per floor), 5 of which are designed to be reasonably sized family-oriented units (2 & 3 bedrooms).
- 4. Project is consistent with Supervisor Peskin’s interim controls for new multi-unit residential projects.** Supervisor Peskin’s interim controls passed earlier this year state a policy preference for multi-unit buildings consisting of equal-sized Residential Flats

and incentivize projects in residential districts to maximize permitted density. By maximizing the allowable density on the lot and providing one unit per each floor, the Project is consistent with the legislation, which aims to create “disincentives for low-density projects in zoning districts that allow for greater density.”

5. **Project has received substantial neighborhood support.** The Project Sponsor has conducted considerable neighborhood outreach throughout the design process. As a result of that effort, the Project has received 21 neighborhood letters of support to date, including unilateral support from entire buildings to the South and North of the Project site.
6. **Project would not have any significant environmental impacts, and would not cause any significant shadow impacts.** After finding that the Project would not result in any significant CEQA impacts, Planning Staff issued a Class 3 categorical exemption for the Project. Upon review of a shadow fan study proactively provided by the Project Sponsor, Staff determined that the minimal shadow cast on the Spring Valley Elementary School yard during the evening hours did not amount to a significant environmental impact and did not warrant any mitigation measures or adjustments to the Project design.

A. Project Overview

The Property is a 3,491 square foot rectangular lot that currently consists of a 1 story, 1 car detached garage and is substantially underutilized. The garage is not a historic resource and does not contribute to a historic district.

The applicable zoning controls permit up to six residential units and up to 65 feet in height. Accordingly, the Project Sponsor proposes to demolish the existing garage structure and construct a Code compliant, six-story, 61 foot tall residential building with six dwelling units. The six dwelling units would consist of one 1-bedroom unit, three 2-bedroom units, and two 3-bedroom units. The proposed dwelling unit mix is detailed at **Exhibit A**. The project would include an approximately 1,417 square foot garage on the basement and ground levels with six parking spaces and one accessible space. Six class 1 bicycle parking spaces and two new electric vehicle charging stations would also be located on the ground floor. 2,030 square feet of open space would be provided via a combination of private decks and a common roof deck. No exceptions or variances are being sought.

B. Project is Appropriate for the Neighborhood and Sensitively Designed

The Project is thoughtfully designed and maximizes density while maintaining sensitivity to the existing neighborhood character.



Additional Renderings of the Project are attached at **Exhibit B**, and scale and materials details are attached at **Exhibit C**. The Project was thoroughly evaluated by the Residential Design Advisory Team (“RDAT”) (before the Planning Department eliminated the RDAT review process), which determined the Project was consistent with the Residential Design Guidelines. Levels five and six are set back 15 feet from Larkin Street, allowing the building to blend seamlessly into the existing scale of the block. As shown above, the Project has been thoughtfully and sensitively designed, and is entirely appropriate for the surroundings.

C. Project Maximizes Density and is Consistent with Supervisor Peskin’s Interim Controls for Residential Districts

On January 12, 2021, the Board of Supervisors unanimously passed interim zoning controls (the “Large Residential Projects Interim Controls”) that aim to maximize density in multi-unit Residential districts. (See BOS File No. 201370.) The Large Residential Projects Interim Controls reiterate the City’s policy “preference for multi-unit buildings consisting of equitably-sized Residential Flats”—which are defined as a single dwelling unit that occupies an entire story of a building and has exposure onto open areas at both the front and rear of the building. The legislation incentivizes the construction of multi-unit buildings in Residential districts by requiring Conditional Use Authorization for proposed projects in RC, RM, and RTO zoning districts that do not maximize the principally permitted density.

The Project is directly in line with the policy priorities and requirements of the Large Residential Projects Interim Controls. As proposed, the Project would provide a 1-bedroom unit

on the ground floor, with each of the other five units occupying a single floor and containing 2-3 bedrooms with 1,197-1,777 square feet each. If the size of Project were to be reduced and any units eliminated from the proposal, the Project would be required to obtain Conditional Use Authorization in accordance with the interim controls—which strive to maximize density in residential districts.

D. No Environmental Impacts, No Shadow

Planning Staff evaluated the existing garage structure and confirmed that it is not a historic resource. After finding that the Project would not result in any significant CEQA impacts, the Department issued a combined Class 1 and Class 3 categorical exemption for the Project, which applies to new construction of up to three single family homes or to six units within one building.

Although the Project did not require a detailed shadow study, the Department's environmental review also considered the possibility that the Project could cast shadow on Spring Valley Elementary School, which sits to the east of the Project site. Upon review of a shadow fan study, Planning Staff determined that the Project would result in "partial shadow during one hour of the summer solstice at 7:36p.m. on the rear of the Spring Valley Science Elementary School outdoor recreation area, a private open space." (See CEQA Exemption Determination, issued August 25, 2021.) This amount of shadow does not amount to a significant environmental impact and does not warrant any mitigation or further environmental review.

The complete shadow fan study is attached at **Exhibit D**. The study shows that during most of the year, the Project would cast no net new shadow on the school's open space. As shown below, during the summer solstice, the Project would cast a very minor amount of new shadow on the school yard.

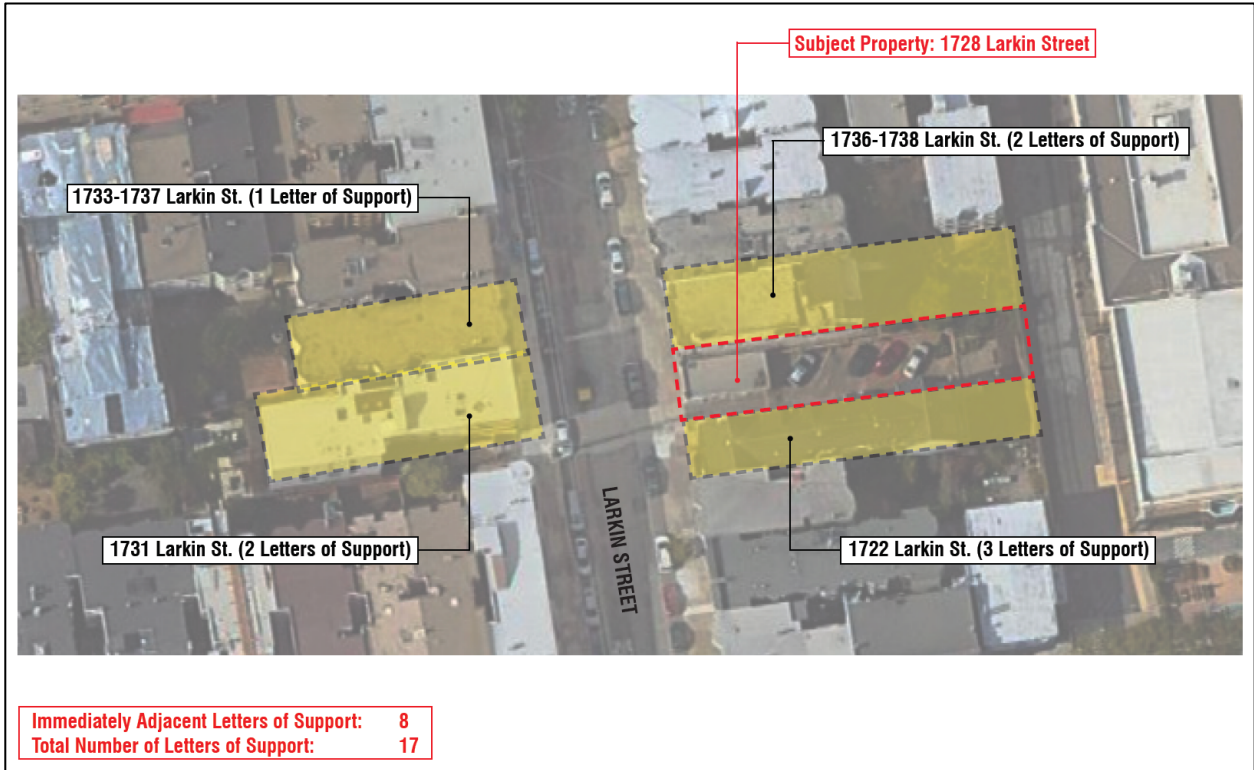


Dark grey depicts shadow cast by existing structures; blue depicts net new shadow cast by the Project.

This image represents the most impactful day of the year in terms of shadow cast by the Project on the Spring Valley Elementary School open space. And yet, the diagram shows almost zero net new shadow. The new shadow that would occur would be cast during the evening hours long after the school day ends (starting at approximately 7pm), and only during times when most of the school yard is already shaded by shadows cast from existing buildings. This minor shadow would not have any material impact on the use and enjoyment of the Spring Valley Elementary School open space.

E. Outreach and Support

The Project Sponsor has proactively conducted considerable neighborhood outreach throughout the Planning process. As a result of that effort, the Project has received 21 letters of support to date. The letters of support received thus far are shown below and attached at **Exhibit E** and include letters from all of the neighbors at the immediately adjacent properties to the north and south and three of the neighbors directly adjacent and across the street from the Project.



F. Conclusion

The Project would result in a thoughtfully designed six-unit building that is scaled to fit seamlessly within the existing neighborhood. It maximizes the principally permitted density on a dramatically underutilized lot and is consistent with the Large Residential Projects Interim Controls, which encourage projects in residential districts to maximize density—and disincentivize projects that fall short of maxing out the permitted density (by requiring Conditional Use Authorization for such projects). The Project is not seeking any Planning Code exceptions, was found to have no possibility of significant environmental impacts, and has received 21 letters of support to date. Accordingly, the Project is necessary and desirable in the neighborhood, and we ask that you approve it.

We look forward to presenting the project to you on September 9. If you have any questions, please feel free to contact me at (415) 567-9000 or cangelis@reubenlaw.com.

Sincerely,

REUBEN, JUNIUS & ROSE, LLP



Chloe Angelis

**1728 Larkin Street
Exhibit List**

Exhibit A – Proposed Unit Mix Detail

Exhibit B – Project Renderings

Exhibit C – Scale and Materials Details

Exhibit D – Shadow Study

Exhibit E – Support Map

EXHIBIT A

EXHIBIT B

Subject Property: 1728 Larkin St.



EXHIBIT "B": Existing Rendered View From Larkin Street

Subject Property: 1728 Larkin St.



EXHIBIT "B": Rendered View From Larkin Street

Subject Property: 1728 Larkin St.



EXHIBIT "B": Rendered View From Larkin Street

Subject Property: 1728 Larkin St.



EXHIBIT "B": Rendered View From Larkin Street

EXHIBIT C

Subject Property: 1728 Larkin St.



DARK ANODIZED ALUM.
WINDOWS



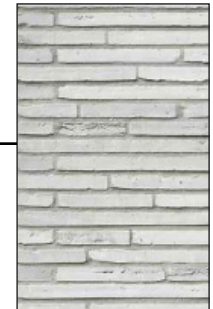
METAL BUILDING PANEL



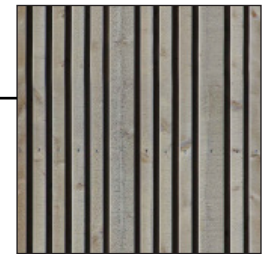
LIGHT BRICK VENEER



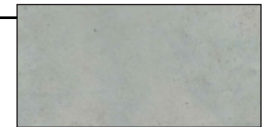
ENTRY



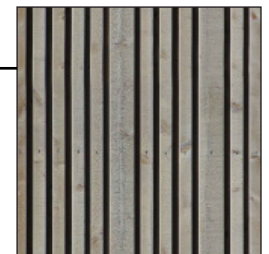
LIGHT BRICK VENEER



NATURAL STAINED CEDAR
SLATS



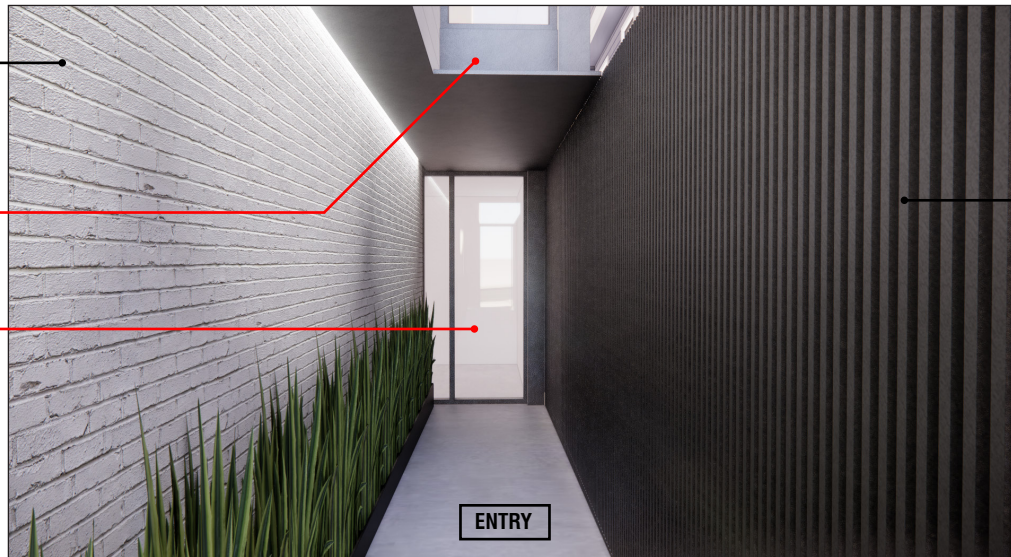
SMOOTH CONCRETE



NATURAL STAINED CEDAR
SLATS

walkway open to above

**Entry Door:
beyond entry gate at street**



ENTRY

EXHIBIT "C": Scale & Materials

EXHIBIT D

Shade/Shadow Analysis Summary:

-Very minimal shade/shadow created by the Proposed Project on adjacent School Private Drive in the evening (between 6:00pm-7:00pm during Summer Solstice & 5:00pm-6:09pm during Spring/Fall Equinox - **after normal school hours**)

-Even more minimal shade/shadow created by the Proposed Project on adjacent School Playground even later in the evening (at 7:36pm during the Summer Solstice - **also after normal school hours**)



EXHIBIT "D": Shadow Analysis



EXHIBIT "D": Shadow Analysis

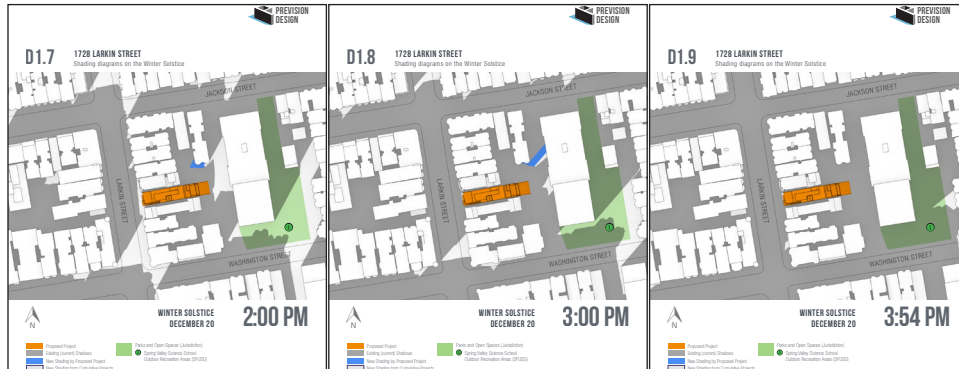
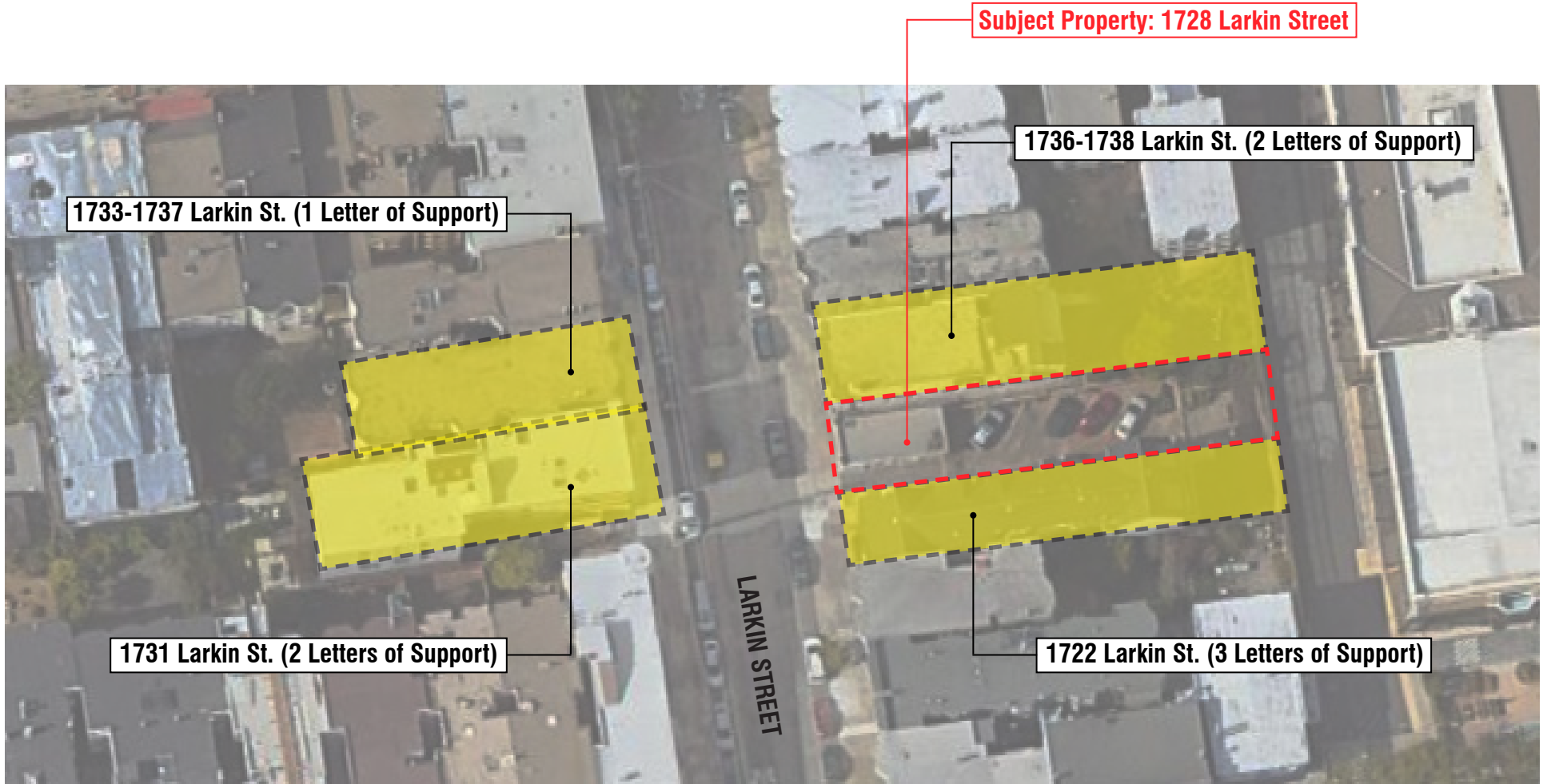


EXHIBIT "D": Shadow Analysis

EXHIBIT E



Immediately Adjacent Letters of Support: 8
Total Number of Letters of Support: 21

EXHIBIT "E": Neighborhood Support

 Subject Property: 1728 Larkin Street  Letters of Support