



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: SEPTEMBER 23, 2021

Record No.: 2021-000269DRP-02
Project Address: 3669 21ST Street
Permit Applications: 2020.1228.1772 and 2020.1226.1735
Zoning: RH-1 [Residential House, One-Family]
40-X Height and Bulk District
Block/Lot: 3620 / 054
Project Sponsor: John Maniscalco
442 Grove St.
San Francisco, CA 94102
Staff Contact: David Winslow – (628) 652-7335
david.winslow@sfgov.org

Recommendation: Take DR and Approve with Modifications

Project Description

The project proposes to demolish a one-story-over-basement, single-family residence and construct a new three-story-over-basement/garage, 6,516 sq. ft single family residence with an 854 sq. ft. Accessory Dwelling Unit at the subject property. Demolition of the existing dwelling is subject to administrative review and approval pursuant to Planning Code Section 317(d)(3)(B.).

Site Description and Present Use

The site is a 50'-11" wide x 138'-0" deep steep lateral and up-sloping lot which has an existing 2-story single-family house that was built in 1908 and rated as Category C – No Historic Resource present.

Surrounding Properties and Neighborhood

The buildings on this block of 21st Street are typically 2- and 3-story over basement single family residences with raised entrances setback from the street and a mix of flat and gabled roof forms. This lot sits as a transition between wider lots uphill to immediate west and standard 25' wide lots downhill to the east. The mid-block open space is defined by simple massing that roughly aligns with the existing subject building's rear wall. The adjacent house to the east extends shallower than the immediate neighboring buildings. The uphill neighbor has a side setback, but it is not as prevailing pattern within the block.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	May 13, 2021– June 14, 2021	June 14, 2021	September 23, 2021	101 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	September 4, 2021	September 4, 2021	20 days
Mailed Notice	20 days	September 4, 2021	September 4, 2021	20 days
Online Notice	20 days	September 4, 2021	September 4, 2021	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	1	0
Neighborhood groups	0	0	0

Environmental Review

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15303 (Class Three – New Construction, up to three new single-family residences.)

DR Requestors

1. DR requestor #1: Eric Holub of 3663 21st Street, resident of the adjacent property to the east.
2. DR requestor #2: Raymond Clark of 3681 21st Street, resident of the adjacent property to the west.

DR Requestors’ Concerns and Proposed Alternatives

DR requestor #1 is concerned that the proposed project does not comply with the Dolores Heights Special Use District and the Residential Design Guidelines:

“Design the building’s scale and form to be compatible with that of surrounding buildings, in order to

preserve neighborhood character. “

“Design the height and depth of the building to be comparable with the existing building scale at the street.”

“Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space”.

“Articulate buildings to minimize impact on light and privacy.” Specifically, loss of light to side facing windows and loss of privacy from the roof deck at the southeast corner of the proposed building.

Proposed alternatives:

1. Step back the upper floor to allow direct light to come in during late afternoon hours.
2. Use privacy glass in the windows facing the bathroom and studio.
3. Provide screening on the deck or along the fence line.

See attached *Discretionary Review Application*, dated June 14, 2021.

DR requestor #2 is concerned that the proposed project takes advantage of the large lot in a way that maximizes the size of the house such that it is out of scale and incompatible with the neighborhood. The height and depth of the building intrudes into mid-block open space and will impact on the light on two adjacent units to the west and the building to the east. It is inconsistent with the stated intent of the Dolores Height Special Use District with respect to conservation of the built and natural environment and preservation of the scale and established character of context.

Proposed alternatives:

1. Provide solar exposure studies.
2. Modestly reduce the mass to be more consistent with the typical buildings in the Dolores Height Special Use District.

See attached *Discretionary Review Application*, dated June 14, 2021.

Project Sponsor’s Response to DR Application

The proposal has been thoughtfully designed to integrate into the neighborhood by taking the existing adjacent buildings and topography into account. It has been reviewed and determined to be Code-compliant and consistent with the Dolores Heights Special Use District and the Planning Department’s Residential Design Guidelines. The proposed building is compatible with the scale, form, and proportions of the block. The stepped massing and side setbacks at maintain a compatible street scale and protect access to light and air for neighbors. The Dr requestors have not identified an exceptional or extraordinary circumstances to justify Discretionary Review.

See attached *Response to Discretionary Review*, dated September 15, 2021

Department Review

The Planning Department's review of this proposal confirms general support for this Code-conforming project. The project was re-noticed per 311 because of a discrepancy in the description of the proposed height, but nonetheless confirmed to be compliant with the height controls in the Dolores Heights Special Use District.

The existing house was determined to not be a historic resource and a soundness report was made which confirmed that the building was unsound as defined as an economic measure of feasibility to preserve affordable housing stock per Code Section 317.

The massing, which includes a modest front setback at the uppermost floor, renders a three and a half story building at the street, comparable with the prevailing scale of adjacent buildings on this block, and for the perception of the building to follow the topography of the site. The façade is likewise appropriately articulated by incorporating a 4' side setback and a raised and recessed entrance to break up the scale of the wide building front.

The overall amount, size, and proportion of glazing and glass-to-solid-wall ratio at the street is compatible with the glazing patterns found in the surrounding buildings.

The footprint of the proposed building is a story higher but extends no further than the existing building proposed for demolition against the adjacent uphill neighbor. The uphill neighbor's side setback allows for the maintenance of light to the rear and side facing windows and access to mid-block open space with this new massing. Therefore, staff deems there is no additional need to reduce the building massing on the west.

The project sponsor has modified the east facing windows with etched glass to address privacy concerns vis-a-vis the adjacent downhill neighbor's windows. (Sheet A3.0-11).

The massing at the southeast corner of the third floor - such that the rear building wall of the third floor aligns with the adjacent neighbor to the east - is appropriate to maintain adequate access to light and mid-block open space. However, the rear deck at the third level, which is set back 7' may still present an unnecessary and undesirable burden on the neighbor's privacy because of the height, size, location and relationship of the deck to the adjacent neighbor. Staff recommends additional buffers from the east edge of the deck to provide privacy.

Although the proposed 4' side yard provides some degree of moderation of the two-story massing at the southeast to the downhill neighbor, the degree of which it extends past the neighboring building demands more sculpting to reduce the impacts to light and privacy and to conform with the Residential Design Guidelines related to access to mid-block open space and compatible building scale at the rear. Therefore, staff recommends providing a 7'-0" side setback at the southeast building wall on the first and second levels extending from the interior wall of bedroom 209 to the rear building wall.

Therefore, staff deems there are exceptional or extraordinary circumstances and recommends taking Discretionary Review with the above-mentioned modifications.

Recommendation: Take DR and Approve with Modifications

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Applications
Letter of opposition to project
Response to Discretionary Review, dated September 15, 2021
311 plans
3-D renderings and shadow analysis

Exhibits

Discretionary Review Hearing
Case Number 2021-000269DRP-02
3669 21st Street

Parcel Map

REVISED 201

21ST



SANCHEZ

CHURCH

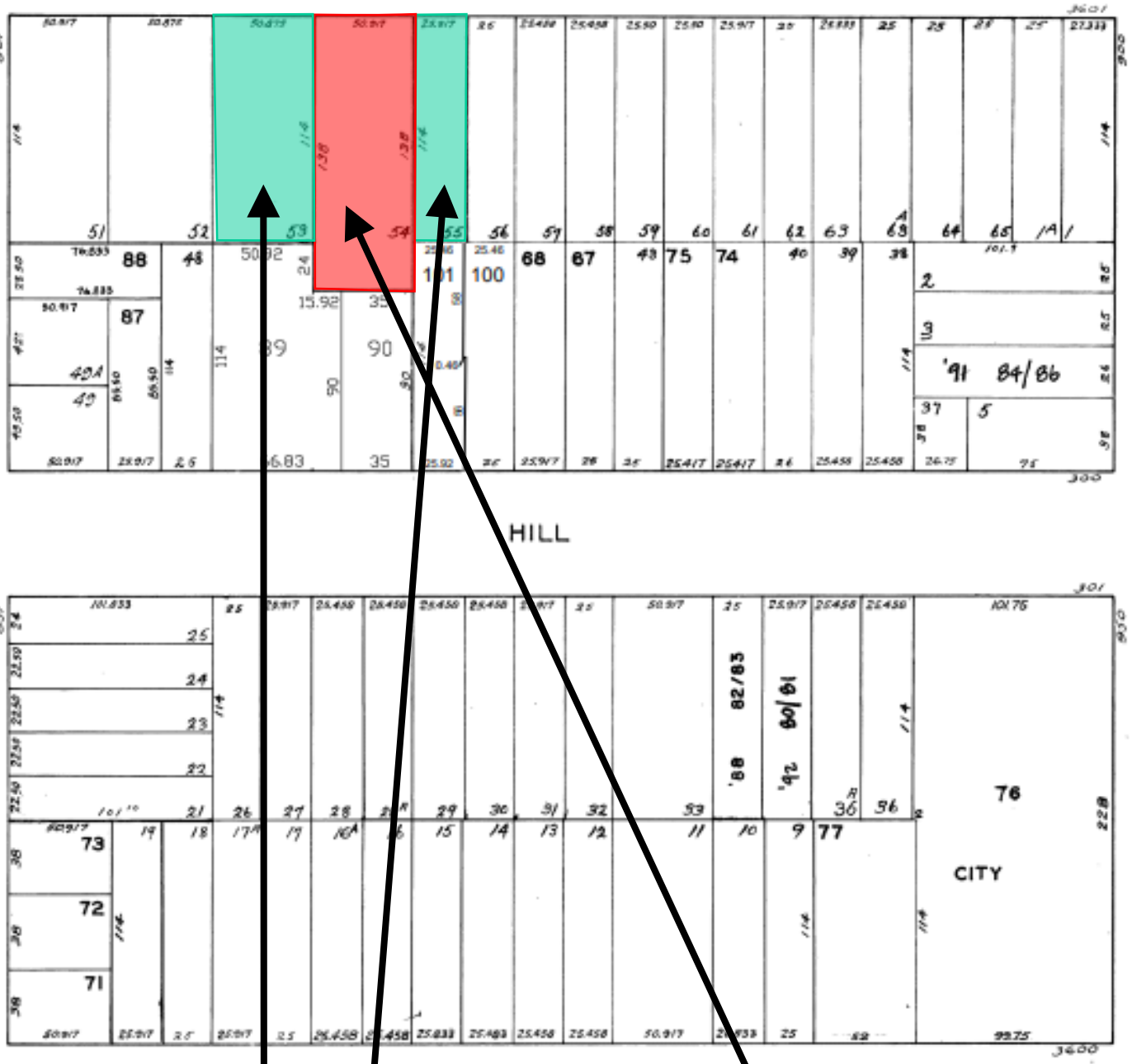
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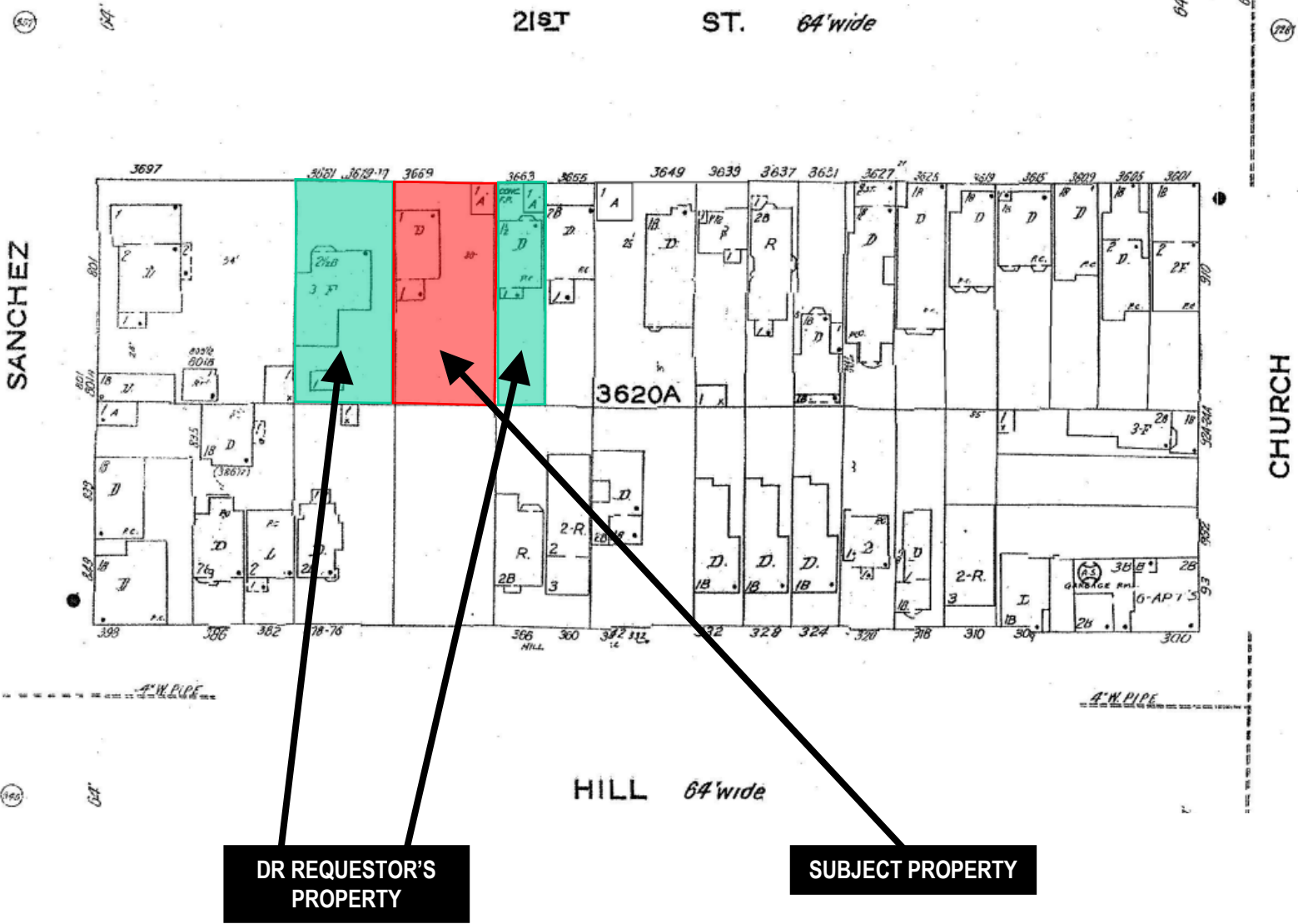
**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2021-000269DRP-02
3669 21ST Street

Sanborn Map*

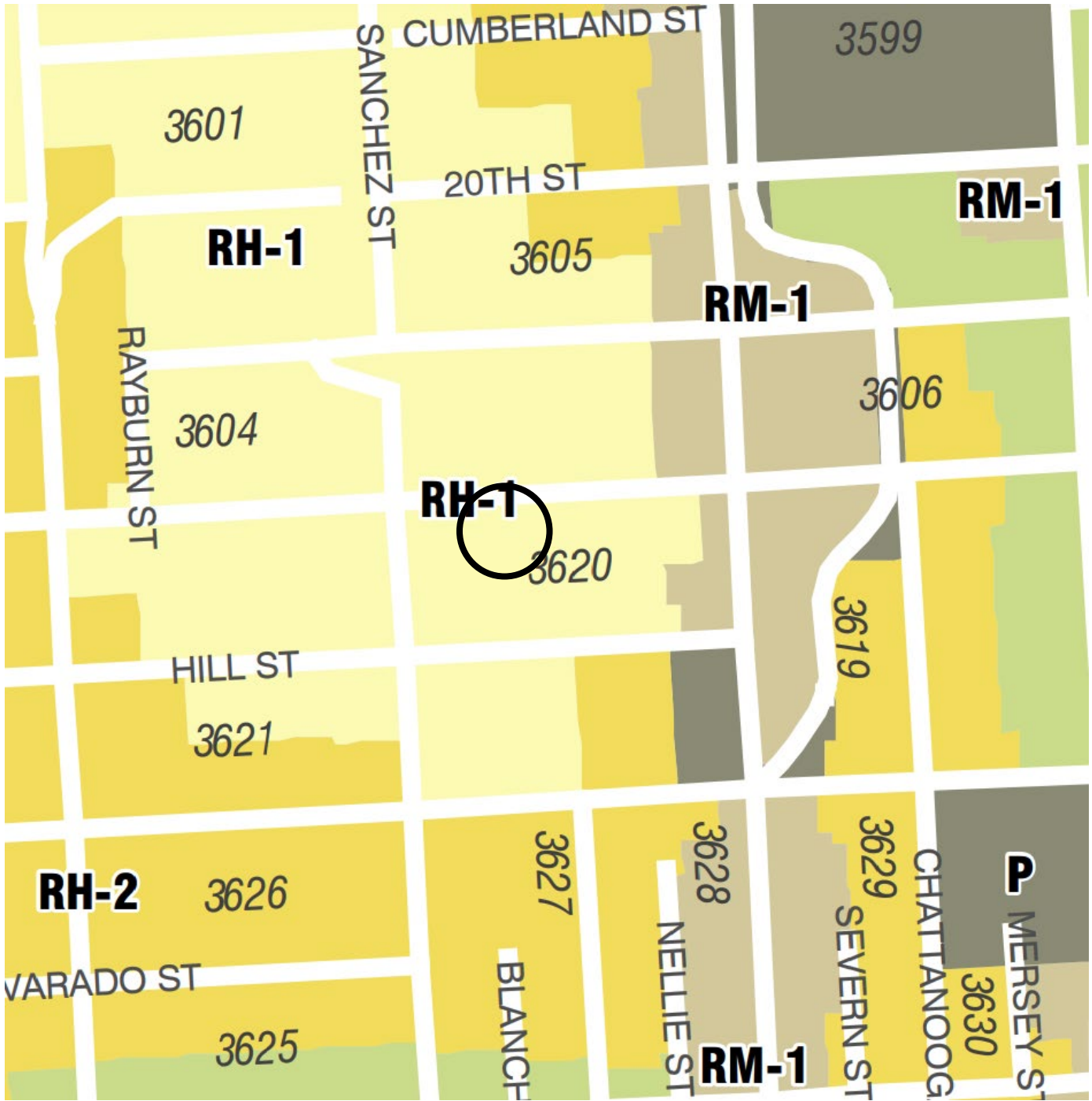


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



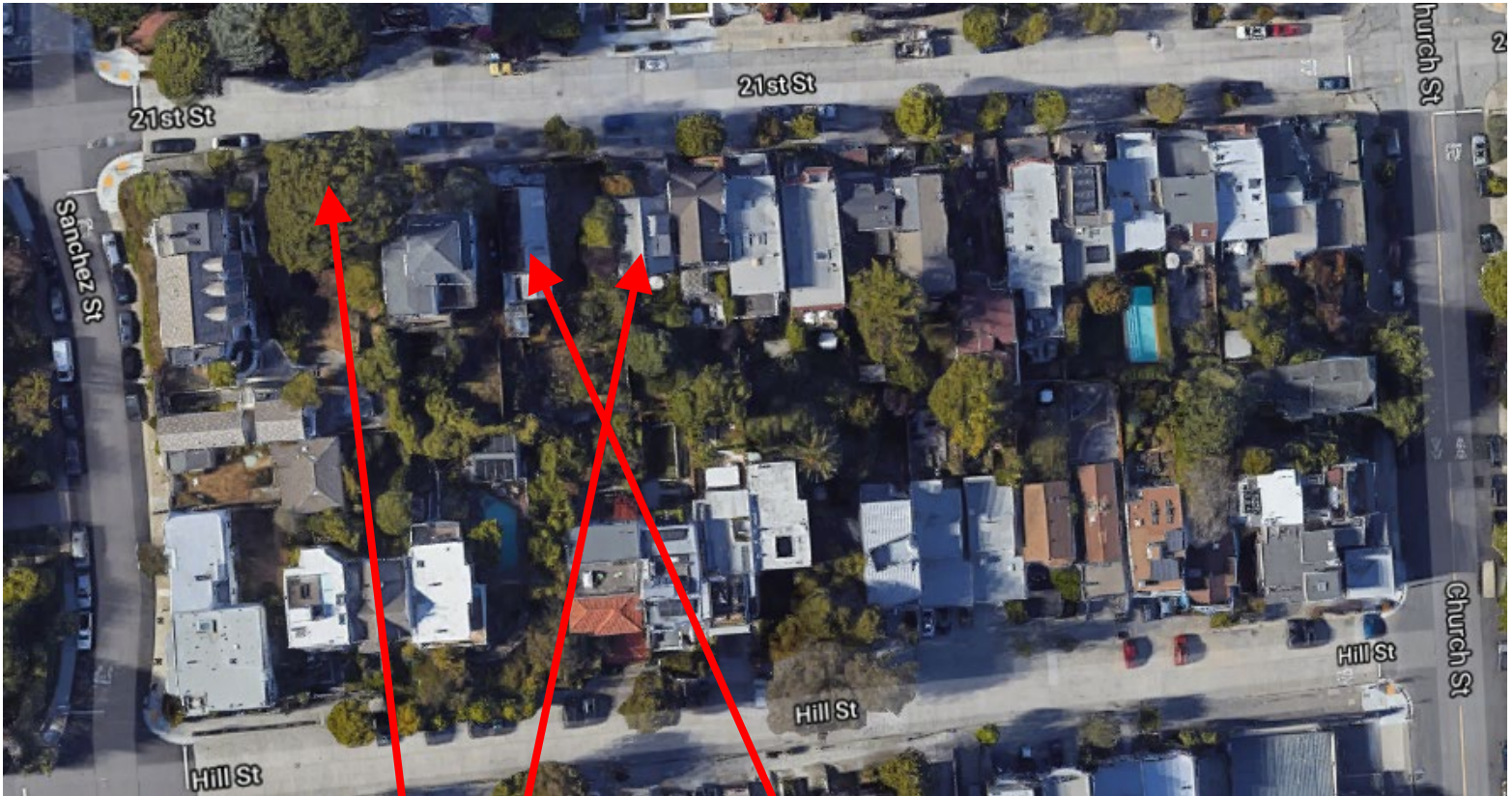
Discretionary Review Hearing
Case Number 2021-000269DRP-02
3669 21st Street

Zoning Map



Discretionary Review Hearing
Case Number 2021-000269DRP-02
3669 21st Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2021-000269DRP-02
3669 21st Street

Aerial Photo



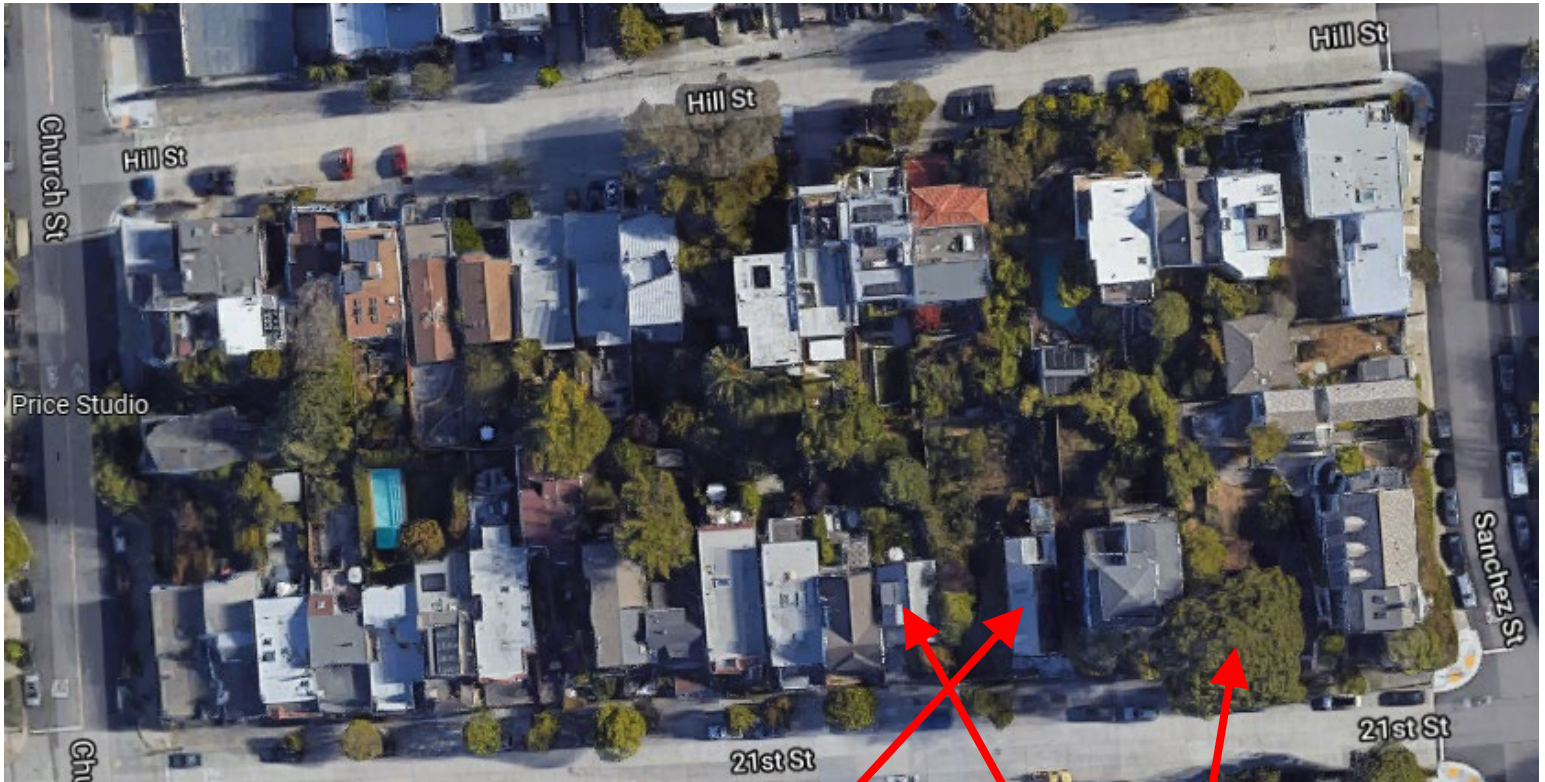
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2021-000269DRP-02
3669 21st Street

Aerial Photo



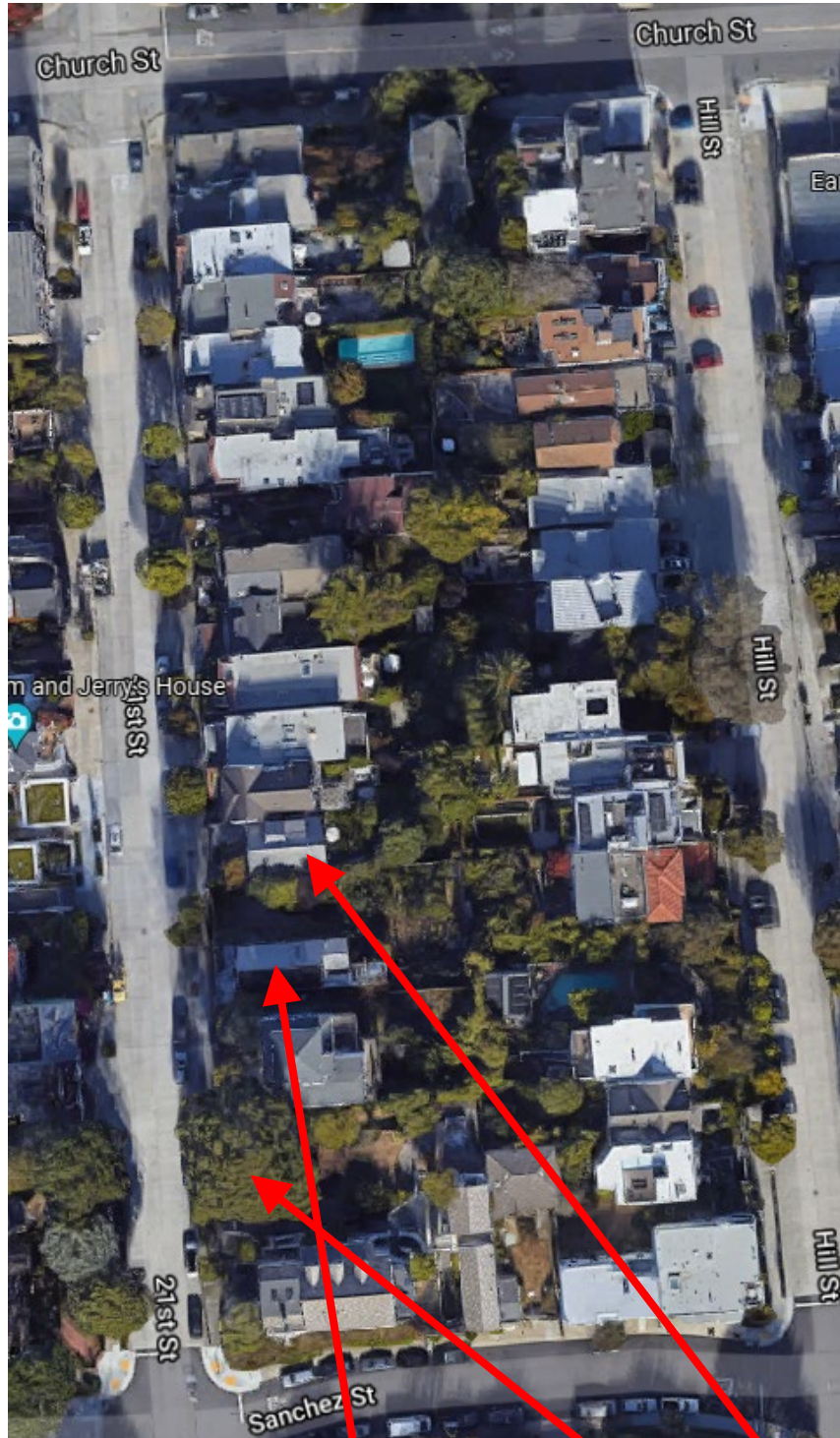
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2021-000269DRP-02
3669 21st Street

Aerial Photo



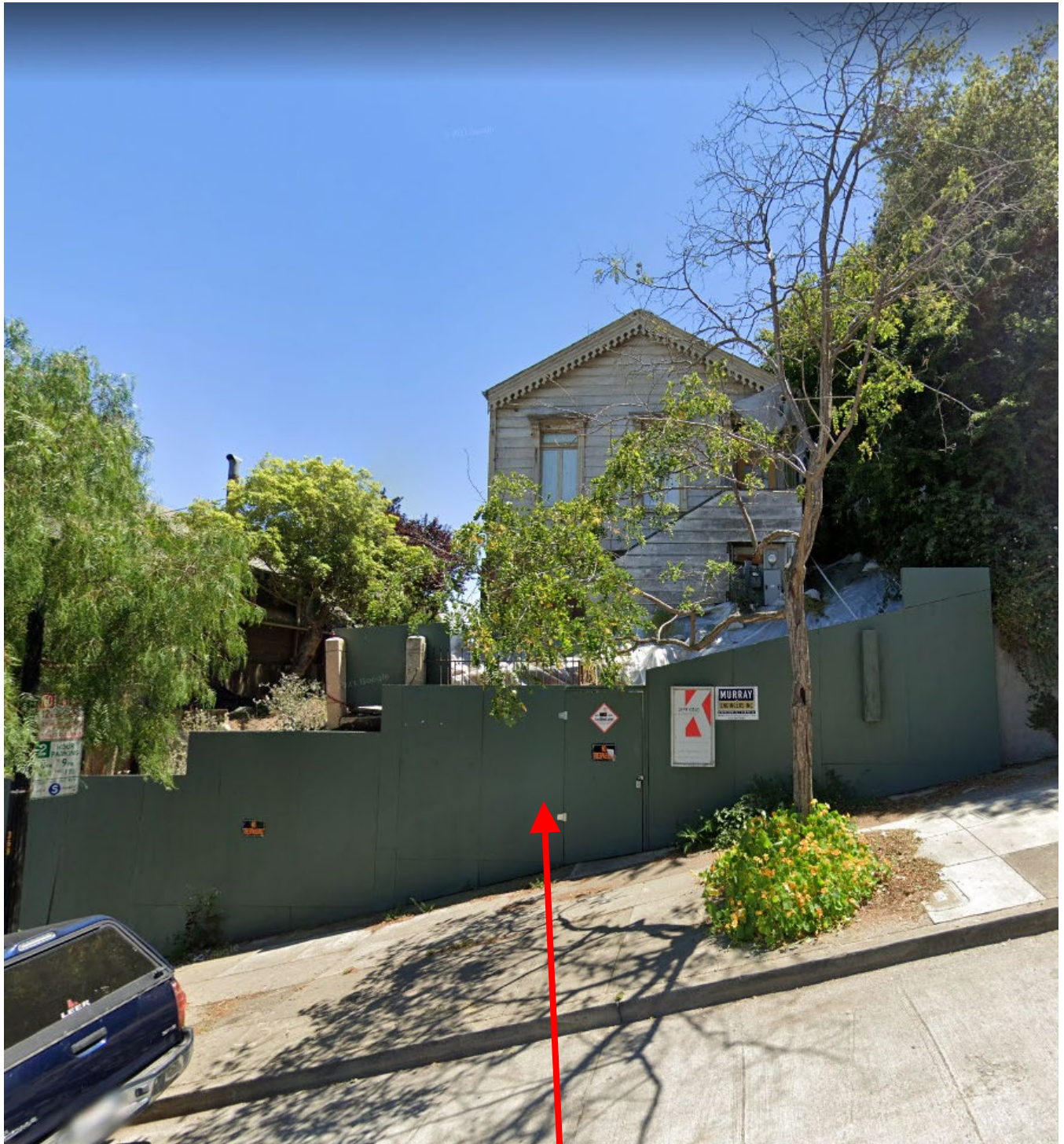
SUBJECT PROPERTY

**DR REQUESTOR'S
PROPERTY**



Discretionary Review Hearing
Case Number 2021-000269DRP-02
3669 21st Street

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2021-000269DRP-02
3669 21st Street



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 26, 2020, Building Permit Application No. 202012261735 and on December 28, 2020, Building Permit Application No. 202012281772 were filed for work at the Project Address below.

Notice Date: 5/13/21 Expiration Date: 6/14/21

PROJECT INFORMATION

Project Address: **3669 21ST ST**
Cross Streets: **Sanchez & Church Sts**
Block / Lot No.: **3620 / 054**
Zoning District(s): **RH-1 / 40-X**
Record No.: **2021-000269PRJ**

APPLICANT INFORMATION

Applicant: **John Maniscalco**
Address: **442 Grove Street**
City, State: **San Francisco, CA 94102**
Telephone: **415-864-9900 x201**
Email: john@m-architecture.com

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE	PROJECT FEATURES	Existing	Proposed
<input checked="" type="checkbox"/> Demolition	Building Use:	Residential	No Change
<input type="checkbox"/> Change of Use	Front Setback:	+/- 11'-5"	+/- 15'-0"
<input type="checkbox"/> Rear Addition	Side Setbacks:	None	No Change
<input checked="" type="checkbox"/> New Construction	Building Depth:	+/- 64'-5"	+/- 60'-10"
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	+/- 62'-1"	No Change
<input type="checkbox"/> Side Addition	Building Height:	+/- 37'-10"	+/- 34'-6"
<input type="checkbox"/> Alteration	Number of Stories:	1 over basement	3 over basement/garage
<input type="checkbox"/> Front Addition	Number of Dwelling Units	1	2 (SFR with ADU)
<input type="checkbox"/> Vertical Addition	Number of Parking Spaces	0	2

PROJECT DESCRIPTION

The project includes demolition of an existing one-story-over-basement, single-family residence and construction of a new three-story-over-basement/garage, single family residence with an Accessory Dwelling Unit at the subject property. The demolition of the existing building at the subject property was administratively approved pursuant to Planning Code Section 317(d)(3)(B). See attached plans for additional details.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

To view plans or related documents, visit sfplanning.org/notices and search the Project Address listed above.

For more information, please contact Planning Department staff:

Planner: **Stephanie Cisneros** Telephone: **628-652-7363** Email: Stephanie.Cisneros@sfgov.org

General Information About Procedures During COVID-19 Shelter-In-Place Order

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning counter at the Permit Center via email at pic@sfgov.org.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://aca-ccsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to

CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

Board of Appeals

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

Environmental Review

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Board of Supervisors at bos.legislation@sfgov.org, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Notice of an application for Demolition and New Construction

Project Location & Details:

3669 21ST STREET

Building Permit Application Nos. 202012261735 & 202012281772

Block/Lot No. 3620 / 054

Zoning District: RH-1 RESIDENTIAL-HOUSE, ONE FAMILY

The project at 3669 21ST ST proposes to demolish the existing structure and construct a new residential building. The project is being re-noticed to clarify the height measurement of the proposed building. As noted in the project features table, the proposed building will be approximately 8 feet taller than the existing building as measured above existing grade. The proposed height of the new building will comply with the Dolores Heights SUD requirement and will not exceed a height limit of 35-feet above existing grade as required under Planning Code Sections 241 and 260. Demolition of the existing dwelling is subject to administrative review and approval pursuant to Planning Code Section 317(d)(3)(B). ***Please note that only the listed dimension on the cover sheet has changed – the drawings and proposed project are identical to the previous notice.**



<i>Project Features</i>	<i>Existing</i>	<i>Proposed</i>
Building Use	Residential	Residential
Building Height	23 ft., 0.25 in. (from (e) grade)	30 ft., 10.75 in. (from (e) grade)
Dwelling Units	1	1 with ADU

Applicant: John Maniscalco

415-864-9900 x201 john@m-architecture.com

City Planner: Stephanie Cisneros

628-652-7363 Stephanie.Cisneros@sfgov.org

You are not required to take any action.

If you believe there are exceptional circumstances, you may request a public hearing for Discretionary Review by the response deadline.

For information on how to request a public hearing please contact the City Planner or visit sfplanning.org/resource/drp-application.

中文:

該專案位於3669 21ST ST 提議拆除現有的結構並且建造新的住宅樓。有關此通知的中文信息，請於以下截止日期前致電628.657.7550，並提供項目地址及項目編號。

Español:

El proyecto en 3669 21ST ST propone demoler la estructura existente y construir un nuevo edificio residencial. Para información sobre esta notificación en español, favor de llamar al 628.657.7550 antes de la fecha límite listada abajo, y mencione la dirección y número de proyecto.

Filipino:

Iminumungkahi ng proyektong nasa 3669 21ST ST na gibain o i-demolish ang nariyan nang istruktura at magtayo ng bagong residensiyal na gusali. Para sa impormasyon tungkol dito sa abiso sa Filipino, pakitawagan ang 628.657.7550 sa petsa ng deadline na nakalista sa ibaba, at banggitin ang address ng proyekto at ang numero ng record.

Response Deadline: 9/13/21

Record No. 2021-000269PRJ



San Francisco Planning

了解更多信息 Para más información Para sa karagdagang impormasyon

sfplanning.org/notices



For more information

General Information About Procedures During COVID-19 Shelter-In-Place Order

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If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to CPC.Intake@sfgov.org by the expiration date listed on the front of this notice. You will receive follow-up instructions via email on how - and by when - to post payment for the DR Application.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Board of Supervisors at bos.legislation@sfgov.org, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.





CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3669 21ST ST		3620054
Case No.		Permit No.
2021-000269ENV		02012261735
<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 sponsor proposes the demolition of the existing one-story single-family residence and the construction of a new three-story, 6,516-square-foot, single-family residence with an 854-square-foot ADU. The project includes two off-street vehicular parking spaces and 1 bicycle parking area.</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> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</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 . FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input 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 Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if 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. (refer to The Environmental Information tab on the San Francisco Property Information Map)</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?</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 the San Francisco Property Information Map)</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 Planning tab on the San Francisco Property Information Map)</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:</p> <p>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 tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p> <p>The department's staff archeologist conducted preliminary archeological review and determined that no CEQA-significant archeological resources are expected within project-affected soils.</p> <p>A preliminary geotechnical report was prepared by Murray Engineers on 10/1/2020. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to <i>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 checked="" 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 checked="" type="checkbox"/>	<p>1. Reclassification of property status. (<i>Attach HRER Part I</i>)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><input type="checkbox"/> Reclassify to Category A</td> <td style="width: 50%; border: none;"><input checked="" type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td style="border: none;"> <p>a. Per HRER 03/23/2020</p> </td> <td style="border: none;"> <p>(No further historic review)</p> </td> </tr> <tr> <td colspan="2" style="border: none;"> <p>b. Other (<i>specify</i>): Reclassification to Category C - No Historic Resource Present based on additional information cited in the revised HRER analysis dated 3/23/20.</p> </td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input checked="" type="checkbox"/> Reclassify to Category C	<p>a. Per HRER 03/23/2020</p>	<p>(No further historic review)</p>	<p>b. Other (<i>specify</i>): Reclassification to Category C - No Historic Resource Present based on additional information cited in the revised HRER analysis dated 3/23/20.</p>	
<input type="checkbox"/> Reclassify to Category A	<input checked="" type="checkbox"/> Reclassify to Category C						
<p>a. Per HRER 03/23/2020</p>	<p>(No further historic review)</p>						
<p>b. Other (<i>specify</i>): Reclassification to Category C - No Historic Resource Present based on additional information cited in the revised HRER analysis dated 3/23/20.</p>							
<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 (Analysis required)</i> :
<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 checked="" 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: Charles Enchill	

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: Charles Enchill
		03/19/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of 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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

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 environmental review pursuant to CEQA.

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 be filed to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date:



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION

Discretionary Review Requestor's Information

Name: _____

Email Address: _____

Address: _____

Telephone: _____

Please Select Billing Contact: _____

Applicant

Other (see below for details)

Name: _____ Email: _____ Phone: _____

Information on the Owner of the Property Being Developed

Name: _____

Company/Organization: _____

Email Address: _____

Address: _____

Telephone: _____

Property Information and Related Applications

Project Address: _____

Block/Lot(s): _____

Building Permit Application No(s): _____

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		
Did you discuss the project with the Planning Department permit review planner?		
Did you participate in outside mediation on this case? (including Community Boards)		

Changes Made to the Project as a Result of Mediation.

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

-
2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

-
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Signature

Name (Printed)

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

RE: 3663 21st Street (Block 3620, Lot 054) San Francisco California 94114
Application Nos. 202012261735, 202012281772, 2021-000269PRJ

TO: San Francisco Planning Department,
49 South Van Ness Ave., San Francisco, CA 94103
ATTN: Stephanie Cisneros

Following pages are Exhibits to accompany a Discretionary Review Public Filing
by Eric Holub, 3663 21st Street, San Francisco CA 94114,
(Property next door, downhill and east of 3669 21st Street.)

Discretionary Review Request, section 1:

1. The design is not consistent with the intent of Dolores Heights Special Use District Con

2. Dolores Heights has very few double lots the size of 3669 21st St. On the 3600 block of 21st Street, no buildings on a double lot have a frontage which occupies the full width of the lot. The Residential Design Guidelines (page 23) recommend "Design the height and depth of the building to be compatible with the existing building scale at the street."

3. Mass, scale, & compatibility: The proposed project is approximately 9000 square feet - much larger than other single family or duplexes on this block. The Residential Design Guidelines (page 5) include these relevant Design Principles:

- a. Ensure that the building's scale is compatible with surrounding buildings.
- b. Ensure that the building respects the mid-block open space.
- c. Maintain light to adjacent properties by providing adequate setbacks.
- d. Provide architectural features that enhance the neighborhood's character"

4. Building depth/mid-block open space: The building's southern exterior is at approximately 75 feet in the rear lot. Owing to its 138 foot deep lot, the proposed building extends much further back into the mid-block open space. My home in particular is dwarfed by the proposed building. [See Exhibit 1] While it complies with the 45% rear yard setback required by the DH SUD, it casts a significant shadow and mass on my home. It also reduces the mid-block open space that all adjacent neighbors enjoy.

5. Building Facade: The proposed facade design is out of character with the neighborhood and with the history of the property itself. The existing building is a two-story cottage with clapboard siding constructed in the 1880. The last owner added shingles on the east side and rear additions [see Exhibit 2a-2b]. The peaked roof complements the wood-siding facade -- giving the property an appearance similar to my adjacent (east) downhill home at 3663 21st. Shingled facades predominate. Ten buildings on this block of 21st Street have shingle/wood-siding facades (street numbers: 3616, 3620, 3632, 3636, 3637, 3639, 3650, 3663, 3651, 3655.)

Discretionary Review Request, section 2, Impacts:

Here are the three biggest impacts on my property at 3663 21st Street (located immediately to the east of the proposed project):

1. Loss of light: The entry stairway on the east side of the proposed three-floor structure is the only offset from their property line - no side setback. The building - with increased height, depth, and mass will loom over my home - casting a significant shadow downhill on my building. I am losing considerable light to my property (especially during the non-summer months when the sun is closer to the south horizon).

[See Exhibit 3]

2. Light and privacy issues on west side of my property: The west side of my home has two rooms (bathroom and studio) with west-facing windows. [See Exhibit 4]

3. Privacy issues from the roof deck on the southeast corner of the proposed building: The deck extends approximately 20 feet beyond the rear of my home - allowing for a 45 degree angle to the rear of the house. Anyone on the deck can see the rear windows of my home. [see Exhibit 5]

Discretionary Review Request, section 3, Alternatives:

1. Loss of light to my home: The Residential Design Guidelines (page 16) recommend in "situations where a proposed project will have a greater impact on neighboring buildings. In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project: Provide setbacks on the upper floors of the building...."

I would like the sponsors to step back the east side of the proposed building to allow more direct sunlight during the afternoon hours especially during the seasons with less sunlight.

2. Light and privacy issues for west-facing windows: Use "privacy" glass in windows facing the bathroom and studio.

3. Privacy issues from the roof deck located at the southeast side of the property: Provide screening on the deck or along the fenceline.

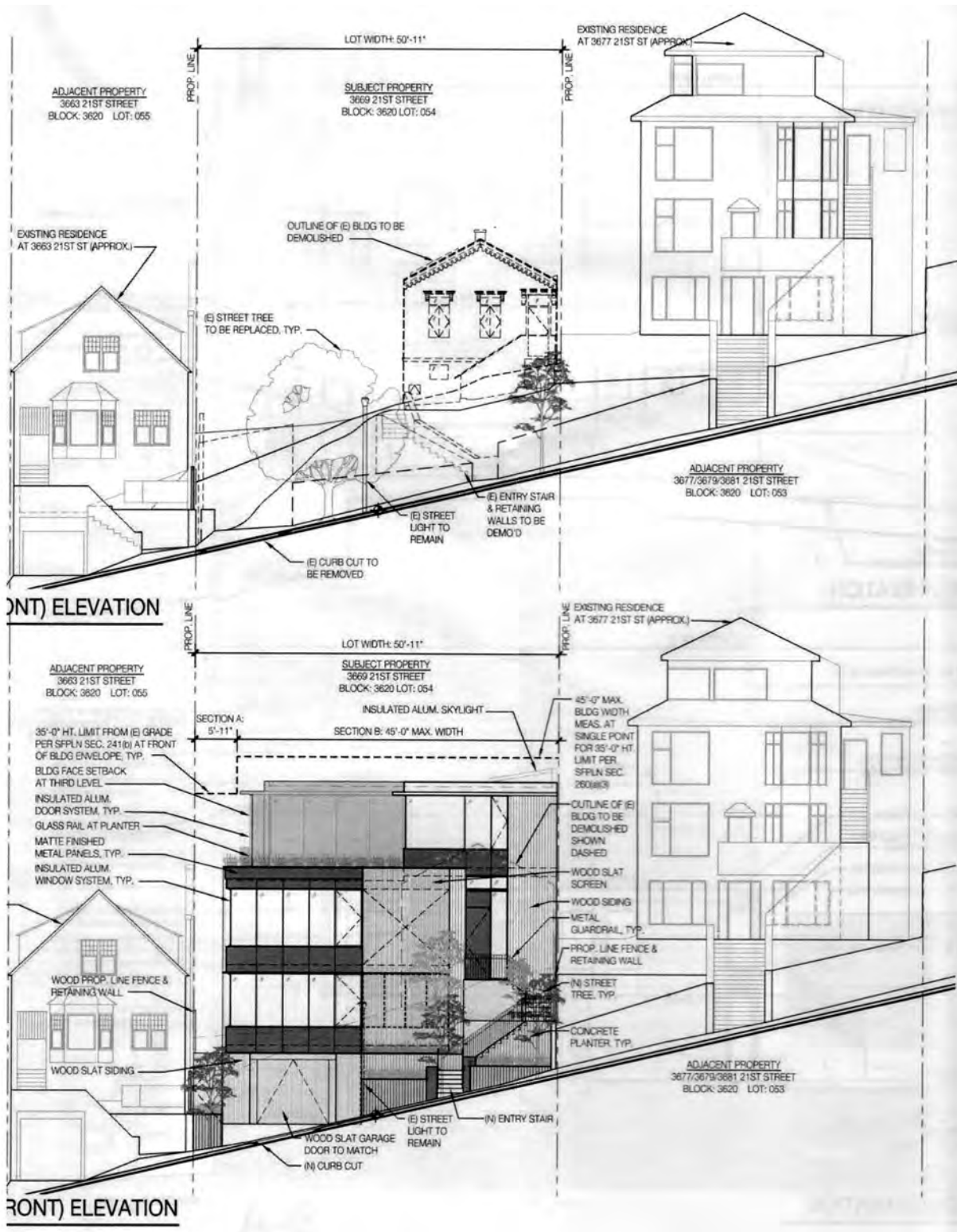


Exhibit 1, detail of 3669 21st Street proposed site plan front elevation, sheet A-5, showing scale of project relative to my property, at left.

RE: 3663 21st Street (Block 3620, Lot 054) San Francisco California 94114
Application Nos. 202012261735, 202012281772, 2021-000269PRJ



Exhibit 2a above: Assessor's photo of 3669 21st street, mid-20th century.

Exhibit 2b below: 3669 21st Street facade in recent photograph.



RE: 3663 21st Street (Block 3620, Lot 054) San Francisco California 94114
 Application Nos. 202012261735, 202012281772, 2021-000269PRJ

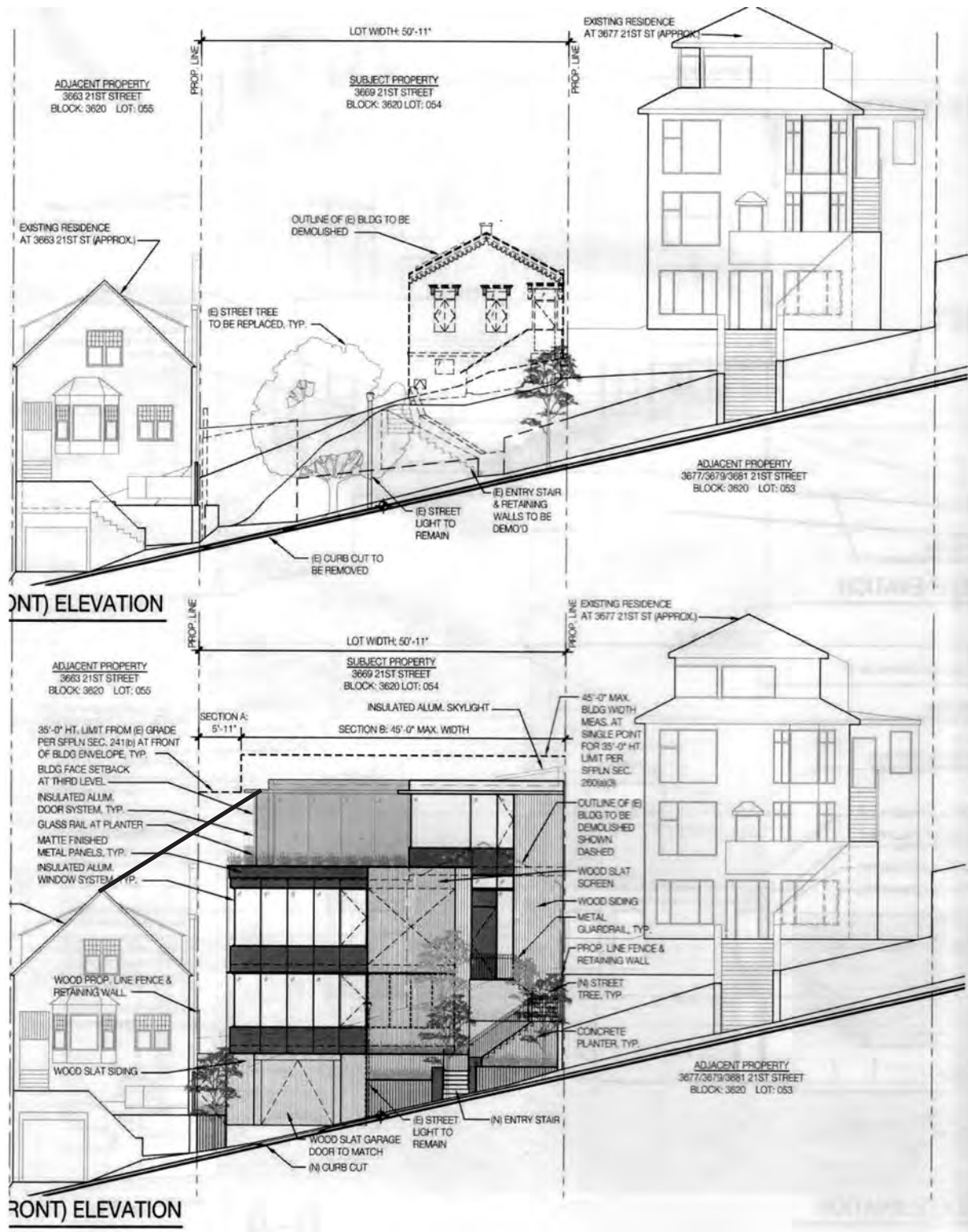


Exhibit 3, detail of 3669 21st Street proposed site plan front elevation, sheet A-5, with superimposed line showing roof-to-roof relative position and potential shading.

RE: 3663 21st Street (Block 3620, Lot 054) San Francisco California 94114

Application Nos. 202012261735, 202012281772, 2021-000269PRJ

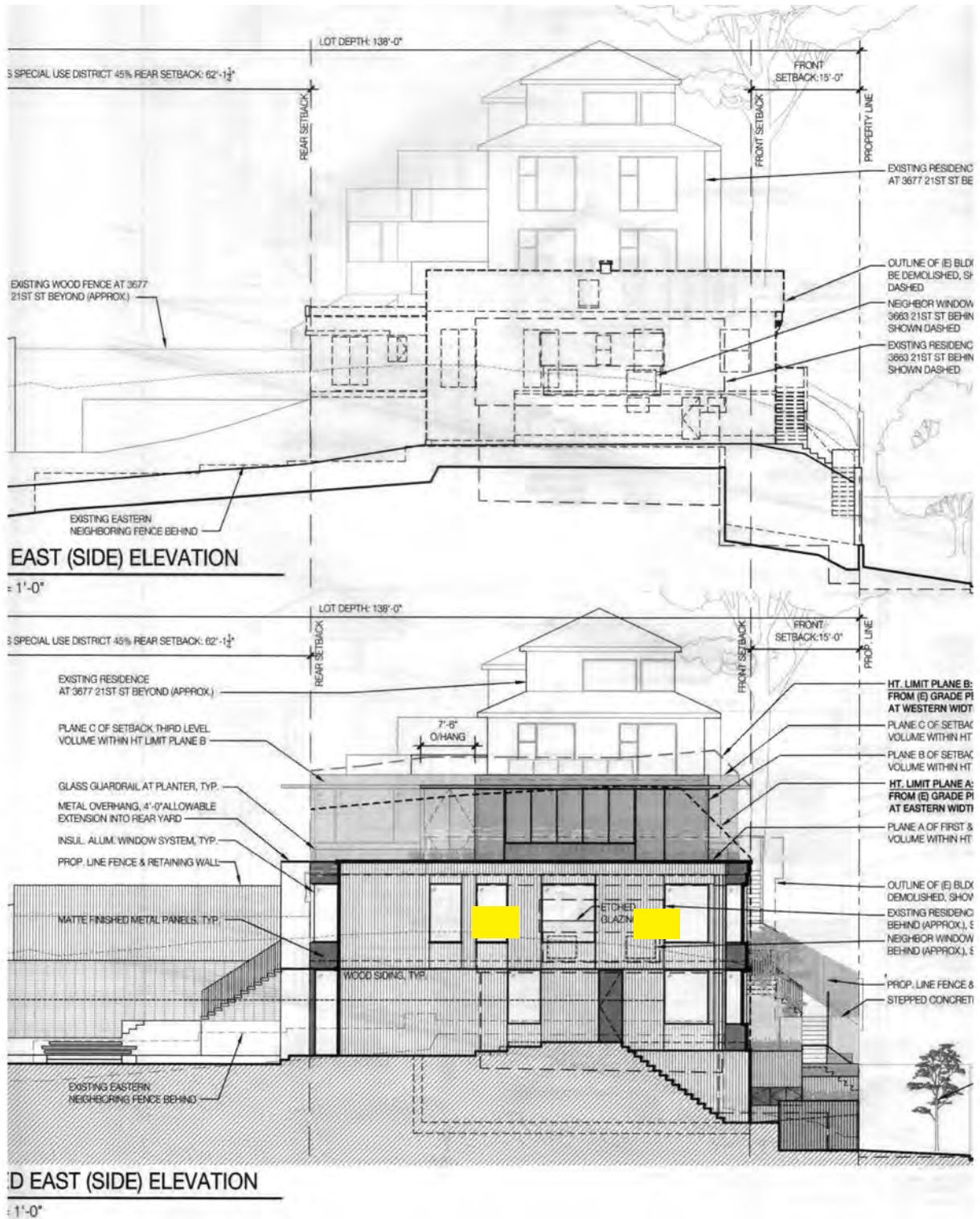


Exhibit 4, detail of 3669 21st Street proposed site plan side elevation, sheet A-6, with approximate locations of 3663 21st Street second-floor windows shown in yellow. While existing property also had facing windows, there was privacy through a lot's distance and plantings.

RE: 3663 21st Street (Block 3620, Lot 054) San Francisco California 94114
 Application Nos. 202012261735, 202012281772, 2021-000269PRJ

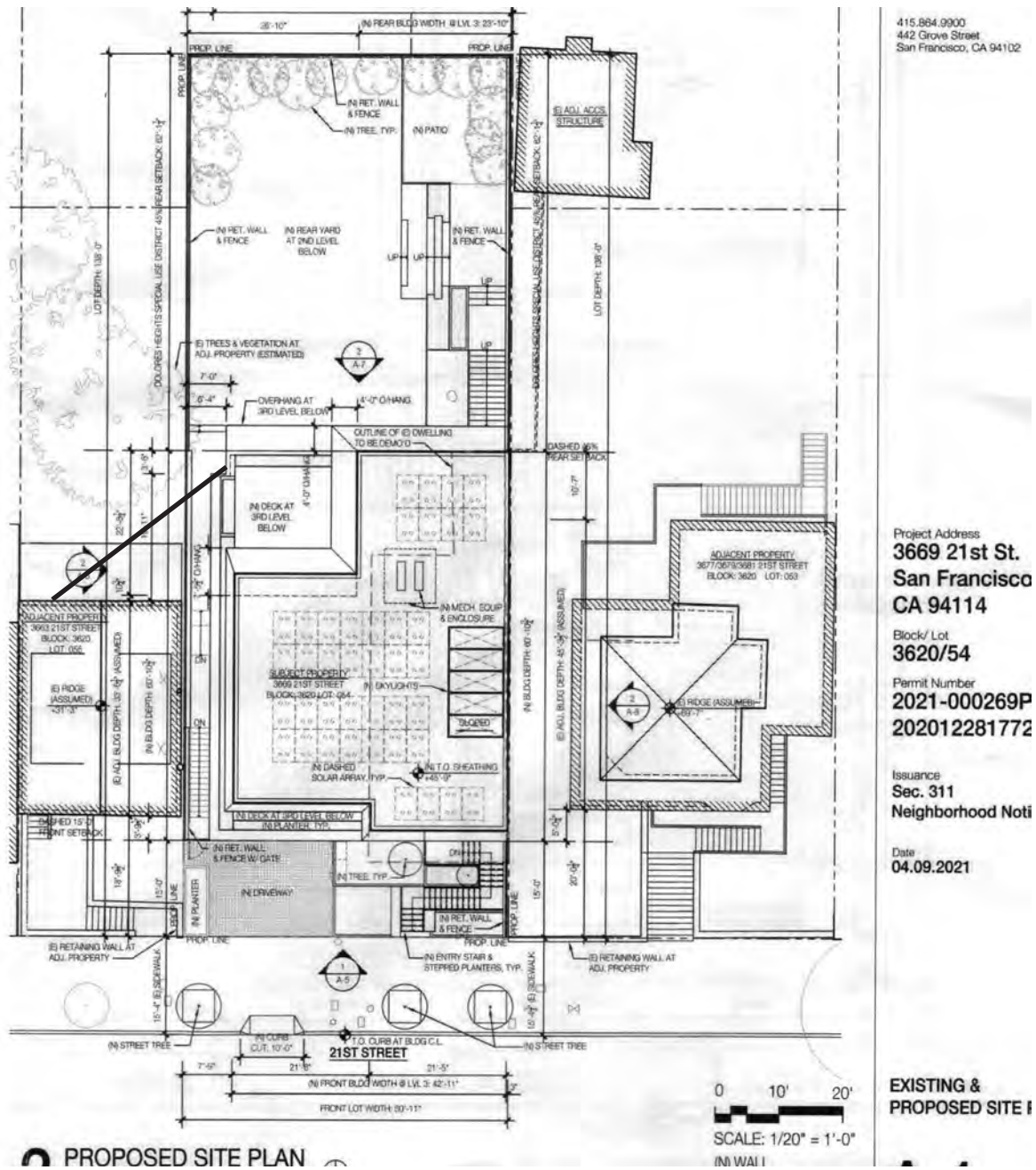


Exhibit 5, detail of 3669 21st Street proposed site plan, sheet A-1, line superimposed showing view from rear deck to my property windows, at left



San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Raymond Clark

Address: 3681 21st Street, San Francisco, CA 94114 Email Address: rclark@mba2002.hbs.edu

Telephone: (949) 500-0269

Please Select Billing Contact: Applicant Other (see below for details)

Name: _____ Email: _____ Phone: _____

Information on the Owner of the Property Being Developed

Name: PBC Holdings LLC

Company/Organization: PBC Holdings LLC

Address: 135 Main Street, Suite 850, San Francisco, CA 94105 Email Address: kyle@goldengatecpa.com

Telephone: _____

Property Information and Related Applications

Project Address: 3669 21st Street, San Francisco, CA, 94114

Block/Lot(s): 3620/054

Building Permit Application No(s): 2020.12.26.1735 and 2020.12.28.1772

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	
Did you participate in outside mediation on this case? (including Community Boards)		<input checked="" type="checkbox"/>

Changes Made to the Project as a Result of Mediation.

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

As the immediate, adjacent neighbors to the proposed property, we discussed with the project sponsors our concerns regarding the mass of the proposed building and the associated negative impacts on air and light dynamics for neighboring properties as well as the project's impingement on well established neighborhood green space.

The project sponsors were unwilling to adjust project plans to address these concerns.

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Please see attached document.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

Please see attached document.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Please see attached document.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Signature

Raymond Clark

Name (Printed)

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Property address: 3669, 21st Street, San Francisco, CA 94114

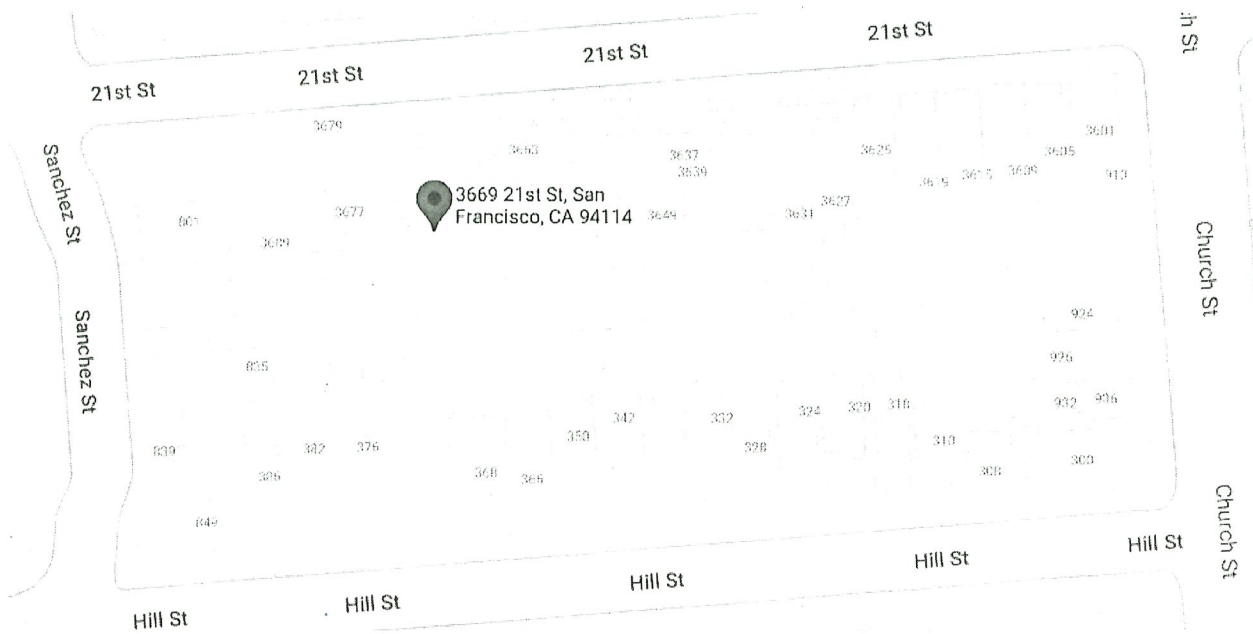
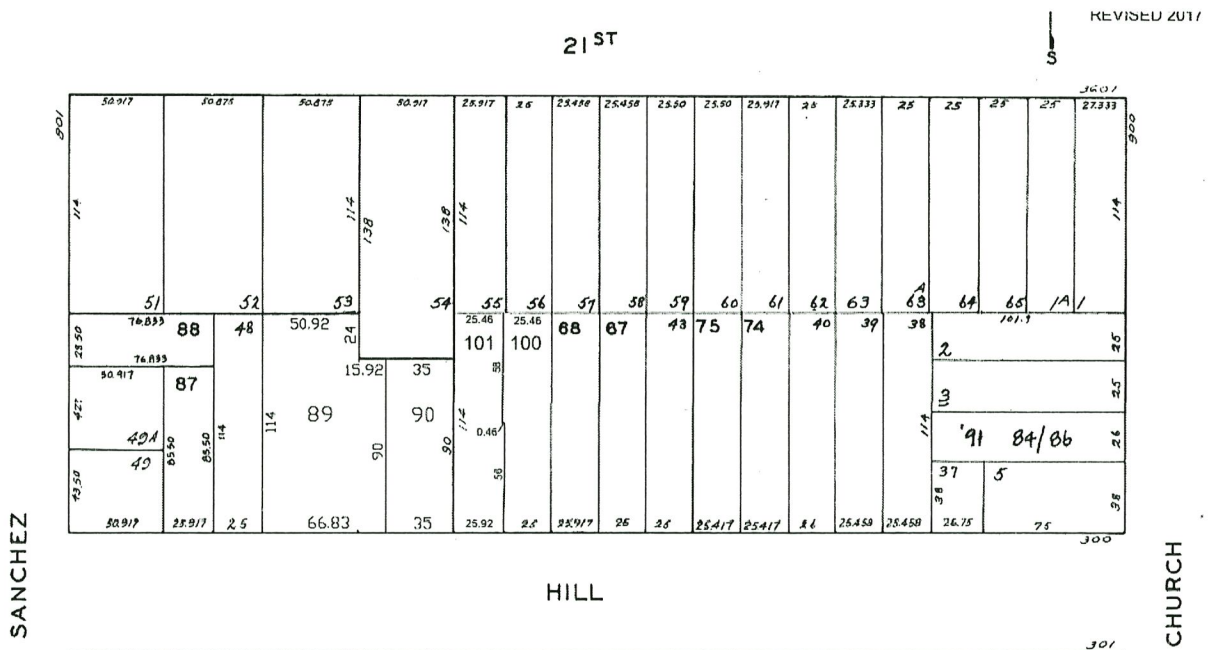
Permit numbers: 2020.12.26.1735 and 2020.12.28.1772

DR submission by: Raymond Clark

DR submission date: June 14, 2021

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

This project merits discretionary review due to the exceptional and extraordinary circumstances of the lot associated with the project. The lot for 3669 21st Street extends 138' deep which is significantly larger than the lots of adjacent properties (see maps below):



Property address: 3669, 21st Street, San Francisco, CA 94114

Permit numbers: 2020.12.26.1735 and 2020.12.28.1772

DR submission by: Raymond Clark

DR submission date: June 14, 2021

The sponsors have used this unusual lot configuration to maximize the size of the proposed structure in a way that materially negatively impacts adjacent properties and the neighborhood. The mass of proposed structure combined with the depth of the lot creates a noteworthy and unwelcome intrusion in to the green space associated with adjacent properties and the neighborhood. It is worth noting that two nearby currently non-compliant structures on this block are scheduled for demolition which will substantially enhance neighborhood green space and align future structures with the letter and spirit of the Dolores Heights Special Use District provisions. Unfortunately, the subject property will reverse these neighborhood green space gains on a permanent basis.

The proposed project will also significantly reduce natural light exposure for two of three residential units (3677 and 3679) located immediately to the west of the subject property. In addition, the mass of the proposed structure will likely significantly reduce light exposure for the single family residence at 3663 21st Street, immediately to the east of the subject property. While the proposed project is under the 40' height threshold for required shadow evaluation, we believe these unique circumstances merit, at a minimum, comprehensive solar exposure studies to evaluate the proposed structure's impact on the air and light dynamics for adjacent properties.

In short, the unique configuration of this lot has allowed the project sponsors to advance a project that is inconsistent with the stated intent of the Dolores Heights Special Use District, "to preserve and provide for an established area with a unique character and balance of built and natural environment, with public and private view corridors and panoramas, to conserve existing buildings, plant materials and planted spaces, to prevent unreasonable obstruction of view and light by buildings or plant materials, and to encourage development in context and scale with established character and landscape."

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

For the reasons noted in the response to question 1, we believe the following properties will be negatively impacted by this project:

Location/address	Negative impact
3677 – 3679 21 st Street	Loss of light exposure, increased shadow, and potential loss of privacy
3677 – 3681 21 st Street (back yard)	Meaningful loss of light exposure, increased shadow
3663 21 st Street	Loss of light exposure, increased shadow, and loss of privacy
376 to 366 Hill Street	Loss of green space

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Property address: 3669, 21st Street, San Francisco, CA 94114

Permit numbers: 2020.12.26.1735 and 2020.12.28.1772

DR submission by: Raymond Clark

DR submission date: June 14, 2021

At a minimum, we believe the sponsors should complete comprehensive solar exposure studies to determine air and light impacts on adjacent properties. These studies should be carefully reviewed and evaluated by the planning department before providing permitting approval.

More importantly, we suggest modestly reducing the mass of the proposed structure in order to be consistent with more typical lot sizes for the Dolores Heights Special Use District. This reasonable accommodation would reduce the project's current negative impacts on adjacent properties and the neighborhood.

SUPPLEMENT TO ORIGINAL SUBMISSION:

Please note the following additional concerns regarding the proposed project for 3669 21st:

1. We believe that there is a material misrepresentation on the 311 Notice published on May 13, 2021. The 311 Notice states that the height of the existing structure is 37 feet, 10 inches and the height of the proposed structure is 34 feet, 6 inches. The approved final plans for the proposed structure meaningfully increases the height of the proposed building to approximately 375 feet from approximately 367 feet. As a result, the 311 Notice materially misstates the height and associated impact of the proposed project. At a minimum, this requires re-issuing a corrected 311 Notice and an associated extension to the comment period.
2. We believe that that current height and rear yard exceptions of the project violate the letter and spirit of the Special Use District provisions.



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 26, 2020, Building Permit Application No. 202012261735 and on December 28, 2020, Building Permit Application No. 202012281772 were filed for work at the Project Address below.

Notice Date: 5/13/21 Expiration Date: 6/14/21

PROJECT INFORMATION

Project Address: **3669 21ST ST**
Cross Streets: **Sanchez & Church Sts**
Block / Lot No.: **3620 / 054**
Zoning District(s): **RH-1 / 40-X**
Record No.: **2021-000269PRJ**

APPLICANT INFORMATION

Applicant: **John Maniscalco**
Address: **442 Grove Street**
City, State: **San Francisco, CA 94102**
Telephone: **415-864-9900 x201**
Email: john@m-architecture.com

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE	PROJECT FEATURES	Existing	Proposed
<input checked="" type="checkbox"/> Demolition	Building Use:	Residential	No Change
<input type="checkbox"/> Change of Use	Front Setback:	+/- 11'-5"	+/- 15'-0"
<input type="checkbox"/> Rear Addition	Side Setbacks:	None	No Change
<input checked="" type="checkbox"/> New Construction	Building Depth:	+/- 64'-5"	+/- 60'-10"
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	+/- 62'-1"	No Change
<input type="checkbox"/> Side Addition	Building Height:	+/- 37'-10"	+/- 34'-6"
<input type="checkbox"/> Alteration	Number of Stories:	1 over basement	3 over basement/garage
<input type="checkbox"/> Front Addition	Number of Dwelling Units	1	2 (SFR with ADU)
<input type="checkbox"/> Vertical Addition	Number of Parking Spaces	0	2

PROJECT DESCRIPTION

The project includes demolition of an existing one-story-over-basement, single-family residence and construction of a new three-story-over-basement/garage, single family residence with an Accessory Dwelling Unit at the subject property. The demolition of the existing building at the subject property was administratively approved pursuant to Planning Code Section 317(d)(3)(B). See attached plans for additional details.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

To view plans or related documents, visit sfplanning.org/notices and search the Project Address listed above.

For more information, please contact Planning Department staff:

Planner: **Stephanie Cisneros** Telephone: **628-652-7363** Email: Stephanie.Cisneros@sfgov.org

General Information About Procedures During COVID-19 Shelter-In-Place Order

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning counter at the Permit Center via email at pic@sfgov.org.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://aca-ccsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/dr-application>) and email the completed PDF application to

CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

Board of Appeals

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

Environmental Review

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Board of Supervisors at bos.legislation@sfgov.org, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Property address: 3669, 21st Street, San Francisco, CA 94114

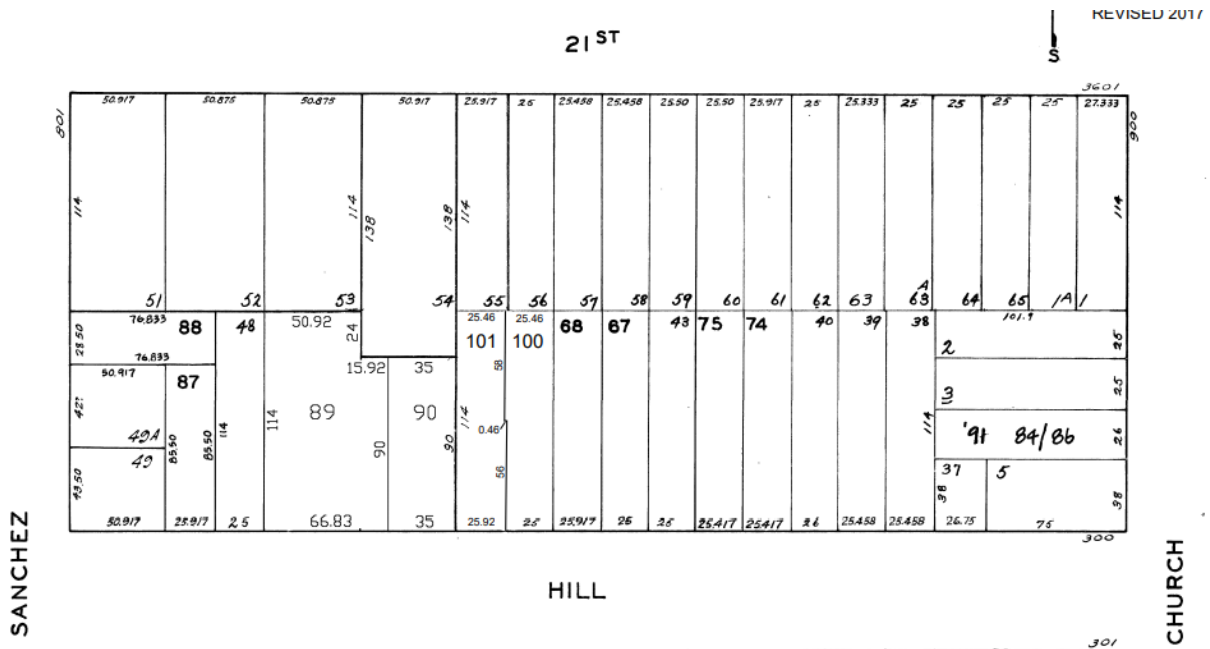
Permit numbers: 2020.12.26.1735 and 2020.12.28.1772

DR submission by: Raymond Clark

DR submission date: June 14, 2021

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

This project merits discretionary review due to the exceptional and extraordinary circumstances of the lot associated with the project. The lot for 3669 21st Street extends 138' deep which is significantly larger than the lots of adjacent properties (see maps below):



Property address: 3669, 21st Street, San Francisco, CA 94114

Permit numbers: 2020.12.26.1735 and 2020.12.28.1772

DR submission by: Raymond Clark

DR submission date: June 14, 2021

The sponsors have used this unusual lot configuration to maximize the size of the proposed structure in a way that materially negatively impacts adjacent properties and the neighborhood. The mass of proposed structure combined with the depth of the lot creates a noteworthy and unwelcome intrusion in to the green space associated with adjacent properties and the neighborhood. It is worth noting that two nearby currently non-compliant structures on this block are scheduled for demolition which will substantially enhance neighborhood green space and align future structures with the letter and spirit of the Dolores Heights Special Use District provisions. Unfortunately, the subject property will reverse these neighborhood green space gains on a permanent basis.

The proposed project will also significantly reduce natural light exposure for two of three residential units (3677 and 3679) located immediately to the west of the subject property. In addition, the mass of the proposed structure will likely significantly reduce light exposure for the single family residence at 3663 21st Street, immediately to the east of the subject property. While the proposed project is under the 40' height threshold for required shadow evaluation, we believe these unique circumstances merit, at a minimum, comprehensive solar exposure studies to evaluate the proposed structure's impact on the air and light dynamics for adjacent properties.

In short, the unique configuration of this lot has allowed the project sponsors to advance a project that is inconsistent with the stated intent of the Dolores Heights Special Use District, "to preserve and provide for an established area with a unique character and balance of built and natural environment, with public and private view corridors and panoramas, to conserve existing buildings, plant materials and planted spaces, to prevent unreasonable obstruction of view and light by buildings or plant materials, and to encourage development in context and scale with established character and landscape."

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

For the reasons noted in the response to question 1, we believe the following properties will be negatively impacted by this project:

Location/address	Negative impact
3677 – 3679 21 st Street	Loss of light exposure, increased shadow, and potential loss of privacy
3677 – 3681 21 st Street (back yard)	Meaningful loss of light exposure, increased shadow
3663 21 st Street	Loss of light exposure, increased shadow, and loss of privacy
376 to 366 Hill Street	Loss of green space

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Property address: 3669, 21st Street, San Francisco, CA 94114

Permit numbers: 2020.12.26.1735 and 2020.12.28.1772

DR submission by: Raymond Clark

DR submission date: June 14, 2021

At a minimum, we believe the sponsors should complete comprehensive solar exposure studies to determine air and light impacts on adjacent properties. These studies should be carefully reviewed and evaluated by the planning department before providing permitting approval.

More importantly, we suggest modestly reducing the mass of the proposed structure in order to be consistent with more typical lot sizes for the Dolores Heights Special Use District. This reasonable accommodation would reduce the project's current negative impacts on adjacent properties and the neighborhood.

SUPPLEMENT TO ORIGINAL SUBMISSION:

Please note the following additional concerns regarding the proposed project for 3669 21st:

1. We believe that there is a material misrepresentation on the 311 Notice published on May 13, 2021. The 311 Notices states that the height of the existing structure is 37 feet, 10 inches and the height of the proposed structure is 34 feet, 6 inches. The approved final plans for the proposed structure meaningfully increases the height of the proposed building to approximately 375 feet from approximately 367 feet. As a result, the 311 Notice materially misstates the height and associated impact of the proposed project. At a minimum, this requires re-issuing a corrected 311 Notice and an associated extension to the comment period.
2. We believe that that current height and rear yard exceptions of the project violate the letter and spirit of the Special Use District provisions.

From: [Stephen M. Williams](#)
To: [Teague, Corey \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Cisneros, Stephanie \(CPC\)](#)
Cc: [Bruce Bowen](#); [Clark, Matt](#); [Carolyn Kenady](#); [Christopher Hall](#); [Mac McKenzie](#); [Steve Clark](#)
Subject: Non-Code Compliant Project Proposed in Dolores Heights Special Use District @ 3669 21st Street
Date: Wednesday, June 09, 2021 10:54:48 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Corey, Scott and Ms. Cisneros:

I am writing to you on a matter of some urgency regarding a project proposed at 3669 21st Street in the Dolores Heights Special Use District. I was recently contacted by some neighbors of the proposed project and have also spoken to some members and officers of the Dolores Heights Improvement Club, the active and involved neighborhood association for the area including the Special Use District. After reviewing the proposal and the Planning Code it is obvious that the proposed project starkly violates numerous provisions of the Special Use District at Planning Code Section 241 and must be immediately withdrawn, re-examined and reconfigured by the Sponsors and the Dept.

First, the concept of demolishing one of the oldest buildings in the entire area (circa 1885) and constructing a giant 6500 + square foot metal and glass box is abhorrent to the very concept of the Special Use District. However, this project not only violates the “spirit” of the SUD it also violates the objective limits specially placed on new construction in the area. The project includes rear yard obstructions which are specifically excluded in the SUD. There are proposed sets of stair cases from the first and second floors, and a series of decks and terraces which in all extend some 40’ feet into the required rear yard. Further, there is some sort of odd metal “overhang” from the top floor which also extends 4’ feet into the required rear yard. There is also what appears to be a two step entrance into the entire rear of the project which also impermissibly extends an additional 4’ feet into the minimum required rear yard.

All of these proposed rear yard obstructions are forbidden in the SUD. There is a specific (and long standing) Zoning Administrator Planning Code Interpretation which clearly states that permitted obstructions outlined at Planning Code Section 136(c)25 (which includes all “pop-outs,” enclosed and unenclosed “extensions,” stairs and windscreens and fences) are NOT permitted at all in the Dolores Heights Special Use District, absent the

application for, and granting of a variance. The Interpretation reads as follows:

Code Section: [241](#)

Subject: Dolores Heights

Effective Date: 4/86

Interpretation:

This Section states that the required rear yard shall be 45 percent of the lot depth in the Dolores Heights Special Use District (SUD). The **12-foot extension** permitted by Section 136(c)(25) is not permitted in the Dolores Heights SUD. (This is a fairly long-standing interpretation and is based upon the Zoning Administrator's understanding of the intent of the legislation and because the ordinance states that the standards of the RH-1 District apply except as stated.) The 12-foot extension does not apply in the RH-1 District since the rear yard is only 25 percent in the first place.

One of the officers of the Dolores Heights Improvement Club brought to my attention that apparently last year a near identical error was made for a proposed project just one block away at 3751 21st Street and the Sponsor was required to remove the rear yard extensions or apply for a variance. The same result is required in this instance.

Additionally, based upon my reading of the purpose and “spirit” of the SUD and another Zoning Administrator Planning Code Interpretation I also believe this proposed project far exceeds the height limits placed on new structures in the SUD. The second Zoning Administrator’s Interpretation essentially stands for the same proposition and concept as the above Interpretation....Code “exceptions” which allow for greater expansion of the envelope of a building which are not specific enumerated in the SUD at Section 241 may not be applied to projects in the very small land area which comprises the Dolores Heights Special Use District. The second Interpretation dating from 1990 states as follows:

Code Section: [241\(b\)](#)

Subject: Dolores Heights SUD, height limit

Effective Date: 8/90

Interpretation:

This Section states that the maximum height limit in the Dolores Heights SUD shall be 35 feet. Section 261(b)(1)(A) states that the maximum height for the RH-1 Districts shall be 35 feet but that the height limit shall be increased to 40 feet when the rear property line is 20 or more feet higher than the front property line. The Dolores Heights SUD rules have no such exception. The Dolores Heights SUD governs a more limited geographic area than does Section 261(b)(1). Most of the Dolores Heights SUD is zoned RH-1 and constitutes a small percentage of the RH-1 area of the City. Therefore the provisions of Section 241(b) are more specific than those of Section 261(b)(1). A general rule of law is that more specific regulations take precedence over less specific regulations. Therefore, the Dolores Heights height limits

override those of Section 261(b)(1) in the Dolores Heights SUD.

This Interpretation states that the “exceptions” found at Section 261(b)(1)(A) may not be applied in the SUD in order to permit taller structures to be constructed. “The Dolores Heights height limits override those of Section 261(b)(1) in the Dolores Heights SUD.” Clearly these rules stand for the concept that no Planning Code “exceptions” may be applied in the SUD to create larger structures within the small confines of the SUD...otherwise, the SUD becomes meaningless. The proposed project uses “exceptions” and measuring techniques from Section 261(c)(1) and 260(a)(1)(C) to create a façade that rises some 60-65’ feet above 21st Street and has four full floors of occupancy. This is directly contrary to the stated purpose and language of Section 241(b) which states:

(b) No portion of a building shall exceed a height of 35 feet above the existing grade of the lot, with the intent that the building shall be contained within an envelope that slopes upward or downward with the slope of the property. The "height of a building" for purposes of this Section shall be measured in the manner described in Section [260](#) of this Code, whether the lot being measured slopes upward or downward from the street.

No exceptions may be applied to the project to allow for a greater expansion of the envelope of the building...The height of the building may not be measured from the legislated setback as specified in Section 261 but must be taken starting at “curb level” or the sidewalk as specified in Section 260 which is cited in Section 241. Sections of the Code not specifically referenced in Section 241 may not be applied to projects in the SUD and after seeing the proposal for this monster home it is easy to see why this rule exists since the exceptions will swallow the rule of Section 241 whole.

Please pull this project back to the Dept immediately for further review and modification since it obviously and grossly violates the provisions of the SUD and may not be presented to the public or the Planning Commission as code compliant.

Thank you—

Steve Williams

Law Office of Stephen M. Williams
1934 Divisadero St.
San Francisco, CA 94115

Ph: (415) 292-3656
Fax: (415) 776-8047
Web: stevewilliamslaw.com

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Moscone Emblidge & Rubens

220 Montgomery St, Suite 2100, San Francisco, California 94104
Phone: (415) 362-3599 | Fax: (415) 362-2006 | www.mosconelaw.com

September 15, 2021

Via Email

Scott Emblidge
Partner
emblidge@mosconelaw.com
Direct: (415) 362-3591

Joel Koppel, President
San Francisco Planning Commission
49 South Van Ness Avenue
San Francisco, CA 94103

Re: **3669 21st Street Discretionary Review**
September 23 Planning Commission Hearing

Dear President Koppel and Members of the Commission:

Our office represents the project sponsors for a project at 3669 21st Street involving a single-family home plus an accessory dwelling unit. This project complies with the Planning Code and every aspect of the Residential Design Guidelines, as your staff will confirm.

The project involves the demolition a dilapidated, structural unsound home. The project includes a one-bedroom, 854-square foot ADU with independent access, substantial windows and access to significant outdoor space. The project sponsors are a family with two young children who will live in a new single-family home. They are not developers or speculators. They have had very positive interactions with neighbors about the project, with the exception of the two DR applicants.

The project sponsors and their architect, John Maniscalco, have repeatedly amended the plans to minimize potential impacts on neighbors and to address concerns raised by RDAT. As designed, the project respects the neighborhood's topography and character, and replaces dilapidated, unsound housing with much-needed resilient family housing which maximizes the density on the site.

Attached is the project sponsors' response to the DR applications filed by two neighbors. Please let me know if you have any questions or concerns about this project.

Sincerely,



G. Scott Emblidge

cc: Members of the Planning Commission
David Winslow
Jonas Ionin

Attachment

3669 21st STREET - DISCRETIONARY REVIEW RESPONSE

INTRODUCTION

The project sponsors, a family with two young children, have lived in Noe Valley for 16 years. After a long search for a property with significant outdoor space for their active growing family, they purchased the property at 3669 21st Street in 2018. The property, one of ten large double-width lots in the immediate vicinity sits within a neighborhood of larger scale single-family homes, and currently includes a 2000 square-foot failing single-family residence in significant disrepair.

After two years of work with the Planning Department, it was determined that the existing dilapidated house was not a historic resource. Additionally, a soundness report for the dilapidated property found that the costs to address the deficiencies in this building outweigh the replacement costs, and the building is therefore considered unsound. As a result, the existing house was approved for demolition. The project sponsors propose to replace the existing house with a new house that suits the family's needs, including three bedrooms and a work from home office with 6,516 sf of conditioned living space. Additionally, the project proposes to add a large, well-designed, high quality 854-square-foot one-bedroom ADU on the street-front of the second floor, with independent entry and extensive street-front glazing, maximizing density on the lot. Generous rear yard outdoor space is accessible to both units.

The Project has been thoughtfully designed to integrate into the neighborhood by taking into consideration the existing adjacent buildings as well as the topography and the steep slope of 21st Street. The Project is designed to be compatible with the scale, form, and proportion of the block, using the stepped massing and significant front and side setbacks to maintain a compatible street scale and single-lot proportion for the architectural elements consistent with the block pattern. The existing house is 23 feet in height, while the proposed structure adds just 8 feet, with an approximate maximum height of 31 feet - four feet below the height limit of the Dolores Height Special Use District. Generous voluntary side-yard setbacks and stepped massing to the east modulate scale on the downhill side, protecting access to light and air for surrounding structures.





The project sponsors are proposing a code-compliant design, designed to meet or exceed all of the standards of the Planning Code, Residential Design Guidelines, and Dolores Heights Special Use District, while maximizing density and adding much needed resilient housing to the City.

Neighbor Outreach

The project sponsors performed extensive neighborhood outreach, both before submission and as part of the permitting process, including the Dolores Heights Improvement Club throughout the process. The outreach included neighbor-to-neighbor discussions before the pre-application meeting as well as the pre-application meeting itself. Though good communication was established with most neighbors (reflected by their non-opposition) and the DHIC, both DR requestors were unresponsive to project outreach.

The Clarks (DR requestor 1): Project sponsor has been in contact with the Clarks since the project inception via in-person meeting, email, and video meetings. Though there are claims of not having received the pre-application meeting notice, sponsors both emailed the notice to them and sent it to a requested physical address in August of 2020. The project sponsors reached out to the Clarks after the pre-application and tried to schedule meetings, but with no success. We received no follow-up or comments about the proposed project from the Clarks until their recent DR filing. Following the filing, we reached out yet again to request a meeting to understand and help address any concerns. Those discussions are ongoing at this time, including solar studies and clarification of the relationship between structures.

Mr. Holub (DR requestor 2) was reached out to via email many times, offering to meet and asking for response or comment. Our offers to meet were never accepted. We received no response or comment until the recent DR filing. We have continued to reach out after the DR filing to request a meeting to understand and help address any concerns. We have received no response.

ANSWERS TO DR RESPONSE FORM QUESTIONS

1. “Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)”

Our project should be approved as proposed for the following reasons:

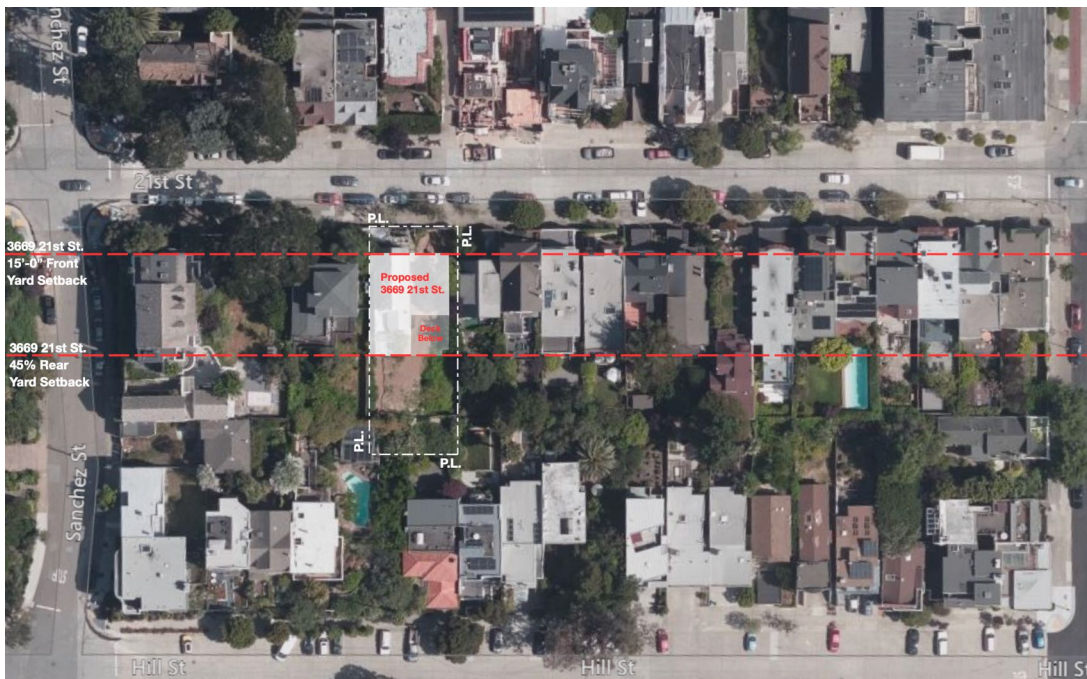
1. The project complies with all aspects of the San Francisco Planning Code including the additional requirements for the Dolores Heights Special Use District.
2. The project complies with the General Plan and all aspects of the San Francisco Residential Design Guidelines.
3. The project meets the growing needs of the Project Sponsor family.
4. The new large scale second unit, a one bedroom unit with independent prominent entry, generous glazing, and street-facing views, maximizes density and provides needed resilient housing for the city.
5. The project has been designed to minimize impacts on adjacent neighbors through voluntary setbacks, thoughtful massing, and well-considered street presence.
6. **The DR requestors have not identified any exceptional or extraordinary circumstances that would justify Discretionary Review.**

DR REQUESTOR 1 : Mr. Clark - 3677-81 21st Street

The following claims have been made by Mr. Clark's DR request. For the reasons given below, these claims are not valid or accurate, and such, there is no basis for the Planning Commission to find that there are exceptional and extraordinary circumstances that justify Discretionary Review of the project. Therefore, Discretionary Review should not be taken, and the project should be approved as proposed.

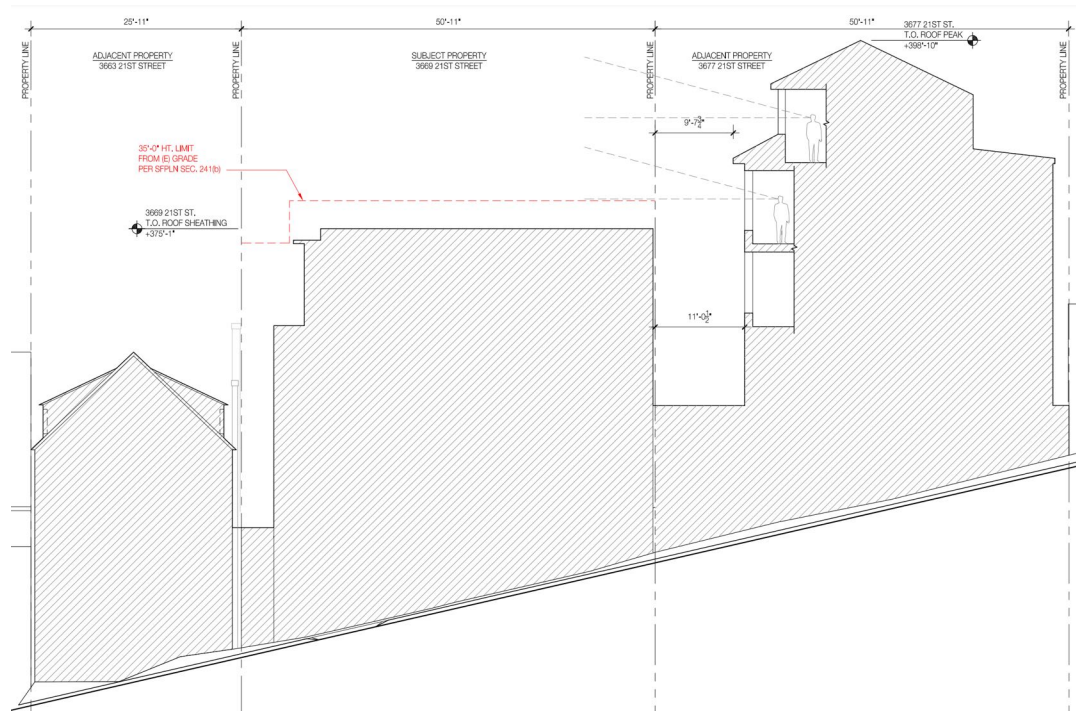
Claim 1. "The mass of proposed structure combined with the depth of the lot creates a noteworthy and unwelcome intrusion in to the green space associated with adjacent properties and the neighborhood."

- The project as designed is subject to and fully compliant with the increased standards of the Dolores Heights Special Use District, which increases the RH-1 rear yard setback from 25% to 45%.
- Despite the increased lot depth, the proposed house extends no further into the rear yard than the existing house. The existing rear yard setback is unchanged.
- Examining the pattern of existing homes on the block using maps and satellite imagery, one can see that though our lot is deeper than the typical lot, our proposed rear wall is aligned with the larger pattern of rear walls of homes on the block. As such, there is no increased encroachment into the mid-block open space, and our alignment with the block pattern protects the pattern of green space in the mid-block.
- Though the lot is deeper, they also have one of the largest front yard setback requirements on the block - 15' - which, combined with the voluntary setbacks on the east side limits our building area.



Claim 2. The proposed project will also significantly reduce natural light exposure for two of three residential units (3677 and 3679) located immediately to the west of the subject property.

- The proposed projects sits to the east and downhill from the DR requestor's much taller property, with a roofline that is two full stories lower than the DR requestor's building. Additionally, there is 11 feet of separation between structures which protects full access to light and air for the DR requestor.
- Access to light, air, and views are unchanged for the **upper two stories** is unchanged/unaffected.



- Access to light and air for the **lower windows** is also minimally affected and guaranteed by the 11 feet of separation between structures. To study the concerns of the DR requestors, a solar study was performed. That study, shared with the DR requestors and included here (EXHIBIT A), showed that:
 - As the windows are east-facing, under idealized conditions, they have potential access to light for a period from "first light" until midday, at which point the sun has moved beyond the corner of your house.
 - Given sponsor's downhill position and the separation of more than 11 feet between structures, any shadowing clears those windows within the early hours of the day, leaving them with direct solar access from approximately 9:35 am onwards (on average) for most times of the year.

DR REQUESTOR 2, Mr. Holub - 3663 21st Street

The following claims are included in Mr. Holub's DR filing. They are also lacking in validity and do not provide any basis for the Planning Commission to find that there are exceptional and extraordinary circumstances that justify Discretionary Review of the project. Therefore, Discretionary Review should not be taken, and the project should be approved as proposed.

Claim 1. Reduced light and privacy into his west-facing dormer windows

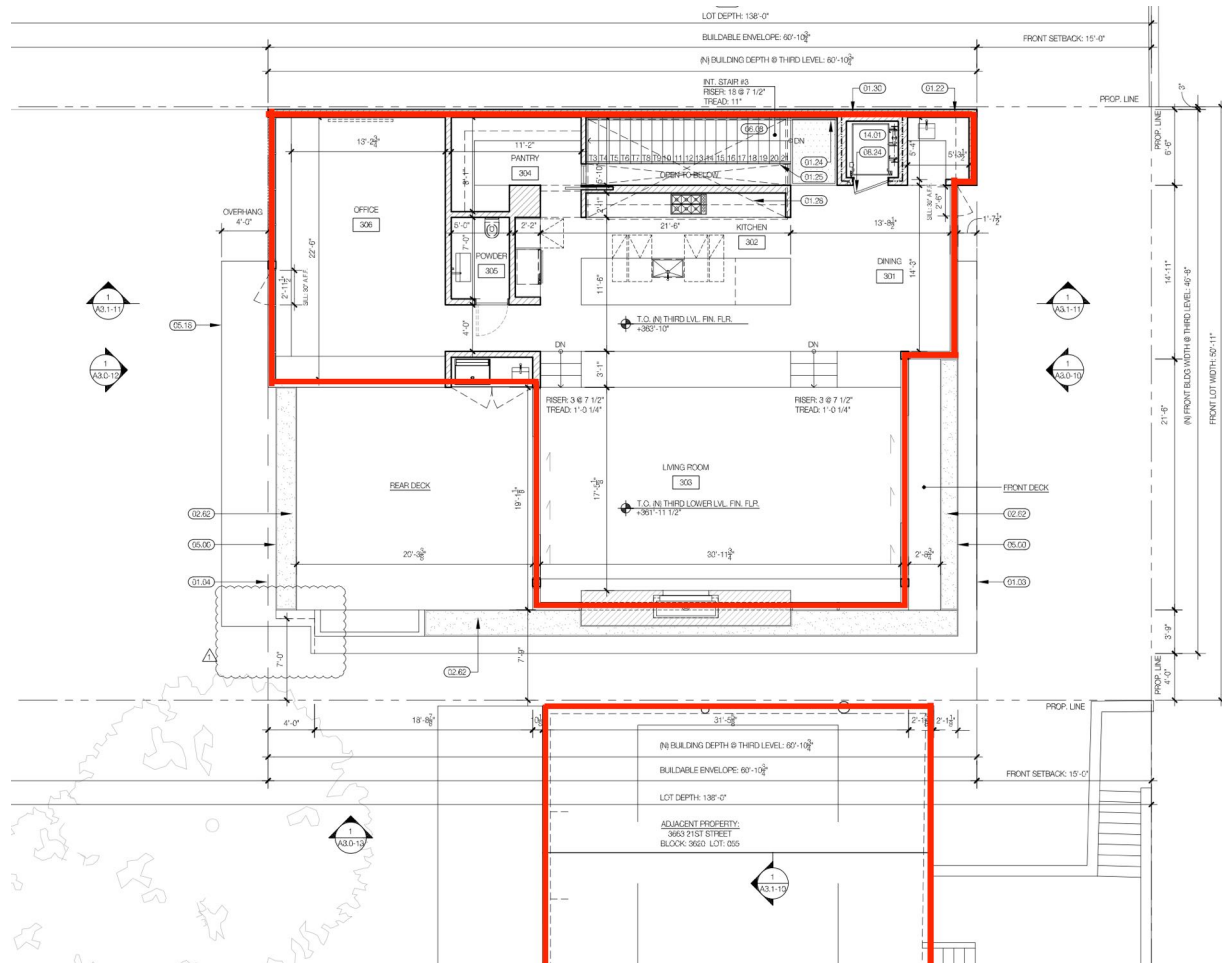
- Mr. Holub has two small west-facing dormer windows (a bathroom and a "studio"). Both windows have been largely obscured by large trees to the west for years.



- The southern dormer window is glazed with patterned obscure glass. The northern dormer window is also a textured obscure glass and has typically been covered from the interior.



- Regardless, project sponsor's house voluntarily sets back 4 feet from Mr. Holub's property line and steps further back to a 7.5 feet setback as it ascends to ensure access to light and air for these dormer windows.
- Additionally, sponsors have created a significant setback/notch at the third floor to step the mass of the house back to better align with the neighboring building face



- Mr Holub also incorrectly claims there is no side-yard setback in the proposed project. As noted above, project sponsor's house voluntarily sets back 4 feet from Mr. Holub's property line and steps further back to a 7.5 feet setback as it ascends to ensure access to light and air for these dormer windows and to follow the topography of the block.

Claim 2 : Mass, scale, and compatibility

- Despite Mr. Holub's claims, the design of 3669 21st thoughtfully addresses both the topography of this very steep street, and the street scale and presence.
- The proposed project steps to follow the topography, while utilizing the steps and setbacks to maintain a 2-story over garage scale and a single-lot width proportion to the architectural elements.
- A thoughtfully design streetscape minimizes scale and creates a lush, planted 15-foot front yard setback to enhance the pedestrian experience



Claim 3 : Privacy from rear deck

- Mr. Holub has one rear facing window at the top floor and three on the floor below (at fence level). There is a great deal of mature vegetation in his rear yard providing shade and privacy. Given this, we believe the direct line of vision between properties is quite minimal in reality.



•Most

importantly, the project sponsors have no desire to look into his home. They share his desire for privacy, and should a problem appear, plan to use secondary measures (like planters) to address any privacy issues between properties for the benefit of both parties.

2. “What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.”

- As part of the pre-application process, project sponsors significantly increased the size of the ADU from a smaller studio to a large, well-designed 854 sf 1-bedroom unit at the request of the DHIC.
- Prior to submission, project sponsors increased the setbacks and stepping towards our eastern neighbor to ensure access to light and air.
- As part of the Residential Design Advisory Team’s review process, project sponsors studied the potential impact of our massing on the eastern neighbor. Working with RDAT, we analyzed the

window locations and created a notched side yard condition in the south east corner to protect views of the mid block open space from the neighbor's windows.

- As part of the Residential Design Advisory Team's review process, project sponsors studied the relationship between our windows and the west-facing dormers at 3663 21st. Working with RDAT, sponsors adjusted the location and added opacity to an east-facing window to ensure there are no privacy issues between properties. (Note: Mr. Holub erroneously locates these windows in his DR filing, and delineates a problem that does not exist as configured)
- When other modifications have been requested/noted, sponsors have studied them in detail. The study of the actual impact of these requested changes (through associated solar studies, etc), found that they did not result in the imagined benefit.

3. "If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester."

- The approach to the design of the project was one of thoughtful contextual design, anticipating the issues that might be of concern to neighbors, and that might be of issue from a code perspective. Through voluntary setbacks, notching, and stepped massing, they have tried to create a compatible home that does not adversely affect our neighbors. We believe they have done so.
- Sponsors have done their best to honor and study every request put forward. They have done so from an objective place - attempting to understand the reality of the effect of modifications, rather than changing the design for the sake of change. In every case, whether through solar studies or a practical look at the reality of the rear yard setbacks/mid-block open space, they have endeavored to ensure that the design was not only code-compliant, but did not have adverse affect on the neighbors. In this regard, we believe they have also done so.

Conclusion

After a long, thoughtful, and inclusive process, project sponsors feel they have arrived at a beautifully designed home that provides a long-term home for their growing family, fits elegantly within the neighborhood context, and adds much needed housing by maximizing density through the addition on a large, well-designed 1-bedroom ADU.

We respectfully ask that the Planning Commission not take DR, and approve the project as submitted.

ATTACHMENT 1
SUN STUDIES

March 20th, 07:40 AM - First natural lighting on eastern facade



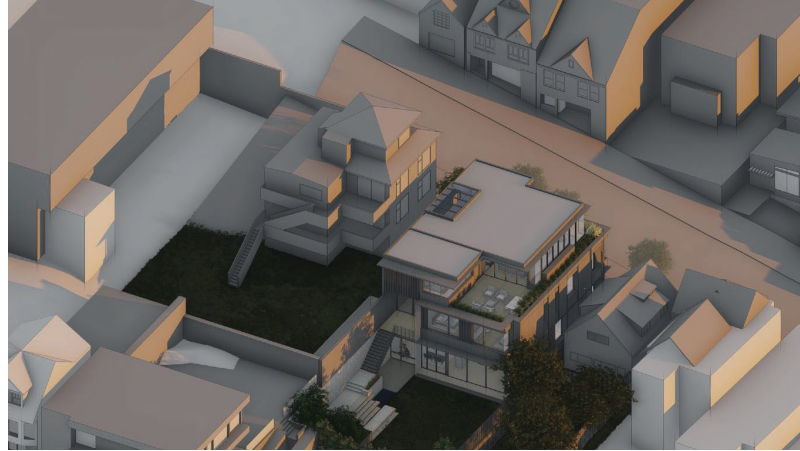
March 20th, 10:00 AM - Lower windows clear of shadow



March 20th, 12:30 PM - Eastern facade in natural shadow



June 20th, 06:15 AM - First natural lighting on eastern facade



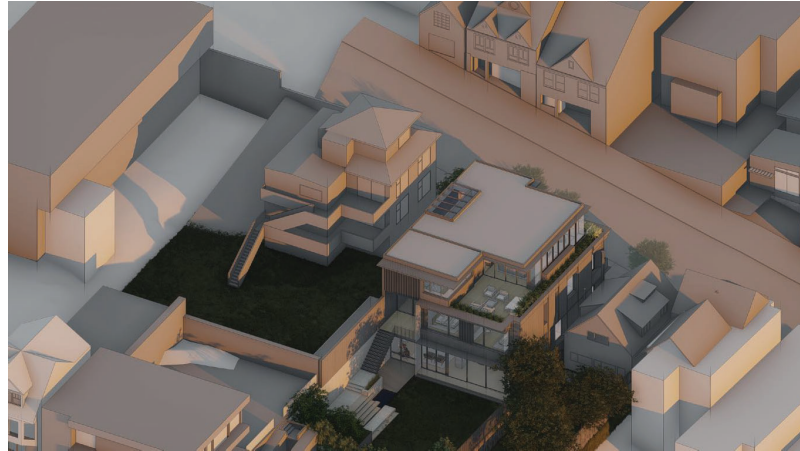
June 20th, 9:25 AM - Lower windows clear of shadow



June 20th, 12:45 PM - Eastern facade in natural shadow



Sept. 20th, 07:20 AM - First natural lighting on eastern facade



Sept. 20th, 9:45 AM - Lower windows clear of shadow



Sept. 20th, 12:15 PM - Eastern facade in natural shadow



Dec. 20th, 07:50 AM - First natural lighting on eastern facade



Dec. 20th, 9:30 AM - Lower windows clear of shadow



Dec. 20th, 11:05 AM - Eastern facade in natural shadow



John Maniscalco
Architecture

Solar Shadow Analysis

Project Timezone:
UTC -8:00 PST
DST -1:00 Mar. 14 - Nov. 07

Project Orientation:
37°45'22.06"N 122°25'45.58"W

Project Benchmark:
324.571' (NAVD 88 datum)

March Sunrise:
07:12 AM UTC -7:00 PST

June Sunrise:
05:47 AM UTC -7:00 PST

September Sunrise:
06:56 AM UTC -7:00 PST

December Sunrise:
07:21 AM UTC -8:00 PST

3669 21st Street
San Francisco, CA

Solar Analysis
3677 21st St.
09.09.2021



EXTERIOR PERSPECTIVE - NORTH (FRONT) FACADE



EXTERIOR PERSPECTIVE - NORTHWEST (FRONT) FACADE

PROJECT DESCRIPTION

- THE PROJECT CONSISTS OF CONSTRUCTION OF A NEW, 3-STORY OVER BASEMENT, SINGLE FAMILY RESIDENCE,
- CONSTRUCTION OF A NEW ONE BEDROOM ADU WITH BATHROOM & KITCHEN AT THE FIRST LEVEL.
- THE PROJECT INVOLVES THE DEMOLITION OF THE EXISTING 1-STORY OVER BASEMENT RESIDENCE.

PROJECT LOCATION

VICINITY MAP SCALE: N.T.S.



LOCATION MAP SCALE: N.T.S.



PROJECT INFORMATION

ADDRESS:	3669 21ST, SAN FRANCISCO	
LOT/BLOCK: (OR APN)	3620/054	
ZONING:	RH-1, DOLORES HEIGHTS	
CONST. TYPE:	VB	
OCCUPANCY	R-3	
LOT SIZE:	7,092 S.F.	
FRONT SETBACK:	15'-0"	
REAR SETBACK:	45% OF LOT DEPTH: 62'-1"	
HEIGHT BULK:	40X	
HEIGHT LIMIT:	35'-0" PER DHSUD	
EST. DEPTH OF EXCAV:	11'-0" AVG.	
EST. VOLUME OF EXCAV:	1430 CUBIC YD.	
FIRE SPRINKLER:	YES, 13-R	

BLDG SEE & COVERAGE:	EXISTING	PROPOSED
NO. OF STORIES	1 OVER BASEMENT	3 OVER BASEMENT
BUILDING HEIGHT	35'-0 1/2" (@ T.O. CURB)	34'-10"
BUILDING AREA:		
EXISTING DWELLING:	CONDITIONED	UNCONDITIONED
(E) BASEMENT/GARAGE LEVEL:	0 S.F.	853 S.F.
(E) FIRST LEVEL:	900 S.F.	256 S.F.
TOTAL (E) AREA:	900 S.F.	1,109 S.F.

PROPOSED DWELLING:	COND. UNIT 1 (SFR)	UNCONDITIONED UNIT 1 DELTA	COND. UNIT 2 (ADU)
(P) BASEMENT/GARAGE LEVEL:	450 S.F.	+1,600 S.F.	+747 S.F.
(P) FIRST LEVEL:	7,835 S.F.	+90 S.F.	854 S.F.
(P) SECOND LEVEL:	2,638 S.F.		
(P) THIRD LEVEL:	2,030 S.F.		
TOTAL (E) AREA:	6,954 S.F.	+1,890 S.F.	+6,014 S.F.

TOTAL HABITABLE AREA OF BUILDING MEASURED FOR NET AREA		
PROPOSED DWELLING:	HABITABLE UNIT 1 (SFR)	HABITABLE UNIT 2 (ADU)
(P) BASEMENT/GARAGE LEVEL:	0 S.F.	
(P) FIRST LEVEL:	594 S.F.	512 S.F.
(P) SECOND LEVEL:	880 S.F.	
(P) THIRD LEVEL:	1,618 S.F.	
TOTAL (E) AREA:	3,032 S.F.	512 S.F.

PROJECT DIRECTORY

OWNER	JOHN MANISCALCO
PBC HOLDING LLC	415.864.9900
135 MAIN ST., SUITE 850	JOHN@JM-ARCHITECTURE.COM
SAN FRANCISCO, CA 94105	
ARCHITECT	
JOHN MANISCALCO ARCHITECTURE	
442 GROVE STREET	
SAN FRANCISCO, CA 94102	
● DRAWING SHEET ISSUED	09.11.20
○ DRAWING SHEET NOT ISSUED	01.18.20

SHEET NO. SHEET NAME

PROJECT DATA & INFORMATION	09.11.20	01.18.20
A0.0-00 COVER SHEET	●	●
A0.1-00 PROJECT INFORMATION SHEET	●	●
A0.3-00 CODE COMPLIANCE - EGRESS & GRADE PLANE	●	●
A0.3-01 CODE COMPLIANCE - LANDSCAPE & PERMEABILITY, BETTER ROOF ORDINANCE	●	●
A0.3-02 CODE COMPLIANCE - HEIGHT LIMIT DIAGRAMS	●	●
A0.4-00 EXISTING SITE CONTEXT PHOTOGRAPHS	●	●
A0.6-00 GS1 - SAN FRANCISCO GREEN BUILDING SUBMITTAL FORM	●	●
A0.7-00 TOPOGRAPHIC SURVEY (BY LEA & BRAZE ENGINEERING, INC)	●	●

ARCHITECTURAL

A1.0-00 EXISTING SITE PLAN	●	●
A1.1-00 EXISTING BASEMENT LEVEL FLOOR PLANS	●	●
A1.1-01 EXISTING FIRST LEVEL FLOOR PLANS	●	●
A1.1-02 EXISTING ROOF PLANS	●	●
A1.1-10 EXISTING NORTH (FRONT) ELEVATION	●	●
A1.1-11 EXISTING EAST (SIDE) ELEVATION	●	●
A1.1-12 EXISTING SOUTH (REAR) ELEVATION	●	●
A1.1-13 EXISTING WEST (SIDE) ELEVATION	●	●
A1.1-14 EXISTING LATERAL BUILDING SECTION	●	●
A1.1-15 EXISTING LONGITUDINAL BUILDING SECTION	●	●
A1.2-00 PROPOSED SITE PLAN	●	●
A2.0-00 PROPOSED GARAGE-BASEMENT LEVEL FLOOR PLAN	●	●
A2.1-00 PROPOSED FIRST LEVEL FLOOR PLAN	●	●
A2.2-00 PROPOSED SECOND LEVEL FLOOR PLAN	●	●
A2.3-00 PROPOSED THIRD LEVEL FLOOR PLAN	●	●
A2.4-00 PROPOSED ROOF LEVEL FLOOR PLAN	●	●
A3.0-10 PROPOSED NORTH (FRONT) ELEVATION	●	●
A3.0-11 PROPOSED EAST (SIDE) ELEVATION	●	●
A3.0-12 PROPOSED SOUTH (REAR) ELEVATION	●	●
A3.0-13 PROPOSED WEST (SIDE) ELEVATION	●	●
A3.1-10 PROPOSED LATERAL BUILDING SECTION	●	●
A3.1-11 PROPOSED LONGITUDINAL BUILDING SECTION	●	●
A3.2-00 EXTERIOR WINDOW DETAILS	●	●

3669 21ST ST.
SAN FRANCISCO, CA 94114

SITE PERMIT REV. 2
01.18.2020

Project Address
3669 21ST ST.
SAN FRANCISCO,
CA 94114

Issuance
SITE PERMIT REV. 2

Date
01.18.2021

No.	Issuance	Date
01.	M.D.A. SITE PERMIT	04.22.19
02.	SITE PERMIT REV. 1	09.11.20
03.	SITE PERMIT REV. 2	01.18.21

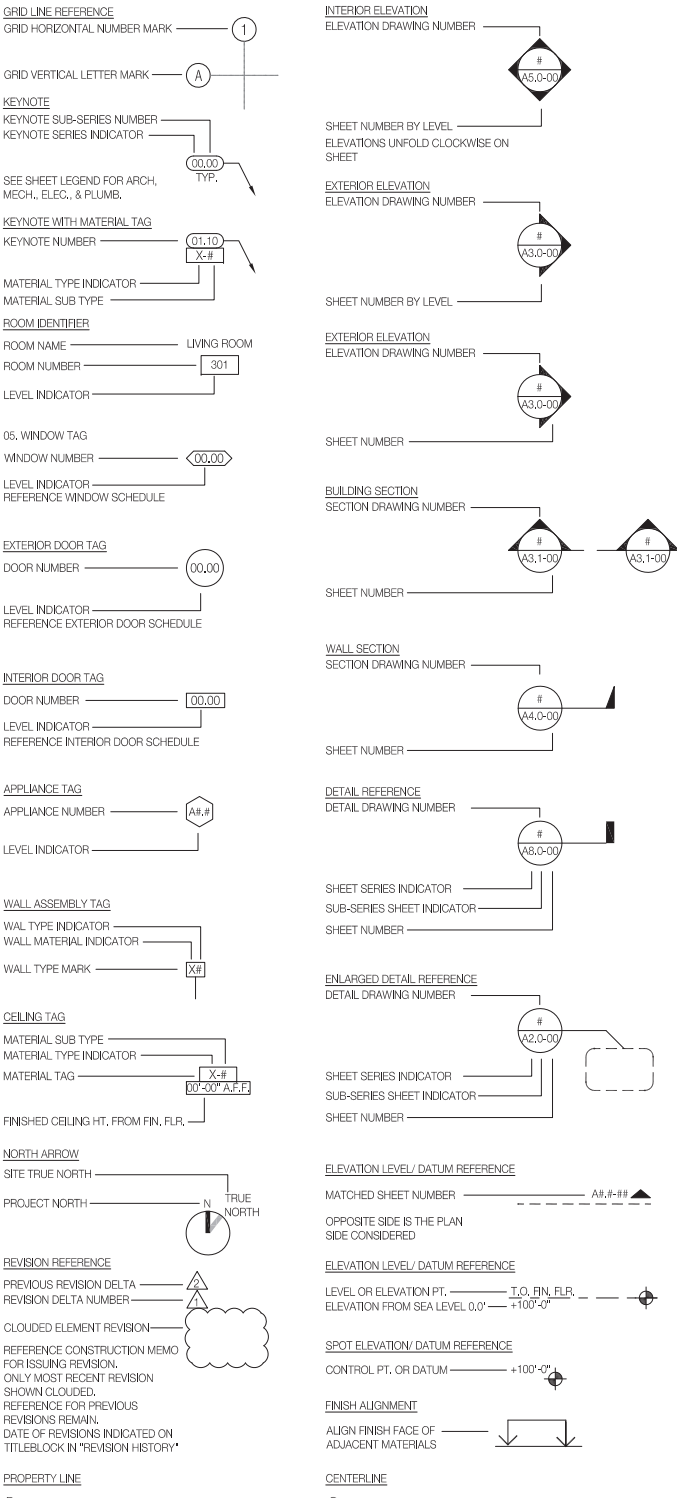
COVER SHEET

A0.0-00

ABBREVIATIONS

AB	ANCHOR BOLT	HW	HOT WATER	TO	TOP OF...
ABV	ABOVE	HWT	HOT WATER TANK	TOB	TOP OF BEAM
ACC	ACCESS			TOC	TOP OF CONCRETE;
ACOUS	ACOUSTICAL	ID	INSIDE DIAMETER	TOB	TOP OF CONCRETE;
ACP	ASPHALT CONCRETE PAVING	IN	INCH	TOB	TOP OF CONCRETE;
		INCL	INCLUDED	TOB	TOP OF CONCRETE;
ACS	ACCESS PANEL	INSUL	INSULATION	TOB	TOP OF CONCRETE;
ACT	ACUSTICAL TILE	INT	INTERIOR	TOB	TOP OF CONCRETE;
AD	AREA DRAIN	INTV	INVERT	TOPO	TOP OF PARAPET;
ADA	AMERICANS WITH DISABILITIES	JB	JUNCTION BOX	TOB	TOP OF CONCRETE;
ADJ	ADJUSTABLE	JF	JOINT FILLER	TOW	TOP OF WALL
AF	ABOVE FINISHED FLOOR	JT	JOINT	TOS	TOP OF SLAB; STEEL
AGGR	AGGREGATE	TS	TUBE STEEL	TOW	TOP OF WALL
AIB	AIR INFILTRATION BARRIER	TY	TYPICAL	TOW	TOP OF WALL
		UNO	UNLESS NOTED OTHERWISE	TY	TYPICAL
				UNO	UNLESS NOTED OTHERWISE
ALT	ALTERNATE	VB	VINYL BASE	VEN	VENEER
ALUM	ALUMINUM	VEN	VENEER	VERT	VERTICAL
APPROX	APPROXIMATE	VERT	VERTICAL	VEST	VESTIBULE
ARCH	ARCHITECTURAL	VG	VERTICAL GRAIN	VF	VERIFY IN FIELD
ASPH	ASPHALT	VH	VERIFY IN FIELD	VT	VINYL TILE
AUTO	AUTOMATIC	VL	VERIFIED	W	WEST
		WLD	WELDED	W	WITH
BD	BOARD	W/O	WITHOUT	W	WITH
BDM	BITUMINOUS Mastic	W	WOOD	W/O	WITHOUT
BDO	BLOCKING	WC	WATER CLOSET	WD	WOOD
BLK	BLOCK	WD	WOOD	WV	WOOD VENEER
BM	BEAM	WV	WOOD VENEER	WVW	WINDOW
BO	BOTTOM OF...	WF	WIDE FLANGE	WH	WATER HEATER
BOT	BOTTOM	WL	WATER LINE	WLD	WELDED
BRS	BREAKING	WP	WATERPROOF	WPM	WATERPROOF MEMBRANE
BSP	BESSEMER	WSP	WATER RESISTANT	WRCST	WATER RESISTANT MANUFACTURER
BSMT	BUILT UP ROOFING	WSCT	WATER RESISTANT MANUFACTURER	WSG	WIRE SAFETY GLASS
		WTR	WATER	WTR	WATER
		WV	WATER VAPOR BARRIER	WV	WELDED WIRE FABRIC
		WWM	WELDED WIRE MESH	WT	WEIGHT
		WV	WATER VAPOR BARRIER		
CAB	CABINET	MDO	MEDIUM DENSITY FIBERBOARD		
CB	CATCH BASIN	MECH	MECHANICAL		
CBM	CERAMIC	MEMB	MEMBRANE		
CER	CERAMIC	MEZZ	MEZZANINE	WR	WATER RESISTANT
CP	CAST-IN-PLACE	MFR	MANUFACTURER	WSCT	WATER RESISTANT MANUFACTURER
CJ	CONTROL JOINT	MN	MINIMUM	WSG	WIRE SAFETY GLASS
CLK	CALLING	MFR	MIRROR	WTR	WATER
CLD	CLADDING	MCS	MASONRY CEMENT	WV	WATER VAPOR BARRIER
CLR	CLEAR	MO	MOUNTED	WWM	WELDED WIRE MESH
CMU	CONCRETE MASONRY UNIT	MTL	METAL	WT	WEIGHT
		MUL	MULLION		
CONTR	COUNTER				
COL	COLUMN	N	NORTH		
CONC	CONCRETE	N/A	NOT APPLICABLE		
CONN	CONNECTION	NC	NOT IN CONTRACT		
CONST	CONSTRUCTION	NO	NUMBER		
CONT	CONTINUOUS	NOM	NOMINAL		
CONTR	CONTRACTOR	NR	NOISE REDUCTION		
CORR	CORROSION	NTS	NOT TO SCALE		
CP	CORRECT, CARPETED				
CPS	COLD ROLLED STEEL	OA	OVERALL		
CSK	COUNTERSUNK	OC	ON CENTER		
CT	CERAMIC TILE	OD	OUTSIDE DIAMETER		
CTR	CENTER	ODD	OVERFLOW DRAIN		
CU FT	CUBIC FEET	OFF	OFF		
		OH	OVERHEAD		
DBL	DOUBLE	OPNG	OPENING		
DEMO	DEMOLITION	OPP	OPPOSITE		
DET	DETAIL	OSB	ORIENTED STRAND BOARD		
DIA	DIAMETER				
DM	DEAD LOAD	PBD	PARTICLE BOARD		
DL	DOWN	PCC	PRECAST CONCRETE		
DN	DOWN	PCF	POUNDS PER CUBIC FOOT		
DR	DOOR	PERF	PERFORATED		
DR OPNG	DOOR OPENING	PERP	PERPENDICULAR		
DS	DOWNSPOUT	PL	PLATE		
DSP	DRY STANDPIPE	PLAM	PLASTIC LAMINATE		
DT	DRAIN TILE	PLAS	PLASTER		
DW	DISHWASHER	PLWD	PLYWOOD		
DWG	DRAWING	PSI	POUNDS PER SQUARE INCH		
		PT	PRESSURE TREATED PARTITION		
		PVC	POLYVINYL CHLORIDE		
E	EAST	R	RISER		
EA	EACH	RA	RETURN AIR		
EJ	EXPANSION JOINT	RAD	RADIUS		
EL	ELEVATION	RD	ROOF DRAIN		
ELEC	ELECTRICAL	REF	REFERENCE		
ELEV	ELEVATOR	REFR	REFRIGERATOR		
ENCL	ENCLOSURE	REG	REGISTER		
EQ	EQUAL	REIN	REINFORCED		
EQUIP	EQUIPMENT	REM	REMAINDER		
EST	ESTIMATE	REQ	REQUIRED		
EW	EACH WAY	RESL	RESILIENT		
EXH FN	EXHAUST FAN	REV	REVISION; REVISIONS;		
EXIST	EXISTING	REMSD	REVISIONS; REVISIONS;		
EXP	EXPANDED; EXPANSION	RH	RIGHT HAND		
EXP BT	EXPANSION BOLT	RM	ROOM		
EXPO	EXPOSED	RO	ROUGH OPENING		
EXT	EXTERIOR	RWL	RAIN WATER LEADER		
		S	SOUTH		
		SAF	SELF-ADHERED		
		SAM	SELF-ADHERED		
		SC	SCHEDULE		
		SCHED	SCHEDULE		
		SD	SMOKE DETECTOR		
		SECT	SECTION		
		SG	SAFETY GLASS		
		SHV	SHELF; SHELVING		
		SHR	SHOWER		
		SHT	SHEET		
		SHT MTL	SHEET METAL		
		SHTG	SHEATHING		
		SM	SIMILAR		
		SOG	SLAB ON GRADE		
		SPEC	SPECIFICATION		
		SO FT	SQUARE FOOT (FEET)		
		SO IN	SQUARE INCHES)		
		SST	STAINLESS STEEL		
		SSD	SEE STRUCTURAL DRAWINGS		
		STD	STANDARD		
		STL	STEEL		
		STOR	STORAGE		
		STRUCT	STRUCTURAL		
		SUSP	SUSPENDED		
		SYMP	SYMMETRICAL		
		T	TREAD		
		T&G	TONGUE AND GROOVE		
		TEL	TELEPHONE		
		TER	TERRAZZO		
		TG	TEMPERED GLASS		
		THK	THICK		

ARCHITECTURAL SYMBOLS



SPECIAL INSPECTIONS AND OBSERVATIONS



DEFERRED SUBMITTALS

- DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL DESIGN AND SUBMITAL DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE ARCHITECT AND BUILDING OFFICIALS.
- FIRE SPRINKLERS, NFPA 13-R AUTOMATIC FIRE SPRINKLER SYSTEM PER CBC SEC. 903.3.1.2
 - PHOTOVOLTAIC SYSTEM
 - SHORING UNDER SEPARATE PERMIT

CONSTRUCTION WASTE MANAGEMENT PLAN

GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS OR PREVIOUSLY IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT IN WRITING.
- MANUFACTURER'S DESIGNATIONS ARE NOTES TO INDICATE PATTERN, COLOR AND PERFORMANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND, IN THE EVENT OF DISCREPANCY, REPORTING SUCH DISCREPANCY TO THE ARCHITECT, BEFORE COMMENCING WORK.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS LABELED AS "V.I.F." ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. DISCREPANCIES ARE TO BE REPORTED TO ARCHITECT.
- CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH THE WORK RELATED TO THOSE DIMENSIONS.
- ALL PLAN DIMENSIONS INDICATED ARE TO COLUMN CENTERLINE, TO FACE OF CONCRETE, TO FINISHED FACE OF GYP. BD., OR TO FACE OF MASONRY U.O.N.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, FRAMING, HANGERS AND/OR OTHER SUPPORTS FOR ALL FIXTURES, EQUIPMENT, CASEWORK, FURNISHINGS AND ALL OTHER ITEMS REQUIRING SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED FOR PROPER INSTALLATION OF MATERIAL AND EQUIPMENT.
- CONTRACTOR SHALL TAKE SUITABLE MEASURES TO PREVENT INTERACTION BETWEEN DISSIMILAR METALS.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP." MEANS FOR ALL SIMILAR CONDITIONS, U.O.N.
- "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- DETAILS ARE USUALLY KEYED ONLY ONCE (ON PLANS OR ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.
- CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
- AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGED AREAS THAT OCCUR DURING CONSTRUCTION THAT ARE WITHIN THE SCOPE OF WORK OR OUTSIDE SCOPE OF WORK, THAT ARE CAUSED BY HIM/HER OR SUBCONTRACTORS.
- WHERE ADJOINING DOORS HAVE DISSIMILAR FINISHING, MAKE CHANGE UNDER CENTERLINE OF DOOR, U.O.N.
- ALL PIPE, CONDUIT AND PENETRATIONS THROUGH FLOORS AND PRE-PRECAST WALL AND CEILING SHALL BE SEALED WITH FIREPROOFING PLASTER OR FIRESTOPPING TO FULL DEPTH OF SLAB OR TO THICKNESS OF WALL/CEILING.
- ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIM/HERSELF WITH THE EXISTING CONDITIONS, AND REVIEWED SAME WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUB-CONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION, THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OR ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND FINISH CONDITIONS WITH SAME DISCIPLINES.
- CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.
- A 5'-8" MINIMUM HEADROOM SHALL BE PROVIDED AT ALL STAIRS.
- CONTRACTOR SHALL PROTECT ALL EXCAVATION AND CONSTRUCTION FROM RAIN OR WATER DAMAGE.
- CONTRACTOR SHALL PROVIDE FIRE-BLOCKING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL), AS PER CODE REQUIREMENTS. FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT MIN. 10-FOOT INTERVALS.
- IN CONCEALED INTERCONNECTIONS SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT THE CENTERLINE OF DOOR OR FRAMES OPENING UNLESS OTHERWISE INDICATED ON DRAWINGS.
- VERIFY CLEARANCES FOR ELBES, VENTS, SOFFITS, FIXTURES, FIREPLACES, ETC... BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF ANY ITEM OF WORK.
- ALL EARTHWORK AND SITE DRAINAGE INCLUDING BASEMENTS AND PREPARATION OF SUBGRADE BENEATH HARDSCAPE, PLACEMENT, AND COMPACTION OF ENGINEERED FILL, BASEMENT RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- PRESSURE TREATED LUMBER IS TO BE USED IF IN DIRECT CONTACT WITH CONCRETE WALLS IF THERE IS NO PROVIDED AIR GAP.
- ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS UNLESS OTHERWISE NOTED

GENERAL ELECTRICAL NOTES

- APER CEC 150.0(K), ALL PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY, INCLUDING SCREW-BASED WHICH MUST CONTAIN JAS COMPLIANT LAMPS
- PER CEC 150.0(KB), THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5 FEET ABOVE THE FINISHED FLOOR SHALL NOT BE GREATER THAN THE NUMBER OF BEDROOMS AND THESE ELECTRICAL BOXES SHALL BE CONTROLLED BY ONE OF THE FOLLOWING: DIMMER, VACUANCY SENSOR OR FAN SPEED CONTROL.
- PER CEC 150.0(KC), ALL RECESSED LUMINAIRES IN INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION CONTACT (IC) AND MUST BE CERTIFIED AS AIRTIGHT WITH LEAKAGE LESS THAN 2.0CFM.
- PER CEC 150.0(KG), SCREW BASED LUMINAIRES MUST CONTAIN JAS COMPLIANT LIGHT SOURCES, MUST NOT BE CONTAINED IN RECESSED DOWNLIGHT LUMINAIRE, INCANDESCENT SOURCES ARE PROHIBITED FROM HAVING A GU-24 BASE PER TITLE 20 SECTION 1605.3(K)
- PER CEC 150.0(KJ), AT LEAST ONE FIXTURE IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS MUST BE CONTROLLED BY A VACUANCY SENSOR.
- PER CEC 150.0(KL), UNDER CABINET LIGHTING, INCLUDING WITHIN KITCHEN CABINERY, MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS
- PER CEC 150.0(K3), ALL OUTDOOR LIGHTING IS TO BE H.E. LIGHTING AND INCLUDE A MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING: PHOTOCONTROL, AND MOTION SENSOR; PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL; ASTRONOMICAL TIME SWITCH CONTROL; ENERGY MANAGEMENT CONTROL SYSTEM
- PER CRC R303.1, IF A ROOM INTENDED FOR HUMAN OCCUPANCY DOES NOT HAVE MIN. NET GLAZED AREA FOR NATURAL LIGHT, PROVIDE MIN. ARTIFICIAL LIGHT OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30IN. AFF
- PER CRC R303.7 & R303.8, STAIRWAYS WITHIN DWELLING UNITS & EXTERIOR STAIRWAYS SERVING A DWELLING UNIT SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOT-CANDLE W/ CONTROLS PER SPEC.
- PER CEC-SEC. 210.12, ALL 120-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, LAUNDRY AREAS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- PER CEC 408.12, ALL 125-VOLT, 15-AMPERE AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT AS WELL AS IN ALL AREAS SPECIFIED IN CEC 210.52.
- ALL EXTERIOR LIGHTING FIXTURES TO MEET DARK SKY REQUIREMENTS
- PROVIDE ALARM SYSTEM: COORD LOCATIONS W/ ARCH
- PROVIDE AUDIO/VIDEO CABLING: REFER TO PLANS FOR MEDIA HOME RUN LOCATIONS AND DEVICE & SPEAKER LOCATIONS: COORD W/ ARCH
- PROVIDE AUDIO/VIDEO CABLING: REFER TO PLANS FOR MEDIA HOME RUN LOCATIONS AND DEVICE & SPEAKER LOCATIONS: COORD W/ ARCH
- VERIFY AUDIO/VIDEO CABLING AND LIGHTING AUTOMATION/INTEGRATION W/ ARCH, OWNER & CONSULTANT (IF APPLICABLE) U.O.N., ALL LIGHTING TO BE CENTERED IN ROOM AND/OR CEILING & BETWEEN FIXTURES; COORDINATE ALL LOCATIONS W/ CABINetry & OTHER TRADES
- GANG ALL SWITCHES TOGETHER WHERE POSSIBLE
- TEMPORARILY LOCATE OUTLET & SWITCH BOXES & LIGHTING LOCATIONS FOR ARCH/OWNER APPROVAL PRIOR TO WIRING.
- PROVIDE ADEQUATE NOTICE TO ARCH, FOR VERIFICATION (3 DAYS MIN)
- PROVIDE ALL NECESSARY ELEC. CONNECTIONS FOR HEATING & VENTILATION EQUIPMENT, FANS, PUMPS, ETC. COORDINATE W/ ALL SUBS.
- ALL EXTERIOR LIGHTING FIXTURES TO MEET DARK SKY REQUIREMENTS
- PROVIDE J-BOX FOR RECESSED MOTORIZED SWITCH W/ CONNECTION PER MANUFACTURER'S SPECS, VERIFY IN FIELD.
- THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT, THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL THE BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED, CRC314.4
- SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP, CRC314.6
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION, CRC315.5
- WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING UNIT OR WITHIN A SLEEPING UNIT IN GROUP R OCCUPANCIES, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT, CRC315.7

GENERAL PLUMBING NOTES

- WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GALLONS OF WATER PER FLUSH. KITCHEN FAUCETS MAY NOT EXCEED 1.8 GPM, LAVATORIES ARE LIMITED TO 1.2 GPM, AND SHOWERHEADS MAY NOT EXCEED 2.0 GPM OF FLOW, CPC 407 AND 408.
- CPC CHAPTER 4 PROVIDE MIN. 30" CLEAR WIDTH & 24" IN FRONT @ WATER CLOSETS
- PRESSURE ABSORBING DEVICE RET'D ON WATER LINE CLOSE TO QUICK ACTING VALVES.

GENERAL GREEN BUILDING NOTES

- *PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A - RETENTION BASINS, B - WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD, CGC 4.106.2.
- WATER USE TO COMPLY WITH CGC 4.303.1, SEE GENERAL PLUMBING NOTES.
- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS SHALL COMPLY WITH THE CGC SECTION 4.304.2 AS FOLLOWS: A - CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN WEATHER CONDITIONS CHANGE, B - WEATHER BASED CONTROLLERS SHALL HAVE SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLERS, SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSORS.
- A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED, CGC 4.408.1.
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.
- THE SUBMITTER TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION, CGC 4.410.1.



Project Address
**3669 21ST ST.
SAN FRANCISCO,
CA 94114**

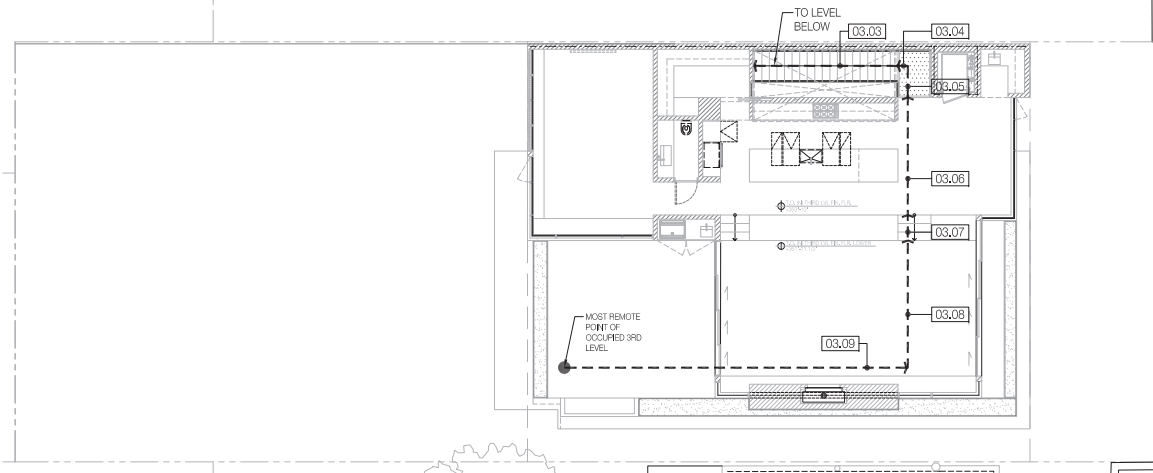
Issuance
SITE PERMIT REV. 2

Date
01.18.2021

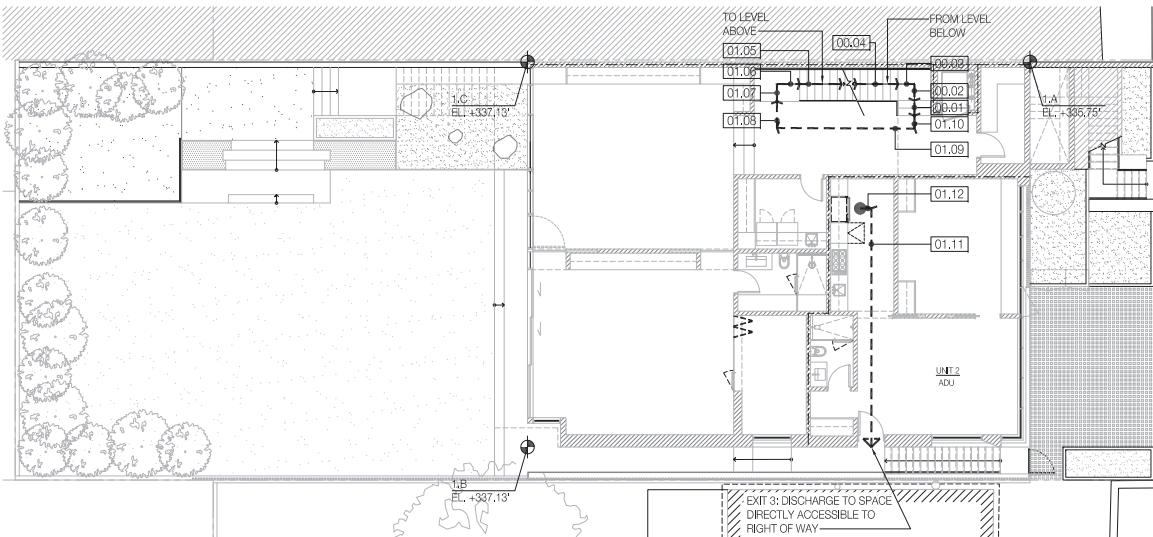
Issuance History
No. Issuance Date
01. M.D.A. SITE PERMIT 04.22.19
02. SITE PERMIT REV. 1 09.11.20
03. SITE PERMIT REV. 2 01.18.21

CODE COMPLIANCE:
EGRESS & GRADE PLANE

A0.3-00



5 PROPOSED THIRD LEVEL EGRESS PLAN



3 PROPOSED FIRST LEVEL EGRESS PLAN

EGRESS

EGRESS FROM SPACES (PER CBC §1006.2)
IN GROUP R-2 AND R-3 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET (38 100 MM).

DESIGN OCCUPANT LOADS

RESIDENTIAL OCCUPANT LOAD (PER CBC §1004.1 & 2005.F.000)

LEVEL	AREA	OCCUP. LOAD	EXITS REQ'D	EXIT PROVIDED
BASEMENT	537 S.F.	3	1	1
LEVEL 1	2,305 S.F.	12	1	1
LEVEL 2	2,644 S.F.	14	1	2
LEVEL 3	2,054 S.F.	11	1	1

PER CBC §1006.2.1 EXC. 1: INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, (1) EXIT REQUIRED PER LEVEL

ADU OCCUPANT LOAD (PER CBC §1004.1 & 2005.F.000)

LEVEL	AREA	OCCUP. LOAD	EXITS REQ'D	EXIT PROVIDED
LEVEL 1	532 S.F.	3	1	1

PER CBC §1006.2.1 EXC. 1: INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, (1) EXIT REQUIRED PER LEVEL

TRAVEL DISTANCE

EXIT TRACE DISTANCE CALC (PER CBC §1017) FROM BASEMENT TO EXIT 1

LEVEL	COMMON PATH #	LENGTH	HORIZONTAL	DIAGONAL
BASEMENT	03.09	23'-5"	-	-
	03.08	6'-1"	-	-
	03.07	1'-1"	-	DIAGONAL
	03.06	2'-0"	-	-
	03.05	2'-0"	-	-
	03.04	14'-4"	-	DIAGONAL
	03.03	2'-0"	-	-
	03.02	2'-0"	-	-
	03.01	1'-10"	-	DIAGONAL
	TOTAL LEVEL 0	54'-9"	-	-

LEVEL	COMMON PATH #	LENGTH	HORIZONTAL	DIAGONAL
LEVEL 1	01.10	1'-5"	-	-
	01.09	16'-5"	-	-
	01.08	3'-2"	-	-
	01.07	2'-0"	-	-
	01.06	2'-9"	-	-
	01.05	14'-4"	-	DIAGONAL
	01.04	2'-0"	-	-
	01.03	2'-0"	-	-
	01.02	1'-10"	-	DIAGONAL
	01.01	4'-7"	-	-
TOTAL LEVEL 1	50'-10"	-	-	

LEVEL	COMMON PATH #	LENGTH	HORIZONTAL	DIAGONAL
LEVEL 2	02.00	11'-10"	-	-
	TOTAL LEVEL 2	11'-10"	-	-
TOTAL TRAVEL DISTANCE	117'-5"	-	-	-

MAXIMUM TRAVEL DISTANCE FROM PROPOSED BASEMENT = 117'-5"
117'-5" < 125'-0" ALLOWABLE TRAVEL FOR COMMON PATH OF EGRESS THEREFORE (1) BUILDING EXIT IS REQUIRED AND PROVIDED AT LEVEL 2

EXIT TRACE DISTANCE CALC (PER CBC §1017) FROM THIRD LEVEL TO EXIT 2

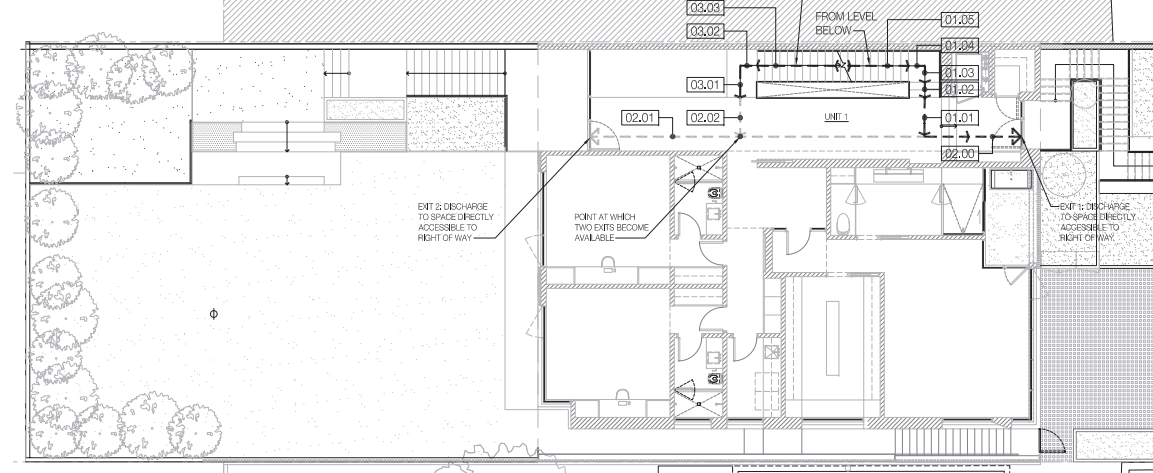
LEVEL	COMMON PATH #	LENGTH	HORIZONTAL	DIAGONAL
LEVEL 3	03.09	41'-1"	-	-
	03.08	15'-5"	-	-
	03.07	3'-1"	-	DIAGONAL
	03.06	14'-3"	-	-
	03.05	3'-10"	-	-
	03.04	11'-0"	-	-
	03.03	22'-1"	-	DIAGONAL
	03.02	2'-0"	-	-
	03.01	4'-0"	-	-
	TOTAL LEVEL 3	107'-3"	-	-

LEVEL	COMMON PATH #	LENGTH	HORIZONTAL	DIAGONAL
LEVEL 2	02.02	4'-7"	-	-
	02.01	18'-1"	-	-
TOTAL LEVEL 2	22'-8"	-	-	
TOTAL TRAVEL DISTANCE	129'-11"	-	-	

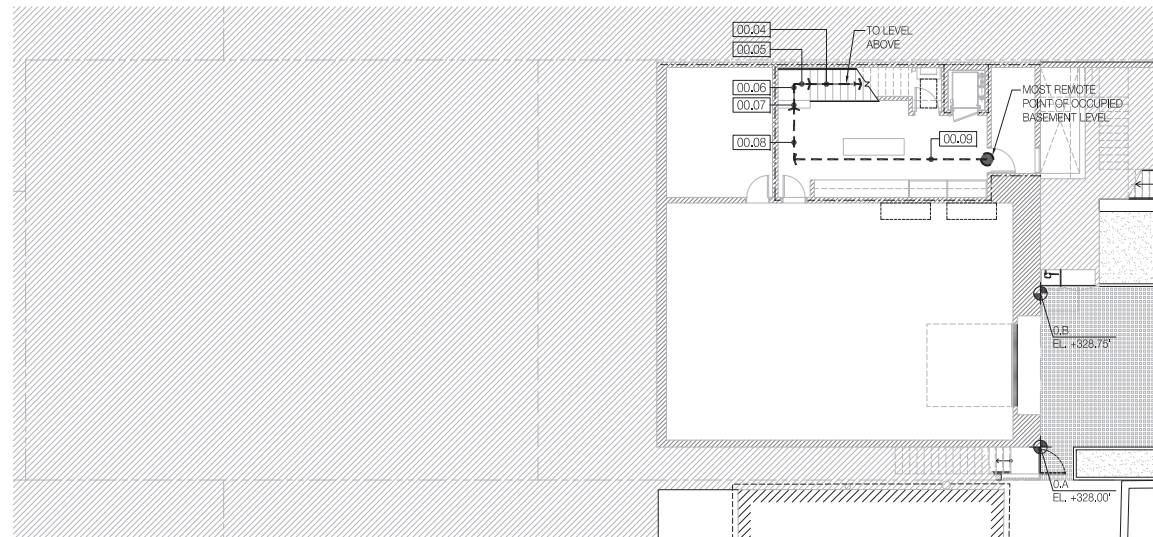
MAXIMUM TRAVEL DISTANCE FROM PROPOSED LEVEL 3 = 129'-11"
129'-11" < 250'-0" ALLOWABLE TRAVEL FOR EXIT ACCESS THEREFORE (2) BUILDING EXIT IS REQUIRED AND PROVIDED AT LEVEL 2, PER CBC 1017.2

MAXIMUM COMMON PATH TRAVEL DISTANCE FROM PROPOSED LEVEL 3 = 107'-3"
107'-3" < 125'-0" ALLOWABLE TRAVEL FOR COMMON PATH OF EGRESS THEREFORE (2) BUILDING EXIT IS REQUIRED AND PROVIDED AT LEVEL 2, PER CBC 1006.2.1

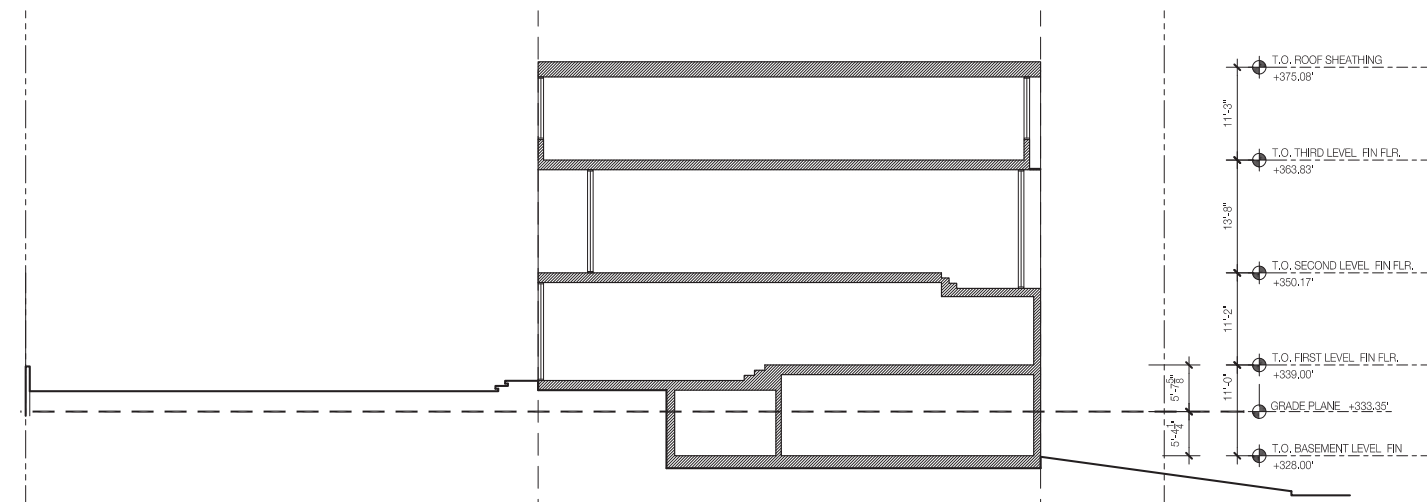
PROPOSED EGRESS DOORS ARE LOCATED ONE STORY OR LESS AWAY FROM MOST REMOTE POINT ALONG EGRESS PATH AT EACH LEVEL. THEREFORE, THE MAXIMUM TRAVEL DISTANCE TO A STARWAY FROM AN OCCUPIED POINT, PER CBC R311.4, DOES NOT APPLY



4 PROPOSED SECOND LEVEL EGRESS PLAN



2 PROPOSED BASEMENT EGRESS PLAN



1 GRADE PLANE DIAGRAM

PER CBC §202
BASEMENT, A STORY THAT IS NOT A STORY ABOVE GRADE PLANE (SEE "STORY ABOVE GRADE PLANE"), THIS DEFINITION OF "BASEMENT" DOES NOT APPLY TO THE PROVISIONS OF SECTION 1612 FOR FLOOD LOADS.

STORY ABOVE GRADE PLANE
ANY STORY HAVING ITS FINISHED FLOOR SURFACE ENTIRELY ABOVE GRADE PLANE, OR IN WHICH THE FINISHED SURFACE OF THE FLOOR NEXT ABOVE IS:

- MORE THAN 6 FEET (1829 MM) ABOVE GRADE PLANE; OR
- MORE THAN 12 FEET (3658 MM) ABOVE THE FINISHED GROUND LEVEL AT ANY POINT

FINISHED GRADE POINTS AT EXTERIOR WALLS AT GRADE FOR AVERAGE GRADE PLANE CALCULATIONS

GRADE PLANE
A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GROUND LEVEL ADJOINING THE BUILDING AT EXTERIOR WALLS.

GRADE PLANE CALCULATIONS (PER CBC §202)
SEE "2-PROPOSED BASEMENT LEVEL EGRESS PLAN" & "3-PROPOSED LEVEL EGRESS PLAN" FOR SPOT ELEVATIONS. FINISHED GRADE POINTS AT EXTERIOR WALLS AT GRADE FOR AVERAGE GRADE PLANE CALCULATIONS.

0.A	328.00'
0.B	328.75'
1.A	335.75'
1.B	337.13'
1.C	337.13'

TOTAL ELEV. 1666.76'
AVG. GRADE PLANE 333.35' (1666.76'/5 TOTAL POINTS)

PROPOSED LEVEL 1 IS 339.00', LESS THAN 6'-0" ABOVE HORIZONTAL GRADE PLANE (333.35') AND IS LESS THAN 12'-0" ABOVE ADJACENT GRADE THEREFORE, LEVEL 0 IS NOT CONSIDERED A STORY ABOVE GRADE PLANE = BASEMENT

BETTER ROOFS ORDINANCE

BETTER ROOFS: LIVING ROOF ALTERNATIVE (PER SFBC §149)
 NEW RESIDENTIAL AND NONRESIDENTIAL BUILDINGS SET ASIDE A
 "SOLAR READY" PORTION OF THE ROOF EQUAL TO 15% OF THE TOTAL
 ROOF AREA.

BETTER ROOF REQUIREMENTS OF THE GREEN BUILDING CODE, AND
 THEREBY FURTHER PROMOTE THE USE OF ROOFTOPS TO INCREASE
 RENEWABLE ENERGY RESOURCES, STORMWATER MANAGEMENT,
 AND BIODIVERSITY.

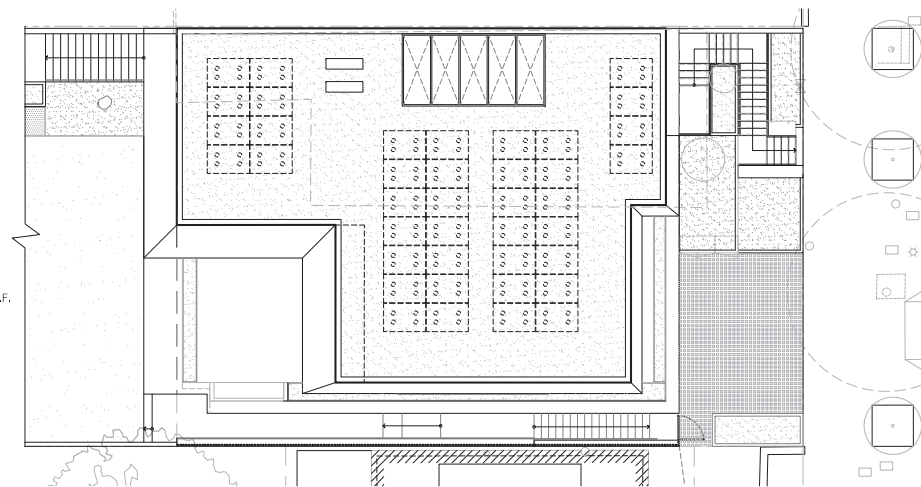
ROOFTOP AND SOLAR ARRAY CALCS

ROOFTOP AREA: 2467 S.F.
 ROOF DECK AREA (@3RD LEVEL): 633 S.F.

REQUIRED SF FOR ROOFTOP AREA: 370 S.F.
 REQUIRED FOR ALL ROOF AREA: 466 S.F.

SOLAR ARRAY S.F.: 714 S.F., 29% > 15% REQUIRED
 INTEGRAL PLANTING AT 3RD LEVEL ROOF DECK: 123 S.F. = 61.5 COMPLIANT S.F.

TOTAL BETTER ROOF COVERAGE: 775 S.F.



3 PROPOSED ROOF LEVEL

LANDSCAPE AREA CALCULATIONS

PLANNING CODE SEC. 132(G); UNPAVED PLANTING MATERIALS

FRONT TOTAL SETBACK AREA: 760 SF
 CALC'D SETBACK (LESS STAIR): 593 SF

PLANTED AREA A: 44 SF
 PLANTED AREA B: 72 SF
 PLANTED AREA C: 101 SF
 PLANTED AREA D: 40 SF
 PLANTED AREA E: 24 SF

TOTAL PLANTED AREA: 281 SF OF 593 SF
 47% > 20% PLANTED AREA

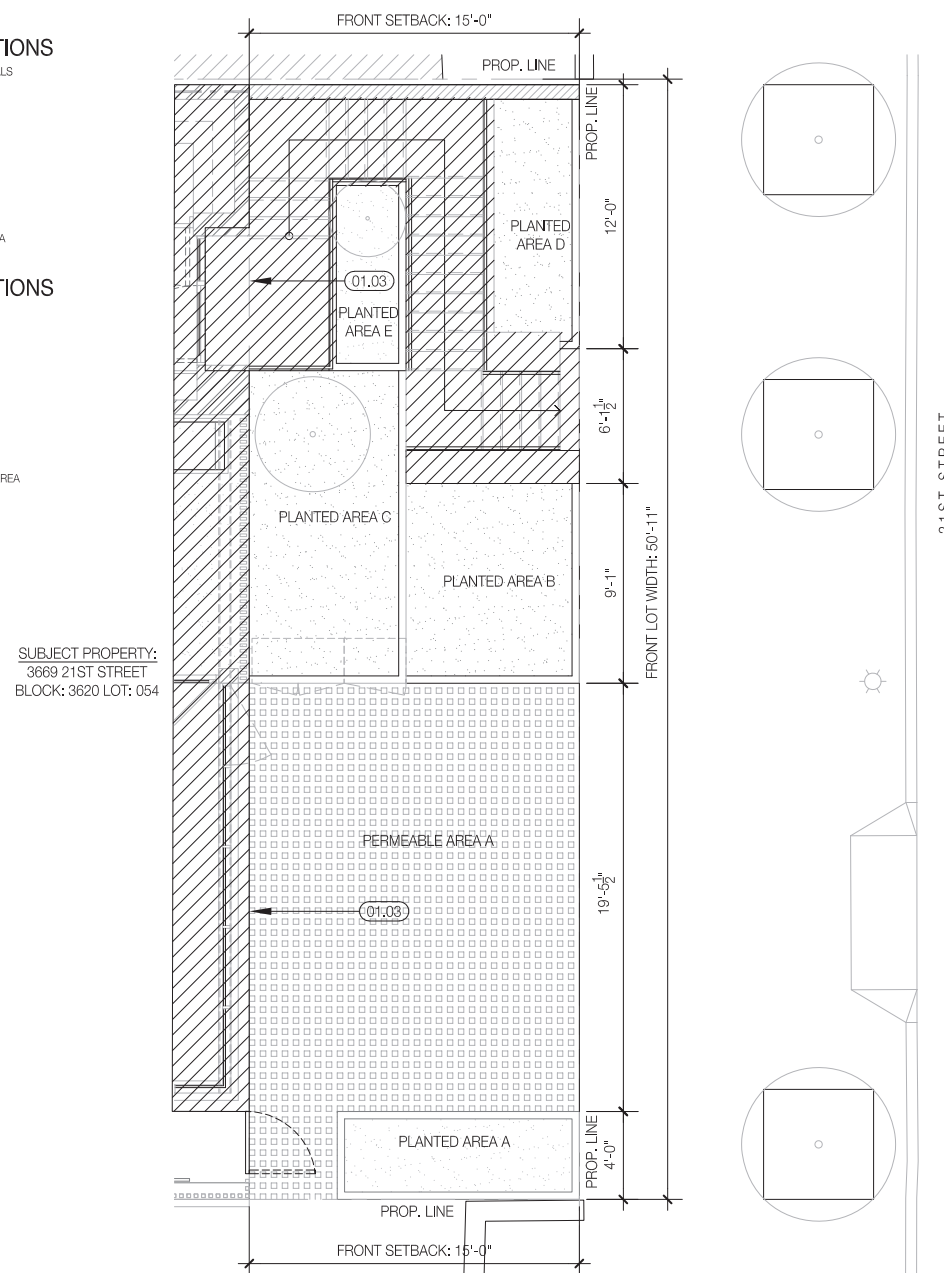
PERMEABLE AREA CALCULATIONS

PLANNING CODE SEC. 132(H); PERMEABLE SURFACES

FRONT TOTAL SETBACK: 760 SF

PLANTED AREA A: 44 SF
 PERMEABLE AREA A: 307 SF
 PLANTED AREA B: 72 SF
 PLANTED AREA C: 101 SF
 PLANTED AREA D: 40 SF
 PLANTED AREA E: 24 SF

TOTAL PERMEABLE AREA: 588 SF
 77% > 50% PERMEABLE AREA



SUBJECT PROPERTY:
 3669 21ST STREET
 BLOCK: 3620 LOT: 054

2 FRONT SETBACK LANDSCAPE AREA

SCALE: 1/4" = 1'-0"



**John Maniscalco
 Architecture**

415.864.9900
 442 Grove Street
 San Francisco, CA 94102



Project Address
**3669 21ST ST.
 SAN FRANCISCO,
 CA 94114**

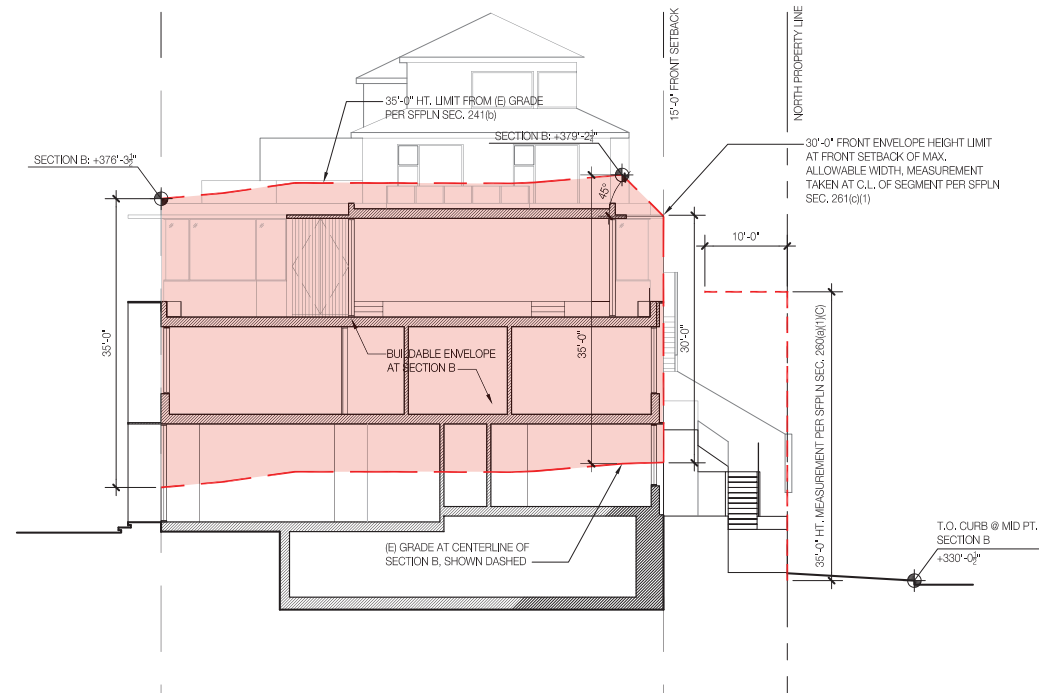
Issuance
SITE PERMIT REV. 2

Date
01.18.2021

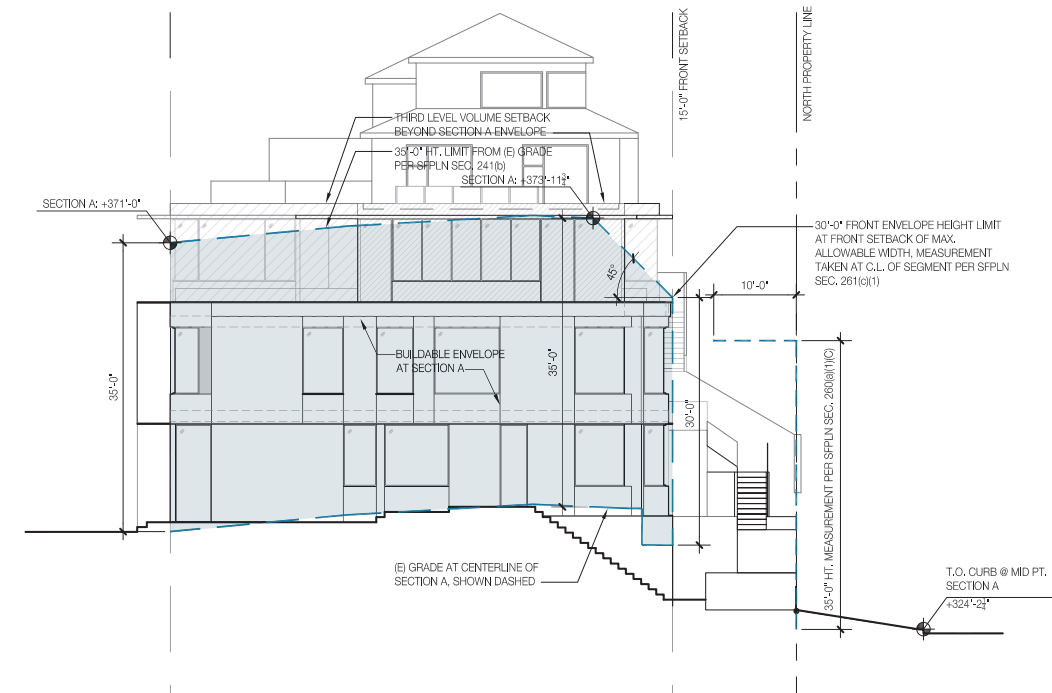
Issuance History		
No.	Issuance	Date
01.	M.D.A. SITE PERMIT	04.22.19
02.	SITE PERMIT REV. 1	09.11.20
03.	SITE PERMIT REV. 2	01.18.21

**CODE COMPLIANCE:
 LANDSCAPE & PERMEABLE
 BETTER ROOF ORDINANCE**

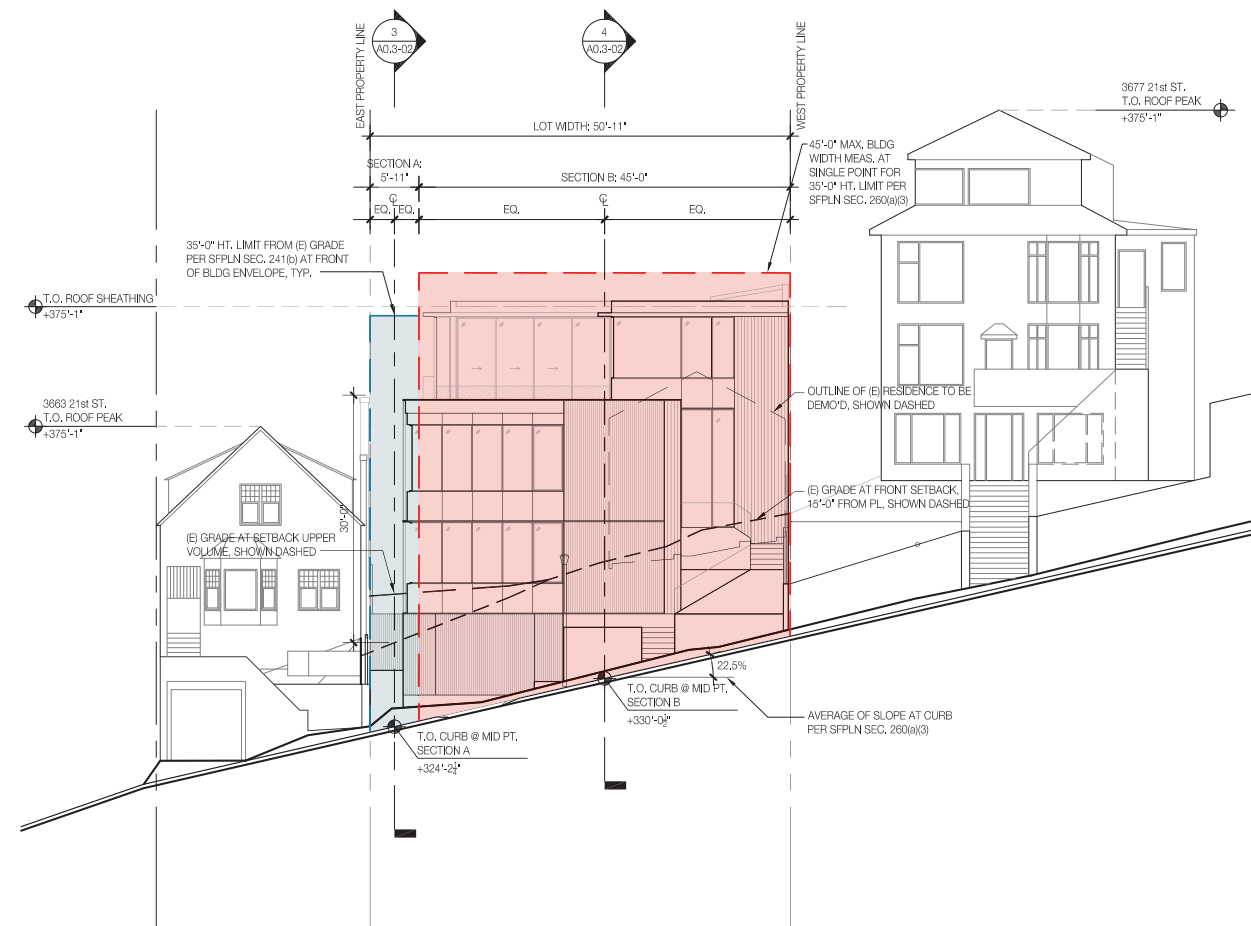
A0.3-01



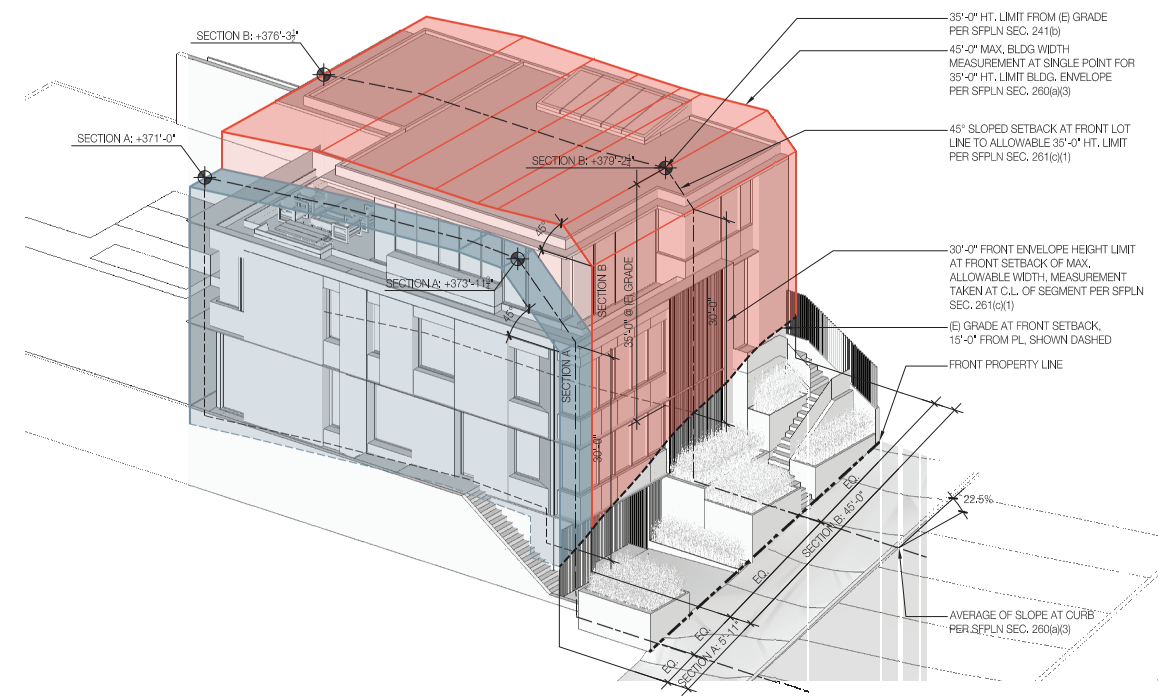
4 HEIGHT MEASUREMENT DIAGRAM - SECTION B
SCALE: 3/32" = 1'-0"



3 HEIGHT MEASUREMENT DIAGRAM - SECTION A
SCALE: 3/32" = 1'-0"



2 HEIGHT MEASUREMENT DIAGRAM - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 BUILDING ENVELOPE 3D DIAGRAM
SCALE: N.T.S. NORTHEAST AXON

Project Address
**3669 21ST ST.
SAN FRANCISCO,
CA 94114**

Issuance
SITE PERMIT REV. 1

Date
09.11.2020

Issuance History

No.	Issuance	Date
01.	M.D.A. SITE PERMIT	04.22.19
02.	SITE PERMIT REV. 1	09.11.20

CODE COMPLIANCE
HEIGHT LIMIT DIAGRAMS

A0.3-02



9 SOUTH FACING STREET (21ST STREET)
N.T.S



8 NORTH FRONT FACING STREET (21ST STREET)
N.T.S



7 REAR OF ADJACENT BLDG (3663 21ST STREET)
N.T.S



6 REAR OF SUBJECT BLDG (3669 21ST STREET)
N.T.S



5 REAR OF ADJACENT BLDG (3677/ 79/ 81 21ST STREET)
N.T.S



4 FRONT OF ADJACENT BLDG (3663 21ST STREET)
N.T.S



3 FRONT OF SUBJECT BLDG (3669 21ST STREET)
N.T.S



2 FRONT OF ADJACENT BLDG (3677/ 79/ 81 21ST STREET)
N.T.S



1 AERIAL FRONT STREET
N.T.S



Project Address
**3669 21ST ST.
SAN FRANCISCO,
CA 94114**

Issuance
SITE PERMIT REV. 2

Date
01.18.2021

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01.	M.D.A. SITE PERMIT	04.22.19
02.	SITE PERMIT REV. 1	09.11.20
03.	SITE PERMIT REV. 2	01.18.21

EXISTING SITE CONTEXT
PHOTOGRAPHS

A0.4-00



Project Address
3669 21ST ST.
SAN FRANCISCO,
CA 94114

Issuance
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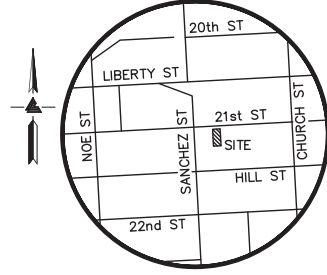
GS1 - SAN FRANCISCO
GREEN BUILDING
SUBMITTAL FORM

A0.6-00

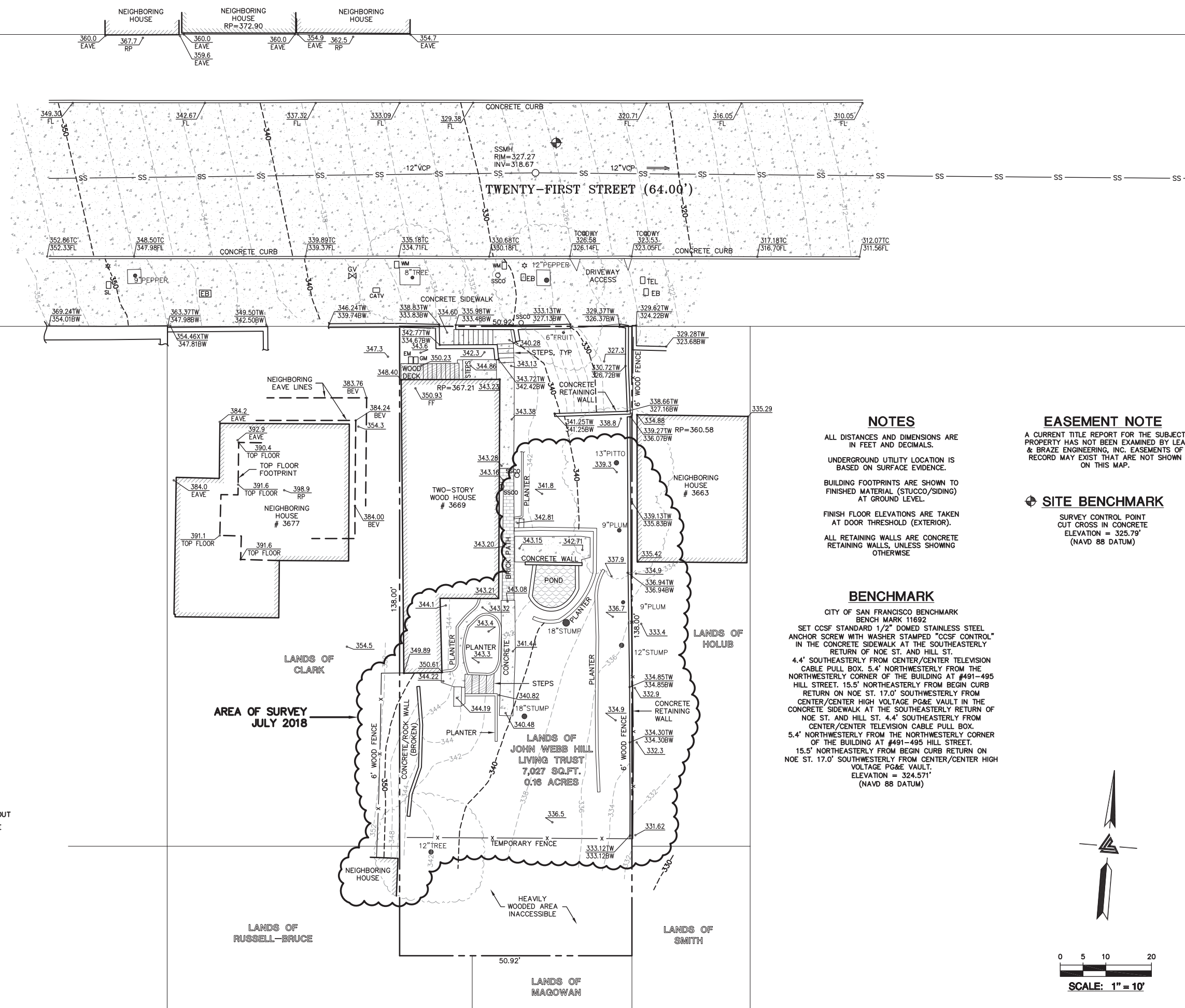
GS1: San Francisco Green Building Site Permit Submittal Form

Form version: March 11, 2020 (For permit applications January 2020 - December 2022)

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO	
<p>1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.</p> <p>2. Provide the Project Information in the box at the right.</p> <p>To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". A LEED or GreenPoint Rated Scorecard is not required with site permit application, but using such tools as early as possible is recommended.</p> <p>Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.</p>			<p>CHECK THE ONE COLUMN →</p> <p>THAT BEST DESCRIBES YOUR PROJECT</p>									<p>3669 21st Street</p> <p>PROJECT NAME</p> <p>3620' 054</p> <p>BLOCK/LOT</p> <p>3669 21st Street</p> <p>ADDRESS</p> <p>R-3</p> <p>PRIMARY OCCUPANCY</p> <p>9,060 S.F.</p> <p>GROSS BUILDING AREA</p> <p>09.11.2020</p> <p>DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)</p>	
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	LOW-RISE RESIDENTIAL R 1-3 Floors	HIGH-RISE RESIDENTIAL R 4+ Floors	LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	PROJECT INFO
	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	3669 21st Street
	Adjustment for Retention/Demolition of Historic Features/Buildings	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable adjustments to LEED or GPR point requirements in box at right.				n/r		n/r			n/r	3620' 054
	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6; SFGBC 4.103.2.2, 5.103.1.9, 5.103.2.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems meeting GPR measures K2, K3 and L2 or LEED EQc2. New large non-residential interiors and major alterations to existing residential and non-residential buildings: interior paints, coatings, sealants, adhesives when applied on-site, flooring and composite wood must meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	3669 21st Street
	INDOOR WATER USE REDUCTION	CALGreen 4.503.1 & 5.503.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/low requirements for: toilets (1.28gpf), urinals (0.125gpf wall, 0.5gpf floor), showerheads (1.8gpm), lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	*	*	LEED WEc2 (2 pts)	*	*	*	*	*	*	ADDRESS
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq. ft. must calculate a water budget. New buildings ≥250,000 sq. ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	*	*	n/r	n/r	n/r	n/r	n/r	n/r	R-3
	WATER EFFICIENT IRRIGATION	Administrative Code ch.53	New construction projects with aggregated landscape area ≥2500 sq. ft., or existing projects with modified landscape area ≥1,000 sq. ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq. ft. of landscape area. See www.sfwater.org for details.	*	*	*	*	*	*	*	*	*	PRIMARY OCCUPANCY
	WATER METERING	CALGreen 5.503.1, Plumbing Code 691.2.1	Provide submeters or utility meters for: Nonresidential spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings ≥ 50,000 sq. ft. AND each individual residential dwelling unit.	*	*	*	*	n/r	n/r	*	*	*	9,060 S.F.
	ENERGY EFFICIENCY	CA Title 24 Part 6, SFGBC 4.201.3, 5.201.1.1	Application for Permit Jan 2 through Feb 16, 2020: Comply with Title 24 Part 6 (2019) and meet GreenPoint Rated or LEED energy prerequisites. See Attachment H for details. Application for permit Feb 17, 2020 or after: All-Electric buildings of any occupancy. Comply with all provisions of Title 24 2019. New low-rise residential with natural gas: Demonstrate Total Energy Design Rating s14. New buildings with natural gas of any occupancies excepting F, L, or H: Reduce energy use at least 10% compared to Title 24 2019.	*	*	*	*	*	*	*	*	*	GROSS BUILDING AREA
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2 T24 110.10, 150.1(c)(14), & 150.1(c)(18).iv	New non-residential buildings >2,000 square feet and ≤ 10 floors, and new residential buildings of ≥4 and ≤10 floors, must designate 15% of roof as Solar Ready, applying Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems. New single family buildings and residential buildings of ≤3 floors must install photovoltaics.	*	≤10 floors	*	*	n/r	n/r	n/r	n/r	n/r	09.11.2020
	RENEWABLE ENERGY	SFGBC 5.201.1.3	New commercial buildings ≥ 11 floors must Generate ≥1% of annual energy cost on-site with renewables (LEEDv4 EA-c5), OR Reduce energy use an additional ≥10% compared to Title 24 Part 6 2019, OR Purchase Green-E renewable energy for 50% of electricity use (LEEDv4 EA-c7).	n/r	n/r	*	*	n/r	n/r	n/r	n/r	n/r	DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq. ft. include Owners Project Requirements, Basis of Design, and commissioning plan in design & construction. Perform commissioning. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EA-c1 opt. 1	*	n/r	n/r	*	*	*	
	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.			*	*	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	*	*	if >10 stalls added	
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	*	*	n/r	n/r	*	*	if >10 stalls added	
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A, 208 or 240V to EV chargers at 20% of spaces. Install ≥ACA 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Installation of chargers is not required.	*	*	*	*	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r	
	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-098	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	*	*	*	*	*	*	*	*	*	
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	SFGBC 4.103.2.3, 5.103.1.3.1, CalGreen, Environment Code ch.14, SF Building Code ch.13B	100% of mixed debris must be taken by a Registered Transporter to a Registered Facility and be processed for recycling. Divert a minimum of 65% or 75% of total C&D debris as noted at right. See www.sfdbi.org for details.	≥65% diversion	≥75% diversion	≥75% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥75% diversion	≥65% diversion	
	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	*	*	n/r	n/r	*	*	n/r	n/r	n/r	
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	*	*	n/r	n/r	*	*	n/r	n/r	n/r	
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	*	*	n/r	n/r	*	*	*	
	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	*	*	n/r	n/r	*	*	*	
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	*	*	*	*	*	*	*	*	*	
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	*	*	*	*	*	*	*	*	*	
	SHADE TREES	CALGreen 5.106.12	Plant trees to sufficient to provide shade within 15 years for 20% of landscape and hardscape area. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation.	n/r	n/r	*	*	n/r	n/r	n/r	n/r	n/r	
	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq. ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	*	*	*	*	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq. ft.	*	if disturbing ≥5,000 sq. ft.	if disturbing ≥5,000 sq. ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports. STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	*	*	*	*	n/r	n/r	*	*	*	
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1.3	Seal permanent HVAC ducts/equipment stored onsite before installation.	*	*	*	*	*	*	*	*	*	
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-13 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	*	*	if applicable	n/r	*	*	*	
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-13 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	
	ELECTRIC READY	Title 24 2019 150.0(n) SFGBC 4.103.1, 4.103.2	For each gas water heater serving an individual dwelling unit, include a dedicated 125v 20A electrical receptacle with 120/240v 3-conductor 10AWG copper branch circuit adjacent to the water heater. Label both ends of the unused conductor "spare". Reserve one circuit breaker in the electrical panel and label "Future 240V Use". Pre-wire gas dryers with conductor rated for 40-amp circuit; pre-wire gas ranges with conductor rated for 50-amp circuit.	*	*	n/r	n/r	n/r	n/r	n/r	n/r	n/r	
	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	*	*	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	*	*	n/r	n/r	*	*	*	*	*	
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	*	*	n/r	n/r	*	*	n/r	n/r	n/r	
	CAPILLARY BREAK	CALGreen 4.505.2	Slab on grade foundation with vapor retarder requires capillary break, such as 4 inches 1/2-in aggregate & slab design by licensed professional.	*	*	n/r	n/r	*	*	n/r	n/r	n/r	
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	*	*	n/r	n/r	*	*	n/r	n/r	n/r	
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80%. (Humidistat may be separate component).	*	*	n/r	n/r	*	*	n/r	n/r	n/r	



VICINITY MAP
NO SCALE



- LEGEND AND NOTES**
- BOUNDARY LINE
 - - - BUILDING OVERHANG LINE
 - ETC ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
 - x FENCE LINE
 - SS SANITARY SEWER LINE
 - CATV CABLE TV UTILITY BOX
 - ⊕ BENCHMARK
 - BEV BOTTOM OF EAVE
 - BW BOTTOM RETAINING WALL
 - EB ELECTRICAL BOX
 - EM ELECTRICAL METER
 - FF FINISH FLOOR
 - ⚡ FIRE HYDRANT
 - FL FLOW LINE
 - GM GAS METER
 - GV GAS VALVE
 - INV INVERT
 - JMAP JAPANESE MAPLE
 - M- MULTI-TRUNK TREE
 - PITTO PITTOSPORUM
 - RP ROOF PEAK
 - SL STREET LIGHT UTILITY BOX
 - SSCO SANITARY SEWER CLEAN-OUT
 - SSMH SANITARY SEWER MANHOLE
 - ☆ STREET LIGHT
 - TEL TELEPHONE UTILITY BOX
 - TC TOP OF CURB
 - TW TOP OF RETAINING WALL
 - VCP VITRIFIED CLAY PIPE
 - WM WATER METER
 - XXX.XX SPOTGRADE
 - BRICK
 - CONCRETE
 - WOOD

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

ALL RETAINING WALLS ARE CONCRETE RETAINING WALLS, UNLESS SHOWING OTHERWISE

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

⊕ SITE BENCHMARK

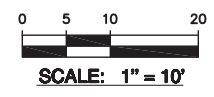
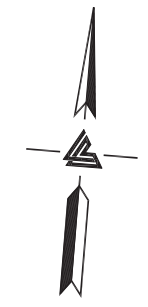
SURVEY CONTROL POINT CUT CROSS IN CONCRETE ELEVATION = 325.79' (NAVD 88 DATUM)

BENCHMARK

CITY OF SAN FRANCISCO BENCHMARK BENCH MARK 11692

SET CCSF STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CCSF CONTROL" IN THE CONCRETE SIDEWALK AT THE SOUTHEASTERLY RETURN OF NOE ST. AND HILL ST.

4.4' SOUTHEASTERLY FROM CENTER/CENTER TELEVISION CABLE PULL BOX. 5.4' NORTHWESTERLY FROM THE NORTHWESTERLY CORNER OF THE BUILDING AT #491-495 HILL STREET. 15.5' NORTHEASTERLY FROM BEGIN CURB RETURN ON NOE ST. 17.0' SOUTHWESTERLY FROM CENTER/CENTER HIGH VOLTAGE PG&E VAULT IN THE CONCRETE SIDEWALK AT THE SOUTHEASTERLY RETURN OF NOE ST. AND HILL ST. 4.4' SOUTHEASTERLY FROM CENTER/CENTER TELEVISION CABLE PULL BOX. 5.4' NORTHWESTERLY FROM THE NORTHWESTERLY CORNER OF THE BUILDING AT #491-495 HILL STREET. 15.5' NORTHEASTERLY FROM BEGIN CURB RETURN ON NOE ST. 17.0' SOUTHWESTERLY FROM CENTER/CENTER HIGH VOLTAGE PG&E VAULT. ELEVATION = 324.571' (NAVD 88 DATUM)



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 BAY AREA REGION SACRAMENTO REGION
 2495 INDUSTRIAL PKWY WEST 3017 DOUGLAS BLVD, # 300
 HAYWARD, CALIFORNIA 94545 ROSELILLE, CA 95661
 (P) (510) 887-4086 (P) (916) 966-1338
 (F) (510) 887-3019 (F) (916) 977-7363
 WWW.LEABRAZE.COM

3669 21ST STREET
 SAN FRANCISCO
 CALIFORNIA

TOPOGRAPHIC SURVEY

TOPO UPDATE	DDR
7-20-18	
REVISIONS	BY
JOB NO:	2171272
DATE:	5-18-18
SCALE:	1" = 10'
FIELD BY:	ES
DRAWN BY:	DDR
SHEET NO:	



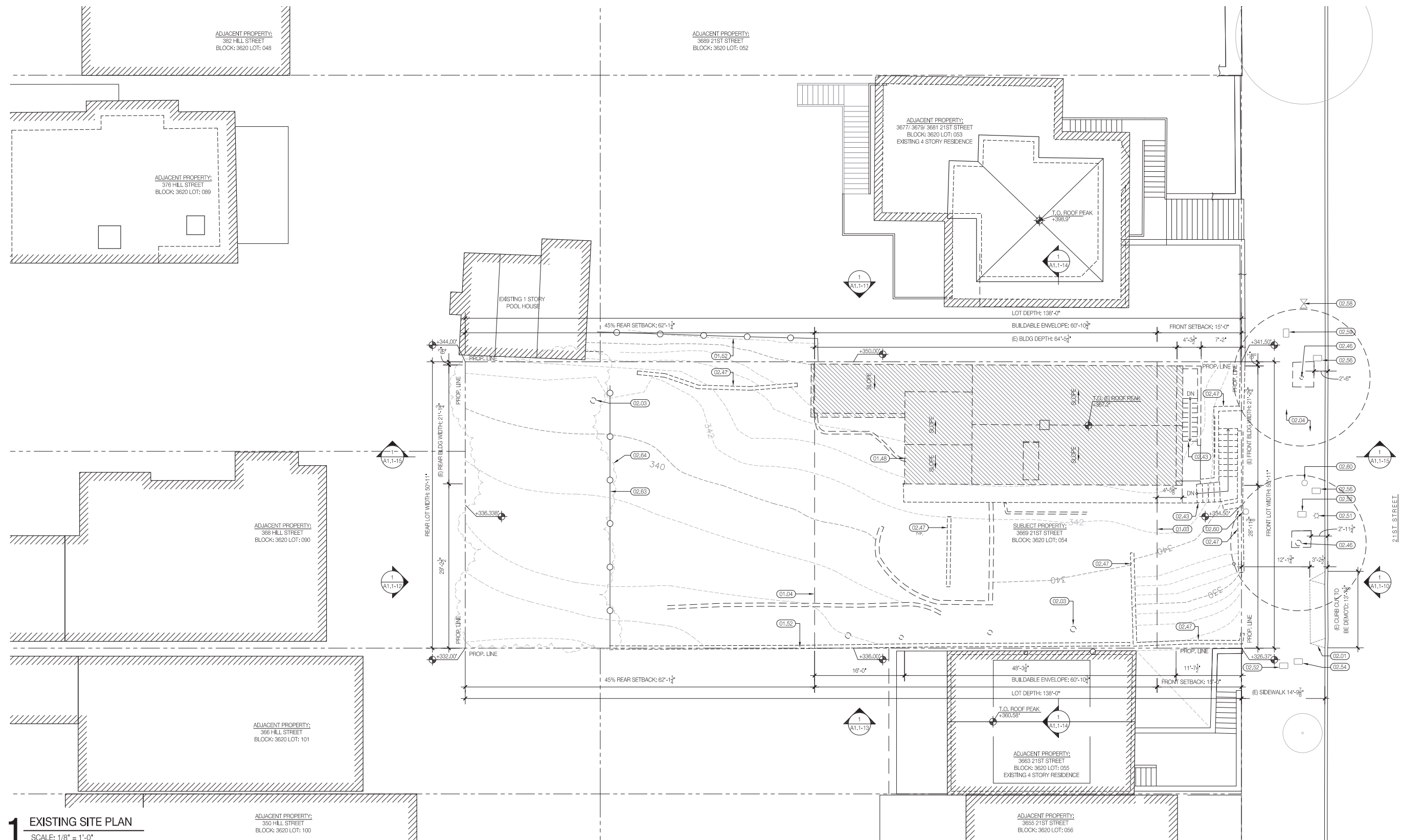
Project Address
3669 21ST ST.
SAN FRANCISCO,
CA 94114

Issuance
SITE PERMIT REV. 2

Date
01.18.2021

Issuance History

No.	Issuance	Date
01.	M.D.A. SITE PERMIT	04.22.19
02.	SITE PERMIT REV. 1	09.11.20
03.	SITE PERMIT REV. 2	01.18.21



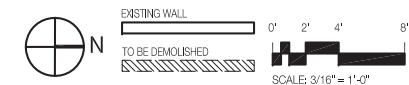
1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- *TEMP @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS.
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS.
- PER CRC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 7'2"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 7'2"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONGEALED UNTIL INSPECTED AND APPROVED.
- PER 2304.12.2.6, FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. PROVIDE IMPERVIOUS FLASHING TO PROTECT STRUCTURAL MEMBERS FROM MOISTURE.

REFERENCED KEYNOTE LEGEND

- | | |
|--|--|
| 01.03 FRONT SETBACK, SHOWN DASHED | 01.04 REAR YARD SETBACK, SHOWN DASHED |
| 01.48 (E) BLDG. TO BE DEMOLISHED | 01.52 NEIGHBORING FENCE |
| 02.01 (E) CURB CUT TO BE REMOVED | 02.02 (E) TREE TO BE REMOVED |
| 02.04 (E) SIDEWALK | 02.19 (E) WALLS TO BE DEMOLISHED, SHOWN DASHED SEE DEMO PERMIT |
| 02.36 (E) NEIGHBORING TREE | 02.37 (E) WOOD RETAINING WALL TO BE DEMOLISHED |
| 02.43 (E) EXTERIOR STAIRWAY TO BE DEMOLISHED | 02.45 (E) STREET TREE TO REMAIN |
| 02.46 (E) STREET TREE TO BE REMOVED AND REPLACED | 02.47 (E) RETAINING WALL TO BE DEMOLISHED |
| 02.51 (E) STREET LIGHT TO REMAIN | 02.52 (E) ELECTRICAL BOX TO REMAIN |
| 02.54 (E) TELEPHONE UTILITY BOX TO REMAIN | 02.56 (E) WATER METER TO BE REMAN |
| 02.57 (E) WATER METER TO BE RELOCATED | 02.58 (E) GAS VALVE TO REMAIN |
| 02.59 (E) CABLE TV UTILITY BOX TO REMAIN | 02.60 (E) SANITARY SEWER CLEAN-OUT TO BE REMAIN |
| 02.63 (E) TEMPORARY SITE FENCE TO BE REMOVED. | 02.64 (E) DENSE VEGETATION TO BE REMOVED. |



EXISTING SITE PLAN

A1.0-00

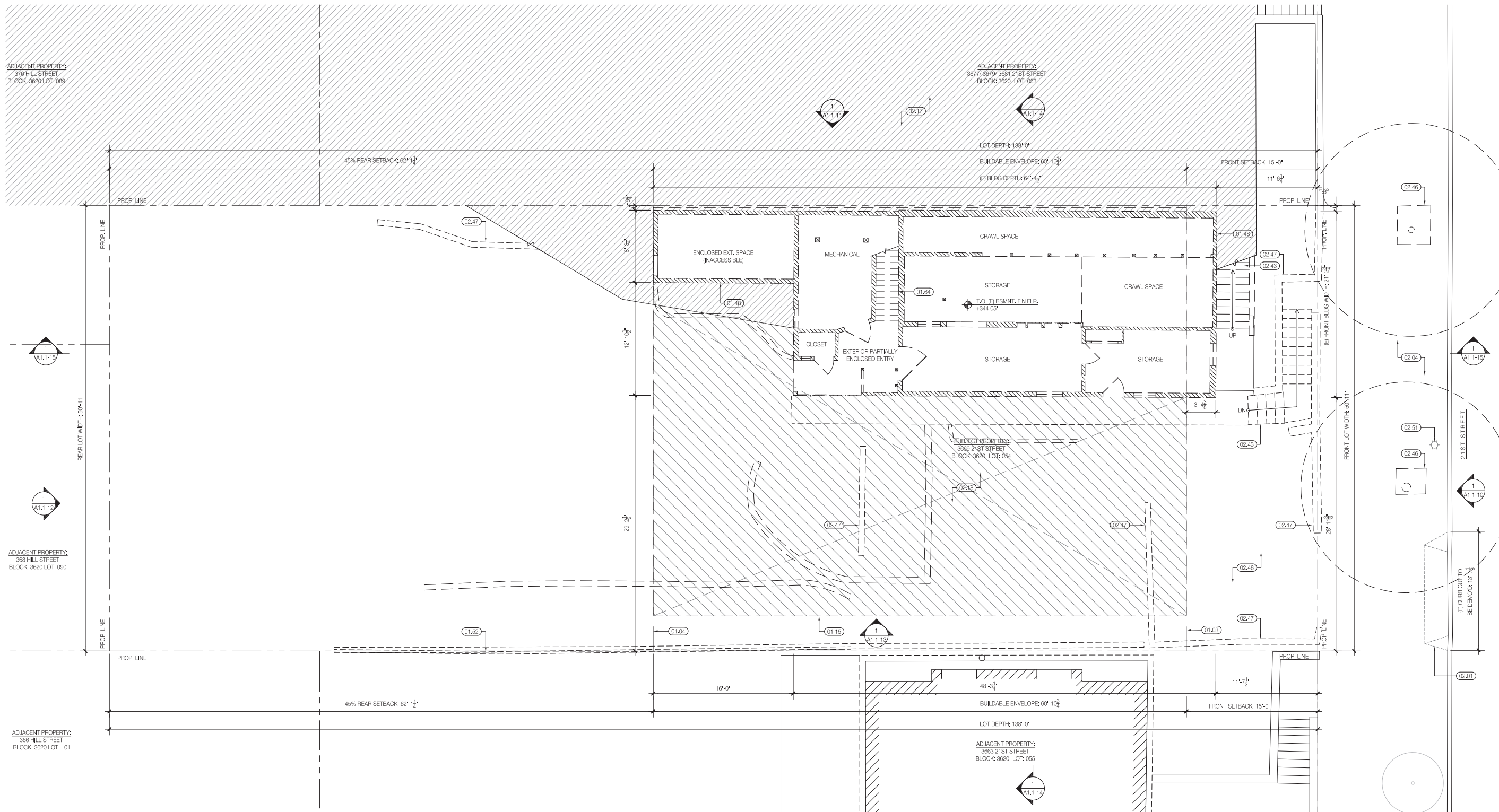


Project Address
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Issuance
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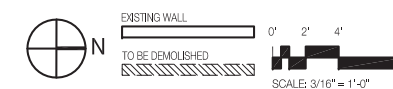
1 EXISTING BASEMENT LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

DEMOLITION NOTES

- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS.
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS.
- PER CBC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 72"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 72"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONGEALED UNTIL INSPECTED AND APPROVED.
- PER 2304.12.2.6, FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. PROVIDE IMPERVIOUS FLASHING TO PROTECT STRUCTURAL MEMBERS FROM MOISTURE.

REFERENCED KEYNOTE LEGEND

- 01.03 FRONT SETBACK, SHOWN DASHED
- 01.04 REAR YARD SETBACK, SHOWN DASHED
- 01.15 OUTLINE OF PROPOSED DEVELOPMENT AT CORRESPONDING LEVEL, SHOWN DASHED
- 01.48 (E) BLDG. TO BE DEMOLISHED
- 01.64 (E) OBSTRUCTED STAIRWAY - ENCLOSED, NON-FUNCTIONING
- 02.01 (E) CURB CUT TO BE REMOVED
- 02.04 (E) SIDEWALK
- 02.18 AREA OF PROPOSED EXCAVATION
- 02.37 (E) WOOD RETAINING WALL TO BE DEMOLISHED
- 02.43 (E) EXTERIOR STAIR TO BE DEMOLISHED
- 02.46 (E) STREET TREE TO BE REMOVED AND REPLACED
- 02.47 (E) RETAINING WALL TO BE DEMOLISHED
- 02.48 AREA OF COLLAPSED GARAGE, DOWN-SLOPING
- 02.51 (E) STREET LIGHT TO REMAIN



**EXISTING BASEMENT LEVEL
FLOOR PLAN**

A1.1-00



Project Address
**3669 21ST ST.
SAN FRANCISCO,
CA 94114**

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SITE PERMIT REV. 2

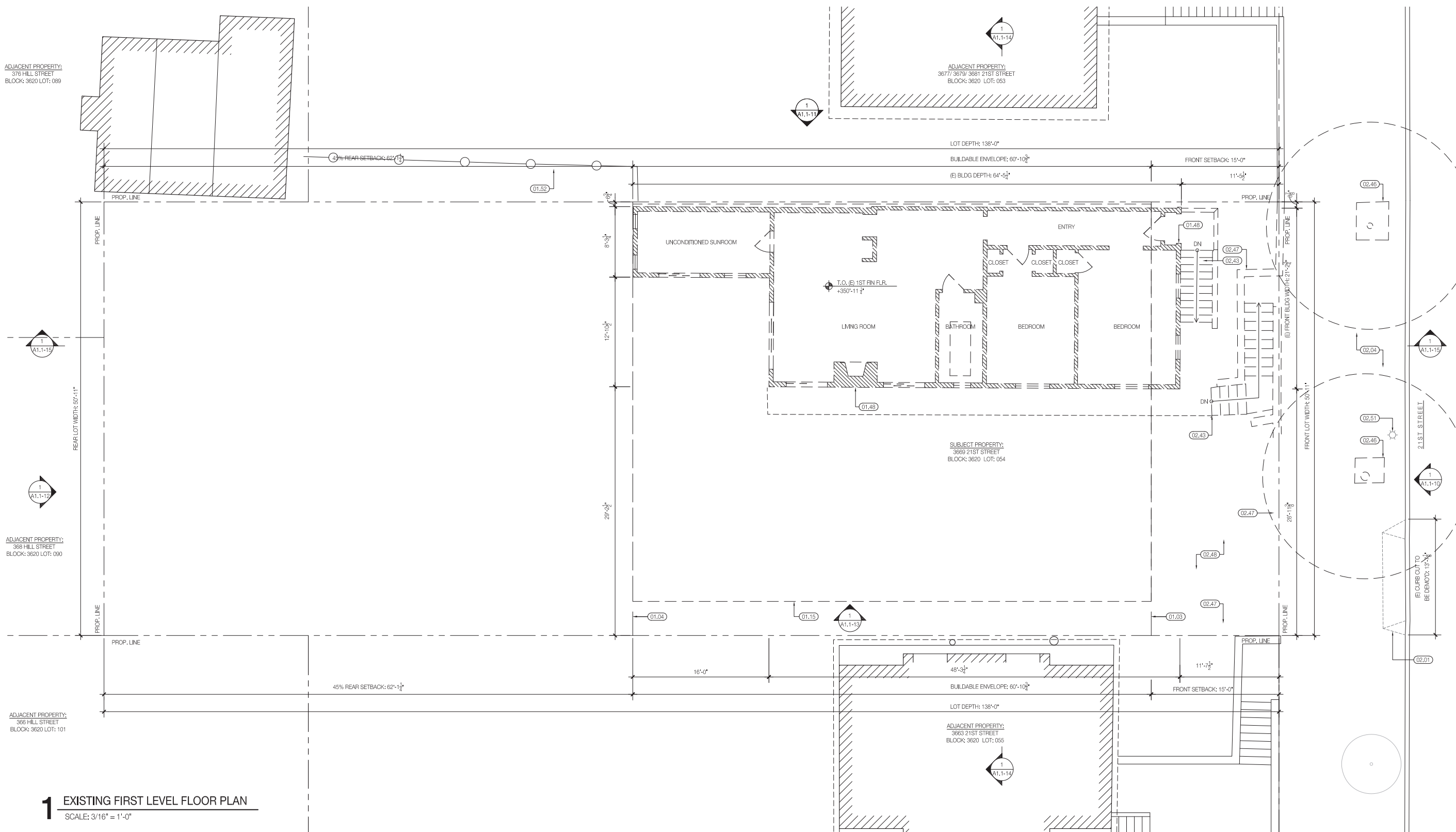
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**EXISTING FIRST LEVEL
FLOOR PLAN**

A1.1-01



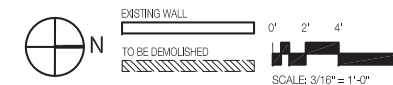
1 EXISTING FIRST LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

DEMOLITION NOTES

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-TUBS AND SHOWER TO A MIN. HEIGHT OF 72"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONGEALED UNTIL INSPECTED AND APPROVED.
- PER 2304.12.2.6, FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. PROVIDE IMPERVIOUS FLASHING TO PROTECT STRUCTURAL MEMBERS FROM MOISTURE.

REFERENCED KEYNOTE LEGEND

- 01.03 FRONT SETBACK, SHOWN DASHED
- 01.04 REAR YARD SETBACK, SHOWN DASHED
- 01.15 OUTLINE OF PROPOSED DEVELOPMENT AT CORRESPONDING LEVEL, SHOWN DASHED
- 01.48 (E) BLDG. TO BE DEMOLISHED
- 02.01 (E) CURB CUT TO BE REMOVED
- 02.04 (E) SIDEWALK
- 02.37 (E) WOOD RETAINING WALL TO BE DEMOLISHED
- 02.43 (E) EXTERIOR STAIR TO BE DEMOLISHED
- 02.46 (E) STREET TREE TO BE REMOVED AND REPLACED
- 02.47 (E) RETAINING WALL TO BE DEMOLISHED
- 02.48 AREA OF COLLAPSED GARAGE, DOWN-SLOPING
- 02.51 (E) STREET LIGHT TO REMAIN





Project Address
**3669 21ST ST.
SAN FRANCISCO,
CA 94114**

Issuance
SITE PERMIT REV. 2

Date
01.18.2021

Issuance History		
No.	Issuance	Date
01.	M.D.A. SITE PERMIT	04.22.19
02.	SITE PERMIT REV. 1	09.11.20
03.	SITE PERMIT REV. 2	01.18.21

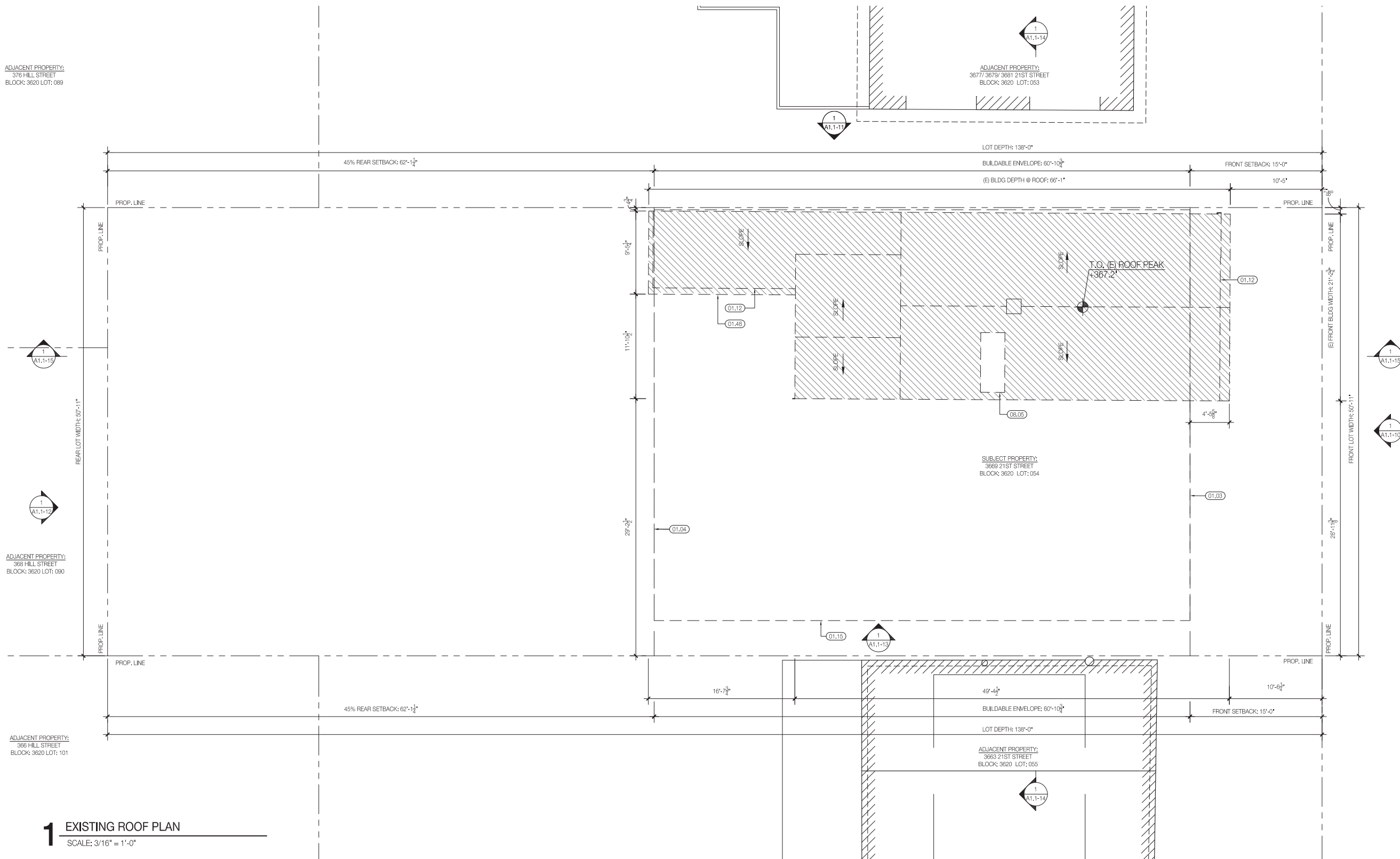
ADJACENT PROPERTY:
376 HILL STREET
BLOCK: 3620 LOT: 089

ADJACENT PROPERTY:
3677/3679/3681 21ST STREET
BLOCK: 3620 LOT: 053

ADJACENT PROPERTY:
368 HILL STREET
BLOCK: 3620 LOT: 090

SUBJECT PROPERTY:
3669 21ST STREET
BLOCK: 3620 LOT: 054

ADJACENT PROPERTY:
366 HILL STREET
BLOCK: 3620 LOT: 101



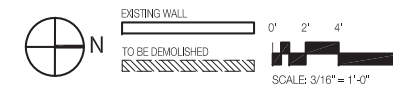
1 EXISTING ROOF PLAN
SCALE: 3/16" = 1'-0"

DEMOLITION NOTES

- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS.
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS.
- PER CBC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
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REFERENCED KEYNOTE LEGEND

- 01.03 FRONT SETBACK, SHOWN DASHED
- 01.04 REAR YARD SETBACK, SHOWN DASHED
- 01.12 OUTLINE OF (E) BLDG BELOW ROOF, SHOWN DASHED
- 01.15 OUTLINE OF PROPOSED DEVELOPMENT AT CORRESPONDING LEVEL, SHOWN DASHED
- 01.48 (E) BLDG. TO BE DEMOLISHED
- 08.05 (E) SKYLIGHT TO BE REMOVED, SHOWN DASHED



EXISTING ROOF PLAN

A1.1-02

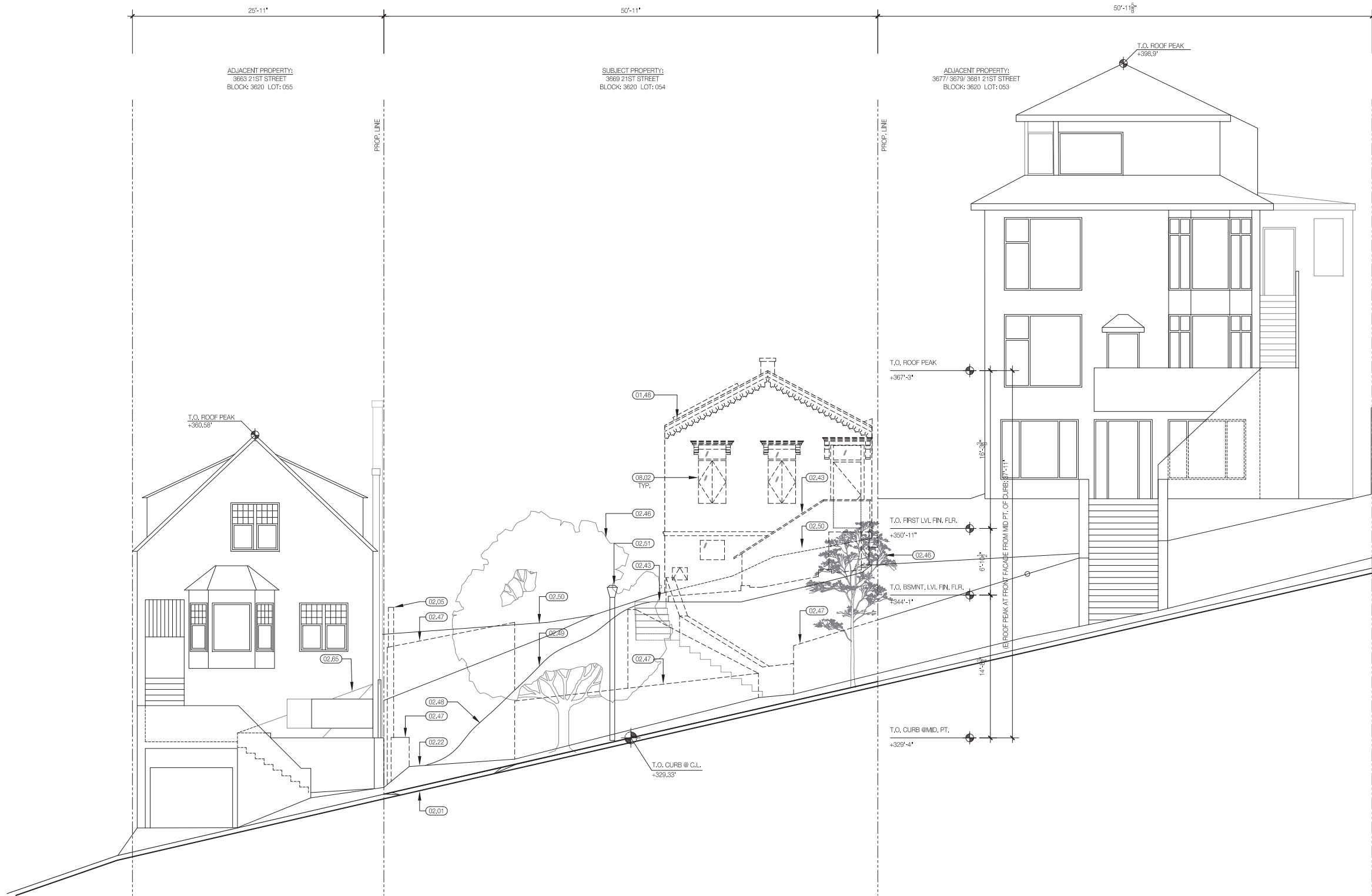


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1 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

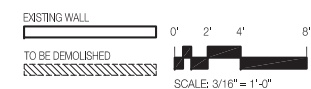
- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS
- PER CBC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
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-TUBS AND SHOWER TO A MIN. HEIGHT OF 72"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
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REFERENCED KEYNOTE LEGEND

- 01.23 BUILDABLE HEIGHT LIMIT, SHOWN DASHED
- 01.46 (E) BLDG. TO BE DEMOLISHED
- 02.01 (E) CURB CUT TO BE REMOVED
- 02.05 (E) FENCE TO BE DEMOLISHED, SHOWN DASHED
- 02.09 (E) GRADE, SHOWN DASHED
- 02.22 (E) CONCRETE DRIVEWAY
- 02.43 (E) EXTERIOR STAIR TO BE DEMOLISHED
- 02.45 (E) STREET TREE TO REMAIN
- 02.46 (E) STREET TREE TO BE REMOVED AND REPLACED
- 02.47 (E) RETAINING WALL TO BE DEMOLISHED
- 02.48 AREA OF COLLAPSED GARAGE, DOWN-SLOPING
- 02.49 (E) GRADE AT FRONT PROPERTY LINE
- 02.50 (E) GRADE AT BLDG. FACE BEYOND
- 02.51 (E) STREET LIGHT TO REMAIN
- 02.65 (E) NEIGHBOR GRADE, ESTIMATED
- 06.02 (E) WINDOWS TO BE DEMOLISHED, TYP.

MATERIAL LEGEND

- WD-1 WOOD
- WD-2 WOOD
- MT-1 METAL
- MT-2 METAL
- ST-1 STONE
- CO-1 CONCRETE



**EXISTING NORTH
ELEVATION**

A1.1-10

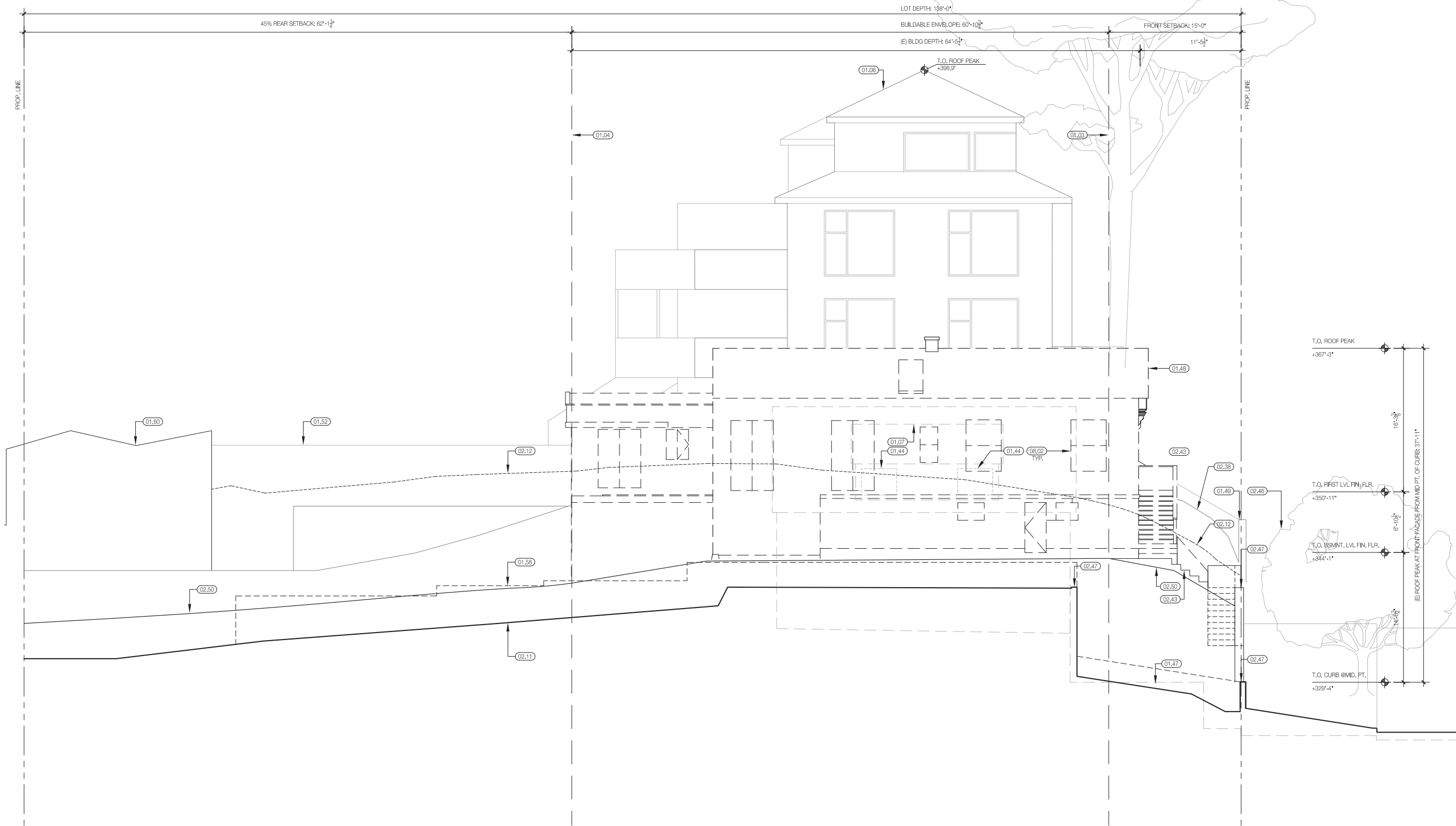


Project Address
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Issuance
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Date
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01.	M.D.A. SITE PERMIT	04.22.19
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03.	SITE PERMIT REV. 2	01.18.21



1 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

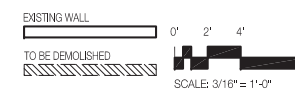
- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS.
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS.
- PER CBC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 72"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 72"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
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REFERENCED KEYNOTE LEGEND

- 01.03 FRONT SETBACK, SHOWN DASHED
- 01.04 REAR YARD SETBACK, SHOWN DASHED
- 01.06 OUTLINE OF ADJACENT PROPERTY BEYOND
- 01.07 OUTLINE OF ADJACENT PROPERTY BEHIND, SHOWN DASHED
- 01.23 BUILDABLE HEIGHT LIMIT, SHOWN DASHED
- 01.44 NEIGHBORING WINDOWS BEHIND, SHOWN DASHED, NO IMPACT ON WINDOW LIGHT/AIR, TYP.
- 01.48 (E) BLDG. TO BE DEMOLISHED
- 01.49 NEIGHBOR W/D RET. WALL
- 01.52 NEIGHBORING FENCE BEYOND
- 01.58 NEIGHBORING FENCE BEHIND, SHOWN DASHED
- 01.60 (E) NEIGHBORING POOL HOUSE
- 02.11 (E) GRADE AT EAST PROPERTY LINE
- 02.12 (E) GRADE AT WEST PROPERTY LINE, SHOWN DASHED
- 02.37 (E) WOOD RETAINING WALL TO BE DEMOLISHED
- 02.38 (E) GRADE @ NEIGHBORING PROPERTY LINE
- 02.43 (E) EXTERIOR STAIR TO BE DEMOLISHED
- 02.46 (E) STREET TREE TO BE REMOVED AND REPLACED
- 02.47 (E) RETAINING WALL TO BE DEMOLISHED
- 02.50 (E) GRADE AT BLDG. FACE BEYOND
- 08.02 (E) WINDOWS TO BE DEMOLISHED, TYP.

MATERIAL LEGEND

- WD-1 WOOD
- WD-2 WOOD
- MT-1 METAL
- MT-2 METAL
- ST-1 STONE
- CO-1 CONCRETE



EXISTING EAST ELEVATION

A1.1-11

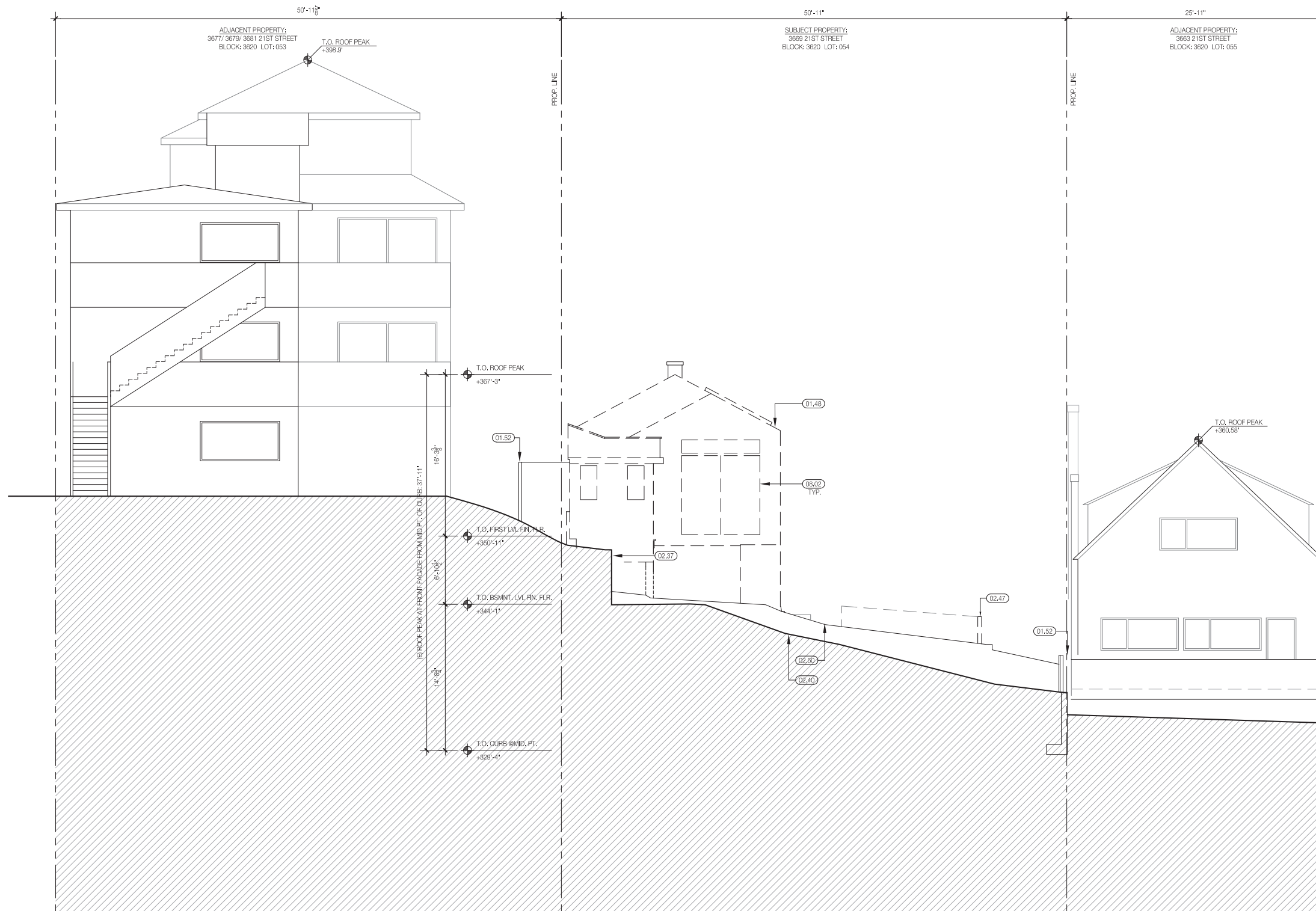


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Issuance
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Date
01.18.2021

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01.	M.D.A. SITE PERMIT	04.22.19
02.	SITE PERMIT REV. 1	09.11.20
03.	SITE PERMIT REV. 2	01.18.21



1 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

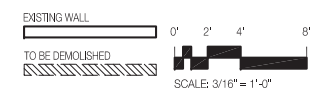
- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS.
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS.
- PER CRC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 7'2"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 7'2"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONGEALED UNTIL INSPECTED AND APPROVED.
- PER 2304.12.2.6, FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. PROVIDE IMPERVIOUS FLASHING TO PROTECT STRUCTURAL MEMBERS FROM MOISTURE.

REFERENCED KEYNOTE LEGEND

- 01.23 BUILDABLE HEIGHT LIMIT, SHOWN DASHED
- 01.48 (E) BLDG. TO BE DEMOLISHED
- 01.52 NEIGHBORING FENCE BEYOND
- 02.37 (E) WOOD RETAINING WALL TO BE DEMOLISHED
- 02.40 (E) GRADE AT SOUTH PROPERTY LINE
- 02.47 (E) RETAINING WALL TO BE DEMOLISHED
- 02.50 (E) GRADE AT BLDG. FACE BEYOND
- 06.02 (E) WINDOWS TO BE DEMOLISHED, TYP.

MATERIAL LEGEND

- WD-1 WOOD
- WD-2 WOOD
- MT-1 METAL
- MT-2 METAL
- ST-1 STONE
- CO-1 CONCRETE



**EXISTING SOUTH
ELEVATION**

A1.1-12

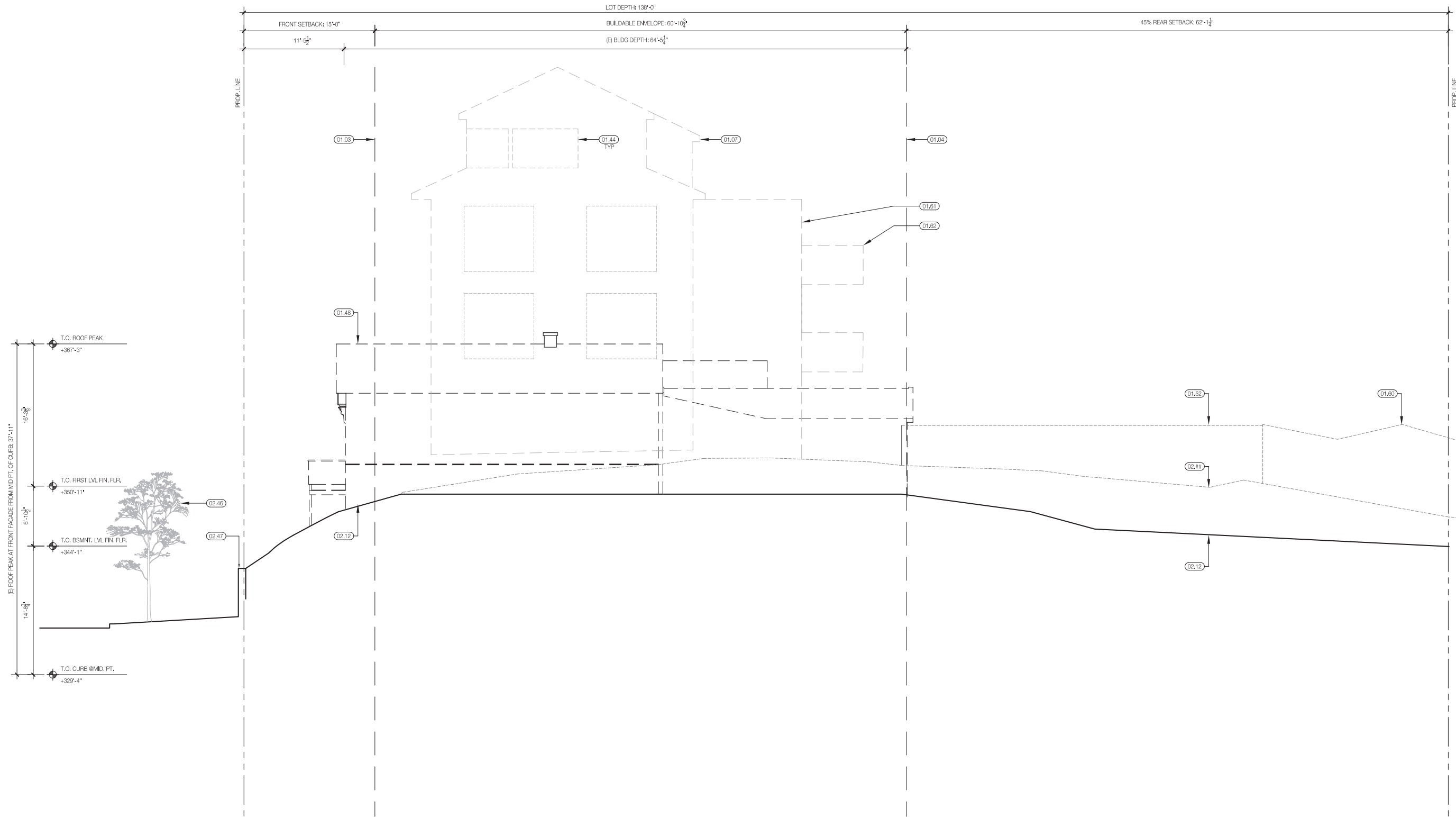


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03.	SITE PERMIT REV. 2	01.18.21



1 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

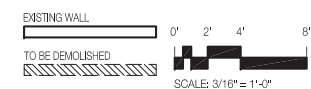
- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS.
- SEE A7.2 FOR TYPICAL WALL TYPES AND DETAILS.
- PER CRC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 72"
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- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
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REFERENCED KEYNOTE LEGEND

- 01.03 FRONT SETBACK, SHOWN DASHED
- 01.04 REAR YARD SETBACK, SHOWN DASHED
- 01.07 OUTLINE OF ADJACENT PROPERTY BEHIND, SHOWN DASHED
- 01.23 BUILDABLE HEIGHT LIMIT, SHOWN DASHED
- 01.44 NEIGHBORING WINDOWS BEHIND, SHOWN DASHED, NO IMPACT ON WINDOW LIGHT/AIR, TYP.
- 01.48 (E) BLDG. TO BE DEMOLISHED
- 01.52 NEIGHBORING FENCE BEYOND
- 01.60 (E) NEIGHBORING POOL HOUSE
- 01.61 NEIGHBORING BUILDING BEHIND @ MID-LOT
- 01.62 NEIGHBORING DECK BEHIND
- 02.12 (E) GRADE AT WEST PROPERTY LINE
- 02.37 (E) WOOD RETAINING WALL TO BE DEMOLISHED
- 02.46 (E) STREET TREE TO BE REMOVED AND REPLACED
- 02.47 (E) RETAINING WALL TO BE DEMOLISHED
- 02.66 (E) NEIGHBOR GRADE AT INTERIOR SIDE OF WOOD FENCE, SLOPED TO EXISTING WEST PL. GRADE BELOW

MATERIAL LEGEND

- WD-1 WOOD
- WD-2 WOOD
- MT-1 METAL
- MT-2 METAL
- ST-1 STONE
- CO-1 CONCRETE



EXISTING WEST ELEVATION

A1.1-13

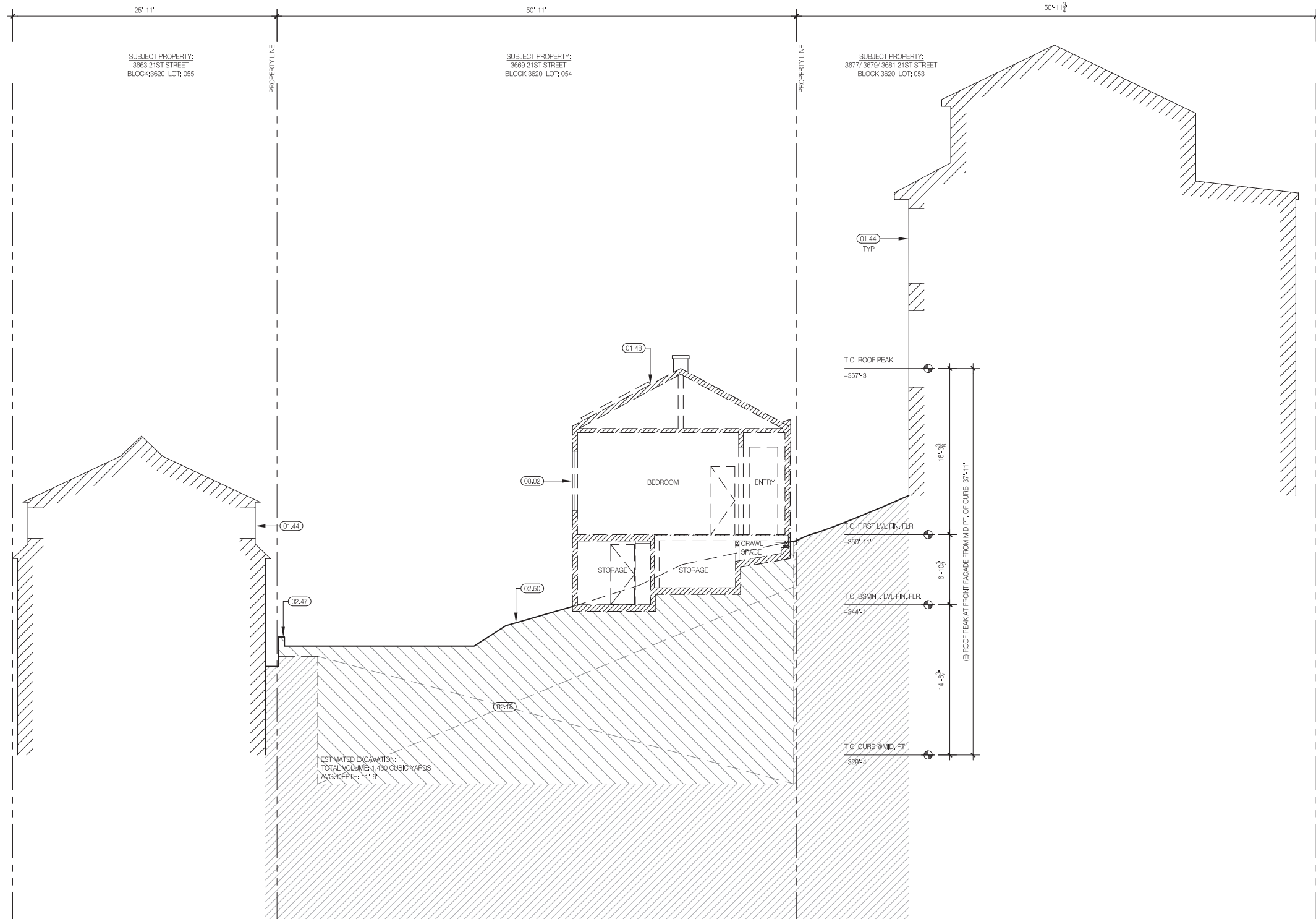


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1 EXISTING LATERAL SECTION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

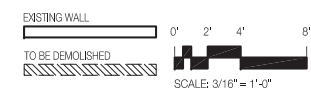
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REFERENCED KEYNOTE LEGEND

- 01.23 BUILDABLE HEIGHT LIMIT, SHOWN DASHED
- 01.44 NEIGHBORING WINDOWS BEHIND, SHOWN DASHED, NO IMPACT ON WINDOW LIGHT/AIR, TYP.
- 01.48 (E) BLDG. TO BE DEMOLISHED
- 02.18 AREA OF PROPOSED EXCAVATION
- 02.47 (E) RETAINING WALL TO BE DEMOLISHED
- 02.50 (E) GRADE AT BLDG. FACE BEYOND
- 08.02 (E) WINDOWS TO BE DEMOLISHED, TYP.

MATERIAL LEGEND

- WD-1 WOOD
- WD-2 WOOD
- MT-1 METAL
- MT-2 METAL
- ST-1 STONE
- CO-1 CONCRETE



EXISTING LATERAL SECTION

A1.1-14



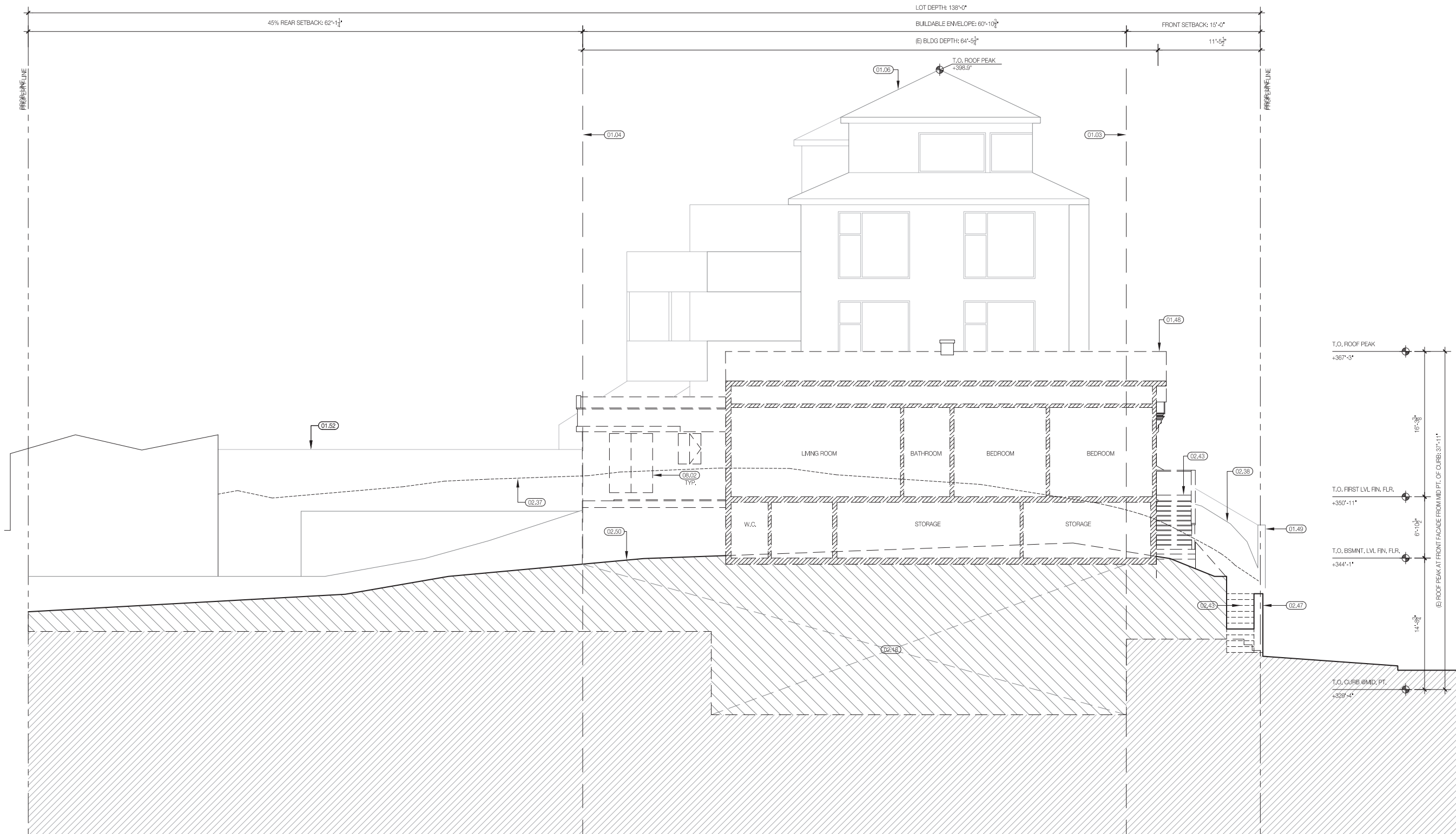
Project Address
3669 21ST ST.
SAN FRANCISCO,
CA 94114

Issuance
SITE PERMIT REV. 2

Date
01.18.2021

Issuance History

No.	Issuance	Date
01.	M.D.A. SITE PERMIT	04.22.19
02.	SITE PERMIT REV. 1	09.11.20
03.	SITE PERMIT REV. 2	01.18.21



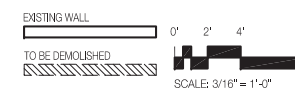
1 EXISTING LONGITUDINAL SECTION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS
- PER CRC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 72"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 72"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED.
- PER 2304.12.2.6, FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. PROVIDE IMPERVIOUS FLASHING TO PROTECT STRUCTURAL MEMBERS FROM MOISTURE.

REFERENCED KEYNOTE LEGEND

- 01.03 FRONT SETBACK, SHOWN DASHED
- 01.04 REAR YARD SETBACK, SHOWN DASHED
- 01.06 OUTLINE OF ADJACENT PROPERTY BEYOND
- 01.23 BUILDABLE HEIGHT LIMIT, SHOWN DASHED
- 01.48 (E) BLDG. TO BE DEMOLISHED
- 01.52 NEIGHBORING FENCE BEYOND
- 02.12 (E) GRADE AT WEST PROPERTY LINE
- 02.18 AREA OF PROPOSED EXCAVATION
- 02.37 (E) WOOD RETAINING WALL TO BE DEMOLISHED
- 02.38 (E) GRADE @ NEIGHBORING PROPERTY LINE
- 02.43 (E) EXTERIOR STAIR TO BE DEMOLISHED
- 02.47 (E) RETAINING WALL TO BE DEMOLISHED
- 02.50 (E) GRADE AT BLDG. FACE BEYOND
- 08.02 (E) WINDOWS TO BE DEMOLISHED, TYP.



EXISTING LONGITUDINAL SECTION

A1.1-15

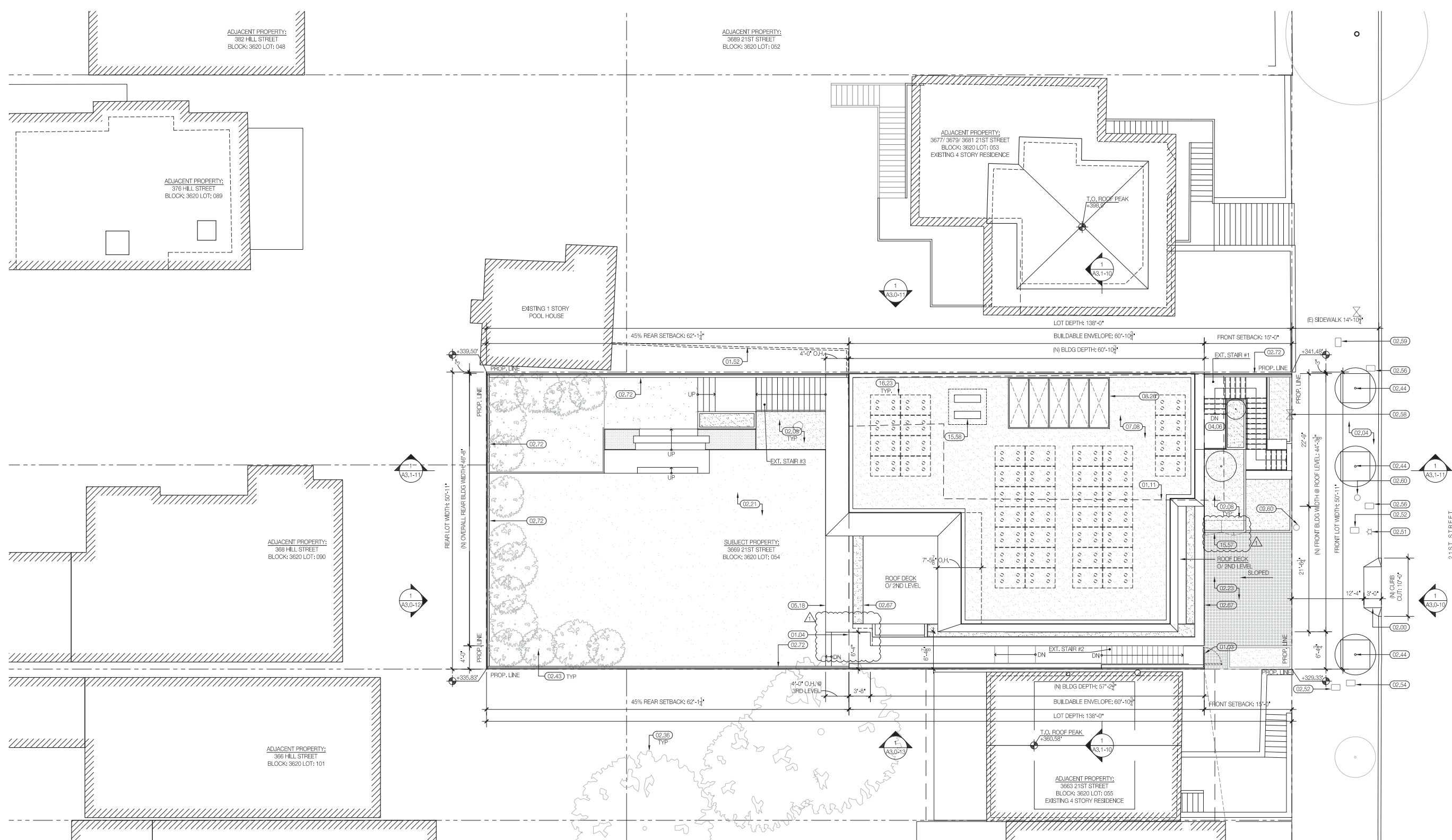


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03.	SITE PERMIT REV. 2	01.18.21



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

GENERAL NOTES

- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS.
- SEE A7.2 FOR TYPICAL WALL TYPES AND DETAILS.
- PER CBC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 72"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 72"
- PER CBC 106.2.6 & 107.2.2, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONGEALED UNTIL INSPECTED AND APPROVED.
- PER 2304.12.2.6, FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. PROVIDE IMPERVIOUS FLASHING TO PROTECT STRUCTURAL MEMBERS FROM MOISTURE.

REFERENCED KEYNOTE LEGEND

- 01.03 FRONT SETBACK, SHOWN DASHED
- 01.04 REAR YARD SETBACK, SHOWN DASHED
- 01.11 OUTLINE OF (E) BLDG. TO BE DEMOLISHED, SHOWN DASHED
- 01.52 NEIGHBORING FENCE
- 02.00 (N) CURB CUT
- 02.04 (E) SIDEWALK
- 02.06 (N) PLANTER
- 02.21 LANDSCAPE BY OTHERS
- 02.23 PERMEABLE CONCRETE DRIVEWAY. SEE LANDSCAPE & PERMEABILITY CALCS
- 02.27 TRADES ACCESS REAR YARD STAIRWAY
- 02.36 (E) NEIGHBORING TREE
- 02.43 (N) TREE
- 02.44 (N) STREET TREE
- 02.45 (E) STREET TREE TO REMAIN
- 02.46 (E) STREET TREE TO BE REMOVED
- 02.51 (E) STREET LIGHT TO REMAIN
- 02.52 (E) ELECTRICAL BOX TO REMAIN
- 02.54 (E) TELEPHONE UTILITY BOX TO REMAIN
- 02.56 (E) WATER METER TO BE REMAIN
- 02.58 (E) GAS VALVE TO REMAIN
- 02.59 (E) CABLE TV UTILITY BOX TO REMAIN
- 02.60 (E) SANITARY SEWER CLEAN-OUT TO BE REMAIN
- 02.67 (N) INTEGRAL PLANTER
- 02.72 (N) PROPERTY LINE FENCE & RETAINING WALL
- 04.02 STONE TREADS & RISERS OVER MORTAR OVER CONCRETE

- 04.06 STONE TREADS & RISERS OVER WOOD FRAMING
- 05.18 (N) PTD. METAL OVERHANG PER SFPLN SEC. 1306(1)
- 07.08 GLASS 1" x 1" ROOFING OVER SLOPED COVER BOARD OR SHEATHING ON RIP STRIPS OF SHEATHING S.S.D. WITH CLOSED CELL SPRAY FOAM INSULATION - SLOPE MIN. 1/4" PER FT. TO DRAIN) W/ GRAVEL BALLAST AS REQ'D FOR FIRE RATING) WHEN VISIBLE
- 08.26 PTD. INSULATED ALUMINUM SKYLIGHT, SLOPED TO DRAIN 1/2" PER FOOT, OR PER MANUF.
- 15.57 (N) UTILITIES ON WEST FACE: PLANTING TO CONCEAL
- 15.58 MECHANICAL EQUIPMENT PER SFPLN SEC. 260.6.1.A
- 16.23 PHOTOVOLTAIC PANEL ARRAY



PROPOSED SITE PLAN

A1.2-00



Project Address
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SAN FRANCISCO,
CA 94114**

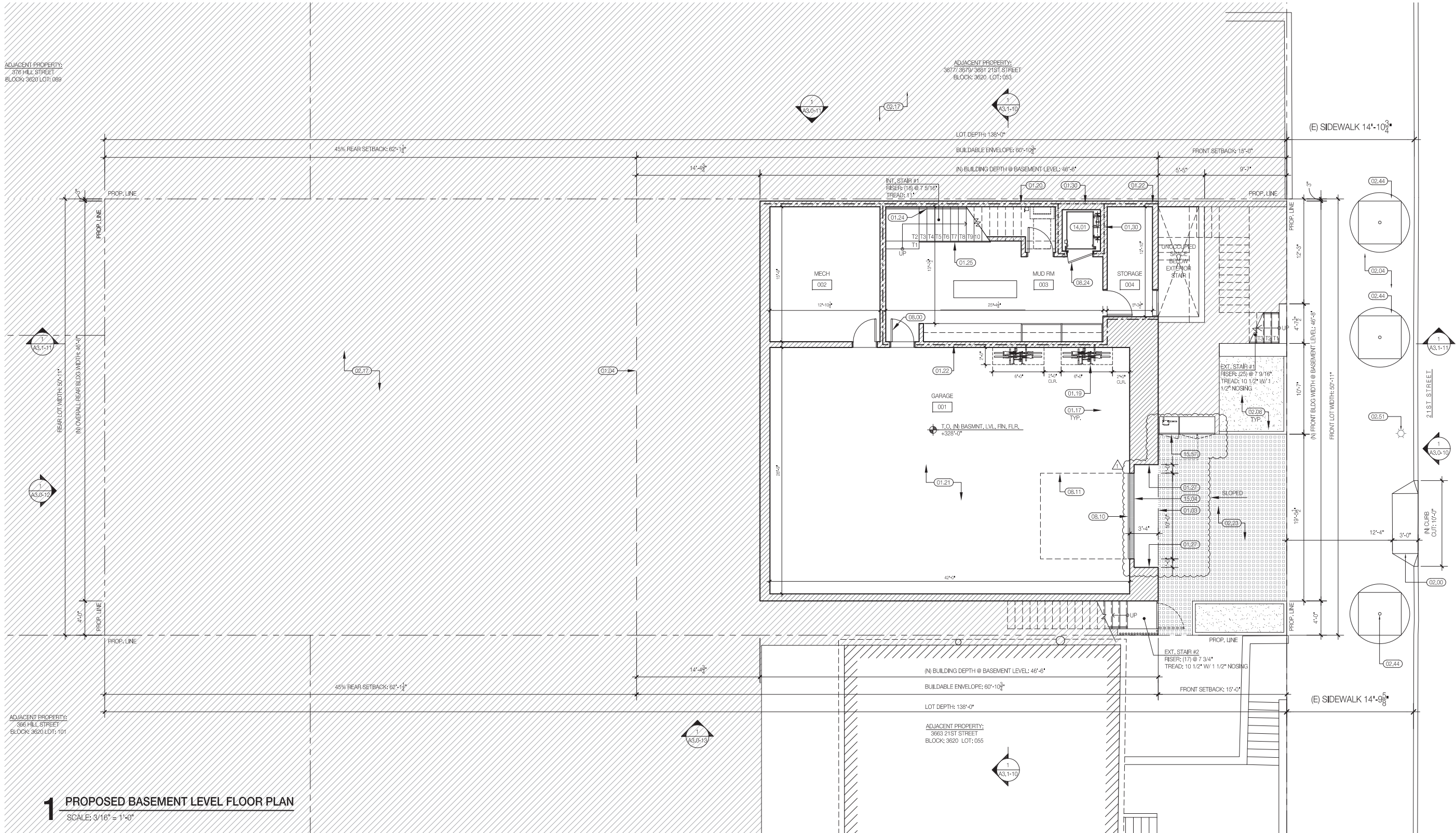
Issuance
SITE PERMIT REV. 2

Date
01.18.2021

Issuance History		
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01.	M.D.A. SITE PERMIT	04.22.19
02.	SITE PERMIT REV. 1	09.11.20
03.	SITE PERMIT REV. 2	01.18.21

PROPOSED BASEMENT
LEVEL FLOOR PLAN

A2.0-00



1 PROPOSED BASEMENT LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS.
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS.
- PER CBC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 7'-2"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 7'-2"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURERS TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED.
- PER 2304.12.2.6, FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. PROVIDE IMPERVIOUS FLASHING TO PROTECT STRUCTURAL MEMBERS FROM MOISTURE.

REFERENCED KEYNOTE LEGEND

- 01.03 FRONT SETBACK, SHOWN DASHED
- 01.04 REAR YARD SETBACK, SHOWN DASHED
- 01.17 OUTLINE OF (3) 98 GALLON TRASH PER SFPC
- 01.18 OUTLINE OF 144 SF, PARKING SPACE, SHOWN DASHED
- 01.19 CLASS 1 - WALL MOUNTED, BICYCLE PARKING SPACE PER SFPC SEC. 155.2 & ZONING ADMIN. BULLETIN NO.9
- 01.20 (N) BLIND WALL, 1-HR RATED, AT PROPERTY LINE WALLS
- 01.21 1-HR RATED CONST. AT CEILING & WALLS REG. SEPARATION
- 01.22 DASHED LINE OF (N) 1-HR RATED CONST., TYP.
- 01.24 (N) 36" HANDRAIL
- 01.25 (N) 42" GUARDRAIL
- 01.27 PROVIDE 200 SQ. IN. NET OPENING FOR GARAGE VENTILATION PER SFPC 406.1.3 (UP TO 1,000 SF)
- 01.30 DASHED LINE OF (N) 2-HR RATED CONST.
- 02.00 (N) CURB CUT
- 02.04 (E) SIDEWALK
- 02.08 (N) PLANTER
- 02.17 UNEXCAVATED, TYP.
- 02.23 PERMEABLE CONCRETE DRIVEWAY, SEE LANDSCAPE & PERMEABILITY CALCUS
- 02.44 (N) STREET TREE
- 02.45 (E) STREET TREE TO REMAIN
- 02.51 (E) STREET LIGHT TO REMAIN
- 03.00 CAST-IN-PLACE CONCRETE RETAINING WALL, SSD
- 04.02 STONE TREADS & RISERS OVER MORTAR OVER CONCRETE
- 05.19 PIN MOUNTED HOUSE ADDRESS NUMBER, ARABIC NUMERALS - 4" H x 1/2" STROKE, LESS THAN 7'-0" ABOVE GRADE

- 06.08 WOOD STAIR TREAD & RISER, SEE FINISH SPEC
- 08.00 1 1/4" THICK MIN. SOLID CORE DOOR WITH CLOSER AND SMOKE GASKET (20 MIN RATING)
- 08.10 (N) WOOD SLAT CLAD FLUSH MOUNT OVERHEAD GARAGE DOOR
- 08.11 ELECTRIC POWERED, OVERHEAD ROLL-UP GARAGE DOOR, SHOWN DASHED IN OPEN POSITION
- 08.24 1-HR RATED SOLID CORE DOOR W/ CLOSER & SMOKE GASKET
- 11.15 CAR TURNTABLE
- 14.01 FOUR-STORY HYDRAULIC ELEVATOR
- 15.04 TRENCH DRAIN
- 15.57 (N) UTILITIES ON WEST FACE, PLANTING TO CONCEAL





Project Address
3669 21ST ST.
SAN FRANCISCO,
CA 94114

Issuance
SITE PERMIT REV. 2

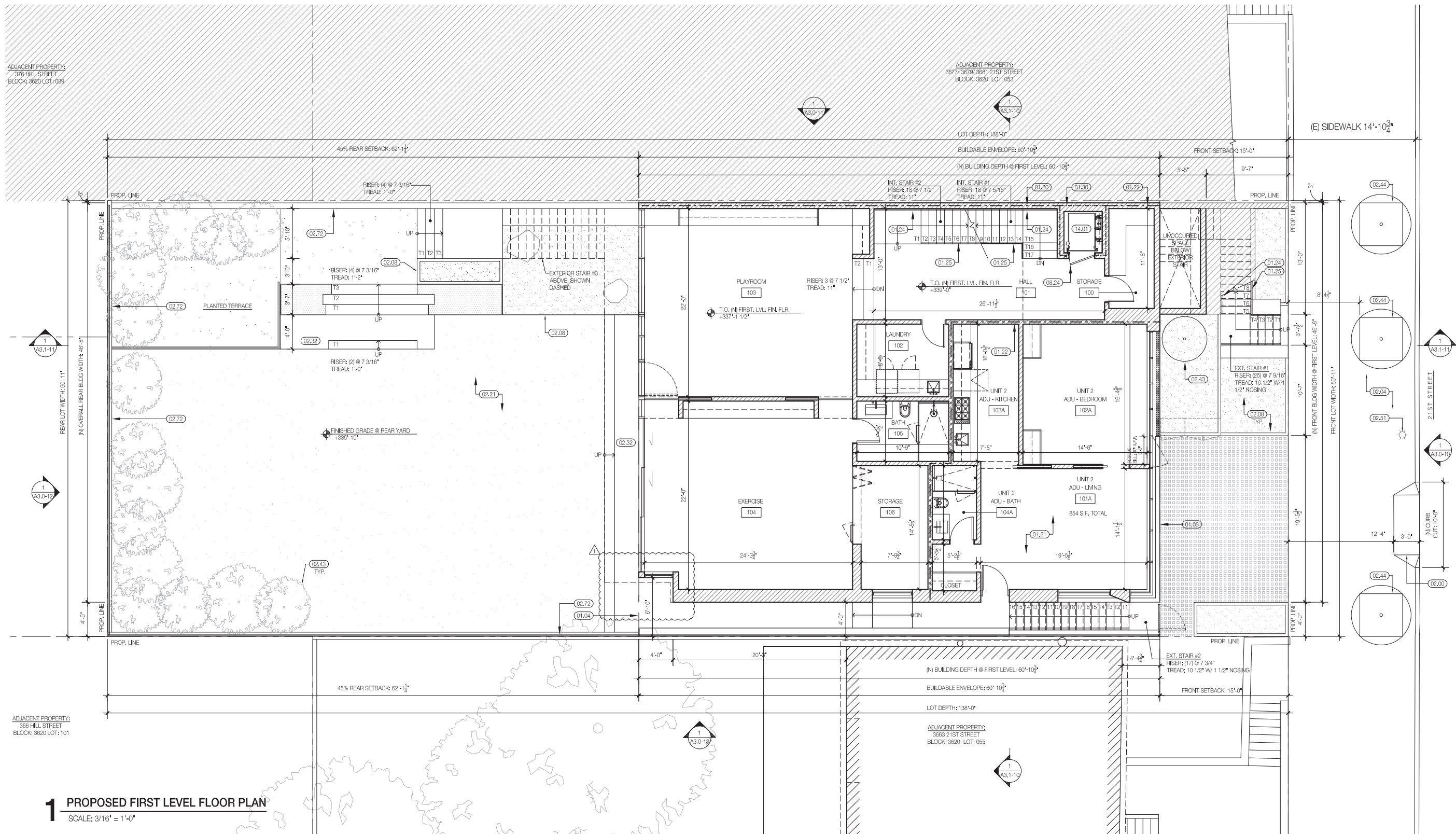
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Issuance History

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01.	M.D.A. SITE PERMIT	04.22.19
02.	SITE PERMIT REV. 1	09.11.20
03.	SITE PERMIT REV. 2	01.18.21

**PROPOSED FIRST LEVEL
FLOOR PLAN**

A2.1-00



1 PROPOSED FIRST LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS.
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS.
- PER CBC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 7'-2"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 7'-2"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED.
- PER 2304.12.2.6, FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. PROVIDE IMPERVIOUS FLASHING TO PROTECT STRUCTURAL MEMBERS FROM MOISTURE.

REFERENCED KEYNOTE LEGEND

- 01.03 FRONT SETBACK, SHOWN DASHED
- 01.04 REAR YARD SETBACK, SHOWN DASHED
- 01.20 (N) BLIND WALL, 1-HR RATED, AT PROPERTY LINE WALLS
- 01.21 1-HR RATED CONST. AT CEILING & WALLS REQ. SEPARATION
- 01.22 DASHED LINE OF (N) 1-HR RATED CONST., TYP.
- 01.24 (N) 36" HANDRAIL
- 01.25 (N) 42" GUARDRAIL
- 01.30 DASHED LINE OF (N) 2-HR RATED CONST.
- 02.00 (N) CURB CUT
- 02.04 (E) SIDEWALK
- 02.06 (N) PLANTER
- 02.21 LANDSCAPE BY OTHERS
- 02.32 LANDSCAPE REAR YARD STAIR, SHOWN DASHED
- 02.43 (N) TREE
- 02.44 (N) STREET TREE
- 02.45 (E) STREET TREE TO REMAIN
- 02.51 (E) STREET LIGHT TO REMAIN
- 02.72 (N) PROPERTY LINE FENCE & RETAINING WALL
- 04.02 STONE TREADS & RISERS OVER MORTAR OVER CONCRETE
- 06.08 WOOD STAIR TREAD & RISER, SEE FINISH SPEC
- 08.24 1-HR RATED SOLID CORE DOOR W/ CLOSER & SMOKE GASKET
- 14.01 FOUR-STORY HYDRAULIC ELEVATOR



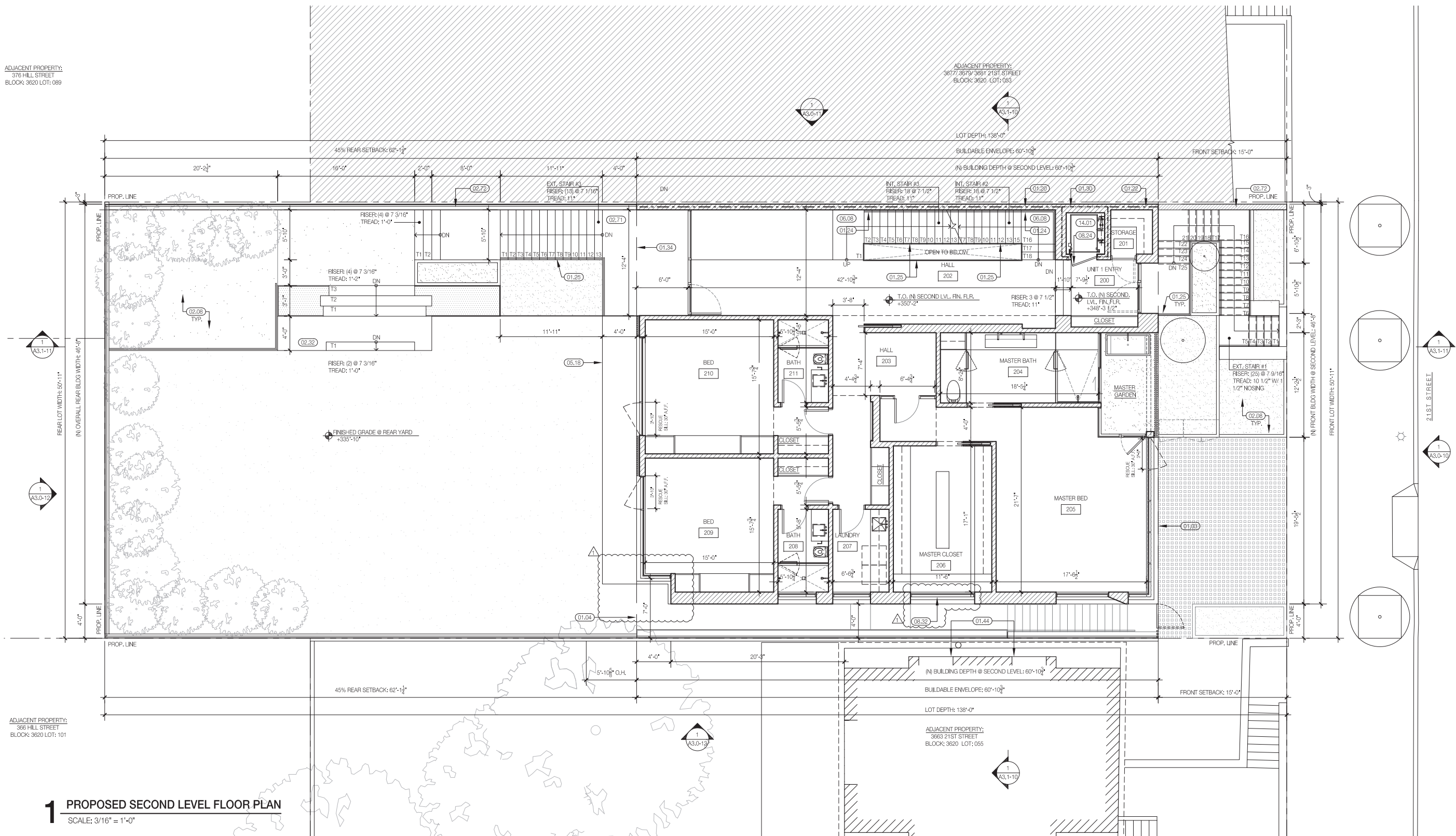
ADJACENT PROPERTY:
376 HILL STREET
BLOCK: 3620 LOT: 089

ADJACENT PROPERTY:
3677, 3679, 3681 21ST STREET
BLOCK: 3620 LOT: 083



John Maniscalco
Architecture

415.864.9900
442 Grove Street
San Francisco, CA 94102



1 PROPOSED SECOND LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS.
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS.
- PER CBC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 72"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 72"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED.
- PER 2304.12.2.6, FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. PROVIDE IMPERVIOUS FLASHING TO PROTECT STRUCTURAL MEMBERS FROM MOISTURE.

REFERENCED KEYNOTE LEGEND

- 01.03 FRONT SETBACK, SHOWN DASHED
- 01.04 REAR YARD SETBACK, SHOWN DASHED
- 01.20 (N) BLIND WALL, 1-HR RATED, AT PROPERTY LINE WALLS
- 01.22 DASHED LINE OF (N) 1-HR RATED CONST., TYP.
- 01.24 (N) 36" H HANDRAIL
- 01.25 (N) 42" H GUARDRAIL
- 01.30 DASHED LINE OF (N) 2-HR RATED CONST.
- 01.34 ROOF OVERHANG ABOVE, SHOWN DASHED
- 01.44 NEIGHBORING WINDOWS, NO IMPACT ON WINDOW LIGHT/AIR, TYP.
- 02.08 (N) PLANTER
- 02.32 LANDSCAPE REAR YARD STAIR, SHOWN DASHED
- 02.71 PROPOSED UNCOVERED LANDING AND STAIR AT REAR FACADE OF BUILDING PER SFFC SEC. 136(c)(4), STAIR AND LANDING ARE BELOW (E) NATURAL AVG. GRADE.
- 02.72 (N) PROPERTY LINE FENCE & RETAINING WALL
- 04.02 STONE TREADS & RISERS OVER MORTAR OVER CONCRETE
- 05.18 (N) PTD, METAL OVERHANG PER SFLN SEC. 136(e)(1)
- 06.08 WOOD STAIR TREAD & RISER, SEE FINISH SPEC
- 08.24 1-HR RATED SOLID CORE DOOR W/ CLOSER & SMOKE GASKET
- 14.01 FOUR-STORY HYDRAULIC ELEVATOR

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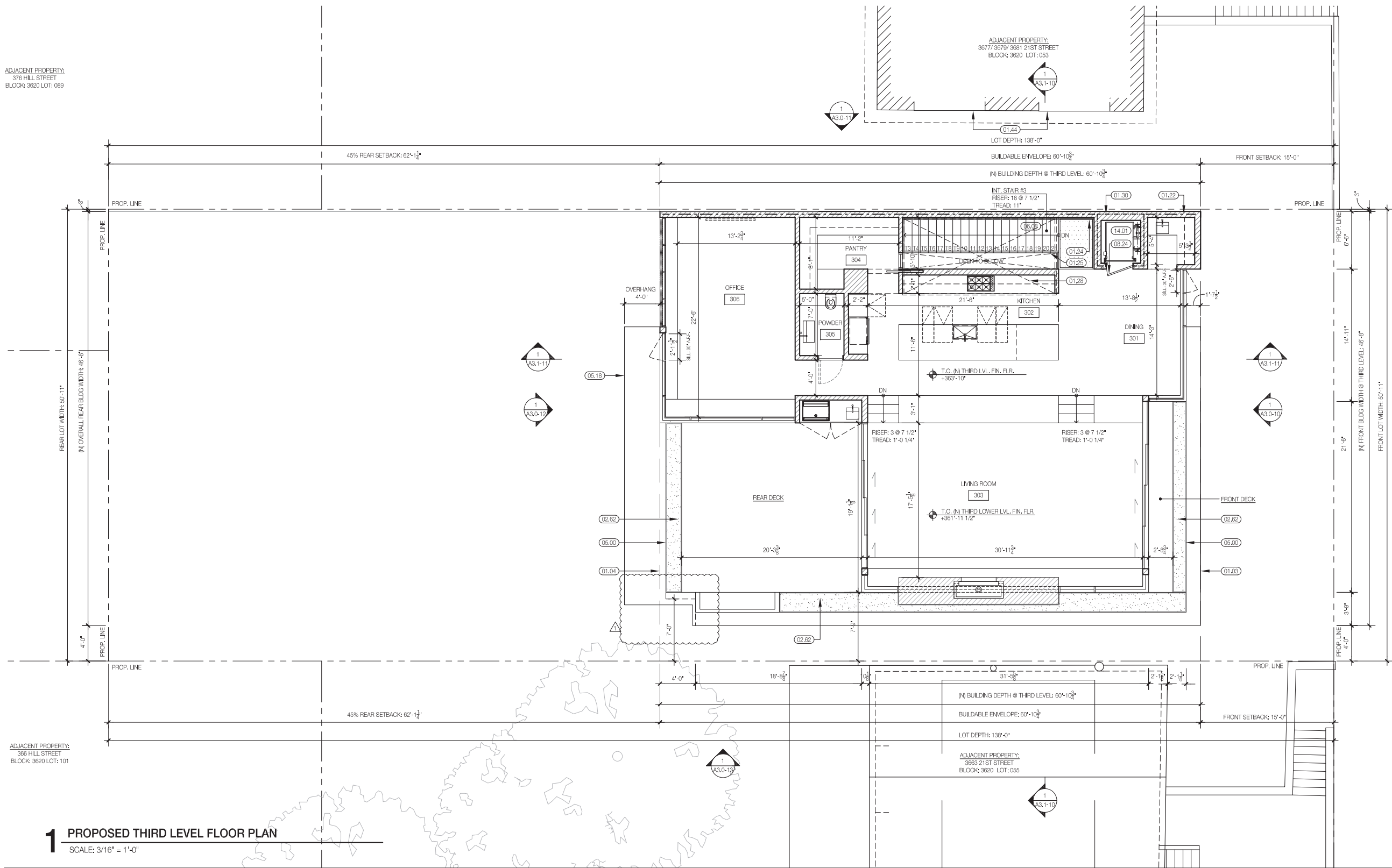
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PROPOSED SECOND LEVEL FLOOR PLAN



A2.2-00

ADJACENT PROPERTY:
376 HILL STREET
BLOCK: 3620 LOT: 089



ADJACENT PROPERTY:
366 HILL STREET
BLOCK: 3620 LOT: 101



John Maniscalco
Architecture

415.864.9900
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San Francisco, CA 94102



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1 PROPOSED THIRD LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

- GENERAL NOTES**
- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. (SEE ALSO ELEVATIONS)
 - SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS
 - PER CBC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 72"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 72"
 - PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
 - PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONGEALED UNTIL INSPECTED AND APPROVED.
 - PER 2304.12.2.6, FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. PROVIDE IMPERVIOUS FLASHING TO PROTECT STRUCTURAL MEMBERS FROM MOISTURE.

- REFERENCED KEYNOTE LEGEND**
- 01.03 FRONT SETBACK, SHOWN DASHED
 - 01.04 REAR YARD SETBACK, SHOWN DASHED
 - 01.22 DASHED LINE OF (N) 1-HR RATED CONST., TYP.
 - 01.24 (N) 36"H HANDRAIL
 - 01.25 (N) 42"H GUARDRAIL
 - 01.28 OPEN TO ABOVE
 - 01.30 DASHED LINE OF (N) 2-HR RATED CONST.
 - 01.44 NEIGHBORING WINDOWS BEHIND, SHOWN DASHED, NO IMPACT ON WINDOW LIGHT/AIR, TYP.
 - 02.62 (N) INTEGRATED PLANTER
 - 05.00 (N) 42"H TEMP. GLASS GUARDRAIL
 - 05.18 (N) PTD. METAL OVERHANG PER SFPLN SEC. 136(c)(1)
 - 06.08 WOOD STAIR TREAD & RISER, SEE FINISH SPEC
 - 08.24 1-HR RATED SOLID CORE DOOR W/ CLOSER & SMOKE GASKET
 - 14.01 FOUR-STORY HYDRAULIC ELEVATOR

EXTERIOR DECK AREA
NORTH DECK: 59 SF
SOUTH DECK: 388 SF



PROPOSED THIRD LEVEL FLOOR PLAN

A2.3-00



Project Address
3669 21ST ST.
SAN FRANCISCO,
CA 94114

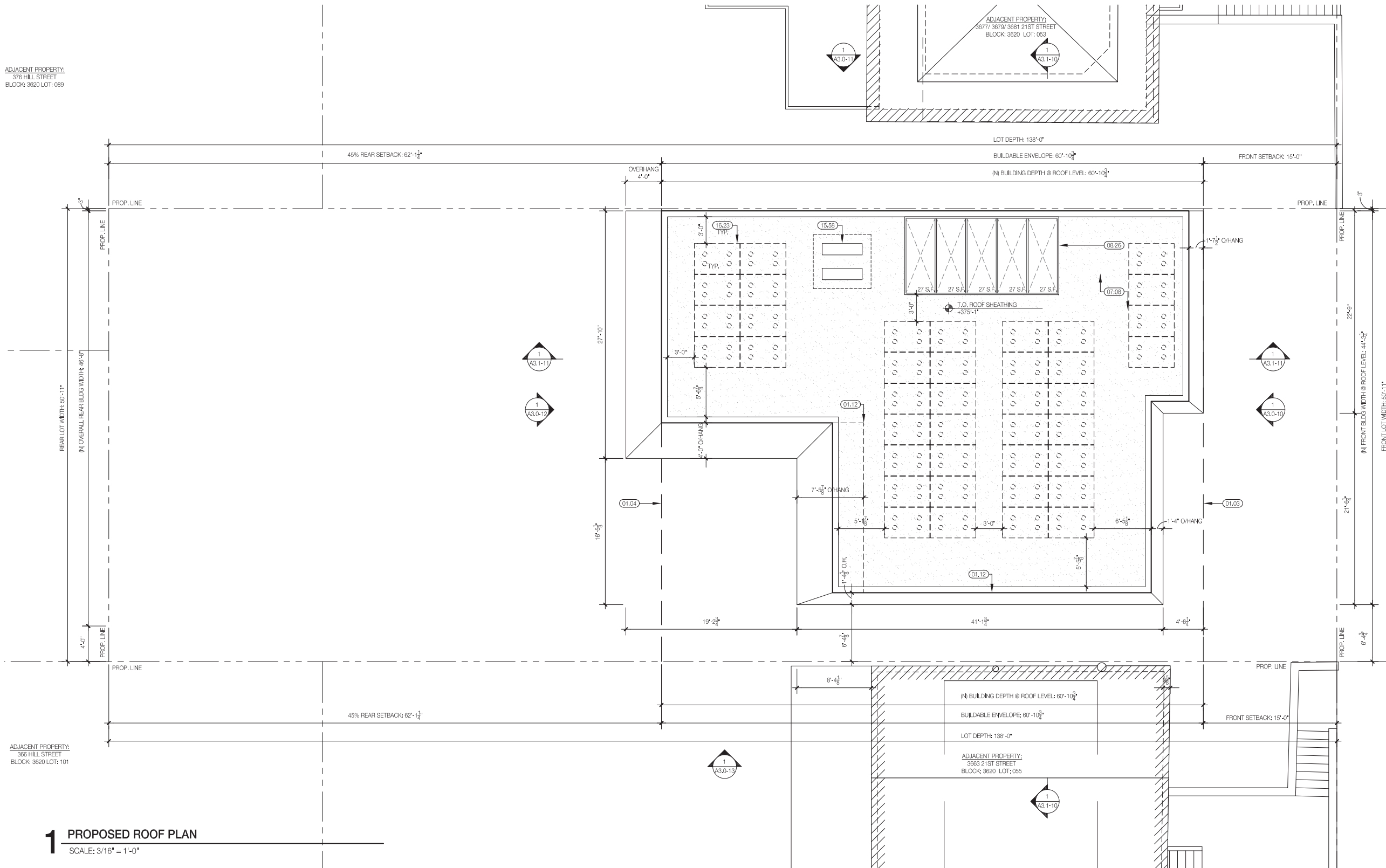
Issuance
SITE PERMIT REV. 2

Date
01.18.2021

Issuance History

No.	Issuance	Date
01.	M.D.A. SITE PERMIT	04.22.19
02.	SITE PERMIT REV. 1	09.11.20
03.	SITE PERMIT REV. 2	01.18.21

ADJACENT PROPERTY:
376 HILL STREET
BLOCK: 3620 LOT: 089



1 PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. (SEE ALSO ELEVATIONS)
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS
- PER CBC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 72"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 72"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED.
- PER 2304.12.2.6, FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. PROVIDE IMPERVIOUS FLASHING TO PROTECT STRUCTURAL MEMBERS FROM MOISTURE.

REFERENCED KEYNOTE LEGEND

- 01.03 FRONT SETBACK, SHOWN DASHED
- 01.04 REAR YARD SETBACK, SHOWN DASHED
- 01.12 OUTLINE OF (E) BLDG BELOW ROOF, SHOWN DASHED
- 07.08 CLASS 'A' 1-HR ROOFING (OVER SLOPED COVER BOARD OR SHEATHING ON RIP STRIPS O/ SHEATHING S.S.D. WITH CLOSED CELL SPRAY FOAM INSULATION - SLOPE MIN. 1/4" PER FT. TO DRAIN W/ GRAVEL BALLAST AS REQ'D FOR FIRE RATING/ WHEN VISIBLE
- 08.26 PTD. INSULATED ALUMINUM SKYLIGHT, SLOPED TO DRAIN 1/2" PER FOOT, OR PER MANUF.
- 15.58 MECHANICAL EQUIPMENT PER SFPLN SEC. 260.b.1.A
- 16.23 PHOTOVOLTAIC PANEL ARRAY

EXTERIOR ROOF AREA

ROOF AREA: 1800 SF



PROPOSED ROOF PLAN

A2.4-00

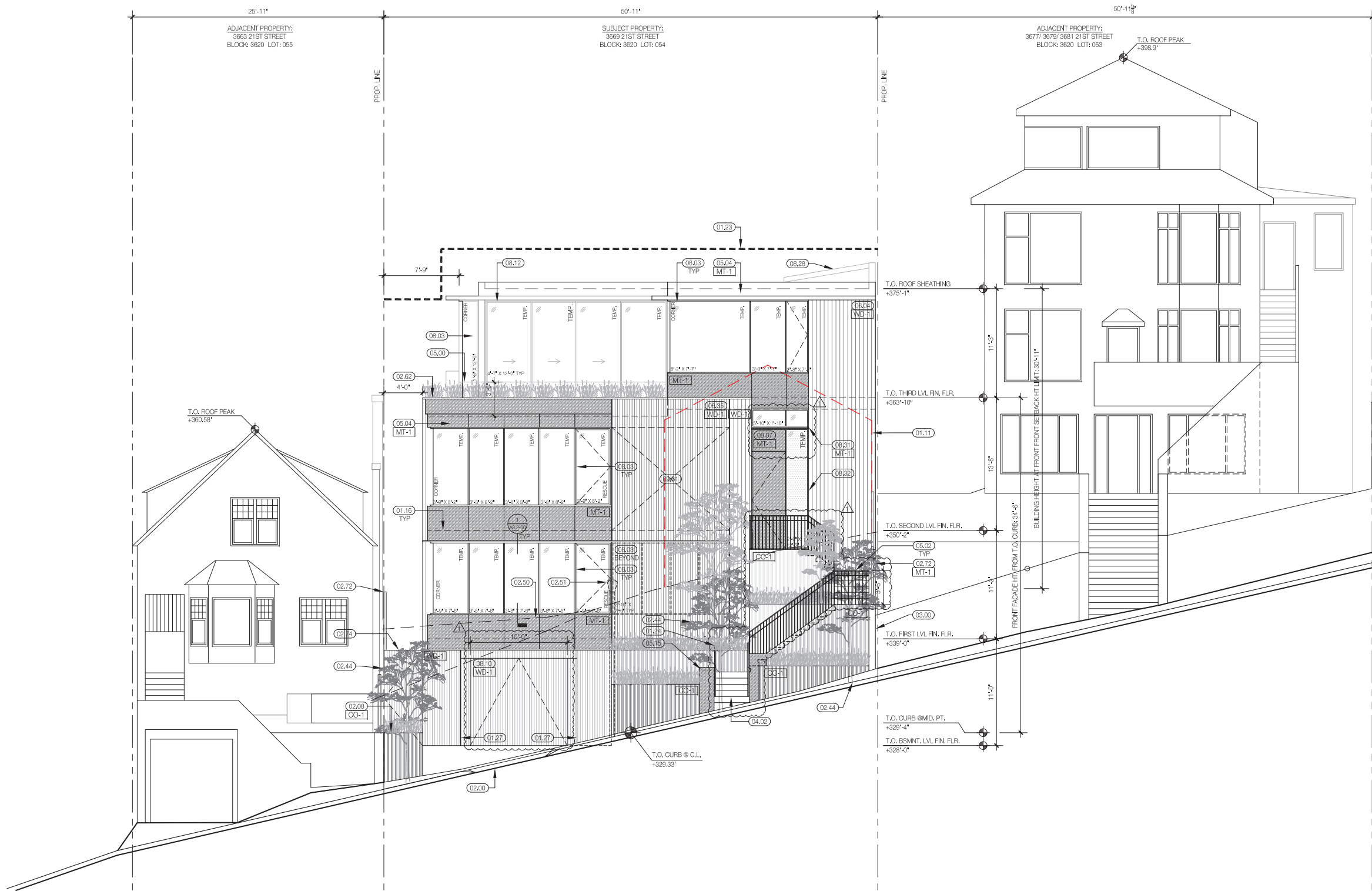


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1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS
- PER CBC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 7'2"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 7'2"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONGEALED UNTIL INSPECTED AND APPROVED.
- PER 2304.12.2.6, FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. PROVIDE IMPERVIOUS FLASHING TO PROTECT STRUCTURAL MEMBERS FROM MOISTURE.

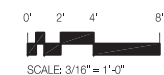
REFERENCED KEYNOTE LEGEND

- 01.11 OUTLINE OF (E) BLDG. TO BE DEMOLISHED, SHOWN DASHED
- 01.16 PROPOSED LINE OF FLOOR/CEILING BEYOND, SHOWN DASHED
- 01.23 BUILDING HEIGHT LIMIT, SHOWN DASHED, SEE A02-03 FOR HEIGHT COMPLIANCE DIAGRAMS
- 01.24 (N) 36" H HANDRAIL
- 01.27 PROVIDE 200 SQ. IN. NET OPENING FOR GARAGE VENTILATION PER SIBC 406.1.3 (UP TO 1,000 SF)
- 02.00 (N) CURB CUT
- 02.08 (N) PLANTER
- 02.29 PROPERTY LINE FENCE, TO FOLLOW GRADE/ STEPS WITH RE-GRADING
- 02.44 (N) STREET TREE
- 02.45 (E) STREET TREE TO REMAIN
- 02.50 (E) GRADE AT BLDG. FACE BEYOND
- 02.51 (E) STREET LIGHT TO REMAIN
- 02.61 OPEN TO EXTERIOR DECK BEHIND SLAT SCREEN
- 02.62 (N) INTEGRATED PLANTER
- 02.72 (N) PROPERTY LINE FENCE & RETAINING WALL
- 02.74 WOOD SLAT GATE TO MATCH FENCE
- 03.00 CAST-IN-PLACE CONCRETE RETAINING WALL, SSD
- 04.02 STONE TREADS & RISERS OVER MORTAR OVER CONCRETE
- 05.00 (N) 42" TEMP. GLASS GUARDRAIL
- 05.02 (N) 42" METAL GUARDRAIL
- 05.04 METAL FASCIA
- 05.07 METAL PANEL

MATERIAL LEGEND

- WD-1 WOOD
- WD-2 WOOD
- MT-1 METAL
- ST-1 STONE
- CO-1 CONCRETE

- 05.15 PINMOUNTED HOUSE ADDRESS NUMBERS @ +/- 7'-0" ABOVE GRADE: ARABIC NUMERALS - 4" H x 1/2" STROKE
- 06.04 VERTICAL STAINED CLEAR 1" & 0" EXTERIOR WOOD SIDING
- 06.35 VERTICAL STAINED CLEAR EXTERIOR WOOD SLATS
- 08.03 PTD. INSULATED ALUMINUM WINDOW SYSTEM
- 08.07 CUSTOM MTL ENTRY DOOR
- 08.10 FLUSH MOUNT OVERHEAD GARAGE DOOR
- 08.12 PTD. INSULATED ALUMINUM DOOR SYSTEM
- 08.15 EXTERIOR SLIDING SCREEN & TRACK
- 08.28 PTD. INSULATED ALUMINUM SKYLIGHT BEYOND
- 08.32 PTD. INSULATED ALUMINUM WINDOW SYSTEM, ETCHED GLASS
- 08.31 MTL OVERHANG ABOVE DOOR ENTRY



**PROPOSED NORTH
ELEVATION**

A3.0-10



Project Address
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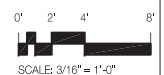
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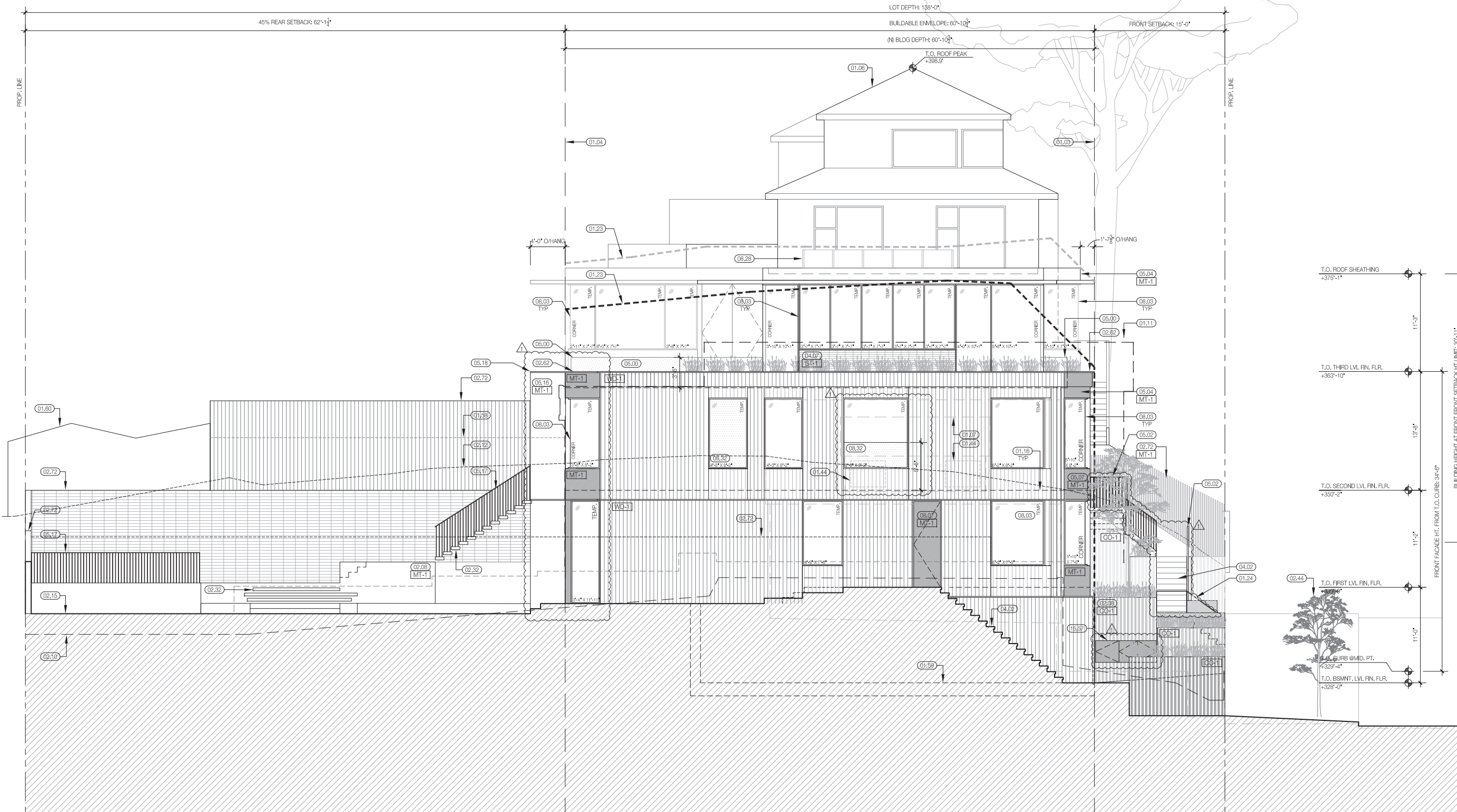
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**PROPOSED EAST
ELEVATION**



A3.0-11



1 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS.
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS.
- PER CBC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 72"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 72"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED.
- PER 2304.12.2.6, FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. PROVIDE IMPERVIOUS FLASHING TO PROTECT STRUCTURAL MEMBERS FROM MOISTURE.

REFERENCED KEYNOTE LEGEND

- 01.03 FRONT SETBACK, SHOWN DASHED
- 01.04 REAR YARD SETBACK, SHOWN DASHED
- 01.06 OUTLINE OF ADJACENT PROPERTY BEYOND.
- 01.07 OUTLINE OF ADJACENT PROPERTY BEHIND, SHOWN DASHED
- 01.11 OUTLINE OF (E) BLDG. TO BE DEMOLISHED, SHOWN DASHED
- 01.16 PROPOSED LINE OF FLOOR/CEILING BEYOND, SHOWN DASHED
- 01.23 BUILDING HEIGHT LIMIT, SHOWN DASHED, SEE A0.2-03 FOR HEIGHT COMPLIANCE DIAGRAMS
- 01.24 (N) 36" HANDRAIL
- 01.44 NEIGHBORING WINDOWS BEHIND, SHOWN DASHED, NO IMPACT ON WINDOW LIGHT/AIR, TYP.
- 01.58 NEIGHBORING FENCE BEHIND, SHOWN DASHED
- 01.59 BUILDING FLOOR BEYOND, SHOWN DASHED
- 02.08 (N) PLANTER
- 02.10 (E) GRADE AT EXISTING BLDG. FACE, BEYOND
- 02.12 (E) GRADE AT WEST PROPERTY LINE
- 02.15 PROPOSED GRADE
- 02.29 WOOD PROPERTY LINE FENCE, TO FOLLOW GRADE/STEPS WITH RE-GRADING
- 02.32 LANDSCAPE REAR YARD STAIR, SHOWN DASHED
- 02.44 (N) STREET TREE
- 02.62 (N) INTEGRATED PLANTER
- 02.70 6'-0" H. RETAINING AND WOOD PROPERTY LINE FENCE
- 02.72 (N) PROPERTY LINE FENCE & RETAINING WALL
- 04.02 STONE TREADS & RISERS OVER MORTAR OVER CONCRETE
- 05.00 (N) 42" TEMP. GLASS GUARDRAIL
- 05.02 (N) 42" METAL GUARDRAIL

MATERIAL LEGEND

- 05.04 METAL FASCIA
- 05.07 METAL PANEL
- 05.16 (N) MTL. SURROUND
- 05.18 (N) PTD. METAL OVERHANG PER SFPLN SEC. 136(c)(1)
- 05.20 VERTICAL METAL SLATS
- 06.04 VERTICAL STAINED CLEAR T & G EXTERIOR WOOD SIDING
- 08.03 PTD. INSULATED ALUMINUM WINDOW SYSTEM
- 08.07 CUSTOM MTL. ENTRY DOOR
- 08.28 PTD. INSULATED ALUMINUM SKYLIGHT BEYOND
- 08.32 PTD. INSULATED ALUMINUM WINDOW SYSTEM, ETCHED GLASS
- 15.57 NEW UTILITIES ON WEST FACE, PLANTING TO CONCEAL

- WD-1 WOOD
- WD-2 WOOD
- MT-1 METAL
- MT-2 METAL
- ST-1 STONE
- CO-1 CONCRETE

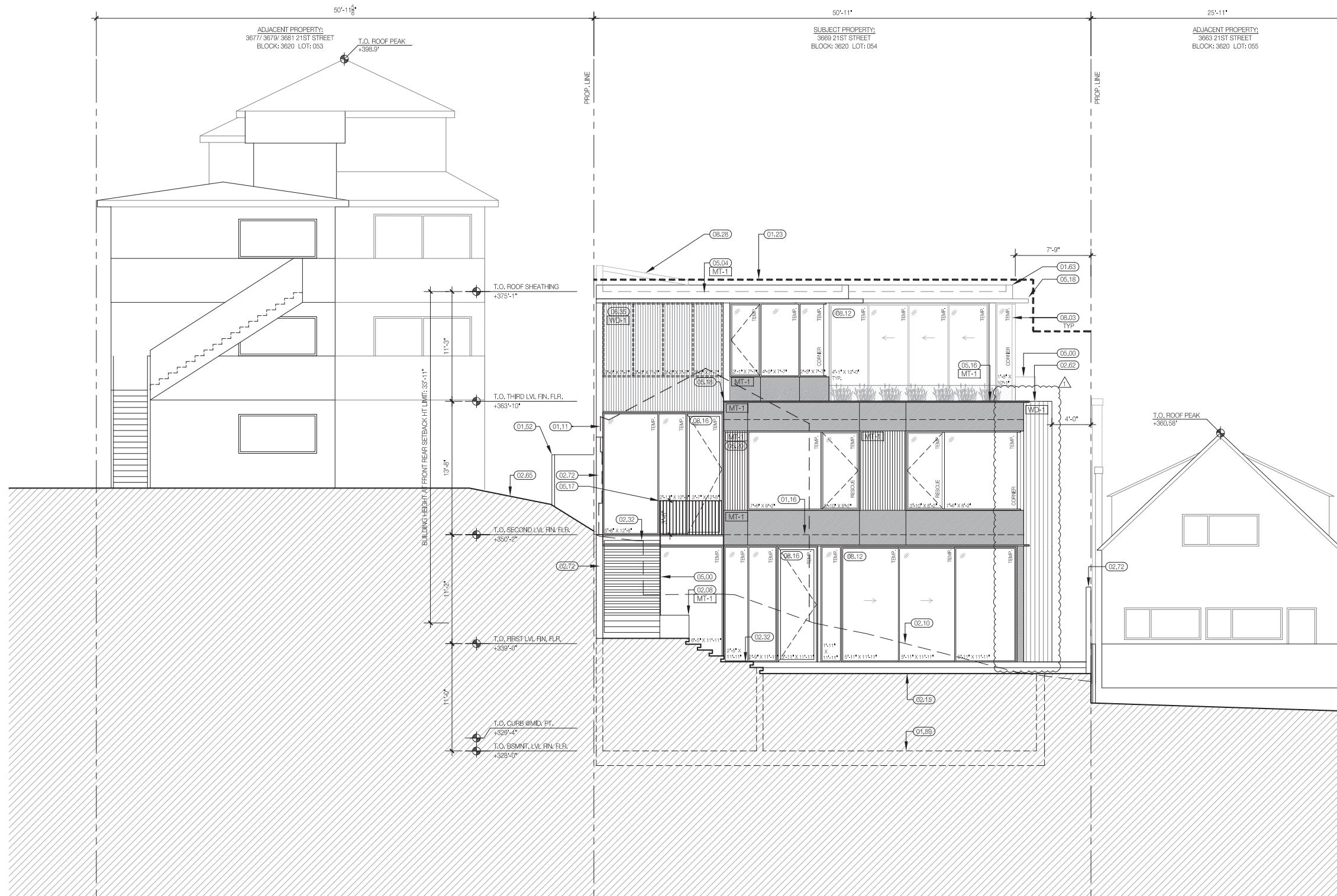


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SAN FRANCISCO,
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1 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

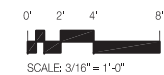
- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS.
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS.
- PER CBC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 72"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 72"
- PER CBC 108.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED.
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REFERENCED KEYNOTE LEGEND

- 01.11 OUTLINE OF (E) BLDG. TO BE DEMOLISHED, SHOWN DASHED
- 01.23 BUILDING HEIGHT LIMIT, SHOWN DASHED, SEE A0.2-03 FOR HEIGHT COMPLIANCE DIAGRAMS
- 01.52 NEIGHBORING FENCE BEYOND
- 01.59 BUILDING FLOOR BEYOND, SHOWN DASHED
- 01.63 THIRD LEVEL LIVING VOLUMIN SETBACK AT MID-BLOCK
- 02.08 (N) PLANTER
- 02.10 (E) GRADE AT EXISTING BLDG. FACE, BEYOND
- 02.15 PROPOSED GRADE
- 02.29 WOOD PROPERTY LINE FENCE, TO FOLLOW GRADE/ STEPS WITH RE-GRADING
- 02.32 LANDSCAPE REAR YARD STAIR, SHOWN DASHED
- 02.62 (N) INTEGRATED PLANTER
- 02.65 (E) NEIGHBOR GRADE, ESTIMATED
- 02.72 (N) PROPERTY LINE FENCE & RETAINING WALL
- 04.07 STONE WALL PROPERTY LINE FENCE
- 05.00 (N) 42" H. TEMP. GLASS GUARDRAIL
- 05.04 METAL FASCIA
- 05.07 METAL PANEL
- 05.16 MTL SURROUND
- 05.17 (N) 42" METAL RAIL GUARDRAIL
- 05.18 (N) PTD. METAL OVERHANG PER SFPLN SEC. 1360(1)
- 06.35 VERTICAL STAINED CLEAR EXTERIOR WOOD SLATS
- 08.03 PTD, INSULATED ALUMINUM WINDOW SYSTEM
- 08.12 PTD, INSULATED ALUMINUM DOOR SYSTEM
- 08.16 TRANSLUCENT TEMPERED GLASS HINGED DOOR, FRAMELESS
- 08.28 PTD, INSULATED ALUMINUM SKYLIGHT BEYOND

MATERIAL LEGEND

- WD-1 WOOD
- WD-2 WOOD
- MT-1 METAL
- MT-2 METAL
- ST-1 STONE
- CO-1 CONCRETE



PROPOSED SOUTH ELEVATION

A3.0-12

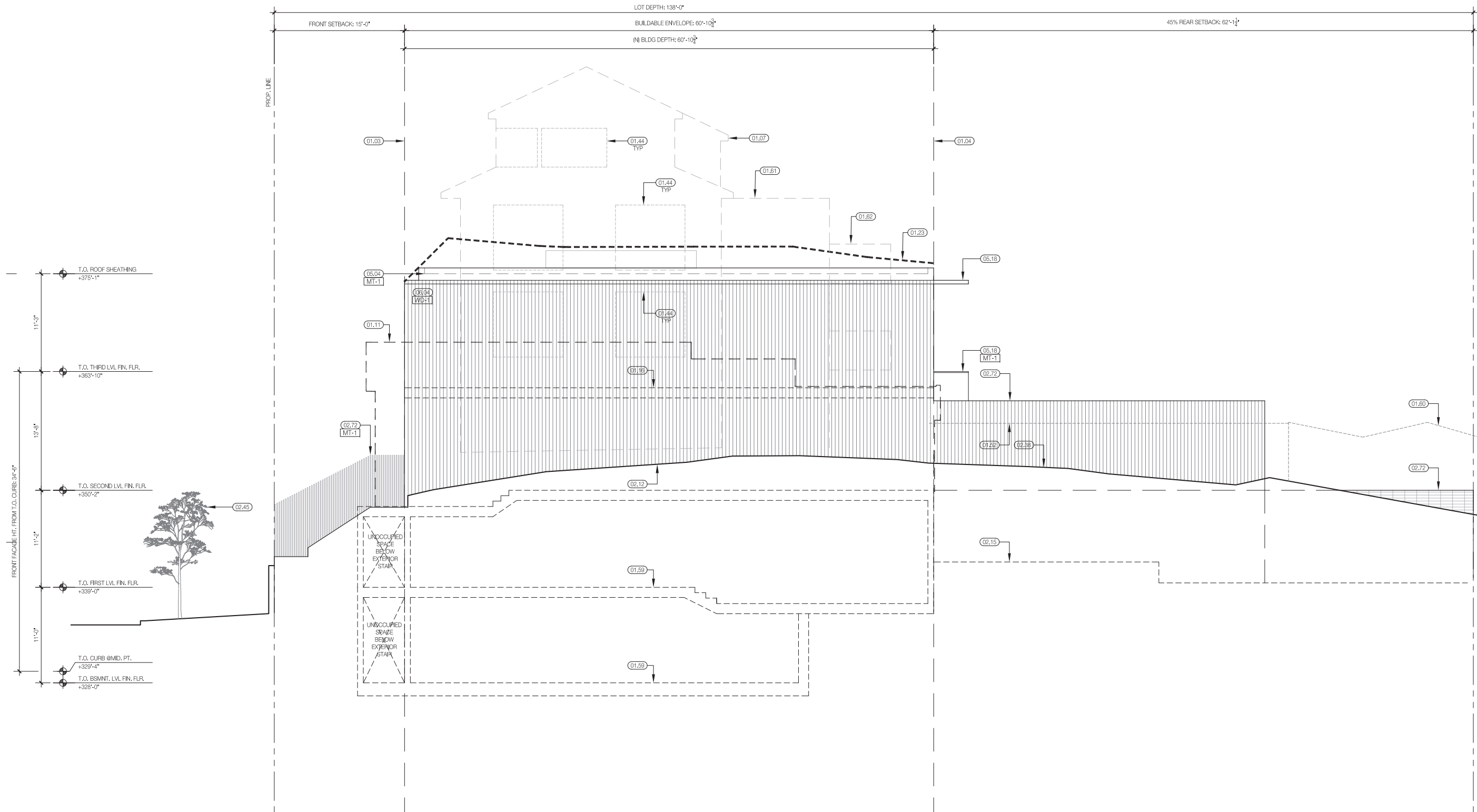


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1 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

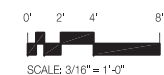
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-SHOWER WALLS TO A MIN. HEIGHT OF 72"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 72"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED.
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REFERENCED KEYNOTE LEGEND

- 01.03 FRONT SETBACK, SHOWN DASHED
- 01.04 REAR YARD SETBACK, SHOWN DASHED
- 01.07 OUTLINE OF ADJACENT PROPERTY BEHIND, SHOWN DASHED
- 01.11 OUTLINE OF (E) BLDG. TO BE DEMOLISHED, SHOWN DASHED
- 01.16 PROPOSED LINE OF FLOOR/CEILING BEYOND, SHOWN DASHED
- 01.23 BUILDING HEIGHT LIMIT, SHOWN DASHED, SEE A0.2-03 FOR HEIGHT COMPLIANCE DIAGRAMS
- 01.44 NEIGHBORING WINDOWS BEHIND, SHOWN DASHED, NO IMPACT ON WINDOW LIGHT/AIR, TYP.
- 01.59 BUILDING FLOOR BEYOND, SHOWN DASHED
- 02.12 (E) GRADE AT WEST PROPERTY LINE
- 02.15 PROPOSED GRADE
- 02.29 WOOD PROPERTY LINE FENCE, TO FOLLOW GRADE/STEPS WITH RE-GRADING
- 02.38 (E) GRADE @ NEIGHBORING PROPERTY LINE
- 02.45 (E) STREET TREE TO REMAIN
- 02.72 (N) PROPERTY LINE FENCE
- 05.04 METAL FASCIA
- 05.16 (N) MTL SURROUND
- 06.04 VERTICAL STAINED CLEAR T & G EXTERIOR WOOD SIDING, 1-HR RATING

MATERIAL LEGEND

- WD-1 WOOD
- WD-2 WOOD
- MT-1 METAL
- MT-2 METAL
- ST-1 STONE
- CO-1 CONCRETE



**PROPOSED WEST
ELEVATION**

A3.0-13

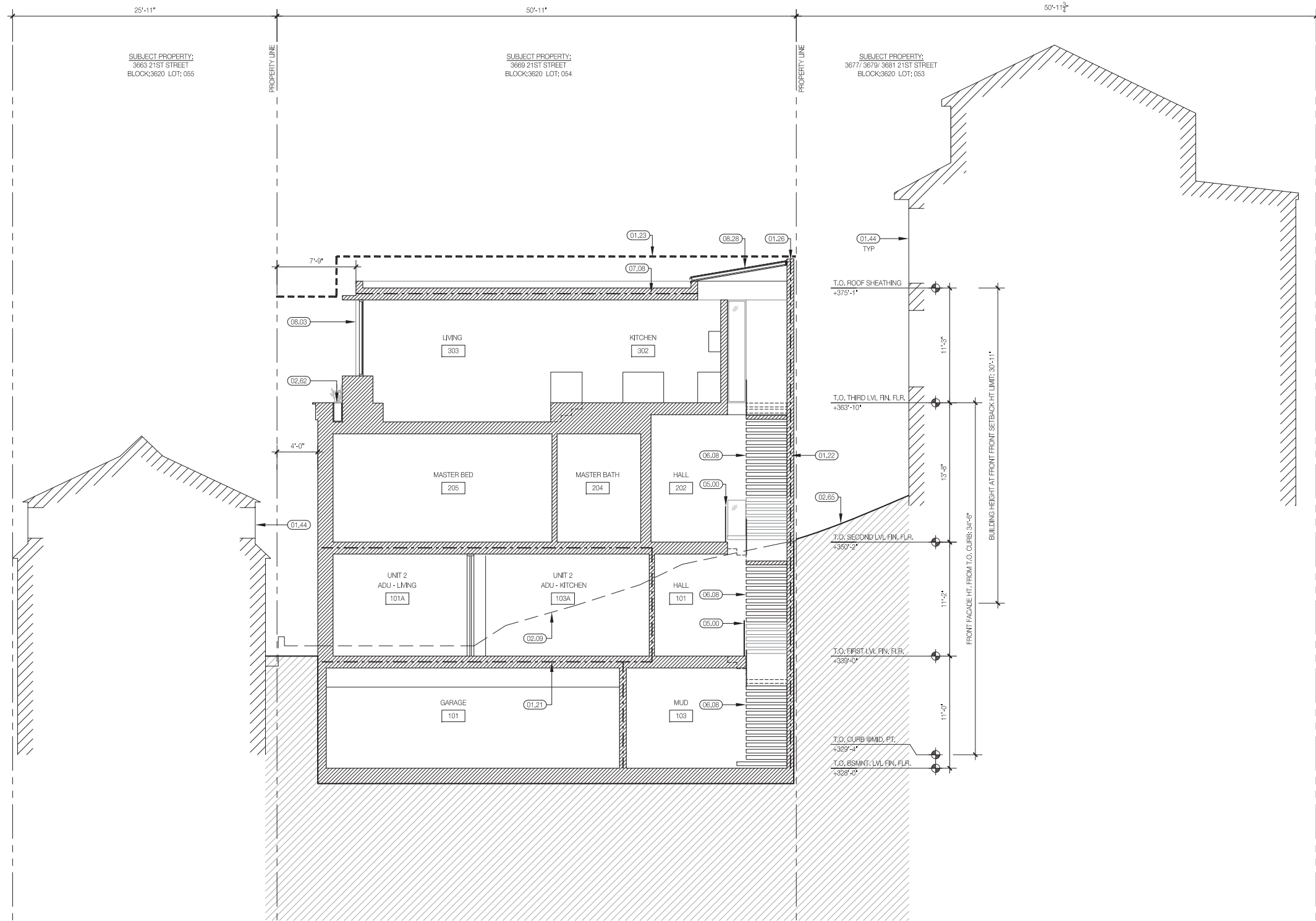


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1 PROPOSED LATERAL SECTION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

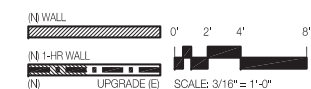
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-SHOWER WALLS TO A MIN. HEIGHT OF 7'-2"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 7'-2"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONGEALED UNTIL INSPECTED AND APPROVED.
- PER 2304.12.2.6, FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. PROVIDE IMPERVIOUS FLASHING TO PROTECT STRUCTURAL MEMBERS FROM MOISTURE.

REFERENCED KEYNOTE LEGEND

- 01.21 1-HR RATED CONST. AT CEILING & WALLS REQ. SEPARATION
- 01.22 DASHED LINE OF (N) 1-HR RATED CONST., TYP.
- 01.23 BUILDING HEIGHT LIMIT, SHOWN DASHED, SEE A0.2-03 FOR HEIGHT COMPLIANCE DIAGRAMS
- 01.26 (N)30" 1-HR RATED PARAPET WALL
- 01.44 NEIGHBORING WINDOWS BEHIND, SHOWN DASHED, NO IMPACT ON WINDOW LIGHT/AIR, TYP.
- 02.09 (E) GRADE, SHOWN DASHED
- 02.62 (N) INTEGRATED PLANTER
- 02.65 (E) NEIGHBOR GRADE, ESTIMATED
- 05.00 (N) 42" TEMP. GLASS GUARDRAIL
- 06.08 WOOD STAIR TREAD & RISER, SEE FINISH SPEC
- 07.08 CLASS 'A' 1-HR ROOFING (OVER SLOPED COVER BOARD OR SHEATHING ON RIP STRIPS O/ SHEATHING S.S.D. WITH CLOSED CELL SPRAY FOAM INSULATION - SLOPE MIN. 1/4" PER FT. TO DRAIN) W/ GRAVEL BALLAST AS REQ'D FOR FIRE RATING/ WHEN VISIBLE
- 08.03 PTD. INSULATED ALUMINUM WINDOW SYSTEM
- 08.28 PTD. INSULATED ALUMINUM SKYLIGHT BEYOND

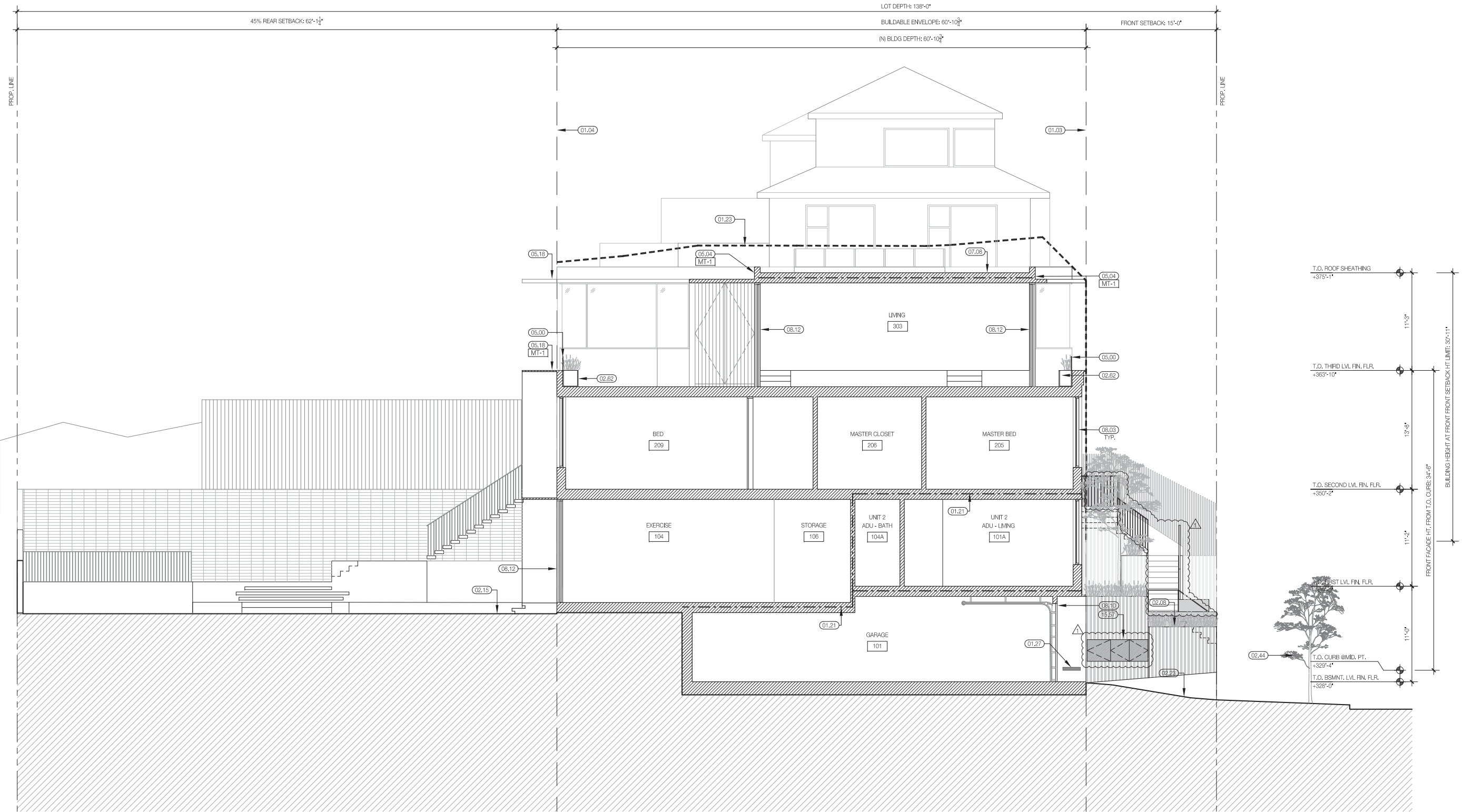
MATERIAL LEGEND

- WD-1 WOOD
- WD-2 WOOD
- MT-1 METAL
- MT-2 METAL
- ST-1 STONE
- CO-1 CONCRETE



**PROPOSED LATERAL
SECTION**

A3.1-10



1 PROPOSED LONGITUDINAL SECTION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

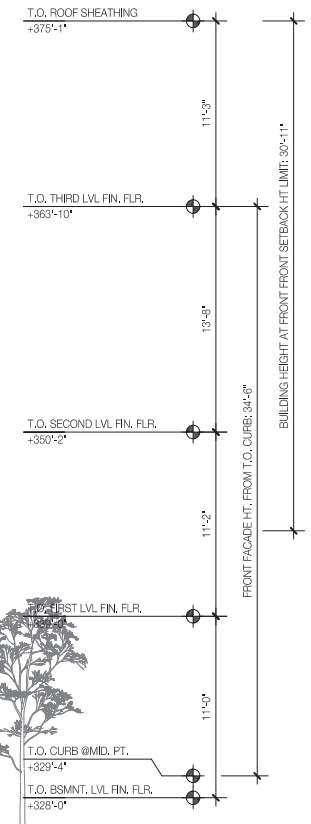
- *TEMP* @ WINDOW SYMBOLS INDICATES TEMPERED GLASS PER CODE. SEE ALSO ELEVATIONS.
- SEE A7.3 FOR TYPICAL WALL TYPES AND DETAILS.
- PER CRC R307.2, BATHROOMS WITH BATHING FACILITIES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE (STONE OR CERAMIC TILE) ON FLOORS AND ON WALLS TO CEILING OR PER BELOW:
-SHOWER WALLS TO A MIN. HEIGHT OF 7'2"
-TUBS AND SHOWER TO A MIN. HEIGHT OF 7'2"
- PER CBC 106.2.6 & 107.2.7, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM. SEE SHEET A7.5 FOR MANUFACTURER'S TYPICAL INSTALLATION INSTRUCTIONS.
- PER CBC 109.3.8 & 110.3.8.1, WHERE THE SCOPE OF WORK INVOLVES A BALCONY OR OTHER ELEVATED WALKING SURFACES EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONGEALED UNTIL INSPECTED AND APPROVED.
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REFERENCED KEYNOTE LEGEND

- 01.03 FRONT SETBACK, SHOWN DASHED
- 01.04 REAR YARD SETBACK, SHOWN DASHED
- 01.06 OUTLINE OF ADJACENT PROPERTY BEYOND
- 01.21 1-HR RATED CONST. AT CEILING & WALLS REQ. SEPARATION
- 01.23 BUILDING HEIGHT LIMIT, SHOWN DASHED, SEE A0.2-03 FOR HEIGHT COMPLIANCE DIAGRAMS
- 01.27 PROVIDE 200 SQ. IN. NET OPENING FOR GARAGE VENTILATION PER SFBC 406.1.3 (UP TO 1,000 SF)
- 02.06 (N) PLANTER
- 02.15 PROPOSED GRADE
- 02.29 WOOD PROPERTY LINE FENCE, TO FOLLOW GRADE/ STEPS WITH RE-GRADEING
- 02.32 LANDSCAPE REAR YARD STAIR, SHOWN DASHED
- 02.45 (E) STREET TREE TO REMAIN
- 04.02 STONE TREADS & RISERS OVER MORTAR OVER CONCRETE
- 04.07 STONE WALL PROPERTY LINE FENCE
- 05.00 (N) 42" TEMP. GLASS GUARDRAIL
- 05.04 METAL FASCIA
- 05.18 (N) PTD MTL OVERHANG PER SFPLN SEC. 136(g)(1)
- 07.08 CLASS 'A' 1-HR ROOFING (OVER SLOPED COVER BOARD OR SHEATHING ON RIP STRIPS O/ SHEATHING S.S.D. WITH CLOSED CELL SPRAY FOAM INSULATION - SLOPE MIN. 1/4" PER FT. TO DRAIN)
- 08.03 PTD INSULATED ALUMINUM WINDOW SYSTEM
- 08.10 PTD METAL FLUSH MOUNT OVERHEAD GARAGE DOOR
- 08.12 PTD INSULATED ALUMINUM DOOR SYSTEM
- 08.16 TRANSLUCENT TEMPERED GLASS HINGED DOOR, FRAMELESS
- 15.57 NEW UTILITIES IN CONCEALED CABINET

MATERIAL LEGEND

- WD-1 WOOD
- WD-2 WOOD
- MT-1 METAL
- MT-2 METAL
- ST-1 STONE
- CO-1 CONCRETE



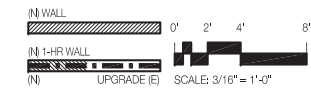
Project Address
**3669 21ST ST.
SAN FRANCISCO,
CA 94114**

Issuance
SITE PERMIT REV. 2

Date
01.18.2021

Issuance History

No.	Issuance	Date
01.	M.D.A. SITE PERMIT	04.22.19
02.	SITE PERMIT REV. 1	09.11.20
03.	SITE PERMIT REV. 2	01.18.21



PROPOSED LONGITUDINAL SECTION

A3.1-11

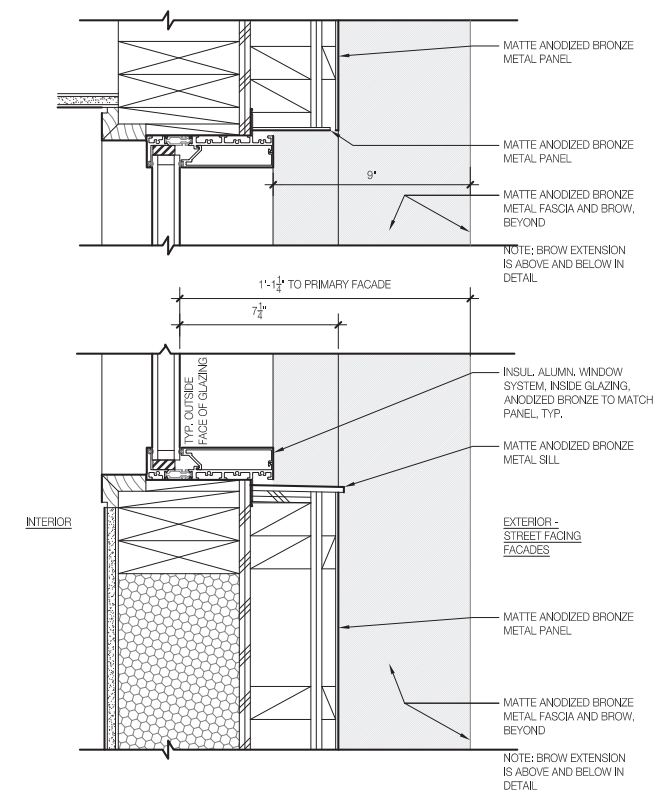


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1 TYPICAL EXTERIOR WINDOW ASSEMBLY DETAIL
SCALE: 3" = 1'-0" SECTION DETAIL

**EXTERIOR WINDOW
DETAILS**

A8.2-00