

**BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of  
JASON FILIPPI and GABOR TURSCHL, \_\_\_\_\_ )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, \_\_\_\_\_ )  
Respondent

Appeal No. **24-043**

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on July 24, 2024, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on July 19, 2024 to Radu Roman, of an Alteration Permit (foundation sequence and temporary shoring for retaining wall as approved under Permit Application 2022/11/17/6788) at 4000 21st Street.

**APPLICATION NO. 2024/06/03/3554**  
**FOR HEARING ON September 11, 2024**

Address of Appellant(s):

Address of Other Parties:

Jason Filippi and Gabor Turschl, Appellant(s) c/o Lyssa Paul, Attorney for Appellant(s) Paul Law Group 870 Market Street, Suite 1105 San Francisco, CA 94102	Radu Roman, Permit Holder(s) 4000 21st Street San Francisco, CA 94114
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**BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of  
STEVE BAIN and ANDREW GARD, )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, )  
Respondent )

Appeal No. **24-045**

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on July 31, 2024, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on July 19, 2024 to Radu Roman, of an Alteration Permit (foundation sequence and temporary shoring for retaining wall as approved under Permit Application 2022/11/17/6788) at 4000 21st Street.

**APPLICATION NO. 2024/06/03/3554**  
**FOR HEARING ON September 11, 2024**

Address of Appellant(s):

Address of Other Parties:

Steve Bain and Andrew Gard, Appellant(s) 4006 21st Street San Francisco, CA 94114	Radu Roman, Permit Holder(s) 4000 21st Street San Francisco, CA 94114
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Date Filed: July 24, 2024

**CITY & COUNTY OF SAN FRANCISCO  
BOARD OF APPEALS**

**PRELIMINARY STATEMENT FOR APPEAL NO. 24-043**

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I / We, **Jason Filippi and Gabor Turschl**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2024/06/03/3554** by the **Department of Building Inspection** which was issued or became effective on: **July 19, 2024**, to: **Radu Roman**, for the property located at: **4000 21st Street**.

**BRIEFING SCHEDULE:**

Appellants' Brief is due on or before: 4:30 p.m. on **August 22, 2024, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org), [matthew.greene@sfgov.org](mailto:matthew.greene@sfgov.org), [kevin.birmingham@sfgov.org](mailto:kevin.birmingham@sfgov.org) and [mradu.roman@gmail.com](mailto:mradu.roman@gmail.com)

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **September 5, 2024, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [matthew.greene@sfgov.org](mailto:matthew.greene@sfgov.org), [kevin.birmingham@sfgov.org](mailto:kevin.birmingham@sfgov.org), [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org), [jason@jacif.com](mailto:jason@jacif.com), and [lyssa\\_paul@paullawgroupsf.com](mailto:lyssa_paul@paullawgroupsf.com).

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, September 11, 2024, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org). Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

**Please note** that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at [www.sfgov.org/boa](http://www.sfgov.org/boa). You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

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**The reasons for this appeal are as follows:**

See attachment.

**Appellant**

Signature: Jason Filippi filed the appeal by email.

July 24, 2024

Board of Appeals (9 South Van Ness Avenue, Suite 1475, San Francisco, CA 94103)

**We are requesting an appeal of permit #202406033554.**

According to the approved plans (“Plans\_4000 21st St-202406033554.pdf”), Shoring Plan Phase A, #3, states “MONITORING OF ADJACENT PROPERTIES SHALL BE UNDERTAKEN BY THE PROJECT SPONSOR IN ACCORDANCE WITH THE MONITORING PROGRAM OUTLINED ON SHEET SH0.0”. According to Sheet SH0.0, the Monitoring Program, #1, states “1.PRIOR TO SHORING WORK AT THE SITE, A VISUAL SHALL BE MADE AND PHOTOGRAPHS TAKEN (BY THE OWNER OR GENERAL CONTRACTOR) OF IMPROVEMENTS NEAR THE PLANNED SHORING, TO ESTABLISH EXISTING CONDITIONS. PHOTO SURVEY SHALL INCLUDE THE INTERIOR OF THE ADJACENT BUILDINGS.” As of this letter, dated July 24, 2024, no interior photo survey has been completed of 378 Collingwood Street, an adjacent building to 4000 21st Street. Based on personal observation, work, including excavation (e.g., material has been removed and has been transported offsite), has begun, which has caused vibrations within our property. Thus we are requesting an appeal until appropriate surveys and other required procedures can be completed, as defined in the plan.

Sincerely yours, Jason Filippi and Gabor Turschl (Homeowners of 378 Collingwood Street,  
San Francisco, CA 94114)



## Welcome to our Permit / Complaint Tracking System!

### Permit Details Report

**Report Date:** 7/24/2024 6:22:17 PM  
**Application Number:** 202406033554  
**Form Number:** 3  
**Address(es):** 2751 /006H/0 4000 21ST ST  
**Description:** FOUNDATION SEQUENCE AND TEMPORARY SHORING FOR RETAINING WALL AS APPROVED UNDER PA# 202211176788.  
**Cost:** \$25,000.00  
**Occupancy Code:** R-3  
**Building Use:** 27 - 1 FAMILY DWELLING

#### Disposition / Stage:

Action Date	Stage	Comments
6/5/2024	TRIAGE	OTC TO IN-HOUSE
7/10/2024	FILING	
7/10/2024	FILED	
7/19/2024	APPROVED	
7/19/2024	ISSUED	

#### Contact Details:

##### Contractor Details:

**License Number:** 1036969  
**Name:** RENE A. REYES-AGUILUZ  
**Company Name:** MOSVALER CONSTRUCTION INC  
**Address:** 525 TEHAMA AVENUE APT #2 \* HAYWARD CA 94541-0000  
**Phone:**

#### Addenda Details:

##### Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		6/3/24	6/3/24			6/3/24	MASOUD HAMIDI	Administrative	
BLDG		6/3/24	6/3/24			6/3/24	LO JAMES	Administrative	NOT OTC ELIGIBLE, EXCAVATION AND SHORING IN 25% ZONE FOR CONSTRUCTION OF RETAINING WALLS, REFERRED APPLICANT TO SUBMIT FOR IN-HOUSE REVIEW 6/3/24.
PRE-BLDG		6/12/24	6/12/24			6/12/24	PANG DAVID	Approved	Shoring revision for a 12ft retaining in the rear yard. Tier 1, >25% slope.
PRE-MECH		6/10/24	6/10/24			6/10/24	SHAIKH MOHSIN	Not Applicable	6/10/24 MECH- N/A, structural work.
PRE-MECH-E		6/8/24	6/8/24			6/8/24	CHENG JASON	Not Applicable	R3
PERMIT-CTR		6/4/24	6/5/24			6/14/24	YAMAMURA WENDY	Approved	Interagency completeness review

CPB		6/17/24	6/17/24			7/10/24	CHENG ANITA	Administrative	7/10/24: PAID, EMAILED PPC READY FOR SESSION. -AWC 7/10/24: RE-SENT INVOICE AND FOLLOW-UP EMAIL ON FILING FEES DUE, CANNOT PROCEED WITH PLAN REVIEW UNTIL PAID. -AWC 6/17/24: PRE-CHECK COMPLETE, FILING INVOICE SENT TO APPLICANT. -AWC 6/5/24: REC'D ONBASE, CONVERT FORM 8 TO 3, PENDING COMPLETENESS CHECK. -AWC
CP-ZOC		6/20/24	6/20/24			6/20/24	SUCRE RICHARD	Not Applicable	n/a - Planning review not required for shoring and foundation sequencing.
BLDG		7/10/24	7/10/24			7/10/24	TAM RICHARD	Issued Comments	
BLDG		7/18/24	7/18/24			7/18/24	TAM RICHARD	Administrative	
BLDG	1	7/18/24	7/18/24			7/18/24	TAM RICHARD	Approved	
PPC		7/10/24	7/10/24			7/18/24	WAI CHUNG WONG	Administrative	07/18/24 12:52 PM Invite sent to CPB to close out permit; KW 07/18/24 12:49 PM Invite sent to CPB to close out permit; KW 7/18/24: Emailed CP-ZOC to stamp "NA" on application form (qc ok); kw 7/10/2024: Invite sent to applicant to join BB session;nl 7/10/2024: Bluebeam session created, Invite sent to BLDG to start electronic plan review (sent to R. Tam per request);nl

CPB		7/18/24	7/18/24			7/19/24	CHAN CHENG	Administrative	07/18/24: ISSUED. APPLICANT RECEIVED APPROVED PLANS AND PERMIT VIA BLUEBEAM LINKS. JOB CARD SENT. -CC 07/18/24: INVOICE SENT. EMAIL SENT TO APPLICANT, CONTRACTOR & OWNER TO NOTIFY. -CC
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This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
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**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			21A	SHORING	
0			23	OTHERS:AS RECOMMENDED BY PROFESSIONAL OF RECORD	
0			24A	FOUNDATIONS	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	
0			24C	CONCRETE CONSTRUCTION	
0			24F	OTHERS	
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			24E	WOOD FRAMING	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

[Online Permit and Complaint Tracking](#) home page.

**Technical Support for Online Services**

If you need help or have a question about this service, please visit our [FAQ area](#).



**I: GENERAL:**

- A. ALL CONSTRUCTION SHALL CONFORM TO THE LOCAL BUILDING AND SAFETY CODES, AND THE RULES AND REGULATIONS OF ALL AGENCIES HAVING JURISDICTION INCLUDING ALL OSHA AND SAFETY STANDARDS FOR EXCAVATION, 29CFR PART 1926 OR SUCCESSOR REGULATIONS.
- B. SHORING SYSTEM DESIGN IS BASED ON PREVAILING SOIL CONDITIONS IN NEIGHBORHOOD AND BASED ON CODE MINIMUM VALUES AS DEFINED BY CHAPTER 18 CBC.
- C. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING GRADES (AS SHOWN ON THE DRAWINGS) AT THE JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.
- D. SEE DRAWINGS FOR ALL INFORMATION RELATIVE TO THE NEW AND EXISTING CONSTRUCTION AND CONDITIONS. ALL REQUIREMENTS, DETAILS AND PROCEDURES NOT SPECIFICALLY MODIFIED OR CHANGED BY THESE DRAWINGS SHALL REMAIN IN EFFECT. RESOLVE ANY CONFLICTS ON THE DRAWINGS WITH THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- E. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- F. DO NOT USE SCALED DIMENSIONS, USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- G. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- H. ALL STRUCTURAL DETAILS OR SHAPES SHOWN ARE MINIMUM SIZES REQUIRED. EQUAL OR GREATER SIZES MAY BE SUBSTITUTED WITH THE ENGINEER'S PRIOR APPROVAL. USED TIMBER LAGGING MAY BE USED IN LIEU OF NEW MATERIALS IF THEY CONFORM TO THE DRAWING REQUIREMENTS AND HAVE BEEN APPROVED FOR THE USE BY THE ENGINEER.

- I. PRIOR TO UNDERPINNING, SHORING & EXCAVATION: A QUALIFIED SURVEYOR PROVIDED BY THE GENERAL CONTRACTOR SHALL TAKE ELEVATION READINGS & PHOTOGRAPHS OF THE ADJACENT BUILDING, CITY STREETS ETC. THE SURVEYOR SHALL ALSO TAKE SETTLEMENT AND DEFLECTION READINGS PRIOR TO UNDERPINNING, UPON COMPLETION OF HAND-DUG PIERS AND UPON COMPLETION OF GENERAL EXCAVATION.
- J. GENERAL SITE EXCAVATION & INSTALLATION OF SHORING SYSTEM WORK SHALL BE COORDINATED TO PREVENT LOSS OF GROUND AND CAVING BANKS.
- K. SHORING SYSTEMS ARE INTENDED ONLY AS A TEMPORARY MEANS OF RETAINING THE EXCAVATED BANKS DURING CONSTRUCTION, EVENTUALLY THE TIE BACKS WILL RUST OUT AND LOSE THEIR ABILITY TO RESIST LATERAL PRESSURES. IT IS NECESSARY TO CONSTRUCT THE ADJACENT PERMANENT STRUCTURE TO PROVIDE FOR PERMANENT EARTH RETENTION.
- L. THE ENGINEER SHALL PROVIDE THE INTERMITTENT OBSERVATION SERVICES FOR INSTALLATION OF SHORING SYSTEM TO CONFIRM CONFORMANCE OF THE WORK WITH THE DRAWINGS.
- M. STOCKPILING OR STORAGE OF MATERIALS ON OR NEAR SHORING IS NOT PERMITTED UNLESS NOTED ON DRAWINGS OR WITH PRIOR APPROVAL OF THE ENGINEER.
- N. THE CONTRACTOR SHALL CALL & VERIFY THE LOCATION OF ALL UTILITIES AND SHALL PROTECT THEM FROM HARM AS NEED TO PREVENT DAMAGE AND TO MAINTAIN THEIR USE. CONSULT THE ENGINEER IF UTILITY LINES OR PIPING ARE ENCOUNTERED DURING EXCAVATION, USE CARE IN DIGGING SO THAT THE FOLLOWING INDICATIONS OF UTILITIES IN THE WAY ARE RECOGNIZED:
  - A) ABNORMAL RESISTANCE TO DIGGING.
  - B) FOREIGN MATERIAL PULLED FROM THE HOLE.

- II: MATERIALS:**
- A. **CONCRETE**
    - 1. REINFORCING STEEL: ASTM A615, GRADE 60, #4 AND SMALLER, GRADE 40.
    - 2. CONCRETE: NORMAL WEIGHT WITH COMPRESSIVE STRENGTH OF 2500 PSI. AT 28 DAYS. (MIN. 5 1/2 SACKS CEMENT PER CUBIC YARD).
    - 3. DRY PACK TO CONSIST OF 2 PARTS SAND TO 1 PART CEMENT
    - 4. MINIMUM CONCRETE COVER FOR REINFORCING STEEL:
      - A. SURFACE POURED AGAINST GROUND 3"
      - B. FORMED SURFACES BELOW GRADE 2"
      - C. SURFACES EXPOSED TO WEATHER 2"
    - 5. DRY PACK TO CONSIST OF 2 PARTS SAND TO 1 PART CEMENT
  - B. **STEEL**
    - 1. SHAPES AND PLATES: ASTM A 36; TUBES: ASTM A500, GRADE B.
    - 2. BOLTS: ASTM A307
    - 3. WELDING ELECTRODES: E-70
  - C. **WOOD**
    - 1. LEFT-IN-PLACE LAGGING (1450psi MINIMUM) WHERE REQUIRED SHALL BE TREATED ROUGH TIMBER FOR GROUND CONTACT, DOUGLAS FIR #2 OR BETTER.
    - 2. COMMON NAILS, UNLESS OTHERWISE NOTED.

- III: DESIGN CRITERIA:**
- A. APPLICABLE CODE: CALIFORNIA BUILDING CODE, 2019 EDITION
  - B. DESIGN PARAMETERS PER GEOTECHNICAL ENGINEER

**GEOTECHNICAL ENGINEER:**  
 GEOTECNIA  
 CONSULTING GEOTECHNICAL ENGINEERS  
 2422 PROVIDENCE COURT  
 WALNUT CREEK, CALIFORNIA 94596-6454  
 (510) 933-1067  
 LUIS@GEOTECNIA.COM  
 WWW.GEOTECNIA.COM

PROJECT NUMBER: 21359

ABBREVIATIONS USED:  
 T.O.B.: TOP OF BENCH  
 T.O.C.: TOP OF CUT (VERTICAL FACE)  
 B.O.E.: BOTTOM OF EXCAVATION  
 B.O.F.: BOTTOM OF FOOTING (ASSUME BOE, UO.N.)  
 B.O.P.: BOTTOM OF PIT  
 B.O.S.: BOTTOM OF SLAB  
 M.P.: MONITORING POINT  
 (REFER TO MONITORING PROGRAM)  
 T.T.S.: TOP OF TEMPORARY SLOPE  
 B.T.S.: BOTTOM OF TEMPORARY SLOPE  
 T.B.S.: TEMPORARY BENCHED SURFACE  
 T.G.S.: TEMPORARY GRADED SURFACE

**DESIGN PARAMETERS (PAGE 8 & 9 OF GEOTECHNICAL REPORT)**  
 SOIL PRESSURE: 1.5pcf + 8H AT REST PRESSURE  
 PASSIVE PRESSURE: 300pcf WITH AN ARCHING FACTOR OF 2.0 (3000PSF IN BEDROCK)  
 BEARING PRESSURE: 3600psf  
 COEFFICIENT OF FRICTION  $\mu = 0.5$

**MONITORING PROGRAM (BY OWNER)**

- 1. PRIOR TO SHORING WORK AT THE SITE, A VISUAL SHALL BE MADE AND PHOTOGRAPHS TAKEN (BY THE OWNER OR GENERAL CONTRACTOR) OF IMPROVEMENTS NEAR THE PLANNED SHORING, TO ESTABLISH EXISTING CONDITIONS. PHOTO SURVEY SHALL INCLUDE THE INTERIOR OF THE ADJACENT BUILDINGS.
  - 1.1. SHORING ENGINEER SHALL BE NOTIFIED TO ATTEND THE PRECONSTRUCTION BUILDING SURVEY OF ADJACENT BUILDINGS
  - 1.2. PROVIDE SHORING ENGINEER A COPY OF ALL PRECONSTRUCTION SURVEYS
  - 1.3. INSTALL CRACK MONITORS AT EXISTING CRACKS IN WALLS, SLABS, BEAMS OR OTHER STRUCTURAL ELEMENTS
- 2. ADJACENT BUILDINGS AS SHOWN ON PLAN SHALL BE MONITORED (SURVEYED) FOR HORIZONTAL AND VERTICAL MOVEMENT BY AN INDEPENDENT LICENSED LAND SURVEYOR OR QUALIFIED CIVIL ENGINEER (PROVIDED BY OWNER) AT THE FOLLOWING LOCATIONS
  - 2.1. THE FRONT AND BACK CORNER OF THE ADJACENT FOOTING AND AT EACH SECTION AS SHOWN ON PLAN
- 3. MONITORING POINTS SHALL BE SURVEYED FOR HORIZONTAL AND VERTICAL MOVEMENT AT THE FOLLOWING STAGES:
  - 3.1. PRIOR TO PRELIMINARY GRADING (ADJACENT PROPERTY TARGETS ONLY)
  - 3.2. AFTER INSTALLATION OF SECTION A LAGGING
  - 3.3. AFTER INSTALLATION OF SECTION B LAGGING
  - 3.4. AFTER INSTALLATION OF SECTION C LAGGING
  - 3.5. UPON COMPLETION OF GENERAL EXCAVATION
  - 3.7. ONCE A MONTH UNTIL COMPLETION OF FOUNDATION/RETAINING WALLS/FLOOR OCCUPANCY FOR A MIN OF 2 MONTHS
- 4. THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY ONE DESIGN AND THE GEOTECHNICAL ENGINEER IF ANY LATERAL DEFLECTIONS/SETTLEMENTS ARE APPROACHING THE RECOMMENDED LIMITS
- 5. SURVEY MONITORING RESULTS SHALL BE SUBMITTED TO ONE DESIGN AND THE GEOTECHNICAL ENGINEER WITHIN 48HRS OF FIELD MEASUREMENTS
- 6. ADDITIONAL SURVEY MEASUREMENTS DURING OR AFTER CONSTRUCTION SHALL BE MADE IF REQUESTED BY ONE DESIGN OR THE GEOTECHNICAL ENGINEER.
- 7. DURING SHORING AND NEW CONSTRUCTION THE GENERAL CONTRACTOR SHALL VISUALLY MONITOR THE SHORING SYSTEM AND NEARBY IMPROVEMENTS ON A DAILY BASIS FOR INDICATIONS OF MOVEMENT OR DISTRESS. THE GENERAL CONTRACTOR SHALL STOP EXCAVATION OPERATIONS AND BACKFILL AGAINST THE EXCAVATION FACE IF LOSS OF GROUND, DEFLECTION, OR DISTRESS OF THE SHORING SYSTEM OR ADJACENT IMPROVEMENTS IS OBSERVED. GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SHORING ENGINEER OF OBSERVED DISTRESS OR MOVEMENT.
- 8. MAXIMUM ALLOWABLE MOVEMENT FOR TEMPORARY SHORING
  - 8.1. THE GROUND SURFACE BETWEEN THE TEMPORARY SHORING WALL SHOULD BE LIMITED TO 1/4 INCH AT THE TOP OF THE WALL
  - 8.2. LATERAL DEFLECTION FOR LAGGING AND THE SHORING WALL SHOULD BE LIMITED TO 3/8 INCH
- 9. MINIMUM SETTLEMENT/LATERAL DEFLECTION READING INTERVAL:
  - 9.1. AT LEAST ONCE EVERY WEEK DURING SHORING AND EXCAVATION OPERATIONS AND AT THE COMPLETION OF EACH SECTION
  - 9.2. ONCE MONTHLY UNTIL THE PERMANENT WALLS HAVE BEEN CONSTRUCTED AND ANY INTERMEDIATE FLOORS IN BETWEEN THE PERMANENT WALLS HAVE BEEN COMPLETED

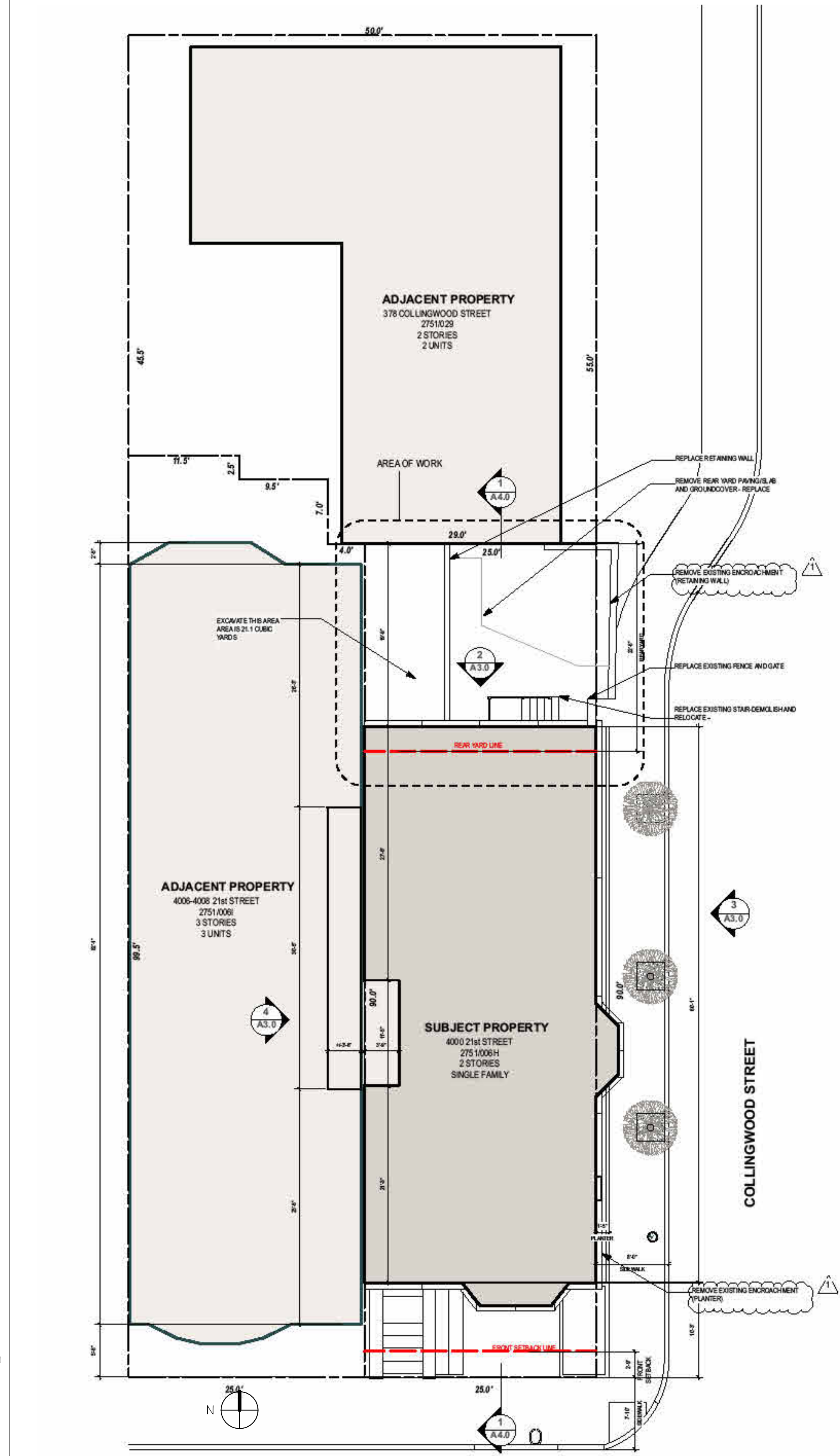
- SEQUENCE OF WORK:**
- 1. DIG POT HOLES TO FIND THE BOTTOM OF THE ADJACENT FOUNDATION IN THE SECTION AS NEXT TO THE ADJACENT PROPERTY'S FOUNDATION. DETERMINE THE DEPTH AND CONDITION OF THE NEIGHBOR'S FOOTING BEFORE COMMENCING ANY FURTHER WORK. ENGINEER SHALL INSPECT AND IF THE BOTTOM OF THE PROPOSED EXCAVATION WILL BE BELOW THE BOTTOM OF THE ADJACENT FOUNDATION A LOT LINE SURVEY AND MONITORING SHALL BE REQUIRED PER THE MONITORING PROGRAM.
  - 2. CONDUCT A LOT LINE SURVEY OF THE ADJACENT PROPERTY AND INSTALL MONITORING POINTS. SURVEY SHALL BE CONDUCTED BY A LICENSED SURVEYOR AND MONITORING SHALL BE CARRIED OUT CONTINUOUSLY DURING CONSTRUCTION. ANY EXISTING CRACKS AND ENCROACHMENTS SHALL BE DOCUMENTED AND RECORDED AND THE SUBJECT NEIGHBOR NOTIFIED, REFER TO MONITORING PROGRAM ON SHEET SH1.0.
  - 3. SECURE STREET SPACE AND CORDON OFF SIDEWALK AS REQUIRED (NECESSARY STREET SPACE AND ENCROACHMENT PERMITS SHALL BE OBTAINED BY PROJECT SPONSOR)
  - 4. CONTRACTOR TO CONTACT 811 & REMOVE/RELOCATE ANY EXISTING UTILITIES AS REQUIRED
  - 5. REMOVE SHRUB AND DEBRIS FROM THE ENTIRE SITE. PROVIDE ACCESS RAMP FROM STREET WHERE REQUIRED.
  - 6. COMMENCE EXCAVATION OF SECTION 'A' PITS AS SHOWN ON PLAN
    - A. CAREFULLY EXCAVATE THE PIT DOWN, 2 BOARDS AT A TIME. IF UNRAVELLING OF SOIL OCCURS, IMMEDIATELY GROUT BEHIND THE LAGGING FILLING ANY VOIDS, ENSURING THE SOIL IS TIGHT AGAINST THE BACK OF THE LAGGING. PROCEED TO THE NEXT STEP AFTER THIS GROUT HAS SUFFICIENTLY CURED
    - B. REPEAT STEP BA, 2 BOARDS AT A TIME UNTIL THE BOTTOM OF THE EXCAVATION (B.O.E.) IS REACHED
    - C. IN ROCK EXCAVATE TO BOE AND INSTALL LAGGING AND FILL ANY OVERBREAK BEHIND LAGGING WITH GROUT TO ENSURE ANY VOIDS BEHIND LAGGING ARE FILLED, ROCK AND BEDDING PLANES TO BE CONFIRMED BY GEOTECHNICAL ENGINEER
    - D. ENGINEER TO INSPECT AND APPROVE
  - 7. CAST AND POUR THE PIT PER STRUCTURAL DETAILS
  - 8. MONITOR ALL SURVEY POINTS PER THE MONITORING PROGRAM
  - 9. LET SECTION A CURE FOR A MINIMUM OF 7 DAYS
  - 10. ONCE APPROVED BY ONE DESIGN, REPEAT STEP C-9 FOR SECTIONS B, C, UNTIL THE RETAINING WALL IS COMPLETED. MONITOR ALL SURVEY POINTS AFTER EACH SECTION IS COMPLETE PER THE MONITORING PROGRAM.

ABBREVIATIONS USED:  
 T.O.B.: TOP OF BENCH  
 T.O.C.: TOP OF CUT (VERTICAL FACE)  
 B.O.E.: BOTTOM OF EXCAVATION  
 B.O.F.: BOTTOM OF FOOTING (ASSUME BOE, UO.N.)  
 B.O.P.: BOTTOM OF PIT  
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 M.P.: MONITORING POINT  
 (REFER TO MONITORING PROGRAM)  
 T.T.S.: TOP OF TEMPORARY SLOPE  
 B.T.S.: BOTTOM OF TEMPORARY SLOPE  
 T.B.S.: TEMPORARY BENCHED SURFACE  
 T.G.S.: TEMPORARY GRADED SURFACE

**PROJECT SPECIFIC NOTES:**

ALL SITE GRADING, FOUNDATION EXCAVATIONS, BACKFILL, SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THESE PLANS. THE CONTRACTOR SHOULD COORDINATE ALL SUCH WORK WITH ONE DESIGN & GEOTECHNICAL ENGINEER SO THAT THE NECESSARY INSPECTIONS AND ON-SITE CONSTRUCTION REVIEWS CAN BE MADE. ONE DESIGN & GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO OUR REQUIRED SITE OBSERVATIONS OF FOUNDATION EXCAVATIONS

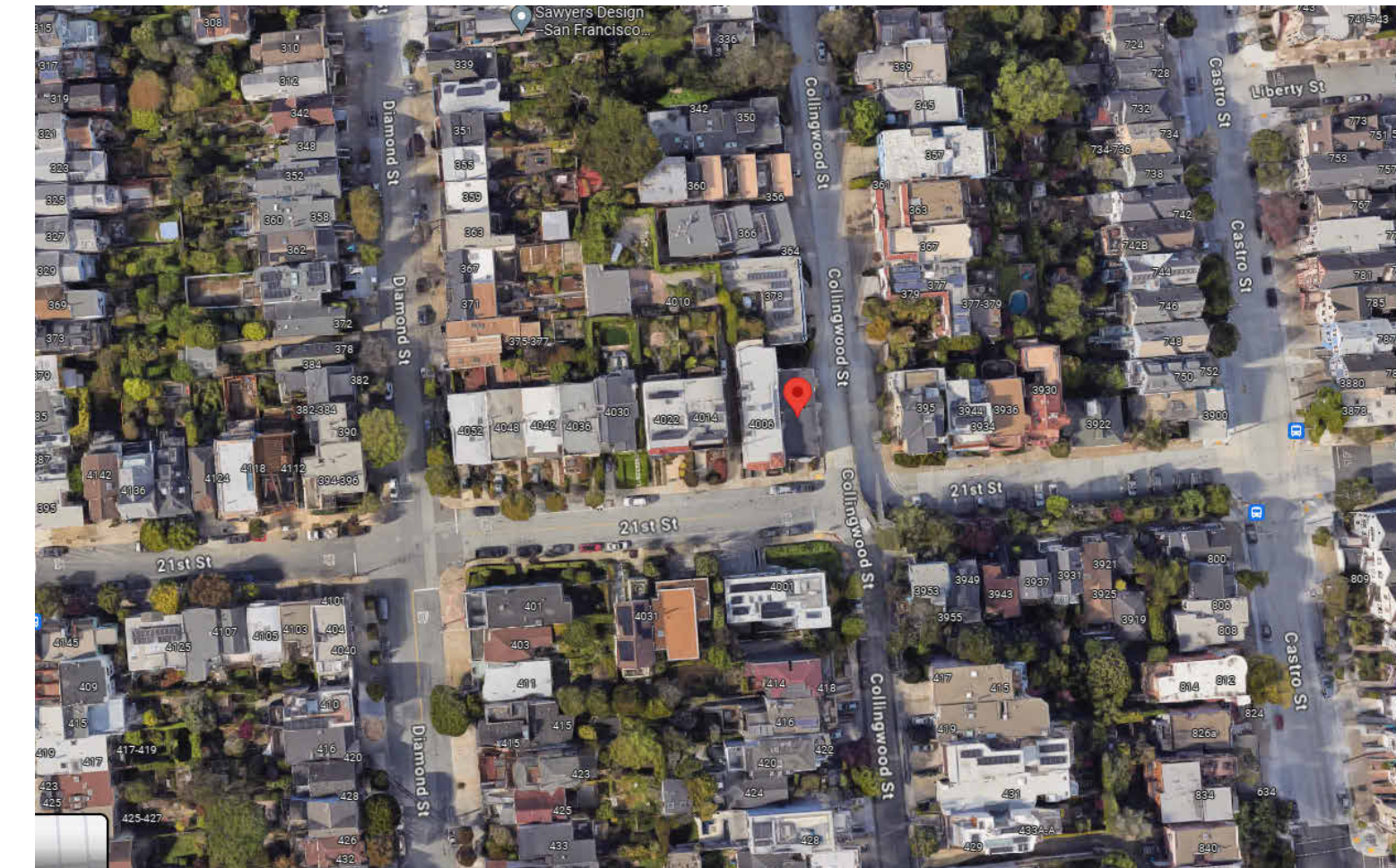
**DESIGN PARAMETERS (PAGE 8 & 9 OF GEOTECHNICAL REPORT)**  
 SOIL PRESSURE: 1.5pcf + 8H AT REST PRESSURE  
 PASSIVE PRESSURE: 300pcf WITH AN ARCHING FACTOR OF 2.0 (3000PSF IN BEDROCK)  
 BEARING PRESSURE: 3600psf  
 COEFFICIENT OF FRICTION  $\mu = 0.5$



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

**SHEET INDEX**

- SHO.0 SHORING COVER SHEET AND GENERAL NOTES
  - SHO.1 S19 CHECKLIST AND SPECIAL INSPECTIONS
  - SH1.1 SHORING AND SEQUENCING PLAN
  - SH3.1 SHORING & SEQUENCING DETAILS
- Total sheets: 4



**SITE LOCATION MAP**

**PROJECT DESCRIPTION**

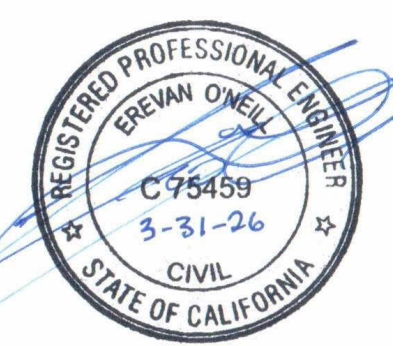
FOUNDATION SEQUENCING AND TEMPORARY SHORING FOR RETAINING WALL AS APPROVED UNDER PA 2022 11176788

**PROJECT INFO**

OWNER:	RADU ROMAN
PROJECT CONTACT:	ONE DESIGN 2845 CALIFORNIA STREET SAN FRANCISCO, CA 94115 (415) 828-4412 info@onedesignsf.com
AUTHORITY:	CITY AND COUNTY OF SAN FRANCISCO
APPLICABLE CODE:	2022 CALIFORNIA BUILDING CODE WITH 5/FBC AMENDMENTS
BLOCK / LOT:	2751/006H
LOT SIZE:	2250 SF
YEAR BUILT:	1928
ZONING DISTRICT:	RH-2
OCCUPANCY:	R-3
CONSTR. TYPE:	V-B
HEIGHT & BULK:	40X
SRINKLER STATUS:	UNSPRINKLED (THROUGHOUT)
NUMBER OF STORIES:	EXISTING: 2 PROPOSED: 2
NUMBER OF UNITS:	EXISTING: 1 PROPOSED: 1
SQUARE FOOTAGE:	CONDITIONED EXISTING: 1448 SF PROPOSED: 1448 SF

Retiroffs Remodels Design

2845 California St  
 San Francisco, CA 94115  
 (415) 828-4412  
 info@onedesignsf.com



**FOUNDATION SEQUENCING**  
 400021 ST STREET  
 RADU ROMAN

no. description date

drawn by  
 EON

set type  
 PERMIT PLANS

sheet content  
**SHORING COVER SHEET AND GENERAL NOTES**

sheet no.  
**SHO.0**

project number  
 2411

date  
 04/25/2024





**NOTICE**

**SPECIAL INSPECTION REQUIREMENTS**

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition to* the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or 628-652-3407. If there are any field problems regarding special inspection, please call your District Building Inspector or 628-652-3400 Ext 1.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. *The permit will not be finalized without compliance with the special inspection requirements.*

**STRUCTURAL OBSERVATION REQUIREMENTS**

Structural observation shall be provided as required per Section 1704.6. The building permit will not be finalized without compliance with the structural observation requirements.

**Special Inspection Services Contact Information**

1. Telephone: (628) 652-3407
2. Email: [dbi.specialinspections@sfgov.org](mailto:dbi.specialinspections@sfgov.org)
3. In person: 49 South Van Ness Ave – Suite 400

**Note:** We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services  
49 South Van Ness Ave – Suite 400 – San Francisco CA 94103  
Office (628) 652-3407 – [www.sfdbi.org](http://www.sfdbi.org) Updated 10/05/2020



Attachment A

**SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST**

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 4000 21ST STREET APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_\_  
OWNER NAME \_\_\_\_\_ OWNER PHONE NO. (\_\_\_\_) \_\_\_\_\_

1: PROPERTY LOCATION		3: PROPOSED CONSTRUCTION	
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
2: AVERAGE SLOPE OF PROPERTY		GRADING, INCLUDING EXCAVATION OR FILL OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE <i>(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)</i>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
		CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:	
		RETAINING WALL:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
		OTHERS: _____	YES <input type="checkbox"/> NO <input type="checkbox"/>

**SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES**

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: EREVAN O'NEILL  
Engineer/Architect of Record



415 828 4412 Telephone  
[info@onedesignsf.com](mailto:info@onedesignsf.com) Email

Signature \_\_\_\_\_ Date \_\_\_\_\_

**SPECIAL INSPECTION AND STRUCTURAL OBSERVATION**

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 4000 21ST STREET APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_\_  
OWNER NAME RADU ROMAN OWNER PHONE NO. (\_\_\_\_) \_\_\_\_\_

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

- |   |   |  |
|---|---|--|
| 1. <input type="checkbox"/> Concrete (Placement & sampling)                           | 6. <input type="checkbox"/> High-strength bolting   | 18. Bolts installed in existing concrete or masonry:   |
| 2. <input type="checkbox"/> Bolts installed in concrete                               | 7. <input type="checkbox"/> Structural masonry  | <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry   |
| 3. <input type="checkbox"/> Special moment - Raising concrete frame                   | 8. <input type="checkbox"/> Reinforced gypsum concrete  | <input type="checkbox"/> Pull-torque tests per SFBC Sec. 1607C & 1611C   |
| 4. <input type="checkbox"/> Reinforcing steel and prestressing tendons                | 9. <input type="checkbox"/> Insulating concrete fill  | 19. <input type="checkbox"/> Shear walls and floor systems used as shear diaphragms  |
| 5. Structural welding:  | 10. <input type="checkbox"/> Spray-on fireproofing  | 20. <input type="checkbox"/> Holdowns  |
| A. Periodic visual inspection   | 11. <input type="checkbox"/> Piling, drilled piers and caissons                                 | 21. Special cases:   |
| <input type="checkbox"/> Single pass fillet welds 5/16" or smaller                    | 12. <input type="checkbox"/> Shotcrete  | <input type="checkbox"/> Shoring   |
| <input type="checkbox"/> Steel deck   | 13. <input checked="" type="checkbox"/> Special grading, excavation and filling (Geo. Engineer) | <input type="checkbox"/> Underpinning <input type="checkbox"/> Not affecting adjacent property                             |
| <input type="checkbox"/> Welded studs   | 14. <input type="checkbox"/> Smoke-control system   | <input type="checkbox"/> Affecting adjacent property: PA _____   |
| <input type="checkbox"/> Cold formed studs and joints                                 | 15. <input type="checkbox"/> Demolition   | <input type="checkbox"/> Others _____  |
| <input type="checkbox"/> Stair and railing systems                                    | 16. <input type="checkbox"/> Exterior Facing  | 22. <input type="checkbox"/> Crane safety (Apply to the operation of tower cranes on high-rise building) (Section 1705.22) |
| <input type="checkbox"/> Reinforcing steel  | 17. Retrofit of unreinforced masonry buildings:   | 23. <input checked="" type="checkbox"/> Other: "As recommended by professional of record" _____                            |
| B. Continuous visual inspection and NDT (Section 1704)                                | <input type="checkbox"/> Testing of mortar quality and shear tests                              | <input type="checkbox"/> Monitoring points & tagging _____   |
| <input type="checkbox"/> All other welding (NDT exception: Fillet weld)               | <input type="checkbox"/> Inspection of repointing operations                                    |  |
| <input type="checkbox"/> Reinforcing steel, and <input type="checkbox"/> NDT required | <input type="checkbox"/> Installation inspection of new shear bolts                             |  |
| <input type="checkbox"/> Moment-resisting frames                                      | <input type="checkbox"/> Pre-installation inspection for embedded                               |  |
| <input type="checkbox"/> Others _____   | <input type="checkbox"/> Pull-torque tests per SFBC Sec. 1607C & 1611C                          |  |
24. Structural observation per Sec. 1704.6 (SFBC) for the following:  Foundations  Steel framing  
 Concrete construction  Masonry construction  Wood framing  
 Other: BRICKMASONRY
25. Certification is required for:  1 Gho-lam components
26.  Finestops in high-rise building

Prepared by: EREVAN O'NEILL Phone: (415) \_\_\_\_\_ 828-4412  
Engineer/Architect of Record

Required information:  
FAX: (\_\_\_\_) \_\_\_\_\_ Email: [info@onedesignsf.com](mailto:info@onedesignsf.com)

Review by: \_\_\_\_\_ Phone: (628) 652-\_\_\_\_\_  
DBI Engineer or Plan Checker

**APPROVAL (Based on submitted reports.)**

DATE \_\_\_\_\_ DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:  
Special Inspection Services (628) 652-3407, or, [dbi.specialinspections@sfgov.org](mailto:dbi.specialinspections@sfgov.org)

Updated 10/05/2020

INFORMATION SHEET S-19

ATTACHMENT A

**FOR DBI USE ONLY**

**ASSIGNMENT OF REVIEW TIER**

**EXEMPTED: Reports per Section E and Third Party Peer Review Not Required**

If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

**TIER I: Reports per Section E Required but Third Party Peer Review Not Required**

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

**TIER II: Reports per Section E and Third Party Peer Review Required**

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

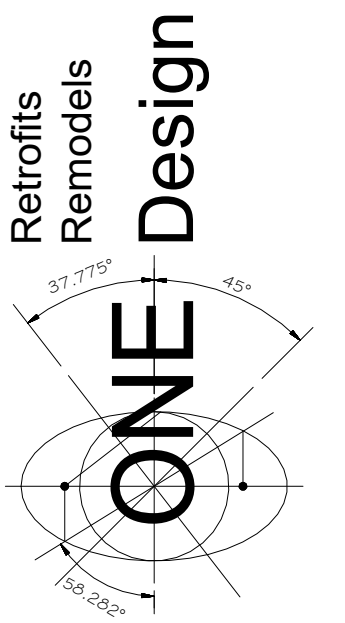
If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

**TIER III: Structural Advisory Committee (SAC) Review**

If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: \_\_\_\_\_ Phone: (415) \_\_\_\_\_  
DBI Plan Review Engineer

Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2845 California St  
San Francisco, CA 94115  
(415) 828-4412  
[info@onedesignsf.com](http://info@onedesignsf.com)



FOUNDATION SEQUENCING  
400021 ST STREET  
RADU ROMAN

Project: \_\_\_\_\_  
Revisions: \_\_\_\_\_

no. description date

drawn by: Author

set type: PERMIT PLANS

sheet content: 519 CHECKLIST AND SPECIAL INSPECTIONS

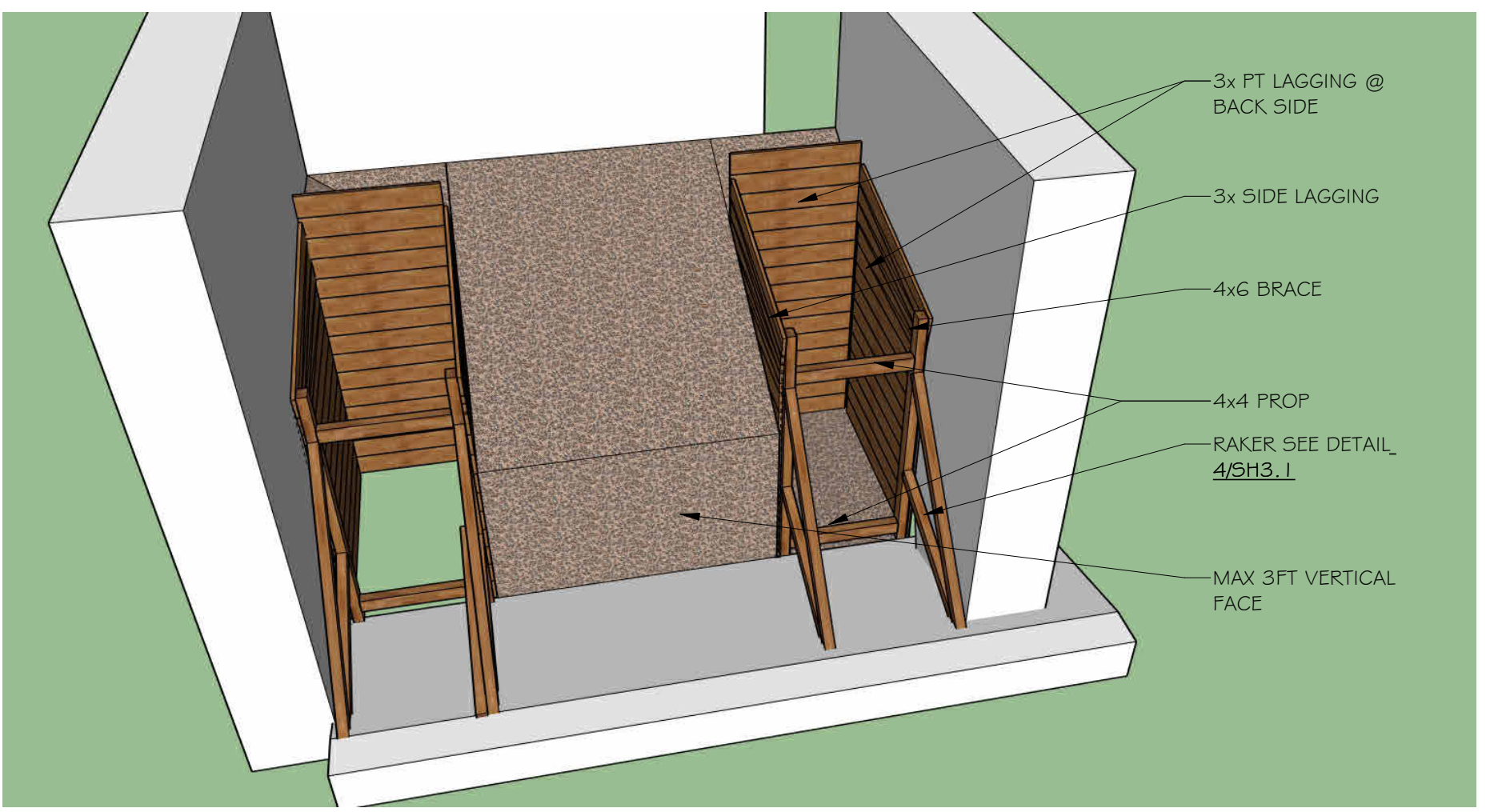
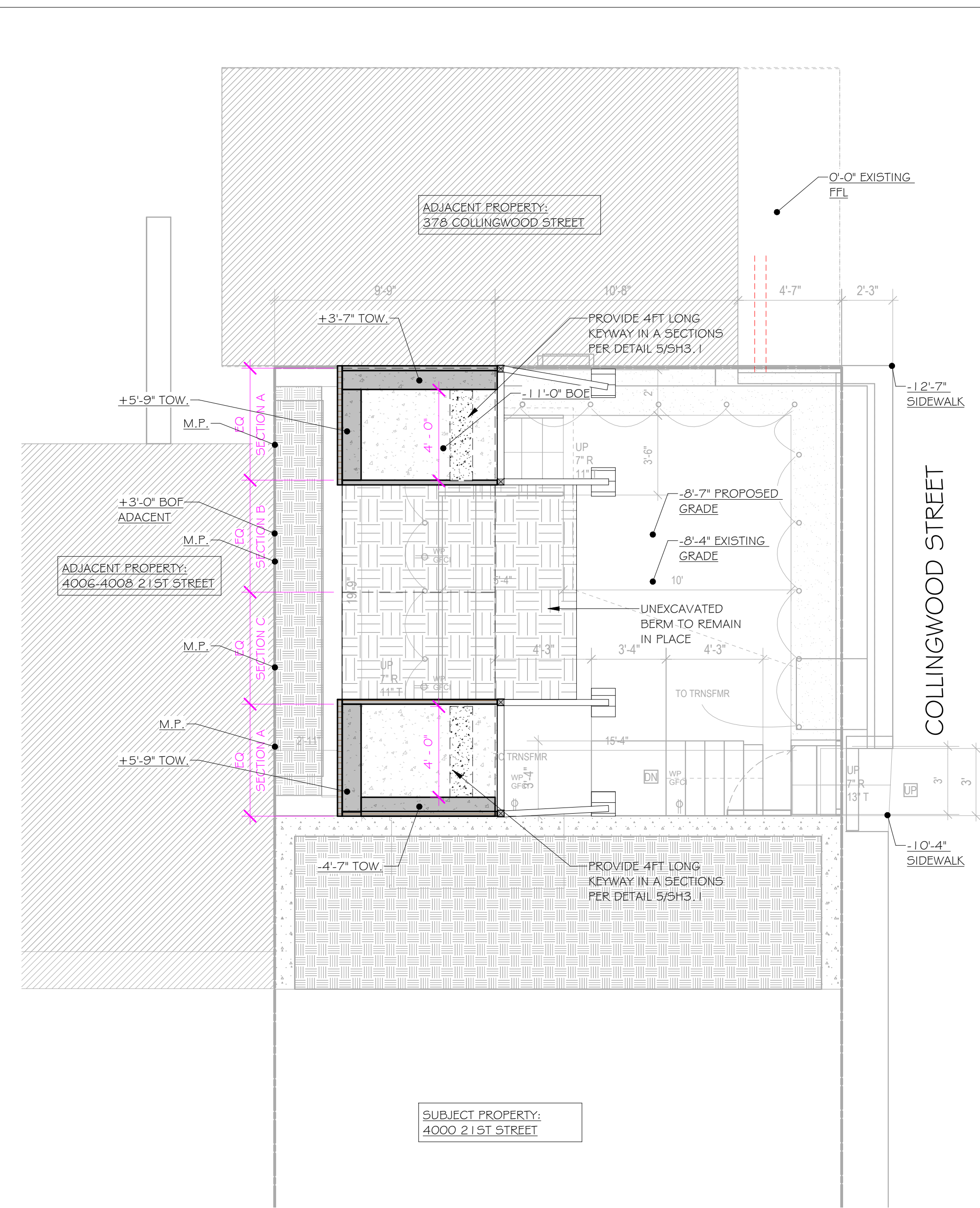
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SHO.1

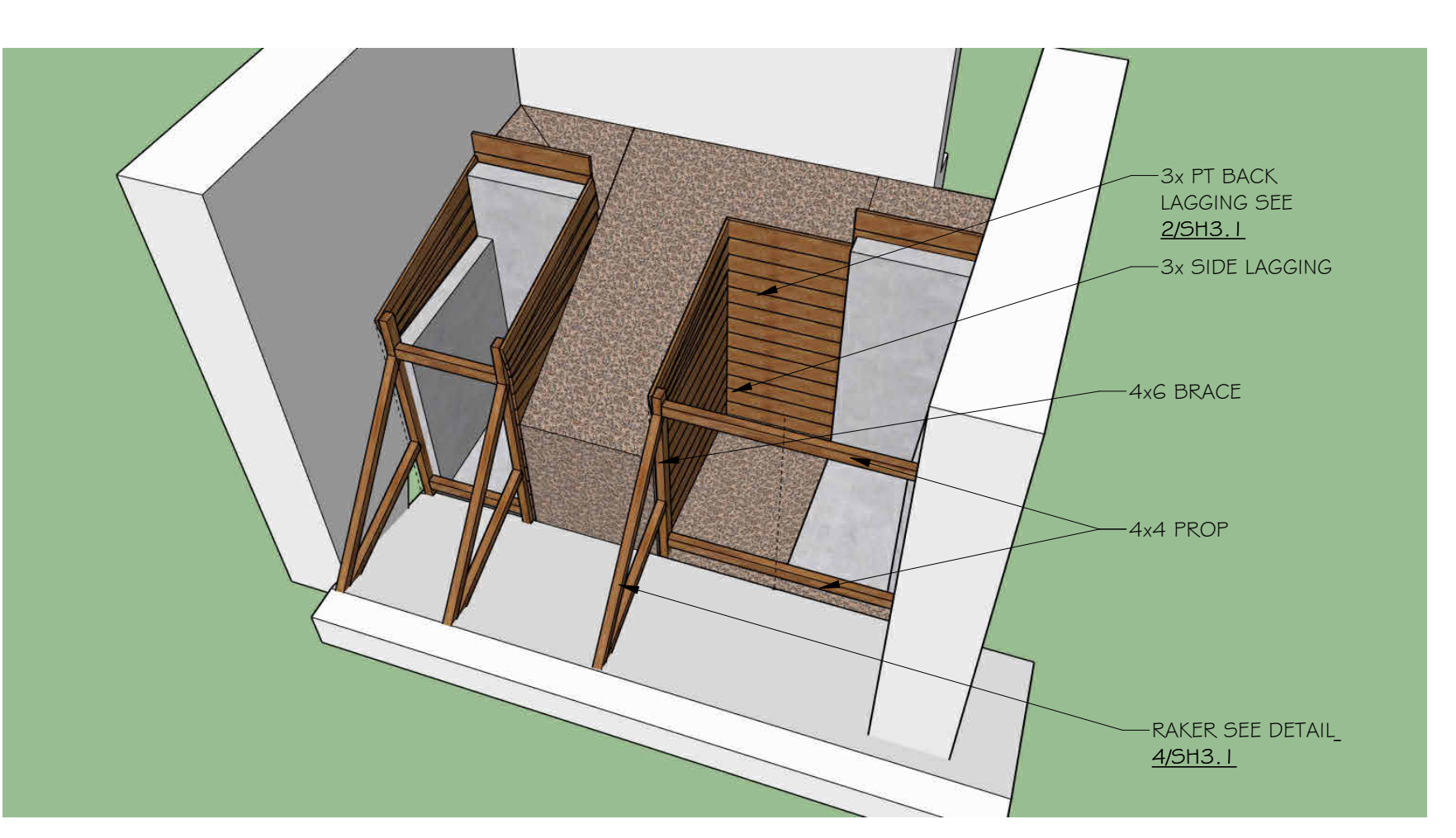
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date: 04/25/2024

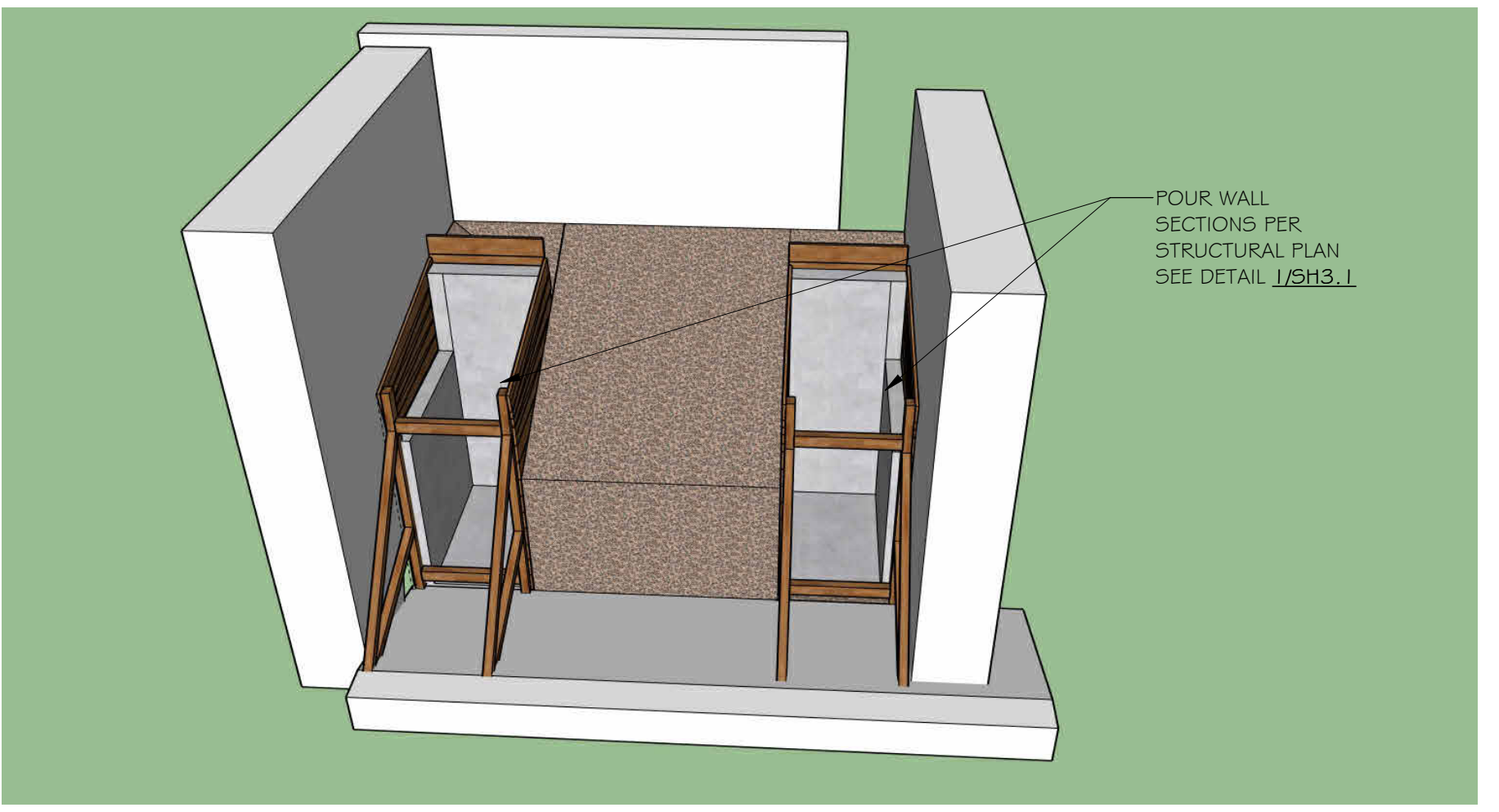




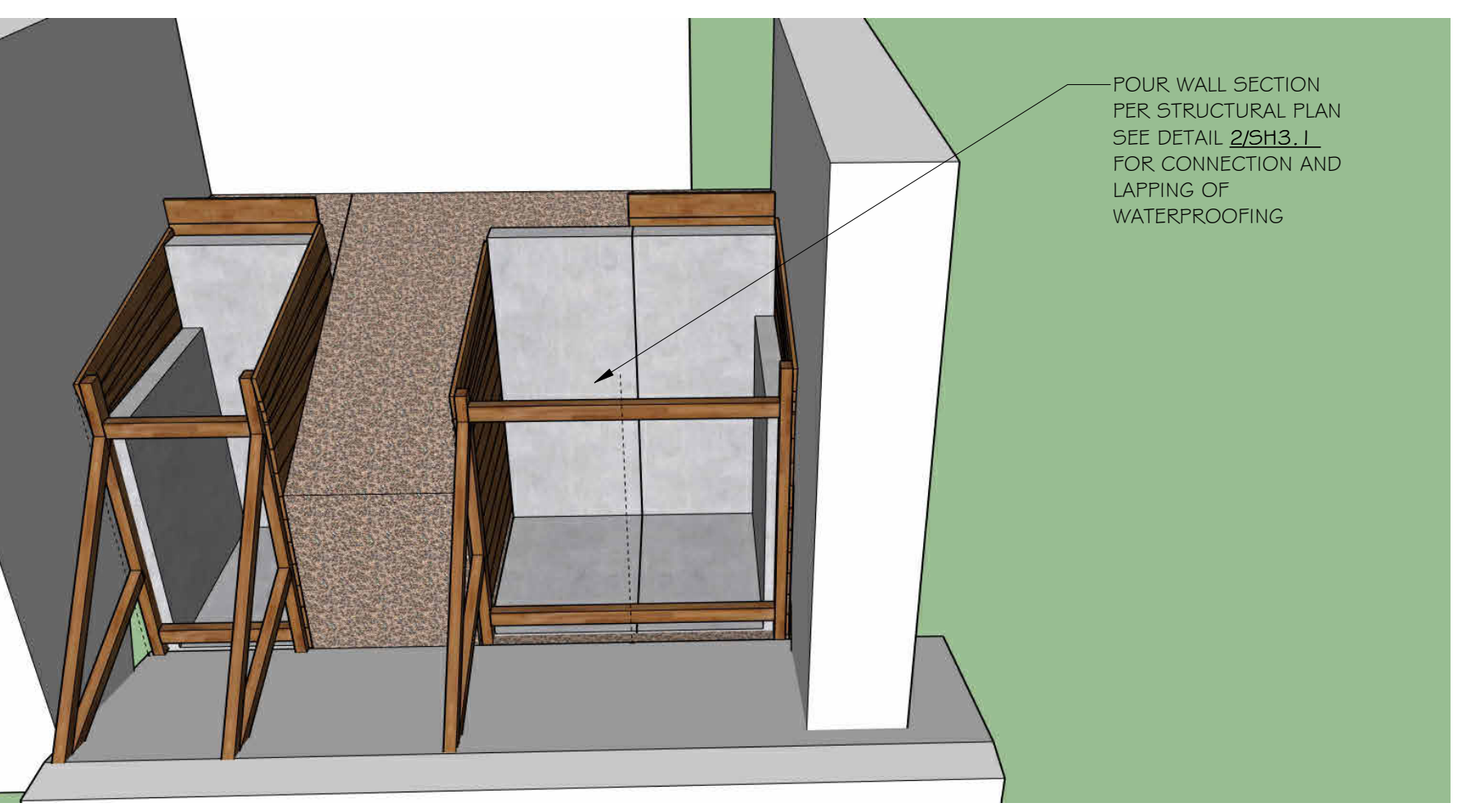
PHASE A LAGGED SECTIONS



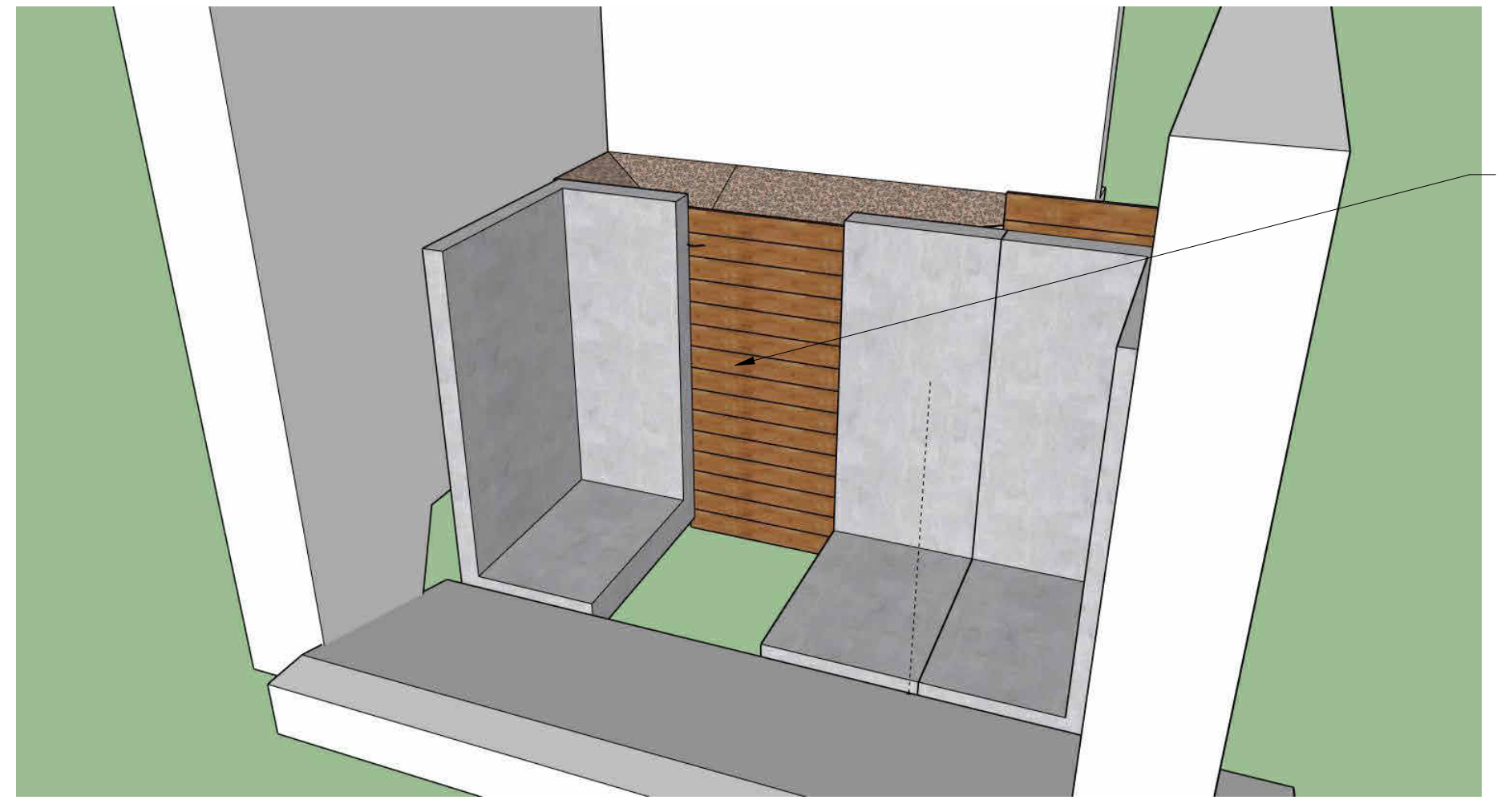
PHASE B LAGGED SECTIONS



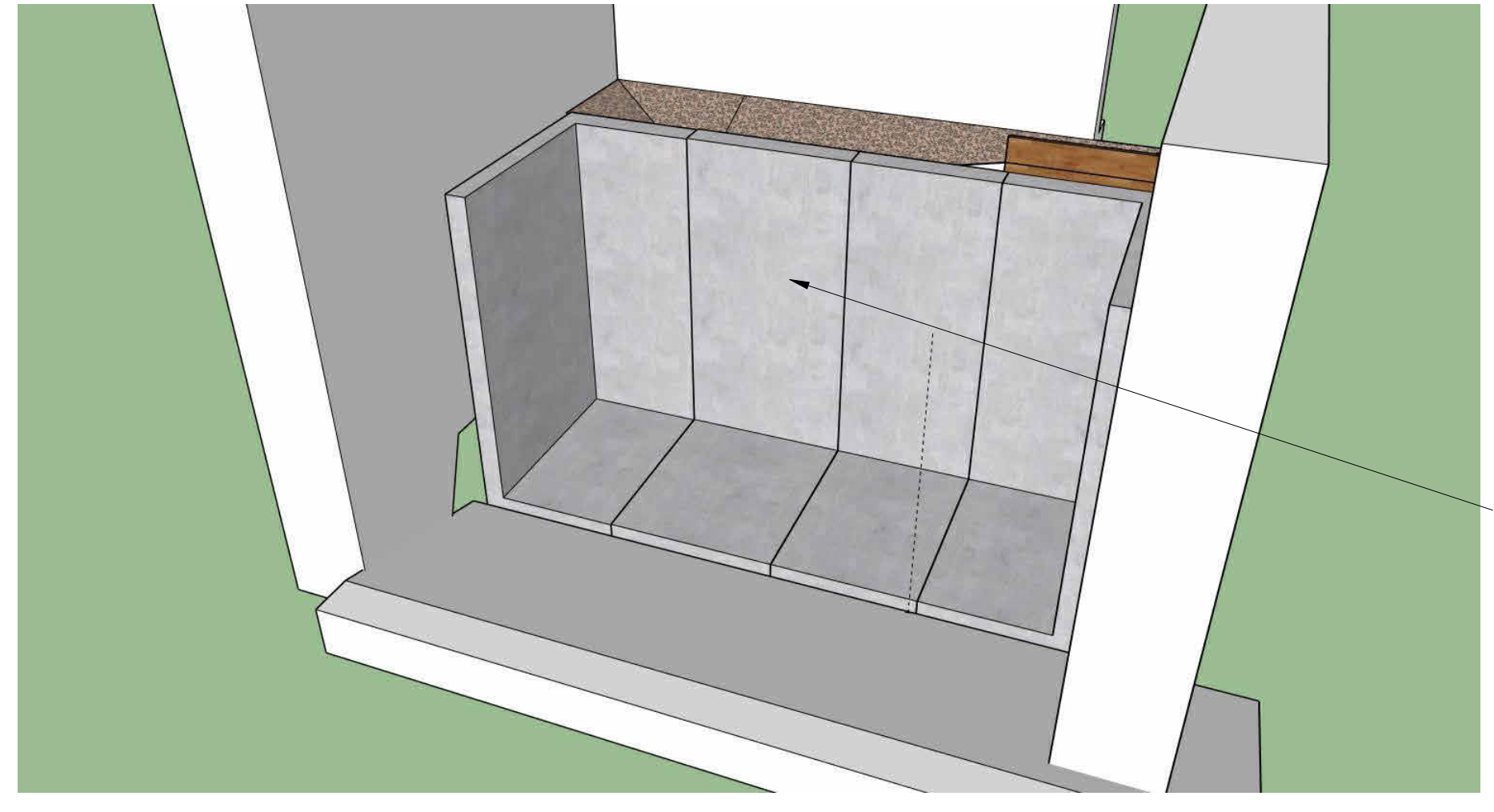
PHASE A COMPLETED SECTIONS



PHASE B COMPLETED SECTIONS



PHASE C COMPLETED SECTIONS



PHASE C COMPLETED SECTIONS

1 SHORING PLAN PHASE A  
1/4" = 1'-0"

- EXCAVATION AND GEOTECHNICAL NOTES:**
- ALL PIT DEPTHS SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER. FINAL DEPTHS TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER. REFER TO DETAIL 1/SH3.1
  - ALL LAGGING SHALL BE INSPECTED BY THE SHORING ENGINEER. WATERPROOFING AND COORDINATION OF WATERPROOFING DETAILS SHALL BE BY AN OUTSIDE CONSULTANT. ANY OVERBREAK OR SLOUGHING OF SOIL BEHIND LAGGING SHALL BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR, FAILURE TO DO SO COULD RESULT IN UNEXPECTED SETTLEMENT OF SOILS BEHIND THE LAGGING
  - MONITORING OF ADJACENT PROPERTIES SHALL BE UNDERTAKEN BY THE PROJECT SPONSOR IN ACCORDANCE WITH THE MONITORING PROGRAM OUTLINED ON SHEET SHO.0
  - ANY VOIDS BEHIND LAGGING ARE TO BE IMMEDIATELY FILLED WITH GROUT. SEE SHEET SHO.0 FOR GROUT SPECIFICATIONS. SOIL NOT PERMITTED FOR BACKFILL. GEOTECHNICAL ENGINEER OR GEOLOGIST ARE REQUIRED TO BE ON SITE FOR SUPERVISION DURING ALL DRILLING & EXCAVATION WORK
- ALL WORK PROPOSED IN THESE PLANS SHALL BE CAREFULLY COORDINATED WITH THE PERMANENT STRUCTURE AND THE STRUCTURAL ENGINEER.
  - REFER TO OTHER DRAWINGS FOR WATERPROOFING SPECIFICATIONS AND SEQUENCING AND LAPPING.
  - THE SHORING CONTRACTOR SHALL CARRY OUT THIS WORK UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER AND SHALL MAKE NECESSARY AMENDMENTS WHERE REQUIRED BY THE GEOTECHNICAL ENGINEER OR ONE DESIGN DURING THE WORKS.
  - REFER TO PLANS DATED 07-17-23 PREPARED BY KNOCK ARCHITECTURE AND DESIGN
  - REFER TO PLANS DATED 02-01-23 PREPARED BY ENERTIA DESIGNS FOR STRUCTURAL DETAILS AND SPECIFICATIONS
  - THE ZERO DATUM IS THE GARAGE FLOOR OF THE SUBJECT PROPERTY AS SHOWN ON THE ARCHITECTURAL PLANS
- CONTRACTOR SHALL PROVIDE TEMPORARY DEWATERING AS REQUIRED DURING CONSTRUCTION. WHERE GROUNDWATER IS ENCOUNTERED, IT SHALL BE SUFFICIENTLY COLLECTED AND PUMPED TO A NEARBY STORMDRAIN. ALL HOUSE SHORING BY CONTRACTOR
- REFER TO SHEET SHO.0 FOR LEGEND AND GENERAL NOTES.

SEQUENCE OF WORK

- DIG POT HOLES TO FIND THE BOTTOM OF THE ADJACENT FOUNDATION IN THE SECTION AS NEXT TO THE ADJACENT PROPERTY'S FOUNDATION. DETERMINE THE DEPTH AND CONDITION OF THE NEIGHBORS FOOTING BEFORE COMMENCING ANY FURTHER WORK. ENGINEER SHALL INSEPECT AND IF THE BOTTOM OF THE PORPOSED EXCAVATION WILL BE BELOW THE BOTTOM OF THE ADJACENT FOUNDATION A LOT LINE SURVEY AND MONIOTNG SHALL BE REUIRED PER THE MONITORING PROGRAM.
- CONDUCT A LOT LINE SURVEY OF THE ADJACENT PROPERTY AND INSTALL MONITORING POINTS. SURVEY SHALL BE CONDUCTED BY A LICENSED SURVEYOR AND MONITORING SHALL BE CARRIED OUT CONTINUOUSLY DURING CONSTRUCTION. ANY EXISTING CRACKS AND ENCROACHMENTS SHALL BE DOCUMENTED AND RECORDED AND THE SUBJECT NEIGHBOR NOTIFIED. REFER TO MONITORING PROGRAM ON SHEET SH1.0.
- SECURE STREET SPACE AND CORDON OFF SIDEWALK AS REQUIRED (NECESSARY STREET SPACE AND ENCROACHMENT PERMITS SHALL BE OBTAINED BY PROJECT SPONSOR)
- CONTRACTOR TO CONTACT 811 & REMOVE/ RELOCATE ANY EXISTING UTILITIES AS REQUIRED
- REMOVE SHRUB AND DEBRIS FROM THE ENTIRE SITE. PROVIDE ACCESS RAMP FROM STREET WHERE REQUIRED.
- COMMENCE EXCAVATION OF SECTION "A" PITS AS SHOWN ON PLAN
  - CAREFULLY EXCAVATE THE PIT DOWN, 2 BOARDS AT A TIME. IF UNRAVELLING OF SOIL OCCURS, IMMEDIATELY GROUT BEHIND THE LAGGING FILLING ANY VOIDS, ENSURING THE SOIL IS TIGHT AGAINST THE BACK OF THE LAGGING. PROCEED TO THE NEXT STEP AFTER THIS GROUT HAS SUFFICIENTLY CURED
  - REPEAT STEP 8A, 2 BOARDS AT A TIME UNTIL THE BOTTOM OF THE EXCAVATION (B.O.E.) IS REACHED
  - IN ROCK EXCAVATE TO BOE AND INSTALL LAGGING AND FILL ANY OVERBREAK BEHIND LAGGING WITH GROUT TO ENSURE ANY VOIDS BEHIND LAGGING ARE FILLED, ROCK AND BEDDING PLANES TO BE CONFIRMED BY GEOTECHNICAL ENGINEER
  - ENGINEER TO INSPECT AND APPROVE
- CAST AND POUR THE PIT PER STRUCTURAL DETAILS
- MONITOR ALL SURVEY POINTS PER THE MONITORING PROGRAM
- LET SECTION A CURE FOR A MINIMUM OF 7 DAYS.
- ONCE APPROVED BY ONE DESIGN, REPEAT STEP 6-9 FOR SECTIONS B, C, UNTIL THE RETAINING WALL IS COMPLETED. MONITOR ALL SURVEY POINTS AFTER EACH SECTION IS COMPLETE PER THE MONITORING PROGRAM.

ABBREVIATIONS USED:

- T.O.B.: TOP OF BENCH
- T.O.C.: TOP OF CUT (VERTICAL FACE)
- B.O.E.: BOTTOM OF EXCAVATION
- B.O.F.: BOTTOM OF FOOTING (ASSUME BOE. UON.)
- B.O.P.: BOTTOM OF PIT
- B.O.S.: BOTTOM OF SLAB
- M.P.: MONITROING POINT (REFER TO MONITORING PROGRAM)
- T.T.S.: TOP OF TEMPORARY SLOPE
- B.T.S.: BOTTOM OF TEMPORARY SLOPE
- T.B.S.: TEMPORARY BENCHED SURFACE
- T.G.S.: TEMPORARY GRADED SURFACE



FOUNDATION SEQUENCING  
400021 ST STREET  
RADU ROMAN

no.	description	date

drawn by: EON

set type: PERMIT PLANS

SHORING AND SEQUENCING PLAN

sheet no.: SH1.1

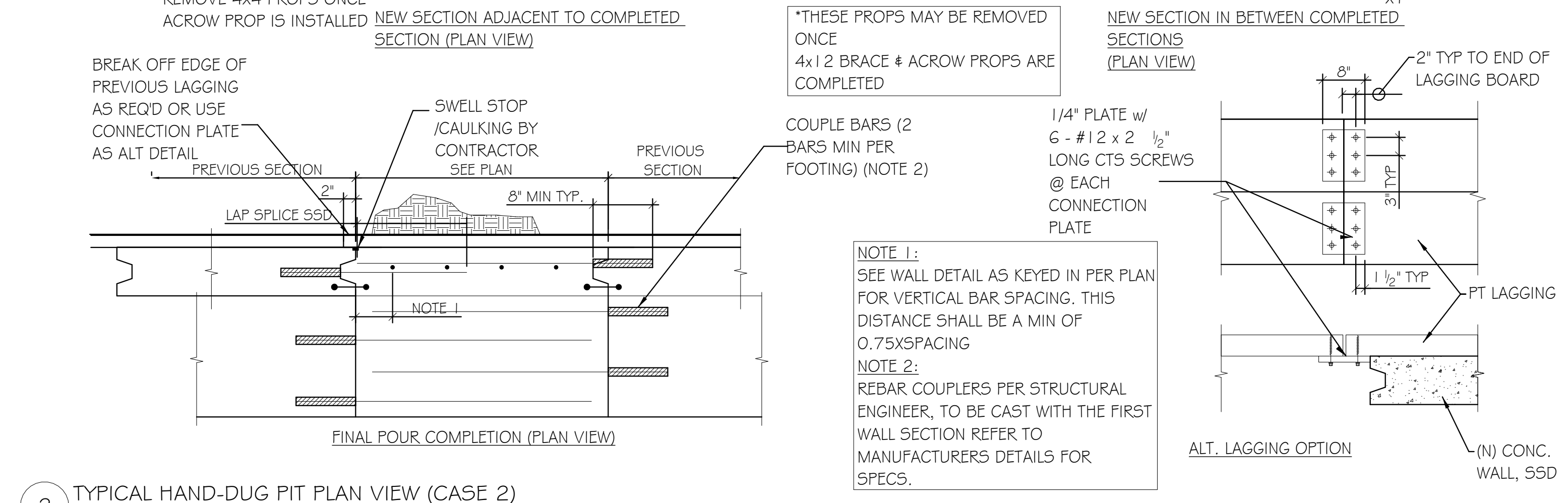
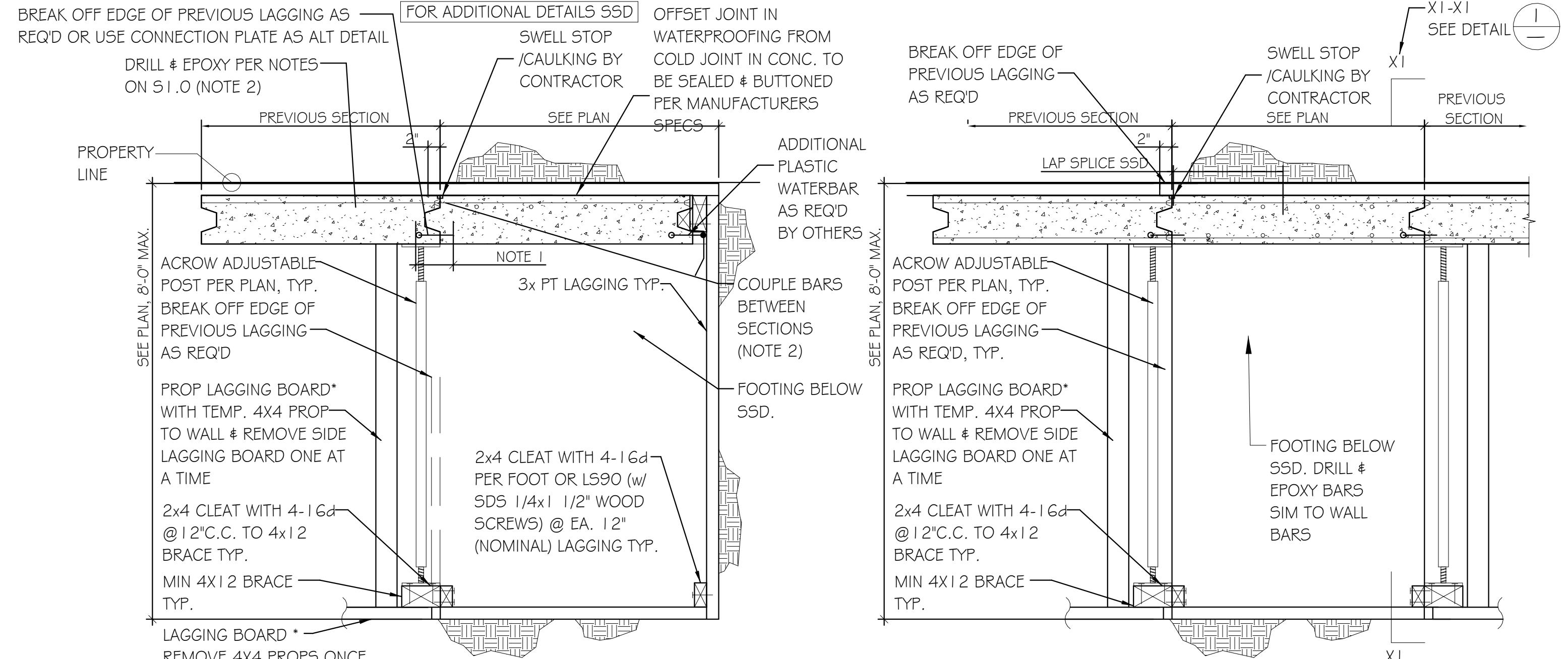
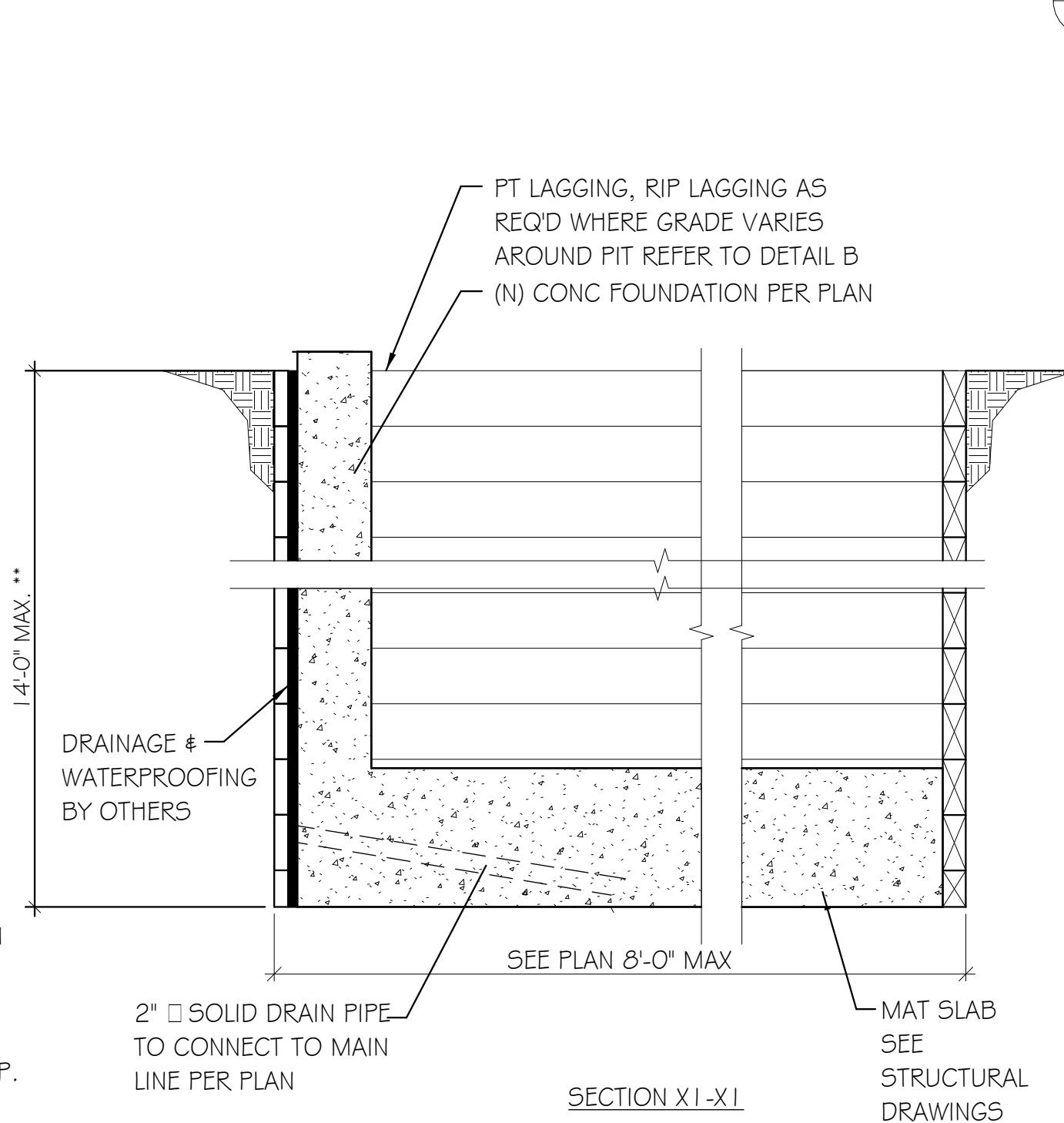
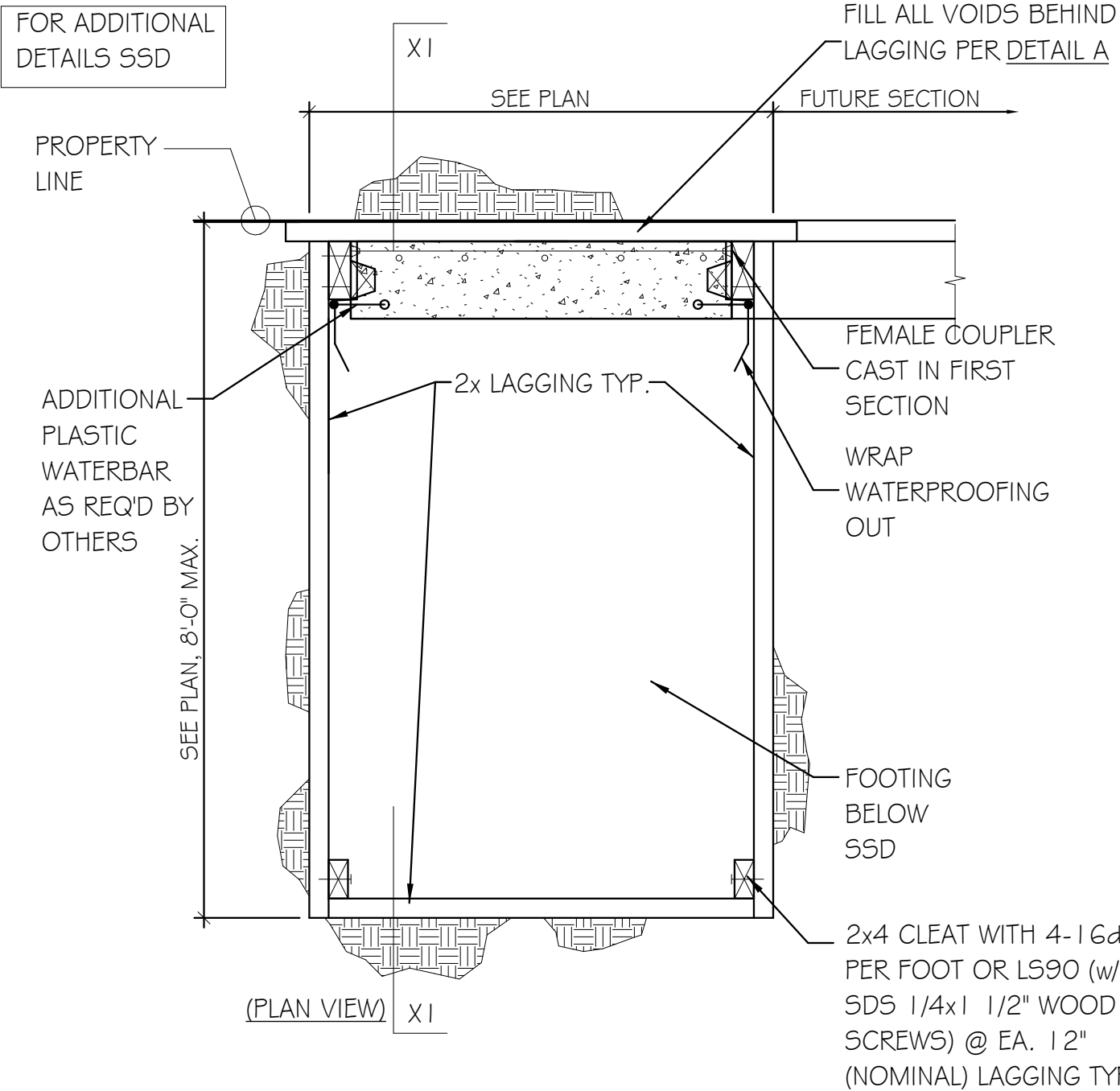
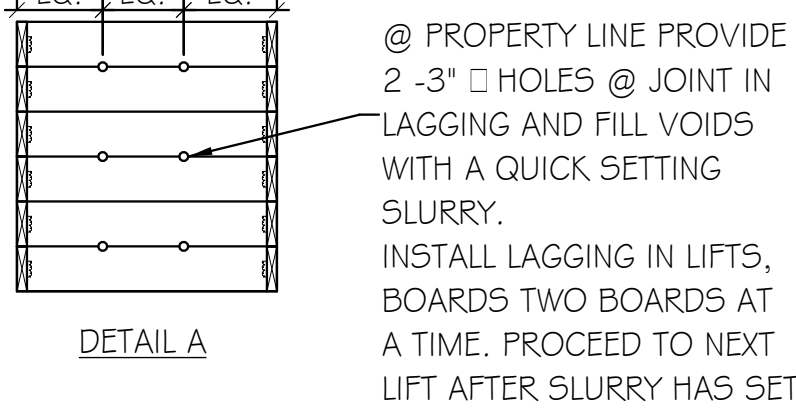
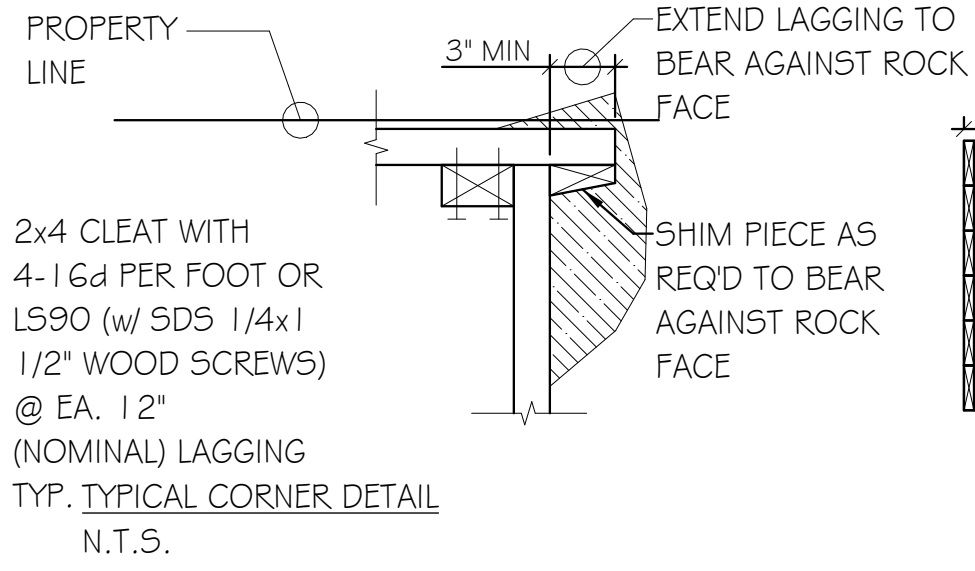
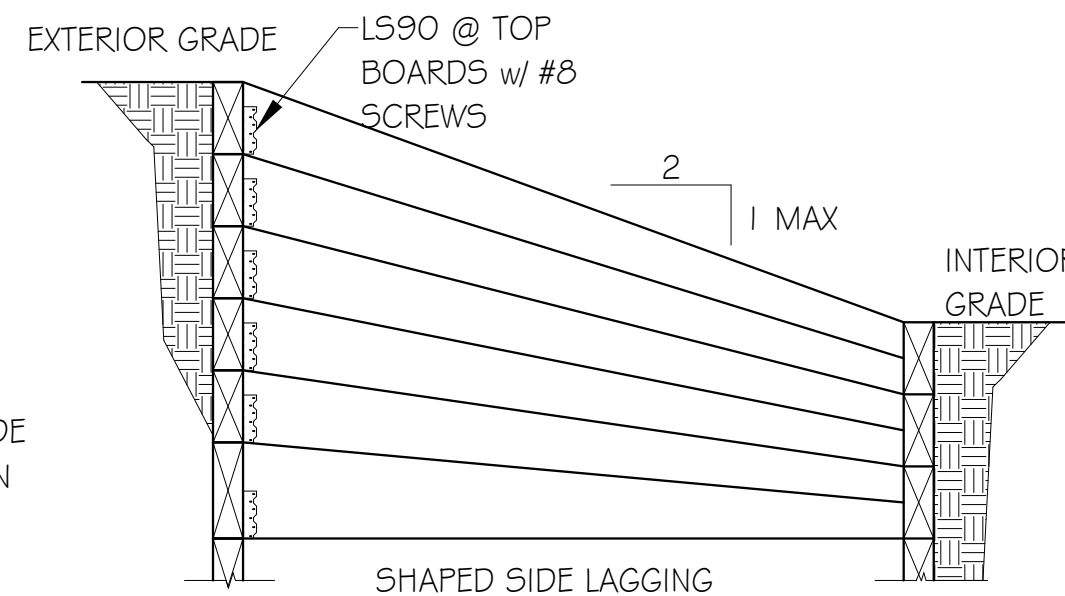
project number: 2411

date: 04/25/2024



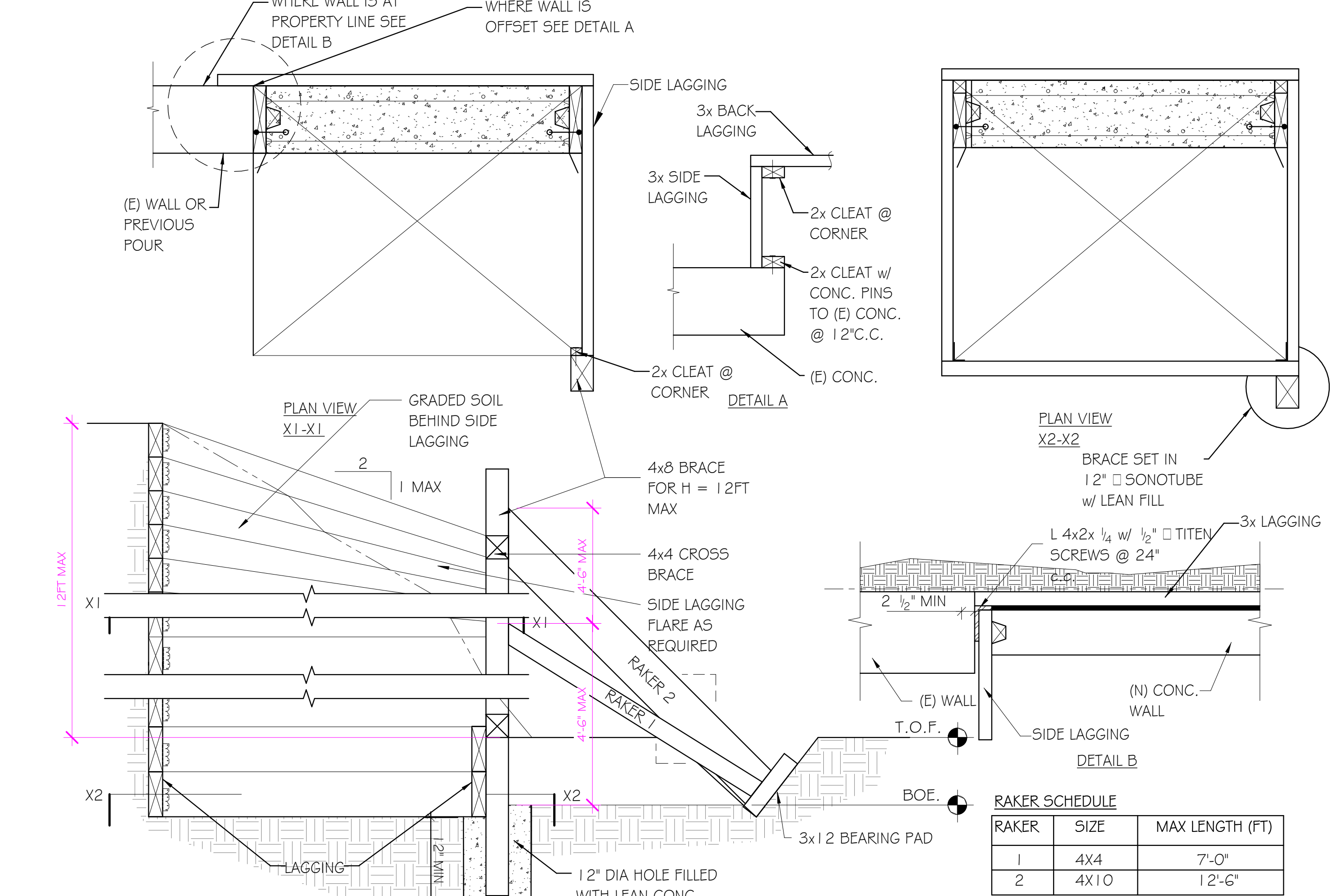
\*\* IN CASES WHERE NO (E) ADJACENT FOOTING EXISTS AND CUTS ARE LESS THAN 5-FT, LAGGING MAY BE OMITTED @ CONTRACTOR'S OPTION WITH APPROVALS OF ONE DESIGN & THE GEOTECHNICAL ENGINEER

TEMPORARY DRAINAGE:  
WATER WILL BE COLLECTED IN GRAVEL SUMP PITS AND THEN PUMPED TO THE SEWER



1 TYPICAL HAND-DUG PIT PLAN VIEW (CASE 1)  
3/4" = 1'-0"

2 TYPICAL HAND-DUG PIT PLAN VIEW (CASE 2)  
3/4" = 1'-0"



4 CASE 4 PIT DETAIL  
3/4" = 1'-0"

5 SECTION KEYWAY DETAIL  
3/4" = 1'-0"

Retiroffs Remodels  
**ONE** Design  
2845 California St  
San Francisco, CA 94115  
(415) 828-4412  
info@onedesignsf.com



**FOUNDATION SEQUENCING**  
400021 ST STREET  
RADU ROMAN

Project: **FOUNDATION SEQUENCING**  
no. description date  
drawn by: Author  
set type: PERMIT PLANS  
sheet content: **SHORING & SEQUENCING DETAILS**  
sheet no.: **SH3.1**  
project number: 2411  
date: 04/25/2024



**I: GENERAL:**

- A. ALL CONSTRUCTION SHALL CONFORM TO THE LOCAL BUILDING AND SAFETY CODES, AND THE RULES AND REGULATIONS OF ALL AGENCIES HAVING JURISDICTION INCLUDING ALL OSHA AND SAFETY STANDARDS FOR EXCAVATION, 29CFR PART 1926 OR SUCCESSOR REGULATIONS.
- B. SHORING SYSTEM DESIGN IS BASED ON PREVAILING SOIL CONDITIONS IN NEIGHBORHOOD AND BASED ON CODE MINIMUM VALUES AS DEFINED BY CHAPTER 18 CBC.
- C. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING GRADES (AS SHOWN ON THE DRAWINGS) AT THE JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.
- D. SEE DRAWINGS FOR ALL INFORMATION RELATIVE TO THE NEW AND EXISTING CONSTRUCTION AND CONDITIONS. ALL REQUIREMENTS, DETAILS AND PROCEDURES NOT SPECIFICALLY MODIFIED OR CHANGED BY THESE DRAWINGS SHALL REMAIN IN EFFECT. RESOLVE ANY CONFLICTS ON THE DRAWINGS WITH THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- E. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- F. DO NOT USE SCALED DIMENSIONS, USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- G. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- H. ALL STRUCTURAL DETAILS OR SHAPES SHOWN ARE MINIMUM SIZES REQUIRED. EQUAL OR GREATER SIZES MAY BE SUBSTITUTED WITH THE ENGINEER'S PRIOR APPROVAL. USED TIMBER LAGGING MAY BE USED IN LIEU OF NEW MATERIALS IF THEY CONFORM TO THE DRAWING REQUIREMENTS AND HAVE BEEN APPROVED FOR THE USE BY THE ENGINEER.

- I. PRIOR TO UNDERPINNING, SHORING & EXCAVATION: A QUALIFIED SURVEYOR PROVIDED BY THE GENERAL CONTRACTOR SHALL TAKE ELEVATION READINGS & PHOTOGRAPHS OF THE ADJACENT BUILDING, CITY STREETS ETC. THE SURVEYOR SHALL ALSO TAKE SETTLEMENT AND DEFLECTION READINGS PRIOR TO UNDERPINNING, UPON COMPLETION OF HAND-DUG PIERS AND UPON COMPLETION OF GENERAL EXCAVATION.
- J. GENERAL SITE EXCAVATION & INSTALLATION OF SHORING SYSTEM WORK SHALL BE COORDINATED TO PREVENT LOSS OF GROUND AND CAVING BANKS.
- K. SHORING SYSTEMS ARE INTENDED ONLY AS A TEMPORARY MEANS OF RETAINING THE EXCAVATED BANKS DURING CONSTRUCTION, EVENTUALLY THE TIE BACKS WILL RUST OUT AND LOSE THEIR ABILITY TO RESIST LATERAL PRESSURES. IT IS NECESSARY TO CONSTRUCT THE ADJACENT PERMANENT STRUCTURE TO PROVIDE FOR PERMANENT EARTH RETENTION.
- L. THE ENGINEER SHALL PROVIDE THE INTERMITTENT OBSERVATION SERVICES FOR INSTALLATION OF SHORING SYSTEM TO CONFIRM CONFORMANCE OF THE WORK WITH THE DRAWINGS.
- M. STOCKPILING OR STORAGE OF MATERIALS ON OR NEAR SHORING IS NOT PERMITTED UNLESS NOTED ON DRAWINGS OR WITH PRIOR APPROVAL OF THE ENGINEER.
- N. THE CONTRACTOR SHALL CALL & VERIFY THE LOCATION OF ALL UTILITIES AND SHALL PROTECT THEM FROM HARM AS NEED TO PREVENT DAMAGE AND TO MAINTAIN THEIR USE. CONSULT THE ENGINEER IF UTILITY LINES OR PIPING ARE ENCOUNTERED DURING EXCAVATION, USE CARE IN DIGGING SO THAT THE FOLLOWING INDICATIONS OF UTILITIES IN THE WAY ARE RECOGNIZED:
  - A) ABNORMAL RESISTANCE TO DIGGING.
  - B) FOREIGN MATERIAL PULLED FROM THE HOLE.

- II: MATERIALS:**
- A. **CONCRETE**
    - 1. REINFORCING STEEL: ASTM A615, GRADE 60, #4 AND SMALLER, GRADE 40.
    - 2. CONCRETE: NORMAL WEIGHT WITH COMPRESSIVE STRENGTH OF 2500 PSI. AT 28 DAYS. (MIN. 5 1/2 SACKS CEMENT PER CUBIC YARD).
    - 3. DRY PACK TO CONSIST OF 2 PARTS SAND TO 1 PART CEMENT
    - 4. MINIMUM CONCRETE COVER FOR REINFORCING STEEL:
      - A. SURFACE POURED AGAINST GROUND 3"
      - B. FORMED SURFACES BELOW GRADE 2"
      - C. SURFACES EXPOSED TO WEATHER 2"
    - 5. DRY PACK TO CONSIST OF 2 PARTS SAND TO 1 PART CEMENT
  - B. **STEEL**
    - 1. SHAPES AND PLATES: ASTM A 36; TUBES: ASTM A500, GRADE B.
    - 2. BOLTS: ASTM A307
    - 3. WELDING ELECTRODES: E-70
  - C. **WOOD**
    - 1. LEFT-IN-PLACE LAGGING (1450psi MINIMUM) WHERE REQUIRED SHALL BE TREATED ROUGH TIMBER FOR GROUND CONTACT, DOUGLAS FIR #2 OR BETTER.
    - 2. COMMON NAILS, UNLESS OTHERWISE NOTED.

- III: DESIGN CRITERIA:**
- A. APPLICABLE CODE: CALIFORNIA BUILDING CODE, 2019 EDITION
  - B. DESIGN PARAMETERS PER GEOTECHNICAL ENGINEER

**GEOTECHNICAL ENGINEER:**

GEOTECNIA  
CONSULTING GEOTECHNICAL ENGINEERS  
2422 PROVIDENCE COURT  
WALNUT CREEK, CALIFORNIA 94596-6454  
(510) 933-1067  
LUIS@GEOTECNIA.COM  
WWW.GEOTECNIA.COM

PROJECT NUMBER: 21359

ABBREVIATIONS USED:  
T.O.B.: TOP OF BENCH  
T.O.C.: TOP OF CUT (VERTICAL FACE)  
B.O.E.: BOTTOM OF EXCAVATION  
B.O.F.: BOTTOM OF FOOTING (ASSUME BOE, UO.N.)  
B.O.P.: BOTTOM OF PIT  
B.O.S.: BOTTOM OF SLAB  
M.P.: MONITORING POINT  
(REFER TO MONITORING PROGRAM)

T.T.S.: TOP OF TEMPORARY SLOPE  
B.T.S.: BOTTOM OF TEMPORARY SLOPE  
T.B.S.: TEMPORARY BENCHED SURFACE  
T.G.S.: TEMPORARY GRADED SURFACE

**DESIGN PARAMETERS (PAGE 8 & 9 OF GEOTECHNICAL REPORT)**

SOIL PRESSURE: 1.5pcf + 8H AT REST PRESSURE  
PASSIVE PRESSURE: 300pcf WITH AN ARCHING FACTOR OF 2.0 (3000PSF IN BEDROCK)  
BEARING PRESSURE: 3600psf  
COEFFICIENT OF FRICTION  $\mu = 0.5$

**MONITORING PROGRAM (BY OWNER)**

- 1. PRIOR TO SHORING WORK AT THE SITE, A VISUAL SHALL BE MADE AND PHOTOGRAPHS TAKEN (BY THE OWNER OR GENERAL CONTRACTOR) OF IMPROVEMENTS NEAR THE PLANNED SHORING, TO ESTABLISH EXISTING CONDITIONS. PHOTO SURVEY SHALL INCLUDE THE INTERIOR OF THE ADJACENT BUILDINGS.
  - 1.1. SHORING ENGINEER SHALL BE NOTIFIED TO ATTEND THE PRECONSTRUCTION BUILDING SURVEY OF ADJACENT BUILDINGS
  - 1.2. PROVIDE SHORING ENGINEER A COPY OF ALL PRECONSTRUCTION SURVEYS
  - 1.3. INSTALL CRACK MONITORS AT EXISTING CRACKS IN WALLS, SLABS, BEAMS OR OTHER STRUCTURAL ELEMENTS
- 2. ADJACENT BUILDINGS AS SHOWN ON PLAN SHALL BE MONITORED (SURVEYED) FOR HORIZONTAL AND VERTICAL MOVEMENT BY AN INDEPENDENT LICENSED LAND SURVEYOR OR QUALIFIED CIVIL ENGINEER (PROVIDED BY OWNER) AT THE FOLLOWING LOCATIONS
  - 2.1. THE FRONT AND BACK CORNER OF THE ADJACENT FOOTING AND AT EACH SECTION AS SHOWN ON PLAN
- 3. MONITORING POINTS SHALL BE SURVEYED FOR HORIZONTAL AND VERTICAL MOVEMENT AT THE FOLLOWING STAGES:
  - 3.1. PRIOR TO PRELIMINARY GRADING (ADJACENT PROPERTY TARGETS ONLY)
  - 3.2. AFTER INSTALLATION OF SECTION A LAGGING
  - 3.3. AFTER INSTALLATION OF SECTION B LAGGING
  - 3.4. AFTER INSTALLATION OF SECTION C LAGGING
  - 3.5. UPON COMPLETION OF GENERAL EXCAVATION
  - 3.7. ONCE A MONTH UNTIL COMPLETION OF FOUNDATION/RETAINING WALLS/FLOOR OCCUPANCY FOR A MIN OF 2 MONTHS
- 4. THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY ONE DESIGN AND THE GEOTECHNICAL ENGINEER IF ANY LATERAL DEFLECTIONS/SETTLEMENTS ARE APPROACHING THE RECOMMENDED LIMITS
- 5. SURVEY MONITORING RESULTS SHALL BE SUBMITTED TO ONE DESIGN AND THE GEOTECHNICAL ENGINEER WITHIN 48HRS OF FIELD MEASUREMENTS
- 6. ADDITIONAL SURVEY MEASUREMENTS DURING OR AFTER CONSTRUCTION SHALL BE MADE IF REQUESTED BY ONE DESIGN OR THE GEOTECHNICAL ENGINEER.
- 7. DURING SHORING AND NEW CONSTRUCTION THE GENERAL CONTRACTOR SHALL VISUALLY MONITOR THE SHORING SYSTEM AND NEARBY IMPROVEMENTS ON A DAILY BASIS FOR INDICATIONS OF MOVEMENT OR DISTRESS. THE GENERAL CONTRACTOR SHALL STOP EXCAVATION OPERATIONS AND BACKFILL AGAINST THE EXCAVATION FACE IF LOSS OF GROUND, DEFLECTION, OR DISTRESS OF THE SHORING SYSTEM OR ADJACENT IMPROVEMENTS IS OBSERVED. GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SHORING ENGINEER OF OBSERVED DISTRESS OR MOVEMENT.
- 8. MAXIMUM ALLOWABLE MOVEMENT FOR TEMPORARY SHORING
  - 8.1. THE GROUND SURFACE BETWEEN THE TEMPORARY SHORING WALL SHOULD BE LIMITED TO 1/4 INCH AT THE TOP OF THE WALL
  - 8.2. LATERAL DEFLECTION FOR LAGGING AND THE SHORING WALL SHOULD BE LIMITED TO 3/8 INCH
- 9. MINIMUM SETTLEMENT/LATERAL DEFLECTION READING INTERVAL:
  - 9.1. AT LEAST ONCE EVERY WEEK DURING SHORING AND EXCAVATION OPERATIONS AND AT THE COMPLETION OF EACH SECTION
  - 9.2. ONCE MONTHLY UNTIL THE PERMANENT WALLS HAVE BEEN CONSTRUCTED AND ANY INTERMEDIATE FLOORS IN BETWEEN THE PERMANENT WALLS HAVE BEEN COMPLETED

**SEQUENCE OF WORK**

- 1. DIG POT HOLES TO FIND THE BOTTOM OF THE ADJACENT FOUNDATION IN THE SECTION AS NEXT TO THE ADJACENT PROPERTY'S FOUNDATION. DETERMINE THE DEPTH AND CONDITION OF THE NEIGHBOR'S FOOTING BEFORE COMMENCING ANY FURTHER WORK. ENGINEER SHALL INSPECT AND IF THE BOTTOM OF THE PROPOSED EXCAVATION WILL BE BELOW THE BOTTOM OF THE ADJACENT FOUNDATION A LOT LINE SURVEY AND MONITORING SHALL BE REQUIRED PER THE MONITORING PROGRAM.
- 2. CONDUCT A LOT LINE SURVEY OF THE ADJACENT PROPERTY AND INSTALL MONITORING POINTS. SURVEY SHALL BE CONDUCTED BY A LICENSED SURVEYOR AND MONITORING SHALL BE CARRIED OUT CONTINUOUSLY DURING CONSTRUCTION. ANY EXISTING CRACKS AND ENCROACHMENTS SHALL BE DOCUMENTED AND RECORDED AND THE SUBJECT NEIGHBOR NOTIFIED. REFER TO MONITORING PROGRAM ON SHEET SH1.0.
- 3. SECURE STREET SPACE AND CORDON OFF SIDEWALK AS REQUIRED (NECESSARY STREET SPACE AND ENCROACHMENT PERMITS SHALL BE OBTAINED BY PROJECT SPONSOR)
- 4. CONTRACTOR TO CONTACT 811 & REMOVE/RELOCATE ANY EXISTING UTILITIES AS REQUIRED
- 5. REMOVE SHRUB AND DEBRIS FROM THE ENTIRE SITE. PROVIDE ACCESS RAMP FROM STREET WHERE REQUIRED.
- 6. COMMENCE EXCAVATION OF SECTION 'A' PITS AS SHOWN ON PLAN
  - A. CAREFULLY EXCAVATE THE PIT DOWN, 2 BOARDS AT A TIME. IF UNRAVELLING OF SOIL OCCURS, IMMEDIATELY GROUT BEHIND THE LAGGING FILLING ANY VOIDS, ENSURING THE SOIL IS TIGHT AGAINST THE BACK OF THE LAGGING. PROCEED TO THE NEXT STEP AFTER THIS GROUT HAS SUFFICIENTLY CURED
  - B. REPEAT STEP BA, 2 BOARDS AT A TIME UNTIL THE BOTTOM OF THE EXCAVATION (B.O.E.) IS REACHED
  - C. IN ROCK EXCAVATE TO BOE AND INSTALL LAGGING AND FILL ANY OVERBREAK BEHIND LAGGING WITH GROUT TO ENSURE ANY VOIDS BEHIND LAGGING ARE FILLED, ROCK AND BEDDING PLANES TO BE CONFIRMED BY GEOTECHNICAL ENGINEER
  - D. ENGINEER TO INSPECT AND APPROVE
- 7. CAST AND POUR THE PIT PER STRUCTURAL DETAILS
- 8. MONITOR ALL SURVEY POINTS PER THE MONITORING PROGRAM
- 9. LET SECTION A CURE FOR A MINIMUM OF 7 DAYS
- 10. ONCE APPROVED BY ONE DESIGN, REPEAT STEP C-9 FOR SECTIONS B, C, UNTIL THE RETAINING WALL IS COMPLETED. MONITOR ALL SURVEY POINTS AFTER EACH SECTION IS COMPLETE PER THE MONITORING PROGRAM.

ABBREVIATIONS USED:  
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B.O.P.: BOTTOM OF PIT  
B.O.S.: BOTTOM OF SLAB  
M.P.: MONITORING POINT  
(REFER TO MONITORING PROGRAM)

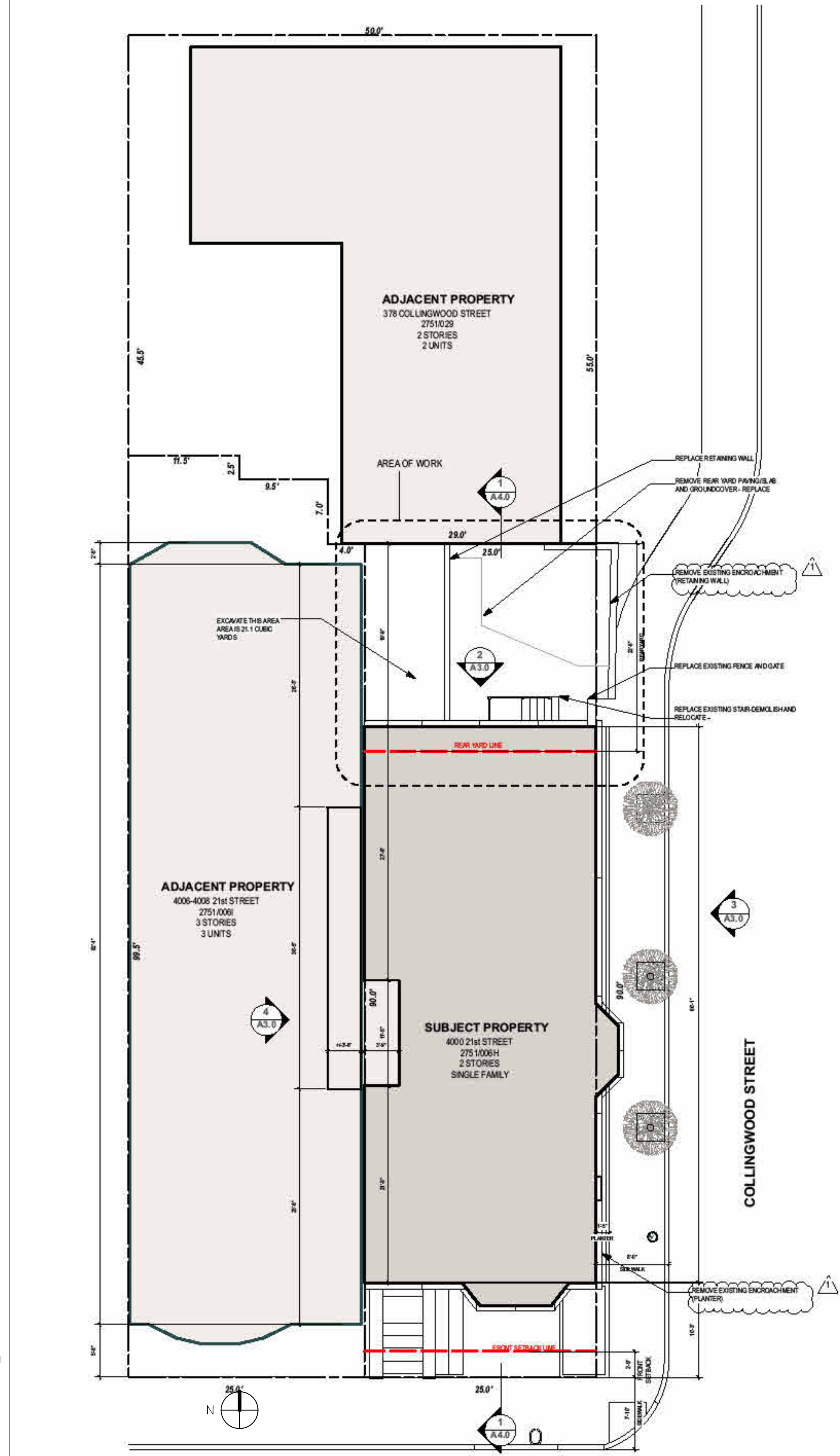
T.T.S.: TOP OF TEMPORARY SLOPE  
B.T.S.: BOTTOM OF TEMPORARY SLOPE  
T.B.S.: TEMPORARY BENCHED SURFACE  
T.G.S.: TEMPORARY GRADED SURFACE

**PROJECT SPECIFIC NOTES:**

ALL SITE GRADING, FOUNDATION EXCAVATIONS, BACKFILL, SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THESE PLANS. THE CONTRACTOR SHOULD COORDINATE ALL SUCH WORK WITH ONE DESIGN & GEOTECHNICAL ENGINEER SO THAT THE NECESSARY INSPECTIONS AND ON-SITE CONSTRUCTION REVIEWS CAN BE MADE. ONE DESIGN & GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO OUR REQUIRED SITE OBSERVATIONS OF FOUNDATION EXCAVATIONS

**DESIGN PARAMETERS (PAGE 8 & 9 OF GEOTECHNICAL REPORT)**

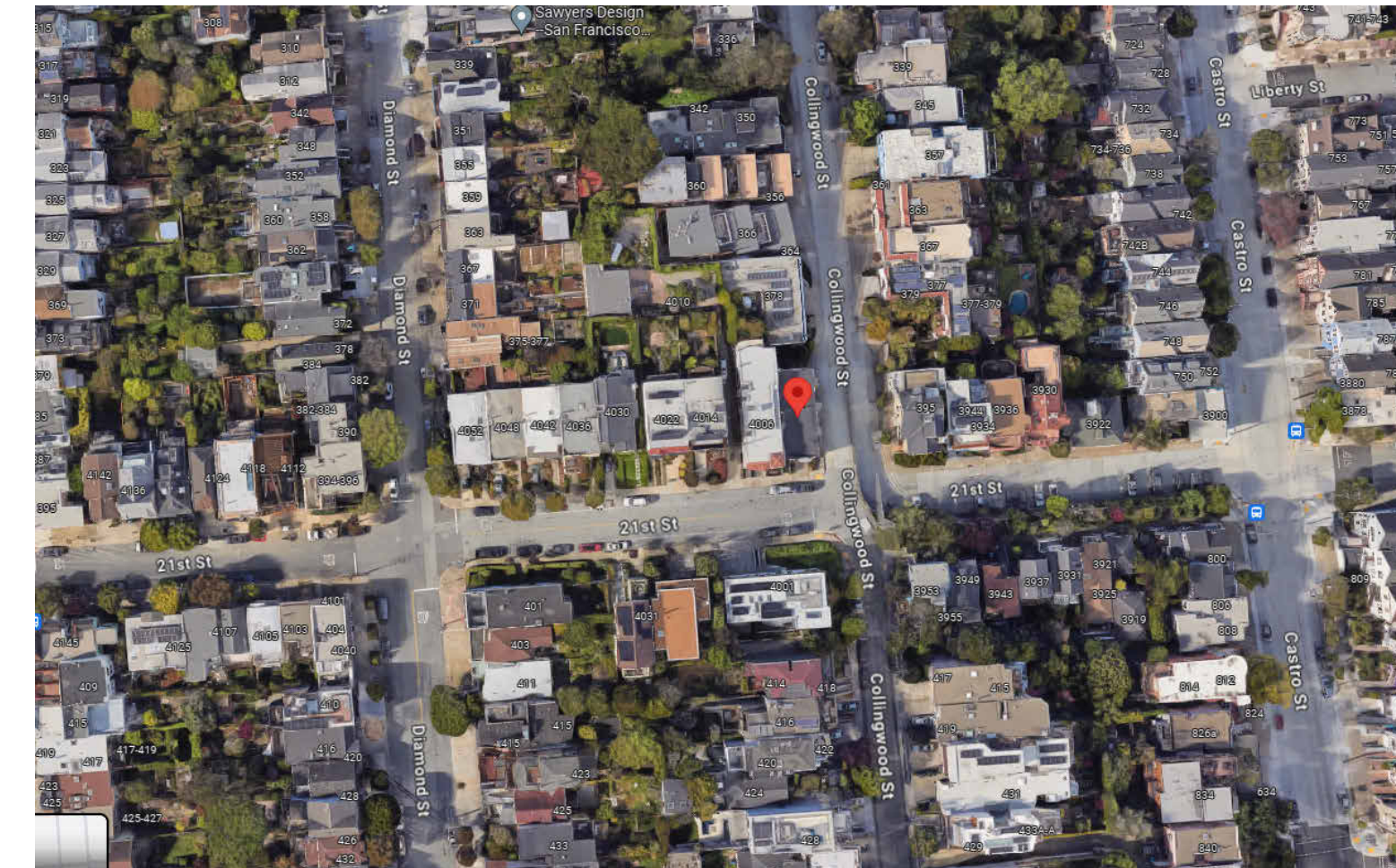
SOIL PRESSURE: 1.5pcf + 8H AT REST PRESSURE  
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BEARING PRESSURE: 3600psf  
COEFFICIENT OF FRICTION  $\mu = 0.5$



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

**SHEET INDEX**

- SHO.0 SHORING COVER SHEET AND GENERAL NOTES
  - SHO.1 S19 CHECKLIST AND SPECIAL INSPECTIONS
  - SH1.1 SHORING AND SEQUENCING PLAN
  - SH3.1 SHORING & SEQUENCING DETAILS
- Total sheets: 4



**SITE LOCATION MAP**

**PROJECT DESCRIPTION**

FOUNDATION SEQUENCING AND TEMPORARY SHORING FOR RETAINING WALL AS APPROVED UNDER PA 2022 11176788

**PROJECT INFO**

OWNER:	RADU ROMAN
PROJECT CONTACT:	ONE DESIGN 2845 CALIFORNIA STREET SAN FRANCISCO, CA 94115 (415) 828-4412 info@onedesignsf.com
AUTHORITY:	CITY AND COUNTY OF SAN FRANCISCO
APPLICABLE CODE:	2022 CALIFORNIA BUILDING CODE WITH SFBC AMENDMENTS
BLOCK / LOT:	2751/006H
LOT SIZE:	2250 SF
YEAR BUILT:	1928
ZONING DISTRICT:	RH-2
OCCUPANCY:	R-3
CONSTR. TYPE:	V-B
HEIGHT & BULK:	40X
SRINKLER STATUS:	UNSPRINKLED (THROUGHOUT)
NUMBER OF STORIES:	EXISTING: 2 PROPOSED: 2
NUMBER OF UNITS:	EXISTING: 1 PROPOSED: 1
SQUARE FOOTAGE:	EXISTING: 1448 SF PROPOSED: 1448 SF

Retiroffs Remodels Design

2845 California St  
San Francisco, CA 94115  
(415) 828-4412  
info@onedesignsf.com



**FOUNDATION SEQUENCING**  
4000 21 ST STREET  
RADU ROMAN

no. description date

drawn by  
EON

set type  
PERMIT PLANS

sheet content  
**SHORING COVER SHEET AND GENERAL NOTES**

sheet no.  
**SHO.0**

project number  
2411

date  
04/25/2024





**NOTICE**

**SPECIAL INSPECTION REQUIREMENTS**

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition to* the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or 628-652-3407. If there are any field problems regarding special inspection, please call your District Building Inspector or 628-652-3400 Ext 1.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. *The permit will not be finalized without compliance with the special inspection requirements.*

**STRUCTURAL OBSERVATION REQUIREMENTS**

Structural observation shall be provided as required per Section 1704.6. The building permit will not be finalized without compliance with the structural observation requirements.

**Special Inspection Services Contact Information**

1. Telephone: (628) 652-3407
2. Email: [dbi.specialinspections@sfgov.org](mailto:dbi.specialinspections@sfgov.org)
3. In person: 49 South Van Ness Ave – Suite 400

**Note:** We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

**Special Inspection Services**  
49 South Van Ness Ave – Suite 400 – San Francisco CA 94103  
Office (628) 652-3407 – [www.sfdbi.org](http://www.sfdbi.org) Updated 10/05/2020



Attachment A

**SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST**

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 4000 21ST STREET APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_\_  
OWNER NAME \_\_\_\_\_ OWNER PHONE NO. (\_\_\_\_) \_\_\_\_\_

1: PROPERTY LOCATION		3: PROPOSED CONSTRUCTION	
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
2: AVERAGE SLOPE OF PROPERTY		GRADING, INCLUDING EXCAVATION OR FILL OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE <i>(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)</i>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
		CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:	
		RETAINING WALL:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
		OTHERS: _____	YES <input type="checkbox"/> NO <input type="checkbox"/>

**SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES**

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: EREVAN O'NEILL  
Engineer/Architect of Record

415 828 4412 Telephone info@onedesignsf.com Email

Signature \_\_\_\_\_ Date \_\_\_\_\_



**SPECIAL INSPECTION AND STRUCTURAL OBSERVATION**

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 4000 21ST STREET APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_\_  
OWNER NAME RADU ROMAN OWNER PHONE NO. (\_\_\_\_) \_\_\_\_\_

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

- |   |   |  |
|---|---|--|
| 1. <input type="checkbox"/> Concrete (Placement & sampling)                           | 6. <input type="checkbox"/> High-strength bolting   | 18. Bolts installed in existing concrete or masonry:   |
| 2. <input type="checkbox"/> Bolts installed in concrete                               | 7. <input type="checkbox"/> Structural masonry  | <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry   |
| 3. <input type="checkbox"/> Special moment - Raising concrete frame                   | 8. <input type="checkbox"/> Reinforced gypsum concrete  | <input type="checkbox"/> Pull-torque tests per SFBC Sec. 1607C & 1611C   |
| 4. <input type="checkbox"/> Reinforcing steel and prestressing tendons                | 9. <input type="checkbox"/> Insulating concrete fill  | 19. <input type="checkbox"/> Shear walls and floor systems used as shear diaphragms  |
| 5. Structural welding:  | 10. <input type="checkbox"/> Spray-on fireproofing  | 20. <input type="checkbox"/> Hold-downs  |
| A. Periodic visual inspection   | 11. <input type="checkbox"/> Piling, drilled piers and caissons                                 | 21. Special cases:   |
| <input type="checkbox"/> Single pass fillet welds 5/16" or smaller                    | 12. <input type="checkbox"/> Shotcrete  | <input type="checkbox"/> Shoring   |
| <input type="checkbox"/> Steel deck   | 13. <input checked="" type="checkbox"/> Special grading, excavation and filling (Geo. Engineer) | <input type="checkbox"/> Underpinning <input type="checkbox"/> Not affecting adjacent property                             |
| <input type="checkbox"/> Welded studs   | 14. <input type="checkbox"/> Smoke-control system   | <input type="checkbox"/> Affecting adjacent property: PA _____   |
| <input type="checkbox"/> Cold formed studs and joints                                 | 15. <input type="checkbox"/> Demolition   | <input type="checkbox"/> Others _____  |
| <input type="checkbox"/> Stair and railing systems                                    | 16. <input type="checkbox"/> Exterior Facing  | 22. <input type="checkbox"/> Crane safety (Apply to the operation of tower cranes on high-rise building) (Section 1705.22) |
| <input type="checkbox"/> Reinforcing steel  | 17. Retrofit of unreinforced masonry buildings:   | 23. <input checked="" type="checkbox"/> Others: "As recommended by professional of record" _____                           |
| B. Continuous visual inspection and NDT (Section 1704)                                | <input type="checkbox"/> Testing of mortar quality and shear tests                              | <input type="checkbox"/> Monitoring points & tagging _____   |
| <input type="checkbox"/> All other welding (NDT exception: Fillet weld)               | <input type="checkbox"/> Inspection of repointing operations                                    |  |
| <input type="checkbox"/> Reinforcing steel, and <input type="checkbox"/> NDT required | <input type="checkbox"/> Installation inspection of new shear bolts                             |  |
| <input type="checkbox"/> Moment-resisting frames                                      | <input type="checkbox"/> Pre-installation inspection for embedded                               |  |
| <input type="checkbox"/> Others _____   | <input type="checkbox"/> Pull-torque tests per SFBC Sec. 1607C & 1611C                          |  |
| 24. Structural observation per Sec. 1704.6 (SFBC) for the following:                  | <input checked="" type="checkbox"/> Foundations   | <input type="checkbox"/> Steel framing   |
| <input type="checkbox"/> Concrete construction  | <input type="checkbox"/> Masonry construction   | <input type="checkbox"/> Wood framing  |
| <input checked="" type="checkbox"/> Other: BRICKMASON                                 |   |  |
| 25. Certification is required for: <input type="checkbox"/> 1 Gln-lam components      |   |  |
| 26. <input type="checkbox"/> Finestops in high-rise building                          |   |  |

Prepared by: EREVAN O'NEILL Phone: (415) \_\_\_\_\_ 828-4412  
Engineer/Architect of Record

Required information:  
FAX: (\_\_\_\_) \_\_\_\_\_ Email: [info@onedesignsf.com](mailto:info@onedesignsf.com)

Review by: \_\_\_\_\_ Phone: (628) 652-\_\_\_\_\_  
DBI Engineer or Plan Checker

**APPROVAL (Based on submitted reports.)**

DATE \_\_\_\_\_ DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:  
Special Inspection Services (628) 652-3407, or, [dbi.specialinspections@sfgov.org](mailto:dbi.specialinspections@sfgov.org)

Updated 10/05/2020

INFORMATION SHEET S-19

ATTACHMENT A

**FOR DBI USE ONLY**

**ASSIGNMENT OF REVIEW TIER**

**EXEMPTED: Reports per Section E and Third Party Peer Review Not Required**

If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

**TIER I: Reports per Section E Required but Third Party Peer Review Not Required**

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

**TIER II: Reports per Section E and Third Party Peer Review Required**

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

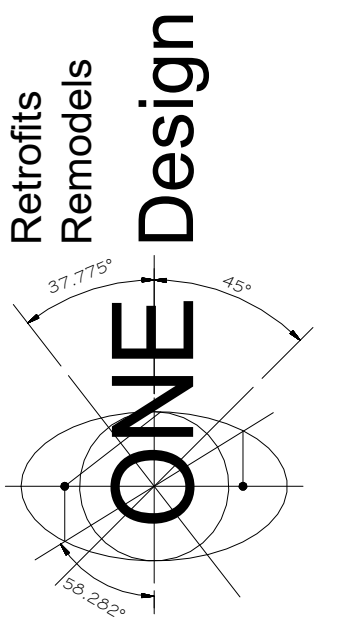
If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

**TIER III: Structural Advisory Committee (SAC) Review**

If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: \_\_\_\_\_ DBI Plan Review Engineer Phone: (415) \_\_\_\_\_

Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2845 California St  
San Francisco, CA 94115  
(415) 828-4412  
[info@onedesignsf.com](http://info@onedesignsf.com)



**FOUNDATION SEQUENCING**  
 400021 ST STREET  
 RADU ROMAN

Project:  
revisions:  
no. description date

drawn by:  
Author  
set type:  
PERMIT PLANS

sheet content:  
S19  
CHECKLIST  
AND SPECIAL  
INSPECTIONS

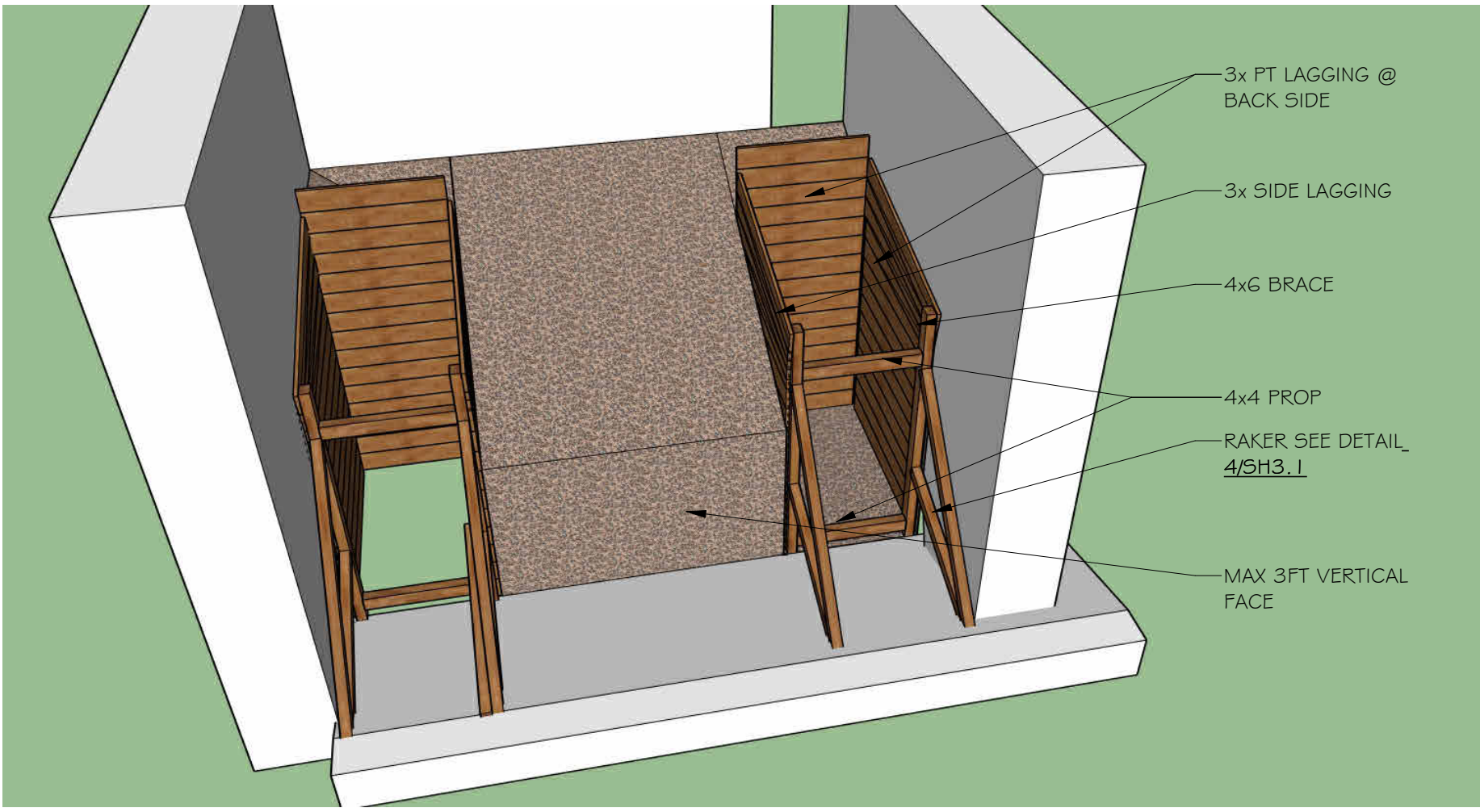
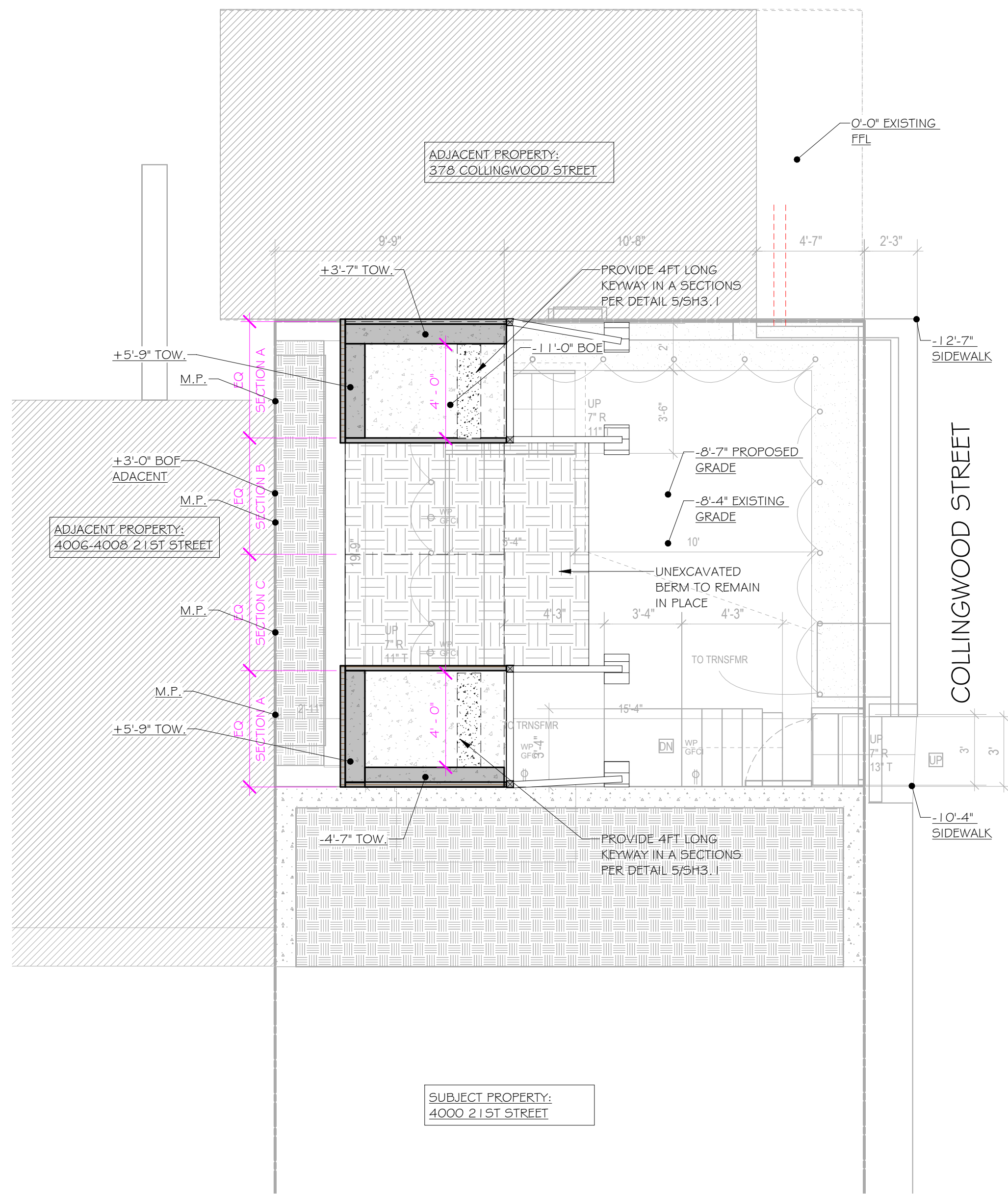
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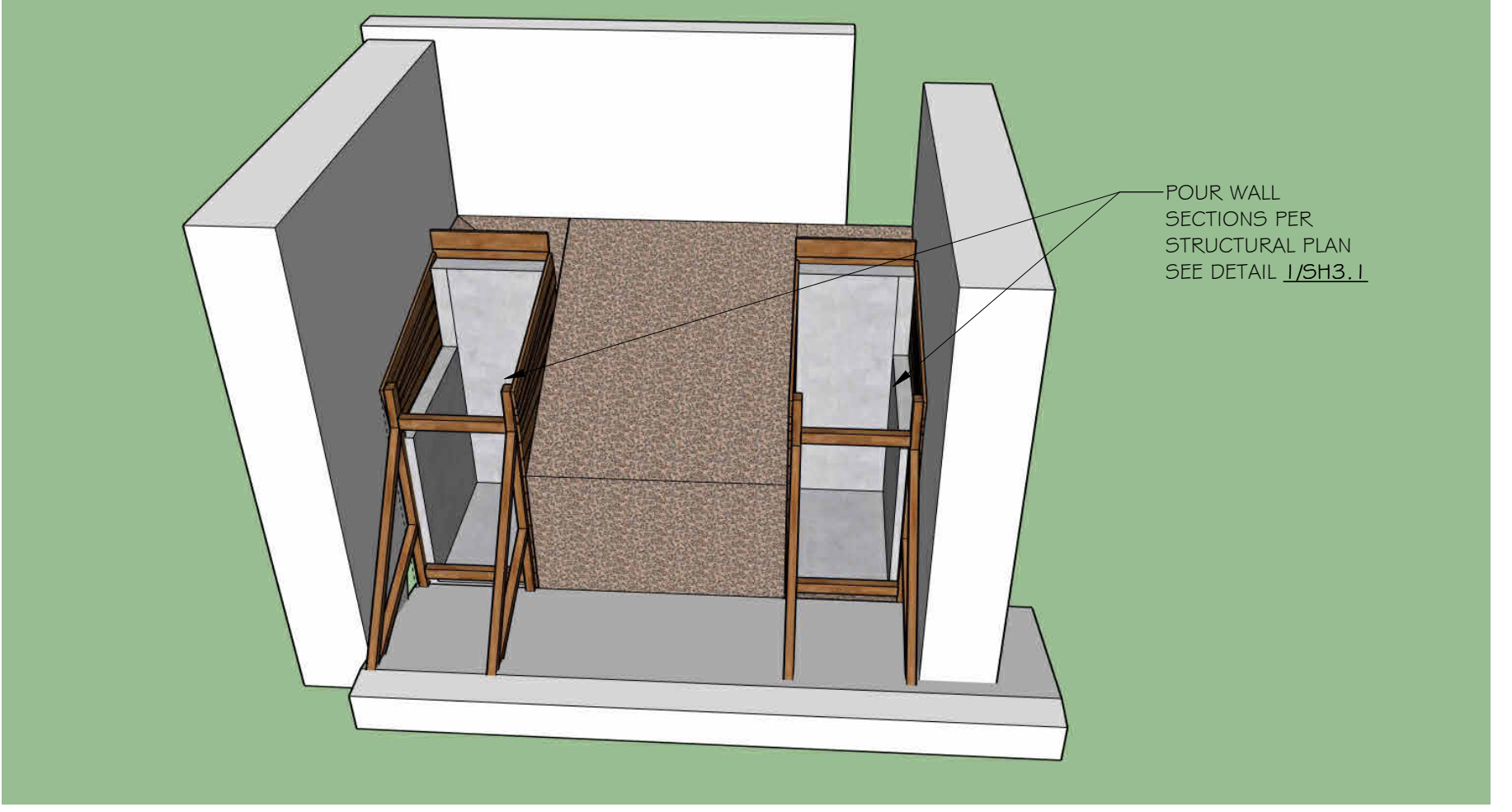
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2411

date:  
04/25/2024

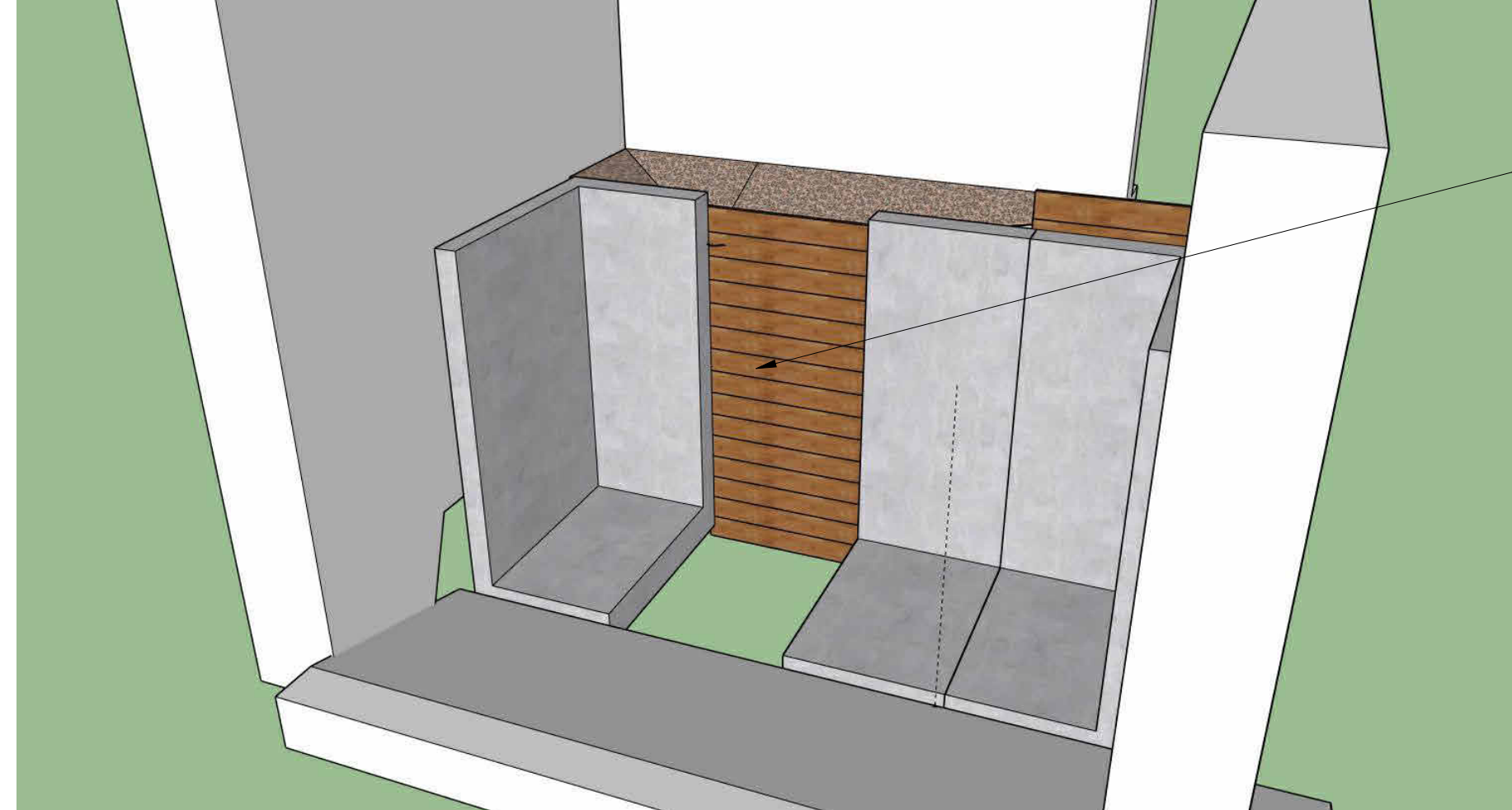




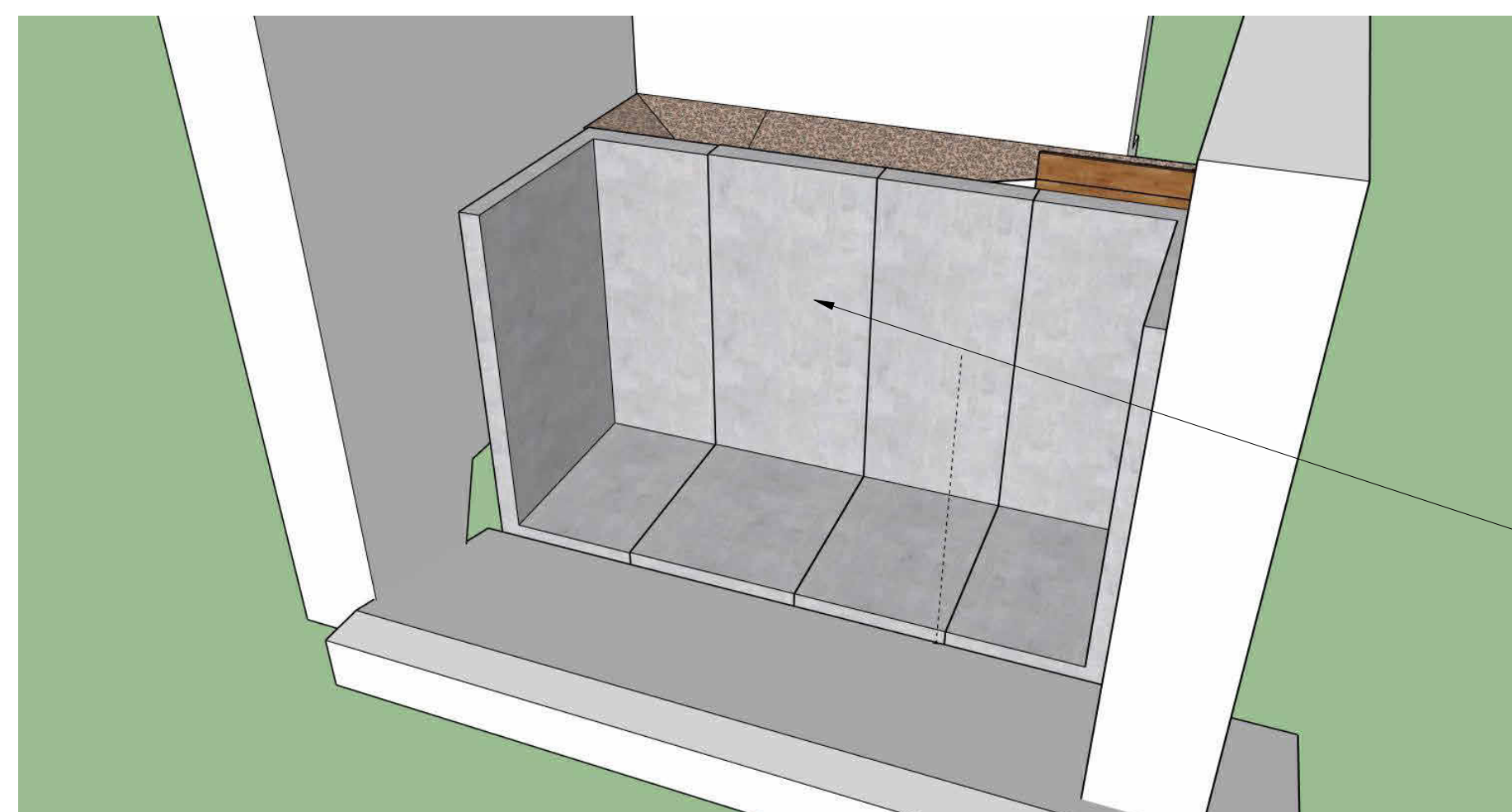
PHASE A LAGGED SECTIONS



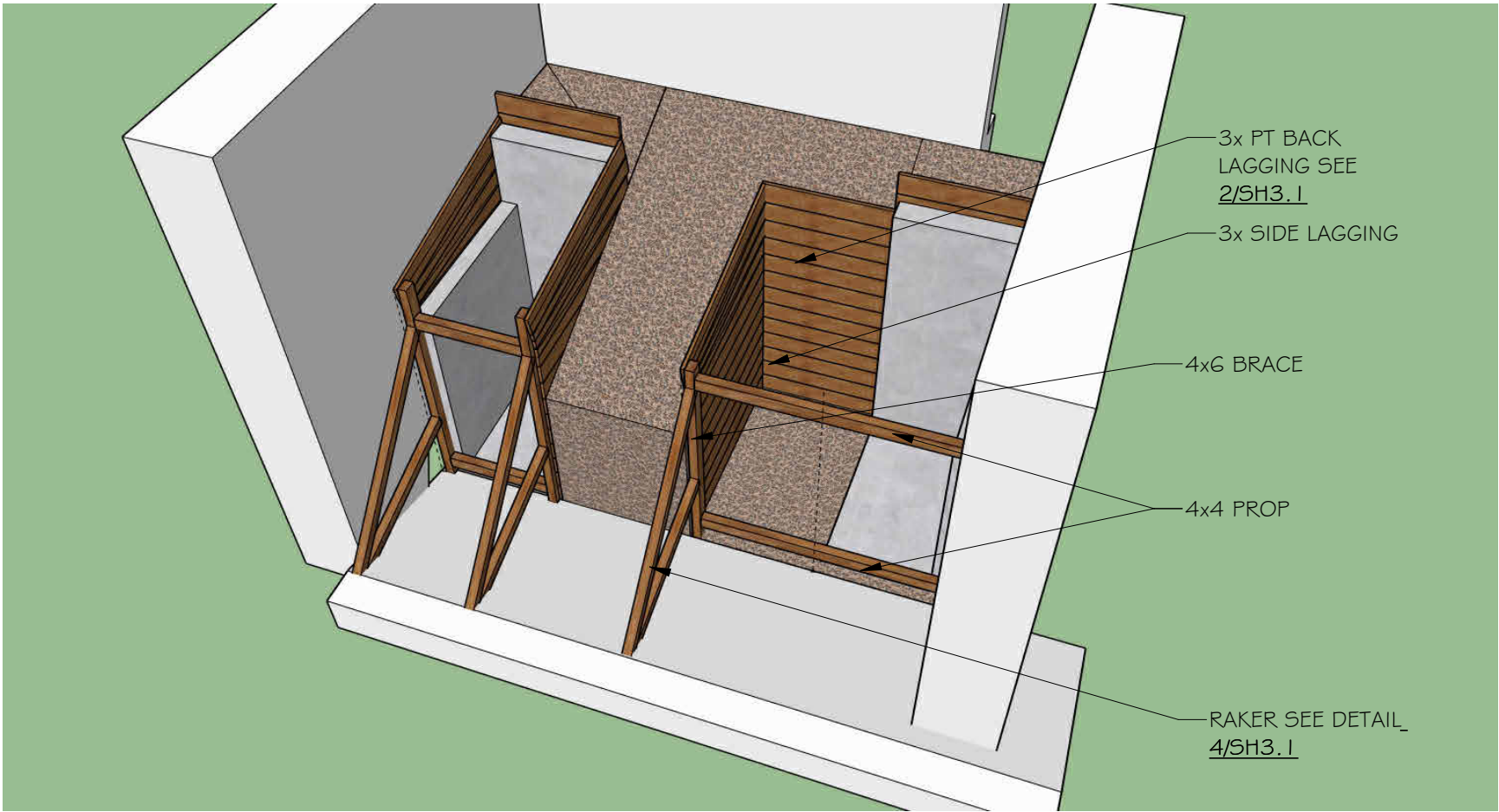
PHASE A COMPLETED SECTIONS



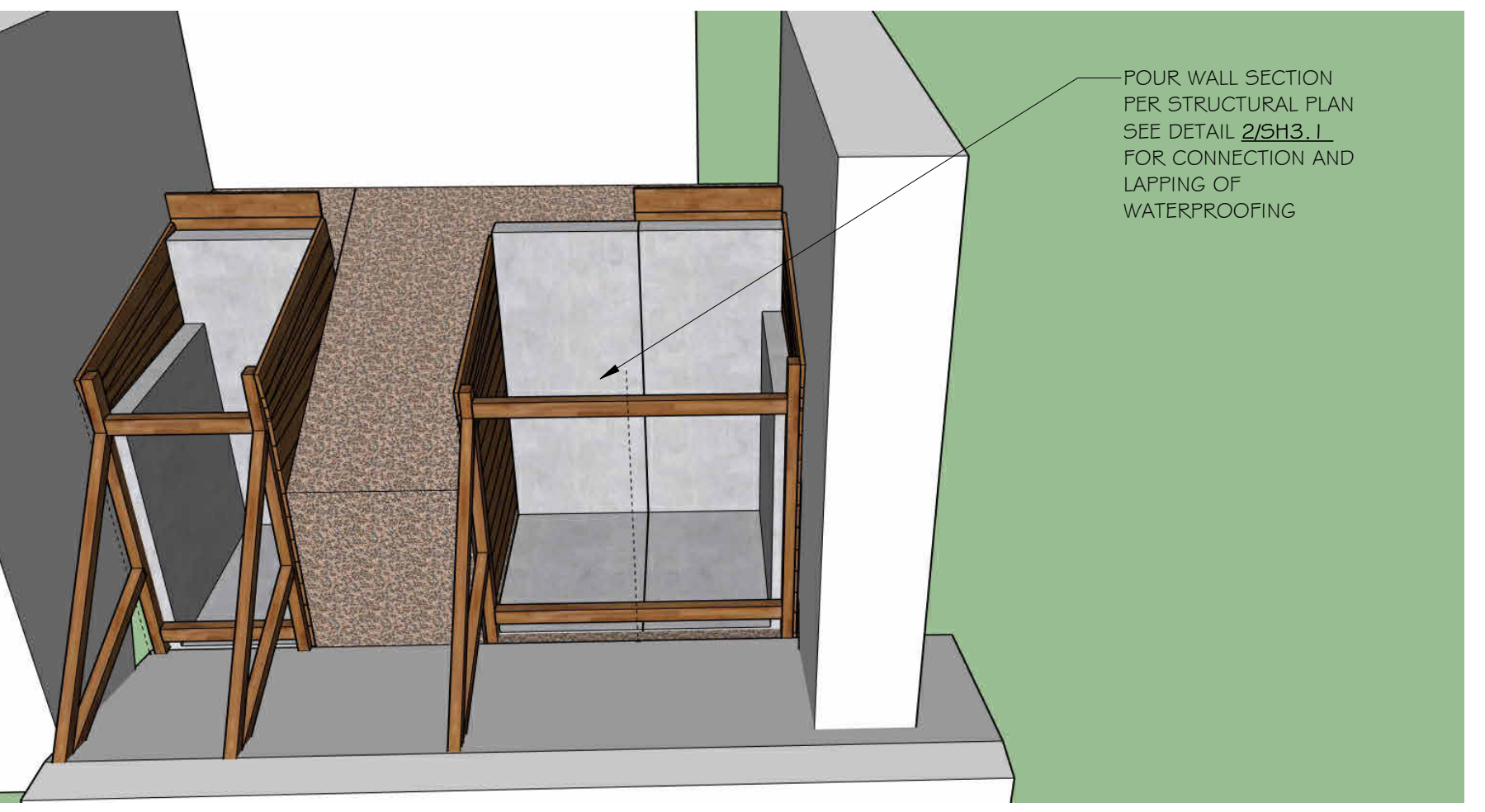
PHASE C COMPLETED SECTIONS



PHASE C COMPLETED SECTIONS



PHASE B LAGGED SECTIONS



PHASE B COMPLETED SECTIONS

SEQUENCE OF WORK

- DIG POT HOLES TO FIND THE BOTTOM OF THE ADJACENT FOUNDATION IN THE SECTION AS NEXT TO THE ADJACENT PROPERTY'S FOUNDATION. DETERMINE THE DEPTH AND CONDITION OF THE NEIGHBORS FOOTING BEFORE COMMENCING ANY FURTHER WORK. ENGINEER SHALL INSPECT AND IF THE BOTTOM OF THE PROPOSED EXCAVATION WILL BE BELOW THE BOTTOM OF THE ADJACENT FOUNDATION A LOT LINE SURVEY AND MONITORING SHALL BE REQUIRED PER THE MONITORING PROGRAM.
- CONDUCT A LOT LINE SURVEY OF THE ADJACENT PROPERTY AND INSTALL MONITORING POINTS. SURVEY SHALL BE CONDUCTED BY A LICENSED SURVEYOR AND MONITORING SHALL BE CARRIED OUT CONTINUOUSLY DURING CONSTRUCTION. ANY EXISTING CRACKS AND ENCROACHMENTS SHALL BE DOCUMENTED AND RECORDED AND THE SUBJECT NEIGHBOR NOTIFIED. REFER TO MONITORING PROGRAM ON SHEET SH1.0.
- SECURE STREET SPACE AND CORDON OFF SIDEWALK AS REQUIRED (NECESSARY STREET SPACE AND ENCROACHMENT PERMITS SHALL BE OBTAINED BY PROJECT SPONSOR)
- CONTRACTOR TO CONTACT 811 & REMOVE/ RELOCATE ANY EXISTING UTILITIES AS REQUIRED
- REMOVE SHRUB AND DEBRIS FROM THE ENTIRE SITE. PROVIDE ACCESS RAMP FROM STREET WHERE REQUIRED.
- COMMENCE EXCAVATION OF SECTION "A" PITS AS SHOWN ON PLAN
  - CAREFULLY EXCAVATE THE PIT DOWN, 2 BOARDS AT A TIME. IF UNRAVELLING OF SOIL OCCURS, IMMEDIATELY GROUT BEHIND THE LAGGING FILLING ANY VOIDS, ENSURING THE SOIL IS TIGHT AGAINST THE BACK OF THE LAGGING. PROCEED TO THE NEXT STEP AFTER THIS GROUT HAS SUFFICIENTLY CURED
  - REPEAT STEP 8A, 2 BOARDS AT A TIME UNTIL THE BOTTOM OF THE EXCAVATION (B.O.E.) IS REACHED
  - IN ROCK EXCAVATE TO BOE AND INSTALL LAGGING AND FILL ANY OVERBREAK BEHIND LAGGING WITH GROUT TO ENSURE ANY VOIDS BEHIND LAGGING ARE FILLED, ROCK AND BEDDING PLANES TO BE CONFIRMED BY GEOTECHNICAL ENGINEER
  - ENGINEER TO INSPECT AND APPROVE
- CAST AND POUR THE PIT PER STRUCTURAL DETAILS
- MONITOR ALL SURVEY POINTS PER THE MONITORING PROGRAM
- LET SECTION A CURE FOR A MINIMUM OF 7 DAYS.
- ONCE APPROVED BY ONE DESIGN, REPEAT STEP 6-9 FOR SECTIONS B, C, UNTIL THE RETAINING WALL IS COMPLETED. MONITOR ALL SURVEY POINTS AFTER EACH SECTION IS COMPLETE PER THE MONITORING PROGRAM.

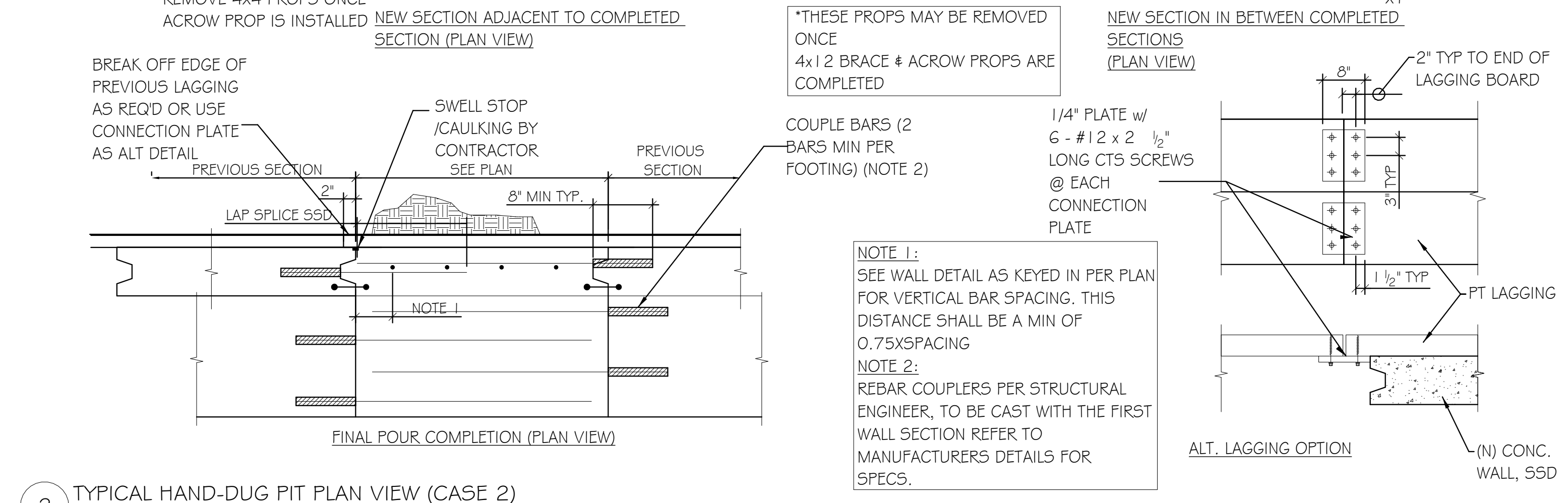
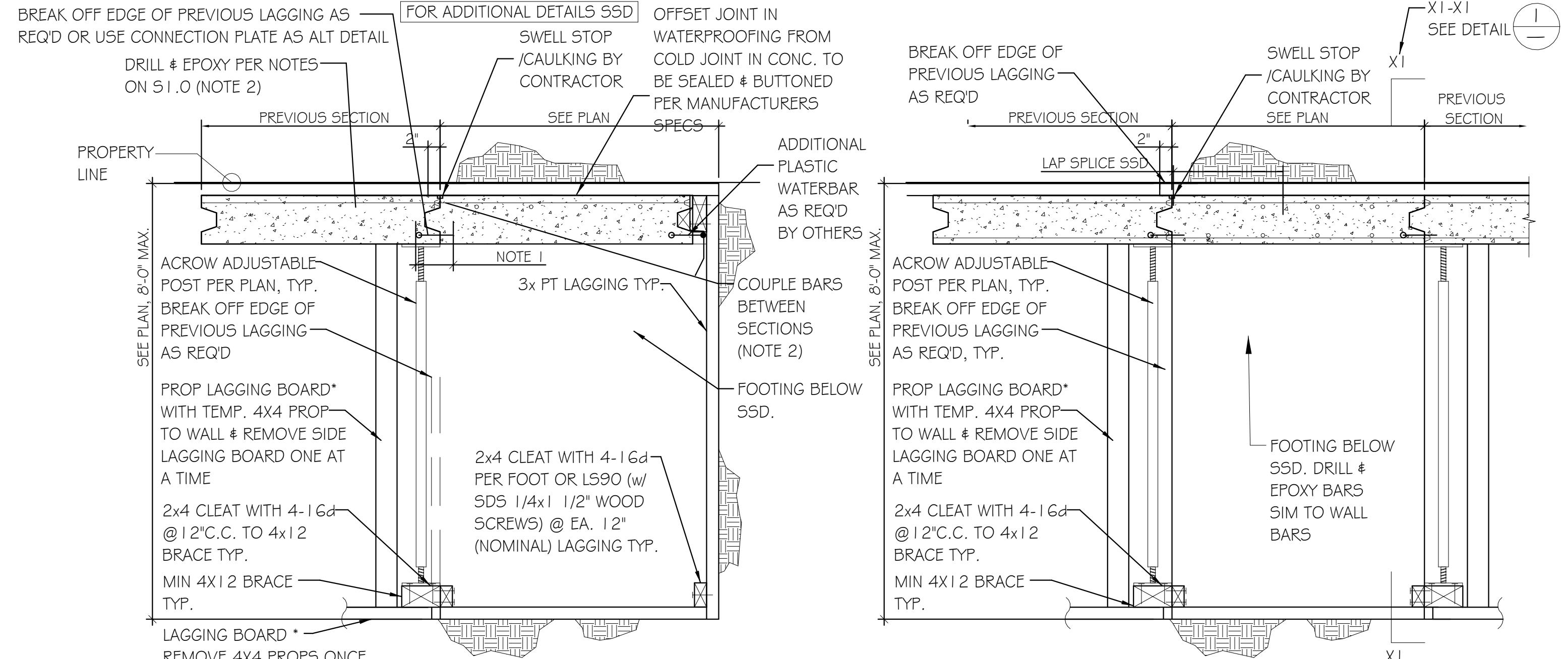
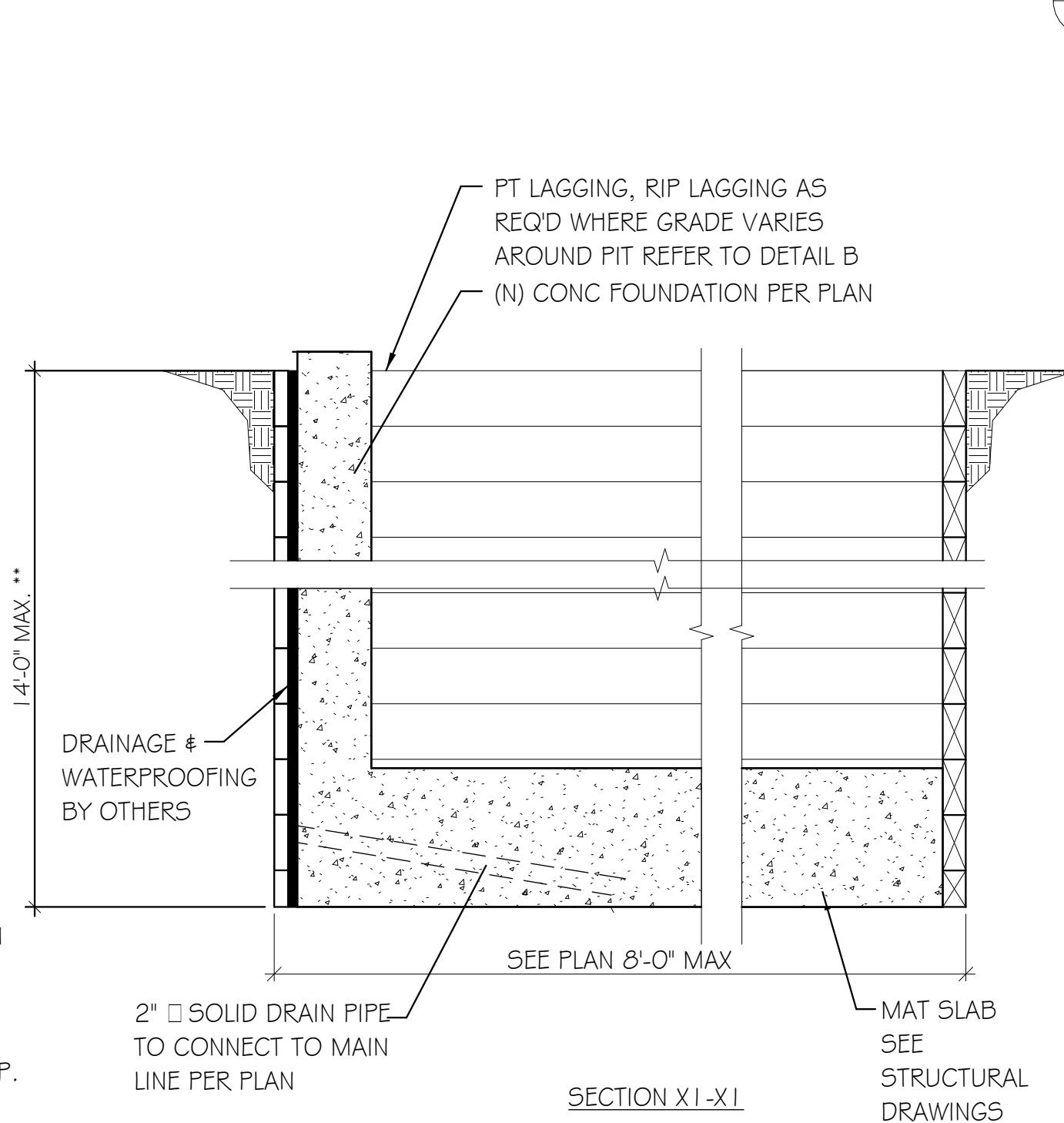
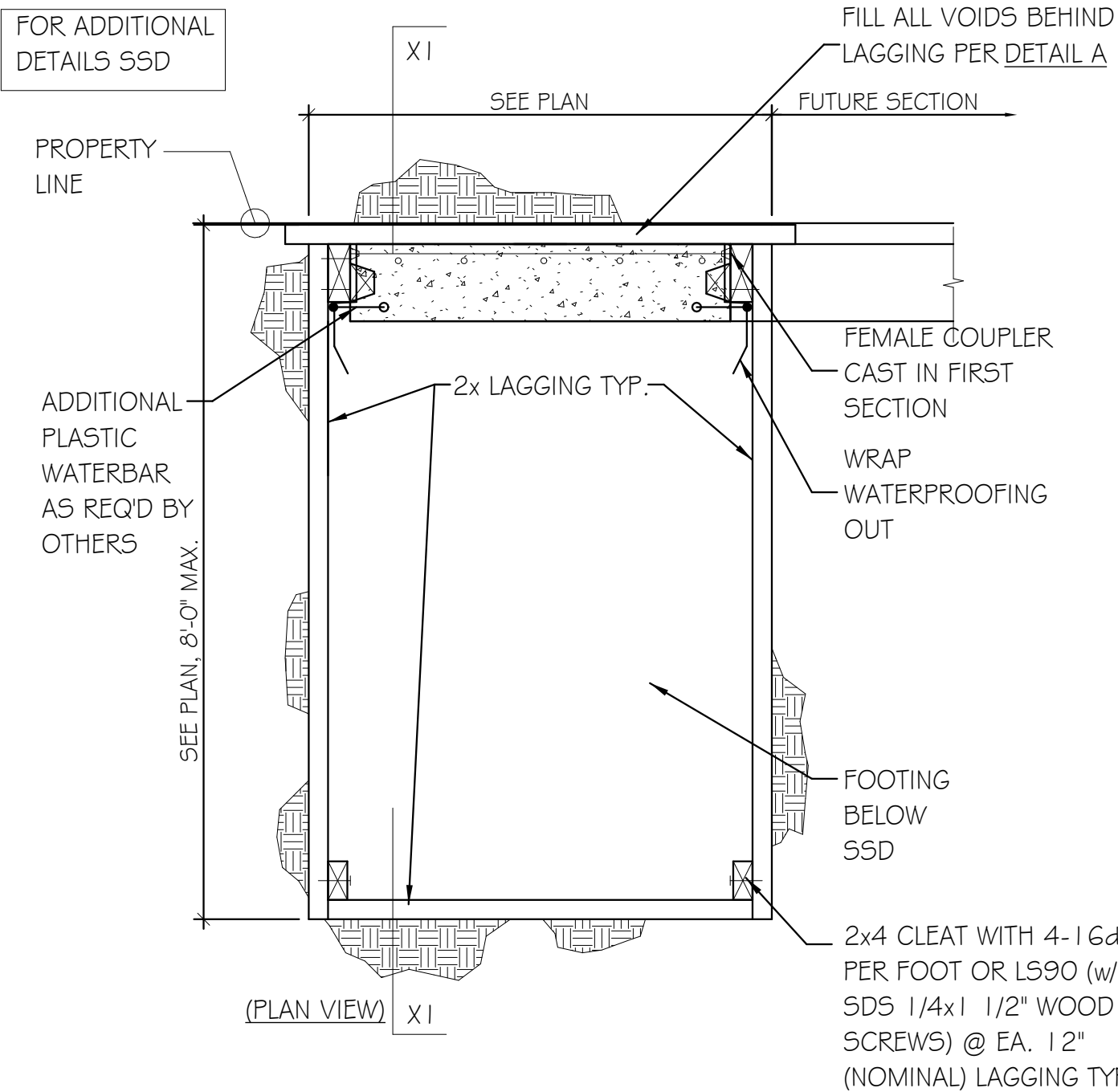
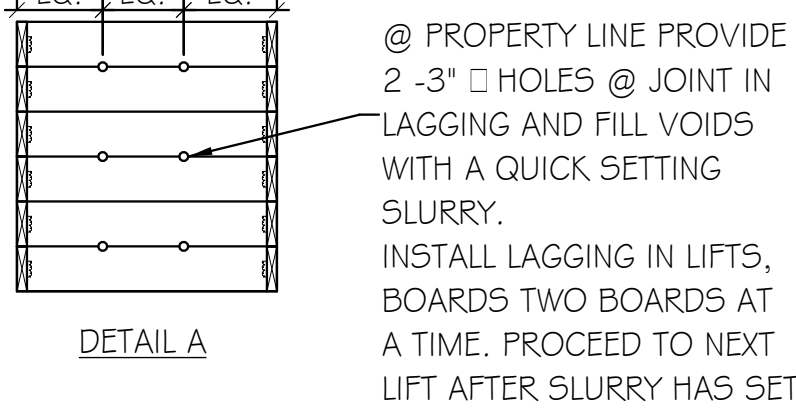
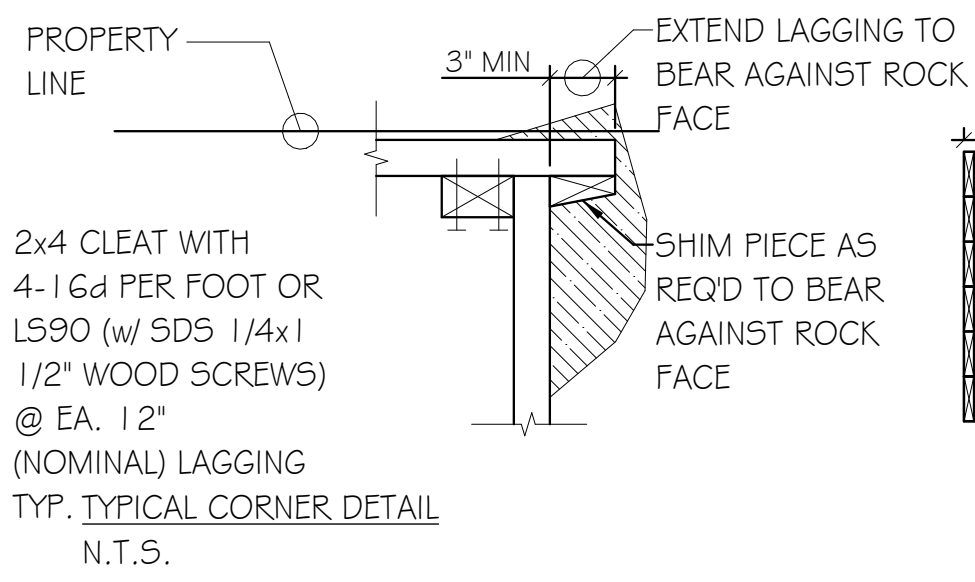
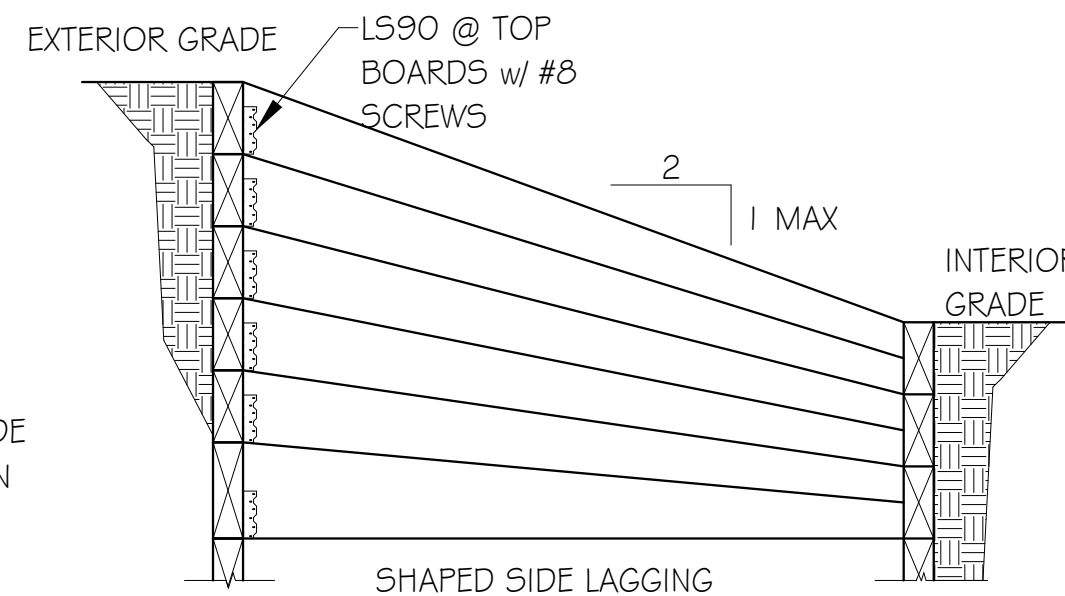
ABBREVIATIONS USED:

- T.O.B.: TOP OF BENCH
- T.O.C.: TOP OF CUT (VERTICAL FACE)
- B.O.E.: BOTTOM OF EXCAVATION
- B.O.F.: BOTTOM OF FOOTING (ASSUME BOE. UON.)
- B.O.P.: BOTTOM OF PIT
- B.O.S.: BOTTOM OF SLAB
- M.P.: MONITORING POINT (REFER TO MONITORING PROGRAM)
- T.T.S.: TOP OF TEMPORARY SLOPE
- B.T.S.: BOTTOM OF TEMPORARY SLOPE
- T.B.S.: TEMPORARY BENCHED SURFACE
- T.G.S.: TEMPORARY GRADED SURFACE



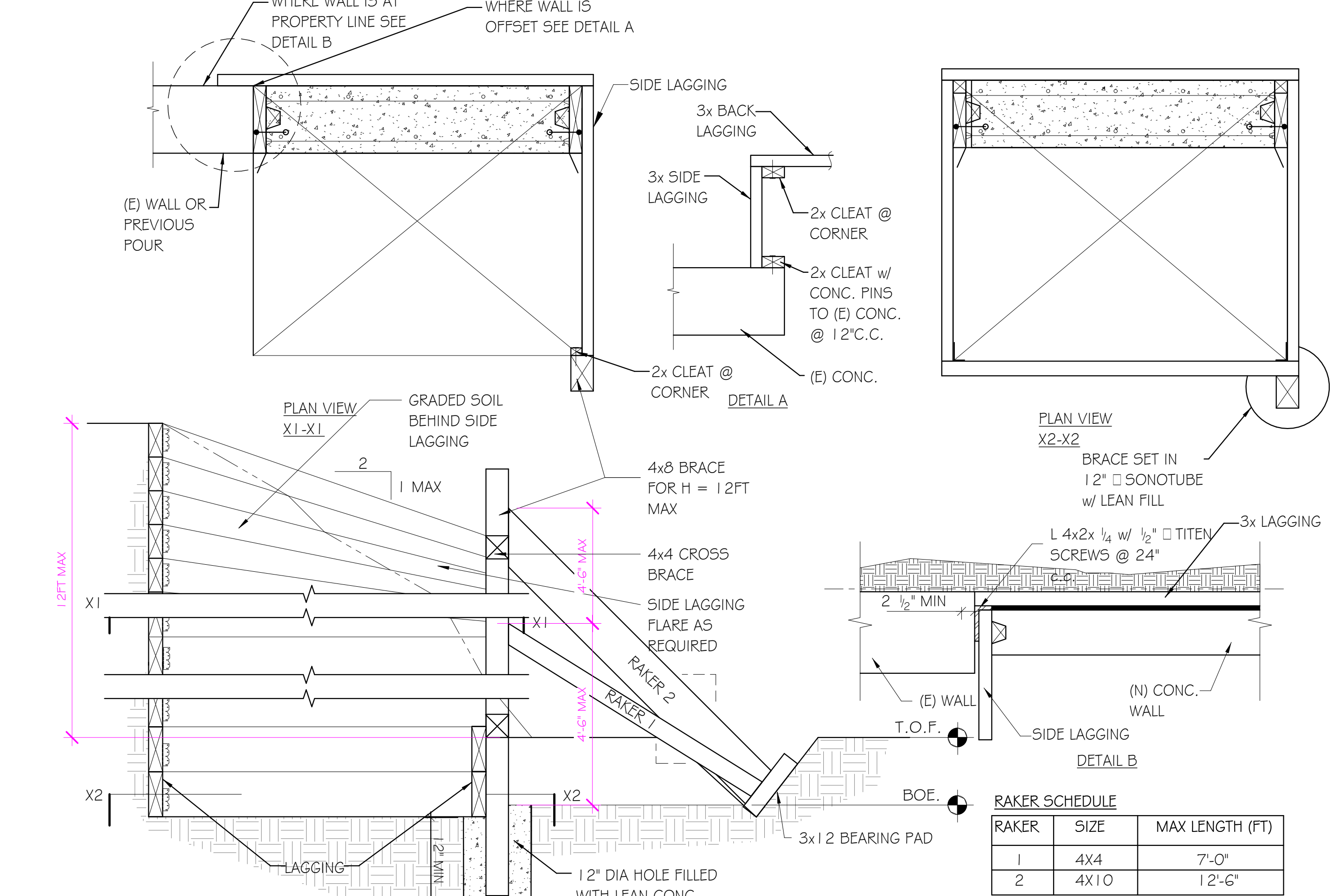
\*\* IN CASES WHERE NO (E) ADJACENT FOOTING EXISTS AND CUTS ARE LESS THAN 5-FT, LAGGING MAY BE OMITTED @ CONTRACTOR'S OPTION WITH APPROVALS OF ONE DESIGN & THE GEOTECHNICAL ENGINEER

TEMPORARY DRAINAGE:  
WATER WILL BE COLLECTED IN GRAVEL SUMP PITS AND THEN PUMPED TO THE SEWER

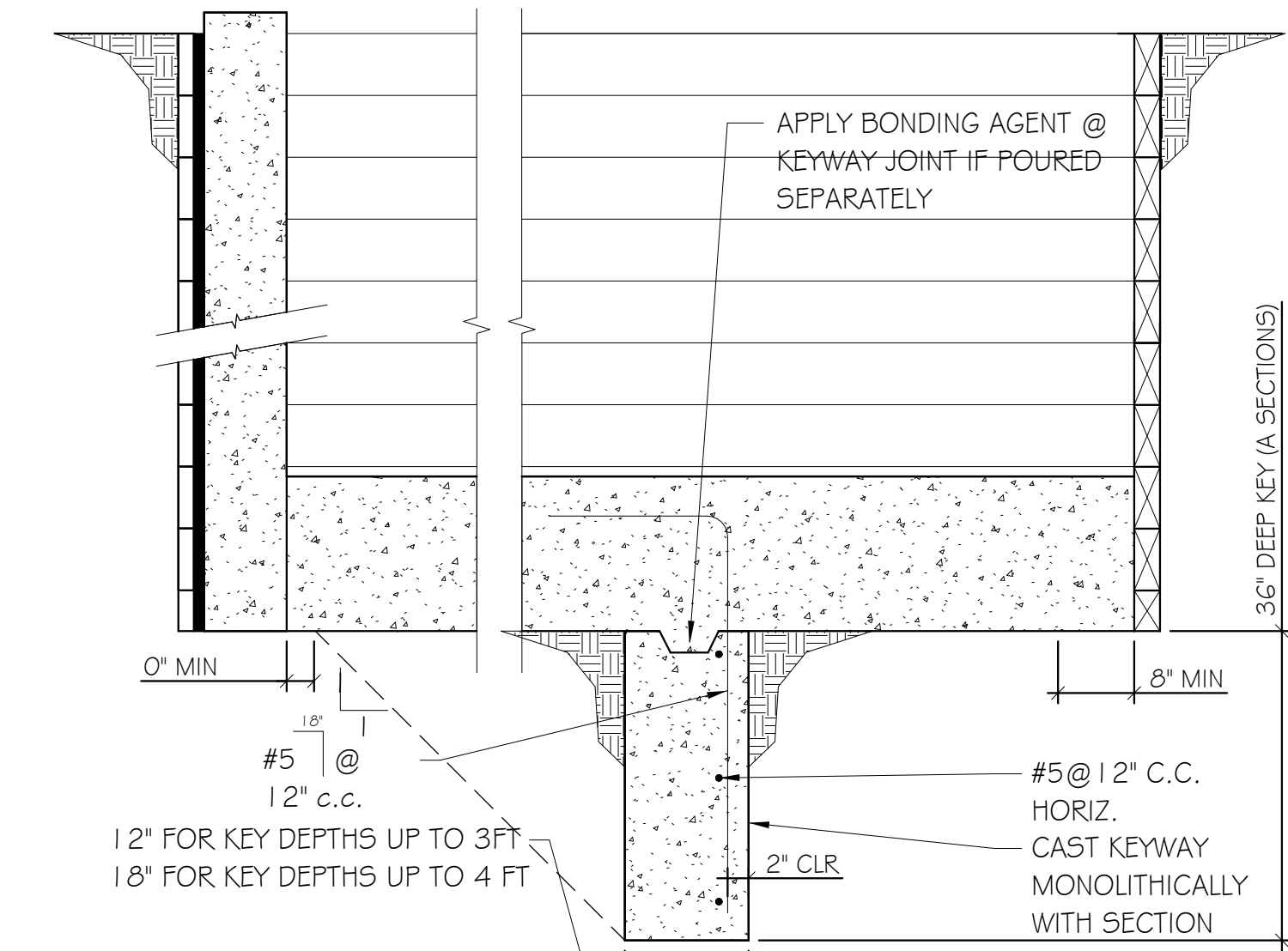


1 TYPICAL HAND-DUG PIT PLAN VIEW (CASE 1)  
3/4" = 1'-0"

2 TYPICAL HAND-DUG PIT PLAN VIEW (CASE 2)  
3/4" = 1'-0"



4 CASE 4 PIT DETAIL  
3/4" = 1'-0"



5 SECTION KEYWAY DETAIL  
3/4" = 1'-0"

RAKER	SIZE	MAX LENGTH (FT)
1	4X4	7'-0"
2	4X10	12'-6"







Date Filed: July 31, 2024

**CITY & COUNTY OF SAN FRANCISCO  
BOARD OF APPEALS**

**PRELIMINARY STATEMENT FOR APPEAL NO. 24-045**

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I / We, **Steve Bain and Andrew Gard**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2024/06/03/3554** by the **Department of Building Inspection** which was issued or became effective on: **July 19, 2024**, to: **Radu Roman**, for the property located at: **4000 21st Street**.

**BRIEFING SCHEDULE:**

Appellant's Brief is due on or before: 4:30 p.m. on August 22, 2024, (no later than three Thursdays prior to the hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org) and [mradu.roman@gmail.com](mailto:mradu.roman@gmail.com)

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **September 5, 2024, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org), [smbainsf@gmail.com](mailto:smbainsf@gmail.com) and [agard4374@gmail.com](mailto:agard4374@gmail.com)

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, September 11, 2024, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org). Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

**Please note** that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at [www.sfgov.org/boa](http://www.sfgov.org/boa). You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

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**The reasons for this appeal are as follows:**

See attachment

**Appellant or Agent:**

Signature: Via Email

Print Name: Steve Bain, appellant

July 26, 2024

To: Board of Appeals, 49 South Van Ness Avenue, Suite 1475, San Francisco, California 94103

We are requesting an appeal of Permit #202406033554 related to "Foundation Sequencing and Temporary Shoring Plan for Retaining Wall" at 4000 21<sup>st</sup> Street in San Francisco as previously approved under PA#202211176788".

In early May 2024 our property at 4006 21<sup>st</sup> St. was disturbed by loud banging and vibrations by men with jackhammers pounding into the exposed rock outcropping which supports our home. This dangerous work was going on without proper permits. DBI issued stop work orders and demanded technical information and new permit and a shoring plan. That new permit was issued yet our concerns about this project remain high. Prior to resumption of work, this permit holder is now required to establish a monitoring program to monitor impacts of the project on adjacent properties. Jack hammering is going on again as I start this letter of appeal and our house is vibrating, the DBI required monitoring program is being ignored and was not implemented by the permit holder.

As longstanding neighbors of this permit holder, we have cause to expect that shortcuts and blatant disregard for surrounding properties will continue and endanger the safety of our property and our tenants. After being forced to secure a shoring permit by DBI, they will not even follow the plan they submitted and agreed to. As adjacent property owners to an irresponsible developer, In the future we will demand independent review of all technical and structural aspects of all projects at 4000 21<sup>st</sup> Street, particularly where the stability of our hillside is in question.

We ask that this Board of Appeals consider the permit holder's lack of concern for the procedures and requirements of the San Francisco Building Inspection Commission Codes; and the safety of surrounding properties. Please exercise the de novo powers granted to this Board and deny this ill-conceived and incomplete permit. They need to start over and they need to do it right!!

Respectfully Submitted,

Steve Bain and Andrew Gard, Owners of 4006 21<sup>st</sup> Street, San Francisco, CA. 94114



## Welcome to our Permit / Complaint Tracking System!

### Permit Details Report

**Report Date:** 7/24/2024 6:22:17 PM  
**Application Number:** 202406033554  
**Form Number:** 3  
**Address(es):** 2751 /006H/0 4000 21ST ST  
**Description:** FOUNDATION SEQUENCE AND TEMPORARY SHORING FOR RETAINING WALL AS APPROVED UNDER PA# 202211176788.  
**Cost:** \$25,000.00  
**Occupancy Code:** R-3  
**Building Use:** 27 - 1 FAMILY DWELLING

#### Disposition / Stage:

Action Date	Stage	Comments
6/5/2024	TRIAGE	OTC TO IN-HOUSE
7/10/2024	FILING	
7/10/2024	FILED	
7/19/2024	APPROVED	
7/19/2024	ISSUED	

#### Contact Details:

##### Contractor Details:

**License Number:** 1036969  
**Name:** RENE A. REYES-AGUILUZ  
**Company Name:** MOSVALER CONSTRUCTION INC  
**Address:** 525 TEHAMA AVENUE APT #2 \* HAYWARD CA 94541-0000  
**Phone:**

#### Addenda Details:

##### Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		6/3/24	6/3/24			6/3/24	MASOUD HAMIDI	Administrative	
BLDG		6/3/24	6/3/24			6/3/24	LO JAMES	Administrative	NOT OTC ELIGIBLE, EXCAVATION AND SHORING IN 25% ZONE FOR CONSTRUCTION OF RETAINING WALLS, REFERRED APPLICANT TO SUBMIT FOR IN-HOUSE REVIEW 6/3/24.
PRE-BLDG		6/12/24	6/12/24			6/12/24	PANG DAVID	Approved	Shoring revision for a 12ft retaining in the rear yard. Tier 1, >25% slope.
PRE-MECH		6/10/24	6/10/24			6/10/24	SHAIKH MOHSIN	Not Applicable	6/10/24 MECH- N/A, structural work.
PRE-MECH-E		6/8/24	6/8/24			6/8/24	CHENG JASON	Not Applicable	R3
PERMIT-CTR		6/4/24	6/5/24			6/14/24	YAMAMURA WENDY	Approved	Interagency completeness review



CPB		6/17/24	6/17/24			7/10/24	CHENG ANITA	Administrative	7/10/24: PAID, EMAILED PPC READY FOR SESSION. -AWC 7/10/24: RE-SENT INVOICE AND FOLLOW-UP EMAIL ON FILING FEES DUE, CANNOT PROCEED WITH PLAN REVIEW UNTIL PAID. -AWC 6/17/24: PRE-CHECK COMPLETE, FILING INVOICE SENT TO APPLICANT. -AWC 6/5/24: REC'D ONBASE, CONVERT FORM 8 TO 3, PENDING COMPLETENESS CHECK. -AWC
CP-ZOC		6/20/24	6/20/24			6/20/24	SUCRE RICHARD	Not Applicable	n/a - Planning review not required for shoring and foundation sequencing.
BLDG		7/10/24	7/10/24			7/10/24	TAM RICHARD	Issued Comments	
BLDG		7/18/24	7/18/24			7/18/24	TAM RICHARD	Administrative	
BLDG	1	7/18/24	7/18/24			7/18/24	TAM RICHARD	Approved	
PPC		7/10/24	7/10/24			7/18/24	WAI CHUNG WONG	Administrative	07/18/24 12:52 PM Invite sent to CPB to close out permit; KW 07/18/24 12:49 PM Invite sent to CPB to close out permit; KW 7/18/24: Emailed CP-ZOC to stamp "NA" on application form (qc ok); kw 7/10/2024: Invite sent to applicant to join BB session;nl 7/10/2024: Bluebeam session created, Invite sent to BLDG to start electronic plan review (sent to R. Tam per request);nl

CPB		7/18/24	7/18/24			7/19/24	CHAN CHENG	Administrative	07/18/24: ISSUED. APPLICANT RECEIVED APPROVED PLANS AND PERMIT VIA BLUEBEAM LINKS. JOB CARD SENT. -CC 07/18/24: INVOICE SENT. EMAIL SENT TO APPLICANT, CONTRACTOR & OWNER TO NOTIFY. -CC
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This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
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**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			21A	SHORING	
0			23	OTHERS:AS RECOMMENDED BY PROFESSIONAL OF RECORD	
0			24A	FOUNDATIONS	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	
0			24C	CONCRETE CONSTRUCTION	
0			24F	OTHERS	
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			24E	WOOD FRAMING	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

[Online Permit and Complaint Tracking](#) home page.

**Technical Support for Online Services**

If you need help or have a question about this service, please visit our [FAQ area](#).

BRIEF SUBMITTED BY THE APPELLANT(S) FOR APPEAL NO.  
24-043



**QUICKDRAW**

PERMIT CONSULTING

584 CASTRO STREET SFCALIF 94114

415-552-1888 [INFO@QUICKDRAW.SF.COM](mailto:INFO@QUICKDRAW.SF.COM)

[WWW.PERMITCONSULTING.COM](http://WWW.PERMITCONSULTING.COM)

Pres. José Lopez  
San Francisco Board of Appeals  
49 South Van Ness Avenue  
San Francisco, California

**Appeal # 24 -043 was filed July 24,2024 Requesting Overturning DBI Approval of BPA 2024.0603.3554 and Cancellation of the Issued Permit.**

**SITE ADDRESS: 4000 21<sup>st</sup> Street**

**SCOPE OF WORK: "Foundation Sequence and Temporary Shoring for Retaining Wall as approved under BPA 2022.1117.6788"**

Dear President Lopez and Honorable Members of the Board:

The Department of Building Inspection issued this permit on July 19, 2024 to allow excavation and shoring at an exposed rock outcropping at the rear of 4000 21<sup>st</sup> Street.

The Department properly followed its procedures for plancheck and technical review of this application; there is no apparent error in DBI's issuance of this permit. The Permit Holder however has shown such complete disregard for the safety and security of the adjacent properties, that upholding the issuance of this permit would constitute a "Manifest Injustice" and a danger to the community.

Only the Board of Appeals has the power to revoke a Permit on this basis, and in this unique case we believe this Board will find it necessary and appropriate to exercise this authority.

The "Red Chert" outcropping proposed for excavation is a large deeply fractured and brittle exposure of substrate at the rear of this corner lot. This chert critically supports

the adjacent residences uphill at 4006 / 4008 21<sup>st</sup> Street, and the downhill residence of these appellants Jason Filippi and Gabor Turschi at 378 Collingwood Street.

On May 6 2024 Jason and Gabor were frightened when their home began to shake and tremor as large sections of the rock supporting their home were pounded away by hand and jackhammer (Photos Exhibit 1). This work was done *WITHOUT PERMIT* and with complete disregard to the damage being done to adjacent homes. When this photo was taken I asked the workers if they had a permit or engineering drawings that they were following. They said no, but they were “doing what the boss told them to do”.

DBI shut down the job immediately and issued a Notice of Violation for work done without permit, requiring new engineering and compliance with all SF codes. Part of the new permit involved professional monitoring of impacts on adjacent properties . . .

As is typical for this permit holder - code compliance, safety requirements, and common decency were again ignored and work started back up on July 20<sup>th</sup> when the new permit was issued.

Thus this appeal was filed.

This has to stop. This permit holder cannot be trusted nor can his his contractors. They just won't follow the code, the law nor the instruction of DBI.

We ask this Board to reject this permit and require this applicant to restore the damage done to the neighbors and to refrain from further excavation of this sensitive rock face.

Respectfully Submitted,



Jeremy Paul

for Turschi & Filippi

EXHIBIT 1



Preexisting Condition

**BRIEF SUBMITTED BY THE APPELLANT(S) FOR APPEAL  
NO. 24-045**

## **Brief for San Francisco Board of Appeals**

**Subject:** Appeal Against Permit 202406033554 Issued for 4000 21<sup>st</sup> Street

**Date:** August 21<sup>st</sup>, 2024

**Appellant:** Steve Bain and Andrew Gard

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To the Members of the San Francisco Board of Appeals

We respectfully request that you **revoke the following two permits:**

- Permit 202406033554 (Exhibit A) - Foundation sequence and temporary shoring for retaining wall as approved under pa# 202211176788 as well as,
- Permit 202211176788 (Exhibit B)– Rear yard improvements (including replacement of retaining wall),

**and send applicant back to the drawing board and require a new planning application and a new permit for this project.**

We ask for this because **the applicant has continually acted in bad faith** on numerous occasions related to the projects under these two permits as well as his other larger project (Permit application 202209192659 (Exhibit C) - Vertical addition to (e) single family home) which is currently before the planning department.

The applicant can't be trusted to complete these projects in a safe and ethical manner that ensures the safety of ourselves, our tenants and our property unless plans are better scrutinized and projects are more closely monitored.



If these permits are not revoked, we ask that **at a minimum you place conditions on these permits** to include incorporation of reasonable design changes to the rear yard plan as well as engagement of an independent (credentialled) person (to be mutually agreed upon) to monitor the impact these projects are having on the structural integrity of our adjacent building at the applicant's expense.

In order to illustrate our reasons for mistrusting our neighbor, here are **several examples of the bad faith** he has demonstrated here-to-date, related to these and other permits/projects:

**Unsafe and improperly permitted excavation work:**

- Permit 202406033554 (Foundation sequence and temporary shoring – permit currently under this appeal)
- Permit 202211176788 (Rear yard improvements):

**Issue:** Rear yard project required the complete excavation and removal of an existing downslope and a retaining wall which supports the structural integrity of our adjacent building. Excavation work was commenced and a significant portion of the downslope and retaining wall were removed prior to DBI inspector issuing a stop work order pending a new shoring permit with a monitoring plan. New Shoring permit (Permit 202406033554) was issued, stop work order was lifted and work was restarted only to be stopped again and the shoring permit was suspended because applicant failed to follow his own submitted monitoring plan. See Exhibit D page SH1.1 Illustrations (Phased A Lagged and Phased B Lagged) Sections which were already excavated prior to actually obtaining shoring plan or permit

**Evidence: (Exhibits A, B and D)**

The applicant originally tried to get this project (Permit 202211176788 -Rear yard improvements) permitted as an “Over the Counter (OTC)” permit and did not adequately disclose the full nature of the project or the related risk to adjacent properties in the application.

The project was converted to a non “OTC” project by the planning department but this change did not provide for any opportunity for neighborhood notification as required by San Francisco Planning Code to address our safety or design concerns.

We believe the Planning Department dropped the ball by approving this project without appropriately following Planning Code requirements for notifications and required safety precautions (shoring plans).

**Further examples of bad faith exhibited by applicant:**

**Permit application 202209192659 - Vertical addition to (e) single family home)**

**Applicant circumvented the Neighborhood Notification Process** for this (much larger and riskier) project by submitting an erroneous mailing list which had incorrect addresses for the two adjacent property owners (including us).

When we found out that a meeting had supposedly occurred, we immediately asked property owner and project sponsor for information on the projects and they refused to provide that information. Proper notification on this project would have brought this rear yard project to our attention much sooner and could have likely avoided this appeal.

**Evidence:** See attached Exhibit G which shows mailing list with incorrect addresses for both immediately adjacent properties.

## **Erroneous Demolition Calculations for Vertical Addition**

**Issue** Architectural plans submitted by the Plan Sponsor contains significant Demo calculations errors. We believe these erroneous numbers were intentionally submitted to avoid a “Demolition” classification of the project, which would have slowed the planning process and imposed additional requirements.

**Evidence:** Architect's letter given to planning commission Exhibit **(XX)** and Planning Commission meeting minutes. [Attach exhibit.]

Exhibit F

### **Additional concerns**

We have serious concerns about **significant additional excavation yet to occur during the demolition stage of applicant’s larger vertical addition project** (of which we will have limited visibility) and requiring an independent person to monitor the rear yard project will be a good precedent to set to avoid disputes on the larger project.

### **In Conclusion**

The applicant has knowingly submitted false and misleading information to the planning and building departments during the planning, permitting and construction process for various projects discussed above. The approach of the applicant and project sponsor seems to be a “Let’s ask for forgiveness, not Permission”. He has shown he can’t be trusted to do the right thing and the DBI has already stopped work twice on his small back yard project. We ask for your help to keep him honest and ensure the safety of everyone impacted by this project including our tenants, ourselves, our neighbors and our property.

Thank you for our consideration.

Steve Bain and Andrew Gard

Owners of 4006 21<sup>st</sup> street.

# Exhibit A

## Permit Details Report

**Report Date:** 8/22/2024 3:22:56 PM

Application Number: 202406033554  
 Form Number: 3  
 Address(es): 2751 / 006H / 0 4000 21ST ST  
 Description: FOUNDATION SEQUENCE AND TEMPORARY SHORING FOR RETAINING WALL AS APPROVED UNDER PA# 202211176788.  
 Cost: \$25,000.00  
 Occupancy Code: R-3  
 Building Use: 27 - 1 FAMILY DWELLING

### Disposition / Stage:

Action Date	Stage	Comments
6/5/2024	TRIAGE	OTC TO IN-HOUSE
7/10/2024	FILING	
7/10/2024	FILED	
7/19/2024	APPROVED	
7/19/2024	ISSUED	
7/25/2024	SUSPEND	Per BOA Appeal No. 24-043
7/31/2024	SUSPEND	Per BOA Appeal No. 24-045

### Contact Details:

#### Contractor Details:

License Number: 1036969  
 Name: RENE A. REYES-AGUILUZ  
 Company Name: MOSVALER CONSTRUCTION INC  
 Address: 525 TEHAMA AVENUE APT #2 \* HAYWARD CA 94541-0000  
 Phone:

### Addenda Details:

#### Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		6/3/24	6/3/24			6/3/24	MASOUD HAMIDI	Administrative	
BLDG		6/3/24	6/3/24			6/3/24	LO JAMES	Administrative	NOT OTC ELIGIBLE, EXCAVATION AND SHORING IN 25% ZONE FOR CONSTRUCTION OF RETAINING WALLS, REFERRED APPLICANT TO SUBMIT FOR IN-HOUSE REVIEW 6/3/24.
PRE-BLDG		6/12/24	6/12/24			6/12/24	PANG DAVID	Approved	Shoring revision for a 12ft retaining in the rear yard. Tier 1, >25% slope.
PRE-MECH		6/10/24	6/10/24			6/10/24	SHAIKH MOHSIN	Not Applicable	6/10/24 MECH- N/A, structural work.
PRE-MECH-E		6/8/24	6/8/24			6/8/24	CHENG JASON	Not Applicable	R3
PERMIT-CTR		6/4/24	6/5/24			6/14/24	YAMAMURA WENDY	Approved	Interagency completeness review
CPB		6/17/24	6/17/24			7/10/24	CHENG ANITA	Administrative	7/10/24: PAID, EMAILED PPC READY FOR SESSION. -AWC 7/10/24: RE-SENT INVOICE AND FOLLOW-UP EMAIL ON FILING FEES DUE, CANNOT PROCEED WITH PLAN REVIEW UNTIL PAID. -AWC 6/17/24: PRE-CHECK COMPLETE, FILING INVOICE SENT TO APPLICANT. -AWC 6/5/24: REC'D ONBASE, CONVERT FORM 8 TO 3, PENDING COMPLETENESS CHECK. -AWC

CP-ZOC		6/20/24	6/20/24			6/20/24	SUCRE RICHARD	Not Applicable	n/a - Planning review not required for shoring and foundation sequencing.
BLDG		7/10/24	7/10/24			7/10/24	TAM RICHARD	Issued Comments	
BLDG		7/18/24	7/18/24			7/18/24	TAM RICHARD	Administrative	
BLDG	1	7/18/24	7/18/24			7/18/24	TAM RICHARD	Approved	
PPC		7/10/24	7/10/24			7/18/24	WAI CHUNG WONG	Administrative	07/18/24 12:52 PM Invite sent to CPB to close out permit; KW 07/18/24 12:49 PM Invite sent to CPB to close out permit; KW 7/18/24: Emailed CP-ZOC to stamp "NA" on application form (qc ok); kw 7/10/2024: Invite sent to applicant to join BB session;nl 7/10/2024: Bluebeam session created, Invite sent to BLDG to start electronic plan review (sent to R. Tam per request);nl
CPB		7/18/24	7/18/24			7/19/24	CHAN CHENG	Administrative	07/18/24: ISSUED. APPLICANT RECEIVED APPROVED PLANS AND PERMIT VIA BLUEBEAM LINKS. JOB CARD SENT. -CC 07/18/24: INVOICE SENT. EMAIL SENT TO APPLICANT, CONTRACTOR & OWNER TO NOTIFY. -CC

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
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**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			21A	SHORING	
0			23	OTHERS:AS RECOMMENDED BY PROFESSIONAL OF RECORD	MONITORING POINTS & LAGGING
0			24A	FOUNDATIONS	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	
0			24C	CONCRETE CONSTRUCTION	
0			24F	OTHERS	EXCAVATION
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			24E	WOOD FRAMING	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

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Exhibit B

**Permit Details Report**

**Report Date:** 8/22/2024 3:24:45 PM

Application Number: 202211176788  
 Form Number: 3  
 Address(es): 2751 / 006H / 0 4000 21ST ST  
 Description: REAR YARD: CREATE NEW DECKS AND WALKWAYS LESS THAN 3' ABOVE (E) GRADE, WITH NEW STAIR CONNECTIONS BETWEEN (E) RESIDENCE, WALKWAYS AND (E) YARD/GRADE. REPLACEMENT FENCE AND ACCESS GATE FROM PUBLIC WAY TO YARD. REPLACEMENT RETAINING WALL IN REAR YARD. RELOCATE DOOR FACING YARD. EXCAVAT 21.1 CUBIC YDS  
 Cost: \$156,750.00  
 Occupancy Code: R-3  
 Building Use: 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
11/17/2022	TRIAGE	
11/17/2022	FILING	
11/17/2022	FILED	
10/16/2023	APPROVED	
3/6/2024	ISSUED	

**Contact Details:**

**Contractor Details:**

License Number: 1036969  
 Name: RENE A. REYES-AGUILUZ  
 Company Name: MOSVALER CONSTRUCTION INC  
 Address: 525 TEHAMA AVENUE APT #2 \* HAYWARD CA 94541-0000  
 Phone:

**Addenda Details:**

**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		11/17/22	11/17/22			11/17/22	BROWN SHARAE		
INTAKE		2/9/23	2/9/23			2/9/23	JINGJING LU		NEW PLAN SET (14 PAGES)
CP-ZOC		11/21/22	11/21/22			11/21/22	LANGLIE MICHELLE		11/21/2022 OTC APPROVAL AS FC NEW RETAINING WALLS, STAIRS (LESS THAN 3') & FENCING AT REAR PER PLANS. LANGLIE
CP-ZOC		2/9/23	2/9/23			2/9/23	LAUSH MAGGIE		2/9/23: Restamp OTC - no change to approved scopes - ML
BLDG		11/21/22	11/21/22			11/21/22	HOM CALVIN		Not approved. S-19 Required. Not for counter review.
DPW-BSM		4/13/23	4/13/23	4/13/23		9/28/23	CHOY CLINTON	Administrative	4.13.23 On Hold. FULL requirements off: Minor Sidewalk Encroachment (planter). All sidewalk applications MUST be applied online. Download applications at <a href="http://www.sfpublicworks.org/services">http://www.sfpublicworks.org/services</a> . Your application will be ON-HOLD until necessary PUBLIC WORKS-BSM permit is completed or plan checker(s) could sign off to the satellite office via email.
CPB		2/9/23	2/9/23			2/9/23	CHAN AMARIS		2/9/23: 15 PAGES. CONVERT OTC TO 3. ROUTE TO PPC. AMARIS.
DPW-BSM		9/28/23	9/28/23			9/28/23	DENNIS RASSENDYLL	Approved-Stipulated	9.28.23 Approve. EPR- PUBLIC WORKS sign off on Job Card required prior to sign off. Subject to all conditions of PUBLIC WORKS/BSM: # 23IE-00438 all existing encroachment shall be removed from right of way. Noted marked up on drawing Note 9/28/23: Applicant must schedule recheck with the original BSM plan reviewer to remove existing encroachment with sidewalk per 23IE-00438. After check has been made on the building plans, BSM reviewer can sign off per 23IE-00438.
BLDG		2/9/23	4/12/23	4/12/23		8/14/23	HU QI (ANNE)	Approved	4/12/23: Issued comments

MECH-E		4/14/23	5/30/23			5/30/23	MASCK ED		N / A
CP-ZOC		9/29/23	10/6/23			10/6/23	LAUSH MAGGIE	Approved	10/6/23: Restamp - no change to Pl approved scopes; routed back to PP Maggie.Laush@sfgov.org
PPC		10/13/23	10/13/23			10/13/23	WAI CHUNG WONG	Administrative	10/13/23: To CPB; kw 9/29/23: To restamp; kw 9/13/23: To DPW-BSM Rassendyll Dennis request; kw 8/25/23: To DPW-BSM per Rassen request; kw 8/14/23: To hold bin per DPW-BSM approval; kw 7/19/23: I desk per her request; kw 4/14/23: I kw 4/13/23: To DPW-BSM; kw 2/9, BLDG (full/addendum bin #8). TW
CPB		10/13/23	10/16/23			3/6/24	CHAN AMARIS	Administrative	3/06/24: CONTRACTOR STATEMENT SAFETY PERMIT# 2023-919142 A: ISSUE. CONTACT CUSTOMER FOR AMARIS. 02/13/24: NO RESPONSE ACTIVITY SINCE 10/20/2023. PLEASE CONTACT WHEN READY TO PICK UP RETURN TO "APPROVE BIN". AM 10/24/2023: EXTENSION PAID. NO CANCEL DATE 11/10/2024. AM 10/ not issued prior to 11/16/2023 extension required. 1st extension fee total \$6c pay fee, New Cancel Date: 11/10/2024. 10/16/23: 16 PAGES. SAFETY PERMIT REQUIRE. EXTENSION FEE WILL PERMIT ISSUE ON OR AFTER 11/10/2024. APPROVE. SAFETY PERMIT, DOC INFO REQUEST. AMARIS.

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
7/22/2024	PM	VS	IVR Scheduled	START WORK	1

**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
7/22/2024	Sean Birmingham	START WORK	START WORK
5/2/2024	Damien Martin	START WORK	START WORK

**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			4	REINFORCING STEEL AND PRESTRESSING TENDONS	
0			24C	CONCRETE CONSTRUCTION	
0			24A	FOUNDATIONS	
0			24B	STEEL FRAMING	
0			5A1	SINGLE PASS FILLET WELDS < 5/16"	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

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### Exhibit C

**Permit Details Report**

**Report Date:** 8/22/2024 3:26:10 PM

Application Number: 202209192659  
 Form Number: 3  
 Address(es): 2751 / 006H / 0 4000 21ST ST  
 Description: VERTICAL ADDITION TO (E) SINGLE FAMILIE HOME. CONVERT (E) STORAGE SPACE AT 1ST FL TO LIVING SPACE. RENOVATE (E) STREET FACING AND REAR FACING FACADES.  
 Cost: \$495,000.00  
 Occupancy Code: R-3  
 Building Use: 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
9/19/2022	TRIAGE	
9/19/2022	FILING	
9/19/2022	FILED	

**Contact Details:**

**Contractor Details:**

**Addenda Details:**

**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Review Result	Hold Description
CPB		9/19/22	9/19/22				CHAN CHENG	628-652-3240		ELECTRONICALLY SUBMITTED. 9/19/22: FILING FEE RECEIVED. TO PPC. -CC 9/19/22: BLUEBEAM FILES RECEIVED. BB# 024-581-453. FILING FEE INVOICE SENT TO APPLICANT. -CC
CP-ZOC		9/19/22	6/28/24	3/27/23		6/28/24	TAYLOR MICHELLE	628-652-7300	Approved	Approved: Vertical addition to existing SFH per NSR 2024032356. ADU under separate permit.
CP-DR		3/18/24	3/19/24			3/25/24	TAYLOR MICHELLE	628-652-7300	Administrative	3/25/24: Routed to DR coordinator. 3/18/24: DR received. Intake assigned to J. Lung.
BLDG		6/28/24	8/5/24			8/5/24	CHAN PHILIP	628-652-3780	Issued Comments	Appeal Status Pending. EOR to contact after appeal has been lifted or modified by Board of Appeals.
BLDG	1							628-652-3780		
MECH		6/28/24	7/22/24			7/22/24	LAI JEFF	628-652-3780	Issued Comments	7/22/2024-placed in hold pending comments on BB-REV1
MECH	1							628-652-3780		
DPW-BSM	1	6/28/24	7/5/24			7/5/24	DEVINE THEO	628-271-2000	Issued Comments	Per Special Sheet P, official sidewalk width = 8.0' on Collingwood and 21st Sts. FULL PERMIT requirement(s) for sign off (TIER 2): Street Improvement (remove retaining wall and all planter areas and restore sidewalk on Collingwood St -- 23IE-00438 needs to match BPA Plans). Added BUF (scope of work). Building permit ON-HOLD until Public Works Minimum Standards are met. Your building permit will be ON-HOLD until all necessary permit application(s) and fees are submitted to bsmpermitdivision@sfdpw.org.

										Please call the office at (628) 271-2000 or email at bsmpermitdivision@sfdpw.org for more information. Please be advised if Tier 2 release, you are required to provide plans to Public Works within 90-days of application date submittal and meet minimum standards for review or re-activation fee shall be enforced. theo.devine@sfdpw.org
DPW-BSM	1							628-271-2000		
DPW-BUF		7/5/24						628-652-8733		Added BUF (scope of work).
SFPUC		6/28/24	7/17/24			7/17/24	FONG JEFFREY	628-652-6040	Approved	Permit has been assessed a Capacity Charge. DBI will collect charges. See Invoice attached to application. jfong@sfgwater.org. 07/17/24.
PPC		9/19/22	9/19/22				LUA NATALIE	628-652-3780		6/28/2024: Invite sent to BLDG, MECH, BSM and PUC to start electronic plan review;nl 9/19/22: Invite sent to applicant to join BB session; HP 9/19/22: Bluebeam session created, invite sent to CP-ZOC to start electronic plan review; HP
CPB								628-652-3240		

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
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**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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**I: GENERAL:**

- A. ALL CONSTRUCTION SHALL CONFORM TO THE LOCAL BUILDING AND SAFETY CODES, AND THE RULES AND REGULATIONS OF ALL AGENCIES HAVING JURISDICTION INCLUDING ALL OSHA AND SAFETY STANDARDS FOR EXCAVATION, 29CFR PART 1926 OR SUCCESSOR REGULATIONS.
- B. SHORING SYSTEM DESIGN IS BASED ON PREVAILING SOIL CONDITIONS IN NEIGHBORHOOD AND BASED ON CODE MINIMUM VALUES AS DEFINED BY CHAPTER 18 CBC.
- C. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING GRADES (AS SHOWN ON THE DRAWINGS) AT THE JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.
- D. SEE DRAWINGS FOR ALL INFORMATION RELATIVE TO THE NEW AND EXISTING CONSTRUCTION AND CONDITIONS. ALL REQUIREMENTS, DETAILS AND PROCEDURES NOT SPECIFICALLY MODIFIED OR CHANGED BY THESE DRAWINGS SHALL REMAIN IN EFFECT. RESOLVE ANY CONFLICTS ON THE DRAWINGS WITH THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- E. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- F. DO NOT USE SCALED DIMENSIONS, USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- G. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- H. ALL STRUCTURAL DETAILS OR SHAPES SHOWN ARE MINIMUM SIZES REQUIRED. EQUAL OR GREATER SIZES MAY BE SUBSTITUTED WITH THE ENGINEER'S PRIOR APPROVAL. USED TIMBER LAGGING MAY BE USED IN LIEU OF NEW MATERIALS IF THEY CONFORM TO THE DRAWING REQUIREMENTS AND HAVE BEEN APPROVED FOR THE USE BY THE ENGINEER.

- I. PRIOR TO UNDERPINNING, SHORING & EXCAVATION: A QUALIFIED SURVEYOR PROVIDED BY THE GENERAL CONTRACTOR SHALL TAKE ELEVATION READINGS & PHOTOGRAPHS OF THE ADJACENT BUILDING, CITY STREETS ETC. THE SURVEYOR SHALL ALSO TAKE SETTLEMENT AND DEFLECTION READINGS PRIOR TO UNDERPINNING, UPON COMPLETION OF HAND-DUG PIERS AND UPON COMPLETION OF GENERAL EXCAVATION.
- J. GENERAL SITE EXCAVATION & INSTALLATION OF SHORING SYSTEM WORK SHALL BE COORDINATED TO PREVENT LOSS OF GROUND AND CAVING BANKS.
- K. SHORING SYSTEMS ARE INTENDED ONLY AS A TEMPORARY MEANS OF RETAINING THE EXCAVATED BANKS DURING CONSTRUCTION, EVENTUALLY THE TIE BACKS WILL RUST OUT AND LOSE THEIR ABILITY TO RESIST LATERAL PRESSURES. IT IS NECESSARY TO CONSTRUCT THE ADJACENT PERMANENT STRUCTURE TO PROVIDE FOR PERMANENT EARTH RETENTION.
- L. THE ENGINEER SHALL PROVIDE THE INTERMITTENT OBSERVATION SERVICES FOR INSTALLATION OF SHORING SYSTEM TO CONFIRM CONFORMANCE OF THE WORK WITH THE DRAWINGS.
- M. STOCKPILING OR STORAGE OF MATERIALS ON OR NEAR SHORING IS NOT PERMITTED UNLESS NOTED ON DRAWINGS OR WITH PRIOR APPROVAL OF THE ENGINEER.
- N. THE CONTRACTOR SHALL CALL & VERIFY THE LOCATION OF ALL UTILITIES AND SHALL PROTECT THEM FROM HARM AS NEED TO PREVENT DAMAGE AND TO MAINTAIN THEIR USE. CONSULT THE ENGINEER IF UTILITY LINES OR PIPING ARE ENCOUNTERED DURING EXCAVATION, USE CARE IN DIGGING SO THAT THE FOLLOWING INDICATIONS OF UTILITIES IN THE WAY ARE RECOGNIZED:
  - A) ABNORMAL RESISTANCE TO DIGGING.
  - B) FOREIGN MATERIAL PULLED FROM THE HOLE.

- II: MATERIALS:**
- A. **CONCRETE**
    - 1. REINFORCING STEEL: ASTM A615, GRADE 60, #4 AND SMALLER, GRADE 40.
    - 2. CONCRETE: NORMAL WEIGHT WITH COMPRESSIVE STRENGTH OF 2500 PSI. AT 28 DAYS. (MIN. 5 1/2 SACKS CEMENT PER CUBIC YARD).
    - 3. DRY PACK TO CONSIST OF 2 PARTS SAND TO 1 PART CEMENT
    - 4. MINIMUM CONCRETE COVER FOR REINFORCING STEEL:
      - A. SURFACE POURED AGAINST GROUND 3"
      - B. FORMED SURFACES BELOW GRADE 2"
      - C. SURFACES EXPOSED TO WEATHER 2"
    - 5. DRY PACK TO CONSIST OF 2 PARTS SAND TO 1 PART CEMENT
  - B. **STEEL**
    - 1. SHAPES AND PLATES: ASTM A 36; TUBES: ASTM A500, GRADE B.
    - 2. BOLTS: ASTM A307
    - 3. WELDING ELECTRODES: E-70
  - C. **WOOD**
    - 1. LEFT-IN-PLACE LAGGING (1450psi MINIMUM) WHERE REQUIRED SHALL BE TREATED ROUGH TIMBER FOR GROUND CONTACT, DOUGLAS FIR #2 OR BETTER.
    - 2. COMMON NAILS, UNLESS OTHERWISE NOTED.

- III: DESIGN CRITERIA:**
- A. APPLICABLE CODE: CALIFORNIA BUILDING CODE, 2019 EDITION
  - B. DESIGN PARAMETERS PER GEOTECHNICAL ENGINEER

**GEOTECHNICAL ENGINEER:**

GEOTECNIA  
CONSULTING GEOTECHNICAL ENGINEERS  
2422 PROVIDENCE COURT  
WALNUT CREEK, CALIFORNIA 94596-6454  
(510) 913-1067  
LUIS@GEOTECNIA.COM  
WWW.GEOTECNIA.COM

PROJECT NUMBER: 21359

ABBREVIATIONS USED:  
T.O.B.: TOP OF BENCH  
T.O.C.: TOP OF CUT (VERTICAL FACE)  
B.O.E.: BOTTOM OF EXCAVATION  
B.O.F.: BOTTOM OF FOOTING (ASSUME BOE, UO.N.)  
B.O.P.: BOTTOM OF PIT  
B.O.S.: BOTTOM OF SLAB  
M.P.: MONITORING POINT  
(REFER TO MONITORING PROGRAM)  
T.T.S.: TOP OF TEMPORARY SLOPE  
B.T.S.: BOTTOM OF TEMPORARY SLOPE  
T.B.S.: TEMPORARY BENCHED SURFACE  
T.G.S.: TEMPORARY GRADED SURFACE

**DESIGN PARAMETERS (PAGE 8 & 9 OF GEOTECHNICAL REPORT)**

SOIL PRESSURE: 1.5pcf + 8H AT REST PRESSURE  
PASSIVE PRESSURE: 300pcf WITH AN ARCHING FACTOR OF 2.0 (3000PSF IN BEDROCK)  
BEARING PRESSURE: 3600psf  
COEFFICIENT OF FRICTION  $\mu = 0.5$

**MONITORING PROGRAM (BY OWNER)**

- 1. PRIOR TO SHORING WORK AT THE SITE, A VISUAL SHALL BE MADE AND PHOTOGRAPHS TAKEN (BY THE OWNER OR GENERAL CONTRACTOR) OF IMPROVEMENTS NEAR THE PLANNED SHORING, TO ESTABLISH EXISTING CONDITIONS. PHOTO SURVEY SHALL INCLUDE THE INTERIOR OF THE ADJACENT BUILDINGS.
  - 1.1. SHORING ENGINEER SHALL BE NOTIFIED TO ATTEND THE PRECONSTRUCTION BUILDING SURVEY OF ADJACENT BUILDINGS
  - 1.2. PROVIDE SHORING ENGINEER A COPY OF ALL PRECONSTRUCTION SURVEYS
  - 1.3. INSTALL CRACK MONITORS AT EXISTING CRACKS IN WALLS, SLABS, BEAMS OR OTHER STRUCTURAL ELEMENTS
- 2. ADJACENT BUILDINGS AS SHOWN ON PLAN SHALL BE MONITORED (SURVEYED) FOR HORIZONTAL AND VERTICAL MOVEMENT BY AN INDEPENDENT LICENSED LAND SURVEYOR OR QUALIFIED CIVIL ENGINEER (PROVIDED BY OWNER) AT THE FOLLOWING LOCATIONS
  - 2.1. THE FRONT AND BACK CORNER OF THE ADJACENT FOOTING AND AT EACH SECTION AS SHOWN ON PLAN
- 3. MONITORING POINTS SHALL BE SURVEYED FOR HORIZONTAL AND VERTICAL MOVEMENT AT THE FOLLOWING STAGES:
  - 3.1. PRIOR TO PRELIMINARY GRADING (ADJACENT PROPERTY TARGETS ONLY)
  - 3.2. AFTER INSTALLATION OF SECTION A LAGGING
  - 3.3. AFTER INSTALLATION OF SECTION B LAGGING
  - 3.4. AFTER INSTALLATION OF SECTION C LAGGING
  - 3.5. UPON COMPLETION OF GENERAL EXCAVATION
  - 3.7. ONCE A MONTH UNTIL COMPLETION OF FOUNDATION/RETAINING WALLS/FLOOR OCCUPANCY FOR A MIN OF 2 MONTHS
- 4. THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY ONE DESIGN AND THE GEOTECHNICAL ENGINEER IF ANY LATERAL DEFLECTIONS/SETTLEMENTS ARE APPROACHING THE RECOMMENDED LIMITS
- 5. SURVEY MONITORING RESULTS SHALL BE SUBMITTED TO ONE DESIGN AND THE GEOTECHNICAL ENGINEER WITHIN 48HRS OF FIELD MEASUREMENTS
- 6. ADDITIONAL SURVEY MEASUREMENTS DURING OR AFTER CONSTRUCTION SHALL BE MADE IF REQUESTED BY ONE DESIGN OR THE GEOTECHNICAL ENGINEER.
- 7. DURING SHORING AND NEW CONSTRUCTION THE GENERAL CONTRACTOR SHALL VISUALLY MONITOR THE SHORING SYSTEM AND NEARBY IMPROVEMENTS ON A DAILY BASIS FOR INDICATIONS OF MOVEMENT OR DISTRESS. THE GENERAL CONTRACTOR SHALL STOP EXCAVATION OPERATIONS AND BACKFILL AGAINST THE EXCAVATION FACE IF LOSS OF GROUND, DEFLECTION, OR DISTRESS OF THE SHORING SYSTEM OR ADJACENT IMPROVEMENTS IS OBSERVED. GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SHORING ENGINEER OF OBSERVED DISTRESS OR MOVEMENT.
- 8. MAXIMUM ALLOWABLE MOVEMENT FOR TEMPORARY SHORING
  - 8.1. THE GROUND SURFACE BETWEEN THE TEMPORARY SHORING WALL SHOULD BE LIMITED TO 1/4 INCH AT THE TOP OF THE WALL
  - 8.2. LATERAL DEFLECTION FOR LAGGING AND THE SHORING WALL SHOULD BE LIMITED TO 3/8 INCH
- 9. MINIMUM SETTLEMENT/LATERAL DEFLECTION READING INTERVAL:
  - 9.1. AT LEAST ONCE EVERY WEEK DURING SHORING AND EXCAVATION OPERATIONS AND AT THE COMPLETION OF EACH SECTION
  - 9.2. ONCE MONTHLY UNTIL THE PERMANENT WALLS HAVE BEEN CONSTRUCTED AND ANY INTERMEDIATE FLOORS IN BETWEEN THE PERMANENT WALLS HAVE BEEN COMPLETED

- SEQUENCE OF WORK:**
- 1. DIG POT HOLES TO FIND THE BOTTOM OF THE ADJACENT FOUNDATION IN THE SECTION AS NEXT TO THE ADJACENT PROPERTY'S FOUNDATION. DETERMINE THE DEPTH AND CONDITION OF THE NEIGHBOR'S FOOTING BEFORE COMMENCING ANY FURTHER WORK. ENGINEER SHALL INSPECT AND IF THE BOTTOM OF THE PROPOSED EXCAVATION WILL BE BELOW THE BOTTOM OF THE ADJACENT FOUNDATION A LOT LINE SURVEY AND MONITORING SHALL BE REQUIRED PER THE MONITORING PROGRAM.
  - 2. CONDUCT A LOT LINE SURVEY OF THE ADJACENT PROPERTY AND INSTALL MONITORING POINTS. SURVEY SHALL BE CONDUCTED BY A LICENSED SURVEYOR AND MONITORING SHALL BE CARRIED OUT CONTINUOUSLY DURING CONSTRUCTION. ANY EXISTING CRACKS AND ENCROACHMENTS SHALL BE DOCUMENTED AND RECORDED AND THE SUBJECT NEIGHBOR NOTIFIED. REFER TO MONITORING PROGRAM ON SHEET SH1.0.
  - 3. SECURE STREET SPACE AND CORDON OFF SIDEWALK AS REQUIRED (NECESSARY STREET SPACE AND ENCROACHMENT PERMITS SHALL BE OBTAINED BY PROJECT SPONSOR)
  - 4. CONTRACTOR TO CONTACT 811 & REMOVE/RELOCATE ANY EXISTING UTILITIES AS REQUIRED
  - 5. REMOVE SHRUB AND DEBRIS FROM THE ENTIRE SITE. PROVIDE ACCESS RAMP FROM STREET WHERE REQUIRED.
  - 6. COMMENCE EXCAVATION OF SECTION 'A' PITS AS SHOWN ON PLAN
    - A. CAREFULLY EXCAVATE THE PIT DOWN, 2 BOARDS AT A TIME. IF UNRAVELLING OF SOIL OCCURS, IMMEDIATELY GROUT BEHIND THE LAGGING FILLING ANY VOIDS, ENSURING THE SOIL IS TIGHT AGAINST THE BACK OF THE LAGGING. PROCEED TO THE NEXT STEP AFTER THIS GROUT HAS SUFFICIENTLY CURED
    - B. REPEAT STEP BA, 2 BOARDS AT A TIME UNTIL THE BOTTOM OF THE EXCAVATION (B.O.E.) IS REACHED
    - C. IN ROCK EXCAVATE TO BOE AND INSTALL LAGGING AND FILL ANY OVERBREAK BEHIND LAGGING WITH GROUT TO ENSURE ANY VOIDS BEHIND LAGGING ARE FILLED, ROCK AND BEDDING PLANES TO BE CONFIRMED BY GEOTECHNICAL ENGINEER
    - D. ENGINEER TO INSPECT AND APPROVE
  - 7. CAST AND POUR THE PIT PER STRUCTURAL DETAILS
  - 8. MONITOR ALL SURVEY POINTS PER THE MONITORING PROGRAM
  - 9. LET SECTION A CURE FOR A MINIMUM OF 7 DAYS
  - 10. ONCE APPROVED BY ONE DESIGN, REPEAT STEP C-9 FOR SECTIONS B, C, UNTIL THE RETAINING WALL IS COMPLETED. MONITOR ALL SURVEY POINTS AFTER EACH SECTION IS COMPLETE PER THE MONITORING PROGRAM.

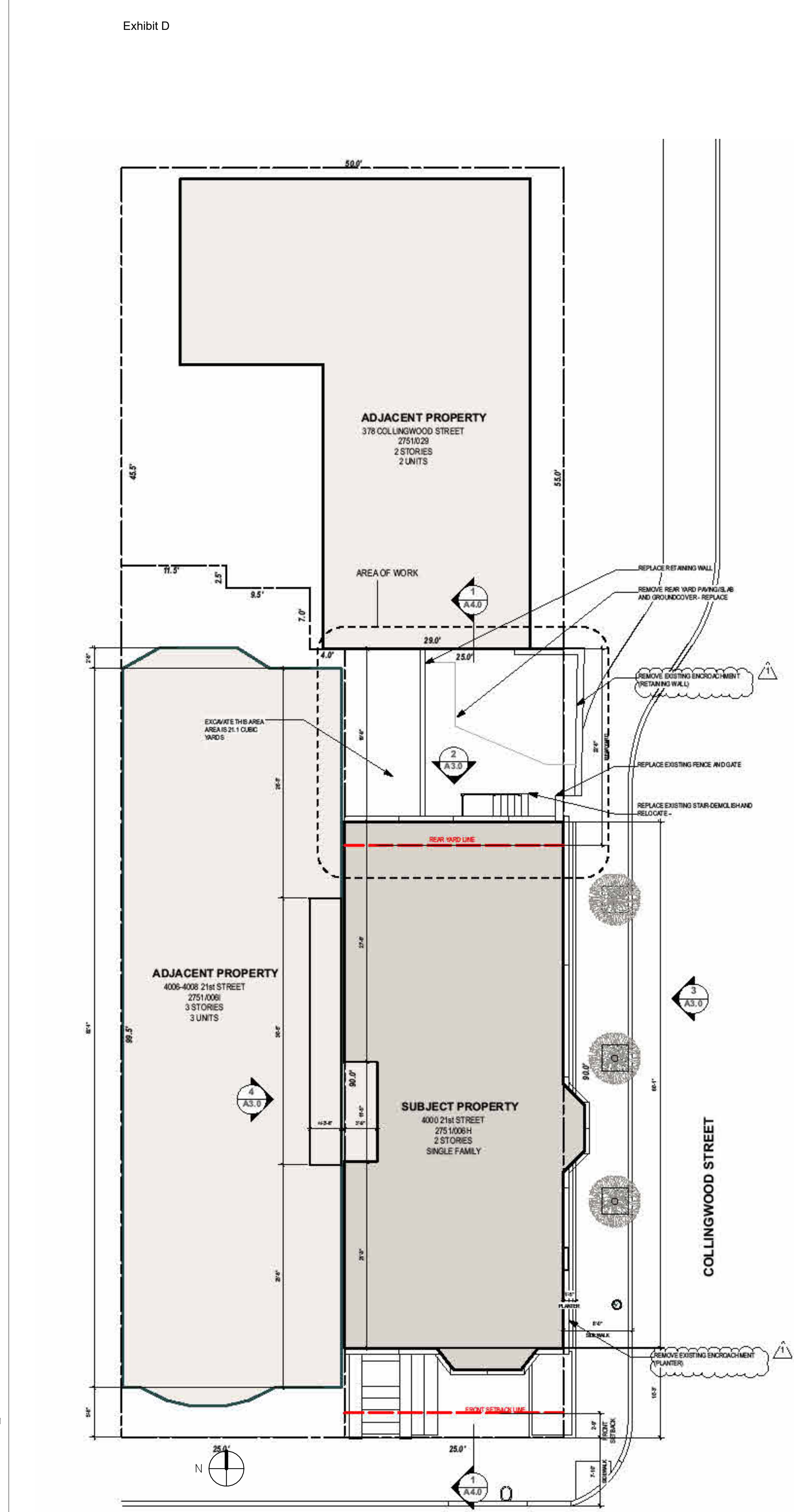
ABBREVIATIONS USED:  
T.O.B.: TOP OF BENCH  
T.O.C.: TOP OF CUT (VERTICAL FACE)  
B.O.E.: BOTTOM OF EXCAVATION  
B.O.F.: BOTTOM OF FOOTING (ASSUME BOE, UO.N.)  
B.O.P.: BOTTOM OF PIT  
B.O.S.: BOTTOM OF SLAB  
M.P.: MONITORING POINT  
(REFER TO MONITORING PROGRAM)  
T.T.S.: TOP OF TEMPORARY SLOPE  
B.T.S.: BOTTOM OF TEMPORARY SLOPE  
T.B.S.: TEMPORARY BENCHED SURFACE  
T.G.S.: TEMPORARY GRADED SURFACE

**PROJECT SPECIFIC NOTES:**

ALL SITE GRADING, FOUNDATION EXCAVATIONS, BACKFILL, SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THESE PLANS. THE CONTRACTOR SHOULD COORDINATE ALL SUCH WORK WITH ONE DESIGN & GEOTECHNICAL ENGINEER SO THAT THE NECESSARY INSPECTIONS AND ON-SITE CONSTRUCTION REVIEWS CAN BE MADE. ONE DESIGN & GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO OUR REQUIRED SITE OBSERVATIONS OF FOUNDATION EXCAVATIONS

**DESIGN PARAMETERS (PAGE 8 & 9 OF GEOTECHNICAL REPORT)**

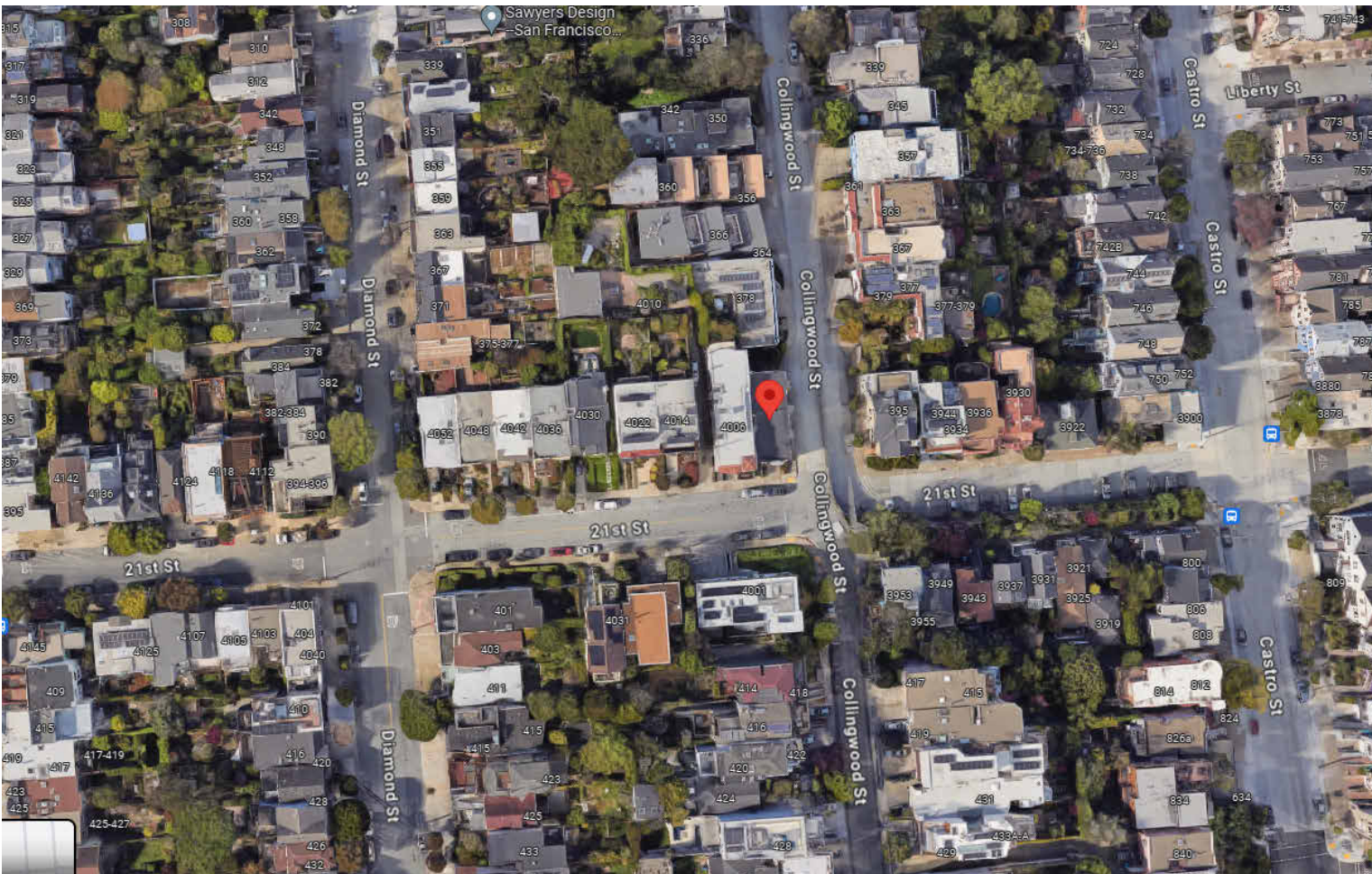
SOIL PRESSURE: 1.5pcf + 8H AT REST PRESSURE  
PASSIVE PRESSURE: 300pcf WITH AN ARCHING FACTOR OF 2.0 (3000PSF IN BEDROCK)  
BEARING PRESSURE: 3600psf  
COEFFICIENT OF FRICTION  $\mu = 0.5$



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

**SHEET INDEX**

- SHO.0 SHORING COVER SHEET AND GENERAL NOTES
  - SHO.1 S19 CHECKLIST AND SPECIAL INSPECTIONS
  - SH1.1 SHORING AND SEQUENCING PLAN
  - SH3.1 SHORING & SEQUENCING DETAILS
- Total sheets: 4



**SITE LOCATION MAP**

PROJECT DESCRIPTION	
FOUNDATION SEQUENCING AND TEMPORARY SHORING FOR RETAINING WALL AS APPROVED UNDER PA 2022 1117678&8	
PROJECT INFO	
OWNER:	RADU ROMAN
PROJECT CONTACT:	ONE DESIGN 2845 CALIFORNIA STREET SAN FRANCISCO, CA 94115 (415) 828-4412 info@onedesignsf.com
AUTHORITY :	CITY AND COUNTY OF SAN FRANCISCO
APPLICABLE CODE:	2022 CALIFORNIA BUILDING CODE WITH 5FBC AMENDMENTS
BLOCK / LOT:	2751/006H
LOT SIZE:	2250 SF
YEAR BUILT:	1928
ZONING DISTRICT:	RH-2
OCCUPANCY:	R-3
CONSTR. TYPE:	V-B
HEIGHT & BULK:	40X
SRINKLER STATUS:	UNSPRINKLED (THROUGHOUT)
NUMBER OF STORIES	EXISTING: 2 PROPOSED: 2
NUMBER OF UNITS	EXISTING: 1 PROPOSED: 1
SQUARE FOOTAGE	CONDITIONED EXISTING: 1448 SF PROPOSED: 1448 SF

**Retrofits Remodels Design**

**ONE**

2845 California St  
San Francisco, CA 94115  
(415) 828-4412  
info@onedesignsf.com



**FOUNDATION SEQUENCING**  
4000 21 ST STREET  
RADU ROMAN

no.	description	date

drawn by: **EON**

set type: **PERMIT PLANS**

sheet content: **SHORING COVER SHEET AND GENERAL NOTES**

sheet no.: **SHO.0**

project number: **2411**

date: **04/25/2024**





**NOTICE**

**SPECIAL INSPECTION REQUIREMENTS**

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition to* the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or 628-652-3407. If there are any field problems regarding special inspection, please call your District Building Inspector or 628-652-3400 Ext 1.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. *The permit will not be finalized without compliance with the special inspection requirements.*

**STRUCTURAL OBSERVATION REQUIREMENTS**

Structural observation shall be provided as required per Section 1704.6. The building permit will not be finalized without compliance with the structural observation requirements.

**Special Inspection Services Contact Information**

1. Telephone: (628) 652-3407
2. Email: [dbi.specialinspections@sfgov.org](mailto:dbi.specialinspections@sfgov.org)
3. In person: 49 South Van Ness Ave – Suite 400

**Note:** We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

**Special Inspection Services**  
49 South Van Ness Ave – Suite 400 – San Francisco CA 94103  
Office (628) 652-3407 – [www.sfdbi.org](http://www.sfdbi.org) Updated 10/05/2020



Attachment A

**SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST**

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 4000 21ST STREET APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_\_  
OWNER NAME \_\_\_\_\_ OWNER PHONE NO. (\_\_\_\_) \_\_\_\_\_

1: PROPERTY LOCATION		3: PROPOSED CONSTRUCTION	
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
2: AVERAGE SLOPE OF PROPERTY		GRADING, INCLUDING EXCAVATION OR FILL OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE <i>(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)</i>	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
		CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:	
		RETAINING WALL:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
		OTHERS: _____	YES <input type="checkbox"/> NO <input type="checkbox"/>

**SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES**

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: EREVAN O'NEILL  
Engineer/Architect of Record



415 828 4412 Telephone  
[info@onedesignsf.com](mailto:info@onedesignsf.com) Email

Signature \_\_\_\_\_ Date \_\_\_\_\_

**SPECIAL INSPECTION AND STRUCTURAL OBSERVATION**

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS 4000 21ST STREET APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_\_  
OWNER NAME RADU ROMAN OWNER PHONE NO. (\_\_\_\_) \_\_\_\_\_

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

- |   |   |  |
|---|---|--|
| 1. <input type="checkbox"/> Concrete (Placement & sampling)                           | 6. <input type="checkbox"/> High-strength bolting   | 18. Bolts installed in existing concrete or masonry:   |
| 2. <input type="checkbox"/> Bolts installed in concrete                               | 7. <input type="checkbox"/> Structural masonry  | <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry   |
| 3. <input type="checkbox"/> Special moment - Raising concrete frame                   | 8. <input type="checkbox"/> Reinforced gypsum concrete  | <input type="checkbox"/> Pull-torque tests per SFBC Sec. 1607C & 1611C   |
| 4. <input type="checkbox"/> Reinforcing steel and prestressing tendons                | 9. <input type="checkbox"/> Insulating concrete fill  | 19. <input type="checkbox"/> Shear walls and floor systems used as shear diaphragms  |
| 5. Structural welding:  | 10. <input type="checkbox"/> Spray-on fireproofing  | 20. <input type="checkbox"/> Holdowns  |
| A. Periodic visual inspection   | 11. <input type="checkbox"/> Piling, drilled piers and caissons                                 | 21. Special cases:   |
| <input type="checkbox"/> Single pass fillet welds 5/16" or smaller                    | 12. <input type="checkbox"/> Shotcrete  | <input type="checkbox"/> Shoring   |
| <input type="checkbox"/> Steel deck   | 13. <input checked="" type="checkbox"/> Special grading, excavation and filling (Geo. Engineer) | <input type="checkbox"/> Underpinning <input type="checkbox"/> Not affecting adjacent property   |
| <input type="checkbox"/> Welded studs   | 14. <input type="checkbox"/> Smoke-control system   | <input type="checkbox"/> Affecting adjacent property: PA _____   |
| <input type="checkbox"/> Cold formed studs and joints                                 | 15. <input type="checkbox"/> Demolition   | <input type="checkbox"/> Others _____  |
| <input type="checkbox"/> Stair and railing systems                                    | 16. <input type="checkbox"/> Exterior Facing  | 22. <input type="checkbox"/> Crane safety (Apply to the operation of tower cranes on high-rise building) (Section 1705.22)                 |
| <input type="checkbox"/> Reinforcing steel  | 17. Retrofit of unreinforced masonry buildings:   | 23. <input checked="" type="checkbox"/> Other: "As recommended by professional of record" _____<br>_____ monitoring points & tagging _____ |
| B. Continuous visual inspection and NDT (Section 1704)                                | <input type="checkbox"/> Testing of mortar quality and shear tests                              |  |
| <input type="checkbox"/> All other welding (NDT exception: Fillet weld)               | <input type="checkbox"/> Inspection of repointing operations                                    |  |
| <input type="checkbox"/> Reinforcing steel, and <input type="checkbox"/> NDT required | <input type="checkbox"/> Installation inspection of new shear bolts                             |  |
| <input type="checkbox"/> Moment-resisting frames                                      | <input type="checkbox"/> Pre-installation inspection for embedded                               |  |
| <input type="checkbox"/> Others _____   | <input type="checkbox"/> Pull-torque tests per SFBC Sec. 1607C & 1611C                          |  |
| 24. Structural observation per Sec. 1704.6 (SFBC) for the following:                  | <input checked="" type="checkbox"/> Foundations   | <input type="checkbox"/> Steel framing   |
| <input type="checkbox"/> Concrete construction  | <input type="checkbox"/> Masonry construction   | <input type="checkbox"/> Wood framing  |
| <input checked="" type="checkbox"/> Other: BRICKMASON                                 |   |  |
| 25. Certification is required for: <input type="checkbox"/> 1 Gb-inn components       |   |  |
| 26. <input type="checkbox"/> Finestops in high-rise building                          |   |  |

Prepared by: EREVAN O'NEILL Phone: (415) \_\_\_\_\_ ) 828-4412  
Engineer/Architect of Record

Required information:  
FAX: (\_\_\_\_) \_\_\_\_\_ Email: [info@onedesignsf.com](mailto:info@onedesignsf.com)

Review by: \_\_\_\_\_ Phone: (628) 652-\_\_\_\_\_  
DBI Engineer or Plan Checker

**APPROVAL (Based on submitted reports.)**

DATE \_\_\_\_\_ DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:  
Special Inspection Services (628) 652-3407, or, [dbi.specialinspections@sfgov.org](mailto:dbi.specialinspections@sfgov.org)

Updated 10/05/2020

INFORMATION SHEET S-19

ATTACHMENT A

**FOR DBI USE ONLY**

**ASSIGNMENT OF REVIEW TIER**

**EXEMPTED: Reports per Section E and Third Party Peer Review Not Required**

If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

**TIER I: Reports per Section E Required but Third Party Peer Review Not Required**

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

**TIER II: Reports per Section E and Third Party Peer Review Required**

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

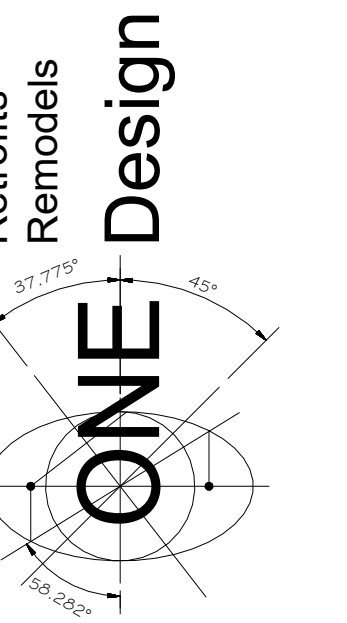
If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

**TIER III: Structural Advisory Committee (SAC) Review**

If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: \_\_\_\_\_ DBI Plan Review Engineer Phone: (415) \_\_\_\_\_

Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2845 California St  
San Francisco, CA 94115  
(415) 828-4412  
[info@onedesignsf.com](http://info@onedesignsf.com)



FOUNDATION SEQUENCING  
400021 ST STREET  
RADU ROMAN

Project:  
revisions:  
no. description date

drawn by:  
Author

set type:  
PERMIT PLANS

sheet content:  
S19  
CHECKLIST  
AND SPECIAL  
INSPECTIONS

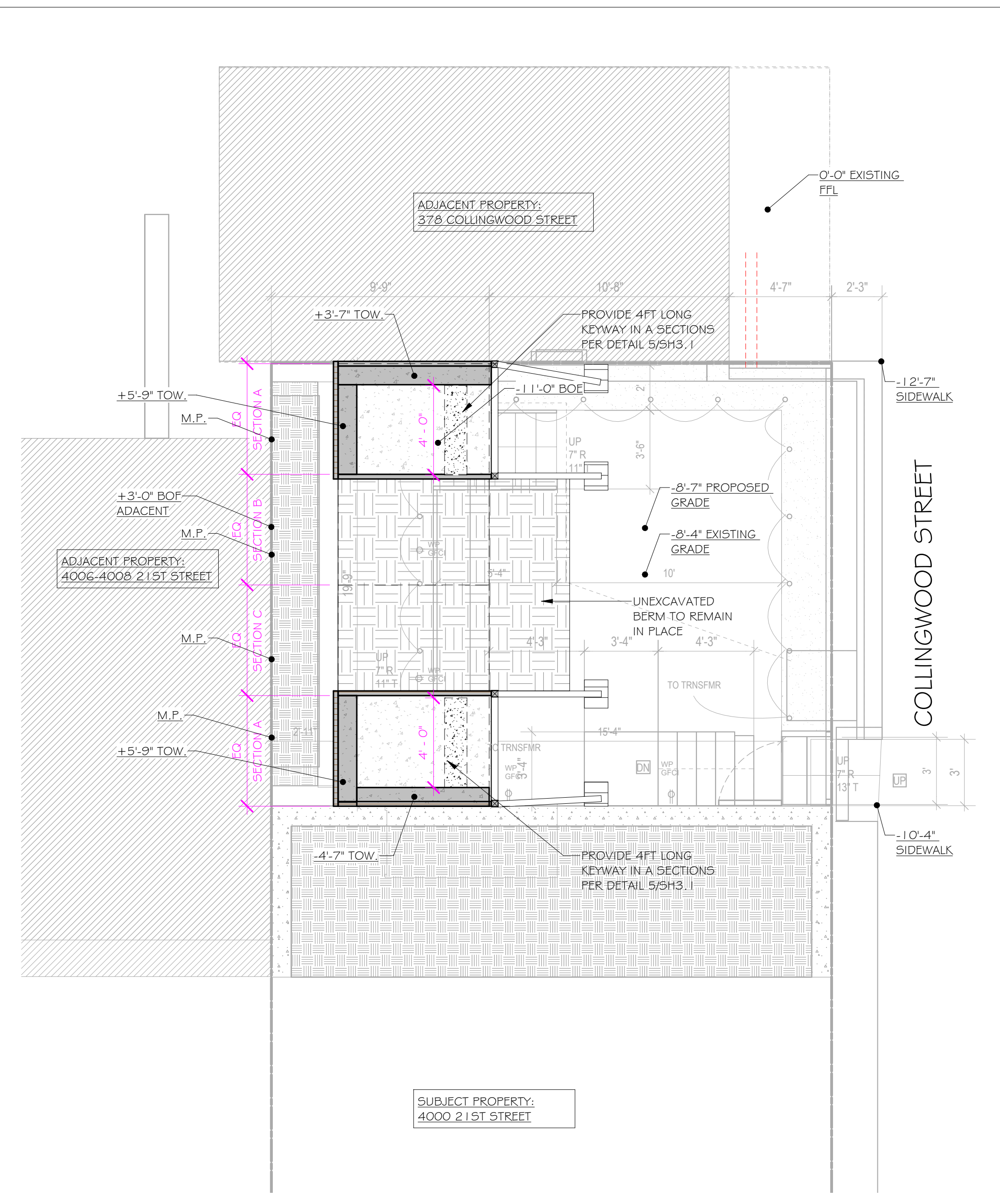
sheet no.:

SHO.1

project number:  
2411

date:  
04/25/2024





1 SHORING PLAN PHASE A  
1/4" = 1'-0"

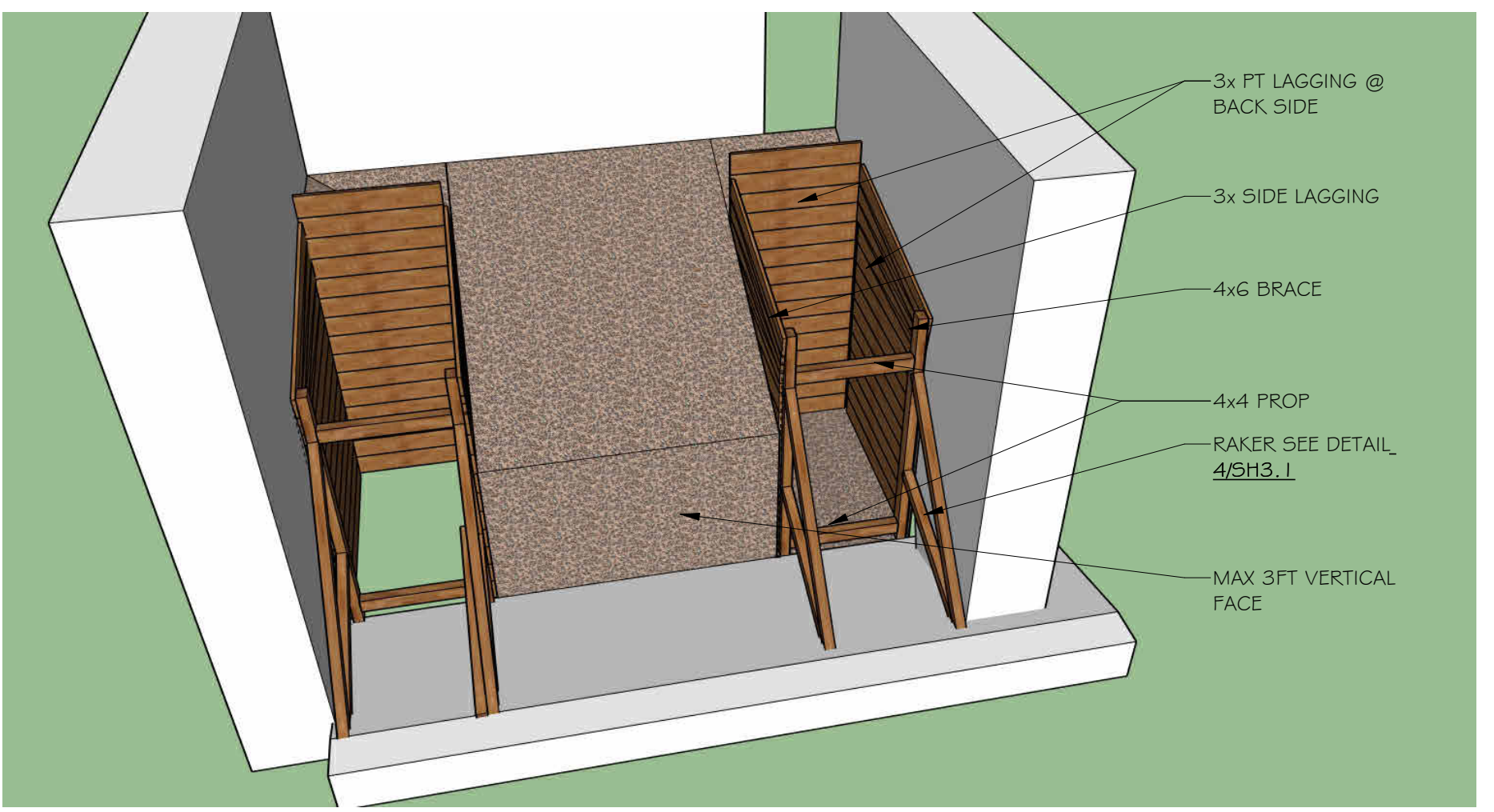
**EXCAVATION AND GEOTECHNICAL NOTES:**

- ALL PIT DEPTHS SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER. FINAL DEPTHS TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER. REFER TO DETAIL 1/SH3.1
- ALL LAGGING SHALL BE INSPECTED BY THE SHORING ENGINEER. WATERPROOFING AND COORDINATION OF WATERPROOFING DETAILS SHALL BE BY AN OUTSIDE CONSULTANT. ANY OVERBREAK OR SLOUGHING OF SOIL BEHIND LAGGING SHALL BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR, FAILURE TO DO SO COULD RESULT IN UNEXPECTED SETTLEMENT OF SOILS BEHIND THE LAGGING
- MONITORING OF ADJACENT PROPERTIES SHALL BE UNDERTAKEN BY THE PROJECT SPONSOR IN ACCORDANCE WITH THE MONITORING PROGRAM OUTLINED ON SHEET SHO.0
- ANY VOIDS BEHIND LAGGING ARE TO BE IMMEDIATELY FILLED WITH GROUT. SEE SHEET SHO.0 FOR GROUT SPECIFICATIONS. SOIL NOT PERMITTED FOR BACKFILL. GEOTECHNICAL ENGINEER OR GEOLOGIST ARE REQUIRED TO BE ON SITE FOR SUPERVISION DURING ALL DRILLING & EXCAVATION WORK

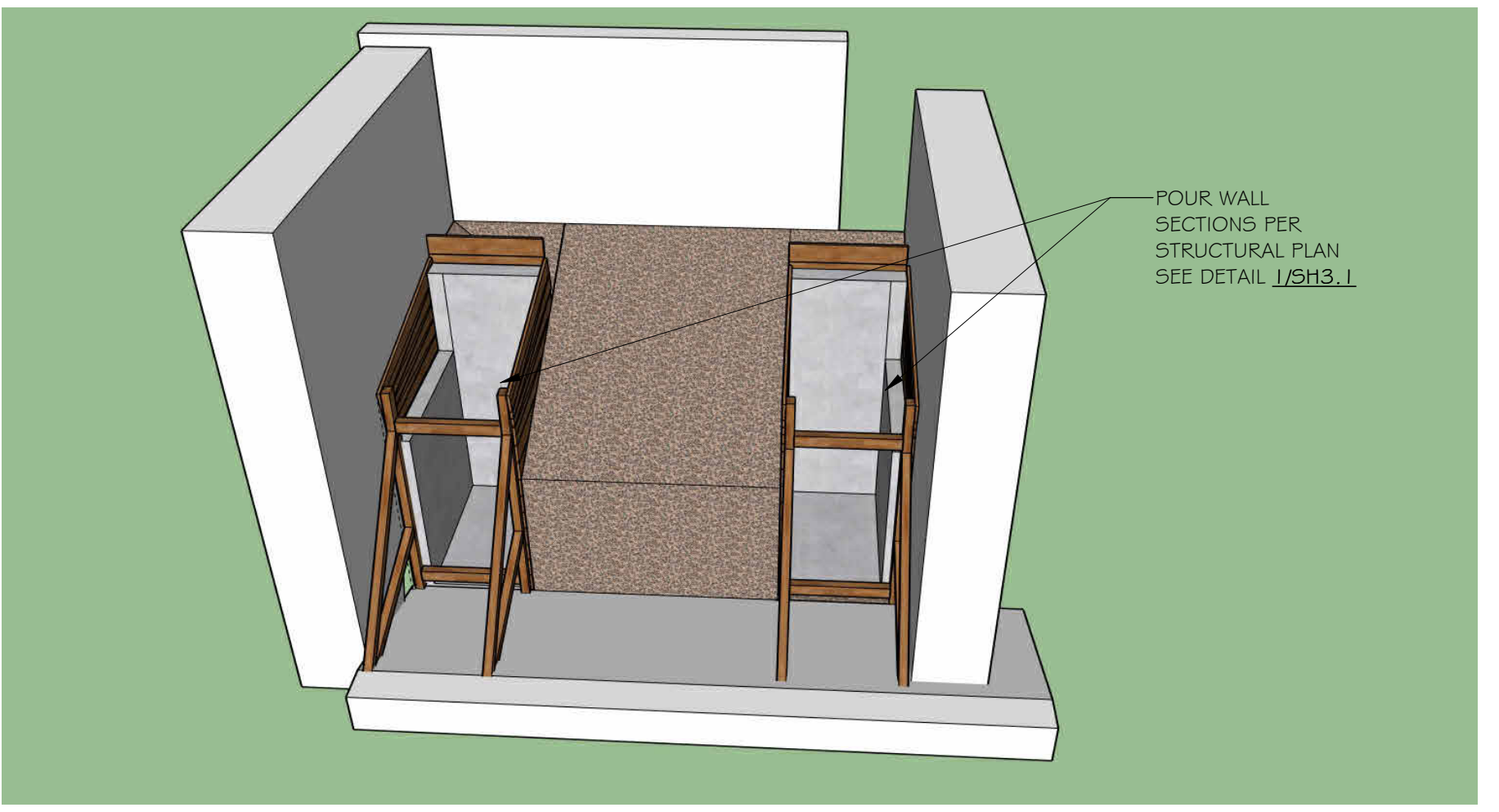
- ALL WORK PROPOSED IN THESE PLANS SHALL BE CAREFULLY COORDINATED WITH THE PERMANENT STRUCTURE AND THE STRUCTURAL ENGINEER
- REFER TO OTHER DRAWINGS FOR WATERPROOFING SPECIFICATIONS AND SEQUENCING AND LAPPING
- THE SHORING CONTRACTOR SHALL CARRY OUT THIS WORK UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER AND SHALL MAKE NECESSARY AMENDMENTS WHERE REQUIRED BY THE GEOTECHNICAL ENGINEER OR ONE DESIGN DURING THE WORKS.
- REFER TO PLANS DATED 07-17-23 PREPARED BY KNOCK ARCHITECTURE AND DESIGN
- REFER TO PLANS DATED 02-01-23 PREPARED BY ENERTIA DESIGNS FOR STRUCTURAL DETAILS AND SPECIFICATIONS
- THE ZERO DATUM IS THE GARAGE FLOOR OF THE SUBJECT PROPERTY AS SHOWN ON THE ARCHITECTURAL PLANS

CONTRACTOR SHALL PROVIDE TEMPORARY DEWATERING AS REQUIRED DURING CONSTRUCTION. WHERE GROUNDWATER IS ENCOUNTERED, IT SHALL BE SUFFICIENTLY COLLECTED AND PUMPED TO A NEARBY STORMDRAIN. ALL HOUSE SHORING BY CONTRACTOR

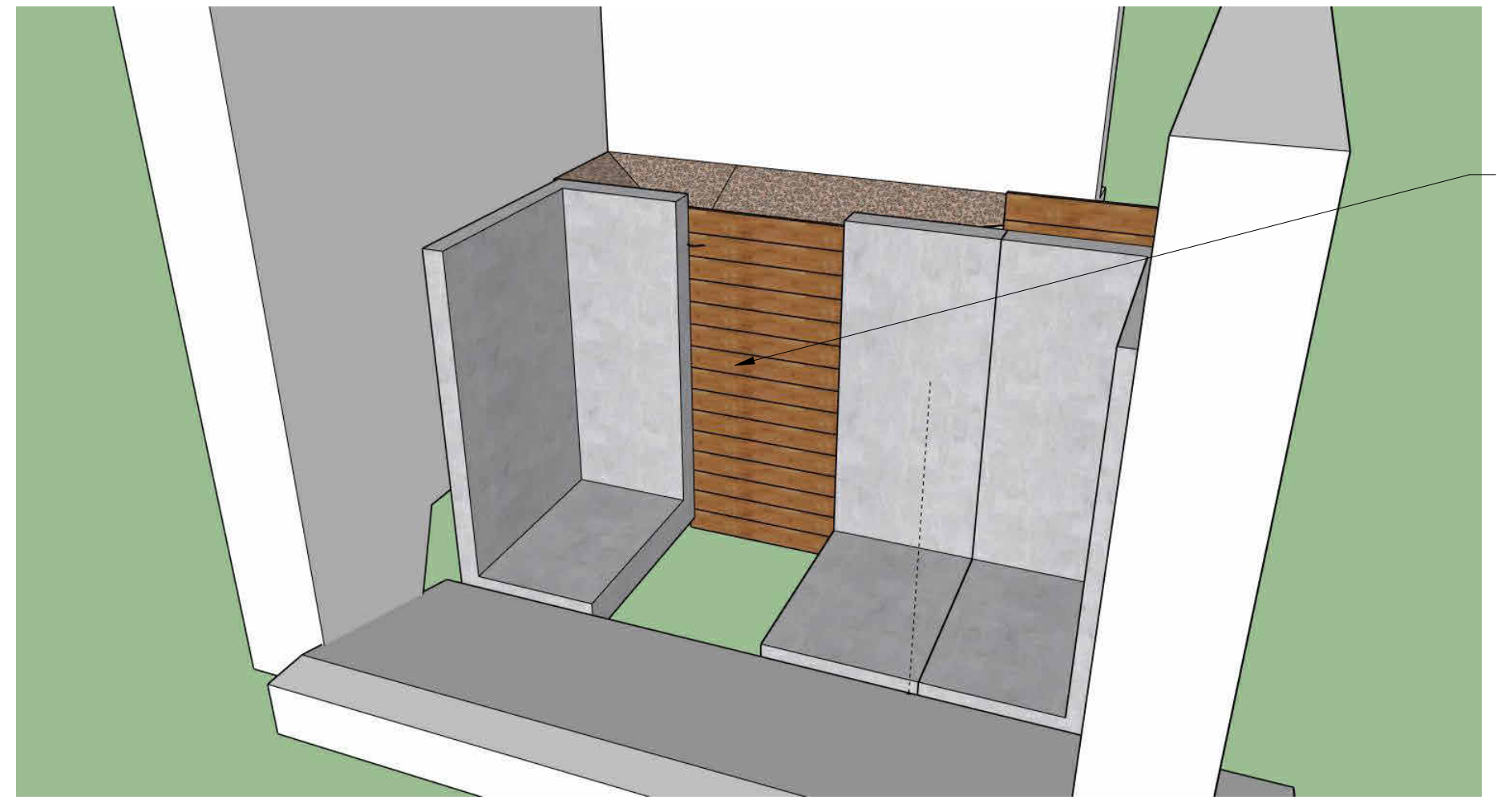
REFER TO SHEET SHO.0 FOR LEGEND AND GENERAL NOTES.



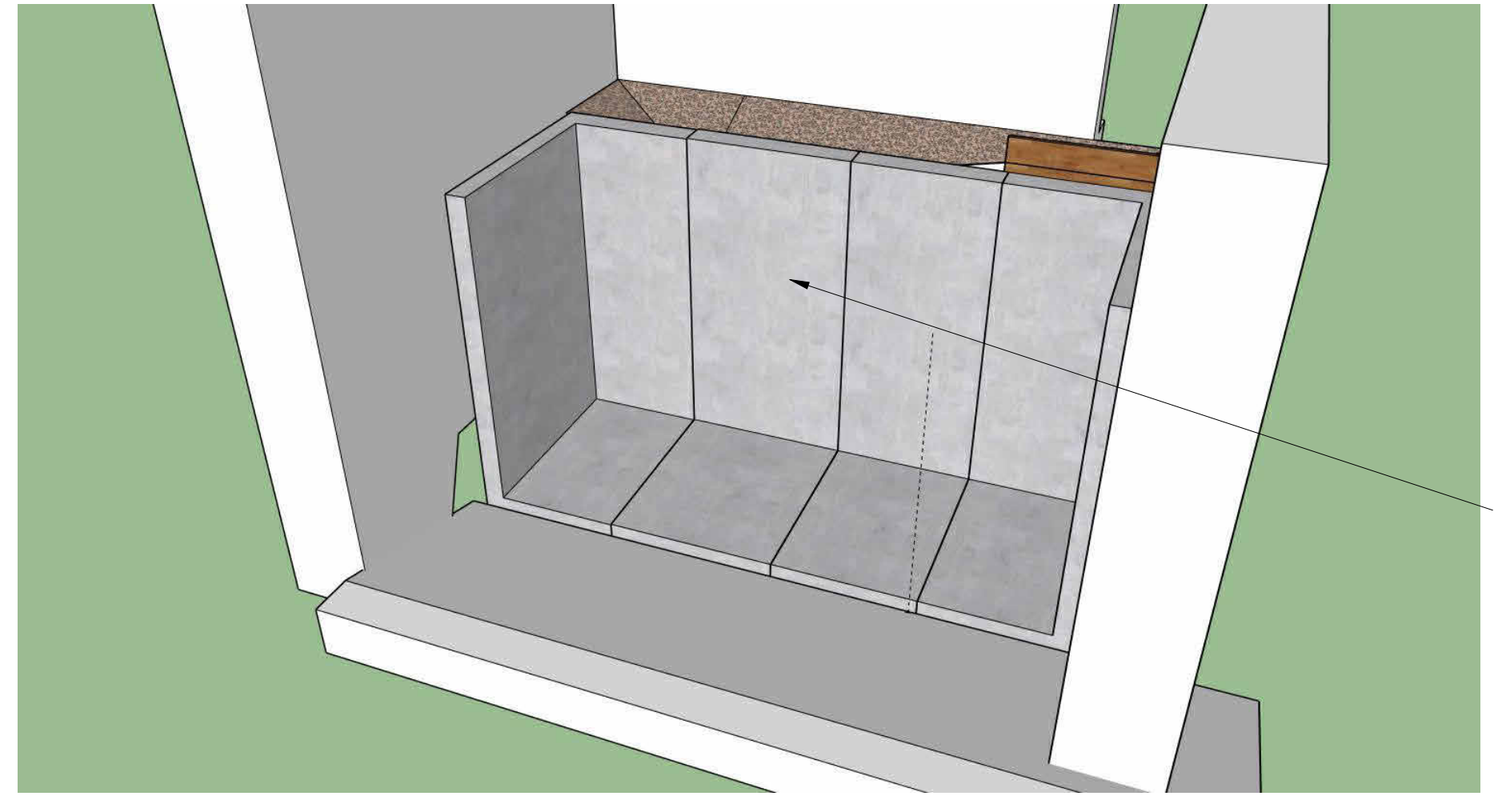
PHASE A LAGGED SECTIONS



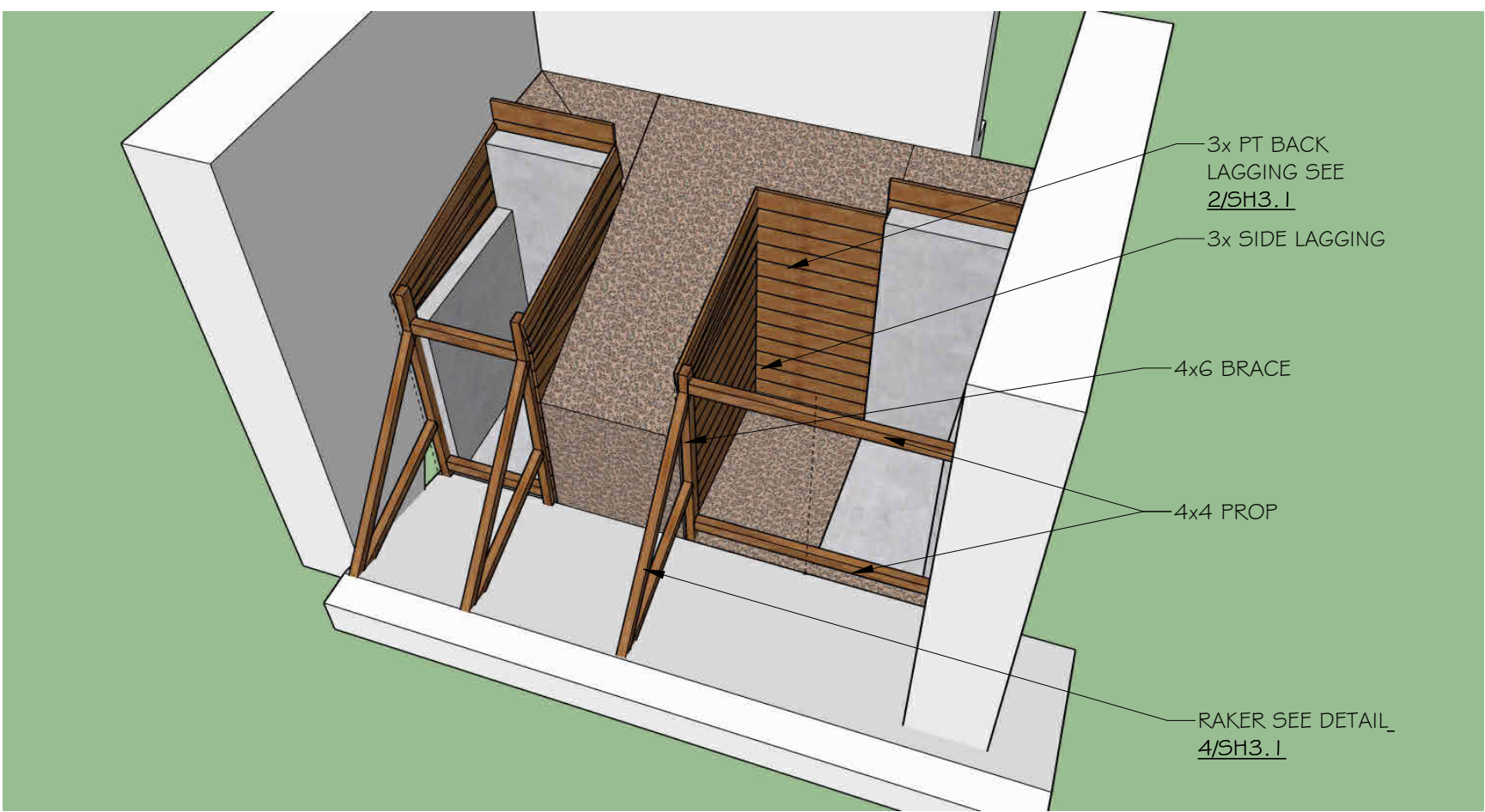
PHASE A COMPLETED SECTIONS



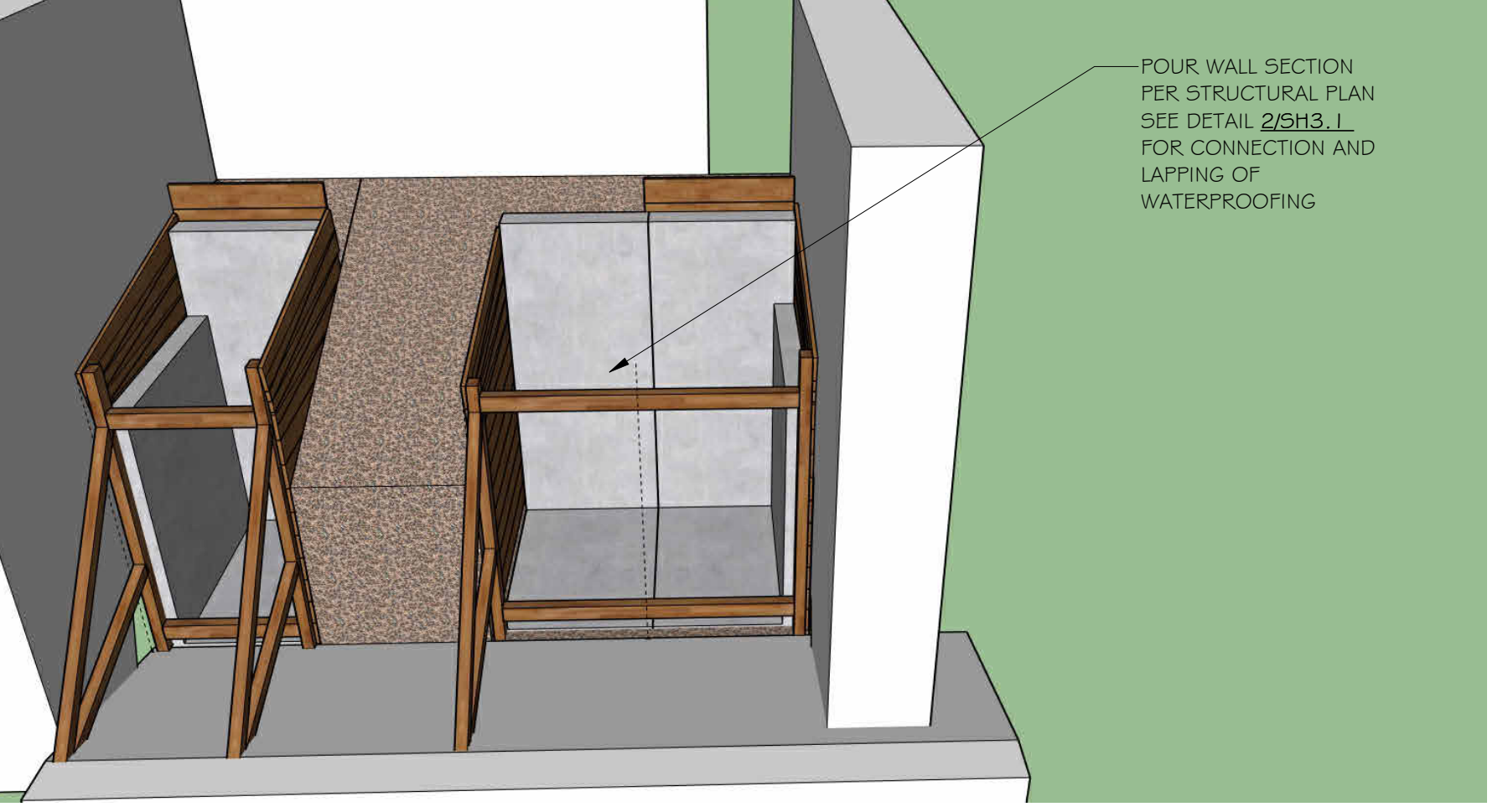
PHASE C COMPLETED SECTIONS



PHASE C COMPLETED SECTIONS



PHASE B LAGGED SECTIONS



PHASE B COMPLETED SECTIONS

**SEQUENCE OF WORK**

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**ABBREVIATIONS USED:**

- T.O.B.: TOP OF BENCH
- T.O.C.: TOP OF CUT (VERTICAL FACE)
- B.O.E.: BOTTOM OF EXCAVATION
- B.O.F.: BOTTOM OF FOOTING (ASSUME BOE. UON.)
- B.O.P.: BOTTOM OF PIT
- B.O.S.: BOTTOM OF SLAB
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- T.G.S.: TEMPORARY GRADED SURFACE



FOUNDATION SEQUENCING  
400021 ST STREET  
RADU ROMAN

no.	description	date

drawn by: EON

set type: PERMIT PLANS

SHORING AND SEQUENCING PLAN

sheet no.: SH1.1

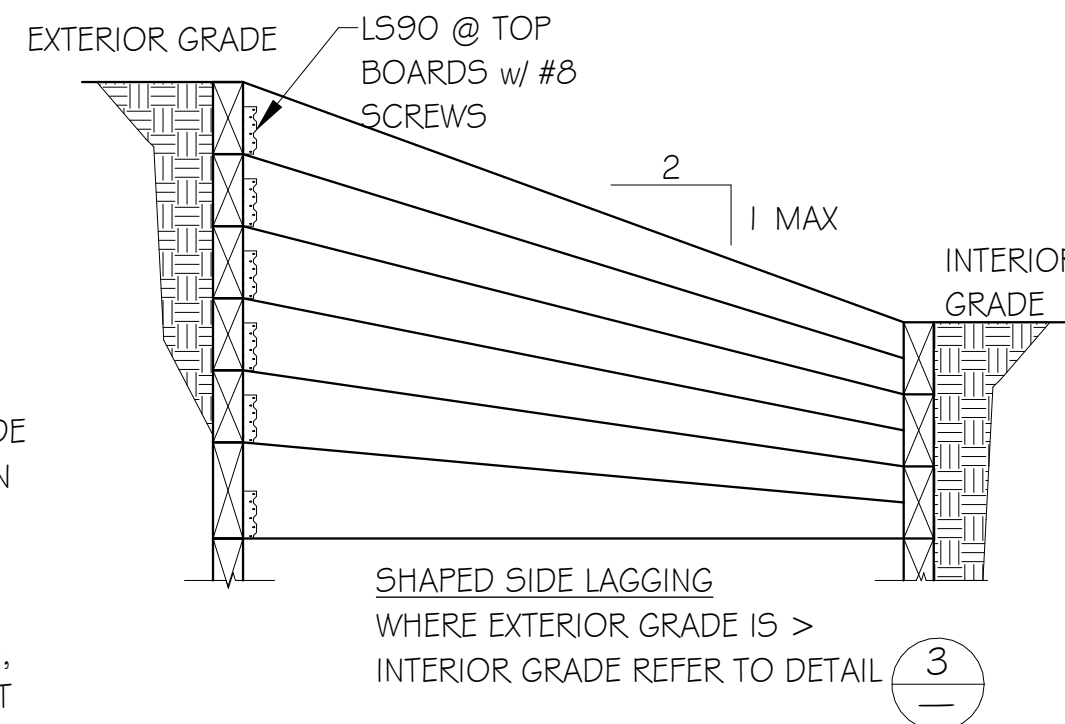
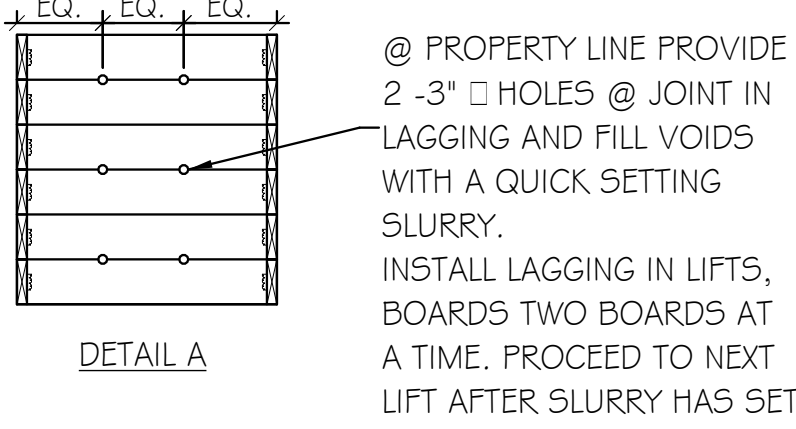
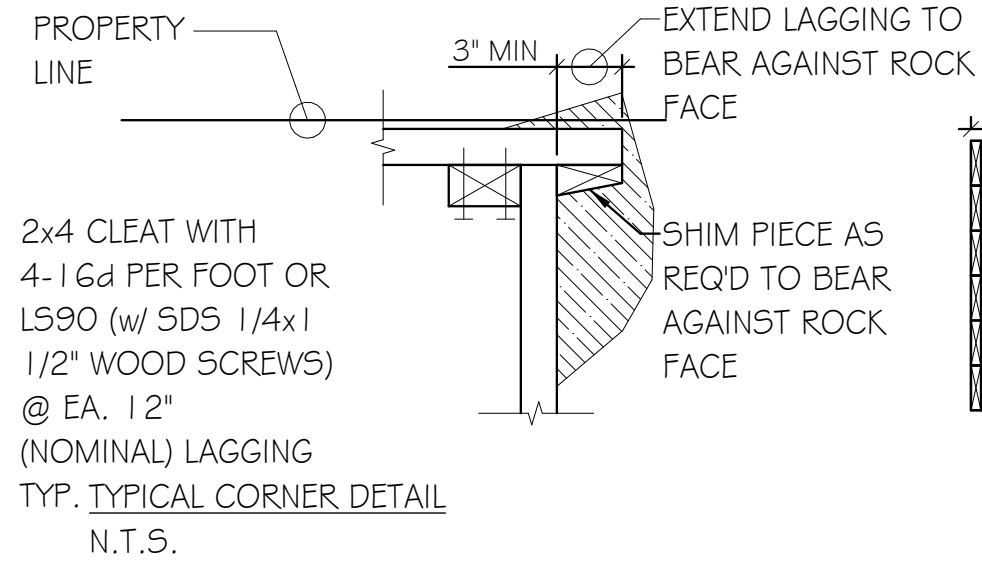
project number: 2411

date: 04/25/2024

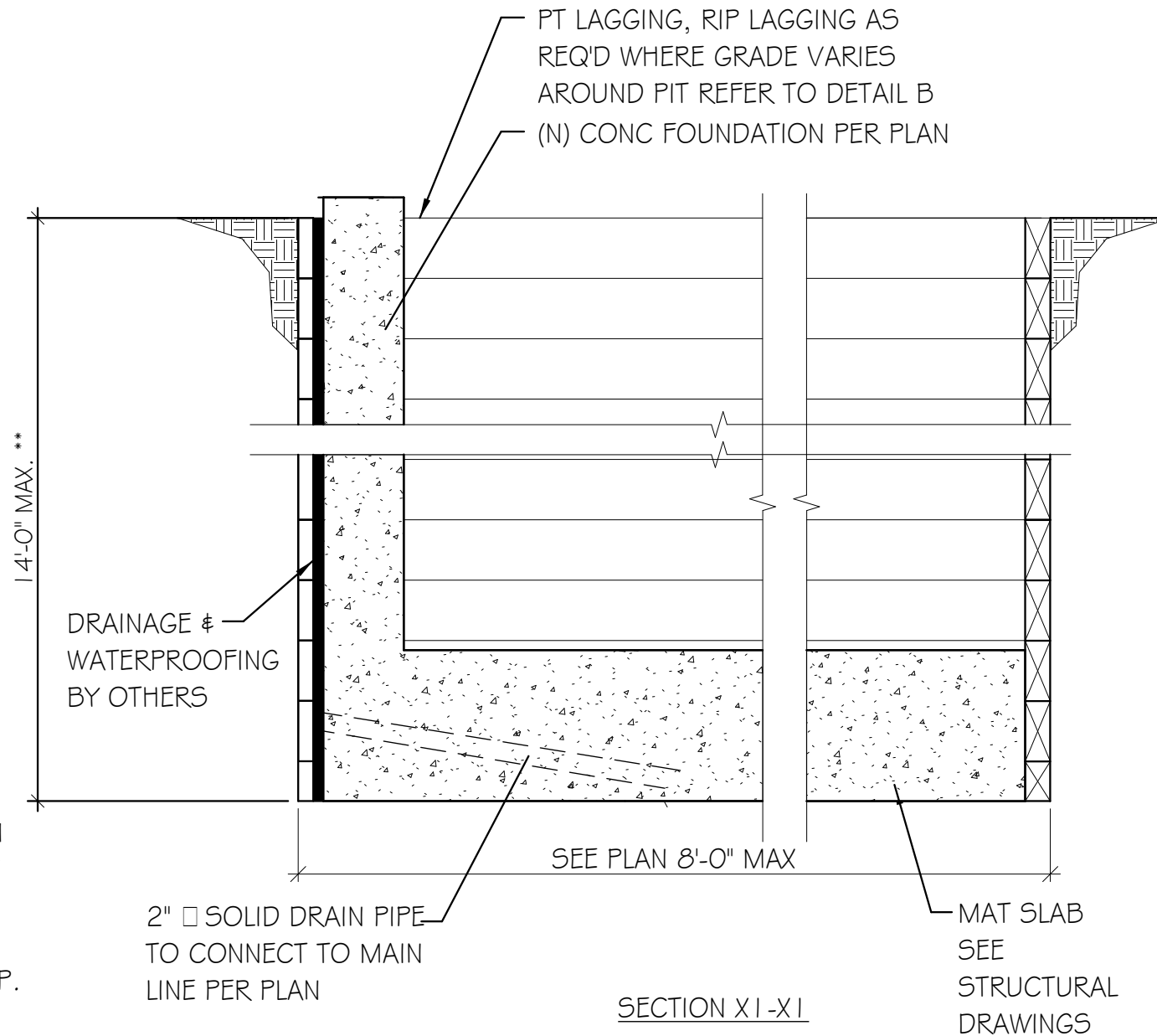
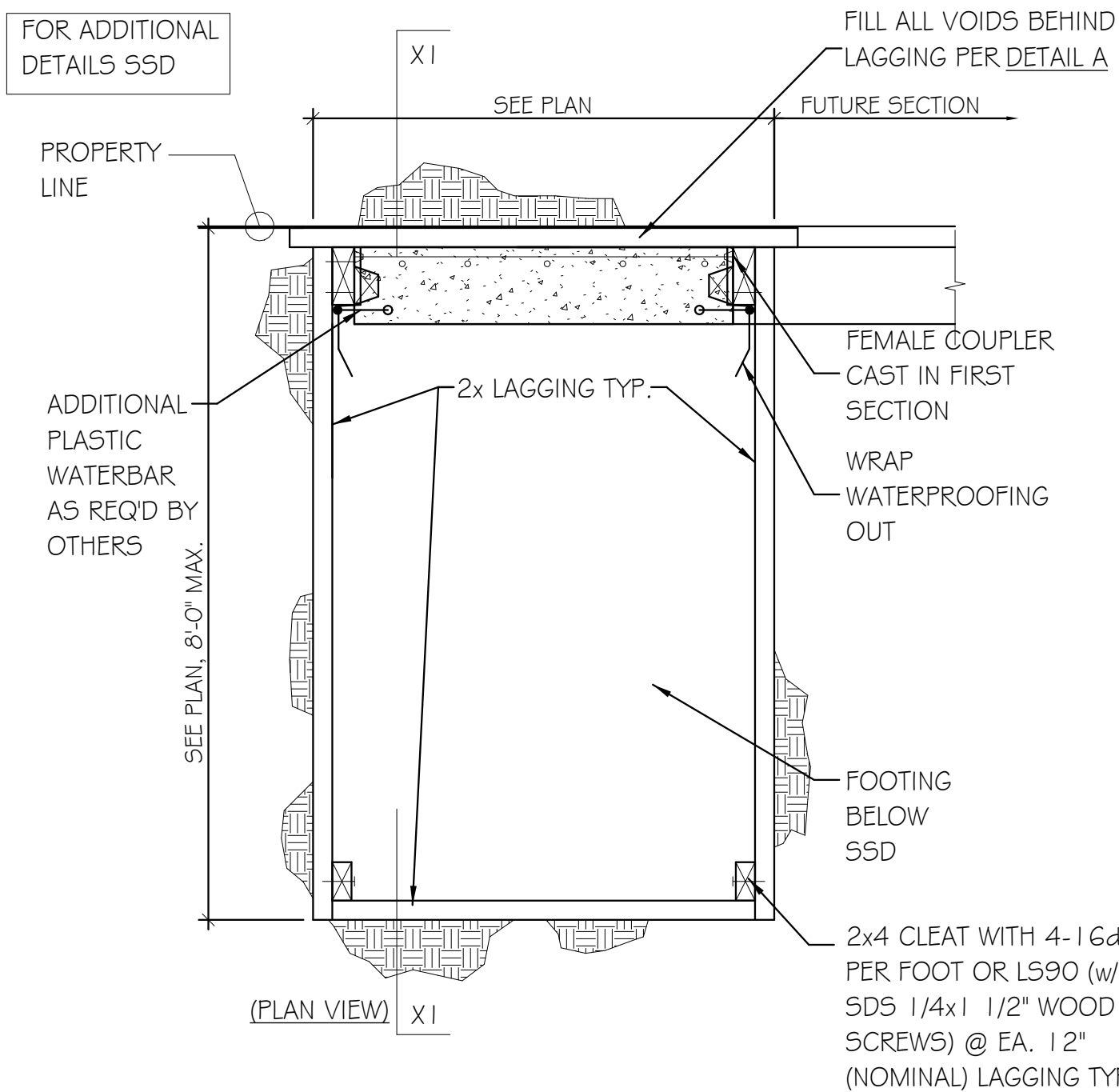


\*\* IN CASES WHERE NO (E) ADJACENT FOOTING EXISTS AND CUTS ARE LESS THAN 5-FT, LAGGING MAY BE OMITTED @ CONTRACTOR'S OPTION WITH APPROVALS OF ONE DESIGN & THE GEOTECHNICAL ENGINEER

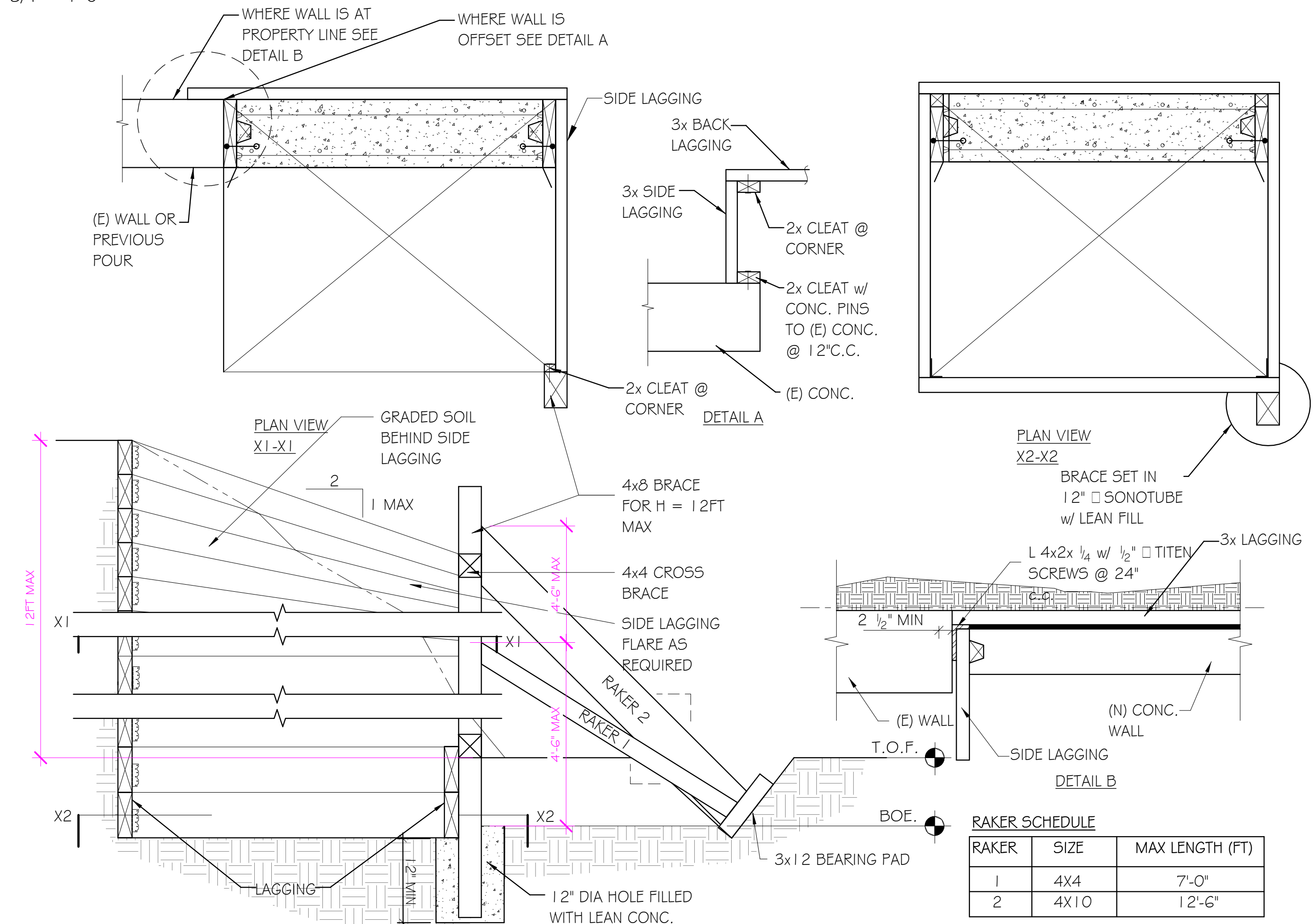
TEMPORARY DRAINAGE:  
WATER WILL BE COLLECTED IN GRAVEL SUMP PITS AND THEN PUMPED TO THE SEWER



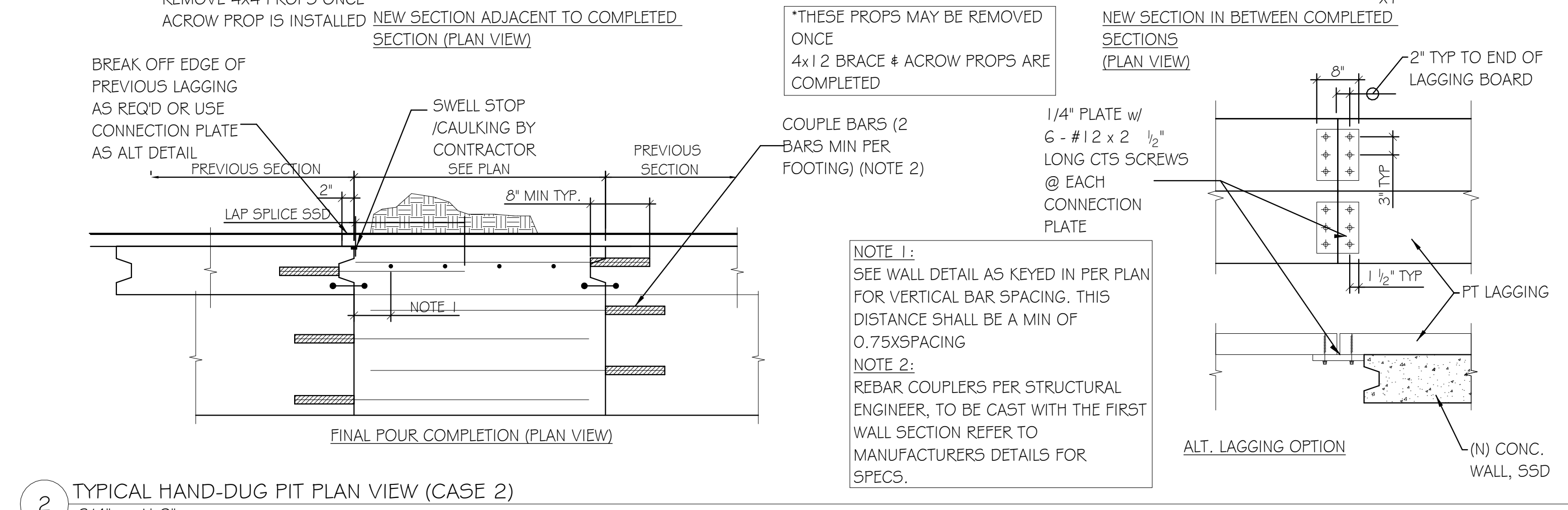
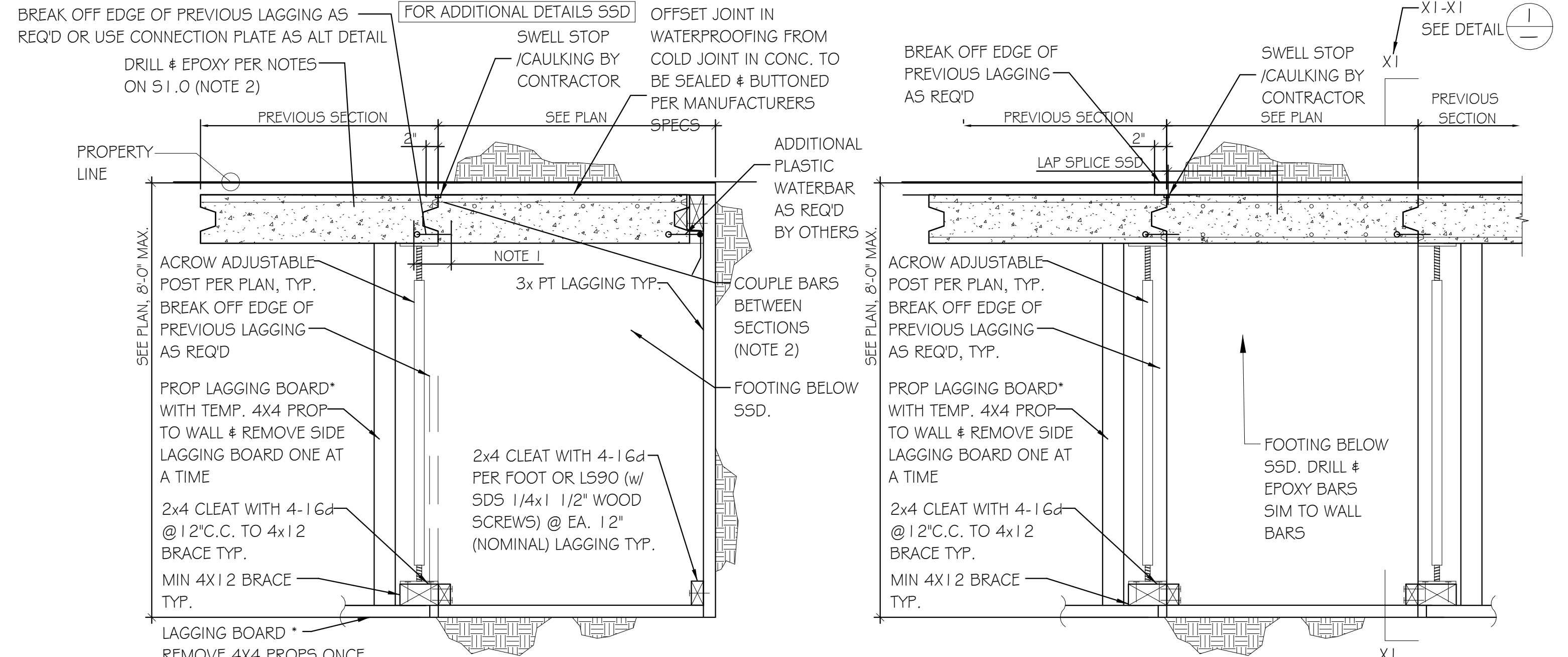
WHERE KEYWAY REQUIRED REFER TO DETAIL 5



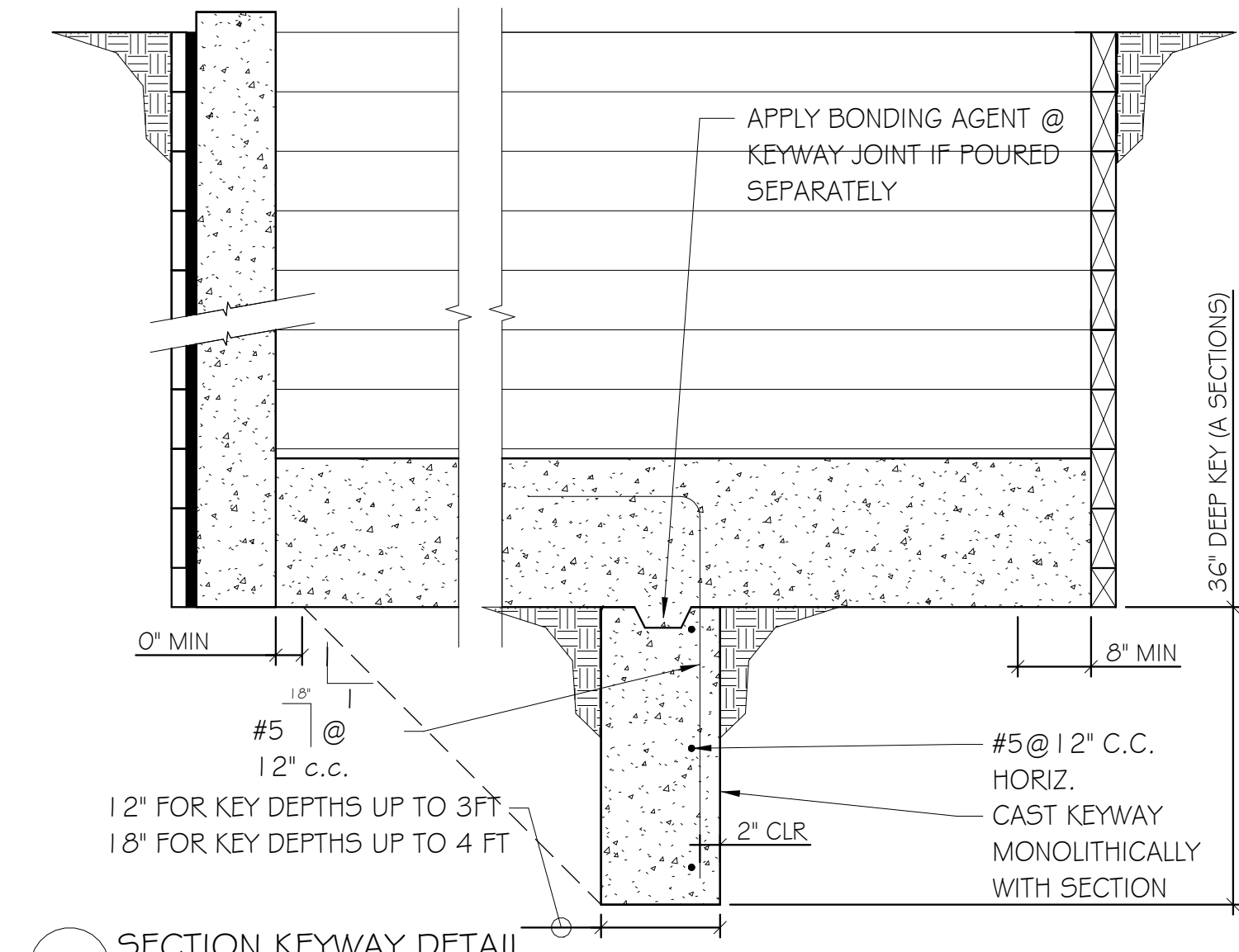
1 TYPICAL HAND-DUG PIT PLAN VIEW (CASE 1)  
3/4" = 1'-0"



4 CASE 4 PIT DETAIL  
3/4" = 1'-0"



2 TYPICAL HAND-DUG PIT PLAN VIEW (CASE 2)  
3/4" = 1'-0"



5 SECTION KEYWAY DETAIL  
3/4" = 1'-0"

Retrofits Remodels  
**ONE** Design  
2845 California St  
San Francisco, CA 94115  
(415) 828-4412  
info@onedesignsf.com



**FOUNDATION SEQUENCING**  
400021 ST STREET  
RADU ROMAN

no. description date  
drawn by Author  
set type PERMIT PLANS  
sheet content SHORING & SEQUENCING DETAILS  
sheet no. SH3.1  
project number 2411  
date 04/25/2024





Exhibit E

## PLANNING APPROVAL LETTER

Date: 06/11/2024  
Planning Record No. 2024-005379PRL  
Building Permit Application No. **202406033554**

Project Address: **4000 21<sup>st</sup> Street**  
Zoning: RH-2 Zoning District  
40-X Height and Bulk District  
Central Neighborhoods Large Residence Special Use District  
Family and Senior Housing Opportunity Special Use District  
Block/Lot: 2751 / 006H  
Project Sponsor: Colum Regan  
[colum.regan@gmail.com](mailto:colum.regan@gmail.com)  
Staff Contact: Richard Sucre  
[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org) | 628-652-7364

### Project Description

The project includes foundation sequencing and temporary shoring for retaining wall.

### Project Approval

The Department has determined that the project complies with the objective standards of the Planning Code and has concluded its design review of the project. On June 11, 2024, the Project was determined to be exempt from the California Environmental Quality Act, ("CEQA") as a Class 1 exemption under CEQA Guidelines Section 15301, as described in the determination associated with this Planning Record Number.

**Approval Action for Purposes of CEQA Appeal Timelines:** Issuance of this Planning Approval Letter constitutes the approval action and is considered the Entitlement of Use, for the project for purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

### CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code

Typically, an appeal must be filed within 30 calendar days of the approval action identified above for purposes of CEQA appeal timelines for a project that has received an exemption (including a general plan evaluation) or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained at <https://sfplanninggis.org/pim> under the project's record number. Under CEQA, only issues that have previously been raised at a project hearing (including an appeal hearing) or in written correspondence to a City board, commission or department may be brought up by a litigant in a later court challenge.



Is drop-off in 311 Notifications due to economy or due to change in Code Requirements under Constraints Reduction Ordinance that went into effect January 14, 2024?

What is impact of this drop off?

Two projects that were extreme Alterations.

21st Street project found to be TTD. Units merged. Needed CUA from Commission to legalize and abate merger.

No Demo Calcs found, but Staff did request them during 2015-2016 review.

Diamond Street project no material uploaded to SFPIM.

Review at DBI Records found QUESTIONABLE ~~QUESTIONABLE~~ CALCS.

Accelerated price increase from 2014 to 2021-2022.

No relative affordability.

Question: Do current threshold values in Calcs allow for reasonable remodels? Or do they facilitate speculative projects?

Going forward: Demo Calcs should be adjusted per Commission legislative authority in Section 317 (b) (2) (D).

Flat Policy should be codified per Housing Element Action 8.3.2

*Is Planning now in charge of intake review of plans, not DBI?*



September 2023 planset for 4000 21st exceeded threshold for both "C" values.

The Vertical was 54% removal and Horizontal was 55% Removal.

This is TTD per Section 317.

Plan before Commission revised to 44% Vertical removal apparently removing "strips" that included windows and back door, remodeled into entry for former "family room" now **ADU**.

This project can be compared to project underway in Bernal Heights SUD that was determined to exceed thresholds for TTD during review but also apparently revised values to pass Code for SUD.

Both projects have 5% "warning letters"

**ADU** should provide housing keeping with goals/intentions of LGBTQ Cultural District per Executive Summary:

*"The District's mission is to highlight the importance of LGBTQ people to the Castro's history and ensure they have a place in its future. The District also helps identify problems facing the LGBTQ+ community and collaborate with City Hall to create effective solutions."*

Received at CPC Hearing 4/10/24  
M. Taylor



APRIL 10, 2024

SAN FRANCISCO PLANNING COMMISSION – RE 2022-009383CUA

I have reviewed the proposal and find the calculations presented in the proposal to be dubious at best.

Based on the Criteria for Section 317 subsection B, the drawings, and particularly the structural calculations, the entire facade of all four elevations will need to be included at 100% as new plywood shear panel is proposed at all exterior walls. This will require the removal of all finishes on all facades. Although the proposed elevations call for a veneer of plaster over the existing walls the structural calculations and detail 4 on sheet A1.3 clearly call for plywood shear panels, 2 layers of building paper and membrane up the wall and behind new 7/8 inch - three coat cement plaster.

Even if the new shear panels were not required and new plaster was to be applied as a veneer as noted in elevations, the calculations on A0.1 omit parapets and other elements from the calculation as highlighted in yellow on my notes on sheet A0.2. However, the likelihood of plywood shear panel being present in a building of this vintage, 1928, is close to zero.

Other omissions regarding subsection C are noted highlighted in orange. Including the omission of “horizontal elements” on the “first level” that are clearly above grade. See PURPLE areas noted on drawings 1 & 2 on sheet A0.1 and elevations 2 & 3 on A0.2.

Overall, I am very skeptical of the accuracy of any of the work presented in this proposal.

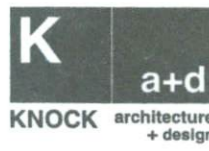
I ask you to ENFORCE SECTION 317.

THANK YOU FOR YOUR TIME!

Ray Willett, AIA, LEED AP  
Licensed Architect C 35917  
[ray@TBEarch.com](mailto:ray@TBEarch.com)



08.18.21	CONCEPT
08.30.21	REV PLAN
08.03.21	REV
09.21.21	PREAPP SET
10.21.21	REV MF
02.24.22	REVISIONS/REV
02.15.22	REVISIONS
05.31.22	REVISIONS
04.19.23	NOPDR/REV
08.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR



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# RESIDENCE + ADU ADDITION

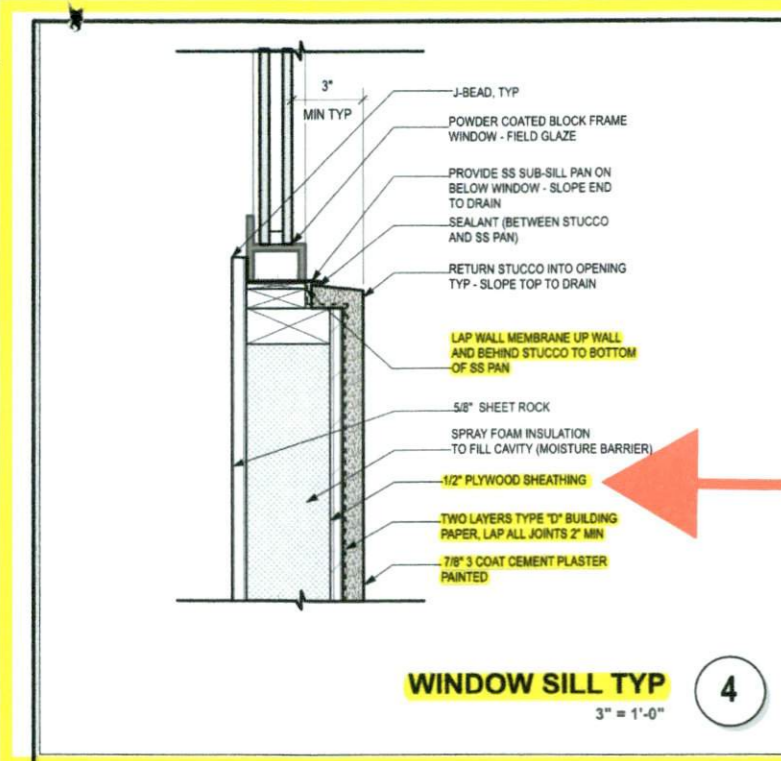
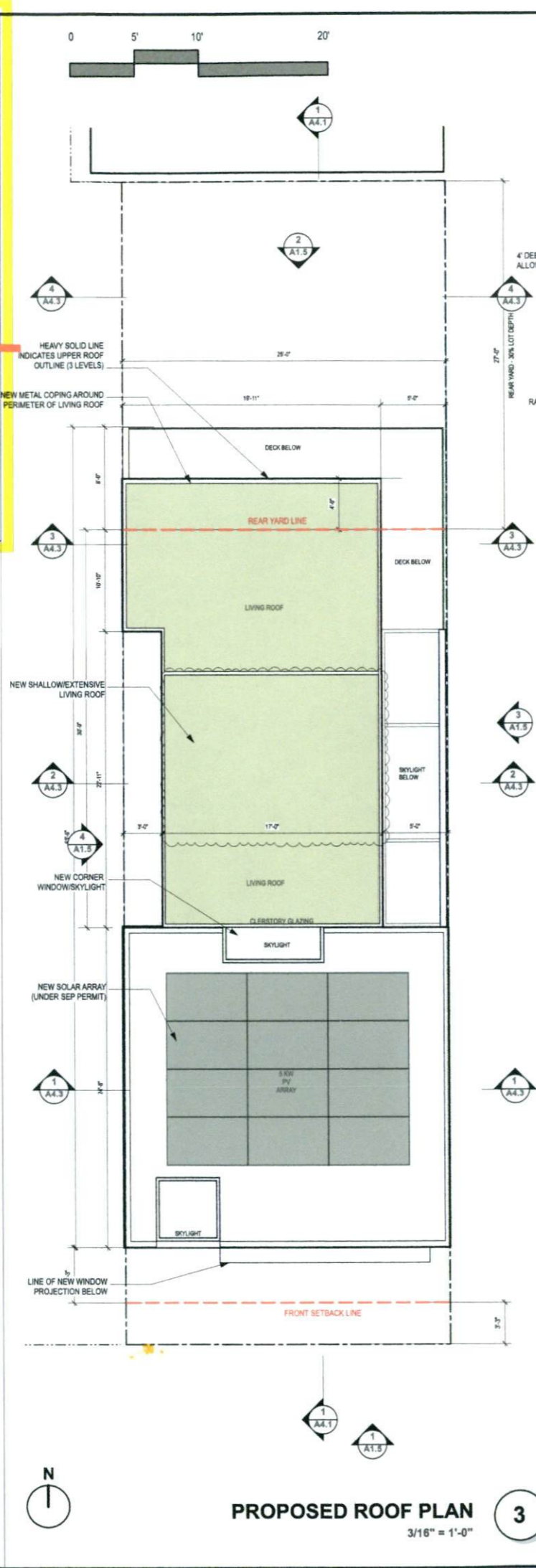
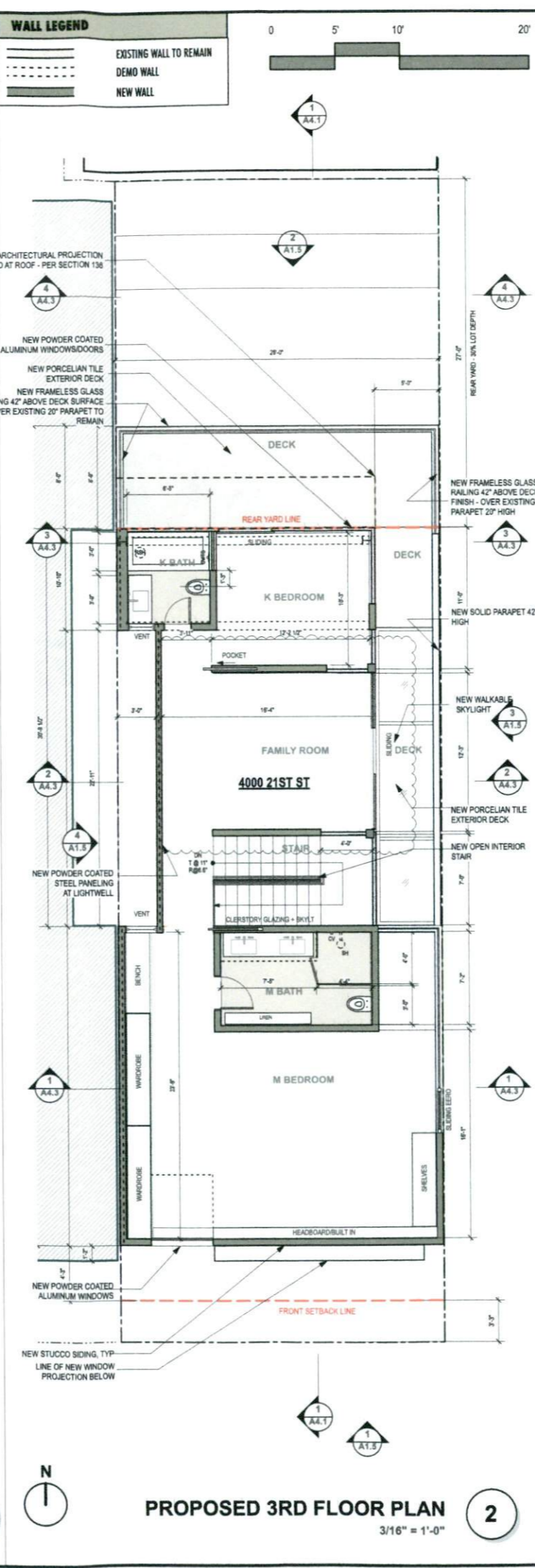
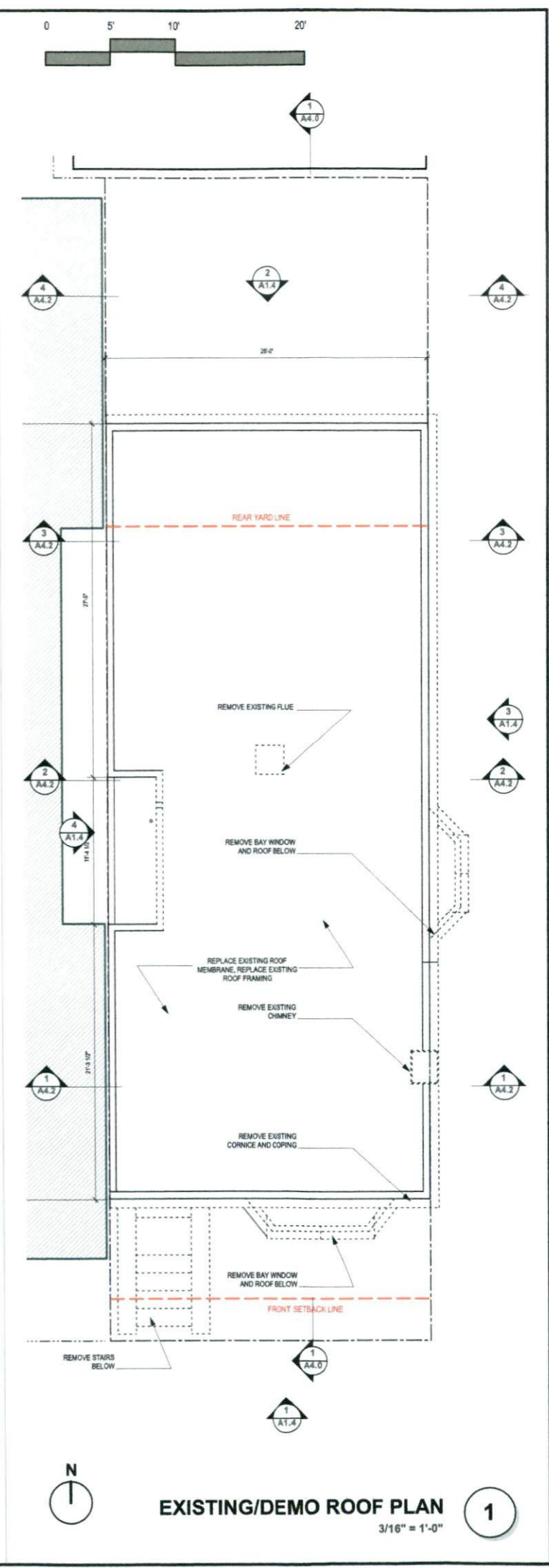
4000 21ST STREET, SAN FRANCISCO CA

## 3RD FLR/ ROOF PLANS

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

# A1.3

SCALE:  
PLOT DATE:

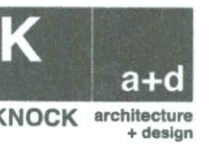


**WALL LEGEND**

(Solid line)	EXISTING WALL TO REMAIN
(Dashed line)	DEMO WALL
(Thick solid line)	NEW WALL



08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
06.17.22	PERMIT
04.19.23	NOPDR/REV
06.08.23	REV
02.29.24	REV TO ADD ADU



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# RESIDENCE + ADU ADDITION

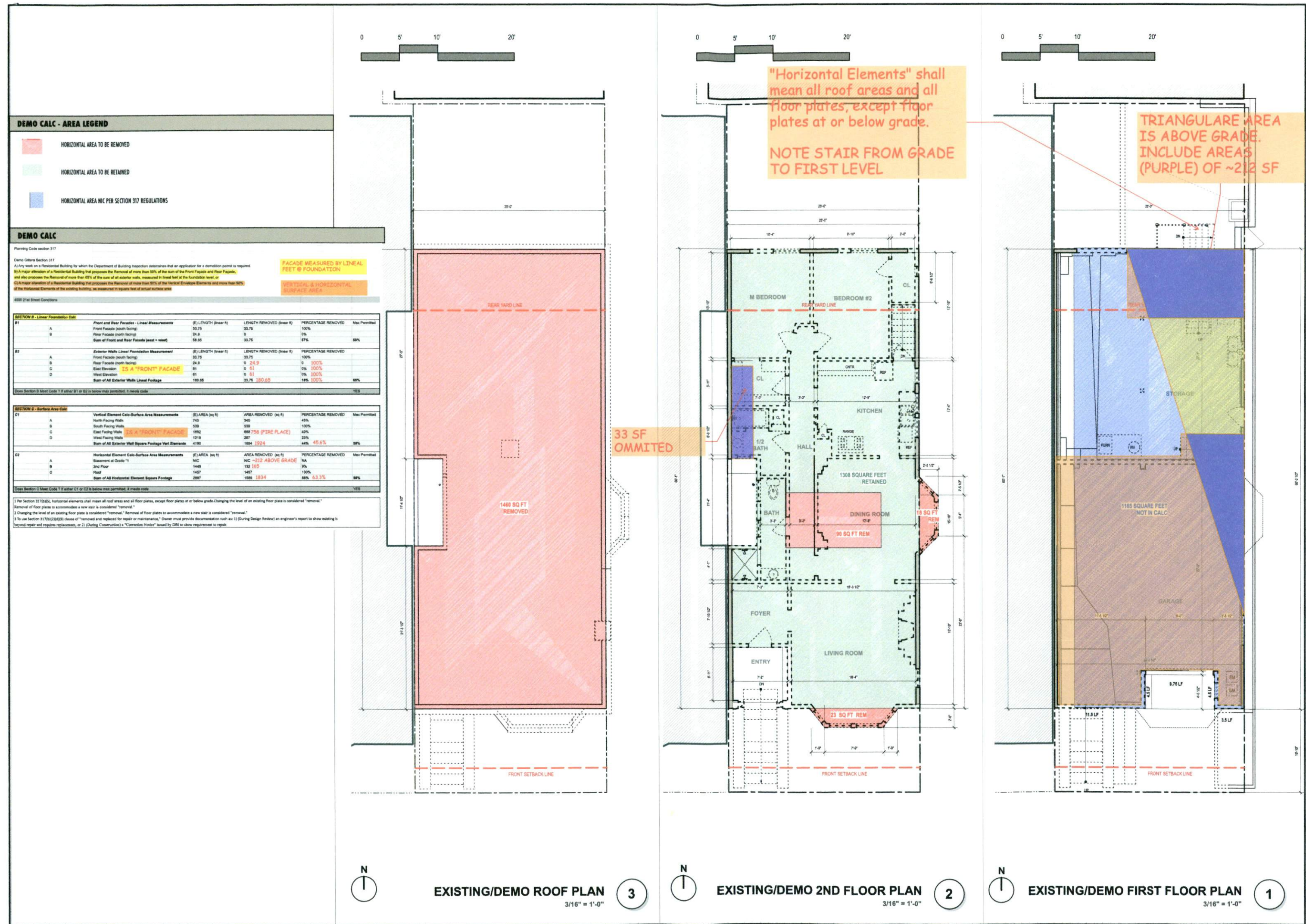
4000 21ST STREET, SAN FRANCISCO CA

## DEMO CALCS

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# A0.1

SCALE:  
PLOT DATE:





08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.28.24	REV TO ADD ADU



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# RESIDENCE + ADU ADDITION

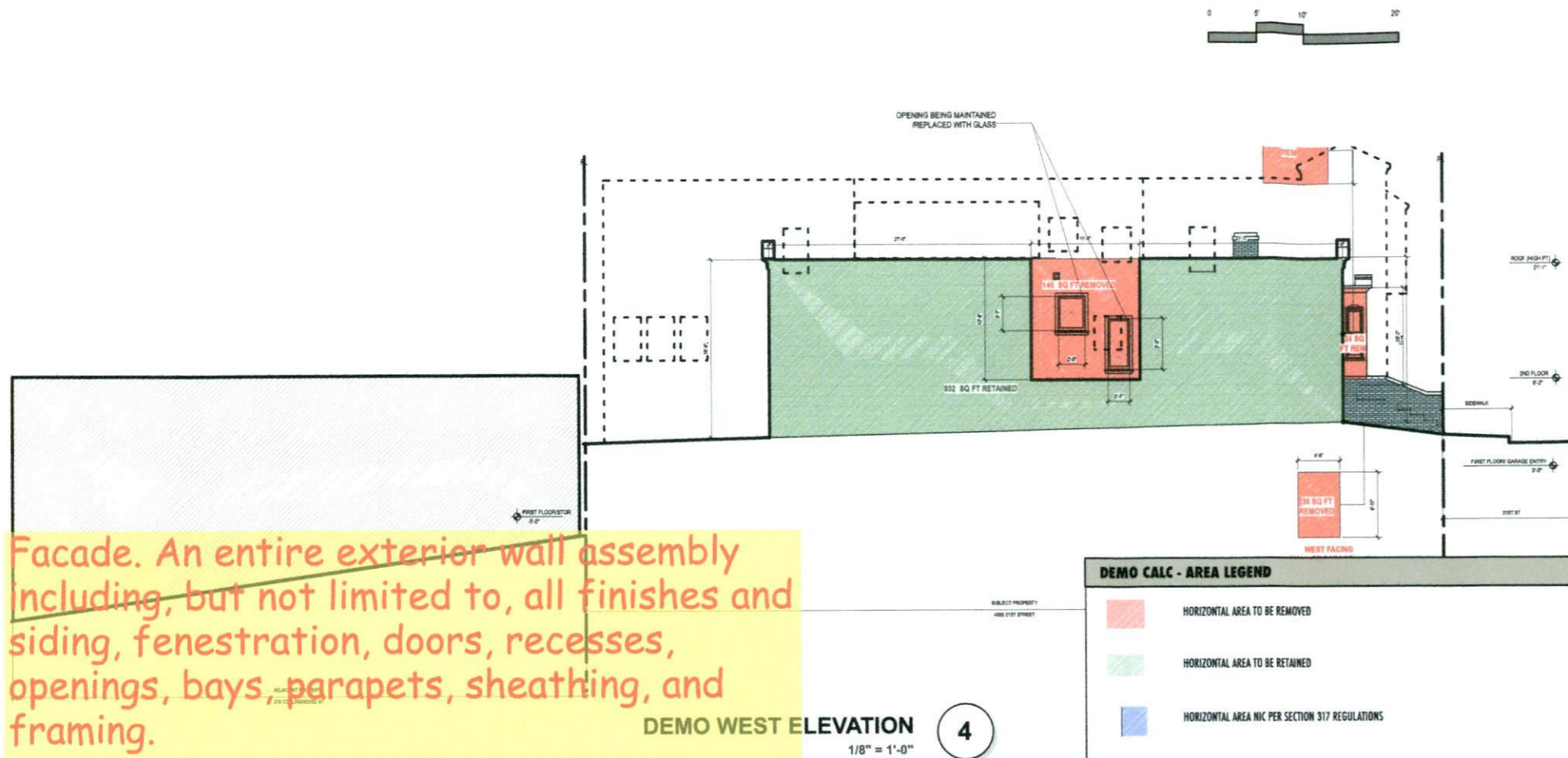
4000 21ST STREET, SAN FRANCISCO CA

## DEMO CALC

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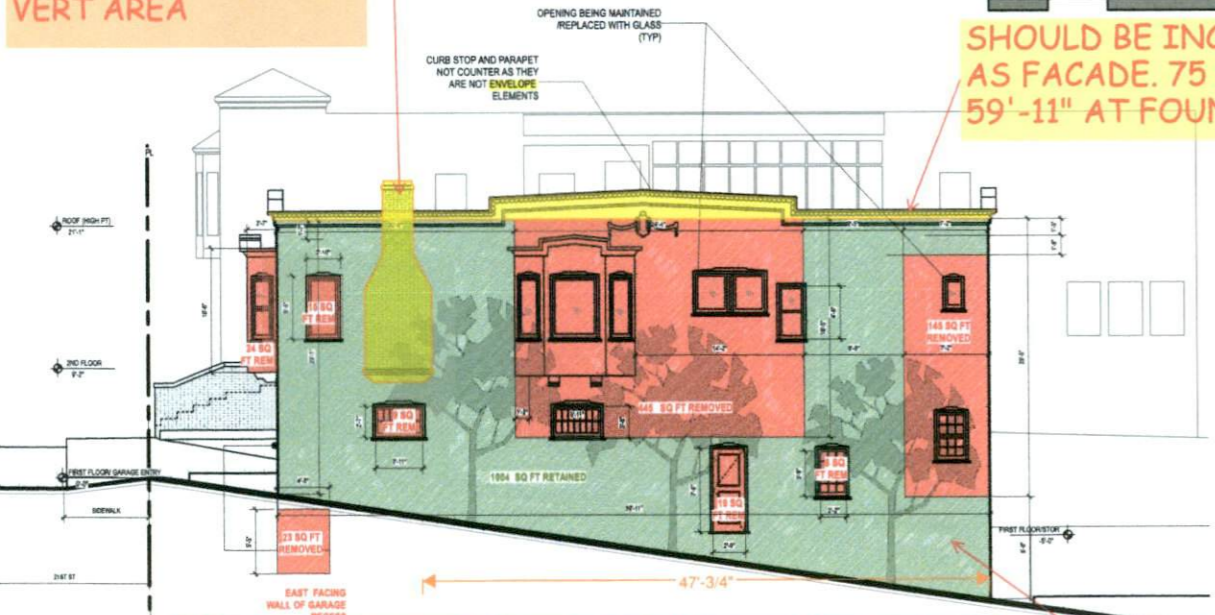
### A0.2

SCALE:  
PLOT DATE:



Facade. An entire exterior wall assembly including, but not limited to, all finishes and siding, fenestration, doors, recesses, openings, bays, parapets, sheathing, and framing.

70 SF SHOULD BE INCLUDED IN VERT AREA



SHOULD BE INCLUDED AS FACADE. 75 SF 59'-11" AT FOUNDATION

"Vertical Envelope Elements" shall mean all exterior walls that provide weather and thermal barriers between the interior and exterior of the building, or that provide structural support to other elements of the building envelope.

IF THE WEATHER BARRIER IS REMOVED DOES IT COUNT??? IF SO THE ALL EXTERIOR VERTICAL WALLS SHOULD BE 100% IN SECTION C CALCULATION.

**DEMO CALC - AREA LEGEND**

- HORIZONTAL AREA TO BE REMOVED
- HORIZONTAL AREA TO BE RETAINED
- HORIZONTAL AREA NIC PER SECTION 317 REGULATIONS

**DEMO CALC**

Demolition Code section 317  
 Demo: Criteria Section 317  
 A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required.  
 B) A major alteration of a Residential Building that proposes the Removal of more than 80% of the sum of the Front Facade and Rear Facade, and also proposes the Removal of more than 50% of the sum of all exterior walls, measured in line feet at the foundation level, or  
 C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

4000 21st Street Conditions

SECTION B - Linear Foundation Calc					
	Front and Rear Facades - Linear Measurements	(L) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
B1	Front Facade (south facing)	33.75	33.75	100%	
B2	Rear Facade (north facing)	24.9	0	0%	
	Sum of Front and Rear Facade (joint + west)	58.65	33.75	57%	85%
SECTION C - Surface Area Calc					
	Vertical Element Calc-Surface Area Measurements	(S) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
C1	North Facing Walls	740	679	92%	48%
C2	South Facing Walls	839	0	0%	
C3	East Facing Walls	1892	668	35%	40%
C4	West Facing Walls	1219	287	23%	33%
	Sum of All Exterior Wall Square Footage Vert Elements	4190	1594	38%	58%
SECTION D - Horizontal Element Calc-Surface Area Measurements					
	(H) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted	
D1	Basement at Grade *	N/A	N/A	N/A	
D2	1st Floor	1440	132	9%	
D3	2nd Floor	1457	1457	100%	
	Sum of All Horizontal Element Square Footage	2897	1589	55%	55%

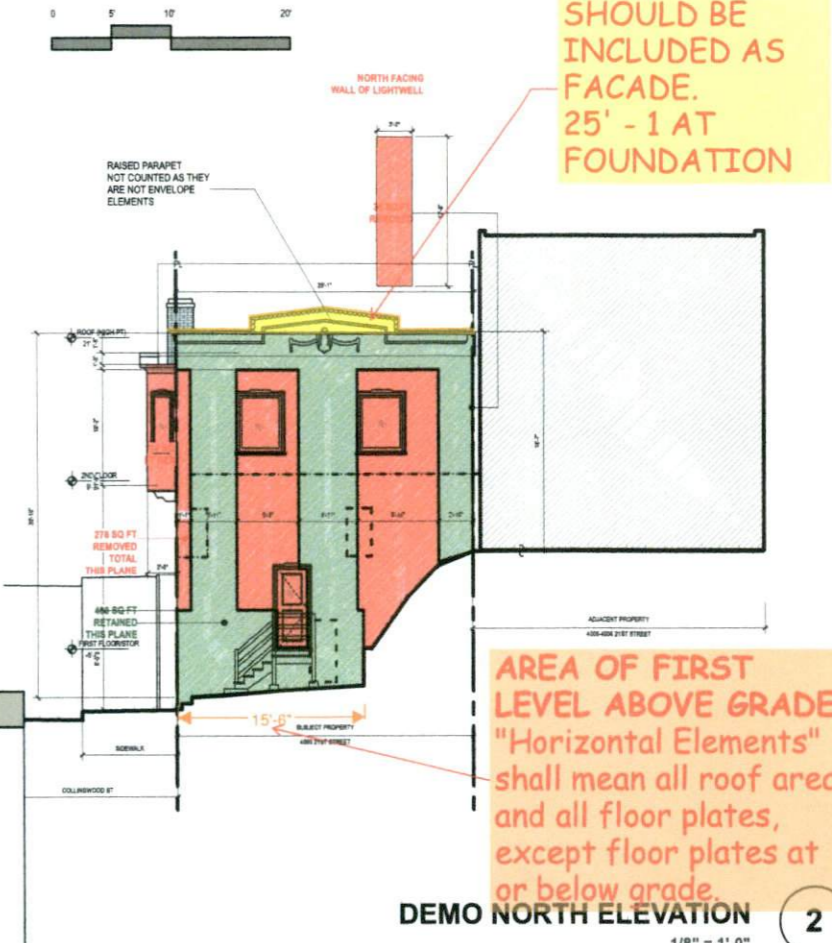
Does Section B Meet Code? If either B1 or B2 is below max permitted, it meets code. YES

Does Section C Meet Code? If either C1 or C2 is below max permitted, it meets code. YES

1 Per Section 317(b)(3), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal."  
 Removal of floor plates to accommodate a new area is considered "removal."  
 2 Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."  
 3 To use Section 317(b)(3)(B) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (Showing Design Review) an engineer's report to show existing is beyond repair and requires replacement, or 2) (Showing Construction) a "Certificate Notice" issued by DBI to show requirements to repair.

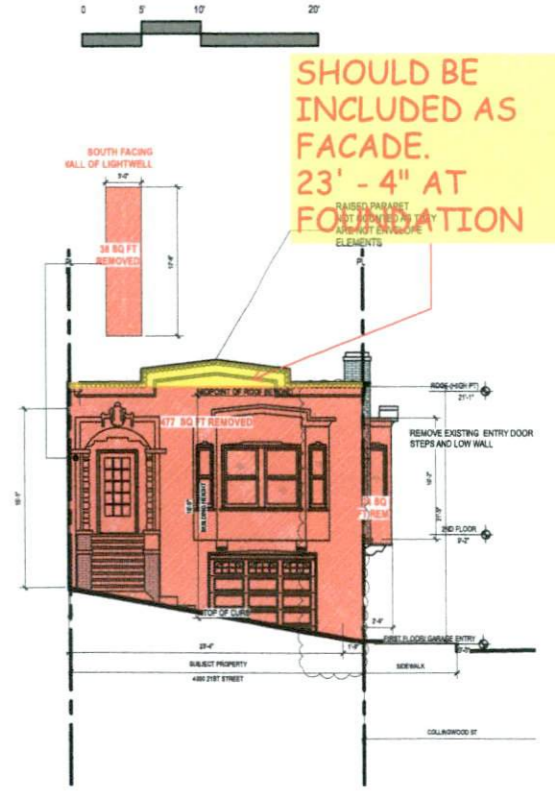
"Horizontal Elements" shall mean all roof areas and all floor plates, except floor plates at or below grade.

AREAS OF THE FIRST LEVEL SHOULD BE INCLUDED IN CALCULATION AS THEY ARE ABOVE GRADE.



SHOULD BE INCLUDED AS FACADE. 25' - 1 AT FOUNDATION

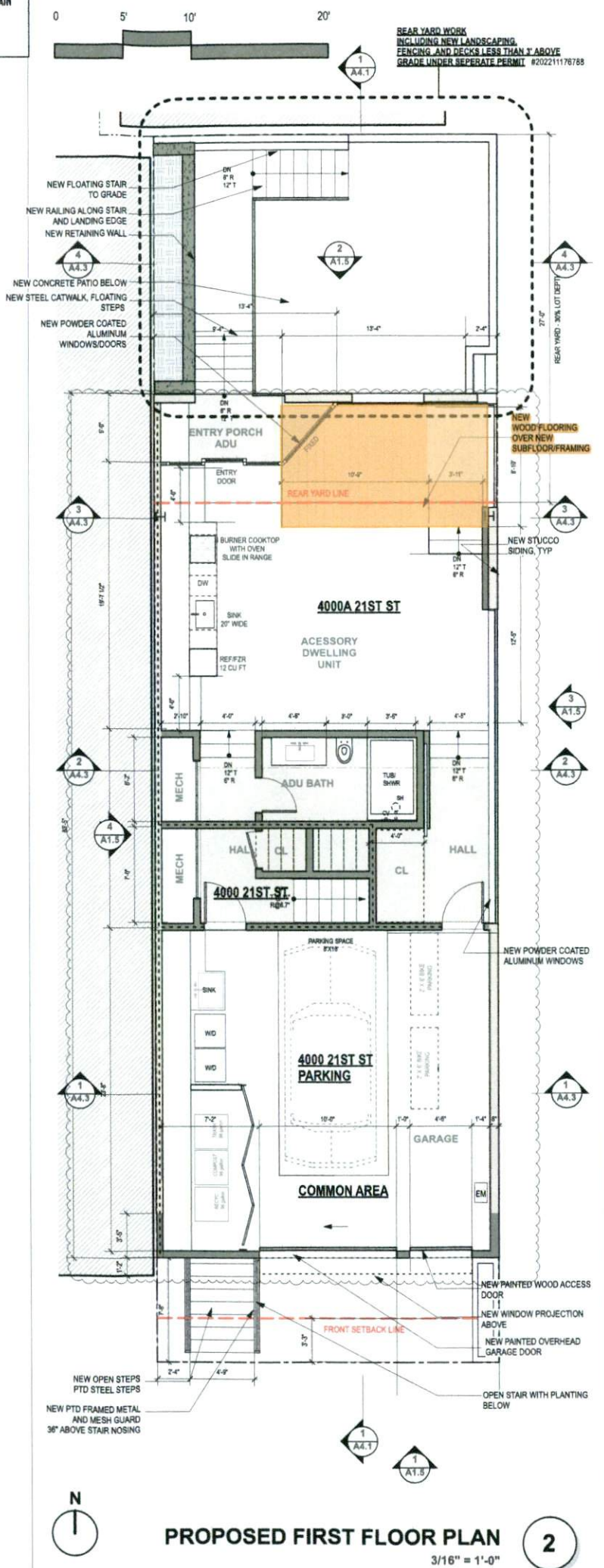
AREA OF FIRST LEVEL ABOVE GRADE "Horizontal Elements" shall mean all roof areas and all floor plates, except floor plates at or below grade.



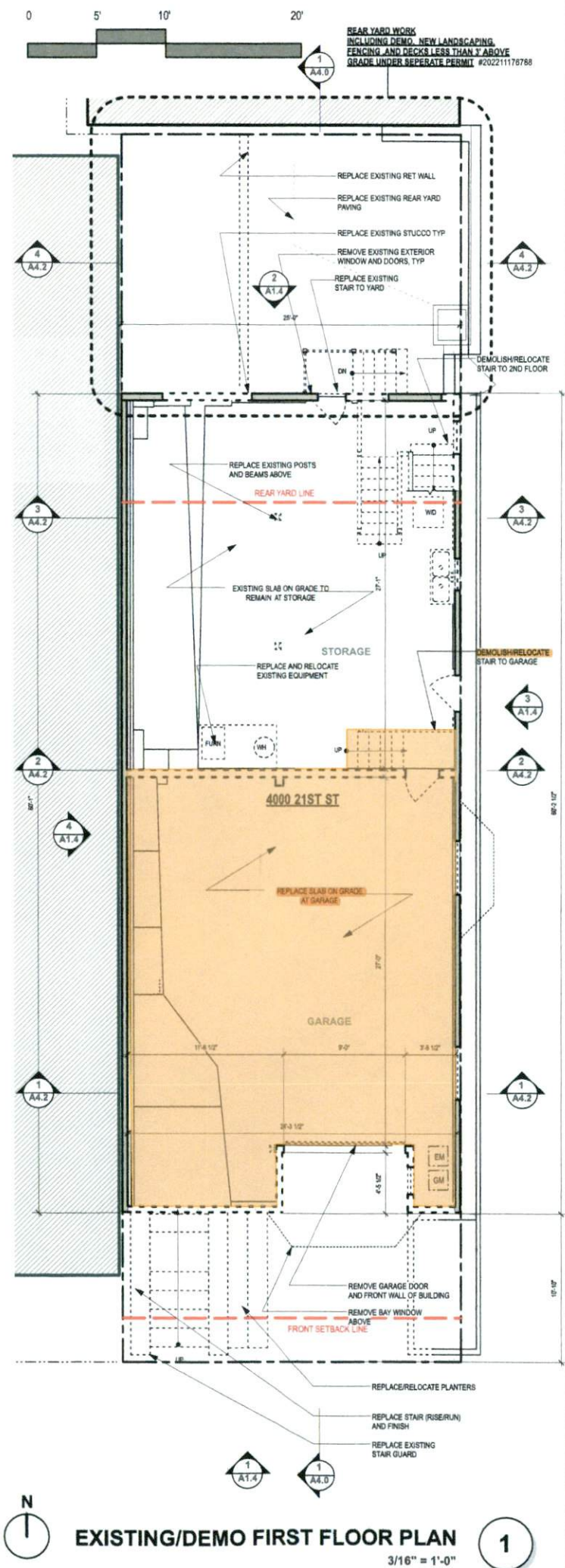
SHOULD BE INCLUDED AS FACADE. 23' - 4" AT FOUNDATION



WALL LEGEND	
	EXISTING WALL TO REMAIN
	DEMO WALL
	NEW WALL



PROPOSED FIRST FLOOR PLAN  
3/16" = 1'-0" **2**



EXISTING/DEMO FIRST FLOOR PLAN  
3/16" = 1'-0" **1**

08.16.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.16.23	NOFOR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOFOR



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# RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

## FIRST FLOOR PLANS

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# A1.1

SCALE:  
PLOT DATE:



Abiding Addresses and Neighborhood Groups, 4000 21st St San Francisco, CA 94114

*INDEXED ADDRESS*

BLOCK/LOT	TYPE	NAME	ADDRESS	CITY	STATE	ZIP
2751 -008H	OWNER	ROMAN RAOU MIHA	4000 21ST ST	SAN FRANCISCO	CA	94114-2807
2751 -008	OWNER	BAN STEVEN M	122 SIERRA BLVD	ROSEVILLE	CA	95678-1637
2751 -008	RESIDENT	RESIDENT	4007 21ST ST APT 1	SAN FRANCISCO	CA	94114-2669
2751 -008	RESIDENT	RESIDENT	4009 21ST ST APT 2	SAN FRANCISCO	CA	94114-2669
2751 -029	OWNER	SCHNEIDER GRAHAM	594 CASTRO ST S4	SAN FRANCISCO	CA	94114-2512
2751 -029	RESIDENT	RESIDENT	378 COLLINGWOOD ST	SAN FRANCISCO	CA	94114-2818
2752 -022C	OWNER	BEARD ETHAN	336 COLLINGWOOD ST	SAN FRANCISCO	CA	94114-2818
2752 -033	OWNER	BROWNING JOHN RICHARD	30 SHERMANN ST	SAN FRANCISCO	CA	94103-3821
2752 -033	RESIDENT	RESIDENT	377 COLLINGWOOD ST	SAN FRANCISCO	CA	94114-2818
2752 -033	RESIDENT	RESIDENT	379 COLLINGWOOD ST	SAN FRANCISCO	CA	94114-2818
2789 -001	OWNER	BENSON ROBERT G	4001 21ST ST	SAN FRANCISCO	CA	94114-2804
2770 -026	OWNER	CHAO JOSEPH	3695 21ST ST	SAN FRANCISCO	CA	94114-2804
2770 -026	RESIDENT	RESIDENT	2169 UNION ST #5	SAN FRANCISCO	CA	94114-2827
	PROJECT SPONSOR	KNOCK ARCHITECTURE AND DESIGN	P O Box 14137	SAN FRANCISCO	CA	94114
	Neighborhood Group - Castro Upper Market	Alex Lamborg Eureka Valley Neighborhood Association	693 14th Street	SAN FRANCISCO	CA	94114
	Neighborhood Group - Castro Upper Market	Andrea Aiello Castro Upper Market Community Benefit District	48 Sharon Street	SAN FRANCISCO	CA	94114
	Neighborhood Group - Castro Upper Market	Bill Tammenbaum Sharon Street Neighborhood Association	1281 Quercida Ave	SAN FRANCISCO	CA	94124-3334
	Neighborhood Group - Castro Upper Market	Bruce Murphy Eureka Valley Trails/Art Network	379 Upper Terrace	SAN FRANCISCO	CA	94114
	Neighborhood Group - Castro Upper Market	Dan Slaugher Mt. Olympus Neighbors Association	4124 17th Street	SAN FRANCISCO	CA	94114
	Neighborhood Group - Castro Upper Market	Edward Scroggs Eureka/7th Street Neighbors	P O Box 14493	SAN FRANCISCO	CA	94114
	Neighborhood Group - Castro Upper Market	William Holzman Corbett Heights Neighbors	200 Buchanan Street, Apt. 503	SAN FRANCISCO	CA	94114
	Neighborhood Group - Castro Upper Market	Jason Henderson Market/Octavia Community Advisory Comm.	504 Castro Street, Suite 169	SAN FRANCISCO	CA	94114
	Neighborhood Group - Castro Upper Market	Joe Curtin Castro Area Planning * Action	3676 20th Street	SAN FRANCISCO	CA	94114
	Neighborhood Group - Castro Upper Market	Luca Boganyi Mission Dolores Neighborhood Association	P O Box 14426	SAN FRANCISCO	CA	94114
	Neighborhood Group - Castro Upper Market	Planning and Land Use Committee 0 Dolores Heights Improvement Club-DRC	2261 Market Street PWB #301	SAN FRANCISCO	CA	94114
	Neighborhood Group - Castro Upper Market	David Troup Duboca Triangle Neighborhood Association	3676 20th Street	SAN FRANCISCO	CA	94114
	Neighborhood Group - Castro Upper Market	Precilla Bolstead Eureka Heights Neighborhood Association	564 Castro Street #333	SAN FRANCISCO	CA	94114
	Neighborhood Group - Castro Upper Market	Richard Magary Merchants of Upper Market & Castro (MUMC)	1 Dr. Carlton B Goodlett Place, Room # San Francisco	SAN FRANCISCO	CA	94102-4699
	Neighborhood Group - Castro Upper Market	Rafael Mandelman Board of Supervisors	768 Valencia Street, 3rd Floor	SAN FRANCISCO	CA	94110
	Neighborhood Group - Castro Upper Market	Sean Uddy Valencia Corridor Merchant Association	30 Sharon Street	SAN FRANCISCO	CA	94110
	Neighborhood Group - Castro Upper Market	Ted Olsson Market/Octavia Community Advisory Comm.	400 Grove Street #E	SAN FRANCISCO	CA	94102
	Neighborhood Group - Castro Upper Market	Craig Hamburg Hayes Valley Neighborhood Association	350 Golden Gate Ave Suite A	SAN FRANCISCO	CA	94102
	Neighborhood Group - Castro Upper Market	Brian Baerger O Foundation - AIDS Housing Alliance/SF	545 Post Street	SAN FRANCISCO	CA	94102
	Neighborhood Group - Castro Upper Market	Antonio Pineda Heidi Zappalin	701 Mars Street	SAN FRANCISCO	CA	94102
	Neighborhood Group - Castro Upper Market	Gary Weiss San Francisco Land Use Coalition (SFLUC)	3253 11th St. Suite 200	SAN FRANCISCO	CA	94103
	Neighborhood Group - Castro Upper Market	Christina Hanson San Francisco Citizens for Considered Development	413 Buchanan St Apt C	SAN FRANCISCO	CA	94102
	Neighborhood Group - Castro Upper Market	Ramiz Y Hayes Valley Small Business Association	1146 Castro Street	SAN FRANCISCO	CA	94114
	Neighborhood Group - Castro Upper Market	Richard Johnson Hayes Valley Site	693 14th Street	SAN FRANCISCO	CA	94114
	Neighborhood Group - Noe Valley	Atandun Advisory Progress Noe Valley	157 Coleridge Street	SAN FRANCISCO	CA	94114
	Neighborhood Group - Noe Valley	Budry Aiello Castro Upper Market Community Benefit District	P O Box 14493	SAN FRANCISCO	CA	94114
	Neighborhood Group - Noe Valley	William Holzman Corbett Heights Neighbors	P O Box 14426	SAN FRANCISCO	CA	94114
	Neighborhood Group - Noe Valley	Planning and Land Use Committee 0 Dolores Heights Improvement Club-DRC	594 Castro Street #333	SAN FRANCISCO	CA	94114
	Neighborhood Group - Noe Valley	Rafael Mandelmay Merchants of Upper Market & Castro (MUMC)	1 Dr. Carlton B Goodlett Place, Room # San Francisco	SAN FRANCISCO	CA	94102-4699
	Neighborhood Group - Noe Valley	Rafael Mandelman Board of Supervisors	1415 Ocean Ave	SAN FRANCISCO	CA	94112
	Neighborhood Group - Noe Valley	Francisca Perault Sherwin Williams	2305 Oak Street	Napa	CA	94559
	Neighborhood Group - Noe Valley	Billy Lee Oak Grove Group	1101 Diamond Street	SAN FRANCISCO	CA	94114
	Neighborhood Group - Noe Valley	M.T. McCabe Noe Neighborhood Council	480 Duncan Street	SAN FRANCISCO	CA	94114
	Neighborhood Group - Noe Valley	Georgia Schunish	295 Day Street	SAN FRANCISCO	CA	94131
	Neighborhood Group - Noe Valley	Christopher Faust Friends of the Noe Valley Recreation Center	1615 Diamond Street	SAN FRANCISCO	CA	94131
	Neighborhood Group - Noe Valley	Ljud Mirkic Diamond Street Neighborhood Association (DSNA)	P O Box 460432	SAN FRANCISCO	CA	94103
	Neighborhood Group - Noe Valley	April Kean Konradi Cant/27th Street Neighborhood Association	355 11th St. Suite 200	SAN FRANCISCO	CA	94103
	Neighborhood Group - Noe Valley	Christina Hanson San Francisco Citizens for Considered Development	1 Lela Place	SAN FRANCISCO	CA	94103
	Neighborhood Group - Noe Valley	Jonathan Aveland Respect Noe Valley/Neighbors	533 27th Street	SAN FRANCISCO	CA	94131
	Neighborhood Group - Noe Valley	Brian Welch Lark Bird on 27th Street	70 Mars Street	SAN FRANCISCO	CA	94131
	Neighborhood Group - Noe Valley	Gary Weiss San Francisco Land Use Coalition (SFLUC)	447 29th Street	SAN FRANCISCO	CA	94131
	Neighborhood Group - Noe Valley	Andy Levan Upper Noe Heights	P O Box 31529	SAN FRANCISCO	CA	94131
	Neighborhood Group - Noe Valley	Betsy Eddy Diamond Heights Community Association		SAN FRANCISCO	CA	94131

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**BRIEF SUBMITTED BY THE PERMIT HOLDER(S)**



September 4, 2024

Pres. José Lopez  
San Francisco Board of Appeals  
49 South Van Ness Avenue  
San Francisco, California 94103

Appeals # 24 -043 and # 24 -045; 4000 21st St.

Dear President Lopez and Members of the Board:

I am the property owner and permit holder of BPA No. 202406033554 (the "Permit"), which is the subject of the appeal before you. BPA No. 202406033554 is a shoring permit, issued by DBI to allow shoring work that will stabilize my neighbor's property while my project team does foundation and other work in the rear yard for an entry for a new Accessory Dwelling Unit (the "ADU"). The ADU is the second unit in a two-unit residential project at my property, 4000 21st St. (the "Project"). The Project also will renovate my existing family home. The Planning Commission approved Conditional Use Authorization 2022-009383CUA for the Project in April 2024.

In support of the Project, the herein brief starts with a summary of all filed permits, continues with a detailed Project timeline, then outlines the Project's DBI permit review and inspection processes.

We're asking the Board of Appeals to deny the Appeals # 24 -043 and # 24 -045. The appellants at 378 Collingwood and 4006-4008 21st St. filed their appeal because we have not conducted the visual surveys of the inside of their property for establishing current state for monitoring purposes. The appeal was filed prematurely. The monitoring consists of two components. The first, settlement monitoring with survey points, has been conducted on schedule, beginning prior to excavation. The second, visual surveys of the property, had not started yet because the appeals were filed. My project team always intended to and presently is seeking to conduct the surveys

and has reached out to the neighbors to do so. Such visual surveys are normal practice with shoring permits, and my experienced team is very familiar with this process.

The remainder of appellants' arguments criticize Planning Department staff work and rehash the appellants' prior arguments concerning the project, which is not the subject of this Permit and not allowed where a CUA has been granted. We ask the appellants to facilitate the surveys and the restart of the work on the retaining wall in order to safely complete it prior to the wet season start. No one wants an open excavation site during the wet season.

The representative for the appellants at 378 Collingwood St. acknowledges that "The Department properly followed its procedures for plancheck and technical review of this application; there is no apparent error in DBI's issuance of this permit." No one questions the validity of the permit before you and the proposed work. His stated reason for the appeal is mistrust of me. As this brief shall show, I have done nothing wrong with this Project and have followed all required procedures. Moreover, I have a team of experienced professionals managing and constructing this Project. Their esteemed reputations are well-known in the City. I have my own mistrust of my neighbors, but the reasons for that mistrust are inappropriate to ask this Board to try to resolve.

Finally, as this Board may be aware, the state legislature has recently adopted legislation that puts some parameters on the kinds of appeals neighbors like mine can file to challenge housing projects. Although staff has decided these appeals technically are not prohibited by the new legislation, this is an example of why the legislature acted as it did, as this small two-unit residential project is now in its 24th month of review, with additional months necessary and all of this is before construction even begins.



## **I. Permits Summary**

There are 4 permits filed for the two-unit housing development project which was granted the Conditional Use Authorization 2022-009383CUA, as follows in the order of filing:

1. **September 19, 2022:** #202209192659 (main) for a vertical addition to the existing single family home. This permit references that the rear yard permit #202211176788 necessary for the implementation of the rear entry would be filed separately.
2. **November 17, 2022:** #202211176788 (yard) adds walkways and relocates the rear yard door. The permit was reviewed in-house for over 11 months by CP\_ZOC, BLDG, DPW-BSM. It was issued on March 6, 2024 with the required contractor OSHA permit, and without subsequent appeal.
3. **June 5, 2024:** pa #202406053764 (adu) addition of a State ADU per 2022-009383CUA. The State ADU entrance is off Collingwood ST, through the side yard, and via the walkways and decks included in #202211176788 (yard).
4. **July 10, 2024:** pa #202406033554 (shoring) is implementing the shoring sequence for #202211176788 (yard) as requested by DBI Inspectors. The permit was reviewed in-house under AB-004 Priority Permit Processing Guidelines by DBI experts. Immediately after issuance, appeals # 24 -043 and # 24 -045 were filled and the permit was suspended. Appellant Jeremy Paul, representing the neighbors at 378 Collingwood St. acknowledges that “The Department properly followed its procedures for plancheck and technical review of this application; there is no apparent error in DBI’s issuance of this permit.”



## **II. Housing Project Timeline**

The following presents the Project's overall timeline from filing to present:

1. **September 19, 2022:** Building application #202209192659 (main) is filed for vertical addition to the existing single family home. The plans indicate that a rear yard permit would be filed separately when ready.
2. **November 17, 2022:** Building application #202211176788 (yard) was filed to add new walkways, decks, and retaining walls in the rear yard; relocate the yard door. The permit was reviewed simultaneously with #202209192659 (main) by the same SF Planner.
3. **October 16, 2023:** Building application #202211176788 (yard) is approved and ready for issuance with a required OSHA permit. The permit was extended out of caution to avoid building during the wet season, for increased levels of safety.
4. **February 22, 2024:** The Planning Commission first heard and considered 2022-009383CUA for this project. The Commission continued the item to March 14, 2024, with the direction to add an ADU dwelling unit. The appellants and/or their representatives sent letters of opposition, were present at the hearing and spoke during the public comments sections.
5. **February 29, 2024:** Project Sponsor submitted revised plans to the Planning Department, adding an ADU under the State Program, with entrance of the new unit in permit #202211176788 (yard).
6. **March 6, 2024:** Building application #202211176788 (yard) is issued, with attached contractor statement and OSHA permit per DBI instructions. The permit was deemed ready to start work.
7. **March 14, 2024:** The Planning Commission continued the CUA item to April 11, 2024, at the request of the Planning Department.
8. **April 11, 2024:** The Planning Commission granted a Conditional Use Authorization

2022-009383CUA for the Project that adds an unit under the State ADU program. The Appellants and/or their representatives were present at the hearing and spoke during the public comments sections.

9. **May 2, 2024:** DBI Inspectors completes work start inspection for pa #202211176788 (yard). The Inspectors checked plans on site, and signed off on starting excavation in sections. The sections were measured and marked on site.
10. **May 6, 2024:** Complaint 202423256 against #202211176788 (yard) is filed by an unknown agent for "*OTC permit issued for backyard shouldn't have been issued OTC. Because they are excavating at the retaining wall, right up to the property line, excavating right up to neighboring building at west of lot. leaving a big gap under building at 4006 21st St.*". The same day, after the complaint was filed, the DBI Inspector verified the work site again, observed the plans again, and approved work to proceed with notes in the Job Card.
11. **May 7, 2024:** DBI Inspector stops work temporarily on #202211176788 (yard) and asks for a shoring permit. DBI Inspector reviews the geotechnical engineer's letters and is not satisfied the letter doesn't *explicitly* waive shoring plans. The DBI Inspector also verifies monitoring points on neighbors property in the job card. No notices of correction or violations issued at this time.
12. **June 5, 2024:** Building application #202406053764 (adu) was filed to add an ADU per State ADU per government code section 65852.2; main residence under separate pa# 202209192659 (main).
13. **July 19, 2024:** Building application #202406033554 (shoring) was issued for foundation sequencing and temporary shoring for pa #202211176788 (yard).
14. **July 22, 2024:** Work start inspection for pa #202211176788 (yard) and #202406033554 (shoring). DBI Inspector verifies both sets of plans, restarts work, and signs both job cards.
15. **July 25, 2024:** Appeal 24-043 was submitted, and PA 202406033554 (shoring) was



suspended by the Board of Appeals.

16. **July 26, 2024:** Notice of correction is issued on pa #202406033554 (shoring) for taking interior pictures of adjacent neighbors' properties for monitoring. The complaint 202423256 is closed.
17. **July 31, 2024:** Appeal 24-045 was submitted.
18. **August 5, 2024:** Note is added to pa #202209192659 (main) pursuant to 2022-009383CUA "*Appeal Status Pending. EOR to contact after appeal has been lifted or modified by Board of Appeals.*"
19. **August 8, 2024:** Complaint 202423256 against pa #202211176788 (yard) is reopened, pending completion of interior photos of neighboring properties as outlined on pa #202406033554 (shoring) notice of correction.

### **III. Permits Review Process**

The DBI teams reviewed all permits in-house. All structural and shoring permits are accompanied by geotechnical and landslide studies, and expert's review letters for each plan revision. A subset of these are included in the exhibits.

As noted by Appellants in their brief, there is no observable error in DBI's issuance of the permits.

Throughout the process, the Planning and DBI Departments have shown an outstanding level of professionalism, patience and concern for the quality of the materials. We are extremely grateful for their diligent support.

#### **IV. Building Inspection Process**

The DBI inspectors called out the presence of plans on site, the builder's work quality, the presence of monitoring points, and how the crew followed the methods of construction. Specifically, the structural and geotechnical plans and reviews call out for the excavation in sections, and recommend using light tools to reduce vibrations.

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The DBI Inspectors and the appellants' representative call out the use of hand and light jackhammer tools. By exercising this extreme care, the builder is ensuring minimal vibrations. The quick alternative would be to use heavy machinery that would cut the excavation time at the expense of safety.

Transamerican Engineers executed the site survey and is providing ongoing settlement monitoring. The latest settlement monitoring diagram is showing readings well within the defined limits. The maximum delta in any of the readings is less than 1/8" which is within a margin of error.

The DBI Inspectors also noted that "*the house is on solid rock, there is no danger if the work is put on hold*" during the Appeal.

#### **V. Summary of Exhibits**

We restricted the number of exhibits to a reasonable amount, the Project is supported by extensive reviews, studies and design plans iterations. The following exhibits are attached to the brief to support the merits of the permits:

##### 1. CUA

- a. Planning Commission Motion No. 21545 - 2022-009383CUA (page 10)
- b. NSR 2022-009383CUA - NOTICE OF SPECIAL RESTRICTIONS UNDER THE



PLANNING CODE (page 45)

2. Permit trackers:

- a. pa #202211176788 tracker (page 53)
- b. pa #202209192659 tracker (page 55)
- c. pa #202406053764 tracker (page 57)
- d. pa #202406033554 tracker (page 59)

3. Prior complaints and appeals made by Appellants:

- a. Invalid/Inapplicable DR on CUA application (page 62)
- b. Rejected Board of Supervisors Appeal to CUA 2022-009383CUA. (page 69)
- c. Rejection letter from BOS. (page 116)
- d. DBI complaint against pa #202211176788 (page 117)

4. Geotechnical and Landslide Studies and Reviews

- a. Landslide Study (page 119)
- b. Geotechnical Study (page 128)
- c. Results of Geotechnical Review of Revised Shoring Plans and Calculations (page 145)
- d. Results of Geotechnical Review of Structural Plans (page 146)
- e. Plan Review Letter for Enertia Designs (Structural) (page 147)

5. Settlements Monitoring

- a. Settlements Monitoring Diagram (page 148)
- b. Photos pre existing condition and excavation in sections (page 149)

6. DBI Inspectors Artifacts

- a. Job cards (page 151)
- b. Notice of Correction (page 155)

7. Notification Affidavit

- a. Affidavit Package, 4000 21st St (Mailed 09.28.21) (page 156)

## 8. Plans

- a. 4000 21st st\_shoring (page 166)
- b. 4000 21ST FULL PERMIT 06.02.24 (page 170)
- c. 4000 21st Str Rear Yard - Structural (02-01-23) (page 212)
- d. 4000 21ST STREET YARD PERMIT ARCH (page 216)
- e. 4000 21ST ADU PERMIT 06.02.24 (page 228)

## 9. Letters of Support

- a. 478 Collingwood (page 262)
- b. 4014 21st (page 263)
- c. 395 Collingwood (page 264)

For all of the foregoing reasons, I ask that you deny the subject appeals. Thank you for your consideration.

Radu Mihai Roman





# PLANNING COMMISSION MOTION NO. 21545

**HEARING DATE:** April 11, 2024

**Record No.:** 2022-009383CUA  
**Project Address:** 4000 21<sup>st</sup> Street  
**Zoning:** Residential-House, Two Family (RH-2)  
 40-X Height and Bulk District  
 Central Neighborhoods Large Residence Special Use District  
 Family Housing Opportunity Special Use District  
**Cultural District:** Castro LGBTQ  
**Block/Lot:** 2751/006H  
**Project Sponsor:** Knock Architecture and Design  
 2169 Union Street  
 San Francisco, CA  
**Property Owner:** Mihai Roman  
 San Francisco, CA  
**Staff Contact:** Michelle Taylor – (628) 652-7352  
 Michelle.Taylor@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.92 AND 303, TO CONSTRUCT A VERTICAL ADDITION TO AN EXISTING 2,579 SQUARE FOOT SINGLE-FAMILY DWELLING RESULTING IN A 2,981 SQUARE FOOT DWELLING UNIT AND THE ADDITION OF ONE 1,016 SQUARE FOOT ACCESSORY DWELLING UNIT (ADU) UNDER THE STATE PROGRAM. THE PROJECT WOULD RESULT IN THE EXISTING DWELLING UNIT EXCEEDING THE EQUIVALENT OF A 1:1.2 FLOOR AREA RATIO AT 4000 21ST STREET, BLOCK 2751 LOT 006H WITHIN THE RH-2 (RESIDENTIAL - HOUSE, TWO FAMILY) ZONING DISTRICT, CENTRAL NEIGHBORHOODS LARGE RESIDENCE SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On September 29, 2023, Ryan Knock of Knock Architecture and Design (hereinafter "Project Sponsor") filed Application No. 2022-009383CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use to construct a one-story vertical addition to an existing two-story single-family residence (hereinafter "Project") at 4000 21st Street, Block 2751 Lot 006H (hereinafter "Project Site").

On February 7, 2024, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

On February 22, 2024, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2022-009383CUA and continued the hearing to March 14, 2024.

On March 14, 2024, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2022-009383CUA and continued the hearing to April 11, 2024.

On April 11, 2024, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2022-009383CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2022-009383CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use as requested in Application No. 2022-009383CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## **FINDINGS**

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes the construction of a one-story vertical addition to an existing two-story single-family residence. This addition will expand the existing 2,579 square foot dwelling unit by approximately 402 square feet, resulting in a unit with a gross floor area of 2,981 square feet and the addition of a 1,016 square foot ADU (Accessory Dwelling Unit) per the State ADU Program. The proposed project also includes alteration to all elevations, new decks, two bicycle parking spaces, and retention of one existing off-street parking space.
- 3. Site Description and Present Use.** The Project is located on the northwest corner of 21<sup>st</sup> and Collingwood Streets; Assessor’s Block 2751 and Lot 006H. The 2,250 square foot sloped lot has approximately 25 feet of frontage and a depth of 90 feet. The project site was originally developed as a one-story over garage, single family home circa 1928. The existing building has a one off-street parking space at the ground story. The subject building is approximately 21 feet-1 inch tall with an estimated 2,579 gross square feet of floor area.

The existing building is clad in smooth stucco and features a flat roof behind a shaped parapet and ornamented cornice. At the primary elevation (south) is an angled bay window with shaped parapet supported by brackets over a recessed garage opening. The east elevation along Collingwood Street features an angled bay window, a brick chimney, and a mix of wood-frame windows with decorative surrounds. The rear façade (north) is partially visible from the street and includes a cartouche and two



windows at the upper story.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District within the Castro/Upper Market neighborhood (District 8). The immediate context is residential in character and predominantly developed with a mix of one-to-two-unit buildings displaying an assortment of architectural styles. The adjacent property to the west of 4000 21<sup>st</sup> Street is 4006-4008 21<sup>st</sup> Street, a three-story, three-residential unit building. To the rear (north) of the subject property is 378 Collingwood Street, a two-story, two-unit residential building.

The Project Site is also located within the boundaries of the Central Neighborhoods Large Residence Special Use District, which was established by Board of Supervisors Resolution, File No. 210116 in April 2022. The SUD was adopted with the stated aims to protect and enhance existing neighborhood context, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large single-family residences that could adversely impact neighborhood character and affordable housing opportunities.

Additionally, the Project is located within the boundaries of the Castro LGBTQ Cultural District, which was established in June 2019. The District's mission is to highlight the importance of LGBTQ people to the Castro's history and ensure they have a place in its future. The District also helps identify problems facing the LGBTQ+ community and collaborate with City Hall to create effective solutions. Currently, this Cultural District does not include any land use regulations that apply to the Project.

5. **Public Outreach and Comments.** Prior to the Planning Commission hearing on February 22, 2024, the Department received three letters in opposition to the project regarding the overall size of the third-floor addition, overall design of the rehabilitated building, and whether the proposed project is generally appropriate. The Department has also received four letters in support of the proposed project, stating general support for the proposed project, along with appropriateness of the design and massing in relation to neighboring properties. The Department has not received any letters in support or opposition since the last public hearing in February.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Per Planning Code Section 209.1 permits up to two dwelling units per lot in an RH-2 District.

*The project will add one accessory dwelling unit to the existing single-family use and therefore is a permitted use.*

- B. **Central Neighborhoods Large Residence Special Use District.** Pursuant to Planning Code Section 249.92, Conditional Use Authorization is required for any residential development or expansion of a Residential Building that would result in any Dwelling Unit with a Gross Floor Area exceeding the equivalent of a 1:1.2 Floor Area Ratio (FAR), or would result in any Dwelling Unit exceeding 3,000 square feet of Gross Floor Area, except where the total increase of gross floor area of any existing Dwelling Unit is less than 15%.

Ordinance 248-23, effective January 14, 2024, amended Planning Code Section 249.92 to add subsection (h), which states:

“The Conditional Use requirement established... [in the Central Neighborhoods Large Residence Special Use District] shall sunset on December 31, 2024. After that date, for all lots zoned RH within the Central Neighborhoods Large Residence Special Use District, no residential development or expansion of an existing Residential Building shall be permitted that would result in any Dwelling Unit exceeding 3,000 square feet of Gross Floor Area, except where the total increase of gross floor area of any existing Dwelling Unit is less than 15%.”

Pursuant to this requirement, the Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project on or prior to December 31, 2024. Planning Code Section 175 prohibits the issuance of a building permit that would authorize a use or structure contrary to the provisions of the Planning Code. Starting January 1, 2025, a building permit to exceed 3,000 square feet of gross floor area, unless representing an increase of less than 15% of existing gross floor area, would be contrary to the Planning Code.

*Per the SUD’s definition of gross floor area, the Project proposes expansion of one dwelling unit with an approximate size of 2,981 gross square feet and exceeding the equivalent of a 1:1.2 FAR; therefore, a Conditional Use Authorization is required pursuant to Section 249.92. Under the revised code, no proposed unit will exceed 3,000 therefore this Project’s site or building permit is not required to be issued before January 1, 2025. The additional criteria specified under Section 249.92 have been incorporated in Subsection 8 below.*

- C. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in a RH-2 Zoning District. This Code Section establishes criteria that the Planning Commission shall consider in the review of applications for Residential Demolition.

*On February 7, 2024, the Department issued a Memo which confirmed that this Project is just below the demolition threshold under Planning Code Section 317, specifically the demolition threshold outlined in Planning Code Section 317(b)(2)(C): A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area. This Project proposes to demolish 44% of the vertical envelope elements and at least 55% of the horizontal elements. This means the Project is close to exceeding the demolition threshold and requiring a Conditional Use Authorization.*

*If, during construction, elements are removed in the field that in total result in the exceedance of the demolition thresholds outlined in Planning Code Section 317, this Project will be considered a demolition, construction will be placed on-hold, and the project sponsor will be required to obtain an additional Conditional Use Authorization. See Exhibit G to the Executive Summary.*

- D. **Additional Planning Code Requirements.** The Project complies with all additional applicable requirements in the Planning Code.



**7. Conditional Use Findings.** Planning Code Section 303 establishes the following criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization:

- a) The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.
- b) Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - i. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.
  - iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
- c) Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan; and
- d) Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District; and

*The Project complies with said criteria in that it is a Code-compliant project, consistent with the generally stated intent of, and uses allowed within, the RH-2 Zoning District.*

*The Project has been designed to be compatible with its surroundings and the size of the resulting two residential unit building is in keeping with other residential properties in the neighborhood. The building is within the buildable area of the lot and will not require any variances or modifications. The Project maintains the existing front setback and rear yard. The new third story is located within the buildable area and includes a setback that matches the lightwell of the adjacent property. The building has a height of 30 feet at the building's front and is within the maximum height permitted in the 40-X Height and Bulk District, which is in compliance with the Planning Code. The Project is necessary and desirable because it will expand the existing residence and add an ADU in a manner that is consistent and compatible with the neighborhood. The proposed size, shape, and arrangement of the Project will also match that of neighboring structures, and the Project overall will aesthetically enhance the neighborhood.*

*The Planning Code does not require parking or loading for a residential property in the RH-2 Zoning district; however up to 1.5 parking spaces per residential unit are permitted as of right. The proposed project would include one parking space for the two-unit residential building. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

*The Project will not produce, or include any permanent use that will generate substantial levels of noxious or offensive emissions, such as excessive noise, glare, dust, and odor.*

*The proposed expansion of the residential building will incorporate landscaping and permeable paving in the front yard setback. It will also provide adequate usable open space and code complying off-street parking.*

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

**8. Central Neighborhoods Large Residence Special Use District.** Planning Code Section 249.92 requires that in acting on any application for Conditional Use authorization within the Central Neighborhoods Large Residence Special Use District, the Planning Commission shall consider the Conditional Use authorization requirements set forth in subsection 303(c) of this Code and, in addition, shall consider the extent to which the following criteria are met:

- a) The proposed project is contextual with the neighborhood, meets applicable Residential Design Guidelines, and seeks to retain any existing design elements.

*On balance, the scale, design, and materials of the building are responsive to the overall neighborhood. The surrounding neighborhood is comprised of mostly two- and three-story residential buildings. The expanded building remains consistent with the prevailing height, depth, and scale of its surroundings.*

*On balance with the Residential Design Guidelines, the Project provides: the required rear yard setback, thus, preserving the block pattern's mid-block open space. It also incorporates side setbacks at the top floor to match the adjacent property's lightwell. The proposed materials, fenestration patterns, and overall design are in keeping with the eclectic mix of styles of the surrounding buildings.*

- b) The proposed project does not remove Rental Units subject to the Residential Rent Stabilization and Arbitration Ordinance.

*The property is owner-occupied and does not contain any rental units. Rent Boards records indicate the property has not been rented within the last 10 years.*

- c) The proposed project increases the number of Dwelling Units on the lot.

*The subject building is a single-family home in the RH-2 zoning district. The proposed project scope increases the number of dwelling units on the lot by adding one ADU through the State ADU*



*program.*

- d) No Dwelling Unit is less than one-third the gross floor area of the largest Dwelling Unit in a Residential Building.

*The Project proposes a primary dwelling unit that is 2,981 square feet of Gross Floor Area and a State ADU that is 1016 square feet of Gross Floor Area. The ADU is approximately 34% the size of the larger primary dwelling unit. Although the ADU is one third the Gross Floor Area of the Dwelling Unit, it is subject to ministerial review and approval since it is proposed using the State ADU Program. Therefore, the above criterion cannot be applied.*

- e) The proposed project does not negatively impact the historic integrity of the property or any existing structure on a lot that is listed in or formally eligible for listing in the California Register of Historic Resources or has been determined to appear eligible for listing in the California Register of Historic Resources or to qualify as a “historical resource” under CEQA.

*The subject property is not a historical resource under CEQA.*

- f) The project does not negatively impact the historic integrity of any existing structure on a lot that has been adopted as a local landmark or a contributor to a local historic district under Articles 10 or 11 of this Code or would render the property ineligible for historic designation as an individual or contributing resource.

*The subject property is not a locally designated property under Articles 10 or 11 of the Planning Code.*

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

**HOUSING ELEMENT**

**Objectives and Policies**

**OBJECTIVE 4.B**

**EXPAND SMALL AND MID-RISE MULTI-FAMILY HOUSING PRODUCTION TO SERVE OUR WORKFORCE, PRIORITIZING MIDDLE-INCOME HOUSEHOLDS.**

Policy 31

Facilitate small and mid-rise multi-family buildings that private development can deliver to serve middle income households without deed restriction, including through adding units in lower density areas or by adding Accessory Dwelling Units (ADUs).

**OBJECTIVE 4.C**

**EXPAND AND DIVERSIFY HOUSING TYPES FOR ALL.**

Policy 33

Prevent the outmigration of families with children and support the needs of families to grow.

**OBJECTIVE 5.A**

**CONNECT PEOPLE TO JOBS AND THEIR NEIGHBORHOOD WITH NUMEROUS, EQUITABLE, AND HEALTHY TRANSPORTATION AND MOBILITY OPTIONS.**

Policy 37

Facilitate neighborhoods where proximity to daily needs and high-quality community services and amenities promotes social connections, supports caregivers, reduces the need for private auto travel, and advances healthy activities.

**URBAN DESIGN ELEMENT**

Objectives and Policies

**OBJECTIVE 1**

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

Policy 1.3

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

*The Project will expand an existing dwelling unit while adding one ADU under the State Program. The Project is designed to include two distinct units in a manner that is compatible with and complements the prevailing pattern of residential use on the subject block. The Project provides a use that is compatible with the RH-2 Zoning District and the development pattern, size, density, and height of the neighborhood.*

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

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

*The proposed project is residential and will not have an impact on neighborhood serving retail uses. The proposed project may enhance the nearby retail uses by providing new residents, who may patronize and/or own these businesses.*

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

*The Project will preserve the cultural and economic diversity of our neighborhoods by retaining an existing dwelling unit and adding one new ADU.*

- c) That the City's supply of affordable housing be preserved and enhanced,

*The Project will not affect the city's affordable housing supply.*



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

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

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

*The proposed project will not have a direct impact on the displacement of industrial and service sectors.*

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

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

- g) That landmarks and historic buildings be preserved.

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

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

*The proposed project will not impact the access to sunlight or vistas for parks and open spaces.*

- 11.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would constitute a beneficial development.
- 12.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION


That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2022-009383CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated March 2, 2024, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 11, 2024.



Jonas P. Ionin  
Commission Secretary

**Jonas P Ionin**

Digitally signed by Jonas P Ionin  
Date: 2024.04.18 09:03:14 -07'00'

AYES: Braun, Imperial, Koppel, Diamond  
NAYS: Moore  
ABSENT: None  
RECUSED: Williams  
ADOPTED: April 11, 2024



# EXHIBIT A

## Authorization

This authorization is for a conditional use to allow expansion of a single-family residence located at **4000 21<sup>st</sup> Street**, Block 2751, and Lot 006H pursuant to Planning Code Sections **249.92** and **303** within the **RH-2** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **March 2, 2024**, and stamped “EXHIBIT B” included in the docket for Record No. **2022-009383CUA** and subject to conditions of approval reviewed and approved by the Commission on **April 11, 2024** under Motion No. **21545**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

## Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **April 11, 2024** under Motion No. **21545**.

## Severability

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

## Changes and Modifications

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

# CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

## Performance

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*



## Design – Compliance at Plan Stage

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7352 [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, [www.sfplanning.org](http://www.sfplanning.org)*

- 8. Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and species of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, [www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

- 9. Bicycle Parking.** The Project shall provide no fewer than two (2) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 10. Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than two (2) off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Operation

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

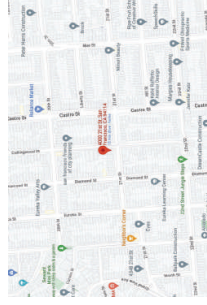
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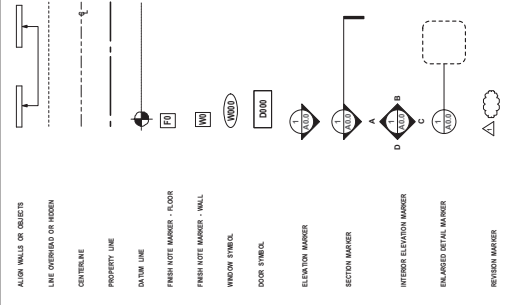
# RESIDENCE + ADU ADDITION

4000 21ST STREET  
SAN FRANCISCO, CA 94114

## VICINITY MAP



## SYMBOLS



## APPLICABLE CODES

ALL DRAWINGS, REGARDLESS OF DETAILS ON DRAWINGS, SHALL COMPLY WITH THE FOLLOWING CODE AND ANY LOCAL AMENDMENTS  
 2019 CALIFORNIA BUILDING CODE AND SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA ELECTRICAL CODE AND SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA MECHANICAL CODE AND SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA PLUMBING CODE AND SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA MECHANICAL CODE AND SAN FRANCISCO AMENDMENTS

DATE	CONCEPT
03.13.21	REV PLAN
03.13.21	REV
03.13.21	PREPARE SET
03.13.21	REVISIONS
03.13.21	REVISIONS
03.13.21	PERMIT
03.13.21	POST PERMIT
03.13.21	REV TO ADD ADU
03.13.21	NOFOR



**K** **and**  
**KNOCK** architecture + design  
 www.knock-aid.com  
 ryan@knock-aid.com  
 415-215-2447

# RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

SCALE	PLOT DATE
<b>A0.0a</b>	

COVER SHEET  
 All drawings and specifications are the property of Ryan Knock Architecture and shall remain the property of Ryan Knock Architecture. No part of this work shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written consent of Ryan Knock Architecture.

### SHEET INDEX

**ARCHITECTURAL INDEX**

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 A.0b STREET VIEW IMAGES  
 A.1 DEMO CALCULATIONS  
 A.2 DEMO CALCULATIONS  
 A.3 DEMO CALCULATIONS  
 A.4 DEMO CALCULATIONS FOR AREA OVER REAR YARD LINE  
 A.5 EXISTING AND PROPOSED STEEP SLOPE PLANS  
 A.6 EXISTING AND PROPOSED 2ND FLOOR PLANS  
 A.7 EXISTING AND PROPOSED 3RD FLOOR PLANS  
 A.8 EXISTING AND PROPOSED ROOF PLANS AND ROOF PITCHES  
 A.9 EXISTING AND PROPOSED ELEVATIONS  
 A.10 EXISTING AND PROPOSED ELEVATIONS  
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 A.100 EXISTING AND PROPOSED ELEVATIONS

**PROJECT INFO**

OWNER: RAJDI ROMAN  
 ARCHITECT: RYAN KNOCK  
 KNACK ARCHITECTURE AND DESIGN  
 280 UNIONS STREET SUITE #5  
 SAN FRANCISCO, CA 94114

**PROJECT DESCRIPTION:** CONVERT EXISTING STORAGE SPACE AT FIRST FLOOR TO NEW LIVING SPACE (2000 SQ FT)  
 (1) ACQUIRE STATE ADUPER GOVERNMENT CODE SECTION 68502.7

**PROJECT STATUS:** PERMITTED

Room and Use	Area (sq ft)	Code	Notes
Living Room	1448	RM-2	Proposed
Bedroom	1448	BR-2	Proposed
Bathroom	1448	BA-2	Proposed
Kitchen	1448	KI-2	Proposed
Hall	1448	HA-2	Proposed
Stair	1448	ST-2	Proposed
Storage	1448	ST-2	Proposed
Other	1448	OT-2	Proposed
<b>TOTAL</b>	<b>1448</b>		

Room and Use	Area (sq ft)	Code	Notes
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Storage	1448	ST-2	Proposed
Other	1448	OT-2	Proposed
<b>TOTAL</b>	<b>1448</b>		

**USABLE OPEN SPACE MAIN RESIDENCE = 139.50 FT (134 REQUIRED PER SFP SECTION 139)**  
**USABLE OPEN SPACE ADU = 221.50 FT (135 REQUIRED PER SFP SECTION 139)**

**MAX EXCAVATION HEIGHT: 5'-6"**  
**EXCAVATION AMOUNT: 15 CUBIC YARDS**

DATE	CONCEPT
08.11.22	CONCEPT
08.30.22	REV PLAN
09.03.22	REV
09.11.22	PRELIM SET
02.11.23	REVISIONS
02.24.23	REVISIONS
05.11.23	REVISIONS
06.17.23	PERMIT
06.17.23	POSTUREV
07.13.23	REV
07.13.23	REV
02.23.24	REV TO ADD ADU
03.02.24	NOFOR



**K a+d**  
**KNOCK** architecture  
 + design  
 www.knock-a+d.com  
 ryan@knock-a+d.com  
 415-215-2647

# RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA



EXISTING VIEW FROM COLLINGWOOD STREET  
 NTS 1



PROPOSED VIEW FROM COLLINGWOOD STREET  
 NTS 3

**STREET VIEW IMAGES**

All drawings and information are for informational purposes only. They are not intended to be used for any other purpose. The architect is not responsible for any errors or omissions. The architect is not responsible for any delays or cancellations. The architect is not responsible for any other matters. The architect is not responsible for any other matters.

**A0.0b**

SCALE: \_\_\_\_\_  
 PLOT DATE: \_\_\_\_\_



08.19.21	CONCEPT
08.23.21	REV PLAN
08.23.21	REV SHEET
08.23.21	REVISIONS
08.23.21	REVISIONS
08.17.22	PERMIT
04.09.23	HONORARY
08.09.23	REV
02.29.24	REV TO ADD ANU



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**KNOCK architecture**  
 + design  
 www.knock-a+d.com  
 415-215-2847

# RESIDENCE + ADU ADDITION

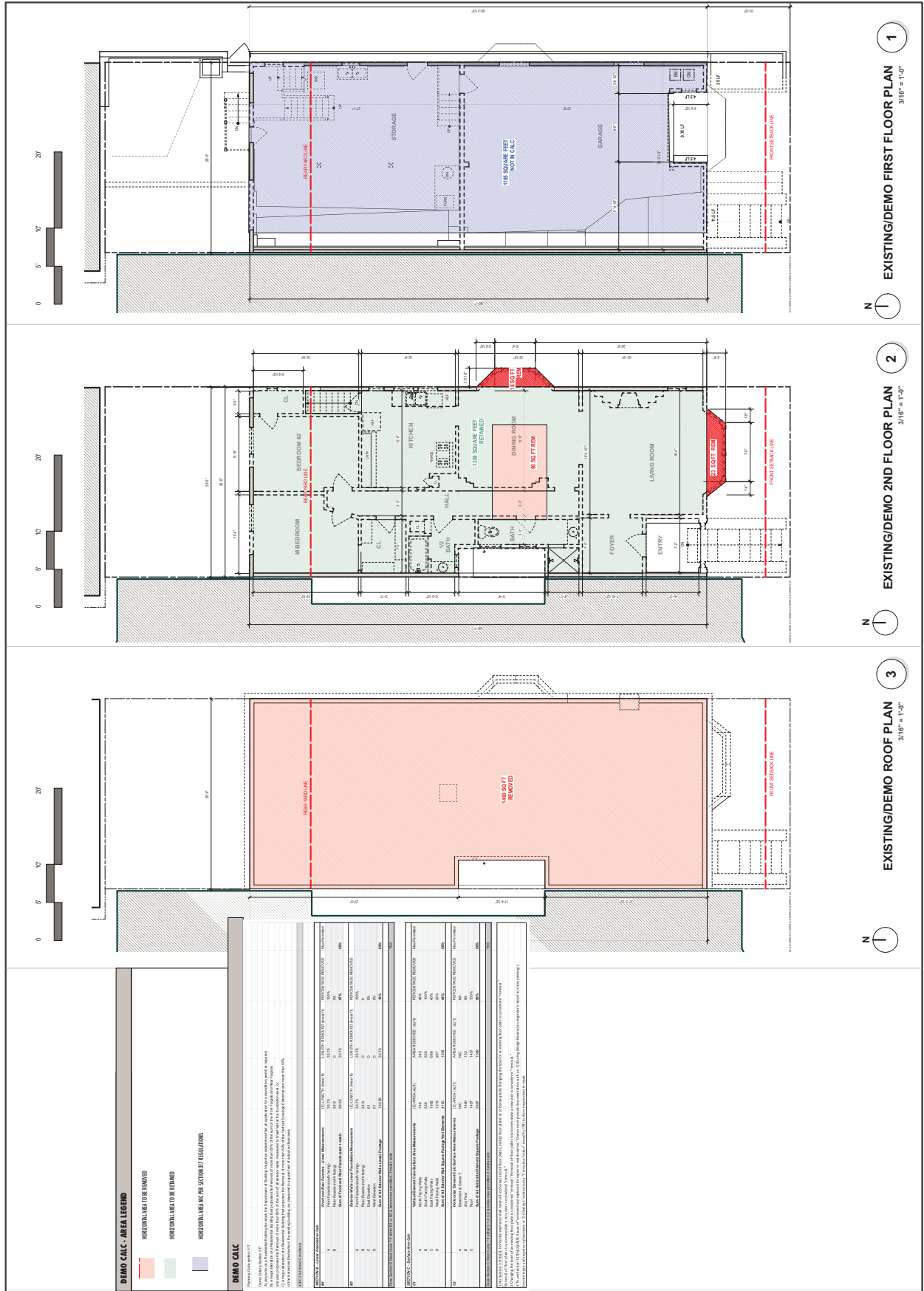
4000 21ST STREET, SAN FRANCISCO CA

**DEMO CALCS**

ALL DEMOS ARE TO BE DEMOLISHED AND RECONSTRUCTED TO MEET ALL APPLICABLE CODES AND REGULATIONS. THE DEMO WORK IS TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THE ADU ADDITION.

**A0.1**

SCALE:  
 PLOT DATE:



**DEMO CALC - AREA LEGEND**

- AREAS TO BE DEMOLISHED
- AREAS TO BE RETAINED
- AREAS TO BE DEMOLISHED AND RECONSTRUCTED TO MEET ALL APPLICABLE CODES AND REGULATIONS

**DEMO CALC**

Showing DEMO CALC BY

ALL DEMOS ARE TO BE DEMOLISHED AND RECONSTRUCTED TO MEET ALL APPLICABLE CODES AND REGULATIONS. THE DEMO WORK IS TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THE ADU ADDITION.

SECTION	DESCRIPTION	AREA (SQ FT)	PERCENTAGE	STATUS
EXISTING 1ST FLOOR	A. Existing 1st Floor Living Room	1,200	100%	RETAINED
	B. Existing 1st Floor Kitchen	1,000	100%	RETAINED
	C. Existing 1st Floor Dining Room	800	100%	RETAINED
	D. Existing 1st Floor Entry	400	100%	RETAINED
EXISTING 2ND FLOOR	E. Existing 2nd Floor Bedroom #1	1,000	100%	RETAINED
	F. Existing 2nd Floor Bedroom #2	1,000	100%	RETAINED
	G. Existing 2nd Floor Bath	400	100%	RETAINED
	H. Existing 2nd Floor Living Room	1,000	100%	RETAINED
EXISTING ROOF	I. Existing Roof	1,000	100%	RETAINED
	J. Existing Garage	1,000	100%	RETAINED
	K. Existing Storage	1,000	100%	RETAINED
	L. Existing Water Calc	1,000	100%	RETAINED
NEW ADU ADDITION	M. New ADU Living Room	1,000	100%	NEW
	N. New ADU Kitchen	1,000	100%	NEW
	O. New ADU Dining Room	800	100%	NEW
	P. New ADU Entry	400	100%	NEW

- 1 EXISTING/DEMO FIRST FLOOR PLAN 3/16" = 1'-0"
- 2 EXISTING/DEMO 2ND FLOOR PLAN 3/16" = 1'-0"
- 3 EXISTING/DEMO ROOF PLAN 3/16" = 1'-0"

NO.	DATE	REVISION
01	10/15/21	REV. PER PLAN
02	11/15/21	REV. PER PLAN
03	12/15/21	REV. PER PLAN
04	01/15/22	REV. PER PLAN
05	02/15/22	REV. PER PLAN
06	03/15/22	REV. PER PLAN
07	04/15/22	REV. PER PLAN
08	05/15/22	REV. PER PLAN
09	06/15/22	REV. PER PLAN
10	07/15/22	REV. PER PLAN
11	08/15/22	REV. PER PLAN
12	09/15/22	REV. PER PLAN
13	10/15/22	REV. PER PLAN
14	11/15/22	REV. PER PLAN
15	12/15/22	REV. PER PLAN
16	01/15/23	REV. PER PLAN
17	02/15/23	REV. PER PLAN
18	03/15/23	REV. PER PLAN
19	04/15/23	REV. PER PLAN
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27	12/15/23	REV. PER PLAN
28	01/15/24	REV. PER PLAN
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39	12/15/24	REV. PER PLAN
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95	08/15/29	REV. PER PLAN
96	09/15/29	REV. PER PLAN
97	10/15/29	REV. PER PLAN
98	11/15/29	REV. PER PLAN
99	12/15/29	REV. PER PLAN
100	01/15/30	REV. PER PLAN



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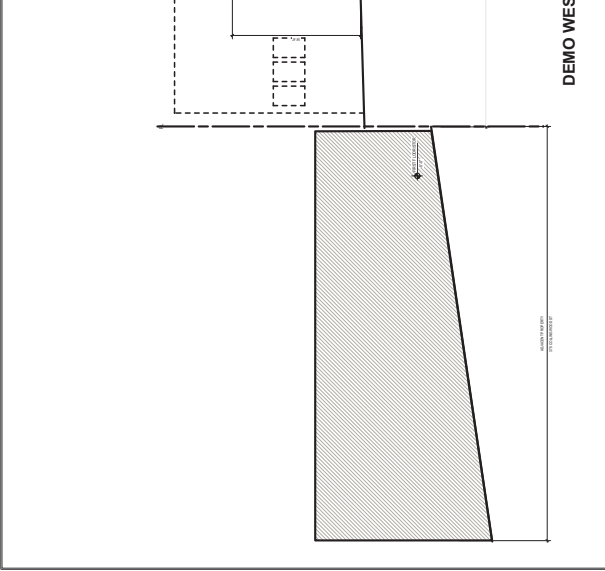
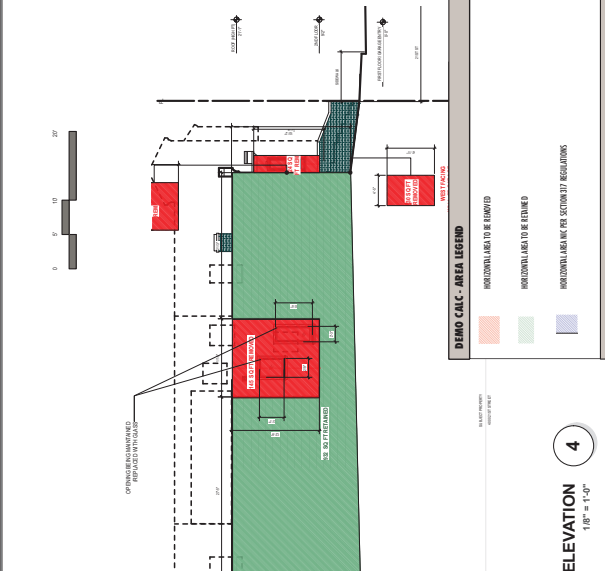
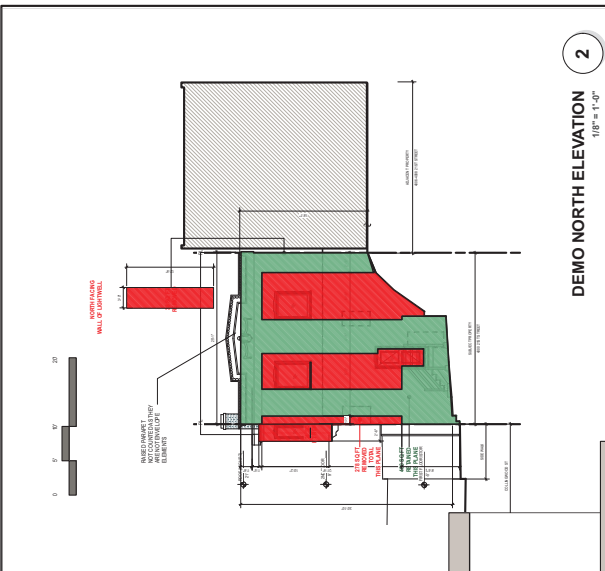
# RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

**DEMO CALCS**  
 ALL DEMOS ARE SUBJECT TO THE CITY OF SAN FRANCISCO'S REQUIREMENTS FOR DEMOS. THE DEMO SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S REQUIREMENTS FOR DEMOS. THE DEMO SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S REQUIREMENTS FOR DEMOS.

**A0.2**

SCALE:  
 PLOT DATE:



**DEMO CALC**

SECTION	DESCRIPTION	AREA (SQ FT)	PERCENTAGE
1	EXISTING WALL	1000	100%
2	EXISTING WINDOW	100	10%
3	EXISTING DOOR	100	10%
4	EXISTING PORCH	100	10%
5	EXISTING PATIO	100	10%
6	EXISTING DRIVEWAY	100	10%
7	EXISTING GARAGE	100	10%

**DEMO CALC**

SECTION	DESCRIPTION	AREA (SQ FT)	PERCENTAGE
1	EXISTING WALL	1000	100%
2	EXISTING WINDOW	100	10%
3	EXISTING DOOR	100	10%
4	EXISTING PORCH	100	10%
5	EXISTING PATIO	100	10%
6	EXISTING DRIVEWAY	100	10%
7	EXISTING GARAGE	100	10%

**DEMO CALC**

SECTION	DESCRIPTION	AREA (SQ FT)	PERCENTAGE
1	EXISTING WALL	1000	100%
2	EXISTING WINDOW	100	10%
3	EXISTING DOOR	100	10%
4	EXISTING PORCH	100	10%
5	EXISTING PATIO	100	10%
6	EXISTING DRIVEWAY	100	10%
7	EXISTING GARAGE	100	10%

**DEMO CALC**

SECTION	DESCRIPTION	AREA (SQ FT)	PERCENTAGE
1	EXISTING WALL	1000	100%
2	EXISTING WINDOW	100	10%
3	EXISTING DOOR	100	10%
4	EXISTING PORCH	100	10%
5	EXISTING PATIO	100	10%
6	EXISTING DRIVEWAY	100	10%
7	EXISTING GARAGE	100	10%



08.19.21	CONCEPT
08.19.21	NOI/PLAN
08.19.21	NOI
08.19.21	PRELIM SET
08.19.21	REVIEWS
08.19.21	STEEL DETAILING
08.17.22	PERMIT
08.19.23	INSPECTION
08.19.23	NOI
08.19.24	NOI TO ADO PLAN
08.19.24	NOI FOR



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 ryan@knockad.com  
 415-215-2647

# RESIDENCE + ADU ADDITION

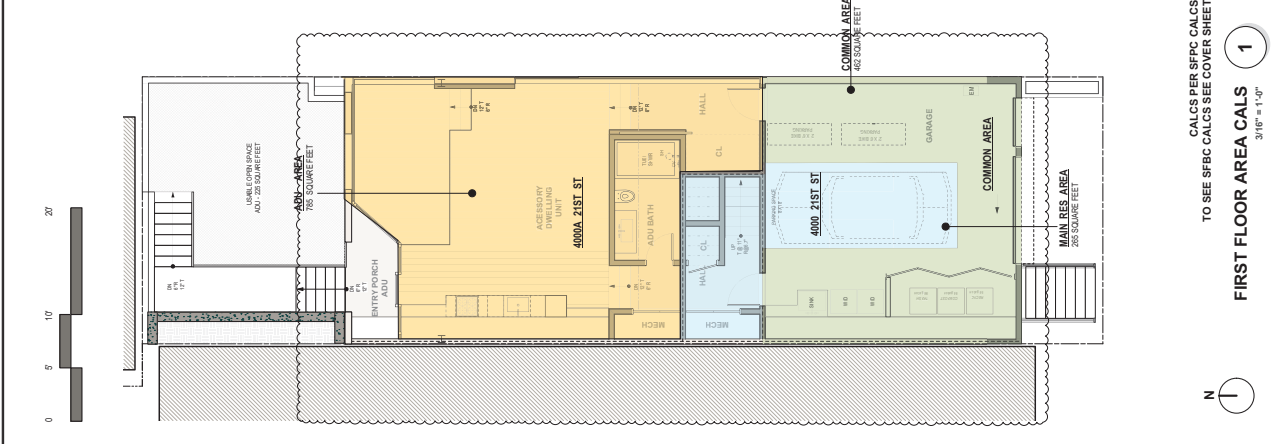
4000 21ST STREET, SAN FRANCISCO CA

**PROPOSED PLANS**

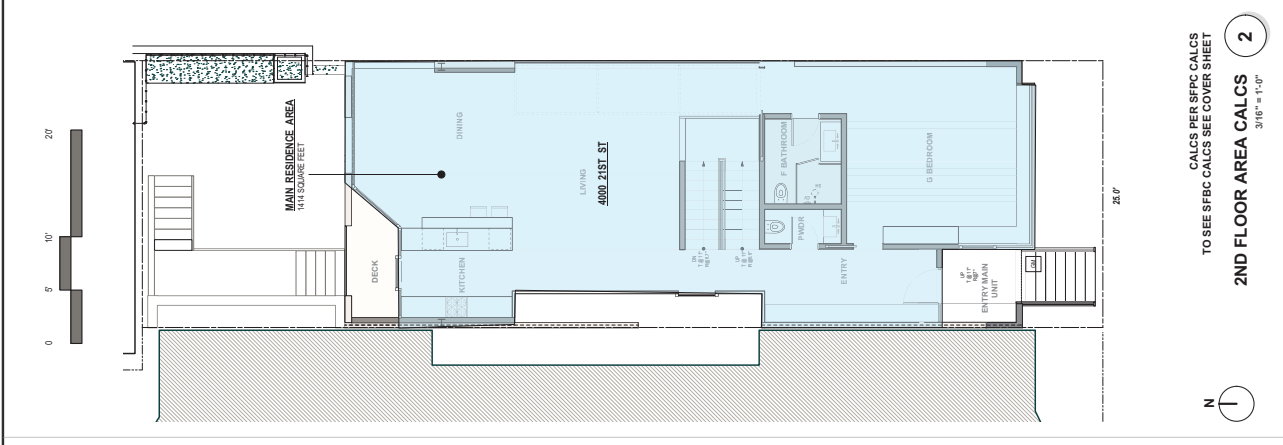
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**A0.3**

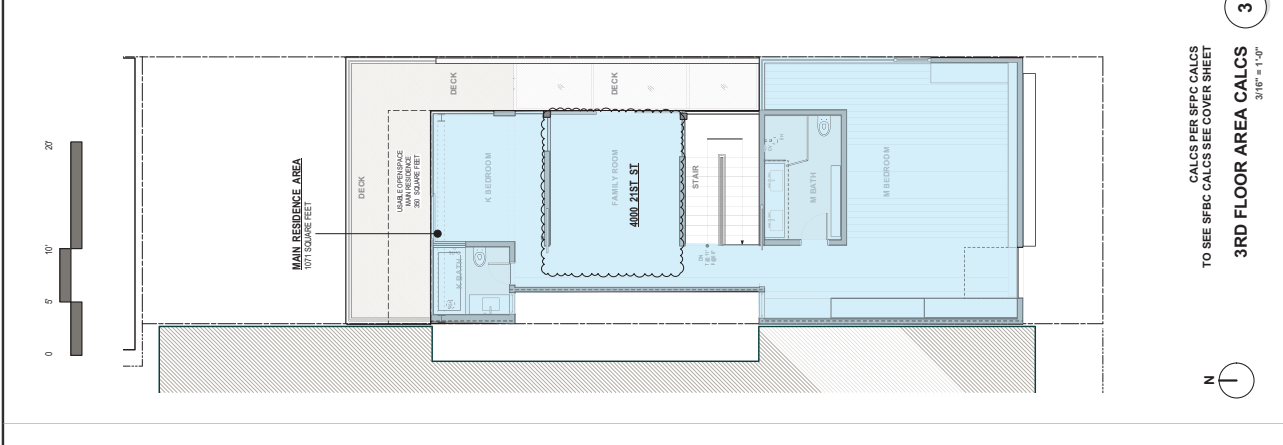
SCALE: 3/16" = 1'-0"  
 PLOT DATE:



**FIRST FLOOR AREA CALCS**  
 3/16" = 1'-0"  
 CALC PER SFPC CALCS  
 TO SEE SFBC CALCS SEE COVER SHEET



**2ND FLOOR AREA CALCS**  
 3/16" = 1'-0"  
 CALC PER SFPC CALCS  
 TO SEE SFBC CALCS SEE COVER SHEET



**3RD FLOOR AREA CALCS**  
 3/16" = 1'-0"  
 CALC PER SFPC CALCS  
 TO SEE SFBC CALCS SEE COVER SHEET

HATCH LEGEND	
[Blue Hatch]	MAIN RESIDENCE FLOOR AREA (4000 21st St)
[Orange Hatch]	ADU FLOOR AREA (4000 21st St)
[White Hatch]	PRIVATE USABLE OPEN SPACE

AREA CALCULATIONS	
MAIN RESIDENCE FLOOR AREA (4000 21st St)	1475 SQUARE FEET
ADU FLOOR AREA (4000 21st St)	285 SQUARE FEET
PRIVATE USABLE OPEN SPACE	285 SQUARE FEET
<b>TOTAL</b>	<b>2045 SQUARE FEET</b>

SAN FRANCISCO PLANNING CODE CALC PER SECTION 100	
Plan Area	2045 SQ FT
Main Residence Area	1475 SQ FT
ADU Area	285 SQ FT
Private Usable Open Space	285 SQ FT
<b>TOTAL</b>	<b>2045 SQ FT</b>

SAN FRANCISCO PLANNING CODE CALC PER SECTION 113	
Usable Open Space Main Residence	138.50 FT (25 REQUIRED PER SPC SECTION 113)
Usable Open Space ADU	28.50 FT (25 REQUIRED PER SPC SECTION 113)
<b>TOTAL</b>	<b>167.00 FT</b>

SAN FRANCISCO PLANNING CODE CALC PER SECTION 242		
Existing Versus Proposed Areas	Existing (SQ FT)	Proposed (SQ FT)
Main Residence Area	2279	2081
ADU Area	0	1071
<b>TOTAL</b>	<b>2279</b>	<b>3152</b>

PROPOSED AREA PER FLOOR	
Main Residence (SQ FT)	ADU (SQ FT)
FF	406
2F	1414
3F	1071
<b>TOTAL</b>	<b>2691</b>

15% ADDED OVER EXISTING AREA (AREA 1.15)	
1.2 TIMES LOT AREA	2700 SQ FT
PROPOSED AREA PER FLOOR	2691 SQ FT

01.15.21	CONCEPT
02.15.21	REV. PLAN
03.15.21	REV. PERMITS
04.15.21	REV. PERMITS
05.15.21	REV. PERMITS
06.15.21	REV. PERMITS
07.15.21	REV. PERMITS
08.15.21	REV. PERMITS
09.15.21	REV. PERMITS
10.15.21	REV. PERMITS
11.15.21	REV. PERMITS
12.15.21	REV. PERMITS
01.16.22	REV. PERMITS
02.16.22	REV. PERMITS
03.16.22	REV. PERMITS
04.16.22	REV. PERMITS
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07.16.22	REV. PERMITS
08.16.22	REV. PERMITS
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12.16.22	REV. PERMITS



# RESIDENCE + ADU ADDITION

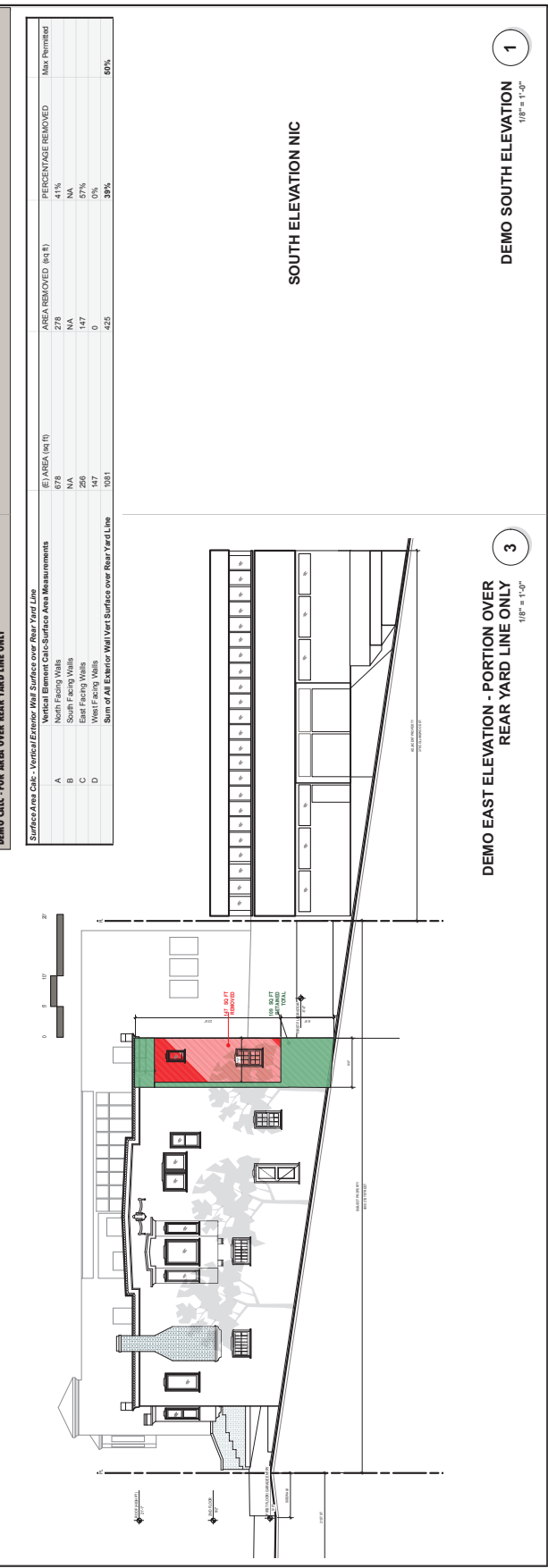
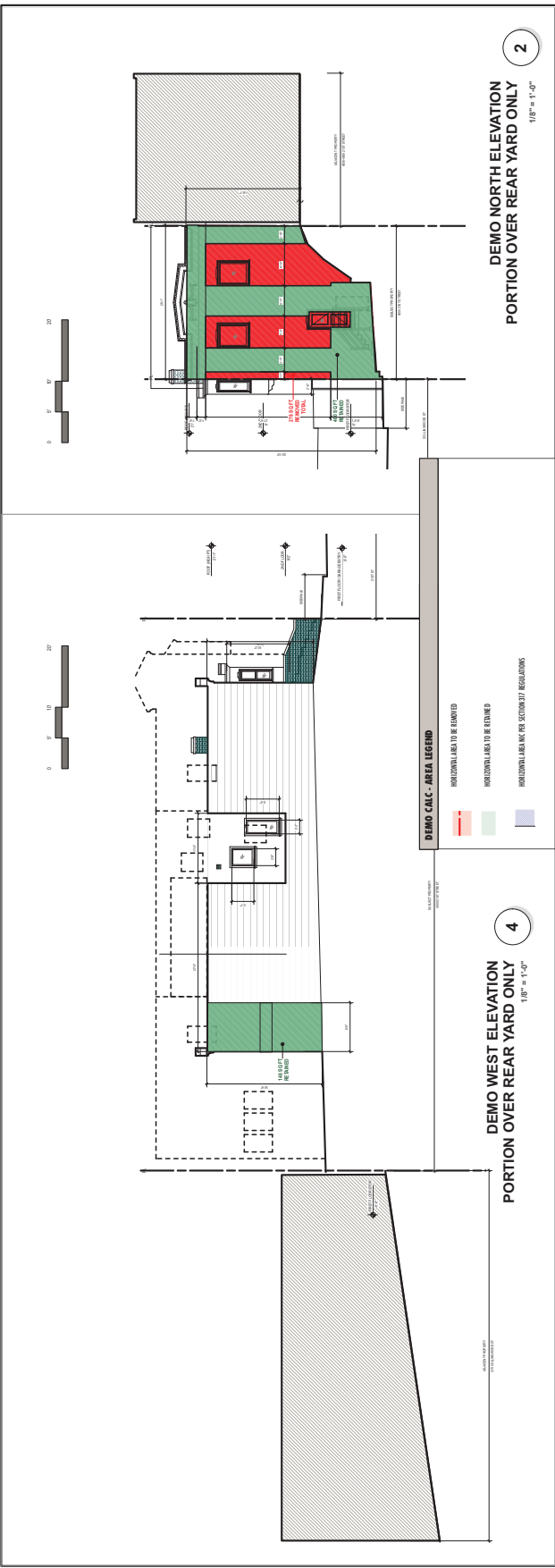
4000 21ST STREET, SAN FRANCISCO CA

**DEMO CALC REAR YARD**

All Demos are subject to the final determination of the Planning Commission. The information herein is for informational purposes only. It is not intended to constitute an offer of any financial product or service. Consult your advisor.

**A0.4**

SCALE:  
PLOT DATE:







08.28.21	CONCEPT
09.22.21	REV PLAN
09.22.21	REV
09.22.21	PREAPP SET
09.22.21	REV NOTES
09.22.21	REV NOTES
10.17.21	PERMIT
04.09.22	MODIFIED
09.28.23	REV
01.29.24	REV TO ADD ADU
02.29.24	REV



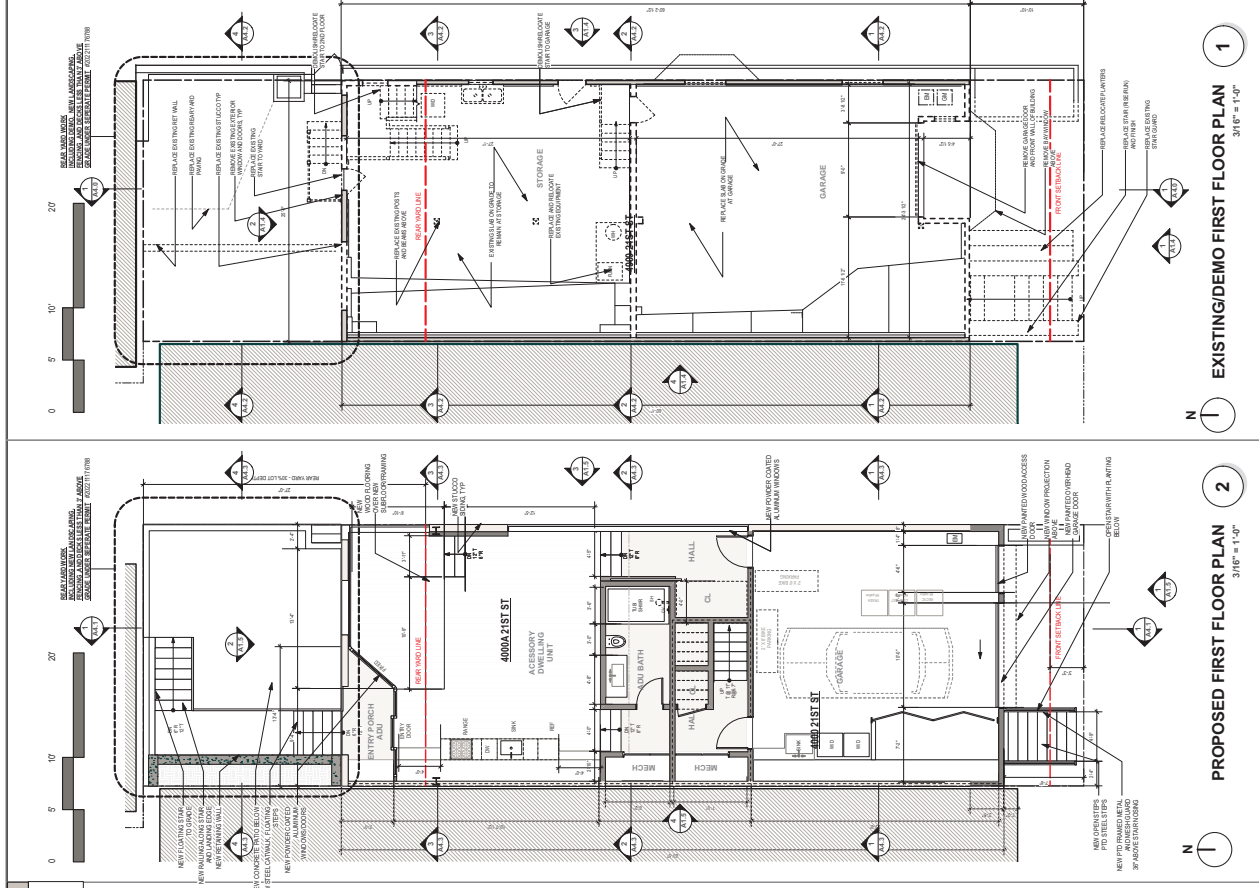
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# RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

**FIRST FLOOR PLANS**  
 THIS DRAWING SET IS A PRELIMINARY CONCEPT FOR AN ADU. THE ADU IS SUBJECT TO THE CITY OF SAN FRANCISCO'S REGULATIONS AND REQUIREMENTS. THE ADU IS NOT TO BE CONSIDERED A PERMIT DOCUMENT UNTIL THE CITY OF SAN FRANCISCO HAS REVIEWED AND APPROVED THIS DRAWING SET.

**A1.1**  
 SCALE: FLOOR DATE



**WALL LEGEND**

---	EXISTING WALL TO REMAIN
---	DEMOLISHED WALL
---	NEW WALL



08.28.21	CONCEPT
08.30.21	REV PLAN
08.31.21	REV
09.02.21	PREAPP SET
09.21.21	REV APP
09.22.21	REV CONFORM
10.01.21	REV PERMITS
10.02.21	REV PERMITS
10.03.21	REV PERMITS
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12.31.21	REV PERMITS



# RESIDENCE + ADU ADDITION

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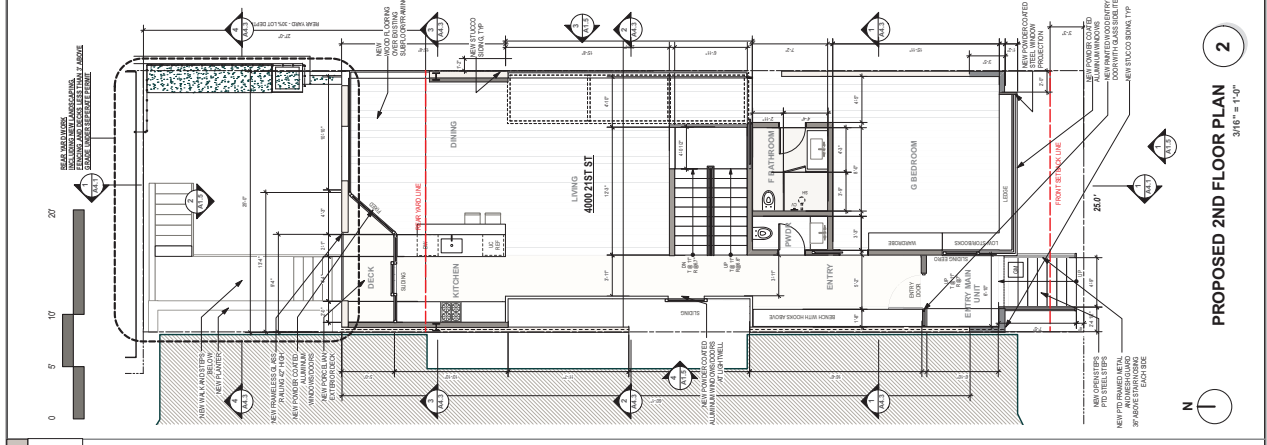
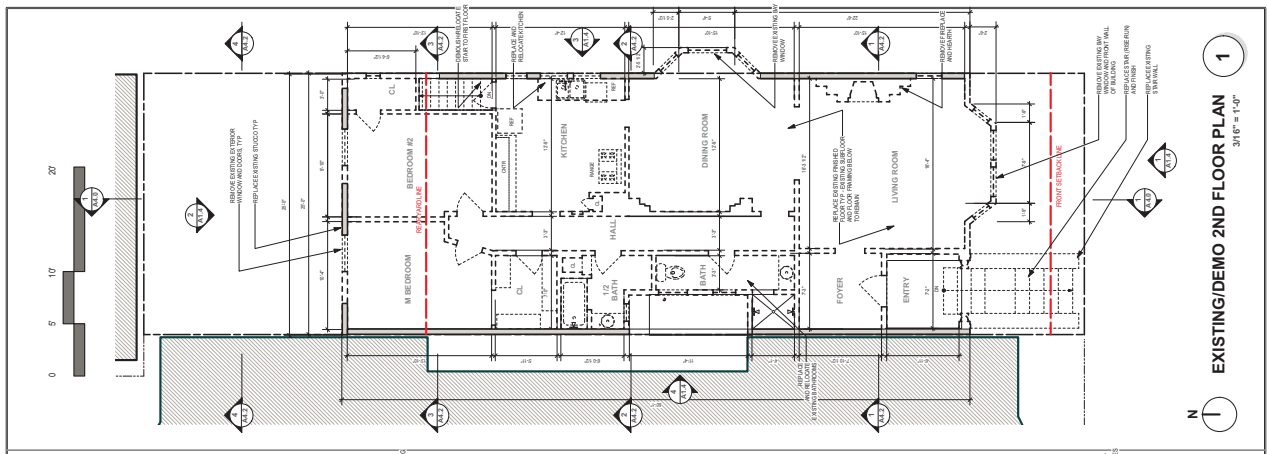
**2ND FLOOR PLANS**

EXISTING AND PROPOSED WORK SHALL BE SHOWN AS SHOWN. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A STRUCTURAL ANALYSIS. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE PROPOSED WORK. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE PROPOSED WORK. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE PROPOSED WORK.

**A1.2**

SCALE: **3/16" = 1'-0"**

PLOT DATE:



**WALL LEGEND**

(Symbol)	EXISTING WALL TO REMAIN
(Symbol)	DEMOLISHED WALL
(Symbol)	NEW WALL





NO.	DATE	CONCEPT
00.13.02	REV PLAN	
00.13.21	REV	
00.13.21	PREP SHEET	
00.13.22	REVISIONS	
00.13.22	REVISIONS	
00.13.23	PERMIT	
00.13.23	PERMIT	
00.13.23	REV	
00.13.24	REV TO ADD ADU	

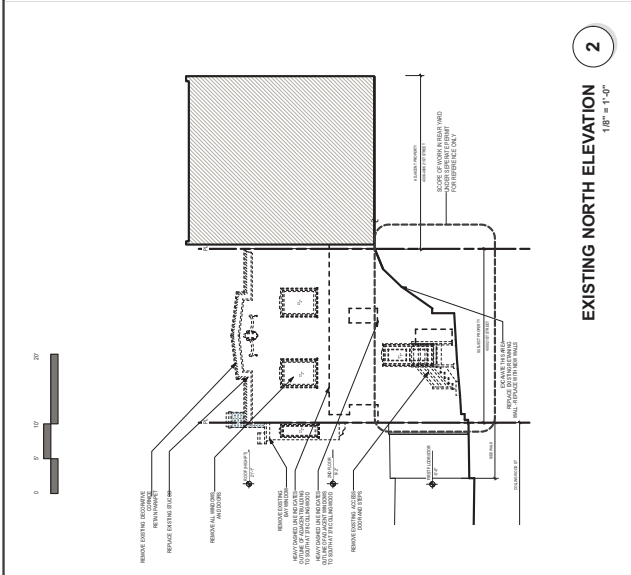


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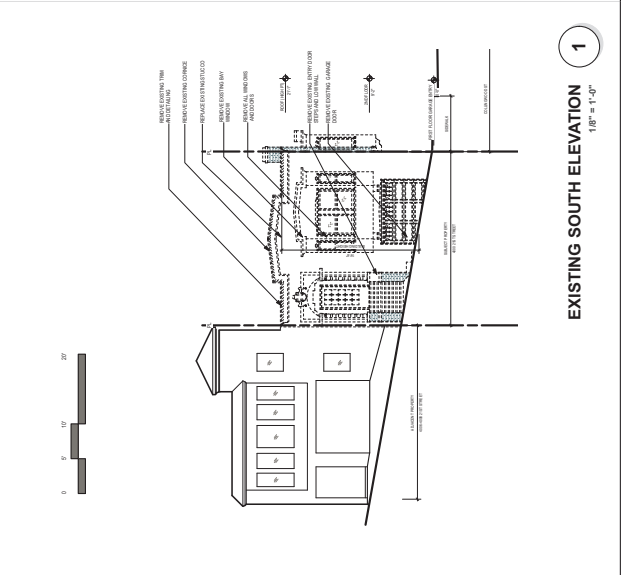
# RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

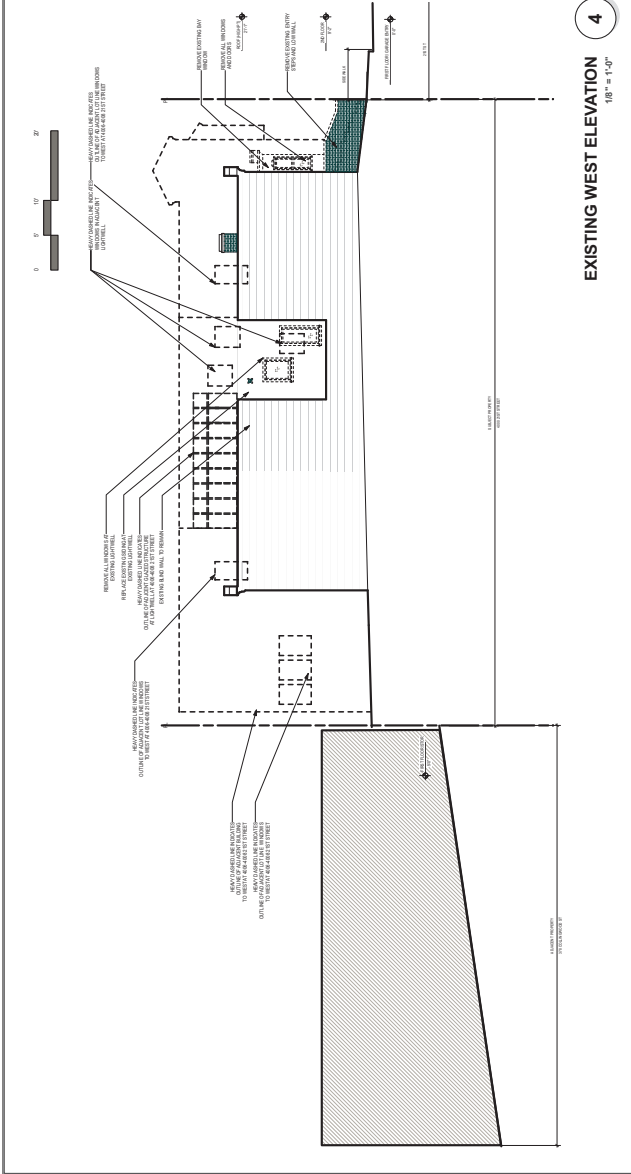
(E) EXTERIOR ELEVATIONS
SCALE: A1.4
PLOT DATE:



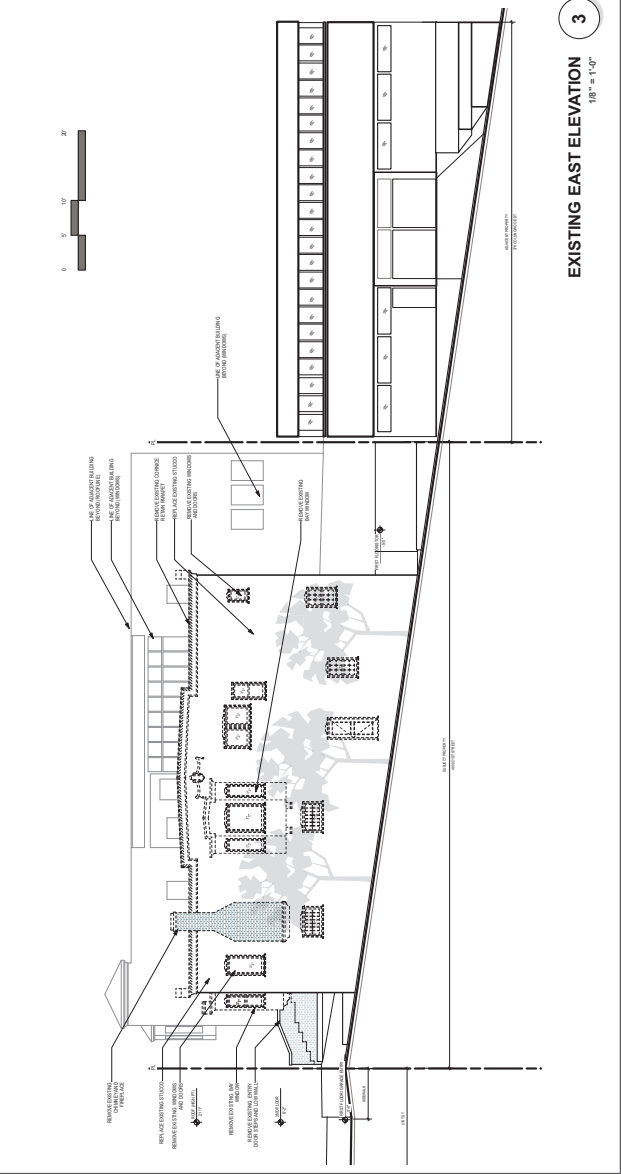
EXISTING NORTH ELEVATION  
 1/8" = 1'-0"



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



EXISTING WEST ELEVATION  
 1/8" = 1'-0"



EXISTING EAST ELEVATION  
 1/8" = 1'-0"





DATE	CONCEPT
08.11.20	CONCEPT
09.03.20	REV PLAN
09.03.20	REV
09.03.20	REV
09.11.20	PRELIM SET
02.11.21	REVISIONS
02.24.22	REVISIONS
05.11.22	REVISIONS
08.17.22	PERMIT
04.13.23	POST PERMIT
01.23.24	REV TO ADD ADU
01.23.24	REV
01.23.24	NOTOR



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 ryan@knock-ad.com  
 415-215-2647

# RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

**3D RENDERINGS**

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**A1.6**

SCALE: 1/8" = 1'-0"

PLOT DATE:



STREET VIEW FROM COLLINGWOOD  
 NTS 4



COLLINGWOOD FACADE  
 NTS 2



21ST STREET FACADE  
 NTS 3



COLLINGWOOD FACADE AND GARDEN DETAIL  
 NTS 1

08.19.21	CONCEPT
08.31.21	REV PLAN
09.02.21	REV
09.23.21	PREAPP SET
09.29.21	REV NOTES
10.09.21	REV NOTES
10.11.21	REV NOTES
10.13.21	REV
10.20.21	REV
10.22.21	REV TO ADA ADD



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 ryan@knock-add.com  
 415-415-2647

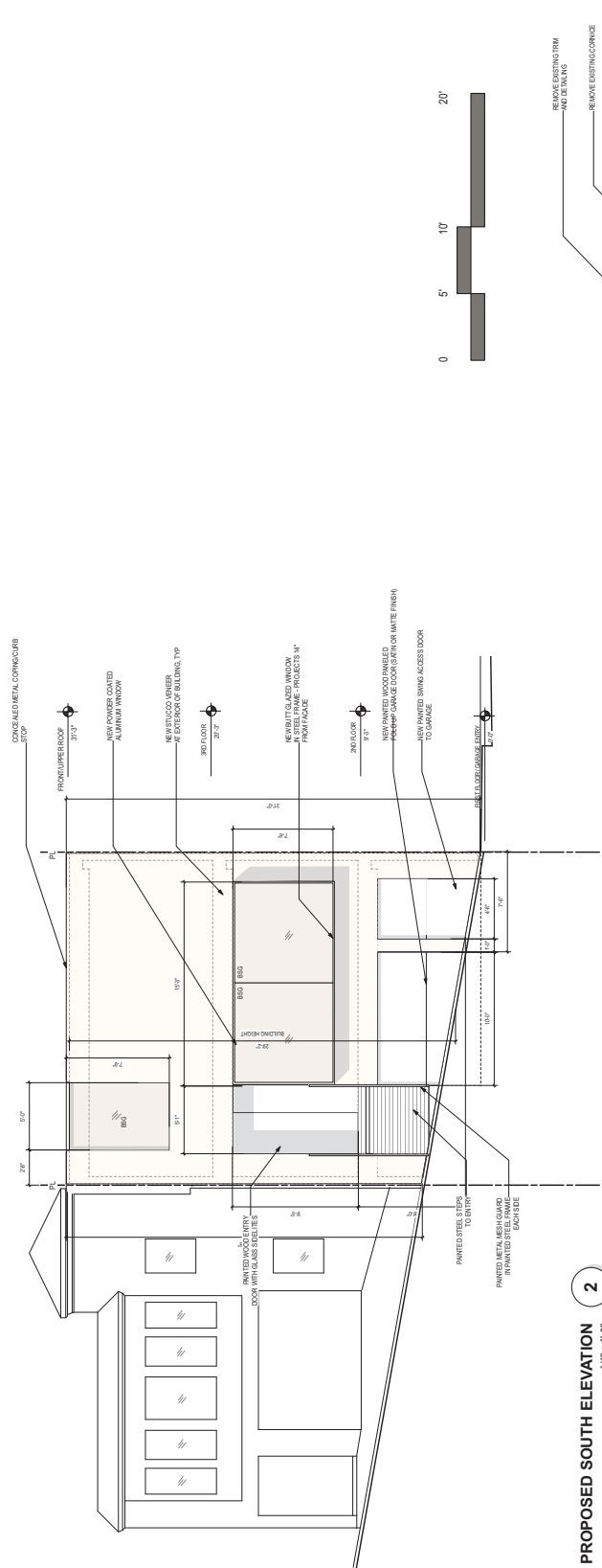
# RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

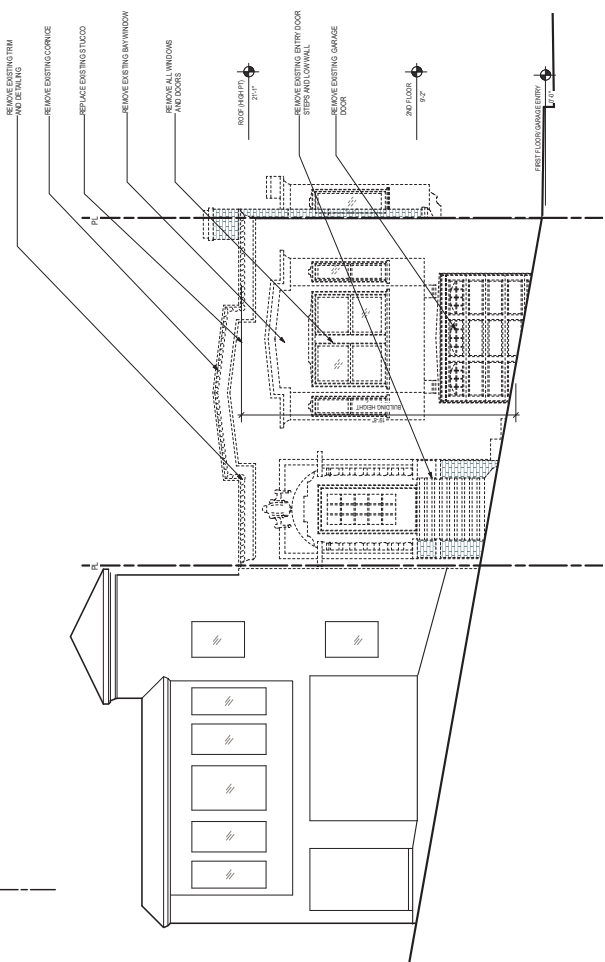
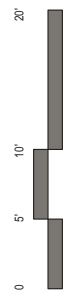
**SOUTH ELEVATIONS**

**A3.0**

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



**2**  
 PROPOSED SOUTH ELEVATION  
 1/4" = 1'-0"



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





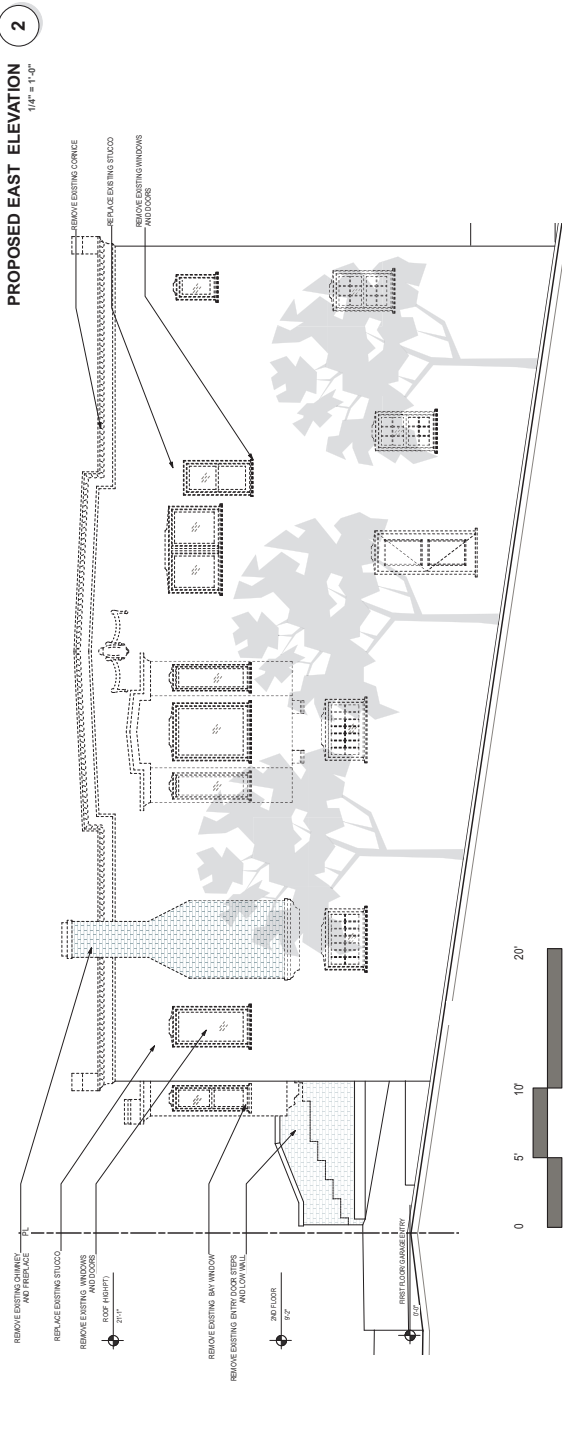
NO.	DATE	DESCRIPTION
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08	09.07.21	REV VIEWS
09	09.08.21	REV VIEWS
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12	09.11.21	REV VIEWS
13	09.12.21	REV VIEWS
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16	09.15.21	REV VIEWS
17	09.16.21	REV VIEWS
18	09.17.21	REV VIEWS
19	09.18.21	REV VIEWS
20	09.19.21	REV VIEWS
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24	09.23.21	REV VIEWS
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26	09.25.21	REV VIEWS
27	09.26.21	REV VIEWS
28	09.27.21	REV VIEWS
29	09.28.21	REV VIEWS
30	09.29.21	REV VIEWS
31	09.30.21	REV VIEWS



# RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

<b>EAST ELEVATIONS</b>
<small>These drawings are preliminary and are not to be used for construction. They are for informational purposes only. The architect shall not be responsible for any errors or omissions. The client shall verify all information and dimensions. The architect shall not be responsible for any construction methods or materials. The architect shall not be responsible for any construction methods or materials. The architect shall not be responsible for any construction methods or materials.</small>
<b>A3.2</b>
SCALE: _____
PLT DATE: _____



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

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





NO.	DATE	REVISION
01.00.01	08.19.21	CONCEPT
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01.00.03	08.19.21	REV
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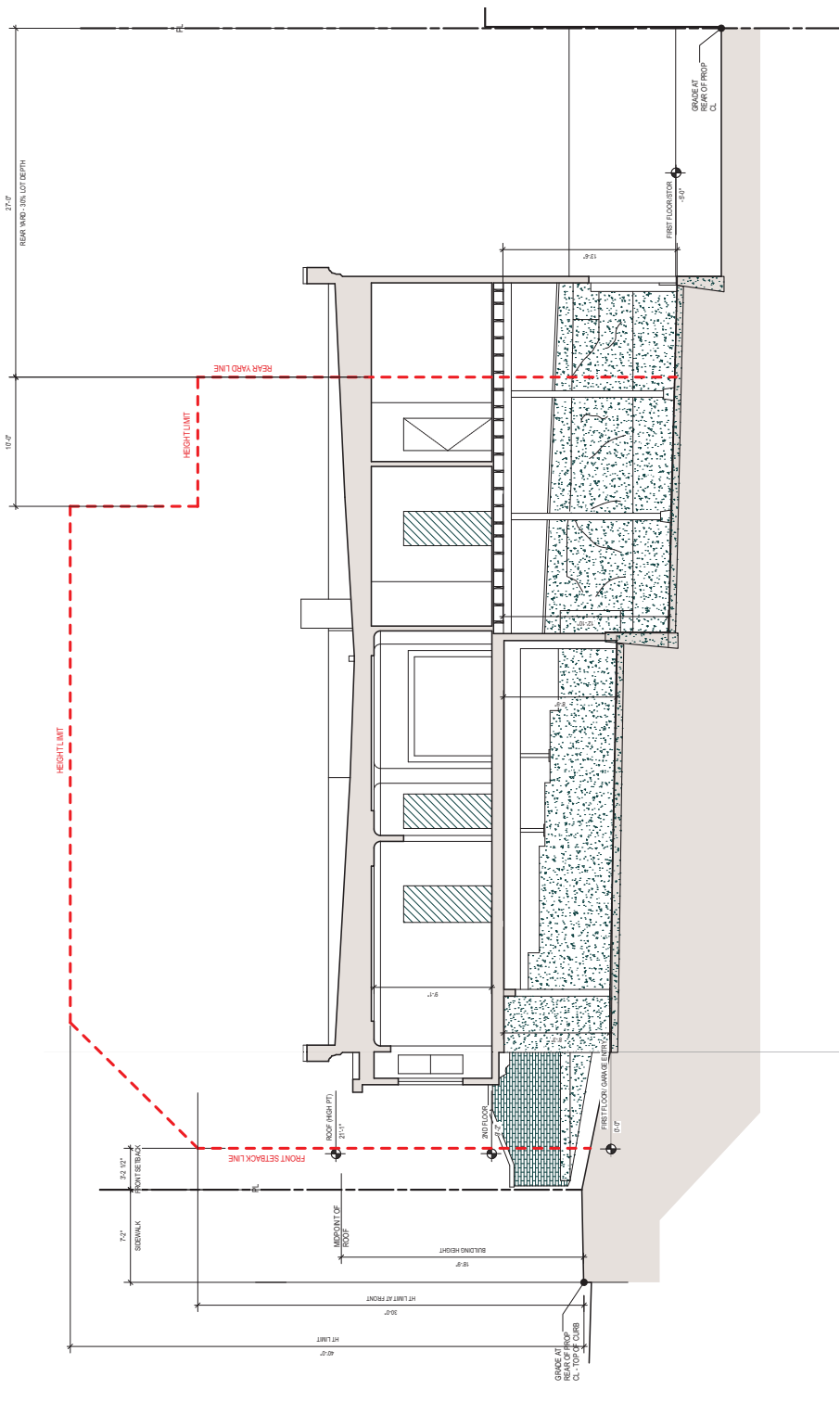
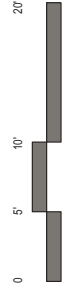
**K** **a+d**  
**KNOCK** architecture  
 + design  
 www.knock-adv.com  
 ryan@knock-adv.com  
 415-271-5284

**RESIDENCE + ADU ADDITION**  
 4000 21ST STREET, SAN FRANCISCO CA

**EXISTING BLDG SECT**  
THIS DRAWING IS A REPRESENTATION OF THE EXISTING BUILDING AND NOT A CONTRACT DOCUMENT. ANY CHANGES TO THE EXISTING BUILDING SHALL BE THE RESPONSIBILITY OF THE CLIENT AND NOT THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. ANY CHANGES TO THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE CLIENT.

**A4.0**

SCALE:  
 PLOT DATE:



**EXISTING BUILDING SECTION**  
 1  
 1/4" = 1'-0"



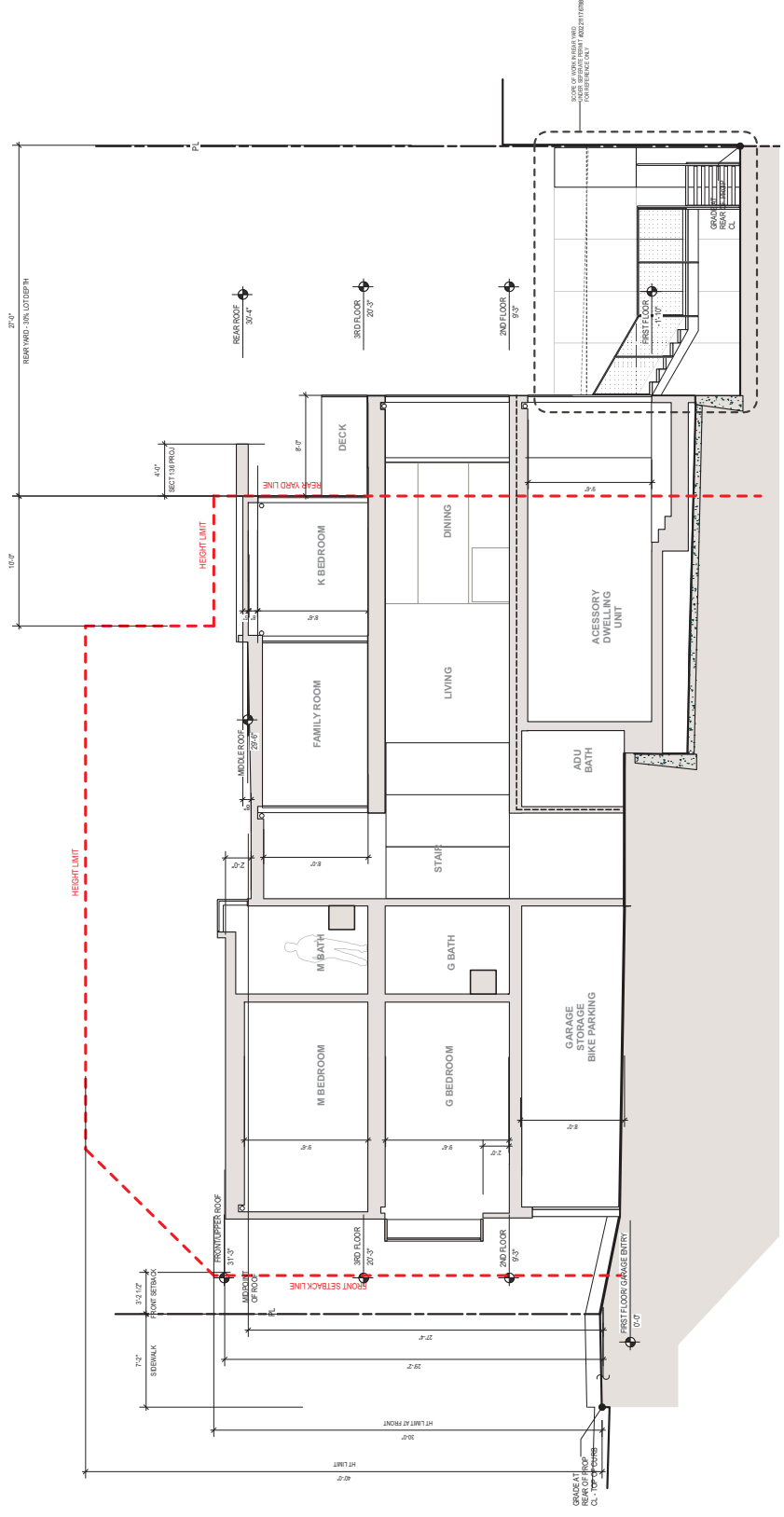
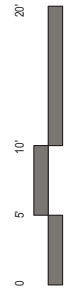
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**K a+d**  
**KNOCK** architecture  
 + design  
 www.knack-adv.com  
 ryan@knack-adv.com  
 415-241-52847

**RESIDENCE + ADU ADDITION**  
 4000 21ST STREET, SAN FRANCISCO CA

(N) BUILDING SECT
SCALE: 1/4" = 1'-0"
PLotted DATE:



**PROPOSED BUILDING SECTION**  
**1**  
 1/4" = 1'-0"





NO.	DATE	DESCRIPTION
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09.10.21	PREAPP SET	
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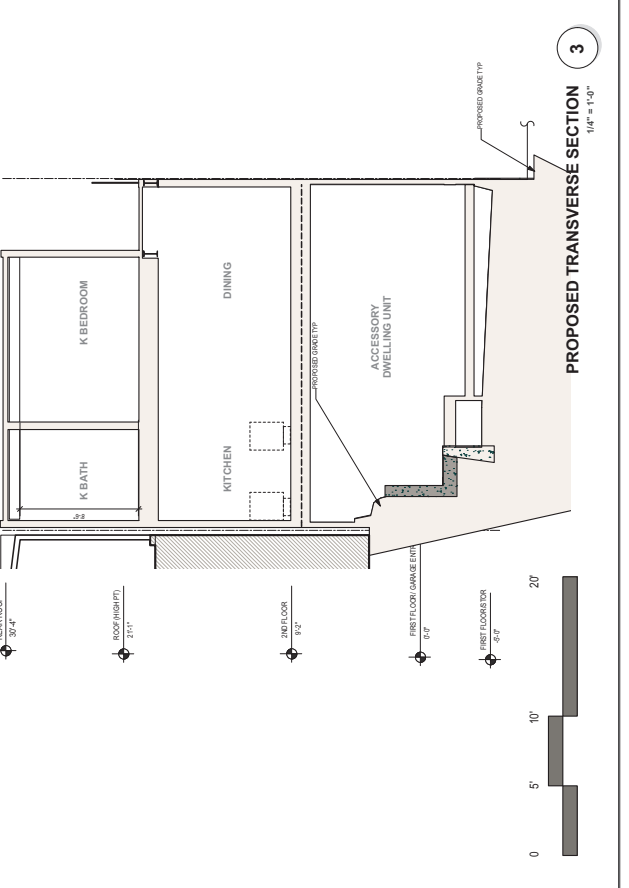
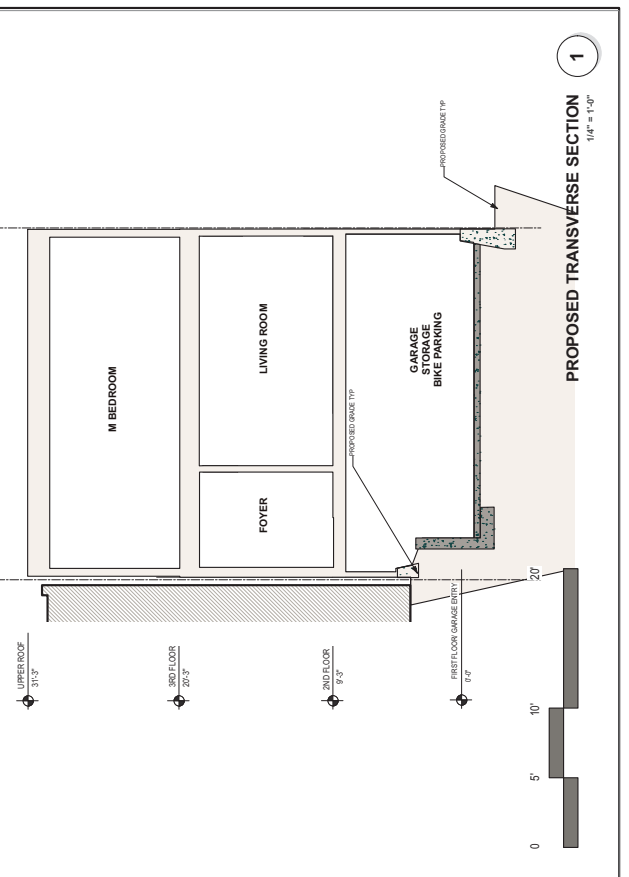
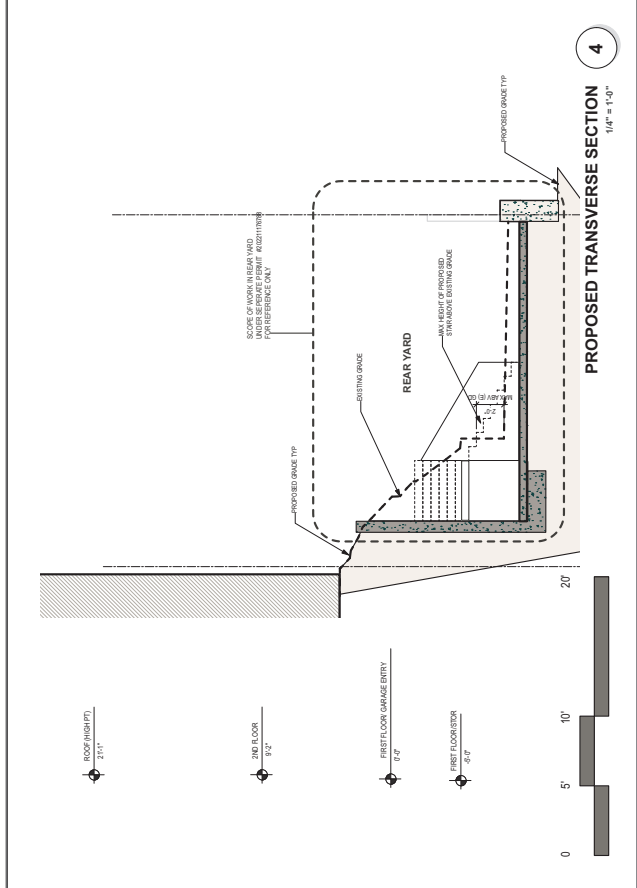
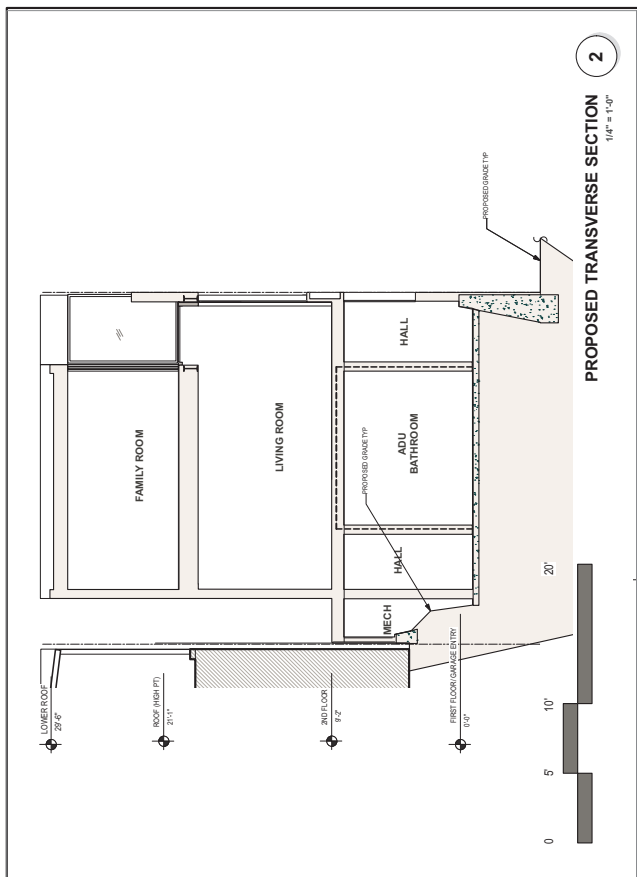


**K** **and** **a+d** architecture + design  
 www.knack-add.com  
 ryan@knack-add.com  
 415.415.2847

# RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

(N) BUILDING SECT  
 A4.3  
 SCALE: 1/4" = 1'-0"  
 PLOT DATE



**NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

**RECORDING REQUESTED BY**  
Radu Mihai Roman  
**And When Recorded Mail To:**

**Name:** Radu Mihai Roman

**Address:** 4000 21st ST

**City:** San Francisco

**State:** CA **ZIP:** 94114



**Doc # 2024032356**

**City and County of San Francisco**  
**Joaquin Torres, Assessor – Recorder**

<b>4/22/2024</b>	<b>12:53:46 PM</b>	<b>Fees</b>	<b>\$35.00</b>
<b>Pages 8</b>	<b>Title 394 NH</b>	<b>Taxes</b>	<b>\$0.00</b>
<b>Customer 001</b>		<b>Other</b>	<b>\$0.00</b>
		<b>SB2 Fees</b>	<b>\$75.00</b>
		<b>Paid</b>	<b>\$110.00</b>

(Space Above This Line For Recorder's Use)

I (We) Radu Mihai Roman, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

**BEING ASSESSOR'S BLOCK: 2751 LOT: 006H;**

**COMMONLY KNOWN AS: 4000 21ST STREET;**

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said Restrictions consist of conditions attached to **Conditional Use Authorization No. 2022-009383CUA** authorized by the Planning Commission of the City and County of San Francisco on April 11, 2024, as set forth on Planning Commission Motion No. 21545. This authorization is for a conditional use to allow expansion of a single-family residence located at 4000 21<sup>st</sup> Street, Block 2751, and Lot 006H pursuant to Planning Code Sections 249.92 and 303 within the RH-2 District and a 40-X Height and Bulk District.

**The restrictions and conditions of which notice is hereby given are:**

## **NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE**

### **AUTHORIZATION**

This authorization is for a conditional use to allow expansion of a single-family residence located at 4000 21<sup>st</sup> Street, Block 2751, and Lot 006H pursuant to Planning Code Sections 249.92 and 303 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated March 2, 2024, and stamped "EXHIBIT B" included in the docket for Record No. 2022-009383CUA and subject to conditions of approval reviewed and approved by the Commission on April 11, 2024 under Motion No. 21545. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### **RECORDATION OF CONDITIONS OF APPROVAL**

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 11, 2024 under Motion No. 21545.

### **SEVERABILITY**

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

### **CHANGES AND MODIFICATIONS**

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



# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

## DESIGN – COMPLIANCE AT PLAN STAGE

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7352 [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, [www.sfplanning.org](http://www.sfplanning.org)*

8. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and species of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, [www.sfplanning.org](http://www.sfplanning.org)*

## PARKING AND TRAFFIC

9. **Bicycle Parking.** The Project shall provide no fewer than two (2) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

10. **Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than two (2) off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, [www.sfplanning.org](http://www.sfplanning.org)*



## NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

### MONITORING - AFTER ENTITLEMENT

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

### OPERATION


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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*



# NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

  
\_\_\_\_\_  
(Signature) Radu Mihai Roman  
\_\_\_\_\_  
(Printed Name)

Dated: 04/19, 2024 at San Francisco, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) \_\_\_\_\_  
(Printed Name)

Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

\_\_\_\_\_  
(Signature) \_\_\_\_\_  
(Printed Name)

Dated: \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_, California.  
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

**See Attached**  
California All-Purpose  
Acknowledgement

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

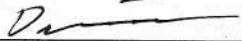
State of California  
County of San Francisco )

On April 17, 2024 before me, D. Hidalgo Bonilla, Notary Public  
(insert name and title of the officer)

personally appeared Radu Mihai Roman,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



# EXHIBIT "A"

## Legal Description

A.P.N.: LOT: 006H, BLOCK: 2751

Situs Address: 4000 21st Street, San Francisco, CA 94114

Property Address: **4000 21st Street, San Francisco, CA 94114**

Lot Number: **006H**

Block Number: **2751**

the following described property in the City of **San Francisco**, County of **San Francisco**, State of **California**:

**BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF 21ST STREET AND THE WESTERLY LINE OF COLLINGWOOD STREET; RUNNING THENCE WESTERLY AND ALONG SAID LINE OF 21ST STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 90 FEET; THENCE AT A RIGHT ANGLE EASTERLY 25 FEET TO THE WESTERLY LINE OF COLLINGWOOD STREET; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID LINE OF COLLINGWOOD STREET 90 FEET TO THE POINT OF BEGINNING.**

**BEING PART OF HORNER'S ADDITION BLOCK NO. 191.**



**Permit Details Report**

**Report Date:** 8/24/2024 5:15:37 PM

Application Number: 202211176788  
 Form Number: 3  
 Address(es): 2751 / 006H / 0 4000 21ST ST  
 Description: REAR YARD: CREATE NEW DECKS AND WALKWAYS LESS THAN 3' ABOVE (E) GRADE, WITH NEW STAIR CONNECTIONS BETWEEN (E) RESIDENCE, WALKWAYS AND (E) YARD/GRADE. REPLACEMENT FENCE AND ACCESS GATE FROM PUBLIC WAY TO YARD. REPLACEMENT RETAINING WALL IN REAR YARD. RELOCATE DOOR FACING YARD. EXCAVAT 21.1 CUBIC YDS  
 Cost: \$156,750.00  
 Occupancy Code: R-3  
 Building Use: 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
11/17/2022	TRIAGE	
11/17/2022	FILING	
11/17/2022	FILED	
10/16/2023	APPROVED	
3/6/2024	ISSUED	

**Contact Details:**

**Contractor Details:**

License Number: 1036969  
 Name: RENE A. REYES-AGUILUZ  
 Company Name: MOSVALER CONSTRUCTION INC  
 Address: 525 TEHAMA AVENUE APT #2 \* HAYWARD CA 94541-0000  
 Phone:

**Addenda Details:**

**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		11/17/22	11/17/22			11/17/22	BROWN SHARAE		
INTAKE		2/9/23	2/9/23			2/9/23	JINGJING LU		NEW PLAN SET (14 PAGES)
CP-ZOC		11/21/22	11/21/22			11/21/22	LANGLIE MICHELLE		11/21/2022 OTC APPROVAL AS FC NEW RETAINING WALLS, STAIRS (LESS THAN 3') & FENCING AT R] PER PLANS. LANGLIE
CP-ZOC		2/9/23	2/9/23			2/9/23	LAUSH MAGGIE		2/9/23: Restamp OTC - no change approved scopes - ML
BLDG		11/21/22	11/21/22			11/21/22	HOM CALVIN		Not approved. S-19 Required. Not C counter review.
DPW-BSM		4/13/23	4/13/23	4/13/23		9/28/23	CHOY CLINTON	Administrative	4.13.23 On Hold. FULL requiremen off: Minor Sidewalk Encroachment planter ). All sidewalk applications : MUST be applied online. Download applications at <a href="http://www.sfpublicworks.org/serv">http://www.sfpublicworks.org/serv</a> Your application will be ON-HOLD necessary PUBLIC WORKS-BSM pe completed or plan checker(s) could sign off to the satellite office via em:
CPB		2/9/23	2/9/23			2/9/23	CHAN AMARIS		2/9/23: 15 PAGES. CONVERT OTC 3. ROUTE TO PPC. AMARIS.
DPW-BSM		9/28/23	9/28/23			9/28/23	DENNIS RASSENDYLL	Approved-Stipulated	9.28.23 Approve. EPR- PUBLIC WC sign off on Job Card required prior Subject to all conditions of PUBLIC WORKS/BSM: # 23IE-00438 all ex encroachment shall be removed fro right of way. Noted marked up on d Note 9/28/23: Applicant must sche recheck with the original BSM plan remove existing encroachment with sidewalk per 23IE-00438. After cha been made on the building plans, B reviewer can sign off per 23IE-0043
BLDG		2/9/23	4/12/23	4/12/23		8/14/23	HU QI (ANNE)	Approved	4/12/23: Issued comments

MECH-E		4/14/23	5/30/23			5/30/23	MASCK ED		N / A
CP-ZOC		9/29/23	10/6/23			10/6/23	LAUSH MAGGIE	Approved	10/6/23; Restamp - no change to PI approved scopes; routed back to PP Maggie.Laush@sfgov.org
PPC		10/13/23	10/13/23			10/13/23	WAI CHUNG WONG	Administrative	10/13/23: To CPB; kw 9/29/23: To restamp; kw 9/13/23: To DPW-BSM Rassendyll Dennis request; kw 8/25/23: To DPW-BSM per Rassen request; kw 8/14/23: To hold bin per DPW-BSM approval; kw 7/19/23: I desk per her request; kw 4/14/23: I kw 4/13/23: To DPW-BSM; kw 2/9, BLDG (full/addendum bin #8). TW
CPB		10/13/23	10/16/23			3/6/24	CHAN AMARIS	Administrative	3/06/24: CONTRACTOR STATEMENT SAFETY PERMIT# 2023-919142 A' ISSUE. CONTACT CUSTOMER FOR AMARIS. 02/13/24: NO RESPONS ACTIVITY SINCE 10/20/2023. PLEASE CONTACT WHEN READY TO PICK RETURN TO "APPROVE BIN". AM 10/24/2023: EXTENSION PAID. NO CANCEL DATE 11/10/2024.AY 10/ not issued prior to 11/16/2023 extension required. 1st extension fee total \$60 pay fee, New Cancel Date: 11/10/20 10/16/23: 16 PAGES. SAFETY PERMIT REQUIRE. EXTENSION FEE WILL PERMIT ISSUE ON OR AFTER 11/ APPROVE. SAFETY PERMIT, DOCUMENT INFO REQUEST. AMARIS.

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
7/22/2024	PM	VS	IVR Scheduled	START WORK	1

**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
7/22/2024	Sean Birmingham	START WORK	START WORK
5/2/2024	Damien Martin	START WORK	START WORK

**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	
0			24C	CONCRETE CONSTRUCTION	
0			24A	FOUNDATIONS	
0			24B	STEEL FRAMING	
0			5A1	SINGLE PASS FILLET WELDS < 5/16"	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking](#) home page.

**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

**Permit Details Report**

**Report Date:** 8/24/2024 5:17:32 PM

Application Number: 202209192659  
 Form Number: 3  
 Address(es): 2751 / 006H / 0 4000 21ST ST  
 Description: VERTICAL ADDITION TO (E) SINGLE FAMILIE HOME. CONVERT (E) STORAGE SPACE AT 1ST FL TO LIVING SPACE. RENOVATE (E) STREET FACING AND REAR FACING FACADES.  
 Cost: \$495,000.00  
 Occupancy Code: R-3  
 Building Use: 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
9/19/2022	TRIAGE	
9/19/2022	FILING	
9/19/2022	FILED	

**Contact Details:**

**Contractor Details:**

**Addenda Details:**

**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Review Result	Hold Description
CPB		9/19/22	9/19/22				CHAN CHENG	628-652-3240		ELECTRONICALLY SUBMITTED. 9/19/22: FILING FEE RECEIVED. TO PPC. -CC 9/19/22: BLUEBEAM FILES RECEIVED. BB# 024-581-453. FILING FEE INVOICE SENT TO APPLICANT. -CC
CP-ZOC		9/19/22	6/28/24	3/27/23		6/28/24	TAYLOR MICHELLE	628-652-7300	Approved	Approved: Vertical addition to existing SFH per NSR 2024032356. ADU under separate permit.
CP-DR		3/18/24	3/19/24			3/25/24	TAYLOR MICHELLE	628-652-7300	Administrative	3/25/24: Routed to DR coordinator. 3/18/24: DR received. Intake assigned to J. Lung.
BLDG		6/28/24	8/5/24			8/5/24	CHAN PHILIP	628-652-3780	Issued Comments	Appeal Status Pending. EOR to contact after appeal has been lifted or modified by Board of Appeals.
BLDG	1							628-652-3780		
MECH		6/28/24	7/22/24			7/22/24	LAI JEFF	628-652-3780	Issued Comments	7/22/2024-placed in hold pending comments on BB-REV1
MECH	1							628-652-3780		
DPW-BSM	1	6/28/24	7/5/24			7/5/24	DEVINE THEO	628-271-2000	Issued Comments	Per Special Sheet P, official sidewalk width = 8.0' on Collingwood and 21st Sts. FULL PERMIT requirement(s) for sign off (TIER 2): Street Improvement (remove retaining wall and all planter areas and restore sidewalk on Collingwood St -- 23IE-00438 needs to match BPA Plans). Added BUF (scope of work). Building permit ON-HOLD until Public Works Minimum Standards are met. Your building permit will be ON-HOLD until all necessary permit application(s) and fees are submitted to <a href="mailto:bsmpermitdivision@sfdpw.org">bsmpermitdivision@sfdpw.org</a> .



										Please call the office at (628) 271-2000 or email at bsmpermitdivision@sfdpw.org for more information. Please be advised if Tier 2 release, you are required to provide plans to Public Works within 90-days of application date submittal and meet minimum standards for review or re-activation fee shall be enforced. theo.devine@sfdpw.org
DPW-BSM	1							628-271-2000		
DPW-BUF		7/5/24						628-652-8733		Added BUF (scope of work).
SFPUC		6/28/24	7/17/24			7/17/24	FONG JEFFREY	628-652-6040	Approved	Permit has been assessed a Capacity Charge. DBI will collect charges. See Invoice attached to application. jfong@sfgwater.org, 07/17/24.
PPC		9/19/22	9/19/22				LUA NATALIE	628-652-3780		6/28/2024: Invite sent to BLDG, MECH, BSM and PUC to start electronic plan review;nl 9/19/22: Invite sent to applicant to join BB session; HP 9/19/22: Bluebeam session created, invite sent to CP-ZOC to start electronic plan review; HP
CPB								628-652-3240		

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
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**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

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**Permit Details Report**

**Report Date:** 8/24/2024 5:18:52 PM

Application Number: 202406053764  
 Form Number: 3  
 Address(es): 2751 / 006H / 0 4000 21ST ST  
 Description: 1-ADU PER STATE ADU PER GOVERNMENT CODE SECTION 65852.2; MAIN RESIDENCE UNDER SEPARATE PA# 202209192659.  
 Cost: \$102,000.00  
 Occupancy Code: R-3  
 Building Use: 28 - 2 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
6/5/2024	TRIAGE	

**Contact Details:**

**Contractor Details:**

**Addenda Details:**

**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Review Result	Hold Description
PRE-BLDG		6/10/24	6/10/24			6/10/24	PANG DAVID	628-652-3780	Issued Comments	ISSUED COMMENTS: Provide ADU che <a href="https://sfdbi.org/sites/default/files/DB">https://sfdbi.org/sites/default/files/DB</a>
PRE-BLDG	1	6/21/24	6/21/24			6/21/24	JONES DAVID	628-652-3780	Issued Comments	BLDG/PAD-STR deemed incomplete, D
PRE-BLDG	2							628-652-3780		
PRE-MECH		6/10/24	6/10/24			6/10/24	SHAIKH MOHSIN	628-652-3780	Approved	6/10/24 Completeness checked in OnBa
PRE-MECH-E		6/7/24	6/7/24			6/7/24	CHENG JASON	628-652-3780	Not Applicable	R3
PERMIT-CTR		6/4/24	6/5/24			6/12/24	YAMAMURA WENDY	628-652-4900	Issued Comments	06/12/24 See completeness review letter Interagency completeness review
PERMIT-CTR	1	6/19/24	6/20/24			7/2/24	YAMAMURA WENDY	628-652-4900	Issued Comments	Resubmission- Interagency completeness
PERMIT-CTR	2							628-652-4900		
CPB								628-652-3240		6/20/24: RESUBMITTAL REC'D, PENI CHECK. CONTACT SFPLANREVIEW@ REC'D ONBASE, PENDING COMPLETI
CP-ZOC								628-652-7300		
BLDG								628-652-3780		
MECH								628-652-3780		
MECH-E								628-652-3780		
SFFD								628-652-3472		
DPW-BSM								628-271-2000		
SFPUC							FONG JEFFREY	628-652-6040		Please route to jeffrey fong when ready. PA#202209192659. 07/17/24.
DFCU										
PPC								628-652-3780		

CPB								628-652-3240		
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**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
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**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

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**Permit Details Report**

**Report Date:** 8/24/2024 5:21:32 PM

Application Number: 202406033554  
 Form Number: 3  
 Address(es): 2751 / 006H / 0 4000 21ST ST  
 Description: FOUNDATION SEQUENCE AND TEMPORARY SHORING FOR RETAINING WALL AS APPROVED UNDER PA# 202211176788.  
 Cost: \$25,000.00  
 Occupancy Code: R-3  
 Building Use: 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
6/5/2024	TRIAGE	OTC TO IN-HOUSE
7/10/2024	FILING	
7/10/2024	FILED	
7/19/2024	APPROVED	
7/19/2024	ISSUED	
7/25/2024	SUSPEND	Per BOA Appeal No. 24-043
7/31/2024	SUSPEND	Per BOA Appeal No. 24-045

**Contact Details:**

**Contractor Details:**

License Number: 1036969  
 Name: RENE A. REYES-AGUILUZ  
 Company Name: MOSVALER CONSTRUCTION INC  
 Address: 525 TEHAMA AVENUE APT #2 \* HAYWARD CA 94541-0000  
 Phone:

**Addenda Details:**

**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		6/3/24	6/3/24			6/3/24	MASOUD HAMIDI	Administrative	
BLDG		6/3/24	6/3/24			6/3/24	LO JAMES	Administrative	NOT OTC ELIGIBLE, EXCAVATION AND SHORING IN 25% ZONE FOR CONSTRUCTION OF RETAINING WALLS, REFERRED APPLICANT TO SUBMIT FOR IN-HOUSE REVIEW 6/3/24.
PRE-BLDG		6/12/24	6/12/24			6/12/24	PANG DAVID	Approved	Shoring revision for a 12ft retaining in the rear yard. Tier 1, >25% slope.
PRE-MECH		6/10/24	6/10/24			6/10/24	SHAIKH MOHSIN	Not Applicable	6/10/24 MECH- N/A, structural work.
PRE-MECH-E		6/8/24	6/8/24			6/8/24	CHENG JASON	Not Applicable	R3
PERMIT-CTR		6/4/24	6/5/24			6/14/24	YAMAMURA WENDY	Approved	Interagency completeness review
CPB		6/17/24	6/17/24			7/10/24	CHENG ANITA	Administrative	7/10/24: PAID, EMAILED PPC READY FOR SESSION. -AWC 7/10/24: RE-SENT INVOICE AND FOLLOW-UP EMAIL ON FILING FEES DUE, CANNOT PROCEED WITH PLAN REVIEW UNTIL PAID. -AWC 6/17/24: PRE-CHECK COMPLETE, FILING INVOICE SENT TO APPLICANT. -AWC 6/5/24: REC'D ONBASE, CONVERT FORM 8 TO 3, PENDING COMPLETENESS CHECK. -AWC

CP-ZOC		6/20/24	6/20/24			6/20/24	SUCRE RICHARD	Not Applicable	n/a - Planning review not required for shoring and foundation sequencing.
BLDG		7/10/24	7/10/24			7/10/24	TAM RICHARD	Issued Comments	
BLDG		7/18/24	7/18/24			7/18/24	TAM RICHARD	Administrative	
BLDG	1	7/18/24	7/18/24			7/18/24	TAM RICHARD	Approved	
PPC		7/10/24	7/10/24			7/18/24	WAI CHUNG WONG	Administrative	07/18/24 12:52 PM Invite sent to CPB to close out permit; KW 07/18/24 12:49 PM Invite sent to CPB to close out permit; KW 7/18/24: Emailed CP-ZOC to stamp "NA" on application form (qc ok); kw 7/10/2024: Invite sent to applicant to join BB session;nl 7/10/2024: Bluebeam session created, Invite sent to BLDG to start electronic plan review (sent to R. Tam per request);nl
CPB		7/18/24	7/18/24			7/19/24	CHAN CHENG	Administrative	07/18/24: ISSUED. APPLICANT RECEIVED APPROVED PLANS AND PERMIT VIA BLUEBEAM LINKS. JOB CARD SENT. -CC 07/18/24: INVOICE SENT. EMAIL SENT TO APPLICANT, CONTRACTOR & OWNER TO NOTIFY. -CC

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
------------------	-------------------	------------------	------------------	-------------	------------

**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
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**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			21A	SHORING	
0			23	OTHERS:AS RECOMMENDED BY PROFESSIONAL OF RECORD	MONITORING POINTS & LAGGING
0			24A	FOUNDATIONS	
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	
0			24C	CONCRETE CONSTRUCTION	
0			24F	OTHERS	EXCAVATION
0			1	CONCRETE (PLACEMENT & SAMPLING)	
0			24E	WOOD FRAMING	

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking home page.](#)

**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.







## DISCRETIONARY REVIEW PUBLIC (DRP)

### APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a Project Application.

For questions, you can call the Planning counter at 628.652.7300 or email [pic@sfgov.org](mailto:pic@sfgov.org) where planners are able to assist you.

Please read the [Discretionary Review Guidelines](#) carefully before the application form is completed.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助，請致電628.652.7550。請注意，規劃部門需要至少一個工作日來回應。

**Filipino:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

#### WHAT TO SUBMIT:

- One (1) complete application signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).

#### HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to [cpc.intake@sfgov.org](mailto:cpc.intake@sfgov.org).

Once the Department reviews the application for completeness, you will receive an email with information on how to pay for the application fee. Please refer to the [Planning Department Fee Schedule](#) available at [www.sfplanning.org](http://www.sfplanning.org). For questions related to the Fee Schedule, you can call the Planning counter at 628.652.7300 or email [pic@sfgov.org](mailto:pic@sfgov.org) where planners are able to assist you.



# San Francisco Planning

PROJECT APPLICATION RECORD NUMBER (PRJ)  
2022-009383PRJ

## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name: Steven Bain

Address: 122 Serres Drive, Sonoma CA. 95476 Email Address: SMBainSF@Gmail.com

Telephone: 713-385-0268

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

Name: Steven M. Bain Email: SMBainSF@Gmail.com Phone: 713-385-0268

### Information on the Owner of the Property Being Developed

Name: Mihai (Radu) Roman

Company/Organization: \_\_\_\_\_

Address: 4000 21st Street, San Francisco 94114 Email Address: mradu.roman@gmail.com

Telephone: 425-246-4171

### Property Information and Related Applications

Project Address: 4000 21st Street, San Francisco 94114

Block/Lot(s): 2751/006H

Project Application No (PRJ or PRL): 2022-009383PRJ

### 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.

No Changes have been made based on our input. We were excluded from the pre-application notification process by Property Owner and Sponsor of the project despite the fact that our property is adjacent to the project site.

We brought this matter to the attention of the Planning Department and no action was taken on their part other than to suggest we voice our complaints at the February 22nd Public Hearing for Conditional Use Authorization.

See Additional Comments on Attached Addendum A

### **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.

We do not believe this project meets the standards of the Planning Code or Residential Design Guidelines.

Please see additional comments on attached Addendum A.

- 
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.

This project requires significant excavation immediately next to our building (which is not reflected in the plans) and will create a significant safety hazard to our Tenants. We also believe the project risks destabilizing the foundation of our building. In addition, this project more than reasonably impacts sunlight and airflow into multiple apartments of our building.

PLEASE SEE ADDITIONAL COMMENTS IN ATTACHED ADDENDUM A

- 
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?

Further setback from the property line to allow more light into our adjacent 2 apartments.

Detailed Structural Engineering Plans to assess impact to our property.

SEE ADDITIONAL COMMENTS IN ATTACHED ADDENDUM A



# 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.

Steven M Bain

Signature

Steven M. Bain

Name (Printed)

Self

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

713-385-0268

Phone

SMBainSF@Gmail.com

Email

For Department Use Only

Application received by Planning Department:

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

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

Addendum A:

DISCRETIONARY REVIEW PUBLIC (DRP) Application for project **2022-009383PRJ** located at 4000 21<sup>st</sup> Street, San Francisco, CA. 94114

Discretionary Review Request Questions and Responses.

*Question 1*

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.*

Response to Question 1

**We believe the project has not met the standards of the Planning Code as follows:**

**Neighborhood Notification** was not properly done prior to project application submission. This was brought to the attention of the project sponsor and property owner in a timely manner and they failed to remedy this or provide details of the project. Planning department was made aware of this issue after the application was filed and took no action.

**Residential Demolition** - we believe this project constitutes a “**Residential Demolition**” and the current plans do not accurately calculate the demolition percentages. We do not believe the planning department has scrutinized the plans enough or accurately assessed compliance with Sec. 317 of the planning code. The current demolition calculations do not include significant portions of the Vertical Envelope and Horizontal Elements (as defined by the planning code). This omission includes the chimney, walls to be demolished for proposed lightwell expansion, and floor plates in the ground floor above grade.

**We believe the current project plans are inadequate and misleading as follows:**

1. Plans **do not** accurately reflect planned excavation and demolition of retaining wall in basement (proposed first floor) of building at the property line. This will likely have a detrimental effect on the foundation of our adjacent building.

See picture below which shows interior of current ground floor retaining wall which will require excavation / demolition and are not properly reflected in plans.



We believe further environmental impact studies are needed and a plan for the new retaining wall should be provided to assess the impact on our adjacent property.

2. Inaccurate calculations of demolition percentages as discussed above.
3. Inconsistencies in the plan drawings for the Proposed 2<sup>nd</sup> floor plan which shows stairs going down into a wall between the main residence and proposed ADU. This could lead one to speculate the intent of removing the wall to combine ADU with main residence which is not in the spirit of the planning commission's request for an ADU.

**This project does not meet the standards of the Residential Design Guidelines as follows:**

We believe this project, given the size and topography on a corner lot is not in character with the rest of the houses on either 21<sup>st</sup> Street or Collingwood and conflicts with the Design Principles outlined in Section II of the Residential Design Guidelines.

- On 21<sup>st</sup> Street, the front facade of the building does not respond to the stepped down topography of the street in conformity with the rest of the block and will be visually disruptive and out of character with other properties on the street.
- On Collingwood, the project as proposed will create a towering structure over the surrounding properties and will be visually disruptive to the neighbors, pedestrians and motorists on Collinwood.

Additionally, construction of the third floor will remove 100% of air/light to several east facing bedroom windows of our property at 4006 21<sup>st</sup> street apartments #1 and # 2 and will violate Planning Section 101.

*Question 2*

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*

Response to Question 2.

We believe the design of this project will dramatically reduce light and have long lasting impact on our property because it walls off all east facing bedroom windows.

The required excavations / demolition for this project (discussed above) along the property line will destabilize the foundation of our adjacent property.

The property is on a downward slope and sits alongside the sidewalk which will make the rear of the property very dominating to the surrounding properties in the neighborhood and vertical addition will make it tower over adjacent property.

Current pictures of building before vertical addition below which show current height of building





Question 3.

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*

Response to Question 3.

Plans should be re-reviewed by Planning Department to verify Demolition calculations and accuracy of architectural plans.

Extend the length and increase the depth of the lightwell to provide further setback from the property line and allow more light into adjacent 2 apartments.

Detailed Structural Engineering Plans to assess impact of project on adjacent property and plan to ensure stability of adjacent building.

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL  
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 4000 21st Street, San Francisco, CA .

April 11, 2024  
Date of City Planning Commission Action  
**(Attach a Copy of Planning Commission's Decision)**

May 13, 2024  
Appeal Filing Date

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2024 MAY 13 PM 1:47  
BY AK

\_\_\_\_\_ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. \_\_\_\_\_.

\_\_\_\_\_ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. \_\_\_\_\_.

X The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2022-009383CUA\_\_\_\_\_.

\_\_\_\_\_ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. \_\_\_\_\_.

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2024 MAY 13 PM 1:47

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

Per attached materials, the plans provided as part of the CUA approval did not reflect accurately the scope of the demolition and required structural calculations. <sup>AK</sup>

b) Set forth the reasons in support of your appeal:

Issues associated with the demolition calculations, lack of code compliance and associated safety concerns for adjacent property.

Person to Whom  
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Jason Filippi  
Name

Jason Filippi, Gabor Turschl  
Name

378 Collingwood Street, San Francisco, CA 94114  
Address

378 Collingwood Street, SF, CA 94114  
Address

817-247-0605  
Telephone Number

817-247-0605  
Telephone Number

DocuSigned by:

Jason Filippi Jason Filippi

9E8458D9C06E4D1

Signature of Appellant or  
Authorized Agent




2024 MAY 13 PM 1:48

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners or "Verified Tenants" of property affected by the proposed amendment or conditional use (that is, owners or "Verified Tenants" of the property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

"Verified Tenants" that sign below, hereby declare under penalty of perjury, under the laws of the State of California that the foregoing is true and correct, and that the tenant occupies the entire property or at least one separate unit on the property pursuant to a lease with a term exceeding 32 days.

	Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1.	378 Collingwood St.	2751-029	Owner	Jason Filippi Gabor Turschl	
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
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18.					
19.					
20.					

(All information provided is subject to public disclosure; personal information will not be redacted.)

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2022-009383CUA Motion 21545, a conditional use authorization regarding 4000 21st Street 8th, District. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

Supervisor Printed Name	Signature	Date

(Attach copy of Planning Commission's Decision)

RECEIVED  
 BOARD OF SUPERVISORS  
 SAN FRANCISCO  
 2024 MAY 13 PM 1:48  
 BY \_\_\_\_\_ AK

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2024 MAY 13 PM 1:49

BY AK

**Jason C. Filippi | Gabor Turschl**

378 Collingwood Street  
San Francisco, California 94114  
(817)247-0605 | (203)517-5132  
[jason@jacif.com](mailto:jason@jacif.com) | [turschl@gmail.com](mailto:turschl@gmail.com)

8 May 2024

**San Francisco Board of Supervisors**

1 Dr Carton B. Goodlett Place  
City Hall, Room 244  
San Francisco, California 94102

Dear Board of Supervisors,

My partner and I wish to extend our concern for a recently approved Conditional Use Authorization (2022-009383CUA) at our neighbor's residence at 4000 21st Street, San Francisco, and kindly request your appeal.

The Planning Commission approved the plans with clear issues in the demolition calculations, which even garnered public comment during the hearing process. This clear disregard for approving plans that are not code compliant should not be tolerated.

We are concerned for the stability and safety of our own home and our fellow neighbor's property (4006-4008 21st Street) and voiced these at the Planning Commission hearing, to no avail.

Our intent is not to stop anyone from making improvements to their residence but to ensure that it is done with honesty and integrity, and in accordance with set laws and code.

We ultimately request the Board of Supervisors uphold the planning code banning residential demolitions and ensure that 4000 21st Street plans reflect the true amount of work to be performed.

Thank you for your time and consideration.

Sincerely,

***Jason C. Filippi et Gabor Turschl***

**Attachments:**



---

APPEAL LTR.pdf - Summary of quantitative issues with approved plans, drafted by our architect, Ray Willett, TBE Architecture

2025\_0508\_TBE NOTED\_SELECTED SHEETS\_4000 21st street.pdf - Annotation of issues summarized in the above attachment on approved plans by the Planning Commission; prepared by Ray Willett, TBE Architecture



MAY 8, 2024

SAN FRANCISCO PLANNING COMMISSION – RE 2022-009383CUA

I have reviewed planning drawings for a proposed project at 4000 21<sup>st</sup> St. San Francisco, CA with a the most recent revision date of 29 Feb. 2024 along with Structural Calculations dated 9 Sept. 2022 by Enertia Designs. Attached are selected sheets from the planning drawings that I have noted and will refer to below.

The “*SECTION B – Linear Foundation Calc*” of the “Demo Calc” on sheet A0.1 of the architectural drawings omits façade elements that will be removed to provide for the plywood shear panels called for on the framing plans (pg. 1-3) included in the structural calculations. See areas highlighted in blue on A0.2. Additionally, parapets were omitted from the calculation (highlighted in yellow). Per Section 102 definitions: Façade is “An entire exterior wall assembly including, but not limited to, all finishes and siding, fenestration, doors, recesses, openings, bays, parapets, sheathing, and framing.” Including these areas in the calculation would result in removal of 100% of the sum of the Front and Rear Facades and 82% of the exterior walls measured in lineal feet at the foundation level.

And, although the proposed elevations call for a veneer of plaster over the existing walls the structural framing plans, calculations (Gravity loads (pg 5) used in the structural calculations include Exterior walls that include ½” plywood sheathing.), and detail 4 on sheet A1.3 clearly calls for plywood shear panels, 2 layers of building paper and membrane up the wall and behind new 7/8 inch - three coat cement plaster.

The “*SECTION C – Surface Area Calc*” of the “Demo Calc” omissions are noted highlighted in orange. Including the omission of “horizontal elements” on the “first level” that are clearly above grade. See PURPLE areas noted on drawings 1 & 2 on sheet A0.1 and elevations 2 & 3 on A0.2.

Ray Willett, AIA, LEED AP  
Licensed Architect C 35917  
ray@TBEarch.com

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
10.21.21	REV MF
02.24.22	REVISIONS K/REV
02.15.22	REVISIONS
05.31.22	REVISIONS
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR



www.knock-ad.com  
ryan@knock-ad.com  
415-215-2647

# RESIDENCE + ADU ADDITION

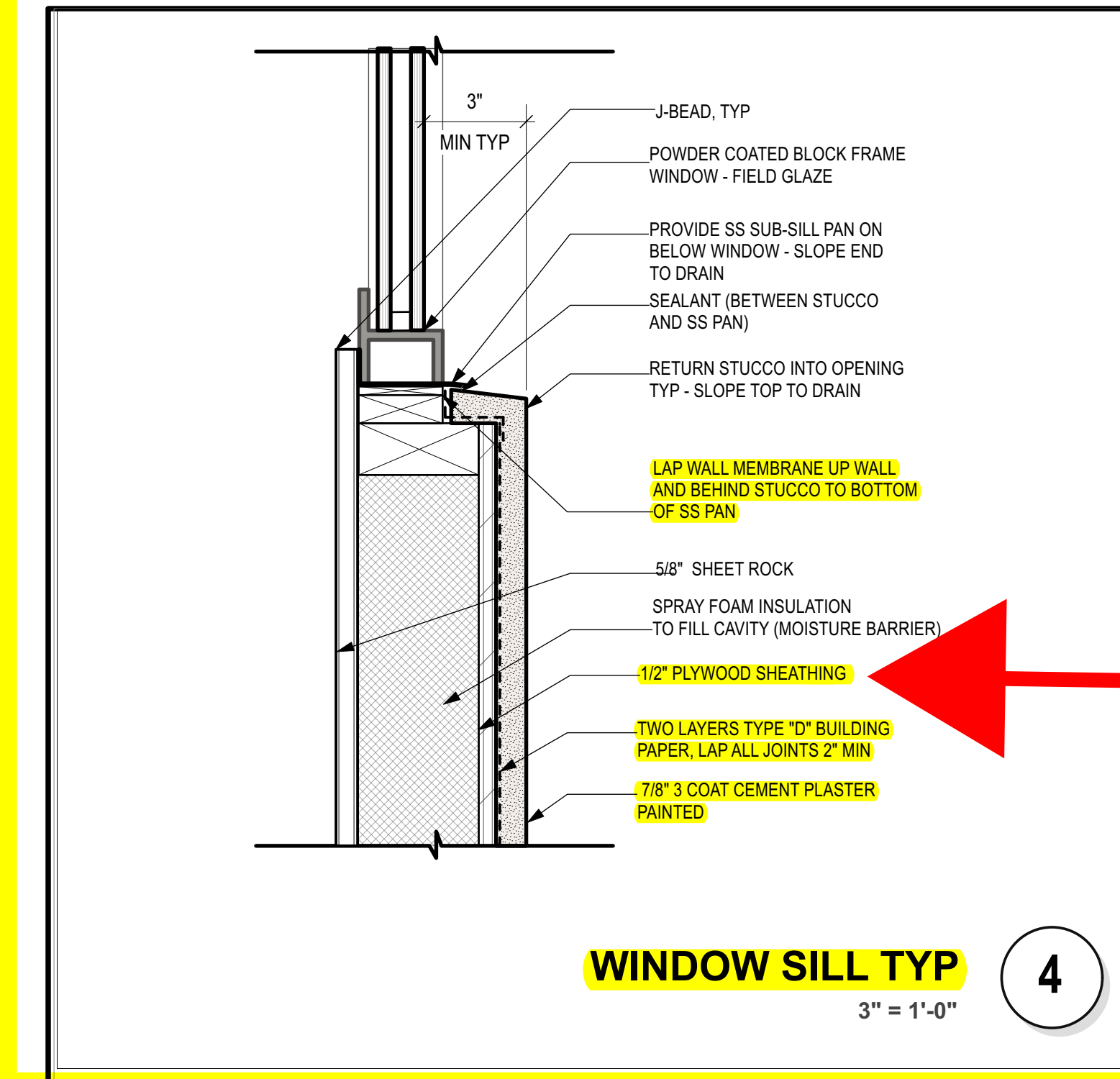
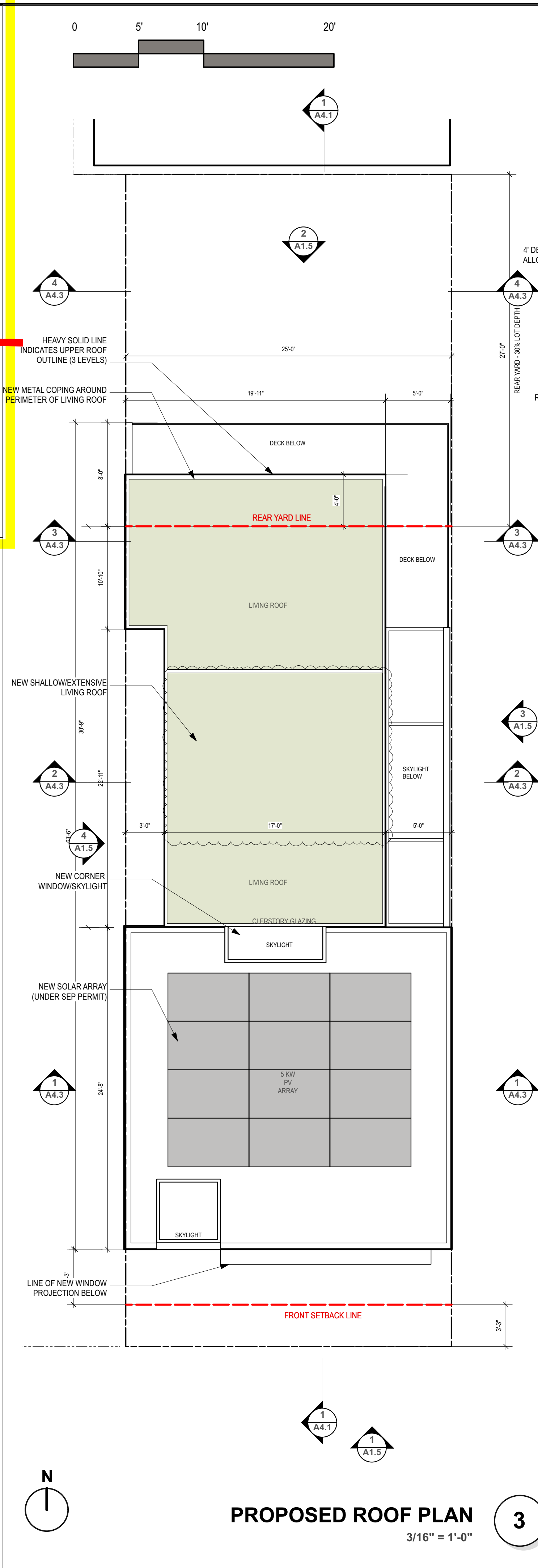
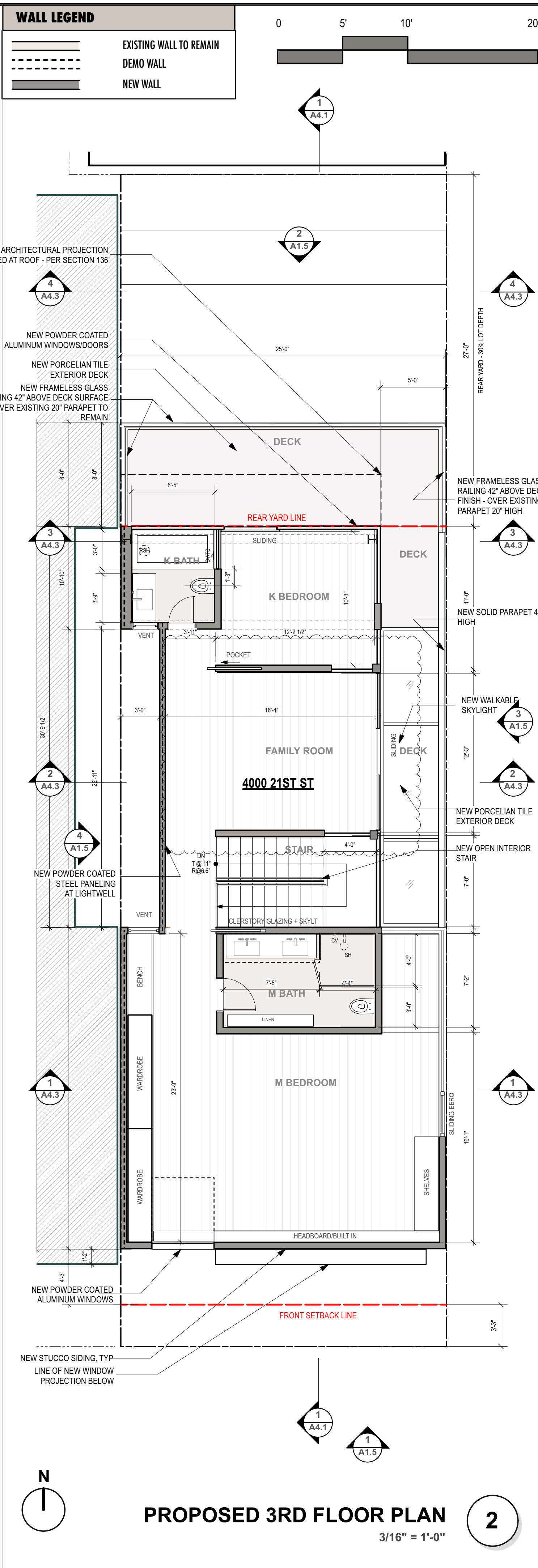
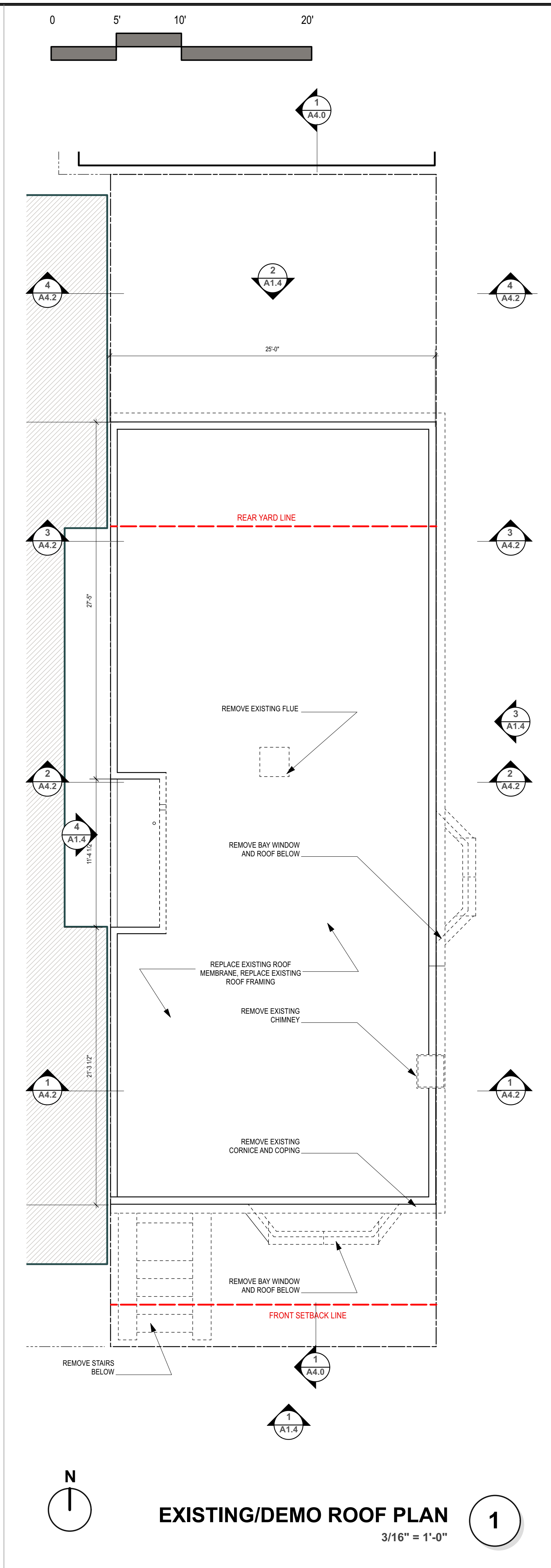
4000 21ST STREET, SAN FRANCISCO CA

## 3RD FLR/ ROOF PLANS

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

# A1.3

SCALE:  
PLOT DATE:



**WALL LEGEND**

(Solid line)	EXISTING WALL TO REMAIN
(Dashed line)	DEMO WALL
(Thick solid line)	NEW WALL

Annotations for window sill typ:

- J-BEAD, TYP
- MIN TYP
- POWDER COATED BLOCK FRAME WINDOW - FIELD GLAZE
- PROVIDE SS SUB-SILL PAN ON BELOW WINDOW - SLOPE END TO DRAIN
- SEALANT (BETWEEN STUCCO AND SS PAN)
- RETURN STUCCO INTO OPENING TYP - SLOPE TOP TO DRAIN
- LAP WALL MEMBRANE UP WALL AND BEHIND STUCCO TO BOTTOM OF SS PAN
- 5/8" SHEET ROCK
- SPRAY FOAM INSULATION TO FILL CAVITY (MOISTURE BARRIER)
- 1/2" PLYWOOD SHEATHING
- TWO LAYERS TYPE "D" BUILDING PAPER, LAP ALL JOINTS 2" MIN
- 7/8" 3 COAT CEMENT PLASTER PAINTED



08.16.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
02.29.24	REV TO ADD ADU



www.knock-ad.com  
ryan@knock-ad.com  
415-215-2647

# RESIDENCE + ADU ADDITION

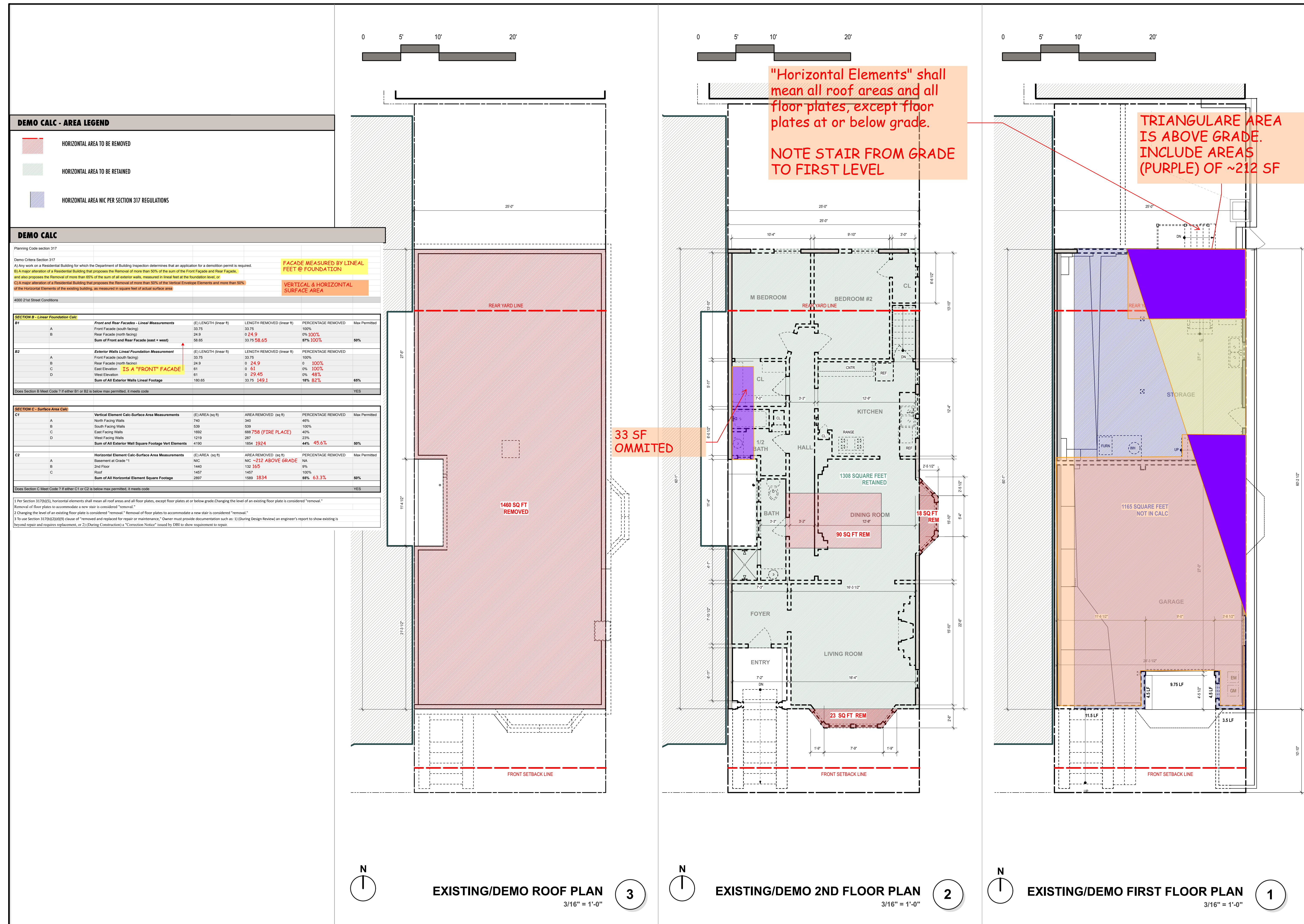
4000 21ST STREET, SAN FRANCISCO CA

## DEMO CALCS

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

# A0.1

SCALE:  
PLOT DATE:



### DEMO CALC - AREA LEGEND

- HORIZONTAL AREA TO BE REMOVED
- HORIZONTAL AREA TO BE RETAINED
- HORIZONTAL AREA NIC PER SECTION 317 REGULATIONS

### DEMO CALC

Planning Code section 317  
Demo Criteria Section 317  
A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required.  
B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade, and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or  
C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

**SECTION B - Linear Foundation Calc**

#1	Front and Rear Facades - Lineal Measurements	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
A	Front Facade (south facing)	33.75	33.75	100%	
B	Rear Facade (north facing)	24.9	0 24.9	0% 100%	
	Sum of Front and Rear Facade (east + west)	58.65	33.75 58.65	57% 100%	50%

**SECTION C - Surface Area Calc**

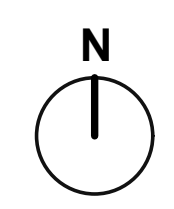
C1	Vertical Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	North Facing Walls	740	340	46%	
B	South Facing Walls	539	539	100%	
C	East Facing Walls	1692	688 758 (FIRE PLACE)	40%	
D	West Facing Walls	1219	287	23%	
	Sum of All Exterior Wall Square Footage Vert Elements	4190	1854 1924	44% 45.6%	50%

C2	Horizontal Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	Basement at Grade *1	NIC	NIC ~212 ABOVE GRADE	NA	
B	2nd Floor	1440	132 165	9%	
C	Roof	1457	1457	100%	
	Sum of All Horizontal Element Square Footage	2897	1589 1834	55% 63.3%	50%

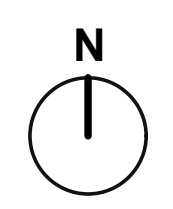
Does Section B Meet Code 7 if either B1 or B2 is below max permitted, it meets code YES

Does Section C Meet Code 7 if either C1 or C2 is below max permitted, it meets code YES

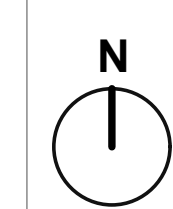
1 Per Section 317(D)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade Changing the level of an existing floor plate is considered "removal."  
Removal of floor plates to accommodate a new stair is considered "removal."  
2 Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."  
3 To use Section 317(B)(2)(b)(9) (Cause of "removal and replaced for repair or maintenance." Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond repair and requires replacement, or 2) (During Construction) a "Correction Notice" issued by DBI to show requirements to repair.



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



EXISTING/DEMO 2ND FLOOR PLAN  
3/16" = 1'-0" 2



EXISTING/DEMO FIRST FLOOR PLAN  
3/16" = 1'-0" 1



08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU



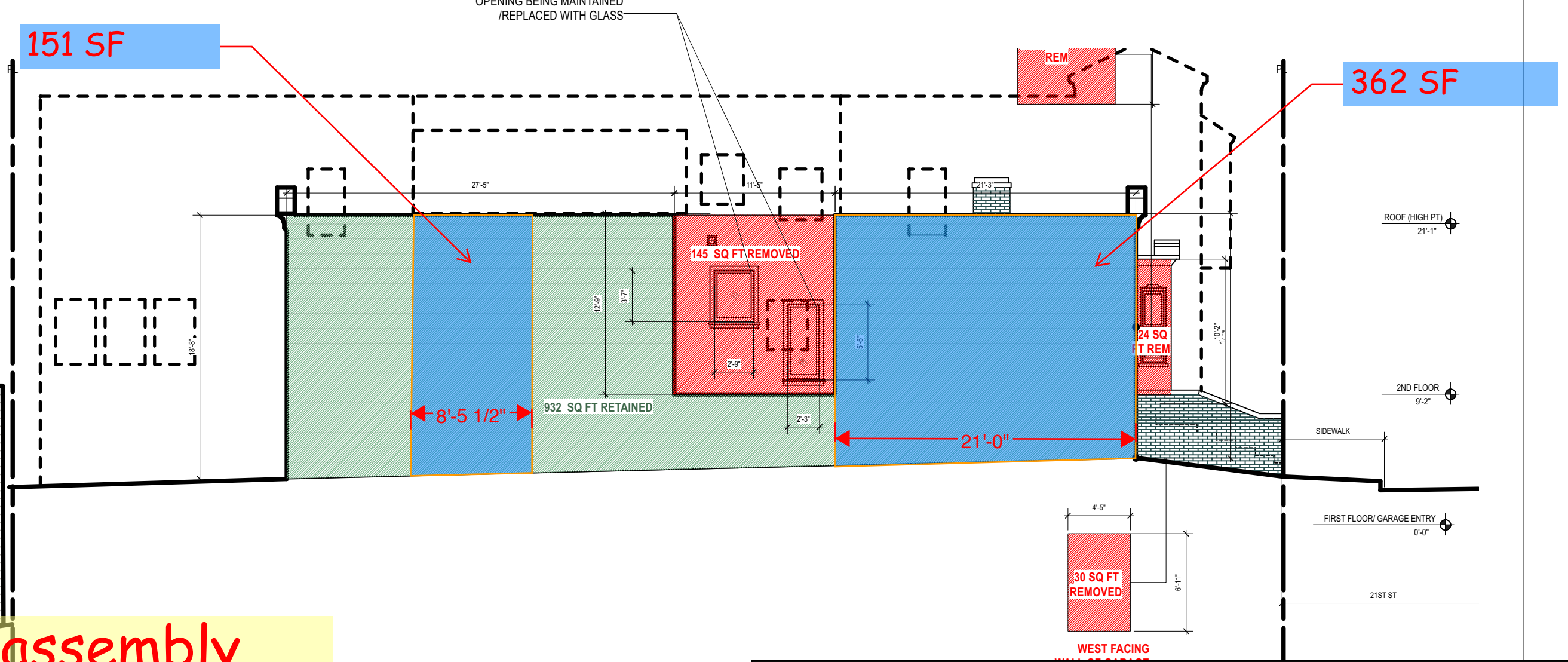
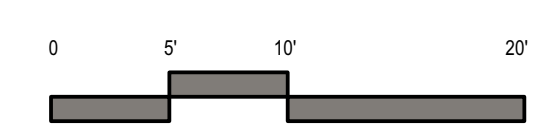
www.knock-ad.com  
ryan@knock-ad.com  
415-215-2647

**RESIDENCE + ADU ADDITION**  
4000 21ST STREET, SAN FRANCISCO CA

**DEMO CALCS**  
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

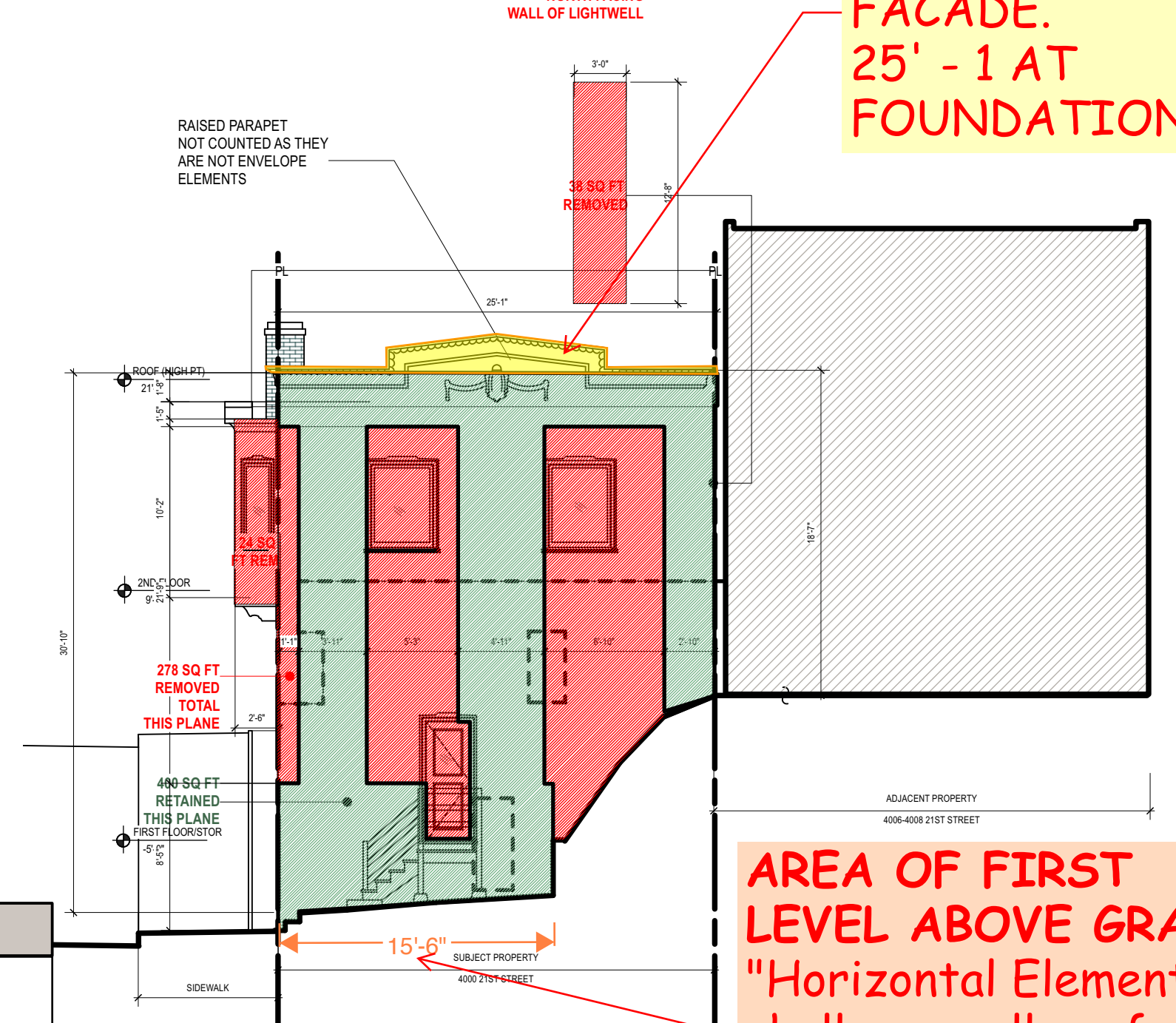
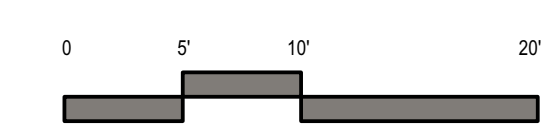
**A0.2**  
SCALE:  
PLOT DATE:

AREAS SHADED BLUE INDICATED AS SHEAR WALLS ON STRUCTURAL FRAMING PLANS INCLUDED IN STRUCTURAL CALCULATIONS



**DEMO WEST ELEVATION**  
1/8" = 1'-0" **4**

Facade. An entire exterior wall assembly including, but not limited to, all finishes and siding, fenestration, doors, recesses, openings, bays, parapets, sheathing, and framing.



**DEMO NORTH ELEVATION**  
1/8" = 1'-0" **2**

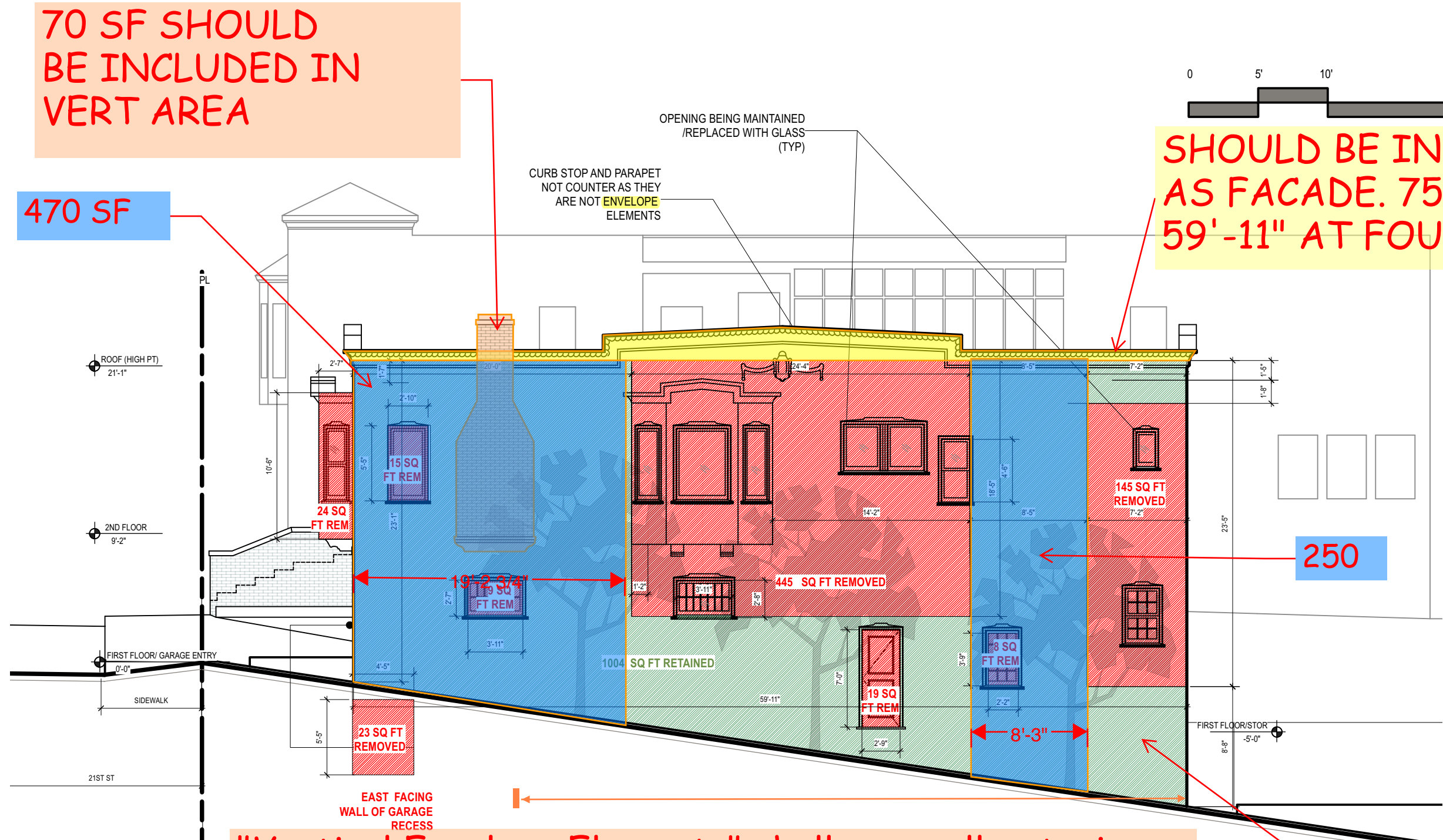
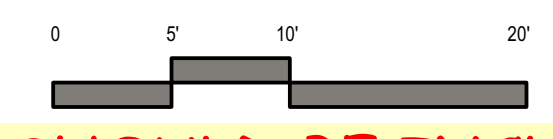
SHOULD BE INCLUDED AS FACADE. 25' - 1 AT FOUNDATION

AREA OF FIRST LEVEL ABOVE GRADE "Horizontal Elements" shall mean all roof areas and all floor plates, except floor plates at or below grade.

DEMO CALC - AREA LEGEND	
<span style="color: red;">■</span>	HORIZONTAL AREA TO BE REMOVED
<span style="color: green;">■</span>	HORIZONTAL AREA TO BE RETAINED
<span style="color: blue;">■</span>	HORIZONTAL AREA NIC PER SECTION 317 REGULATIONS

DEMO CALC				
Planning Code section 317				
Demo Criteria Section 317				
A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required.				
B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade, and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or				
C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area				
4000 21st Street Conditions				
SECTION B - Linear Foundation Calc				
B1 Front and Rear Facades - Linear Measurements				
	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
A	Front Facade (south facing)	33.75	33.75	100%
B	Rear Facade (north facing)	24.9	0	0%
	Sum of Front and Rear Facade (east + west)	58.65	33.75	57%
B2 Exterior Walls Linear Foundation Measurement				
	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
A	Front Facade (south facing)	33.75	33.75	100%
B	Rear Facade (north facing)	24.9	0	0%
C	East Elevation	61	0	0%
D	West Elevation	61	0	0%
	Sum of All Exterior Walls Linear Footage	180.65	33.75	18%
Does Section B Meet Code? If either B1 or B2 is below max permitted, it meets code				
YES				
SECTION C - Surface Area Calc				
C1 Vertical Element Calc-Surface Area Measurements				
	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	North Facing Walls	740	340	46%
B	South Facing Walls	539	539	100%
C	East Facing Walls	1682	688	40%
D	West Facing Walls	1219	287	23%
	Sum of All Exterior Wall Square Footage Vert Elements	4190	1854	44%
Does Section C Meet Code? If either C1 or C2 is below max permitted, it meets code				
YES				
C2 Horizontal Element Calc-Surface Area Measurements				
	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	Basement at Grade *1	NIC	NIC	NA
B	2nd Floor	1440	132	9%
C	Roof	1487	1487	100%
	Sum of All Horizontal Element Square Footage	2927	1589	55%
Does Section C Meet Code? If either C1 or C2 is below max permitted, it meets code				
YES				

1 Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal."  
Removal of floor plates to accommodate a new stair is considered "removal."  
2 Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."  
3 To use Section 317(b)(2)(B)(i) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond repair and requires replacement, or 2) (During Construction) a "Correction Notice" issued by DBI to show requirement to repair.



**DEMO EAST ELEVATION**  
1/8" = 1'-0" **3**

SHOULD BE INCLUDED AS FACADE. 75 SF 59' - 11" AT FOUNDATION

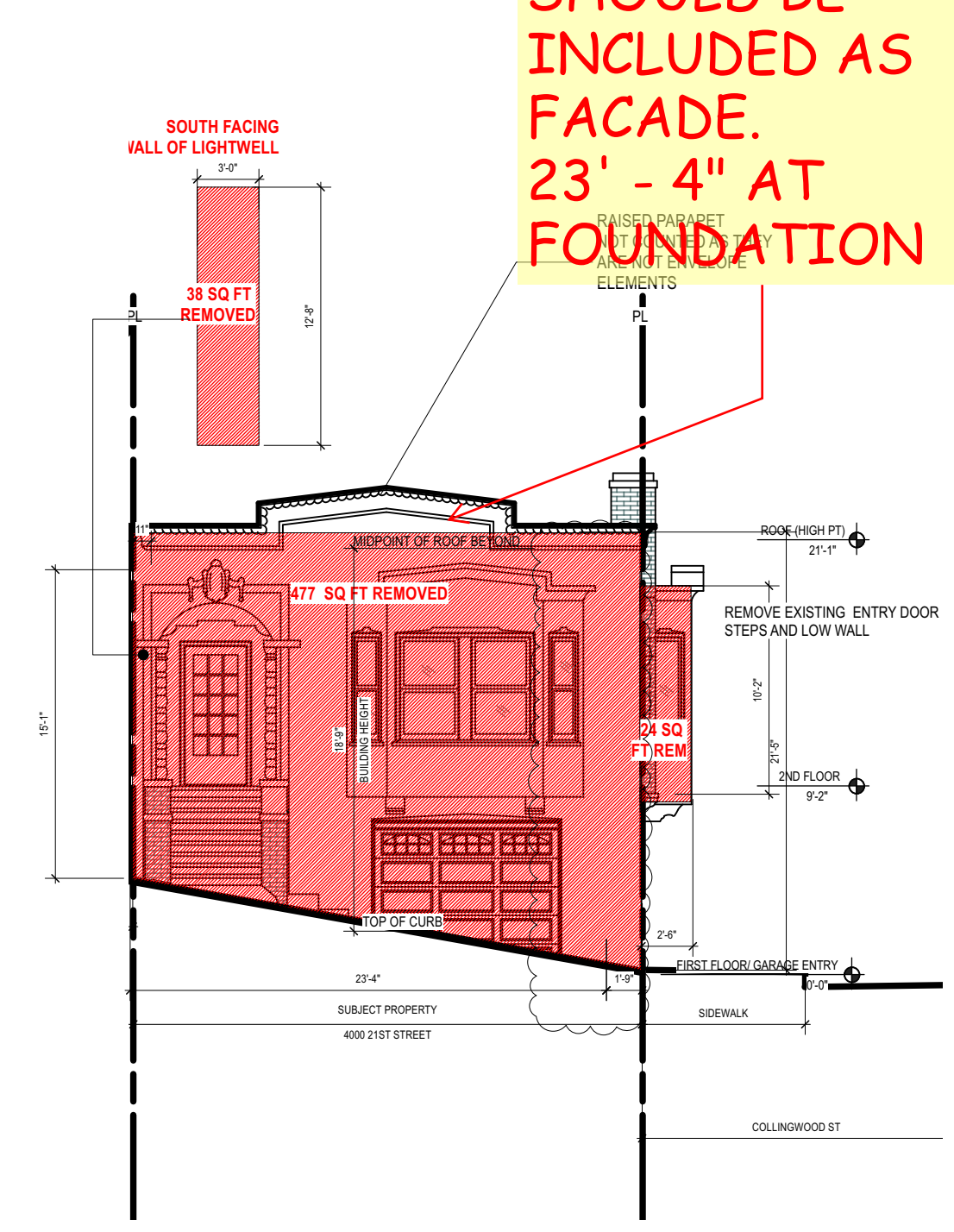
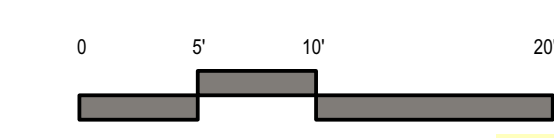
70 SF SHOULD BE INCLUDED IN VERT AREA

"Vertical Envelope Elements" shall mean all exterior walls that provide weather and thermal barriers between the interior and exterior of the building, or that provide structural support to other elements of the building envelope.

IF THE WEATHER BARRIER IS REMOVED DOES IT COUNT??? IF SO THE ALL EXTERIOR VERTICAL WALLS SHOULD BE 100% IN SECTION C CALCULATION.

"Horizontal Elements" shall mean all roof areas and all floor plates, except floor plates at or below grade.

AREAS OF THE FIRST LEVEL ABOVE GRADE SHOULD BE INCLUDED IN CALCULATION AS THEY ARE ABOVE GRADE.

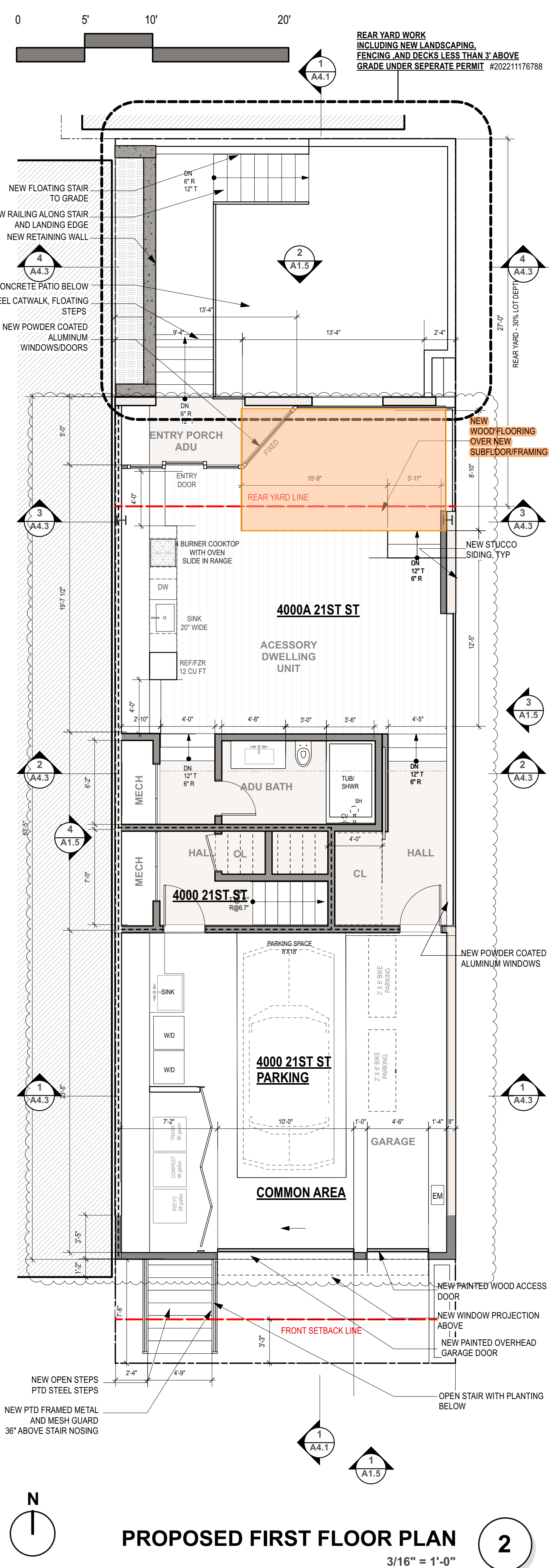


**DEMO SOUTH ELEVATION**  
1/8" = 1'-0" **1**

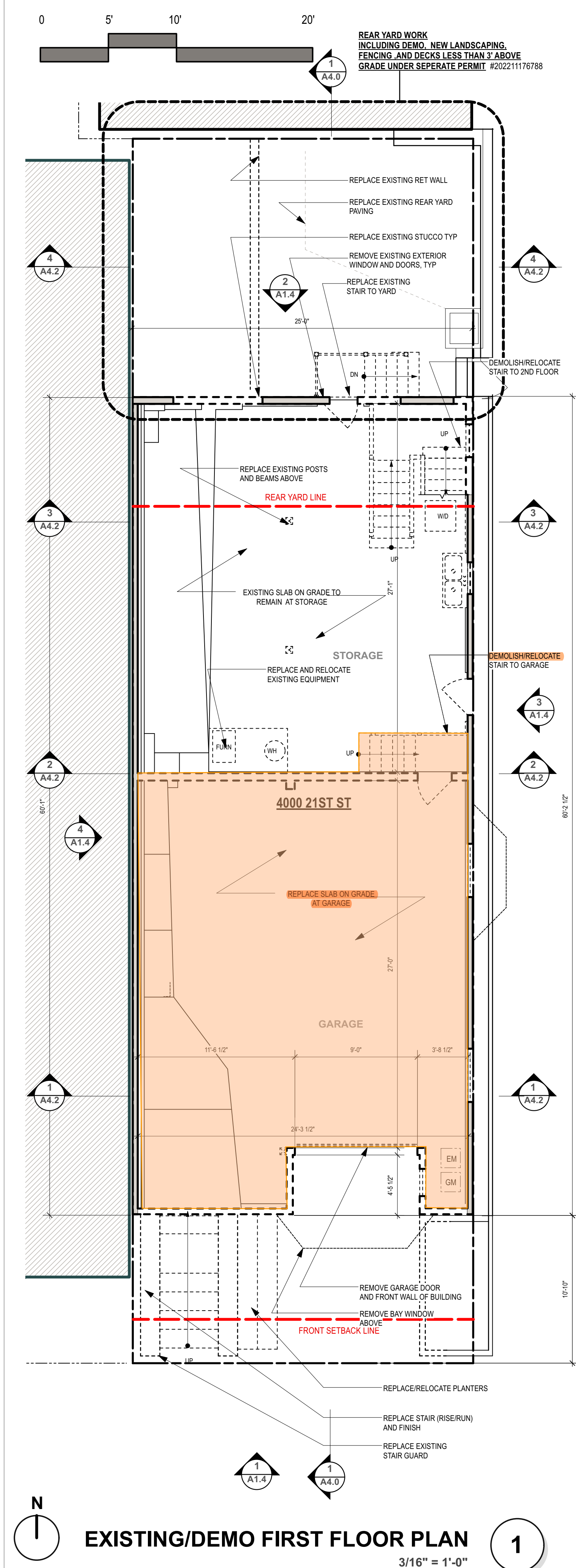
SHOULD BE INCLUDED AS FACADE. 23' - 4" AT FOUNDATION



WALL LEGEND	
	EXISTING WALL TO REMAIN
	DEMO WALL
	NEW WALL



**PROPOSED FIRST FLOOR PLAN**  
3/16" = 1'-0"



**EXISTING/DEMO FIRST FLOOR PLAN**  
3/16" = 1'-0"

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR



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415-215-2647

# RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

## FIRST FLOOR PLANS

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

# A1.1

SCALE:  
PLOT DATE:





# PLANNING COMMISSION MOTION NO. 21545

**HEARING DATE: April 11, 2024**

**Record No.:** 2022-009383CUA  
**Project Address:** 4000 21<sup>st</sup> Street  
**Zoning:** Residential-House, Two Family (RH-2)  
 40-X Height and Bulk District  
 Central Neighborhoods Large Residence Special Use District  
 Family Housing Opportunity Special Use District  
**Cultural District:** Castro LGBTQ  
**Block/Lot:** 2751/006H  
**Project Sponsor:** Knock Architecture and Design  
 2169 Union Street  
 San Francisco, CA  
**Property Owner:** Mihai Roman  
 San Francisco, CA  
**Staff Contact:** Michelle Taylor – (628) 652-7352  
 Michelle.Taylor@sfgov.org

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 SAN FRANCISCO  
 2024 MAY 13 PM 1:47  
 BY \_\_\_\_\_  
 AK

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.92 AND 303, TO CONSTRUCT A VERTICAL ADDITION TO AN EXISTING 2,579 SQUARE FOOT SINGLE-FAMILY DWELLING RESULTING IN A 2,981 SQUARE FOOT DWELLING UNIT AND THE ADDITION OF ONE 1,016 SQUARE FOOT ACCESSORY DWELLING UNIT (ADU) UNDER THE STATE PROGRAM. THE PROJECT WOULD RESULT IN THE EXISTING DWELLING UNIT EXCEEDING THE EQUIVALENT OF A 1:1.2 FLOOR AREA RATIO AT 4000 21ST STREET, BLOCK 2751 LOT 006H WITHIN THE RH-2 (RESIDENTIAL - HOUSE, TWO FAMILY) ZONING DISTRICT, CENTRAL NEIGHBORHOODS LARGE RESIDENCE SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On September 29, 2023, Ryan Knock of Knock Architecture and Design (hereinafter "Project Sponsor") filed Application No. 2022-009383CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use to construct a one-story vertical addition to an existing two-story single-family residence (hereinafter "Project") at 4000 21st Street, Block 2751 Lot 006H (hereinafter "Project Site").

On February 7, 2024, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

On February 22, 2024, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2022-009383CUA and continued the hearing to March 14, 2024.

On March 14, 2024, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2022-009383CUA and continued the hearing to April 11, 2024.

On April 11, 2024, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2022-009383CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2022-009383CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use as requested in Application No. 2022-009383CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## **FINDINGS**

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

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes the construction of a one-story vertical addition to an existing two-story single-family residence. This addition will expand the existing 2,579 square foot dwelling unit by approximately 402 square feet, resulting in a unit with a gross floor area of 2,981 square feet and the addition of a 1,016 square foot ADU (Accessory Dwelling Unit) per the State ADU Program. The proposed project also includes alteration to all elevations, new decks, two bicycle parking spaces, and retention of one existing off-street parking space.
- 3. Site Description and Present Use.** The Project is located on the northwest corner of 21<sup>st</sup> and Collingwood Streets; Assessor’s Block 2751 and Lot 006H. The 2,250 square foot sloped lot has approximately 25 feet of frontage and a depth of 90 feet. The project site was originally developed as a one-story over garage, single family home circa 1928. The existing building has a one off-street parking space at the ground story. The subject building is approximately 21 feet-1 inch tall with an estimated 2,579 gross square feet of floor area.

The existing building is clad in smooth stucco and features a flat roof behind a shaped parapet and ornamented cornice. At the primary elevation (south) is an angled bay window with shaped parapet supported by brackets over a recessed garage opening. The east elevation along Collingwood Street features an angled bay window, a brick chimney, and a mix of wood-frame windows with decorative surrounds. The rear façade (north) is partially visible from the street and includes a cartouche and two

windows at the upper story.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District within the Castro/Upper Market neighborhood (District 8). The immediate context is residential in character and predominantly developed with a mix of one-to-two-unit buildings displaying an assortment of architectural styles. The adjacent property to the west of 4000 21<sup>st</sup> Street is 4006-4008 21<sup>st</sup> Street, a three-story, three-residential unit building. To the rear (north) of the subject property is 378 Collingwood Street, a two-story, two-unit residential building.

The Project Site is also located within the boundaries of the Central Neighborhoods Large Residence Special Use District, which was established by Board of Supervisors Resolution, File No. 210116 in April 2022. The SUD was adopted with the stated aims to protect and enhance existing neighborhood context, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large single-family residences that could adversely impact neighborhood character and affordable housing opportunities.

Additionally, the Project is located within the boundaries of the Castro LGBTQ Cultural District, which was established in June 2019. The District's mission is to highlight the importance of LGBTQ people to the Castro's history and ensure they have a place in its future. The District also helps identify problems facing the LGBTQ+ community and collaborate with City Hall to create effective solutions. Currently, this Cultural District does not include any land use regulations that apply to the Project.

5. **Public Outreach and Comments.** Prior to the Planning Commission hearing on February 22, 2024, the Department received three letters in opposition to the project regarding the overall size of the third-floor addition, overall design of the rehabilitated building, and whether the proposed project is generally appropriate. The Department has also received four letters in support of the proposed project, stating general support for the proposed project, along with appropriateness of the design and massing in relation to neighboring properties. The Department has not received any letters in support or opposition since the last public hearing in February.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Per Planning Code Section 209.1 permits up to two dwelling units per lot in an RH-2 District.

*The project will add one accessory dwelling unit to the existing single-family use and therefore is a permitted use.*

- B. **Central Neighborhoods Large Residence Special Use District.** Pursuant to Planning Code Section 249.92, Conditional Use Authorization is required for any residential development or expansion of a Residential Building that would result in any Dwelling Unit with a Gross Floor Area exceeding the equivalent of a 1:1.2 Floor Area Ratio (FAR), or would result in any Dwelling Unit exceeding 3,000 square feet of Gross Floor Area, except where the total increase of gross floor area of any existing Dwelling Unit is less than 15%.



Ordinance 248-23, effective January 14, 2024, amended Planning Code Section 249.92 to add subsection (h), which states:

“The Conditional Use requirement established... [in the Central Neighborhoods Large Residence Special Use District] shall sunset on December 31, 2024. After that date, for all lots zoned RH within the Central Neighborhoods Large Residence Special Use District, no residential development or expansion of an existing Residential Building shall be permitted that would result in any Dwelling Unit exceeding 3,000 square feet of Gross Floor Area, except where the total increase of gross floor area of any existing Dwelling Unit is less than 15%.”

Pursuant to this requirement, the Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project on or prior to December 31, 2024. Planning Code Section 175 prohibits the issuance of a building permit that would authorize a use or structure contrary to the provisions of the Planning Code. Starting January 1, 2025, a building permit to exceed 3,000 square feet of gross floor area, unless representing an increase of less than 15% of existing gross floor area, would be contrary to the Planning Code.

*Per the SUD’s definition of gross floor area, the Project proposes expansion of one dwelling unit with an approximate size of 2,981 gross square feet and exceeding the equivalent of a 1:1.2 FAR; therefore, a Conditional Use Authorization is required pursuant to Section 249.92. Under the revised code, no proposed unit will exceed 3,000 therefore this Project’s site or building permit is not required to be issued before January 1, 2025. The additional criteria specified under Section 249.92 have been incorporated in Subsection 8 below.*

- C. **Residential Demolition.** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to demolish a residential unit in a RH-2 Zoning District. This Code Section establishes criteria that the Planning Commission shall consider in the review of applications for Residential Demolition.

*On February 7, 2024, the Department issued a Memo which confirmed that this Project is just below the demolition threshold under Planning Code Section 317, specifically the demolition threshold outlined in Planning Code Section 317(b)(2)(C): A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area. This Project proposes to demolish 44% of the vertical envelope elements and at least 55% of the horizontal elements. This means the Project is close to exceeding the demolition threshold and requiring a Conditional Use Authorization.*

*If, during construction, elements are removed in the field that in total result in the exceedance of the demolition thresholds outlined in Planning Code Section 317, this Project will be considered a demolition, construction will be placed on-hold, and the project sponsor will be required to obtain an additional Conditional Use Authorization. See Exhibit G to the Executive Summary.*

- D. **Additional Planning Code Requirements.** The Project complies with all additional applicable requirements in the Planning Code.

**7. Conditional Use Findings.** Planning Code Section 303 establishes the following criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization:

- a) The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.
- b) Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - i. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.
  - iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
- c) Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan; and
- d) Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District; and

*The Project complies with said criteria in that it is a Code-compliant project, consistent with the generally stated intent of, and uses allowed within, the RH-2 Zoning District.*

*The Project has been designed to be compatible with its surroundings and the size of the resulting two residential unit building is in keeping with other residential properties in the neighborhood. The building is within the buildable area of the lot and will not require any variances or modifications. The Project maintains the existing front setback and rear yard. The new third story is located within the buildable area and includes a setback that matches the lightwell of the adjacent property. The building has a height of 30 feet at the building's front and is within the maximum height permitted in the 40-X Height and Bulk District, which is in compliance with the Planning Code. The Project is necessary and desirable because it will expand the existing residence and add an ADU in a manner that is consistent and compatible with the neighborhood. The proposed size, shape, and arrangement of the Project will also match that of neighboring structures, and the Project overall will aesthetically enhance the neighborhood.*

*The Planning Code does not require parking or loading for a residential property in the RH-2 Zoning district; however up to 1.5 parking spaces per residential unit are permitted as of right. The proposed project would include one parking space for the two-unit residential building. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

*The Project will not produce, or include any permanent use that will generate substantial levels of noxious or offensive emissions, such as excessive noise, glare, dust, and odor.*

*The proposed expansion of the residential building will incorporate landscaping and permeable paving in the front yard setback. It will also provide adequate usable open space and code complying off-street parking.*

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

**8. Central Neighborhoods Large Residence Special Use District.** Planning Code Section 249.92 requires that in acting on any application for Conditional Use authorization within the Central Neighborhoods Large Residence Special Use District, the Planning Commission shall consider the Conditional Use authorization requirements set forth in subsection 303(c) of this Code and, in addition, shall consider the extent to which the following criteria are met:

- a) The proposed project is contextual with the neighborhood, meets applicable Residential Design Guidelines, and seeks to retain any existing design elements.

*On balance, the scale, design, and materials of the building are responsive to the overall neighborhood. The surrounding neighborhood is comprised of mostly two- and three-story residential buildings. The expanded building remains consistent with the prevailing height, depth, and scale of its surroundings.*

*On balance with the Residential Design Guidelines, the Project provides: the required rear yard setback, thus, preserving the block pattern's mid-block open space. It also incorporates side setbacks at the top floor to match the adjacent property's lightwell. The proposed materials, fenestration patterns, and overall design are in keeping with the eclectic mix of styles of the surrounding buildings.*

- b) The proposed project does not remove Rental Units subject to the Residential Rent Stabilization and Arbitration Ordinance.

*The property is owner-occupied and does not contain any rental units. Rent Boards records indicate the property has not been rented within the last 10 years.*

- c) The proposed project increases the number of Dwelling Units on the lot.

*The subject building is a single-family home in the RH-2 zoning district. The proposed project scope increases the number of dwelling units on the lot by adding one ADU through the State ADU*



*program.*

- d) No Dwelling Unit is less than one-third the gross floor area of the largest Dwelling Unit in a Residential Building.

*The Project proposes a primary dwelling unit that is 2,981 square feet of Gross Floor Area and a State ADU that is 1016 square feet of Gross Floor Area. The ADU is approximately 34% the size of the larger primary dwelling unit. Although the ADU is one third the Gross Floor Area of the Dwelling Unit, it is subject to ministerial review and approval since it is proposed using the State ADU Program. Therefore, the above criterion cannot be applied.*

- e) The proposed project does not negatively impact the historic integrity of the property or any existing structure on a lot that is listed in or formally eligible for listing in the California Register of Historic Resources or has been determined to appear eligible for listing in the California Register of Historic Resources or to qualify as a “historical resource” under CEQA.

*The subject property is not a historical resource under CEQA.*

- f) The project does not negatively impact the historic integrity of any existing structure on a lot that has been adopted as a local landmark or a contributor to a local historic district under Articles 10 or 11 of this Code or would render the property ineligible for historic designation as an individual or contributing resource.

*The subject property is not a locally designated property under Articles 10 or 11 of the Planning Code.*

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

#### **HOUSING ELEMENT**

##### **Objectives and Policies**

#### **OBJECTIVE 4.B**

##### **EXPAND SMALL AND MID-RISE MULTI-FAMILY HOUSING PRODUCTION TO SERVE OUR WORKFORCE, PRIORITIZING MIDDLE-INCOME HOUSEHOLDS.**

###### Policy 31

Facilitate small and mid-rise multi-family buildings that private development can deliver to serve middle income households without deed restriction, including through adding units in lower density areas or by adding Accessory Dwelling Units (ADUs).

#### **OBJECTIVE 4.C**

##### **EXPAND AND DIVERSIFY HOUSING TYPES FOR ALL.**

###### Policy 33

Prevent the outmigration of families with children and support the needs of families to grow.

**OBJECTIVE 5.A**

**CONNECT PEOPLE TO JOBS AND THEIR NEIGHBORHOOD WITH NUMEROUS, EQUITABLE, AND HEALTHY TRANSPORTATION AND MOBILITY OPTIONS.**

Policy 37

Facilitate neighborhoods where proximity to daily needs and high-quality community services and amenities promotes social connections, supports caregivers, reduces the need for private auto travel, and advances healthy activities.

**URBAN DESIGN ELEMENT**

Objectives and Policies

**OBJECTIVE 1**

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

Policy 1.3

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

*The Project will expand an existing dwelling unit while adding one ADU under the State Program. The Project is designed to include two distinct units in a manner that is compatible with and complements the prevailing pattern of residential use on the subject block. The Project provides a use that is compatible with the RH-2 Zoning District and the development pattern, size, density, and height of the neighborhood.*

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

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

*The proposed project is residential and will not have an impact on neighborhood serving retail uses. The proposed project may enhance the nearby retail uses by providing new residents, who may patronize and/or own these businesses.*

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

*The Project will preserve the cultural and economic diversity of our neighborhoods by retaining an existing dwelling unit and adding one new ADU.*

- c) That the City's supply of affordable housing be preserved and enhanced,

*The Project will not affect the city's affordable housing supply.*

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

*The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

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

*The proposed project will not have a direct impact on the displacement of industrial and service sectors.*

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

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

- g) That landmarks and historic buildings be preserved.

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

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

*The proposed project will not impact the access to sunlight or vistas for parks and open spaces.*

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

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



## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2022-009383CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated March 2, 2024, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 11, 2024.



Jonas P. Ionin  
Commission Secretary

AYES: Braun, Imperial, Koppel, Diamond  
NAYS: Moore  
ABSENT: None  
RECUSED: Williams  
ADOPTED: April 11, 2024

# EXHIBIT A

## Authorization

This authorization is for a conditional use to allow expansion of a single-family residence located at 4000 21<sup>st</sup> Street, Block 2751, and Lot 006H pursuant to Planning Code Sections 249.92 and 303 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated March 2, 2024, and stamped “EXHIBIT B” included in the docket for Record No. 2022-009383CUA and subject to conditions of approval reviewed and approved by the Commission on April 11, 2024 under Motion No. 21545. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

## Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 11, 2024 under Motion No. 21545.

## Severability

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

## Changes and Modifications

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

# CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

## Performance

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*



## Design – Compliance at Plan Stage

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7352 [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, [www.sfplanning.org](http://www.sfplanning.org)*

- 8. Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and species of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, [www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

- 9. Bicycle Parking.** The Project shall provide no fewer than two (2) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 10. Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than two (2) off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Operation

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

# RESIDENCE + ADU ADDITION

4000 21ST STREET  
SAN FRANCISCO, CA 94114

## SHEET INDEX

### ARCHITECTURAL INDEX

A0.0a	INDEX, PROJECT INFORMATION
A0.0b	STREET VIEW IMAGES
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A0.2	DEMO CALCS - ELEVATIONS
A0.3	AREA CALCS
A0.4	DEMO CALCS FOR AREA OVER REAR YARD LINE
A1.0	EXISTING AND PROPOSED SITE/PARCEL PLANS
A1.1	EXISTING AND PROPOSED FIRST FLOOR PLANS
A1.2	EXISTING AND PROPOSED 2ND FLOOR PLANS
A1.3	EXISTING AND PROPOSED 3RD FLOOR PLANS AND ROOF PLANS
A1.4	EXISTING EXTERIOR ELEVATIONS
A1.5	PROPOSED EXTERIOR ELEVATIONS
A1.6	3D RENDERINGS
A3.0	ENLARGED SOUTH ELEVATIONS
A3.1	ENLARGED NORTH ELEVATIONS
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A4.0	EXISTING LONGITUDINAL BUILDING SECTIONS
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A4.2	EXISTING TRANSVERSE SITE AND BUILDING SECTIONS
A4.3	PROPOSED TRANSVERSE SITE AND BUILDING SECTIONS

08.18.21	CONCEPT
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04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR



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**COVER SHEET**

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

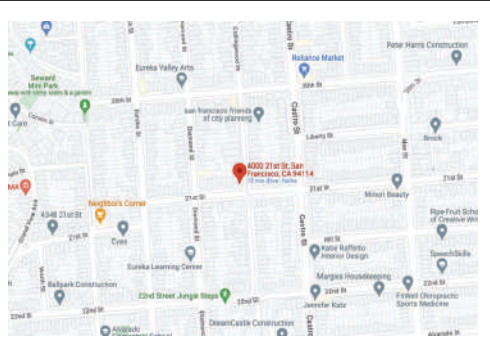
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SCALE:  
PLOT DATE:

## ABBREVIATIONS

GENERAL		D		H		O		T.O.P	
&	AND	DBL	DOUBLE	HB	HOSE BIB	O/	OVER	T.O.P	TOP OF
<	ANGLE	DEM	DEMOLISH	HC	HOLLOW CORE	OC	ON CENTER	T.O.S	TOP OF SLAB
@	AT	DET	DETAIL	HCP	HANDICAP	OD	OUTSIDE DIMENSION	T.O.W	TOP OF WALL
#	NUMBER	DF	DOUGLAS FIR	HDR	HEADER	ODF	OVERFLOW DRAIN	TP	TOILET PAPER HOLDER
C.L.	CENTERLINE	DIA	DIAMETER	HDWD	HARDWOOD	OFS	OVERFLOW SCUPPER	TR	TOWEL RACK
P.L.	PROPERTY LINE	DIM	DIMENSION	HVAC	HEATING, VENTILATION, AIR CONDITIONING	OPNG	OPENING	TV	TELEVISION
(E)	EXISTING	DN	DOWN	HW, HWH	HOT WATER HEATER	P		TYP	TYPICAL
(N)	NEW	DP	DOUBLE POLE			PERF	PERFORATED	U	
		DS	DOWNSPOUT	ID	INSIDE DIMENSION	PL	PLATE	UON	UNLESS OTHERWISE NOTED
A		DW	DISHWASHER	I	INSULATION	PLY	PLYWOOD	UR	URINAL
AB	ANCHOR BOLT	DWG	DRAWING	INS, INSUL	INSULATION	PT	PRESSURE TREATED	V	
ABV	ABOVE			INT	INTERIOR	PTD	PAINTED	VAR	VARIES
AD	AREA DRAIN	E	EAST	INV	INVERT	R	RISER	VCT	VINYL COMPOSITE TILE
ADJ	ADJACENT	EA	EACH			RD	RADIUS	VERT	VERTICAL
AFF	ABOVE FINISHED FLOOR	EJ	EXPANSION JOINT	J	JOINT	RDWD	REDWOOD	VIF	VERIFY IN FIELD
ALT	ALTERNATE	JT	JOIST			REF	REFER, REFERENCE	W	
ALUM	ALUMINUM	JST	JOIST			RET.	RETURN	W	WEST
ANOD	ANNODIZED	ELEC	ELECTRICAL			REV	REVISED, REVISION	WC	WATER CLOSET
AP	ACCESS PANEL	ELEV	ELEVATOR	K	KITCHEN	ROOM	ROOM	WD	WOOD
APX, APPROX	APPROXIMATE	EO	ELECTRICAL PANELBOARD	KIT	KITCHEN	RO	ROUGH OPENING	WIN	WINDOW
ARCH	ARCHITECT, ARCHITECTURAL	EQ	EQUAL			RWL	RAINWATER LEADER	WWF	WELDED WIRE FABRIC
ASPH	ASPHALT	EST	ESTIMATE	L	LAMINATE, LAMINATED				
		EXH	EXHAUST	LAM	LAMINATE, LAMINATED				
		EXP	EXPOSED	LAV	LAVATORY				
B		EXT	EXTERIOR	LW	LIGHTWEIGHT				
BD	BOARD	LWC	LIGHTWEIGHT CONCRETE						
BIT	BITUMINOUS								
BLDG	BUILDING	F	FOUNDATION						
BLK	BLOCK	FDN	FOUNDATION	M	MIRRORED				
BLKG	BLOCKING	FF	FINISHED FLOOR	MANUF	MANUFACTURER	SCD	SEE CIVIL ENGINEERING DRAWINGS		
BOT	BOTTOM	FIN	FINISH	MAX	MAXIMUM	SECT	SECTION		
B.O.	BOTTOM OF	FLR	FLOOR, FLOORING	MC	MEDICINE CABINET	SF	SQUARE FEET		
BM	BEAM	FLUOR	FLUORESCENT	MDF	MEDIUM DENSITY FIBERBOARD	SHT	SHEET		
B.U.	BUILT-UP	FOC	FACE OF CONCRETE	MECH	MECHANICAL	SIM	SIMILAR		
		FOM	FACE OF MASONRY	MEMB	MEMBRANE	SLD	SEE LANDSCAPE DRAWINGS		
C		FOP	FACE OF PLYWOOD	MIN	MINIMUM	SP	SINGLE POLE		
CAB	CABINET	FOS	FACE OF STUD	MIR	MIRROR	SQ	SQUARE		
CJ	CONTROL JOINT	FPL	FIREPLACE	MTL	METAL	SSD	SEE STRUCTURAL DRAWINGS		
C.L.	CENTERLINE	FTG	FOOTING			SSTL	STAINLESS STEEL		
CLG	CEILING	FURN	FURNISH, FURNISHED			STC	SOUND TRANSMISSION COEFFICIENT		
CLR	CLEAR			N	NORTH	STL	STEEL		
CMU	CONCRETE MASONRY UNIT	G		N/A	NOT APPLICABLE				
CNTL	CONTROL	GA	GAUGE	NIC	NOT IN CONTRACT				
COL	COLUMN	GALV	GALVANIZED	NO	NUMBER				
CONT	CONTINUOUS	GC	GENERAL CONTRACTOR	NTS	NOT TO SCALE				
CPT	CARPET	GL	GLAZING			T	TELEPHONE		
CT	CERAMIC TILE	GLB	GLASS BLOCK			TEMP	TEMPERED		
CTR	CENTER	GND	GROUND			T.O.	TOP OF		
		GYP BD	GYPSUM BOARD			T.O.FF	TOP OF FINISH FLOOR		

## VICINITY MAP



## PROJECT INFO

OWNER: RADU ROMAN  
4000 21ST STREET  
SAN FRANCISCO CA 94114

ARCHITECT: RYAN KNOCK  
KNOCK ARCHITECTURE AND DESIGN  
2169 UNION STREET SUITE #5  
SAN FRANCISCO, CA 94123

**PROJECT DESCRIPTION:** VERTICAL ADDITION TO EXISTING SINGLE FAMILY HOME. CONVERT EXISTING STORAGE SPACE AT FIRST FLOOR TO NEW LIVING SPACE INCLUDING ADU. RENOVATE EXISTING STREET-FACING AND REAR-YARD-FACING FACADES. (1) ADU PER STATE ADU PER GOVERNMENT CODE SECTION 65852.2

**PROJECT STATS:**

Block and Lot	2751/006H
Zoning	RH-2
Historic Resource Status	B
Year Built	1928
Use	Existing: Single Family Proposed: Single Family + ADU
Occupancy	Existing: R-3 Proposed: R-3
Construction Type	Existing: V-B Proposed: V-B
Stories	Existing: 2 (no basement) Proposed: 3 (no basement)
Building Height	Existing: 18'-9" Proposed: 29'-2"
Sprinklering	Existing: not sprinklered Proposed: not sprinklered

AREA CALCS (CBC)	Existing	Proposed
Off Street Parking Spots		1
Bike Parking		2

Lot Area	2250	2250
Gross Building Area per CBC (garage NIC)	1448	3425
-1st Floor	0	940
-2nd Floor	1448	1414
-3rd Floor	0	1071
-Garage/Storage	591	600
-Decks over living space	0	350
-Rear Yard	480	480

USABLE OPEN SPACE MAIN RESIDENCE = 350 SQ FT (125 REQUIRED PER SFPC SECTION 135)  
USABLE OPEN SPACE ADU = 225 SQ FT (125 REQUIRED PER SFPC SECTION 135)

SAN FRANCISCO PLANNING CODE CALCS PER SECTION 102		
Floor Areas	Existing Sq Ft	Proposed Sq Ft
Main Residence Area	1448	2750
ADU Area	0	785
Parking/Common/Storage Area	1131	482

SAN FRANCISCO PLANNING CODE CALCS PER SECTION 249.2		
EXISTING VERSUS PROPOSED AREAS	Existing Sq Ft	Proposed Sq Ft
Main Residence Area*	2579	2981
ADU Area*	0	1016
<b>TOTAL</b>	<b>2579</b>	<b>3997</b>

all measurements in gross square footage per SFPC  
\*common areas are split between units. Total Common area = 462 sq ft, or additional 231 sq ft per unit  
\*common area per SFPC per 249.92

PROPOSED AREA PER FLOOR	Main Residence Sq Ft	ADU Sq Ft
FF	496	1016
2F	1414	0
3F	1071	0
<b>TOTAL</b>	<b>2981</b>	<b>1016</b>

all measurements in gross square footage per SFPC  
15% ADDED ONTO EXISTING AREA (e area x 1.15) 2965 < 2981  
1.2 TIMES LOT AREA 2700 < 2981

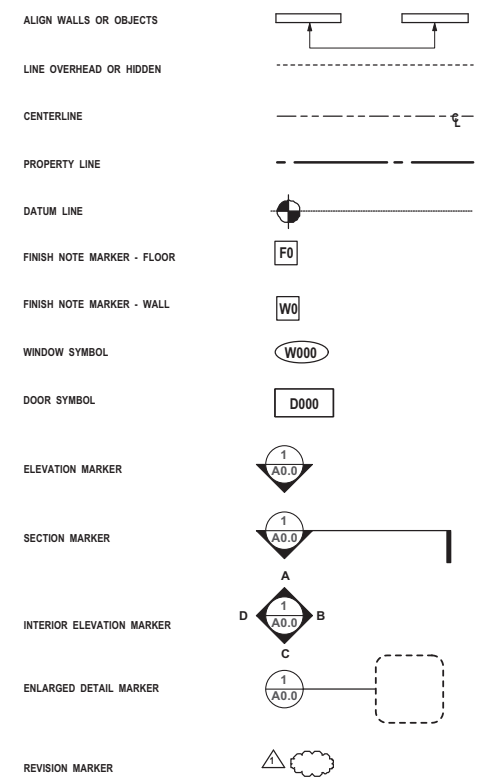
MAX EXCAVATION HEIGHT: 5'-6"  
EXCAVATION AMOUNT: 15 CUBIC YARDS

## APPLICABLE CODES

ALL DRAWINGS, REGARDLESS OF DETAILS ON DRAWINGS, SHALL COMPLY WITH THE FOLLOWING CODE AND ANY LOCAL AMENDMENTS

2019 CALIFORNIA BUILDING CODE AND SAN FRANCISCO AMENDMENTS  
2019 CALIFORNIA ELECTRICAL CODE AND SAN FRANCISCO AMENDMENTS  
2019 CALIFORNIA ENERGY CODE AND SAN FRANCISCO AMENDMENTS  
2019 CALIFORNIA GREEN BUILDING CODE AND SAN FRANCISCO AMENDMENTS  
2019 CALIFORNIA PLUMBING CODE AND SAN FRANCISCO AMENDMENTS  
2019 CALIFORNIA MECHANICAL CODE AND SAN FRANCISCO AMENDMENTS

## SYMBOLS





08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
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04.19.23	NOHDR/REV
09.08.23	REV
01.29.24	REV
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03.02.24	NOHDR



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PROPOSED VIEW FROM COLLINGWOOD STREET  
 NTS 3



EXISTING VIEW FROM COLLINGWOOD STREET  
 NTS 1

**STREET VIEW IMAGES**

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

**A0.0b**

SCALE:  
 PLOT DATE:



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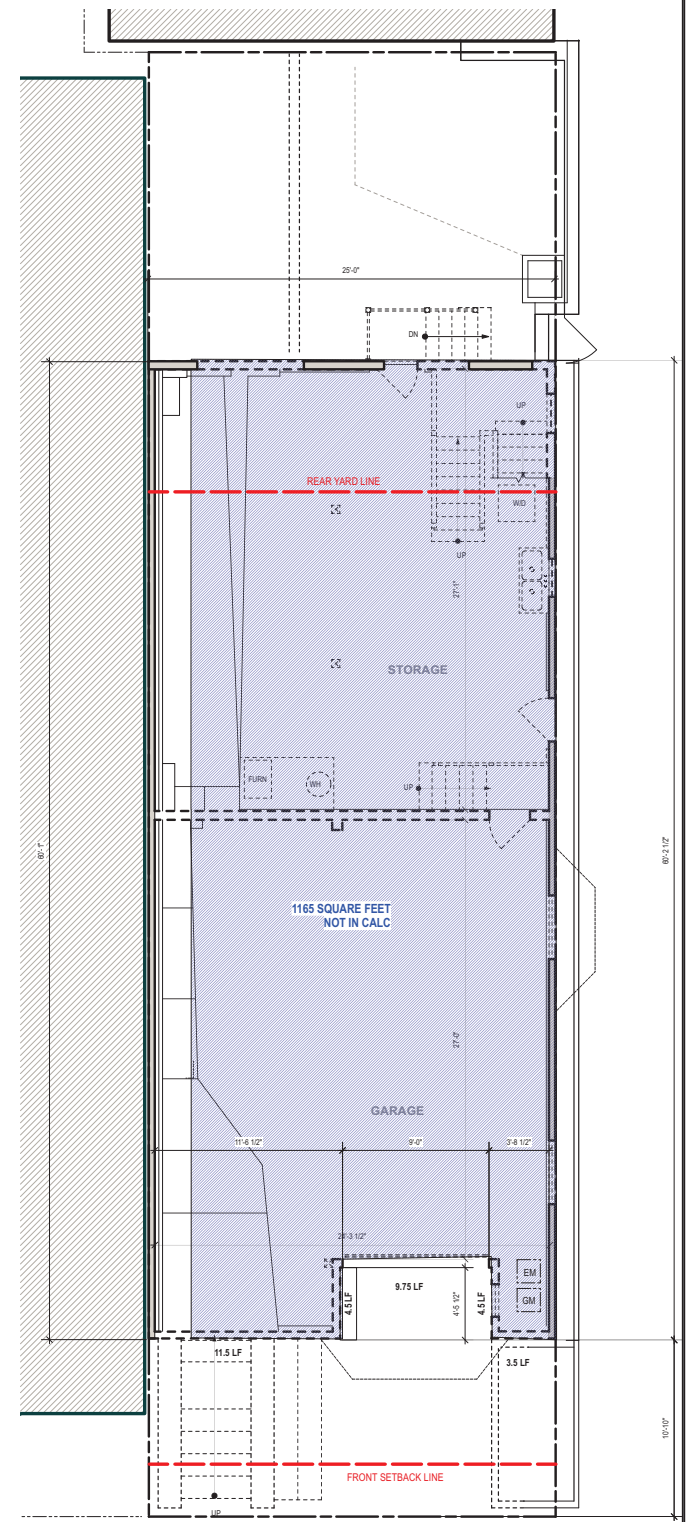
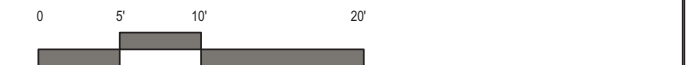
4000 21ST STREET, SAN FRANCISCO CA

## DEMO CALCS

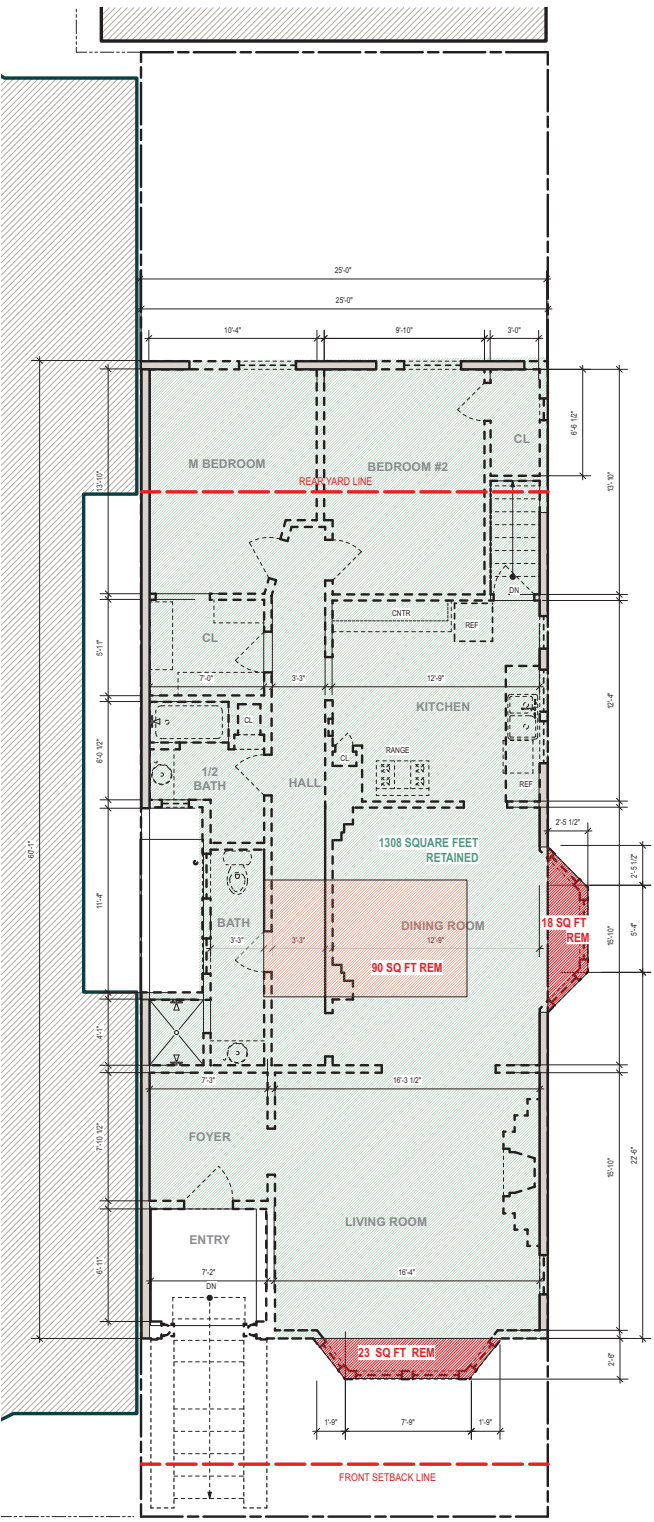
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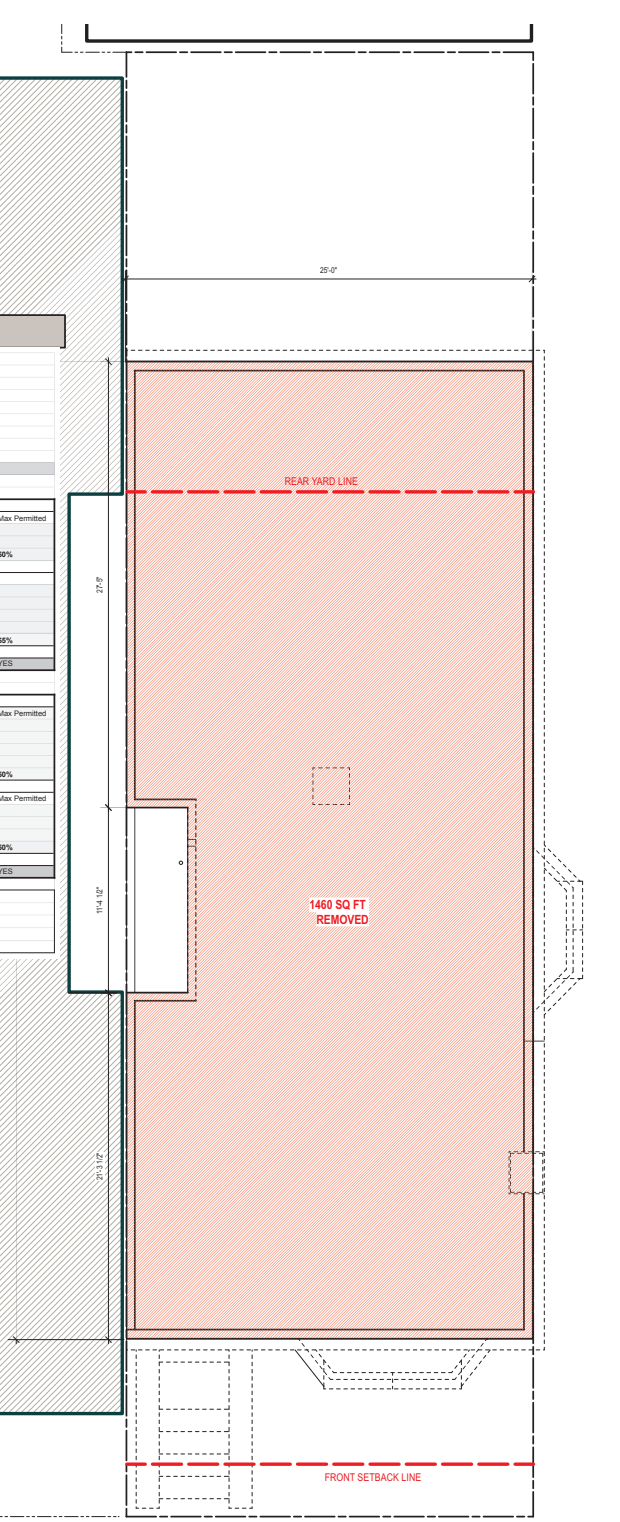
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EXISTING/DEMO FIRST FLOOR PLAN  
3/16" = 1'-0" 1



EXISTING/DEMO 2ND FLOOR PLAN  
3/16" = 1'-0" 2



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

### DEMO CALC - AREA LEGEND

- HORIZONTAL AREA TO BE REMOVED
- HORIZONTAL AREA TO BE RETAINED
- HORIZONTAL AREA NIC PER SECTION 317 REGULATIONS

### DEMO CALC

Planning Code section 317  
Demo Criteria Section 317  
A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required.  
B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Façade and Rear Façade, and also proposes the Removal of more than 60% of the sum of all exterior walls, measured in linear feet at the foundation level, or  
C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area

4000 21st Street Conditions

SECTION B - Linear Foundation Calc						
B1		Front and Rear Façades - Linear Measurements	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
A		Front Façade (south facing)	33.75	0	0%	
B		Rear Façade (north facing)	24.9	0	0%	
		Sum of Front and Rear Façade (east + west)	58.65	33.75	57%	60%
B2		Exterior Walls Linear Foundation Measurement	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	
A		Front Façade (south facing)	33.75	33.75	100%	
B		Rear Façade (north facing)	24.9	0	0%	
C		East Elevation	61	0	0%	
D		West Elevation	61	0	0%	
		Sum of All Exterior Walls Linear Footage	180.65	33.75	18%	65%
Does Section B Meet Code 7 if either B1 or B2 is below max permitted, it meets code						YES
SECTION C - Surface Area Calc						
C1		Vertical Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A		North Facing Walls	740	340	46%	
B		South Facing Walls	539	539	100%	
C		East Facing Walls	1662	688	41%	
D		West Facing Walls	1219	287	23%	
		Sum of All Exterior Wall Square Footage Vert Elements	4160	1854	44%	60%
C2		Horizontal Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A		Basement at Grade *1	NIC	NA		
B		2nd Floor	1440	132	9%	
C		Roof	1457	1457	100%	
		Sum of All Horizontal Element Square Footage	2897	1589	55%	60%
Does Section C Meet Code 7 if either C1 or C2 is below max permitted, it meets code						YES

1 Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal."  
Removal of floor plates to accommodate a new stair is considered "removal."  
2 Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."  
3 In use Section 317(b)(6)(B) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as 1) (During Design Review) an engineer's report to show existing is beyond repair and requires replacement, or 2) (During Construction) a "Correction Notice" issued by DBI to show requirement to repair.

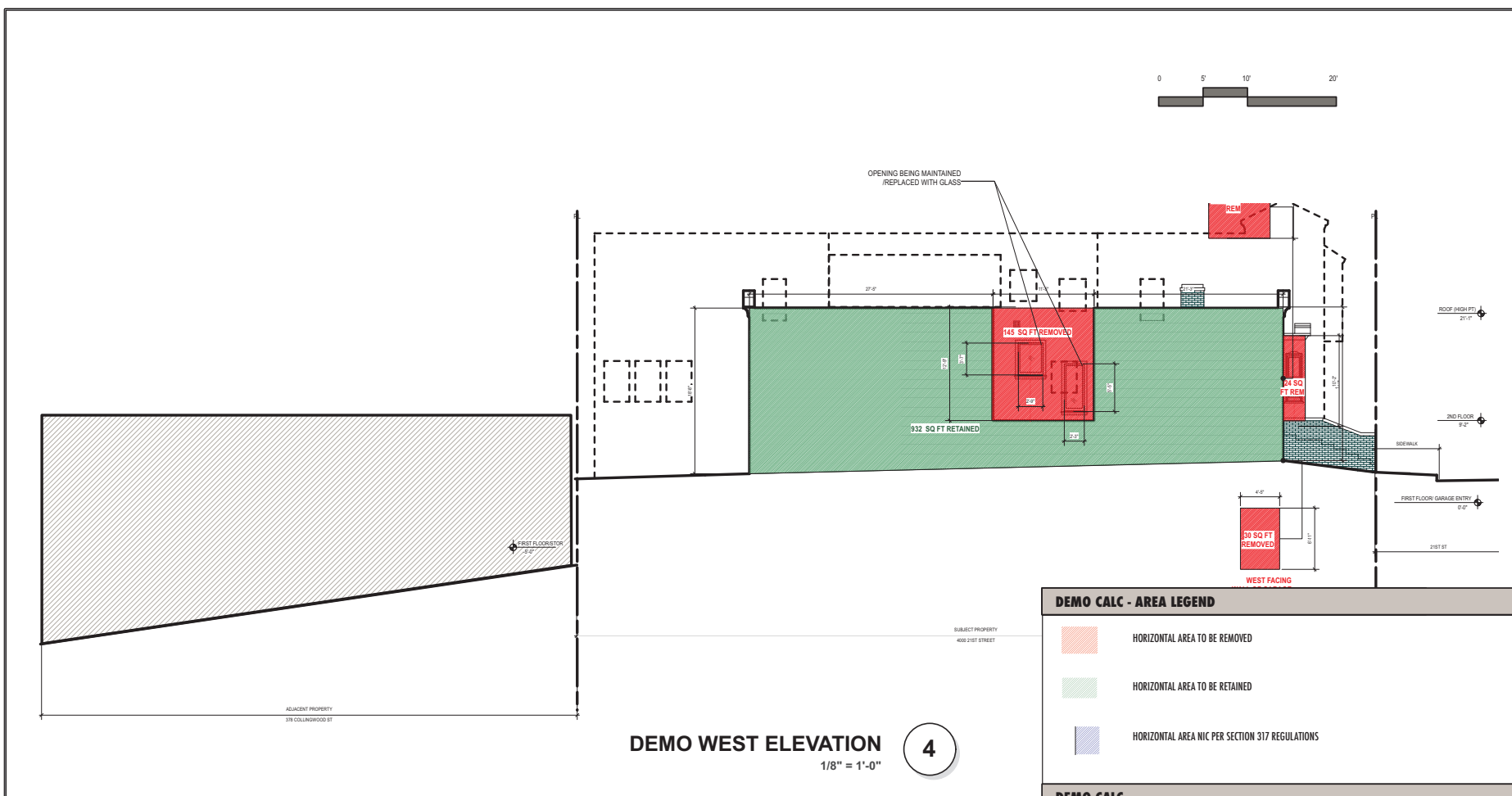
08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU



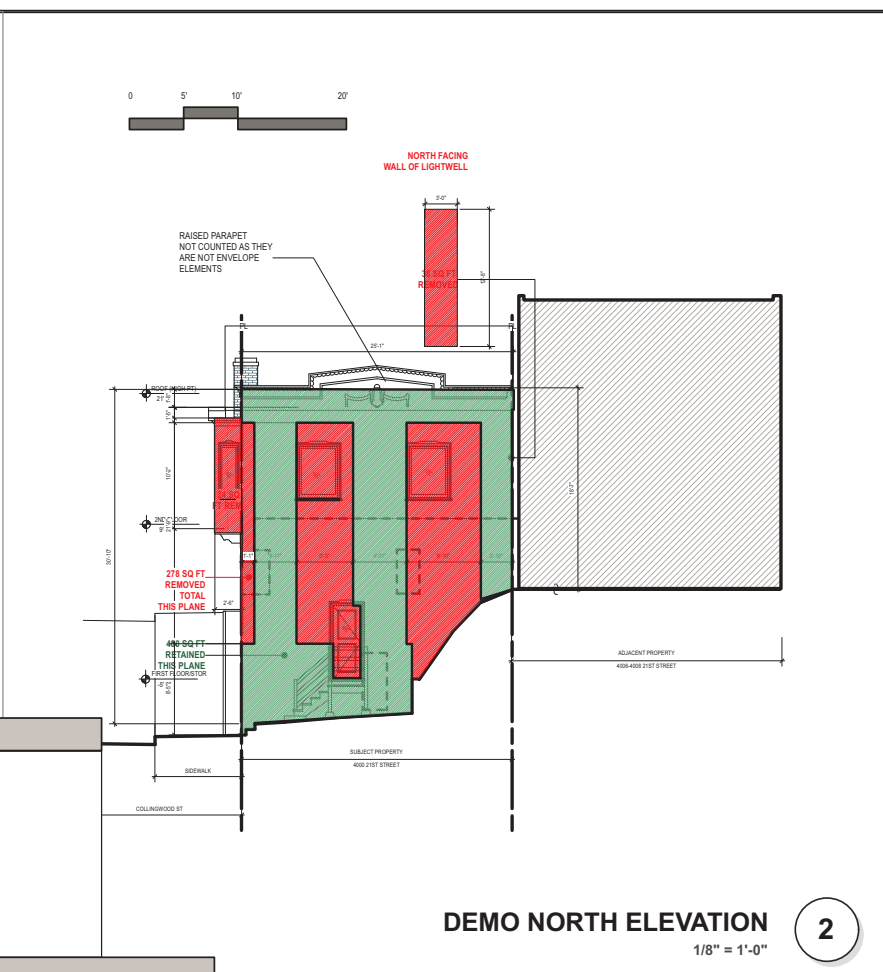
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# RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA



**DEMO WEST ELEVATION**  
1/8" = 1'-0" **4**



**DEMO NORTH ELEVATION**  
1/8" = 1'-0" **2**

**DEMO CALC - AREA LEGEND**

- HORIZONTAL AREA TO BE REMOVED
- HORIZONTAL AREA TO BE RETAINED
- HORIZONTAL AREA NIC PER SECTION 317 REGULATIONS

**DEMO CALC**

Planning Code section 317

Demo Criteria Section 317

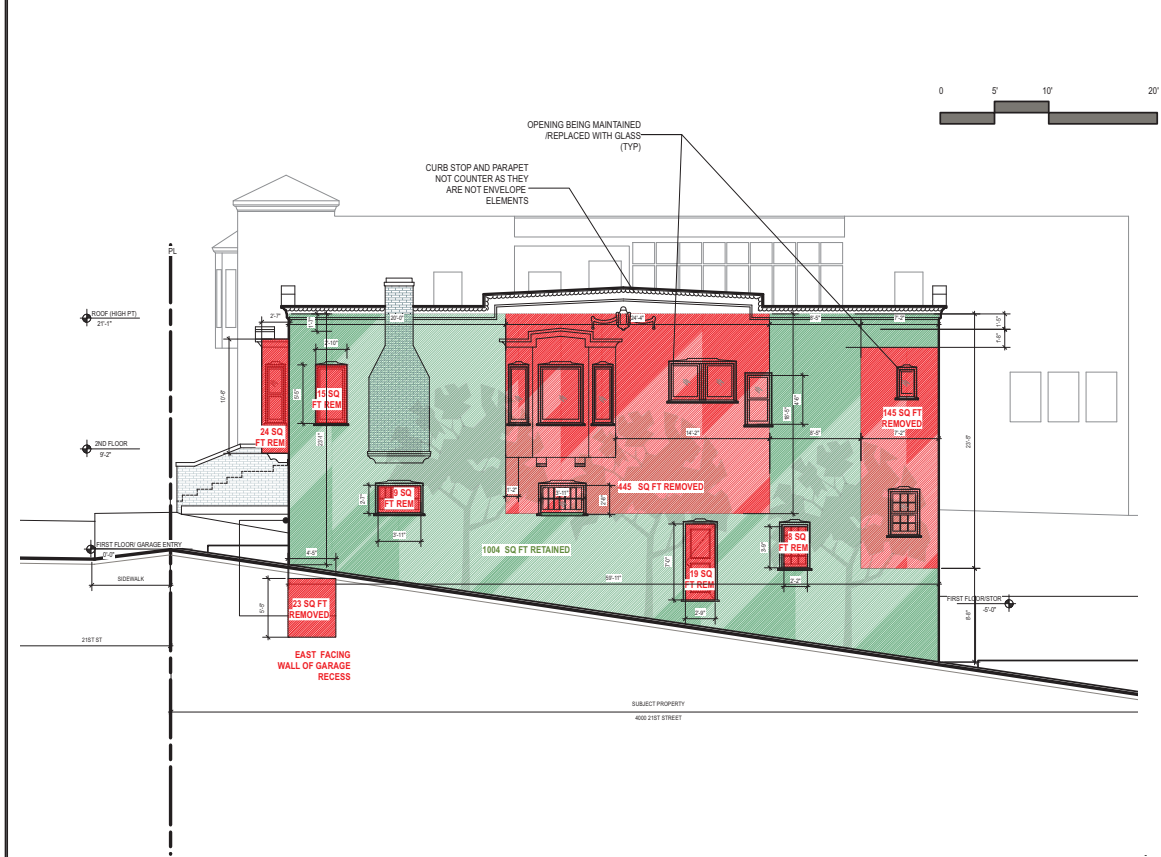
A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required.

B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade, and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

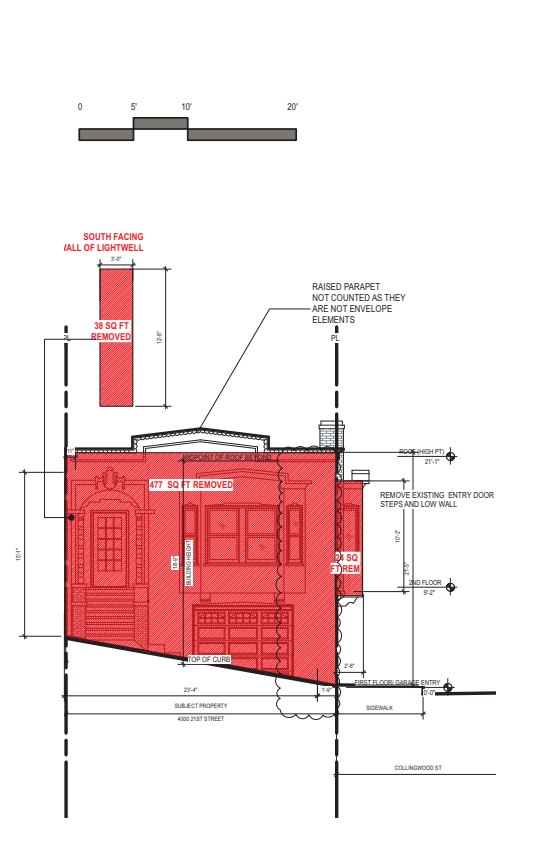
C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area

4000 21st Street Conditions						
<b>SECTION B - Linear Foundation Calc</b>						
<b>B1</b>	<b>Front and Rear Facades - Linear Measurements</b>		(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
A	Front Facade (south facing)		33.75	33.75	100%	
B	Rear Facade (north facing)		24.9	0	0%	
	Sum of Front and Rear Facade (east + west)		58.65	33.75	57%	50%
<b>B2</b>	<b>Exterior Walls Linear Foundation Measurement</b>		(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	
A	Front Facade (south facing)		33.75	33.75	100%	
B	Rear Facade (north facing)		24.9	0	0%	
C	East Elevation		61	0	0%	
D	West Elevation		61	0	0%	
	Sum of All Exterior Walls Linear Footage		180.65	33.75	18%	50%
Does Section B Meet Code ? If either B1 or B2 is below max permitted, it meets code						YES
<b>SECTION C - Surface Area Calc</b>						
<b>C1</b>	<b>Vertical Element Calc-Surface Area Measurements</b>		(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	North Facing Walls		740	340	46%	
B	South Facing Walls		539	0	0%	
C	East Facing Walls		1692	688	40%	
D	West Facing Walls		1219	287	23%	
	Sum of All Exterior Wall Square Footage Vert Elements		4190	1864	44%	50%
<b>C2</b>	<b>Horizontal Element Calc-Surface Area Measurements</b>		(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	Basement at Grade +1		NIC	NIC	NA	
B	2nd Floor		1440	132	9%	
C	Roof		1457	1457	100%	
	Sum of All Horizontal Element Square Footage		2897	1589	55%	50%
Does Section C Meet Code ? If either C1 or C2 is below max permitted, it meets code						YES

1 Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal."  
Removal of floor plates to accommodate a new stair is considered "removal."  
2 Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."  
3 To use Section 317(b)(2)(a)(9) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond repair and requires replacement, or 2) (During Construction) a "Correction Notice" issued by DBI to show requirement to repair.



**DEMO EAST ELEVATION**  
1/8" = 1'-0" **3**



**DEMO SOUTH ELEVATION**  
1/8" = 1'-0" **1**

**DEMO CALCS**

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**A0.2**

SCALE:  
PLOT DATE:



08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.04.22	STEEL DECK/REV
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR



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# RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

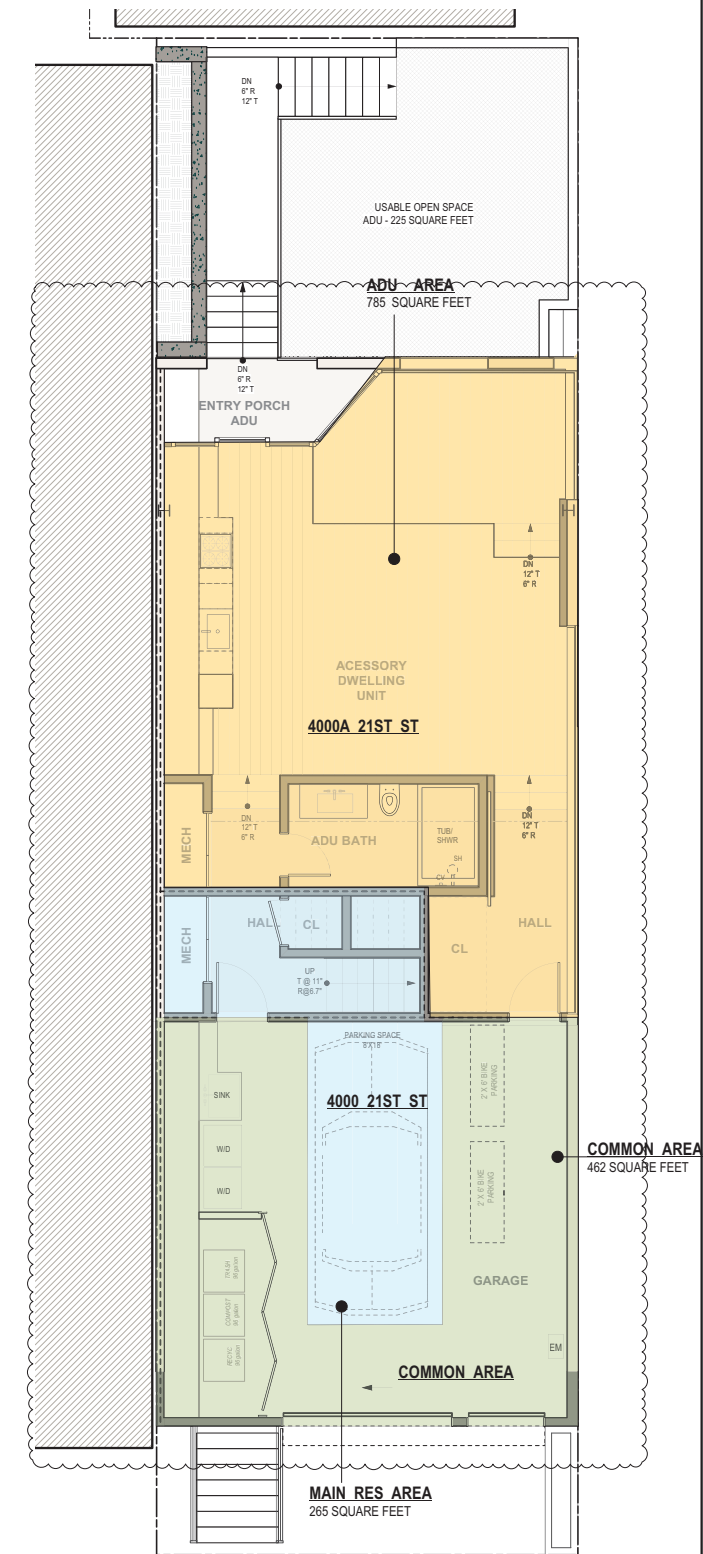
**PROPOSED PLANS**

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## A0.3

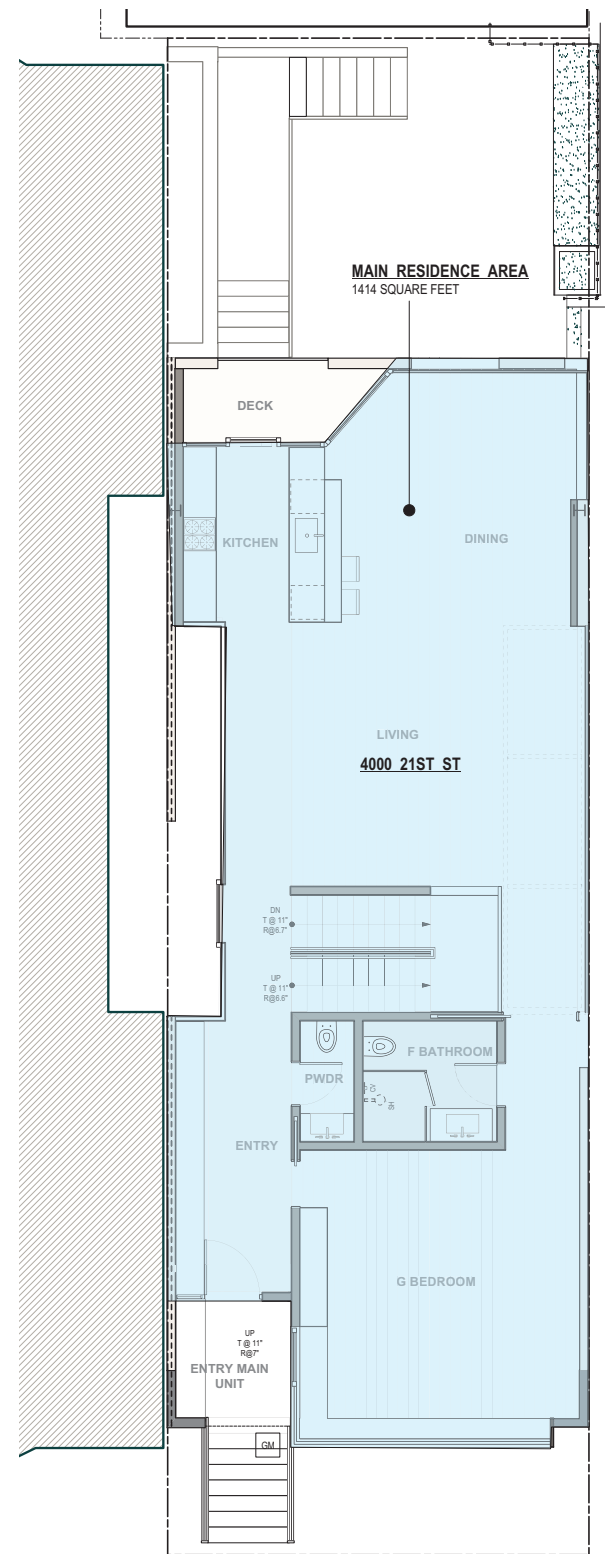
SCALE:  
PLOT DATE:

0 5' 10' 20'



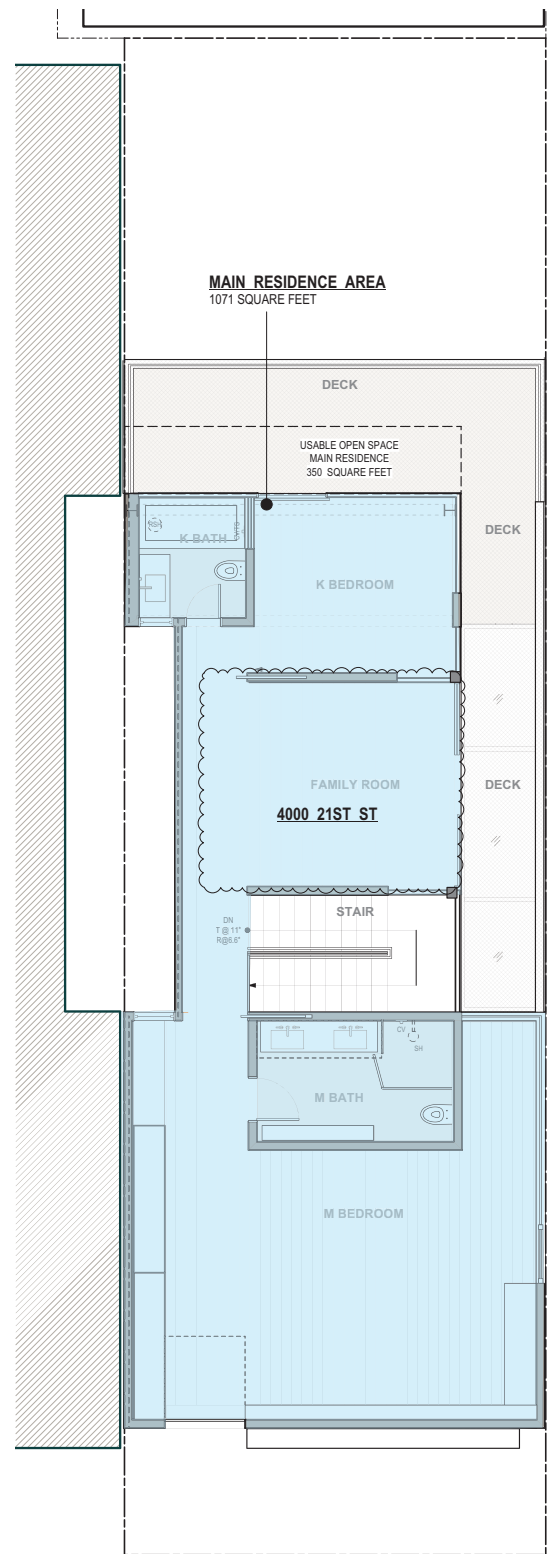
**FIRST FLOOR AREA CALS**  
3/16" = 1'-0" **1**

0 5' 10' 20'



**2ND FLOOR AREA CALS**  
3/16" = 1'-0" **2**

0 5' 10' 20'



**3RD FLOOR AREA CALS**  
3/16" = 1'-0" **3**

**HATCH LEGEND**

- MAIN RESIDENCE FLOOR AREA (4000 21st St)
- ADU FLOOR AREA (4000a 21st St)
- PRIVATE USABLE OPEN SPACE

**AREA CALCULATIONS**

SAN FRANCISCO PLANNING CODE CALCS PER SECTION 102

Floor Areas	Existing Sq Ft	Proposed Sq Ft
Main Residence Area	1448	2750
ADU Area	0	785
Parking/Common/Storage Area	1131	462

USABLE OPEN SPACE MAIN RESIDENCE = 350 SQ FT (125 REQUIRED PER SFPC SECTION 135)  
USABLE OPEN SPACE ADU = 225 SQ FT (125 REQUIRED PER SFPC SECTION 135)

SAN FRANCISCO PLANNING CODE CALCS PER SECTION 249.2

EXISTING VERSUS PROPOSED AREAS	Existing Sq Ft	Proposed Sq Ft
Main Residence Area*	2579	2981
ADU Area*	0	1016
<b>TOTAL</b>	<b>2579</b>	<b>3997</b>

all measurements in gross square footage per SFPC  
\*common areas are split between units. Total Common area = 462 sq ft, or additional 231 sq ft per unit  
\*common area per SFPC per 249.92

PROPOSED AREA PER FLOOR	Main Residence Sq Ft	ADU Sq Ft
FF	496	1016
2F	1414	0
3F	1071	0
<b>TOTAL</b>	<b>2981</b>	<b>1016</b>

all measurements in gross square footage per SFPC  
15% ADDED ONTO EXISTING AREA (e area x 1.15) 2965 < 2981  
1.2 TIMES LOT AREA 2700 < 2981



08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU



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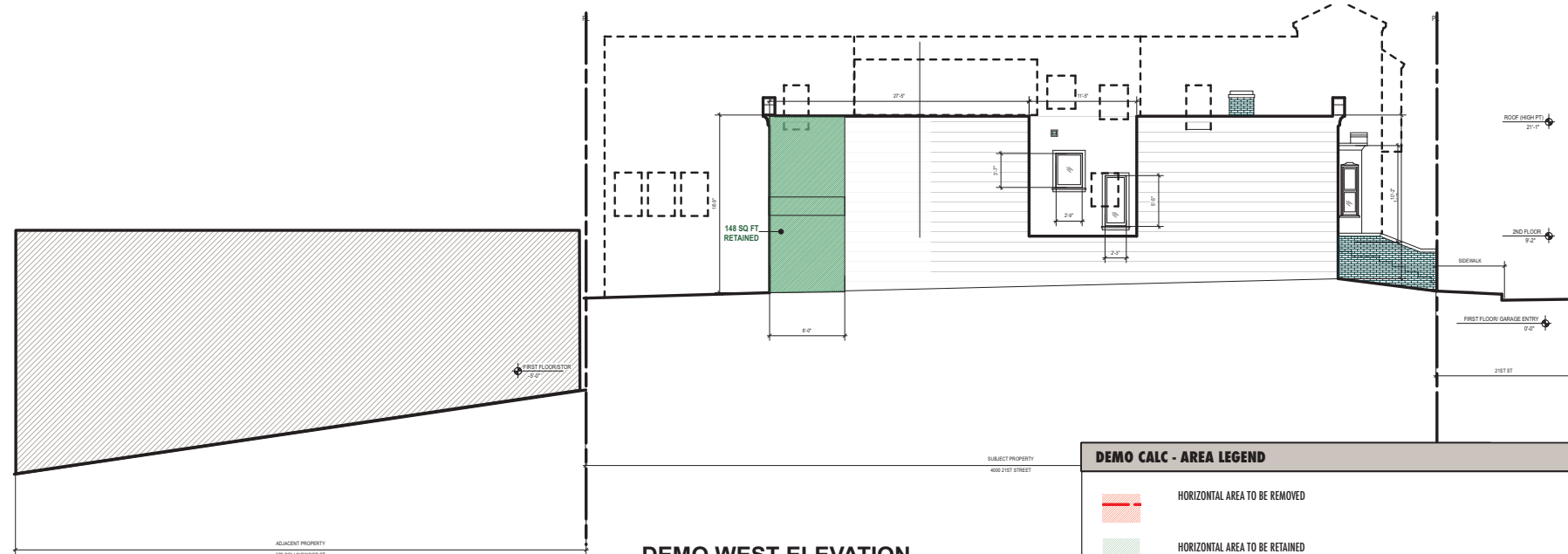
**RESIDENCE + ADU ADDITION**  
4000 21ST STREET, SAN FRANCISCO CA

**DEMO CALC REAR YARD**

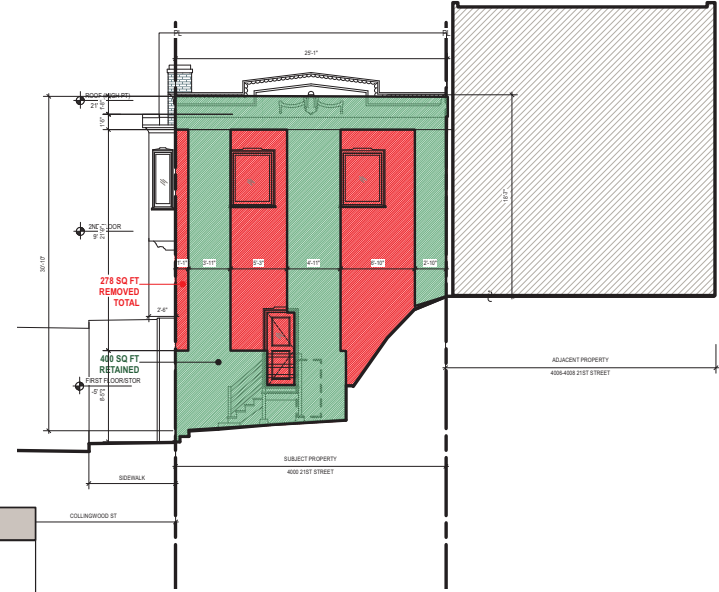
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**A0.4**

SCALE:  
PLOT DATE:



**DEMO WEST ELEVATION  
PORTION OVER REAR YARD ONLY**  
1/8" = 1'-0" **4**



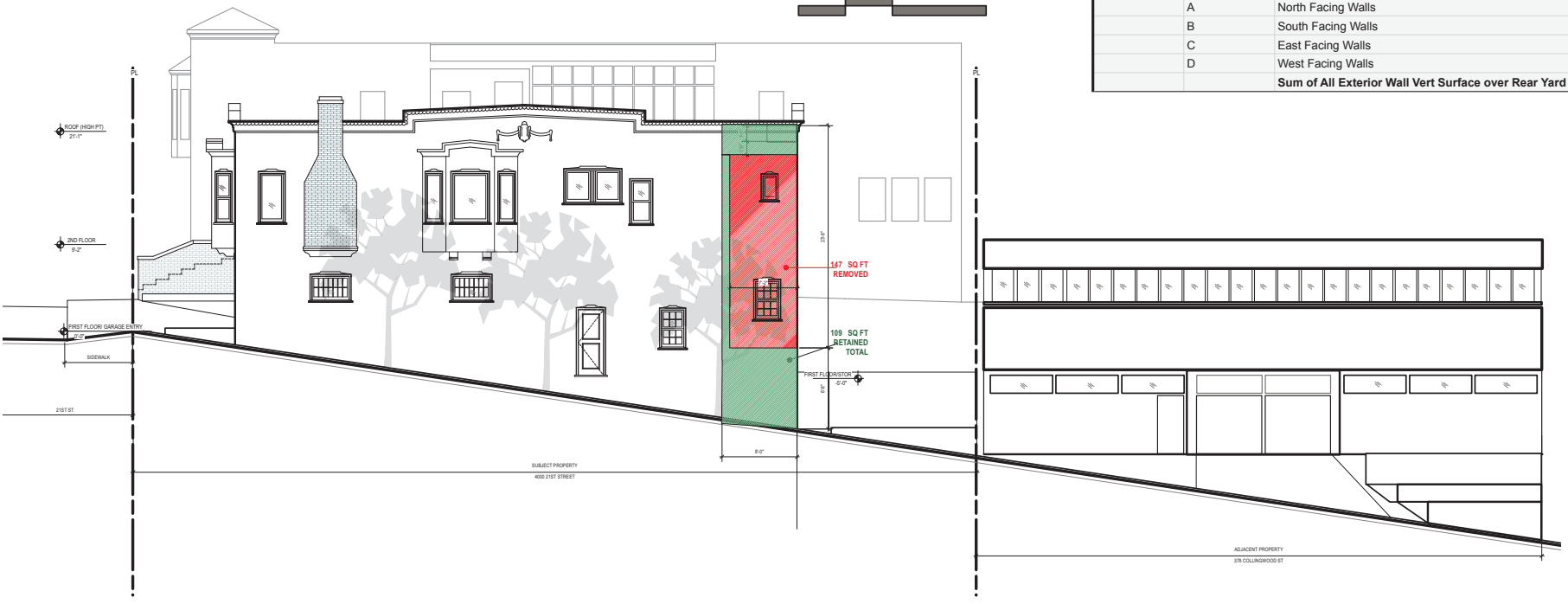
**DEMO NORTH ELEVATION  
PORTION OVER REAR YARD ONLY**  
1/8" = 1'-0" **2**

**DEMO CALC - AREA LEGEND**

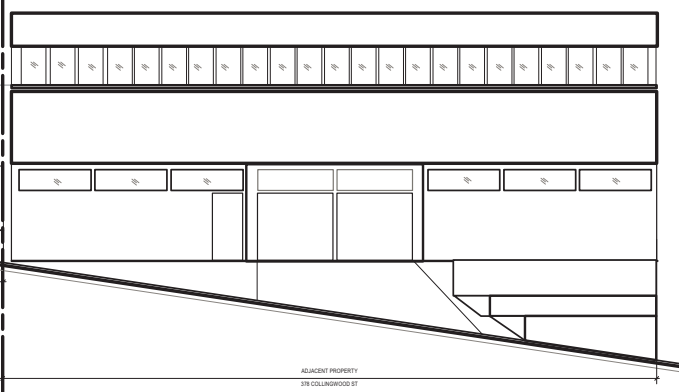
- HORIZONTAL AREA TO BE REMOVED
- HORIZONTAL AREA TO BE RETAINED
- HORIZONTAL AREA NIC PER SECTION 317 REGULATIONS

**DEMO CALC - FOR AREA OVER REAR YARD LINE ONLY**

Surface Area Calc - Vertical Exterior Wall Surface over Rear Yard Line					
	Vertical Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	North Facing Walls	678	278	41%	
B	South Facing Walls	NA	NA	NA	
C	East Facing Walls	256	147	57%	
D	West Facing Walls	147	0	0%	
	<b>Sum of All Exterior Wall Vert Surface over Rear Yard Line</b>	<b>1081</b>	<b>425</b>	<b>39%</b>	<b>50%</b>



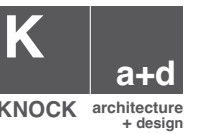
**DEMO EAST ELEVATION - PORTION OVER  
REAR YARD LINE ONLY**  
1/8" = 1'-0" **3**



**SOUTH ELEVATION NIC**

**DEMO SOUTH ELEVATION**  
1/8" = 1'-0" **1**

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU



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# RESIDENCE + ADU ADDITION

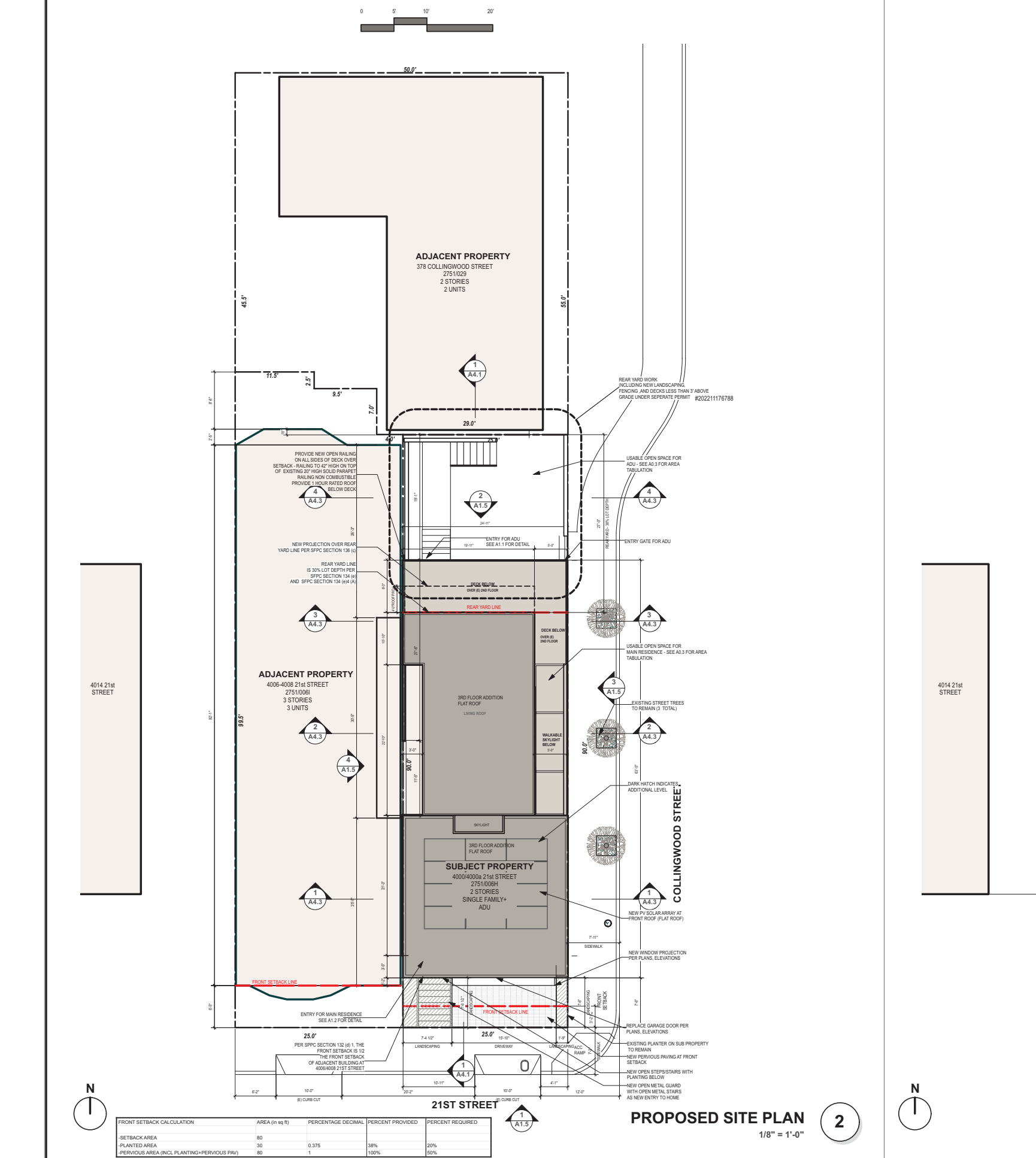
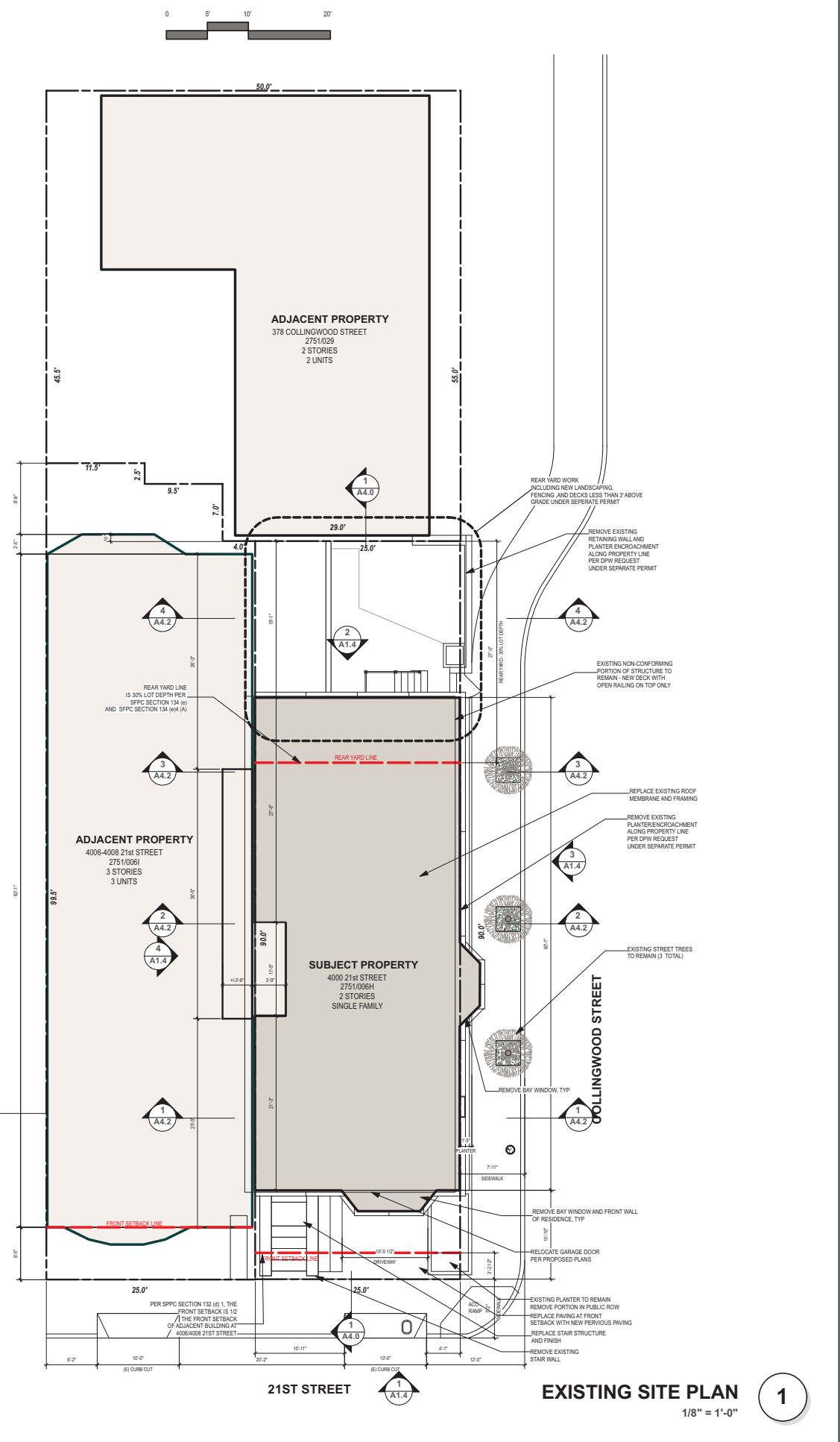
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## SITE PLAN

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# A1.0

SCALE:  
PLOT DATE:



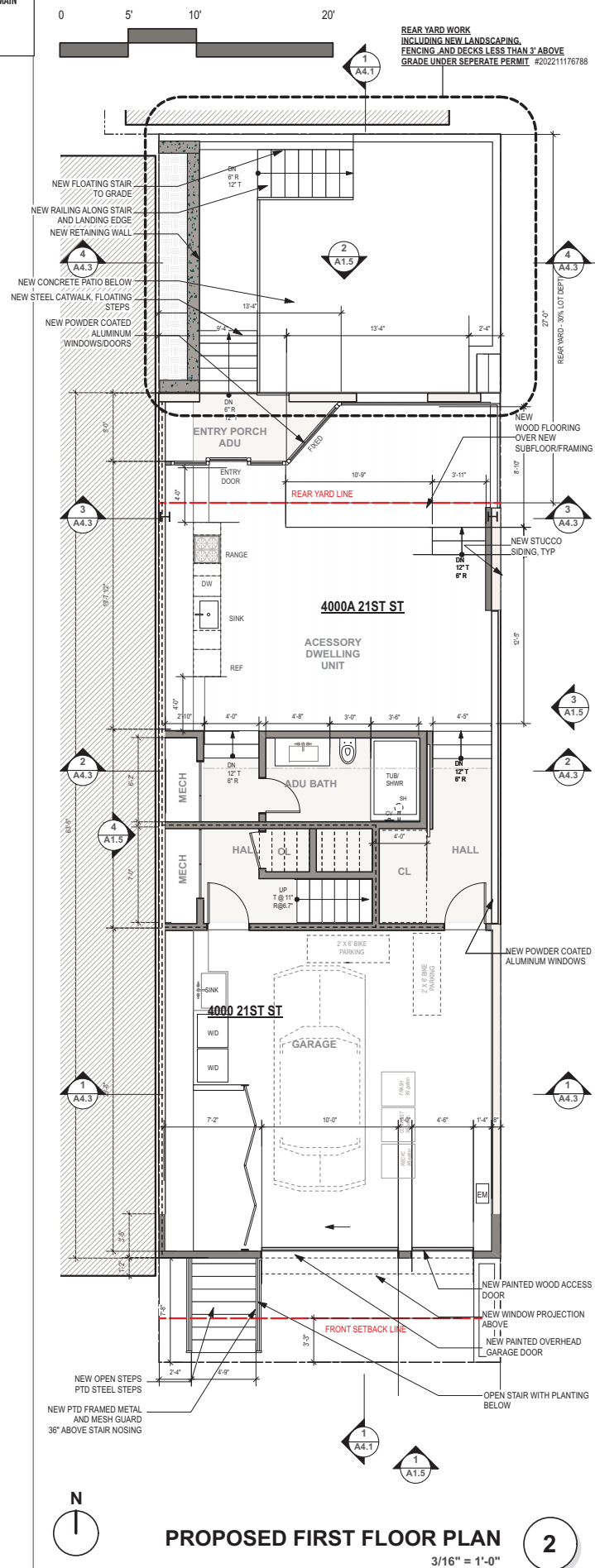
FRONT SETBACK CALCULATION	AREA (in sq ft)	PERCENTAGE DECIMAL	PERCENT PROVIDED	PERCENT REQUIRED
SETBACK AREA	80			
PLANTED AREA	30	0.375	38%	20%
PERVIOUS AREA (INCL. PLANTING+PERVIOUS PAV)	80	1	100%	50%

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

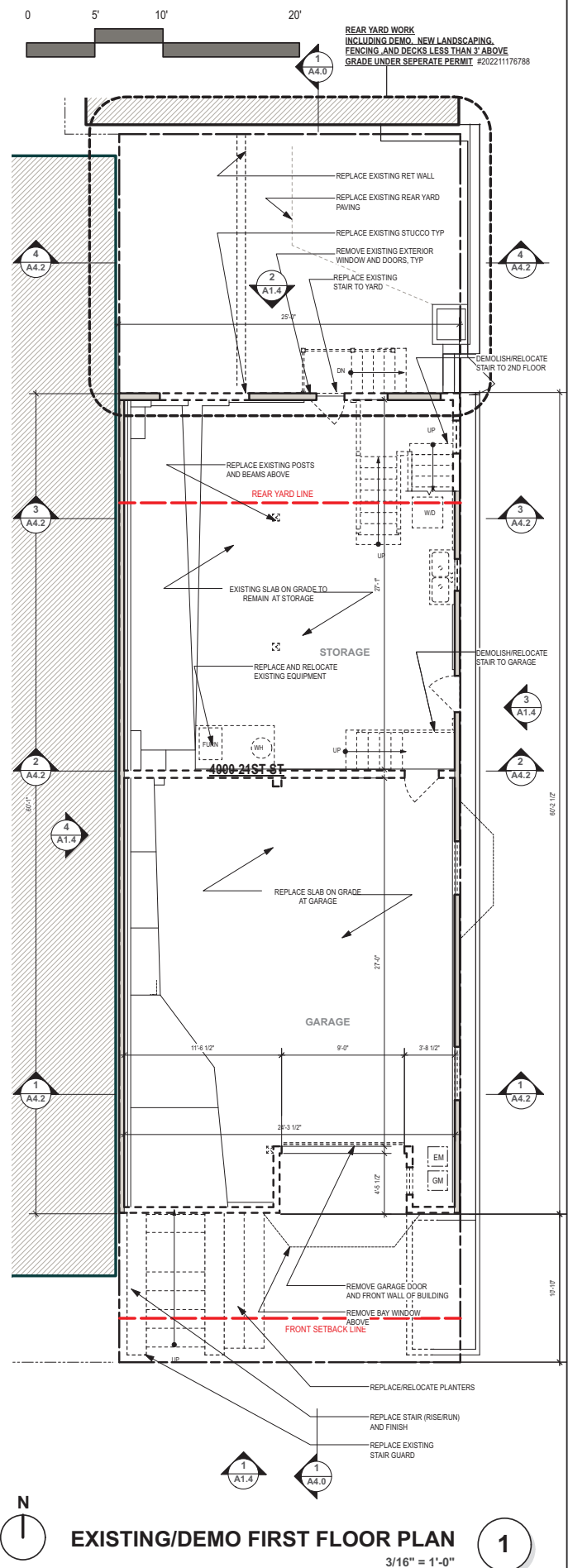
**EXISTING SITE PLAN**  
1/8" = 1'-0"



WALL LEGEND	
	EXISTING WALL TO REMAIN
	DEMO WALL
	NEW WALL



**PROPOSED FIRST FLOOR PLAN**  
3/16" = 1'-0"



**EXISTING/DEMO FIRST FLOOR PLAN**  
3/16" = 1'-0"

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU



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# RESIDENCE + ADU ADDITION

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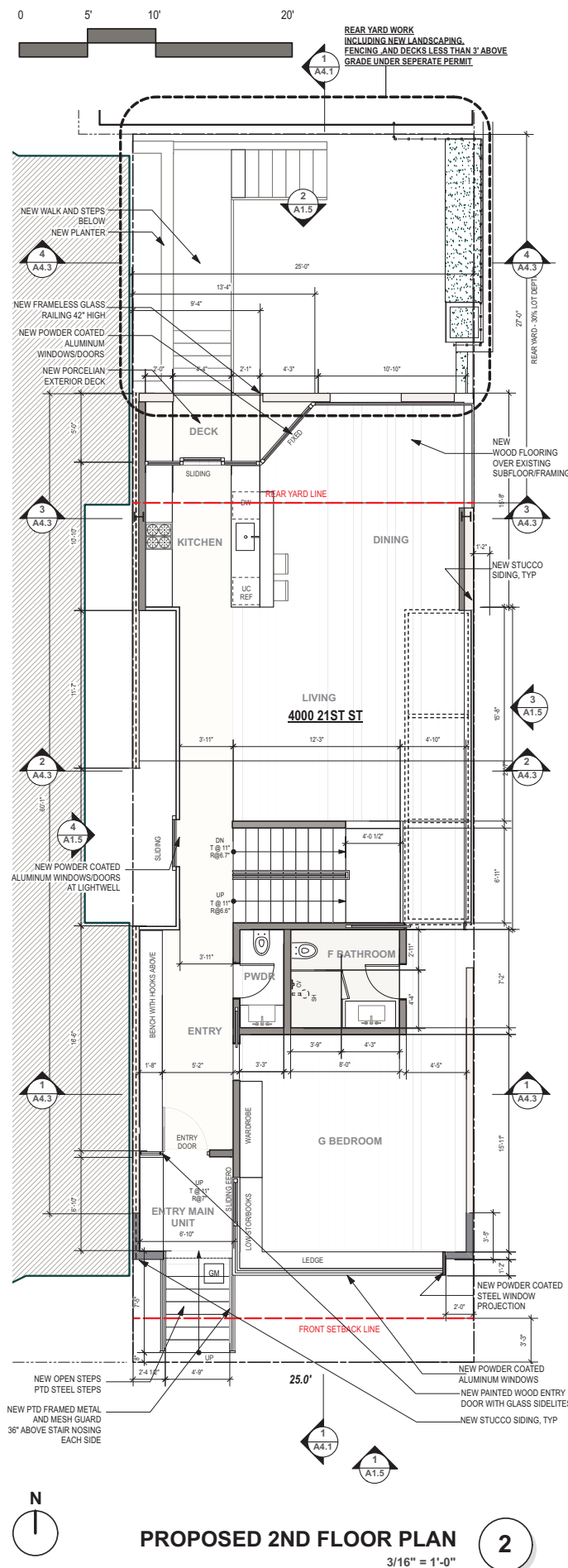
## FIRST FLOOR PLANS

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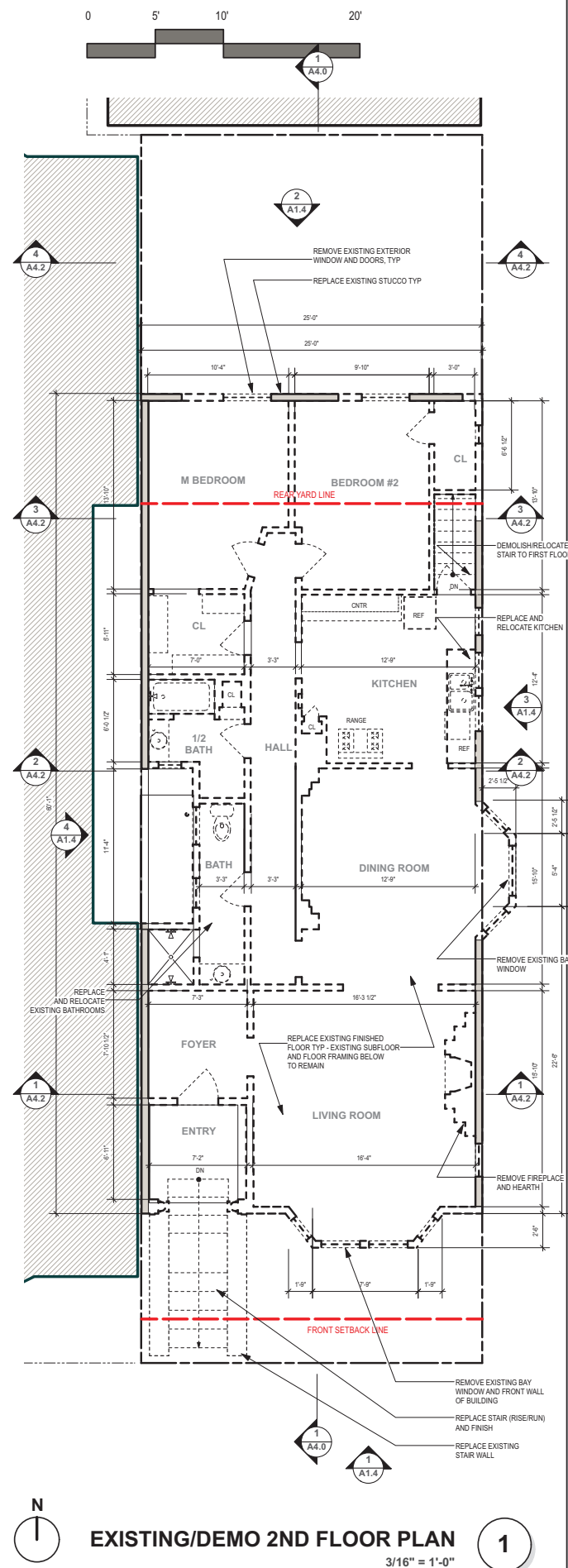
# A1.1

SCALE:  
PLOT DATE:

WALL LEGEND	
	EXISTING WALL TO REMAIN
	DEMO WALL
	NEW WALL



**PROPOSED 2ND FLOOR PLAN**  
3/16" = 1'-0"



**EXISTING/DEMO 2ND FLOOR PLAN**  
3/16" = 1'-0"

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
10.21.21	REV MF
02.24.22	REVISIONS/KREV
02.15.22	REVISIONS
05.31.22	REVISIONS
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU



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# RESIDENCE + ADU ADDITION

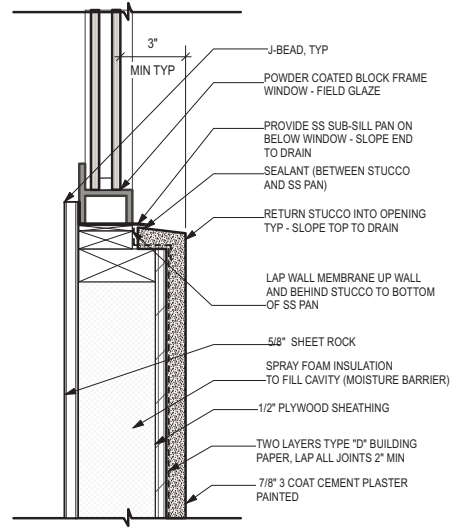
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## 2ND FLOOR PLANS

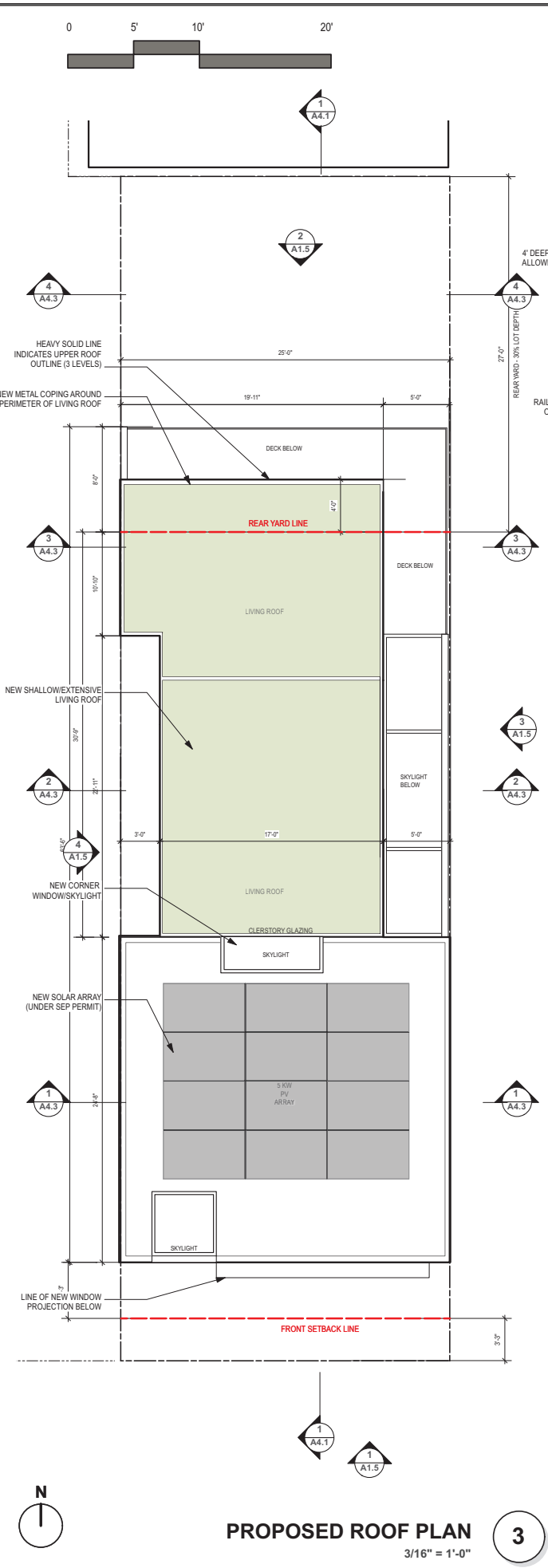
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# A1.2

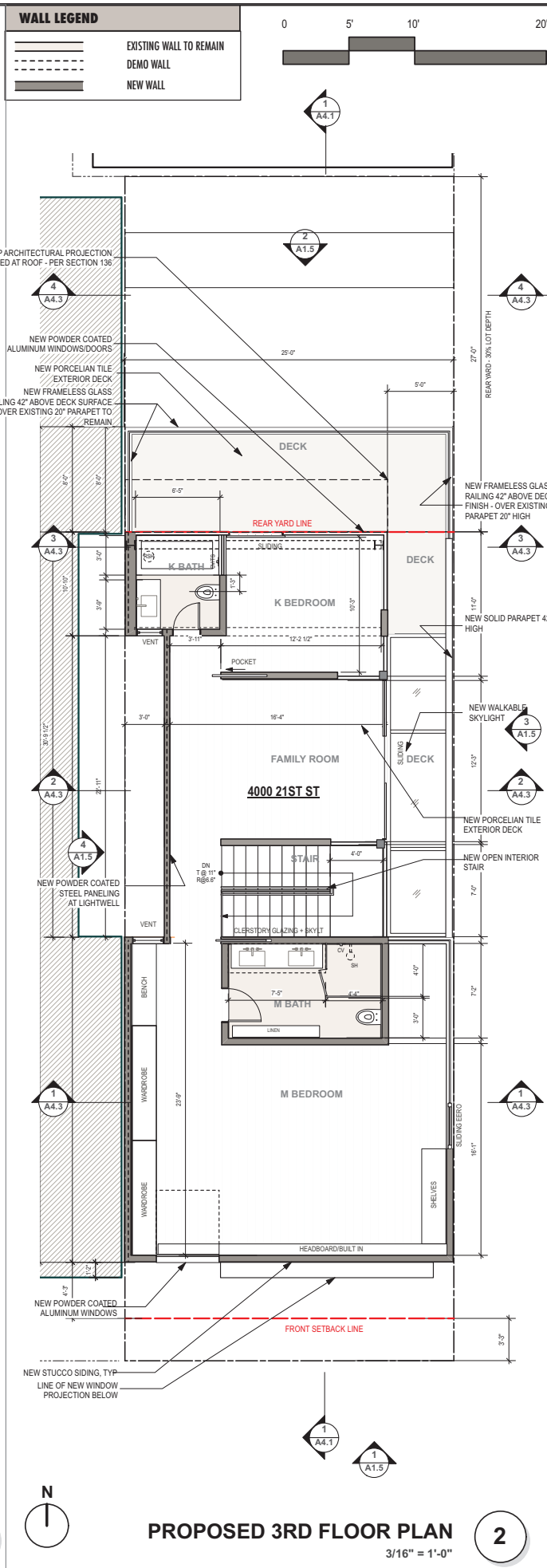
SCALE:  
PLOT DATE:



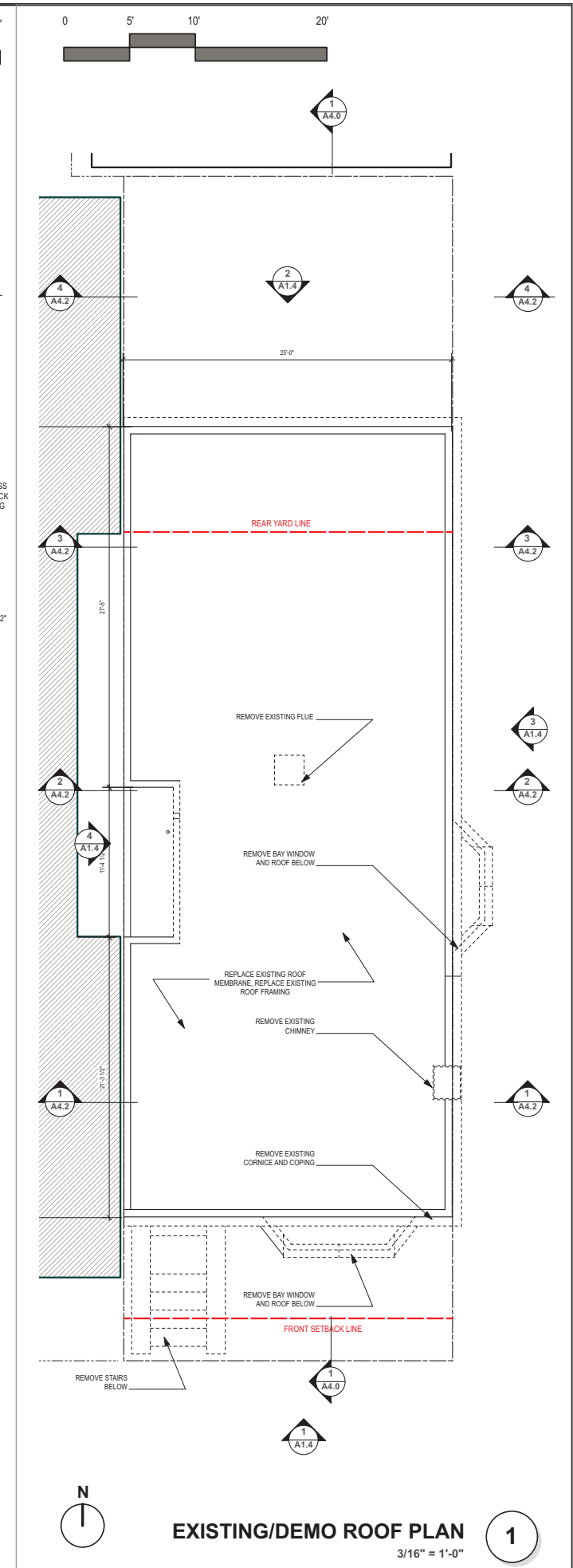
**WINDOW SILL TYP**  
3" = 1'-0"



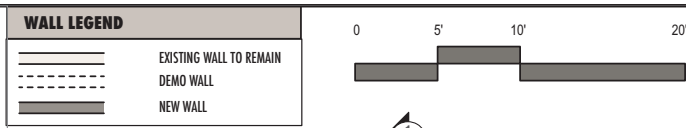
**PROPOSED ROOF PLAN**  
3/16" = 1'-0"



**PROPOSED 3RD FLOOR PLAN**  
3/16" = 1'-0"



**EXISTING/DEMO ROOF PLAN**  
3/16" = 1'-0"



08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
10.21.21	REV MF
02.24.22	REVISIONS/KREV
02.15.22	REVISIONS
05.31.22	REVISIONS
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU



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**RESIDENCE + ADU ADDITION**  
4000 21ST STREET, SAN FRANCISCO CA

**3RD FLR/  
ROOF PLANS**

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**A1.3**

SCALE:  
PLOT DATE:







08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOHDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOHDR



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**KNOCK** architecture  
+ design

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**RESIDENCE + ADU ADDITION**  
4000 21ST STREET, SAN FRANCISCO CA

**3D RENDERINGS**

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**A1.6**  
SCALE:  
PLOT DATE:



**STREET VIEW FROM COLLINGWOOD** **4**  
NTS



**COLLINGWOOD FACADE** **2**  
NTS



**21ST STREET FACADE** **3**  
NTS



**COLLINGWOOD FACADE AND GARDEN DETAIL** **1**  
NTS

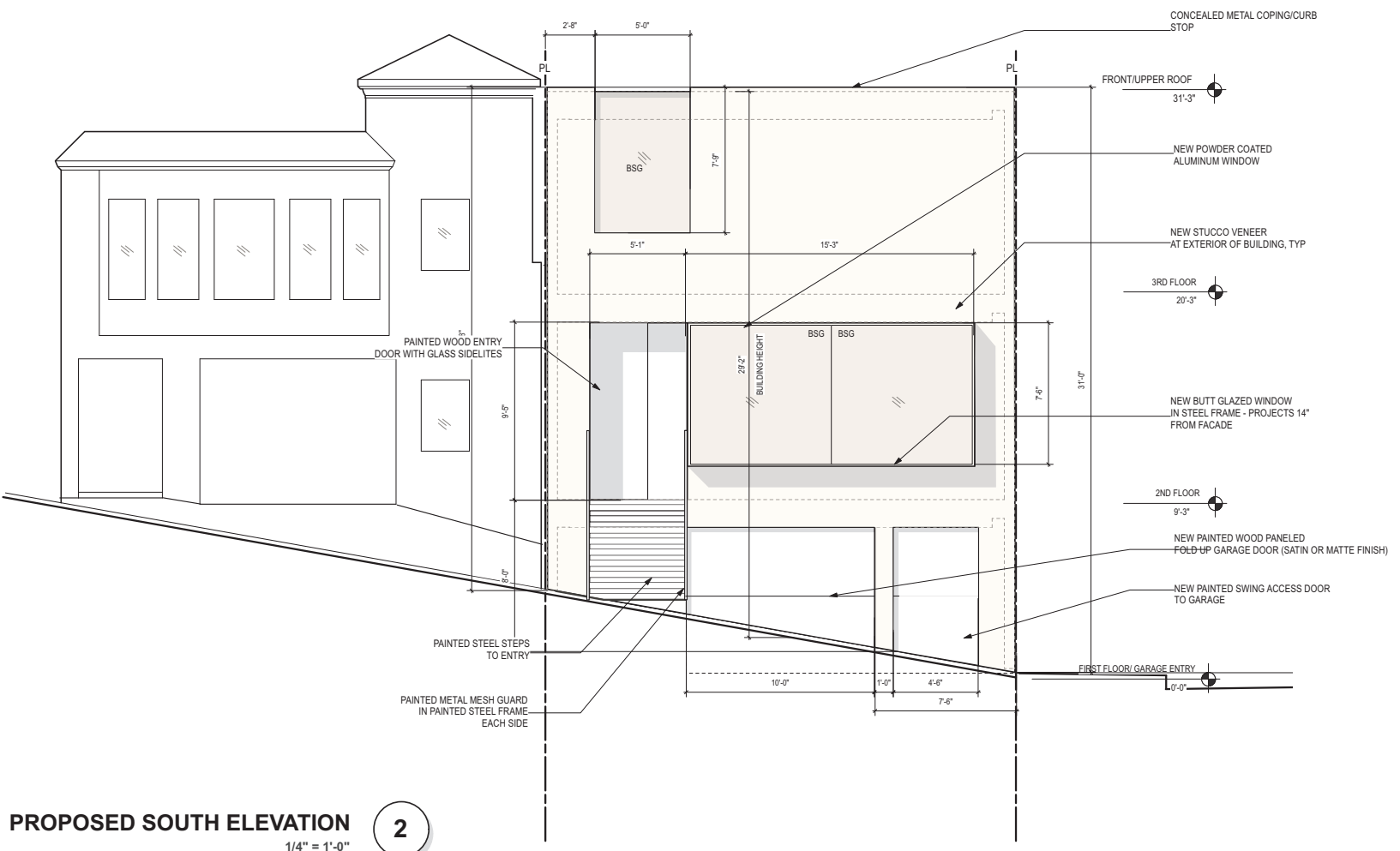


08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
01.29.24	REV
02.29.24	REV TO ADD ADU

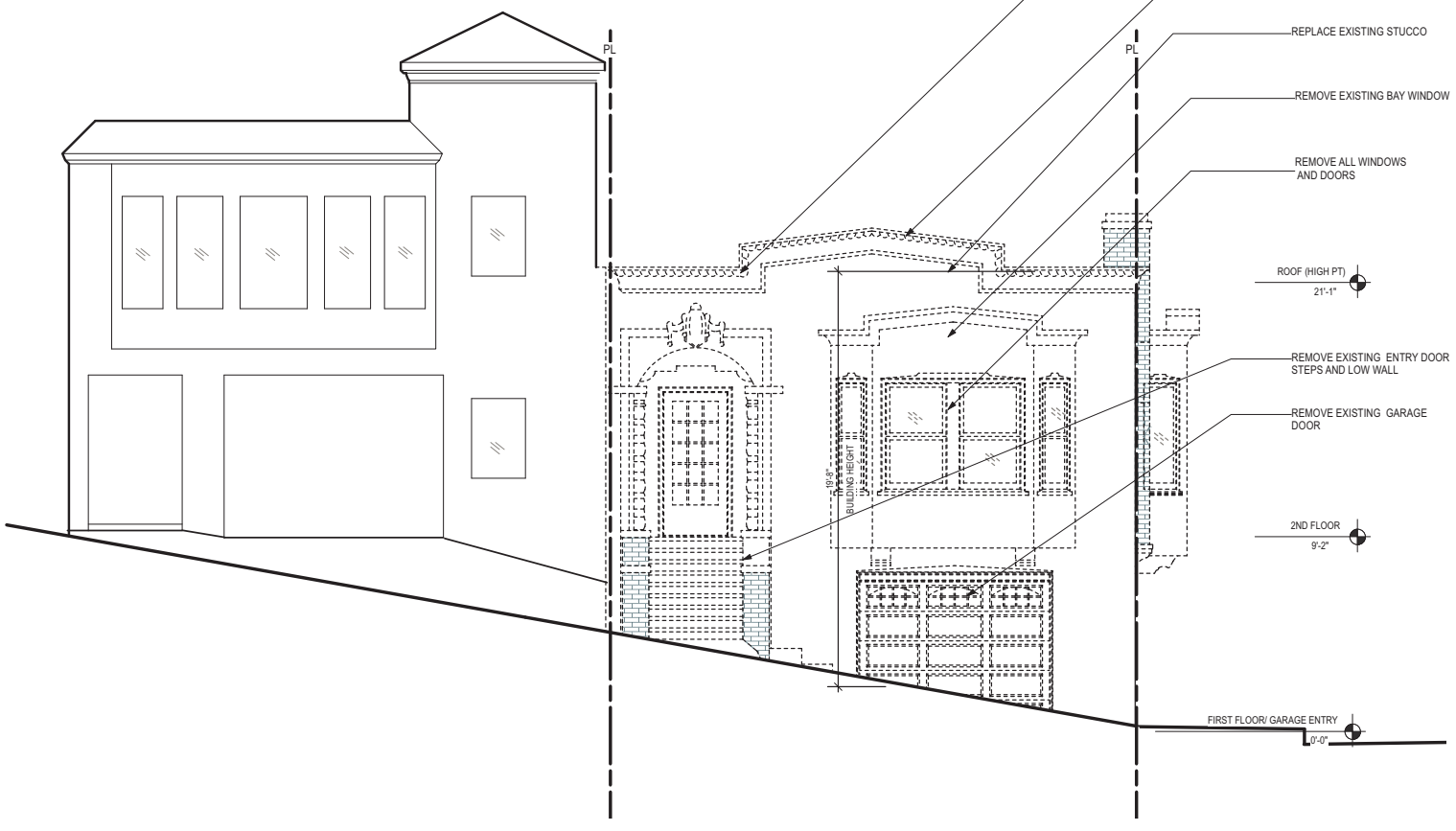
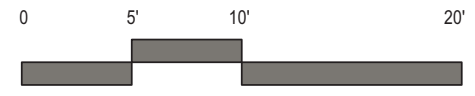
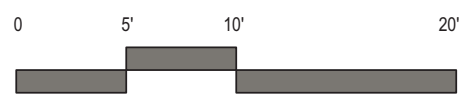


www.knock-ad.com  
ryan@knock-ad.com  
415-215-2647

**RESIDENCE + ADU ADDITION**  
4000 21ST STREET, SAN FRANCISCO CA



**PROPOSED SOUTH ELEVATION** 2  
1/4" = 1'-0"



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

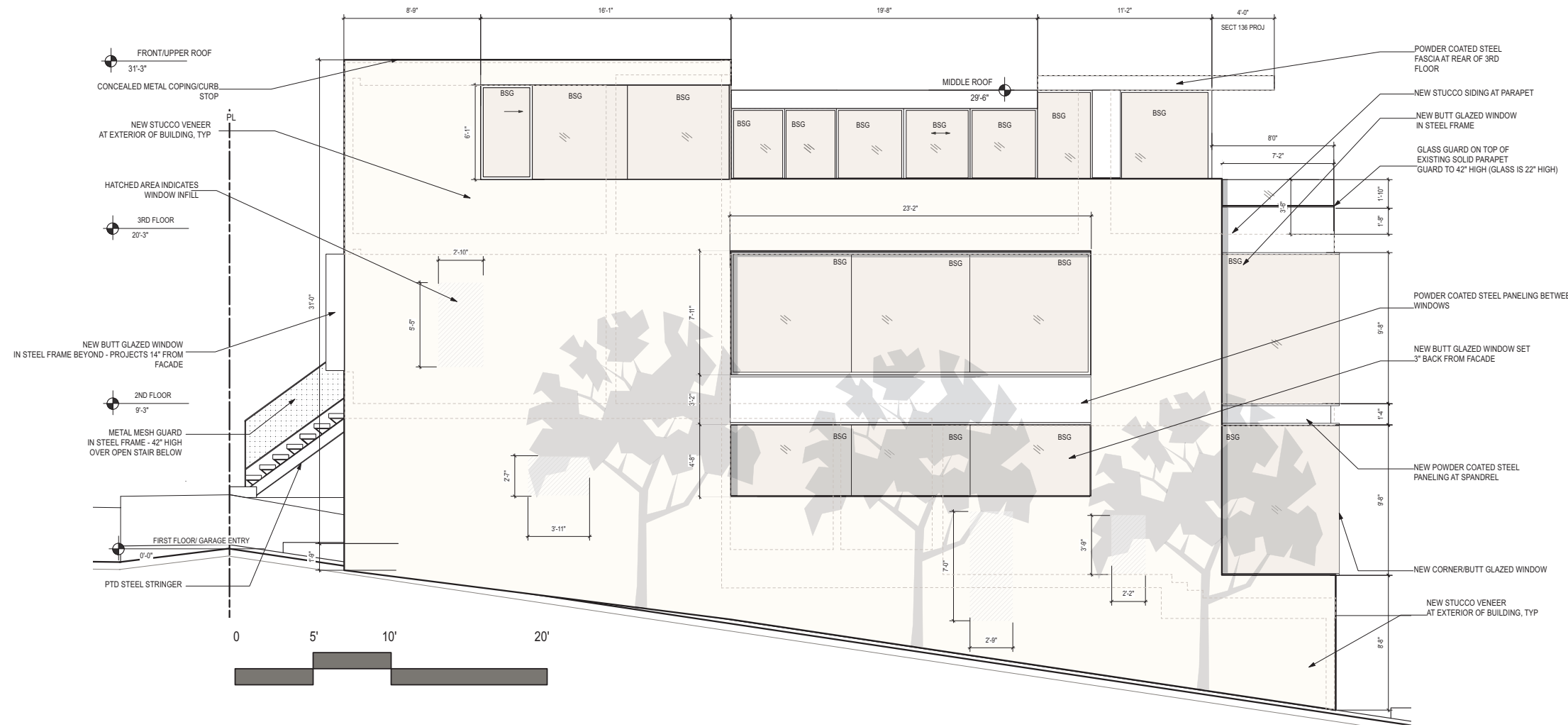
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**A3.0**

SCALE:  
PLOT DATE:





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



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

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
01.29.24	REV



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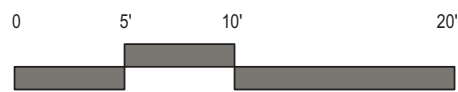
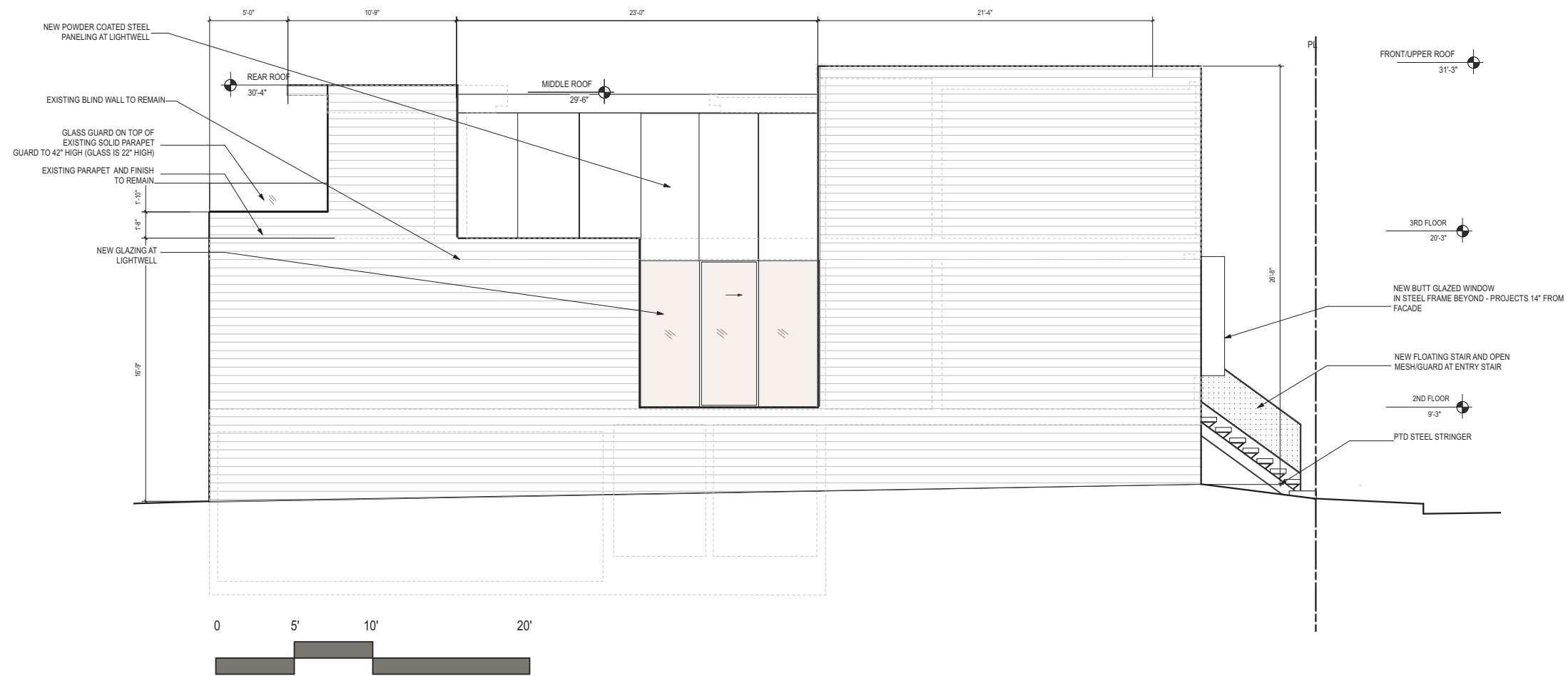
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**A3.2**

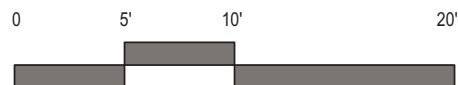
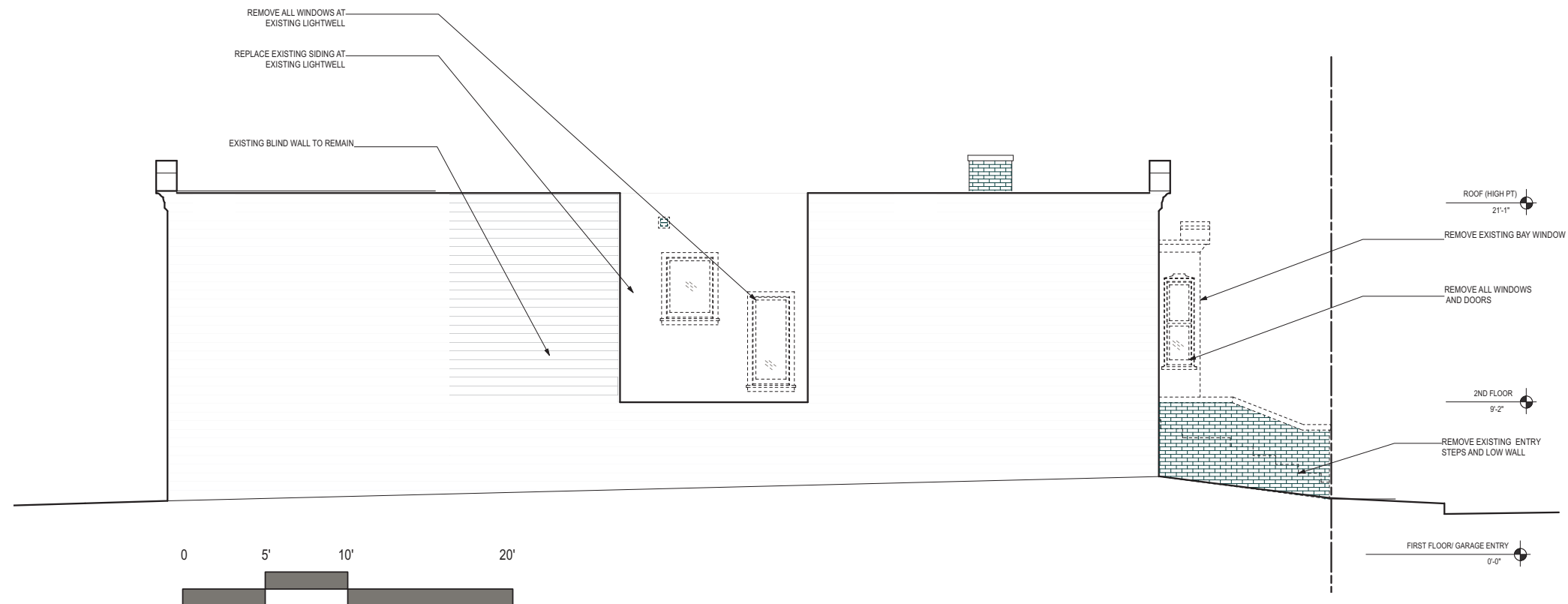
SCALE:  
PLOT DATE:





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

2



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

1

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
01.29.24	REV



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**WEST ELEVATIONS**

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**A3.3**

SCALE:  
PLOT DATE:

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV



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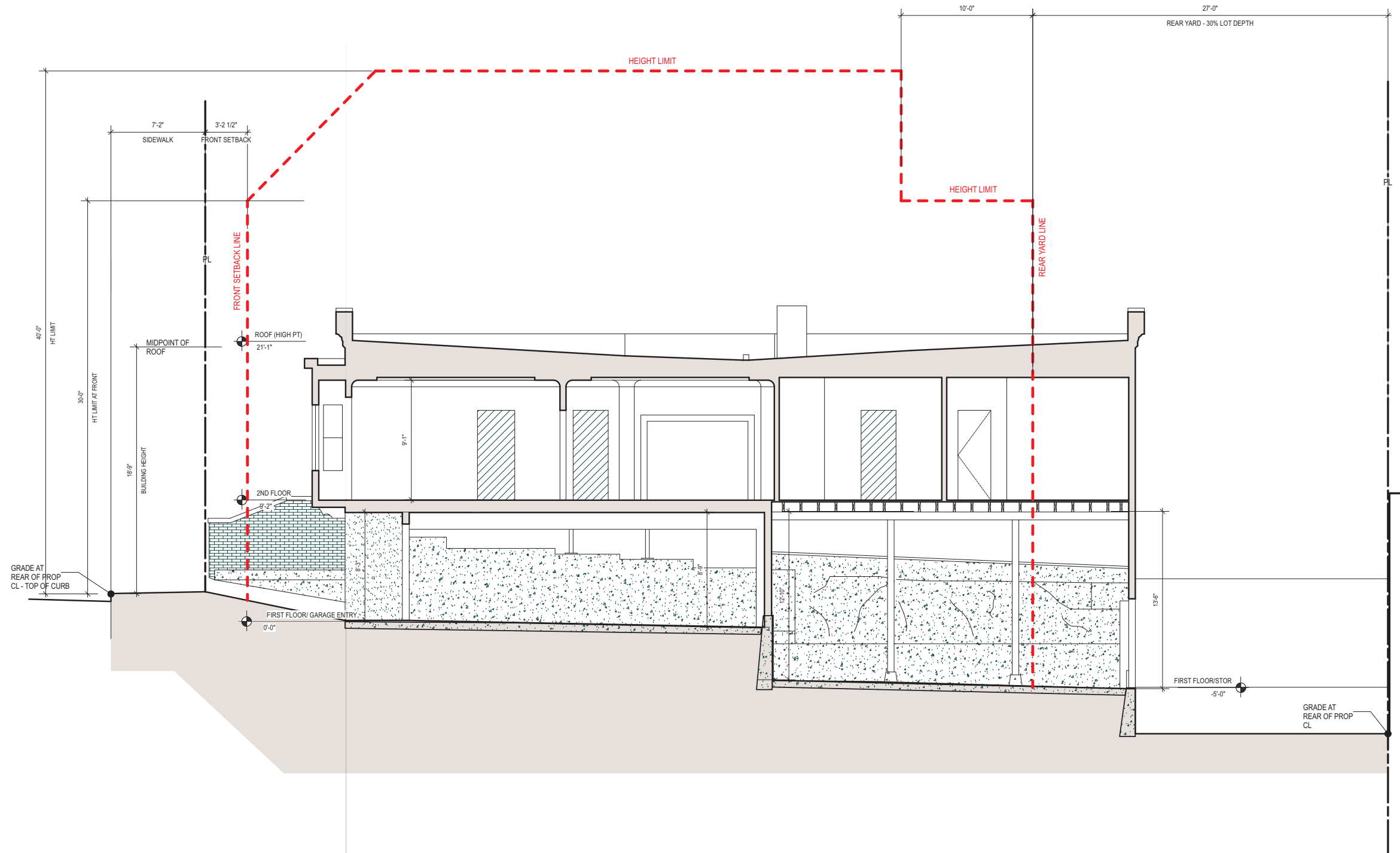
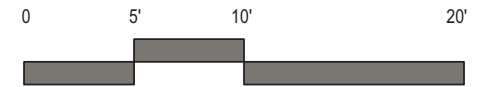
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**EXISTING BLDG SECT**

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**A4.0**

SCALE:  
PLOT DATE:



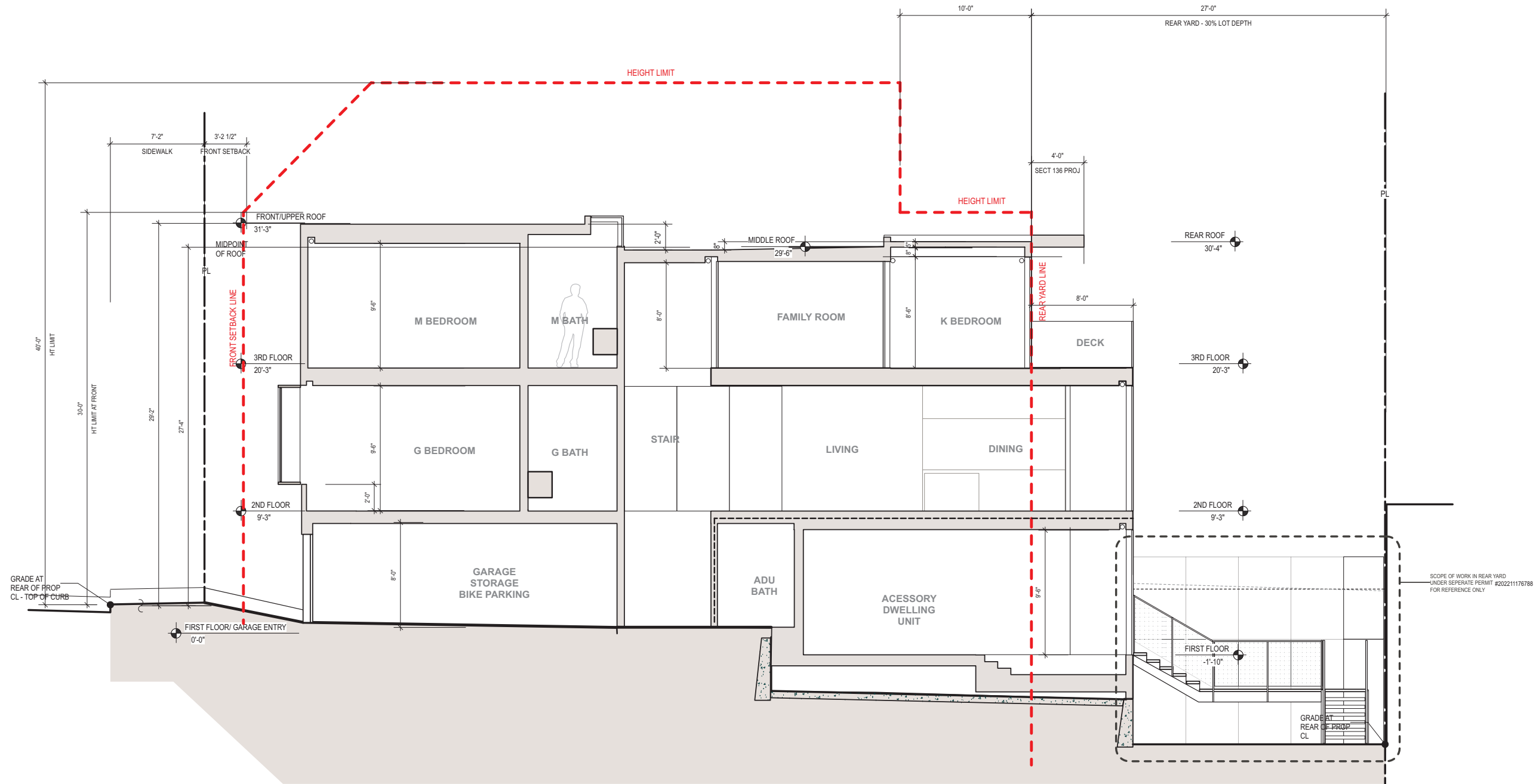
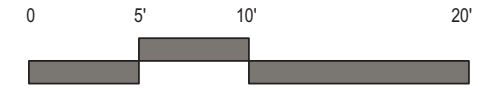
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1/4" = 1'-0"

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09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV



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**PROPOSED BUILDING SECTION**  
1/4" = 1'-0"

1

**(N) BUILDING SECT**

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**A4.1**

SCALE:  
PLOT DATE:



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09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV



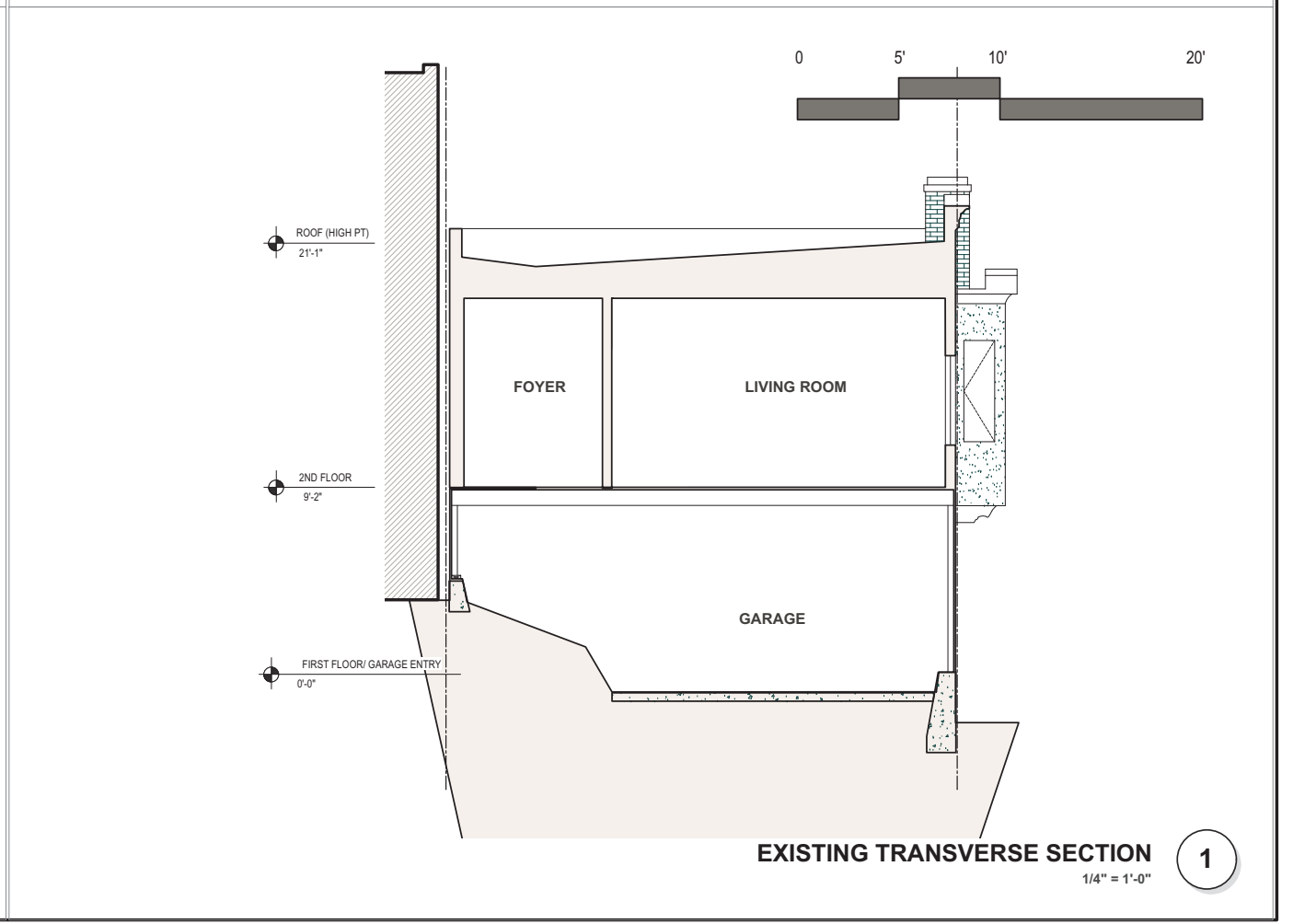
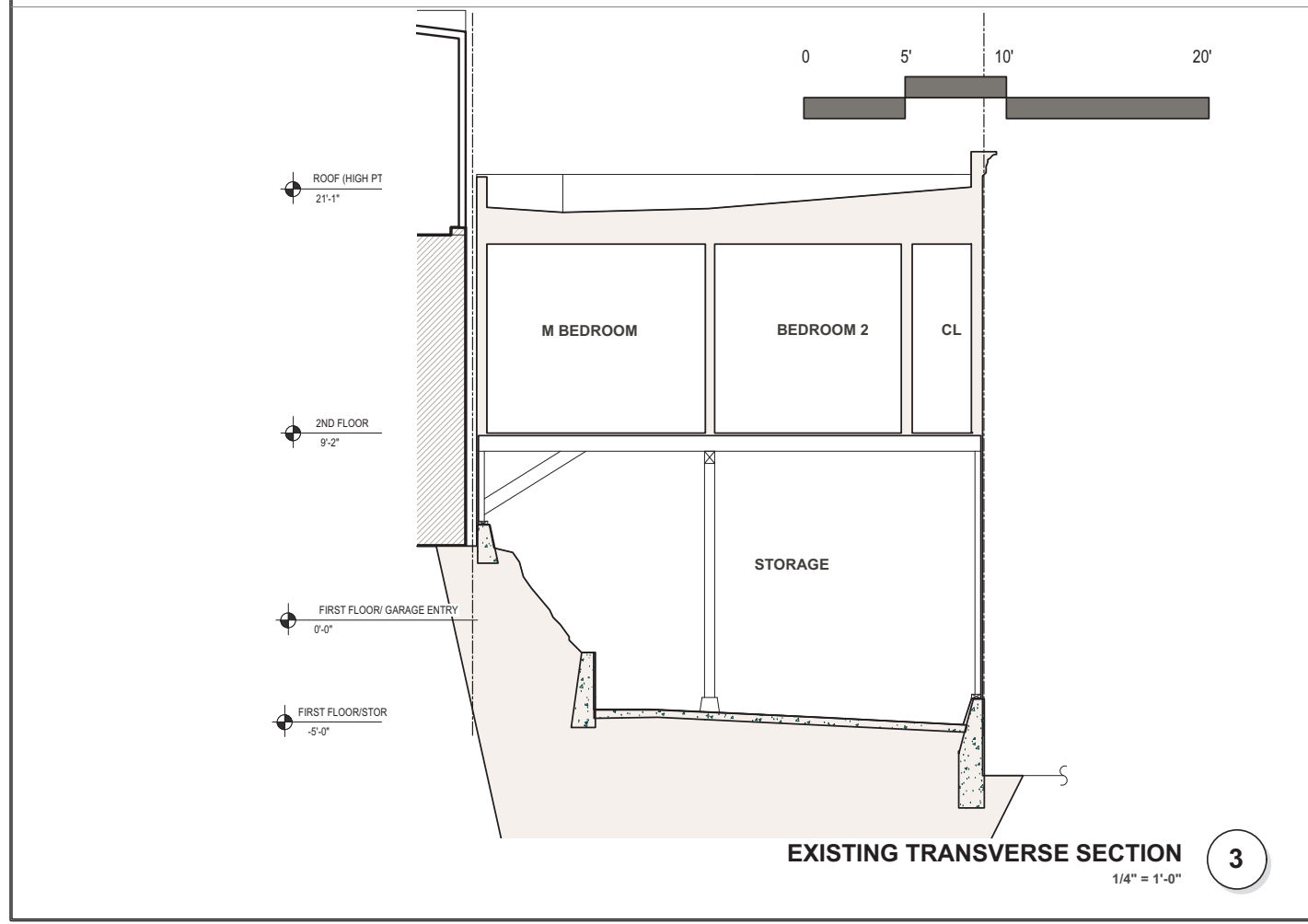
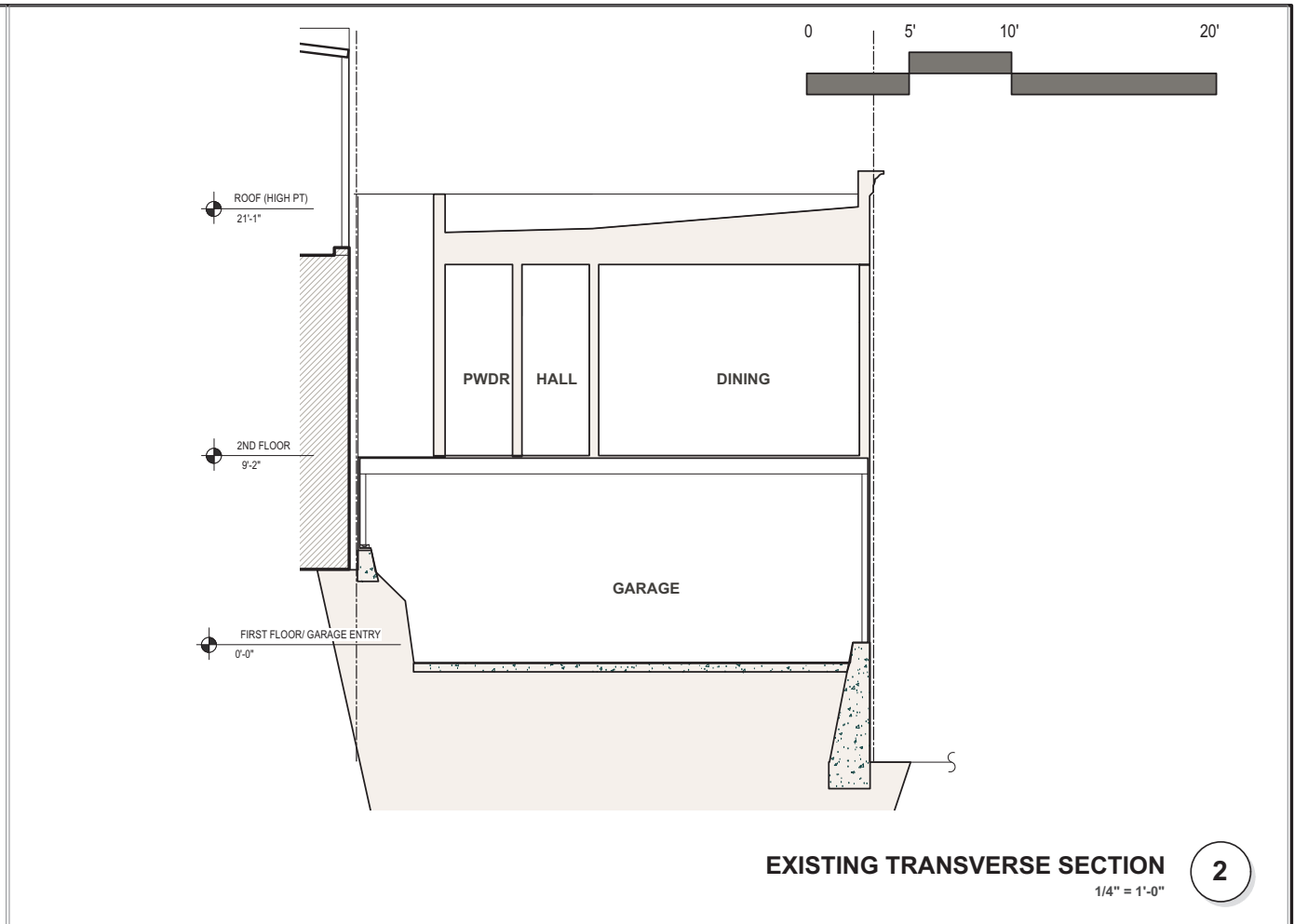
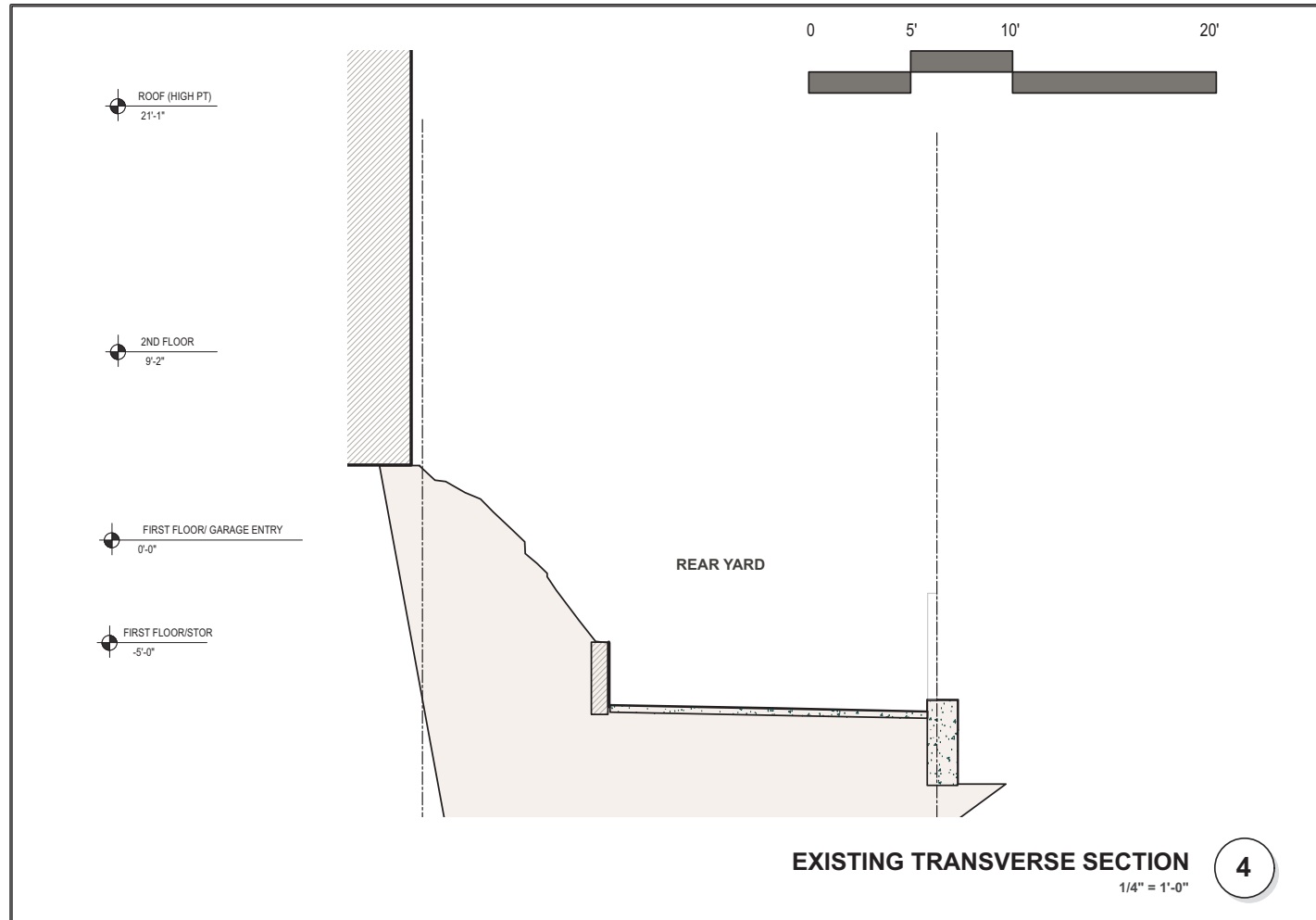
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**EXISTING BLDG SECT**  
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**A4.2**

SCALE:  
PLOT DATE:



08.18.21	CONCEPT
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09.21.21	PREAPP SET
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01.29.24	REV



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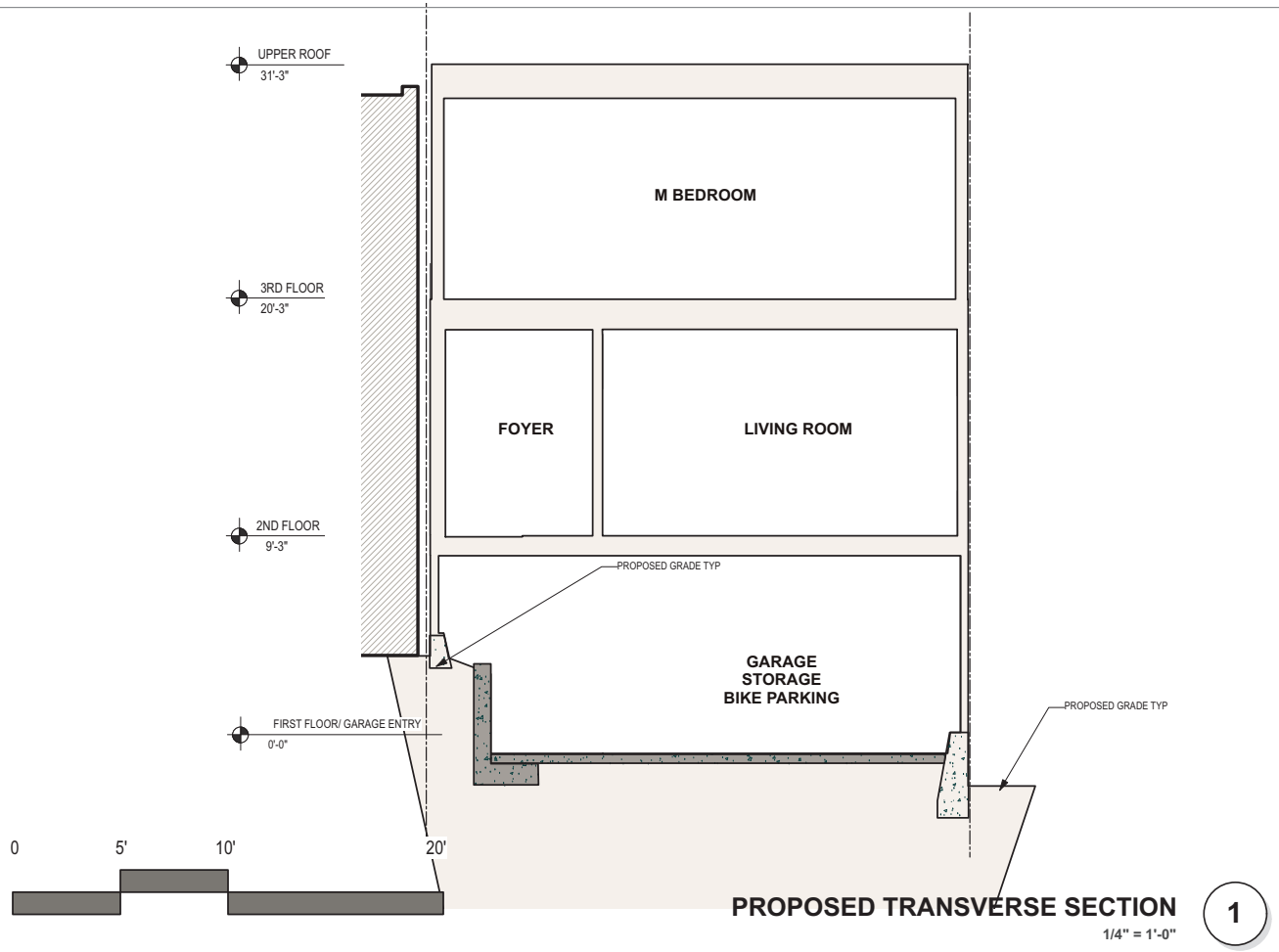
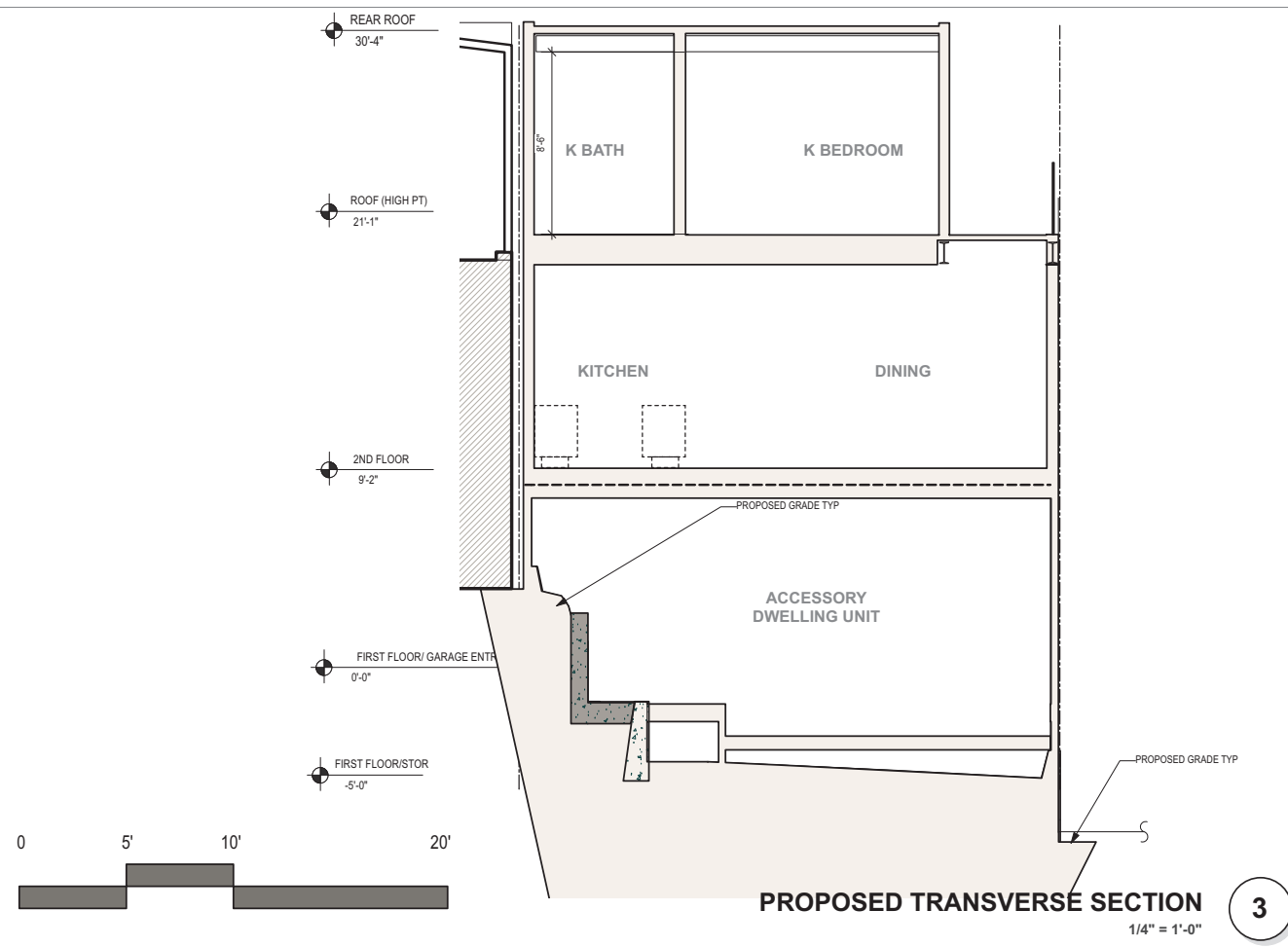
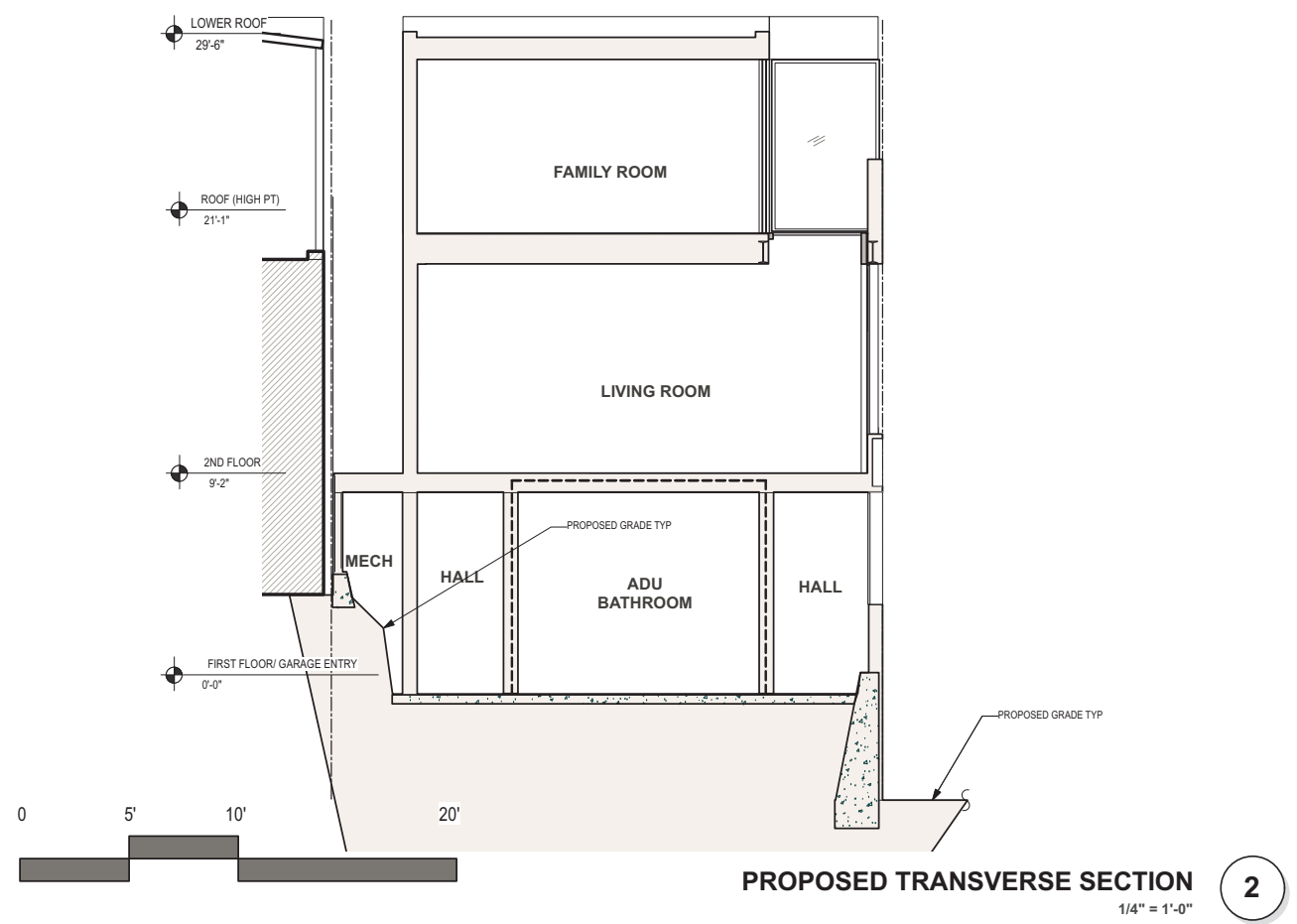
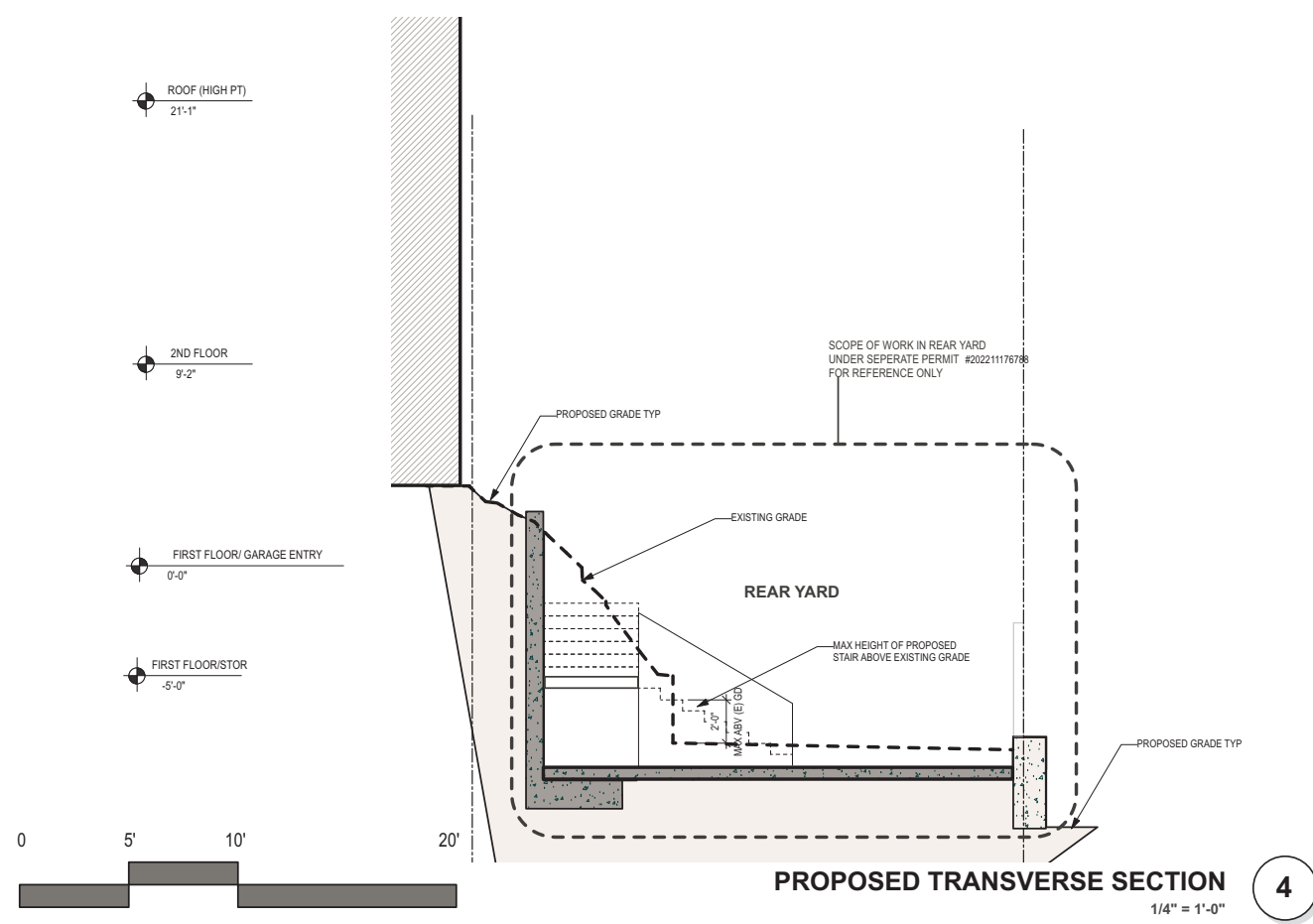
**RESIDENCE + ADU ADDITION**  
 4000 21ST STREET, SAN FRANCISCO CA

**(N) BUILDING SECT**

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**A4.3**

SCALE:  
 PLOT DATE:



**PAUL LAW GROUP**  
505 MONTGOMERY ST 10TH FLOOR  
SAN FRANCISCO, CA 94111

1236  
11-8166/3210  
03

5/18/24 DATE

PAY TO THE ORDER OF SF Planning Department \$ 729-

Seven hundred twenty nine & 00/100 DOLLARS

Harland Clark



FIRST REPUBLIC BANK

One Embarcadero Center, Street Level at Front St  
San Francisco, CA 94111  
Ph (415) 398-8880 / (800) 392-1407 (24hr Cust Serv)

*[Handwritten signature]*

FOR DVA Appeal 4000 210521 MP

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SAN FRANCISCO  
2024 MAY 13 PM 1:49  
BY AK



**BOARD of SUPERVISORS**



**City Hall**  
**1 Dr. Carlton B. Goodlett Place**  
**Room 244**  
**San Francisco, CA 94102-4689**  
**Tel. No. (415) 554-5184**  
**Fax No. (415) 554-5163**  
**TDD/TTY No. (415) 554-5227**

May 23, 2024

Jason Filippi  
Gabor Turschl  
378 Collingwood Street  
San Francisco, CA 94114

**Subject: File No. 240543 - Appeal of Conditional Use Authorization - Proposed Project at 4000-21st Street**

Dear Mr. Filippi and Mr. Turschl:

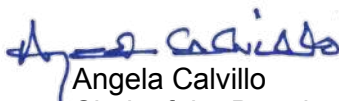
The Office of the Clerk of the Board is in receipt of a letter dated May 21, 2024, from the City and County Surveyor regarding their determination on the sufficiency of signatures with respect to the above-referenced appeal.

Pursuant to the appeal filing guidelines of Planning Code, Section 308.1(b), the notice of appeal shall be subscribed by either the owners of at least 20% of the property affected by the proposed conditional use or five members of the Board of Supervisors. The City and County Surveyor has determined that the appeal signatures represent **1.00%** of the area within 300 feet of the project seeking conditional use authorization, and no signatures from Members of the Board of Supervisors were submitted.

The appeal filing period closed at the end of the business day on Monday, May 13, 2024, and we are unable to accept any additional signatures for consideration in this filing. Therefore, the Board of Supervisors is not empowered to hear this appeal, as it does not meet the filing requirements of Planning Code, Section 308.1.

Please feel free to contact our office at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org) or call (415) 554-5184 if you have any questions.

Sincerely,

  
Angela Calvillo  
Clerk of the Board

ll:jw:ak

c: William Blackwell, Public Works  
Bernie Tse, Public Works  
Nicolas Huff, Public Works  
Jason Wong, Public Works  
Ian Schneider, Public Works  
Anne Pearson, Deputy City Attorney  
Kristen Jensen, Deputy City Attorney  
Austin Yang, Deputy City Attorney  
Lisa Gibson, Planning Department  
Devyani Jain, Planning Department  
Joy Navarrete, Planning Department

Corey Teague, Planning Department  
Tina Tam, Planning Department  
Josh Switzky, Planning Department  
Dan Sider, Planning Department  
Aaron Starr, Planning Department  
Elizabeth Watty, Planning Department  
Jonas Ionin, Planning Commission  
Michelle Taylor, Planning Department  
Julie Rosenberg, Board of Appeals  
Alec Longaway, Board of Appeals

**COMPLAINT DATA SHEET**

**Complaint Number:** 202423256

Owner/Agent: OWNER DATA  
SUPPRESSED

Date Filed:

Owner's Phone: --  
Contact Name:  
Contact Phone: --

Location: 4000 21ST ST  
Block: 2751  
Lot: 006H

Complainant: COMPLAINANT DATA  
SUPPRESSED

Site:  
Rating:  
Occupancy Code:  
Received By: Jackie Tran

Complainant's Phone:  
Complaint Source: OFFICE VISIT  
Assigned to Division: BID

Division: INS

Description: OTC permit issued for backyard shoudn't have been issued OTC. Because they are excavating at the retaining wall, right up to the property line, excavating right up to neighboring building at west of lot. leaving a big gap under building at 4006 21st St.

Instructions:

**INSPECTOR CURRENTLY ASSIGNED**

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	BIRMINGHAM	6304	17	

**REFERRAL INFORMATION**

**COMPLAINT STATUS AND COMMENTS**

DATE	TYPE	INSPECTOR	STATUS	COMMENT	UPDATED BY	DIV
05/06/24	CASE OPENED	Martin	CASE RECEIVED		Jackie Tran 06-MAY-24	INS
05/07/24	OTHER BLDG/HOUSING VIOLATION	Martin	CASE UPDATE	Case reviewed and assigned to district inspector per CM; slw	Suzanna Wong 07-MAY-24	BID
05/08/24	OTHER BLDG/HOUSING VIOLATION	Martin	CASE UPDATE	Revision required to verify separate permit for shoring on stamped and approved plans to be revised or to issue shoring permit and plans based on structural engineer and soils engineer requirements.	Damien Martin 08-MAY-24	BID
05/08/24	OTHER BLDG/HOUSING VIOLATION	Martin	CASE UPDATE	Work to stop! Revision required to verify separate permit for shoring on stamped and approved plans to be revised or to issue shoring permit and plans based on structural engineer and soils engineer requirements.	Damien Martin 08-MAY-24	BID
07/26/24	OTHER BLDG/HOUSING VIOLATION	Birmingham	CASE UPDATE	site visit made 7/25/24. gave a correction notice to stop work, didn't follow the approved shoring plans notes to take interior picture of adjacent neighbors properties for monitoring. SB	Kevin Birmingham 20-AUG-24	BID
08/20/24	OTHER BLDG/HOUSING VIOLATION	Birmingham	CASE UPDATE	Correction notice was issued to comply with notes on approved plans, case was not closed as noted on previous entry.	Kevin Birmingham 20-AUG-24	BID

**COMPLAINT ACTION BY DIVISION**

**NOV (HIS):**

**NOV (BID):**

Inspector Contact Information

Online Permit and Complaint Tracking home page.

**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.







December 18, 2022

Radu Roman  
4000 21<sup>st</sup> Street  
San Francisco, CA 94114

Subject:       Landslide Potential Evaluation: Proposed Improvements at 4000  
                  21<sup>st</sup> Street, San Francisco.

Dear Mr. Roman:

This letter presents the findings of our landslide evaluation. To perform this evaluation, we reviewed the geotechnical report by Geotecnia, made a site visit, reviewed aerial photography, published geologic and geologic hazard maps, and prepared this supplemental letter, as required by the CCSF Slope Protection Act. The site location is shown in Figure 1.

The proposed project will consist of extending the house within the envelope in the existing half-basement and moving the back door to the west. The excavations will be in chert bedrock, as discussed below.

Based on the geologic map of San Francisco North, the site is underlain by Franciscan chert and sandstone bedrock, as shown in Figure 2. Out crops on the property exposed thinly layered, hard, brittle chert bedrock, with no sandstone.

The subject property is located within a mapped potential landslide hazard zone, as per the City and County of San Francisco, as shown in Figure 3. The landslide hazard zones are defined by steepness of slope, and not by the presence of active or potential landslides. The subject property is located on a northeast-facing, gently sloping hillside.

The state of California has prepared a map showing mapped landslide hazard zones. This map in the site vicinity is shown on Figure 4. There are no landslide hazard zones on the property.

We reviewed historic aerial photography of the area to attempt to identify historic landslide deposits. The earliest photograph, taken in 1946, shows that the extent of nearby development at that time is the same as it is today. In none of the photographs from 1946 onward are there any visible signs of slope instability.

Our site reconnaissance did not reveal any evidence of slope instability in the area. There is a tall concrete retaining wall along the far side of Collingwood Street that is very good condition.

Figure 5 shows a geologic map of the exposed slope to the north of the house. The area to be excavated under the house is obscured by concrete and was not



mapped. The mapped slope is comprised of thinly layered chert beds and one boulder of hard serpentine. The slope is shown in an attached photograph. The same geologic conditions are very likely under the house. Figure 5 shows the chert bedding dipping out of the slope at angles between 35 and 85 degrees. A second photograph is a close-up of the bedding, showing that the bedding planes in the chert are very wavy and irregular.

The first photograph shows raveling of small fragments of chert, however there have been no failures larger than the small fragments. The chert slope is highly fractured, with no through-going fracture systems that could lead to large planar or wedge failures. Highly fractured slopes may be prone to circular failure, but only if certain conditions are met. As stated in Hoek and Bray (1981) "The condition under which circular failure will occur arise when the individual particles in a rock mass are very small as compared with the size of the slope and when these particles are not interlocked as a result of their shape." These conditions are clearly not met at the project site, as the size of the slope is very small and the fragments are interlocked.

The slope is expected to remain stable during construction, if the recommendations in the report by Geotecnia are followed, most notably the recommendation to perform the excavation and construction in sections. If the recommendations are followed, the impact on the adjacent buildings should be minimal.

There are no signs of regional or local slope instability that may threaten the subject property or the neighborhood properties during the design lifetime of the structures. The potential for slope instability affecting the site is very low.

If there are any questions regarding this report, please call me at (650) 728-3590.

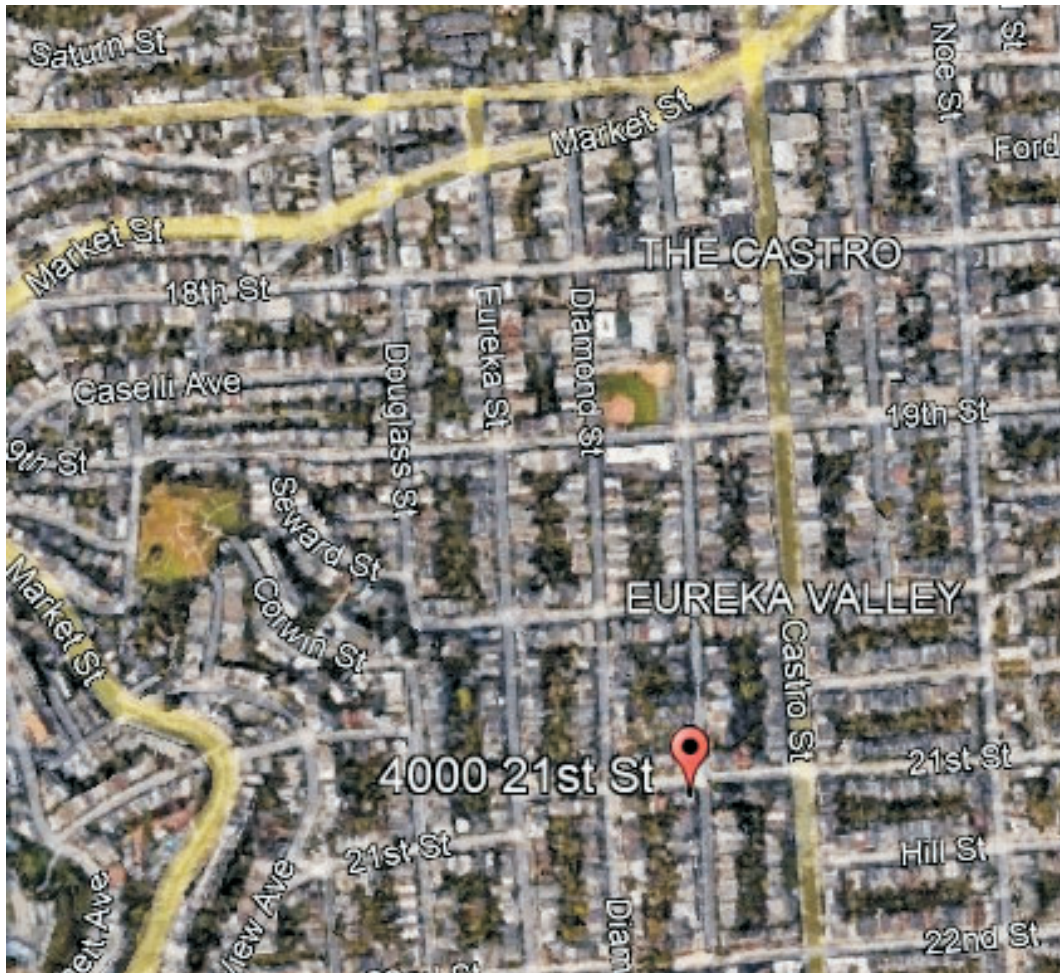
Yours,  
Sigma Prime Geosciences

Charles Kissick. C.E.G.



Reference:

Hoek, E., and Bray, J.W., 1981, Rock Slope Engineering, The Institute of Mining and Metallurgy, 358 pp.



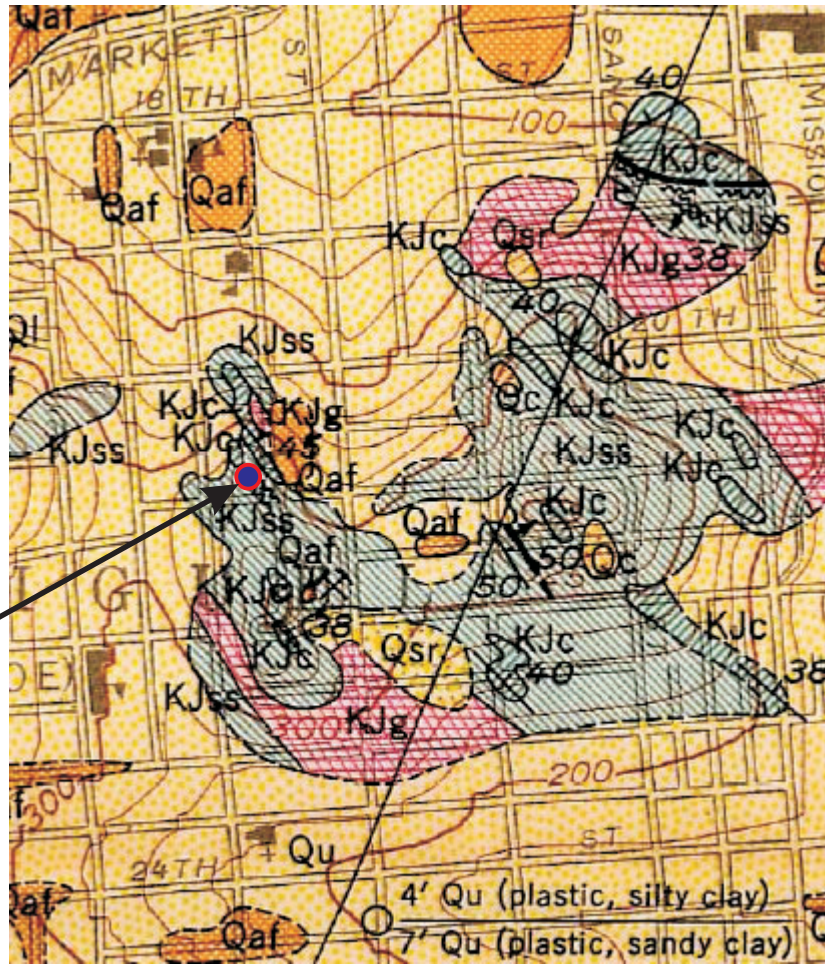
Sigma Prime Geosciences, Inc.

Figure	1
Date:	12-2-22
Job No.:	22-227

### Location Map

4000 21st St., San Francisco





**SITE**

KjC: Franciscan Chert: Alternate beds of hard, brittle chert, 1 to 5 inches thick, generally stable in steep cuts, high seismic stability.



Ref.: Schlocker at al, 1958




Sigma Prime Geosciences, Inc.

Figure	2
Date:	12-2-22
Job No.:	22-227

**Geologic Map**

4000 21st St., San Francisco



 Potential landslide hazard zone



Sigma Prime Geosciences, Inc.


Figure	3
Date:	12-2-22
Job No.:	22-227

**Landslide Potential Map**  
4000 21st St., San Francisco

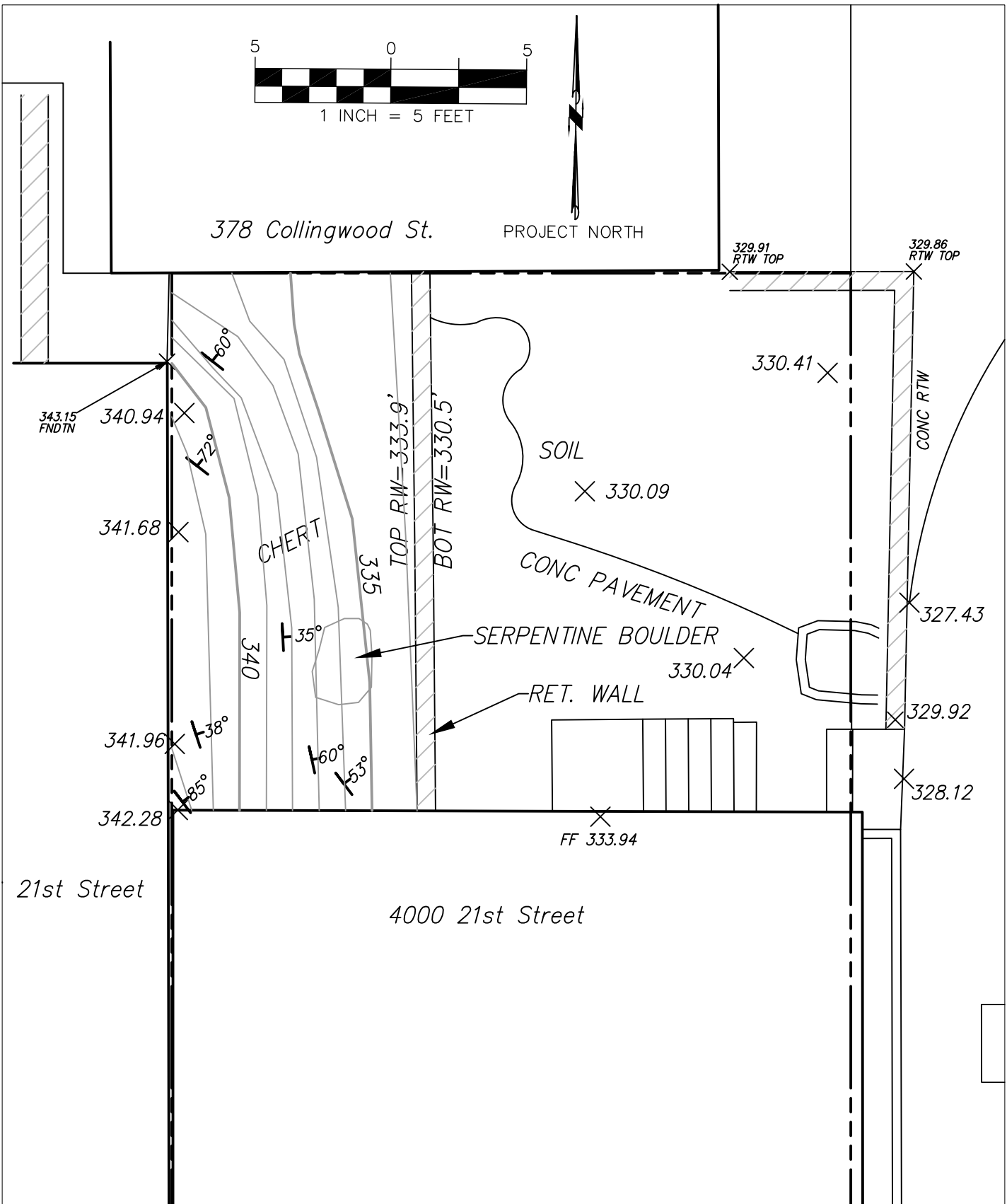


- Seismically-induced Landslide Hazard
- Seismically-induced Liquefaction




	Figure 4
	Date: 12-2-22
Sigma Prime Geosciences, Inc.	Job No.: 22-227
<b>State Geologic Hazard Map</b> 4000 21st St., San Francisco	





**Explanation**

$\nabla_{60}$  **Bedding attitude, with dip shown**

 Sigma Prime Geosciences, Inc.	Figure	5
	Date:	1/18/23
	Job No.:	22-227
<b>Site Geology Map</b> 4000 21st St., San Francisco		









**REPORT  
GEOTECHNICAL STUDY  
Proposed Addition to Residence at  
4000 21<sup>st</sup> Street  
San Francisco, California**

December 19, 2021

**Prepared for:**

Mr. Radu Mihai Roman  
4000 21<sup>st</sup> Street  
San Francisco, California 94114

**Prepared by:**

**GEOTECNIA**  
Consulting Geotechnical Engineers  
2422 Providence Court  
Walnut Creek, California 94596-6454  
(510) 913-1067  
Luis@Geotecnia.com  
www.Geotecnia.com

**Project Number: 213593**



---

Luis E. Moura, Principal  
C.E., G.E., F.ASCE



[12/19/2021]

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## **INTRODUCTION**

### **Purpose**

GEOTECNIA completed a geotechnical study for the proposed addition to the existing residence at 4000 21<sup>st</sup> Street in San Francisco, California. The purposes of this site-specific study have been to evaluate the geologic and geotechnical conditions at the site, evaluate the condition and stability of an eroded bedrock slope north of the house, and provide geotechnical recommendations for design and construction of the proposed addition, as applicable.

### **Scope of Services**

The scope of our services was outlined in our Proposal and Professional Service Agreement dated November 11, 2021, and memorandum/authorization dated November 19, 2021. Our study included performing a geotechnical reconnaissance of the site and immediate vicinity; reviewing selected geotechnical data and published geologic, fault, and seismic hazard maps of the site vicinity; observing the bedrock outcrop in the backyard north of the house; conducting geologic and geotechnical interpretations and performing engineering analyses; and preparing this report.

This report contains the results of our study, including findings regarding site surface and subsurface conditions; conclusions pertaining to site-specific geotechnical conditions and geologic hazards; and geotechnical recommendations for design and construction of the proposed addition.

The site location relative to existing streets is shown on Plate 1 – Site Location Map, which is included in Appendix A. References consulted during this study are listed in Appendix B. Details regarding the field exploration program appear in Appendix C. A distribution list of the report recipients is included in Appendix D.

### **Proposed Project**

Our understanding of the proposed project is based on our conversations with the Client and project architect. We understand that the proposed project consists of two phases: the first phase is to evaluate the condition and stability of the upslope supporting the adjacent residence to the west; the second phase is to build an additional level to the existing house and some excavations to provide additional space at the basement level. No other project details were known at the time this report was submitted.



## **FINDINGS**

### **Site Description**

The project site is located at the northwest corner of the intersection of 21<sup>st</sup> and Collingwood Streets in San Francisco, California, at the approximate location shown on Plate 1. The existing building is a two-story structure over an unfinished basement level at the north end. There is a backyard north of the house, with a retaining wall supporting the base of a rock upslope extending up to the rear of the adjacent house to the west.

### **Geology and Seismicity**

The site is within the Coast Ranges Geomorphic Province, which includes the San Francisco Bay and the northwest-trending mountains that parallel the coast of California. These features were formed by tectonic forces resulting in extensive folding and faulting of the area. The oldest rocks in the area include sedimentary, volcanic, and metamorphic rocks of the Franciscan Complex, and sandstone, shale, and conglomerate of the Great Valley Sequence. These units are Jurassic to Cretaceous in age and form the basement rocks in the region.

The geologic map of the area (Schlocker, 1958) shows that the site is underlain by Franciscan sandstone and chert bedrock. The site is outside any seismic hazard zone as shown on the State Seismic Hazard Zone map (CDMG, 2001); however, the site is inside a potential landslide hazard zone according to the City and County of San Francisco. The nearest active fault is the Type-A San Andreas Fault, located about 5.6 miles (9.1 kilometers) southwest of the site (CDMG, 1997).

### **Subsurface Conditions**

We encountered chert bedrock in the outcrop north of the house, between the retaining wall and adjacent house to the west. We also observed a rat slab upslope of the retaining wall in the basement level north of the garage, which we presume to be underlain by bedrock based on its location relative to the outcrop described above. Based on this information and the geologic map of the site vicinity, it appears that the entire residence is underlain by chert bedrock.

No free groundwater was observed under the house or in the backyard during our site reconnaissance visit. The groundwater level is anticipated to fluctuate with changes in annual and seasonal precipitation, irrigation, pumping, and other factors.

## **CONCLUSIONS**

### **General**

The subject site is feasible from a geotechnical standpoint for construction of the proposed addition, provided the recommendations in this report are incorporated during design and construction. The primary geotechnical considerations associated with the proposed project are (1) the presence of exposed bedrock; and (2) seismic shaking during earthquakes. These items are addressed in greater detail below.

In our opinion, the exposed and eroded bedrock slope north of the house is stable, although we recommend in this report that the eroded portion be reconstructed by adding reinforced shotcrete anchored into the bedrock.

In our opinion, since the entire house appears to be underlain by bedrock, the new foundations for the proposed vertical addition may consist of conventional spread footings. It is also our opinion that the remodeled basement level at the north end of the house may have conventional concrete slab-on-grade floors.

### **Presence of Bedrock**

As previously discussed, it appears that the entire house is underlain by chert bedrock. This material should provide adequate support for the proposed new footings and floor slabs. Since the proposed excavations are only a few feet deep and the bedrock appears to be highly weathered, it is our opinion that the excavations can be made using hand tools.

### **Geologic Hazards**

It is our opinion that the potentials for liquefaction, lateral spreading, and seismic compaction are low at the site since the entire site is underlain by bedrock, in our opinion. The potentials for landsliding, fault rupture, and seismic shaking are discussed below.

#### Landsliding

Based on the results of this study, there are no signs of slope instability at the site or its immediate vicinity. The subject residence and surrounding residences are located on a stable and gently sloping hillside underlain by Franciscan sandstone and chert bedrock, and the fills placed on the various lots during development of those lots are supported by retaining walls that appear to be in good condition. In our opinion, provided that (a) the proposed improvements are built in accordance with the recommendations presented in this report, and (b) a representative of GEOTECNIA observes all the geotechnical aspects of construction, there is no potential for slope instability at the site and the proposed construction at the site will not de-stabilize the site

or the immediate vicinity, especially since the proposed new foundations will bear into the underlying bedrock.

It is our opinion that the eroded portion of the bedrock slope north of the house needs to be rebuilt using reinforced shotcrete anchored into the bedrock to restore the original bedrock slope condition. Recommendations for this work are presented in a subsequent section of this report.

### Fault Rupture

The subject property does not lie within an Alquist-Priolo Earthquake (Special Study) Zone or Near-Source Zone as defined by the California Geological Survey. As discussed above, the nearest active fault is located about 5.6 miles southwest of the site. No active faults are shown crossing the site on reviewed published maps, nor did we observe evidence of surface fault rupture during our study. Therefore, we conclude that the potential risk for damage to the planned improvements at the site due to surface rupture from faults is low.

### Earthquake Shaking

Earthquake shaking results from the sudden release of seismic energy during displacement along a fault. During an earthquake, the intensity of ground shaking at a particular location will depend on several factors including the earthquake magnitude, the distance to the zone of energy release, and local geologic conditions. We expect that the site may be exposed to moderate to strong earthquake shaking during the life of the improvements since the site is about 5.6 miles from a major Type-A Fault. The recommendations contained in the currently enforced version of the applicable building code should be followed for reducing potential damage to the structures from earthquake shaking.

## **RECOMMENDATIONS**

### **General**

We recommend shotcreting the eroded bedrock upslope north of the house and anchoring the reinforced shotcrete into the bedrock. Recommendations for shotcreting the eroded bedrock slope are presented on page 6.

We recommend that the new foundations for the proposed vertical addition consist of conventional spread footings and the new floor slabs consist of typical 5-inch-thick concrete slabs. Recommendations for spread footings are presented on pages 6 and 7 and recommendations for new concrete slab-on-grade floors are presented on pages 8 and 9.

In addition, the design of the proposed improvements should consider the large lateral loads and inertia forces from the structures and retained earth during strong seismic shaking at the site in accordance with the latest applicable codes.



## **Seismic Design**

The seismic design criteria to evaluate the earthquake lateral loads may be calculated using the procedures in the building code assuming a Class-B site. We used the online ground motion parameter calculator provided by the American Society of Civil Engineers (ASCE) to estimate some of the seismic design criteria using a Class-B site and the site's geographical coordinates, based on the ASCE/SEI 7-22 standard. On that basis, we recommend using a mapped spectral acceleration for short periods ( $S_S$ ) of 1.74; a mapped spectral acceleration for a 1-second period ( $S_1$ ) of 0.65; a design spectral acceleration for short periods ( $S_{DS}$ ) of 0.83; and a design spectral acceleration for a 1-second period ( $S_{D1}$ ) of 0.30.

## **Site Preparation and Grading**

### Temporary Slopes, Shoring, and Underpinning

During excavations adjacent to existing structures, care should be taken to adequately support/underpin the existing improvements at the site and the adjacent buildings and other improvements, as appropriate. When excavating below the level of foundations supporting existing structures, some form of underpinning may be required where excavations extend below an imaginary plane sloping at 2:1 downward and outward from the outside edge of the existing footings. In our opinion, the bedrock should provide adequate support and hold near-vertical temporary cut slopes; however, we should observe the exposed earth materials during construction to confirm the presence of the bedrock and evaluate its condition. Methods such as shored, hand-dug piers or staged excavations may be used to adequately support the proposed excavations and adjacent structures, if required. The stability of all temporary slopes, shoring design, and support of the existing structures during construction are the responsibility of the contractor and shoring designer. GEOTECNIA will continue to be available to assist the contractor and shoring designer as required.

### Over-excavation

Portions of excavations for footings or slab subgrades with debris or loose/soft soils should be over-excavated. The actual depth and extent of excavation should be approved in the field by a representative of GEOTECNIA prior to placement of fill or improvements. Difficulty in achieving the recommended minimum degree of compaction described below should be used as a field criterion by our representative to identify areas of weak soils that should be removed and replaced as engineered fill, or with lean concrete if in footing excavations.

### Subgrade Preparation

Exposed bedrock at the bottoms of excavations should be left undisturbed; however, any exposed soils designated to receive concrete flatwork, if applicable, should be brought to at least the optimum moisture content, and compacted to at least 90 percent relative compaction, in

accordance with ASTM test method D1557. Relative compaction refers to the in-place dry density of a soil expressed as a percentage of the maximum dry density of the same material, as determined by ASTM D1557.

#### Material for Backfill

The in-situ soils or excavated bedrock, as applicable, may be re-used as backfill provided they have no lumps or particles greater than 3 inches in largest dimension. If import fill materials are needed, they should have a PI less than 12 and no lumps/particles greater than 3 inches in largest dimension, and should preferably be granular soils (sand, gravel, or sand/gravel mixtures). Import fill materials should be approved by the geotechnical engineer prior to use. It would be advisable to test the in-situ soils and import fill materials for corrosivity as well. If corrosivity tests are performed, a corrosion specialist may need to be consulted to evaluate the results of the tests and the impact on the proposed construction materials in contact with the soils.

#### Compaction of Backfill

Backfill should be placed in level lifts not exceeding 8 inches in loose thickness. Each lift should be brought to at least the optimum moisture content and compacted to at least 90 percent relative compaction, in accordance with ASTM D1557. Backfills within 3 feet (vertically) of planned footings or slab-on-grade floors should be compacted to 95 percent relative compaction.

#### **Shotcrete Bedrock Slope**

We recommend that the eroded bedrock slope north of the house be shotcreted to restore it to its original condition and prevent undermining the foundation of the neighboring house to the west. We also recommend that the entire exposed bedrock slope be shotcreted to prevent future erosion. Prior to shotcreting, we recommend that a heavy-duty wire mesh, anchored into the bedrock, be placed in the entire area to be shotcreted. We recommend that the anchors be drilled at least 2 feet into the bedrock and grouted in place.

#### **Foundations**

Conventional spread footings bearing into undisturbed bedrock may be used for the new foundations. Spread footings should be at least 12 inches wide and extend at least 12 inches below the lowest adjacent finished grade or extend at least 6 inches into undisturbed bedrock, whichever is deeper. A representative of GEOTECNIA should check the bottoms of the footing excavations, prior to placing any steel reinforcement, to evaluate the appropriate depth for the actual earth materials encountered and the need for over-excavation or re-compaction.

Spread footings should be designed for maximum allowable soil contact pressures of 3,000 pounds per square foot (psf) for dead loads, 3,600 psf for dead plus sustained live loads, and 4,500 psf for total loads, including wind and seismic forces. We anticipate that footings

designed and constructed in accordance with our recommendations will experience total settlements less than 1 inch and differential settlements less than ½ inch over a 20-foot span.

Footings excavations without vertical sides, as well as the above-grade portions of the footings, should be formed to prevent overpours and mushrooming of concrete. The finished footings should have flat bottoms (with exposed undisturbed bedrock) and vertical sides. If the undisturbed bedrock is not exposed throughout the bottoms of the footing excavations, hummocky bottoms would be acceptable so that the entire excavation bottoms are in undisturbed bedrock.

Resistance to lateral loads can be obtained using an allowable passive pressure equivalent to that provided by a fluid weighing 300 pounds per cubic foot (pcf) against backfill, and a base friction coefficient of 0.5 multiplied by the net vertical dead load. These values include a safety factor of 1.5 and may be used in combination without reduction. Passive pressure in the top 12 inches should be neglected where the surface is not confined by slabs or pavements; however, the triangular pressure distribution may be computed from the ground surface. For the lower portions of the footings extending into the bedrock and any keys extending below the bottoms of the footings, a uniform passive pressure of 3,000 psf (rectangular distribution) may be used provided the full passive wedge is available and the keys are cut neat into the undisturbed bedrock, to be confirmed by our representative during construction.

## **Retaining Walls**

### General

Any new retaining walls under the house should be supported on foundations designed in accordance with the recommendations presented above. Minimum factors of safety against overturning and sliding of 1.1 (seismic) and 1.5 (static) should be used in the design of retaining walls.

We recommend that the bedrock should only be excavated as required to provide for a Miradrain drainage panel and associated flat collection panel along the bottom, to avoid undermining the slope; we do not recommend using a conventional perforated pipe for drainage behind the retaining walls since this would result in unnecessary excavations and increase the lateral pressure against the retaining walls. The lateral earth pressures presented below assume that the excavations are made as discussed in this paragraph.

### Static Loads

Assuming that the excavations are made as described above, retaining walls should be designed to resist static “active” lateral earth pressures equivalent to those exerted by a fluid weighing 15 pcf where the backfill is level or 25 pcf for 2:1 (H:V) sloping backfill. These nominal values assume that the bedrock is stable on its own, which we need to evaluate during excavation. Backfills steeper than 2:1 are not recommended.



In addition to lateral earth pressures, retaining walls must be designed to resist horizontal pressures that may be generated by surcharge loads applied at or near the ground surface. Where an imaginary 2H:1V (30-degree) plane projected downward from the outermost edge of a surcharge load or foundation intersects a retaining wall, that portion of the wall below the intersection should be designed for an additional horizontal thrust from a uniform pressure equivalent to one-third and one-half of the maximum anticipated surcharge load for active and at-rest conditions, respectively. For different types of surcharge loads, such as vehicular or other concentrated loads, we can provide the appropriate lateral surcharge pressures on retaining walls once the geometry and loading conditions are defined.

### Seismic Loads

The building code calls for a geotechnical investigation that shall include “*a determination of lateral pressures on basement and retaining walls due to earthquake motions.*” Some methods still being used, such as the Mononobe-Okabe or the Seed and Whitman methods, include either an inverted triangular distribution or a rectangular distribution for the seismic surcharge pressure. However, recent research indicates that there is no need to include a seismic surcharge pressure if (a) the walls are designed for the at-rest condition, and (b) the conventional factors of safety are applied to the wall design. Furthermore, extensive observations by international teams of seismic experts following recent large earthquakes have not resulted in any documented failures of retaining walls that could be attributed to seismic surcharge pressures.

Based on our current understanding of the state-of-the-art regarding seismic surcharge pressures (Sitar, Mikola, and Candia, 2012), we recommend using a factor of safety of 1.1 instead of 1.5 for the seismic-loading condition.

### Subsurface Drainage

Any new retaining walls should be fully backdrained. The backdrains should consist of a prefabricated drainage structure such as Miradrain and a flat collection panel should be used along the bottom of the drainage structure. Collected seepage should be conveyed to the street in accordance with CCSF specifications.

### **Interior Slab-on-Grade Floors**

New concrete slab-on-grade floors may be supported on the undisturbed bedrock or backfill materials compacted to at least 95 percent relative compaction.

The slabs should be structurally connected to the surrounding foundations or retaining walls for additional rigidity and the bottoms of the slabs should be adequately waterproofed to reduce the potential for moisture penetration through the slabs. The waterproofing could include special additives to the concrete mix to help make the concrete self-sealing in case minor cracks develop. The slabs should be underlain by a capillary moisture break consisting of a minimum

15-mil-thick plastic membrane placed over at least 4 inches of compacted clean, free-draining crushed rock or gravel graded such that 100 percent will pass the 1-inch sieve and none will pass the No. 4 sieve. The contractor should exercise extra caution to help protect the membrane from tears during construction. If tears occur, they should be patched with adequate overlaps according to the manufacturer's specifications. The 4-inch-thick layer of crushed rock/gravel should be compacted with at least two passes from a vibratory-plate compactor.

We recommend that the slabs be at least 5 inches thick so that the reinforcement (which we recommend consisting of at least #4 bars spaced at 16 inches on center, both ways) in the middle of the slab is protected by at least 2 to 2.5 inches of concrete above and below. The slabs should be adequately reinforced to reduce offsets and cracking caused by differential movement between slab sections and between foundations and slabs. Slabs that will not be covered with flooring should be provided with crack-control joints at a spacing of not more than 10 feet in each direction, and the shape of the slab sections between crack-control joints should be as close to squares as possible, to help reduce the potential for cracking of the slab outside of the crack-control joints. The reinforcing steel should pass through joints to tie slab sections together. The project structural engineer should use the above criteria as a guideline for design of new interior slab-on-grade floors.

### **Supplemental Services**

For the recommendations in this report to remain valid, GEOTECNIA must continue to be retained to review the geotechnical aspects of the project plans, specifications, and structural calculations to evaluate if they are in general conformance with the intent of our geotechnical recommendations. In addition, GEOTECNIA must continue to be retained to observe the geotechnical aspects of construction, particularly site excavations, shotcreting (after installation of the anchors and wire mesh, but before shotcrete placement), shoring installation, footing excavations (before placement of forms or steel reinforcement), slab subgrade preparation and compaction (before placement of the 4-inch crushed rock/gravel layer), backfill placement and compaction, placement of subsurface drainage components, as applicable, and to perform appropriate field and laboratory testing.

These services would be performed on an as-requested basis and would be in addition to this geotechnical study. We cannot accept responsibility for conditions, situations, or stages of construction that we are not notified and retained to observe.

If, during construction, subsurface conditions different from those encountered under the building are observed, or appear to be present beneath excavations, we should be advised at once so that these conditions may be reviewed and our recommendations reconsidered. The recommendations made in this report are contingent upon our notification and review of the changed conditions.

If more than 18 months have elapsed between the submission of this report and the start of work at the site, or if conditions have changed because of natural causes or construction operations at

or adjacent to the site, the recommendations of this report may no longer be valid or appropriate. In such case, we recommend that we review this report to determine the applicability of the conclusions and recommendations considering the time elapsed or changed conditions. The recommendations made in this report are contingent upon such a review.

## **LIMITATIONS**

This report has been prepared for the exclusive use of the owner (Mr. Radu Mihai Roman), the project architect (Knock Architecture), as well as their agents and consultants, for the proposed project described in this report. The recommendations in this report should not be applied to structures or locations other than those described in this report. If the proposed construction differs from what has been assumed in this report, our firm should be contacted to evaluate the applicability of the recommendations included in this report to the new scheme. A copy of this report should be given by the current owner to future owners of the subject property, if or when applicable, so they are aware of the geotechnical conditions of the site.

Our services consist of professional opinions and conclusions developed in accordance with generally accepted geotechnical engineering principles and practices. We provide no other warranty, either expressed or implied. Our conclusions and recommendations are based on the information provided to us regarding the proposed construction, review of available data, the results of our field exploration program, and professional judgment. Verification of our conclusions and recommendations is subject to our review of the geotechnical aspects of the project plans, specifications, and structural calculations, and our observation of all the geotechnical aspects of construction.

The conditions encountered beneath and around the existing building represent the subsurface conditions at the locations and on the date indicated. It is not warranted that it is representative of such conditions elsewhere or at other times. Site conditions and cultural features described in the text of this report are those existing at the time of our field exploration, conducted on November 18, 2021, and may not necessarily be the same or comparable at other times.

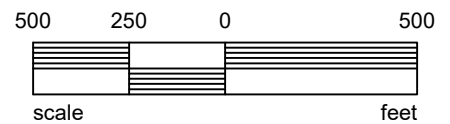
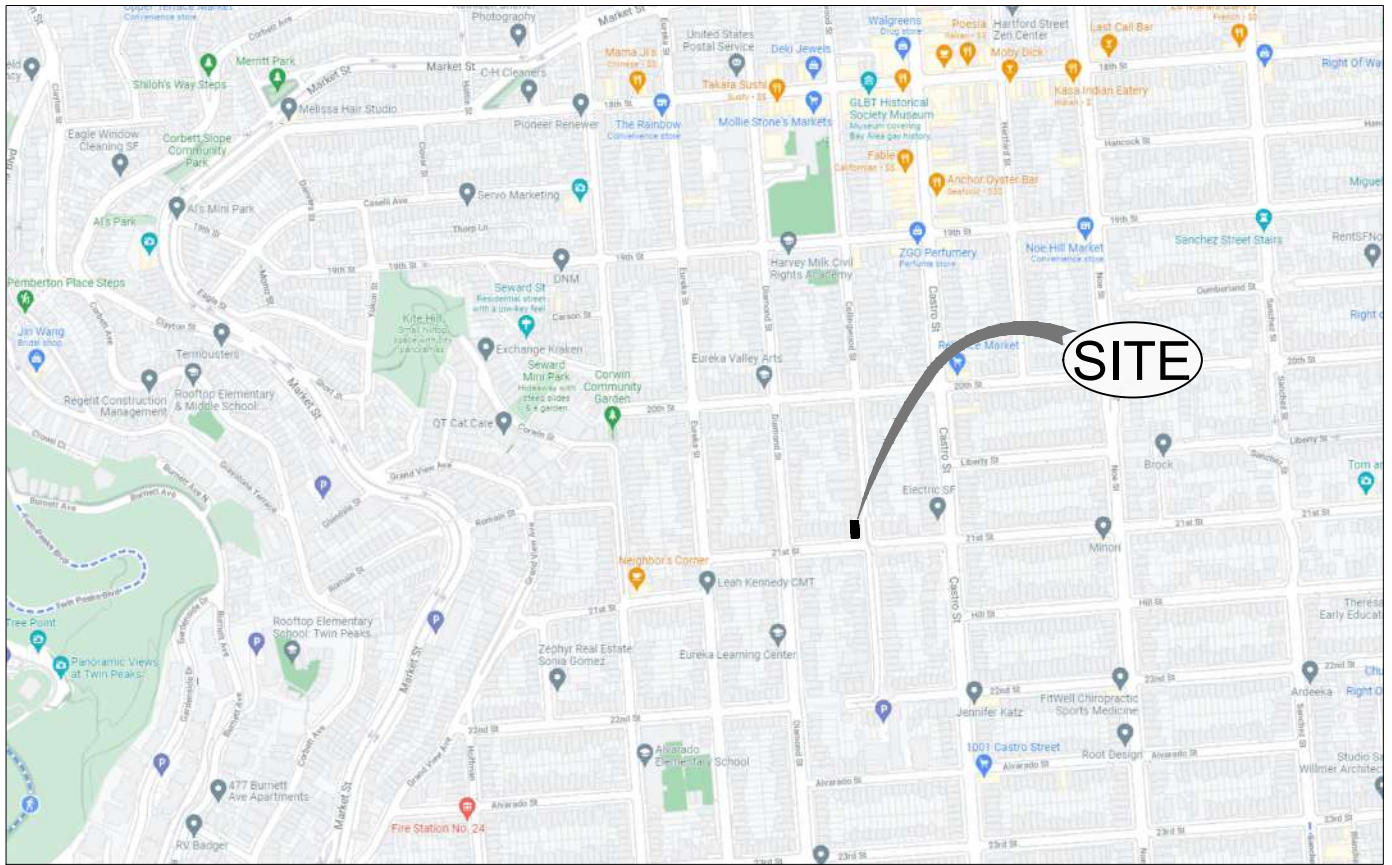
The scope of our services did not include an environmental assessment; an investigation of the presence or absence of hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below, or around the site; nor did it include an evaluation or investigation of the presence or absence of wetlands. Our services also did not include a corrosivity evaluation of the in-situ soils or an assessment of mold potential. A corrosion engineer may need to be consulted to evaluate the corrosivity of the in-situ soils and import select fill, as appropriate, with respect to concrete and any underground utility materials that may be used at the site. A mold consultant may need to be retained to provide recommendations for mitigating the potential for mold development in the remodeled building.



## **APPENDIX A**

### **List of Plates**

Plate 1 - Site Location Map



Reference: Google Maps.

**GEOTECNIA**  
Consulting Geotechnical Engineers

Job. No: 213593  
Appr: *[Signature]*  
Drwn: LPDD  
Date: DEC 2021

**SITE LOCATION MAP**  
Proposed Addition to  
Residence at 4000 21st Street  
San Francisco, California

PLATE  
**1**

## **APPENDIX B**

### **List of References**

1. American Society of Civil Engineers (ASCE), 2021, *ASCE 7 Hazards Report*, ASCE 7 Hazard Tool.
2. Bureau of Engineering, 1987, *Map of the City and County of San Francisco*, Department of Public Works, Scale 1 inch = 600 feet.
3. California Division of Mines and Geology (CDMG), 2001, *State of California Seismic Hazard Zones, City and County of San Francisco, Official Map*, Department of Conservation, Scale 1:24,000, Dated November 17.
4. CDMG, 1997, *Active Fault Near-Source Zones*, Department of Conservation, Sheet E-17, Scale ¼ inch = 1 kilometer.
5. Schlocker, J., Bonilla, M.G., and Radbruch, D.H., 1958, *Geology of the San Francisco North Quadrangle, California*, United States Geological Survey (USGS) Miscellaneous Geologic Investigations Map I-272, scale 1:24,000.
6. Sitar, N., Mikola, R. G., and Candia, G., 2012, *Seismically Induced Lateral Earth Pressures and Basement Walls*, ASCE, Geotechnical Engineering State of the Art and Practice, Geotechnical Special Publication No. 226.
7. URS/John A. Blume & Associates, 1974, *Figure 4 of San Francisco Seismic Safety Investigation Report*, Dated June.



## **APPENDIX C**

### **Field Exploration**

Our field exploration program consisted of observing the subsurface conditions exposed in a bedrock outcrop north of the house and a rat slab under the building (presumed to be underlain by bedrock). Based on the above, and since the geologic map of the site vicinity calls for the site to be underlain by Franciscan bedrock, we determined that exploratory borings were not required.

## **APPENDIX D**

### **Distribution**

Mr. Radu Mihai Roman  
4000 21<sup>st</sup> Street  
San Francisco, CA 94114

(via e-mail at [mradu.roman@gmail.com](mailto:mradu.roman@gmail.com))

Mr. Ryan Knock  
Knock Architecture  
2169 Union Street #5  
San Francisco, CA 94123

(via e-mail at [ryan@knock-ad.com](mailto:ryan@knock-ad.com))



# GEOTECNIA

Consulting Geotechnical Engineers

2422 Providence Court  
Walnut Creek, CA 94596  
Phone: (510) 913-1067  
Fax: (925) 465-5650  
Email: [Luis@geotecnia.com](mailto:Luis@geotecnia.com)  
Web Site: [www.geotecnia.com](http://www.geotecnia.com)

November 2, 2022

Mr. Radu Mihai Roman  
4000 21<sup>st</sup> Street  
San Francisco, CA 94114

(via e-mail at [mradu.roman@gmail.com](mailto:mradu.roman@gmail.com))

Subject: **Results of Geotechnical Review of Structural Plans**  
Proposed Rear Yard Alteration at 4000 21<sup>st</sup> Street  
San Francisco, California  
Geotecnia Project No. 213593

Hi Radu:

This letter presents the results of my review of the geotechnical aspects of the structural plans for the above-referenced project in San Francisco, California. My services were provided in accordance with our Professional Service Agreement dated 11/11/21 and authorization dated 11/19/21, and my recommendations were presented in my geotechnical report dated 12/19/21. The documents reviewed consisted of the structural plans (Sheets S1.0, S1.2A, S2, and S3, dated 10/18/22), prepared by Enertia Designs.

Based on the results of my review of the above-referenced documents, and assuming that Geotecnia will continue to be retained during construction to observe all the geotechnical aspects of construction as recommended in my 12/19/21 report, **it is my opinion that the structural plans listed above were prepared in general accordance with the intent of my geotechnical recommendations.**

Please give me a two-day notice to schedule each of my site visits and call me if you have any questions about this letter.

Sincerely,  
GEOTECNIA

Luis E. Moura, Principal  
C.E., G.E., F.ASCE



[11/02/2022]

Cc: Mr. Ryan Knock (via e-mail at [knockad18@gmail.com](mailto:knockad18@gmail.com))





**Sigma Prime Geosciences, Inc.**

July 6, 2023

Radu Roman  
4000 21<sup>st</sup> Street  
San Francisco, CA 94114

Subject: Plan Review Letter: 4000 21<sup>st</sup> Street.

Dear Mr. Roman:

We reviewed the plans that pertain to the geotechnical aspects of the project. These include Sheets S1.0, S1.2A, S2, and S3, dated October 18, 2022, prepared by Eertia Designs. Based on our review, the plans are in conformance with the geotechnical recommendations provided by Geotecnia and our landslide potential evaluation report. Geotecnia has approved of the plans. The plans have our approval, as well.

If you have any questions, please call me us (650) 728-3590.

Yours,  
Sigma Prime Geosciences

Charles Kissick, CEG





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## 400 21st street

---

**Luis Moura** <luismoura@astound.net>

To: Mihai Roman <mradu.roman@gmail.com>, Erevan O'Neill <erevan@onedesignsf.com>

Cc: Luis@geotecnia.com, colum regan <colum.regan@gmail.com>, Kianoush Hamedei <khamedei.arch@gmail.com>

Hi Mihai and Erevan: I am in agreement with the following values, as stated in your e-mail:

- Uplift skin friction in the bedrock of 700 psf, although you can increase that to 800 psf;
- 3,000 psf bearing pressure on the inclined bearing pad, assuming it is in the bedrock
- Base friction coefficient ( $\mu$  value) of 0.54, again assuming it is in the bedrock

Let me know if you need anything else regarding this matter.

Luis Moura, G.E.

Geotecnia

2422 Providence Ct.

Walnut Creek, CA 94596

510-913-1067

[LuisMoura@Astound.net](mailto:LuisMoura@Astound.net)

[www.Geotecnia.com](http://www.Geotecnia.com)

AB 2751

APN 2751-029

(E) TWO STORY BUILDING

MP4 MP7 MP5

MP3

MP6

MP2

APN 2751-0061

APN 2751-006H

(E) TWO STORY BUILDING

(E) TWO STORY BUILDING

MP1

DRIVEWAY

DRIVEWAY

HCR

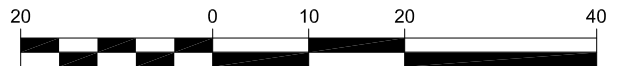
21ST STREET  
(64.00' WIDE)

COLLINGWOOD STREET (60.00' WIDE)



Point	Readings					
	05/07/24	07/26/24				
	Elev	Elev	Elev	Elev	Elev	Elev
MP1	355.23	355.22				
MP2	344.13	344.13				
MP3	347.83	347.84				
MP4	348.43	348.43				
MP5	335.81	335.82				
MP6	-	348.00				
MP7	-	335.90				

GRAPHIC SCALE



1 inch = 20 feet

**ABBREVIATIONS**

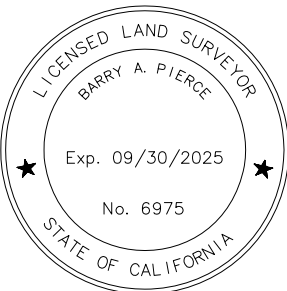
AB ASSESSOR'S BLOCK  
 APN ASSESSOR'S PARCEL NUMBER  
 (E) EXISTING  
 HCR HANDICAP RAMP  
 MP MONITORING POINT  
 OVH OVERHANG

**LEGEND**

— — — — — PROPERTY LINE  
 — — — — — RIGHT OF WAY LINE  
 — — — — — ADJACENT LOT LINE  
 — x — x — x — x — FENCE LINE  
 // // // // // (E) BUILDING LINE

**NOTES**

1. ALL DEFLECTION ANGLES HEREON ARE 90 OR 45 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
2. ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.



Approved: L.S. 6975

**TRANSAMERICAN ENGINEERS**

1390 Market Street, Suite 201 San Francisco, CA. 94102  
 Tel: 415-553-4099 Fax: 415-553-4071 Email: info@transamericanengineers.com

**SETTLEMENT MONITORING  
 DIAGRAM**

APN 2751-006H  
 4000 21ST STREET

SAN FRANCISCO

CALIFORNIA

Job No.	7135
Date:	JULY 2024
Surveyed by:	DP
Drawn by:	JT
Checked by:	BP
Scale:	1"=20'
Sheet No.	1 OF 1





Fig 1. North-West preexisting condition



Fig 2. Excavation in sections





City and County of San Francisco  
DEPARTMENT OF BUILDING INSPECTION

# J O B C A R D



OFFICE HOURS: THE BUILDING INSPECTION IS OPEN DAILY, MONDAY THRU FRIDAY,  
FROM 8:00 a.m. TO 5:00 p.m.

REQUESTS FOR INSPECTIONS ARE TAKEN 24 HOURS A DAY/7DAYS A WEEK  
BY CALLING (628) 652-3401

---

APPLICATION NO. 2022.11.17.6788 ISSUED MAR 06 2024  
JOB ADDRESS: 4000 - 21<sup>ST</sup> ST BLOCK: 2257 LOT: 006H  
NATURE OF WORK: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED  
PRIOR TO EXPIRATION DATE OF 2/19/2027.

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED  
UPON WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE.

For information on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this  
JOB CARD for useful and appropriate telephone numbers.

**\* ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT \***

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**KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES.  
PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE  
AT ALL TIMES WHEN WORK IS IN PROGRESS.  
AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.**

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Name / Date / Div.

SUPPLEMENTAL INSPECTION RECORD

Job Address:

Application #:

BID: 5/2/24 observed stamped and approved plans ok to start work. *[Signature]*

BID: 5/6/24 upon complaint site visit to verify excavation conditions, observed approved plans again and are within their scope to proceed. *[Signature]*

BID: 5/7/24. Temporarily stop work until verification of shoring plans has been confirmed. observed monitoring points on neighboring property. *[Signature]*

BID: 5/8/24 Revisions required to address shoring details that is on approved plans not provided under stamped and approved permit *[Signature]*

BID 7/29/24 - Start of work went over Shoring Plans - SB



City and County of San Francisco  
DEPARTMENT OF BUILDING INSPECTION

**J O B C A R D**



OFFICE HOURS: INSPECTION SERVICES IS OPEN MONDAY THROUGH FRIDAY,  
FROM 7:30 a.m. TO 4:00 p.m.

REQUESTS FOR INSPECTIONS ARE TAKEN 24 HOURS A DAY/7DAYS A WEEK  
BY CALLING (628) 652-3401

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APPLICATION NO. **202406033554** ISSUED 07/19/2024  
JOB ADDRESS: 4000 21ST ST BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_  
NATURE OF WORK: FOUNDATION SEQUENCE AND TEMPORARY SHORING FOR RETAINING  
WALL AS APPROVED UNDER PA# 202211176788.

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WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED  
PRIOR TO EXPIRATION DATE OF 07/14/2025.

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED UPON  
WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE.

For informations on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this  
JOB CARD for useful and appropriate telephone numbers.

**\* ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT. \***

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AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.**

---

**Name / Date / Div.**

**SUPPLEMENTAL INSPECTION RECORD**

**Job Address:** 4000 21ST ST

**Application #:** 202406033554

7/10/24 ~ Staff at work went out  
Sherry Data. Is — SJ



No. \_\_\_\_\_

7/24/

20 24

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION

**CORRECTION NOTICE  
AND REPORT**

Location: 4000 21st Code Section \_\_\_\_\_

Remarks: \_\_\_\_\_

Stop All WORK,

Per Shoring Plans page SHD.P

the owner / contractor are to

take photos of adjacent

Building Interior before Start of

work.

Have a Engineer evaluate site

for Safety and follow the

engineers instruction. Send

report to District Inspector

at Sean.Birmingham@SF.gov. OK

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Contact Inspector Sean Birmingham

Div. \_\_\_\_\_ 49 South Van Ness Ave., Suite 400, San Francisco, CA 94103 or phone \_\_\_\_\_

Supervisor Brett Howard Date 7/24/24



**DECLARATION OF MAILING**  
*NotificationMaps.com*

STATE OF CALIFORNIA

COUNTY OF ORANGE

**RE:** 4000 21<sup>st</sup> Steet San Francisco, CA 94114 – Pre-Application Meeting for Vertical Addition of 7 feet or more

I, Monica Galvez , do hereby declare as follows:

1. I am a Project Manager of NotificationMaps.com, I am over 18 years of age, and I am a resident of the County of Orange, State of California.
2. On September 28, 2021, I caused to be mailed a copy of “ NOTICE OF PRE-APPLICATION MEETING ” to the following location(s) within of the abutting boundaries of the proposed site.

**SUPPORTING DOCUMENTATION:**

A. See Attached Radius Map  
\_\_\_\_\_  
\_\_\_\_\_

B. See Attached Mailing List  
\_\_\_\_\_  
\_\_\_\_\_

C. See Attached Mailed Notice  
\_\_\_\_\_  
\_\_\_\_\_

D. See Attached Envelope  
*(Proof of Mailing)*  
\_\_\_\_\_  
\_\_\_\_\_

3. The attached list was prepared using the latest available data per the County Assessors’ Office. Furthermore, the information is based upon the most up-to-date records of the County Tax Assessor and is deemed reliable but is not guaranteed.

I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed September 28, 2021 at County of Orange, California.

By: *Monica Galvez*

\_\_\_\_\_  
Monica Galvez

*Please Print Name*

# Abutting Radius Map 4000 21st St. San Francisco, CA 94114



Radius Maps - Owner & Occupant Lists - Mailing Services

866.752.6266 toll free  
949.613.8341 fax  
sales@notificationmaps.com

Mailing Address Only:  
668 N. Coast Hwy #401  
Laguna Beach, CA 92651

[www.notificationmaps.com](http://www.notificationmaps.com)

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BLOCK/LOT	TYPE	NAME	ADDRESS	CITY	STATE	ZIP
2751 -006H	OWNER	ROMAN RADU MIHAI	4000 21ST ST	SAN FRANCISCO	CA	94114-2807
2751 -006I	OWNER	BAIN STEVEN M	122 SIERRA BLVD	ROSEVILLE	CA	95678-1637
2751 -006J	RESIDENT	RESIDENT	4006 21ST ST APT 1	SAN FRANCISCO	CA	94114-2869
2751 -006K	RESIDENT	RESIDENT	4006 21ST ST APT 2	SAN FRANCISCO	CA	94114-2869
2751 -029	OWNER	SCHNEIDER GRAHAM	584 CASTRO ST 534	SAN FRANCISCO	CA	94114-2512
2751 -029	RESIDENT	RESIDENT	378 COLLINGWOOD ST	SAN FRANCISCO	CA	94114-2819
2752 -022C	OWNER	BEARD ETHAN	395 COLLINGWOOD ST	SAN FRANCISCO	CA	94114-2818
2752 -033	OWNER	BROWNING JOHN RICHARD	30 SHERIDAN ST	SAN FRANCISCO	CA	94103-3821
2752 -033	RESIDENT	RESIDENT	377 COLLINGWOOD ST	SAN FRANCISCO	CA	94114-2818
2752 -033	RESIDENT	RESIDENT	379 COLLINGWOOD ST	SAN FRANCISCO	CA	94114-2818
2769 -001	OWNER	BENSON ROBERT G	4001 21ST ST	SAN FRANCISCO	CA	94114-2806
2770 -026	OWNER	CHAO JOSEPH	3953 21ST ST 3955	SAN FRANCISCO	CA	94114-2804
2770 -026	RESIDENT	RESIDENT	3955 21ST ST	SAN FRANCISCO	CA	94114-2804
	PROJECT SPONSOR	KNOCK ARCHITECTURE AND DESIGN	2169 UNION ST #5	SAN FRANCISCO	CA	94123
	Neighborhood Group - Castro Upper Market	Alex Lemberg Eureka Valley Neighborhood Association	P.O. Box 14137	San Francisco	CA	94114-2827
	Neighborhood Group - Castro Upper Market	Andrea Aiello Castro Upper Market Community Benefit District	693 14th Street	San Francisco	CA	94114
	Neighborhood Group - Castro Upper Market	Bill Tannenbaum Sharon Street Neighborhood Association	46 Sharon Street	San Francisco	CA	94114
	Neighborhood Group - Castro Upper Market	Bruce Murphy Eureka Valley Trails/Art Network	1281 Quesada Ave	San Francisco	CA	94124-3334
	Neighborhood Group - Castro Upper Market	Dan Slaughter Mt. Olympus Neighbors Association	379 Upper Terrace	San Francisco	CA	94117
	Neighborhood Group - Castro Upper Market	Edward Scruggs Eureka/17th Street Neighbors	4134 17th Street	San Francisco	CA	94114
	Neighborhood Group - Castro Upper Market	William Holtzman Corbett Heights Neighbors	P.O. Box 14493	San Francisco	CA	94114
	Neighborhood Group - Castro Upper Market	Jason Henderson Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102
	Neighborhood Group - Castro Upper Market	Joe Curtin Castro Area Planning + Action	584 Castro Street, Suite 169	San Francisco	CA	94114
	Neighborhood Group - Castro Upper Market	Lucia Bogatay Mission Dolores Neighborhood Association	3676 20th Street	San Francisco	CA	94110
	Neighborhood Group - Castro Upper Market	Planning and Land Use Committee 0 Dolores Heights Improvement Club-DRC	P.O. Box 14426	San Francisco	CA	94114
	Neighborhood Group - Castro Upper Market	David Troup Duboce Triangle Neighborhood Association	2261 Market Street PMB #301	San Francisco	CA	94114
	Neighborhood Group - Castro Upper Market	Priscilla Botsford Eureka Heights Neighborhood Association	382 Eureka Street	San Francisco	CA	94114
	Neighborhood Group - Castro Upper Market	Richard Magary Merchants of Upper Market & Castro (MUMC)	584 Castro Street #333	San Francisco	CA	94114
	Neighborhood Group - Castro Upper Market	Rafael Mandelman Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #:	San Francisco	CA	94102-4689
	Neighborhood Group - Castro Upper Market	Sean Quigley Valencia Corridor Merchant Association	766 Valencia Street, 3rd Floor	San Francisco	CA	94110
	Neighborhood Group - Castro Upper Market	Ted Olsson Market/Octavia Community Advisory Comm.	30 Sharon Street	San Francisco	CA	94114-1709
	Neighborhood Group - Castro Upper Market	Craig Hamburg Hayes Valley Neighborhood Association	400 Grove Street, #E	San Francisco	CA	94102
	Neighborhood Group - Castro Upper Market	Brian Basinger Q Foundation - AIDS Housing Alliance/SF	350 Golden Gate Ave. Suite A	San Francisco	CA	94102
	Neighborhood Group - Castro Upper Market	Antonio Flores Hotel Zeppelin	545 Post Street	San Francisco	CA	94102
	Neighborhood Group - Castro Upper Market	Gary Weiss San Francisco Land Use Coalition (SFLUC)	78 Mars Street	San Francisco	CA	94114
	Neighborhood Group - Castro Upper Market	Christina Hanson San Francisco Citizens for Considered Development	355 11th St. Suite 200	San Francisco	CA	94103
	Neighborhood Group - Castro Upper Market	Ramiz Y Hayes Valley Small Business Association	559 Hayes Street	San Francisco	CA	94102
	Neighborhood Group - Castro Upper Market	Richard Johnson Hayes Valley Safe	415 Buchanan St Apt C	San Francisco	CA	94102
	Neighborhood Group - Noe Valley	Attention Advisory Progress Noe Valley	1146 Castro Street	San Francisco	CA	94114
	Neighborhood Group - Noe Valley	Andrea Aiello Castro Upper Market Community Benefit District	693 14th Street	San Francisco	CA	94114
	Neighborhood Group - Noe Valley	Buddy Choy Coleridge St. Neighbors	157 Coleridge Street	San Francisco	CA	94110
	Neighborhood Group - Noe Valley	William Holtzman Corbett Heights Neighbors	P.O. Box 14493	San Francisco	CA	94114
	Neighborhood Group - Noe Valley	Planning and Land Use Committee 0 Dolores Heights Improvement Club-DRC	P.O. Box 14426	San Francisco	CA	94114
	Neighborhood Group - Noe Valley	Richard Magary Merchants of Upper Market & Castro (MUMC)	584 Castro Street #333	San Francisco	CA	94114
	Neighborhood Group - Noe Valley	Rafael Mandelman Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #:	San Francisco	CA	94102-4689
	Neighborhood Group - Noe Valley	Francesca Panullo Sherwin Williams	1415 Ocean Ave	San Francisco	CA	94112
	Neighborhood Group - Noe Valley	Billy Lee Oak Grove Group	2505 Oak Street	Napa	CA	94559
	Neighborhood Group - Noe Valley	M.T. McCabe Noe Neighborhood Council	1101 Diamond Street	San Francisco	CA	94114
	Neighborhood Group - Noe Valley	Georgia Schuttish	460 Duncan Street	San Francisco	CA	94131
	Neighborhood Group - Noe Valley	Christopher Faust Friends of the Noe Valley Recreation Center	295 Day Street	San Francisco	CA	94131
	Neighborhood Group - Noe Valley	Judd Winick Diamond Street Neighborhood Association (DSNA)	1615 Diamond Street	San Francisco	CA	94131
	Neighborhood Group - Noe Valley	April Asai Kronquist Court/27th Street Neighborhood Association	P.O. Box 460432	San Francisco	CA	94146-0040
	Neighborhood Group - Noe Valley	Christina Hanson San Francisco Citizens for Considered Development	355 11th St. Suite 200	San Francisco	CA	94103
	Neighborhood Group - Noe Valley	Jonathan Axelrad Respect Noe Valley Neighbors	1 Jade Place	San Francisco	CA	94131
	Neighborhood Group - Noe Valley	Brian Welch Lady Bird on 27th Street	533 27th Street	San Francisco	CA	94131
	Neighborhood Group - Noe Valley	Gary Weiss San Francisco Land Use Coalition (SFLUC)	78 Mars Street	San Francisco	CA	94114
	Neighborhood Group - Noe Valley	Andy Levine Upper Noe Neighbors	447 29th Street	San Francisco	CA	94131
	Neighborhood Group - Noe Valley	Betsy Eddy Diamond Heights Community Association	P.O. Box 31529	San Francisco	CA	94131

# NOTICE OF PRE-APPLICATION MEETING

Date: 09.28.21

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 4000 21st Street, cross street(s) Collingwood (Block/Lot#: 2751/006H); Zoning: RH-2), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at [www.sfgov.org/dbi](http://www.sfgov.org/dbi).

The Pre-Application process serves as the first step in the process prior to filing a Project Application with the Planning Department. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction subject to Section 311;
- Any vertical addition of 7 feet or more subject to Section 311;
- Any horizontal addition of 10 feet or more subject to Section 311;
- Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-1-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: Create 1 story vertical addition. Reconfigure existing 2nd floor. Convert first floor storage to habitable space. New stair connection between 3 levels. Transform exterior with new windows, doors, finish.

Existing # of dwelling units: <u>1</u>	Proposed: <u>1</u>	Permitted: <u>2</u>
Existing bldg square footage: <u>1448</u>	Proposed: <u>3171*</u>	Permitted: <u>6180</u>
Existing # of stories: <u>2</u>	Proposed: <u>3</u>	Permitted: <u>4</u>
Existing bldg height: <u>18'-11"</u>	Proposed: <u>29'-0"</u>	Permitted: <u>40'-0"</u>
Existing bldg depth: <u>60'-1"</u>	Proposed: <u>60'-1"</u>	Permitted: <u>64'-3"</u>

\* Expansion area is 878 square feet. Rest of area gained is conversion within existing building envelope.

### MEETING INFORMATION:

Property Owner(s) name(s): Radu Mihai Roman  
 Project Sponsor(s): Ryan Knock, Knock Architecture and Design  
 Contact information (email/phone): ryan@knock-ad.com, 415-215-2647  
 Meeting Address\*: Virtual Meeting  
 Date of meeting: 10/12/2021 Time of meeting\*\*: 6:00 pm

Online: <https://global.gotomeeting.com/join/427543229>  
 Dial In: United States (Toll Free): 1 866 899 4679  
 Access Code: 427-543-229

\*The meeting (video call and local or toll-free phone number during COVID) should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 49 South Van Ness Avenue, Suite 1400.

\*\*Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, email the Planning counter at the Permit Center at [pic@sfgov.org](mailto:pic@sfgov.org). You may also find information about the San Francisco Planning Department and on-going planning efforts at [www.sfplanning.org](http://www.sfplanning.org).

















KNOCK ARCHITECTURE AND DESIGN  
2169 Union Street #5  
San Francisco, CA 94123

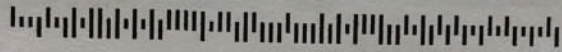


**\$0.530**  
US POSTAGE  
FIRST-CLASS  
FROM 92651  
SEP 28 2021  
stamps  
endicia



06290011613421

4000 21st St.  
(mailed 09/28/21)



KNOCK ARCHITECTURE AND DESIGN  
2169 UNION ST 5  
SAN FRANCISCO CA 94123-4003



**I: GENERAL:**

- A. ALL CONSTRUCTION SHALL CONFORM TO THE LOCAL BUILDING AND SAFETY CODES, AND THE RULES AND REGULATIONS OF ALL AGENCIES HAVING JURISDICTION INCLUDING ALL OSHA AND SAFETY STANDARDS FOR EXCAVATION, 29CFR PART 1926 OR SUCCESSOR REGULATIONS.
- B. SHORING SYSTEM DESIGN IS BASED ON PREVAILING SOIL CONDITIONS IN NEIGHBORHOOD AND BASED ON CODE MINIMUM VALUES AS DEFINED BY CHAPTER 18 CBC.
- C. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING GRADES (AS SHOWN ON THE DRAWINGS) AT THE JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER.
- D. SEE DRAWINGS FOR ALL INFORMATION RELATIVE TO THE NEW AND EXISTING CONSTRUCTION AND CONDITIONS. ALL REQUIREMENTS, DETAILS AND PROCEDURES NOT SPECIFICALLY MODIFIED OR CHANGED BY THESE DRAWINGS SHALL REMAIN IN EFFECT. RESOLVE ANY CONFLICTS ON THE DRAWINGS WITH THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- E. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- F. DO NOT USE SCALED DIMENSIONS, USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- G. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- H. ALL STRUCTURAL DETAILS OR SHAPES SHOWN ARE MINIMUM SIZES REQUIRED. EQUAL OR GREATER SIZES MAY BE SUBSTITUTED WITH THE ENGINEER'S PRIOR APPROVAL. USED TIMBER LAGGING MAY BE USED IN LIEU OF NEW MATERIALS IF THEY CONFORM TO THE DRAWING REQUIREMENTS AND HAVE BEEN APPROVED FOR THE USE BY THE ENGINEER.

- I. PRIOR TO UNDERPINNING, SHORING & EXCAVATION: A QUALIFIED SURVEYOR PROVIDED BY THE GENERAL CONTRACTOR SHALL TAKE ELEVATION READINGS & PHOTOGRAPHS OF THE ADJACENT BUILDING, CITY STREETS ETC. THE SURVEYOR SHALL ALSO TAKE SETTLEMENT AND DEFLECTION READINGS PRIOR TO UNDERPINNING, UPON COMPLETION OF HAND-DUG PIERS AND UPON COMPLETION OF GENERAL EXCAVATION.
- J. GENERAL SITE EXCAVATION & INSTALLATION OF SHORING SYSTEM WORK SHALL BE COORDINATED TO PREVENT LOSS OF GROUND AND CAVING BANKS.
- K. SHORING SYSTEMS ARE INTENDED ONLY AS A TEMPORARY MEANS OF RETAINING THE EXCAVATED BANKS DURING CONSTRUCTION, EVENTUALLY THE TIE BACKS WILL RUST OUT AND LOSE THEIR ABILITY TO RESIST LATERAL PRESSURES. IT IS NECESSARY TO CONSTRUCT THE ADJACENT PERMANENT STRUCTURE TO PROVIDE FOR PERMANENT EARTH RETENTION.
- L. THE ENGINEER SHALL PROVIDE THE INTERMITTENT OBSERVATION SERVICES FOR INSTALLATION OF SHORING SYSTEM TO CONFIRM CONFORMANCE OF THE WORK WITH THE DRAWINGS.
- M. STOCKPILING OR STORAGE OF MATERIALS ON OR NEAR SHORING IS NOT PERMITTED UNLESS NOTED ON DRAWINGS OR WITH PRIOR APPROVAL OF THE ENGINEER.
- N. THE CONTRACTOR SHALL CALL & VERIFY THE LOCATION OF ALL UTILITIES AND SHALL PROTECT THEM FROM HARM AS NEED TO PREVENT DAMAGE AND TO MAINTAIN THEIR USE. CONSULT THE ENGINEER IF UTILITY LINES OR PIPING ARE ENCOUNTERED DURING EXCAVATION, USE CARE IN DIGGING SO THAT THE FOLLOWING INDICATIONS OF UTILITIES IN THE WAY ARE RECOGNIZED:
  - A) ABNORMAL RESISTANCE TO DIGGING.
  - B) FOREIGN MATERIAL PULLED FROM THE HOLE.

- O. THE CONTRACTOR SHALL CALL & VERIFY THE LOCATION OF ALL UTILITIES AND SHALL PROTECT THEM FROM HARM AS NEED TO PREVENT DAMAGE AND TO MAINTAIN THEIR USE. CONSULT THE ENGINEER IF UTILITY LINES OR PIPING ARE ENCOUNTERED DURING EXCAVATION, USE CARE IN DIGGING SO THAT THE FOLLOWING INDICATIONS OF UTILITIES IN THE WAY ARE RECOGNIZED:
  - A) ABNORMAL RESISTANCE TO DIGGING.
  - B) FOREIGN MATERIAL PULLED FROM THE HOLE.

**II: MATERIALS:**

- A. CONCRETE
  - 1. REINFORCING STEEL: ASTM A615, GRADE 60, #4 AND SMALLER, GRADE 40.
  - 2. CONCRETE: NORMAL WEIGHT WITH COMPRESSIVE STRENGTH OF AS LISTED BELOW AT 28 DAYS. (MIN. 5 1/2 SACKS CEMENT PER CUBIC YARD)
- WALLS: 4000PSI  
FOOTINGS: 3000PSI
- 5. DRY PACK TO CONSIST OF 2 PARTS SAND TO 1 PART CEMENT
- 4. MINIMUM CONCRETE COVER FOR REINFORCING STEEL:
  - A. SURFACE FURRED AGAINST GROUND 3"
  - B. FORMED SURFACES BELOW GRADE 2"
  - C. SURFACES EXPOSED TO WEATHER 2"
- 5. DRY PACK TO CONSIST OF 2 PARTS SAND TO 1 PART CEMENT
- B. STEEL
  - 1. SHAPES AND PLATES: ASTM A 36; TUBES: ASTM A500, GRADE B.
  - 2. BOLTS: ASTM A307
  - 3. WELDING ELECTRODES: E-70
- C. WOOD
  - 1. LEFT-IN-PLACE LAGGING (1450psi MINIMUM) WHERE REQUIRED SHALL BE TREATED ROUGH TIMBER FOR GROUND CONTACT, DOUGLAS FIR #2 OR BETTER.
  - 2. COMMON NAILS, UNLESS OTHERWISE NOTED.

- III: DESIGN CRITERIA:
  - A. APPLICABLE CODE: CALIFORNIA BUILDING CODE, 2022 EDITION
  - B. DESIGN PARAMETERS PER GEOTECHNICAL ENGINEER

**GEOTECHNICAL ENGINEER:**

GEOTECNIA  
CONSULTING GEOTECHNICAL ENGINEERS  
2422 PROVIDENCE COURT  
WALNUT CREEK, CALIFORNIA 94596-6454  
(510) 913-1067  
LUI@GEOTECNIA.COM  
WWW.GEOTECNIA.COM

PROJECT NUMBER: 21359

ABBREVIATIONS USED:  
T.O.B.: TOP OF BENCH  
T.O.C.: TOP OF CUT (VERTICAL FACE)  
B.O.E.: BOTTOM OF EXCAVATION  
B.O.F.: BOTTOM OF FOOTING (ASSUME BOE, UON.)  
B.O.P.: BOTTOM OF PIT  
B.O.S.: BOTTOM OF SLAB  
M.P.: MONITORING POINT  
(REFER TO MONITORING PROGRAM)  
T.T.S.: TOP OF TEMPORARY SLOPE  
B.T.S.: BOTTOM OF TEMPORARY SLOPE  
T.B.S.: TEMPORARY BENCHED SURFACE  
T.G.S.: TEMPORARY GRADED SURFACE

**MONITORING PROGRAM (BY OWNER)**

- 1. PRIOR TO SHORING WORK AT THE SITE, A VISUAL SHALL BE MADE AND PHOTOGRAPHS TAKEN (BY THE OWNER OR GENERAL CONTRACTOR) OF IMPROVEMENTS NEAR THE PLANNED SHORING, TO ESTABLISH EXISTING CONDITIONS. PHOTO SURVEY SHALL INCLUDE THE INTERIOR OF THE ADJACENT BUILDINGS.
  - 1.1. SHORING ENGINEER SHALL BE NOTIFIED TO ATTEND THE PRECONSTRUCTION BUILDING SURVEY OF ADJACENT BUILDINGS
  - 1.2. PROVIDE SHORING ENGINEER A COPY OF ALL PRECONSTRUCTION SURVEYS
  - 1.3. INSTALL CRACK MONITORS AT EXISTING CRACKS IN WALLS, SLABS, BEAMS OR OTHER STRUCTURAL ELEMENTS
- 2. ADJACENT BUILDINGS AS SHOWN ON PLAN SHALL BE MONITORED (SURVEYED) FOR HORIZONTAL AND VERTICAL MOVEMENT BY AN INDEPENDENT LICENSED LAND SURVEYOR OR QUALIFIED CIVIL ENGINEER (PROVIDED BY OWNER) AT THE FOLLOWING LOCATIONS
  - 2.1. THE FRONT AND BACK CORNER OF THE ADJACENT FOOTING AND AT EACH SECTION AS SHOWN ON PLAN
- 3. MONITORING POINTS SHALL BE SURVEYED FOR HORIZONTAL AND VERTICAL MOVEMENT AT THE FOLLOWING STAGES:
  - 3.1. PRIOR TO PRELIMINARY GRADING (ADJACENT PROPERTY TARGETS ONLY)
  - 3.2. AFTER INSTALLATION OF SECTION A LAGGING
  - 3.3. AFTER INSTALLATION OF SECTION B LAGGING
  - 3.4. AFTER INSTALLATION OF SECTION C LAGGING
  - 3.5. UPON COMPLETION OF GENERAL EXCAVATION
- 3.7. ONCE A MONTH UNTIL COMPLETION OF FOUNDATION/RETAINING WALLS/FLOOR OCCUPANCY FOR A MIN OF 2 MONTHS
- 4. THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY ONE DESIGN AND THE GEOTECHNICAL ENGINEER IF ANY LATERAL DEFLECTIONS/SETTLEMENTS ARE APPROACHING THE RECOMMENDED LIMITS
- 5. SURVEY MONITORING RESULTS SHALL BE SUBMITTED TO ONE DESIGN AND THE GEOTECHNICAL ENGINEER WITHIN 48HRS OF FIELD MEASUREMENTS
- 6. ADDITIONAL SURVEY MEASUREMENTS DURING OR AFTER CONSTRUCTION SHALL BE MADE IF REQUESTED BY ONE DESIGN OR THE GEOTECHNICAL ENGINEER
- 7. DURING SHORING AND NEW CONSTRUCTION THE GENERAL CONTRACTOR SHALL VISUALLY MONITOR THE SHORING SYSTEM AND NEARBY IMPROVEMENTS ON A DAILY BASIS FOR INDICATIONS OF MOVEMENT OR DISTRESS. THE GENERAL CONTRACTOR SHALL STOP EXCAVATION OPERATIONS AND BACKFILL AGAINST THE EXCAVATION FACE IF LOSS OF GROUND, DEFLECTION, OR DISTRESS OF THE SHORING SYSTEM OR ADJACENT IMPROVEMENTS IS OBSERVED. GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SHORING ENGINEER OF OBSERVED DISTRESS OR MOVEMENT.
- 8. MAXIMUM ALLOWABLE MOVEMENT FOR TEMPORARY SHORING
  - 8.1. THE GROUND SURFACE BETWEEN THE TEMPORARY SHORING WALL SHOULD BE LIMITED TO 1/4 INCH AT THE TOP OF THE WALL
  - 8.2. LATERAL DEFLECTION FOR LAGGING AND THE SHORING WALL SHOULD BE LIMITED TO 3/8 INCH
- 9. MINIMUM SETTLEMENT/LATERAL DEFLECTION READING INTERVAL:
  - 9.1. AT LEAST ONCE EVERY WEEK DURING SHORING AND EXCAVATION OPERATIONS AND AT THE COMPLETION OF EACH SECTION
  - 9.2. ONCE MONTHLY UNTIL THE PERMANENT WALLS HAVE BEEN CONSTRUCTED AND ANY INTERMEDIATE FLOORS IN BETWEEN THE PERMANENT WALLS HAVE BEEN COMPLETED

**SEQUENCE OF WORK:**

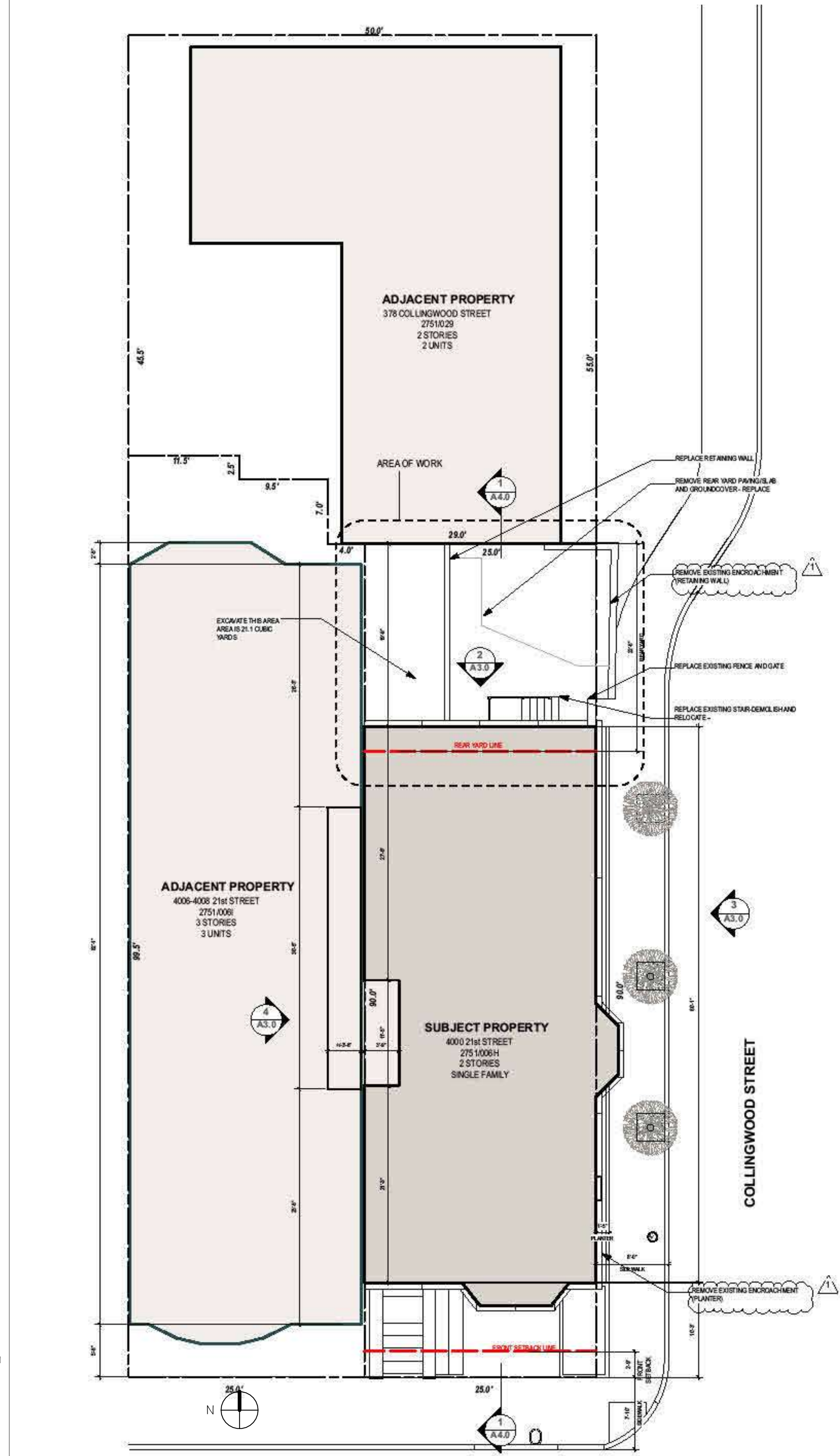
- 1. DIG POT HOLES TO FIND THE BOTTOM OF THE ADJACENT FOUNDATION IN THE SECTION AS NEXT TO THE ADJACENT PROPERTY'S FOUNDATION. DETERMINE THE DEPTH AND CONDITION OF THE NEIGHBOR'S FOOTING BEFORE COMMENCING ANY FURTHER WORK. ENGINEER SHALL INSPECT AND IF THE BOTTOM OF THE PROPOSED EXCAVATION WILL BE BELOW THE BOTTOM OF THE ADJACENT FOUNDATION A LOT LINE SURVEY AND MONITORING SHALL BE REQUIRED PER THE MONITORING PROGRAM.
- 2. CONDUCT A LOT LINE SURVEY OF THE ADJACENT PROPERTY AND INSTALL MONITORING POINTS. SURVEY SHALL BE CONDUCTED BY A LICENSED SURVEYOR AND MONITORING SHALL BE CARRIED OUT CONTINUOUSLY DURING CONSTRUCTION. ANY EXISTING CRACKS AND ENCROACHMENTS SHALL BE DOCUMENTED AND RECORDED AND THE SUBJECT NEIGHBOR NOTIFIED, REFER TO MONITORING PROGRAM ON SHEET SH1.0.
- 3. SECURE STREET SPACE AND CORDON OFF SIDEWALK AS REQUIRED (NECESSARY STREET SPACE AND ENCROACHMENT PERMITS SHALL BE OBTAINED BY PROJECT SPONSOR)
- 4. CONTRACTOR TO CONTACT & REMOVE/RELOCATE ANY EXISTING UTILITIES AS REQUIRED
- 5. REMOVE SHRUB AND DEBRIS FROM THE ENTIRE SITE. PROVIDE ACCESS RAMP FROM STREET WHERE REQUIRED.
- 6. COMMENCE EXCAVATION OF SECTION 'A' PITS AS SHOWN ON PLAN
  - A. CAREFULLY EXCAVATE THE PIT DOWN, 2 BOARDS AT A TIME. IF UNRAVELLING OF SOIL OCCURS, IMMEDIATELY GROUT BEHIND THE LAGGING FILLING ANY VOIDS, ENSURING THE SOIL IS TIGHT AGAINST THE BACK OF THE LAGGING. PROCEED TO THE NEXT STEP AFTER THIS GROUT HAS SUFFICIENTLY CURED
  - B. REPEAT STEP BA, 2 BOARDS AT A TIME UNTIL THE BOTTOM OF THE EXCAVATION (B.O.E.) IS REACHED
  - C. IN ROCK EXCAVATE TO BOE AND INSTALL LAGGING AND FILL ANY OVERBREAK BEHIND LAGGING WITH GROUT TO ENSURE ANY VOIDS BEHIND LAGGING ARE FILLED, ROCK AND BEDDING PLANES TO BE CONFIRMED BY GEOTECHNICAL ENGINEER
  - D. ENGINEER TO INSPECT AND APPROVE
- 7. CAST AND POUR THE PIT PER STRUCTURAL DETAILS
- 8. MONITOR ALL SURVEY POINTS PER THE MONITORING PROGRAM
- 9. LET SECTION A CURE FOR A MINIMUM OF 7 DAYS
- 10. ONCE APPROVED BY ONE DESIGN, REPEAT STEP C-9 FOR SECTIONS B, C, UNTIL THE RETAINING WALL IS COMPLETED. MONITOR ALL SURVEY POINTS AFTER EACH SECTION IS COMPLETE PER THE MONITORING PROGRAM.

**PROJECT SPECIFIC NOTES:**

ALL SITE GRADING, FOUNDATION EXCAVATIONS, BACKFILL, SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THESE PLANS. THE CONTRACTOR SHOULD COORDINATE ALL SUCH WORK WITH ONE DESIGN & GEOTECHNICAL ENGINEER SO THAT THE NECESSARY INSPECTIONS AND ON-SITE CONSTRUCTION REVIEWS CAN BE MADE. ONE DESIGN & GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO OUR REQUIRED SITE OBSERVATIONS OF FOUNDATION EXCAVATIONS

DESIGN PARAMETERS (PAGE 8 & 9 OF GEOTECHNICAL REPORT)

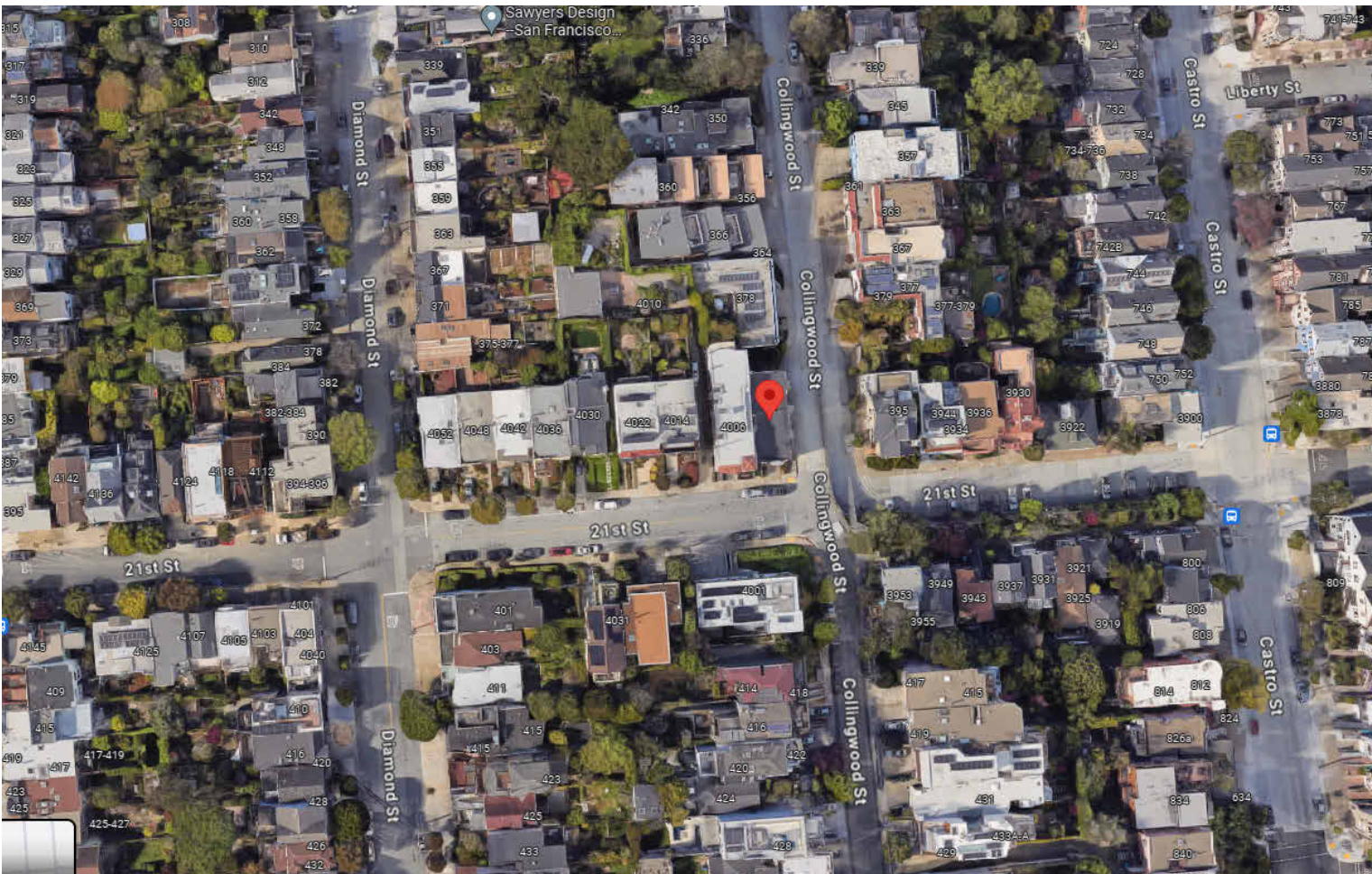
SOIL PRESSURE: 1.5pcf + 8H AT REST PRESSURE  
PASSIVE PRESSURE: 300pcf WITH AN ARCHING FACTOR OF 2.0 (3000PSF IN BEDROCK)  
BEARING PRESSURE: 3600psf  
COEFFICIENT OF FRICTION  $\mu = 0.5$



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

**SHEET INDEX**

- SHO.0 SHORING COVER SHEET AND GENERAL NOTES
  - SHO.1 S19 CHECKLIST AND SPECIAL INSPECTIONS
  - SH1.1 SHORING AND SEQUENCING PLAN
  - SH3.1 SHORING & SEQUENCING DETAILS
- Total sheets: 4



**SITE LOCATION MAP**

**PROJECT DESCRIPTION**

FOUNDATION SEQUENCING AND TEMPORARY SHORING FOR RETAINING WALL AS APPROVED UNDER PA 2022 11176788

**PROJECT INFO**

OWNER:	RADU ROMAN
PROJECT CONTACT:	ONE DESIGN 2845 CALIFORNIA STREET SAN FRANCISCO, CA 94115 (415) 828-4412 info@onedesignsf.com
AUTHORITY:	CITY AND COUNTY OF SAN FRANCISCO
APPLICABLE CODE:	2022 CALIFORNIA BUILDING CODE WITH SFBC AMENDMENTS
BLOCK / LOT:	2751/006H
LOT SIZE:	2250 SF
YEAR BUILT:	1928
ZONING DISTRICT:	RH-2
OCCUPANCY:	R-3
CONSTR. TYPE:	V-B
HEIGHT & BULK:	40X
SRINKLER STATUS:	UNSPRINKLED (THROUGHOUT)
NUMBER OF STORIES:	EXISTING: 2 PROPOSED: 2
NUMBER OF UNITS:	EXISTING: 1 PROPOSED: 1
SQUARE FOOTAGE:	EXISTING: 1448 SF PROPOSED: 1448 SF

Retirofts Remodels Design

2845 California St  
San Francisco, CA 94115  
(415) 828-4412  
info@onedesignsf.com



**FOUNDATION SEQUENCING**  
4000 21 ST STREET  
RADU ROMAN

revisions

no.	description	date
1	RESPONSE TO COMMENTS	07-16-24

drawn by: EON

set type: PERMIT PLANS

sheet content: SHORING COVER SHEET AND GENERAL NOTES

sheet no.: SHO.0

project number: 2411

date: 04/25/2024





### NOTICE

#### SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required *in addition* to the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or 628-652-3407. If there are any field problems regarding special inspection, please call your District Building Inspector or 628-652-3400 Ext 1.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. **The permit will not be finalized without compliance with the special inspection requirements.**

#### STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.6. **The building permit will not be finalized without compliance with the structural observation requirements.**

#### Special Inspection Services Contact Information

1. Telephone: (628) 652-3407
2. Email: [dbi.specialinspections@sfgov.org](mailto:dbi.specialinspections@sfgov.org)
3. In person: 49 South Van Ness Ave – Suite 400

**Note:** We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt model.

Special Inspection Services  
49 South Van Ness Ave – Suite 400 – San Francisco CA 94103  
Office (628) 652-3407 – [www.sfdbi.org](http://www.sfdbi.org)

Updated 10/05/2020

### SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS: 4000 21ST STREET APPLICATION NO. 202406033554 ADDENDUM NO. \_\_\_\_\_

OWNER NAME: RADU ROMAN OWNER PHONE NO. (425) 246-4171

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspection shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

- |  |   |   |
|--|---|---|
| 1. [x] Concrete (Placement & sampling)                               | 6. [ ] High-strength bolting                      | 18. Bolts Installed in existing concrete or masonry:                                |
| 2. [ ] Bolts installed in concrete                                   | 7. [ ] Structural masonry                         | [ ] Concrete [ ] Masonry  |
| 3. [ ] Special moment - Resisting concrete frame                     | 8. [ ] Reinforced gypsum concrete                 | [ ] Pull/torque tests per SFBC Sec. 507C & 515C                                     |
| 4. [x] Reinforcing steel and prestressing tendons                    | 9. [ ] Insulating concrete fill                   | 19. [ ] Shear walls and floor systems used as shear diaphragms                      |
| 5. Structural welding:   | 10. [ ] Sprayed-on fireproofing                   | 20. [ ] Holdowns  |
| A. Periodic visual inspection  | 11. [ ] Piling, drilled piers and caissons        | 21. Special cases:  |
| [ ] Single pass fillet welds 5/16" or smaller                        | 12. [ ] Shotcrete                                 | [x] Shoring   |
| [ ] Steel deck   | 13. [x] Special grading, excavation and filling   | [ ] Underpinning [ ] Not affecting adjacent property                                |
| [ ] Welded studs   | (Geo. Engineers)                                  | [ ] Affecting adjacent property- PA   |
| [ ] Cold formed studs and joists                                     | 14. [ ] Smoke-control system                      | [ ] Others  |
| [ ] Stair and railing systems  | 15. [ ] Demolition                                | [ ] Others  |
| [ ] Reinforcing steel  | 16. [ ] Exterior Facing                           | 22. [ ] Crane safety (Apply to the operation of tower cranes on high-rise building) |
| B. Continuous visual inspection and NDT (Section 1704)               | 17. Retrofit of unreinforced masonry buildings:   | (Section 1705.22)   |
| [ ] All other welding  | [ ] Testing of mortar quality and shear tests     | 23. [x] Others: "As recommended by professional of record"                          |
| (NDT exception: Fillet weld)   | [ ] Inspection of repointing operations           | monitoring points & lagging   |
| [ ] Reinforcing steel; and [ ] NDT required                          | [ ] Installation inspection of new shear bolts    |   |
| [ ] Moment-resisting frames  | [ ] Pre-installation inspection for embedded      |   |
| [ ] Others   | [ ] Pull/torque tests per SFBC Sec. 1607C & 1615C |   |
| 24. Structural observation per Sec. 1704.6 (SFBC) for the following: | [x] Foundations                                   | [ ] Steel framing   |
| [x] Concrete construction  | [ ] Masonry construction                          | [x] Wood framing  |
| [x] Other: EXCAVATION  |   |   |
| 25. Certification is required for: [ ] G/I-lam components            |   |   |
| 26. [ ] Firestops in high-rise building                              |   |   |

Prepared by: EREVAN O'NEILL Phone: (415) 828-4412  
Engineer/Architect of Record

Required information:  
FAX: \_\_\_\_\_ Email: [info@onedesignsf.com](mailto:info@onedesignsf.com)

Review by: \_\_\_\_\_ Phone: (628) 652-\_\_\_\_\_  
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports.)

DATE: \_\_\_\_\_ DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO: Special Inspection Services (628) 652-3407; or [dbi.specialinspections@sfgov.org](mailto:dbi.specialinspections@sfgov.org)

Updated 10/05/2020

INFORMATION SHEET S-19

ATTACHMENT A

#### FOR DBI USE ONLY

#### ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: \_\_\_\_\_ Phone: (415) \_\_\_\_\_  
DBI Plan Review Engineer

Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Consulting Geotechnical Engineers

2422 Providence Court  
Walnut Creek, CA 94596  
Phone: (510) 913-1067  
Fax: (925) 465-5650  
Email: [Luis@geotecnia.com](mailto:Luis@geotecnia.com)  
Web Site: [www.geotecnia.com](http://www.geotecnia.com)

July 13, 2024

Mr. Radu Mihai Roman (via e-mail at [miradu.roman@gmail.com](mailto:miradu.roman@gmail.com))  
4000 21st Street  
San Francisco, CA 94114

Subject: Results of Geotechnical Review of Revised Shoring Plans and Calculations  
Proposed Rear Yard Alteration at 4000 21st Street, San Francisco, California  
Geotecnia Project No. 213593

Hi Radu:

This letter presents the results of my review of the geotechnical aspects of the revised shoring plans and calculations for the above-referenced project in San Francisco, California. My services were provided in accordance with our Professional Service Agreement dated 11/11/21 and authorization dated 11/19/21, my recommendations were presented in my geotechnical report dated 12/19/21, and the results of my review of the structural plans were presented in my letter dated 11/02/22. The documents reviewed consisted of the revised shoring plans (Sheets SH0.0, SH0.1, SH1.1, and SH3.1, revision dated 07/15/24), and the associated design calculations dated 05/27/24, both prepared by ONE Design. The revised calculations used my recommended base friction coefficient of 0.54 for the bearing pad and pier uplift skin friction of 800 psf in bedrock.

Based on the results of my review of the above-referenced documents, and assuming that Geotecnia will continue to be retained during construction to observe all the geotechnical aspects of construction as recommended in my 12/19/21 report, it is my opinion that the revised shoring plans and calculations listed above were prepared in general accordance with the intent of my geotechnical recommendations.

Please give me a two-day notice to schedule each of my site visits and call me if you have any questions about this letter.

Sincerely,  
GEOTECNIA



Luis E. Moura, Principal  
C.E., G.E., F.ASCE [07/13/2024]

Cc: Mr. Ryan Knock (via e-mail at [knockad18@gmail.com](mailto:knockad18@gmail.com))  
Mr. Erevan O'Neill (via e-mail at [erevan@onedesignsf.com](mailto:erevan@onedesignsf.com))



Attachment A

#### SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS: 4000 21ST STREET APPLICATION NO. 202406033554 ADDENDUM NO. \_\_\_\_\_

OWNER NAME: RADU ROMAN OWNER PHONE NO. (425) 246-4171

1: PROPERTY LOCATION		3: PROPOSED CONSTRUCTION	
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
		HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
		SHORING	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
		UNDERPINNING	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
2: AVERAGE SLOPE OF PROPERTY		GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES <input type="checkbox"/> NO <input type="checkbox"/>
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:	
(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)		RETAINING WALL:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
		OTHERS: _____	YES <input type="checkbox"/> NO <input type="checkbox"/>

#### SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

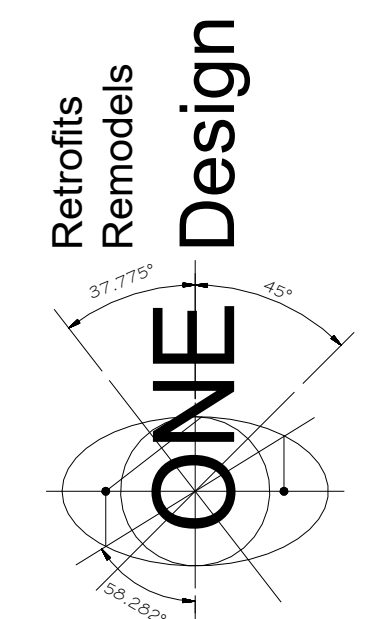
Prepared by: EREVAN O'NEILL  
Engineer/Architect of Record



415 828 4412 Telephone info@onedesignsf.com Email

Signature \_\_\_\_\_ Date \_\_\_\_\_

Technical Services Division  
1660 Mission Street - San Francisco CA 94103  
Office (415) 558-6205 - FAX (415) 558-6401 - [www.sfdbi.org](http://www.sfdbi.org)



2845 California St  
San Francisco, CA 94115  
(415) 828-4412  
[info@onedesignsf.com](mailto:info@onedesignsf.com)



FOUNDATION SEQUENCING  
4000 21 ST STREET  
RADU ROMAN

no.	description	date
1	RESPONSE TO COMMENTS	07-16-24

drawn by: EON

set type: PERMIT PLANS

sheet content: SHO.1  
CHECKLIST AND SPECIAL INSPECTIONS

sheet no. \_\_\_\_\_

SHO.1

project number: 2411

date: 04/25/2024







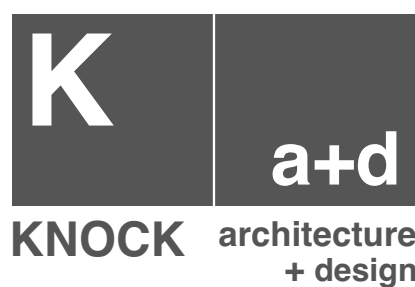








08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	BLDG PERMIT REV



www.knock-ad.com  
ryan@knock-ad.com  
415-215-2647

**RESIDENCE+ADU ADDITION**  
4000 21ST STREET, SAN FRANCISCO CA



PROPOSED VIEW FROM COLLINGWOOD STREET  
NTS 3



EXISTING VIEW FROM COLLINGWOOD STREET  
NTS 1

**STREET VIEW IMAGES**

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

**A0.0b**

SCALE:  
PLOT DATE:



**DEMO CALC - AREA LEGEND**

- HORIZONTAL AREA TO BE REMOVED
- HORIZONTAL AREA TO BE RETAINED
- HORIZONTAL AREA NIC PER SECTION 317 REGULATIONS

**DEMO CALC**

Planning Code section 317

Demo Criteria Section 317

A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required.

B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade, and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area

4000 21st Street Conditions

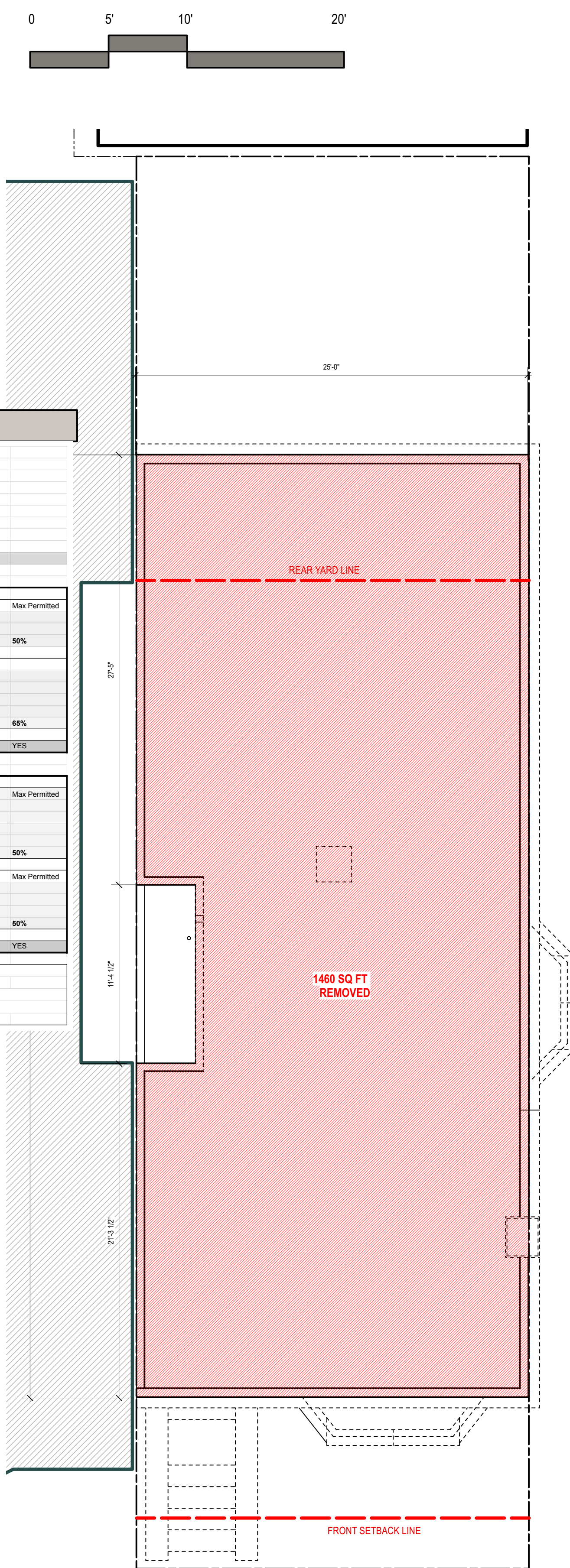
SECTION B - Linear Foundation Calc					
#1	Front and Rear Facades - Linear Measurements	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
A	Front Facade (south facing)	33.75	33.75	100%	
B	Rear Facade (north facing)	24.9	0	0%	
	<b>Sum of Front and Rear Facade (east + west)</b>	<b>58.65</b>	<b>33.75</b>	<b>57%</b>	<b>60%</b>
#2	Exterior Walls Linear Foundation Measurement	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
A	Front Facade (south facing)	33.75	33.75	100%	
B	Rear Facade (north facing)	24.9	0	0%	
C	East Elevation	61	0	0%	
D	West Elevation	61	0	0%	
	<b>Sum of All Exterior Walls Linear Footage</b>	<b>180.65</b>	<b>33.75</b>	<b>18%</b>	<b>65%</b>
Does Section B Meet Code? If either B1 or B2 is below max permitted, it meets code. <span style="float: right;">YES</span>					
SECTION C - Surface Area Calc					
#1	Vertical Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	North Facing Walls	740	340	46%	
B	South Facing Walls	539	539	100%	
C	East Facing Walls	1692	688	40%	
D	West Facing Walls	1219	287	23%	
	<b>Sum of All Exterior Wall Square Footage Vert Elements</b>	<b>4190</b>	<b>1854</b>	<b>44%</b>	<b>50%</b>
#2	Horizontal Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	Basement at Grade -1	N/A	N/A	N/A	
B	2nd Floor	1440	132	9%	
C	Roof	1457	1457	100%	
	<b>Sum of All Exterior Element Square Footage</b>	<b>2897</b>	<b>1589</b>	<b>55%</b>	<b>60%</b>
Does Section C Meet Code? If either C1 or C2 is below max permitted, it meets code. <span style="float: right;">YES</span>					

1 Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal."

2 Removal of floor plates to accommodate a new stair is considered "removal."

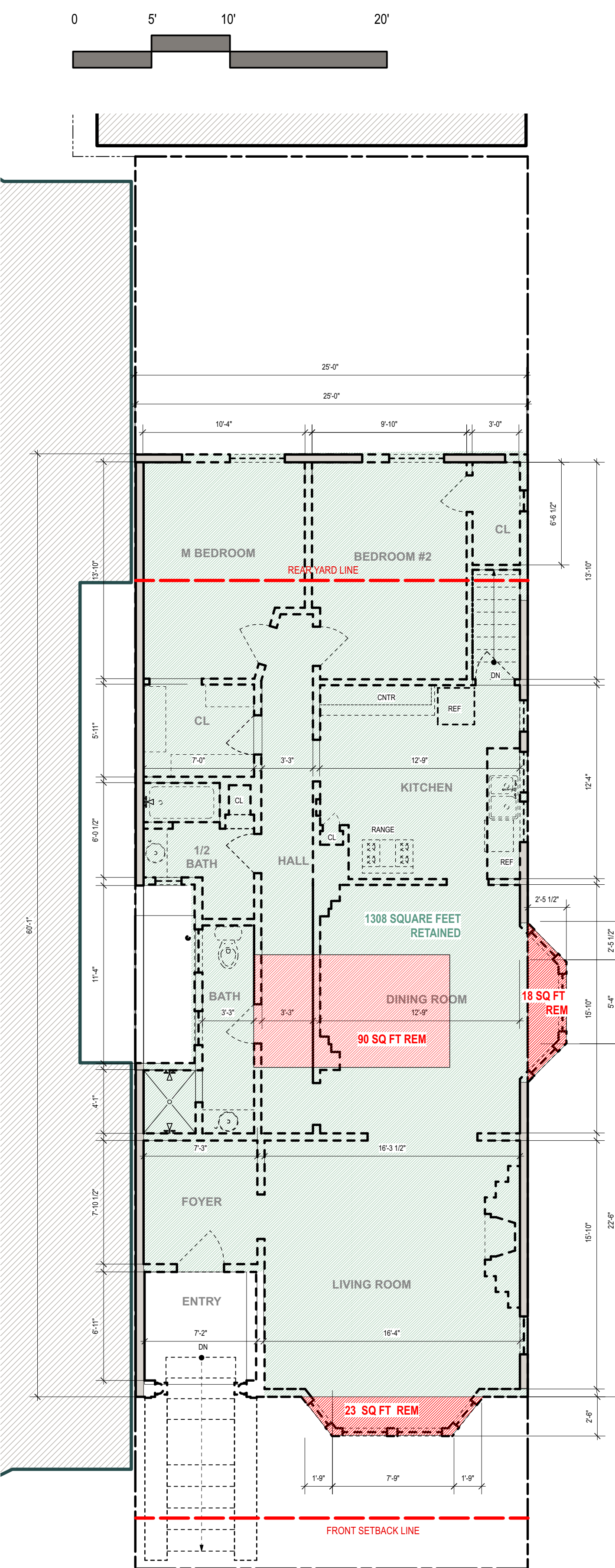
3 Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."

4 To use Section 317(b)(2)(d)(9) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond repair and requires replacement, or 2) (During Construction) a "Correction Notice" issued by DBI to show requirement to repair.



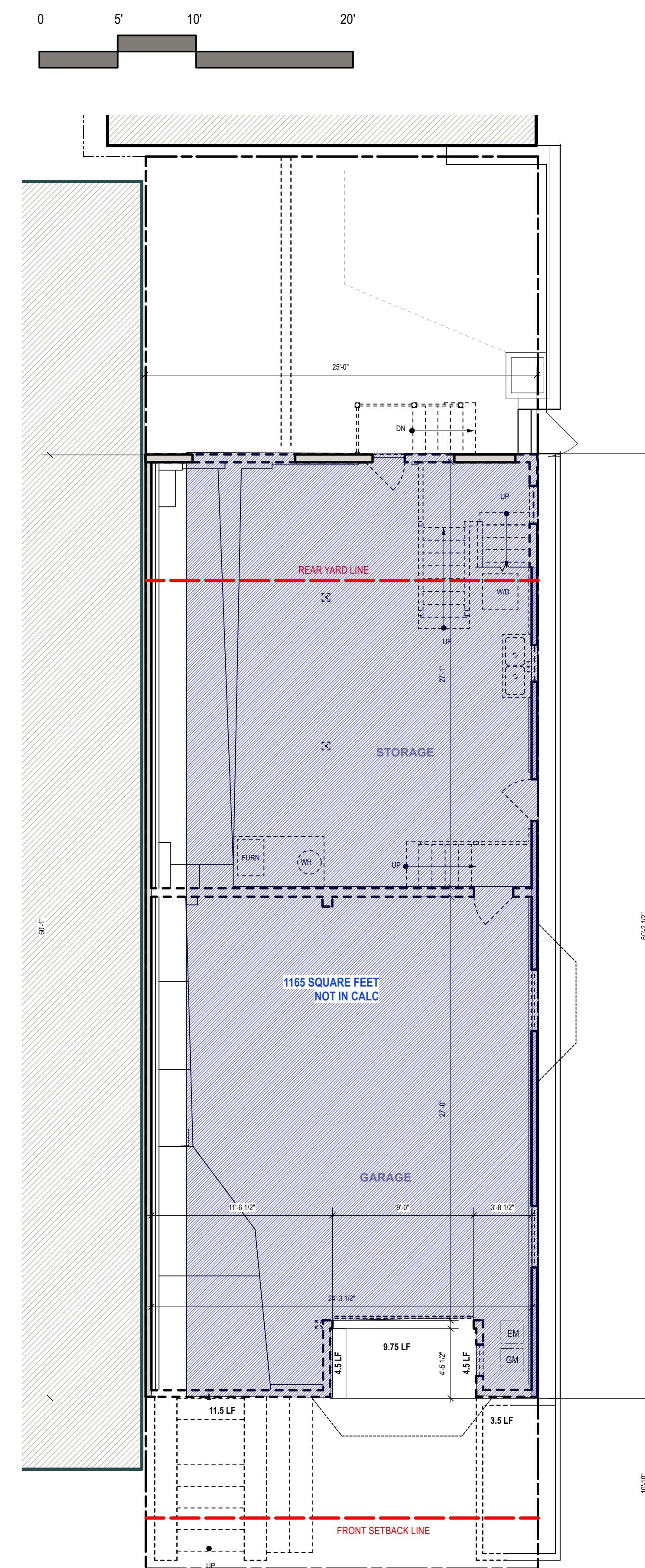
**EXISTING/DEMO ROOF PLAN**  
3/16" = 1'-0"

3



**EXISTING/DEMO 2ND FLOOR PLAN**  
3/16" = 1'-0"

2



**EXISTING/DEMO FIRST FLOOR PLAN**  
3/16" = 1'-0"

1

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
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03.02.24	NOPDR
06.01.24	BLDG PERMIT REV



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**RESIDENCE+ADU ADDITION**  
4000 21ST STREET, SAN FRANCISCO CA

**DEMO CALCS**

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

**A0.1**

SCALE:  
PLOT DATE:



08.18.21	CONCEPT
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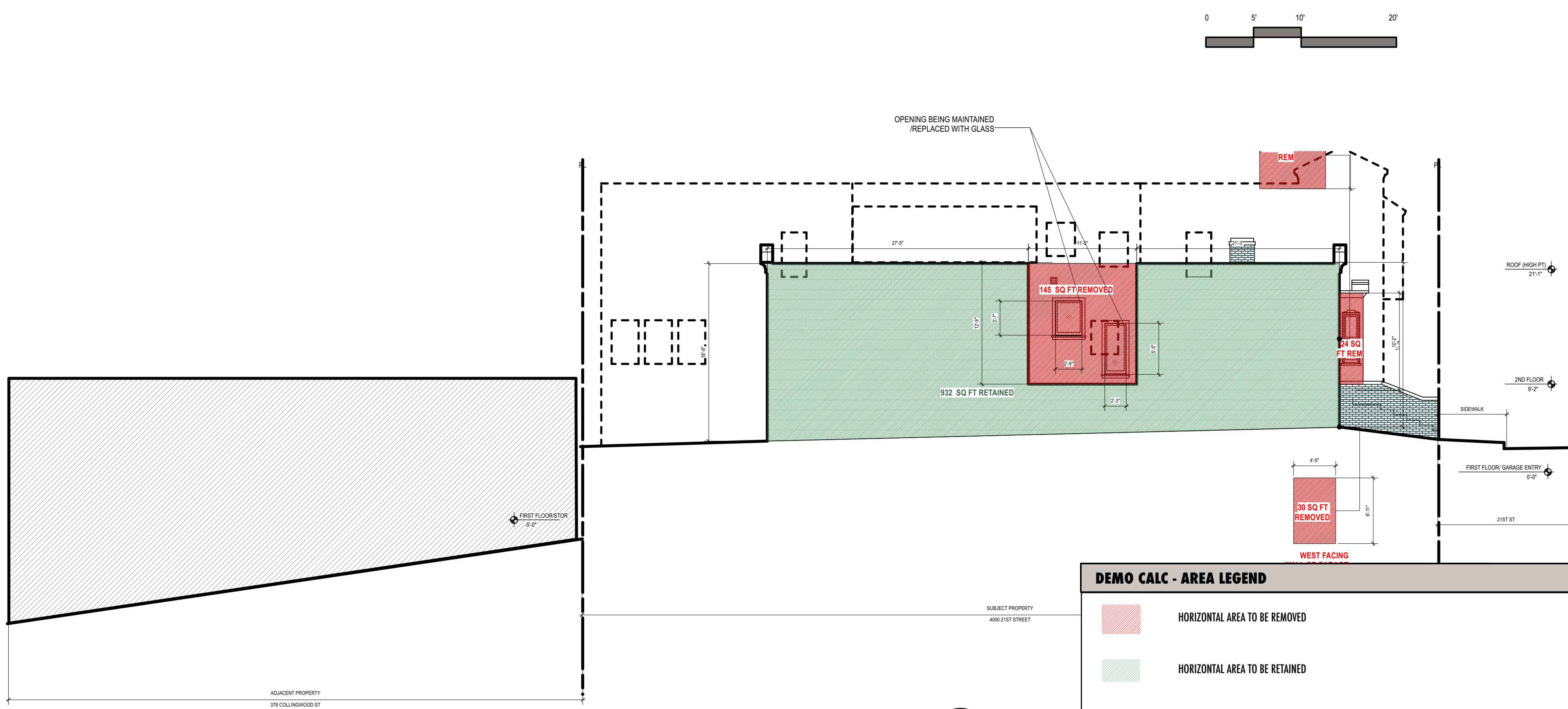
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4000 21ST STREET, SAN FRANCISCO CA

**DEMO CALCS**

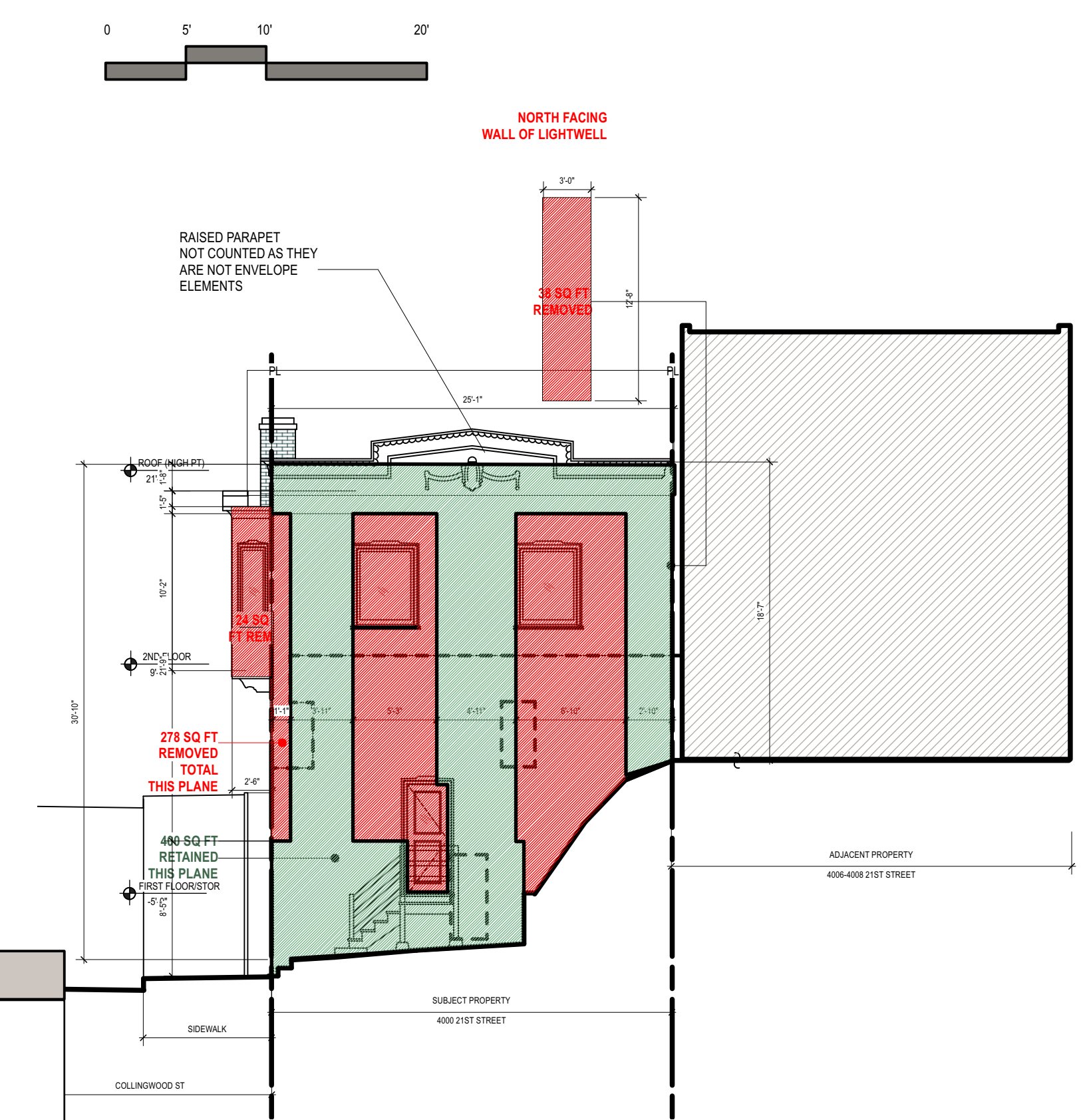
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**A0.2**

SCALE:  
PLOT DATE:



**DEMO WEST ELEVATION**  
1/8" = 1'-0" **4**



**DEMO NORTH ELEVATION**  
1/8" = 1'-0" **2**

**DEMO CALC - AREA LEGEND**

- HORIZONTAL AREA TO BE REMOVED
- HORIZONTAL AREA TO BE RETAINED
- HORIZONTAL AREA NIC PER SECTION 317 REGULATIONS

**DEMO CALC**

Planning Code section 317  
Demo Criteria Section 317  
A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required.  
B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Façade and Rear Façade, and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or  
C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

4000 21st Street Conditions

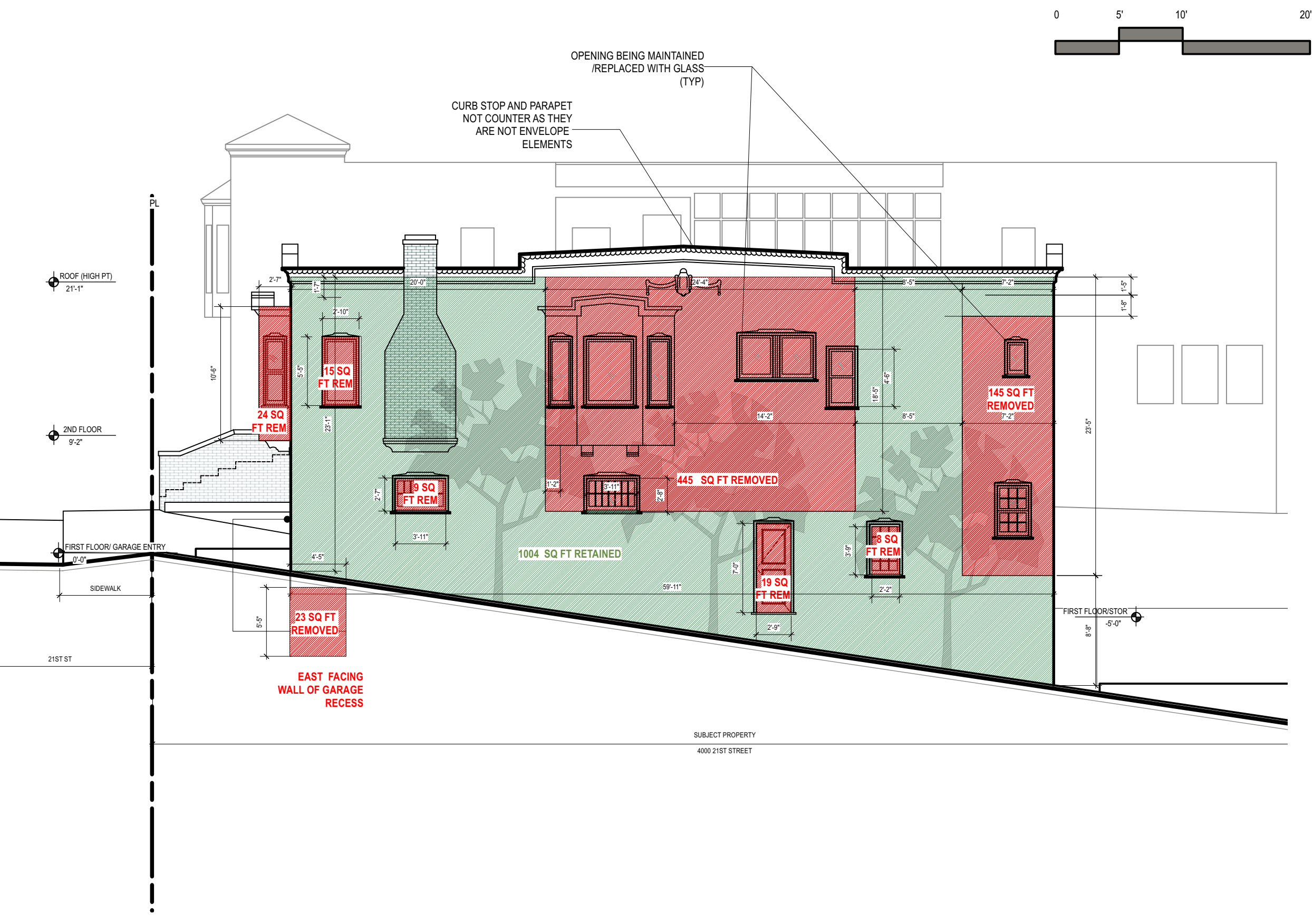
SECTION B - Linear Foundation Calc					
B1	Front and Rear Facades - Linear Measurements	(E) LENGTH (lineal ft)	LENGTH REMOVED (lineal ft)	PERCENTAGE REMOVED	Max Permitted
A	Front Façade (south facing)	33.75	33.75	100%	
B	Rear Façade (north facing)	24.9	0	0%	
	<b>Sum of Front and Rear Façade (east + west)</b>	<b>58.65</b>	<b>33.75</b>	<b>57%</b>	<b>50%</b>
B2	Exterior Walls Linear Foundation Measurement	(E) LENGTH (lineal ft)	LENGTH REMOVED (lineal ft)	PERCENTAGE REMOVED	
A	Front Façade (south facing)	33.75	33.75	100%	
B	Rear Façade (north facing)	24.9	0	0%	
C	East Elevation	61	0	0%	
D	West Elevation	61	0	0%	
	<b>Sum of All Exterior Walls Linear Footage</b>	<b>180.65</b>	<b>33.75</b>	<b>18%</b>	<b>65%</b>

Does Section B Meet Code? If either B1 or B2 is below max permitted, it meets code. **YES**

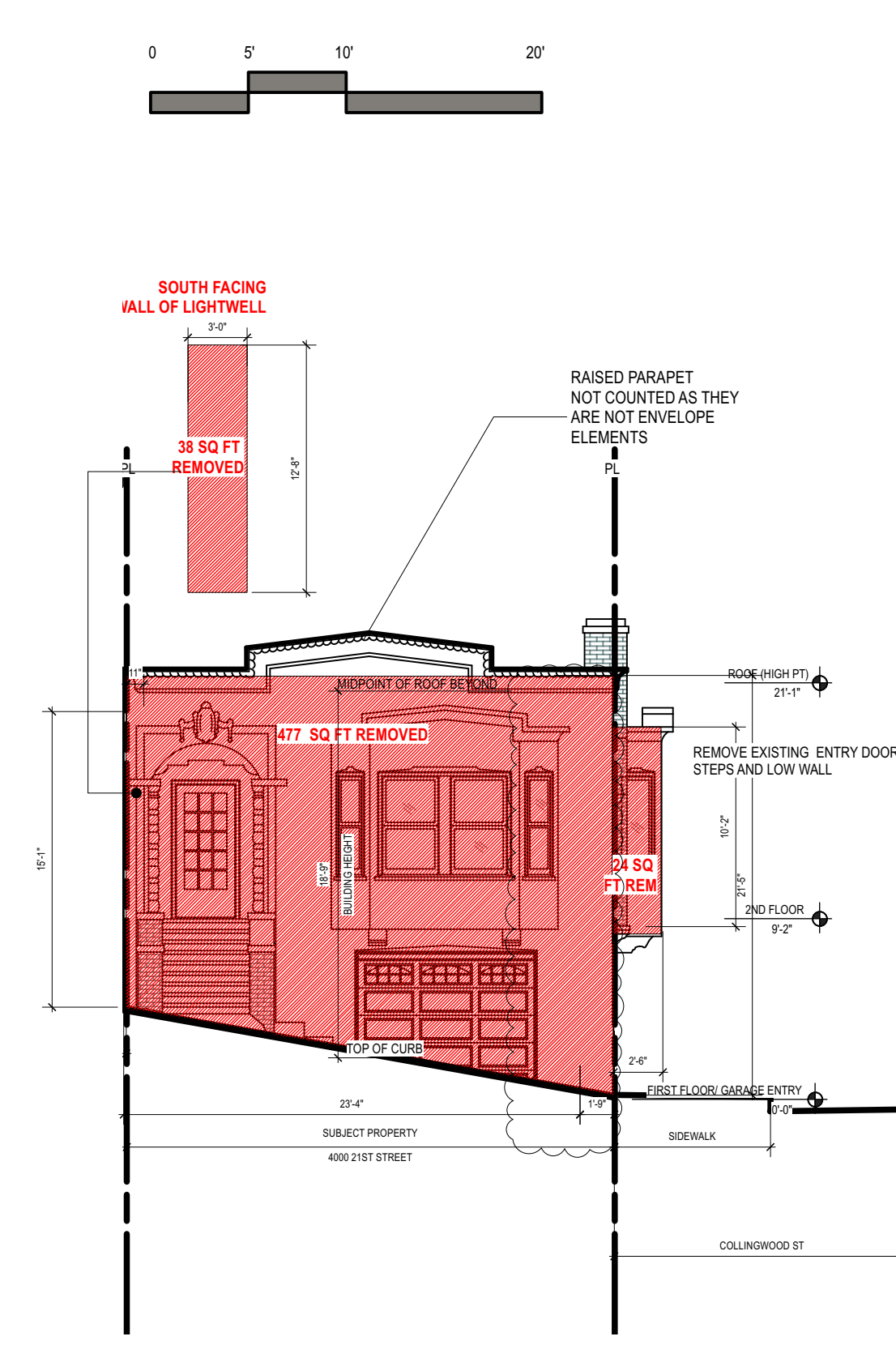
SECTION C - Surface Area Calc					
C1	Vertical Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	North Facing Walls	740	340	46%	
B	South Facing Walls	539	539	100%	
C	East Facing Walls	1692	688	40%	
D	West Facing Walls	1219	287	23%	
	<b>Sum of All Exterior Wall Square Footage Vert Elements</b>	<b>4190</b>	<b>1854</b>	<b>44%</b>	<b>50%</b>
C2	Horizontal Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	Basement at Grade -1	N/A	N/A	N/A	
B	2nd Floor	1440	132	9%	
C	Roof	1457	1457	100%	
	<b>Sum of All Horizontal Element Square Footage</b>	<b>2897</b>	<b>1589</b>	<b>55%</b>	<b>50%</b>

Does Section C Meet Code? If either C1 or C2 is below max permitted, it meets code. **YES**

1 Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal."  
Removal of floor plates to accommodate a new stair is considered "removal."  
2 Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."  
3 To use Section 317(b)(2)(i)(ii) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond repair and requires replacement, or 2) (During Construction) a "Correction Notice" issued by DBI to show requirement to repair.



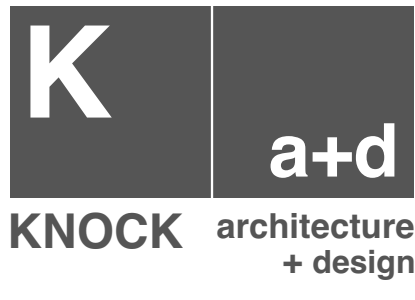
**DEMO EAST ELEVATION**  
1/8" = 1'-0" **3**



**DEMO SOUTH ELEVATION**  
1/8" = 1'-0" **1**



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08.17.22	PERMIT
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09.08.23	REV
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# RESIDENCE+ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

**AREA PLANS**

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## A0.3

SCALE:  
PLOT DATE:

**HATCH LEGEND**

- MAIN RESIDENCE FLOOR AREA (4000 21st St)
- ADU FLOOR AREA (4000a 21st St)
- PRIVATE USABLE OPEN SPACE

**AREA CALCULATIONS**

SAN FRANCISCO PLANNING CODE CALCS PER SECTION 102

Floor Areas	Existing Sq Ft	Proposed Sq Ft
Main Residence Area	1448	2750
ADU Area	0	785
Parking/Common/Storage Area	1131	462

USABLE OPEN SPACE MAIN RESIDENCE = 350 SQ FT (125 REQUIRED PER SFPC SECTION 135)  
USABLE OPEN SPACE ADU = 225 SQ FT (125 REQUIRED PER SFPC SECTION 135)

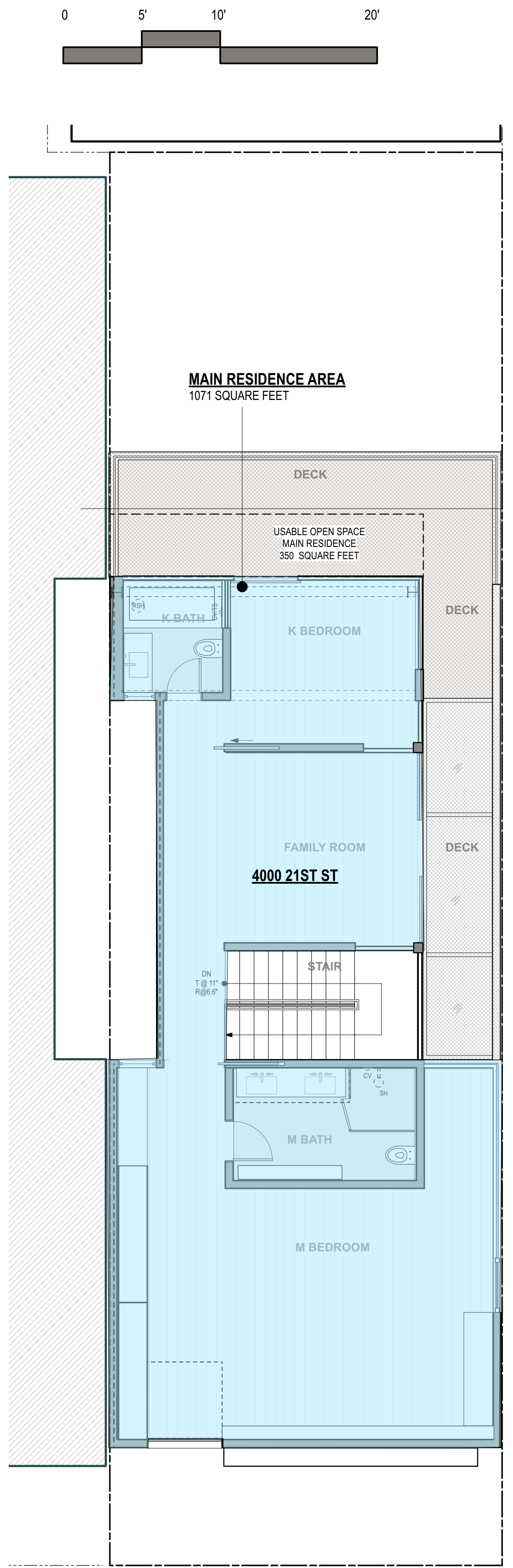
SAN FRANCISCO PLANNING CODE CALCS PER SECTION 249.2

EXISTING VERSUS PROPOSED AREAS	Existing Sq Ft	Proposed Sq Ft
Main Residence Area*	2579	2981
ADU Area*	0	1016
<b>TOTAL</b>	<b>2579</b>	<b>3997</b>

all measurements in gross square footage per SFPC  
\*common areas are split between units. Total Common area = 462 sq ft, or additional 231 sq ft per unit  
\*common area per SFPC per 249.92

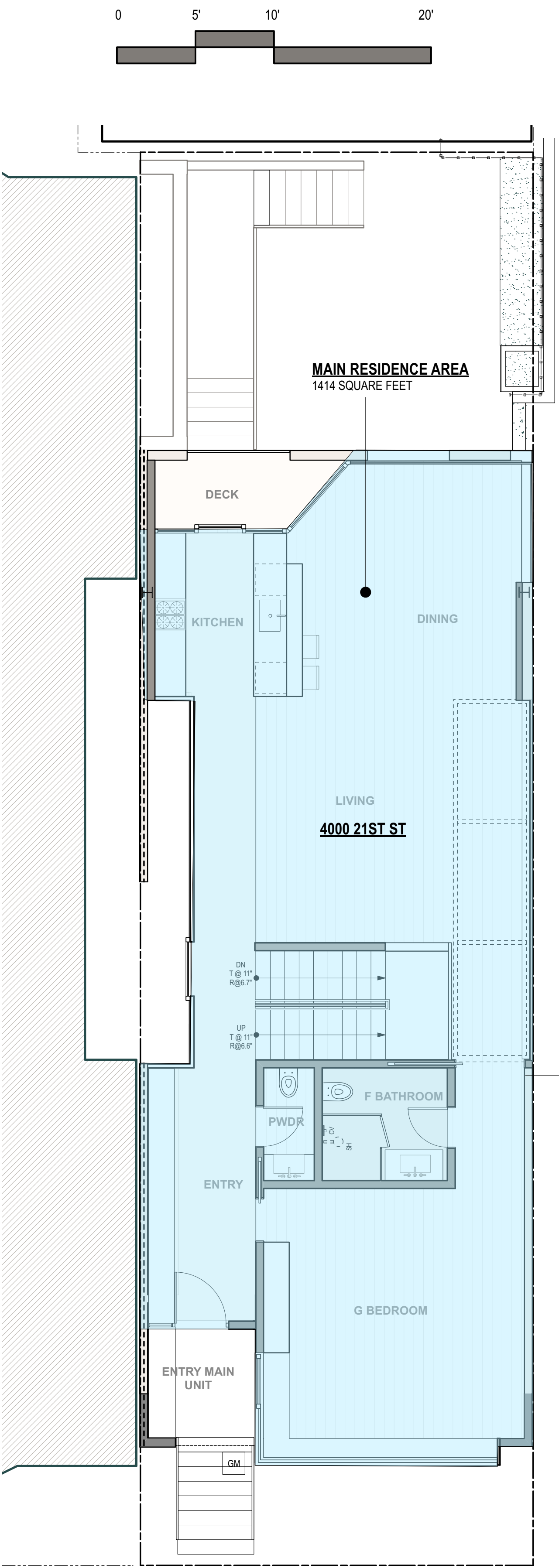
PROPOSED AREA PER FLOOR	Main Residence Sq Ft	ADU Sq Ft
FF	496	1016
2F	1414	0
3F	1071	0
<b>TOTAL</b>	<b>2981</b>	<b>1016</b>

all measurements in gross square footage per SFPC  
15% ADDED ONTO EXISTING AREA (e area x 1.15) 2965 < 2981  
1.2 TIMES LOT AREA 2700 < 2981



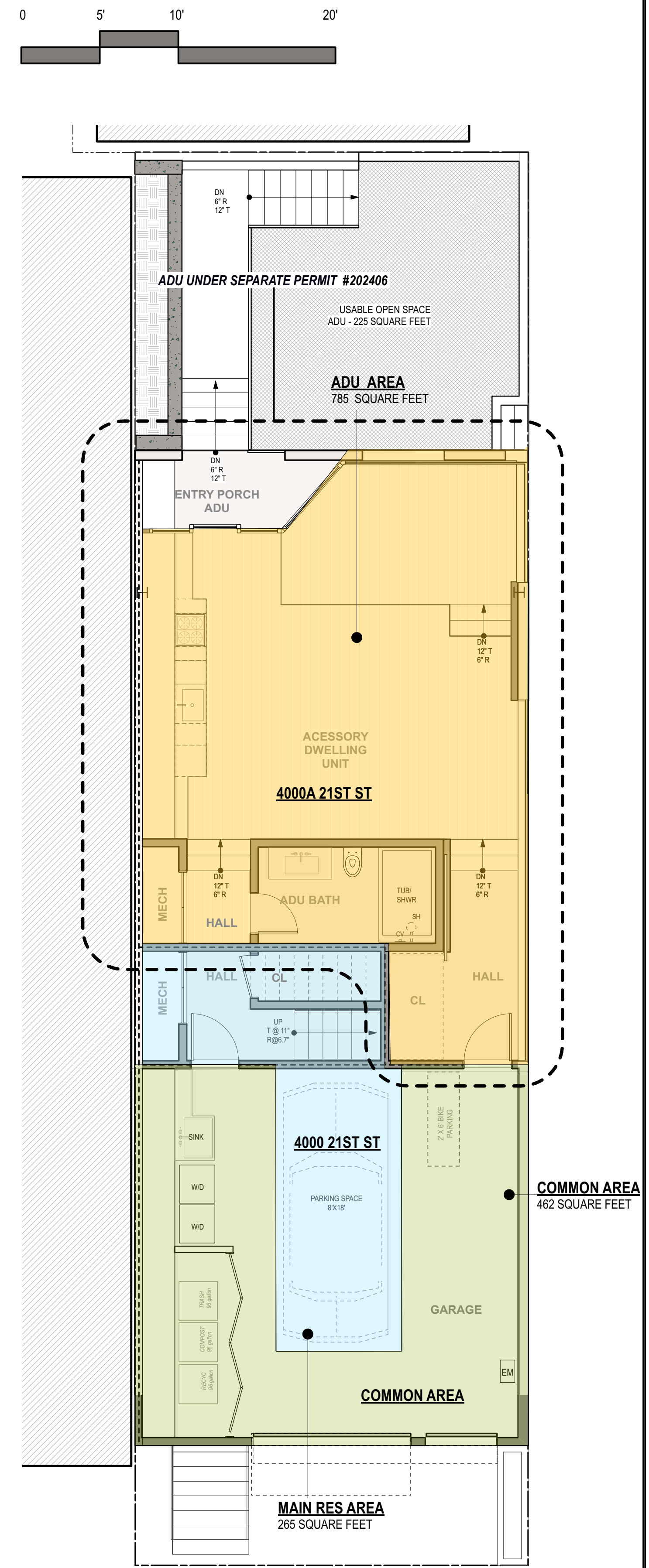
CALCS PER SFPC CALCS TO SEE SFBC CALCS SEE COVER SHEET  
**3RD FLOOR AREA CALCS**  
3/16" = 1'-0"

3



CALCS PER SFPC CALCS TO SEE SFBC CALCS SEE COVER SHEET  
**2ND FLOOR AREA CALCS**  
3/16" = 1'-0"

2



CALCS PER SFPC CALCS TO SEE SFBC CALCS SEE COVER SHEET  
**FIRST FLOOR AREA CALS**  
3/16" = 1'-0"

1



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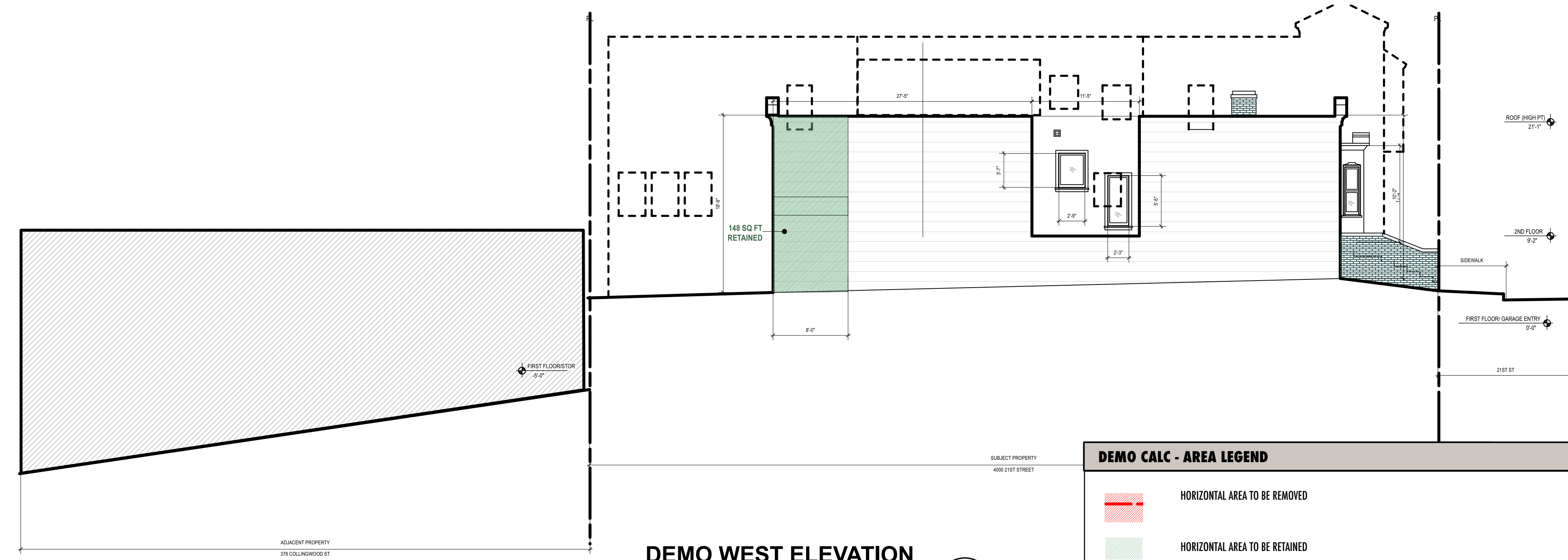
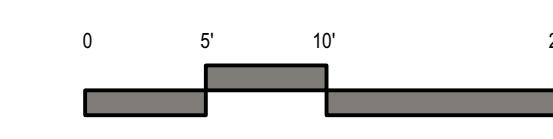
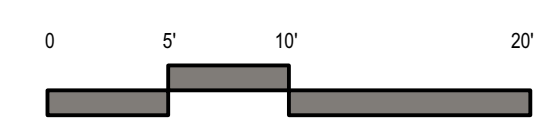
**RESIDENCE+ADU ADDITION**  
4000 21ST STREET, SAN FRANCISCO CA

**DEMO CALCS - RY**

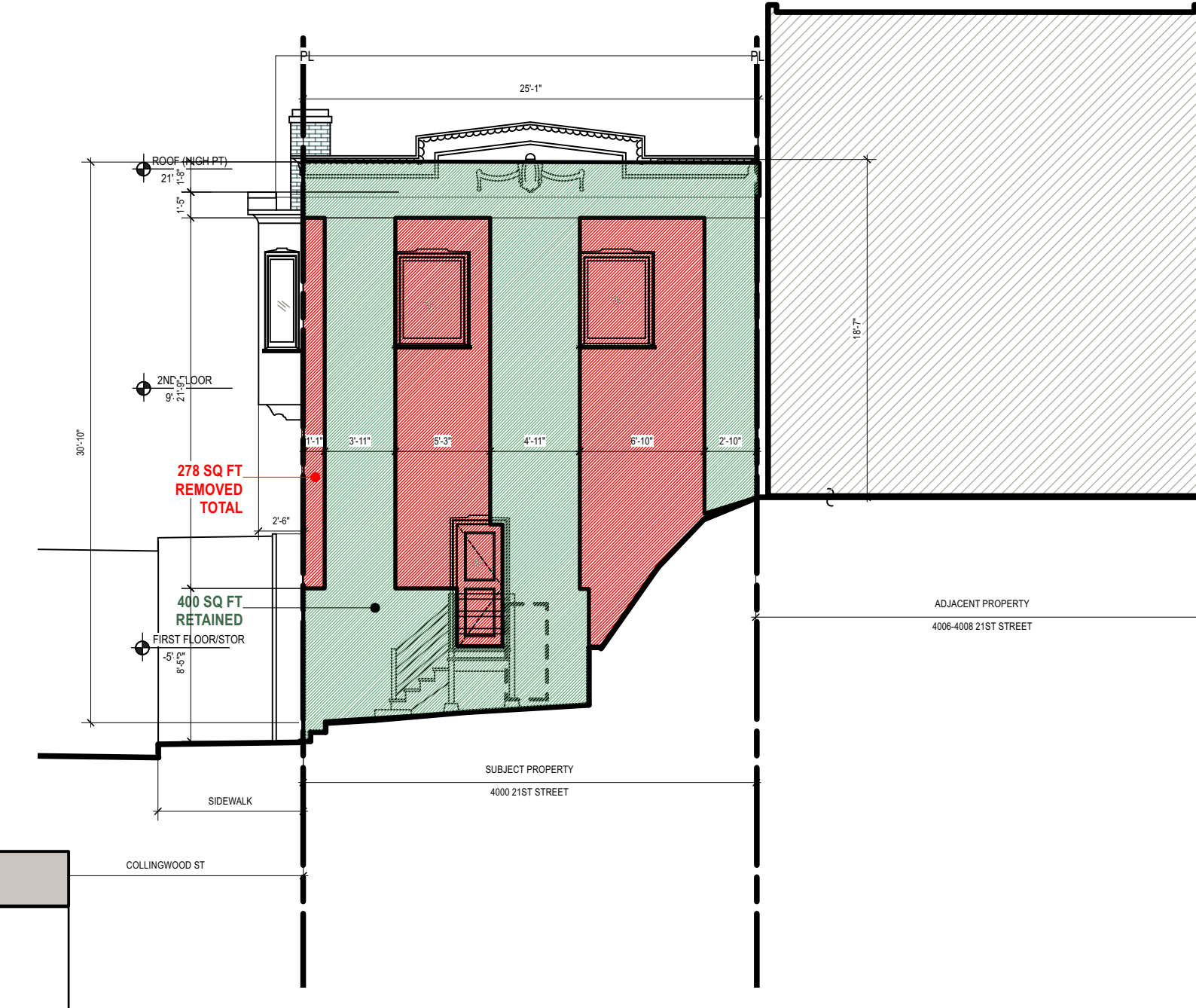
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**A0.4**

SCALE:  
PLOT DATE:



**DEMO WEST ELEVATION PORTION OVER REAR YARD ONLY**  
1/8" = 1'-0" **4**



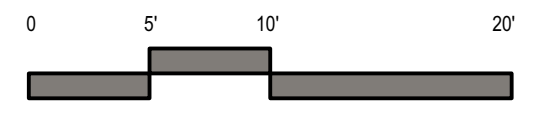
**DEMO NORTH ELEVATION PORTION OVER REAR YARD ONLY**  
1/8" = 1'-0" **2**

**DEMO CALC - AREA LEGEND**

<span style="color: red;">■</span>	HORIZONTAL AREA TO BE REMOVED
<span style="color: green;">■</span>	HORIZONTAL AREA TO BE RETAINED
<span style="color: blue;">■</span>	HORIZONTAL AREA NIC PER SECTION 317 REGULATIONS

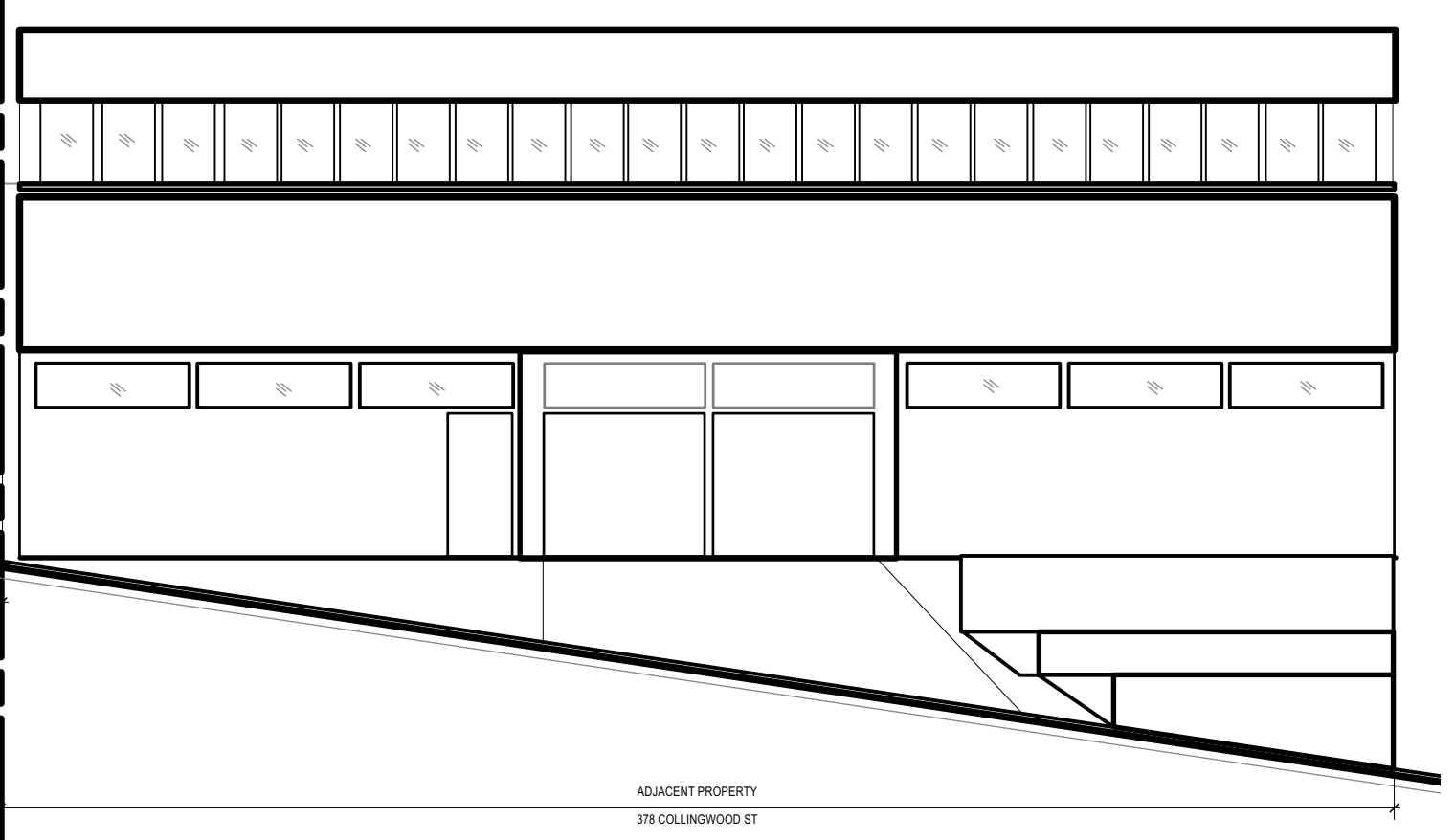
**DEMO CALC - FOR AREA OVER REAR YARD LINE ONLY**

Surface Area Calc - Vertical Exterior Wall Surface over Rear Yard Line					
	Vertical Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	North Facing Walls	678	278	41%	
B	South Facing Walls	NA	NA	NA	
C	East Facing Walls	256	147	57%	
D	West Facing Walls	147	0	0%	
	<b>Sum of All Exterior Wall Vert Surface over Rear Yard Line</b>	<b>1081</b>	<b>425</b>	<b>39%</b>	<b>50%</b>



**DEMO EAST ELEVATION - PORTION OVER REAR YARD LINE ONLY**  
1/8" = 1'-0" **3**

**SOUTH ELEVATION NIC**



**DEMO SOUTH ELEVATION**  
1/8" = 1'-0" **1**



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

DESIGN – COMPLIANCE AT PLAN STAGE

6. Final Materials. The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, www.sfpplanning.org

7. Garbage, Composting and Recycling Storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, www.sfpplanning.org

8. Landscaping. Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, www.sfpplanning.org

PARKING AND TRAFFIC

9. Bicycle Parking. The Project shall provide no fewer than two (2) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

10. Parking Maximum. Pursuant to Planning Code Section 151, the Project shall provide no more than two (2) off-street parking spaces.

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

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, www.sfpplanning.org

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

2. Expiration and Renewal. Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization.

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

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

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

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

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

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

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

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

AUTHORIZATION

This authorization is for a conditional use to allow expansion of a single-family residence located at 4000 21st Street, Block 2751, and Lot 006H pursuant to Planning Code Sections 249.92 and 303 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated March 2, 2024, and stamped "EXHIBIT B" included in the docket for Record No. 2022-009383CUA and subject to conditions of approval reviewed and approved by the Commission on April 11, 2024 under Motion No. 21545.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions.

CHANGES AND MODIFICATIONS

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

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

Radu Mihai Roman
And When Recorded Mail To:

Name: Radu Mihai Roman

Address: 4000 21st ST

City: San Francisco

State: CA ZIP: 94114



Doc # 2024032356

Table with recording details: City and County of San Francisco, Joaquin Torres, Assessor-Recorder, 4/22/2024 12:53:46 PM, Fees \$35.00, Pages 8 Title 394 NH Taxes \$0.00, Customer 001 Other \$0.00, S82 Fees \$75.00, Paid \$110.00

(Space Above This Line For Recorder's Use)

I (We), Radu Mihai Roman, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: 2751 LOT: 006H;

COMMONLY KNOWN AS: 4000 21ST STREET;

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said Restrictions consist of conditions attached to Conditional Use Authorization No. 2022-009383CUA authorized by the Planning Commission of the City and County of San Francisco on April 11, 2024, as set forth on Planning Commission Motion No. 21545. This authorization is for a conditional use to allow expansion of a single-family residence located at 4000 21st Street, Block 2751, and Lot 006H pursuant to Planning Code Sections 249.92 and 303 within the RH-2 District and a 40-X Height and Bulk District.

The restrictions and conditions of which notice is hereby given are:

EXHIBIT "A"

Legal Description

A.P.N.: LOT: 006H, BLOCK: 2751

Situs Address: 4000 21st Street, San Francisco, CA 94114

Property Address: 4000 21st Street, San Francisco, CA 94114

Lot Number: 006H

Block Number: 2751

the following described property in the City of San Francisco, County of San Francisco, State of California:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF 21ST STREET AND THE WESTERLY LINE OF COLLINGWOOD STREET; RUNNING THENCE WESTERLY AND ALONG SAID LINE OF 21ST STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 90 FEET; THENCE AT A RIGHT ANGLE EASTERLY 25 FEET TO THE WESTERLY LINE OF COLLINGWOOD STREET; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID LINE OF COLLINGWOOD STREET 90 FEET TO THE POINT OF BEGINNING.

BEING PART OF HORNER'S ADDITION BLOCK NO. 191.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

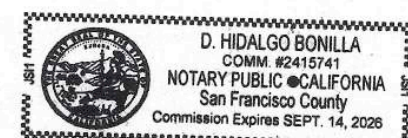
On April 17, 2024 before me, D. Hidalgo Bonilla, Notary Public (insert name and title of the officer)

personally appeared Radu Mihai Roman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Signature of Radu Mihai Roman, Dated: 04/19/24 at San Francisco, California.

Signature, Dated: 20 at San Francisco, California.

Signature, Dated: 20 at San Francisco, California.

Signature, Dated: 20 at San Francisco, California.

Signature, Dated: 20 at San Francisco, California.

Signature, Dated: 20 at San Francisco, California.

Signature, Dated: 20 at San Francisco, California.

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

See Attached
California All-Purpose Acknowledgement

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

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

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

Table with project status: 08.18.21 CONCEPT, 09.30.21 REV PLAN, 09.03.21 REV, 09.21.21 PREAPP SET, 02.15.22 REVISIONS, 02.24.22 REVISIONS, 05.31.22 REVISIONS, 08.17.22 PERMIT, 04.19.23 NOPDR/REV, 09.08.23 REV, 01.29.24 REV, 02.29.24 REV TO ADD ADU, 03.02.24 NOPDR, 06.01.24 BLDG PERMIT REV



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RESIDENCE+ADU ADDITION
4000 21ST STREET, SAN FRANCISCO CA

NSR
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A0.5

SCALE:
PLOT DATE:



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415-215-2647

# RESIDENCE+ADU ADDITION

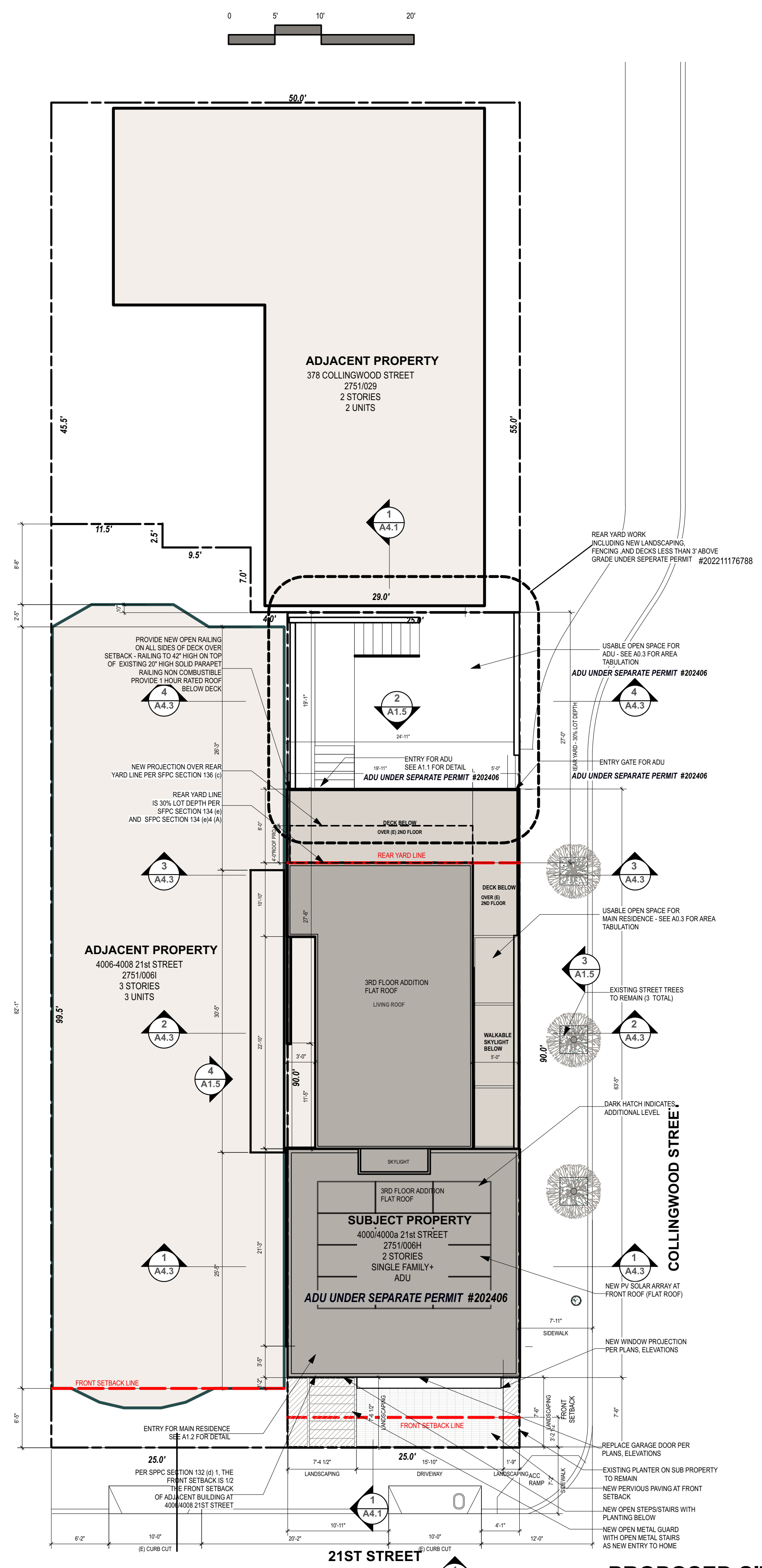
4000 21ST STREET, SAN FRANCISCO CA

## SITE PLAN

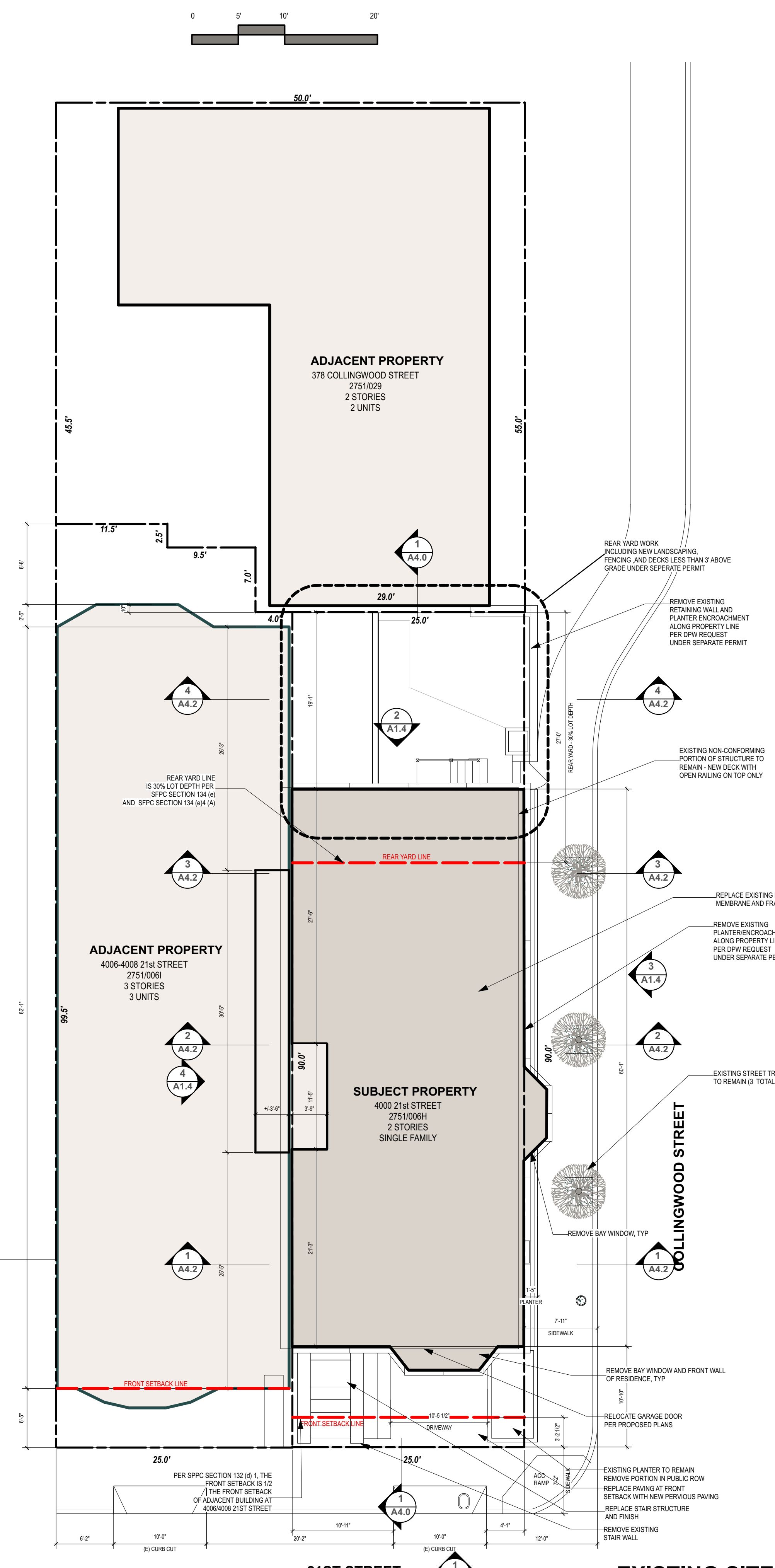
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# A1.0

SCALE:  
PLOT DATE:



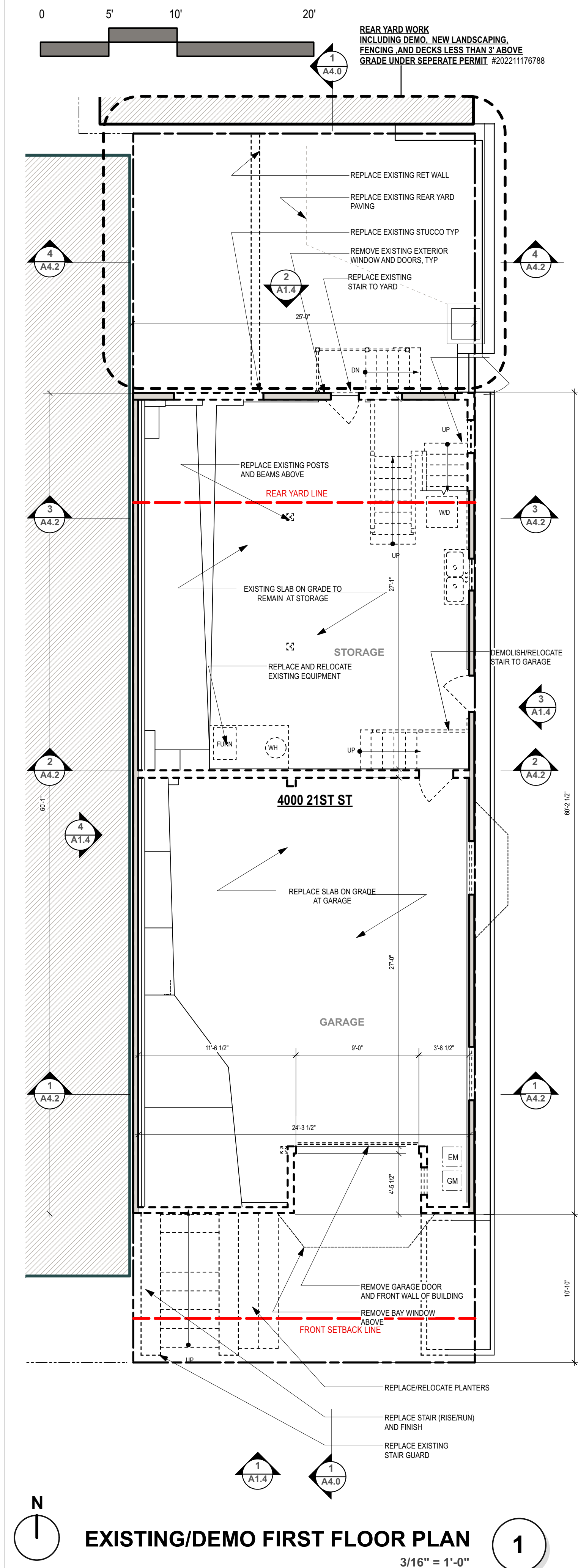
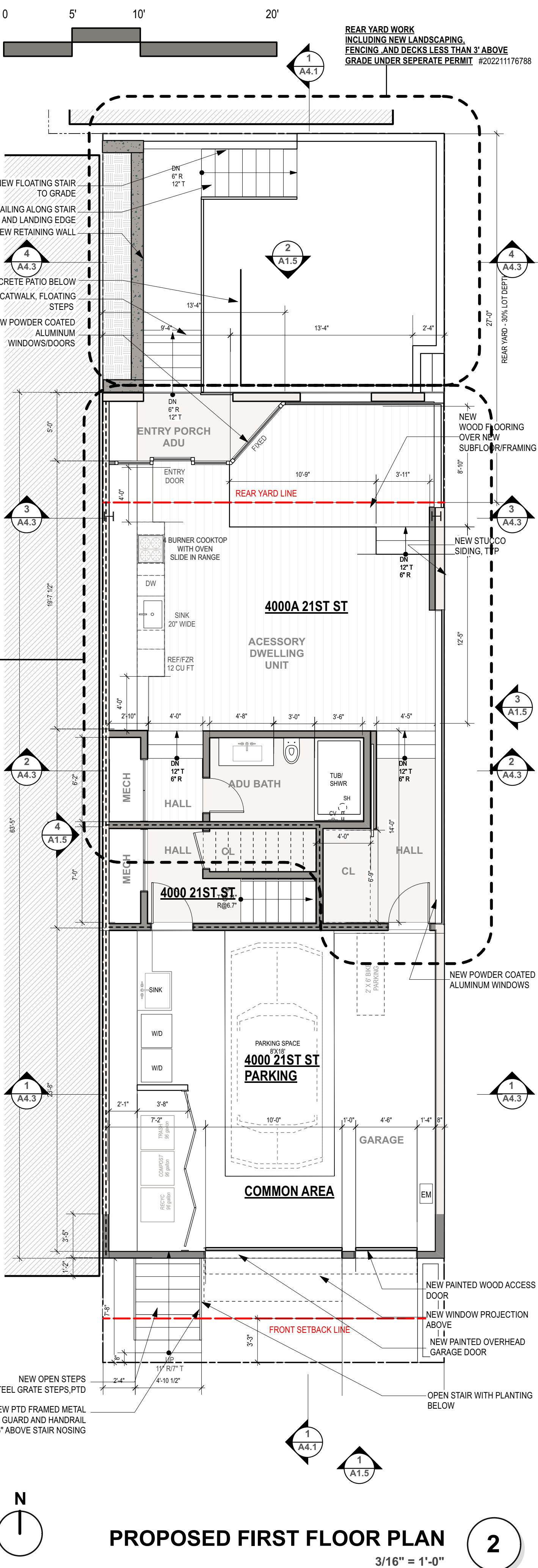
FRONT SETBACK CALCULATION	AREA (in sq ft)	PERCENTAGE DECIMAL	PERCENT PROVIDED	PERCENT REQUIRED
SETBACK AREA	80			
PLANTED AREA	30	0.375	38%	20%
PERVIOUS AREA (INCL PLANTING+PERVIOUS PAV)	80	1	100%	50%



2

1

WALL LEGEND	
	EXISTING WALL TO REMAIN
	DEMO WALL
	NEW WALL



08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	BLDG PERMIT REV



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# RESIDENCE+ADU ADDITION

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## FIRST FLOOR PLANS

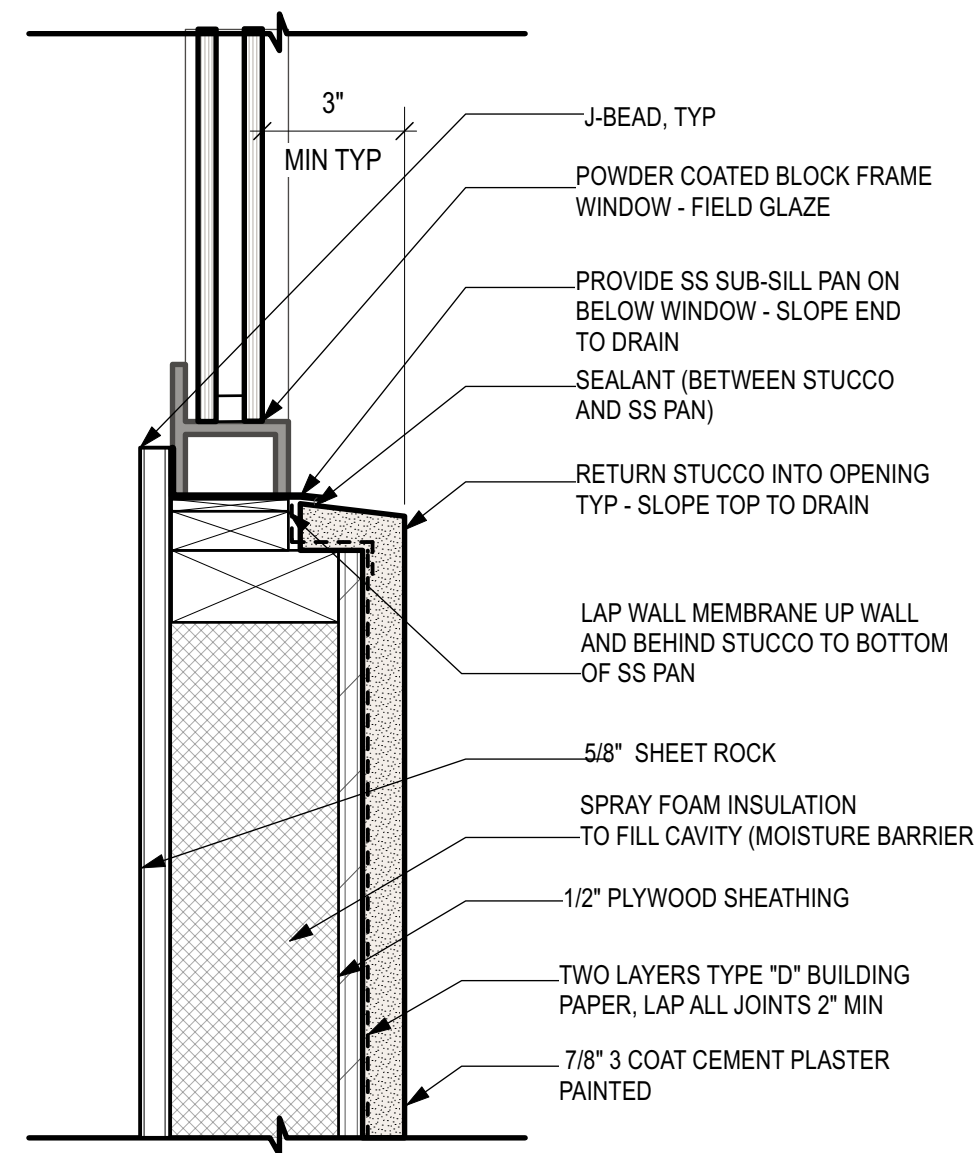
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# A1.1

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PLOT DATE:

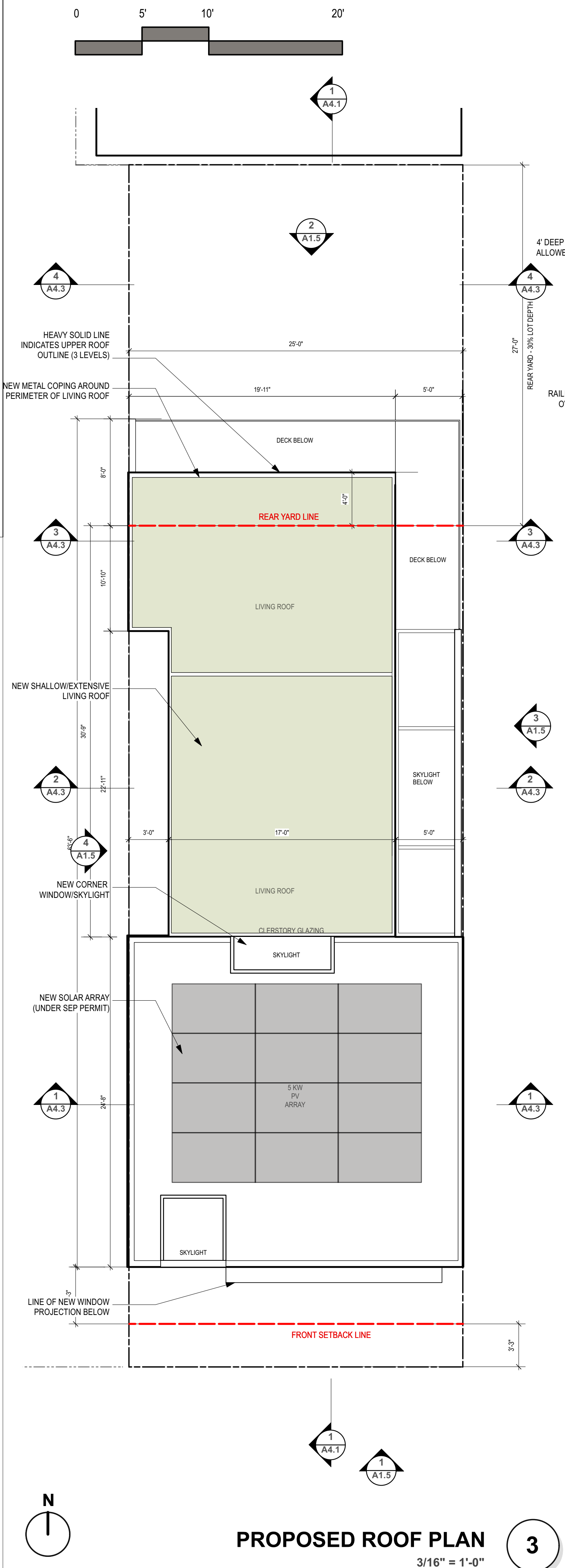




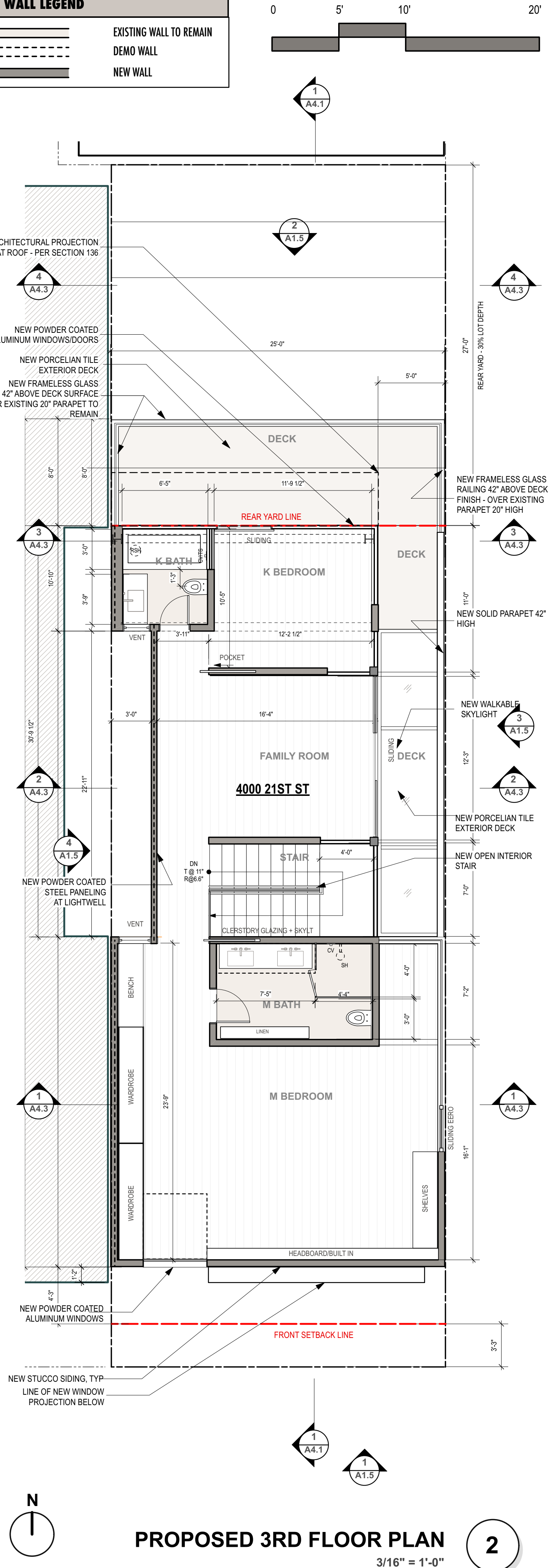


**WINDOW SILL TYP**  
3" = 1'-0"

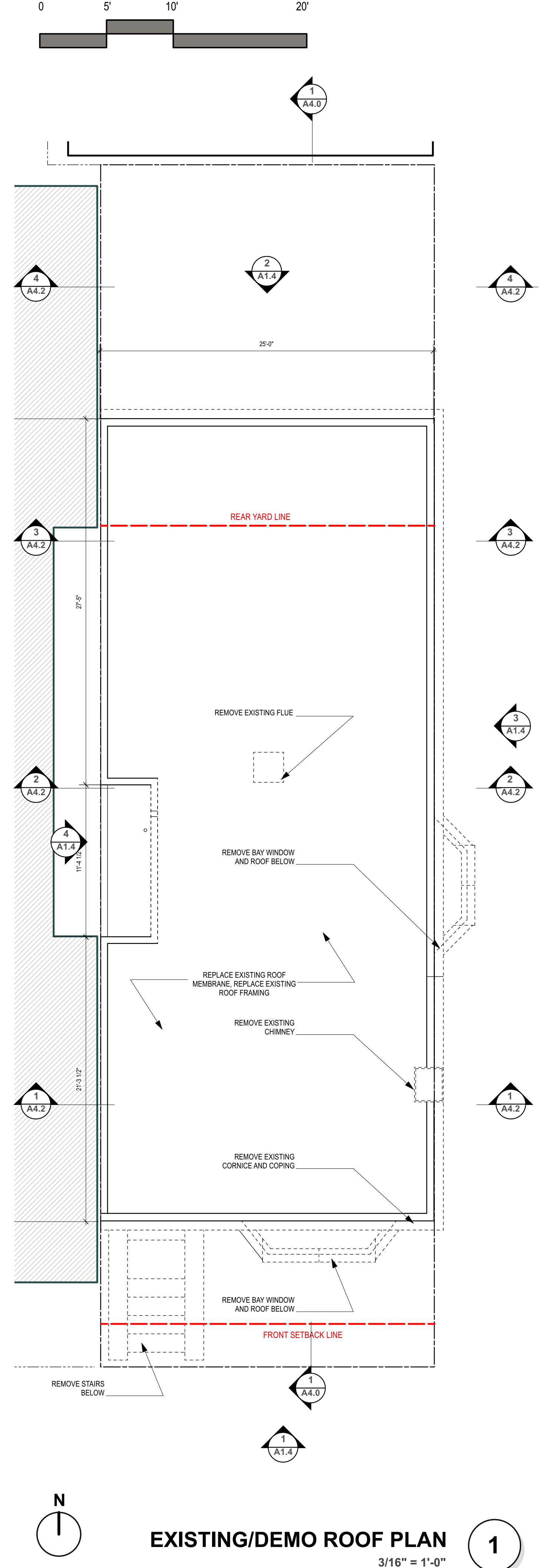
4



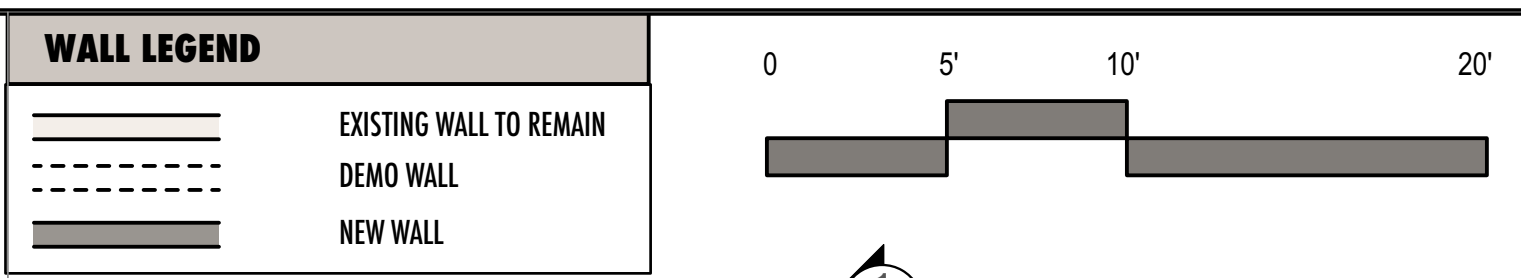
**PROPOSED ROOF PLAN**  
3/16" = 1'-0"



**PROPOSED 3RD FLOOR PLAN**  
3/16" = 1'-0"



**EXISTING/DEMO ROOF PLAN**  
3/16" = 1'-0"



08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
10.21.21	REV MF
02.24.22	REVISIONS K/REV
02.15.22	REVISIONS
05.31.22	REVISIONS
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	BLDG PERMIT REV



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4000 21ST STREET, SAN FRANCISCO CA

**3RD FLR/  
ROOF PLANS**

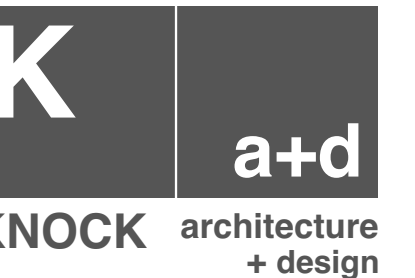
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**A1.3**

SCALE:  
PLOT DATE:



08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
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09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	BLOG PERMIT REV



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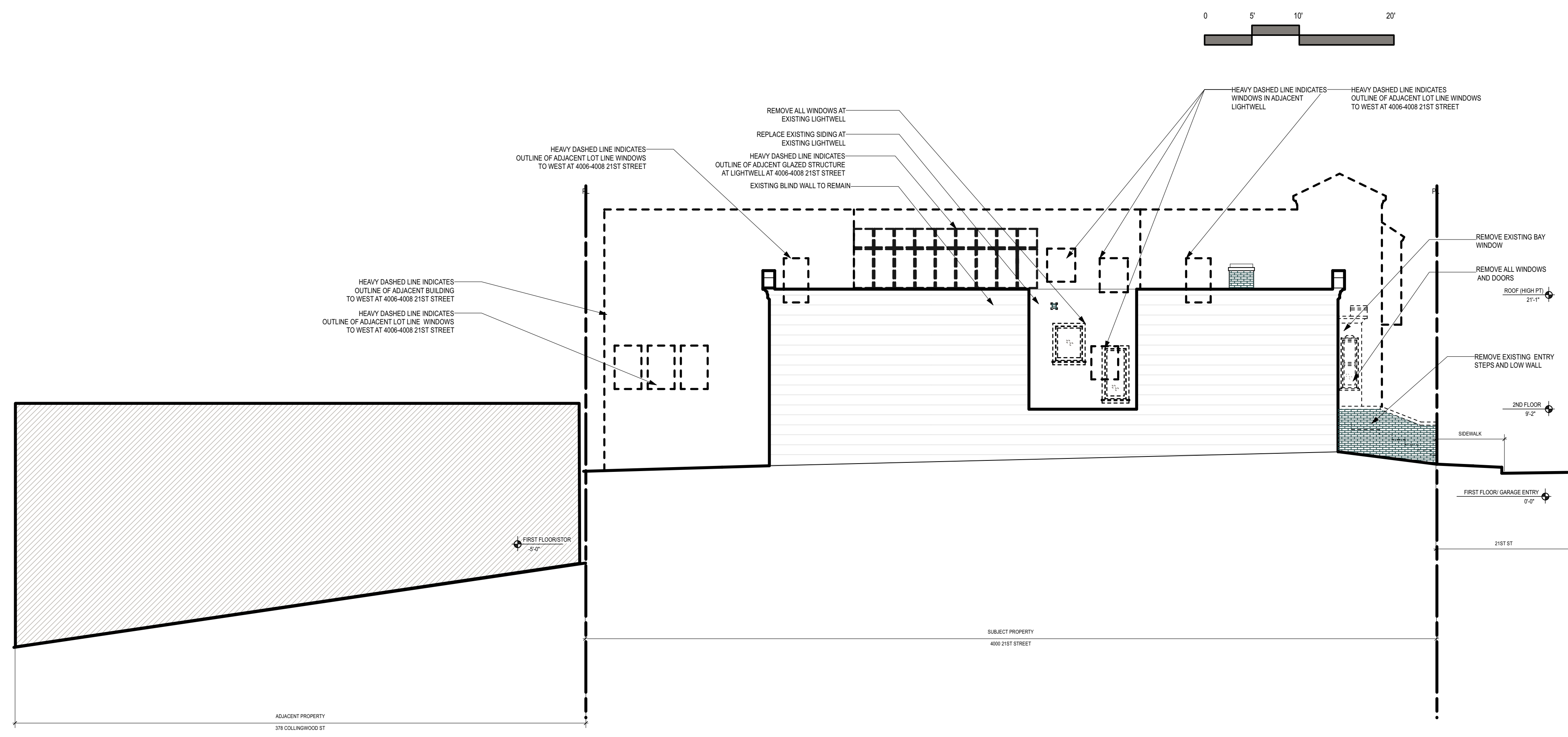
**RESIDENCE+ADU ADDITION**  
4000 21ST STREET, SAN FRANCISCO CA

**(E) EXTERIOR ELEVATIONS**

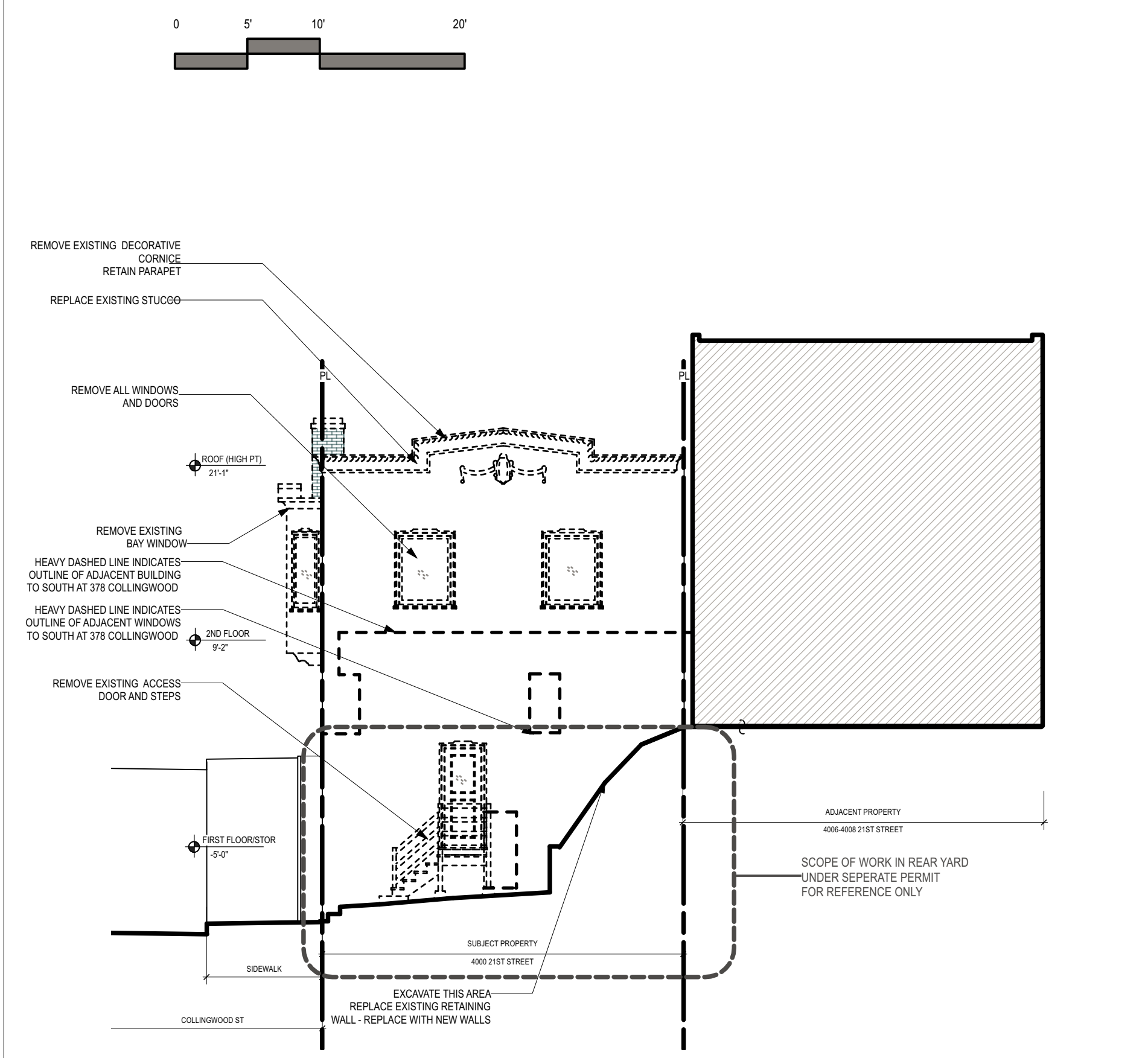
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**A1.4**

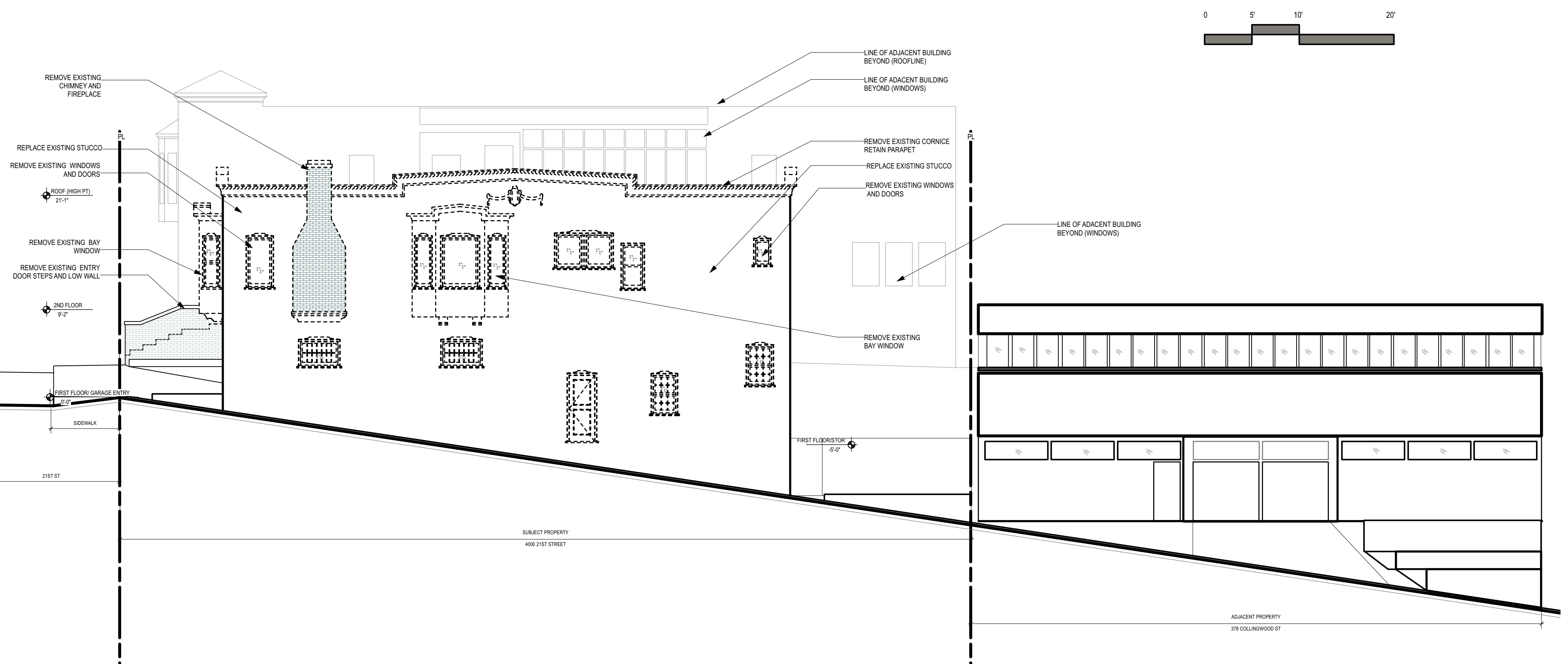
SCALE:  
PLOT DATE:



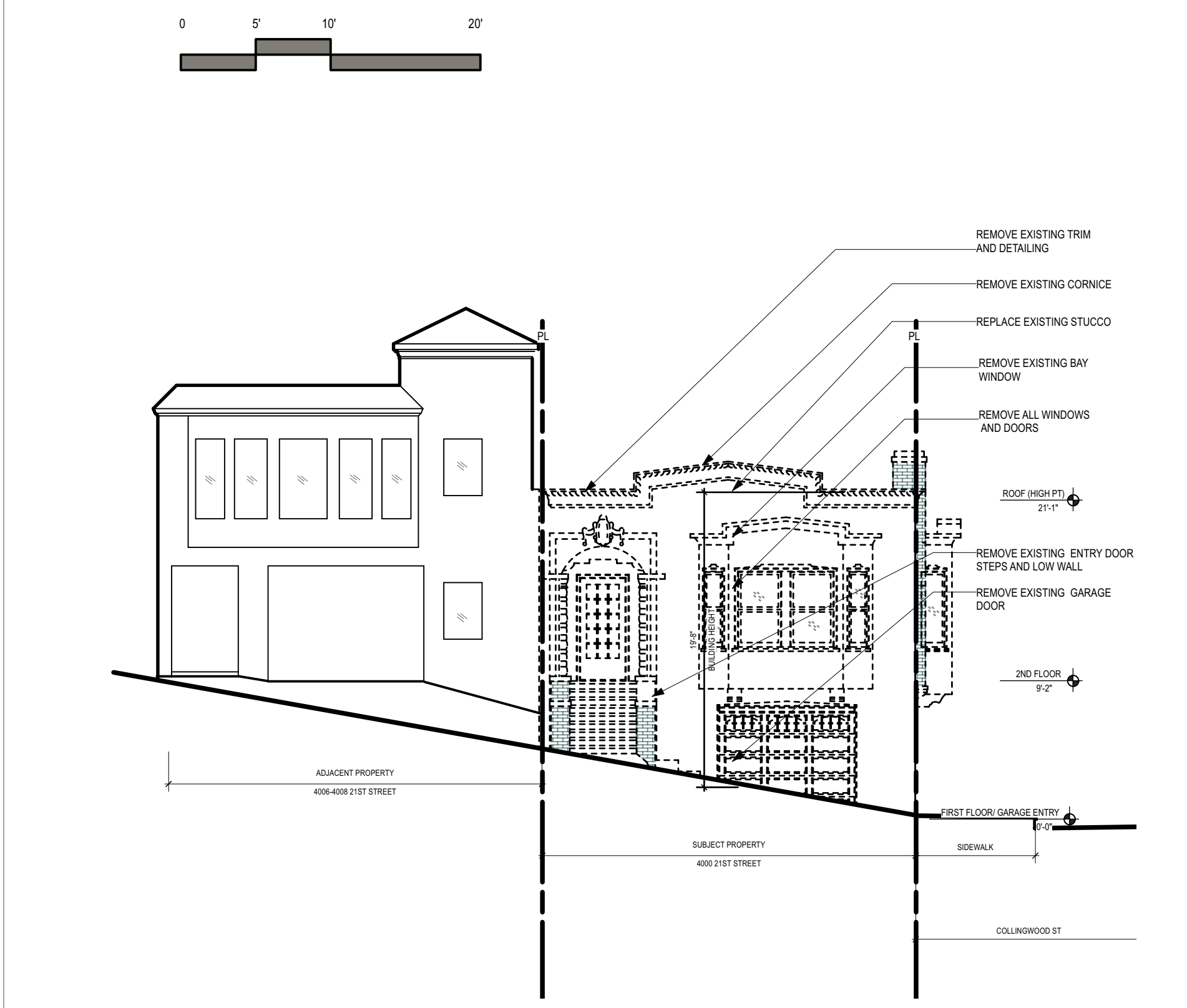
**EXISTING WEST ELEVATION** 4  
1/8" = 1'-0"



**EXISTING NORTH ELEVATION** 2  
1/8" = 1'-0"



**EXISTING EAST ELEVATION** 3  
1/8" = 1'-0"



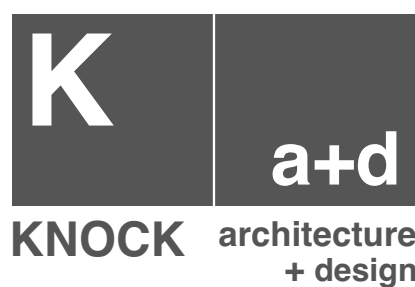
**EXISTING SOUTH ELEVATION** 1  
1/8" = 1'-0"







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08.30.21	REV PLAN
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09.21.21	PREAPP SET
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02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
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09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
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**RESIDENCE+ADU ADDITION**  
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**STREET VIEW FROM COLLINGWOOD** 4  
 NTS



**COLLINGWOOD FACADE** 2  
 NTS



**21ST STREET FACADE** 3  
 NTS



**COLLINGWOOD FACADE AND GARDEN DETAIL** 1  
 NTS

**3D RENDERINGS**

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**A1.6**

SCALE:  
 PLOT DATE:



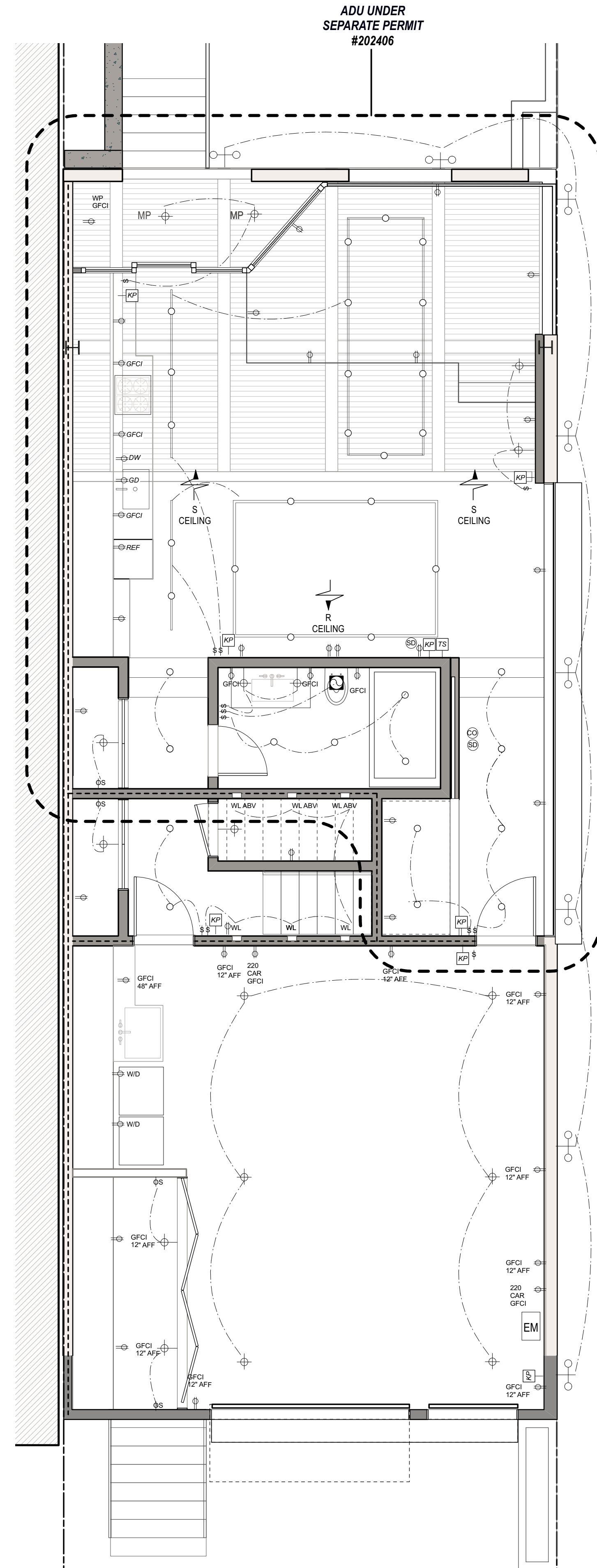
- 1) ALL 4" CAN LIGHTING TO BE RECESSED WAC PRECISIONS MULTIPLES, TRIMLESS, 90 CRI, 40 DEGREE BEAM SPREAD, 2700 K
- 2) 2" CAN LIGHTING TO BE WAC LED ME SQUARE BUTTON LIGHT 2700 K BLACK FINISH
- 3) INGRADE LIGHTING TO BE WAC 3" INGRADE 120V LANDSCAPE RECESSED LED 3000K
- 4) STEP LIGHTS TO BE WAC LED ME 5" BLACK HORIZONTAL STEP AND WALL LIGHT
- 6) PROVIDE PREWIRE FOR LANDSCAPE LIGHTING ONLY - VIF WITH OWNER
- 7) ALL NEW OUTLETS AND TRIMS TO BE LUTRON DECORA TRIMLESS PLATES WHITE, DIMMERS TO BE MAESTRO, PROVIDE NEW CASETA WIRELESS SYSTEM WITH KEYPADS PER PLANS
- 8) PROVIDE LOW VOLTAGE WIRING THROUGHOUT FOR WIRELESS INTERNET WIRELESS. PROVIDE NEW DROP CANS FOR HOME SECURITY AND SMART LOCKS FOR ENTRY
- 9) PROVIDE NUHEAT OR APPROVED EQUAL ELECTRIC FLOOR MAT AT EACH BATHROOM, CONTROLLER LOCATED AT EM NOTE
- 10) BATHROOM EXHAUST FANS TO BE PANASONIC WHISPERFIT 110 CFM
- 11) SURFACE MOUNTED LIGHTS ABOVE CLOSET DOORS TO BE WAC 30" BRINK BATH BAR 2700K BLACK
- 12) SCOVES EA SIDE OF VANITY TO BE SONNEMAN SLIM VANITY BATH BAR 48" 2700K
- 13) ALL OTHER SURFACE MOUNTED LIGHTS BY OWNER

**MECHANICAL/VENTING NOTES:**

- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.1 THROUGH WALL VENT TERMINATION PER SFMC 802.6
- COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7
- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3 FEET FROM THE PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
- ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1203.1.
- CLOTHES DRYER EXHAUST SHALL BE A MINIMUM 4 INCHES, TERMINATE TO THE OUTSIDE OF THE BUILDING.
- SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.4.
- PROVIDE 100 SQ. INCH MINIMUM MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.
- LIGHTING SHALL BE HIGH EFFICIENCY AND COMPLY WITH CEC 150.0(K).
- MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.3 (HORIZONTAL) AND CBC 420.2 (SEPARATION WALLS). PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6.
- PROVIDE A MINIMUM 200 SQUARE INCH VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFPC 403.3.7.
- MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.2 AND 420.3. PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6.

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- 1) HVAC INSTALLERS MUST BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS, CERTIFIED BY THE STATE OR OTHER APPROVED AUTHORITY
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- 3) ALL BATHROOMS AND POWDER ROOMS TO HAVE AN EXHAUST FAN 90 CFM MINIMUM. BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE OF BUILDING, AND CONTROLLED BY HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY LESS THAN 5% TO MAX 95%. HUMIDITY CONTROL MUST BE SEPARATE ELEMENT FROM FAN.



**FIRST FLOOR LIGHTING/PWR/MECH PLAN**

1/4" = 1'-0"

2

**WALL LEGEND**

- EXISTING WALL TO REMAIN
- DEMO WALL
- NEW WALL
- EXISTING 1-HOUR RATED WALL
- NEW 1-HOUR RATED WALL

**ABBREVIATION LEGEND**

- RH = ROBE HOOK
- TB = TOWEL BAR
- TP = TOILET PAPER HOLDER
- TH = TOWEL HOOK
- OL = OUTLET (ELECT OR PLUMB)
- AD = AREA DRAIN
- HB = HOSE BIB
- LFD = LINEAR FLOOR DRAIN
- CV = CONTROL VALVE
- SH = SHOWER HEAD
- RSR = RAINSHOWER HEAD
- DIV = DIVERTER
- TS = TUB SPOUT
- SP = STANDPIPE

**FINISH LEGEND**

- | WALLS | MATERIAL                                     |
|-------|--|
| W1    | GYPSUM BOARD                                 |
| W2    | PORCELAIN TILE                               |
| W3    | WOOD PANELLING/MILLWORK                      |
| W4    | STONE OR PORCELAIN SLAB                      |
| W5    | 1/2" THICK GLASS SHOWER PARTITION            |
| W6    | POLISHED MIRROR FROM STONE SPLASH TO CEILING |

**FLOORING**

- |    |  |
|----|--|
| F1 | RIFT SAWN WHITE OAK TONGUE AND GROOVE 3/4", 6X |
| F2 | PORCELAIN TILE 18X36                           |

**CEILING**

- |    |  |
|----|--|
| C1 | GYPSUM BOARD   |
| C2 | WHITE OAK CEILING PANELING TONGUE AND GROOVE 6" X 3/4" |

**COUNTERS**

- |     |                           |
|-----|---------------------------|
| CN1 | ENGINEERED STONE COUNTERS |
|-----|---------------------------|

**CABINETS**

- |     |  |
|-----|--|
| CB1 | WHITE OAK VERTICAL GRAIN QUARTERSAWN CABINETS SLIP MATCHED |
| CB2 | PAINTED WHITE MATTE LAQUER                                 |

**LIGHTING AND RECEPTACLE LEGEND**

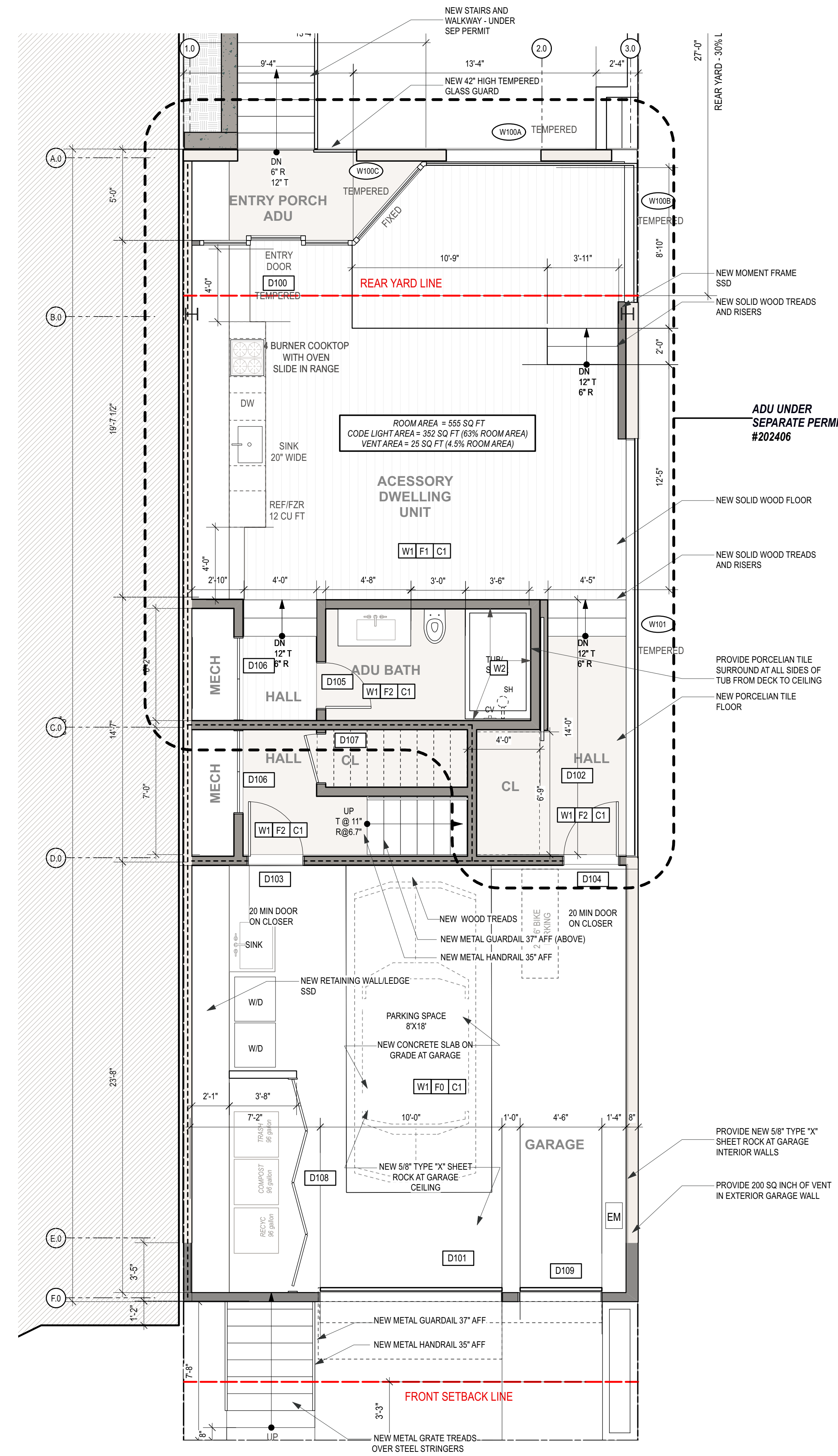
- Surface mount wall light fixture (J-BOX) - 84" AFF VIF
- Surface Mnt or Pend ceiling light fixture (J-BOX)
- Surface mount light - MONOPOINT
- RECESSED LIGHT FIXTURE - 2" CAN
- RECESSED LIGHT FIXTURE - 4" CAN
- SURFACE MOUNTED TRACK LIGHT
- RECESSED STEP OR WALL LIGHT (SL OR WL)
- SURFACE MOUNTED SECURITY LIGHT (2 HEAD)
- DWR DRAWER OUTLET
- DUPLEX MOUNTED 12" AFF TYP UON
- DUPLEX W/ GROUND FAULT CIRCUIT INTERRUPTION MOUNTED 40" AFF TYP UON
- DUPLEX W/ GROUND FAULT CIRCUIT INTERRUPTION AND WP COVER MOUNTED 12" AFF TYP UON
- FLOOR PORT (4 OUTLETS TYP)
- HALF HOTSWITCHED OUTLET
- ROLLER SHADE POWER SUPPLY (RECESSED ROLLER)
- ROLLER SHADE POWER SUPPLY (SURFACE ROLLER)

**DETECTOR/CONTROL LEGEND**

- SMOKE DETECTOR IN CEILING
- CARBON MONOXIDE ALARM/SMOKE DETECTOR IN CEILING
- OCCUPANT SENSOR
- MOTION DETECTOR
- PHOTOCELL
- SWITCH WITH DIMMER (SMART SWITCH AT COMMON AREAS IN UNITS)
- CASETA WIRELESS KEYPAD (CONTROLS SMART SW)
- THERMOSTAT

**MECH LEGEND**

- SUPPLY CEILING HEAT PUMP
- RETURN CEILING HEAT PUMP
- MINI SPLIT CEILING RECESSED
- MINI SPLIT WALL RECESSED
- DUCTED BATH FAN OR RANGE HOOD - SEE ELECT NOTES FOR POWER AND LOCAT



**PROPOSED FIRST FLOOR PLAN**

1/4" = 1'-0"

1

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
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**1ST FLOOR PLANS**

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**A2.1**

SCALE:  
PLOT DATE:



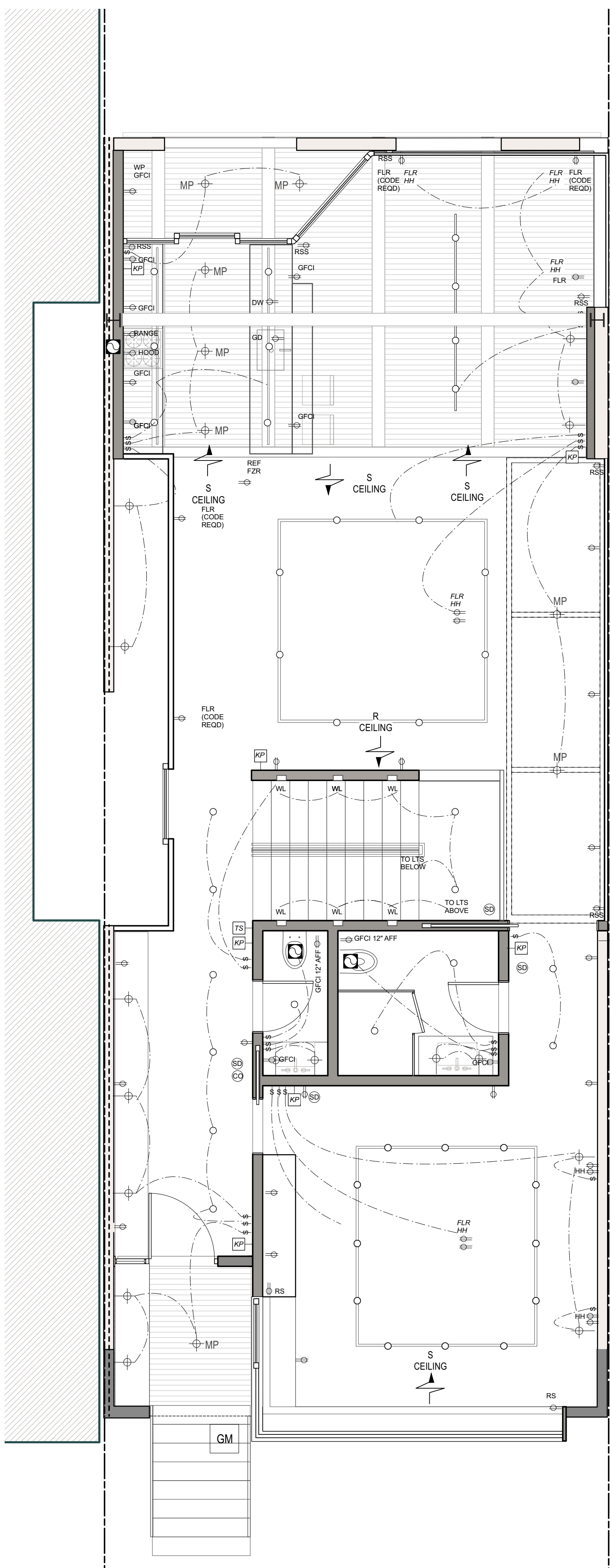
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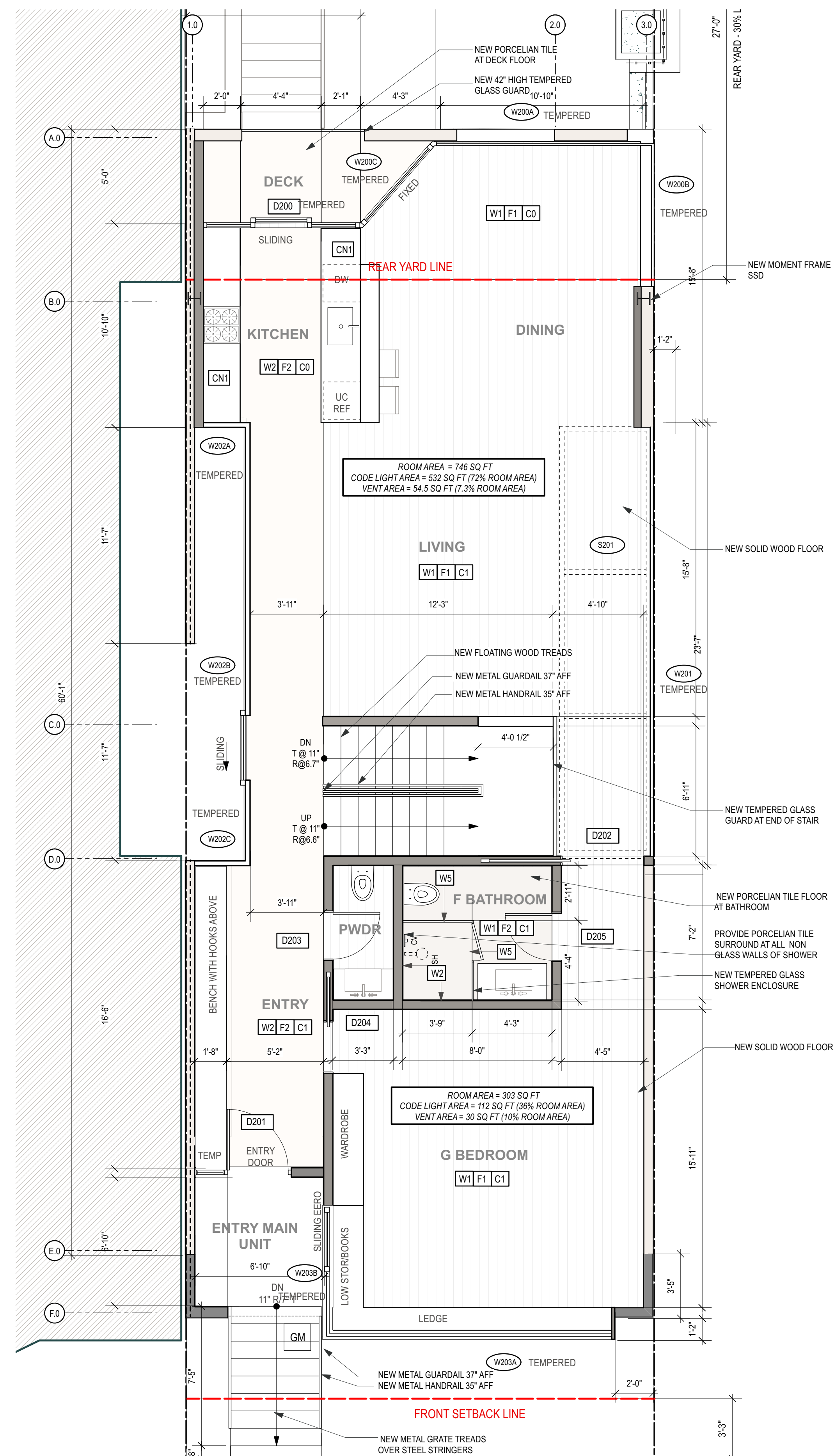


**2ND FLOOR LIGHTING/PWR/MECH PLAN**

1/4" = 1'-0"

2

WALL LEGEND	
	EXISTING WALL TO REMAIN
	DEMO WALL
	NEW WALL
	EXISTING 1-HOUR RATED WALL
	NEW 1-HOUR RATED WALL
ABBREVIATION LEGEND	
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OL = OUTLET (ELECT OR PLUMB)	DIV = DIVERTER
AD = AREA DRAIN	TS = TUB SPOUT
HB = HOSE BIB	SP = STANDPIPE
FINISH LEGEND	
<b>WALLS</b>	<b>MATERIAL</b>
W1	GYPSUM BOARD
W2	PORCELAIN TILE
W3	WOOD PANNELING/MILLWORK
W4	STONE OR PORCELAIN SLAB
W5	1/2" THICK GLASS SHOWER PARTITION
W6	POLISHED MIRROR FROM STONE SPLASH TO CEILING
<b>FLOORING</b>	
F1	RIFT SAWN WHITE OAK TONGUE AND GROOVE 3/4", 6X
F2	PORCELAIN TILE 18X36
<b>CEILING</b>	
C1	GYPSUM BOARD
C2	WHITE OAK CEILING PANELING TONGUE AND GROOVE 6" X 3/4"
<b>COUNTERS</b>	
CN1	ENGINEERED STONE COUNTERS
<b>CABINETS</b>	
CB1	WHITE OAK VERTICAL GRAIN QUARTERSAWN CABINETS SLIP MATCHED
CB2	PAINTED WHITE MATTE LAQUER
LIGHTING AND RECEPTACLE LEGEND	
	SURFACE MOUNT WALL LIGHT FIXTURE (J-BOX) - 84" AFF VIF
	SURFACE MNT OR PEND CEILING LIGHT FIXTURE (J-BOX)
	SURFACE MOUNT LIGHT - MONOPOINT
	RECESSED LIGHT FIXTURE - 2" CAN
	RECESSED LIGHT FIXTURE - 4" CAN
	SURFACE MOUNTED TRACK LIGHT
	RECESSED STEP OR WALL LIGHT (SL OR WL)
	SURFACE MOUNTED SECURITY LIGHT (2 HEAD)
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	DUPLEX MOUNTED 12" AFF TYP UON
	DUPLEX W/ GROUND FAULT CIRCUIT INTERRUPTION MOUNTED 40" AFF TYP UON
	DUPLEX W/ GROUND FAULT CIRCUIT INTERRUPTION AND WP COVER MOUNTED 12" AFF TYP UON
	FLR = FLOOR PORT (4 OUTLETS TYP)
	HH = HALF HOT/SWITCHED OUTLET
	RS = ROLLER SHADE POWER SUPPLY (RECESSED ROLLER)
	RSS = ROLLER SHADE POWER SUPPLY (SURFACE ROLLER)
DETECTOR/CONTROL LEGEND	
	SD = SMOKE DETECTOR IN CEILING
	CO = CARBON MONOXIDE ALARM/SMOKE DETECTOR IN CEILING
	OS = OCCUPANT SENSOR
	MS = MOTION DETECTOR
	PC = PHOTOCCELL
	SW = SWITCH WITH DIMMER (SMART SWITCH AT COMMON AREAS IN UNITS)
	KP = CASETA WIRELESS KEYPAD (CONTROLS SMART SW)
	TS = THERMOSTAT
MECH LEGEND	
	SC = SUPPLY CEILING HEAT PUMP
	RC = RETURN CEILING HEAT PUMP
	MS CLNG = MINI SPLIT CEILING RECESSED
	MS WALL = MINI SPLIT WALL RECESSED
	DBFH = DUCTED BATH FAN OR RANGE HOOD
	ELECT NOTES FOR POWER AND LOCAT



**PROPOSED 2ND FLOOR PLAN**

1/4" = 1'-0"

1

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
06.01.24	BLDG PERMIT REV



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**2ND FLOOR PLANS**

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**A2.2**

SCALE:  
PLOT DATE:



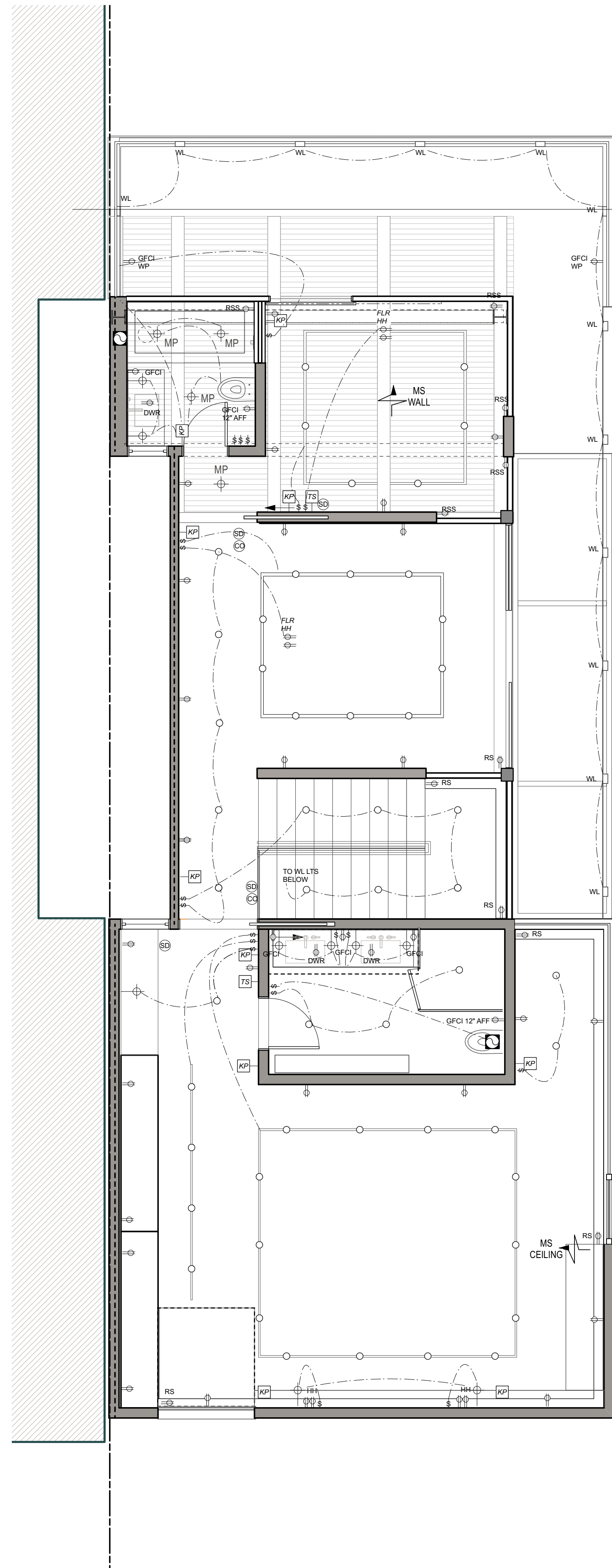
- 1) ALL 4" CAN LIGHTING TO BE RECESSED WAC PRECISIONS MULTIPLES, TRIMLESS, 90 CRI, 40 DEGREE BEAM SPREAD, 2700 K
- 2) 2" CAN LIGHTING TO BE WAC LED ME SQUARE BUTTON LIGHT 2700 K BLACK FINISH
- 3) INGRADE LIGHTING TO BE WAC 3" INGROUND 120V LANDSCAPE RECESSED LED 3000K
- 4) STEP LIGHTS TO BE WAC LED ME 5" BLACK HORIZONTAL STEP AND WALL LIGHT
- 6) PROVIDE PREWIRE FOR LANDSCAPE LIGHTING ONLY - VIF WITH OWNER
- 7) ALL NEW OUTLETS AND TRIMS TO BE LITRON DECORA TRIMLESS PLATES WHITE, DIMMERS TO BE MAESTRO, PROVIDE NEW CASETA WIRELESS SYSTEM WITH KEYPADS PER PLAN
- 8) PROVIDE LOW VOLTAGE WIRING THROUGHOUT FOR WIRELESS INTERNET WIRELESS REPEATERS, PROVIDE NEW DROP CANS FOR HOME SECURITY AND SMART LOCKS FOR ENTRY
- 9) PROVIDE NUHEAT OR APPROVED EQUAL ELECTRIC FLOOR MAT AT EACH BATHROOM, CONTROLLER LOCATED AT EM NOTE
- 10) BATHROOM EXHAUST FANS TO BE PANASONIC WHISPERFIT 110 CFM
- 11) SURFACE MOUNTED LIGHTS ABOVE CLOSET DOORS TO BE WAC 30" BRINK BATH BAR 2700K BLACK
- 12) SCONCES EA SIDE OF VANITY TO BE SONNEMAN SLIM VANITY BATH BAR 48" 2700K
- 13) ALL OTHER SURFACE MOUNTED LIGHTS BY OWNER

**MECHANICAL/VENTING NOTES:**

- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.1 THROUGH WALL VENT TERMINATION PER SFMC 802.2.6
- COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7
- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3 FEET FROM THE PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
- ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1203.1.
- CLOTHES DRYER EXHAUST SHALL BE A MINIMUM 4 INCHES, TERMINATE TO THE OUTSIDE OF THE BUILDING.
- SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.4. PROVIDE 100 SQ. INCH MINIMUM MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.
- LIGHTING SHALL BE HIGH EFFICIENCY AND COMPLY WITH CBC 150.0(K).
- MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.3 (HORIZONTAL) AND CBC 420.2 (SEPARATION WALLS). PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6.
- PROVIDE A MINIMUM 200 SQUARE INCH VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFPC 403.3.7.
- MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.2 AND 420.3. PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6.

**GENERAL MECHANICAL NOTES:**

- 1) HVAC INSTALLERS MUST BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS, CERTIFIED BY THE STATE OR OTHER APPROVED AUTHORITY
- 2) DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC OR OTHER METHOD TO REDUCE AMOUNT OF WATER, DUST AND DEBRIS FROM ENTERING THE SYSTEM
- 3) ALL BATHROOMS AND POWDER ROOMS TO HAVE AN EXHAUST FAN 90 CFM MINIMUM. BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE OF BUILDING, AND CONTROLLED BY HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY LESS THAN 5% TO MAX 65% HUMIDITY CONTROL. MUST BE SEPARATE ELEMENT FROM FAN.

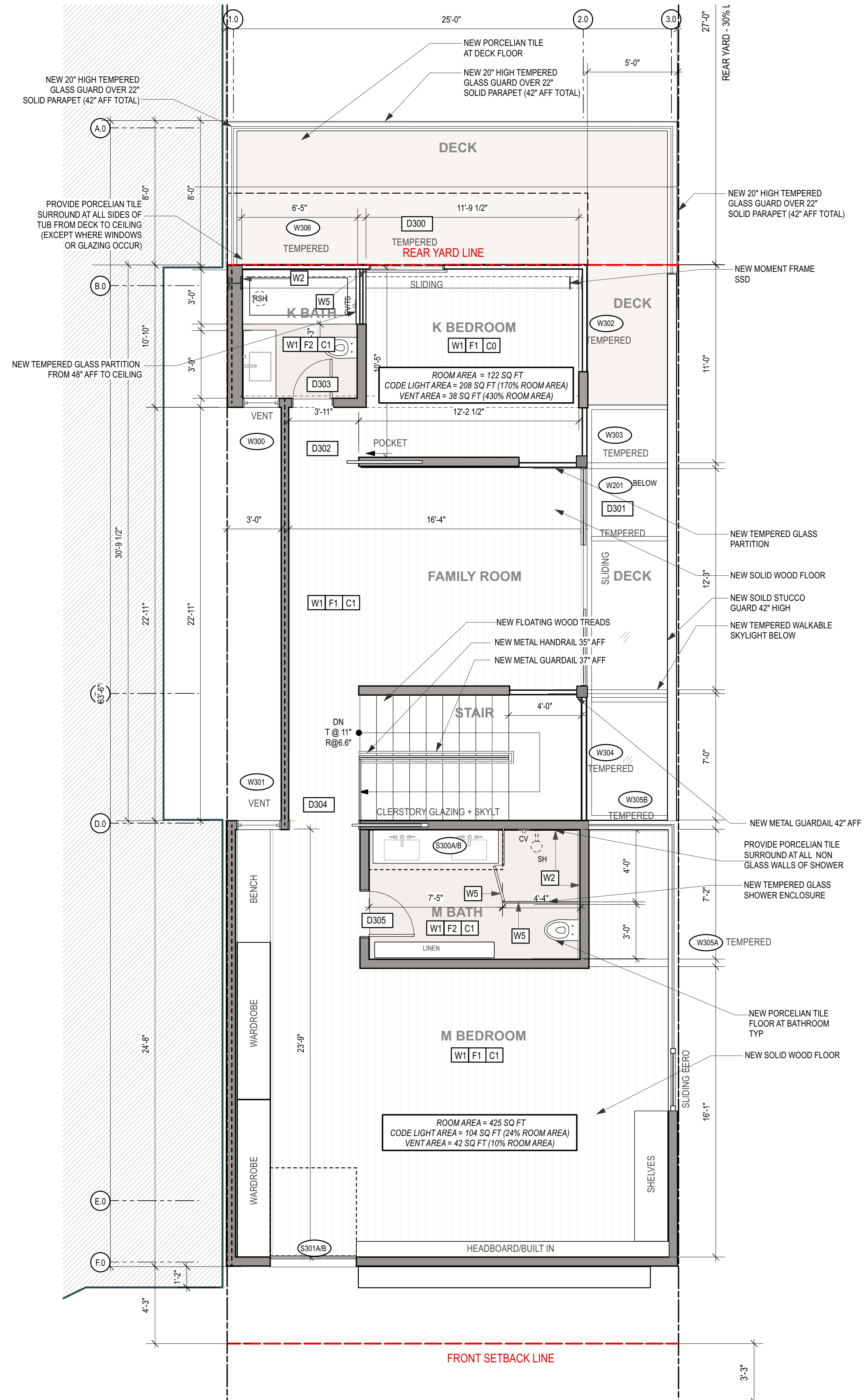


**THIRD FLOOR LIGHTING/PWR/MECH PLAN**

1/4" = 1'-0"

2

WALL LEGEND			
	EXISTING WALL TO REMAIN		
	DEMO WALL		
	NEW WALL		
	EXISTING 1-HOUR RATED WALL		
	NEW 1-HOUR RATED WALL		
ABBREVIATION LEGEND			
RH = ROBE HOOK	LFD = LINEAR FLOOR DRAIN		
TB = TOWEL BAR	CV = CONTROL VALVE		
TP = TOILET PAPER HOLDER	SH = SHOWER HEAD		
TH = TOWEL HOOK	RSH = RAINSHOWER HEAD		
OL = OUTLET (ELECT OR PLUMB)	DIV = DIVERTER		
AD = AREA DRAIN	TS = TUB SPOUT		
HB = HOSE BIB	SP = STANDPIPE		
FINISH LEGEND			
<b>WALLS</b>	<b>MATERIAL</b>		
W1	GYPSUM BOARD		
W2	PORCELAIN TILE		
W3	WOOD PANELLING/MILLWORK		
W4	STONE OR PORCELAIN SLAB		
W5	1/2" THICK GLASS SHOWER PARTITION		
W6	POLISHED MIRROR FROM STONE SPLASH TO CEILING		
<b>FLOORING</b>			
F1	RIFT SAWN WHITE OAK TONGUE AND GROOVE 3/4", 6X		
F2	PORCELAIN TILE 18X36		
<b>CEILING</b>			
C1	GYPSUM BOARD		
C2	WHITE OAK CEILING PANELING TONGUE AND GROOVE 6" X 3/4"		
<b>COUNTERS</b>			
CN1	ENGINEERED STONE COUNTERS		
<b>CABINETS</b>			
CB1	WHITE OAK VERTICAL GRAIN QUARTERSAWN CABINETS SLIP MATCHED		
CB2	PAINTED WHITE MATTE LAQUER		
LIGHTING AND RECEPTACLE LEGEND			
	SURFACE MOUNT WALL LIGHT FIXTURE (J-BOX) - 84" AFF VIF		
	SURFACE MNT OR PEND CEILING LIGHT FIXTURE (J-BOX)		
	SURFACE MOUNT LIGHT - MONOPOINT		
	RECESSED LIGHT FIXTURE - 2" CAN		
	RECESSED LIGHT FIXTURE - 4" CAN		
	SURFACE MOUNTED TRACK LIGHT		
	RECESSED STEP OR WALL LIGHT (SL OR WL)		
	SURFACE MOUNTED SECURITY LIGHT (2 HEAD)		
	DWR DRAWER OUTLET		
	DUPLX MOUNTED 12" AFF TYP UON		
	DUPLX W/ GROUND FAULT CIRCUIT INTERRUPTION MOUNTED 40" AFF TYP UON		
	DUPLX W/ GROUND FAULT CIRCUIT INTERRUPTION AND WP COVER MOUNTED 12" AFF TYP UON		
	FLR FLOOR PORT (4 OUTLETS TYP)		
	HH HALF HOT SWITCHED OUTLET		
	RS ROLLER SHADE POWER SUPPLY (RECESSED ROLLER)		
	RSS ROLLER SHADE POWER SUPPLY (SURFACE ROLLER)		
DETECTOR/CONTROL LEGEND			
	SMOKE DETECTOR IN CEILING		
	CARBON MONOXIDE ALARM/SMOKE DETECTOR IN CEILING		
	OCCUPANT SENSOR		
	MOTION DETECTOR		
	PHOTOCELL		
	SWITCH WITH DIMMER (SMART SWITCH AT COMMON AREAS IN UNITS)		
	CASETA WIRELESS KEYPAD (CONTROLS SMART SW)		
	THERMOSTAT		
MECH LEGEND			
	SUPPLY CEILING HEAT PUMP		MINI SPLIT CEILING RECESSED
	RETURN CEILING HEAT PUMP		MINI SPLIT WALL RECESSED
			DUCTED BATH FAN OR RANGE HOOD - SEE ELECT NOTES FOR POWER AND LOCAT



**PROPOSED THIRD FLOOR PLAN**

1/4" = 1'-0"

1

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08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
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02.24.22	REVISIONS
05.31.22	REVISIONS
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06.01.24	BLDG PERMIT REV



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**THIRD FLR PLANS**

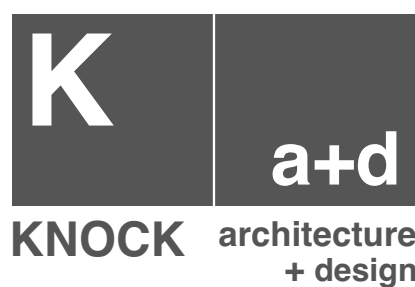
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**A2.3**

SCALE:  
PLOT DATE:



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02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
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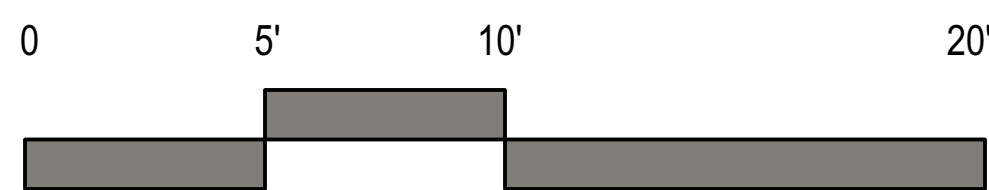
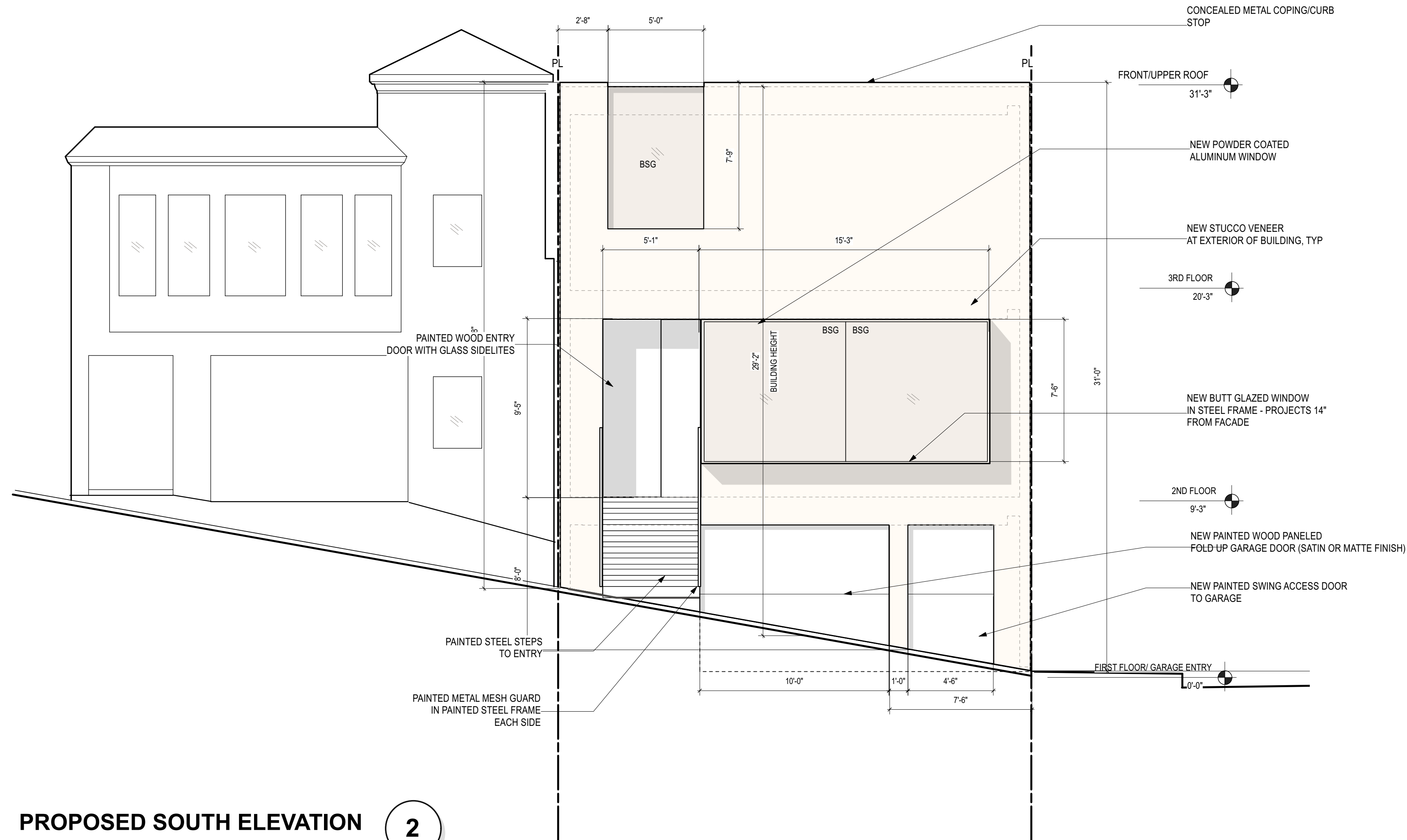
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**SOUTH ELEVATIONS**

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**A3.0**

SCALE:  
PLOT DATE:

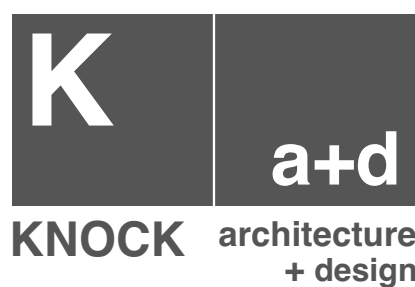


**EXISTING SOUTH ELEVATION**

1/4" = 1'-0"



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09.21.21	PREAPP SET
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02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	BLDG PERMIT REV



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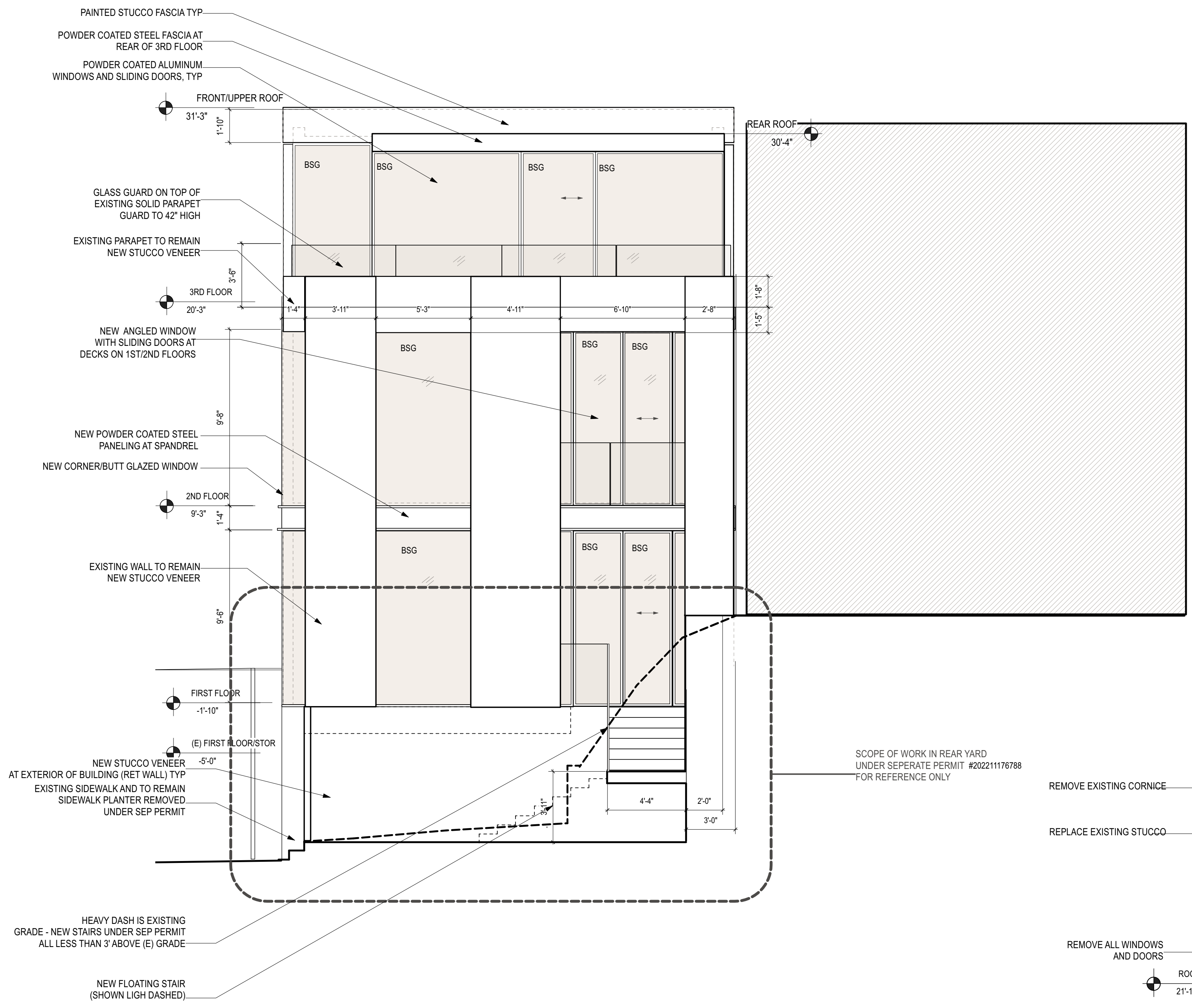
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**NORTH ELEVATIONS**

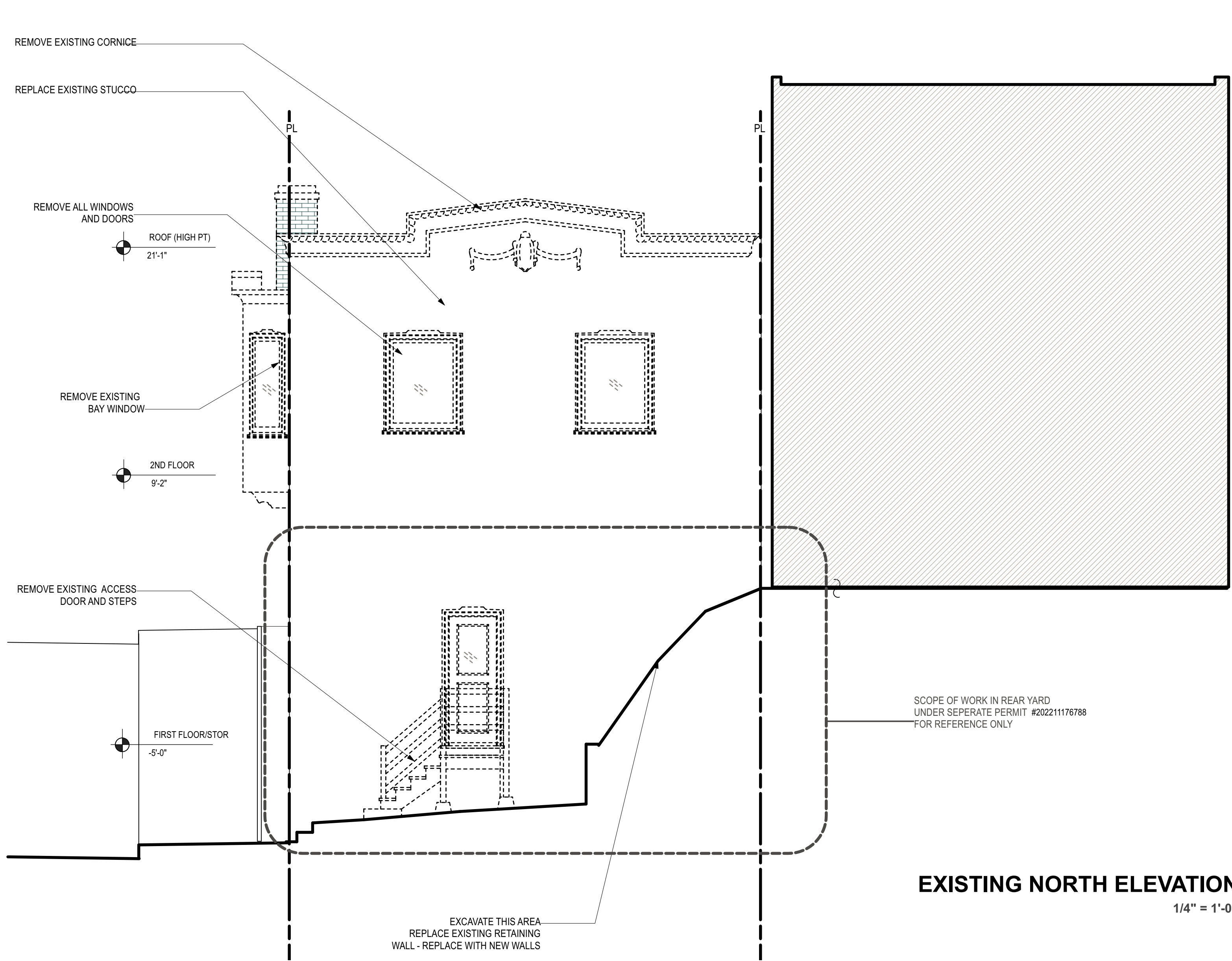
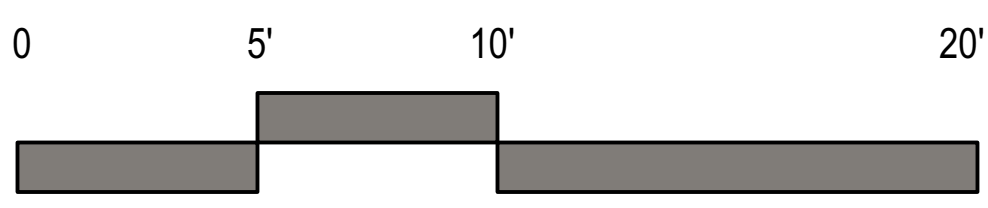
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**A3.1**

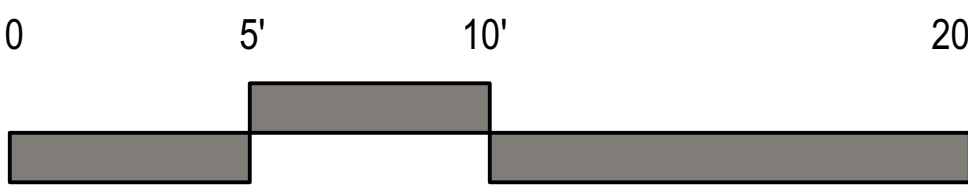
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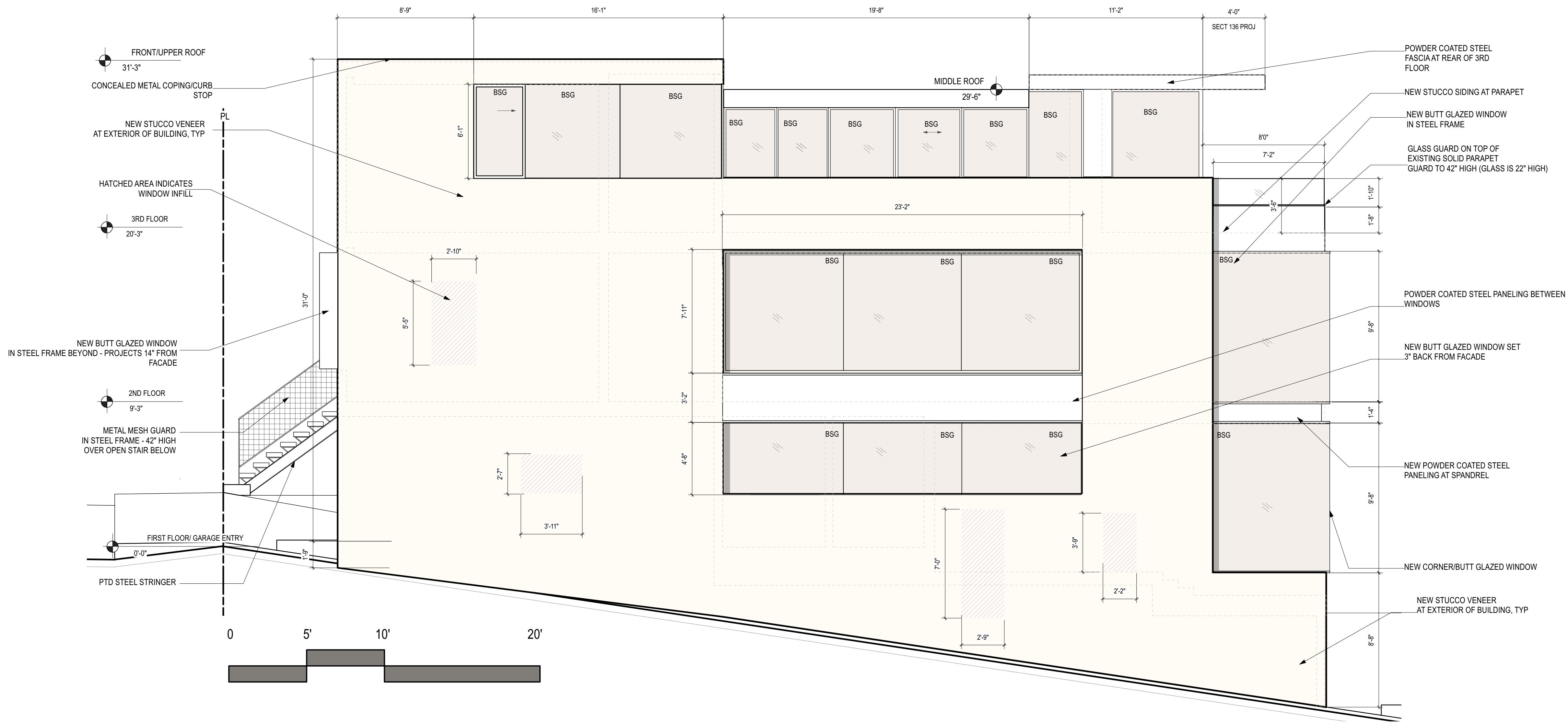


**PROPOSED NORTH ELEVATION** 2  
1/4" = 1'-0"



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

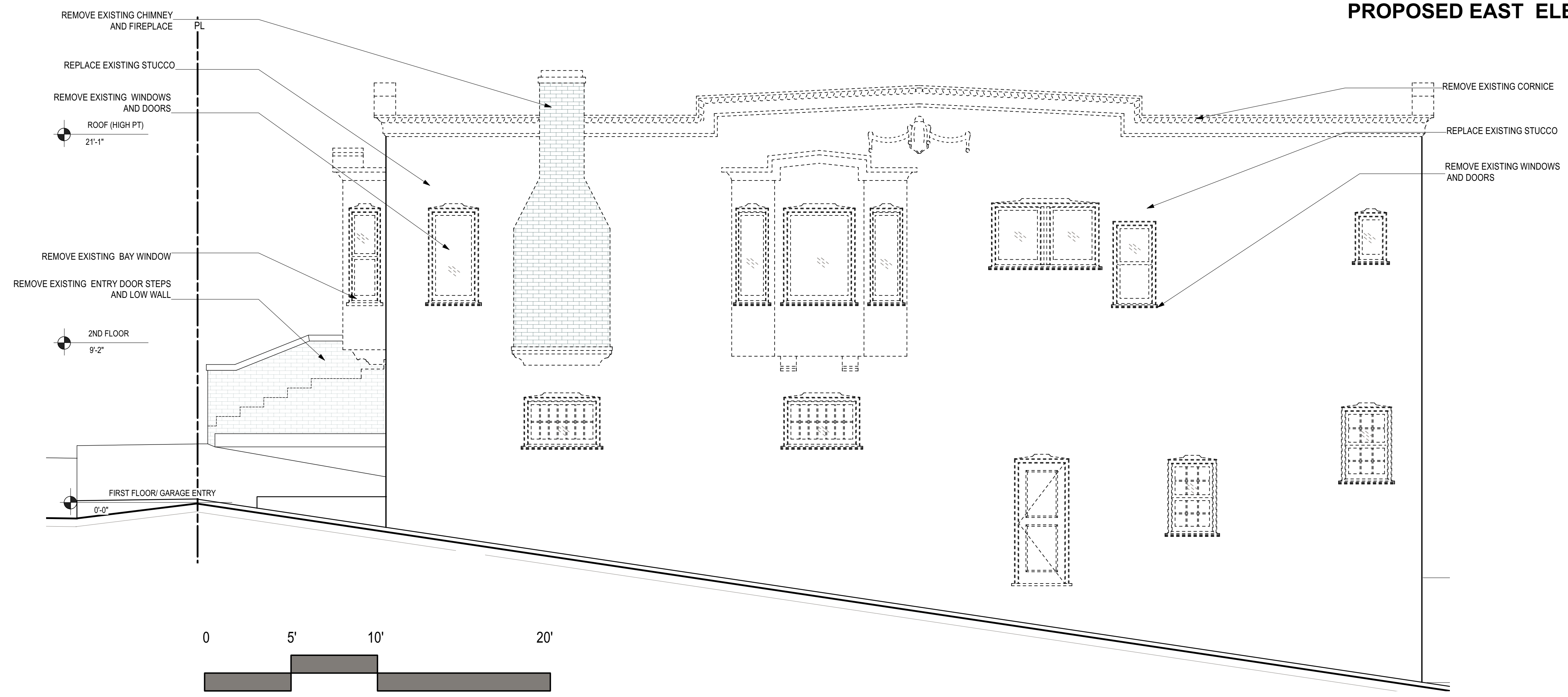




**PROPOSED EAST ELEVATION**

2

1/4" = 1'-0"



**EXISTING EAST ELEVATION**

1

1/4" = 1'-0"

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05.31.22	REVISIONS
08.17.22	PERMIT
01.29.24	REV
02.29.24	REV TO ADD ADU
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06.01.24	BLDG PERMIT REV



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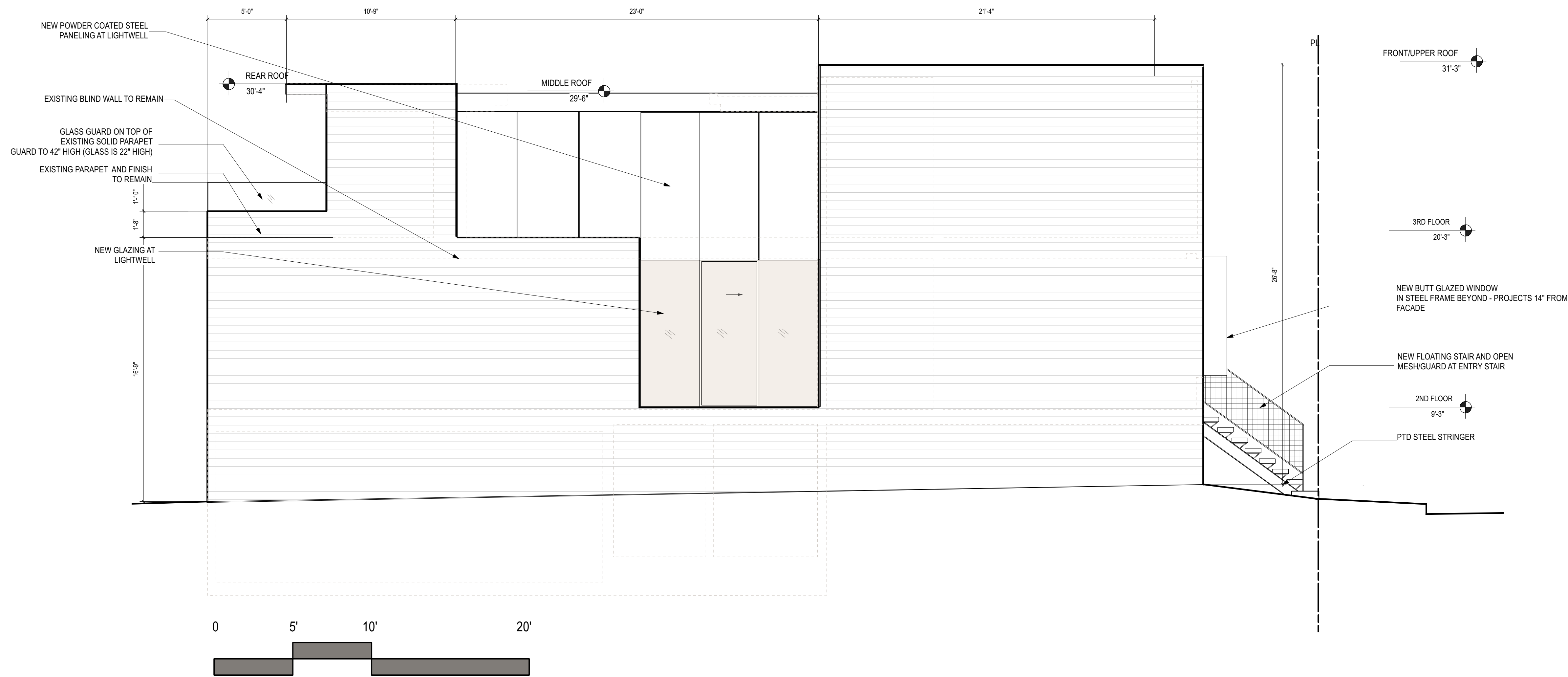
**EAST ELEVATIONS**

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**A3.2**

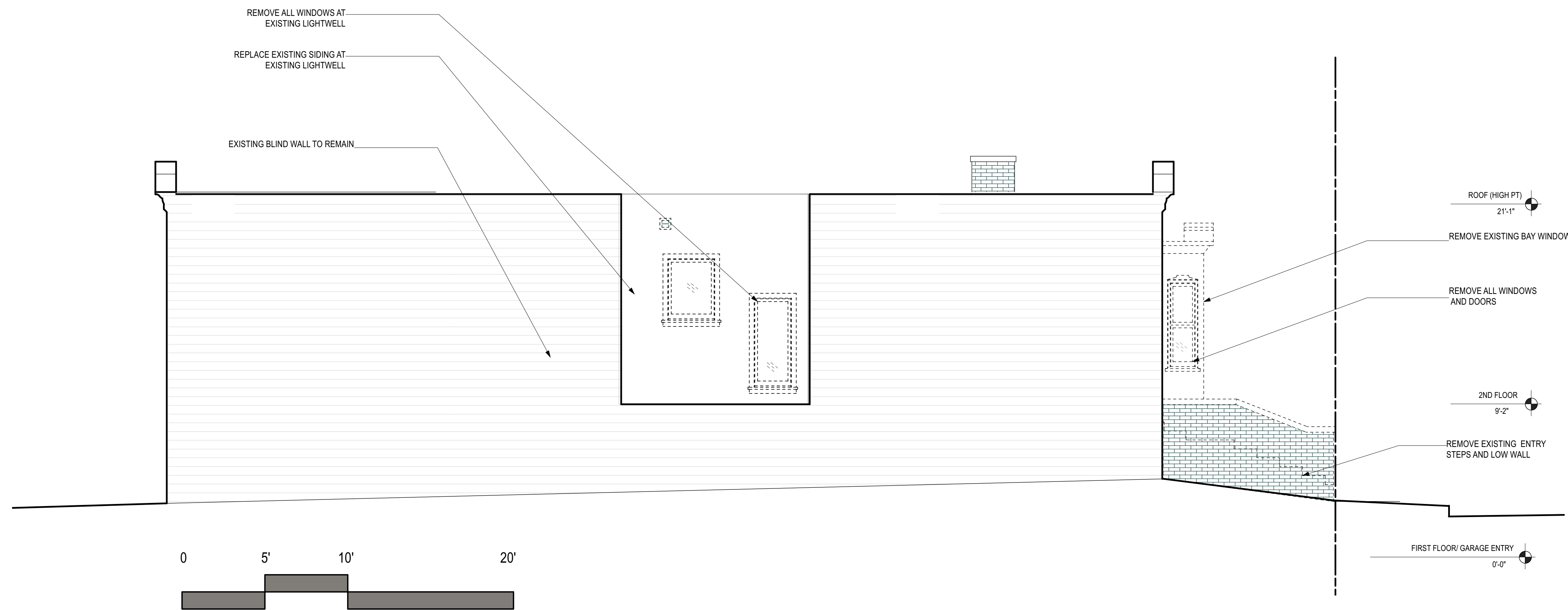
SCALE:  
PLOT DATE:





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

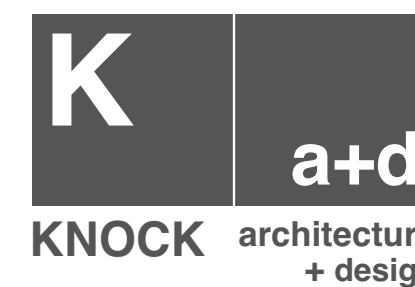
2



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

1

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**WEST ELEVATIONS**

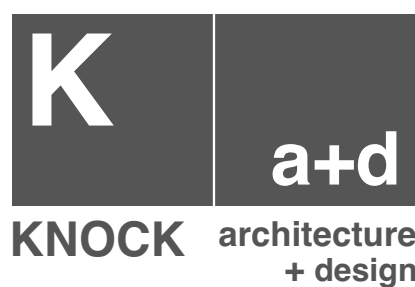
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**A3.3**

SCALE:  
PLOT DATE:



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02.24.22	REVISIONS
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04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	BLDG PERMIT REV



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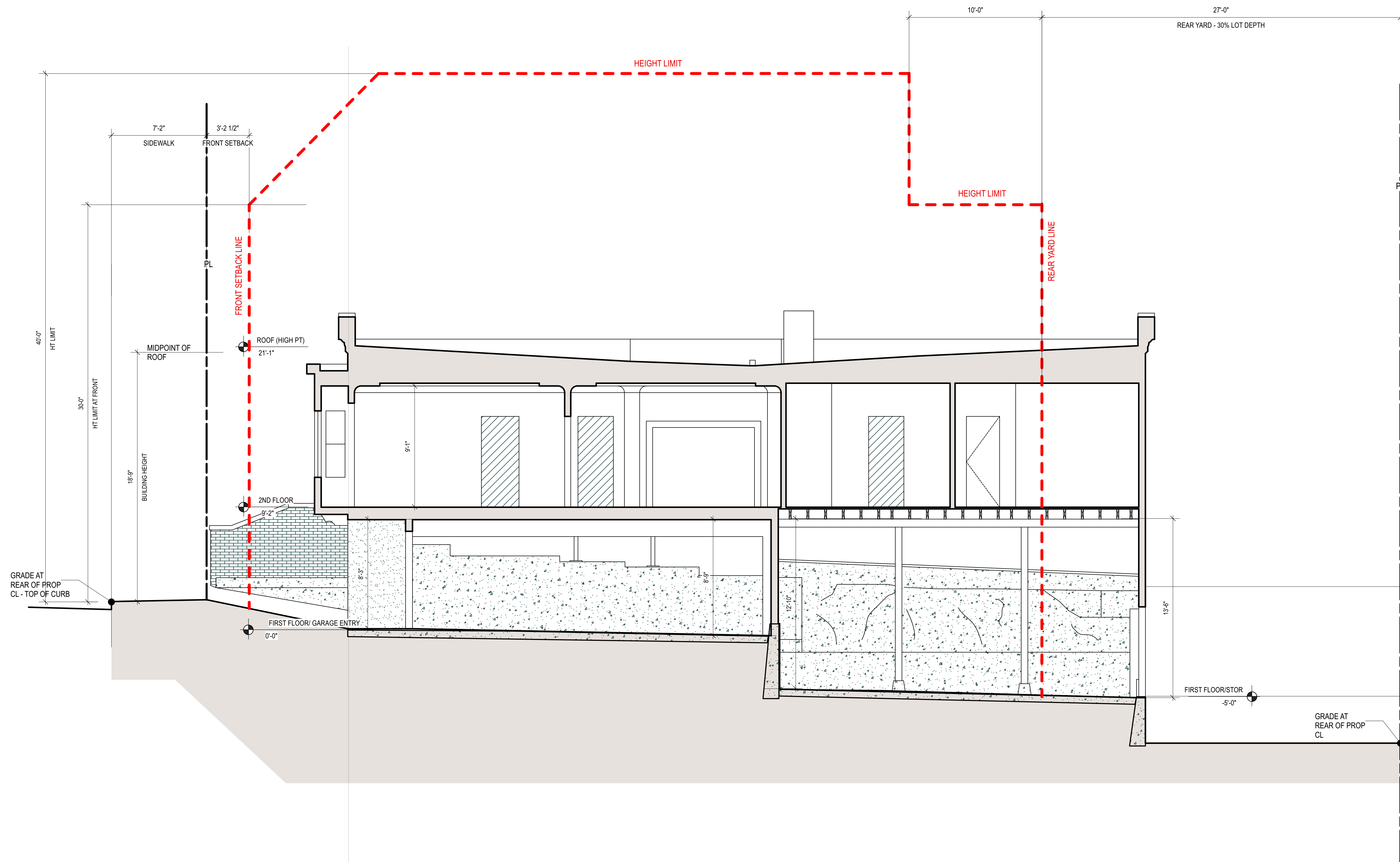
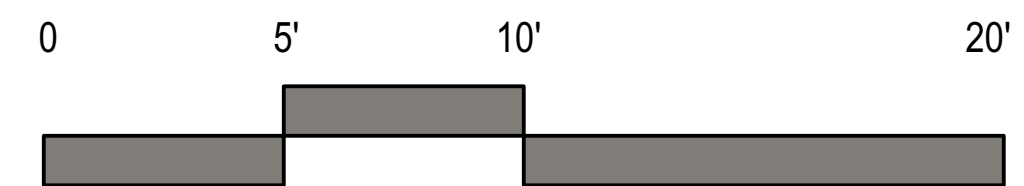
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## EXISTING BLDG SECT

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# A4.0

SCALE:  
PLOT DATE:



EXISTING BUILDING SECTION

1

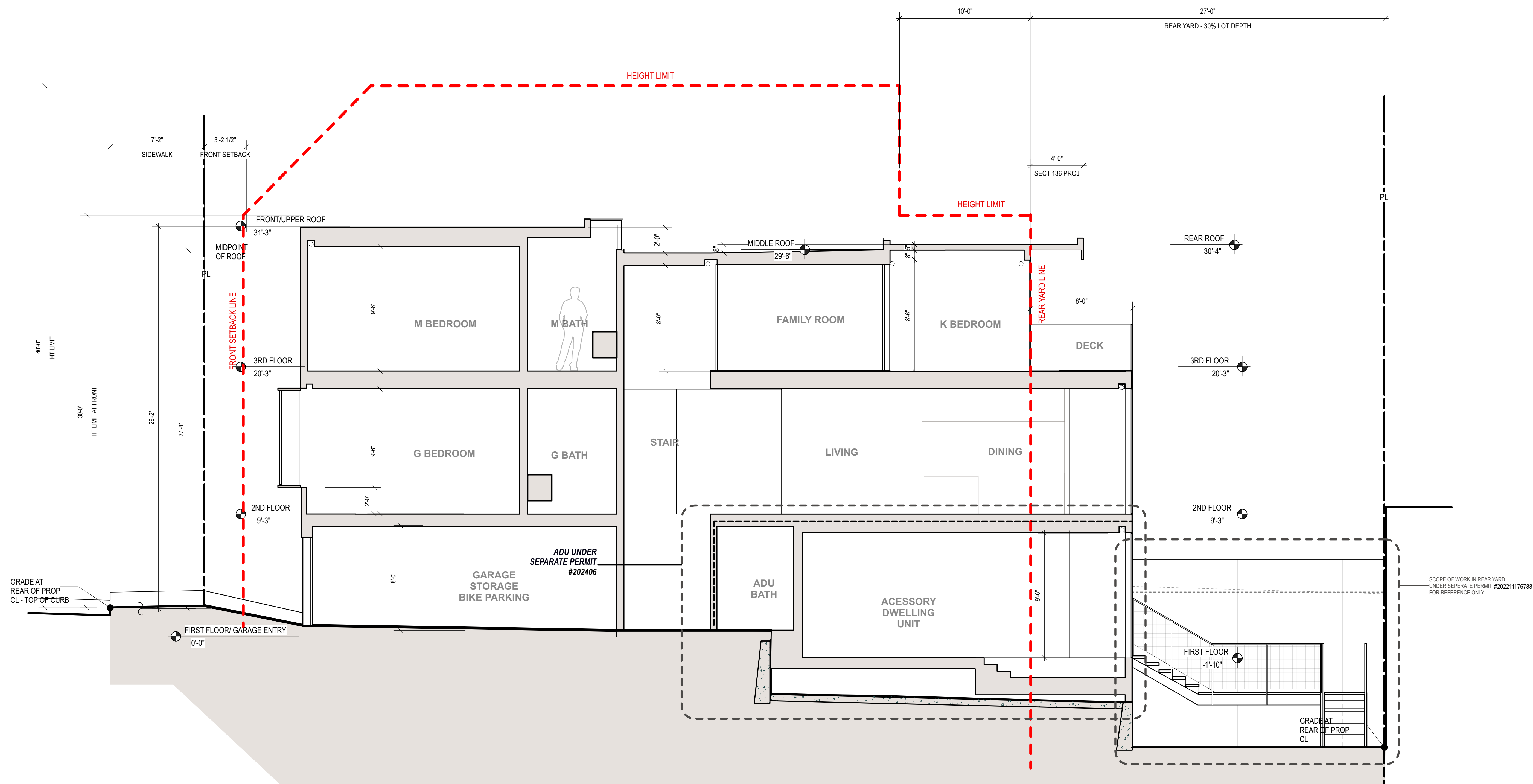
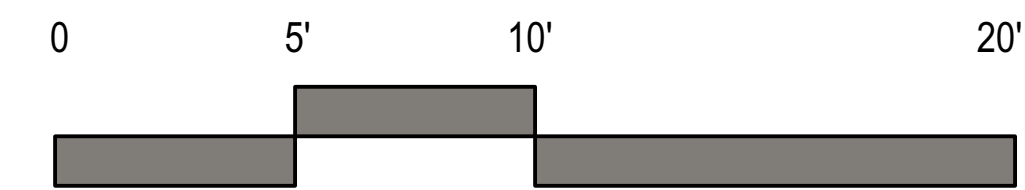
1/4" = 1'-0"

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09.08.23	REV
01.29.24	REV
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**PROPOSED BUILDING SECTION**  
1/4" = 1'-0"

1

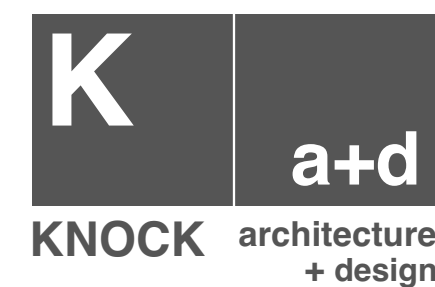
**(N) BUILDING SECT**

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**A4.1**

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**EXISTING BLDG SECT**

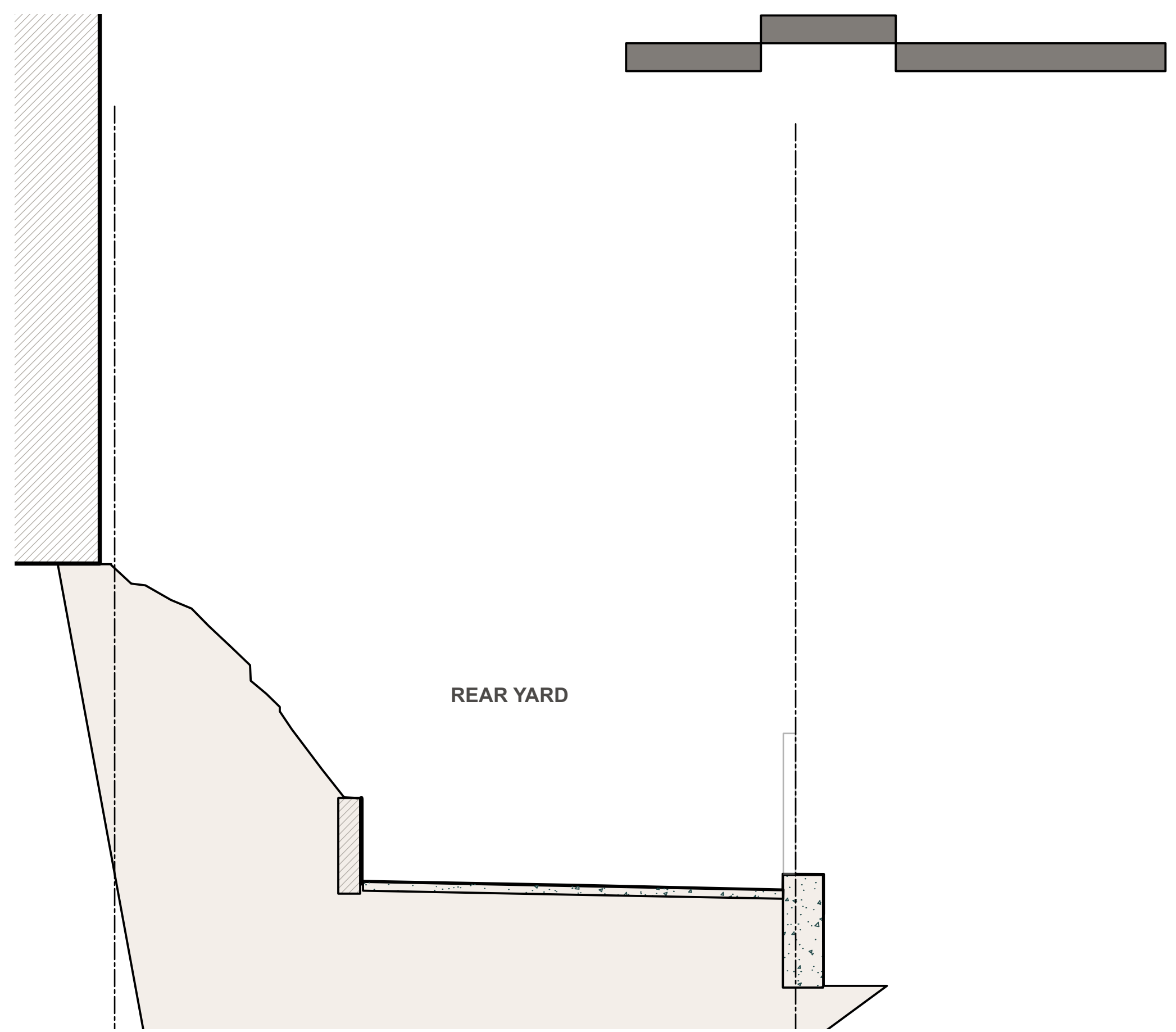
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**A4.2**

SCALE:  
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0 5' 10' 20'

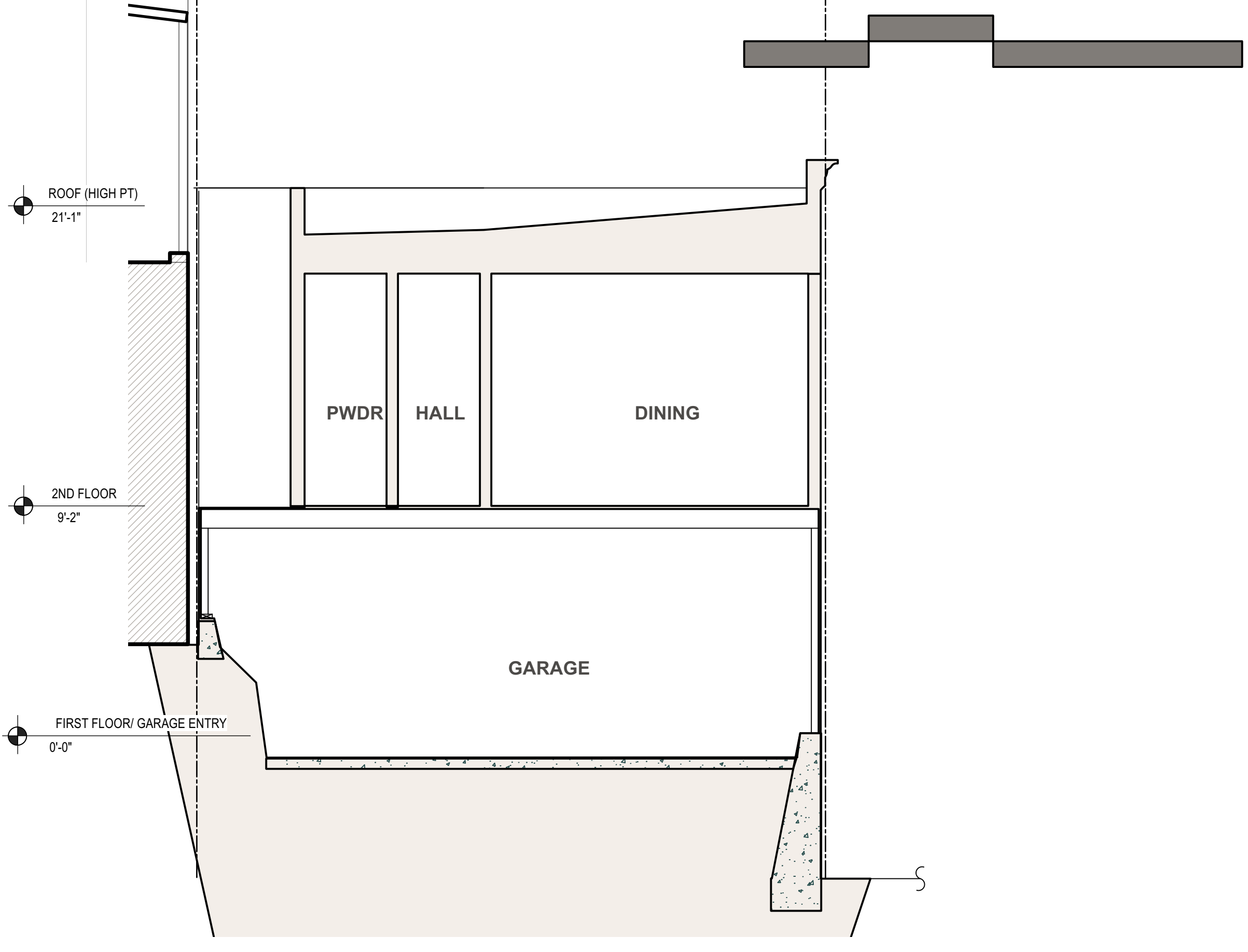
- ROOF (HIGH PT)  
21'-1"
- 2ND FLOOR  
9'-2"
- FIRST FLOOR/ GARAGE ENTRY  
0'-0"
- FIRST FLOOR/STOR  
-5'-0"



**EXISTING TRANSVERSE SECTION 4**  
1/4" = 1'-0"

0 5' 10' 20'

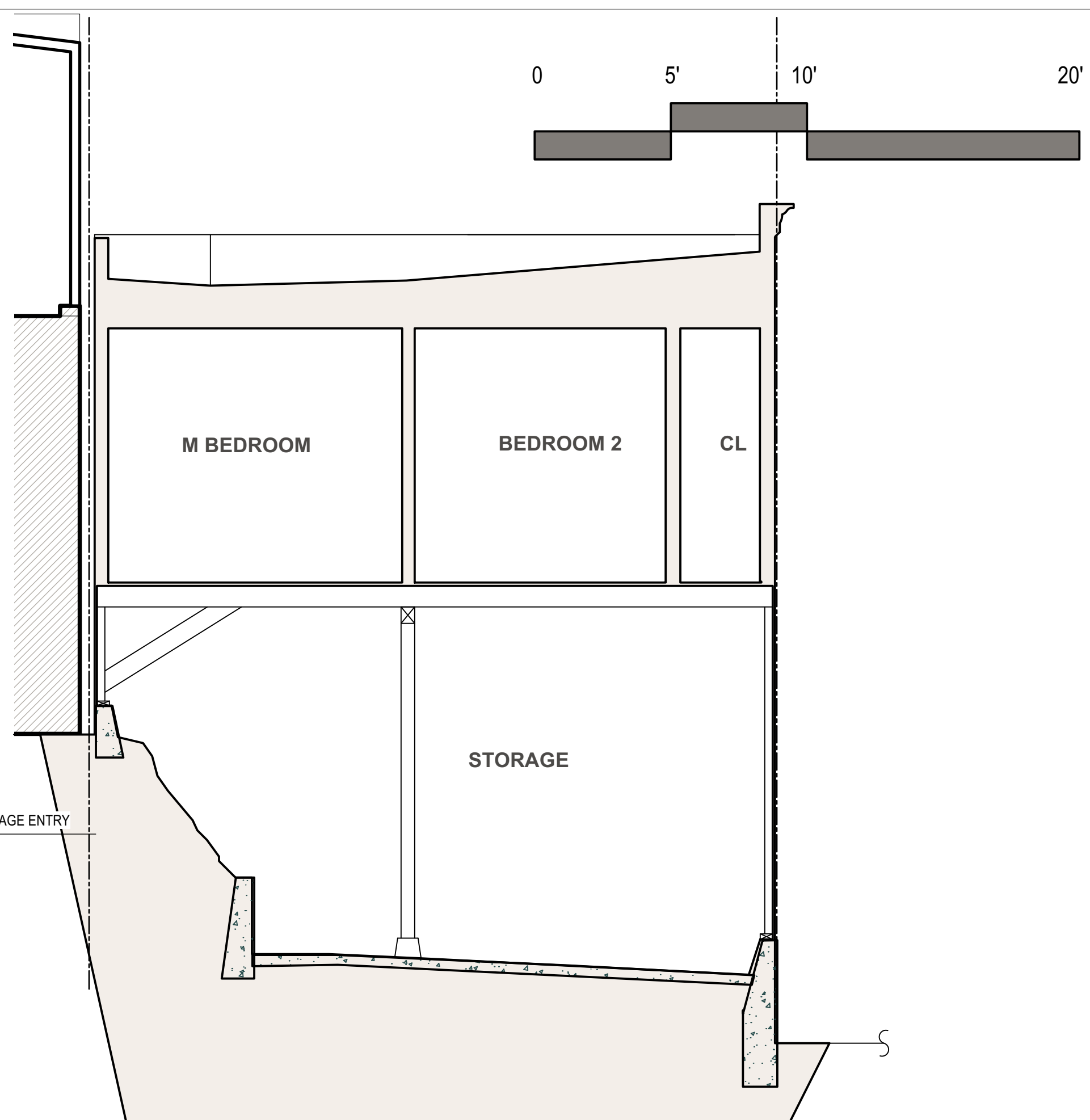
- ROOF (HIGH PT)  
21'-1"
- 2ND FLOOR  
9'-2"
- FIRST FLOOR/ GARAGE ENTRY  
0'-0"



**EXISTING TRANSVERSE SECTION 2**  
1/4" = 1'-0"

0 5' 10' 20'

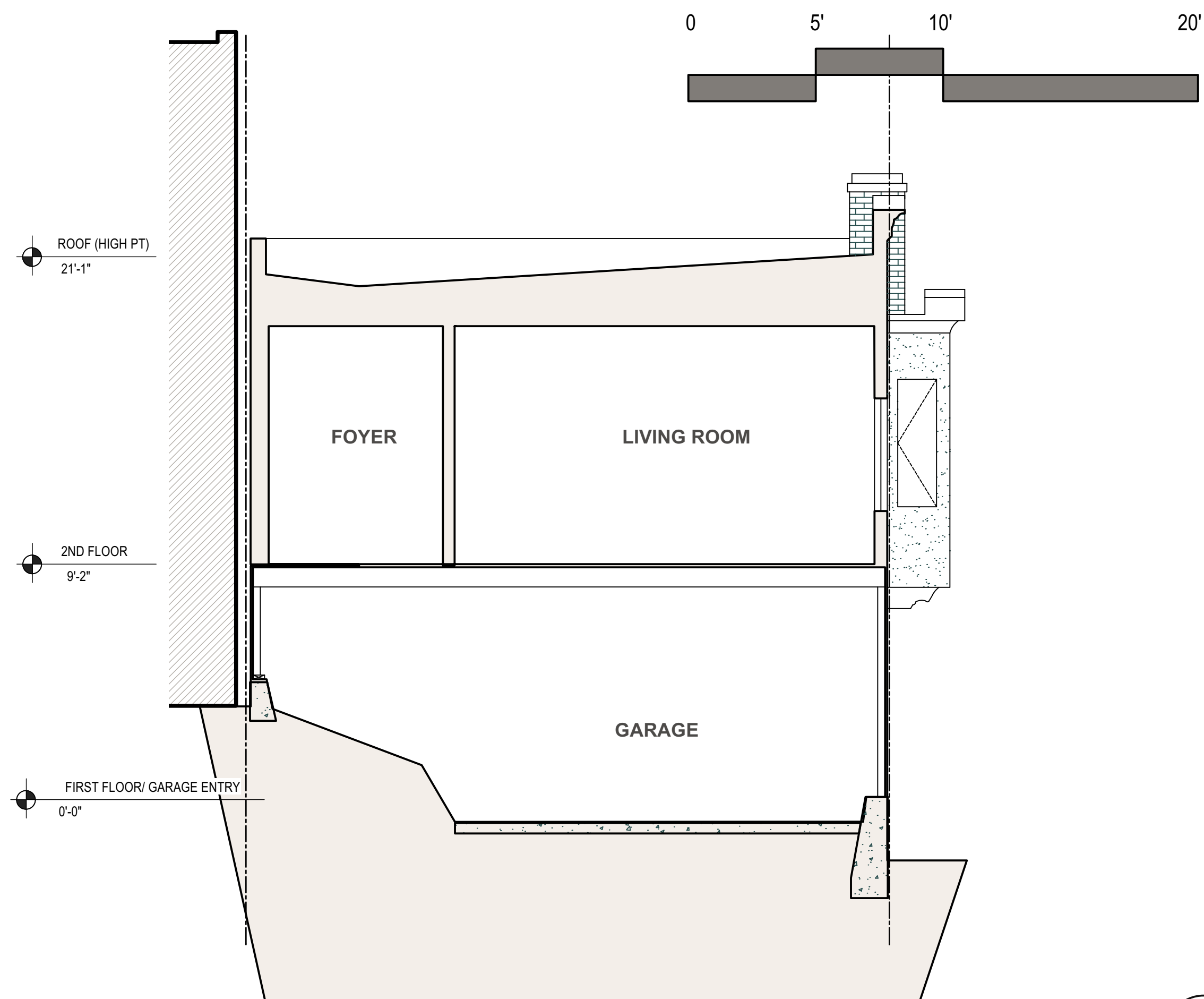
- ROOF (HIGH PT)  
21'-1"
- 2ND FLOOR  
9'-2"
- FIRST FLOOR/ GARAGE ENTRY  
0'-0"
- FIRST FLOOR/STOR  
-5'-0"



**EXISTING TRANSVERSE SECTION 3**  
1/4" = 1'-0"

0 5' 10' 20'

- ROOF (HIGH PT)  
21'-1"
- 2ND FLOOR  
9'-2"
- FIRST FLOOR/ GARAGE ENTRY  
0'-0"



**EXISTING TRANSVERSE SECTION 1**  
1/4" = 1'-0"









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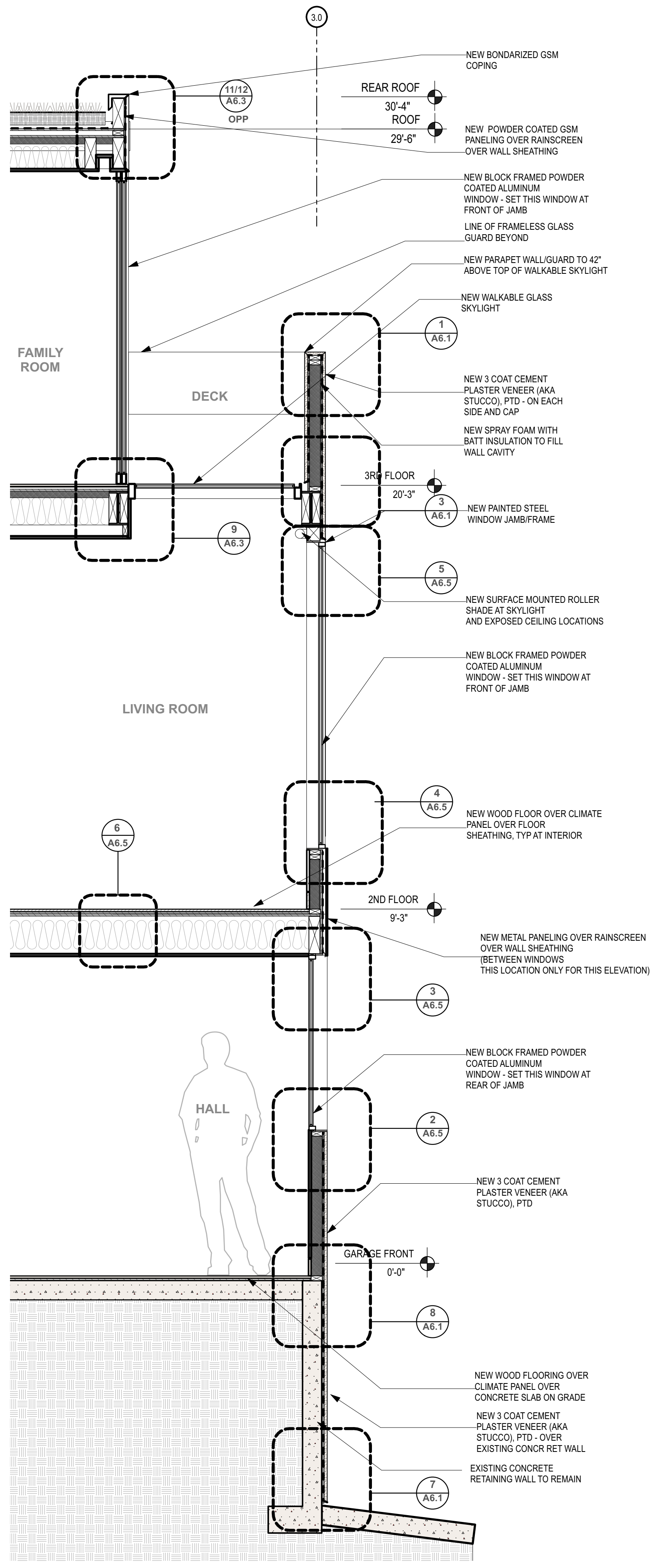
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## STAIR & WALL SECTIONS

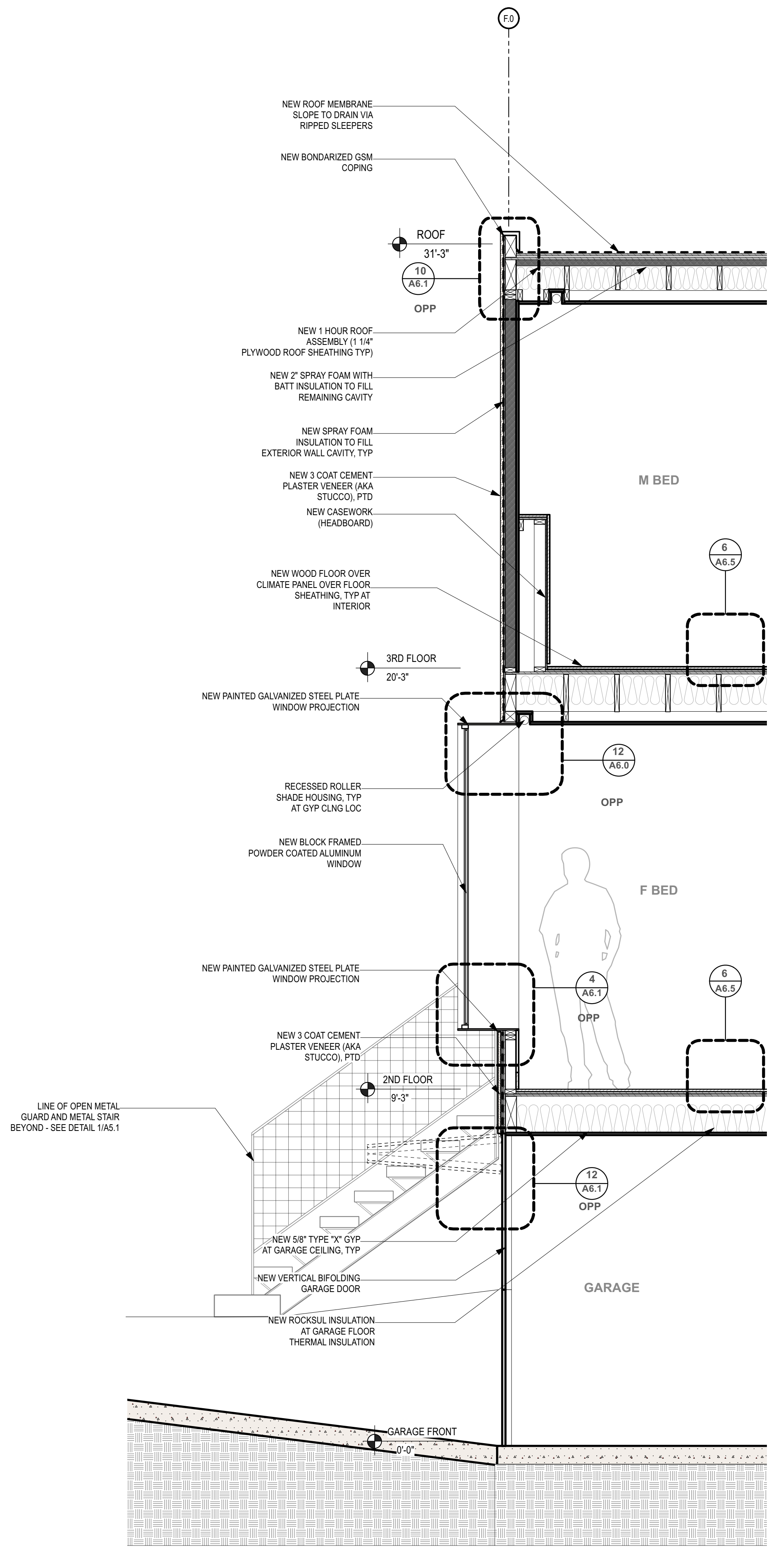
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# A5.1

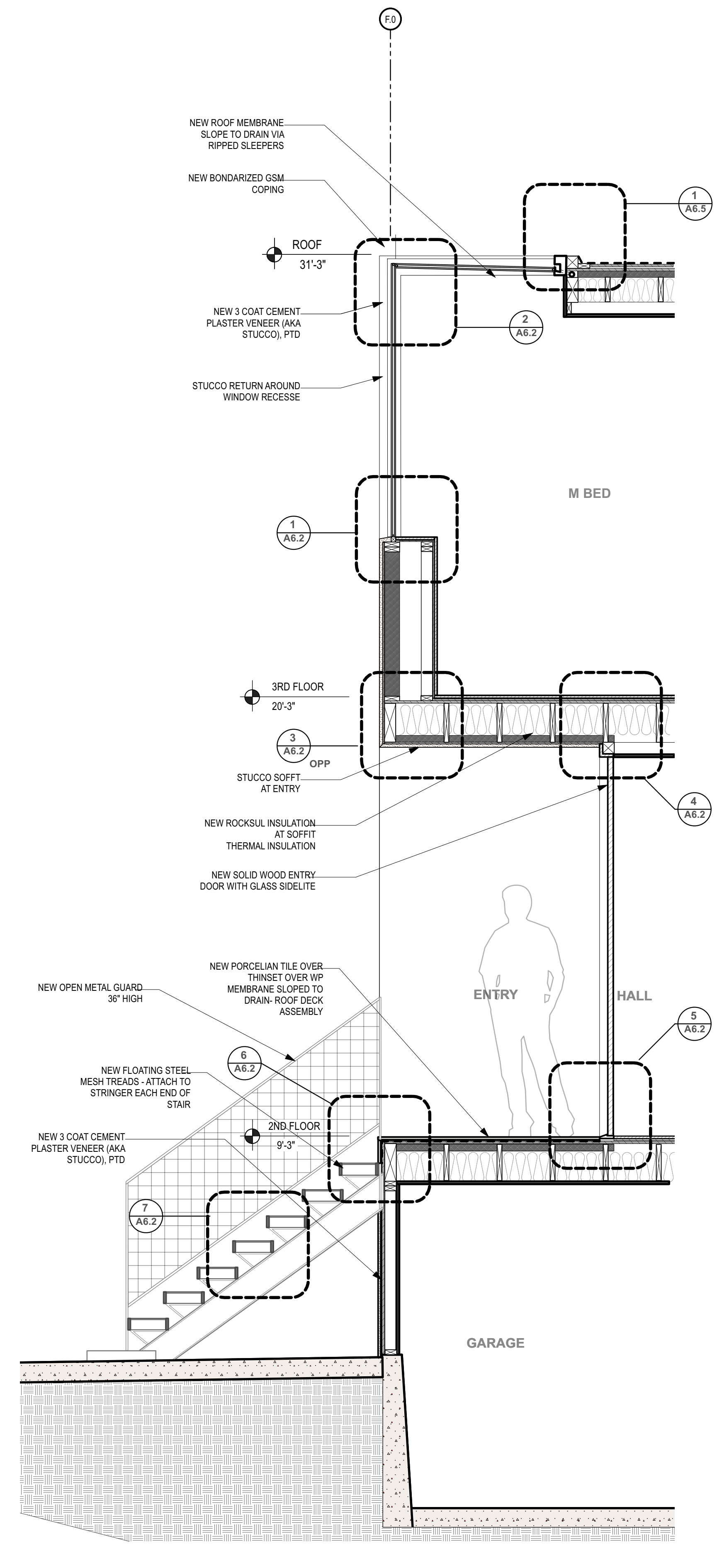
SCALE:  
PLOT DATE:



**SIDE FACADE SECTION**  
1/2" = 1'-0"  
**3**



**FRONT FACADE SECTION**  
1/2" = 1'-0"  
**2**



**ENTRY STAIR/FACADE SECTION**  
1/2" = 1'-0"  
**1**



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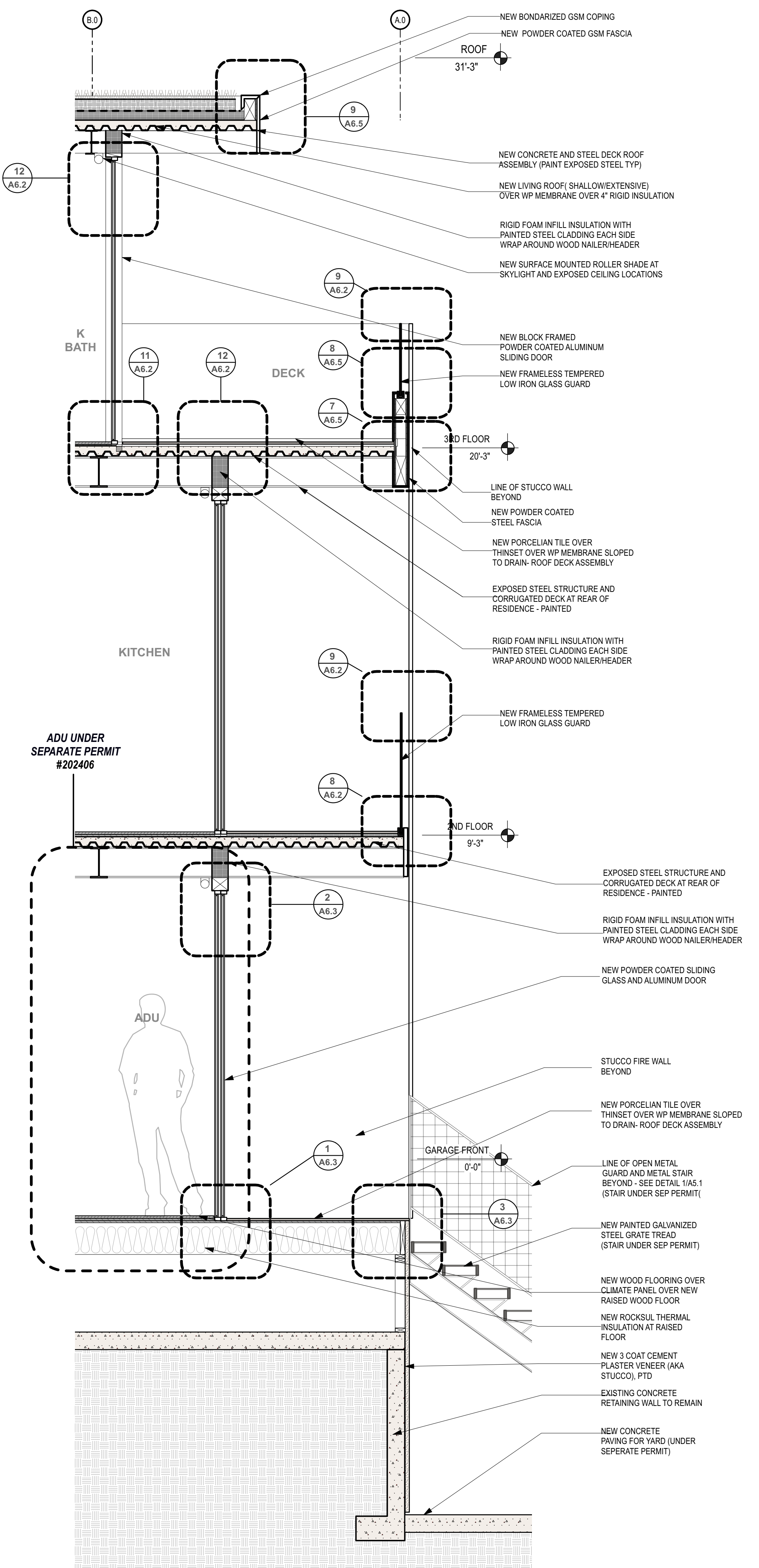
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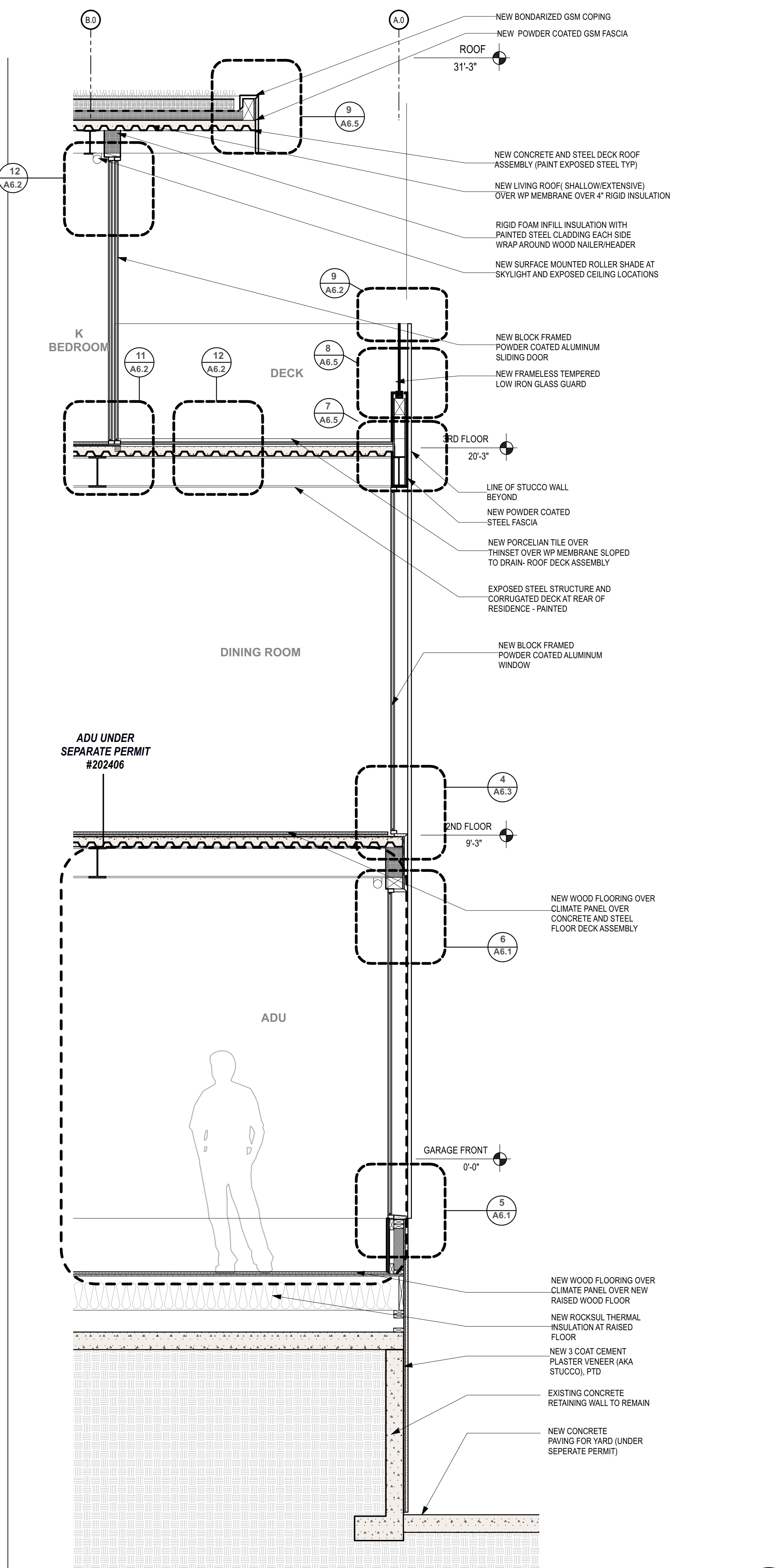
**WALL SECTIONS**  
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**A5.1**

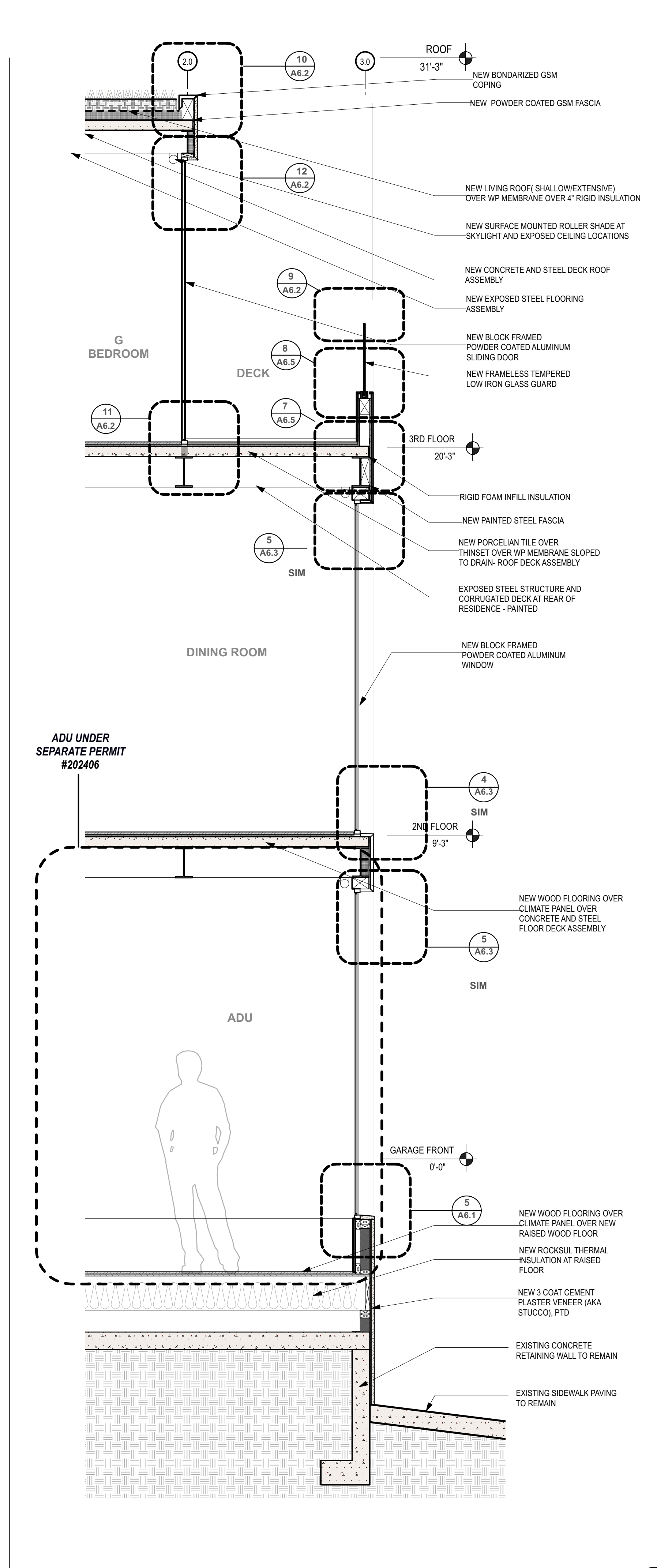
SCALE:  
PLOT DATE:



**REAR FACADE SLIDING DOOR/BALCONY**  
1/2" = 1'-0" **3**

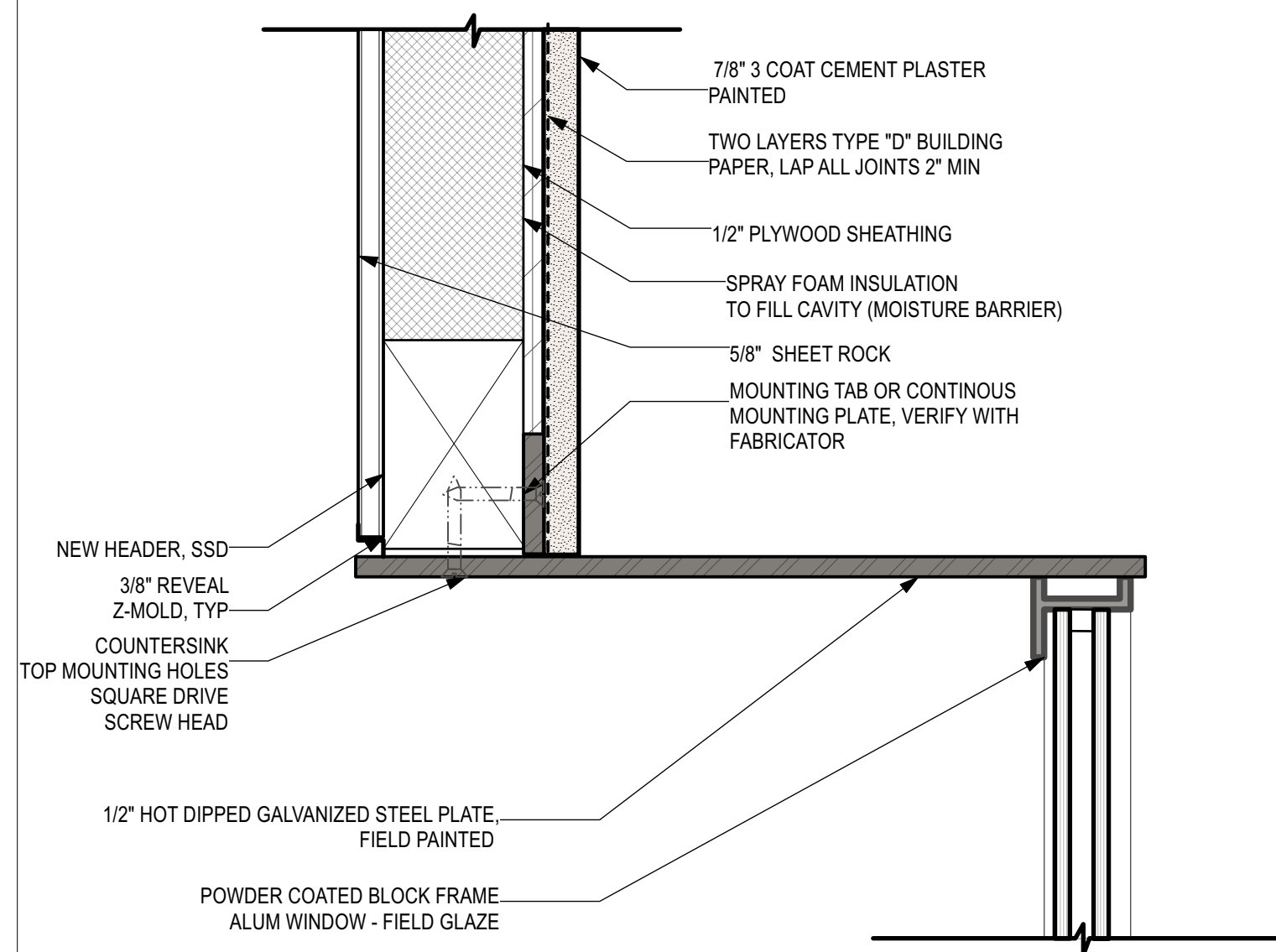


**REAR FACADE CORNER GLAZING**  
1/2" = 1'-0" **2**

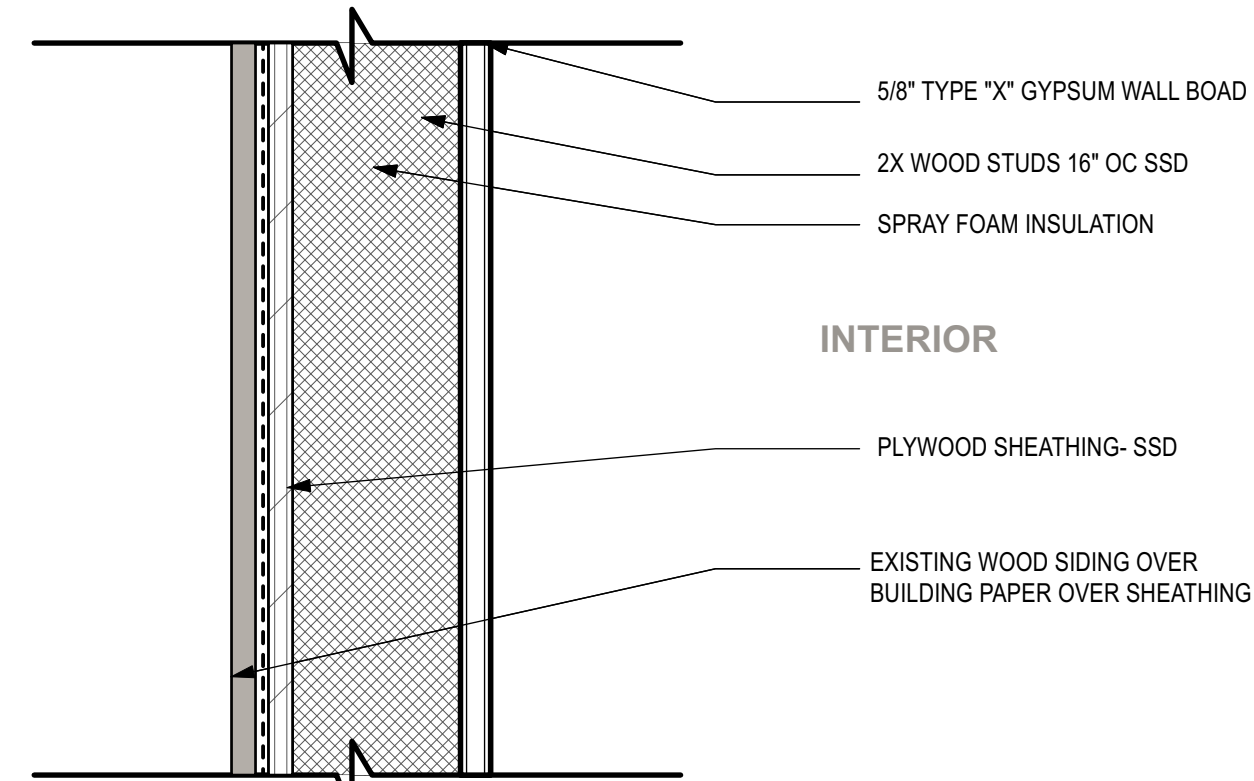


**SIDE FACE CORNER GLAZING**  
1/2" = 1'-0" **1**

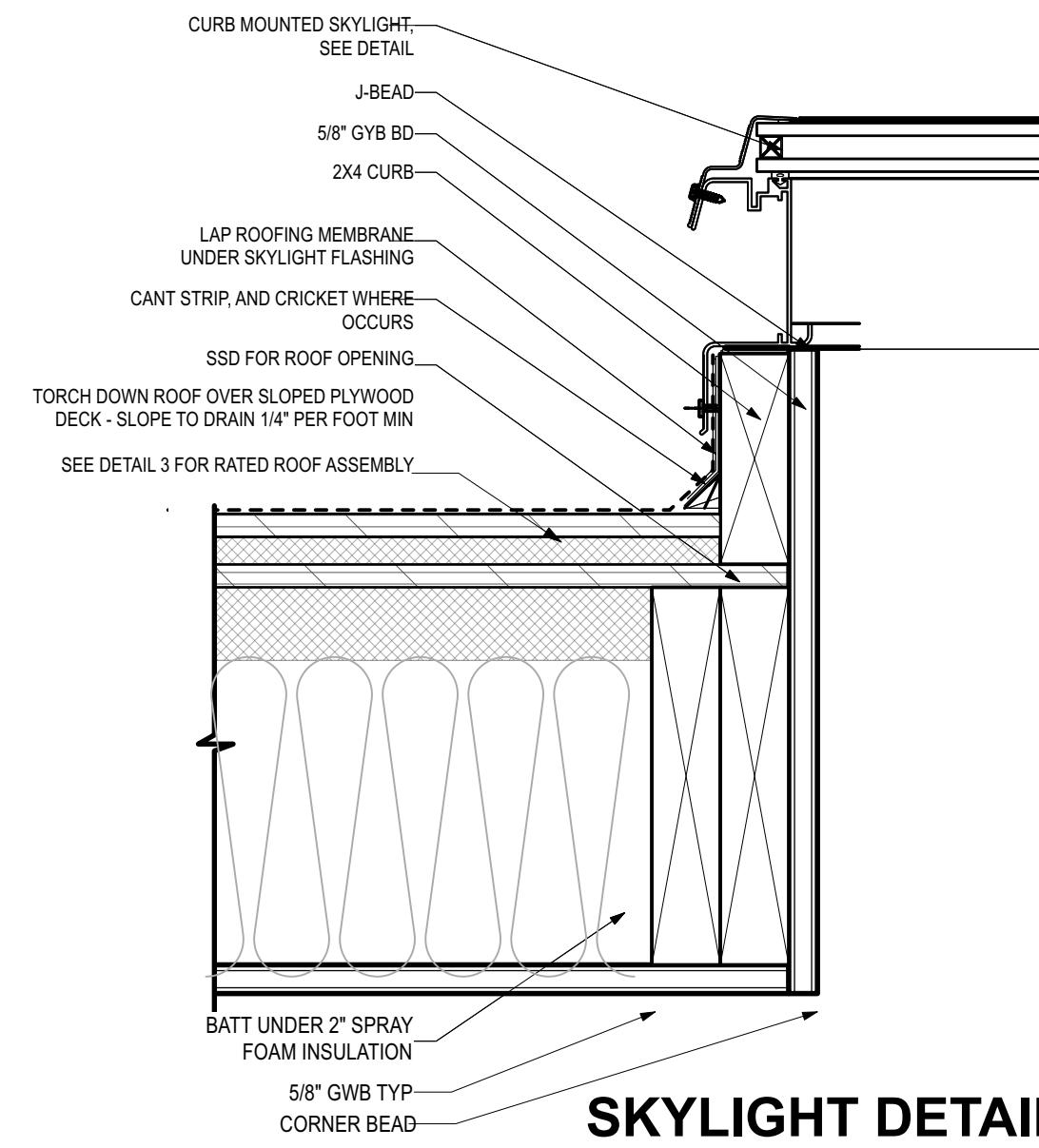




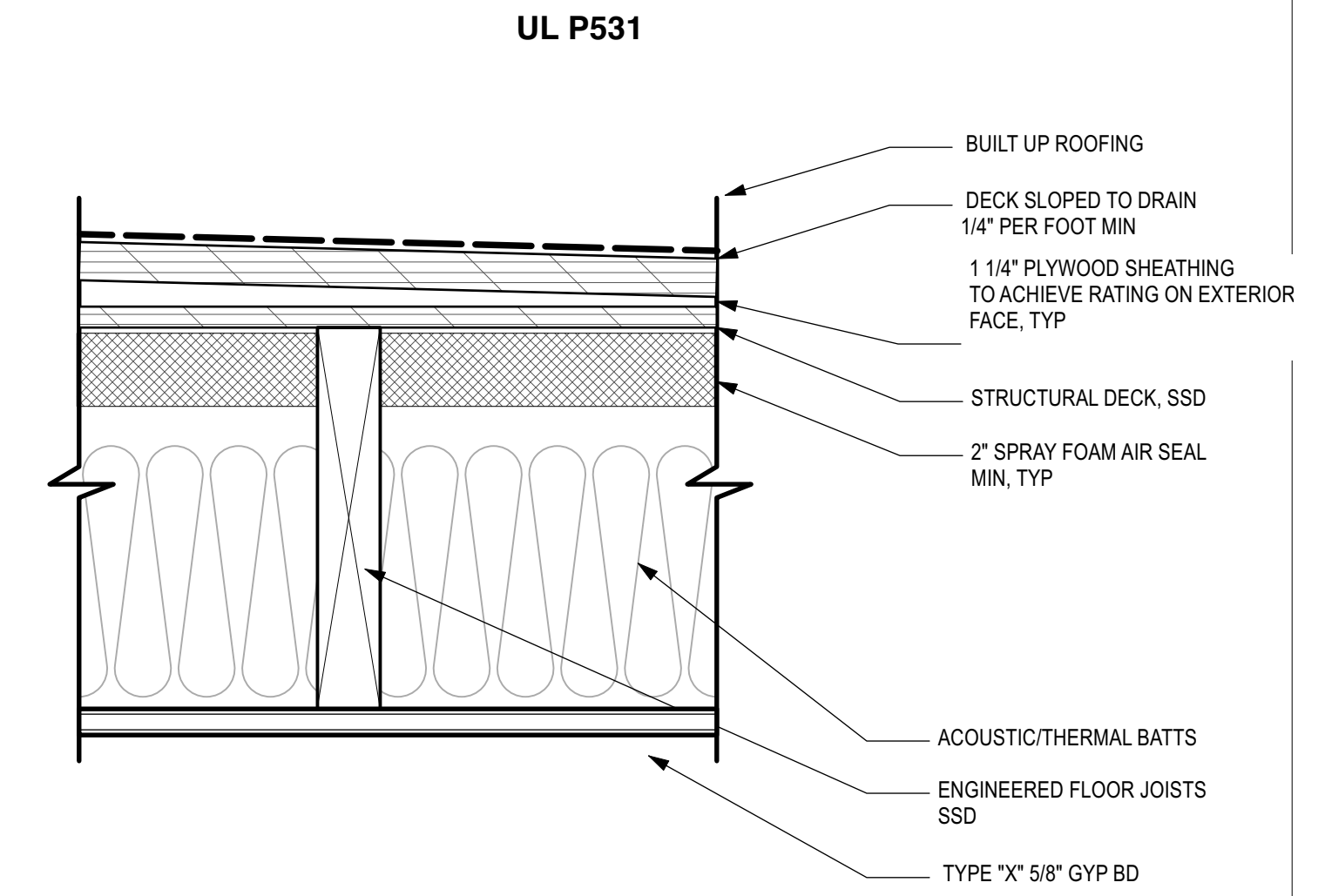
**HEADER AT STEEL SURROUND** 12  
3" = 1'-0"



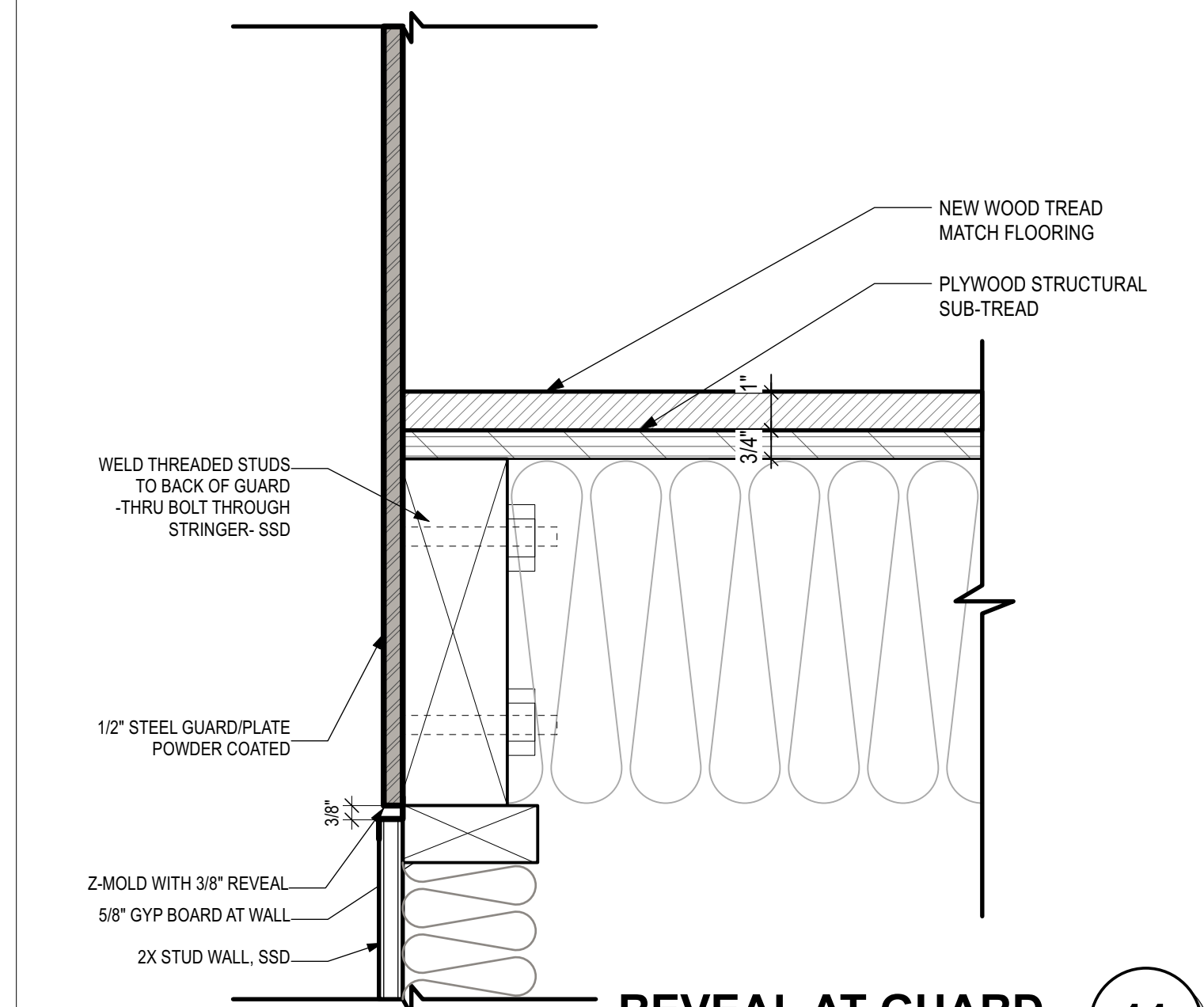
**(E) 1 HOUR FIRE RATED WALL** 9  
3" = 1'-0"



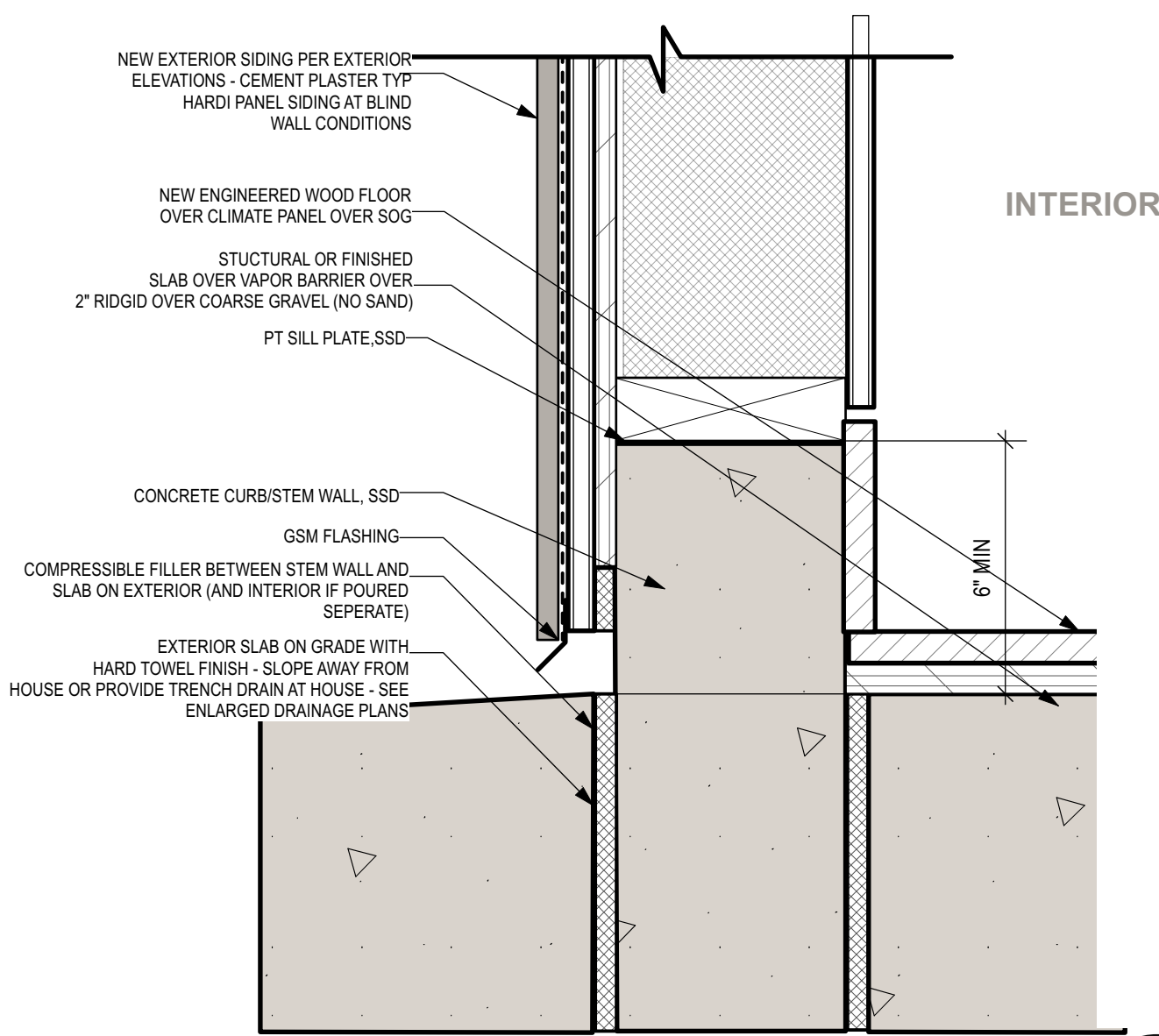
**SKYLIGHT DETAIL** 6  
3" = 1'-0"



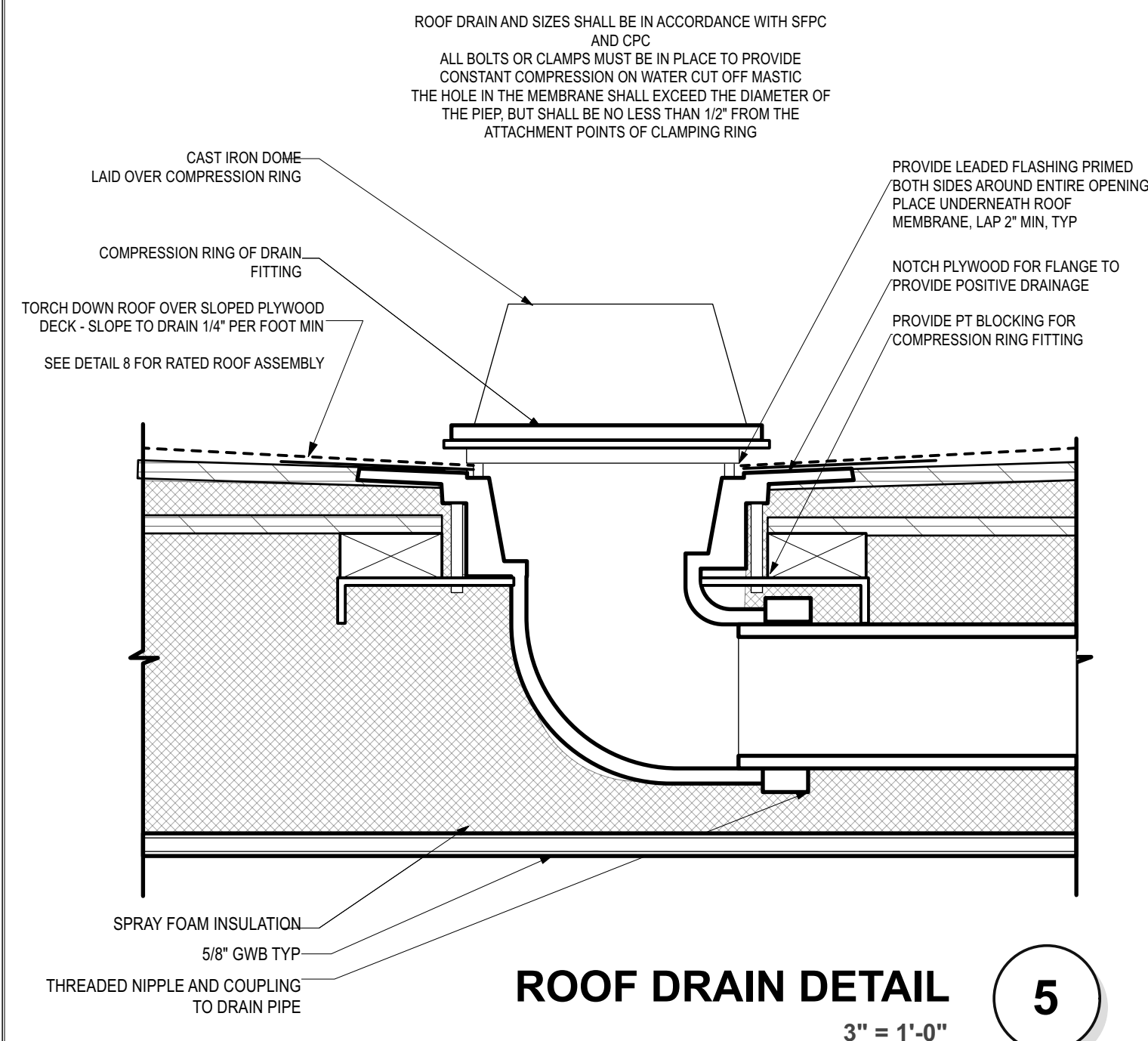
**1 HOUR RATED CEILING/ROOF** 3  
3" = 1'-0"



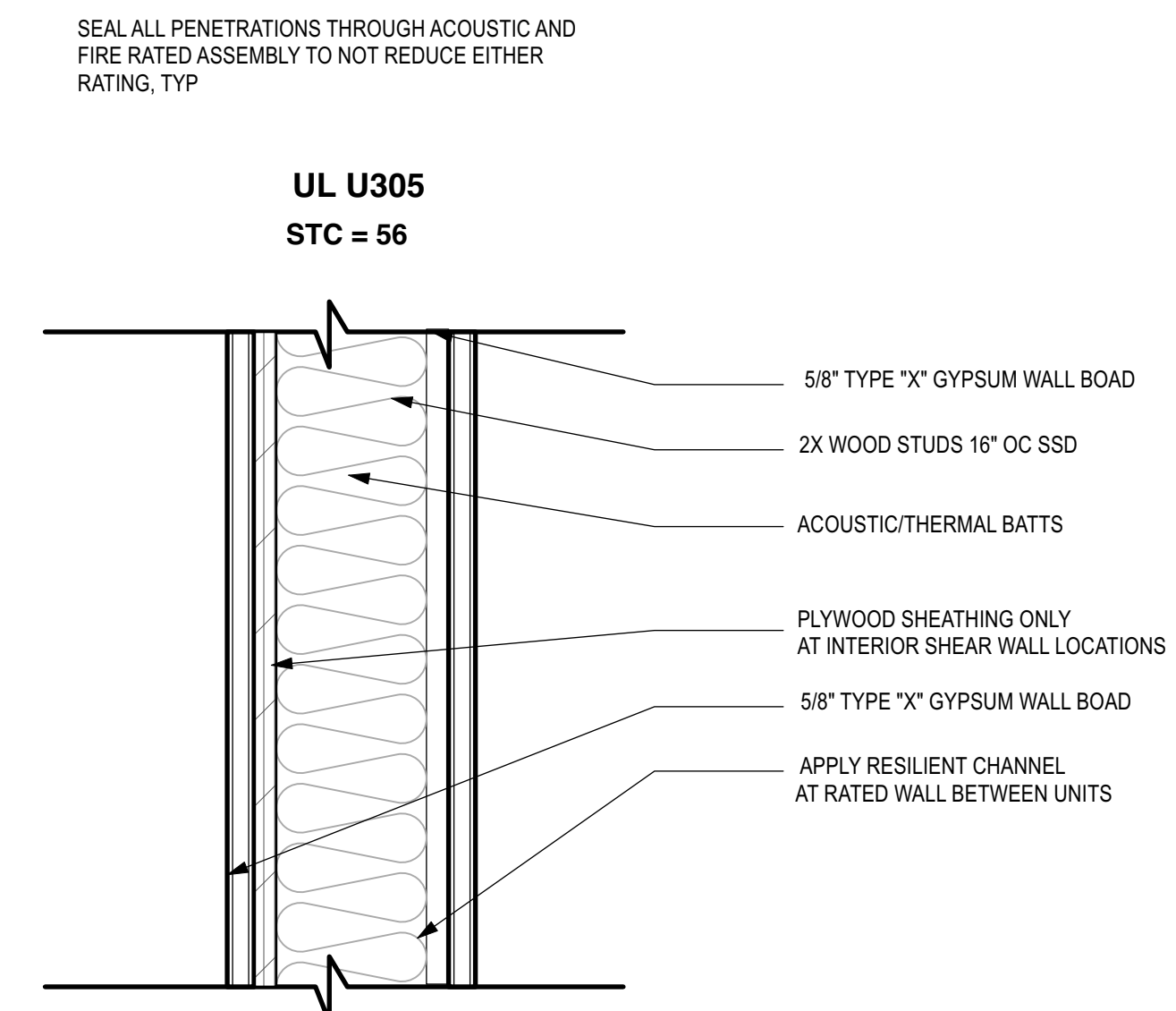
**REVEAL AT GUARD** 11  
3" = 1'-0"



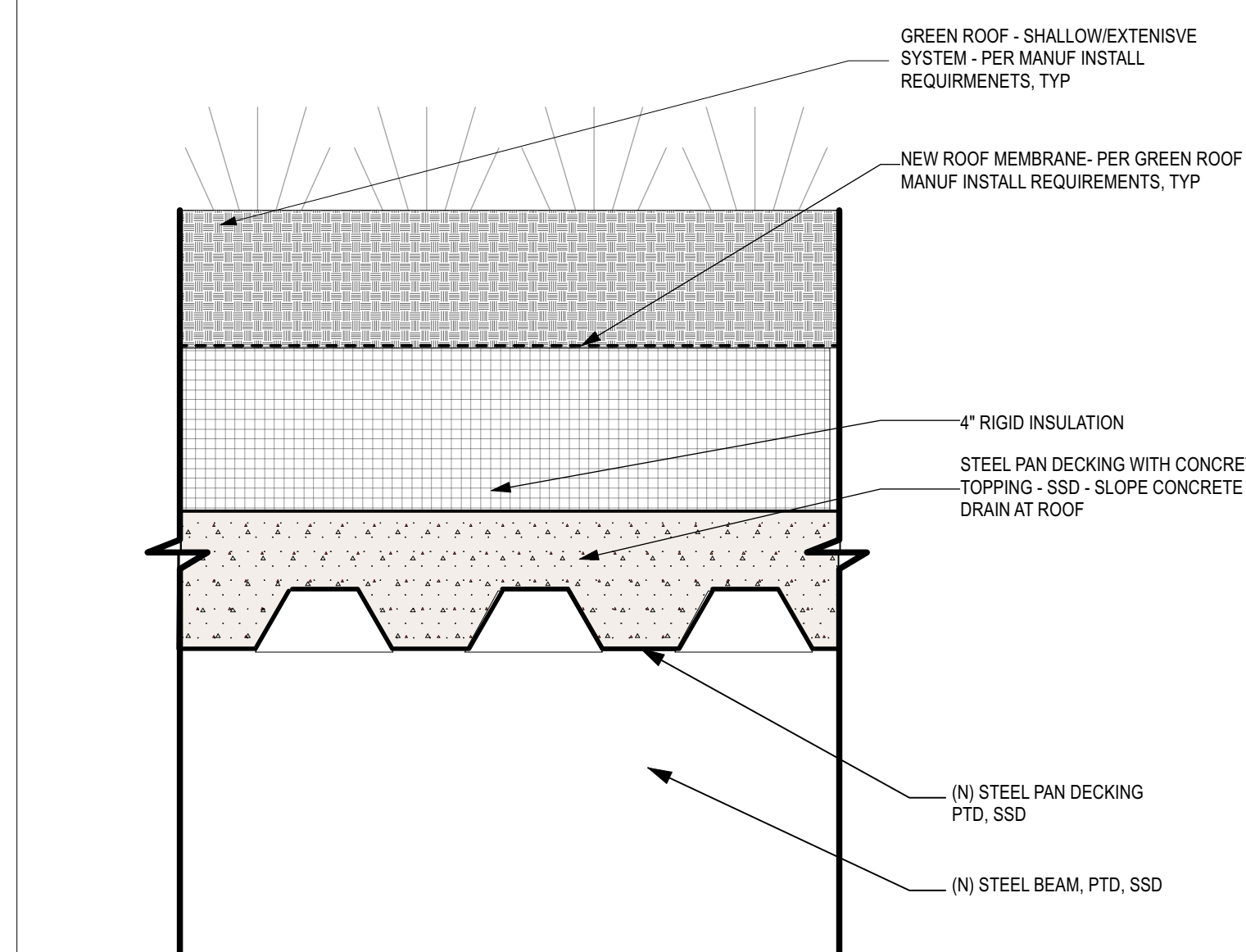
**SIDING AT PAVING** 8  
@ (N) CONDITIONS, (E) CONDITIONS SIM, VIF 3" = 1'-0"



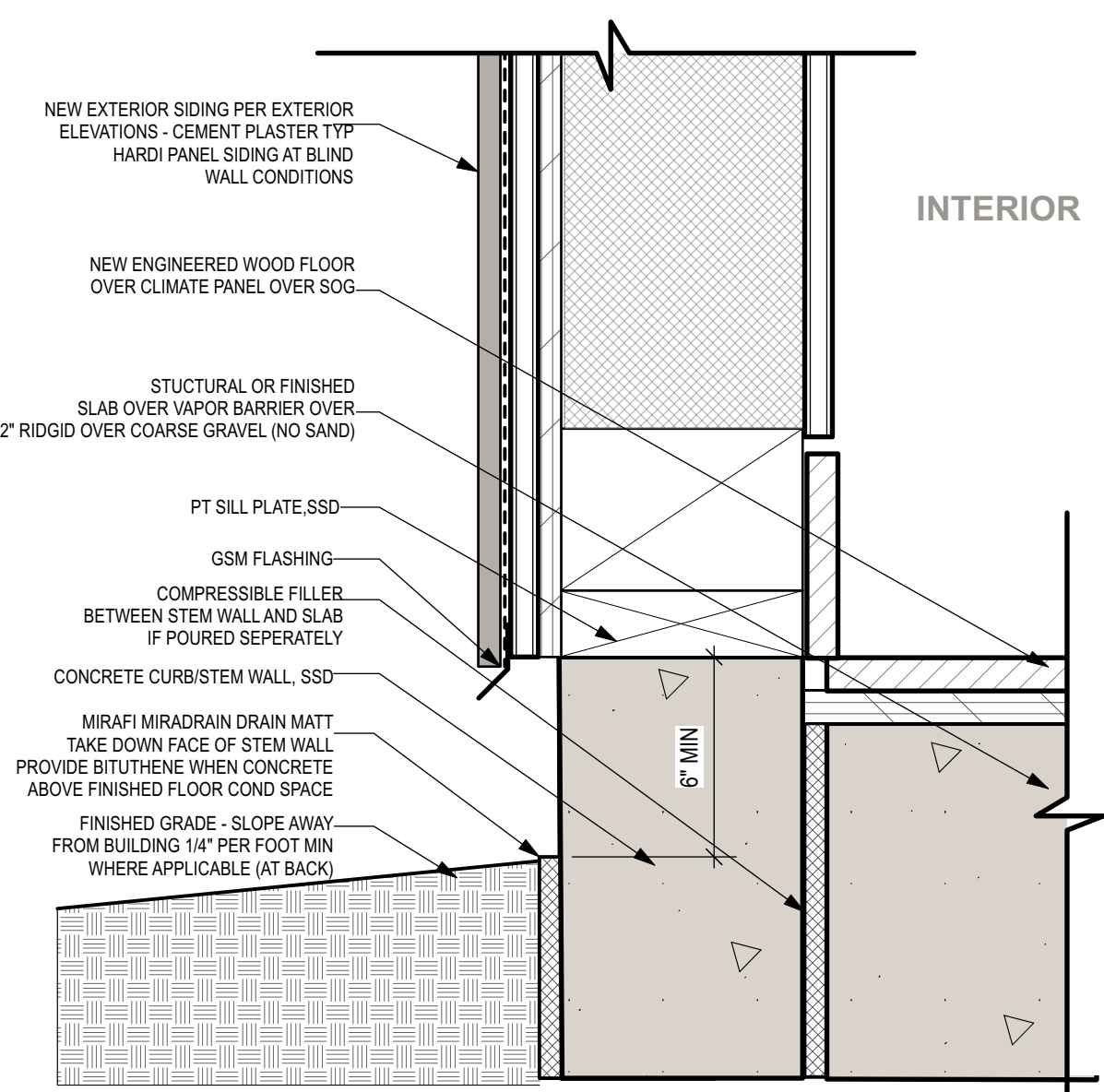
**ROOF DRAIN DETAIL** 5  
3" = 1'-0"



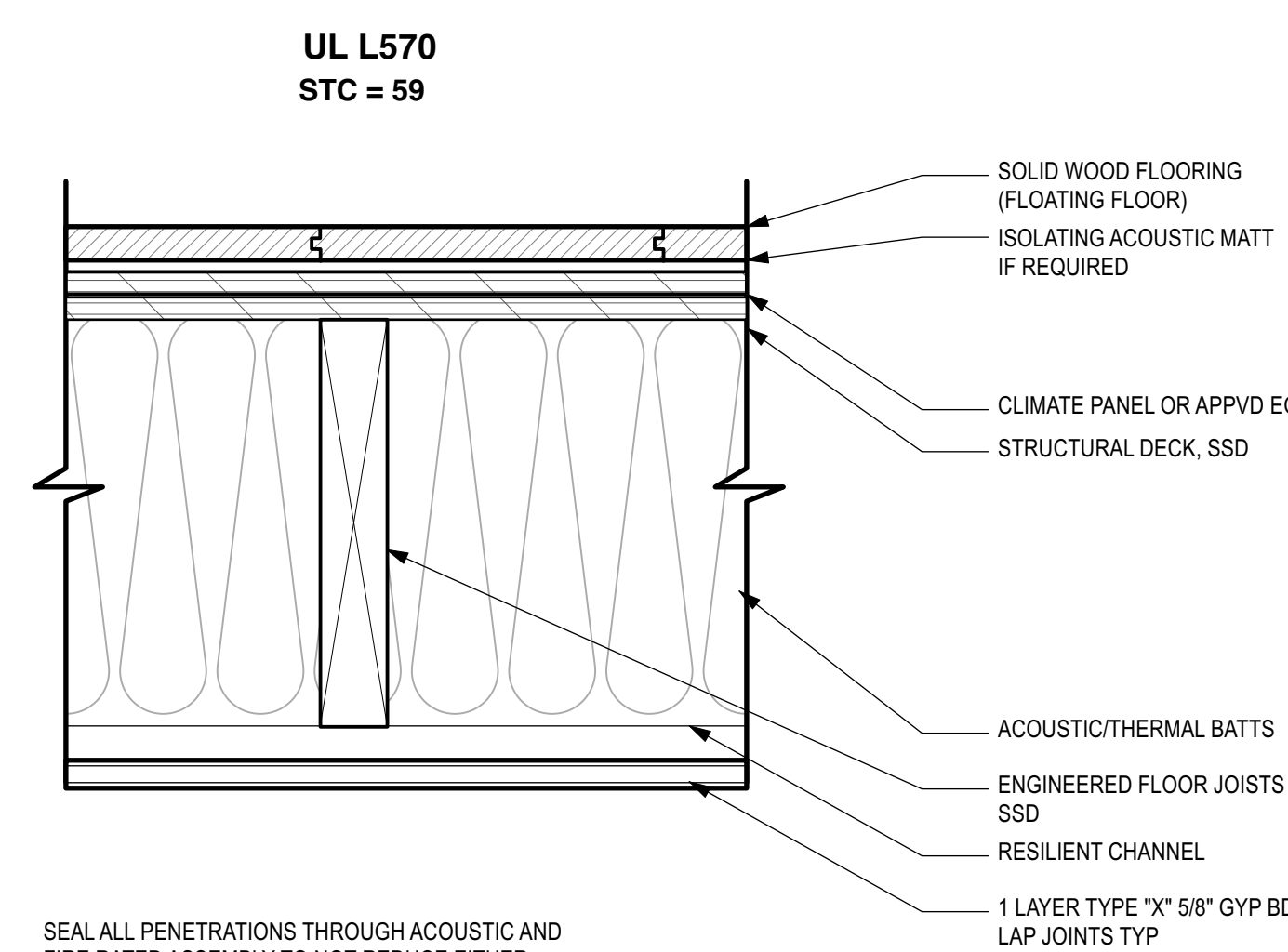
**1 HOUR RATED INTERIOR WALL** 2  
3" = 1'-0"



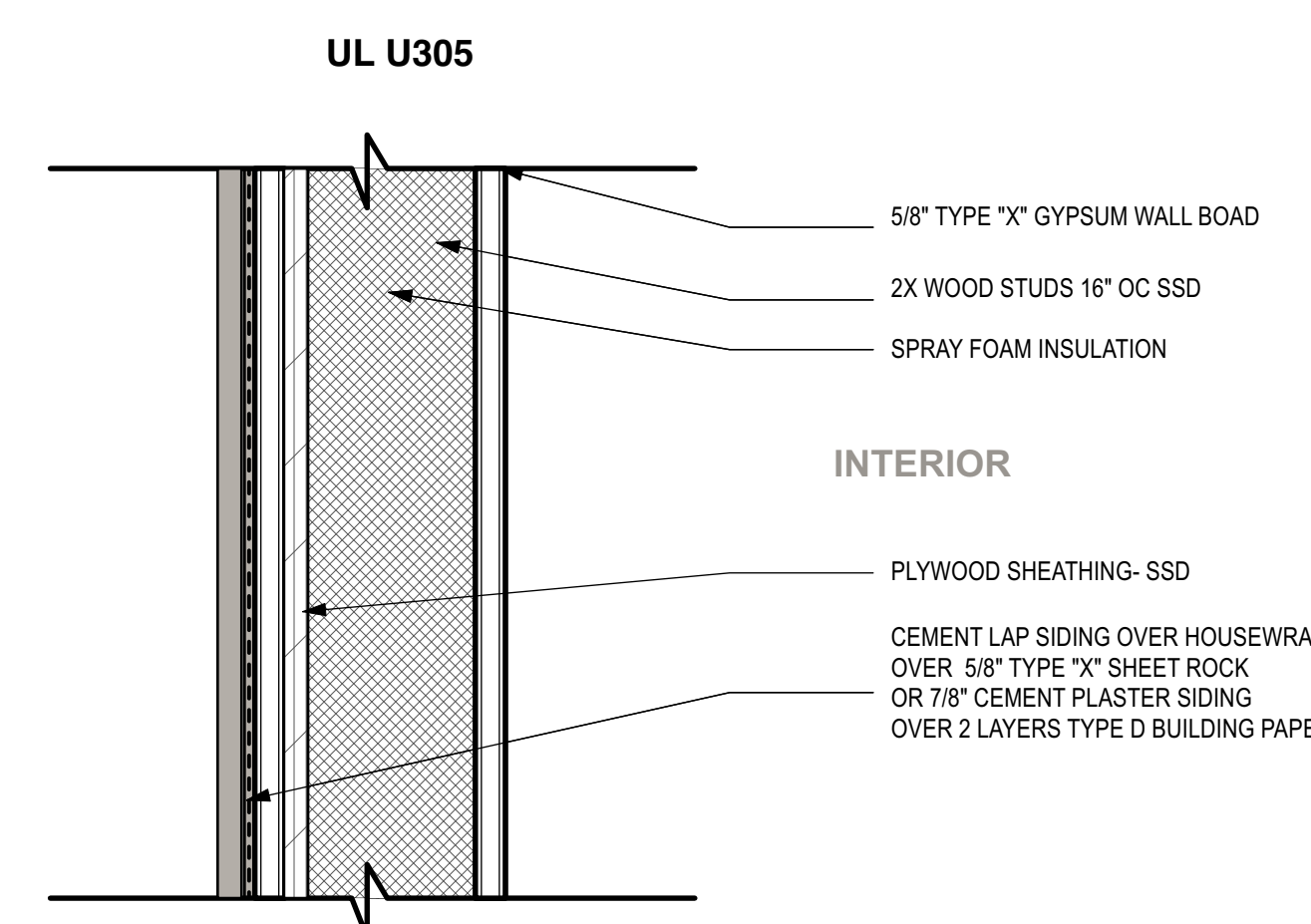
**LIVING ROOF** 10  
3" = 1'-0"



**SIDING AT GRADE** 7  
@ (N) CONDITIONS, (E) CONDITIONS SIM, VIF 3" = 1'-0"



**1 HOUR RATED CEILING/FLOOR** 4  
3" = 1'-0"



**1-HOUR RATED EXTERIOR WALL** 1  
3" = 1'-0"

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**A6.0**

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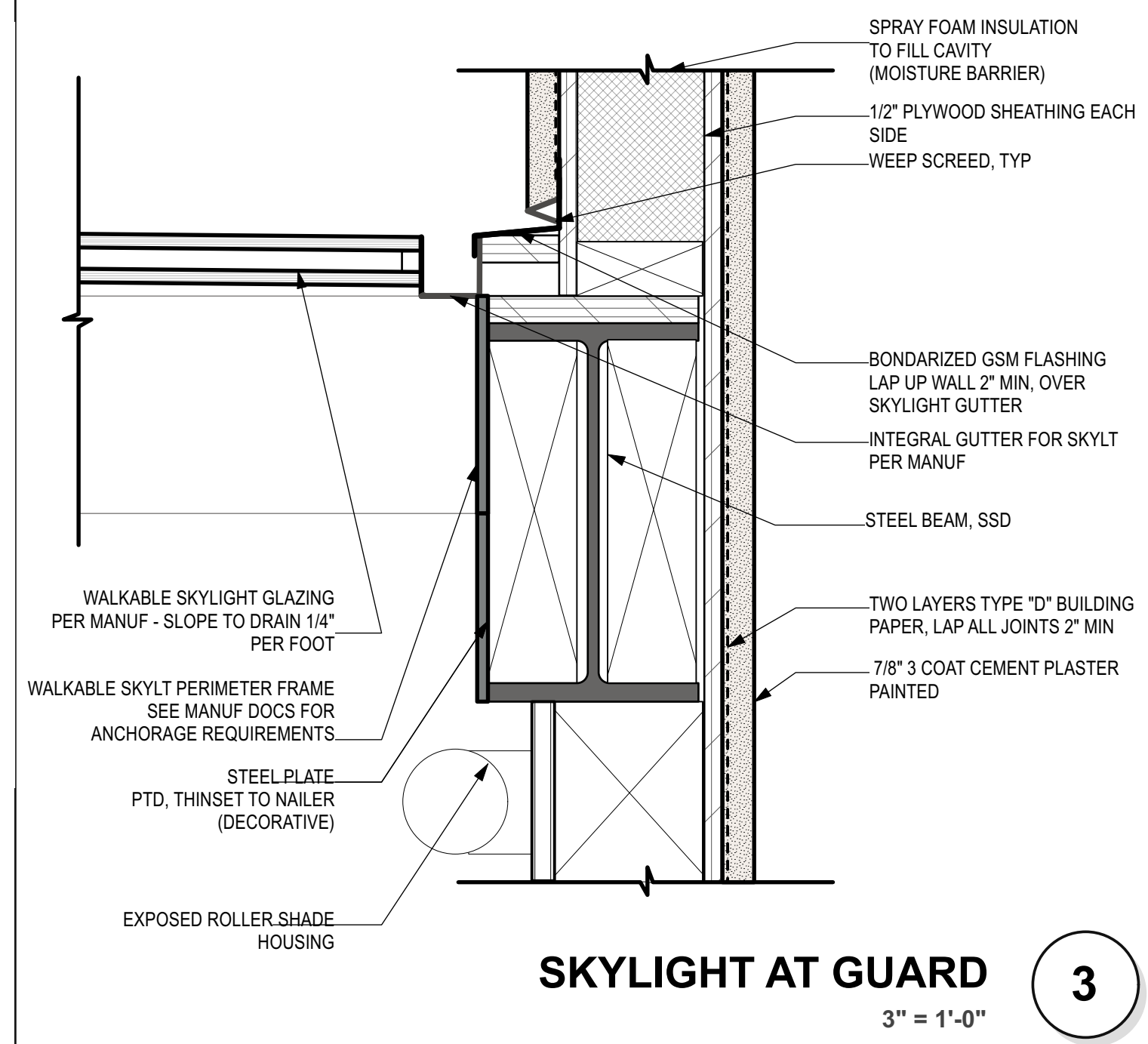
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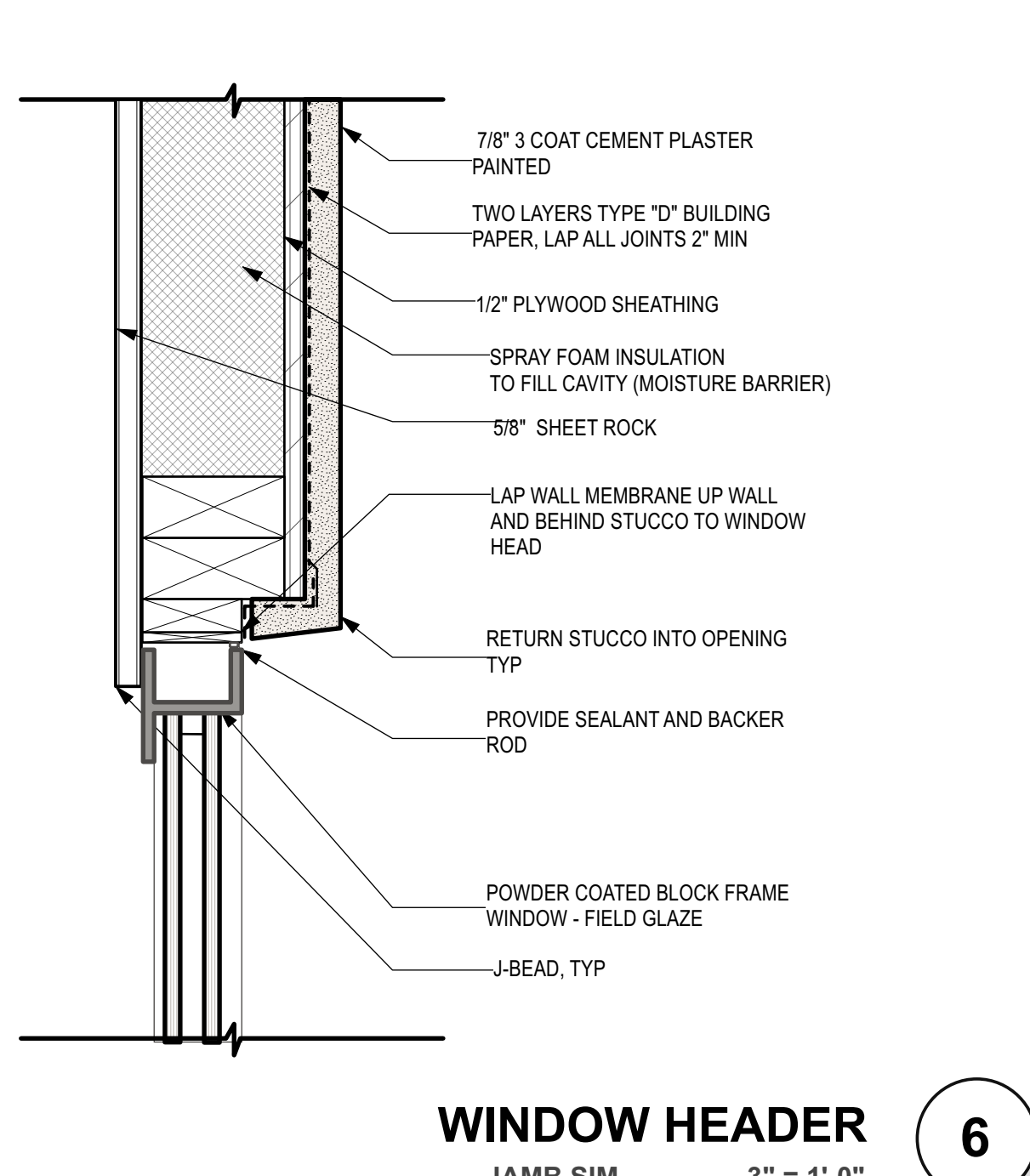
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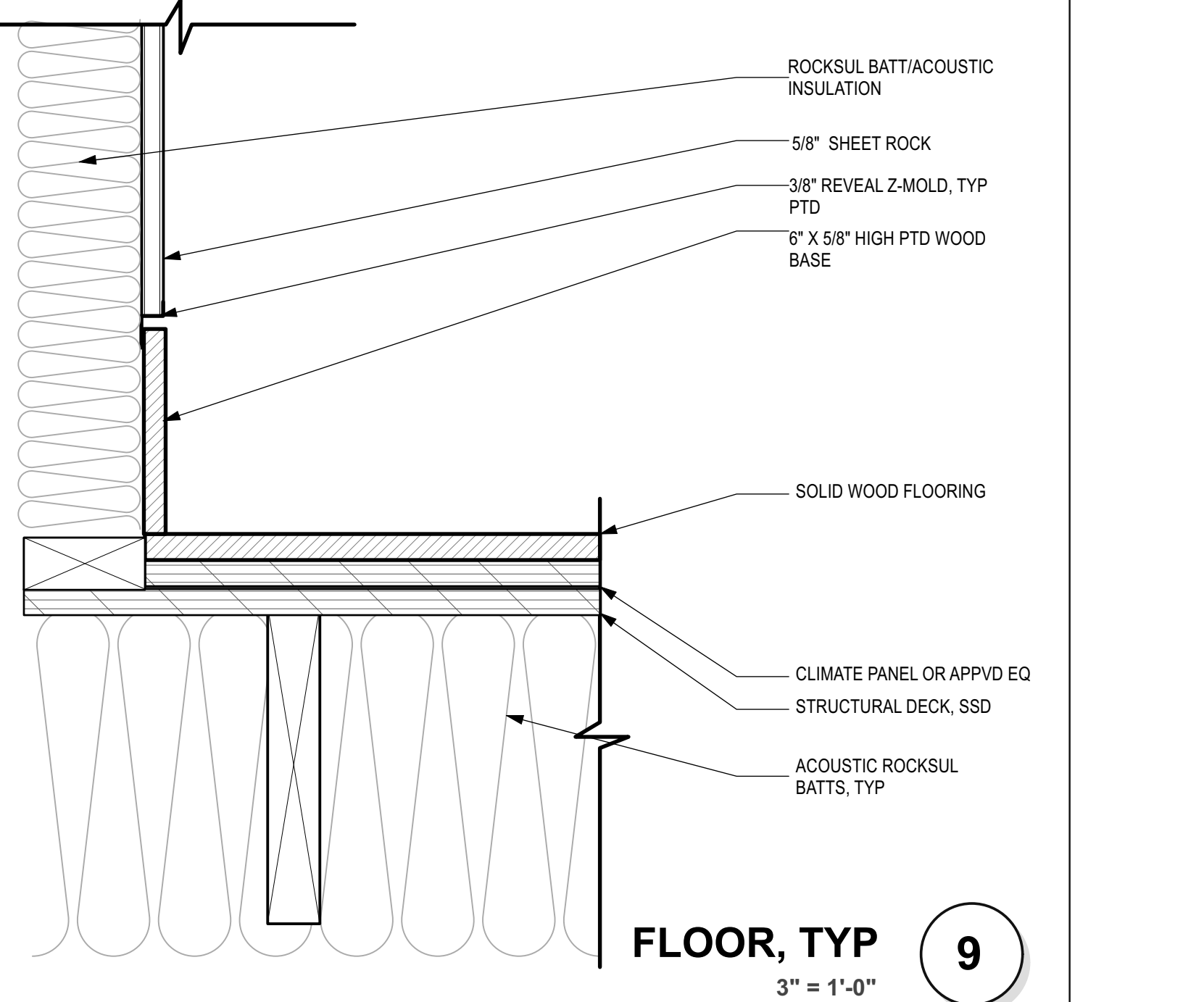
SCALE:  
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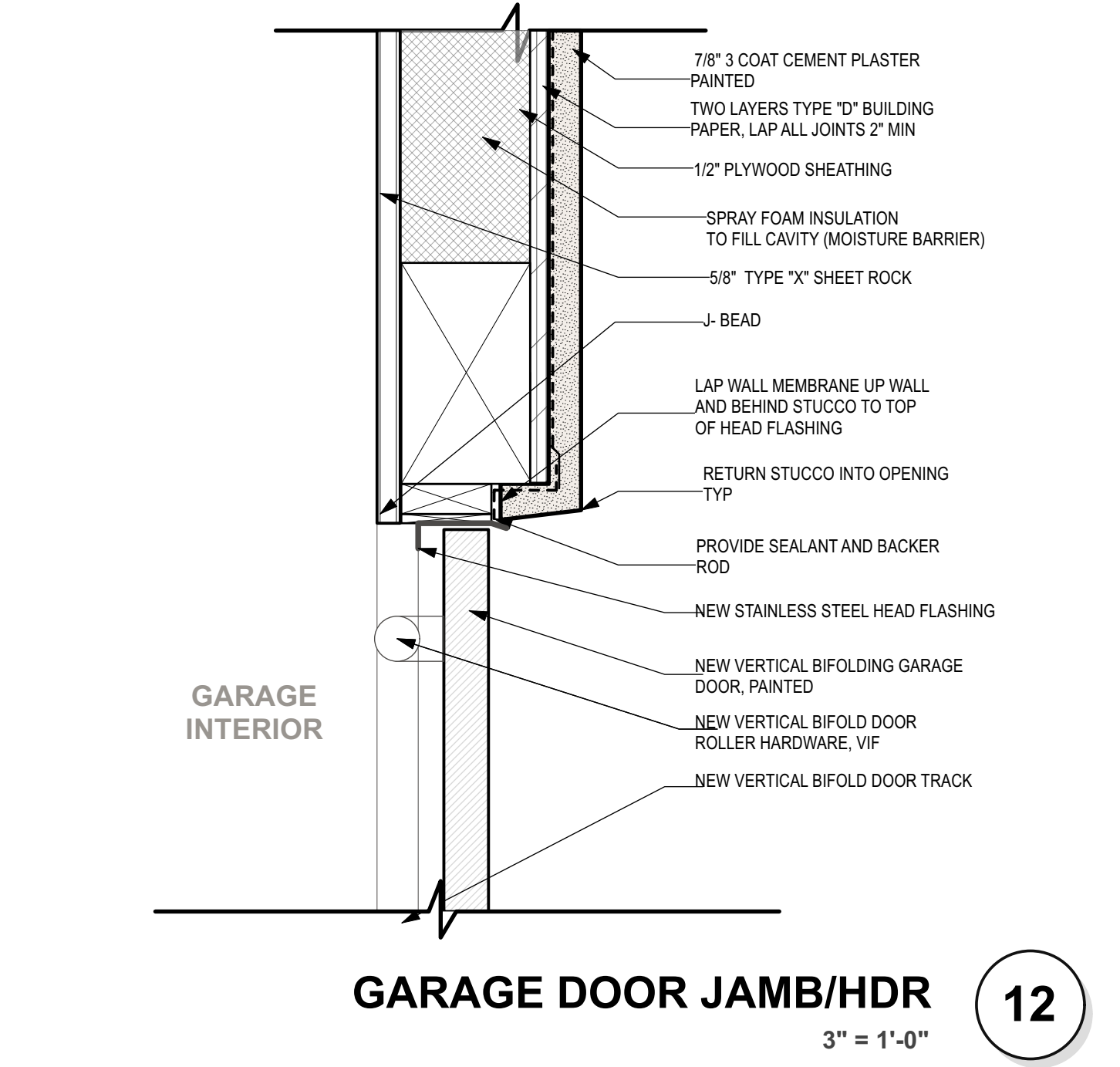
**SKYLIGHT AT GUARD** 3"  
3" = 1'-0"



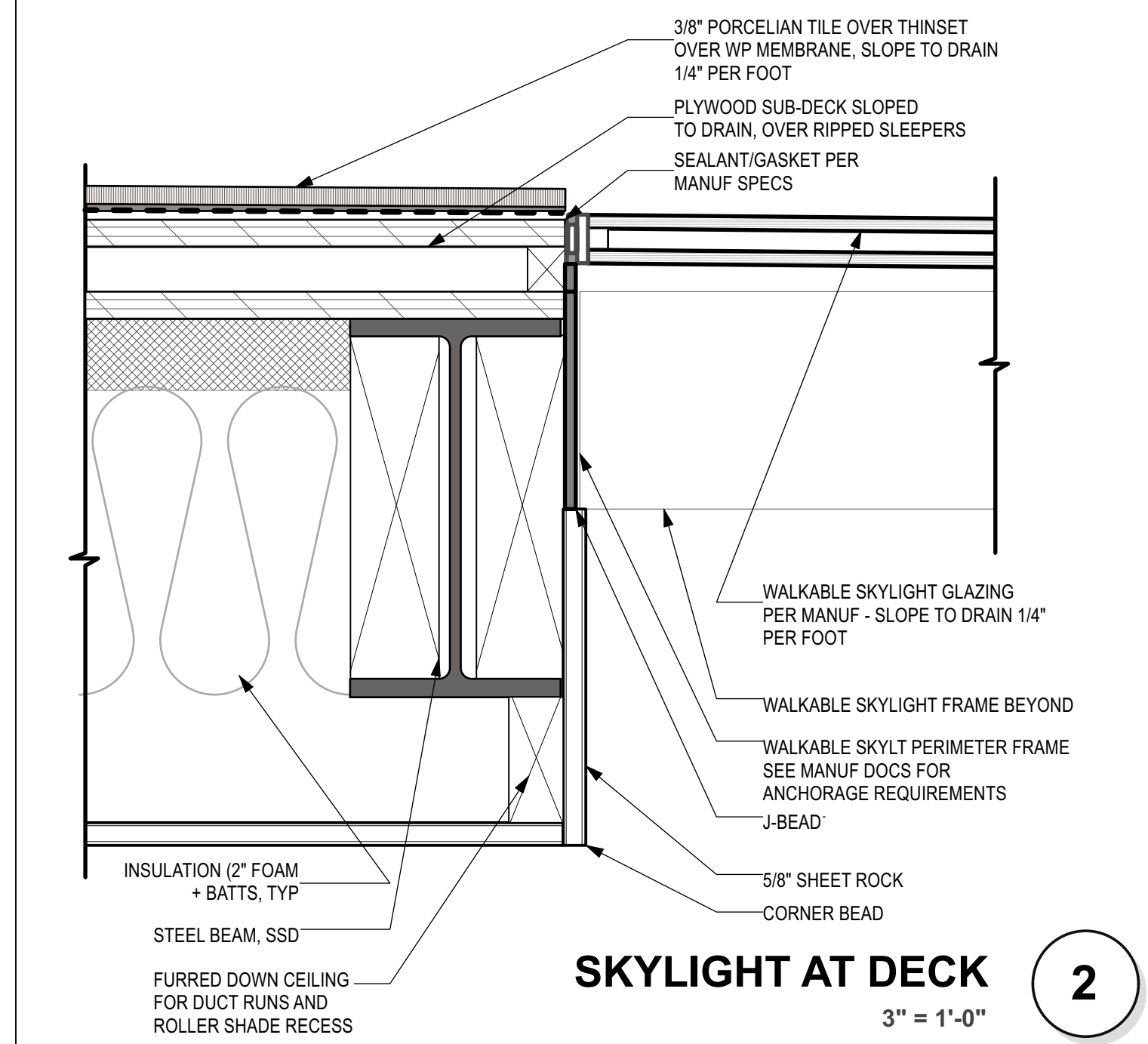
**WINDOW HEADER** 3"  
JAMB SIM 3" = 1'-0"



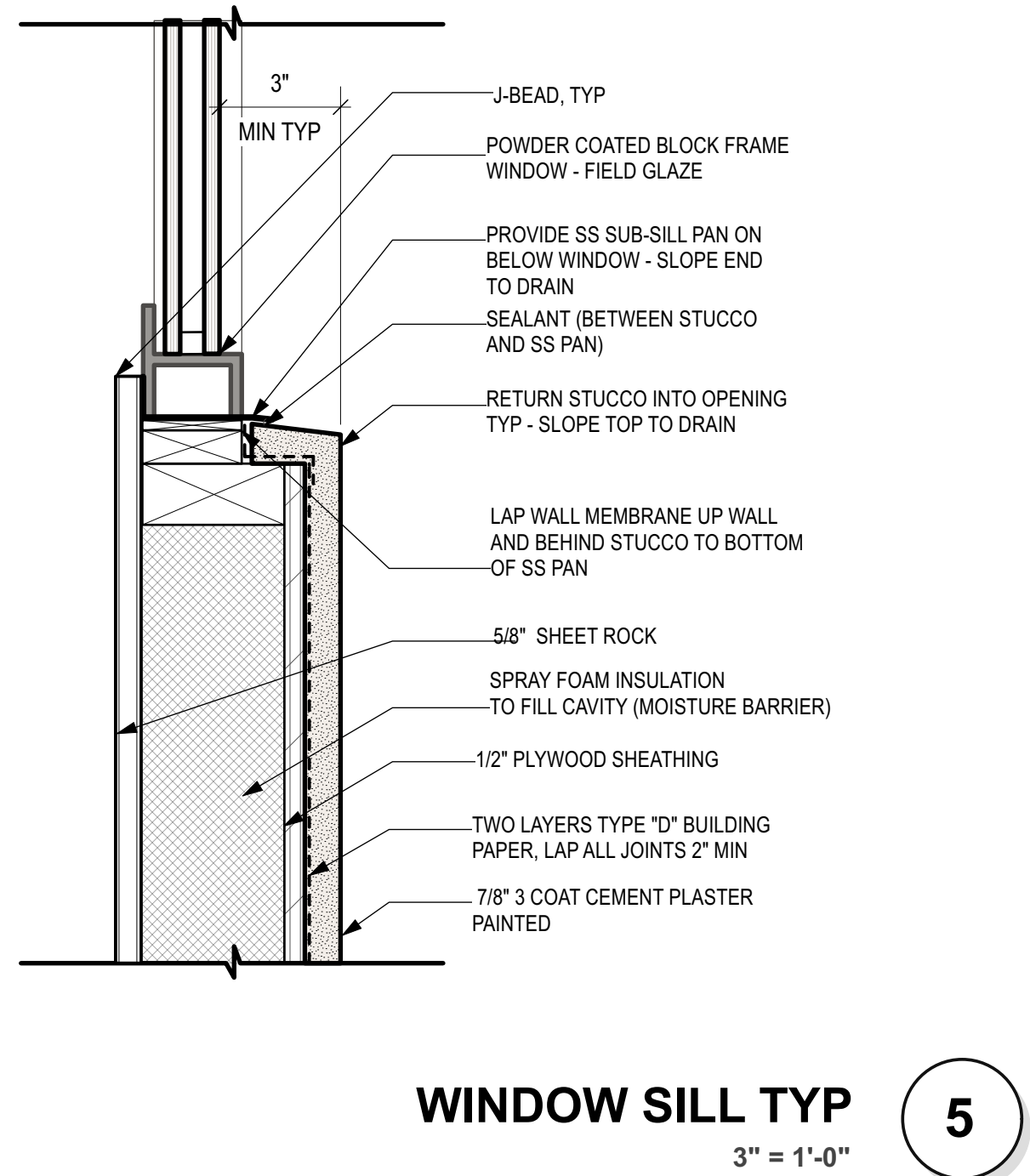
**FLOOR, TYP** 9"  
3" = 1'-0"



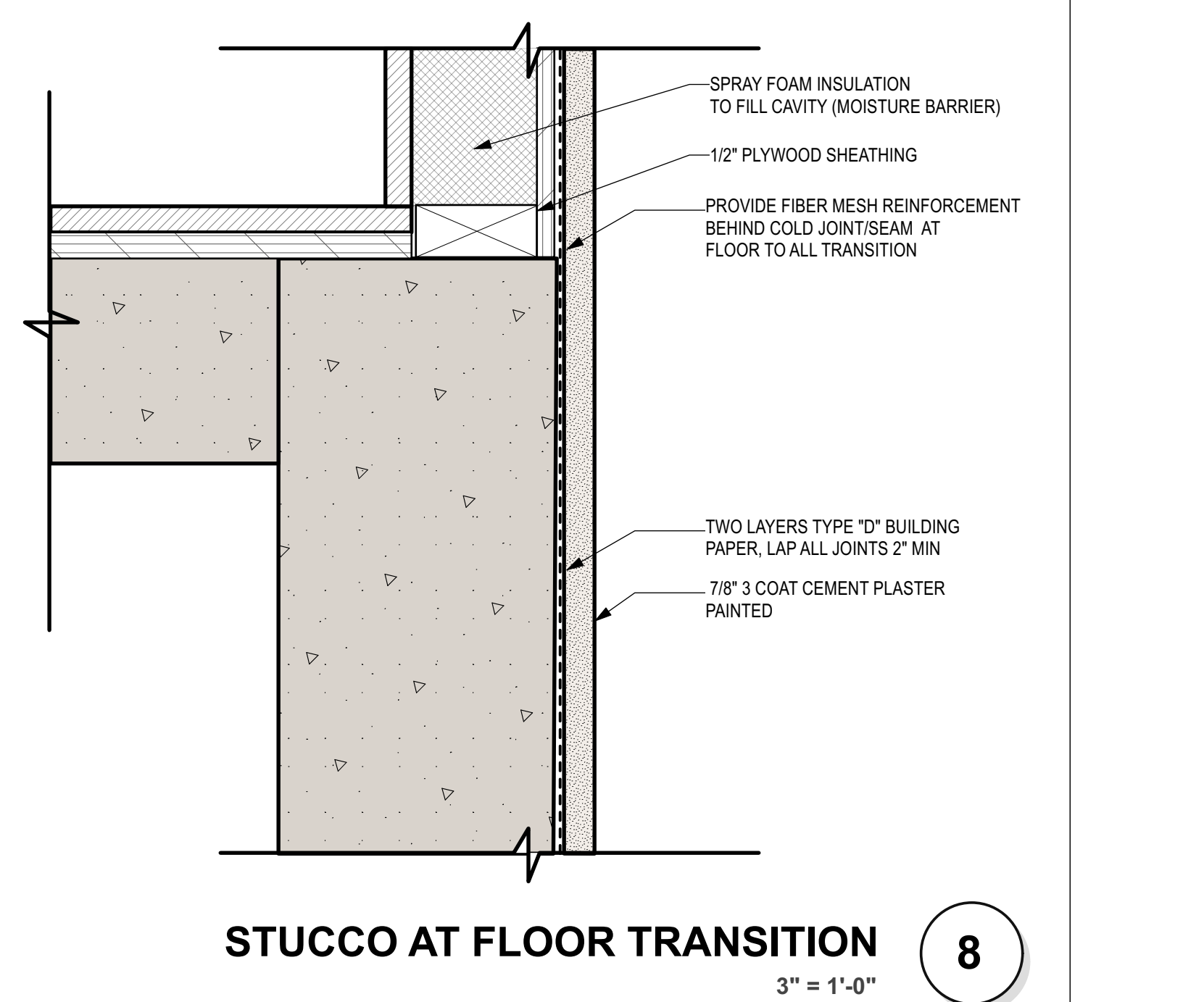
**GARAGE DOOR JAMB/HDR** 12"  
3" = 1'-0"



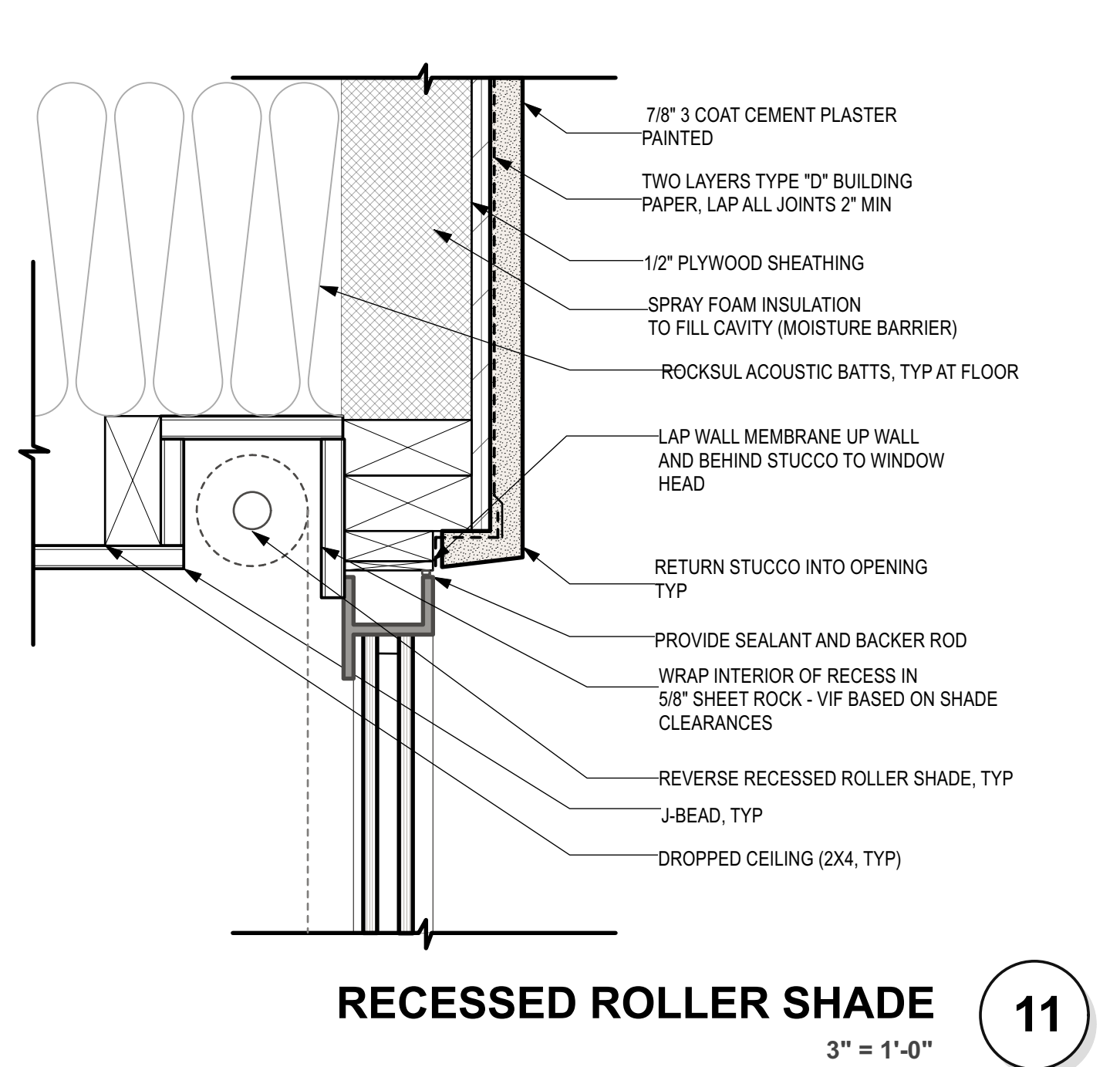
**SKYLIGHT AT DECK** 2"  
3" = 1'-0"



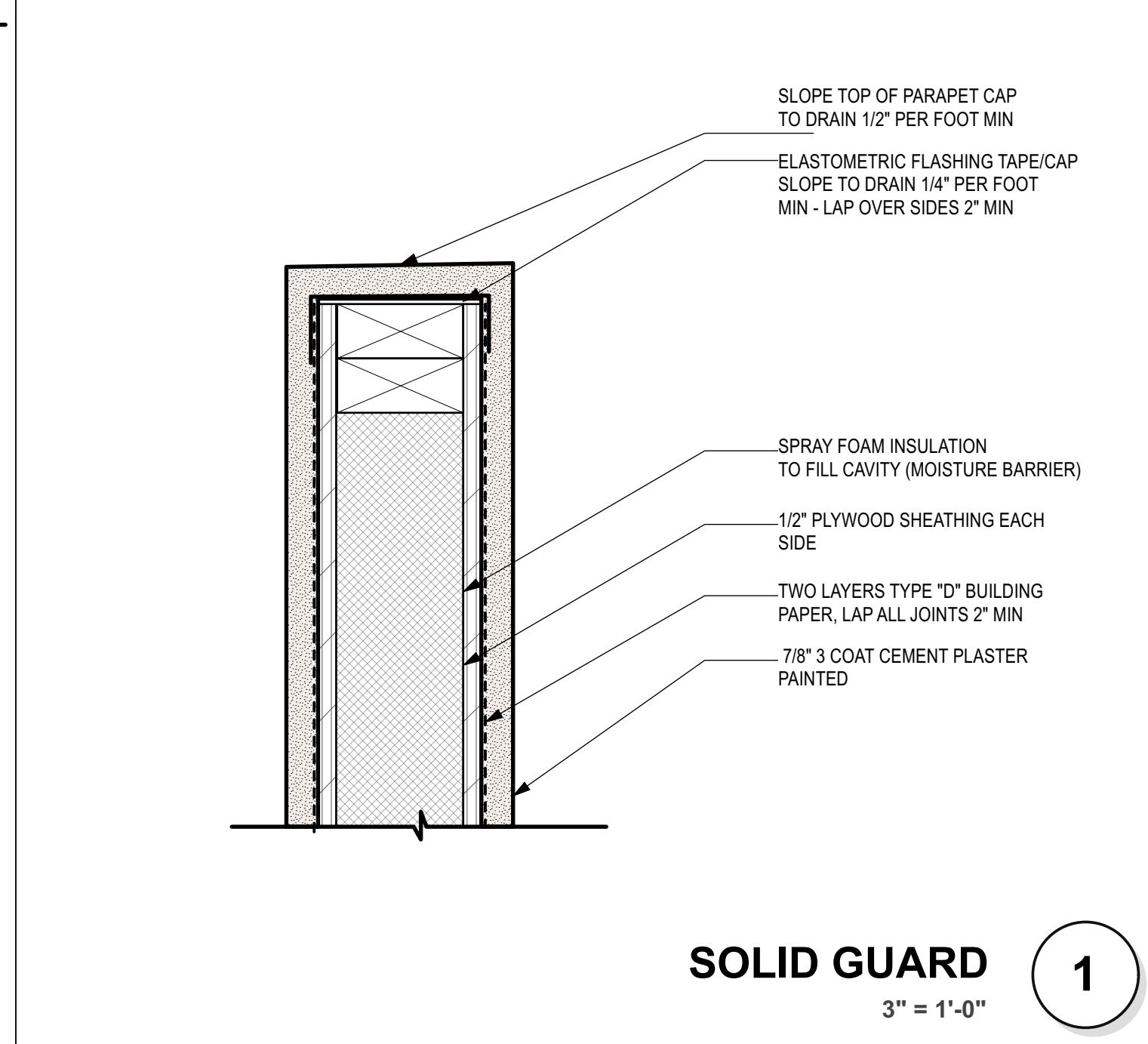
**WINDOW SILL TYP** 5"  
3" = 1'-0"



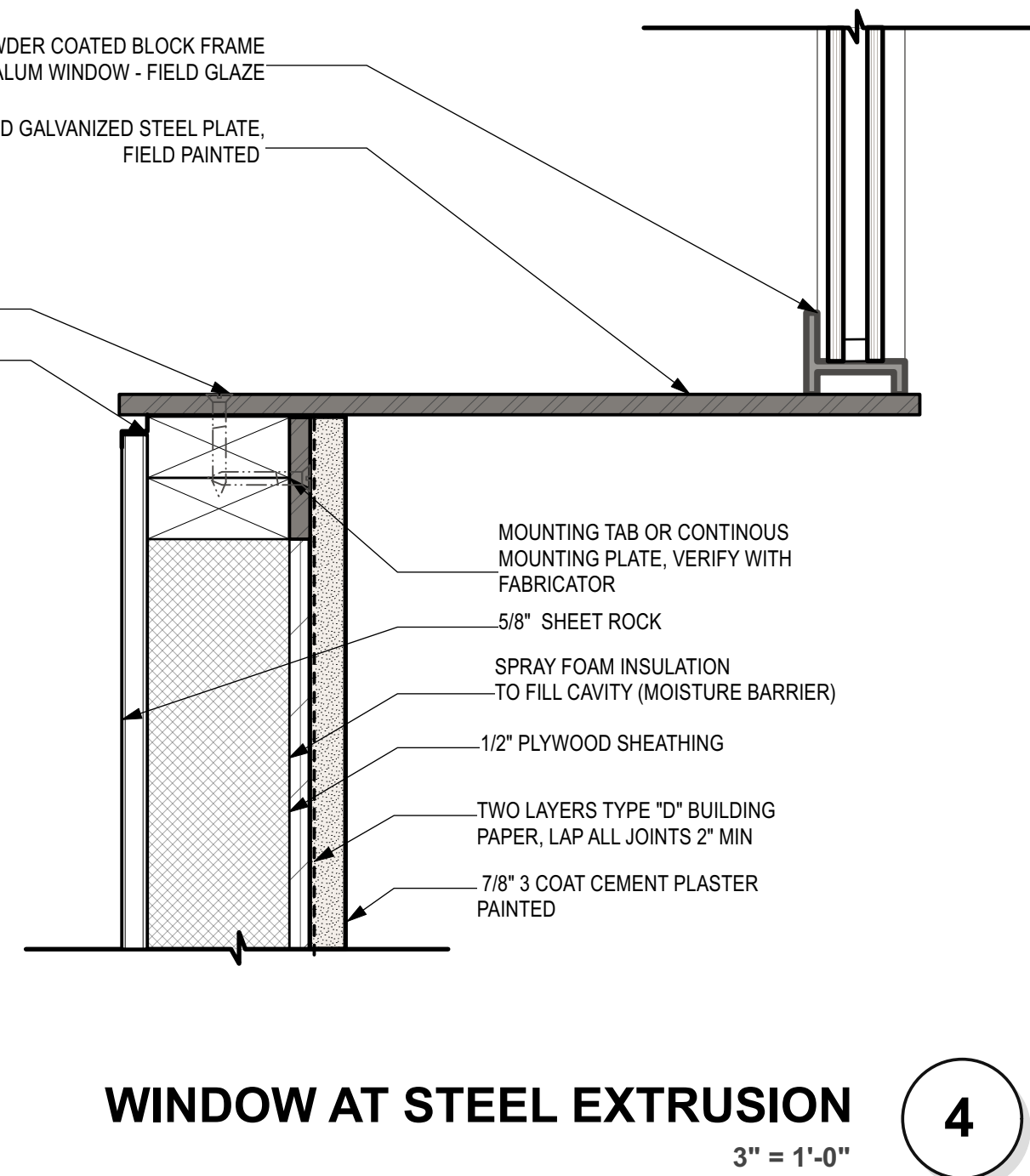
**STUCCO AT FLOOR TRANSITION** 8"  
3" = 1'-0"



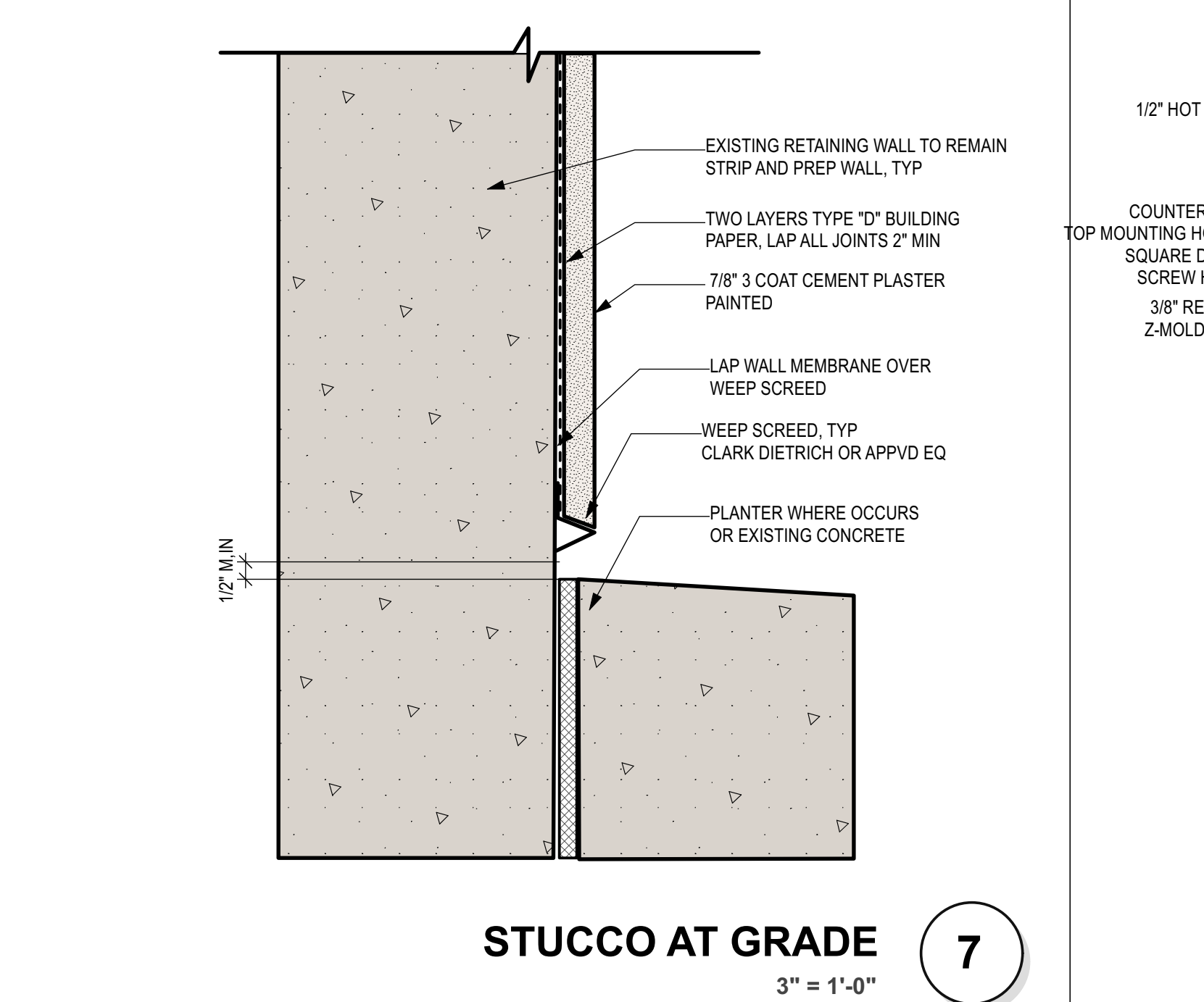
**RECESSED ROLLER SHADE** 11"  
3" = 1'-0"



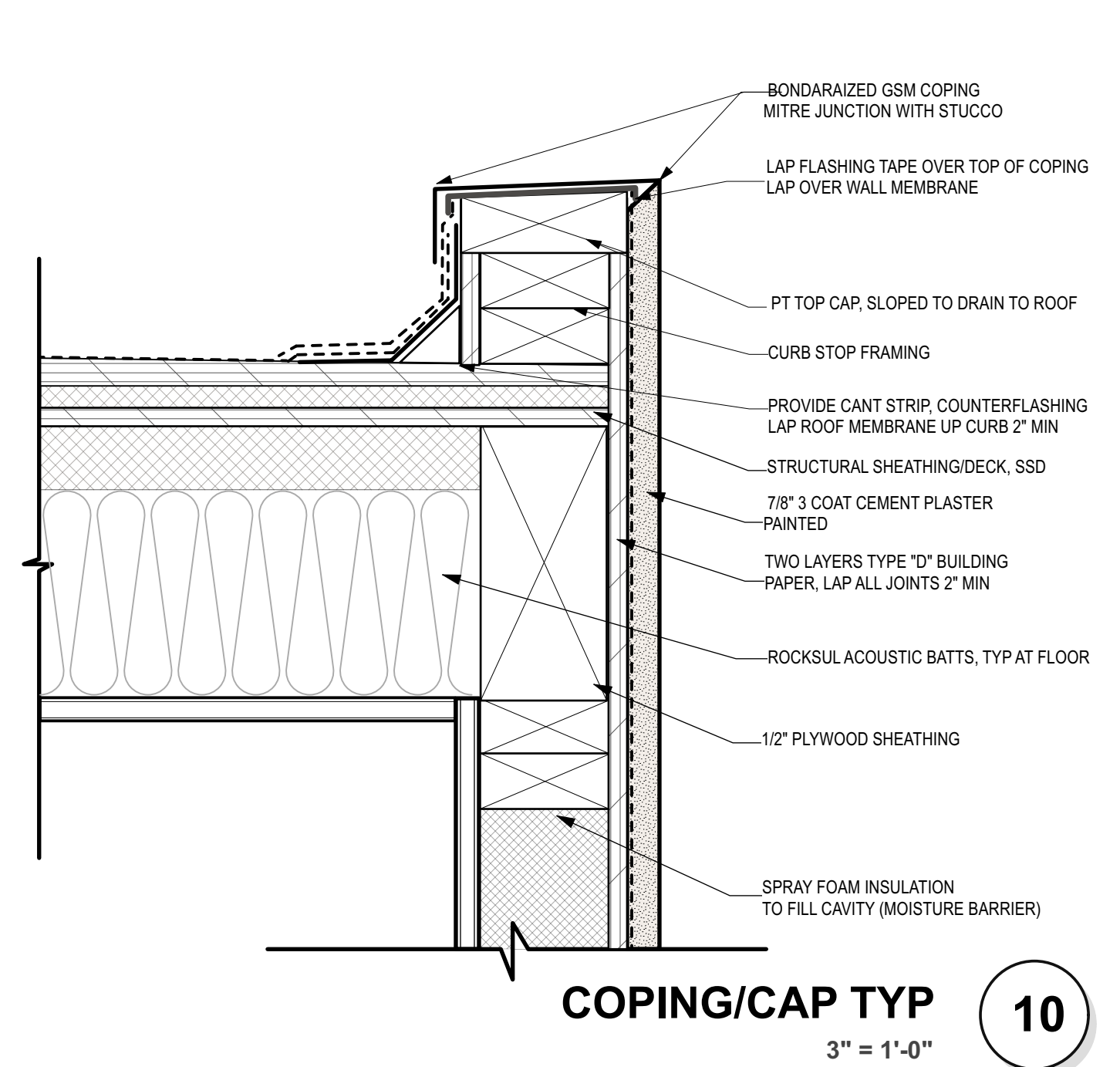
**SOLID GUARD** 1"  
3" = 1'-0"



**WINDOW AT STEEL EXTRUSION** 4"  
3" = 1'-0"



**STUCCO AT GRADE** 7"  
3" = 1'-0"



**COPING/CAP TYP** 10"  
3" = 1'-0"



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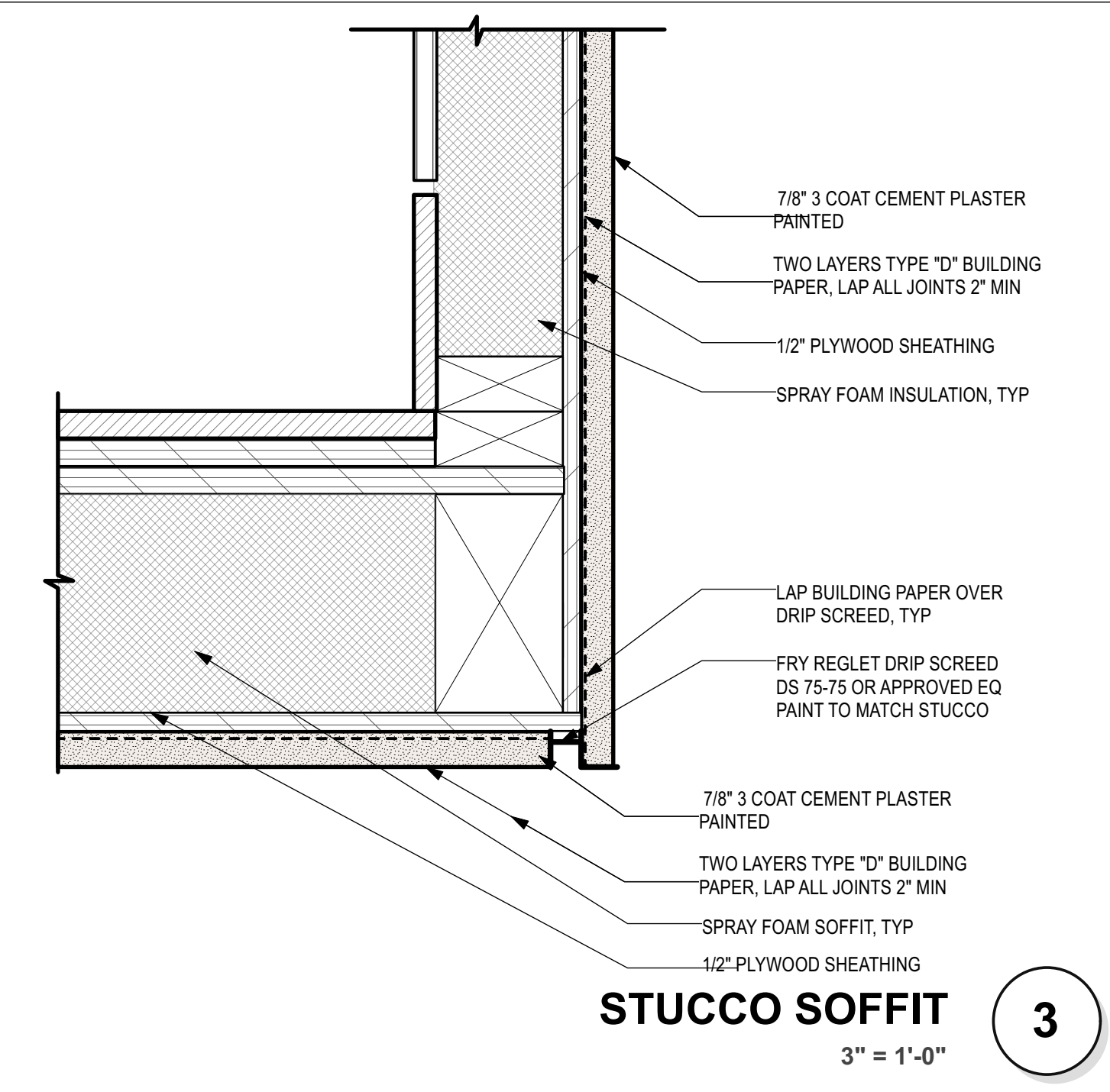
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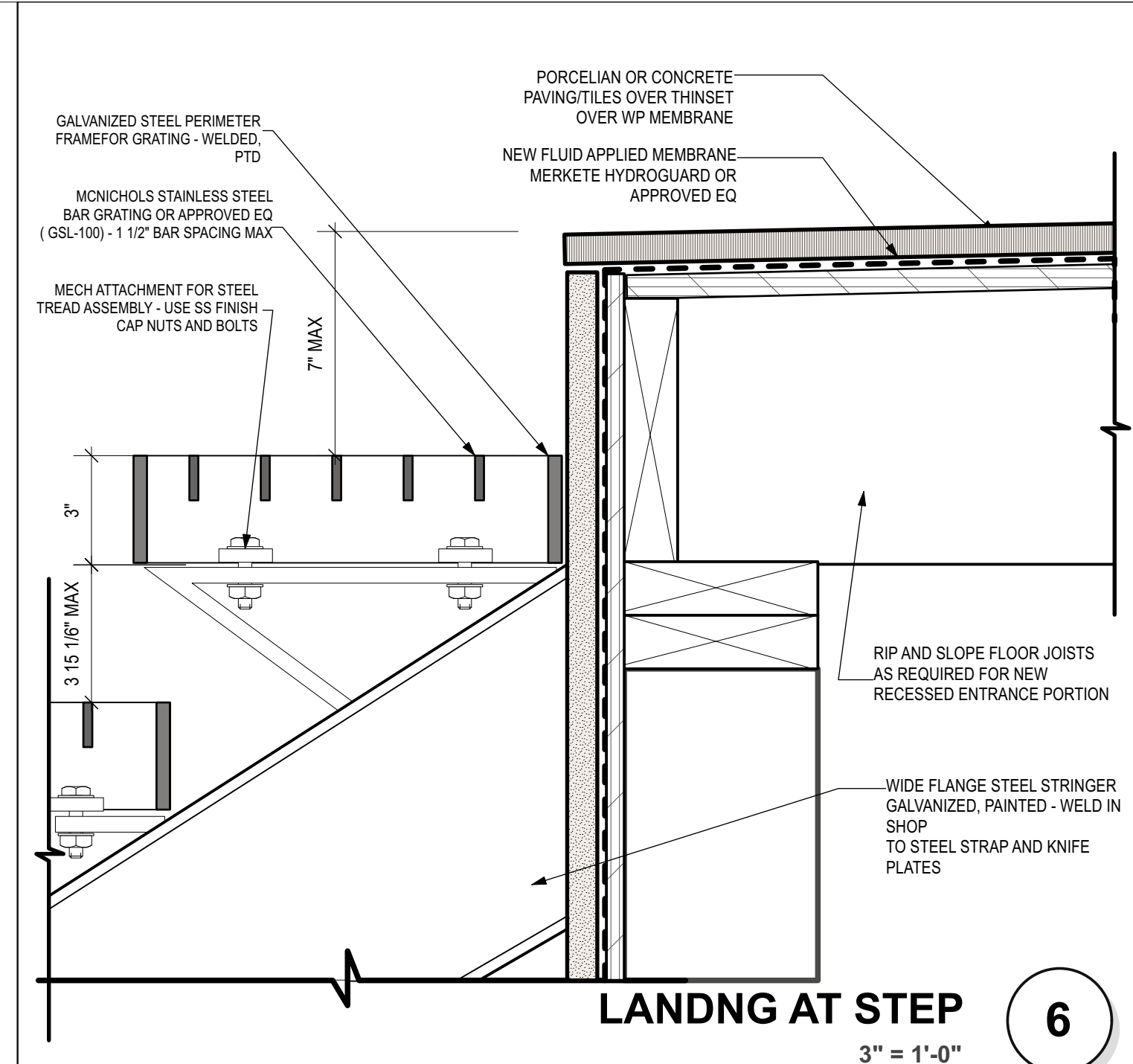
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**A6.2**

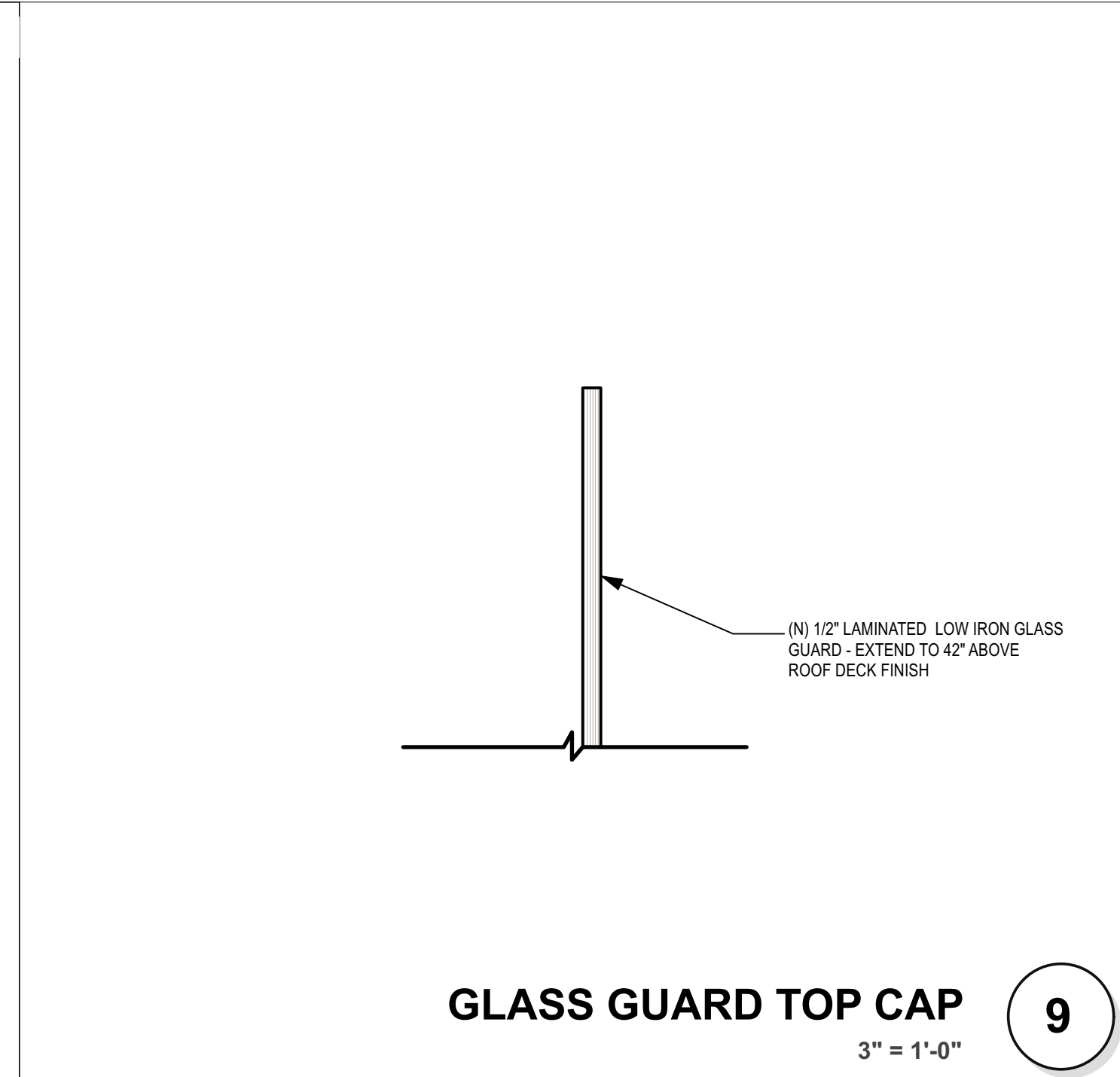
SCALE:  
PLOT DATE:



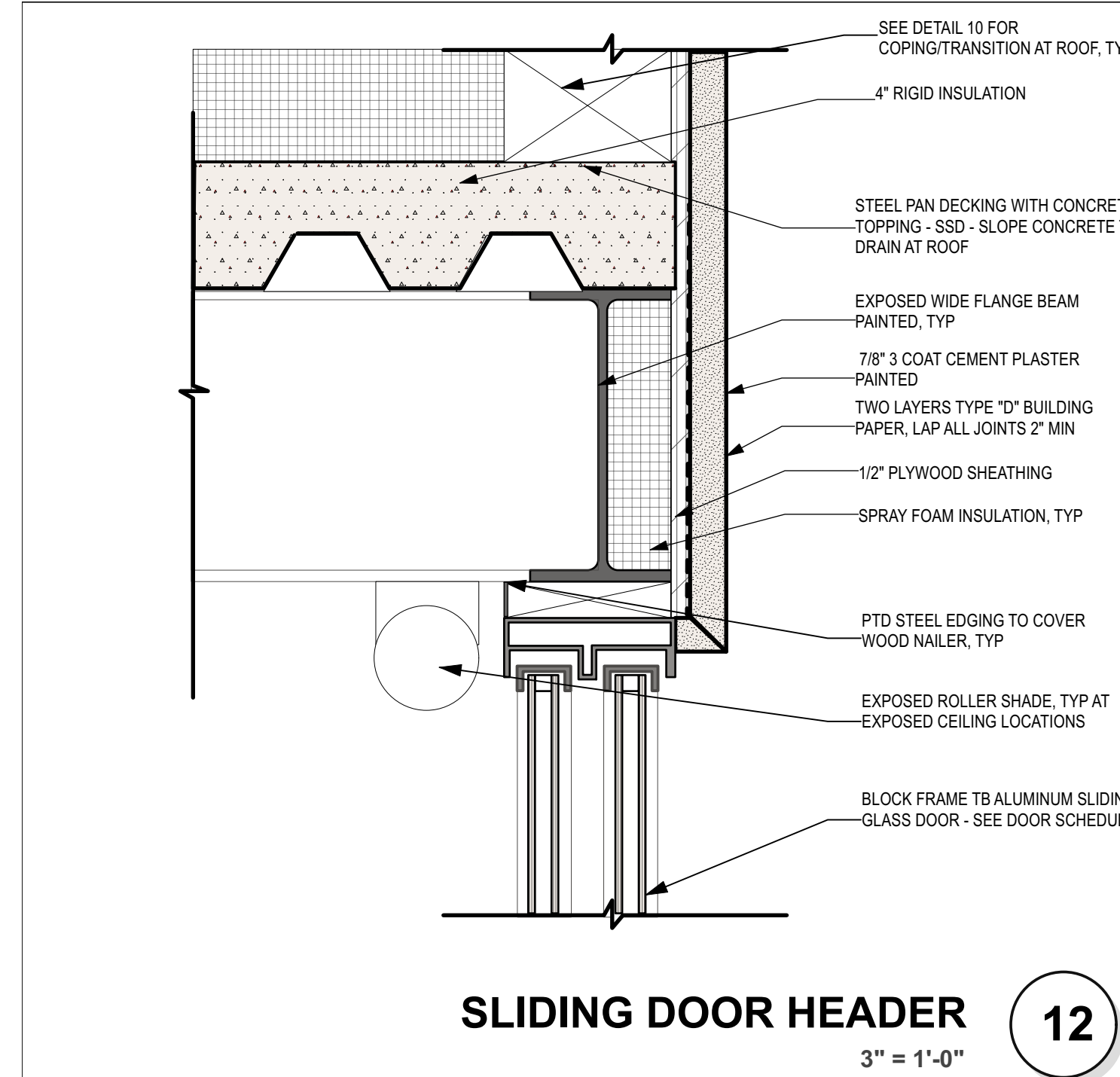
**STUCCO SOFFIT** 3" = 1'-0"



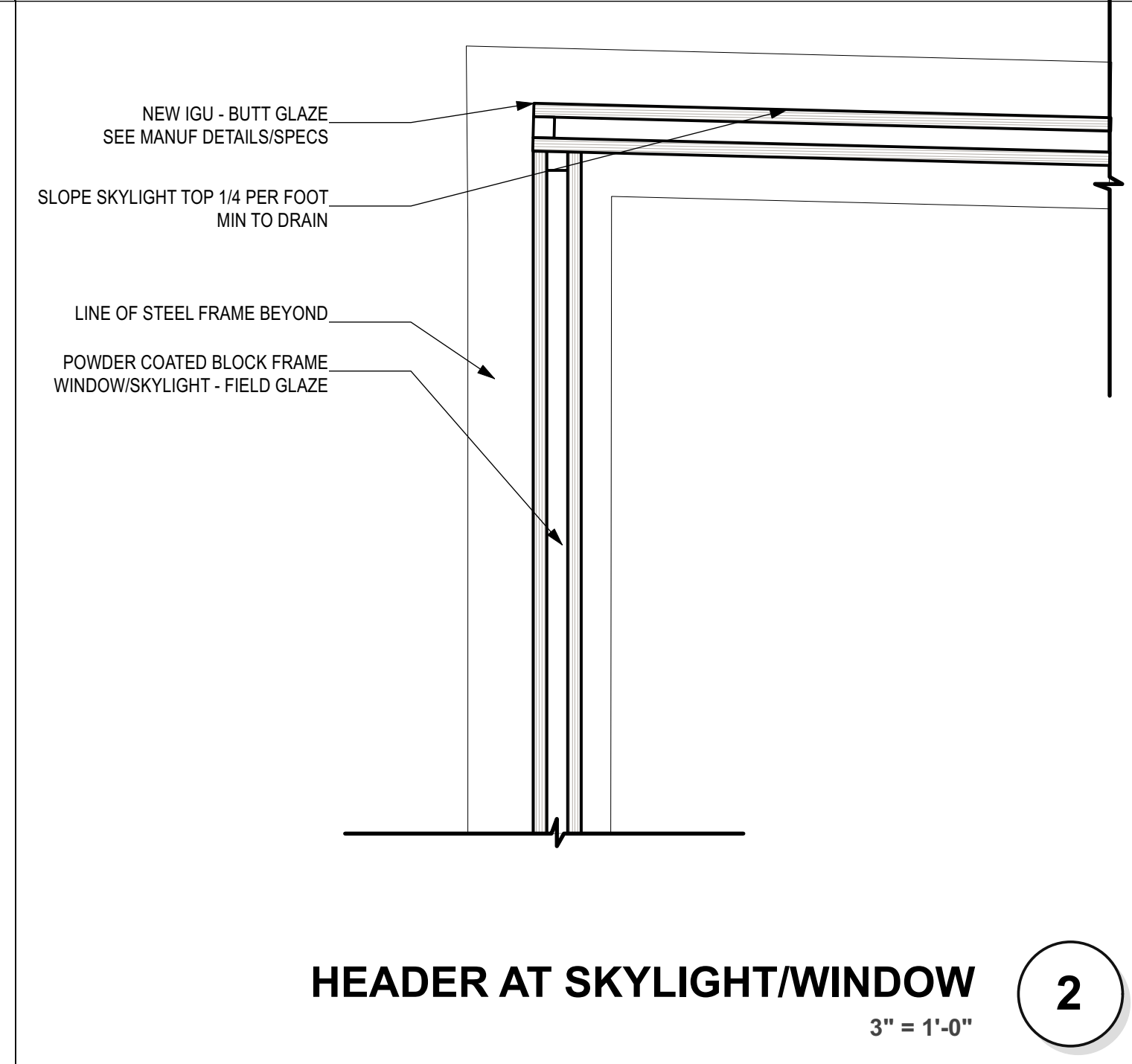
**LANDNG AT STEP** 3" = 1'-0"



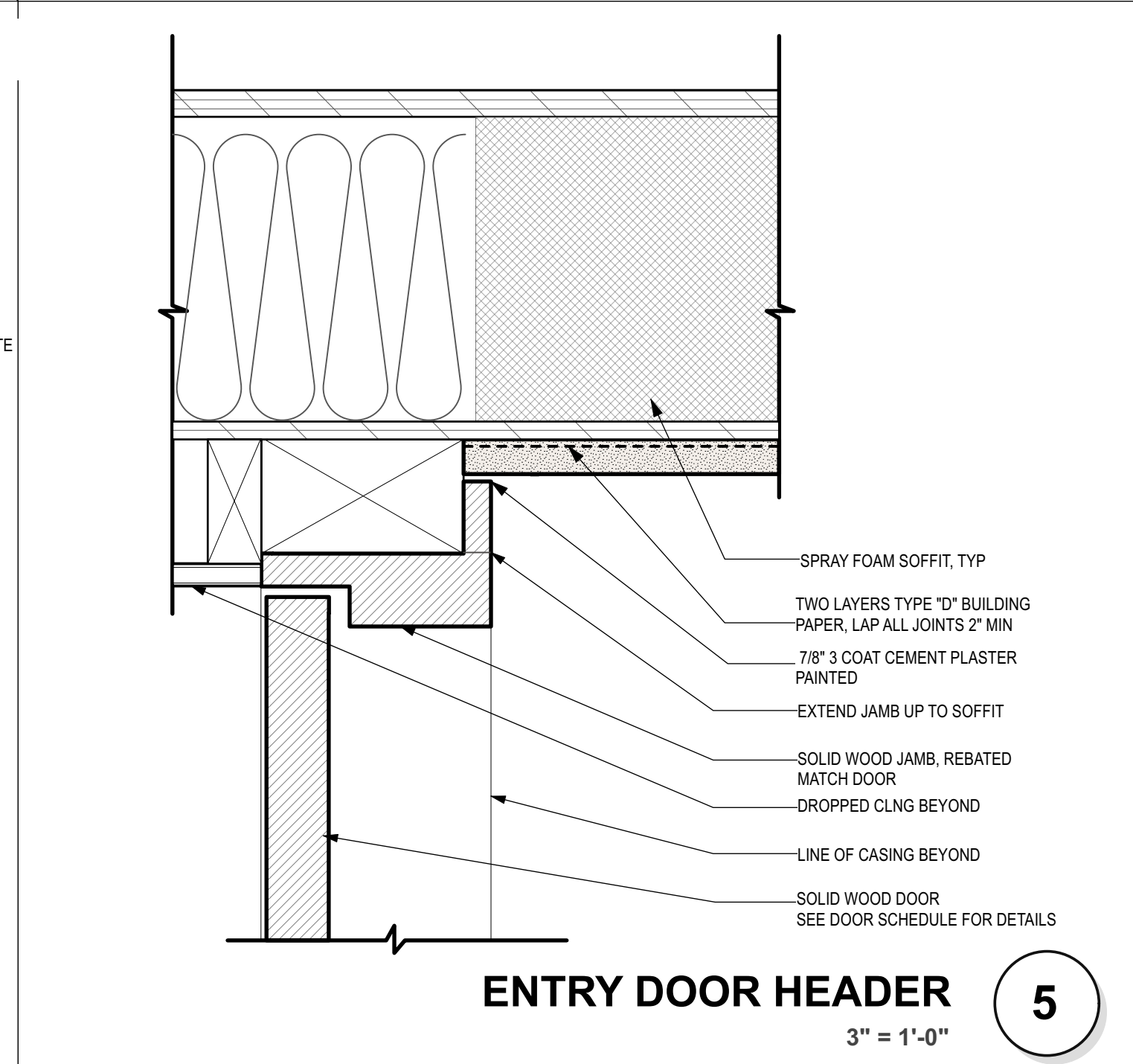
**GLASS GUARD TOP CAP** 3" = 1'-0"



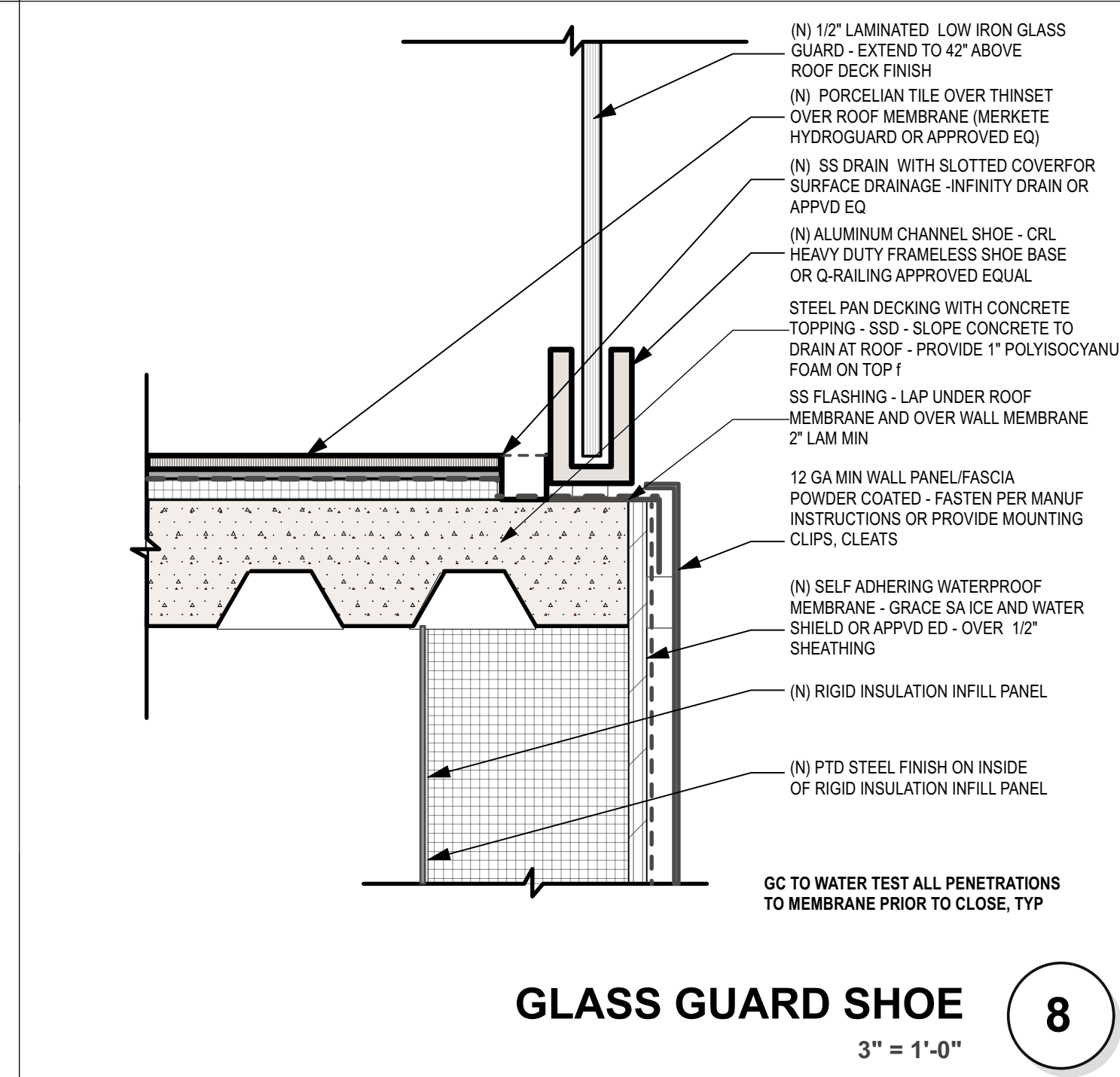
**SLIDING DOOR HEADER** 3" = 1'-0"



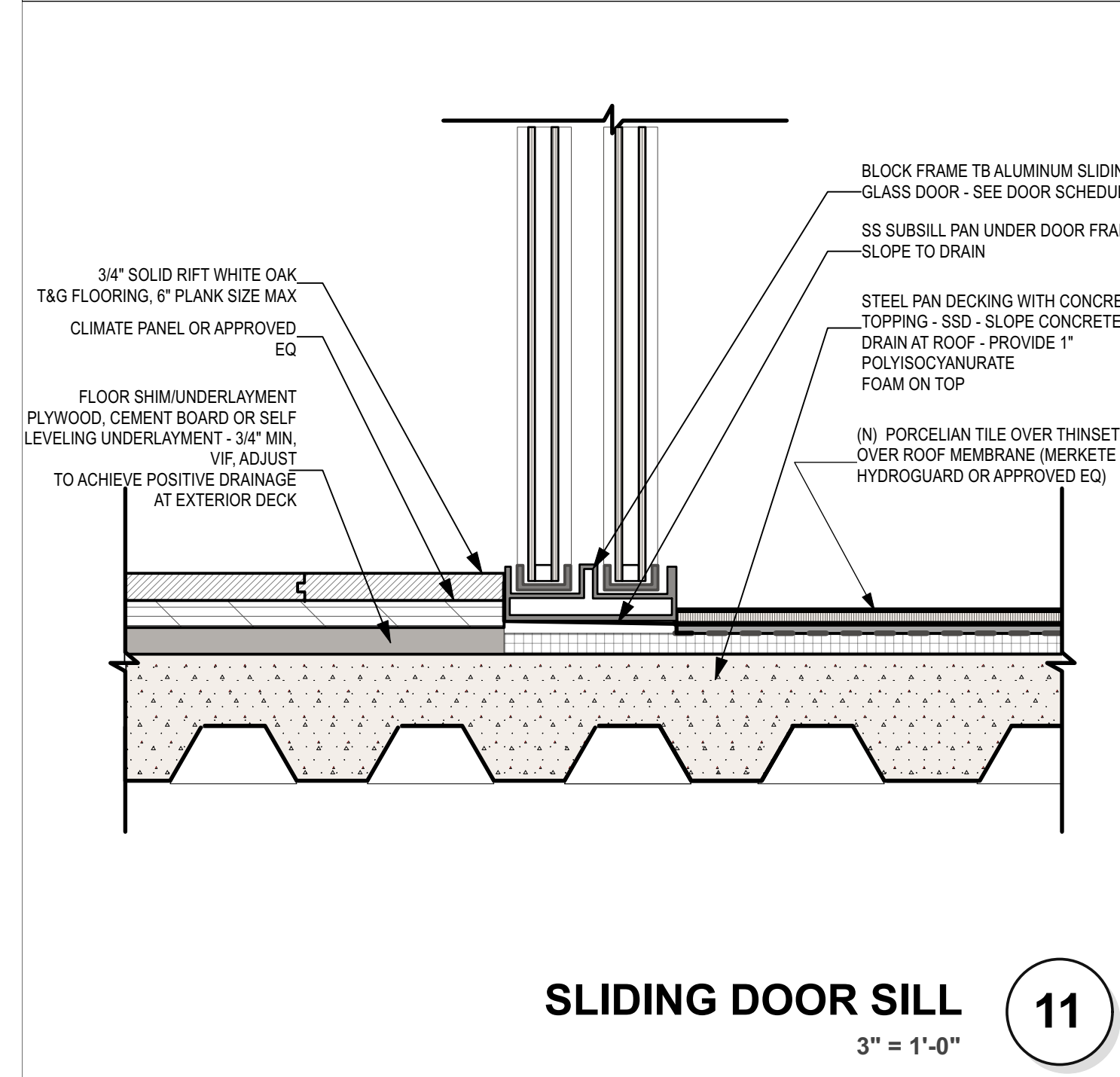
**HEADER AT SKYLIGHT/WINDOW** 3" = 1'-0"



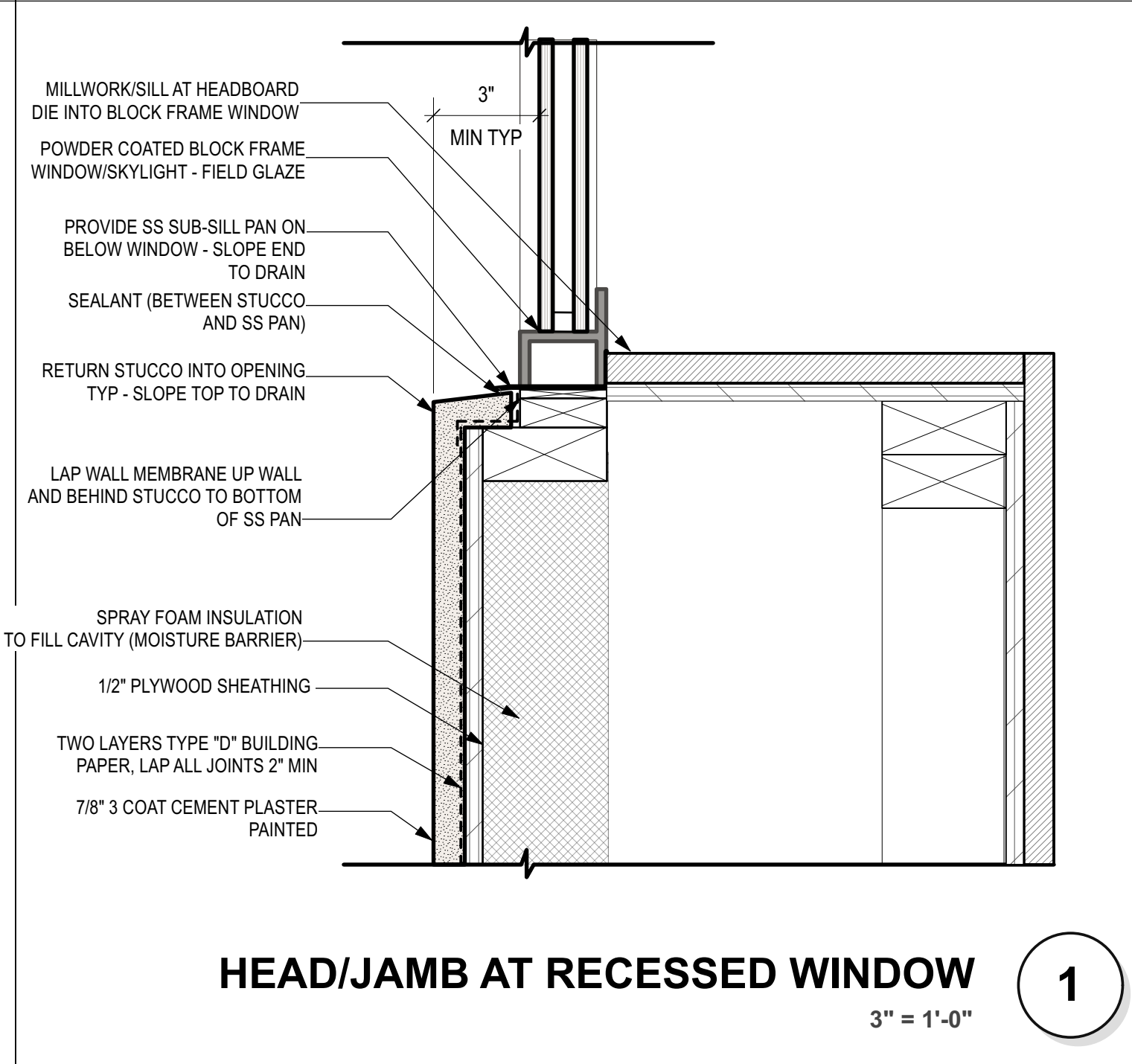
**ENTRY DOOR HEADER** 3" = 1'-0"



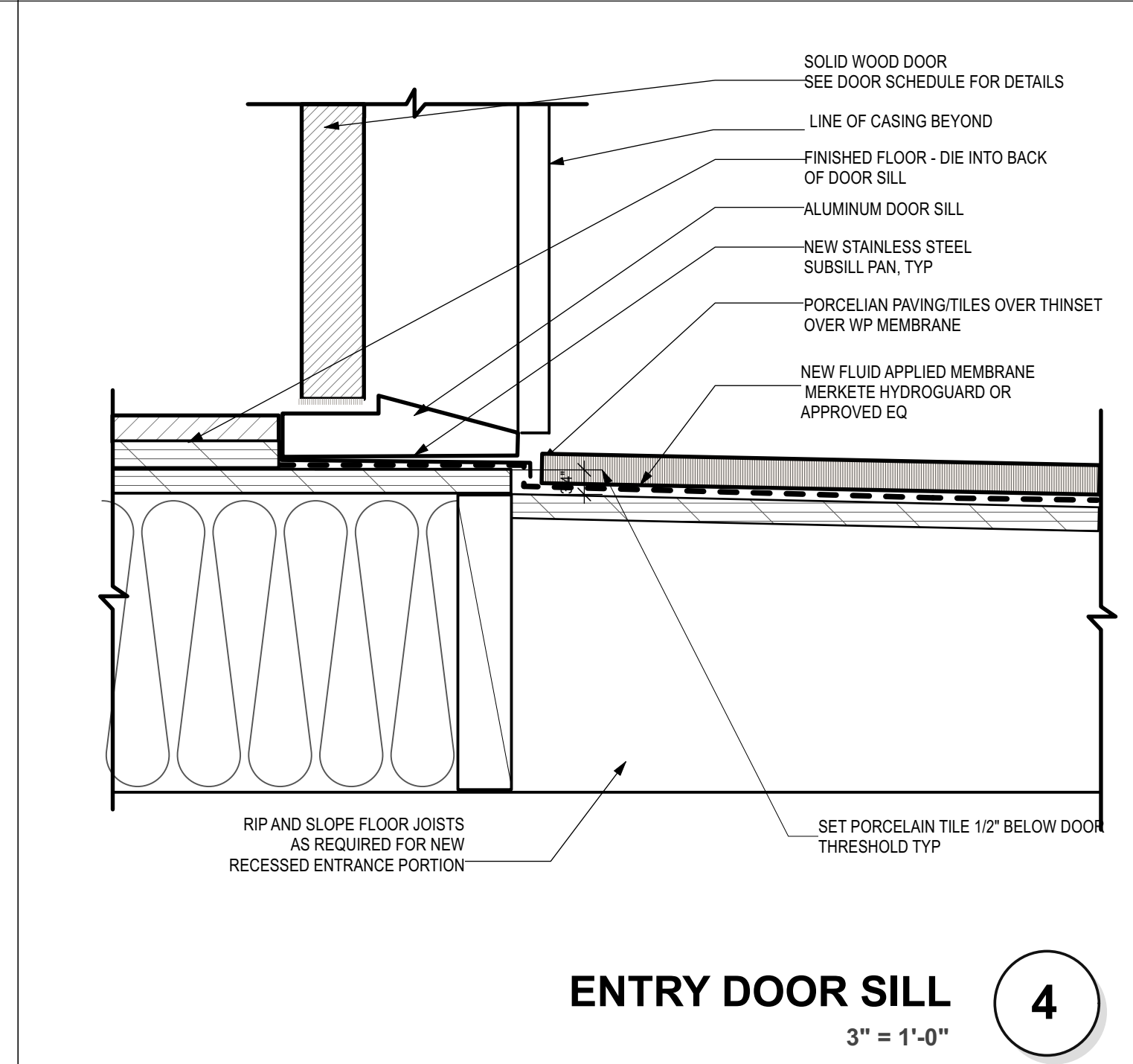
**GLASS GUARD SHOE** 3" = 1'-0"



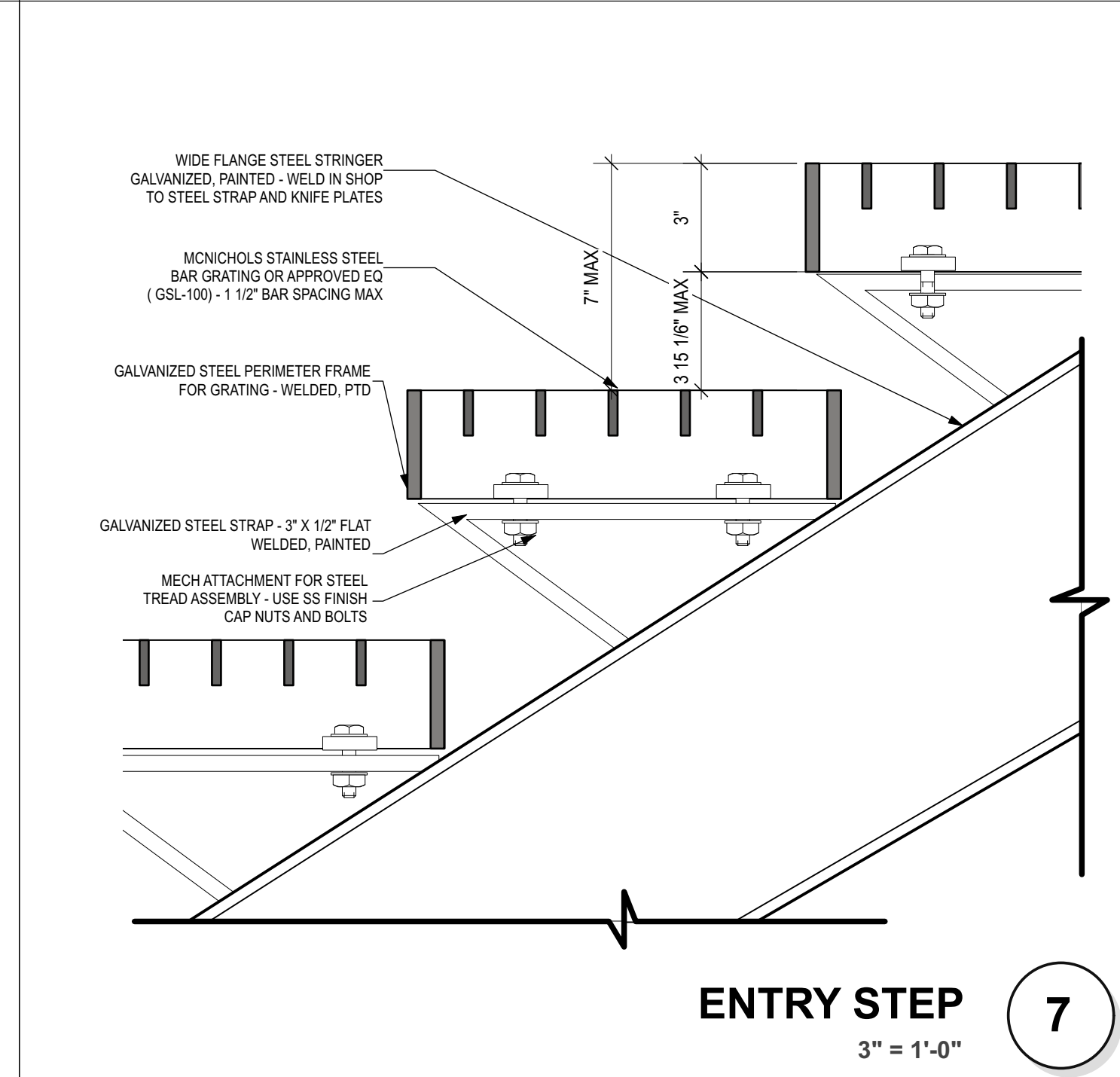
**SLIDING DOOR SILL** 3" = 1'-0"



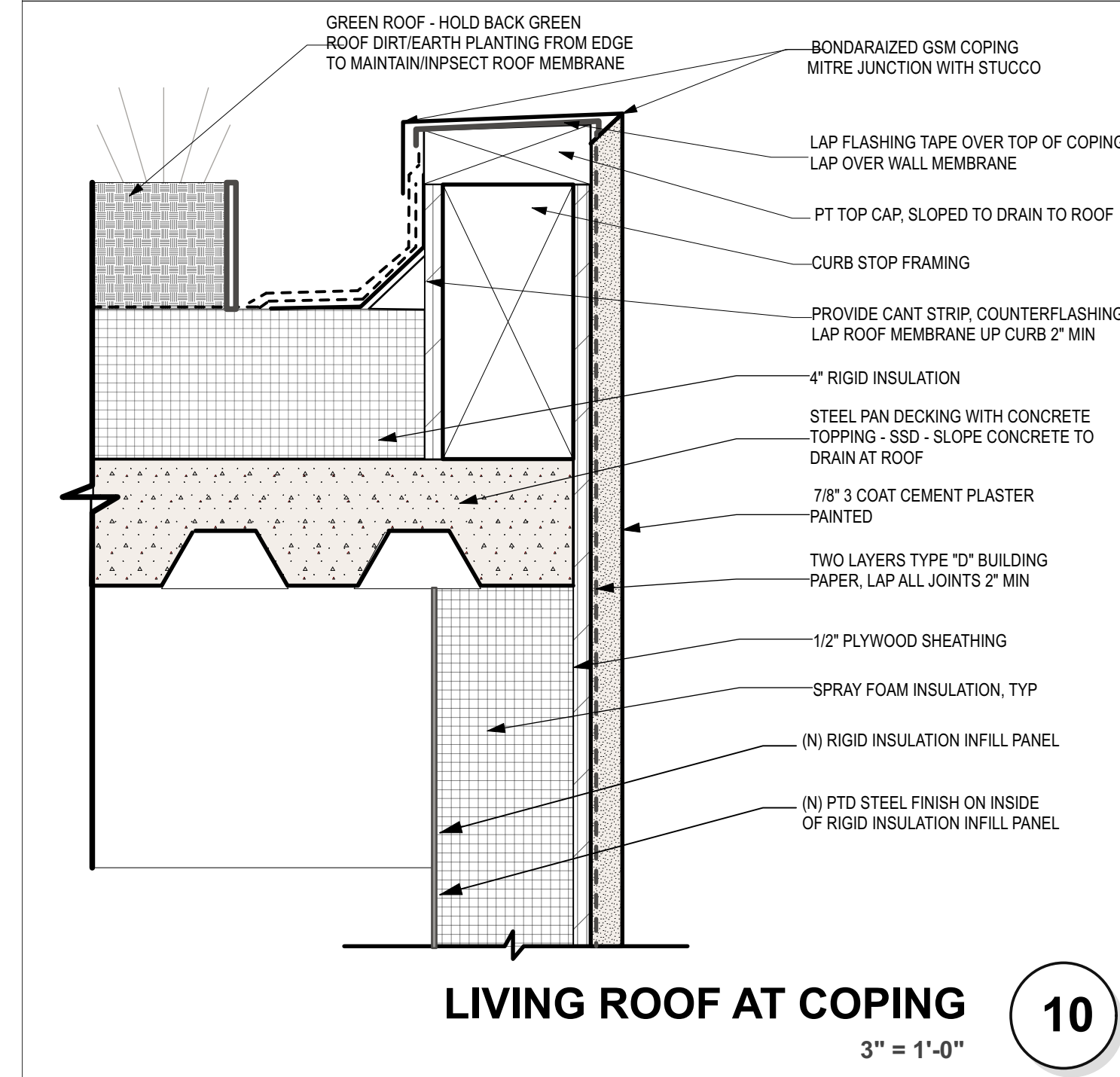
**HEAD/JAMB AT RECESSED WINDOW** 3" = 1'-0"



**ENTRY DOOR SILL** 3" = 1'-0"



**ENTRY STEP** 3" = 1'-0"



**LIVING ROOF AT COPING** 3" = 1'-0"



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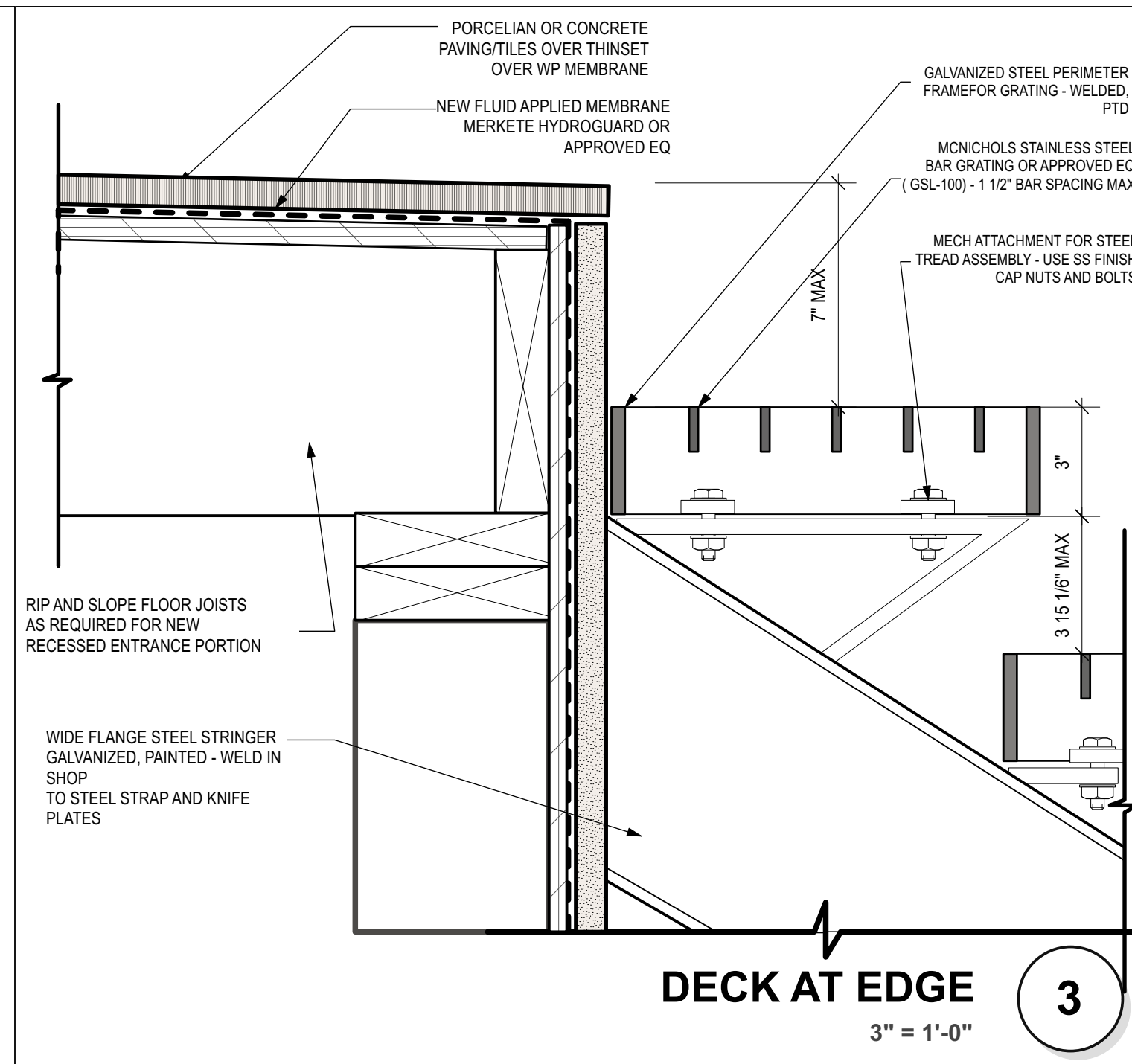
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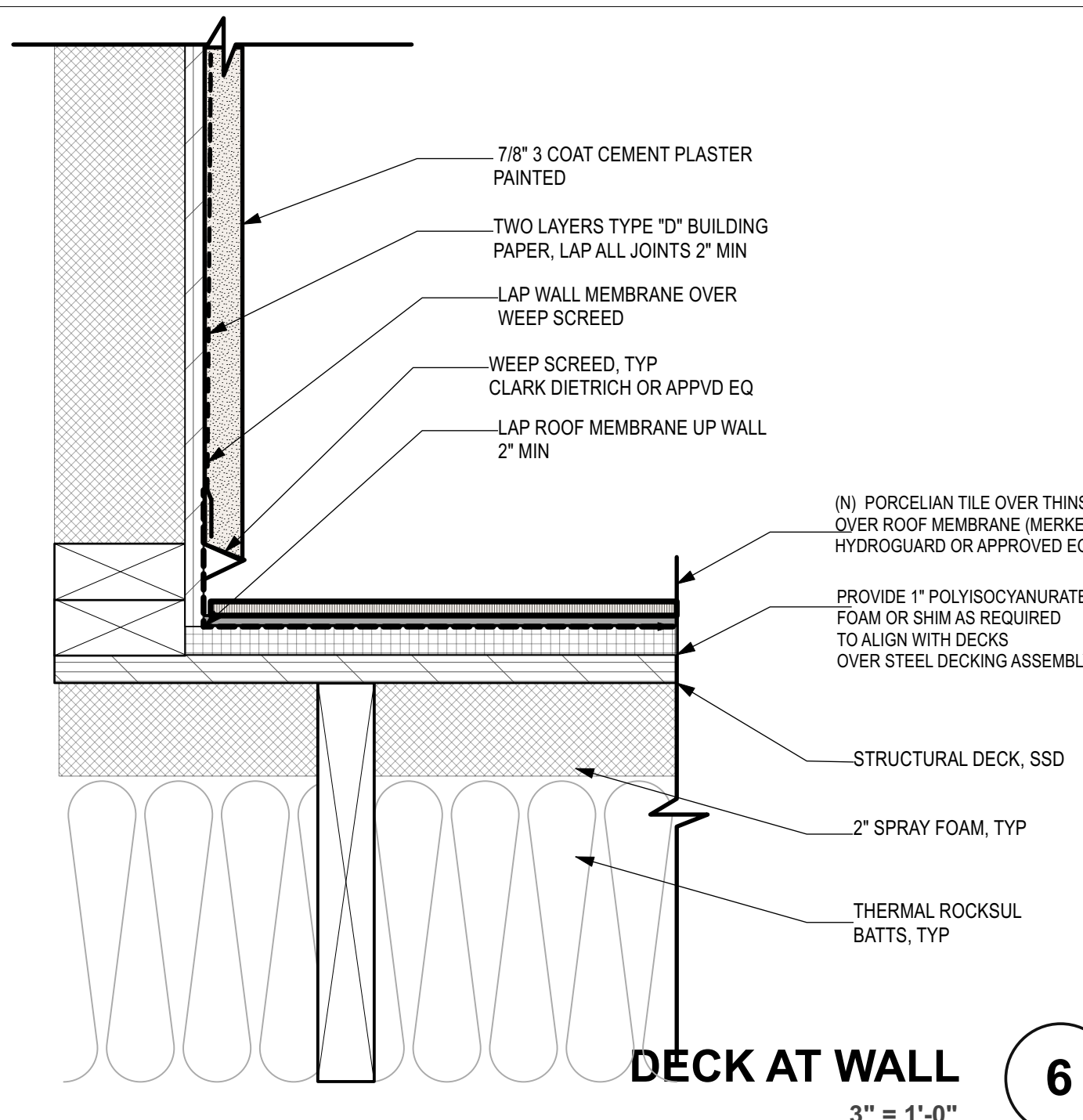
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**A6.3**

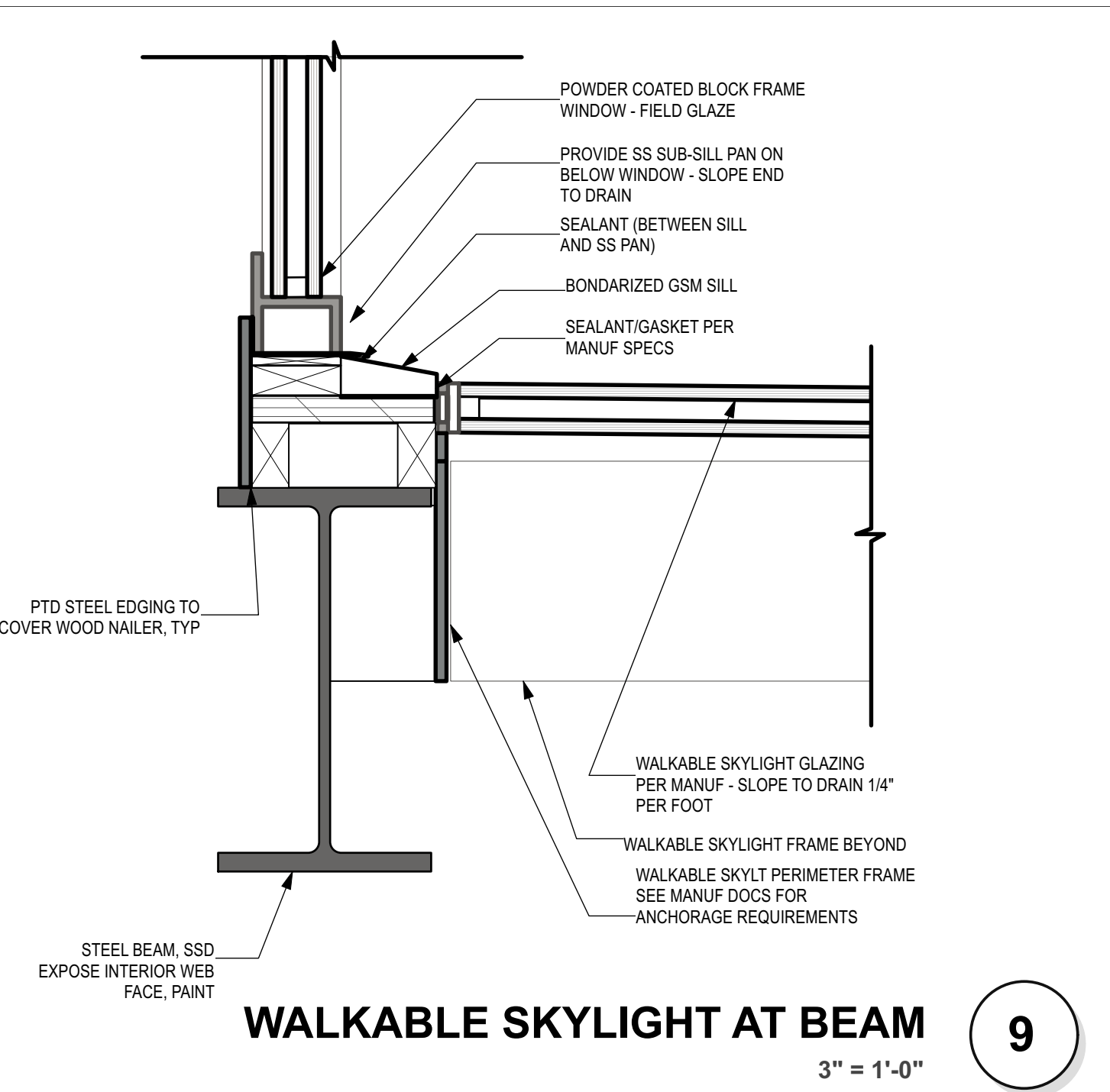
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PLOT DATE:



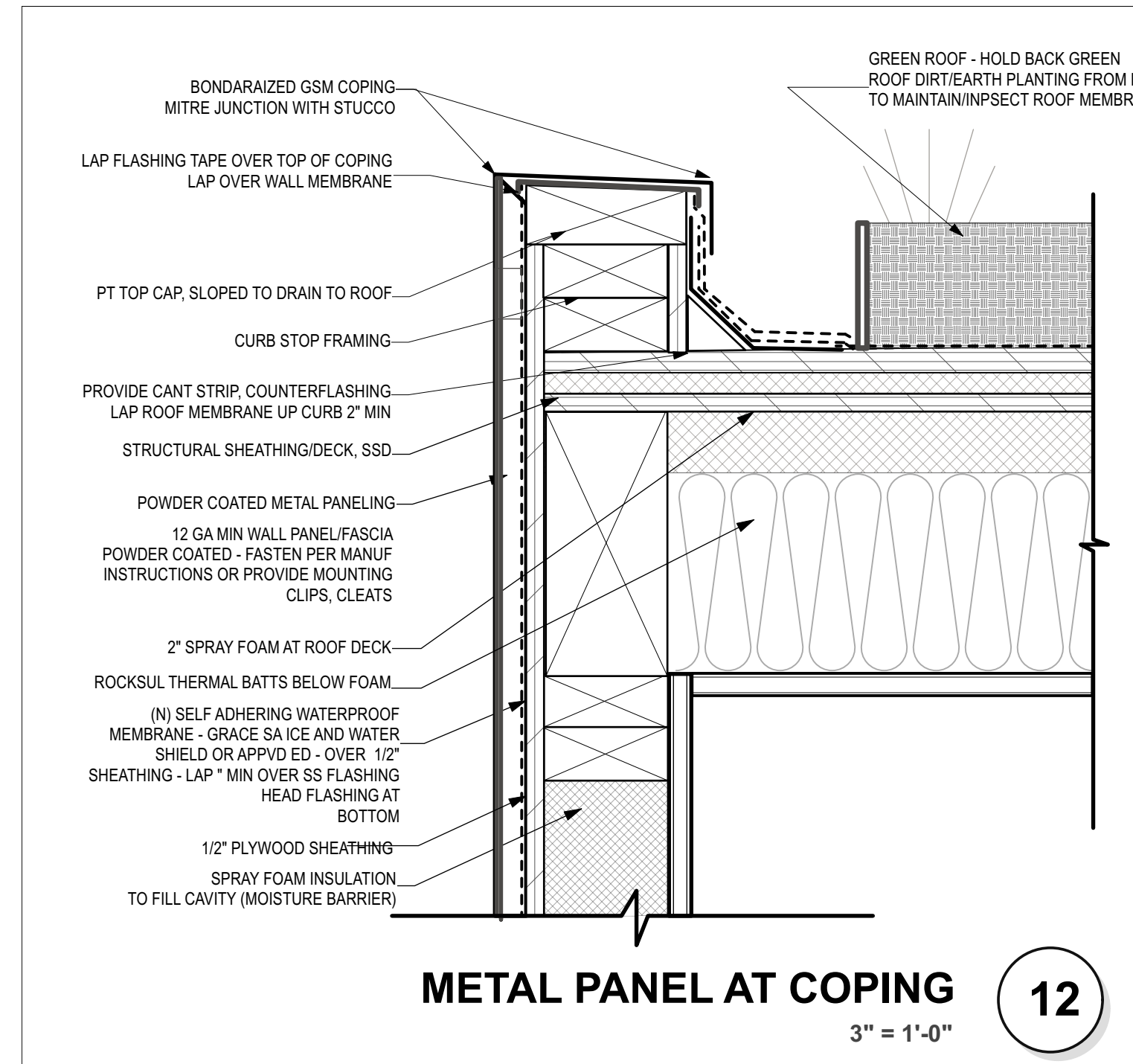
**DECK AT EDGE** 3  
3" = 1'-0"



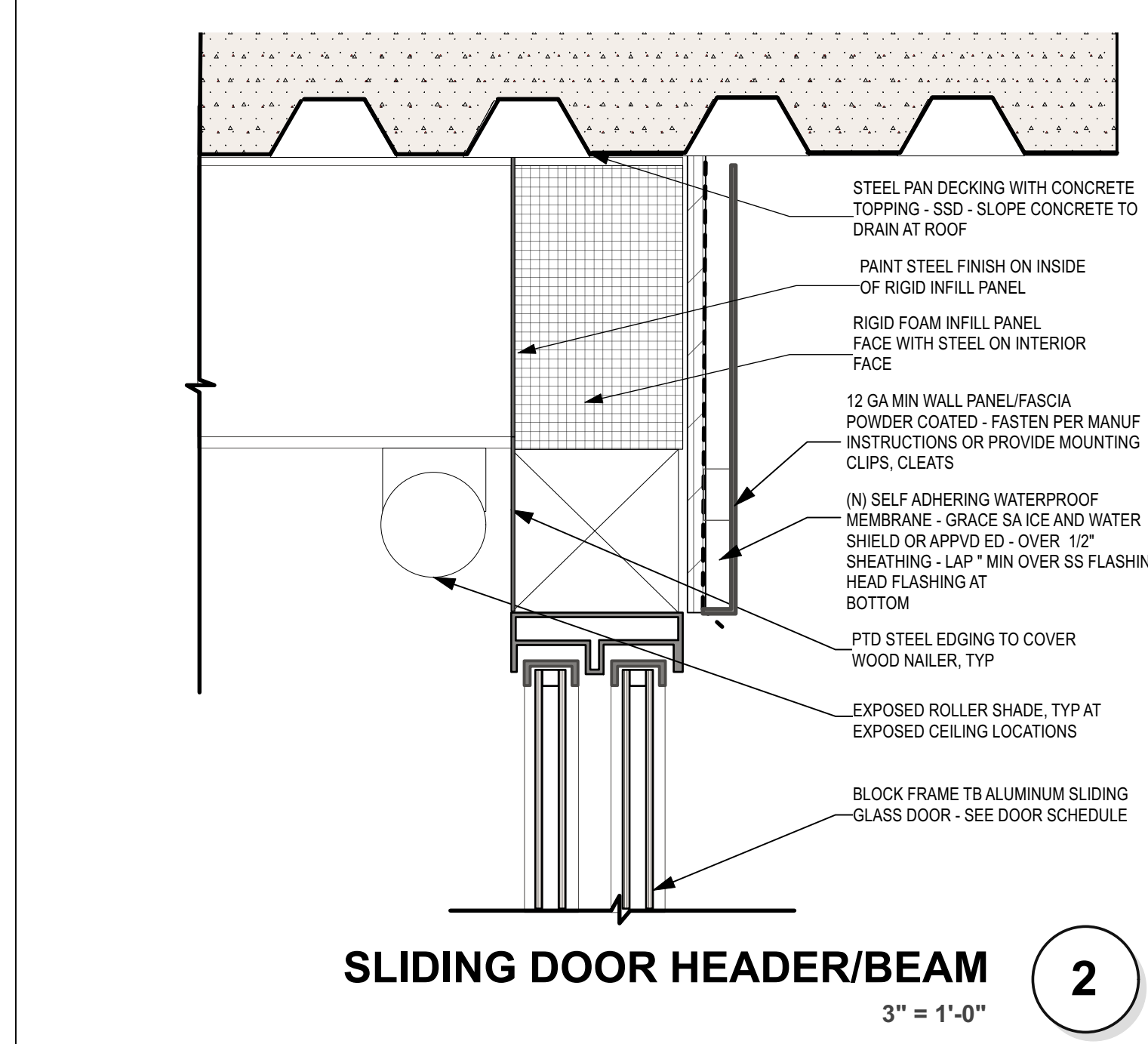
**DECK AT WALL** 6  
3" = 1'-0"



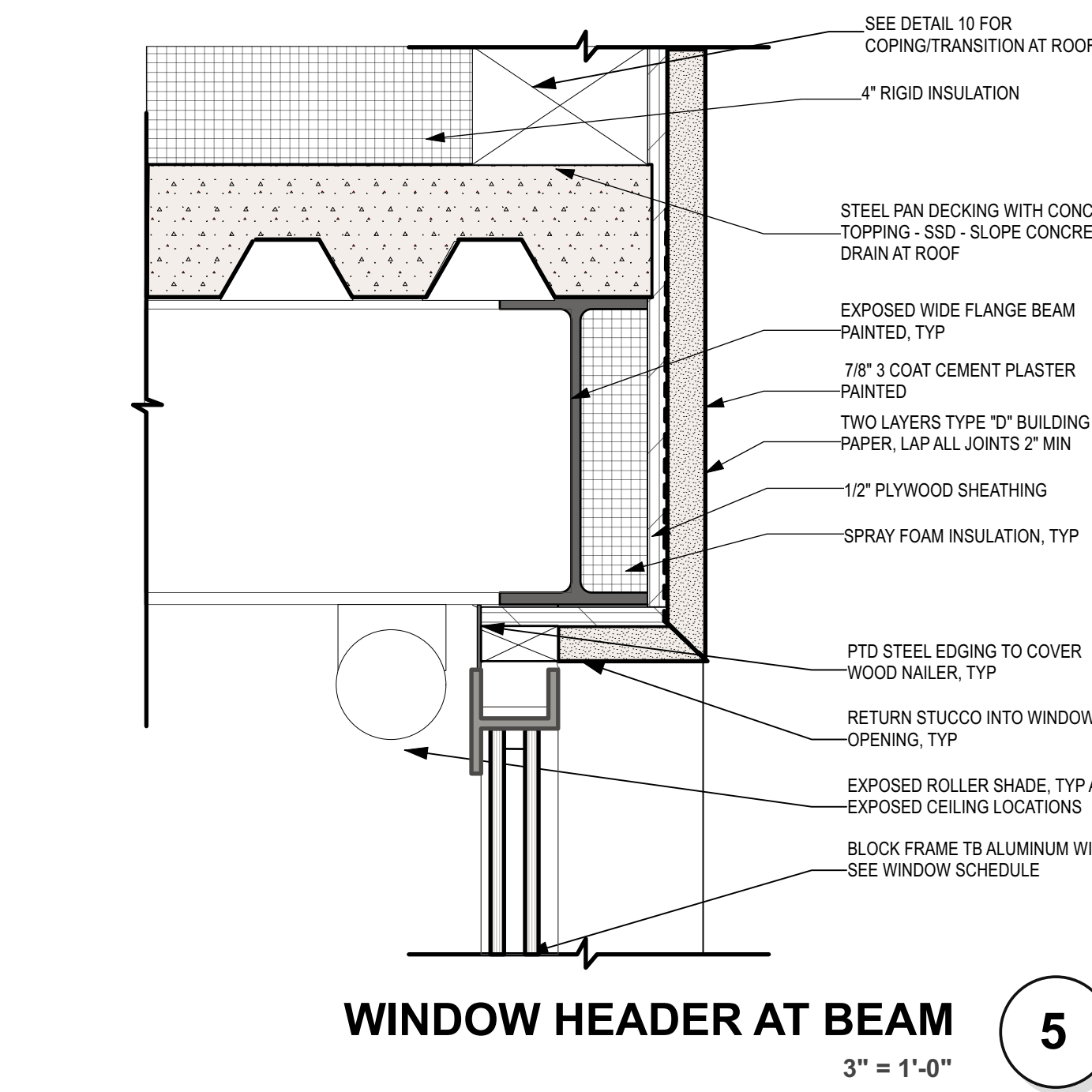
**WALKABLE SKYLIGHT AT BEAM** 9  
3" = 1'-0"



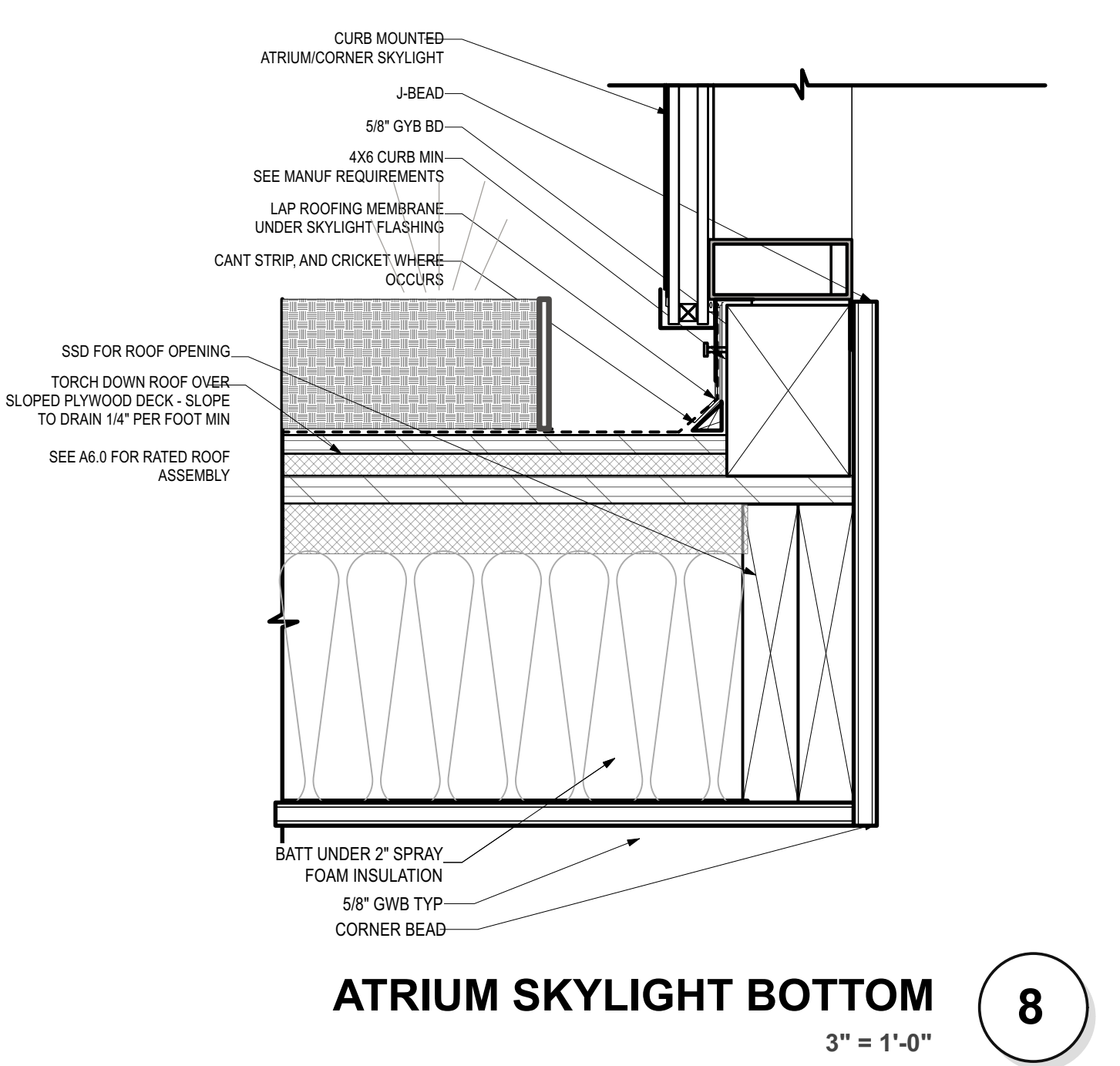
**METAL PANEL AT COPING** 12  
3" = 1'-0"



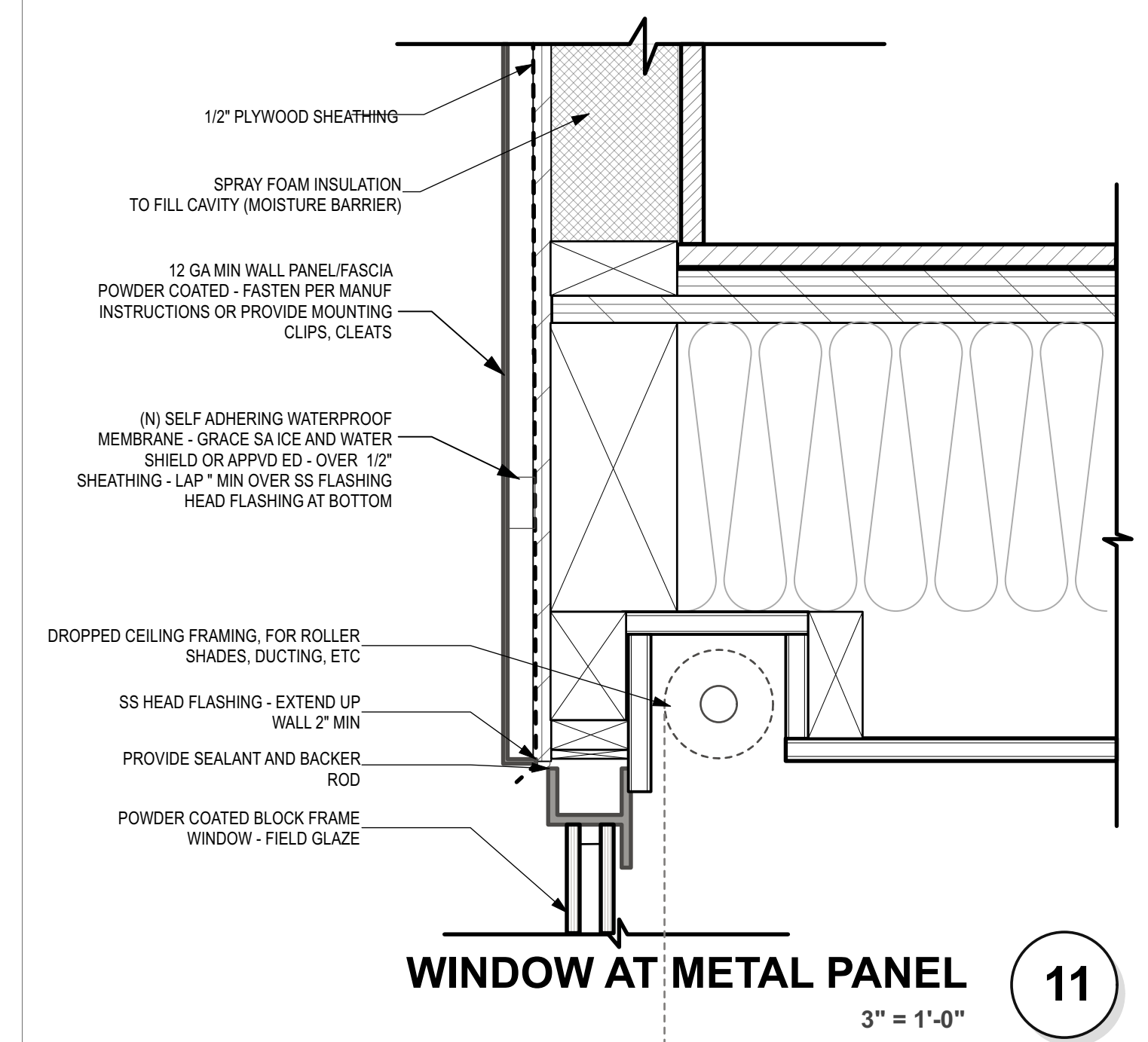
**SLIDING DOOR HEADER/BEAM** 2  
3" = 1'-0"



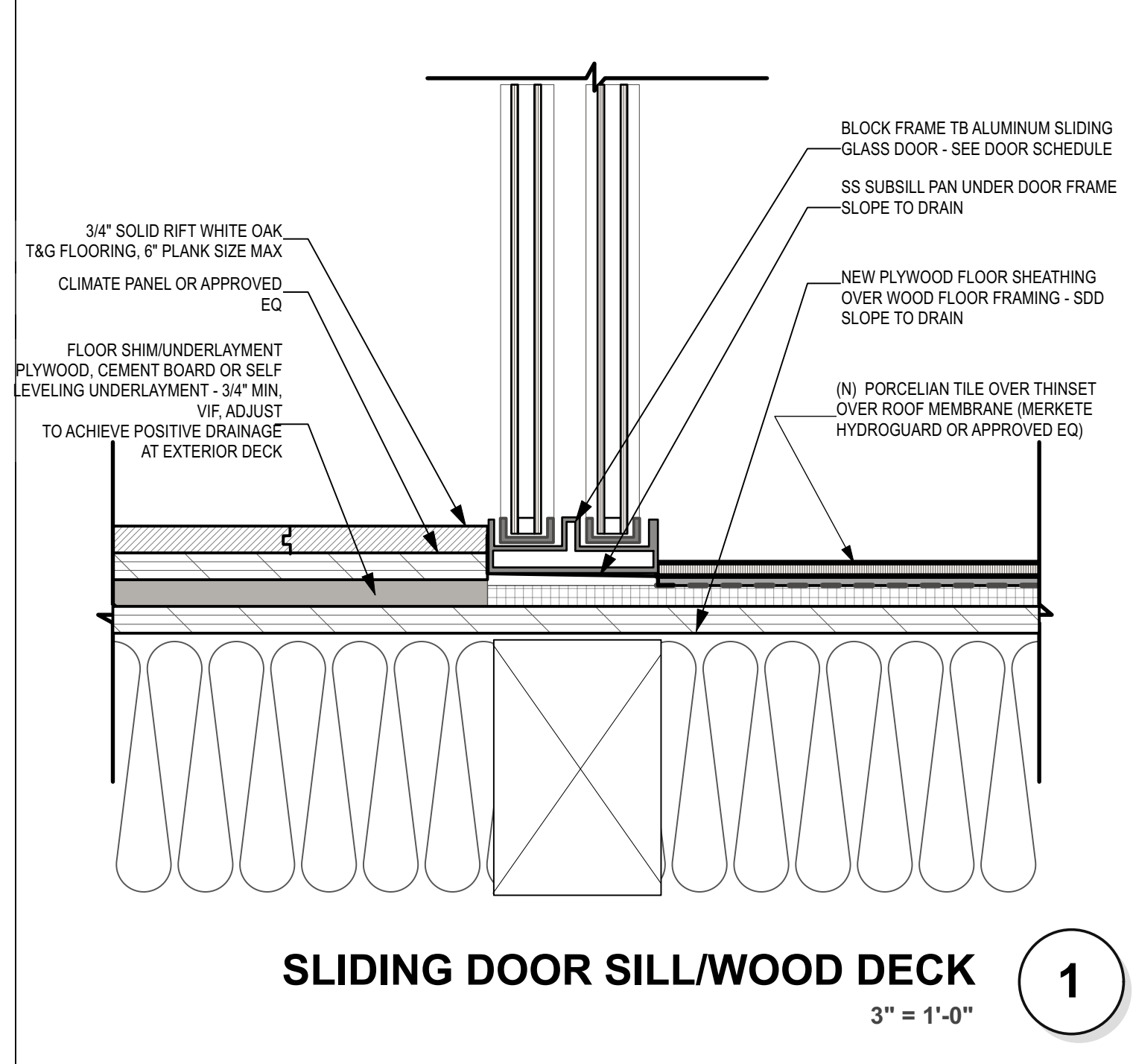
**WINDOW HEADER AT BEAM** 5  
3" = 1'-0"



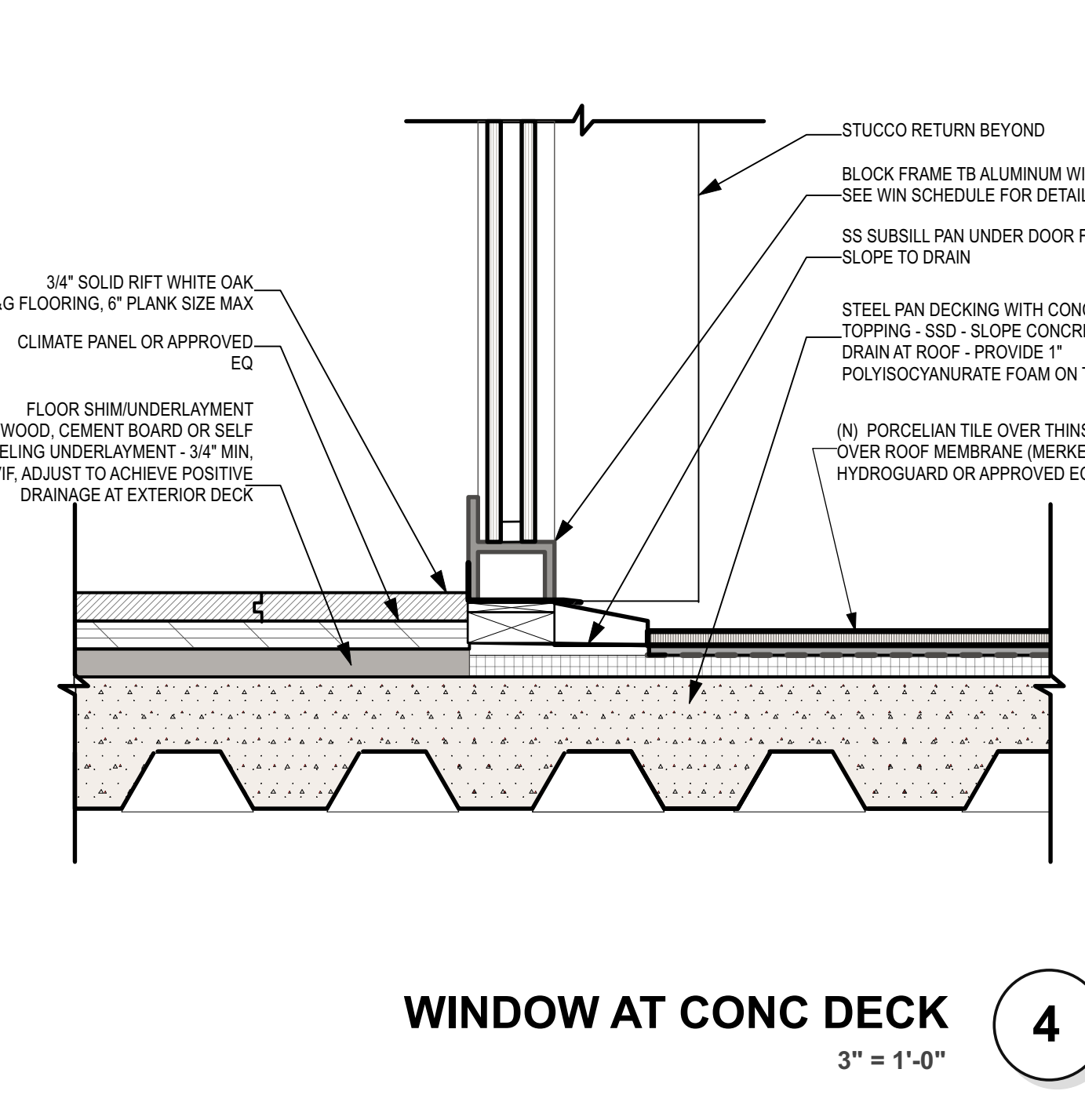
**ATRIUM SKYLIGHT BOTTOM** 8  
3" = 1'-0"



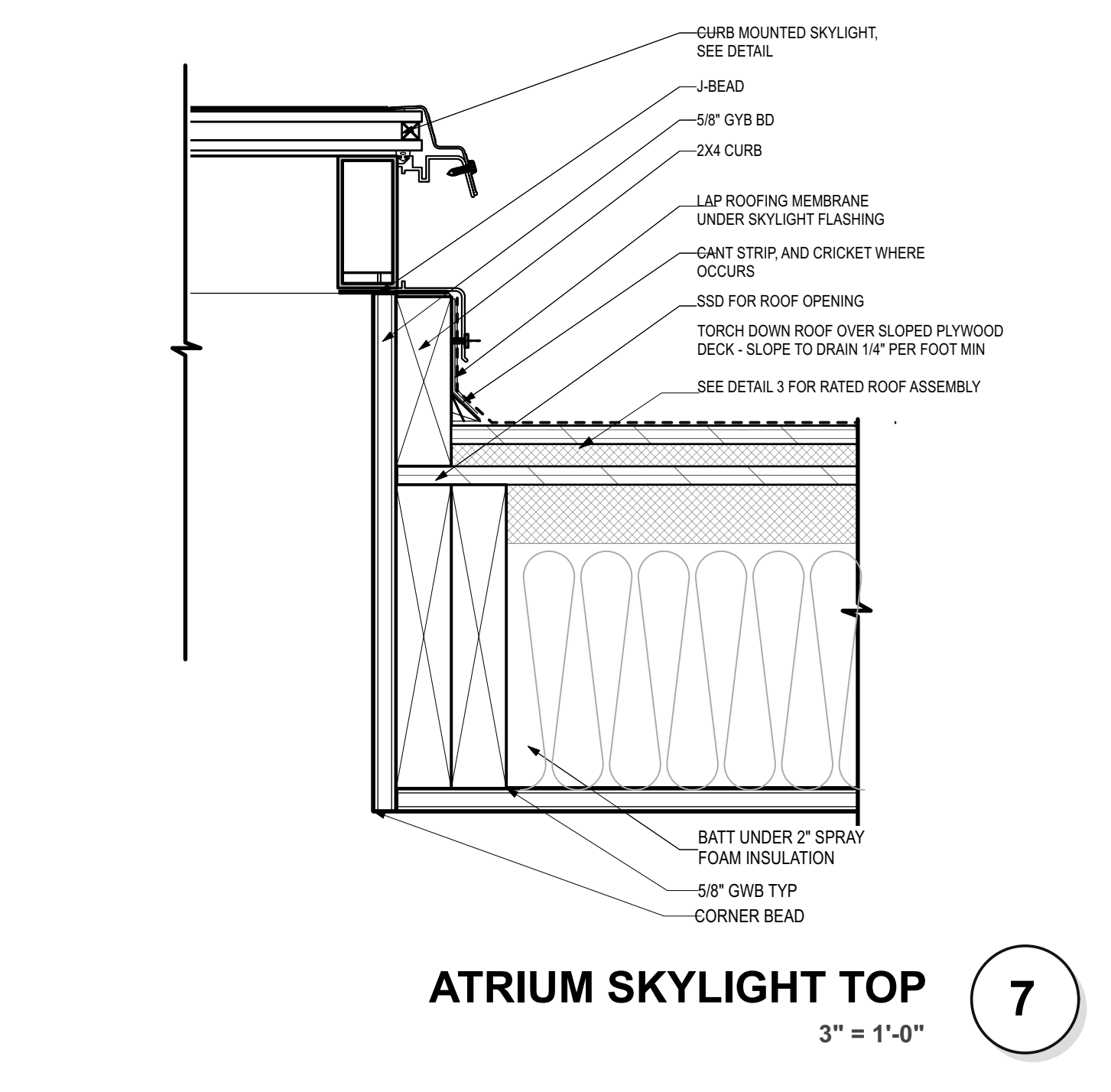
**WINDOW AT METAL PANEL** 11  
3" = 1'-0"



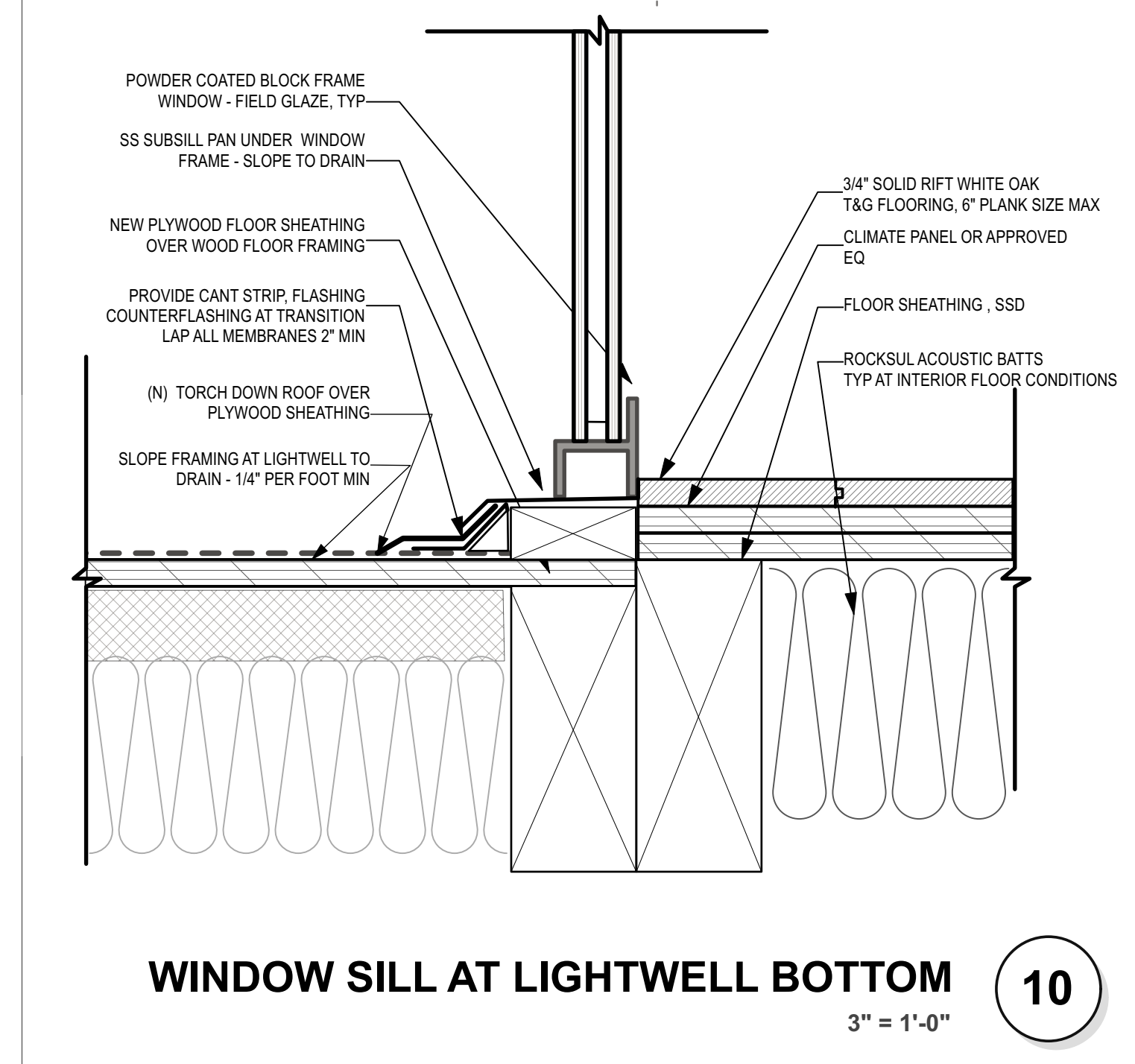
**SLIDING DOOR SILL/WOOD DECK** 1  
3" = 1'-0"



**WINDOW AT CONC DECK** 4  
3" = 1'-0"

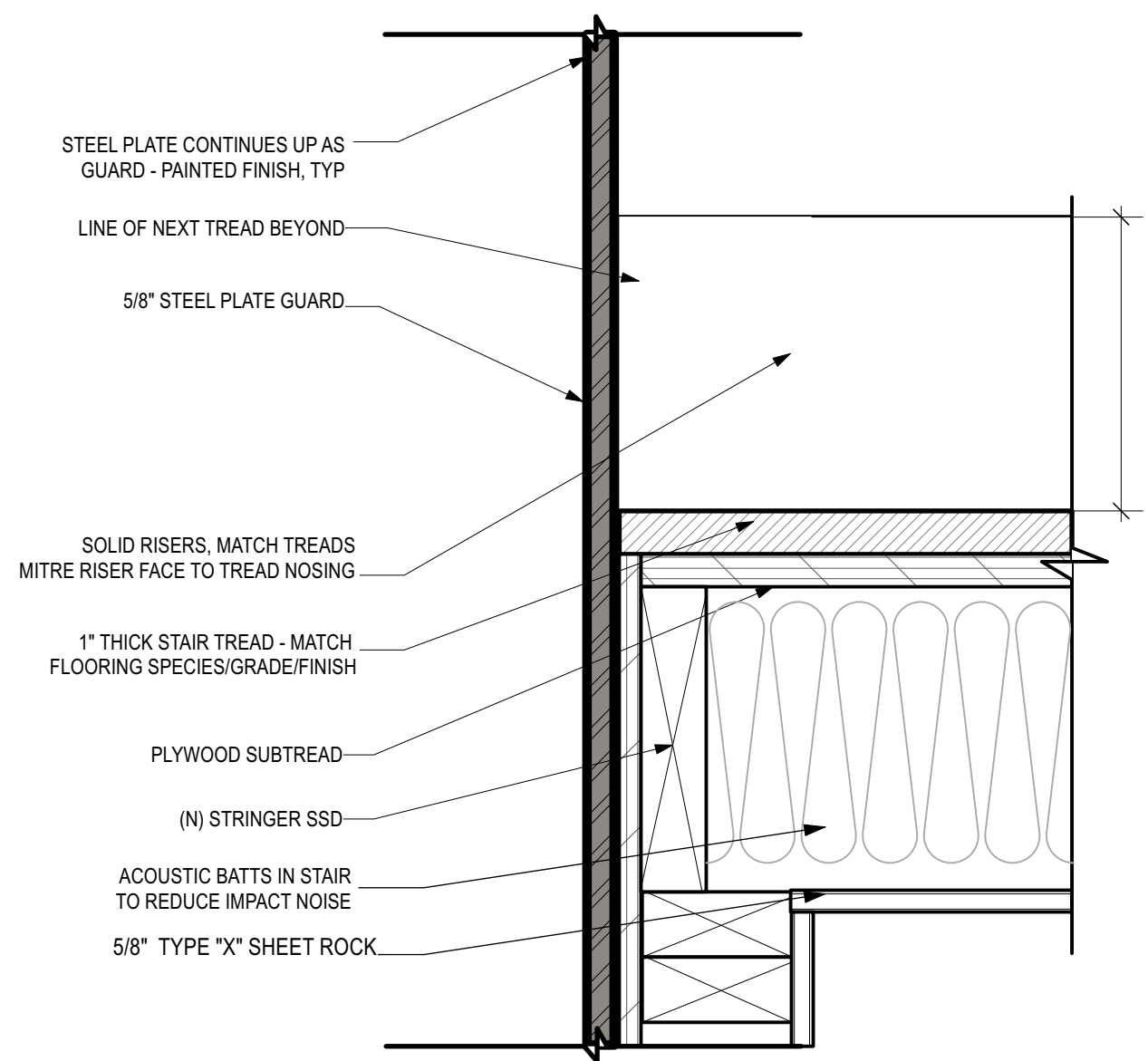


**ATRIUM SKYLIGHT TOP** 7  
3" = 1'-0"

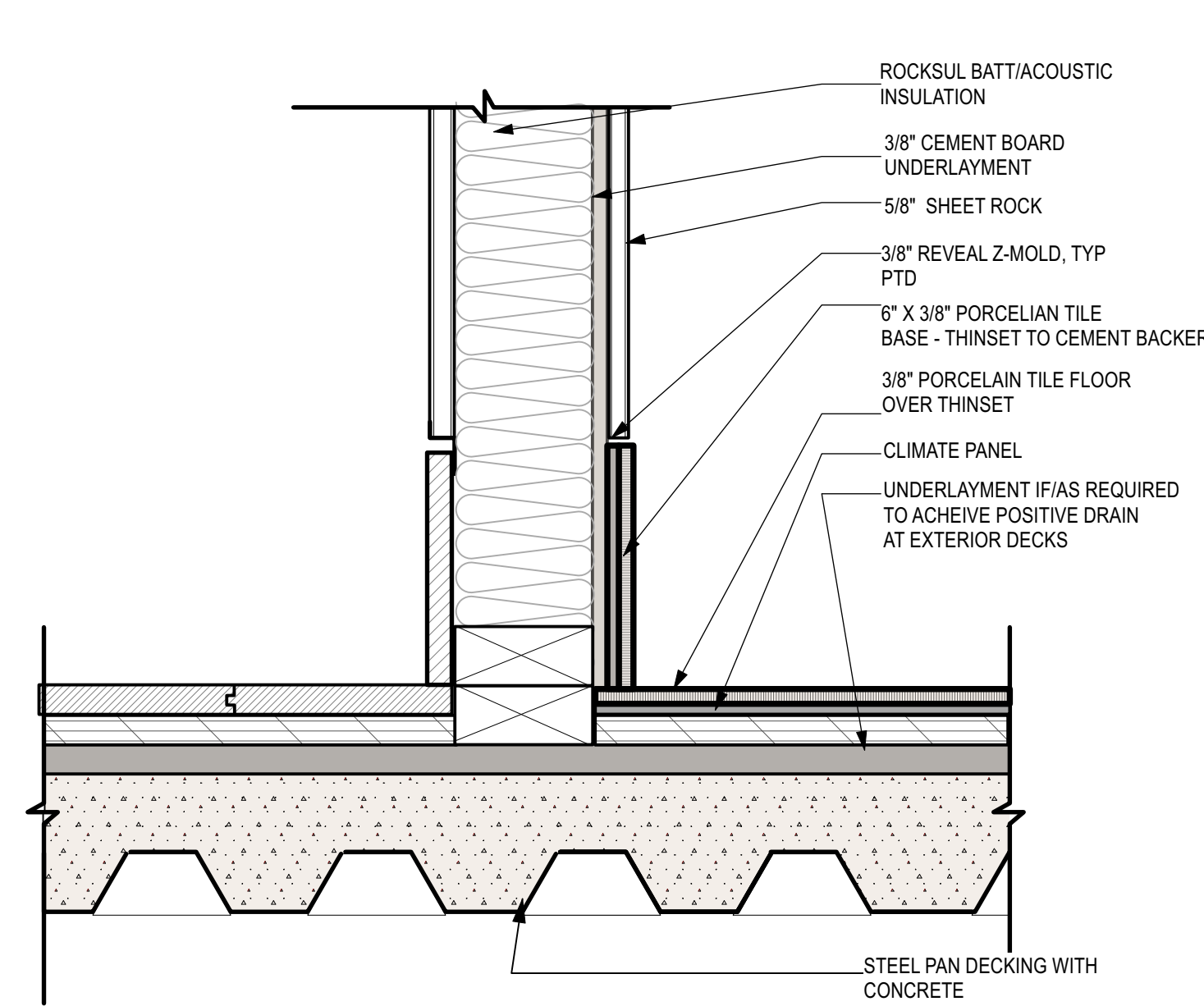


**WINDOW SILL AT LIGHTWELL BOTTOM** 10  
3" = 1'-0"

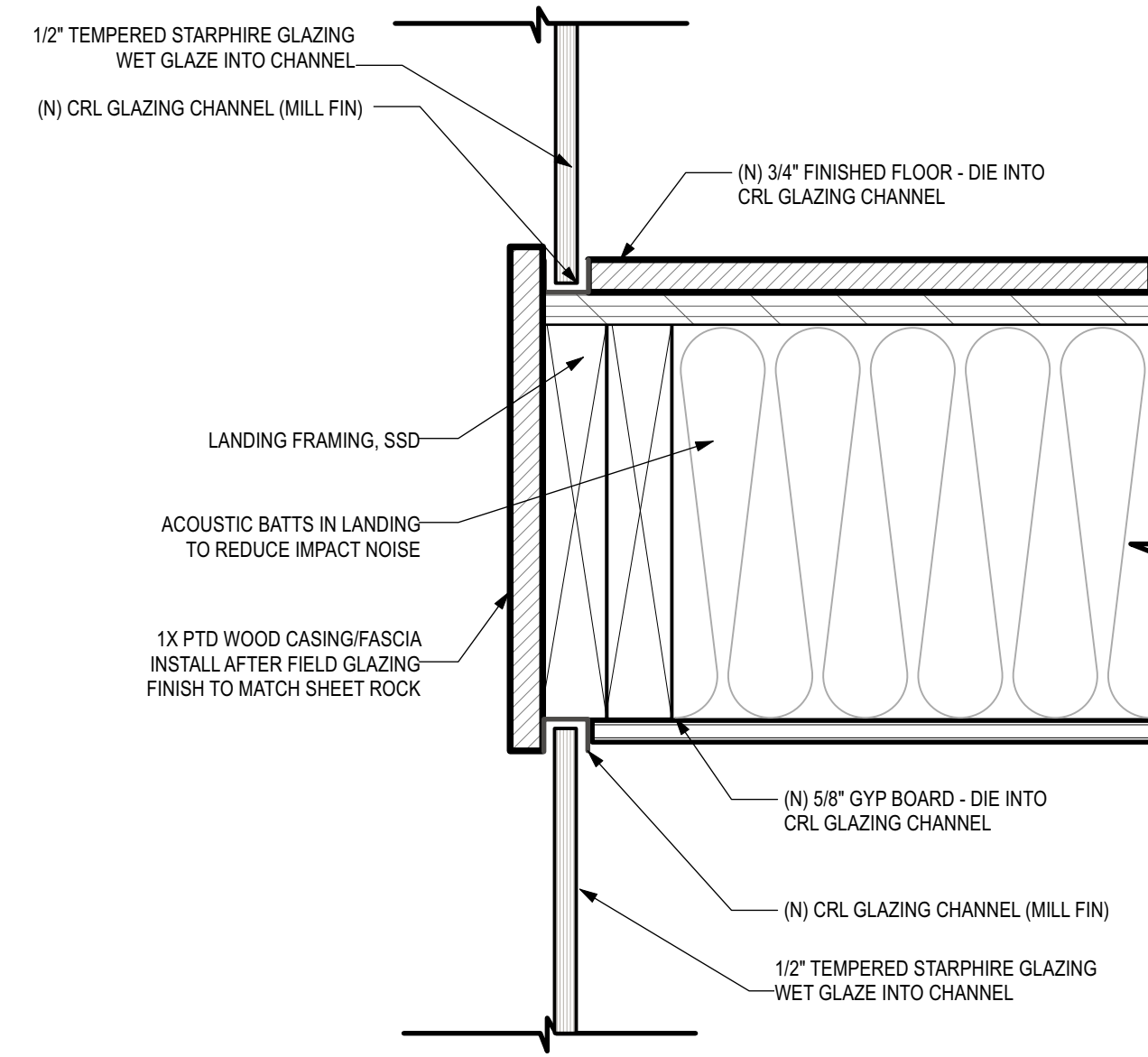




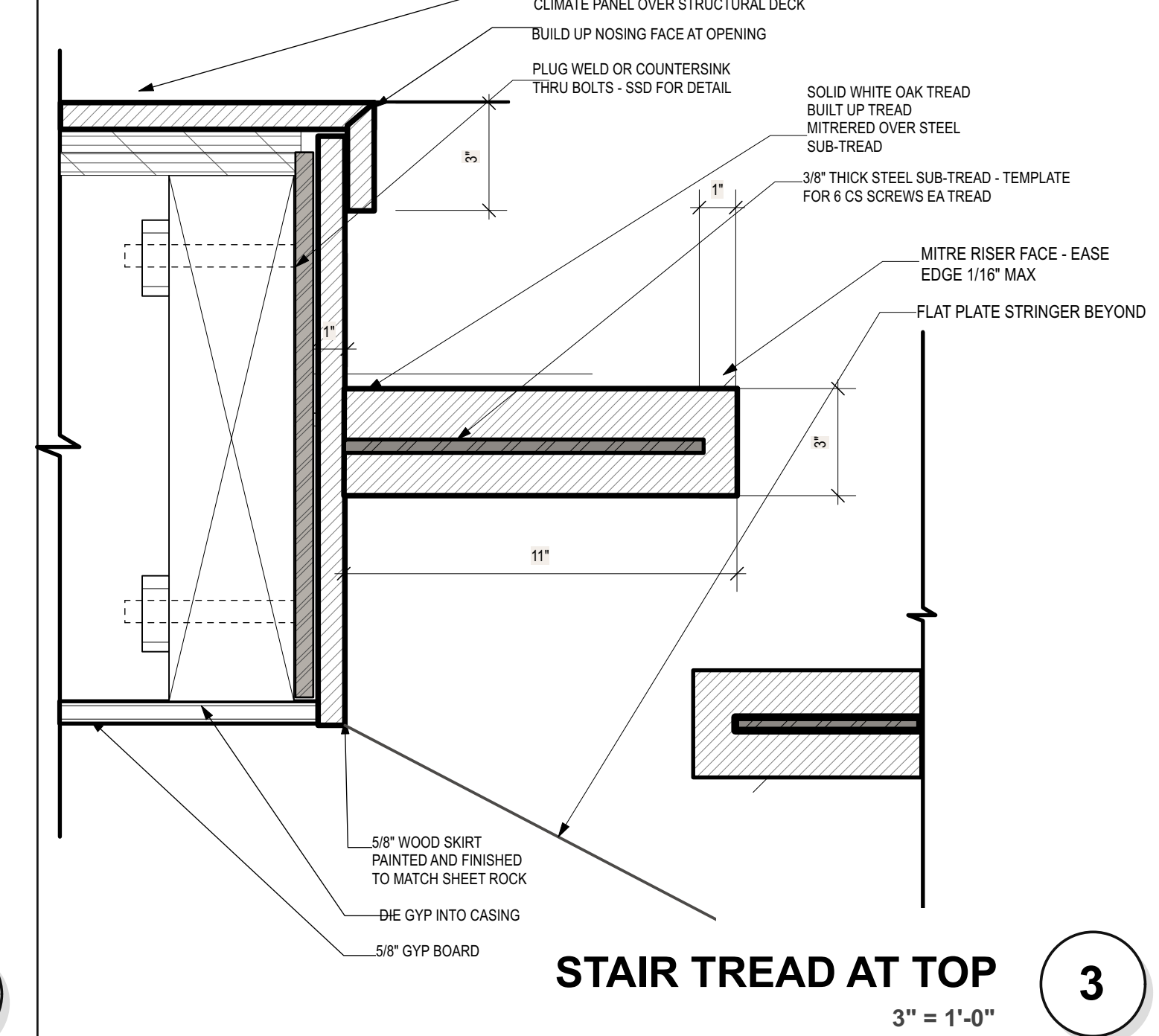
**GUARDRAIL AT CLOSED STAIR**  
3" = 1'-0" **5**



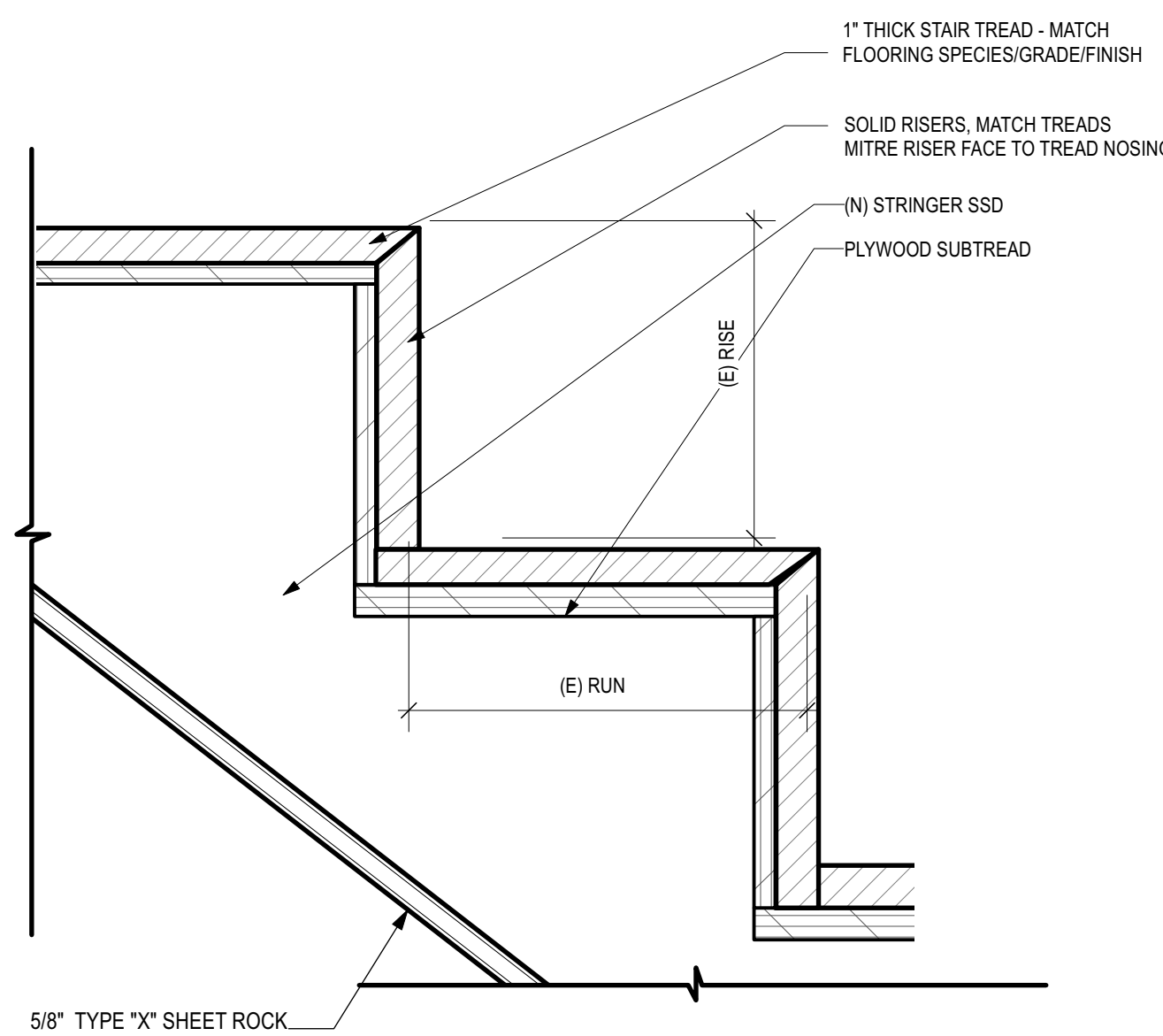
**INTERIOR TILE FLOOR AT CONC DECK**  
3" = 1'-0" **9**



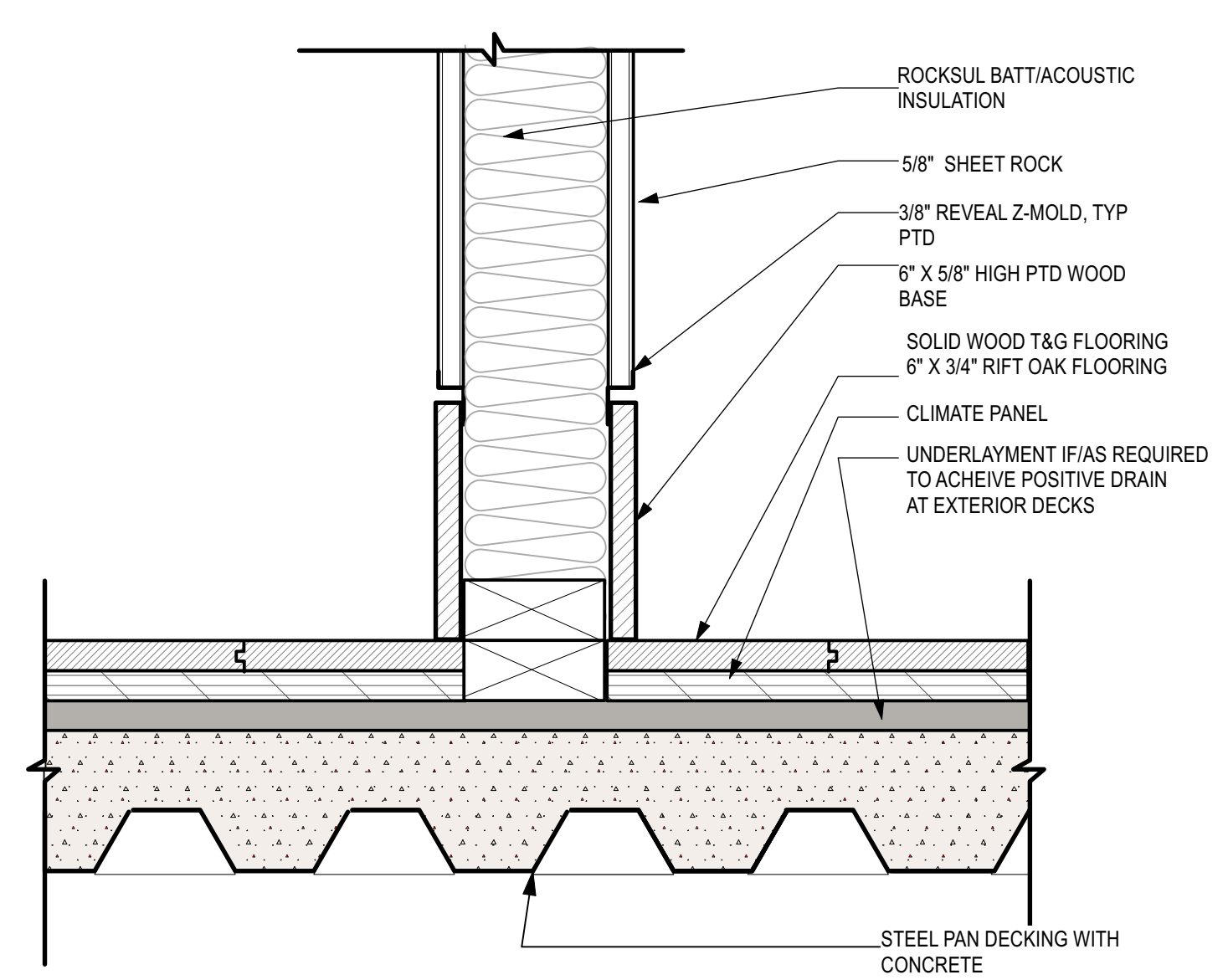
**GLASS PARTITION/LANDING**  
3" = 1'-0" **6**



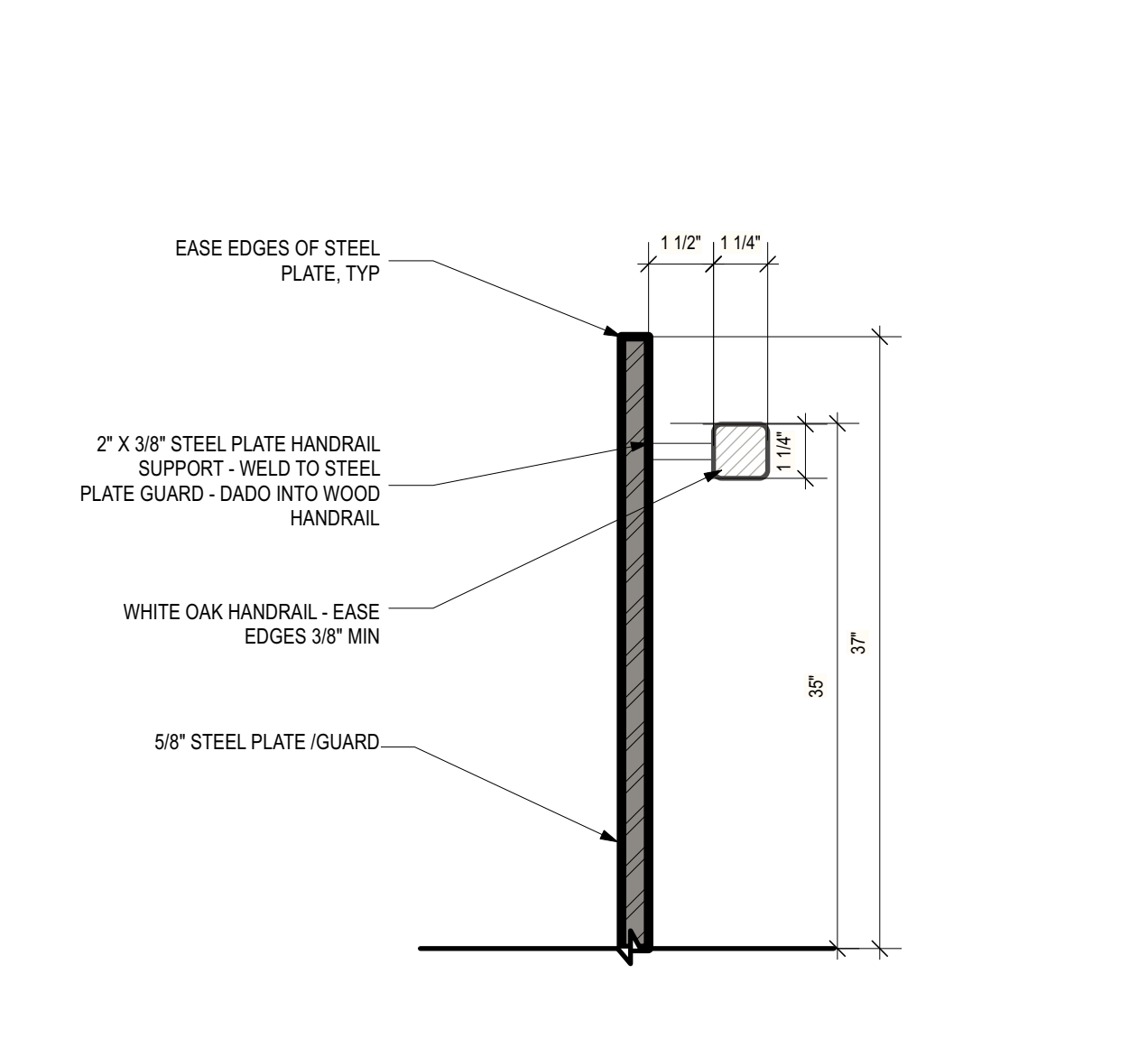
**STAIR TREAD AT TOP**  
3" = 1'-0" **3**



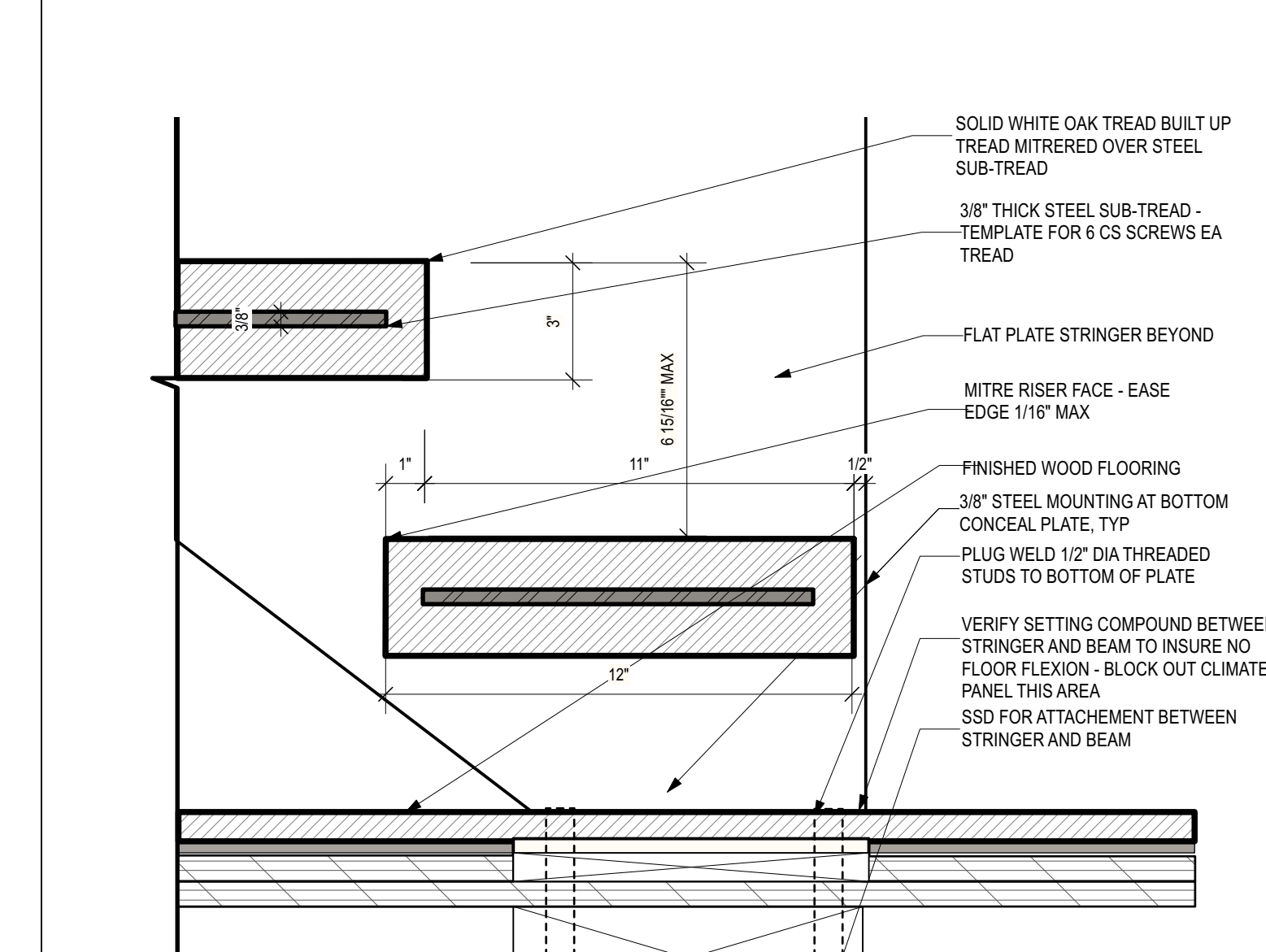
**CLOSED STAIR**  
3" = 1'-0" **11**



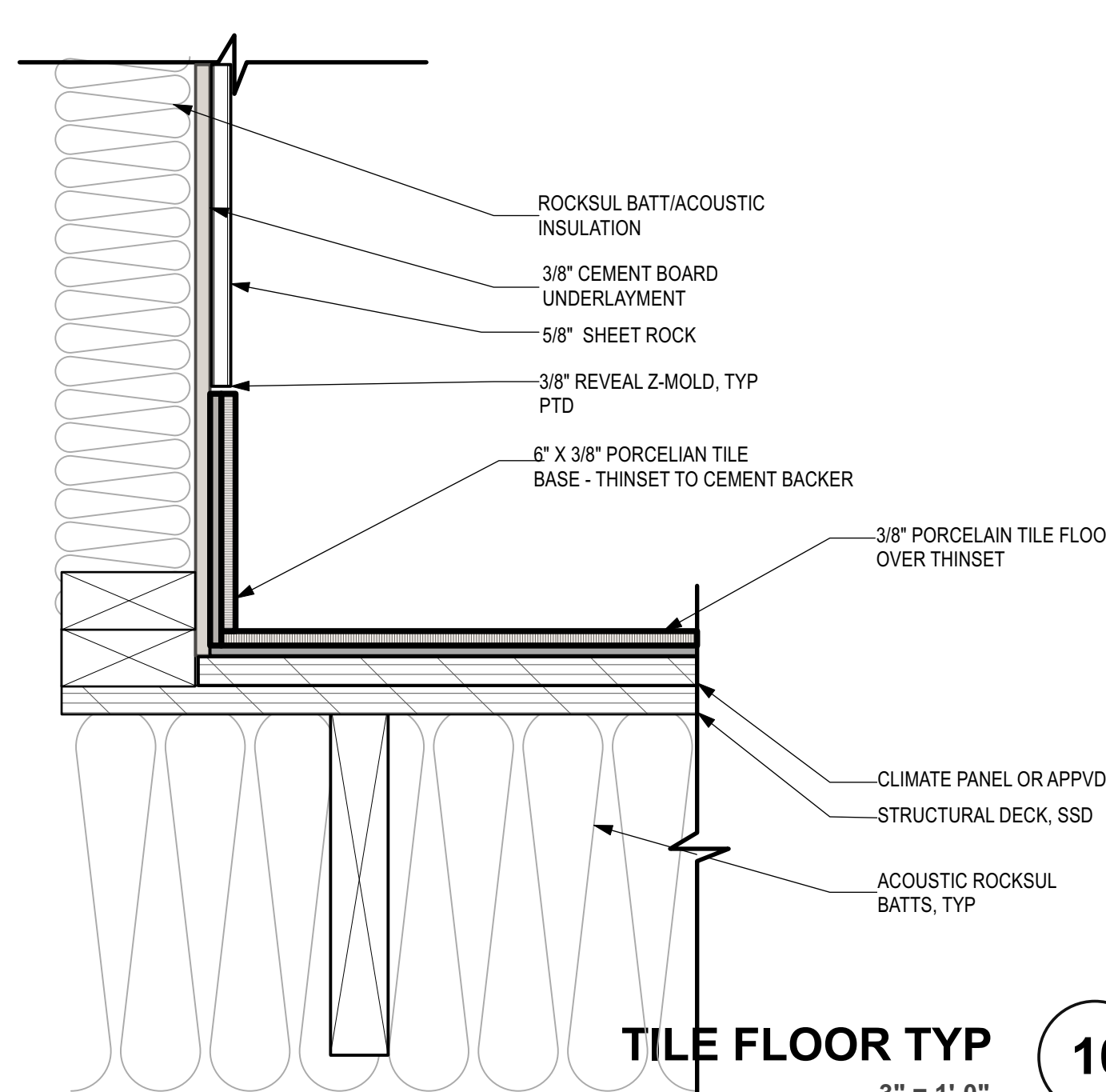
**WOOD FLOOR AT CONC DECK**  
3" = 1'-0" **8**



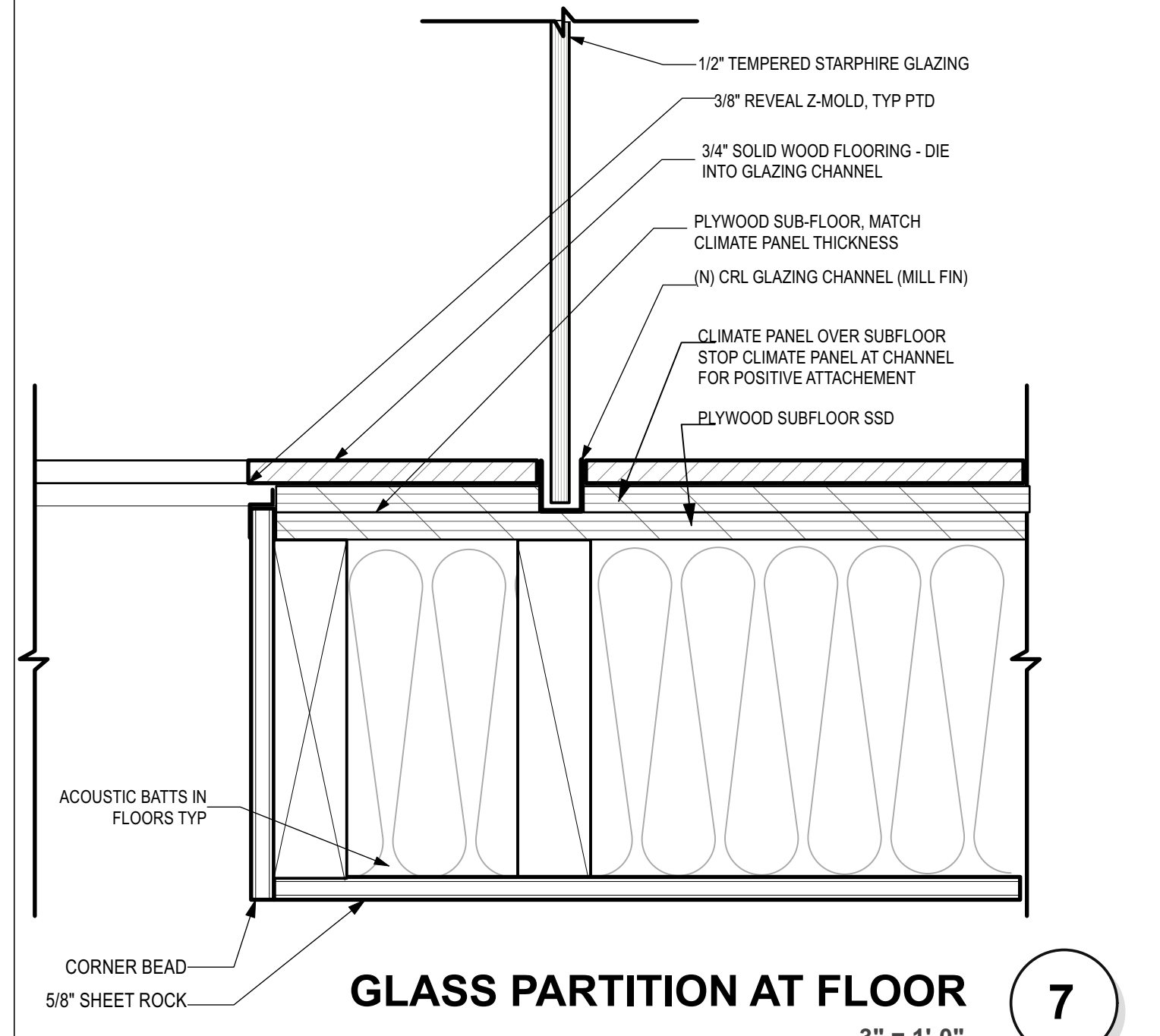
**GUARDRAIL CAP (SHOWN @ HNDRL)**  
3" = 1'-0" **5**



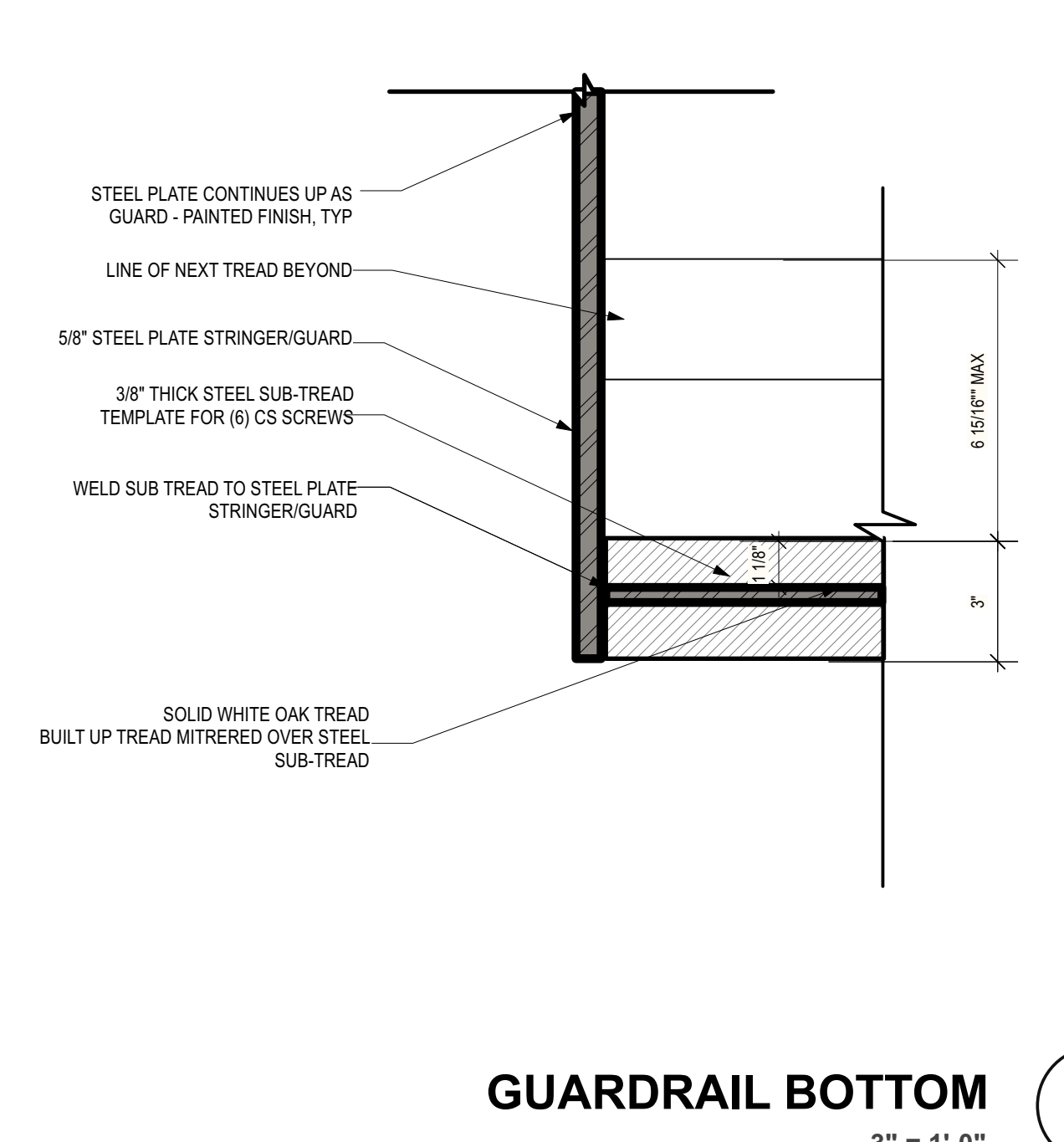
**STAIR TREAD AT BOTTOM**  
3" = 1'-0" **2**



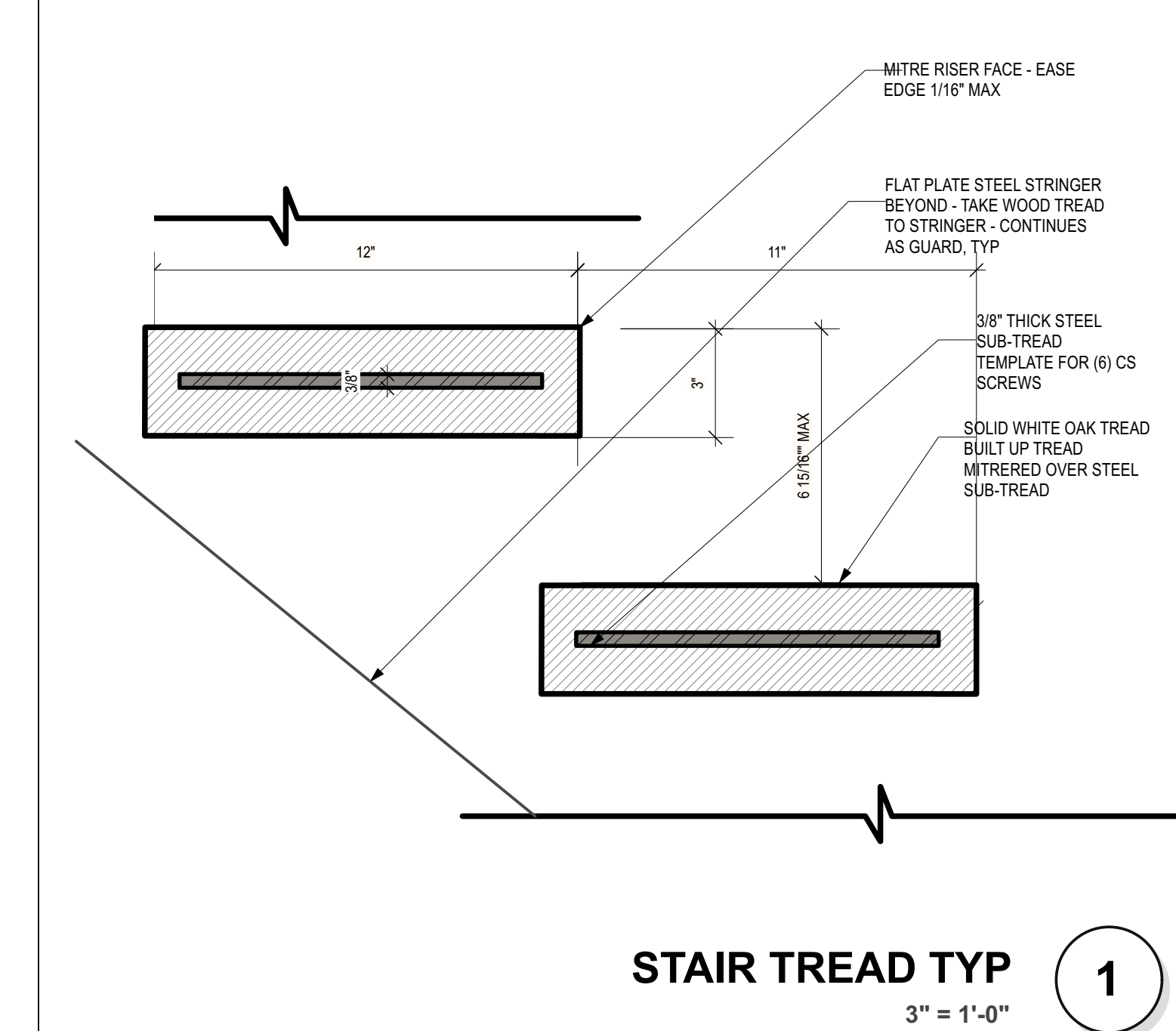
**TILE FLOOR TYP**  
3" = 1'-0" **10**



**GLASS PARTITION AT FLOOR**  
3" = 1'-0" **7**



**GUARDRAIL BOTTOM**  
3" = 1'-0" **4**



**STAIR TREAD TYP**  
3" = 1'-0" **1**

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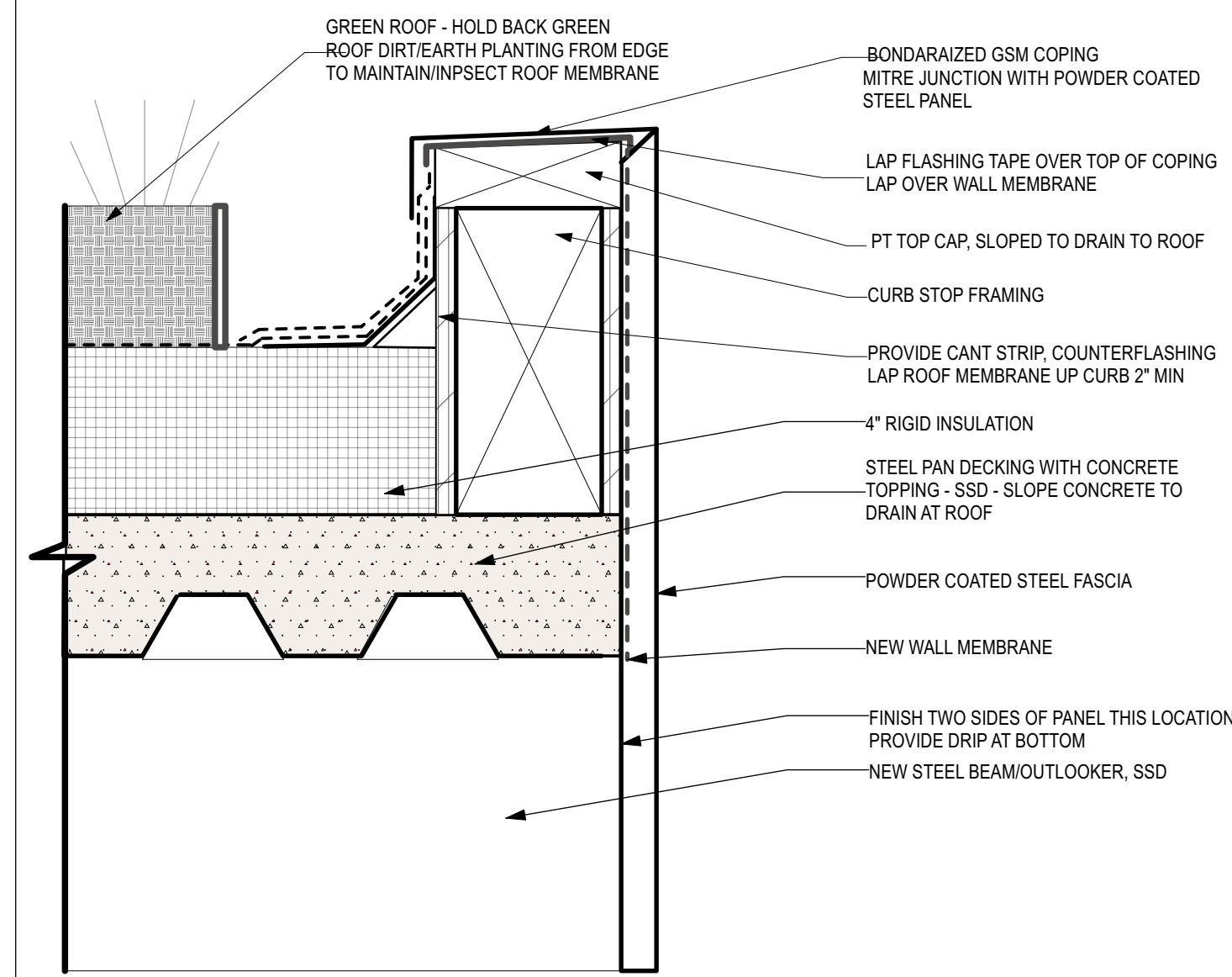
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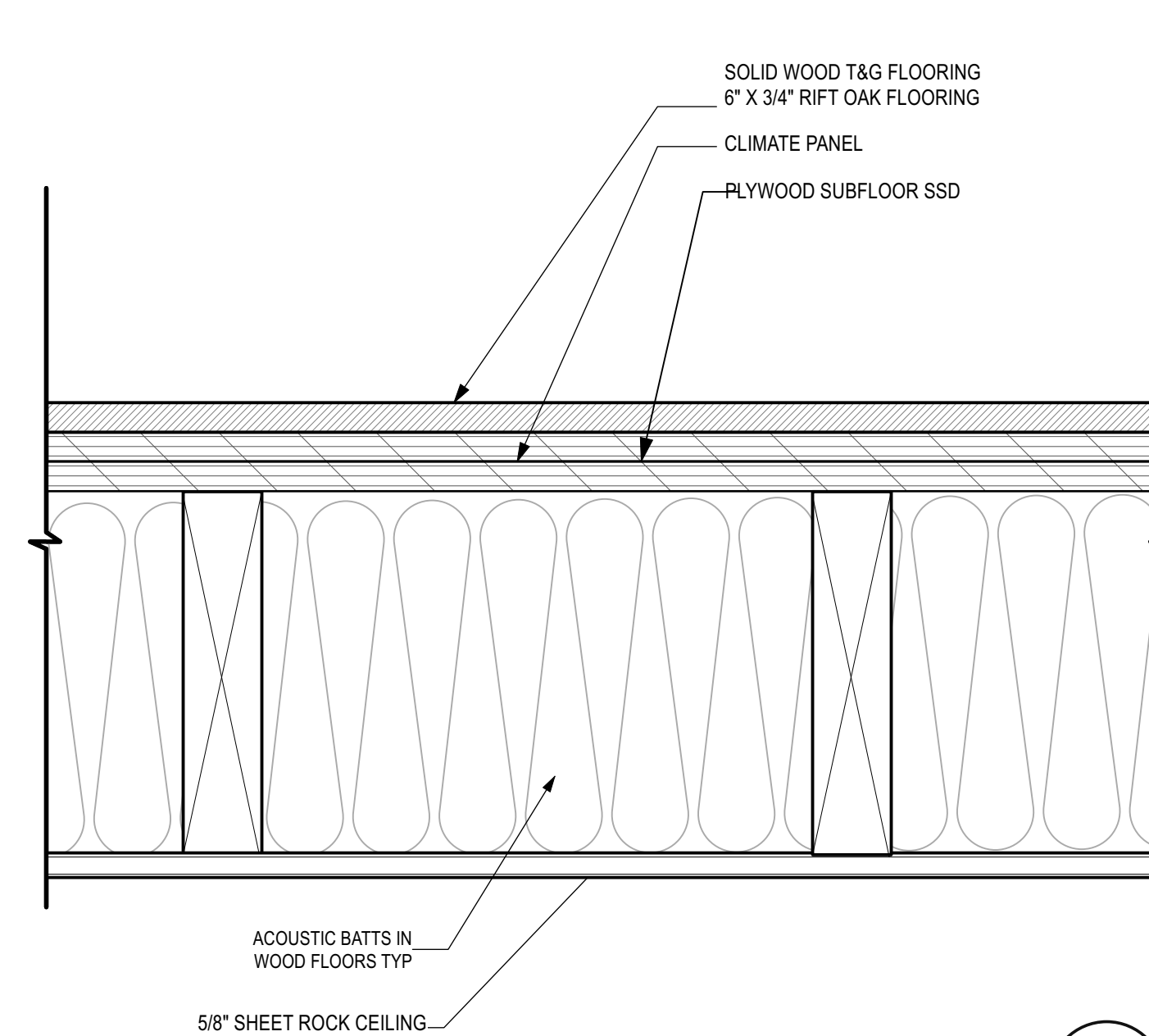
**A6.4**

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PLOT DATE:

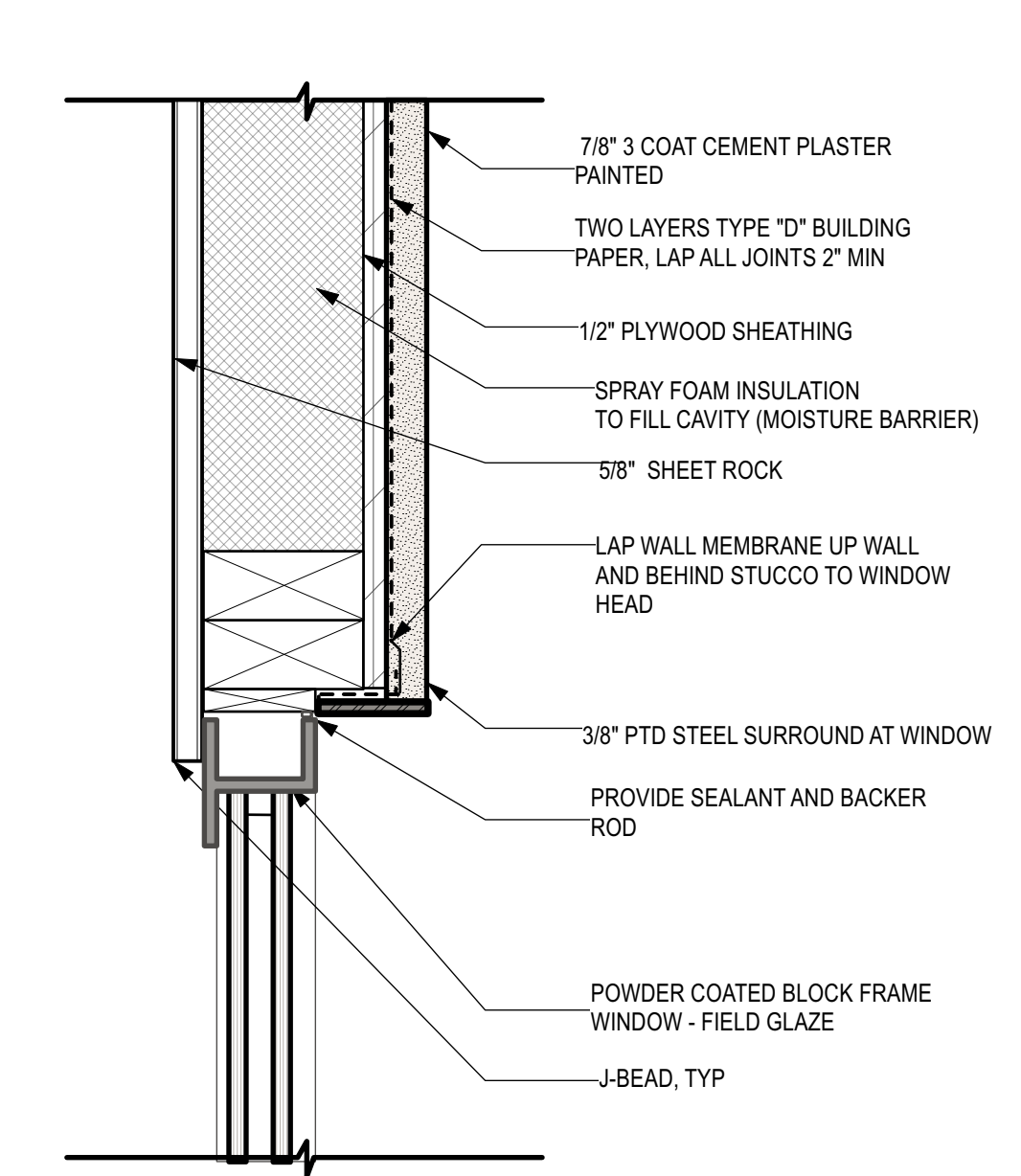




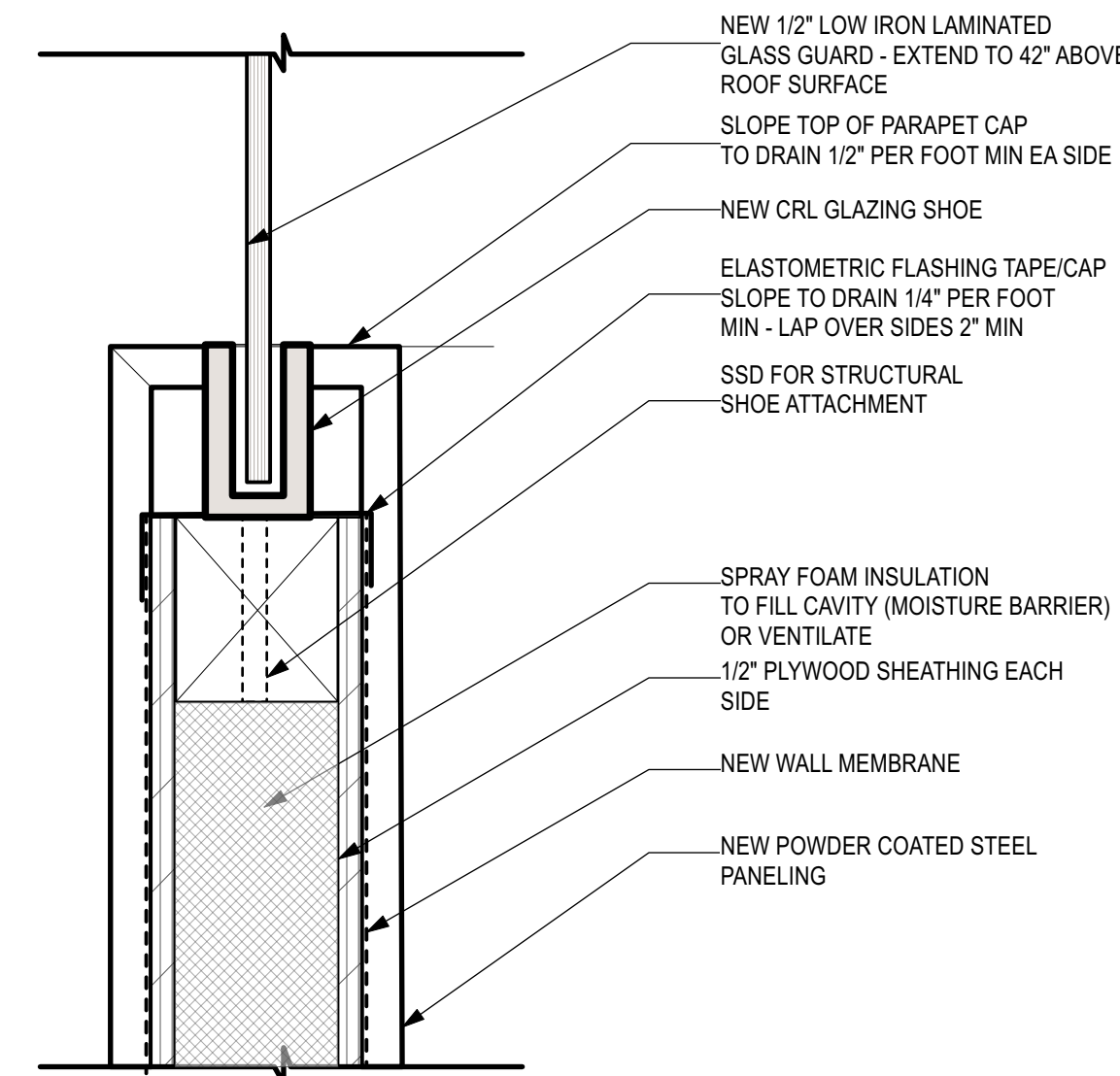
**FASCIA AT ROOF**  
3" = 1'-0" **9**



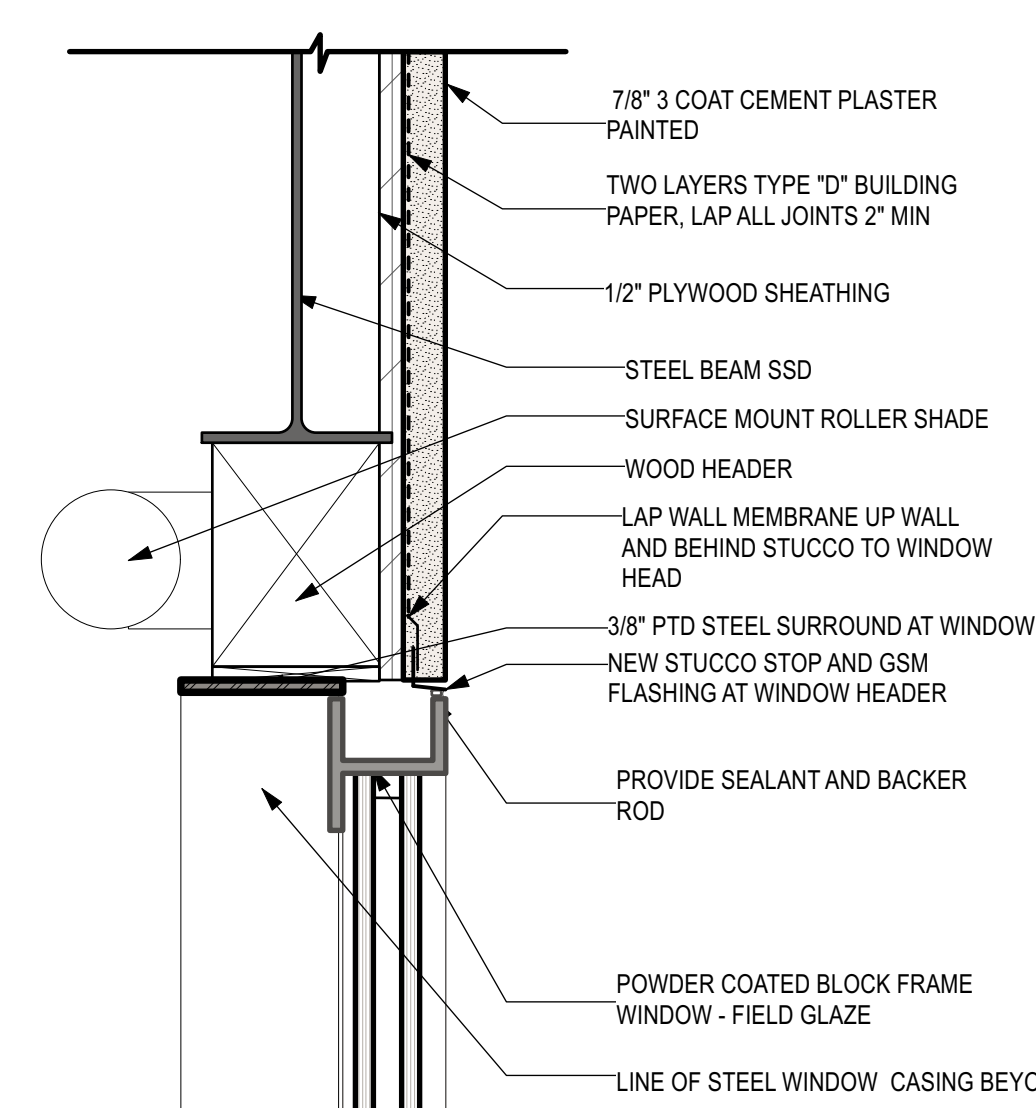
**WOOD FLOORING**  
3" = 1'-0" **6**



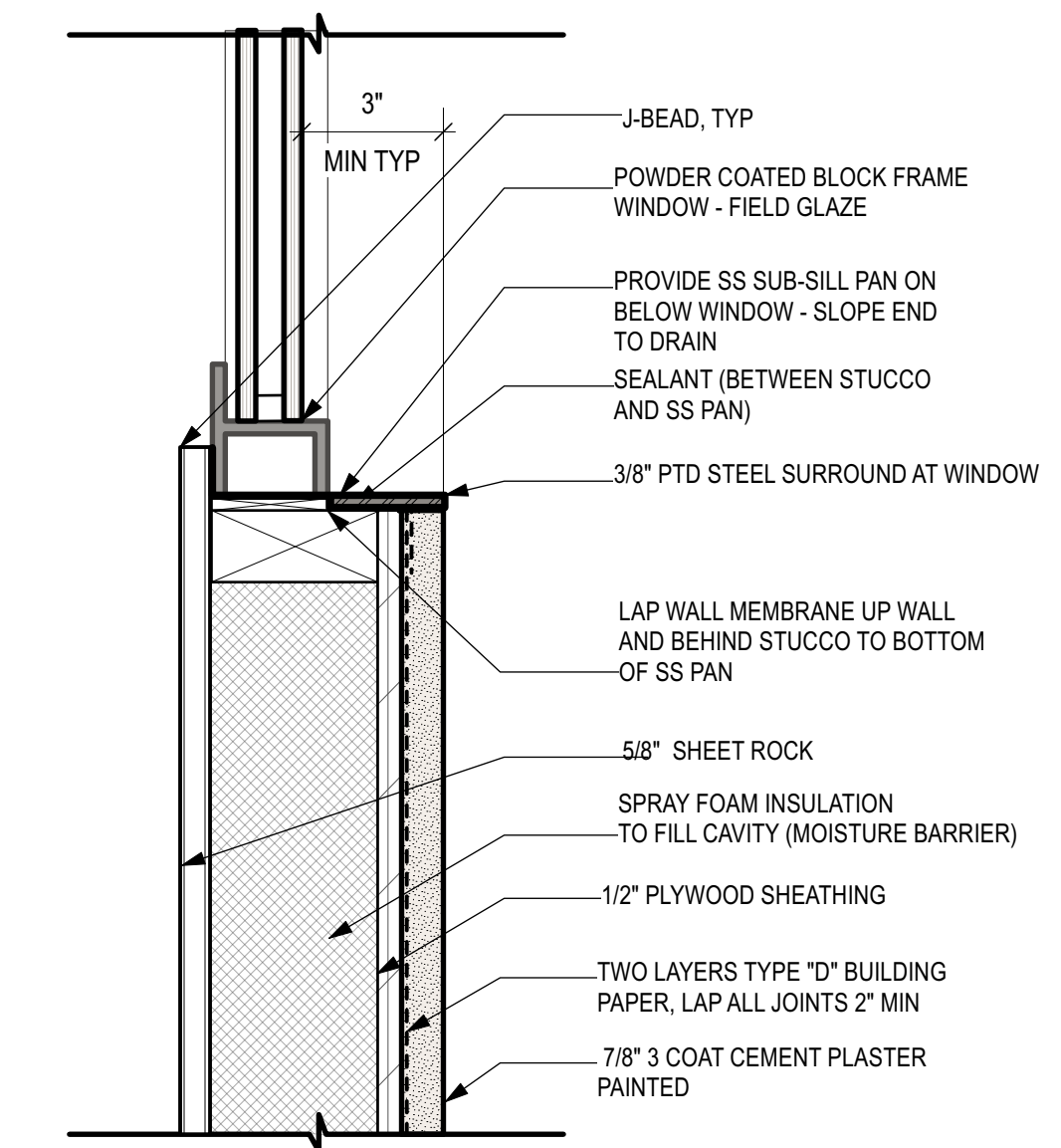
**EAST FACADE @ 2ND FLOOR SILL**  
3" = 1'-0" **3**



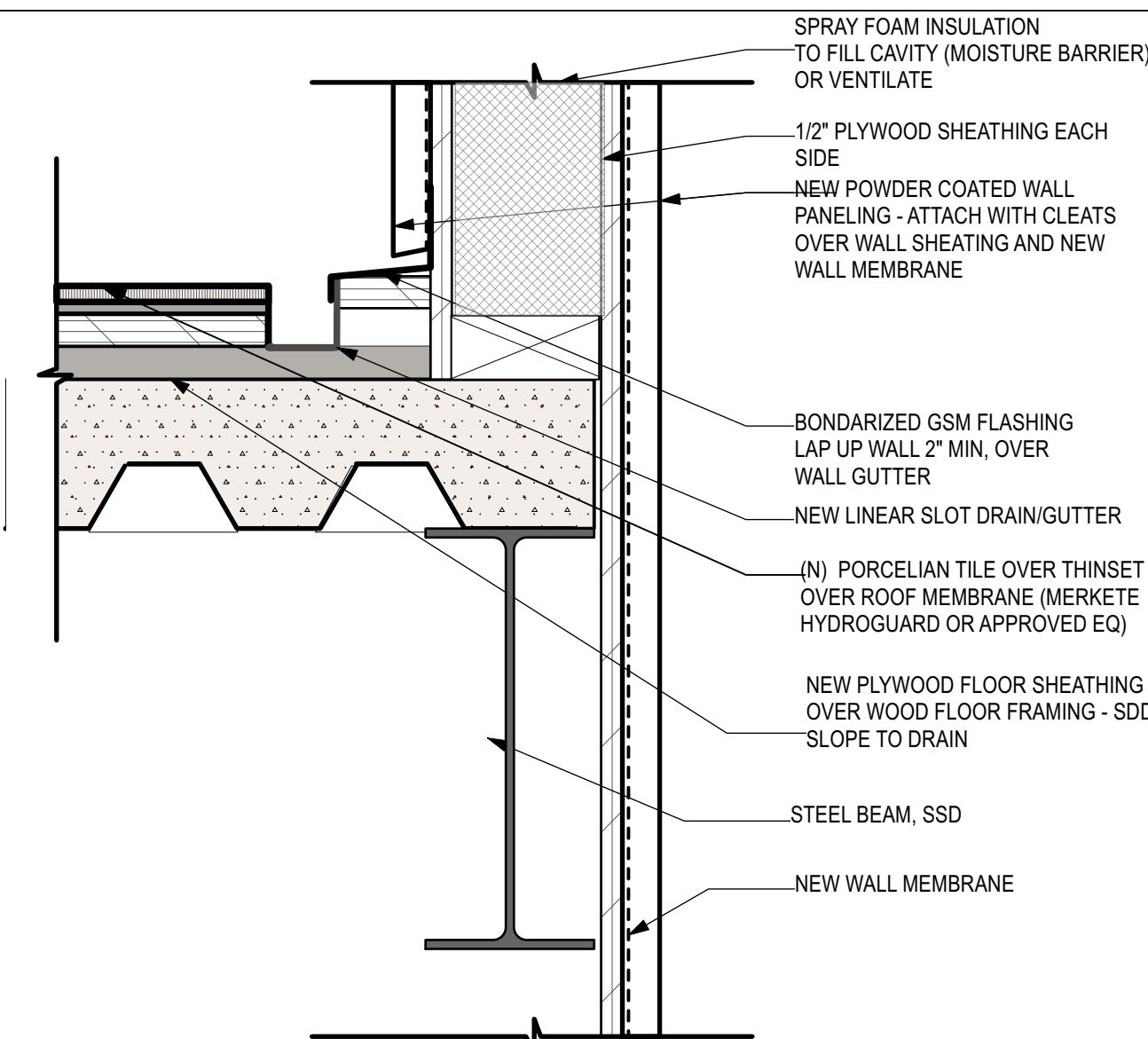
**GLASS GUARD AT WALL**  
3" = 1'-0" **8**



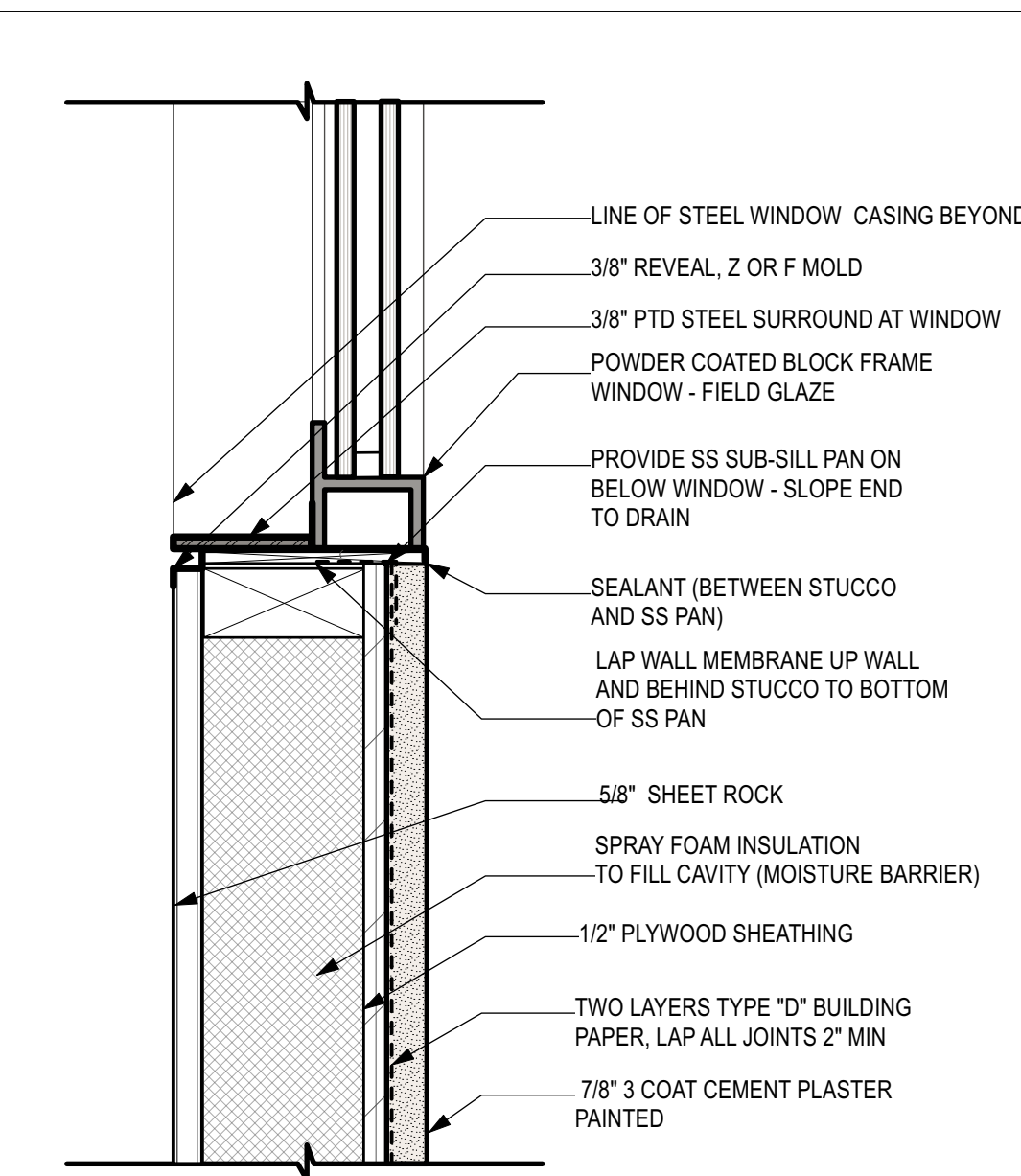
**EAST FACADE AT 2ND FLOOR HEADER**  
3" = 1'-0" **5**



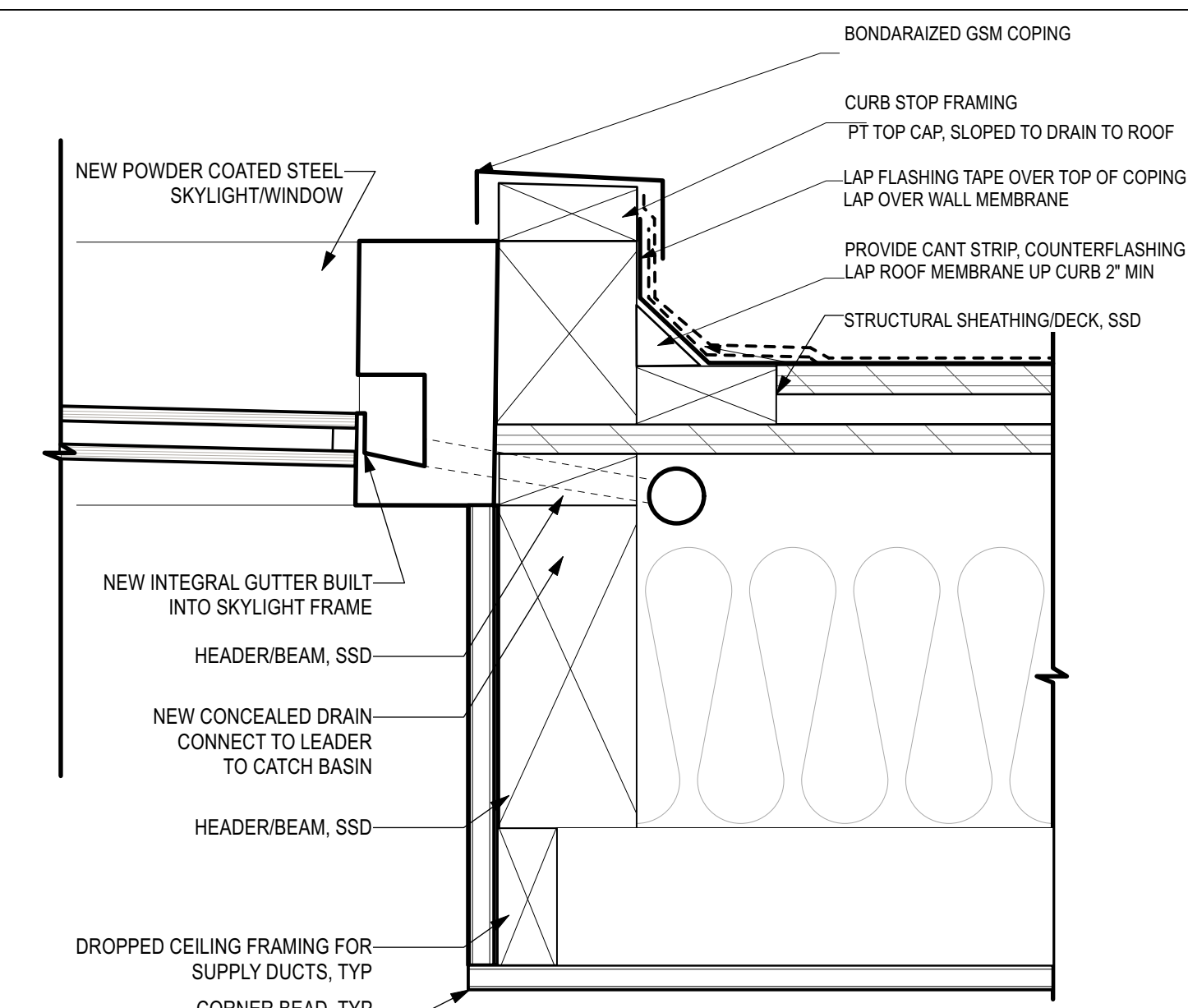
**EAST FACADE @ 1ST FLOOR SILL**  
3" = 1'-0" **2**



**PARAPET AT ROOF DECK**  
3" = 1'-0" **7**

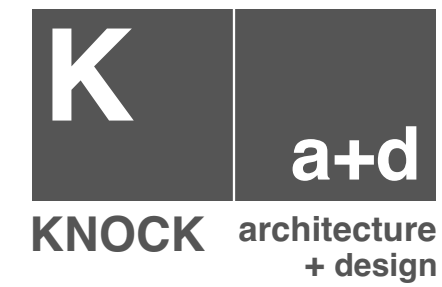


**EAST FACADE AT 2ND FLOOR SILL**  
3" = 1'-0" **4**



**GUTTER AT SKYLIGHT**  
3" = 1'-0" **1**

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
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02.15.22	REVISIONS
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08.17.22	PERMIT
06.01.24	BLDG PERMIT REV



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**CONST DETAILS**

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**A6.5**

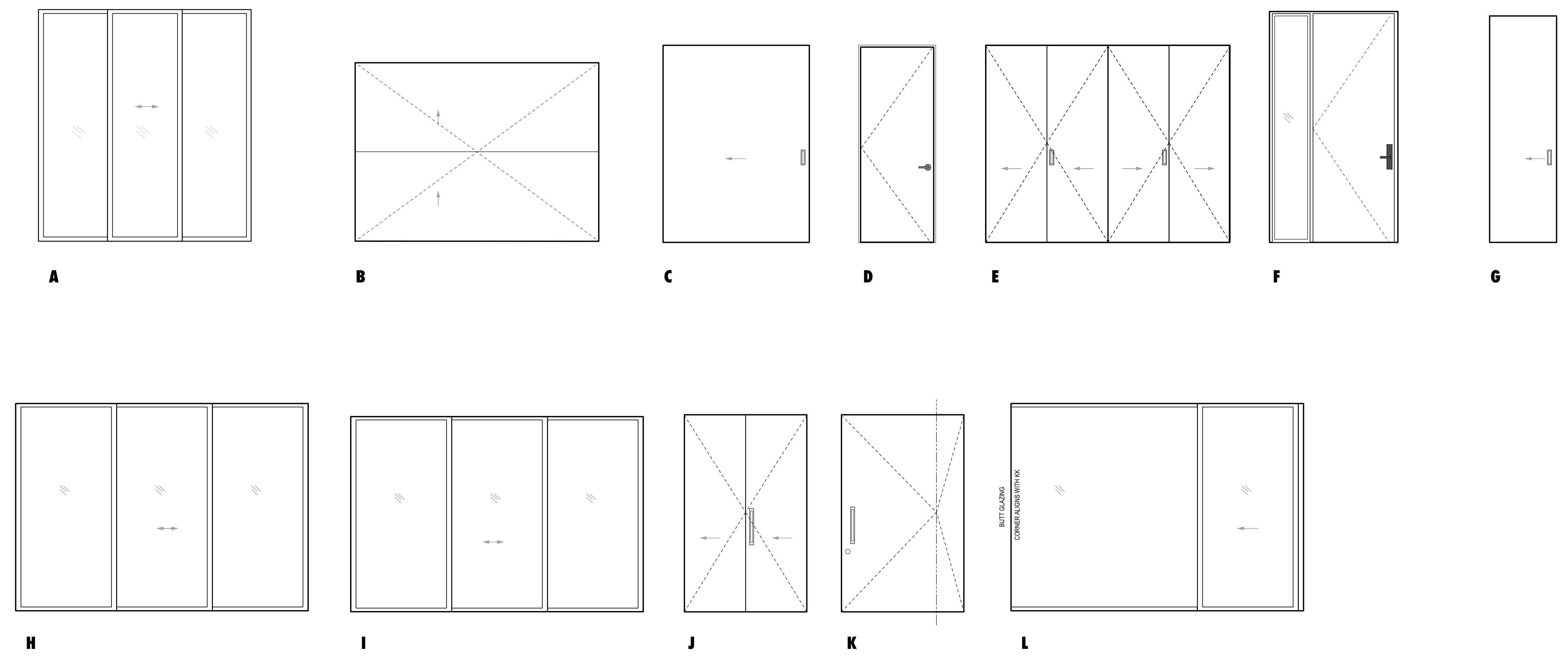
SCALE:  
PLOT DATE:



**DOOR SCHEDULE**

DOOR #	LOCATION	W	H	FIRE RATING	TYPE	U-FACTOR/SHGC	FUNCTION	HARDWARE TYPE	HARDWARE/MECH	FINISH	THICKNESS	CONSTRUCTION	GLAZING	NOTES
D100	REAR DECK SLIDER	100	114	NA	A	.35/22	OXO SLIDER/FIXED	MANUF LOCKET	FLUSH PULL	POWDER COATED WHITE	1 1/2"	THERMALLY BROKEN ALUM	INSULATED TEMPERED LOW IRON	
D101	GARAGE DOOR	120	98	NA	B	NA	VERTICAL BIPART	ELECTRIFIED	BIFOLD HARDWARE	POWDER COATED WHITE	1 1/2"	ALUM HONEYCOMB CORE	NA	HEX VENEER: TEST IT TO BE PERMITTED
D102	HALL POCKET	81	40	NA	C	NA	OVERSIZED POCKET	PASSAGE	FLUSH PULL	PAINTED	1 3/4"	ALUM HONEYCOMB CORE	NA	LOW PROFILE RECESSED TRACK; HEX VENEER OR APPVD EQ
D103	GARAGE DOOR/HALL (WEST SIDE)	34	96	20 MIN	U	NA	LH	PRIVACY/DEADBOLT	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	HEX HINGE: TYPICAL ALL SWING DOORS?
D104	GARAGE DOOR/HALL (EAST SIDE)	34	96	20 MIN	D	NA	RH	PRIVACY/DEADBOLT	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	
D105	BATHROOM	30	96	NA	D	NA	RH	PRIVACY	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	
D106 (X2)	MED ROOM	54	96	NA	J	NA	BIFOLD BIPART	PASSAGE	FLUSH PULL	PAINTED	1 3/4"	SOLID CORE	NA	SUGATSUNE, OR EQ OK
D107	CLOSET	34	96	NA	D	NA	RH REV	PASSAGE	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	
D108	REFUSE	116	96	NA	E	NA	BIFOLD BIPART	PASSAGE	FLUSH PULL	PAINTED	1 3/4"	SOLID CORE	NA	SUGATSUNE, OR EQ OK
D109	GARAGE DOOR	54	88	NA	K	NA	PIVOT	DEADBOLT	FLUSH PULL/CENTER PIVOT	POWDER COATED WHITE	1 1/2"	ALUM HONEYCOMB CORE	NA	HEX VENEER: RIXSON OR APPROVED EQ PIVOT HINGE ADU UNDER SEPARATE PERMIT #202406
D200	REAR DECK SLIDER	100	114	NA	A	.35/22	OXO SLIDER/FIXED	MANUF LOCKET	FLUSH PULL	POWDER COATED WHITE	1 1/2"	THERMALLY BROKEN ALUM	INSULATED TEMPERED LOW IRON	
D201	ENTRY W/SIDELITE	39	113	NA	F	.35/22 SIDELITE	LH WITH SIDELITE	MORTISE LOCKSET	LEVER	PAINTED	1 3/4"	SOLID CORE	INSULATED TEMPERED LOW IRON	20" SIDELITE
D202	F BEDROOM POCKET/LIVING	52	113	NA	C	NA	OVERSIZED POCKET	PRIVACY	FLUSH PULL/SIDE BOLT	PAINTED	1 3/4"	SOLID CORE	NA	LOW PROFILE RECESSED TRACK;
D203	POWDER	30	113	NA	D	NA	LH	PRIVACY	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	
D204	F BEDROOM POCKET/ENTRY	32	113	NA	G	NA	POCKET	PRIVACY	FLUSH PULL/SIDE BOLT	PAINTED	1 3/4"	SOLID CORE	NA	LOW PROFILE RECESSED TRACK;
D205	F BATHROOM	30	113	NA	D	NA	RH	PRIVACY	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	
D300	K BEDROOM DECK SLIDER	144	102	NA	L	.35/22	OX SLIDER	MANUF LOCKET	FLUSH PULL	POWDER COATED WHITE	1 1/2"	THERMALLY BROKEN ALUM	INSULATED TEMPERED LOW IRON	
D301	FAMILY ROOM SLIDER	148	96	NA	I	.35/22	OXO SLIDER	MANUF LOCKET	FLUSH PULL	POWDER COATED WHITE	1 1/2"	THERMALLY BROKEN ALUM	INSULATED TEMPERED LOW IRON	
D302	K BEDROOM	48	113	NA	G	NA	POCKET	PRIVACY	FLUSH PULL	PAINTED	1 3/4"	SOLID CORE	NA	LOW PROFILE RECESSED TRACK;
D303	K BATHROOM	26	113	NA	D	NA	RH	PRIVACY	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	
D304	M BEDROOM	48	113	NA	G	NA	POCKET	PRIVACY	FLUSH PULL	PAINTED	1 3/4"	SOLID CORE	NA	LOW PROFILE RECESSED TRACK;
D305	M BATHROOM	30	113	NA	D	NA	RH	PRIVACY	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	

**DOOR LEGEND**



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**DOOR SCHEDULE**

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**A7.0**

SCALE:  
PLOT DATE:

**WINDOW AND SKYLIGHT SCHEDULE**

WINDOW #	LOCATION	W	H	HEAD HT	TYPE	U-FACTOR/SHGC	FUNCTION	HARDWARE TYPE	HARDWARE/MECH	FINISH	THICKNESS	CONSTRUCTION	GLAZING	NOTES
W100A	CORNER WINDOW - NORTH	142	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W100B	CORNER WINDOW - EAST	92	114	114	BB	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER AND PANES
W100C	CORNER WINDOW - WEST (ANGLED)	68	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE
W101	HALL/W BEDROOM - EAST	276	56	114	CC	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	OVERSIZED UNIT - FIELD GLAZE, BUTT GLAZE PANES
W200A	DINING CORNER WINDOW - NORTH	142	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W200B	DINING CORNER WINDOW - EAST	92	114	114	BB	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER AND PANES
W200C	DINING CORNER WINDOW - WEST (ANGLED)	68	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE
W201	LIVING ROOM - EAST	276	95	114	DD	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	OVERSIZED UNIT - FIELD GLAZE, BUTT GLAZE PANES
W202A	HALL/STAIR CORNER WIN - NORTH	27	114	114	EE	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W202B	HALL/STAIR CORNER WIN - WEST	278	114	114	FF	.35/.22	FIXED/SLIDER	LATCH/PULL	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE PANES
W202C	HALL/STAIR CORNER WIN - SOUTH	33	114	114	GG	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W203A	F BEDROOM CORNER WINDOW - SOUTH	188	90	114	HH	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE PANES AND CORNER
W203B	F BEDROOM CORNER WINDOW - WEST	86	90	114	II	.35/.22	FIXED/SLIDER	LATCH/PULL	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W300	G BATHROOM VENT	27	66	102	JJ	.35/.22	HOPPER	CAM HANDLE	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	
W301	M BEDROOM VENT	33	78	114	JJ	.35/.22	HOPPER	CAM HANDLE	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	
W302	K BEDROOM EAST (CORNER)	70	102	102	KK	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	FIELD GLAZE, BUTT GLAZE PANES TO DOOR 300
W303	K BEDROOM EAST	32	102	102	LL	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W304	STAIR	84	96	96	MM	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W305A	M BEDROOM CORNER - EAST	192	72	114	NN	.35/.22	FIXED/SLIDER	LATCH/PULL	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W305B	M BEDROOM CORNER - NORTH	60	114	114	OO	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W306	K BATH	82	102	102	MM	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
S201	LIVING ROOM	276	53	NA	QQ	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON - WALKABLE	SkyFloor OR APPVD EQ
S300A	M BATHROOM - HORIZONTAL GLAZING	94	34	NA	RR	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ
S300B	M BATHROOM - VERTICAL GLAZING	94	27	NA	SS	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ
S301A	M BEDROOM - HORIZONTAL GLAZING	60	60	NA	TT	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ
S300B	M BEDROOM - VERTICAL GLAZING	60	94	NA	UU	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ

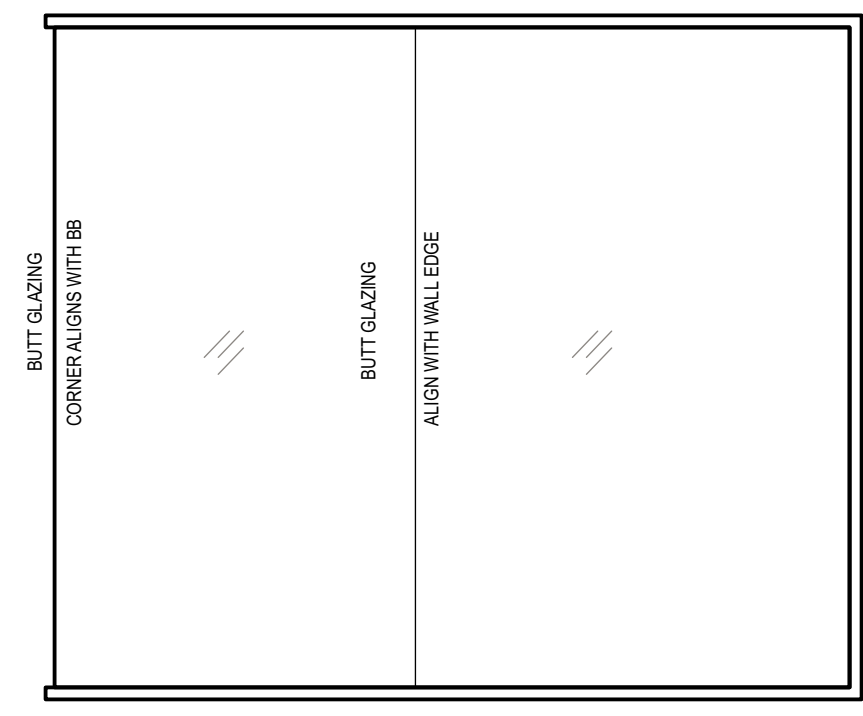
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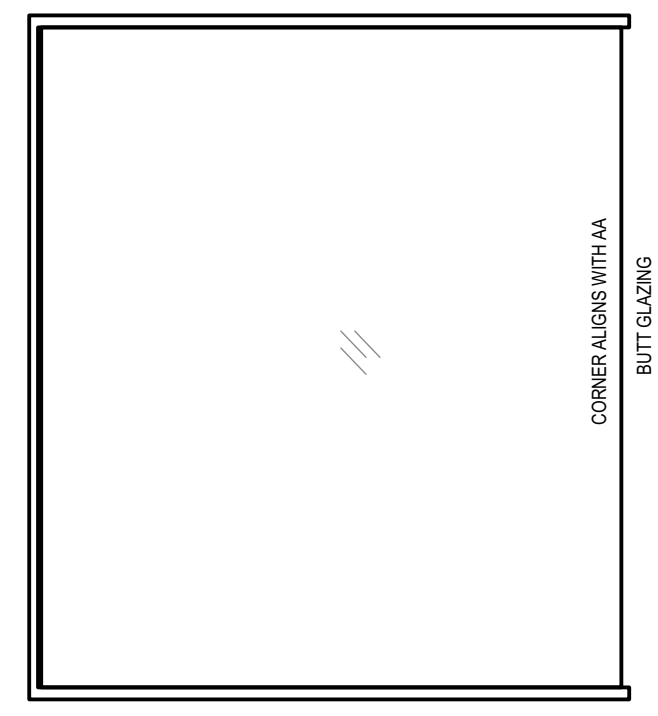


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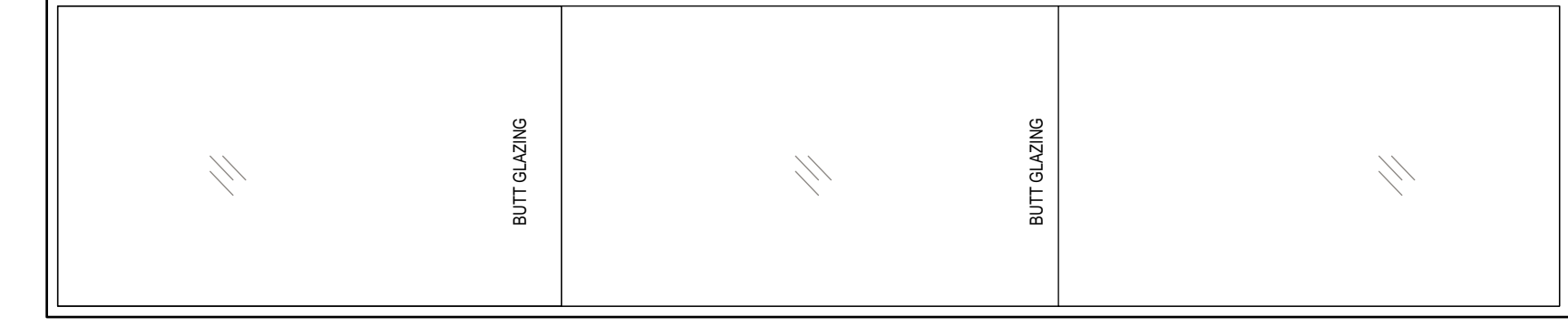
**WINDOW AND SKYLIGHT LEGEND**



AA



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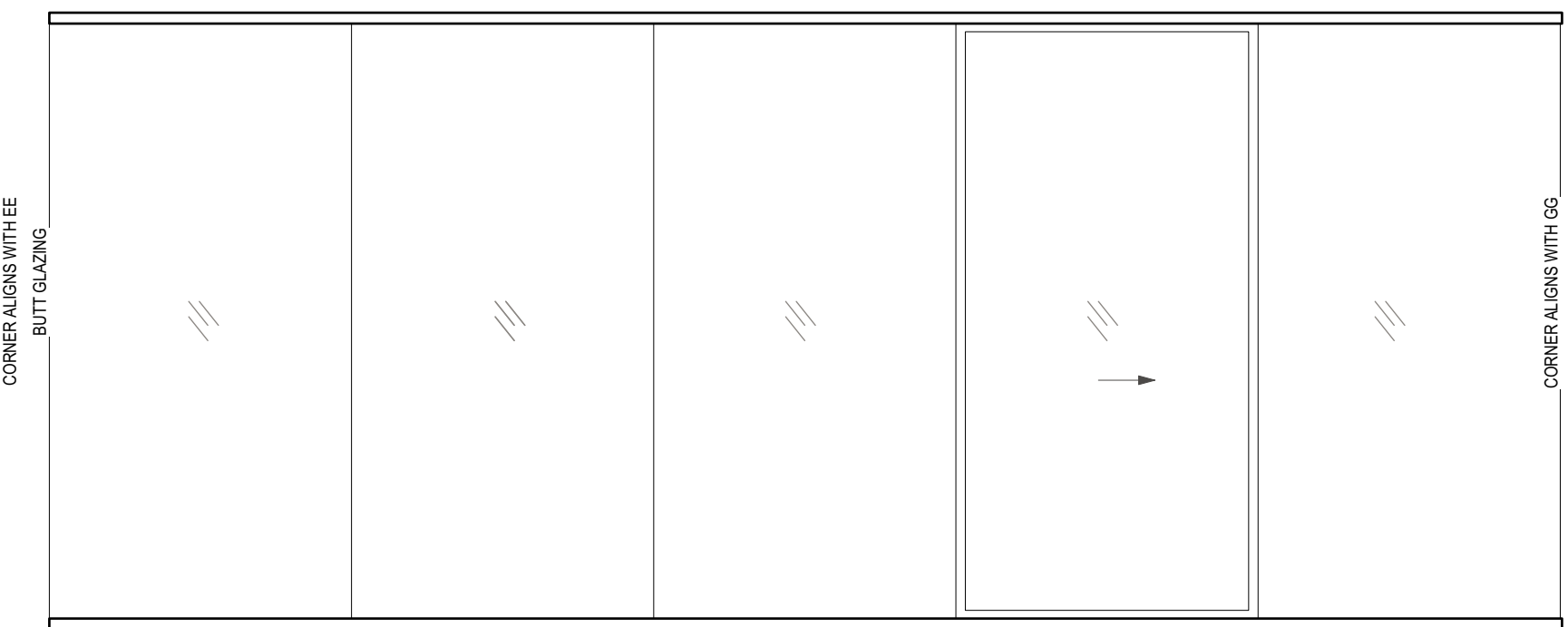
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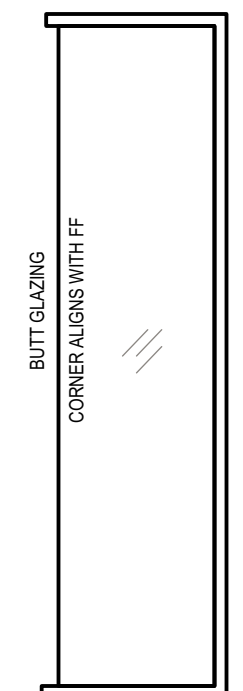
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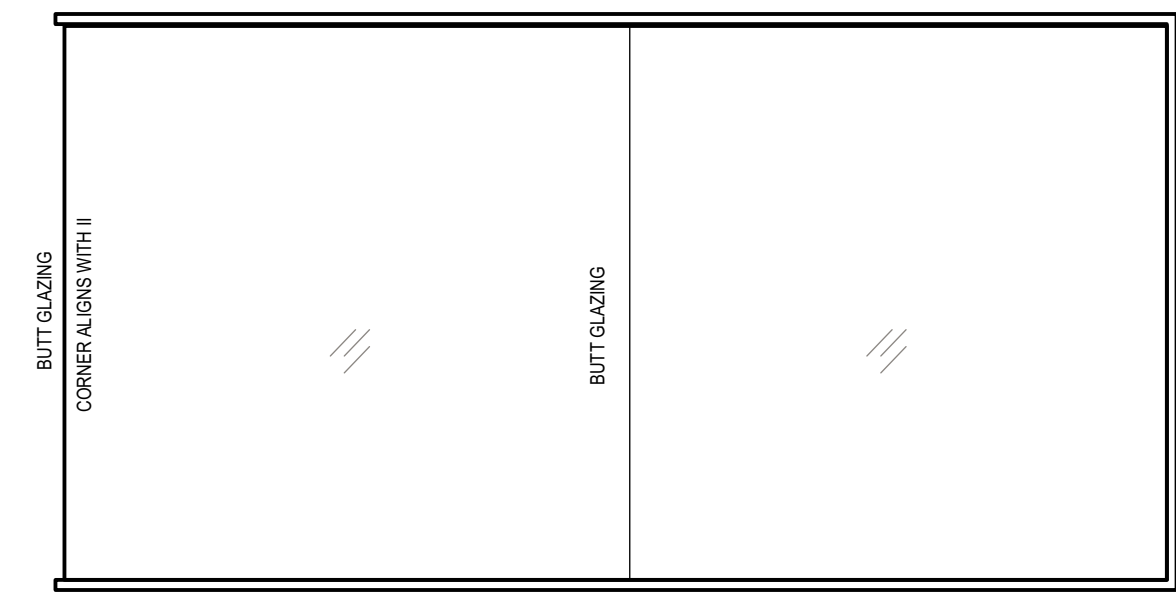
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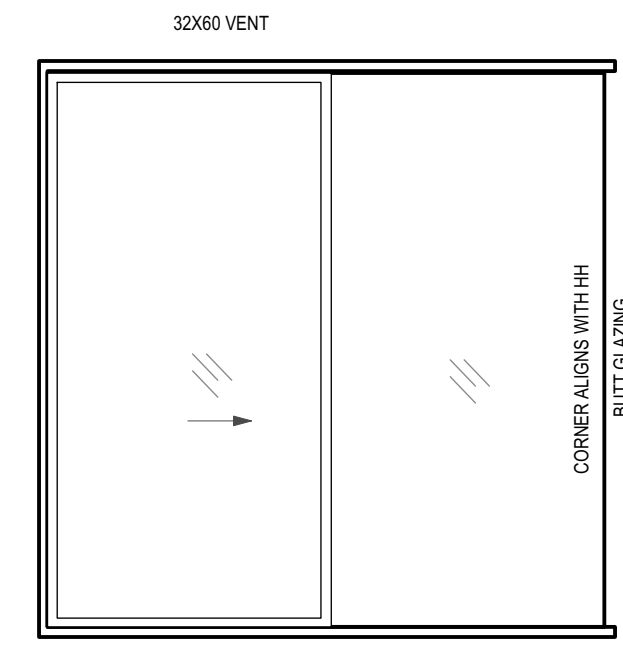
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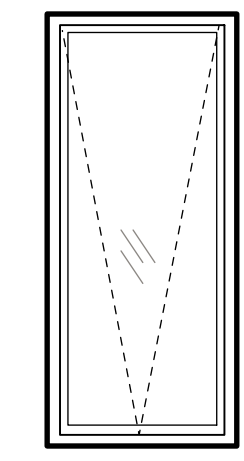
GG



HH



II



JJ

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**WINDOW SCHEDULE**

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# WINDOW AND SKYLIGHT SCHEDULE

WINDOW #	LOCATION	W	H	HEAD HT	TYPE	U-FACTOR/SHGC	FUNCTION	HARDWARE TYPE	HARDWARE/MECH	FINISH	THICKNESS	CONSTRUCTION	GLAZING	NOTES
W100A	CORNER WINDOW - NORTH	142	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W100B	CORNER WINDOW - EAST	92	114	114	BB	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER AND PANES
W100C	CORNER WINDOW - WEST (ANGLED)	68	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE
W101	HALL/W BEDROOM - EAST	276	56	114	CC	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	OVERSIZED UNIT - FIELD GLAZE, BUTT GLAZE PANES
W200A	DINING CORNER WINDOW - NORTH	142	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W200B	DINING CORNER WINDOW - EAST	92	114	114	BB	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER AND PANES
W200C	DINING CORNER WINDOW - WEST (ANGLED)	68	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE
W201	LIVING ROOM - EAST	276	95	114	DD	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	OVERSIZED UNIT - FIELD GLAZE, BUTT GLAZE PANES
W202A	HALL/STAIR CORNER WIN - NORTH	27	114	114	EE	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W202B	HALL/STAIR CORNER WIN - WEST	278	114	114	FF	.35/.22	FIXED/SLIDER	LATCH/PULL	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE PANES
W202C	HALL/STAIR CORNER WIN - SOUTH	33	114	114	GG	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W203A	F BEDROOM CORNER WINDOW - SOUTH	188	90	114	HH	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE PANES AND CORNER
W203B	F BEDROOM CORNER WINDOW - WEST	86	90	114	II	.35/.22	FIXED/SLIDER	LATCH/PULL	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W300	G BATHROOM VENT	27	66	102	JJ	.35/.22	HOPPER	CAM HANDLE	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	
W301	M BEDROOM VENT	33	78	114	JJ	.35/.22	HOPPER	CAM HANDLE	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	
W302	K BEDROOM EAST (CORNER)	70	102	102	KK	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	FIELD GLAZE, BUTT GLAZE PANES TO DOOR 300
W303	K BEDROOM EAST	32	102	102	LL	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W304	STAIR	84	96	96	MM	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W305A	M BEDROOM CORNER - EAST	192	72	114	NN	.35/.22	FIXED/SLIDER	LATCH/PULL	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W305B	M BEDROOM CORNER - NORTH	60	114	114	OO	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W306	K BATH	82	102	102	MM	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	
S201	LIVING ROOM	276	53	NA	QQ	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON - WALKABLE	SkyFloor OR APPVD EQ
S300A	M BATHROOM - HORIZONTAL GLAZING	94	34	NA	RR	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ
S300B	M BATHROOM - VERTICAL GLAZING	94	27	NA	SS	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ
S301A	M BEDROOM - HORIZONTAL GLAZING	60	60	NA	TT	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ
S300B	M BEDROOM - VERTICAL GLAZING	60	94	NA	UU	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ

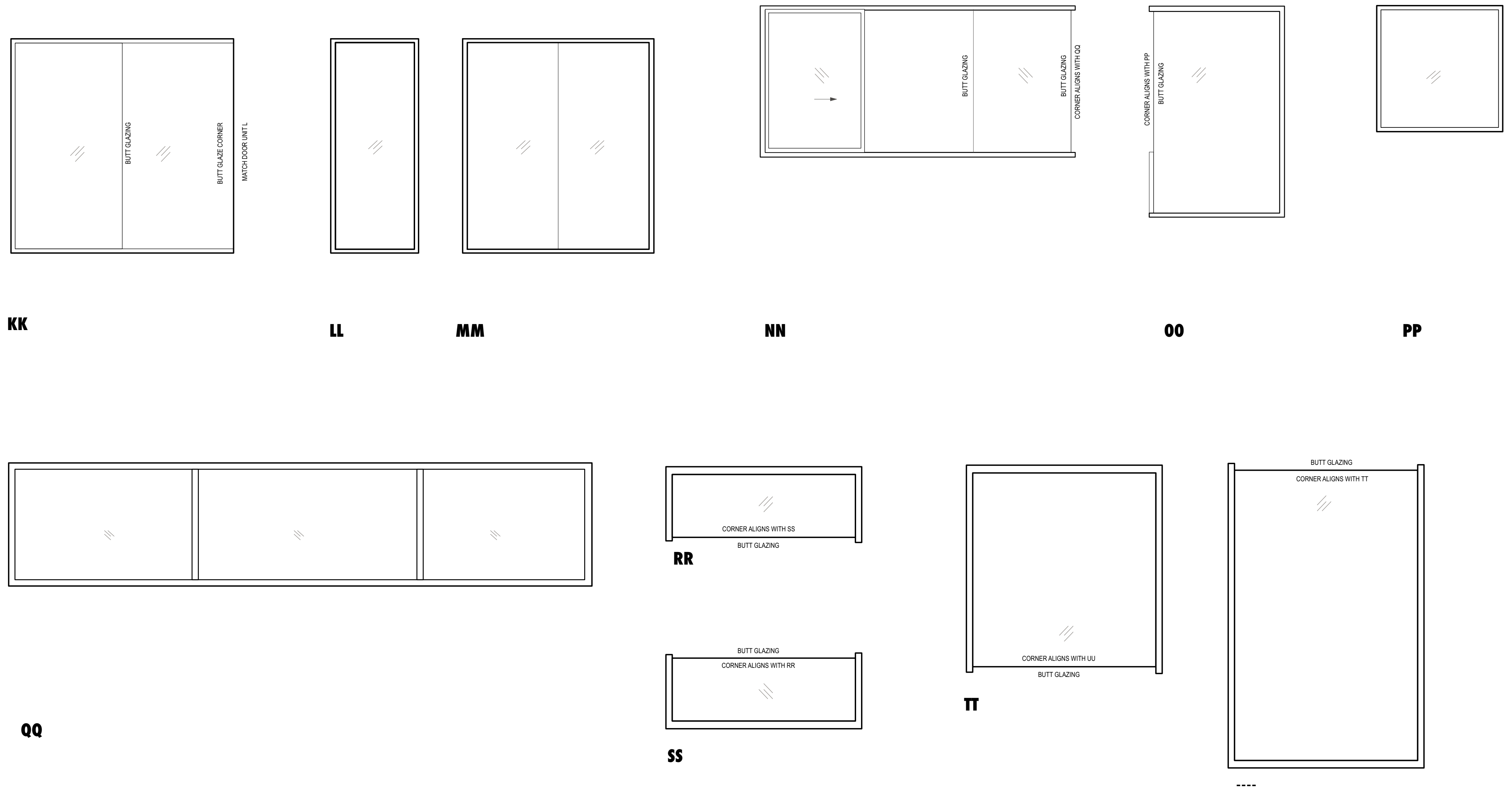
ADU UNDER  
SEPARATE PERMIT  
#202406

08.18.21	CONCEPT
09.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
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08.17.22	PERMIT
06.01.24	BLDG PERMIT REV



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ryan@knock-ad.com  
415-215-2647

# WINDOW AND SKYLIGHT LEGEND



**RESIDENCE+ADU ADDITION**  
 4000 21ST STREET, SAN FRANCISCO CA

**WINDOW SCHEDULE**

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

**A7.1**

SCALE:  
PLOT DATE:





Attachment RB

NOTICE

TITLE-24 LOW-RISE RESIDENTIAL ENERGY/GREEN INSPECTION REQUIREMENTS (BUILDING)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required in addition to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" and green building "Attachment E" must be completed and signed by the responsible person in charge. The permit will not be finalized without compliance with the energy inspection requirements.

Energy Inspection Services Contact Information

- 1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.energyinspections@sfgov.org
4. In person: 3rd floor at 1660 Mission St.

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates and Green Building Attachment E. M-06 may be found on the SFDBI website at http://sfdbi.org/information-sheets

Energy Inspection Services
1660 Mission Street- San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfgov.org/dbi (website) Revised 1/23/2020



Attachment RE

NOTICE

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION REQUIREMENTS (ELECTRICAL)

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Attachment RP

NOTICE

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION REQUIREMENTS (PLUMBING)

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Energy Inspection Services
1660 Mission Street- San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfgov.org/dbi (website) Revised 1/23/2020

Attachment RB

TITLE-24 LOW-RISE RESIDENTIAL ENERGY/GREEN INSPECTION (BUILDING)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 4000 21ST ST APPLICATION NO. 202209192659 ADDENDUM NO.
ENGINEER/ARCHITECT NAME RYAN KNOCK PHONE NO. 415-215-2647

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater. Green Building Attachment E shall be completed as per Administrative Bulletin 093 (AB-093).

In accordance with the requirements of the 2019 California Energy Code, 2019 SFGBC and AB-093, the following documentation is required for the building elements in this project:

- 1. Installation
Addition and Alteration
CF2R-ADD-02-E Non HERS - Prescriptive Additions Simple (IB53)
CF2R-ALT-05-E Non HERS - Prescriptive Alterations Simple (IB54)
Envelope
CF2R-ENV-01-E Non HERS - Fenestration Installation (IB1)
CF2R-ENV-03-E Non HERS - Insulation Installation (IB3)
CF2R-ENV-04-E Non HERS - Roofing-Radiant Barrier (IB4)
CF2R-ENV-20-H HERS - Building Envelope Air Leakage Test (IB56)
CF2R-ENV-21-H HERS - Quality Insulation Installation (QII) - Framing Stage (IB64)
CF2R-ENV-22-H HERS - Quality Insulation Installation (QII) - Insulation Stage (IB65)
Solar Ready
CF2R-SRA-01-E - Solar Ready Buildings - New Constructions (IB68)
CF2R-SRA-02-E - Minimum Solar Zone Area Worksheet - New Constructions (IB69)
Mechanical
CF2R-MCH-01-E Non HERS - Space Conditioning Systems (IB57)
CF2R-MCH-02-E Non HERS - Whole house fan (IB15)
CF2R-MCH-20-H HERS - Duct Leakage (IB58)
CF2R-MCH-21-H HERS - Duct Location (IB18)
CF2R-MCH-22-H HERS - Space Conditioning System Fan Efficacy (IB59)
CF2R-MCH-23-H HERS - Space Conditioning System Airflow Rate (IB60)
CF2R-MCH-24-H HERS - Building Envelope Air Leakage Worksheet (IB61)
CF2R-MCH-25-H HERS - Refrigerant Charge Verification (IB62)
CF2R-MCH-25-E Non HERS - Refrigerant Charge Verification - New Package Unit with Factory Charge (IB26)
CF2R-MCH-26-H HERS - Verified EER or SEER (IB27)
CF2R-MCH-27-H HERS - IAQ (IB63)
CF2R-MCH-28-H HERS - Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C (IB31)
CF2R-MCH-29-H HERS - Duct Surface Area Reduction, R-Value, Buried Ducts Compliance Credit (IB32)
CF2R-MCH-30-E HERS - Ventilation Cooling Compliance Credit (IB55)
CF2R-MCH-31-H HERS - Whole house fan (IB66)
CF2R-MCH-32-H HERS - Local Mechanical Exhaust (IB67)

- 2. Verification
Existing Conditions
CF3R-EXC-20-H HERS - HERS Verification of Existing Conditions for Residential Alterations (VB47)
Envelope
CF3R-ENV-20-H HERS - Building Envelope Air Leakage Test (VB48)
CF3R-ENV-21-H HERS - Quality Insulation Installation (QII) - Framing Stage (VB46)
CF3R-ENV-22-H HERS - Quality Insulation Installation (QII) - Insulation Stage (VB57)
3. Green Building (For New Construction and Major Alterations)
XI Green Building Attachment E (GBC1)

Required information:
Prepared by: Ryan Knock Date: 08.17.22
Fax: Email: ryan@knock-ad.com
Review by: DBI Engineer or Plan Checker Phone: (415) 558-

APPROVAL (Based on submitted reports)
DATE DBI Building Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474

Revised 1/23/2020

Attachment RE

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION (ELECTRICAL)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 4000 21ST STREET APPLICATION NO. 202209192659 ADDENDUM NO.
ENGINEER/ARCHITECT NAME RYAN KNOCK PHONE NO. 415-215-2647

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2019 California Energy Code, the following documentation is required for the electrical elements in this project:

- 1. Installation
Electrical
CF2R-LTG-01-E Lighting - Single Family Dwellings (IE1)
CF2R-LTG-02-E Lighting - Multi-Family Dwellings (IE2)
Solar
CF2R-PVB-01-E Photovoltaic Systems (IE18)
CF2R-PVB-02-E Battery Storage Systems (IE19)

Required information:
Prepared by: Ryan Knock Date: 08.17.22
Fax: Email: ryan@knock-ad.com
Review by: DBI Engineer or Plan Checker Phone: (415) 558-

APPROVAL (Based on submitted reports)
DATE DBI Electrical Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474

Revised 1/23/2020

Attachment RP

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION (PLUMBING)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 4000 21ST ST APPLICATION NO. 202209192659 ADDENDUM NO.
ENGINEER/ARCHITECT NAME RYAN KNOCK PHONE NO. 415-215-2647

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2019 California Energy Code, the following documentation is required for the plumbing work in this project:

- 1. Installation
Plumbing
CF2R-PLB-01-E DHW Non-HERS - Multifamily Central Hot Water System Distribution (IP6)
CF2R-PLB-02-E DHW Non-HERS - Single Dwelling Unit Hot Water System Distribution (IP5)
CF2R-PLB-03-E DHW Non-HERS - Pool and Spa Heating System (IP7)
CF2R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (IP9)
CF2R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (IP8)
Solar
CF2R-STH-01-E Solar Water Heating System (IP1)
Mechanical
CF2R-MCH-04-E Non HERS - Evaporative coolers (IP2)
2. Verification
CF3R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (VP2)
CF3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3)

Required information:
Prepared by: Ryan Knock Date: 08.17.22
Fax: Email: ryan@knock-ad.com
Review by: DBI Engineer or Plan Checker Phone: (415) 558-

APPROVAL (Based on submitted reports)
DATE DBI Plumbing Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474

Revised 1/23/2020

Revision table with columns for date and description (CONCEPT, REV PLAN, REV, PREAPP SET, REVISIONS, PERMIT, BLDG PERMIT REV).



www.knock-ad.com
ryan@knock-ad.com
415-215-2647

RESIDENCE+ADU ADDITION
4000 21ST STREET, SAN FRANCISCO CA

ENERGY INSP FORMS

All drawings and written material appearing herein constitute original and unapproved work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

E1

SCALE:
PLOT DATE:



# GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

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

## INSTRUCTIONS:

- Fill out the project information in the Verification box at the right.
- Submittal must be a minimum of 11" x 17".
- This form is for permit applications submitted January 2020 through December 2022.

		SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS
		TITLE		adds any amount of conditioned area, volume, or size
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable
	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.	•
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	•
	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).	•
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	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.	•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.	•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	Environment Code ch. 14 SFGBC 4.103.2.3 CalGreen 4.408.2, 4.408.5	Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Demonstrate ≥65% recovery. See www.dbi.org for details.	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBOR	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	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
POLLUTION PREVENTION	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.	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR AIR QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•

## VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

4000 21ST STREET  
 PROJECT NAME  
 2751/006H  
 BLOCK/LOT  
 4000 21ST STREET  
 ADDRESS  
 R-3  
 PRIMARY OCCUPANCY  
 3425 SQ FT  
 GROSS BUILDING AREA  
 1977 SQ FT  
 INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.



Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.

RYAN KNOCK - 415-215-2647  
 GREEN BUILDING COMPLIANCE PROFESSIONAL  
 (name & contact phone #)  
 KNOCK ARCHITECTURE AND DESIGN  
 FIRM

I am a LEED Accredited Professional  
 I am a GreenPoint Rater  
 I am an ICC Certified CALGreen Inspector

*Ryan Knock* 06.01.24

GREEN BUILDING COMPLIANCE PROFESSIONAL  
 (sign & date)  
 Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

## FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY

Indoor Water Efficiency	
Each fixture must not exceed CALGreen 4.303 maximum flow rates:	
FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads <sup>2</sup>	1.8 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush <sup>1</sup> and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush <sup>1</sup>
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

NOTES:  
 1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)  
 2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

### Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI.org.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:  
 1. Any toilet manufactured to use more than 1.6 gallons/flush  
 2. Any urinal manufactured to use more than 1 gallon/flush  
 3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm  
 4. Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

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 ryan@knock-ad.com  
 415-215-2647

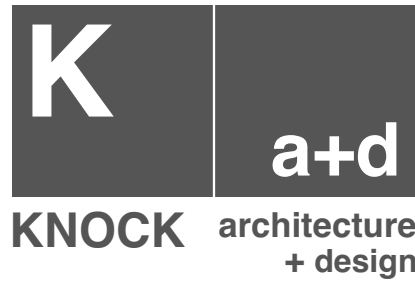
RESIDENCE+ADU ADDITION  
 4000 21ST STREET, SAN FRANCISCO CA

GREEN BUILDING  
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RESIDENCE+ADU ADDITION  
4000 21ST STREET, SAN FRANCISCO CA

TITLE 24  
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

T24.1

SCALE:  
PLOT DATE:

01		02		03		04		05		06		07	
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2							
Existing Zone	Conditioned	Heat Pump1	1414	9.5	DHW Sys 1	N/A							
1st Floor ADU	Conditioned	HP ADU2	785	9.5	DHW Sys 1	N/A							

01		02		03		04		05		06		07	
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft <sup>2</sup> )	Window and Door Area (ft <sup>2</sup> )	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition			
North Wall	Addition Zone	R-15 Wall	0	Front	266	204.12	90	none	New	n/a			
East Wall	Addition Zone	R-15 Wall	90	Left	522.5	322.7	90	none	New	n/a			
South Wall	Addition Zone	R-15 Wall	180	Back	266	50.15	90	Extension	New	n/a			
West Wall	Addition Zone	R-15 Wall	270	Right	523.45	0	90	Extension	New	n/a			
Skylight	Addition Zone	R-15 Wall	0	Front	18	17.6	90	none	New	n/a			
North Wall 2	Existing Zone	R-15 Wall	0	Front	222.75	218.2	90	none	Altered	No			
East Wall 2	Existing Zone	R-15 Wall	90	Left	582.64	254.8	90	none	Altered	No			
South Wall 2	Existing Zone	R-15 Wall	180	Back	278.35	260.12	90	none	Altered	No			
West Wall 2	Existing Zone	R-15 Wall	270	Right	537.89	273.75	90	none	Altered	No			
Northwest Wall	Existing Zone	R-15 Wall	315	n/a	66.5	53.8	90	none	New	n/a			
North Wall 3	1st Floor ADU	R-15 Wall	0	Front	193.25	193.15	90	Ex. w/ Siding	New	n/a			
East Wall 3	1st Floor ADU	R-15 Wall	90	Left	372.4	180.1	90	Ex. w/ Siding	New	n/a			
West Wall 3	1st Floor ADU	R-15 Wall	270	Right	324.43	0	90	Ex. w/ Siding	New	n/a			
Northwest Wall 2	1st Floor ADU	R-15 Wall	315	n/a	54	53.8	90	Ex. w/ Siding	New	n/a			
Interior Wall to Garage	1st Floor ADU>>_Garage	R-15 Wall1	n/a	n/a	80.75	22.7	n/a		New	n/a			
Roof 4	_Garage_	Default Roof Prior to 197	n/a	n/a	49	n/a	n/a		Existing	No			

01		02		03		04		05		06		07	
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems							
4000 21st Street	3270	1	4	3	0	1							

01		02		03		04		05		06		07	
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2							
Addition Zone	Conditioned	Heat Pump1	1071	9.5	DHW Sys 1	N/A							

01		02		03		04		05		06		07		
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft <sup>2</sup> )	U-factor	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
D201 Sidelight	Window	South Wall 2	Back	180	1	30.6	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W202B	Window	West Wall 2	Right	270	1	220	0.35	NFRC	0.35	NFRC	Bug Screen	Altered	No	
W203B	Window	West Wall 2	Right	270	1	53.75	0.35	NFRC	0.35	NFRC	Bug Screen	Altered	No	
W200C	Window	Northwest Wall		315	1	53.8	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W100A	Window	North Wall 3	Front	0	1	112.4	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
D100	Window	North Wall 3	Front	0	1	80.75	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W100B	Window	East Wall 3	Left	90	1	72.8	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W101	Window	East Wall 3	Left	90	1	107.3	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W100C	Window	Northwest Wall 2		315	1	53.8	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
S300A	Skylight	Roof	Front	0	1	22	0.45	NFRC	0.36	NFRC	None	New	n/a	
S301A	Skylight	Roof	Front	0	1	25	0.45	NFRC	0.36	NFRC	None	New	n/a	
S201	Skylight	Roof 2	Front	0	1	101.5	0.45	NFRC	0.36	NFRC	None	New	n/a	

01		02		03		04		05		06		07	
Name	Side of Building	Area (ft <sup>2</sup> )	U-factor	Status	Verified Existing Condition								
D201 Entry	South Wall 2	30.62	0.5	New	n/a								
Door to Garage	Interior Wall to Garage	22.7	0.5	New	n/a								

01		02		03		04		05		06		07	
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems							
4000 21st Street	3270	1	4	3	0	1							

01		02		03		04		05		06		07	
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2							
Addition Zone	Conditioned	Heat Pump1	1071	9.5	DHW Sys 1	N/A							

01		02		03		04		05		06		07		
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft <sup>2</sup> )	U-factor	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Attic_Garage_		Attic Garage Roof Cons		Ventilated	0	0.1	0.85	No	No	Existing	No			

01		02		03		04		05		06		07		
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft <sup>2</sup> )	U-factor	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
W306	Window	North Wall	Front	0	1	58	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
D300	Window	North Wall	Front	0	1	80.75	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W305B	Window	North Wall	Front	0	1	47.5	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W301	Window	North Wall	Front	0	1	17.87	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W302	Window	East Wall	Left	90	1	49.5	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W303	Window	East Wall	Left	90	1	22.6	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
D301	Window	East Wall	Left	90	1	98.6	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W304	Window	East Wall	Left	90	1	56	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W305A	Window	East Wall	Left	90	1	96	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W300	Window	South Wall	Back	180	1	12.4	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	
S300B	Window	South Wall	Back	180	1	37.75	0.45	NFRC	0.36	NFRC	Bug Screen	New	n/a	
S300B 2	Window	Skylight Wall	Front	0	1	17.6	0.45	NFRC	0.36	NFRC	Bug Screen	New	n/a	
W200A	Window	North Wall 2	Front	0	1	112.4	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	
D200	Window	North Wall 2	Front	0	1	79.8	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W202C	Window	North Wall 2	Front	0	1	26	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	
W200B	Window	East Wall 2	Left	90	1	72.8	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	
W201	Window	East Wall 2	Left	90	1	182	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	
W202A	Window	South Wall 2	Back	180	1	21.4	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	
W203A	Window	South Wall 2	Back	180	1	177.5	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	

01		02		03		04		05		06		07	
Name	Side of Building	Area (ft <sup>2</sup> )	U-factor	Status	Verified Existing Condition								
D201 Entry	South Wall 2	30.62	0.5	New	n/a								
Door to Garage	Interior Wall to Garage	22.7	0.5	New	n/a								

01		02		03		04		05		06		07	
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems							
4000 21st Street	3270	1	4	3	0	1							

01		02		03		04		05		06		07	
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2							
Addition Zone	Conditioned	Heat Pump1	1071	9.5	DHW Sys 1	N/A							

01		02		03		04		05		06		07		
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft <sup>2</sup> )	U-factor	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
W306	Window	North Wall	Front	0	1	58	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
D300	Window	North Wall	Front	0	1	80.75	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W305B	Window	North Wall	Front	0	1	47.5	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W301	Window	North Wall	Front	0	1	17.87	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W302	Window	East Wall	Left	90	1	49.5	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W303	Window	East Wall	Left	90	1	22.6	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
D301	Window	East Wall	Left	90	1	98.6	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W304	Window	East Wall	Left	90	1	56	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W305A	Window	East Wall	Left	90	1	96	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W300	Window	South Wall	Back	180	1	12.4	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	
S300B	Window	South Wall	Back	180	1	37.75	0.45	NFRC	0.36	NFRC	Bug Screen	New	n/a	
S300B 2	Window	Skylight Wall	Front	0	1	17.6	0.45	NFRC	0.36	NFRC	Bug Screen	New	n/a	
W200A	Window	North Wall 2	Front	0	1	112.4	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	
D200	Window	North Wall 2	Front	0	1	79.8	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	
W202C	Window	North Wall 2	Front	0	1	26	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	
W200B	Window	East Wall 2	Left	90	1	72.8	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	
W201	Window	East Wall 2	Left	90	1	182	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	
W202A	Window	South Wall 2	Back	180	1	21.4	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	
W203A	Window	South Wall 2	Back	180	1	177.5	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	

01		02		03		04		05		06		07	
Name	Side of Building	Area (ft <sup>2</sup> )	U-factor	Status	Verified Existing Condition								
D201 Entry	South Wall 2	30.62	0.5	New	n/a								
Door to Garage	Interior Wall to Garage	22.7	0.5	New	n/a								

01		02		03		04		05		06		07	
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems							
4000 21st Street	3270	1	4	3	0	1							

01		02		03		04		05		06		07	
Zone Name</													











GENERAL STRUCTURAL NOTES

I. GENERAL

- A. ALL CONSTRUCTION SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2019 EDITION w/ AMENDMENTS BY LOCAL JURISDICTIONS.
- B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER.
- C. OMISSIONS OR CONFLICT BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
- D. DO NOT USE SCALED DIMENSIONS; USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- E. DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- F. FOR WATERPROOFING, FIREPROOFING, ETC. REFER TO DRAWINGS OTHER THAN STRUCTURAL.
- G. SEE DRAWINGS OTHER THAN STRUCTURAL FOR: KINDS OF FLOOR FINISH AND THEIR LOCATION, FOR DEPRESSIONS IN FLOOR SLABS, FOR OPENINGS IN WALLS AND FLOORS REQUIRED BY ARCHITECTURAL AND MECHANICAL FEATURES, FOR ROADWAY PAVING, WALKS, RAMPS, STAIRS, CURBS, ETC.
- H. HOLES AND OPENINGS THROUGH WALLS AND FLOORS FOR DUCTS, PIPING AND VENTILATION SHALL BE CHECKED BY THE CONTRACTOR, WHO SHALL VERIFY SIZES AND LOCATION OF SUCH HOLES OR OPENINGS WITH THE PLUMBING HEATING, VENTILATING AND ELECTRICAL DRAWINGS AND THESE SUB-CONTRACTORS.
- I. NO PIPES AND DUCTS SHALL BE PLACED IN SLABS OR WALLS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ARCHITECT.
- J. DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. THE SUBCONTRACTOR SHALL UNDERTAKE ALL NECESSARY MEASURES TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT, ENGINEER SHALL NOT RELIEVE THE SUBCONTRACTOR OF SUCH RESPONSIBILITY.
- K. NOTE THAT SHEET S1 IS A STANDARD COVER SHEET AND AS SUCH, NOT ALL TYP. DETAILS AND OR NOTES APPLY TO EVERY PROJECT.

II. DESIGN CRITERIA

- A. APPLICABLE CODE: CALIFORNIA BUILDING CODE 2019 & SFBC 2019.
- B. VERTICAL LIVE LOADS: (REDUCIBLE). ROOF: 20 PSF. FLOOR: 40 PSF. HALLWAYS & CORRIDORS: 100 PSF.
- C. LATERAL LOADS:
  - 1. WIND: 110 MPH. BASIC WIND SPEED, EXPOSURE: "B"
  - 2. SEISMIC: SITE CLASS 'B'
    - MAPPED SPECTRAL ACCELERATIONS:  $S_s=1.740$   $S_1=0.650$
    - $F_0=1.0$   $F_v=1.5$   $S_{m1}=0.830$   $S_{m2}=0.300$
    - BASE SHEAR 'V' = N/A (ASD)
    - SEISMIC DESIGN CATEGORY: D
    - RESPONSE MODIFICATION FACTOR, R=6.5
    - ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
    - IMPORTANCE FACTOR=1 OCCUPANCY CATEGORY=II

III. MATERIALS

- A. CONCRETE:
  - 1. REINFORCING STEEL: ASTM A615, GRADE 60, #4 AND SMALLER, GRADE 40.
  - 2. CONCRETE: NORMAL WEIGHT U.O.N. WITH COMPRESSIVE STRENGTH OF THE FOLLOWING AT 28 DAYS:
    - FOOTINGS, MAT SLAB & DRILLED PIERS: 3000 psi
    - WALLS, COLUMNS: 4000 psi
    - STRUCTURAL SLAB (L.W. P.T. SEE S3.2): 5000 psi
  - 3. MINIMUM CONCRETE COVER FOR REINFORCING STEEL:
    - a. SURFACE POURED AGAINST GROUND 3"
    - b. FORMED SURFACES BELOW GRADE 2"
    - c. SURFACES EXPOSED TO WEATHER 2"
    - d. BEAM BARS (INCLUDING STIRRUPS) 1-1/2"
    - e. ALL OTHER 1"
  - 4. ANCHOR BOLT EPOXY\*: HILTI HIT-RE 500-SD. (ICC ESR-2322) OR SIMPSON SET-XP (ICC ESR-2508)
  - 5. SCREW ANCHORS\*: SIMPSON TITEN HD (ICC ESR-2713)
    - \* USE COMPRESSED AIR TO BLOW THE DUST OUT OF ANCHOR BOLT HOLES.
  - 6. PNEUMATICALLY PLACED CONCRETE (SHOTCRETE) NOTES
    - a. ALL CONCRETE WALLS MAY BE SHOTCRETED AT CONTRACTOR'S OPTION. VERIFY COMPATIBILITY OF SHOTCRETE WITH WATE PROOFING CONTRACTOR.
    - b. ALL SHOTCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 506.2 AND CBC SECTION 1924.
    - c. ALL SHOTCRETE SHALL TEST NOT LESS THAN 4000 PSI AT 28 DAYS.
    - d. MAXIMUM AGGREGATE SIZE SHALL BE 3/8 INCH.
    - e. LAP ALL REINFORCING BARS 40 DIAMETERS AT SPLICES. SPLICE BARS BY THE NON-CONTACT LAP SPLICE METHOD WITH 2 INCHES CLEAR BETWEEN BARS.
    - f. ANY REBOUND SHALL BE REMOVED PRIOR TO PLACING OF CONCRETE.
    - g. IN-PLACE SHOTCRETE WHICH SHOW SAGS OR SLOUGHS, SEGREGATION, HONEY COMBING, SAND POCKETS OR OTHER OBVIOUS DEFECTS SHALL BE REMOVED AND REPLACED.
    - h. CURE SHOTCRETE BY KEEPING CONTINUOUSLY MOIST FOR A MINIMUM OF 7 DAYS UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.
    - i. TEST PANELS: SHOOT ONE TEST PANEL, 18 INCHES SQUARE, FOR EACH 50 CUBIC YARDS OF SHOTCRETE PLACED, BUT NOT LESS THAN ONE PANEL PER SHIFT. CURE PANELS UNDER SAME CONDITIONS AS THE WORK. TESTING AGENCY SHALL TAKE A MINIMUM OF THREE 2" DIAMETER CORES FROM EACH PANEL. WATER SOAK SPECIMENS 24 HOURS BEFORE TESTING. TEST IN ACCORDANCE WITH UNIFORM BUILDING CODE STANDARD NO. 26-10.
    - j. A MINIMUM OF THREE 3" DIAMETER CORES SHALL BE TAKEN FROM THE WORK AT LOCATIONS SPECIFIED BY THE STRUCTURAL ENGINEER. THE SPECIAL INSPECTOR SHALL VISUALLY EXAMINE CORES FOR STRUCTURAL SOUNDNESS AND SUBMIT A REPORT TO THE STRUCTURAL ENGINEER AND THE BUILDING INSPECTION DEPARTMENT.
    - k. INSPECTION: PROVIDE CONTINUOUS SPECIAL INSPECTION OF SHOTCRETING OPERATION.

- B. CMU: UNITS 1500 PSI, MORTAR (TYPE 'S'), GROUT 2000 PSI
- C. STEEL
  - 1. SHAPES AND PLATES: ASTM A36; TUBES: ASTM A500, GRADE B.
  - 2. MOMENT FRAMES (BEAMS, COLUMNS): ASTM A992 OR A913 (50 ksi) MOMENT FRAMES (PLATES): A572, GRADE 50.
  - 3. METAL STUDS, SEE S1.4, NOTES
  - 4. METAL JOISTS, 50 ksi
  - 5. BOLTS: ASTM A307, U.O.N.
  - 6. WELDING ELECTRODES: E-70 FOR FULL PEN WELDS USE CHARPY V-NOTCH WIRE, MIN. 20 ft @ 0°F
  - 7. METAL DECKING, SEE S1.5

- D. WOOD
  - 1. FRAMING LUMBER - DOUGLAS FIR LARCH
    - a. HEADERS, PLATES, JOISTS: NO.1
    - b. STUDS, BLOCKING: NO.2
    - c. ALL LUMBER IN CONTACT WITH CONCRETE: PRESERVATIVE TREATED DOUGLAS FIR. (NOT CCA-C)
    - d. POSTS AND BEAMS: NO.1
  - 2. PLYWOOD SHEATHING
    - a. SHEARWALL PLYWOOD : 1/2 INCH STRUCTURAL I, C-D EXTERIOR, APA RATED 32/16.
    - b. ROOF SHEATHING: 5/8 INCH STRUCTURAL II, C-D EXTERIOR APA RATED 32/16
    - c. FLOOR SHEATHING: 3/4 INCH STRUCTURAL II, C-D EXTERIOR APA RATED 48/24
  - 3. FRAMING HARDWARE AND JOIST HANGERS: AS MANUFACTURED BY SIMPSON STRONGTIE CO. OR APPROVED EQUAL. SIMPSON DESIGNATIONS USED. USE NAILS PER I.C.C. APPROVAL FOR EACH DEVICE.
  - 4. COMMON NAILS, UNLESS OTHERWISE NOTED. SHORT NAILS MAY BE USED PROVIDED THEY HAVE COMMON CODE SPECIFIED MINIMUM EMBEDMENT. ALL NAILING TO BE PER IBC TABLE NO. 2304.9.1 UNLESS NOTED OTHERWISE.
  - 5. GLU-LAM BEAMS: 24F-V4 (Fb=2400 PSI)
  - 6. PARALLAM & MICROLLAM BEAMS AND TJI'S TO BE FABRICATED BY TRUS JOIST: PARALLAM BEAMS: 2.2E (Fb=2900PSI) MICROLLAM BEAMS: 2.0E (Fb=2600PSI)
  - 7. FOR MICROLLAMS SEE CODE EVALUATION: ICC-ES ESR-1387
  - 8. FOR TJI JOISTS SEE CODE EVALUATION: ICC-ES ESR-1153

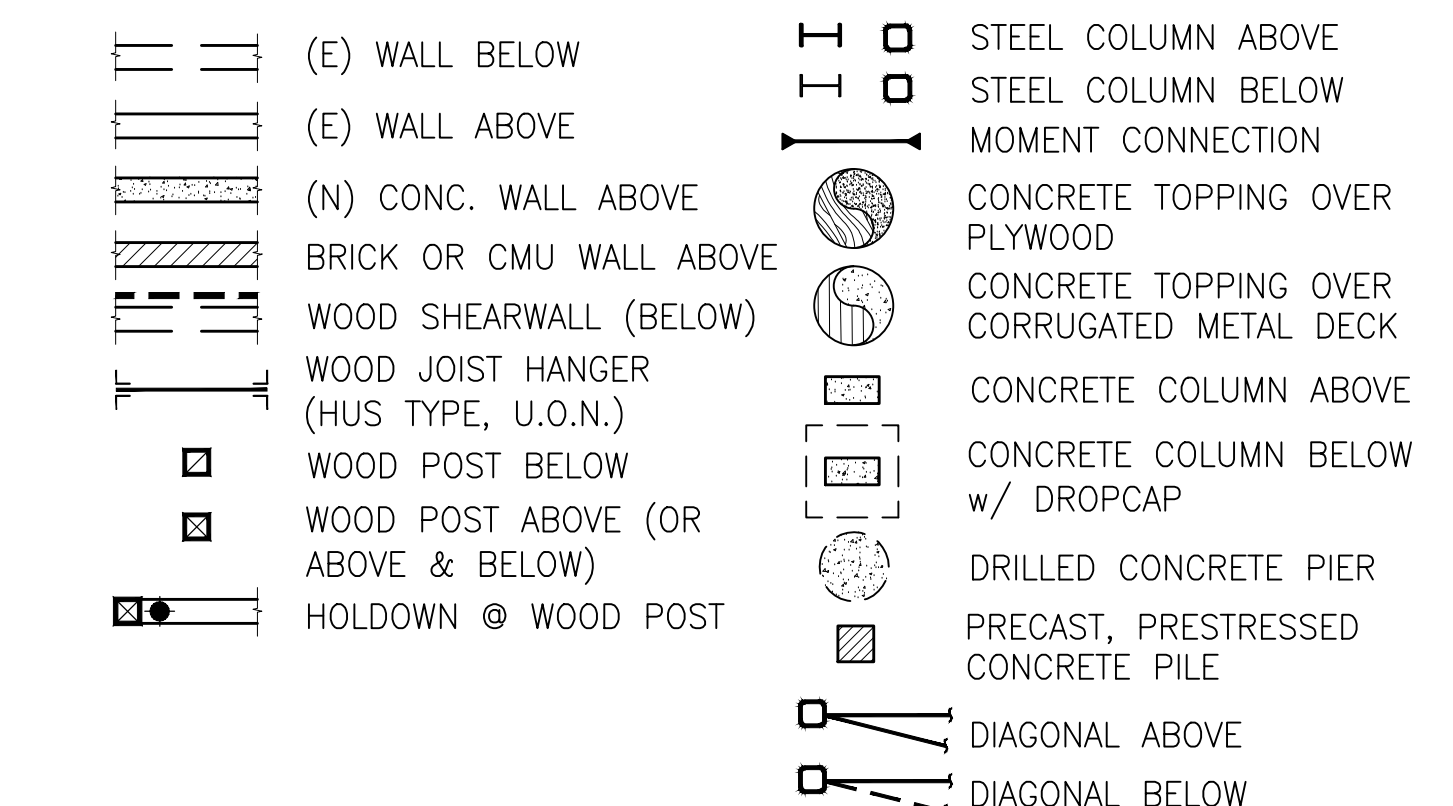
IV. EXPOSURE TO WEATHER:

- A. STEEL:
  - 1. ALL EXPOSED MEMBERS SHALL BE COATED WITH A ZINC RICH PRIMER.
  - 2. BOLTS, NUTS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED.
- B. WOOD:
  - 1. ALL EXTERIOR TIMBER AND GLU-LAM BEAMS SHALL BE PRESSURE TREATED (BUT NOT CHROMATED COPPER ARSENATE) OR WOOD OF NATURAL RESISTANCE TO DECAY.
  - 2. ALL EXTERIOR HANGERS AND OTHER SIMPSON TYPE PRODUCTS SHALL BE GALVANIZED.
  - 3. ALL PLYWOOD SHALL BE OF AN EXTERIOR GRADE.
  - 4. METAL CONNECTORS IN CONTACT w/ PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED w/ MIN. ZINC COATING OF G185.
  - 5. ALL NAILS & ANCHOR BOLTS IN CONTACT w/ PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED.

V. ABBREVIATIONS

- B.N. --- BOUNDARY NAILING
- DIA. --- DIAMETER
- E.N. --- EDGE NAILING
- H.P. --- HIGH POINT
- L.P. --- LOW POINT
- LVL --- LAMINATED VENEER LUMBER
- L.W. --- LIGHT WEIGHT
- M.L. --- MICROLLAM
- PLWD --- PLYWOOD SHEATHING
- PSL --- PARALLEL STRAND LUMBER
- P.T. --- PRESSURE TREATED OR POST-TENSIONED
- S.A.D. --- SEE ARCHITECTURAL DRAWINGS
- S.O.G. --- SLAB-ON-GRADE
- S.S. --- STAINLESS STEEL
- T.O. --- TOP OF
- TYP. --- TYPICAL
- U.O.N. --- UNLESS OTHERWISE NOTED
- V.I.F. --- VERIFY IN FIELD
- W.W.F. --- WELDED WIRE FABRIC

SYMBOLS



PROJECT NAME: REAR YARD ALTERATION  
 ADDRESS: 4000 21ST STREET  
 BLOCK/LOT: 2751/006H  
 CITY: SAN FRANCISCO, CA

DRAWING INDEX:  
 S1.0 TITLE SHEET  
 S1.2A TYPICAL CONCRETE DETAILS  
 S2 REAR YARD/FOUNDATION PLAN  
 S3 STRUCTURAL DETAILS

City and County of San Francisco Department of Building Inspection  
 London N. Breed, Mayor  
 Tom C. Hui, S.E., C.B.O., Director

**SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST**  
 A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS: 4000 21ST STREET APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_\_  
 OWNER NAME \_\_\_\_\_ OWNER PHONE NO. ( ) \_\_\_\_\_

1: PROPERTY LOCATION		3: PROPOSED CONSTRUCTION	
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES	NO	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
2: AVERAGE SLOPE OF PROPERTY		4: RETAINING WALL	
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4% (25% GRADE)	YES	NO	
(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

**SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES**

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: Jefferson Chen  
 Engineer/Architect of Record  
 (415) 626-8300 jefferson@enertiadesigns.net  
 Telephone Email  
 Signature Date 02/01/23

Technical Services Division  
 1660 Mission Street - San Francisco CA 94103  
 Office (415) 558-6205 - FAX (415) 558-6401 - www.sfdbi.org

INFORMATION SHEET S-19 ATTACHMENT A

**FOR DBI USE ONLY**

**ASSIGNMENT OF REVIEW TIER**

**EXEMPTED: Reports per Section E and Third Party Peer Review Not Required**

If the box in Section 1 "Property Location" AND the box in Section 2 "Average Slope of Property" are marked "No" OR if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

**TIER I: Reports per Section E Required but Third Party Peer Review Not Required**

If the box in Section 2 "Average Slope of Property" AND any boxes in Section 3 "Proposed Construction" are marked "Yes" AND the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submital of reports per Section E only.

**TIER II: Reports per Section E and Third Party Peer Review Required**

If the box in Section 2 "Average Slope of Property" AND any boxes in Section 3 "Proposed Construction" are marked "Yes" AND the property lies within the areas of potential landslide hazard, DBI shall require mandatory submital of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

**TIER III: Structural Advisory Committee (SAC) Review**

If the box in Section 1 "Property Location" AND any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submital of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: \_\_\_\_\_ DBI Plan Review Engineer Phone: (415) \_\_\_\_\_

Comment: \_\_\_\_\_

Page | 2

City and County of San Francisco Department of Building Inspection  
 London N. Breed, Mayor  
 Tom C. Hui, S.E., C.B.O., Director

**NOTICE**

**SPECIAL INSPECTION REQUIREMENTS**

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required in addition to the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or 415-558-6132. If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. **The permit will not be finalized without compliance with the special inspection requirements.**

**STRUCTURAL OBSERVATION REQUIREMENTS**

Structural observation shall be provided as required per Section 1704.6. **The building permit will not be finalized without compliance with the structural observation requirements.**

**Special Inspection Services Contact Information**

- Telephone: (415) 558-6132
- Fax: (415) 558-6474
- Email: [dbi.specialinspections@sfgov.org](mailto:dbi.specialinspections@sfgov.org)
- In person: 3rd floor at 1660 Mission Street

**Note: We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.**

Special Inspection Services  
 1660 Mission Street - San Francisco CA 94103  
 Office (415) 558-6132 - FAX (415) 558-6474 - www.sfdbi.org  
 Updated 11/01/2018

**SPECIAL INSPECTION AND STRUCTURAL OBSERVATION**  
 A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS: 4000 21ST STREET APPLICATION NO. \_\_\_\_\_ ADDENDUM NO. \_\_\_\_\_  
 OWNER NAME \_\_\_\_\_ OWNER PHONE NO. ( ) \_\_\_\_\_

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and highrise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

- Concrete (Placement & sampling)
- Bolts installed in concrete
- Special moment-resisting concrete frame
- Reinforcing steel and prestressing tendons
- Structural welding:
  - A. Periodic visual inspection
  - B. Continuous visual inspection and NDT
- Structural observation per Sec. 1704.6 for the following:
  - Concrete construction
  - Masonry construction
  - Other
- Certification is required for:
  - GLU-lam components
  - Firestops in high-rise building

Prepared by: JEFFERSON CHEN, P.E. Phone: (415) 626-3800  
 Engineer/Architect of Record

Required information:  
 FAX: (415) 701-0212 Email: jefferson@enertiadesigns.net

Review by: \_\_\_\_\_ DBI Engineer or Plan Checker Phone: (415) 558- \_\_\_\_\_

**APPROVAL (Based on submitted reports.)**

DATE \_\_\_\_\_ DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO: Special Inspection Services (415) 558-6132; or [dbi.specialinspections@sfgov.org](mailto:dbi.specialinspections@sfgov.org); or FAX (415) 558-6474

Revised 9-22-17

EMAIL: INFO@ENERTIADDESIGNS.NET  
 OFFICE: 415.626.8300  
 FAX: 415.701.0212  
 1167 MISSION STREET, FL. 1  
 SAN FRANCISCO, CA 94103

**ENERTIA DESIGNS**  
 ARCHITECTURAL ENGINEERING & INTERIOR

GENERAL STRUCTURAL NOTES  
 DRAWING INDEX

REAR YARD ALTERATION  
 4000 21ST STREET  
 SAN FRANCISCO, CA

Date: 02/01/23  
 Scale: AS SHOWN  
 Drawn By: AS  
 Job No: 21111  
 Sheet  
**S1.0**  
 Of 4 Sheets

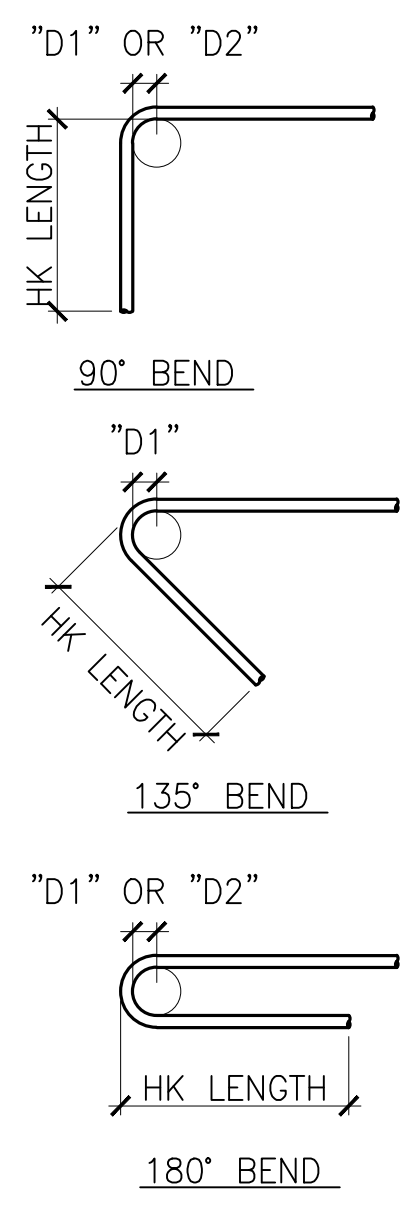


CLASS "B" LAP SPLICES					
Fy	BAR SIZE	SPECIFIED CONCRETE STRENGTH, f'c			
		2500	3000	4000	5000
40	#3	1'-4"	1'-3"	1'-1"	11"
40	#4	1'-9"	1'-7"	1'-5"	1'-3"
60	#5	3'-3"	3'-0"	2'-7"	2'-4"
60	#6	3'-11"	3'-7"	3'-1"	2'-9"
60	#7	5'-9"	5'-3"	4'-6"	4'-1"
60	#8	6'-6"	6'-0"	5'-2"	4'-8"
60	#9	7'-4"	6'-9"	5'-10"	5'-3"
60	#10	8'-3"	7'-7"	6'-7"	5'-10"
60	#11	9'-2"	8'-5"	7'-3"	6'-6"
60	#14	11'-1"	10'-1"	8'-9"	7'-10"

THE ABOVE REQUIREMENTS APPLY TO CONFIGURATIONS WHERE:

1. THE BARS IN QUESTION ARE TOP BARS OR BARS IN LIGHTWEIGHT CONCRETE.
2. BARS ARE UNCOATED
3. CONCRETE IS NORMAL WEIGHT
4. CLEAR SPACING > 2db AND CLEAR COVER > db OR CLEAR SPACING > db AND CLEAR COVER > db AND MIN. STIRRUPS OR TIES ARE PROVIDED

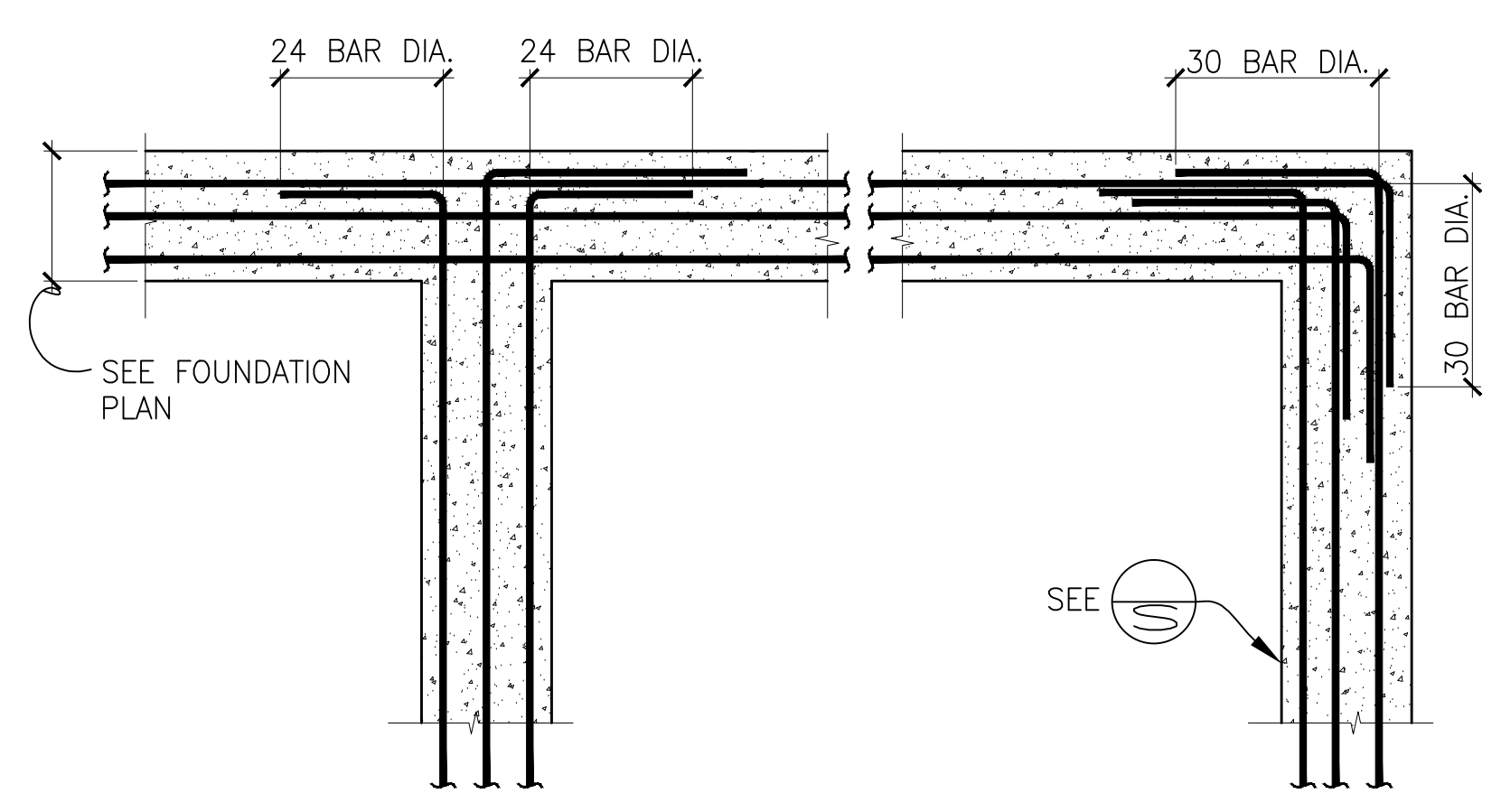
FOR OTHER CONFIGURATIONS CONTACT ENGINEER.



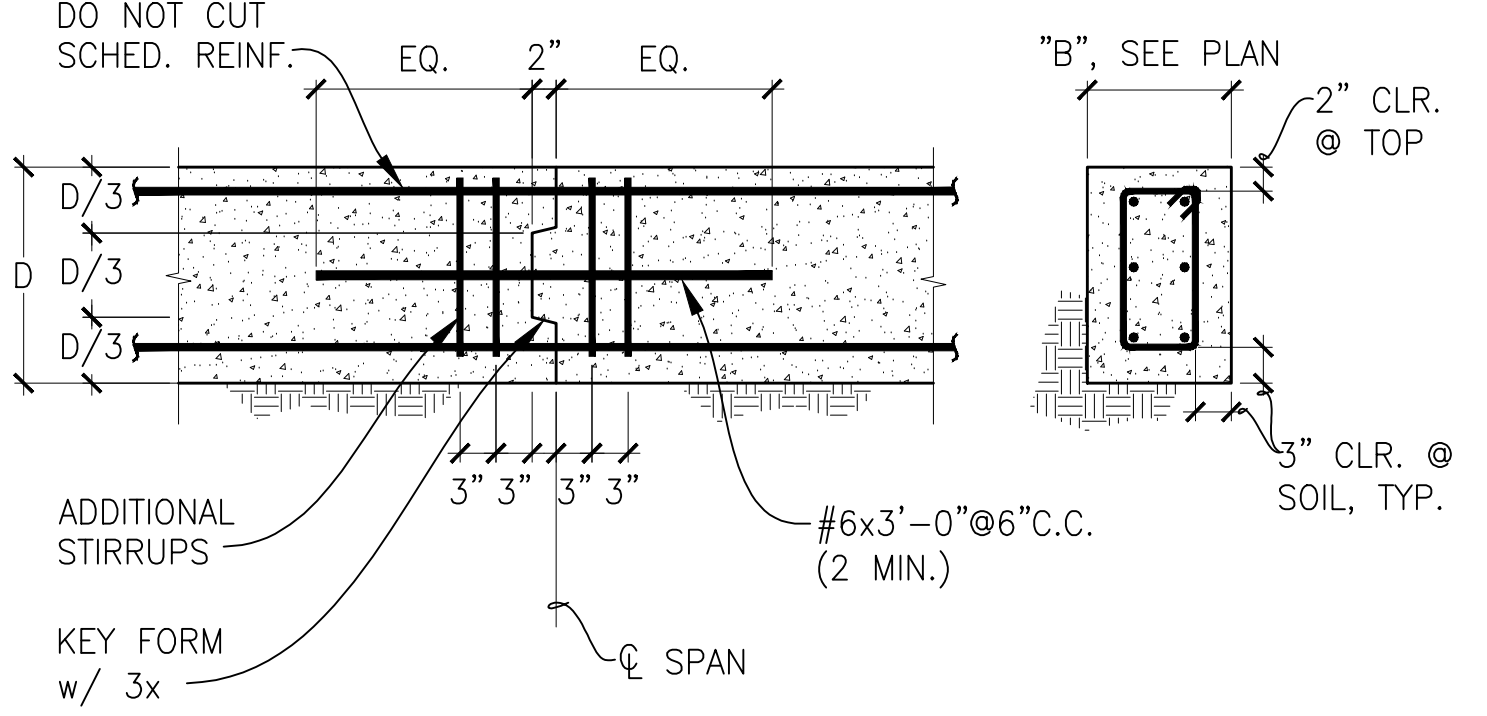
DIAMETER OF BENDS	
"D1"	1 1/2" FOR #3 BARS 2" FOR #4 BARS 2 1/2" FOR #5 BARS 6d FOR #3 THRU #8 BARS 8d FOR #9 THRU #11 BARS 10d FOR #4 AND #10 BARS
"D2"	

STANDARD HOOK LENGTH					
BAR SIZE	MAIN REINFORCEMENT		STIRRUPS AND TIE HOOKS		
	90°	180°	90°	180°	180°
#3	6"	4"	3	4	1 1/2"
#4	8"	4"	4"	6"	
#5	9 1/2"	4 1/2"	5"	7 1/2"	
#6	11 1/2"	5 1/2"	11 1/2"	10"	
#7	13 1/2"	6 1/2"	13 1/2"	11 1/2"	
#8	15"	7"	15"	13"	
#9	18"	9"	-	-	
#10	20"	10"	-	-	
#11	22"	11"	-	-	

NOTES:  
 "D1" TO BE USED FOR STIRRUPS, TIES & WALLS REINFORCING AT OPENINGS.  
 "D2" FOR ALL OTHERS



NOTE: STIRRUPS NOT SHOWN

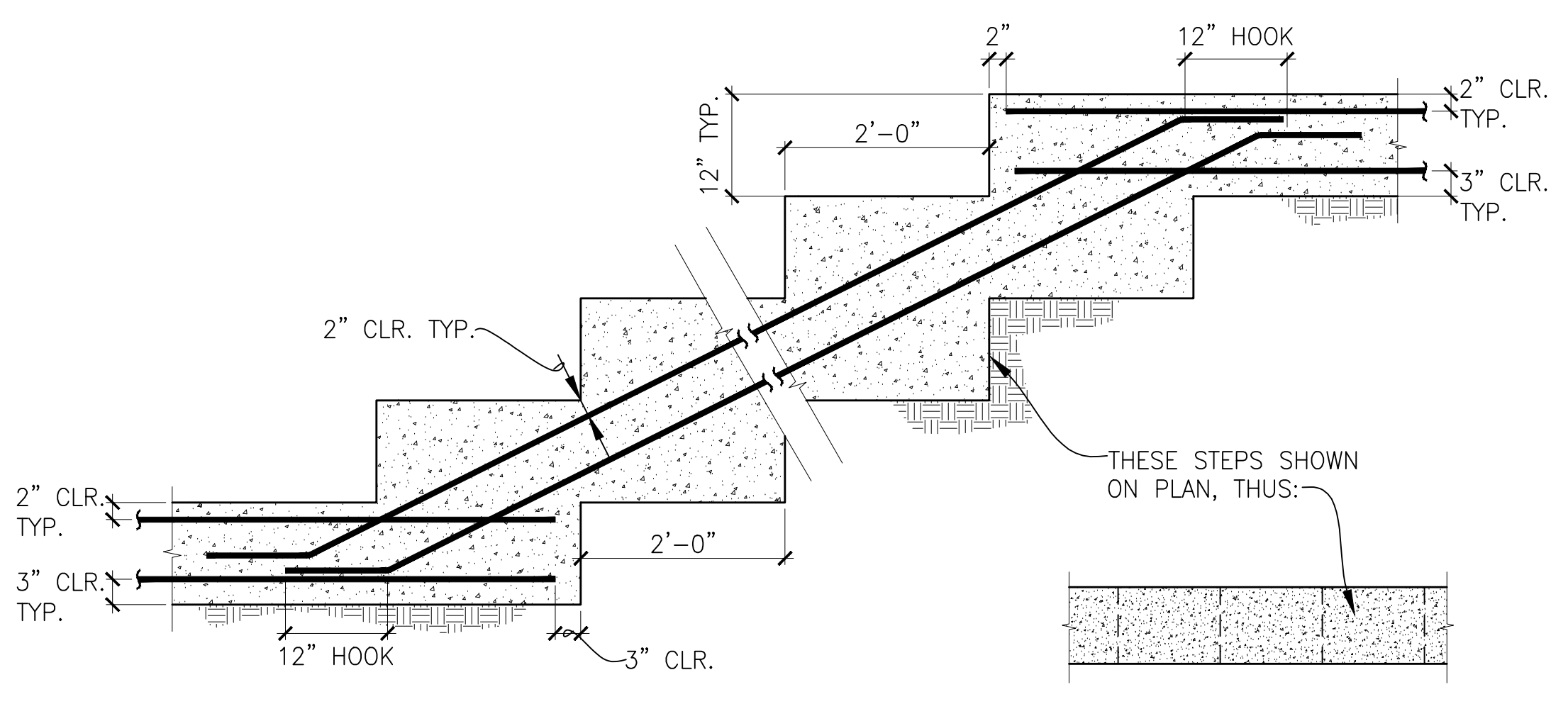


1 TYPICAL OFFSET AND TYPICAL LAP SPLICE  
 SCALE: 1 1/2" = 1'-0"

2 STANDARD HOOKS  
 SCALE: 1 1/2" = 1'-0"

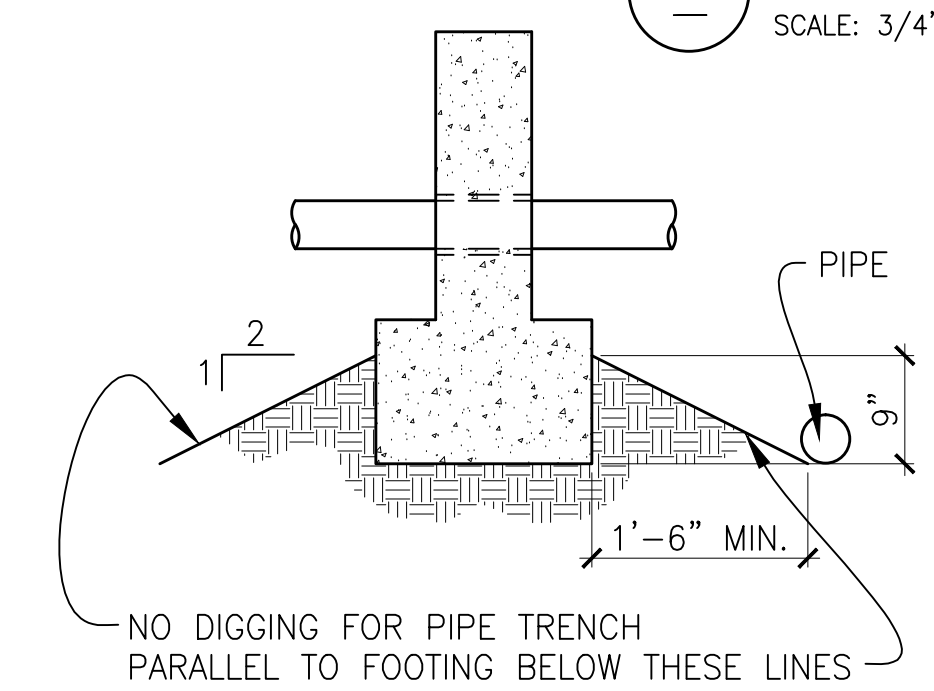
3 TYPICAL GRADE BEAM INTERSECTIONS  
 SCALE: 3/4" = 1'-0"

4 TYPICAL GRADE BEAM CONSTRUCTION JOINT  
 SCALE: 3/4" = 1'-0"

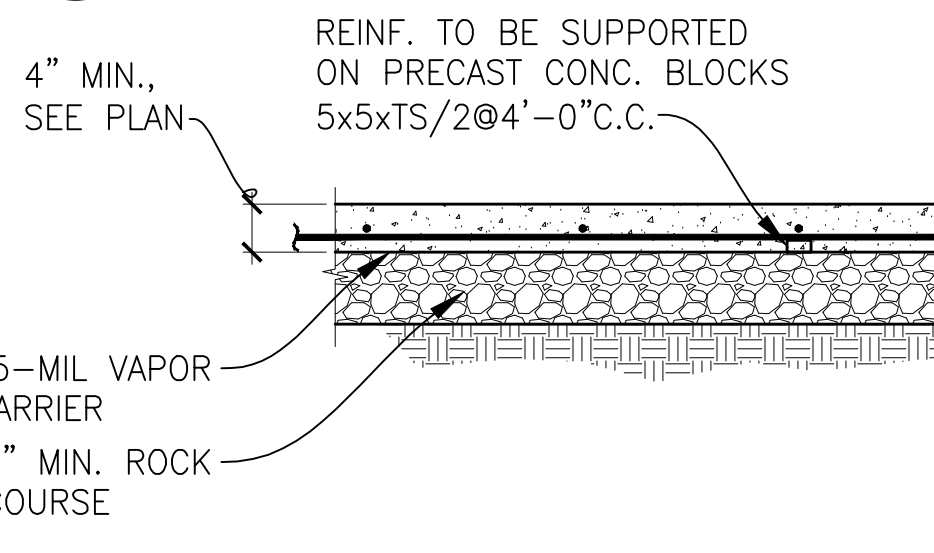


NOTES:  
 1. DO NOT SLOPE GRADE BEAMS > 1 VERT TO 10 HORIZ.  
 2. DIMENSIONS AS SHOWN UNLESS OTHERWISE SHOWN ON DRAWINGS

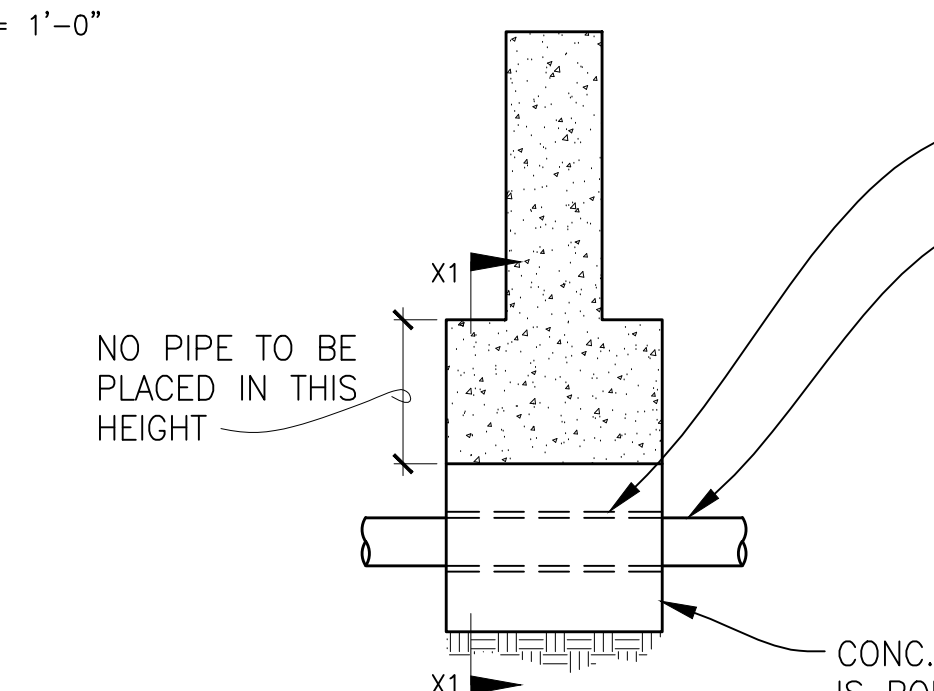
5 TYPICAL STEPS IN GRADE BEAMS AND WALL FOOTING  
 SCALE: 3/4" = 1'-0"



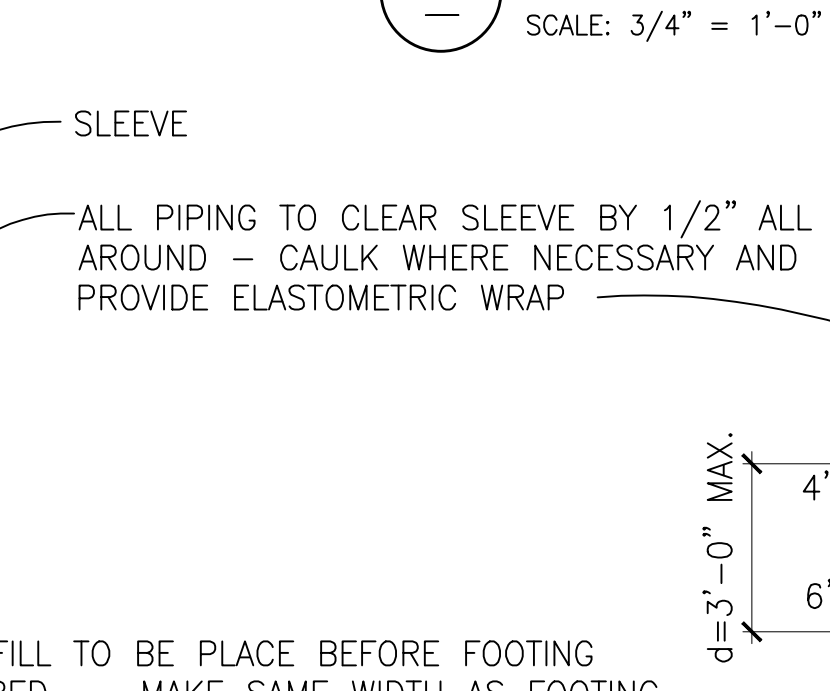
6 PIPE CLEARANCE AND DETAILS @ FOOTING  
 SCALE: 3/4" = 1'-0"



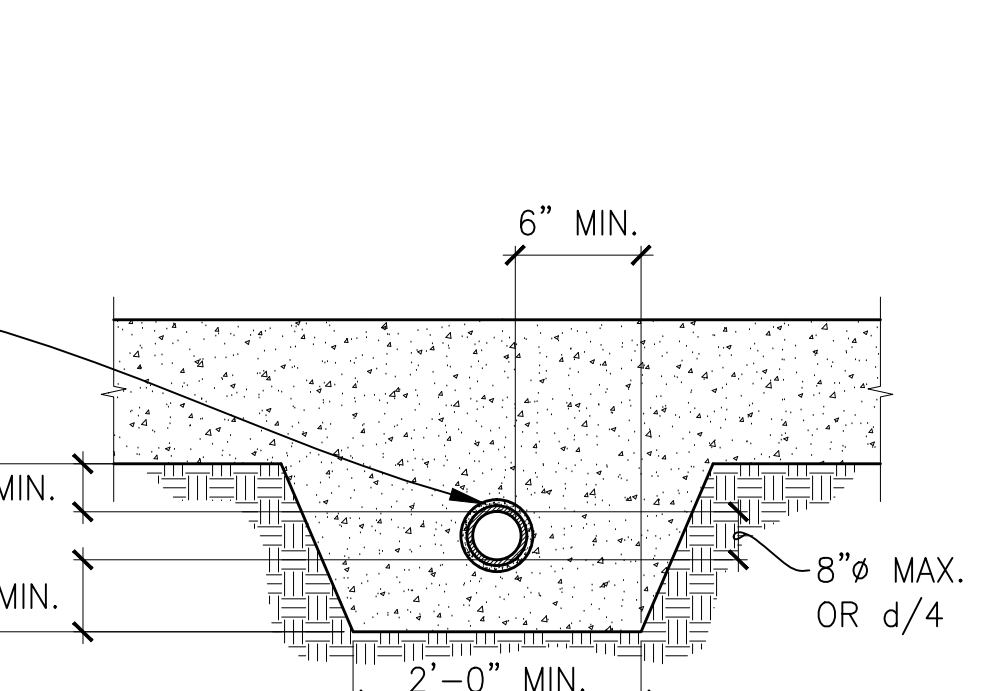
TYPICAL SLAB-ON-GRADE



EDGE OF SLAB

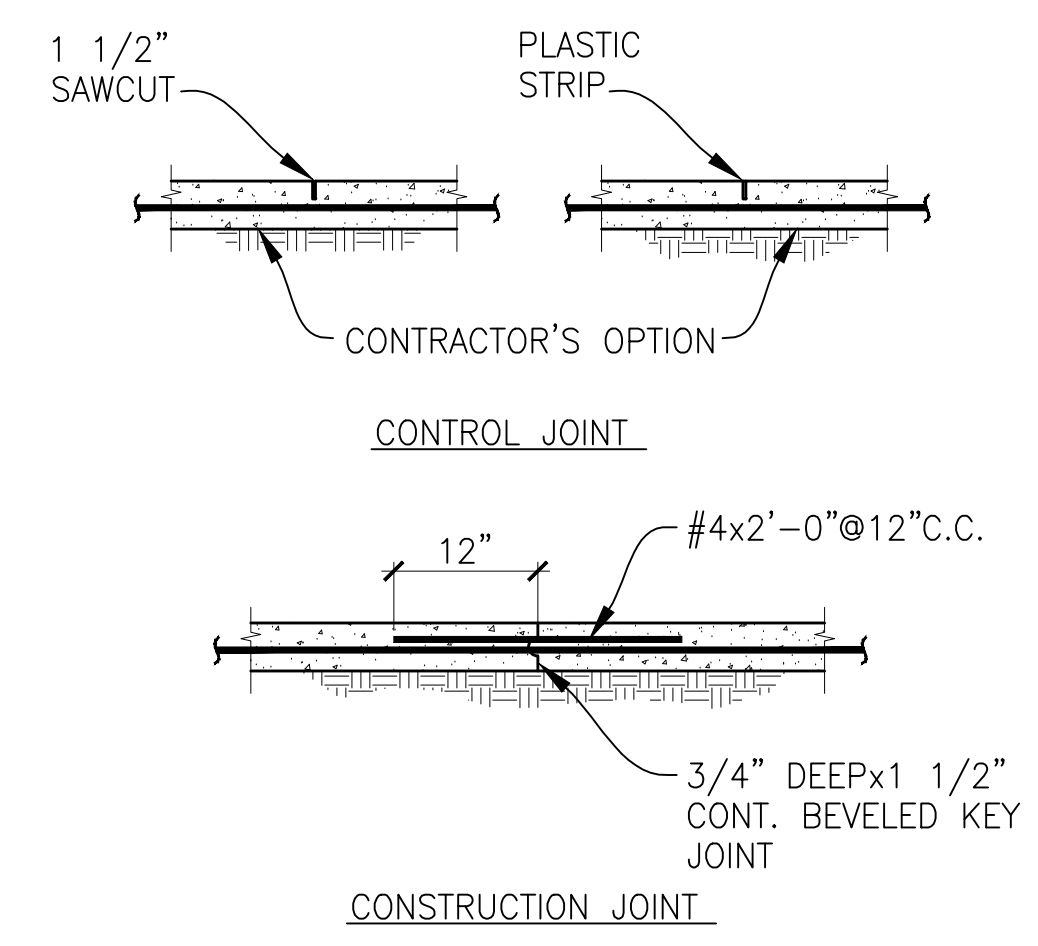


SLAB DEPRESSION 2" OR LESS



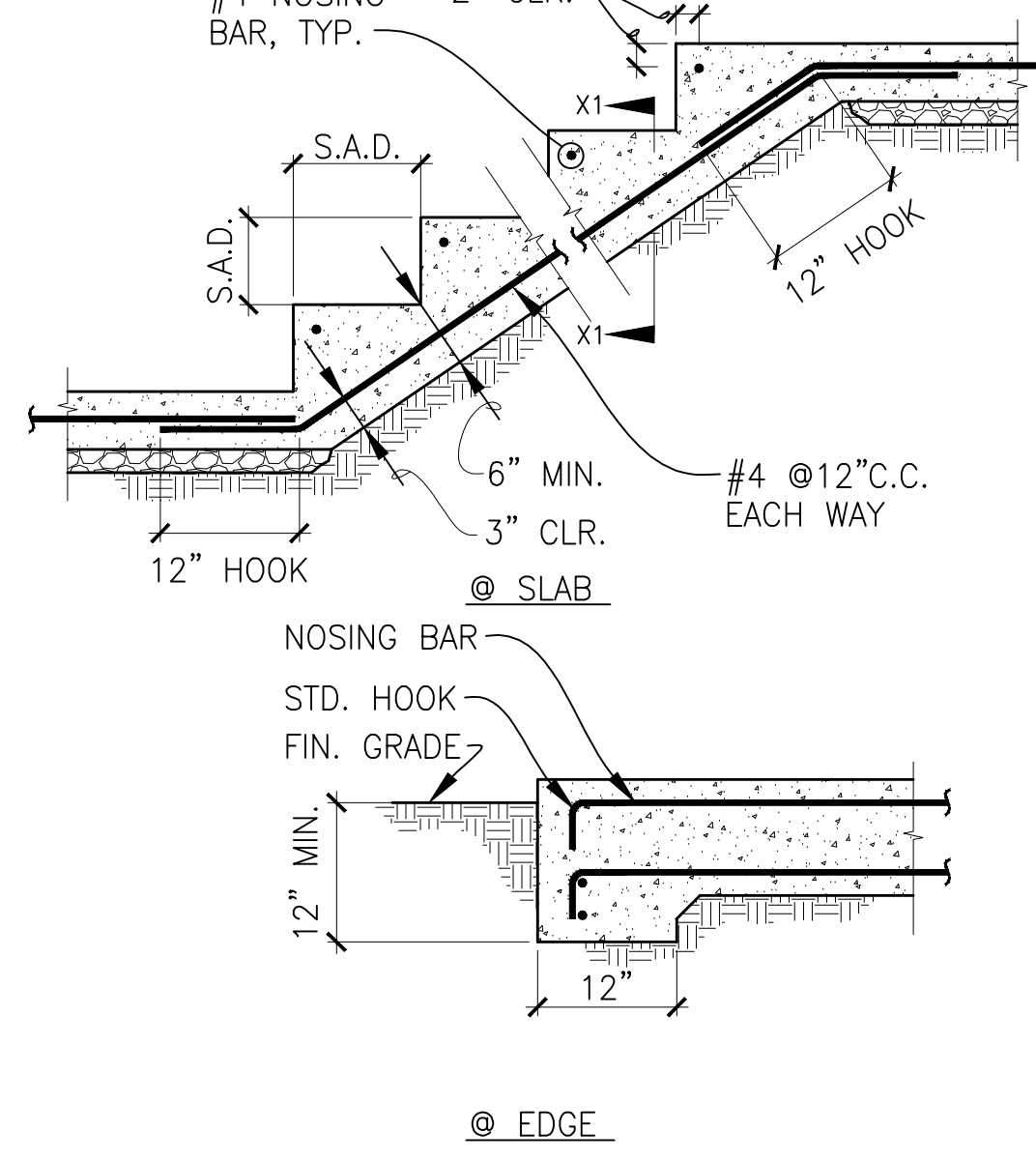
SLAB DEPRESSION GREATER THAN 2"

7 TYPICAL SLAB-ON-GRADE DETAILS  
 SCALE: 3/4" = 1'-0"

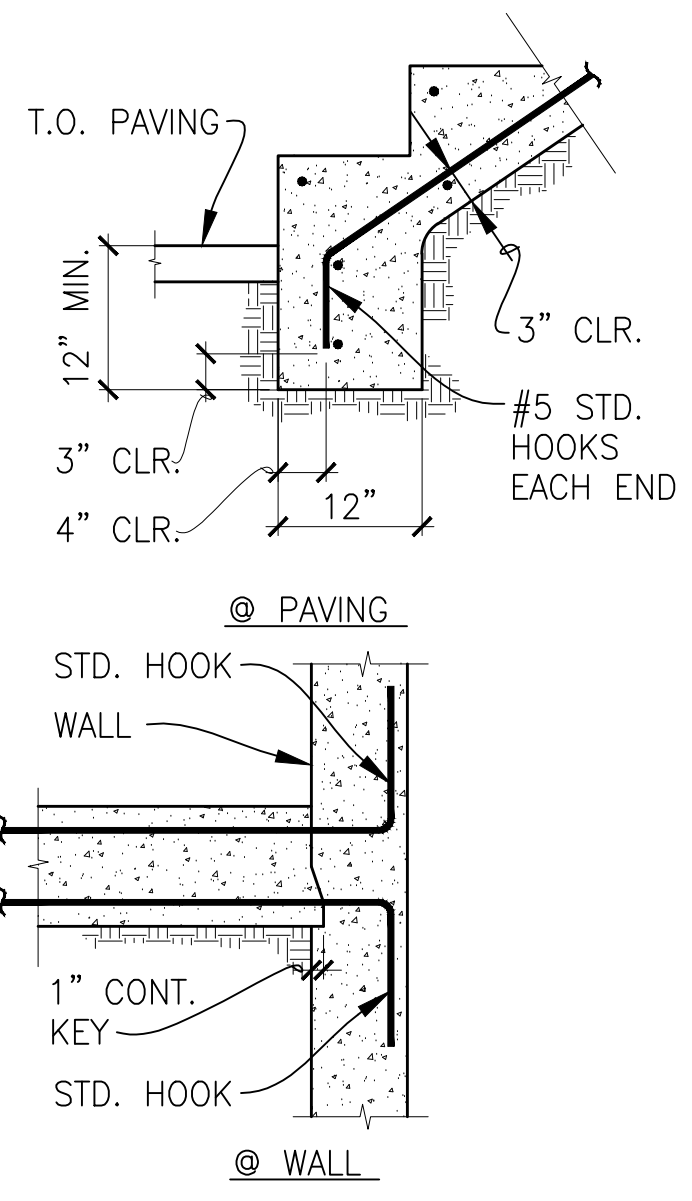


NOTE:  
 1. LOCATE TO ENCLOSE APPROX. SQUARE AREAS NOT EXCEEDING 400 Q. FT. SUBMIT LAYOUT FOR APPROVAL. LOCATE JOINT UNDER PARTITIONS WHENEVER POSSIBLE

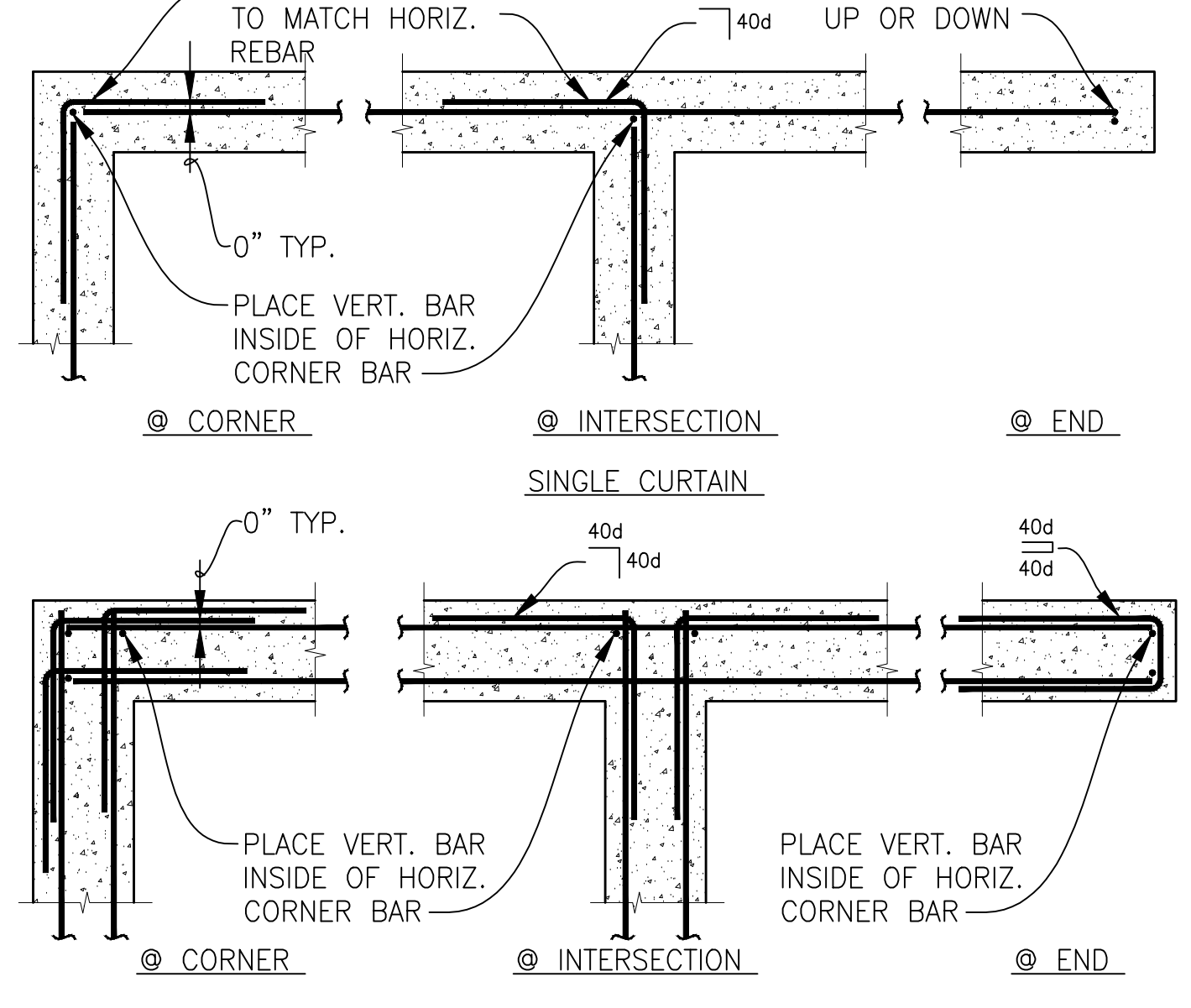
8 TYPICAL CONSTRUCTION JOINT DETAILS @ SLAB-ON-GRADE  
 SCALE: 3/4" = 1'-0"



9 TYPICAL CONCRETE STAIRS ON GRADE  
 SCALE: 3/4" = 1'-0"

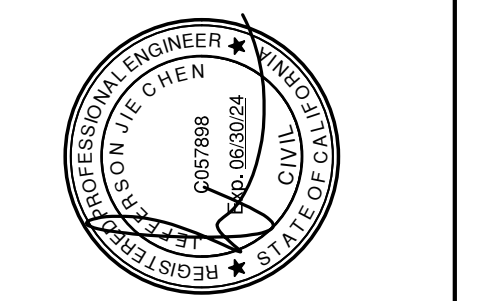
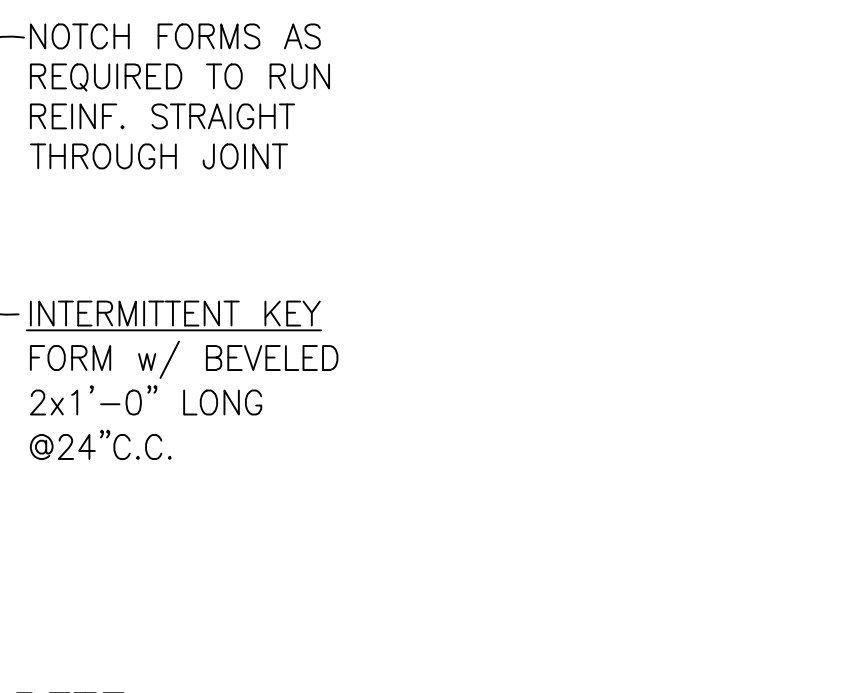


10 TYPICAL CONCRETE WALL INTERSECTION  
 SCALE: 3/4" = 1'-0"



11 TYPICAL CONCRETE WALL CONSTRUCTION JOINT  
 SCALE: 3/4" = 1'-0"

NOTES:  
 1. PROVIDE LEVEL AND NEAT CONSTRUCTION JOINT.  
 2. ROUGHEN ALL CONSTRUCTION JOINTS TO EXPOSE COARSE AGGREGATE EMBEDDED IN SOLID MORTAR MATRIX. SURFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF APPROXIMATELY 1/4"  
 3. SEE 1 FOR REQUIRED LAP SPLICE.

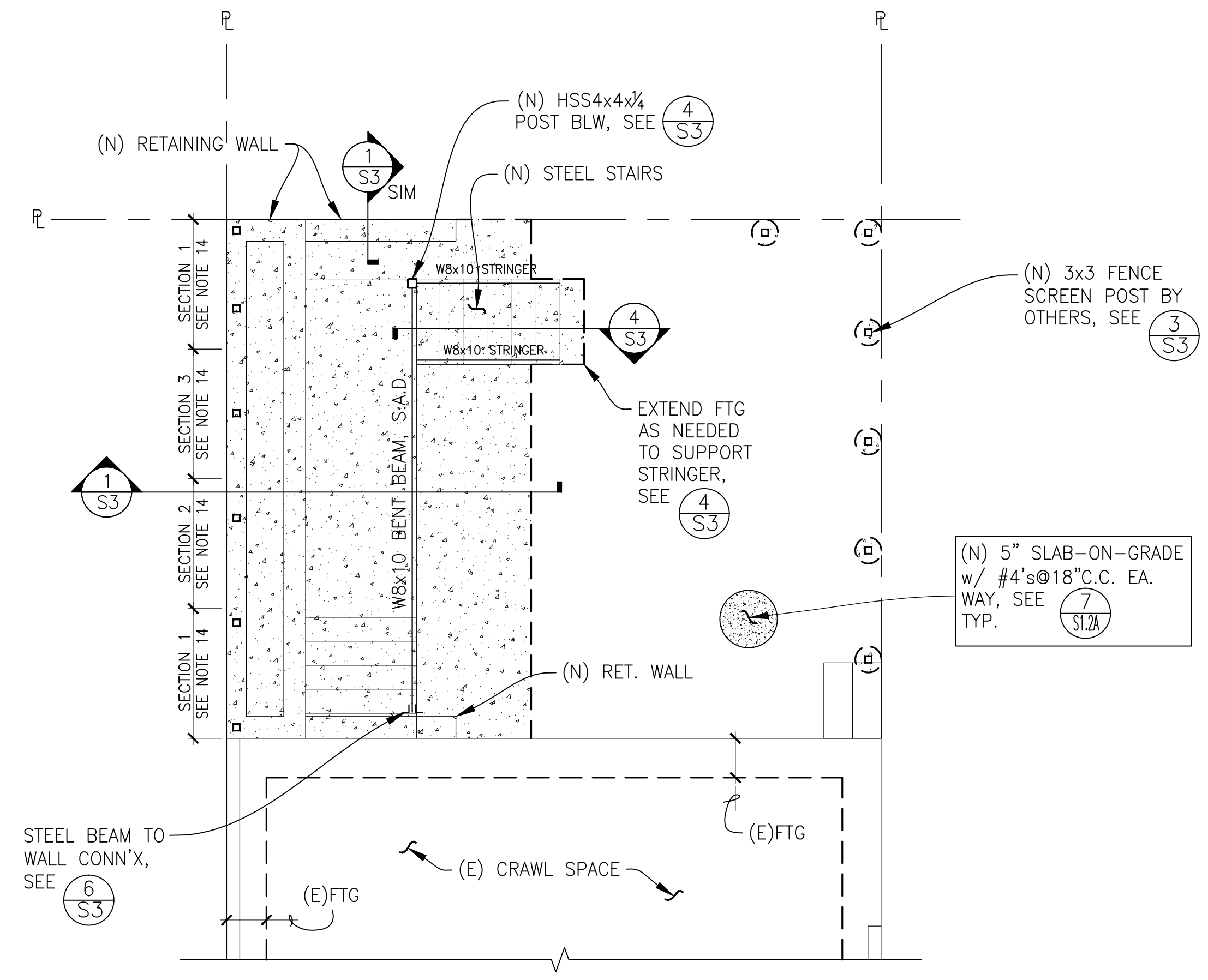


DATE	REVISIONS

TYPICAL CONCRETE DETAILS

**REAR YARD ALTERATION**  
 4000 21ST STREET  
 SAN FRANCISCO, CA



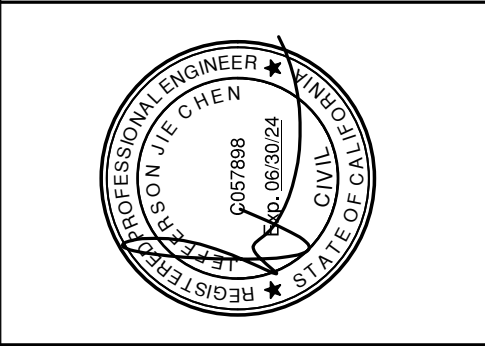


REAR YARD / FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

FOUNDATION NOTES

- SEE GENERAL NOTES ON SHEET S1.
- SYMBOL (E) DENOTES EXISTING CONSTRUCTION AND SYMBOL (N) DENOTES NEW CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO PROCEEDING WITH ANY WORK. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
- IF CONDITIONS IN THE FIELD DEVIATE FROM THE DETAILS, CONTACT STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH ANY WORK.
- FOR WATERPROOFING, FIREPROOFING, ETC. REFER TO DRAWINGS OTHER THAN STRUCTURAL.
- USE THE FOLLOWING STUD SIZES AND SPACING FOR ALL NEW BEARING STUD WALLS IF OCCURS:  
  
2x4 STUDS @ 16"O.C. FOR ALL CASES, U.O.N., ON THESE DRAWINGS.
- FOUNDATION PLAN IS TAKEN ABOVE EXISTING GRADE LEVEL.
- ELEVATIONS OF BOTTOM OF FOOTINGS HAVE BEEN ESTABLISHED TO REST ON COMPACTED SELECT FILL. THIS MATERIAL IS CAPABLE OF SUPPORTING:  
  
DEAD + LIVE ----- 3600 psf  
  
AS EXCAVATION PROGRESSES, CONDITIONS MAY DEVELOP REQUIRING CHANGES ON THESE ELEVATIONS AND/OR FOOTINGS. SUCH CHANGES SHALL BE MADE ONLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- WHEREVER PRACTICABLE, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. NO MATERIAL IS TO BE EXCAVATED UNNECESSARILY.
- FOR DRAINAGE DETAILS, SUMPS, EXTERIOR WALKS, STEPS, ETC. SEE DRAWINGS OTHER THAN STRUCTURAL.
- EXISTING CONSTRUCTION: CONTRACTOR SHALL PROVIDE ANY SHORING AND UNDERPINNING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN ADEQUACY AND SATISFACTORY PERFORMANCE OF THE METHODS AND MEANS
- WHENEVER AN ADJACENT FOOTING IS PRESENT. THE CONTRACTOR SHALL VERIFY IN FIELD THE LOCATIONS OF THE (E) ADJACENT FOOTING AND NOTIFY THE ENGINEER WHEN DISCREPANCIES OCCURS.
- IF NEEDED, THE (E) ADJACENT FOOTING SHALL BE STABILIZED BY ANY METHOD ACCEPTABLE TO THE ENGINEER BEFORE PROCEEDING WITH EXCAVATIONS FOR NEW FOOTING, RETAINING WALL OR SHORING.
- REMOVAL OF (E) FOOTING AND EXCAVATION SHALL BE DONE BY SECTIONS WITH MAX. LENGTH OF 5'-0" IN ALTERNATE MANNER. NO SECTION SHALL BE OPEN AT THE SAME TIME UNLESS IT IS SEPARATED BY AT LEAST 10'-0" BETWEEN TWO SECTIONS.
- CONSTRUCTION OF NEW FOOTING ON THE OPEN SECTION SHALL BE DONE AS QUICKLY AS POSSIBLE TO COVER EXPOSED FOUNDATION.
- MINIMUM SPLICE LAPPING LENGTH BETWEEN REBAR = MIN. OF 30d OR 24"
- PERMANENT/TEMPORARY SHORING, UNDERPINNING AND OR GEOGROUT SHALL BE UNDER SEPARATE PERMIT APPLICATION.

GEOTECHNICAL REPORT  
 GEOTECHNICAL ENGINEER: GEOTECNIA  
 PHONE: (510) 913-1067  
 EMAIL: LUIS@GEOTECNIA.COM  
 PROJECT NO: 213593  
 DATE: DECEMBER 19, 2021



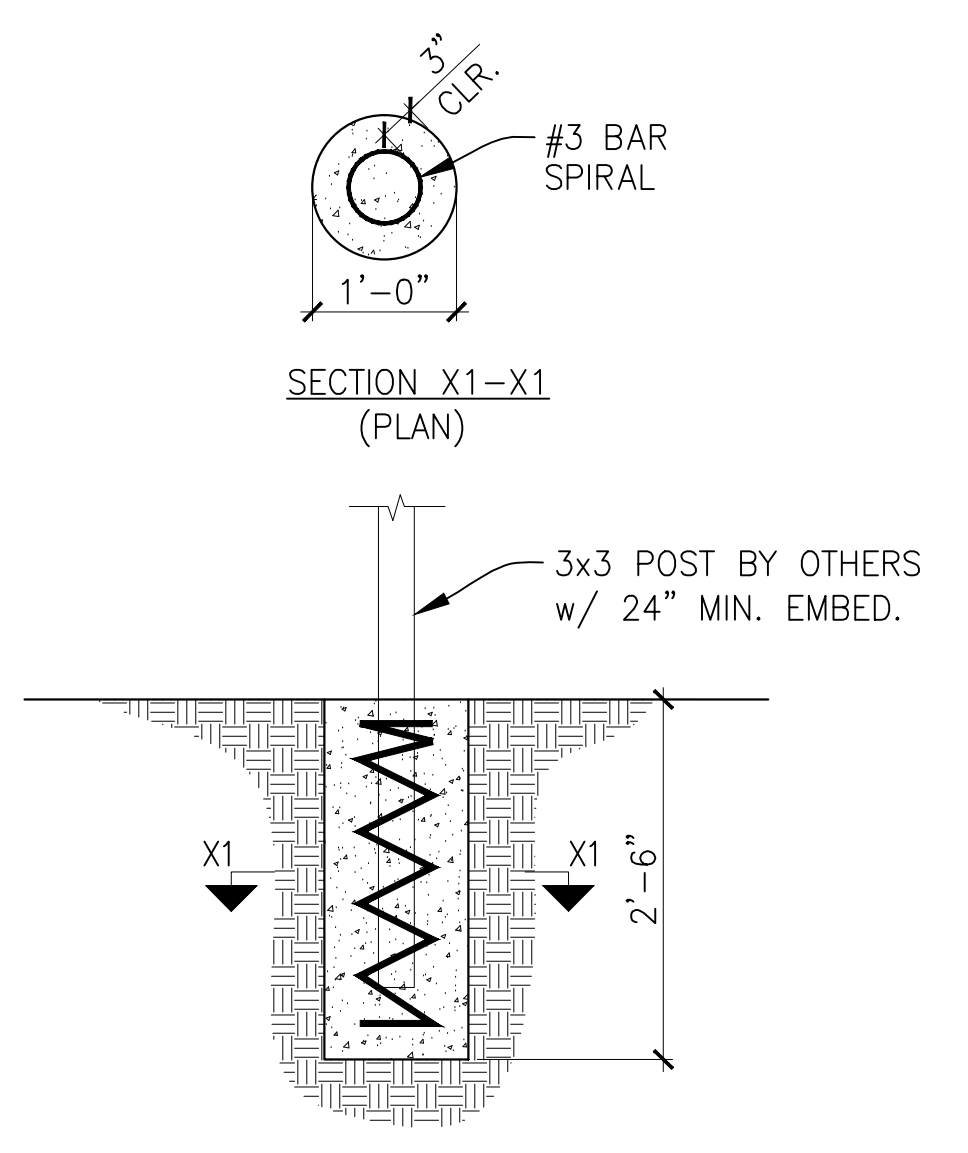
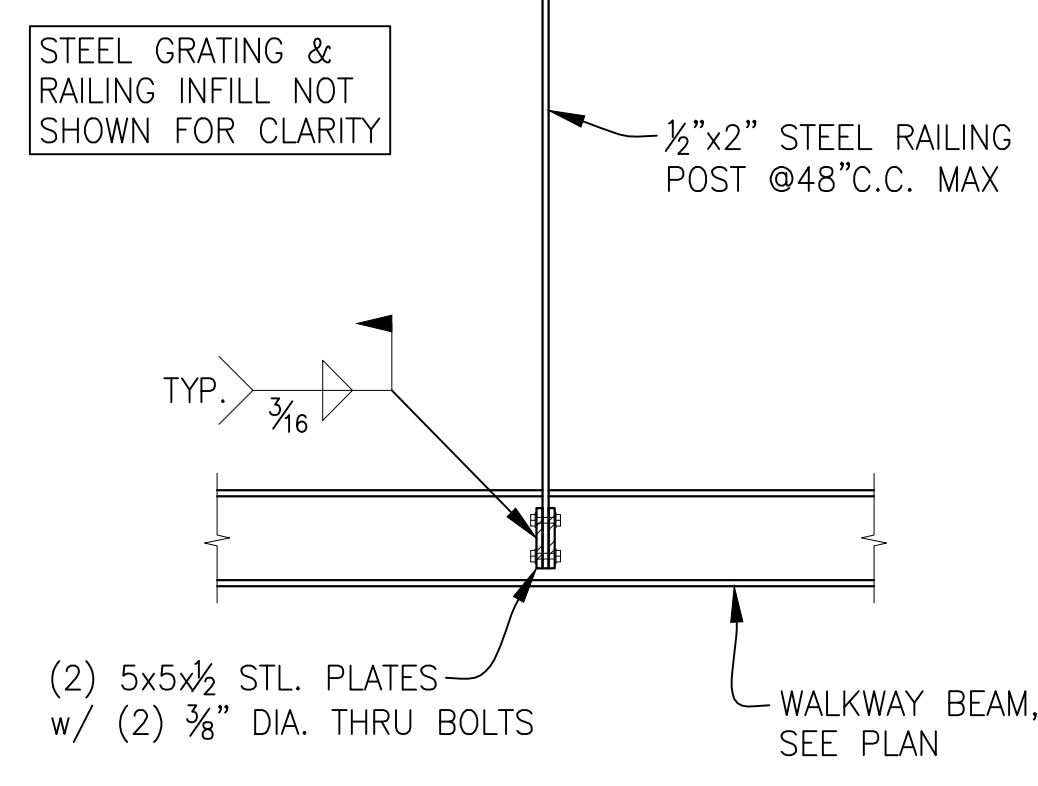
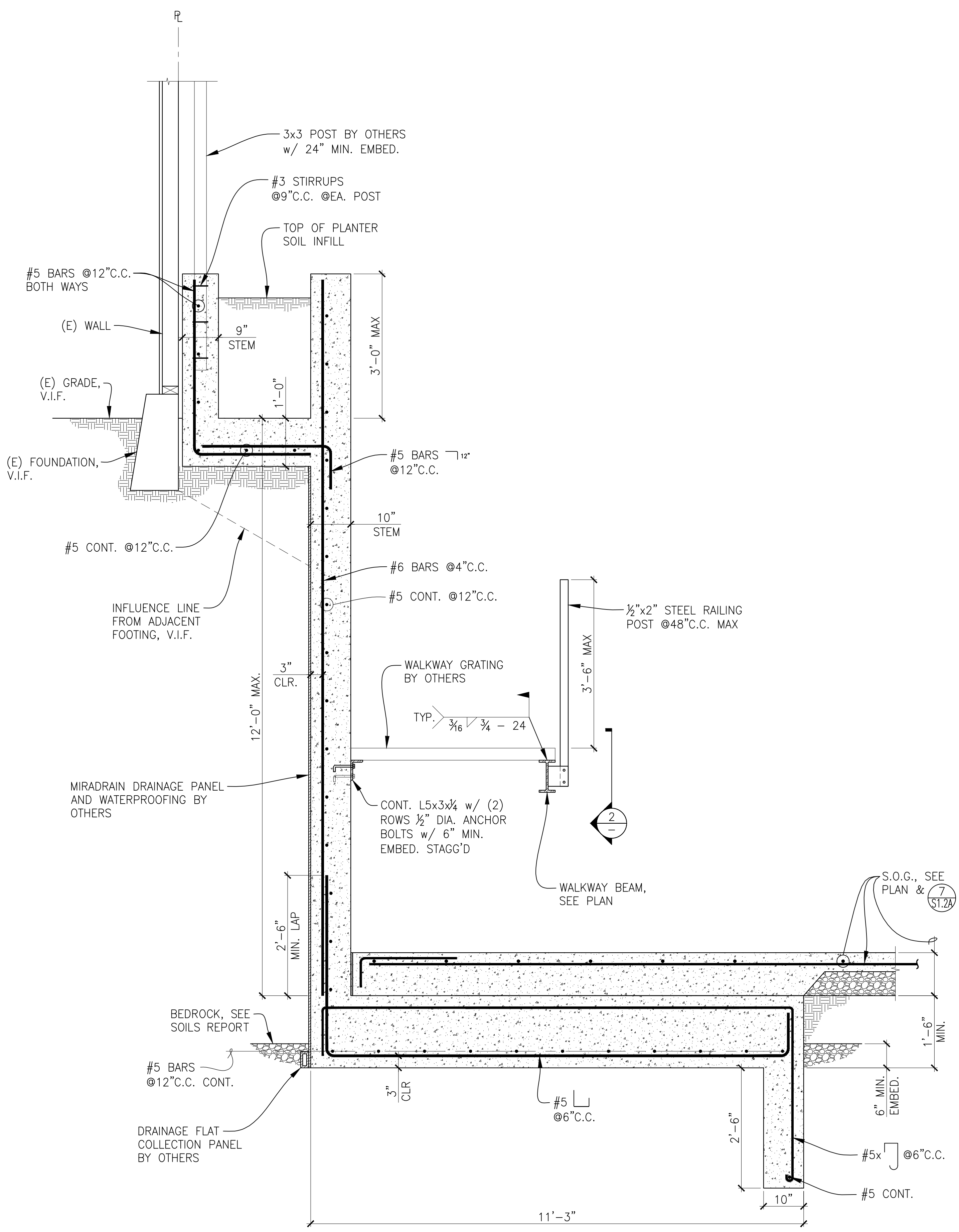
DATE	REVISIONS

REAR YARD / FOUNDATION PLAN

**REAR YARD ALTERATION**  
 4000 21ST STREET  
 SAN FRANCISCO, CA

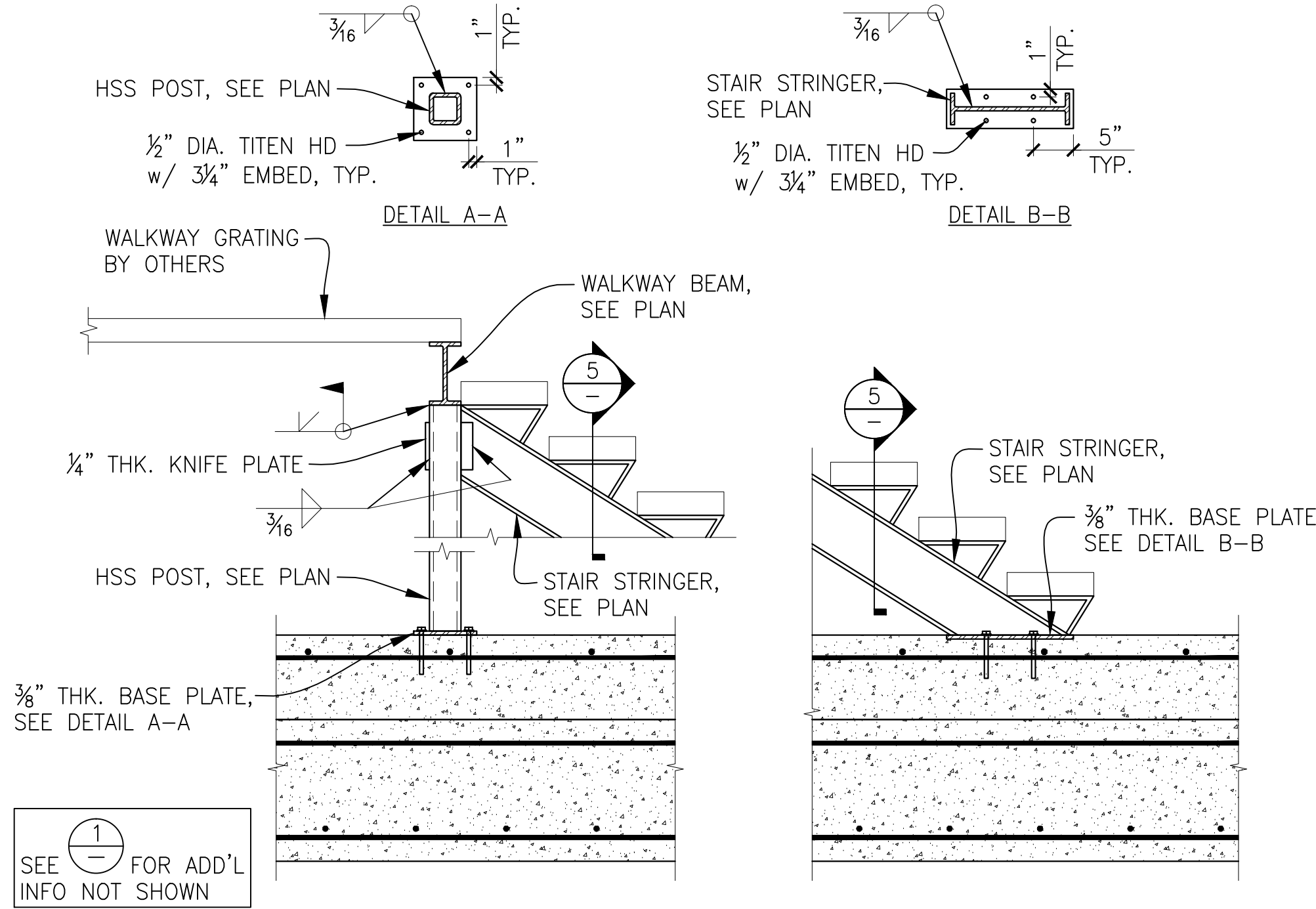
Date:	02/01/23
Scale:	AS SHOWN
Drawn By:	AS
Job No:	21111
Sheet	<b>S2</b>
Of 4 Sheets	

PLotted Date: 02/01/23 PLOTTED BY: sga

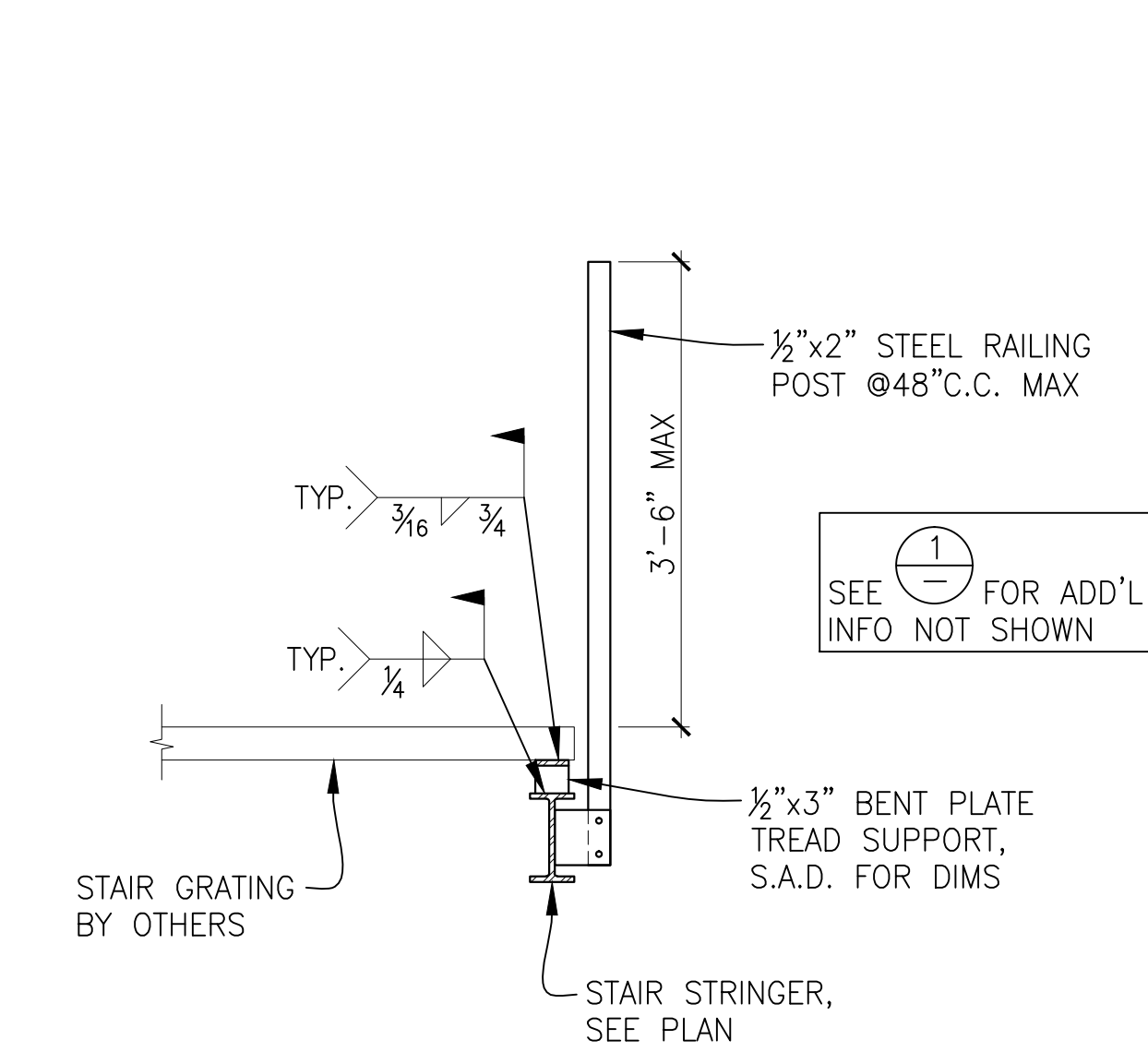


2 SCALE: 3/4" = 1'-0"

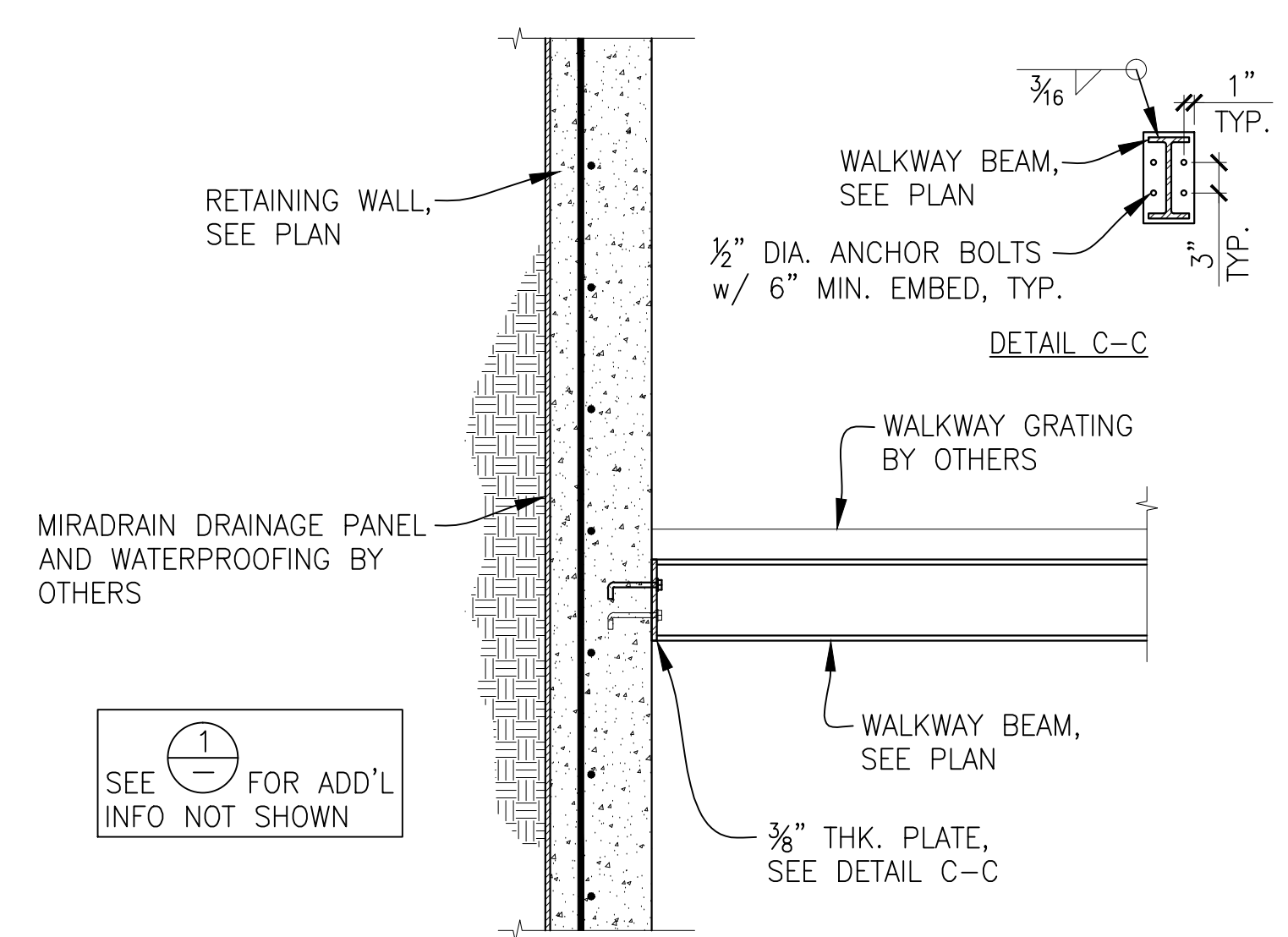
3 SCALE: 3/4" = 1'-0"



4 SCALE: 3/4" = 1'-0"

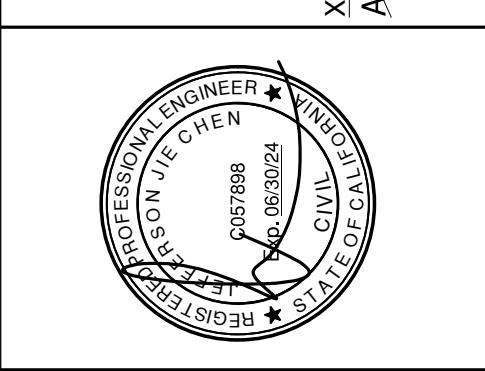


5 SCALE: 3/4" = 1'-0"



6 SCALE: 3/4" = 1'-0"

1 SCALE: 3/4" = 1'-0"



DATE	REVISIONS

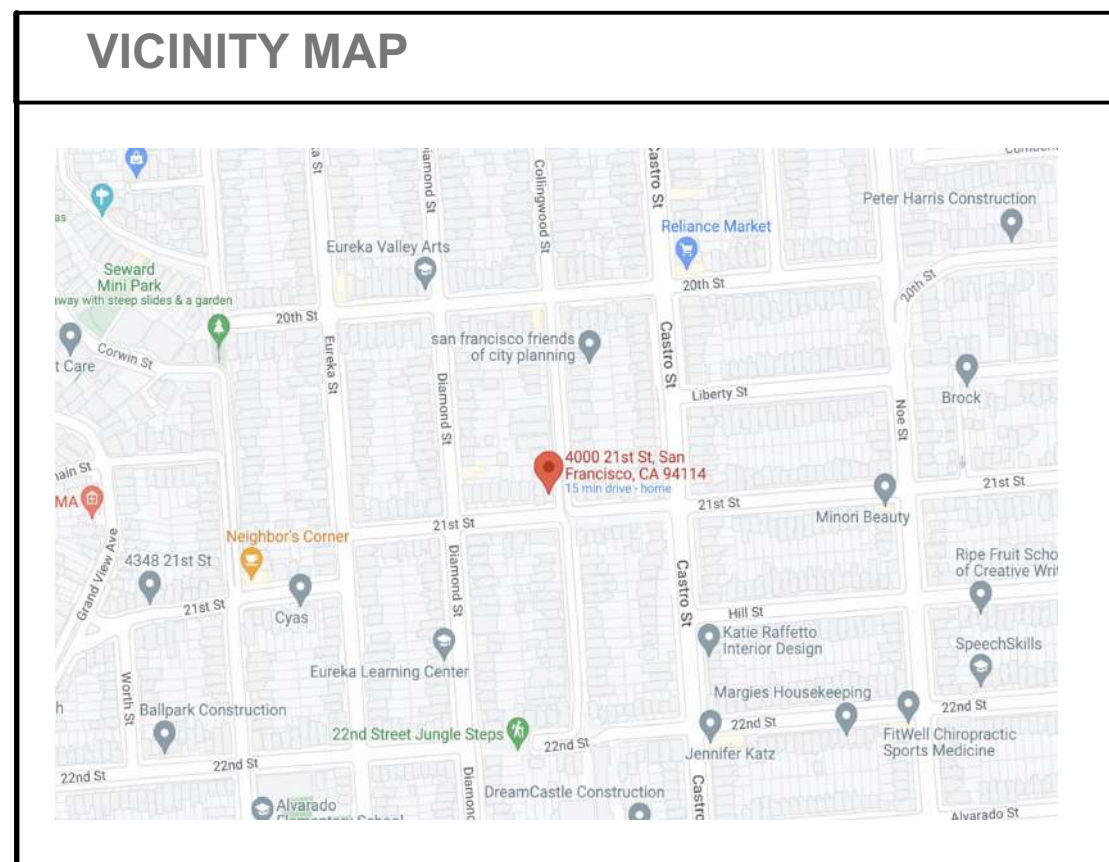
STRUCTURAL DETAILS

REAR YARD ALTERATION



# REAR YARD ALTERATION

4000 21ST STREET  
SAN FRANCISCO, CA 94114



### SHEET INDEX

**ARCHITECTURAL INDEX**

**A0.0 INDEX, PROJECT INFORMATION**  
**A0.1 PLAN REVIEW LETTERS**  
**A1.0 EXISTING AND PROPOSED SITE/PARCEL PLANS**  
**A2.0 HOUSE FLOOR PLANS - EXISTING AND DEMO**  
**A2.1 HOUSE FLOOR PLANS - PROPOSED**  
**A3.0 BUILDING ELEVATIONS - EXISTING AND DEMO**  
**A3.1 BUILDING ELEVATIONS - PROPOSED**  
**A4.0 EXISTING AND PROPOSED SITE AND BUILDING SECTIONS**

**A5.0 REAR YARD PLANS/SECTIONS/ELEVATIONS**  
**A5.1 REAR YARD ELEVATIONS**  
**A6.0 CONSTRUCTION DETAILS**

**SURVEY**

**STRUCTURAL INDEX**

**S1.0 STRUCTURAL COVER SHEET AND LEGEND**  
**S1.1A TYPICAL WOOD DETAILS**  
**S2 FLOOR/FRAMING/FOUNDATION DETAILS**  
**S3 STRUCTURAL DETAILS**

DATE	REVISION
08.15.22	YARD PERMIT
07.17.23	REV



www.knock-ad.com  
ryan@knock-ad.com  
415-215-2647

### ABBREVIATIONS

GENERAL		D		H		O		T.O.P	
&	AND	DBL	DOUBLE	HB	HOSE BIB	O/	OVER	T.O.P	TOP OF
<	ANGLE	DEM	DEMOLISH	HC	HOLLOW CORE	OC	ON CENTER	T.O.S	TOP OF SLAB
@	AT	DET	DETAIL	HCP	HANDICAP	OD	OUTSIDE DIMENSION	T.O.W	TOP OF WALL
#	NUMBER	DF	DOUGLAS FIR	HDR	HEADER	OFD	OVERFLOW DRAIN	TP	TOILET PAPER HOLDER
C.L.	CENTERLINE	DIA	DIAMETER	HDWD	HARDWOOD	OFS	OVERFLOW SCUPPER	TR	TOWEL RACK
P.L.	PROPERTY LINE	DIM	DIMENSION	HVAC	HEATING, VENTILATION, AIR CONDITIONING	OPNG	OPENING	TV	TELEVISION
DIV	DIVISION, DIVIDED	DN	DOWN	HW, HWH	HOT WATER HEATER	PERF	PERFORATED	U	UNLESS OTHERWISE NOTED
(E)	EXISTING	DP	DOUBLE POLE	I	INSIDE DIMENSION	PL	PLATE	UON	UNLESS OTHERWISE NOTED
(N)	NEW	DS	DOWNSPOUT	INS, INSUL	INSULATION	PLY	PLYWOOD	UR	URINAL
A	ANCHOR BOLT	DW	DISHWASHER	INT	INTERIOR	PTD	PAINTED	V	VARIABLE
AB	ABOVE	DWG	DRAWING	INV	INVERT	R	RISER	VCT	VINYL COMPOSITE TILE
ABV	ABOVE	E	EAST	J	JOINT	REF	REFER, REFERENCE	VERT	VERTICAL
AD	AREA DRAIN	EA	EXPANSION JOINT	JT	JOIST	REV	REVISED, REVISION	VIF	VERIFY IN FIELD
ADJ	ADJACENT	EJ	EXPANSION JOINT	JT	JOIST	RDWD	REDWOOD	W	WEST
AFF	ABOVE FINISHED FLOOR	EL	ELEVATION	JST	JOIST	RO	ROUGH OPENING	WC	WATER CLOSET
ALT	ALTERNATE	ELEC	ELECTRICAL	K	KITCHEN	RM	ROOM	WD	WOOD
ALUM	ALUMINUM	ELEV	ELEVATOR	KIT	KITCHEN	RO	ROUGH OPENING	WIN	WINDOW
ANOD	ANNOXIDIZED	EO	ELECTRICAL PANELBOARD	L	LAMINATE, LAMINATED	RWL	RAINWATER LEADER	WWF	WELDED WIRE FABRIC
AP	ACCESS PANEL	EQ	EQUAL	LAM	LAMINATE, LAMINATED	S	SOUTH		
APX, APPROX	APPROXIMATE	EST	ESTIMATE	LAV	LAVATORY	S	SOLID CORE		
ARCH	ARCHITECT, ARCHITECTURAL	EXH	EXHAUST	LW	LIGHTWEIGHT	SCD	SEE CIVIL ENGINEERING DRAWINGS		
ASPH	ASPHALT	EXP	EXPOSED	LWC	LIGHTWEIGHT CONCRETE	SECT	SECTION		
B	BOARD	EXT	EXTERIOR	M	MIRRORED	SF	SQUARE FEET		
BD	BOARD	FDN	FOUNDATION	MANUF	MANUFACTURER	SHT	SHEET		
BIT	BITUMINOUS	FF	FINISHED FLOOR	MAX	MAXIMUM	SIM	SIMILAR		
BLDG	BUILDING	FIN	FINISH	MC	MEDICINE CABINET	SLD	SEE LANDSCAPE DRAWINGS		
BLK	BLOCK	FLR	FLOOR, FLOORING	MDF	MEDIUM DENSITY FIBERBOARD	SP	SINGLE POLE		
BLKG	BLOCKING	FLUOR	FLUORESCENT	MECH	MECHANICAL	SQ	SQUARE		
BOT	BOTTOM	FOC	FACE OF CONCRETE	MEMB	MEMBRANE	SSD	SEE STRUCTURAL DRAWINGS		
B.O.	BOTTOM OF	FOM	FACE OF MASONRY	MIN	MINIMUM	SSTL	STAINLESS STEEL		
BM	BEAM	FOS	FACE OF STUD	MIR	MIRROR	STC	SOUND TRANSMISSION COEFFICIENT		
B.U.	BUILT-UP	FTG	FOOTING	MTL	METAL	STL	STEEL		
C	CABINET	FURN	FURNISH, FURNISHED	N	NORTH	T	TELEPHONE		
CAB	CABINET	G	GAUGE	N/A	NOT APPLICABLE	TEL	TEMPERED		
CJ	CONTROL JOINT	GALV	GALVANIZED	NIC	NOT IN CONTRACT	TEMP	TEMPERED		
C.L.	CENTERLINE	GC	GENERAL CONTRACTOR	NO	NUMBER	T.O.	TOP OF		
CLG	CEILING	GL	GLAZING	NTS	NOT TO SCALE	T.O.FF	TOP OF FINISH FLOOR		
CLR	CLEAR	GLB	GLASS BLOCK						
CMU	CONCRETE MASONRY UNIT	GND	GROUND						
CNTL	CONTROL	GYP BD	GYPSUM BOARD						
COL	COLUMN								
CONT	CONTINUOUS								
CPT	CARPET								
CT	CERAMIC TILE								
CTR	CENTER								

### SYMBOLS

ALIGN WALLS OR OBJECTS	
LINE OVERHEAD OR HIDDEN	
CENTERLINE	
PROPERTY LINE	
DATUM LINE	
FINISH NOTE MARKER - FLOOR	
FINISH NOTE MARKER - WALL	
WINDOW SYMBOL	
DOOR SYMBOL	
ELEVATION MARKER	
SECTION MARKER	
INTERIOR ELEVATION MARKER	
ENLARGED DETAIL MARKER	
REVISION MARKER	

### APPLICABLE CODES

ALL DRAWINGS, REGARDLESS OF DETAILS ON DRAWINGS, SHALL COMPLY WITH THE FOLLOWING CODE AND ANY LOCAL AMENDMENTS

2019 CALIFORNIA BUILDING CODE AND SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA ELECTRICAL CODE AND SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA ENERGY CODE AND SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA GREEN BUILDING CODE AND SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA PLUMBING CODE AND SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA MECHANICAL CODE AND SAN FRANCISCO AMENDMENTS

### PROJECT INFO

**OWNER:** RADU ROMAN  
4000 21ST STREET  
SAN FRANCISCO CA 94114

**ARCHITECT:** RYAN KNOCK  
KNOCK ARCHITECTURE AND DESIGN  
2169 UNION STREET SUITE #5  
SAN FRANCISCO, CA 94123

**Project Description:** WORK WITHIN EXISTING REAR YARD: CREATE NEW DECKS AND WALKWAYS LESS THAN 3' ABOVE EXISTING GRADE, WITH NEW STAIR CONNECTIONS BETWEEN EXISTING RESIDENCE, WALKWAYS AND EXISTING YARD/GRADE. REPLACEMENT FENCE AND ACCESS GATE FROM PUBLIC WAY TO YARD. REPLACEMENT RETAINING WALL IN REAR YARD.

WORK INSIDE: RELOCATE EXISTING DOOR FACING REAR YARD, CREATE NEW INTERIOR WALKWAY TO NEW DOOR LOCATION.

TOTAL EXCAVATION AMOUNT: 21.1 CUBIC YARDS (30 SQ FT AREA X 19' LONG)

SHORING UNDER SEPERATE PERMIT

### Project Stats:

Block and Lot	2751/006H
Zoning	RH-2
Historic Resource Status	B
Year Built	1928
Use	Existing: Single Family Proposed: Single Family
Occupancy	R-3
Construction Type	V-B
Stories	2 (no basement)
Building Height	28'-3"
Sprinklering	not sprinklered

	Existing	Proposed
Off Street Parking Spots		1
Bike Parking	0	0
Lot Area	2250	2250
Gross Building Area (garage NIC)	1448	1448
-1st Floor	0	0
-2nd Floor	1448	1448
-Garage	591	591
-Decks over living space	0	0
-Rear Yard	480	480

REAR YARD ALTERATION  
4000 21ST STREET, SAN FRANCISCO CA

### COVER SHEET

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

# A0.0

SCALE:  
PLOT DATE:













08.15.22	YARD PERMIT
07.17.23	REV



www.knock-ad.com  
ryan@knock-ad.com  
415-215-2647

# REAR YARD ALTERATION

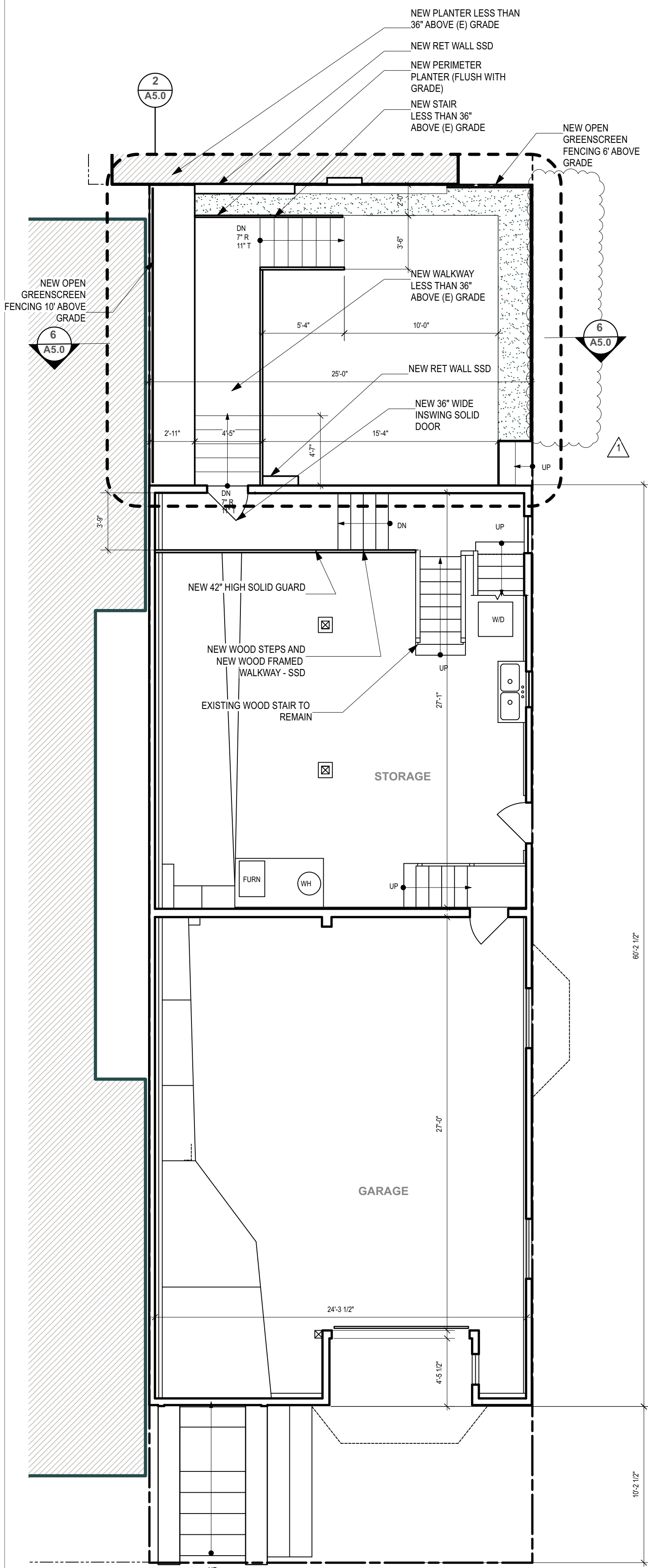
4000 21ST STREET, SAN FRANCISCO CA

## FLOOR PLANS

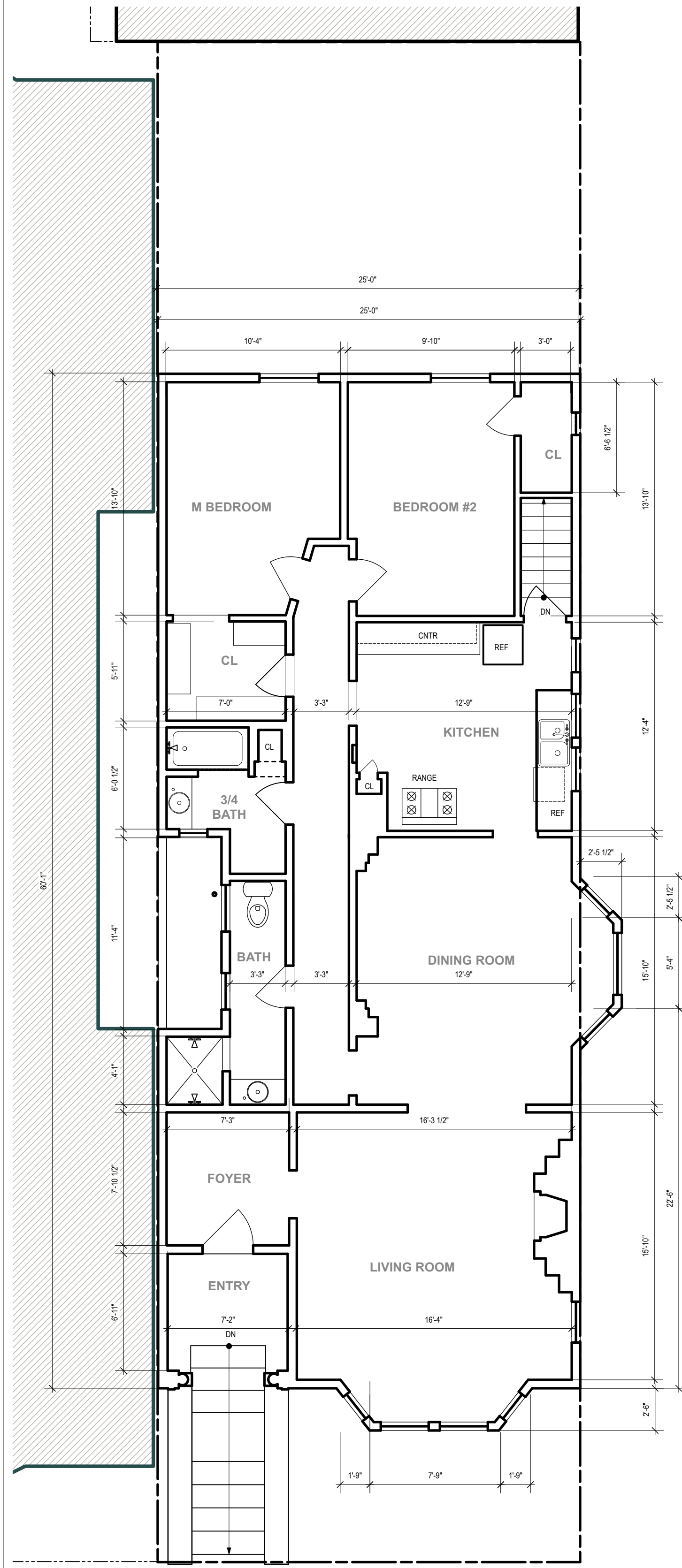
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### A2.0

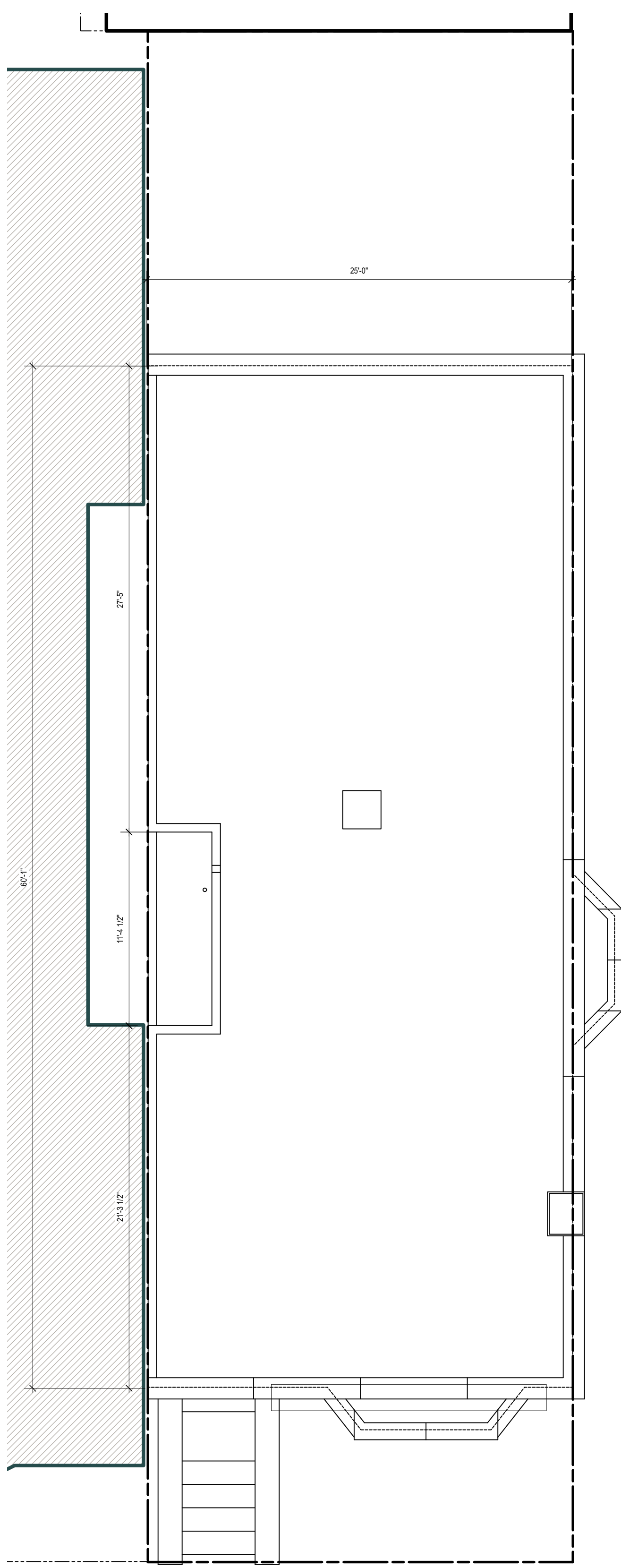
SCALE:  
PLOT DATE:



**PROPOSED FIRST FLOOR PLAN**  
3/16" = 1'-0"  
**1**



**PROPOSED 2ND FLOOR PLAN**  
3/16" = 1'-0"  
**2**



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















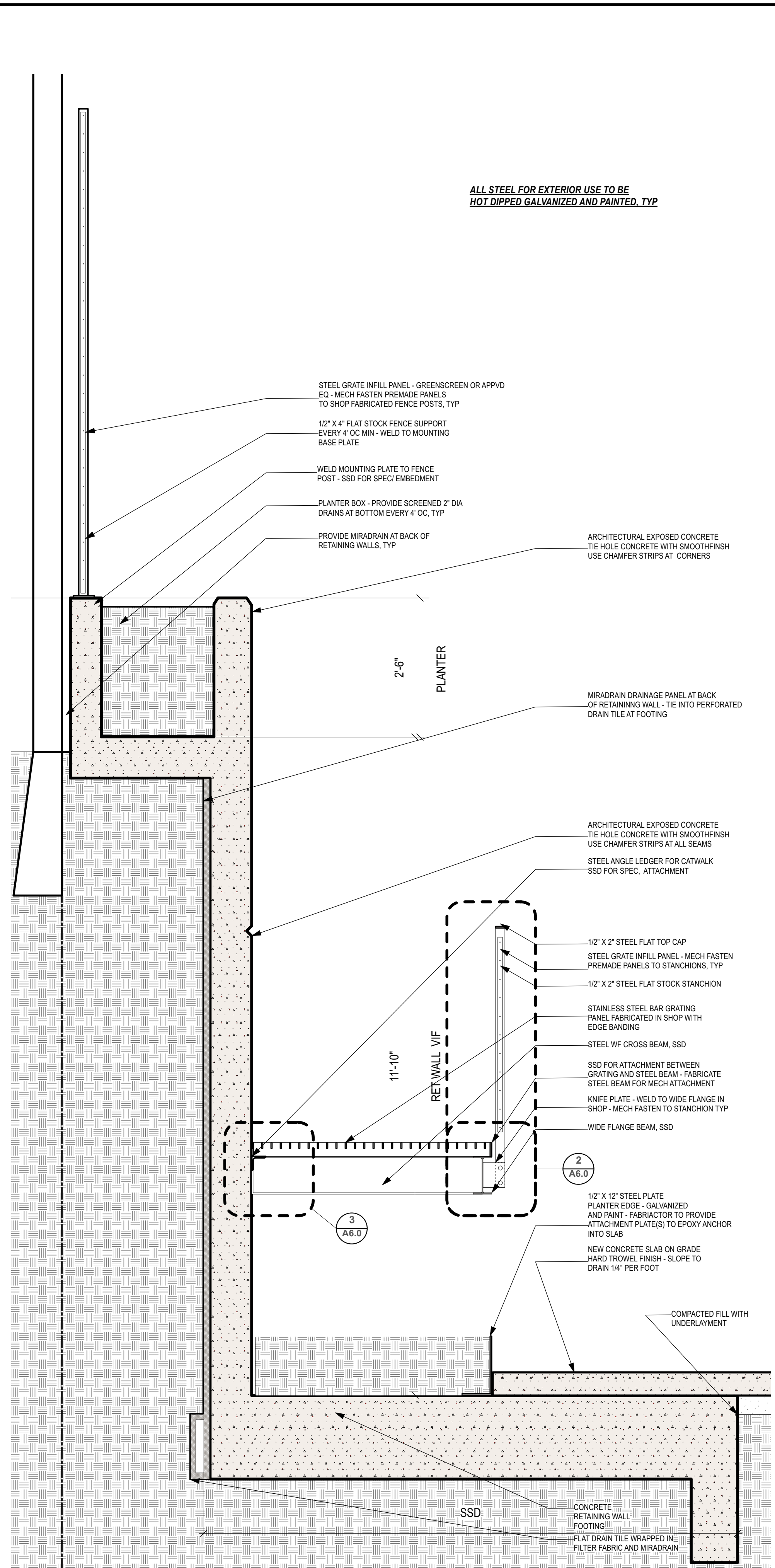
08.15.22	YARD PERMIT
07.17.23	REV



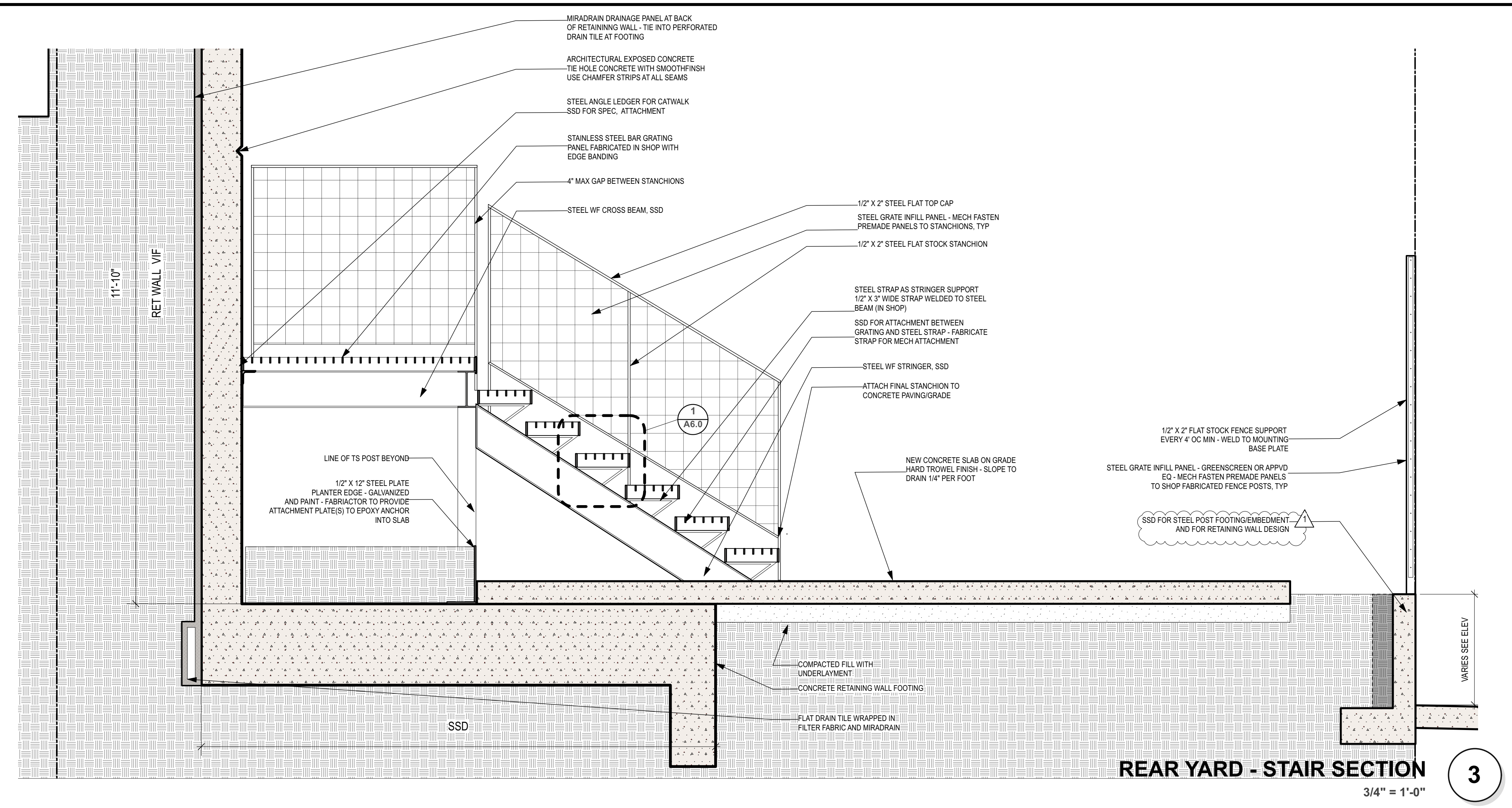
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# REAR YARD ALTERATION

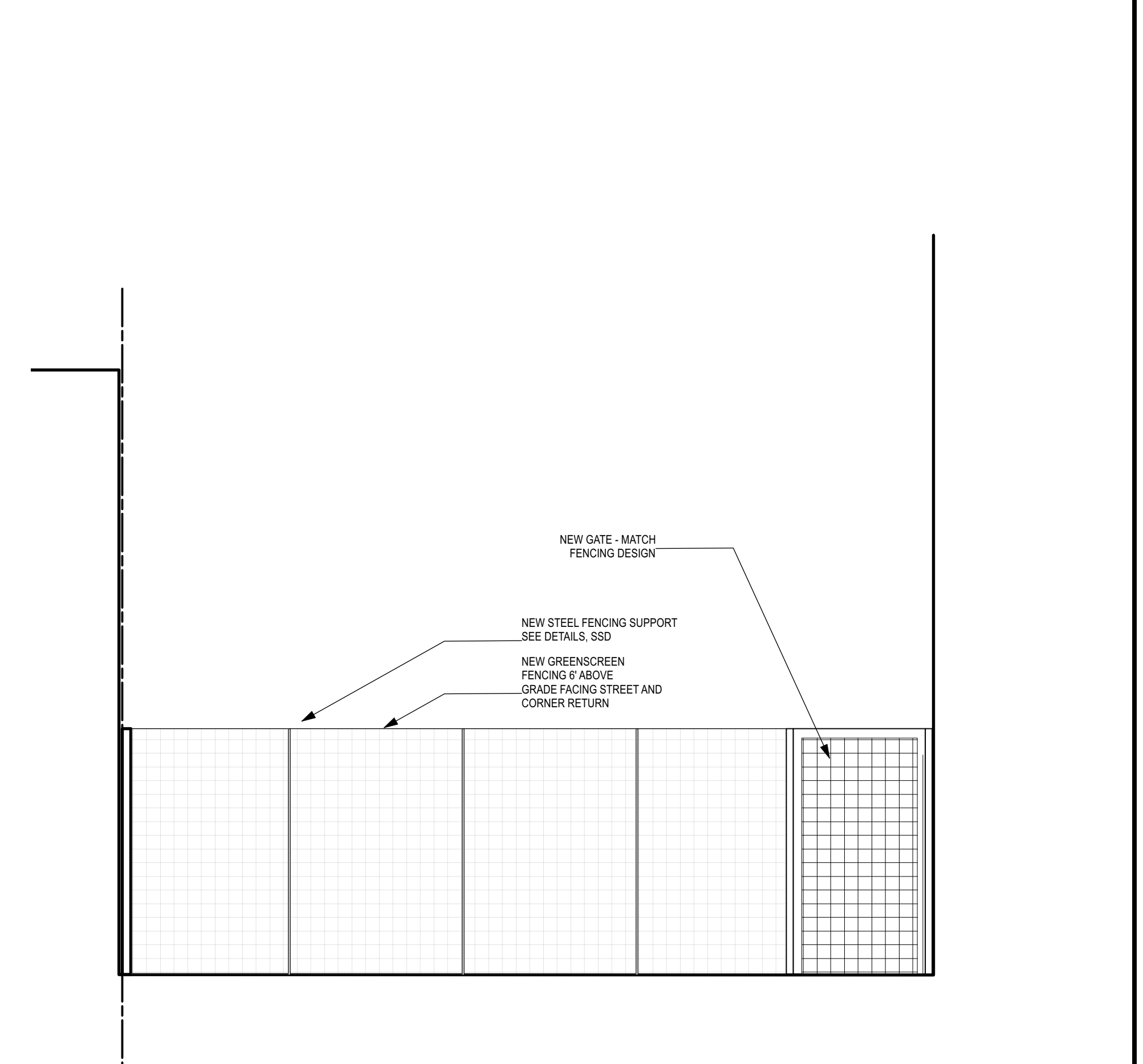
4000 21ST STREET, SAN FRANCISCO CA



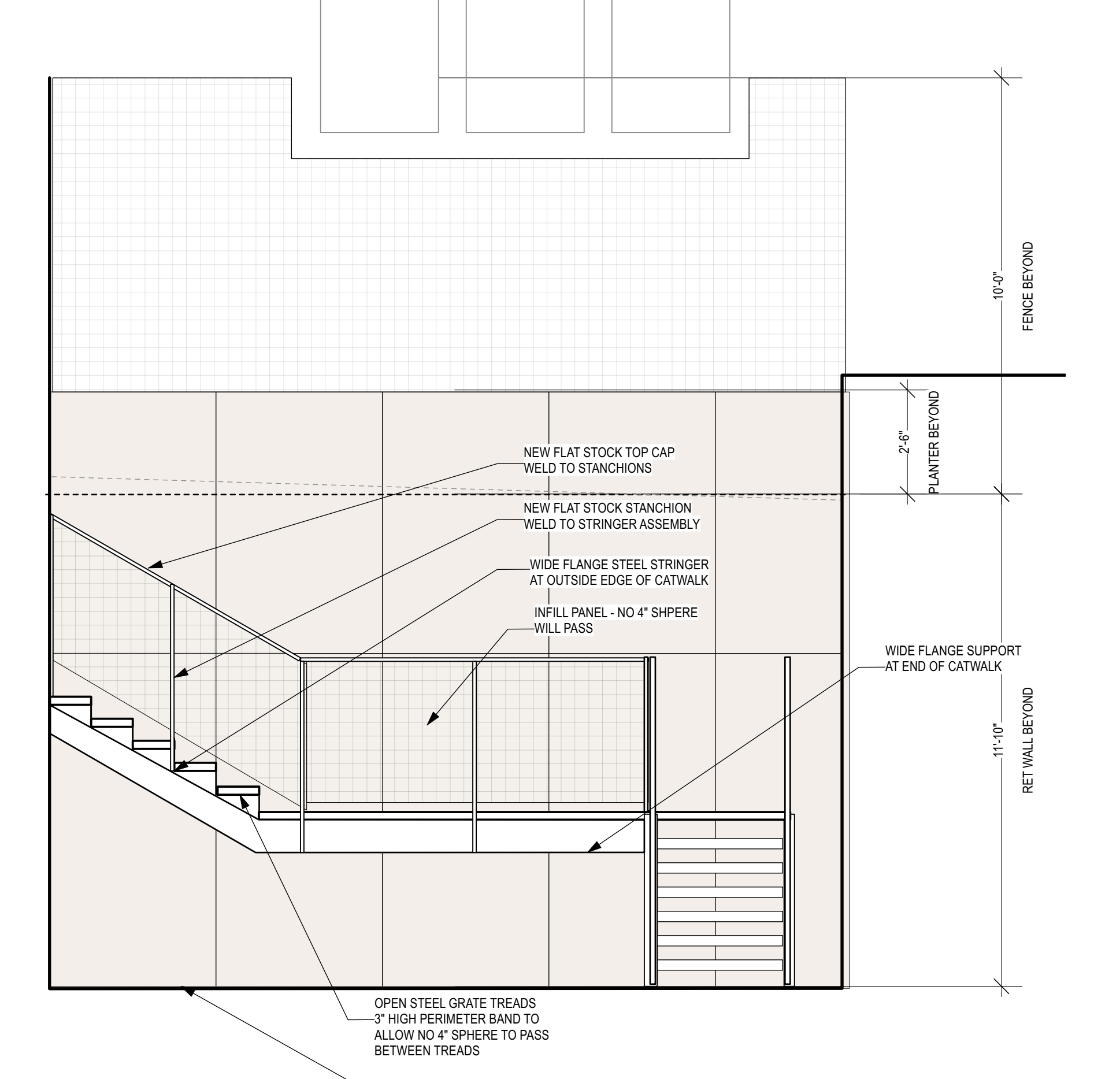
**REAR YARD - CATWALK/RET WALL SECT 4**  
3/4" = 1'-0"



**REAR YARD - STAIR SECTION 3**  
3/4" = 1'-0"



**REAR YARD - EAST ELEVATION 2**  
3/8" = 1'-0"



**REAR YARD - WEST ELEVATION 1**  
3/8" = 1'-0"

**YARD PLANS**

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**A5.1**

SCALE:  
PLOT DATE:









# ACCESSORY DWELLING UNIT

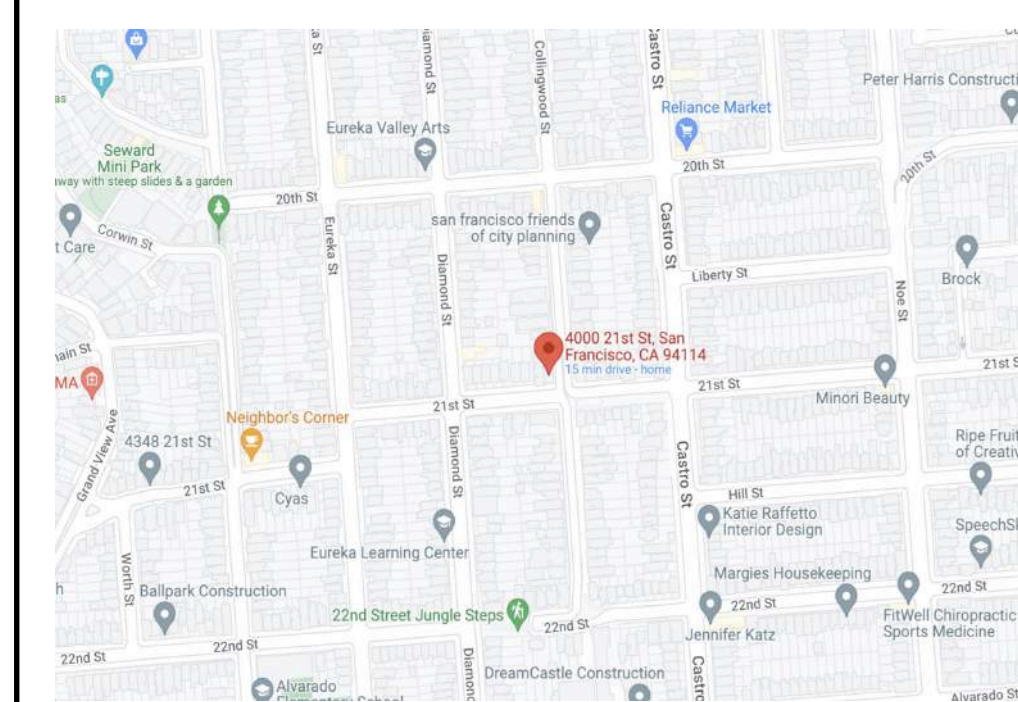
4000 21ST STREET  
SAN FRANCISCO, CA 94114

## SHEET INDEX

### ARCHITECTURAL INDEX

A0.0a INDEX PROJECT INFORMATION	A4.0 EXISTING LONGITUDINAL BUILDING SECTIONS
A0.0b STREET VIEW IMAGES	A4.1 PROPOSED LONGITUDINAL BUILDING SECTIONS
A0.1 DEMO CALCS - PLANS	A4.2 EXISTING TRANSVERSE SITE AND BUILDING SECTIONS
A0.2 DEMO CALCS - ELEVATIONS	A4.3 PROPOSED TRANSVERSE SITE AND BUILDING SECTIONS
A0.3 AREA CALCS	A6.0 CONSTRUCTION DETAILS
A0.4 DEMO CALCS FOR AREA OVER REAR YARD LINE	
A0.5 NSR	
A1.0 EXISTING AND PROPOSED SITE/PARCEL PLANS	A7.0 DOOR SCHEDULE AND LEGEND
A1.1 EXISTING AND PROPOSED FIRST FLOOR PLANS	A7.1 WINDOW SCHEDULE AND LEGEND
A1.2 EXISTING AND PROPOSED 2ND FLOOR PLANS	A7.2 WINDOW SCHEDULE AND LEGEND
A1.3 EXISTING AND PROPOSED 3RD FLOOR PLANS AND ROOF PLANS	GB1 GREEN BUILDING CHECKLIST
A1.4 EXISTING EXTERIOR ELEVATIONS	E1 ENERGY INSPECTION FORMS
A1.5 PROPOSED EXTERIOR ELEVATIONS	T24.1 TITLE 24 ENERGY REPORT
A1.6 3D RENDERINGS	T24.2 TITLE 24 ENERGY REPORT
	T24.3 TITLE 24 MANDATORY MEASURES
A2.1 1ST FLOOR ENLARGED PLANS	
A2.2 2ND FLOOR ENLARGED PLANS	
A2.3 3RD FLOOR ENLARGED PLANS	
A3.0 ENLARGED SOUTH ELEVATIONS	
A3.1 ENLARGED NORTH ELEVATIONS	
A3.2 ENLARGED EAST ELEVATIONS	
A3.3 ENLARGED WEST ELEVATIONS	

### VICINITY MAP



### PROJECT INFO

OWNER: RADU ROMAN  
4000 21ST STREET  
SAN FRANCISCO CA 94114

ARCHITECT: RYAN KNOCK  
KNOCK ARCHITECTURE AND DESIGN  
2169 UNION STREET SUITE #5  
SAN FRANCISCO, CA 94123

PROJECT DESCRIPTION: (1) ADU PER STATE ADU PER GOVERNMENT CODE SECTION 65852.2  
MAIN RESIDENCE UNDER SEPARATE PERMIT #202209192659

### PROJECT STATS:

Block and Lot	2751/006H	
Zoning	RH-2	
Historic Resource Status	B	
Year Built	1928	
Use	Existing: Single Family	Proposed: Single Family + ADU
Occupancy	R-3	R-3
Construction Type	V-B	V-B
Stories	2 (no basement)	3 (no basement)
Building Height	18'-9"	29'-2"
Sprinklering	not sprinklered	not sprinklered

AREA CALCS (CBC)	Existing	Proposed
Off Street Parking Spots	1	1
Bike Parking	2	2
Lot Area	2250	2250
Gross Building Area per CBC (garage NIC)	1448	3425
-1st Floor	0	940
-2nd Floor	1448	1414
-3rd Floor	0	1071
-Garage/Storage	591	600
-Decks over living space	0	350
-Rear Yard	480	480

USABLE OPEN SPACE MAIN RESIDENCE = 350 SQ FT (125 REQUIRED PER SFPC SECTION 135)

USABLE OPEN SPACE ADU = 225 SQ FT (125 REQUIRED PER SFPC SECTION 135)

SAN FRANCISCO PLANNING CODE CALCS PER SECTION 102		
Floor Areas	Existing Sq Ft	Proposed Sq Ft
Main Residence Area	1448	2750
ADU Area	0	785
Parking/Common/Storage Area	1131	462

SAN FRANCISCO PLANNING CODE CALCS PER SECTION 249.2		
EXISTING VERSUS PROPOSED AREAS	Existing Sq Ft	Proposed Sq Ft
Main Residence Area*	2579	2981
ADU Area*	0	1016
<b>TOTAL</b>	<b>2579</b>	<b>3997</b>

all measurements in gross square footage per SFPC  
\*common areas are split between units. Total Common area = 462 sq ft, or additional 231 sq ft per unit  
\*common area per SFPC per 249.92

PROPOSED AREA PER FLOOR	Main Residence Sq Ft	ADU Sq Ft
FF	496	1016
2F	1414	0
3F	1071	0
<b>TOTAL</b>	<b>2981</b>	<b>1016</b>

all measurements in gross square footage per SFPC

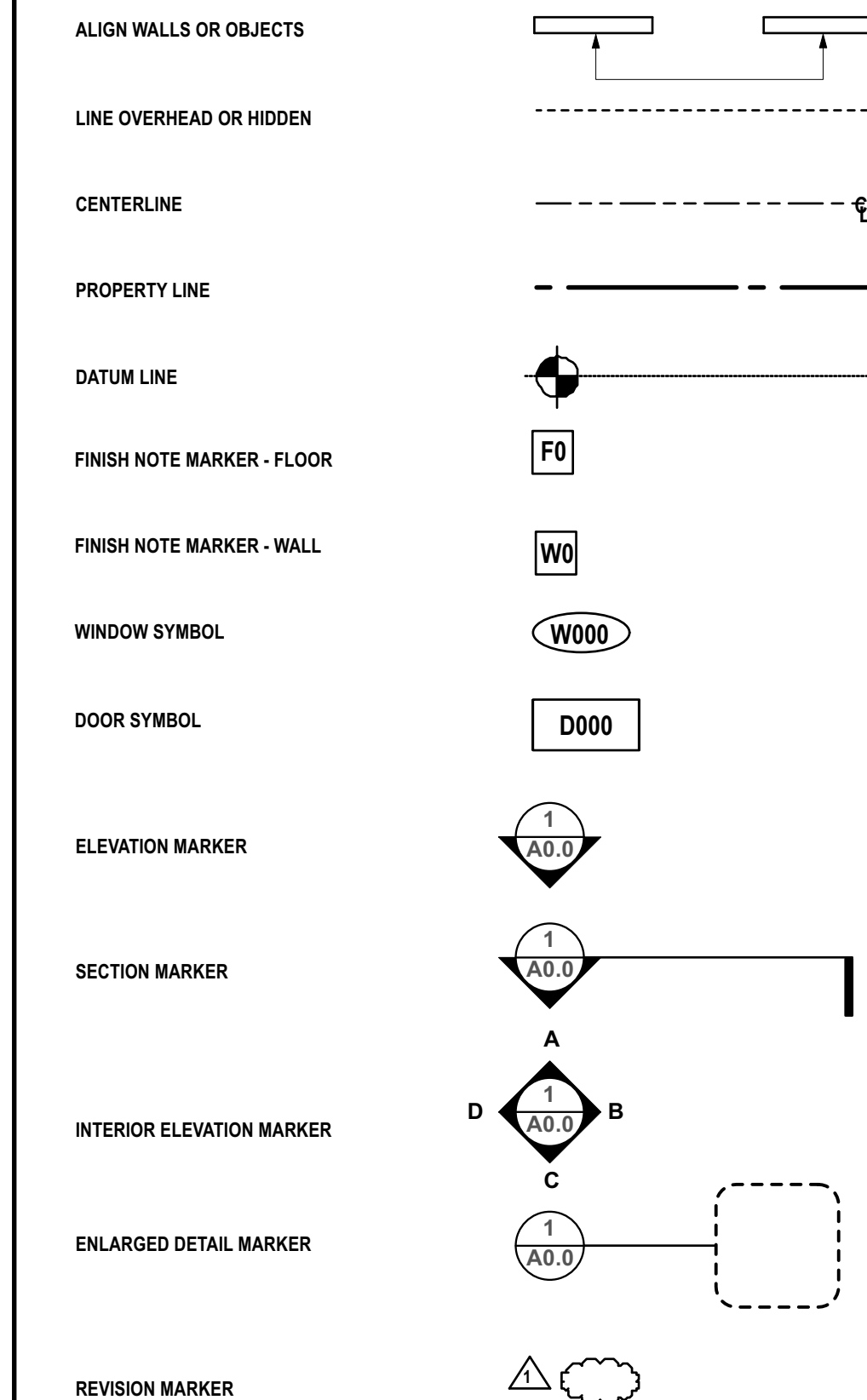
15% ADDED ONTO EXISTING AREA (e area x 1.15)	2965	< 2981
1.2 TIMES LOT AREA	2700	< 2981

MAX EXCAVATION HEIGHT: 5'-6"  
EXCAVATION AMOUNT: 15 CUBIC YARDS

## ABBREVIATIONS

GENERAL									
&	AND	D	DOUBLE	H	HOSE BIB	O	OVER	T.O.P	TOP OF
<	ANGLE	DBL	DOUBLE	HB	HOSE BIB	O/	OVER	T.O.S	TOP OF SLAB
@	AT	DEM	DEMOLISH	HC	HOLLOW CORE	OC	ON CENTER	T.O.W	TOP OF WALL
#	NUMBER	DET	DETAIL	HCP	HANDICAP	OD	OUTSIDE DIMENSION	TP	TOILET PAPER HOLDER
C.L.	CENTERLINE	DF	DOUGLAS FIR	HDR	HEADER	OFD	OVERFLOW DRAIN	TR	TOWEL RACK
PL.	PROPERTY LINE	DIA	DIAMETER	HDWD	HARDWOOD	OFS	OVERFLOW SCUPPER	TV	TELEVISION
		DIM	DIMENSION	HVAC	HEATING, VENTILATION, AIR CONDITIONING	OPNG	OPENING	TYP	TYPICAL
(E)	EXISTING	DN	DOWN	HW, HWH	HOT WATER HEATER	P	PERFORATED	U	UNLESS OTHERWISE NOTED
(N)	NEW	DP	DOUBLE POLE			PERF	PERFORATED	UON	UNLESS OTHERWISE NOTED
		DS	DOWNSPOUT	I	INSIDE DIMENSION	PL	PLATE	UR	URINAL
A	ANCHOR BOLT	DW	DISHWASHER	ID	INSULATION	PLY	PLYWOOD	V	VARIES
AB	ABOVE	DWG	DRAWING	INS, INSUL	INSULATION	PT	PRESSURE TREATED	VCT	VINYL COMPOSITE TILE
AD	ADJACENT	E	EAST	INT	INTERIOR	PTD	PAINTED	VAR	VARIABLE
ADJ	ADJACENT	EA	EAST	INV	INVERT	R	RISER	VERT	VERTICAL
AFF	ABOVE FINISHED FLOOR	EJ	EXPANSION JOINT	J	JOINT	RAD	RADIUS	VIF	VERIFY IN FIELD
ALT	ALTERNATE	EL	ELEVATION	JT	JOINT	RDWD	REDWOOD	W	WEST
ALUM	ALUMINUM	ELEC	ELECTRICAL	JST	JOIST	REF	REFER, REFERENCE	WC	WATER CLOSET
ANOD	ANNODIZED	ELEV	ELEVATOR	K	KITCHEN	RET.	RETURN	WD	WOOD
AP	ACCESS PANEL	EO	ELECTRICAL PANELBOARD	KIT	KITCHEN	REV	REVISED, REVISION	WIN	WINDOW
APX, APPROX	APPROXIMATE	EQ	EQUAL	L	LAMINATE, LAMINATED	RM	ROOM	WWF	WELDED WIRE FABRIC
ARCH	ARCHITECT, ARCHITECTURAL	EST	ESTIMATE	LAM	LAMINATE, LAMINATED	RO	ROUGH OPENING		
ASPH	ASPHALT	EXH	EXHAUST	LAV	LAVATORY	RWL	RAINWATER LEADER		
		EXP	EXPOSED	LW	LIGHTWEIGHT	S	SOUTH		
B	BOARD	EXT	EXTERIOR	LWC	LIGHTWEIGHT CONCRETE	SC	SOLID CORE		
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BLKG	BLOCKING	FLR	FLOOR, FLOORING	MC	MEDICINE CABINET	SIM	SIMILAR		
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B.O.	BOTTOM OF	FOC	FACE OF CONCRETE	MECH	MECHANICAL	SP	SINGLE POLE		
BM	BEAM	FOM	FACE OF MASONRY	MEMB	MEMBRANE	SQ	SQUARE		
B.U.	BUILT-UP	FOP	FACE OF PLYWOOD	MIN	MINIMUM	SSD	SEE STRUCTURAL DRAWINGS		
		FOS	FACE OF STUD	MIR	MIRROR	SSTL	STAINLESS STEEL		
C	CABINET	FPL	FIREPLACE	MTL	METAL	STC	SOUND TRANSMISSION COEFFICIENT		
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CMU	CONCRETE MASONRY UNIT	GL	GLAZING			T.O.FF	TOP OF FINISH FLOOR		
CNTL	CONTROL	GLB	GLASS BLOCK						
COL	COLUMN	GND	GROUND						
CONT	CONTINUOUS	GYP BD	GYPSUM BOARD						
CPT	CARPET								
CT	CERAMIC TILE								
CTR	CENTER								

## SYMBOLS

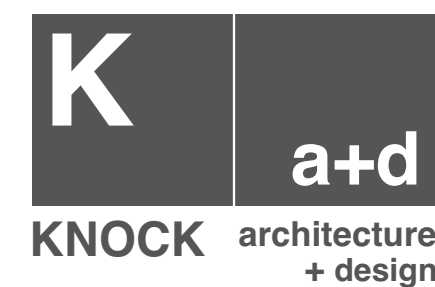
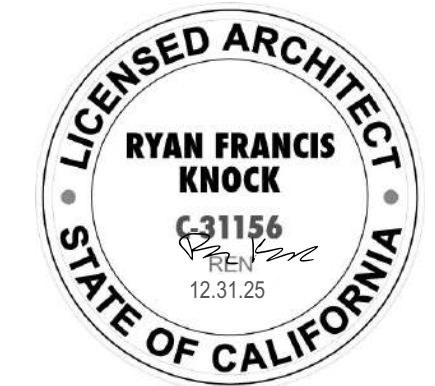


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- 2019 CALIFORNIA PLUMBING CODE AND SAN FRANCISCO AMENDMENTS
- 2019 CALIFORNIA MECHANICAL CODE AND SAN FRANCISCO AMENDMENTS

08.18.21	CONCEPT
09.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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ACCESSORY DWELLING UNIT  
4000 21ST STREET, SAN FRANCISCO CA

## COVER SHEET

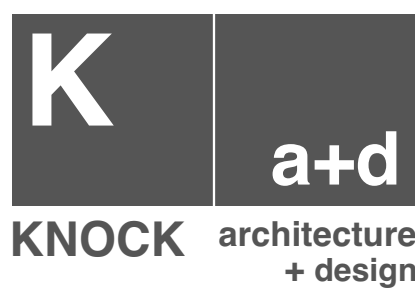
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**A0.0a**

SCALE:  
PLOT DATE:



08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
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09.08.23	REV
01.29.24	REV
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**ACCESSORY DWELLING UNIT**  
4000 21ST STREET, SAN FRANCISCO CA



SUBJECT PROPERTY

PROPOSED VIEW FROM COLLINGWOOD STREET  
NTS

3



SUBJECT PROPERTY

EXISTING VIEW FROM COLLINGWOOD STREET  
NTS

1

**STREET VIEW IMAGES**

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**A0.0b**

SCALE:  
PLOT DATE:



**DEMO CALC - AREA LEGEND**

- HORIZONTAL AREA TO BE REMOVED
- HORIZONTAL AREA TO BE RETAINED
- HORIZONTAL AREA NIC PER SECTION 317 REGULATIONS

**DEMO CALC**

Planning Code section 317

Demo Criteria Section 317

A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required.

B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade, and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area

4000 21st Street Conditions

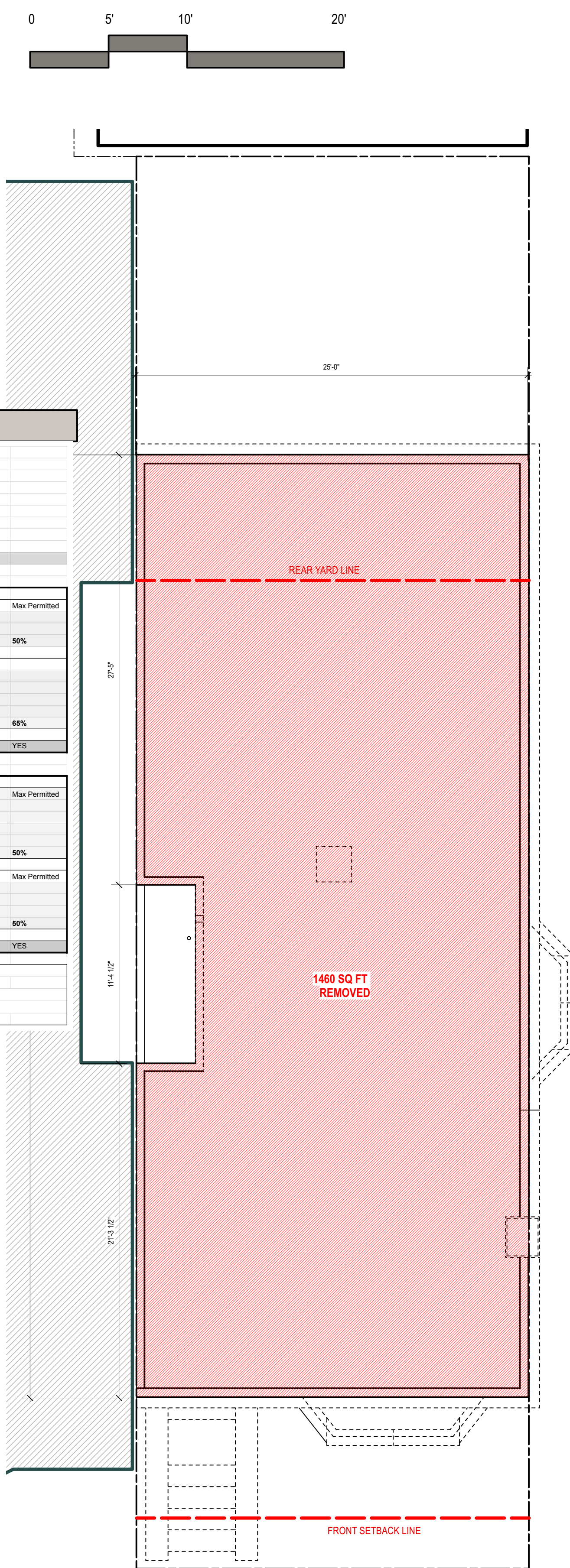
SECTION B - Linear Foundation Calc					
#1	Front and Rear Facades - Linear Measurements	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
A	Front Facade (south facing)	33.75	33.75	100%	
B	Rear Facade (north facing)	24.9	0	0%	
	<b>Sum of Front and Rear Facade (east + west)</b>	<b>58.65</b>	<b>33.75</b>	<b>57%</b>	<b>60%</b>
#2	Exterior Walls Linear Foundation Measurement	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
A	Front Facade (south facing)	33.75	33.75	100%	
B	Rear Facade (north facing)	24.9	0	0%	
C	East Elevation	61	0	0%	
D	West Elevation	61	0	0%	
	<b>Sum of All Exterior Walls Linear Footage</b>	<b>180.65</b>	<b>33.75</b>	<b>18%</b>	<b>65%</b>
Does Section B Meet Code? If either B1 or B2 is below max permitted, it meets code. YES					
SECTION C - Surface Area Calc					
#1	Vertical Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	North Facing Walls	740	340	46%	
B	South Facing Walls	539	539	100%	
C	East Facing Walls	1692	688	40%	
D	West Facing Walls	1219	287	23%	
	<b>Sum of All Exterior Wall Square Footage Vert Elements</b>	<b>4190</b>	<b>1854</b>	<b>44%</b>	<b>50%</b>
#2	Horizontal Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	Basement at Grade -1	N/A	N/A	N/A	
B	2nd Floor	1440	132	9%	
C	Roof	1457	1457	100%	
	<b>Sum of All Exterior Element Square Footage</b>	<b>2897</b>	<b>1589</b>	<b>55%</b>	<b>60%</b>
Does Section C Meet Code? If either C1 or C2 is below max permitted, it meets code. YES					

1 Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal."

2 Removal of floor plates to accommodate a new stair is considered "removal."

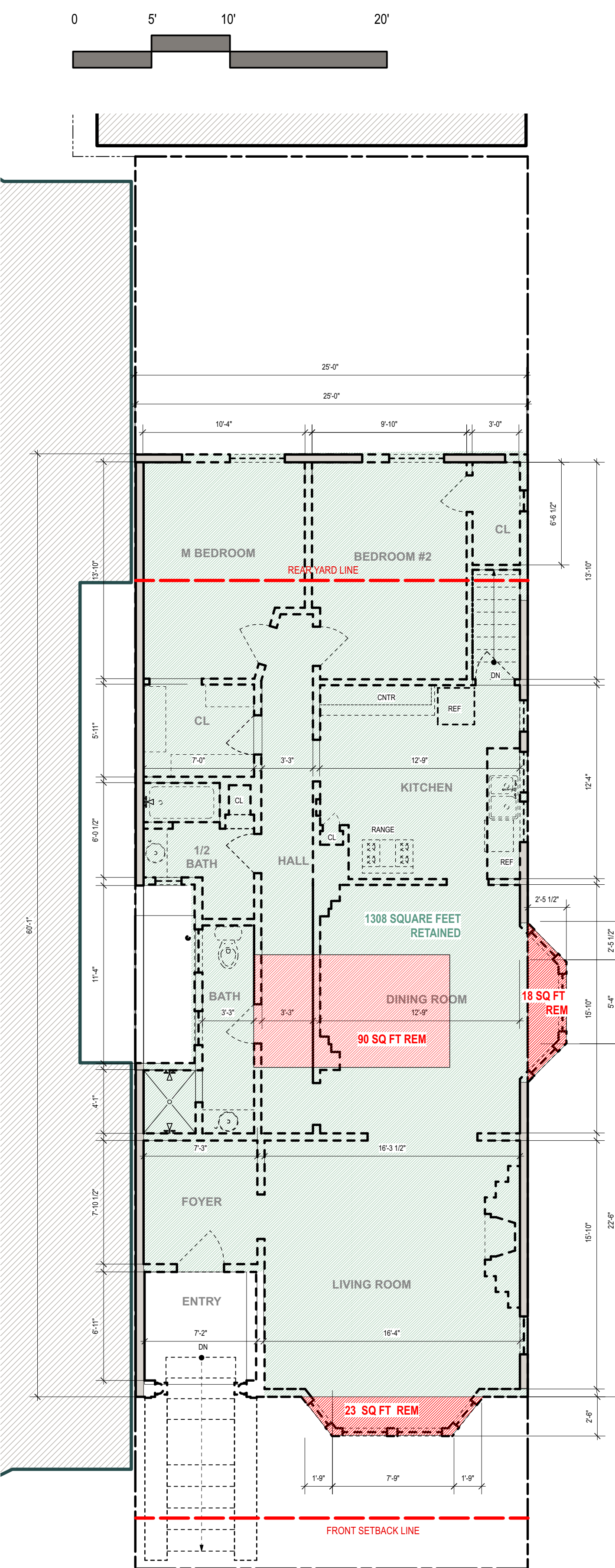
3 Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."

4 To use Section 317(b)(2)(d)(9) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond repair and requires replacement, or 2) (During Construction) a "Correction Notice" issued by DBI to show requirement to repair.



**EXISTING/DEMO ROOF PLAN**  
3/16" = 1'-0"

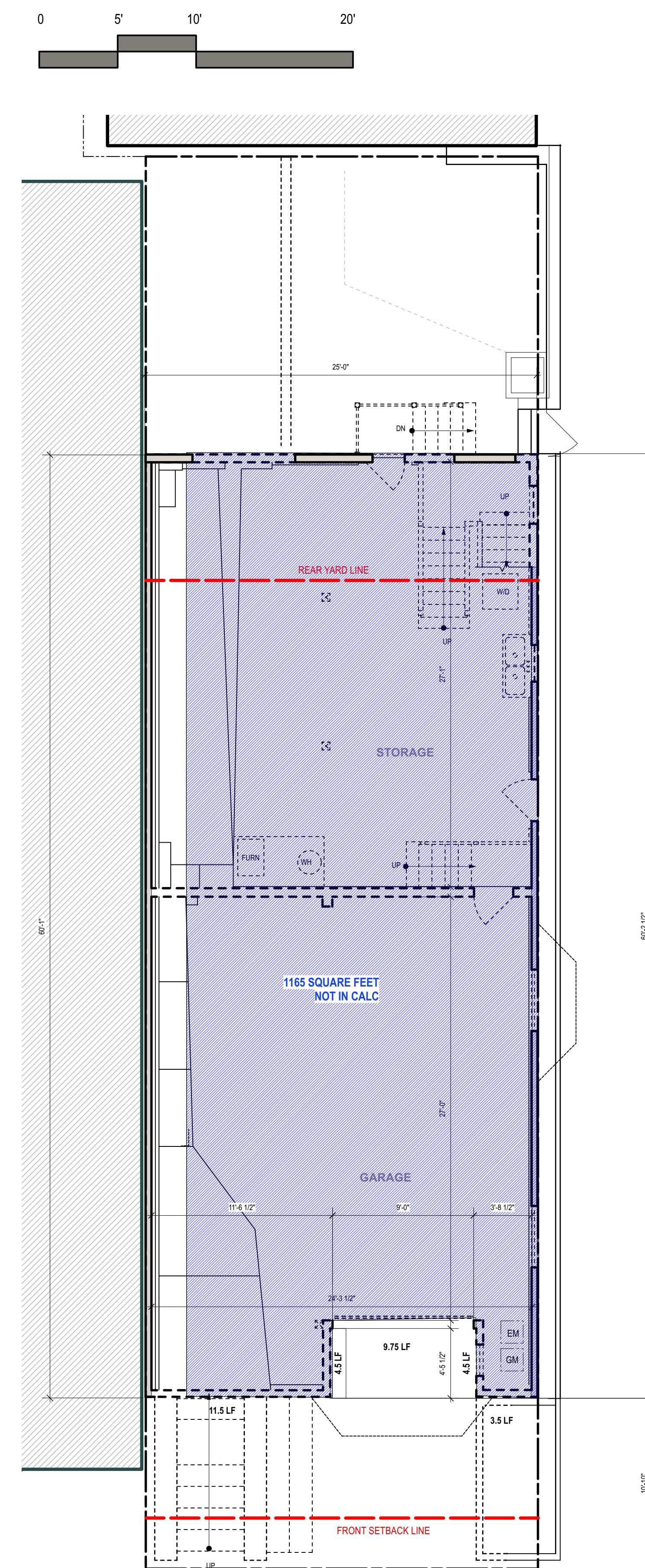
3



**EXISTING/DEMO 2ND FLOOR PLAN**  
3/16" = 1'-0"

2

**NO DEMO WORK THIS PERMIT  
- FOR REFERENCE  
ONLY-DEMO WORK PER  
202209192659**



**EXISTING/DEMO FIRST FLOOR PLAN**  
3/16" = 1'-0"

1

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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4000 21ST STREET, SAN FRANCISCO CA

**DEMO CALCS**

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

**A0.1**

SCALE:  
PLOT DATE:



08.18.21	CONCEPT
08.30.21	REV PLAN
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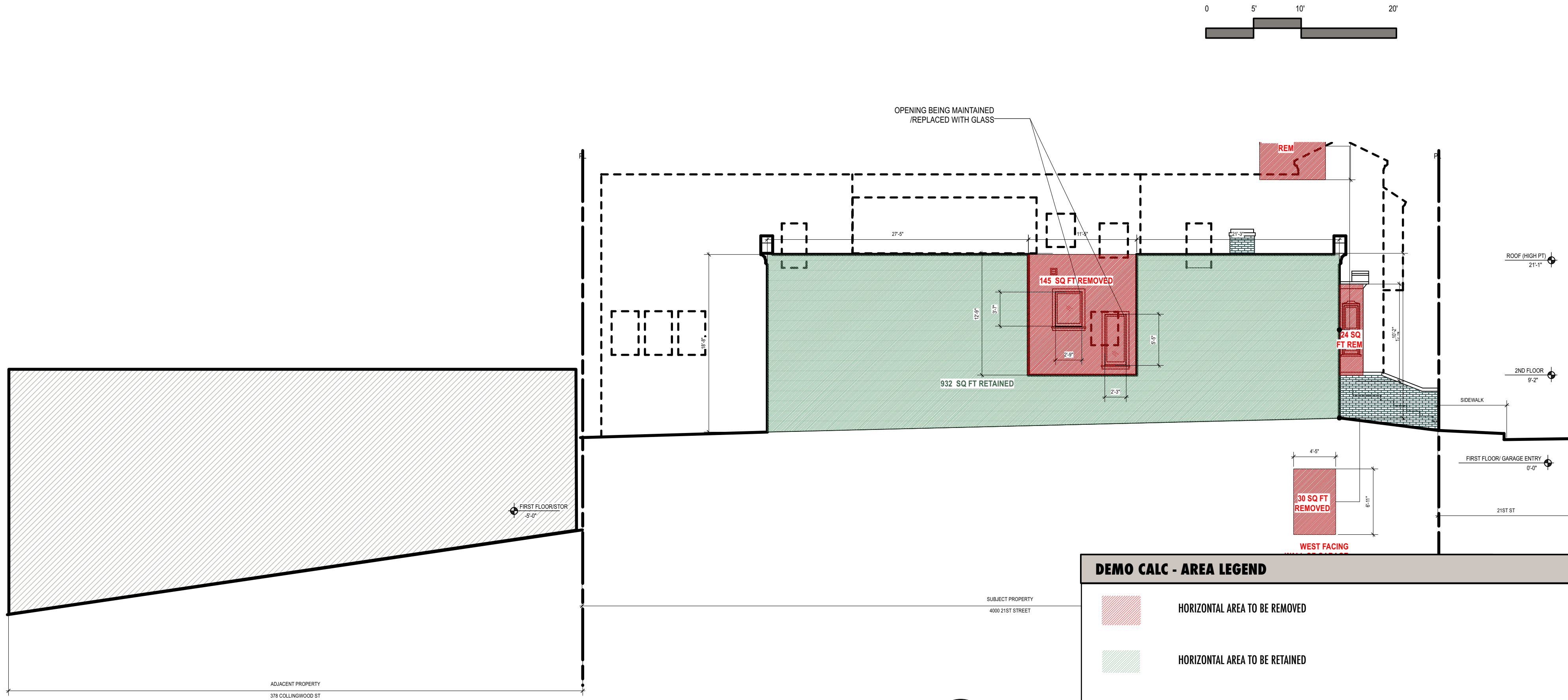
ACCESSORY DWELLING UNIT  
4000 21ST STREET, SAN FRANCISCO CA

**DEMO CALCS**

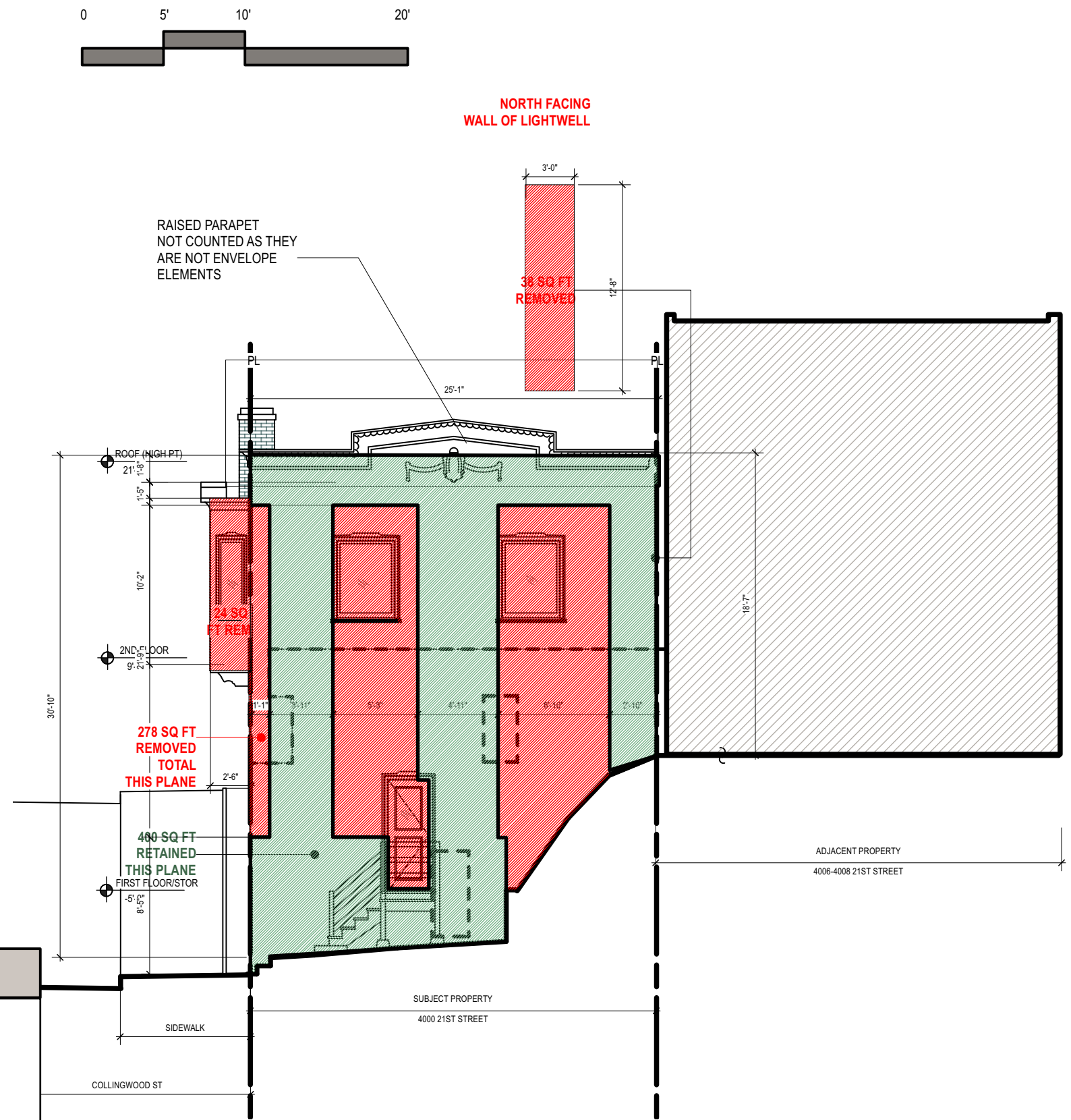
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**A0.2**

SCALE:  
PLOT DATE:



**DEMO WEST ELEVATION**  
1/8" = 1'-0" **4**



**DEMO NORTH ELEVATION**  
1/8" = 1'-0" **2**

**DEMO CALC - AREA LEGEND**

- HORIZONTAL AREA TO BE REMOVED
- HORIZONTAL AREA TO BE RETAINED
- HORIZONTAL AREA NIC PER SECTION 317 REGULATIONS

**DEMO CALC**

Planning Code section 317

Demo Criteria Section 317  
 A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required.  
 B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Façade and Rear Façade, and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in linear feet at the foundation level, or  
 C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

4000 21st Street Conditions

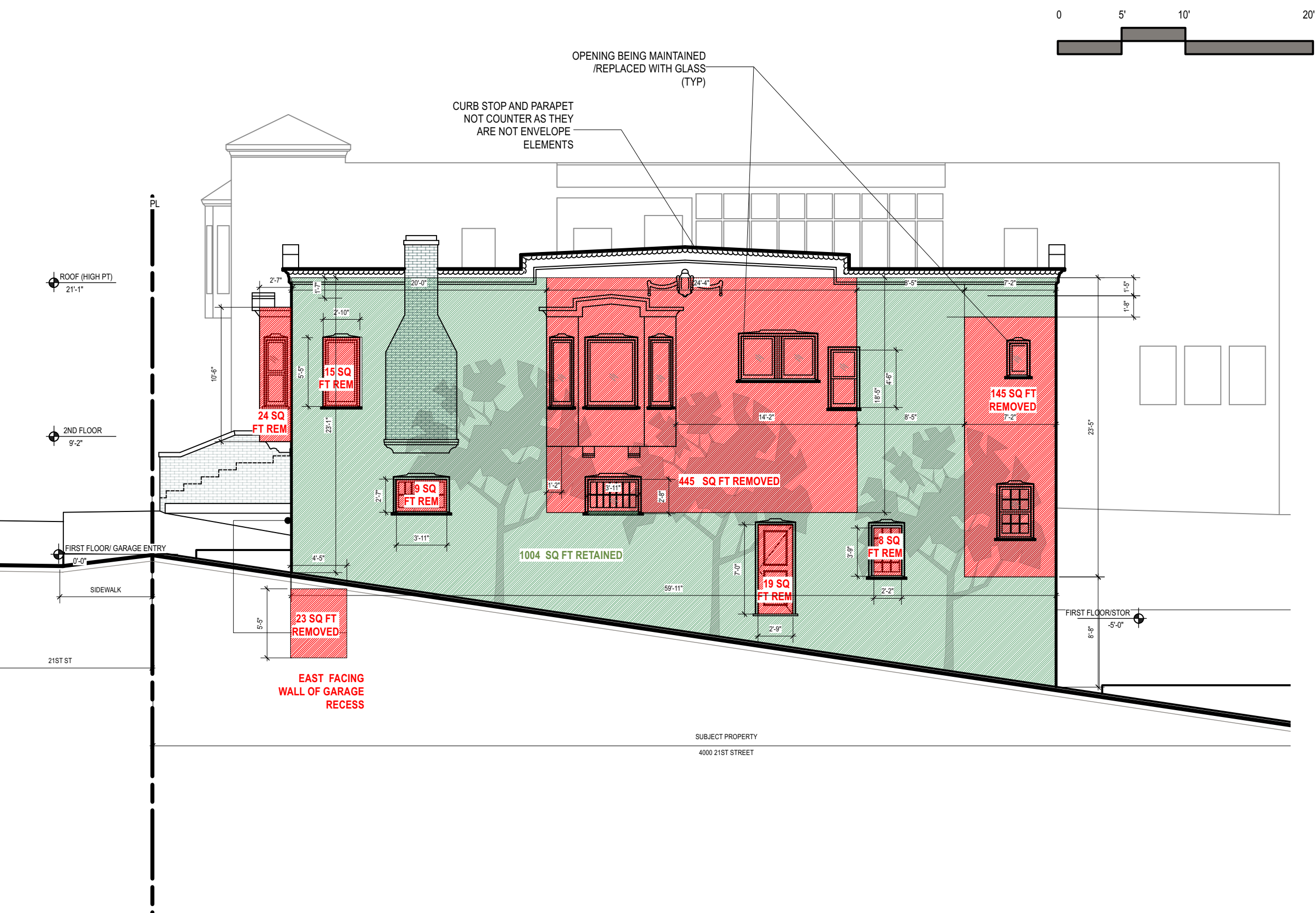
SECTION B - Linear Foundation Calc						
#1		Front and Rear Facades - Linear Measurements	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
A	Front Façade (south facing)		33.75	33.75	100%	
B	Rear Façade (north facing)		24.9	0	0%	
	<b>Sum of Front and Rear Façade (east + west)</b>		<b>58.65</b>	<b>33.75</b>	<b>57%</b>	<b>60%</b>
#2		Exterior Walls Linear Foundation Measurement	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
A	Front Façade (south facing)		33.75	33.75	100%	
B	Rear Façade (north facing)		24.9	0	0%	
C	East Elevation		61	0	0%	
D	West Elevation		61	0	0%	
	<b>Sum of All Exterior Walls Linear Footage</b>		<b>180.65</b>	<b>33.75</b>	<b>18%</b>	<b>65%</b>

Does Section B Meet Code? If either B1 or B2 is below max permitted, it meets code: **YES**

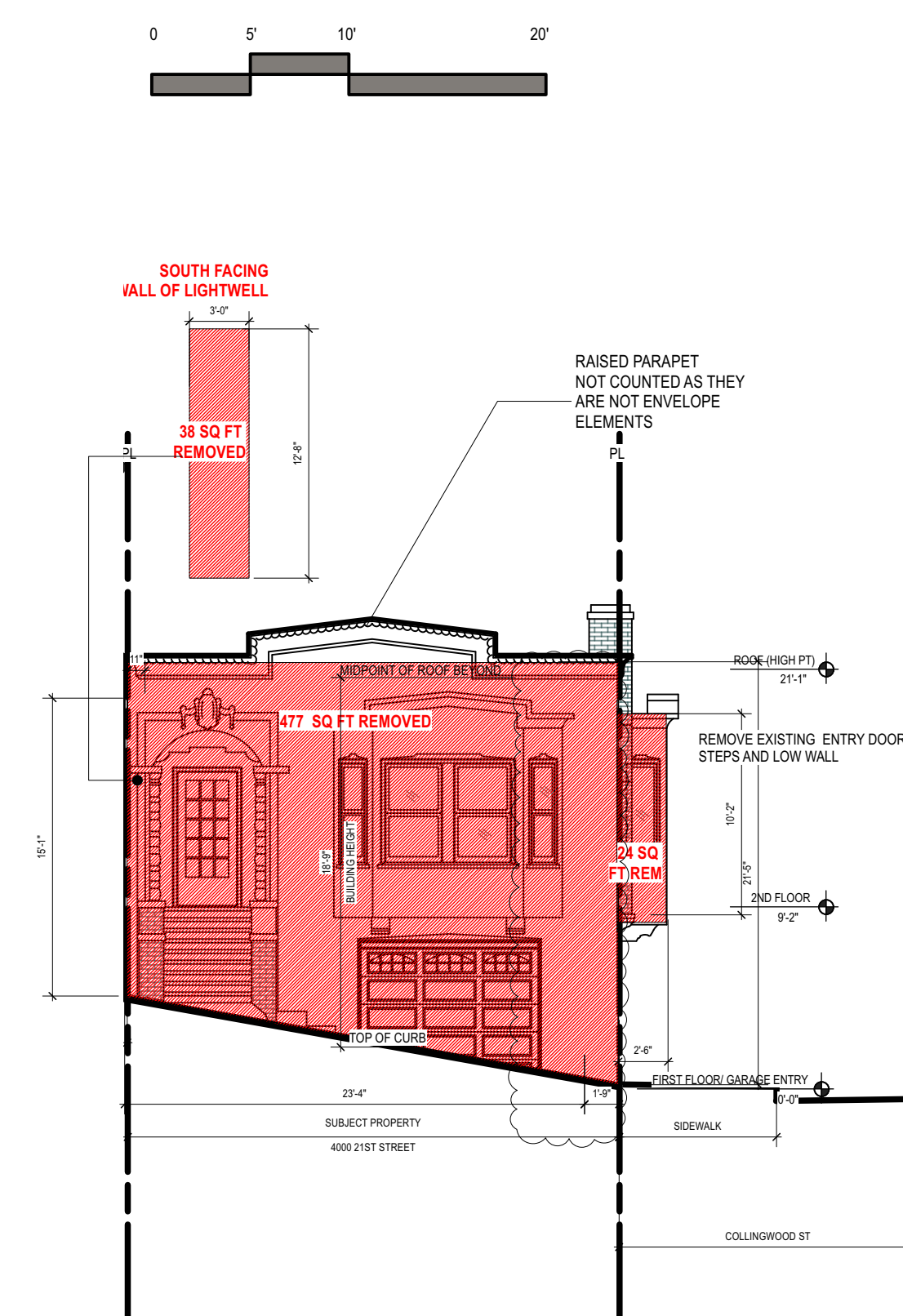
SECTION C - Surface Area Calc						
#1		Vertical Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	North Facing Walls		740	340	46%	
B	South Facing Walls		539	539	100%	
C	East Facing Walls		1692	688	40%	
D	West Facing Walls		1219	287	23%	
	<b>Sum of All Exterior Wall Square Footage Vert Elements</b>		<b>4190</b>	<b>1854</b>	<b>44%</b>	<b>60%</b>
#2		Horizontal Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	Basement at Grade -1	NIC	N/A	N/A	N/A	
B	2nd Floor		1440	132	9%	
C	Roof		1457	1457	100%	
	<b>Sum of All Horizontal Element Square Footage</b>		<b>2897</b>	<b>1589</b>	<b>55%</b>	<b>60%</b>

Does Section C Meet Code? If either C1 or C2 is below max permitted, it meets code: **YES**

1 Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal."  
 2 Removal of floor plates to accommodate a new stair is considered "removal."  
 3 To use Section 317(b)(2)(i)(3) clause of "removed and replaced for repair or maintenance," Owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond repair and requires replacement, or 2) (During Construction) a "Correction Notice" issued by DBI to show requirement to repair.



**DEMO EAST ELEVATION**  
1/8" = 1'-0" **3**



**DEMO SOUTH ELEVATION**  
1/8" = 1'-0" **1**

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09.21.21	PREAPP SET
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02.04.22	STEEL DECK/REV
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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**ACCESSORY DWELLING UNIT**  
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**AREA PLANS**

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**A0.3**

SCALE:  
PLOT DATE:

**HATCH LEGEND**

MAIN RESIDENCE FLOOR AREA (4000 21st St)

ADU FLOOR AREA (4000a 21st St)

PRIVATE USABLE OPEN SPACE

**AREA CALCULATIONS**

**SAN FRANCISCO PLANNING CODE CALCS PER SECTION 102**

Floor Areas	Existing Sq Ft	Proposed Sq Ft
Main Residence Area	1448	2750
ADU Area	0	785
Parking/Common/Storage Area	1131	462

USABLE OPEN SPACE MAIN RESIDENCE = 350 SQ FT (125 REQUIRED PER SFPC SECTION 135)  
USABLE OPEN SPACE ADU = 225 SQ FT (125 REQUIRED PER SFPC SECTION 135)

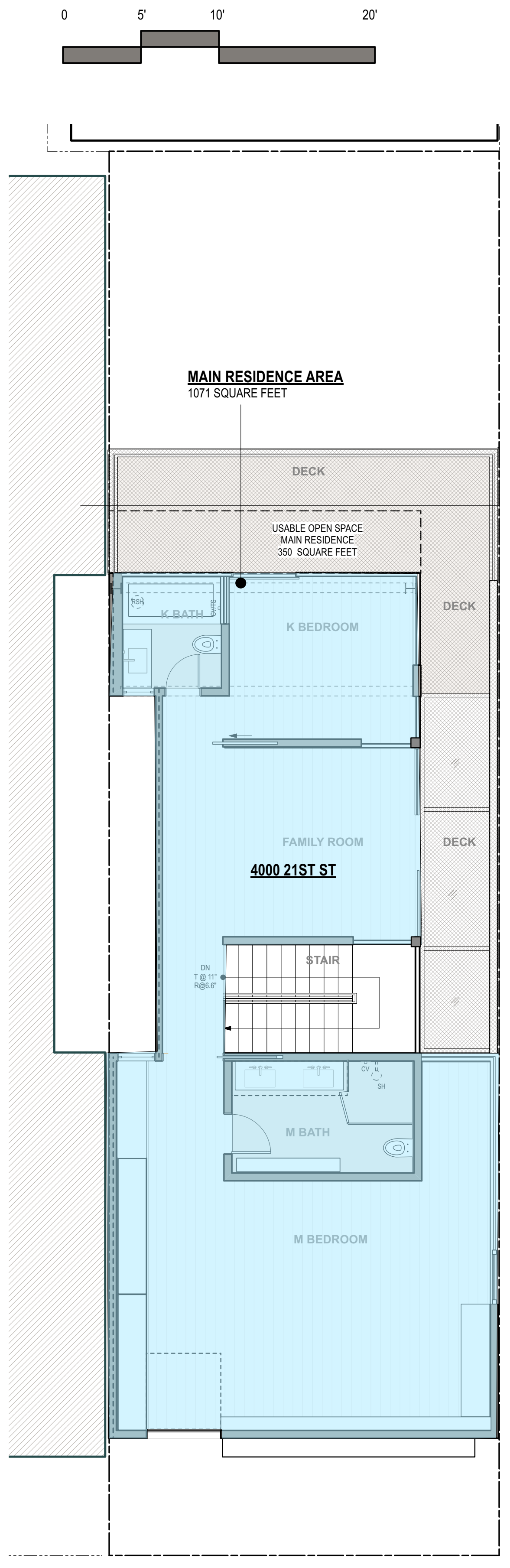
**SAN FRANCISCO PLANNING CODE CALCS PER SECTION 249.2**

EXISTING VERSUS PROPOSED AREAS	Existing Sq Ft	Proposed Sq Ft
Main Residence Area*	2579	2981
ADU Area*	0	1016
<b>TOTAL</b>	<b>2579</b>	<b>3997</b>

all measurements in gross square footage per SFPC  
\*common areas are split between units. Total Common area = 462 sq ft, or additional 231 sq ft per unit  
\*common area per SFPC per 249.92

PROPOSED AREA PER FLOOR	Main Residence Sq Ft	ADU Sq Ft
FF	496	1016
2F	1414	0
3F	1071	0
<b>TOTAL</b>	<b>2981</b>	<b>1016</b>

all measurements in gross square footage per SFPC  
15% ADDED ONTO EXISTING AREA (e area x 1.15) 2965 < 2981  
1.2 TIMES LOT AREA 2700 < 2981

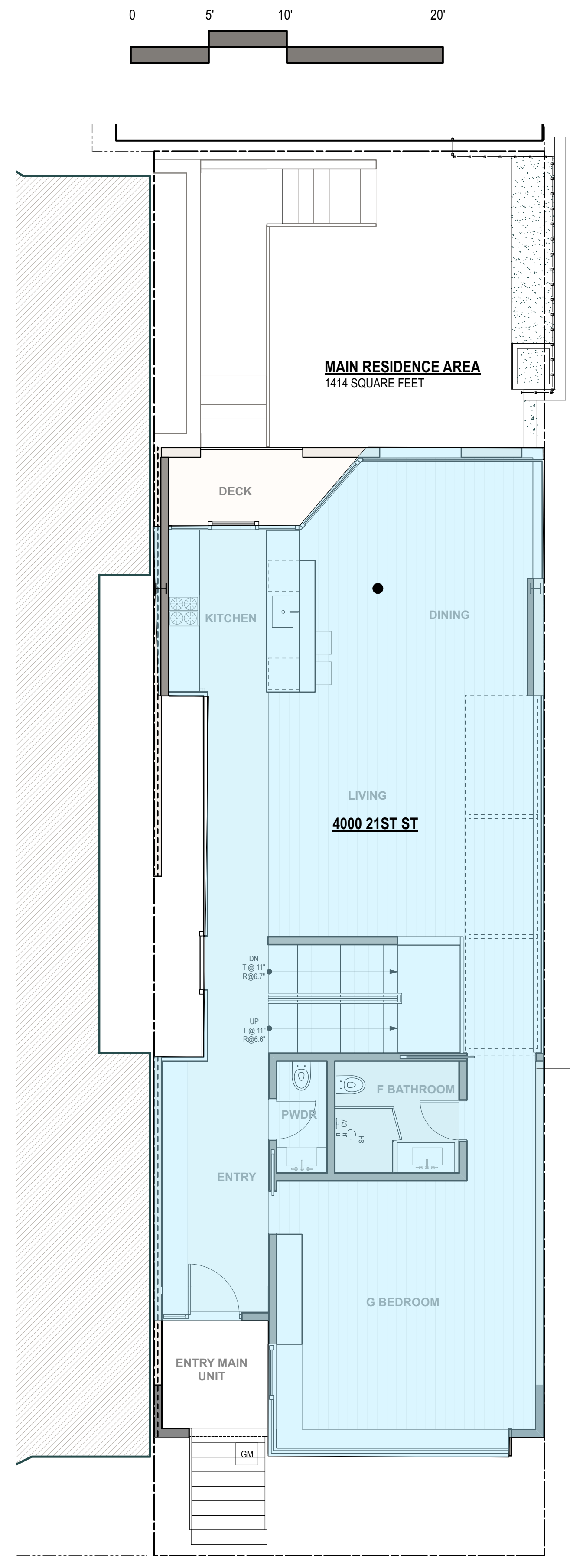


**NO WORK THIS LEVEL - FOR REFERENCE ONLY WORK THIS LEVEL PER 202209192659**

CALCS PER SFPC CALCS TO SEE SFBC CALCS SEE COVER SHEET

**3RD FLOOR AREA CALCS**  
3/16" = 1'-0"

3

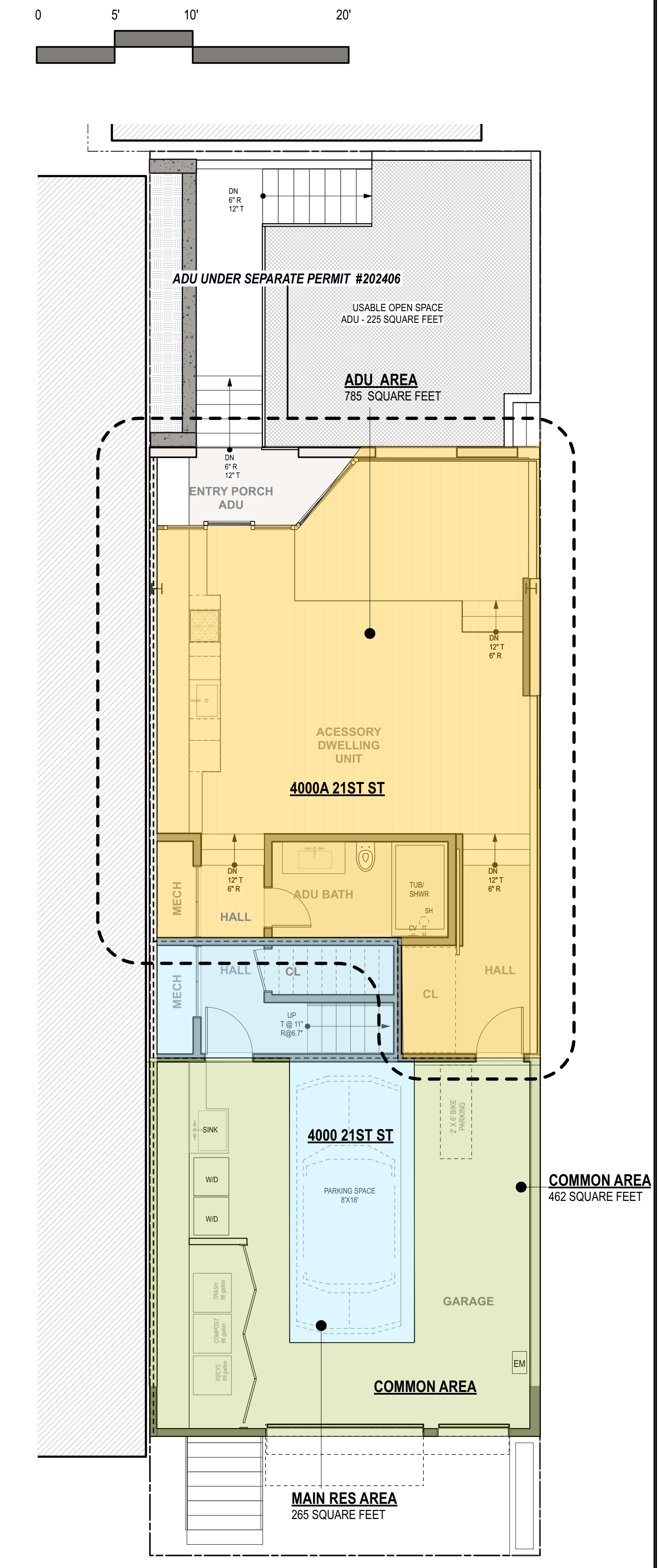


**NO WORK THIS LEVEL - FOR REFERENCE ONLY WORK THIS LEVEL PER 202209192659**

CALCS PER SFPC CALCS TO SEE SFBC CALCS SEE COVER SHEET

**2ND FLOOR AREA CALCS**  
3/16" = 1'-0"

2



CALCS PER SFPC CALCS TO SEE SFBC CALCS SEE COVER SHEET

**FIRST FLOOR AREA CALS**  
3/16" = 1'-0"

1



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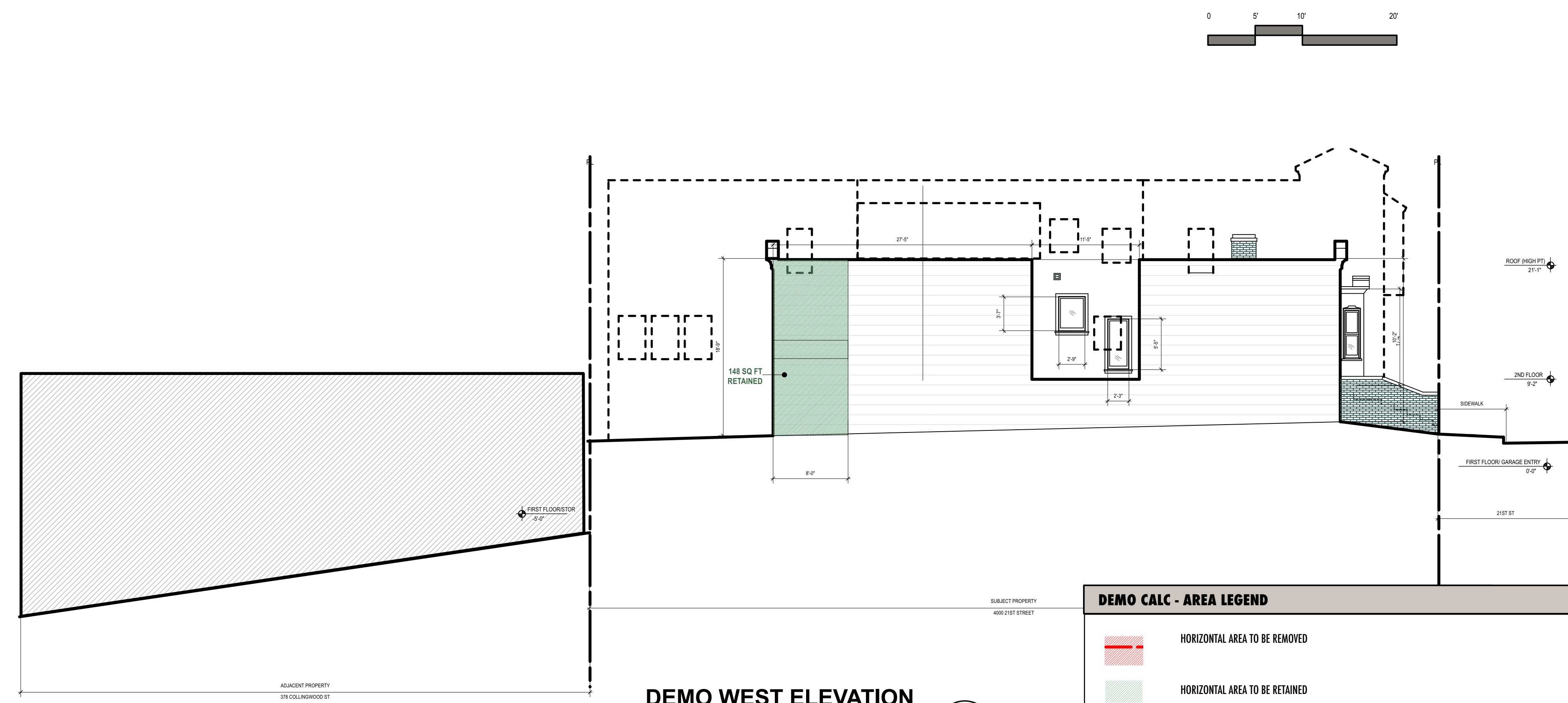
ACCESSORY DWELLING UNIT  
4000 21ST STREET, SAN FRANCISCO CA

**DEMO CALCS - RY**

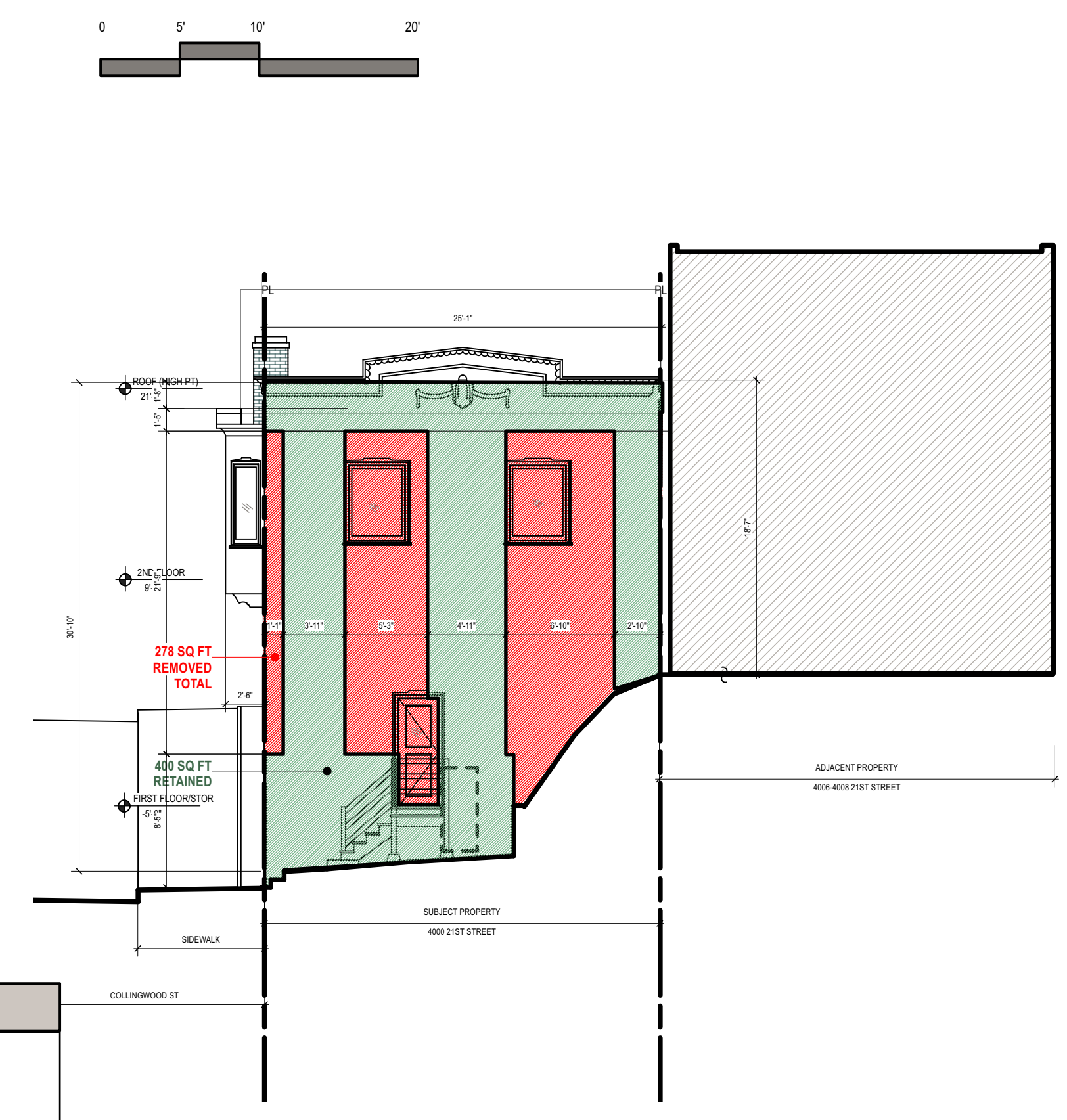
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**A0.4**

SCALE:  
PLOT DATE:



**DEMO WEST ELEVATION  
PORTION OVER REAR YARD ONLY**  
1/8" = 1'-0" **4**



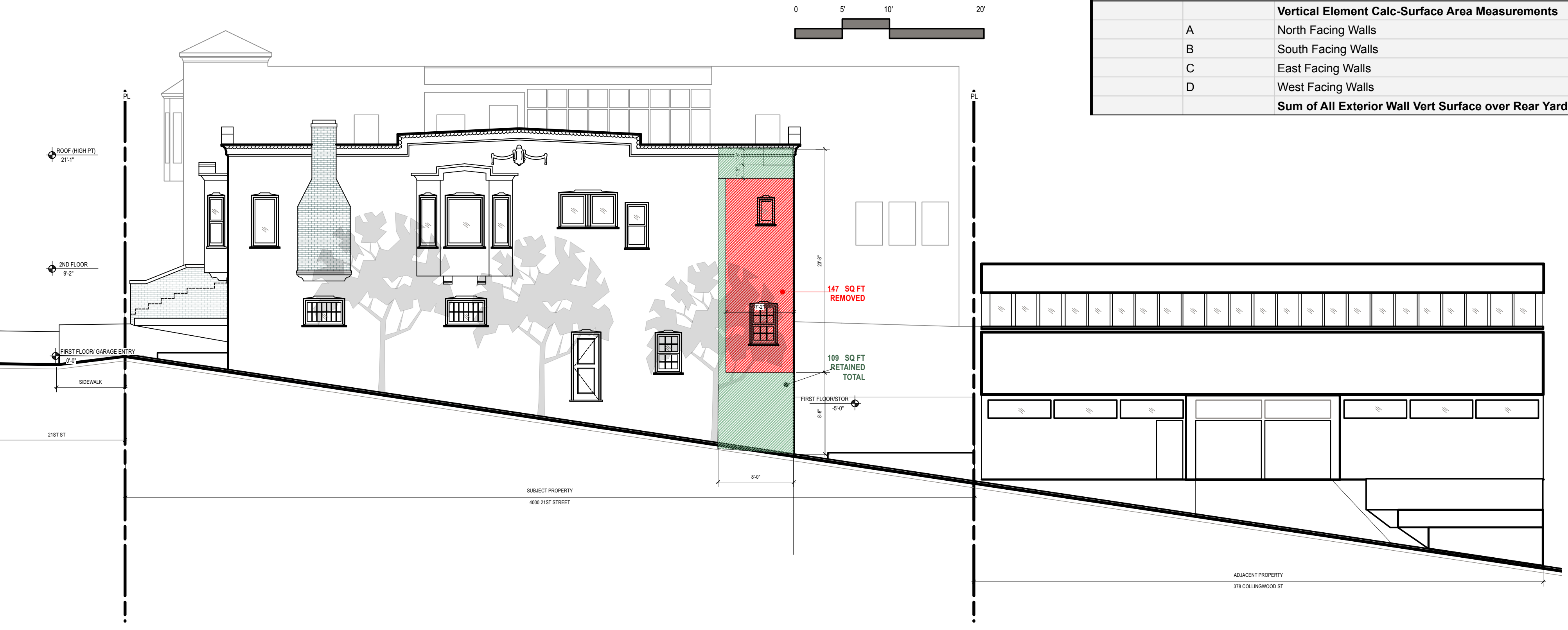
**DEMO NORTH ELEVATION  
PORTION OVER REAR YARD ONLY**  
1/8" = 1'-0" **2**

**DEMO CALC - AREA LEGEND**

- HORIZONTAL AREA TO BE REMOVED
- HORIZONTAL AREA TO BE RETAINED
- HORIZONTAL AREA NIC PER SECTION 317 REGULATIONS

**DEMO CALC - FOR AREA OVER REAR YARD LINE ONLY**

Surface Area Calc - Vertical Exterior Wall Surface over Rear Yard Line					
	Vertical Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	North Facing Walls	678	278	41%	
B	South Facing Walls	NA	NA	NA	
C	East Facing Walls	256	147	57%	
D	West Facing Walls	147	0	0%	
	<b>Sum of All Exterior Wall Vert Surface over Rear Yard Line</b>	<b>1081</b>	<b>425</b>	<b>39%</b>	<b>50%</b>



**DEMO EAST ELEVATION - PORTION OVER  
REAR YARD LINE ONLY**  
1/8" = 1'-0" **3**

**NO DEMO WORK THIS PERMIT  
- FOR REFERENCE  
ONLY-DEMO WORK PER  
202209192659**

**SOUTH ELEVATION NIC**

**DEMO SOUTH ELEVATION**  
1/8" = 1'-0" **1**



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

DESIGN – COMPLIANCE AT PLAN STAGE

6. Final Materials. The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, www.sfpplanning.org

7. Garbage, Composting and Recycling Storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, www.sfpplanning.org

8. Landscaping. Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, www.sfpplanning.org

PARKING AND TRAFFIC

9. Bicycle Parking. The Project shall provide no fewer than two (2) Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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

10. Parking Maximum. Pursuant to Planning Code Section 151, the Project shall provide no more than two (2) off-street parking spaces.

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

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7352, www.sfpplanning.org

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

2. Expiration and Renewal. Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization.

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

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

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

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

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

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

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

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

AUTHORIZATION

This authorization is for a conditional use to allow expansion of a single-family residence located at 4000 21st Street, Block 2751, and Lot 006H pursuant to Planning Code Sections 249.92 and 303 within the RH-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated March 2, 2024, and stamped "EXHIBIT B" included in the docket for Record No. 2022-009383CUA and subject to conditions of approval reviewed and approved by the Commission on April 11, 2024 under Motion No. 21545.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions.

CHANGES AND MODIFICATIONS

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

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

Radu Mihai Roman

And When Recorded Mail To:

Name: Radu Mihai Roman

Address: 4000 21st ST

City: San Francisco

State: CA ZIP: 94114



Doc # 2024032356

Table with recording details: City and County of San Francisco, Joaquin Torres, Assessor-Recorder, 4/22/2024 12:53:46 PM, Fees \$35.00, Taxes \$0.00, Pages 8 Title 394 NH Other \$0.00, Customer 001, S82 Fees \$75.00, Paid \$110.00

(Space Above This Line For Recorder's Use)

I (We), Radu Mihai Roman, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows: (or see attached sheet marked "Exhibit A" on which property is more fully described):

BEING ASSESSOR'S BLOCK: 2751 LOT: 006H;

COMMONLY KNOWN AS: 4000 21ST STREET;

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said Restrictions consist of conditions attached to Conditional Use Authorization No. 2022-009383CUA authorized by the Planning Commission of the City and County of San Francisco on April 11, 2024, as set forth on Planning Commission Motion No. 21545. This authorization is for a conditional use to allow expansion of a single-family residence located at 4000 21st Street, Block 2751, and Lot 006H pursuant to Planning Code Sections 249.92 and 303 within the RH-2 District and a 40-X Height and Bulk District.

The restrictions and conditions of which notice is hereby given are:

EXHIBIT "A"

Legal Description

A.P.N.: LOT: 006H, BLOCK: 2751

Situs Address: 4000 21st Street, San Francisco, CA 94114

Property Address: 4000 21st Street, San Francisco, CA 94114

Lot Number: 006H

Block Number: 2751

the following described property in the City of San Francisco, County of San Francisco, State of California:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF 21ST STREET AND THE WESTERLY LINE OF COLLINGWOOD STREET; RUNNING THENCE WESTERLY AND ALONG SAID LINE OF 21ST STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 90 FEET; THENCE AT A RIGHT ANGLE EASTERLY 25 FEET TO THE WESTERLY LINE OF COLLINGWOOD STREET; THENCE AT A RIGHT ANGLE SOUTHERLY ALONG SAID LINE OF COLLINGWOOD STREET 90 FEET TO THE POINT OF BEGINNING.

BEING PART OF HORNER'S ADDITION BLOCK NO. 191.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of San Francisco

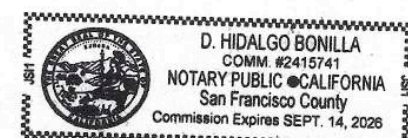
On April 17, 2024 before me, D. Hidalgo Bonilla, Notary Public (insert name and title of the officer)

personally appeared Radu Mihai Roman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)



NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

Signature of Radu Mihai Roman, Dated: 04/19/2024 at San Francisco, California.

Signature, Dated: 20 at San Francisco, California.

Signature, Dated: 20 at San Francisco, California.

Signature, Dated: 20 at San Francisco, California.

Signature, Dated: 20 at San Francisco, California.

Signature, Dated: 20 at San Francisco, California.

Signature, Dated: 20 at San Francisco, California.

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

See Attached California All-Purpose Acknowledgement

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

14. Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change.

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

Table with project status: 08.18.21 CONCEPT, 09.30.21 REV PLAN, 09.03.21 REV, 09.21.21 PREAPP SET, 02.15.22 REVISIONS, 02.24.22 REVISIONS, 05.31.22 REVISIONS, 08.17.22 PERMIT, 04.19.23 NOPDR/REV, 09.08.23 REV, 01.29.24 REV, 02.29.24 REV TO ADD ADU, 03.02.24 NOPDR, 06.01.24 ADU PERMIT



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ACCESSORY DWELLING UNIT 4000 21ST STREET, SAN FRANCISCO CA

NSR

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A0.5

SCALE: PLOT DATE:



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06.01.24	ADU PERMIT



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# ACCESSORY DWELLING UNIT

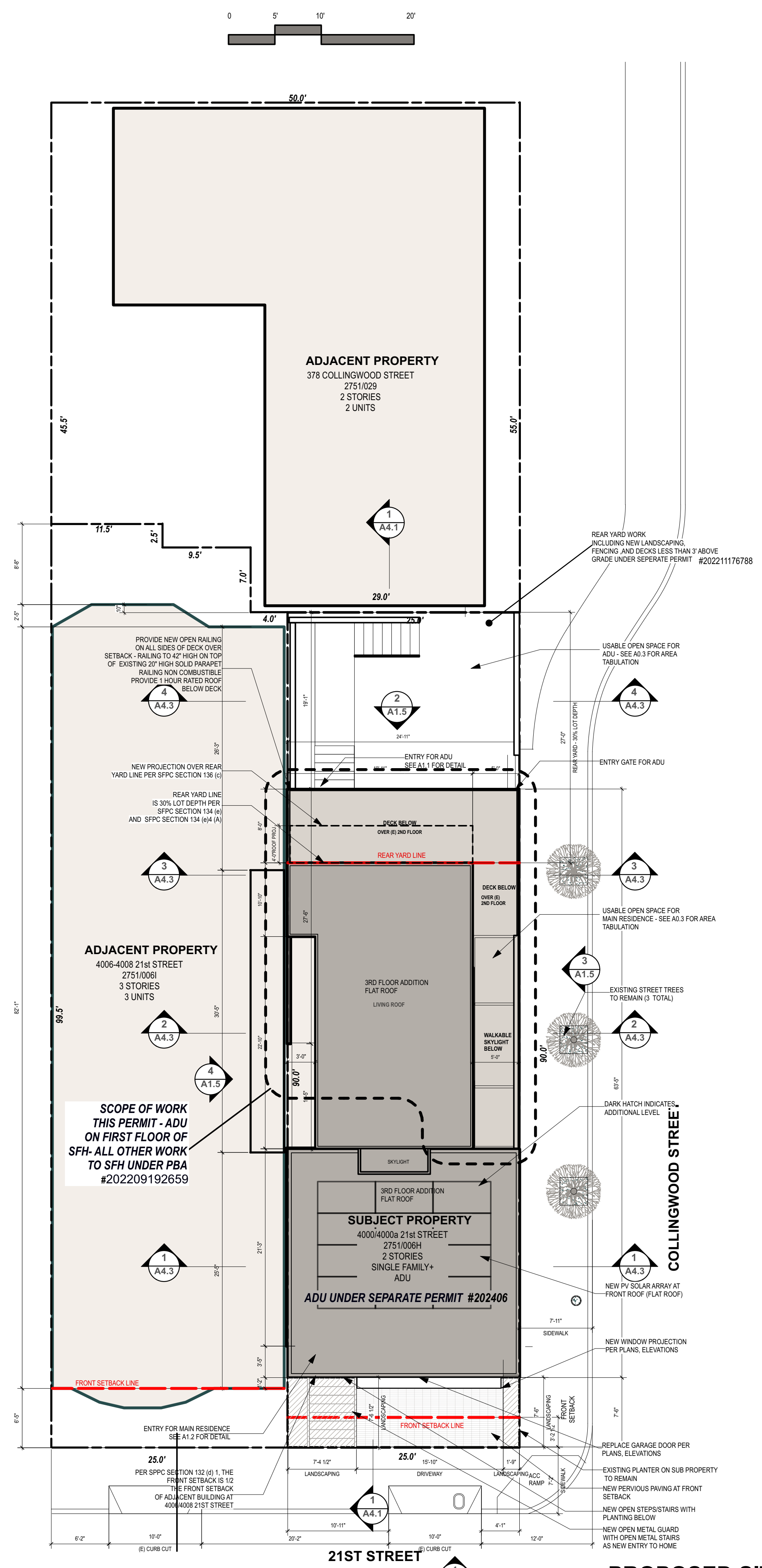
4000 21ST STREET, SAN FRANCISCO CA

**SITE PLAN**

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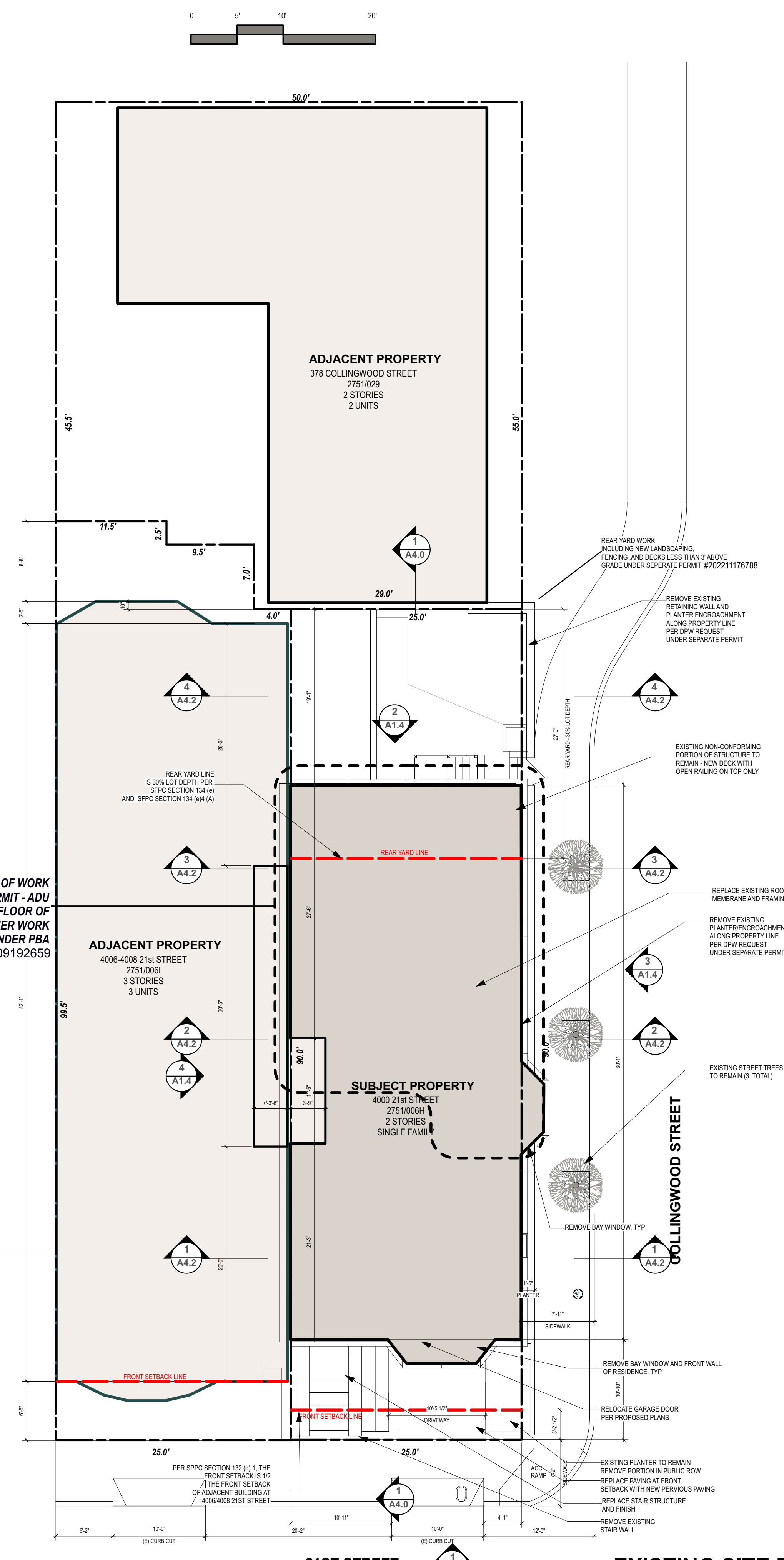
## A1.0

SCALE:  
PLOT DATE:



FRONT SETBACK CALCULATION	AREA (in sq ft)	PERCENTAGE DECIMAL	PERCENT PROVIDED	PERCENT REQUIRED
SETBACK AREA	80			
PLANTED AREA	30	0.375	38%	20%
PERVIOUS AREA (INCL PLANTING+PERVIOUS FV)	80	1	100%	50%

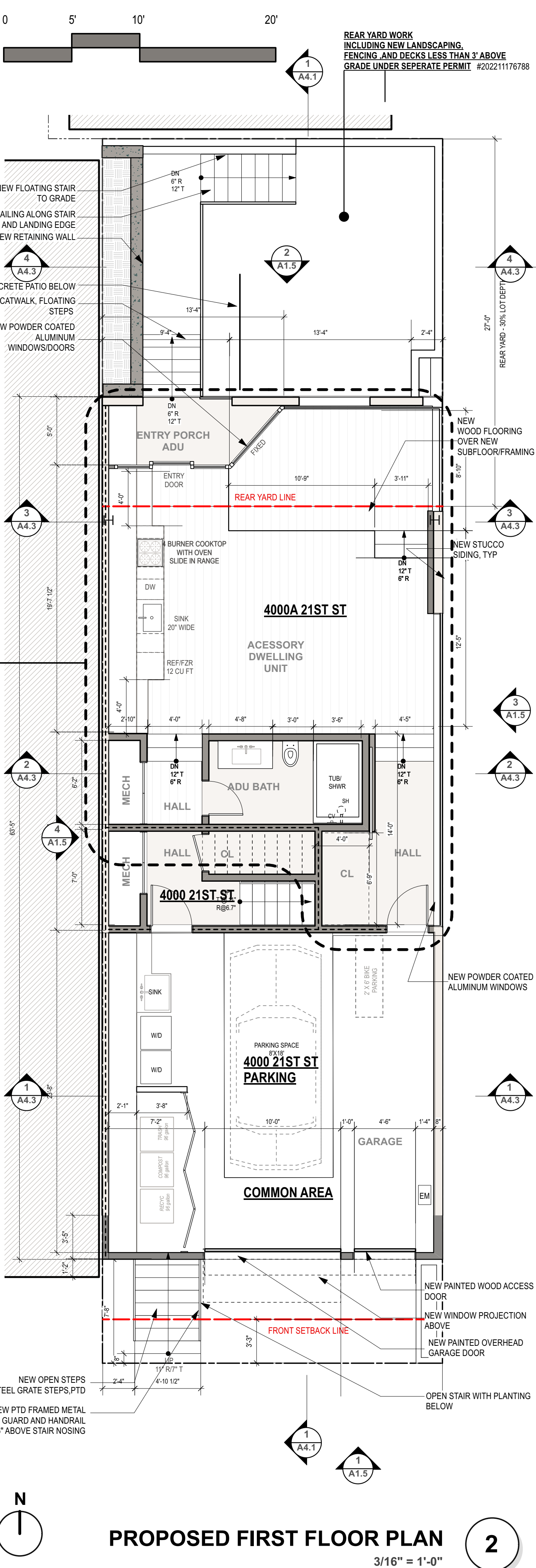
**PROPOSED SITE PLAN** 2  
1/8" = 1'-0"



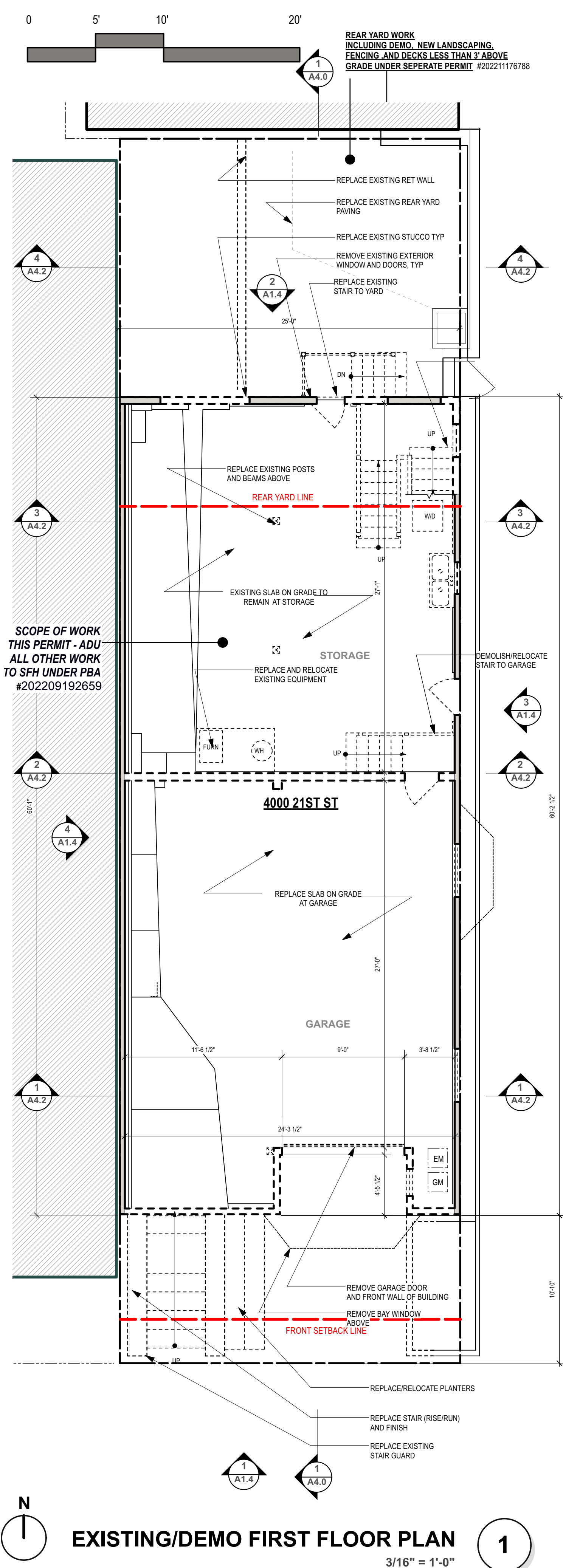
**EXISTING SITE PLAN** 1  
1/8" = 1'-0"



WALL LEGEND	
	EXISTING WALL TO REMAIN
	DEMO WALL
	NEW WALL



SCOPE OF WORK  
THIS PERMIT - ADU  
ALL OTHER WORK  
TO SFH UNDER PBA  
#202209192659



SCOPE OF WORK  
THIS PERMIT - ADU  
ALL OTHER WORK  
TO SFH UNDER PBA  
#202209192659

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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# ACCESSORY DWELLING UNIT

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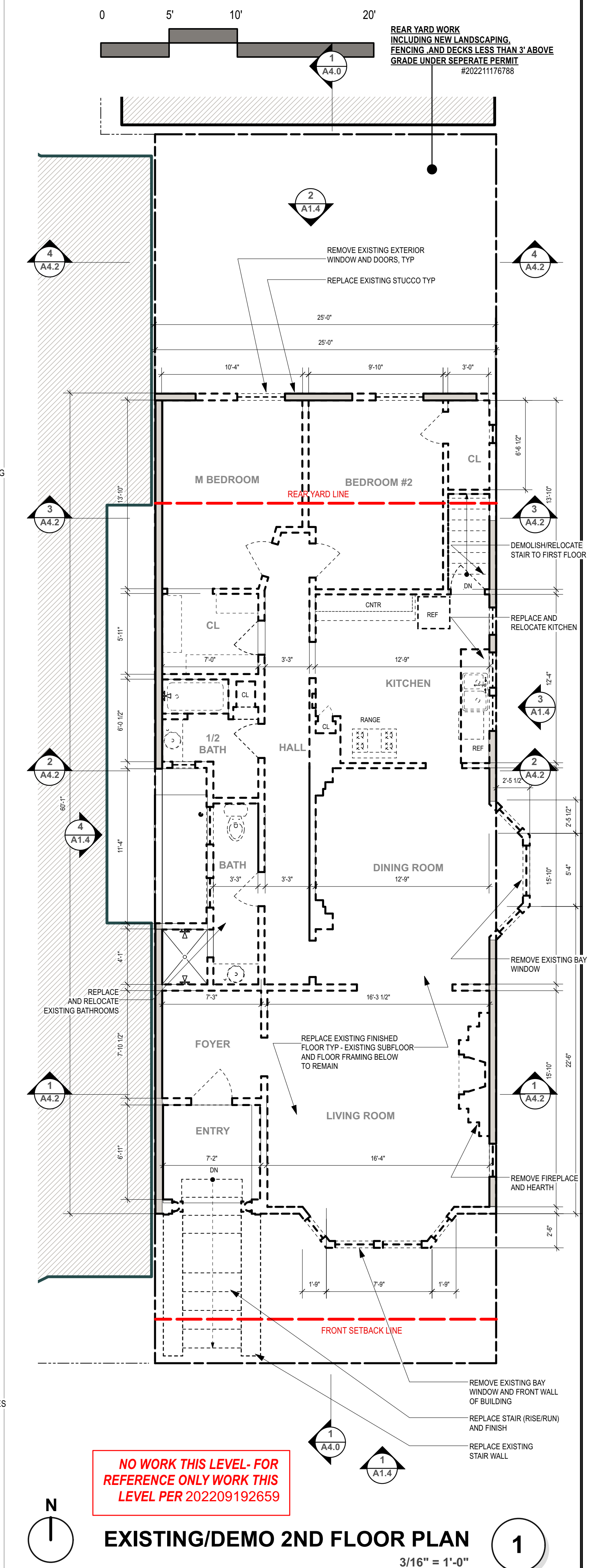
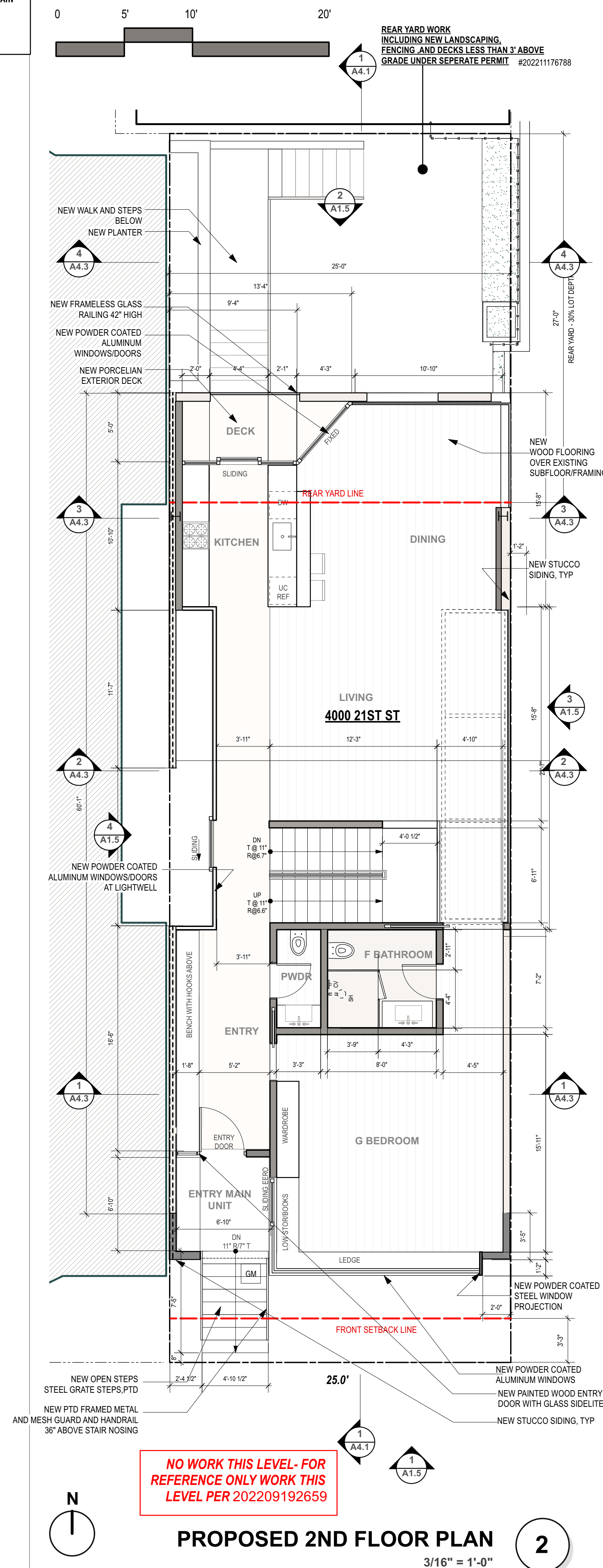
## FIRST FLOOR PLANS

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# A1.1

SCALE:  
PLOT DATE:

WALL LEGEND	
	EXISTING WALL TO REMAIN
	DEMO WALL
	NEW WALL



08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
10.21.21	REV MF
02.24.22	REVISIONS K/REV
02.15.22	REVISIONS
05.31.22	REVISIONS
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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**2ND FLOOR PLANS**

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**A1.2**

SCALE:  
PLOT DATE:



08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
10.21.21	REV MF
02.24.22	REVISIONS K/REV
02.15.22	REVISIONS
05.31.22	REVISIONS
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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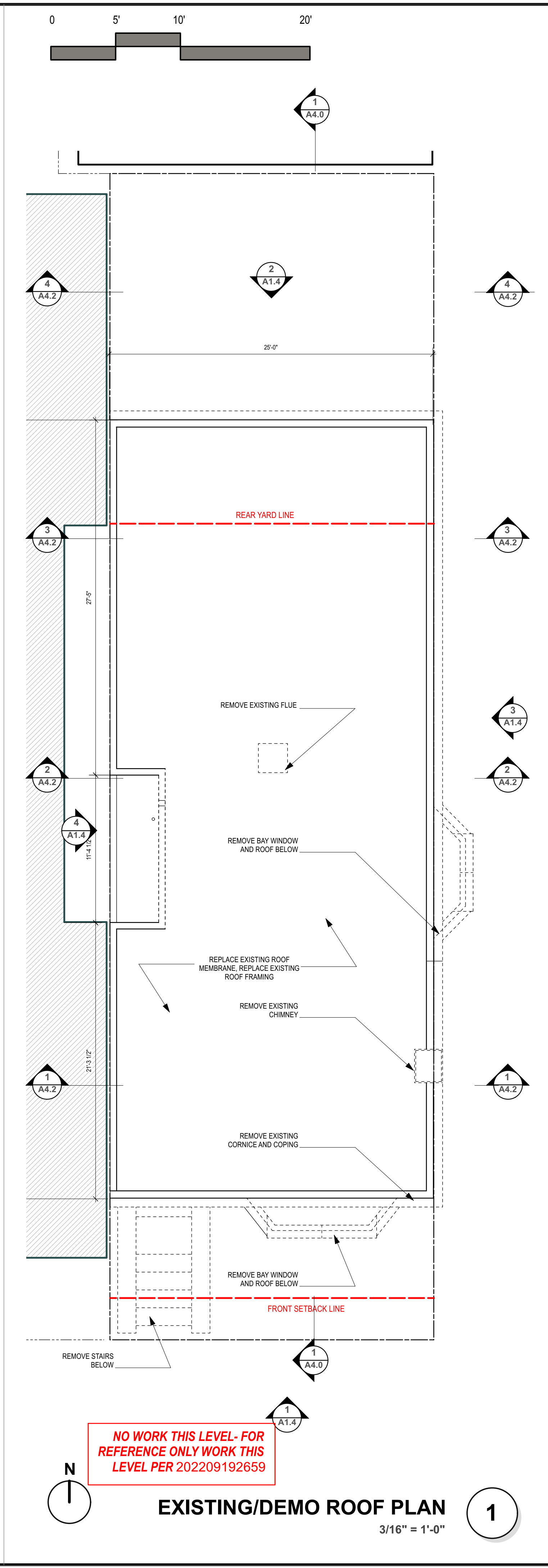
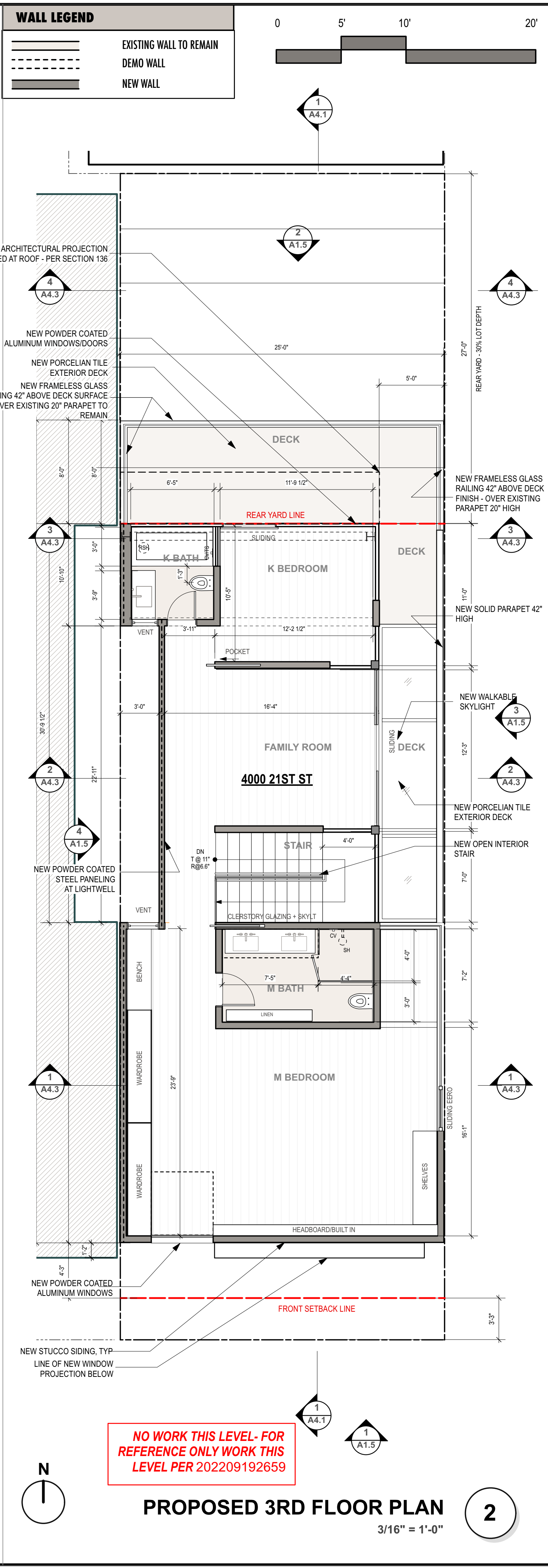
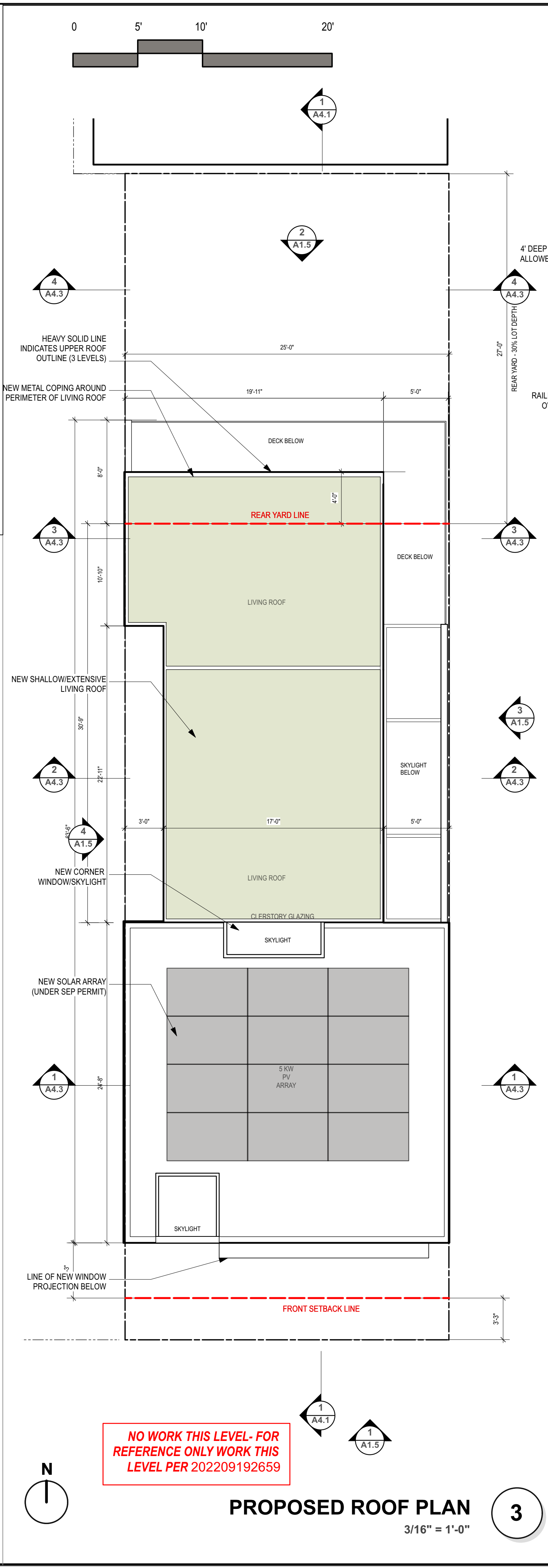
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## 3RD FLR/ ROOF PLANS

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# A1.3

SCALE:  
PLOT DATE:



**WALL LEGEND**

(Solid line)	EXISTING WALL TO REMAIN
(Dashed line)	DEMO WALL
(Thick solid line)	NEW WALL

08.18.21	CONCEPT
08.30.21	REV PLAN
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02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
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01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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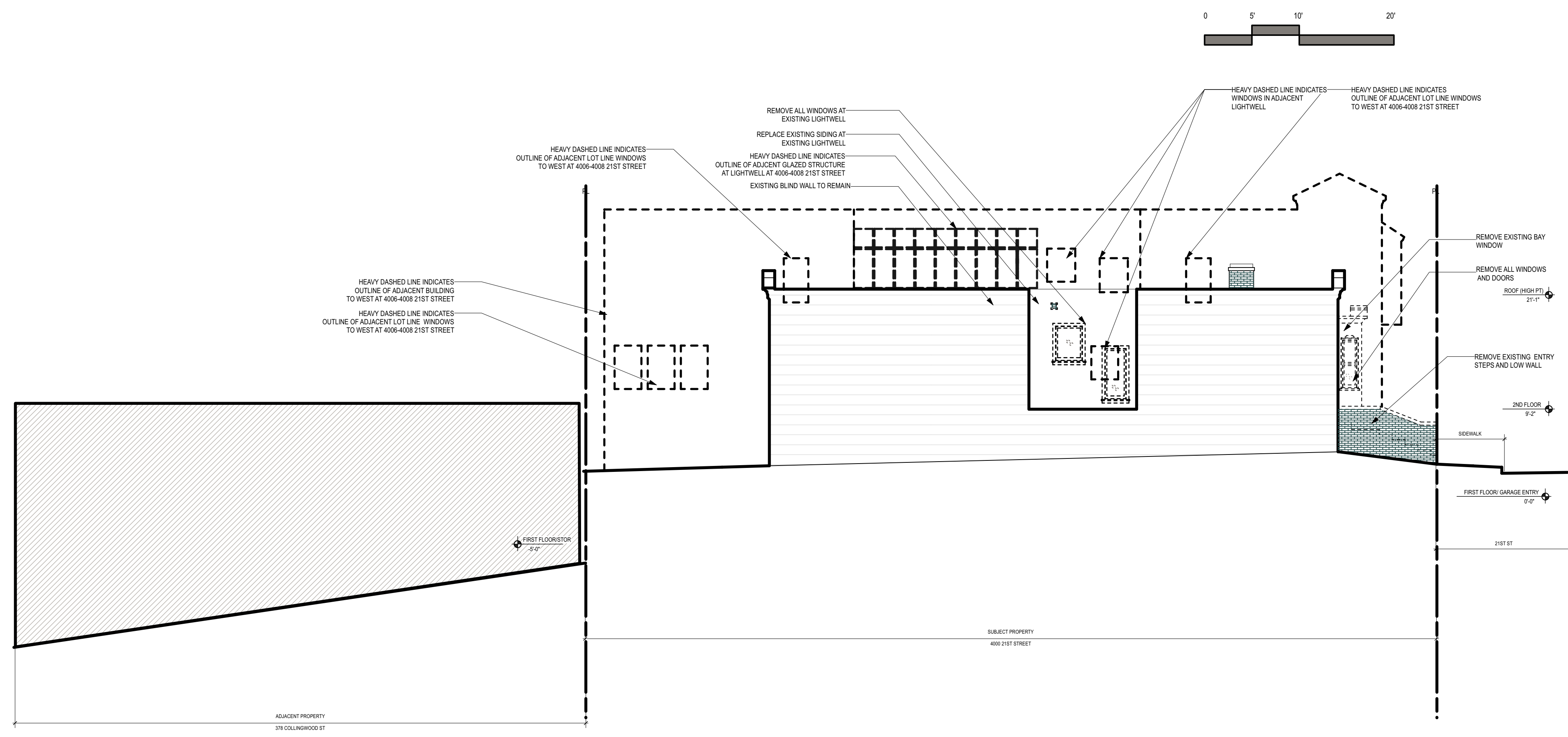
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**(E) EXTERIOR ELEVATIONS**

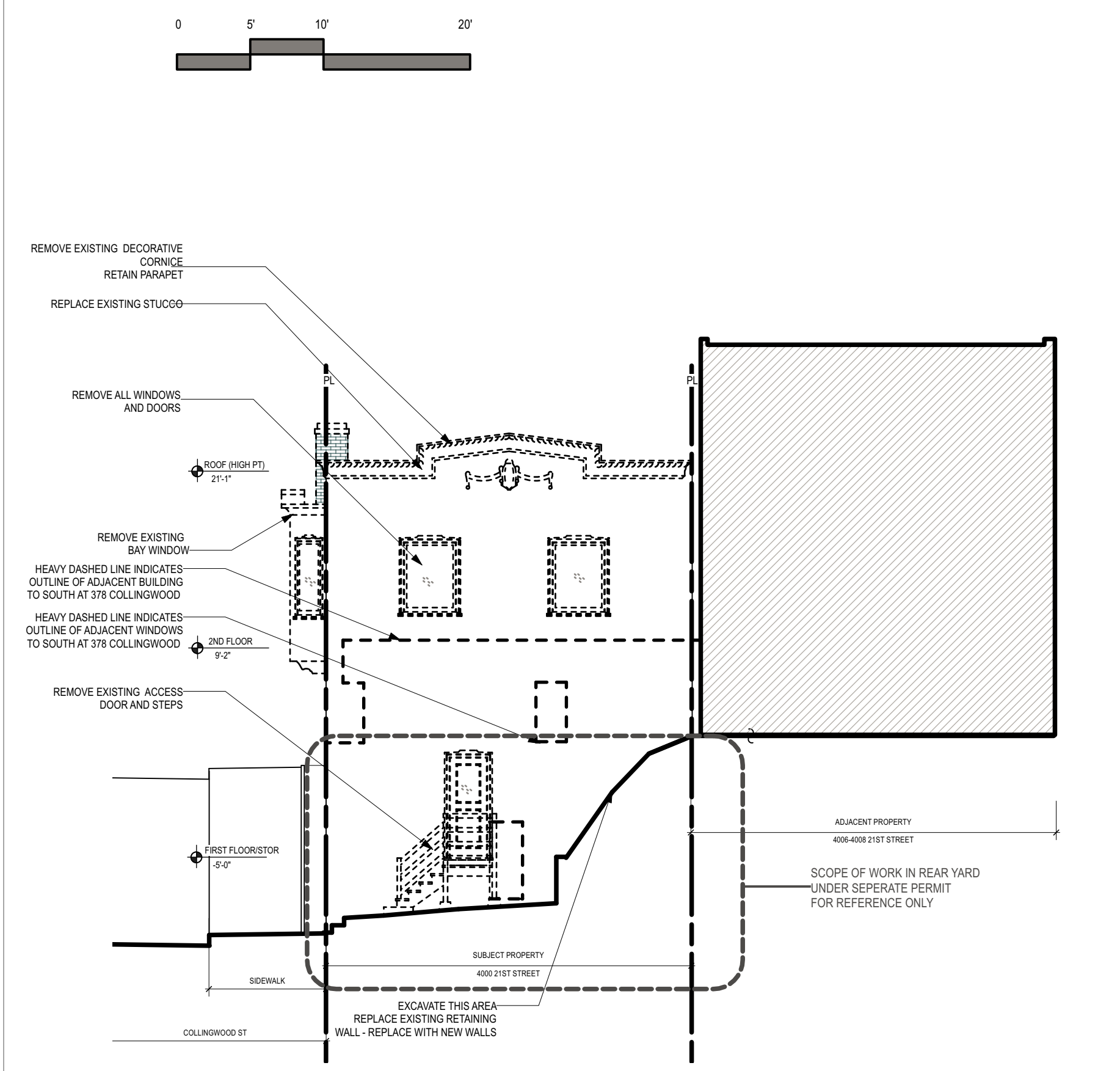
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**A1.4**

SCALE:  
PLOT DATE:

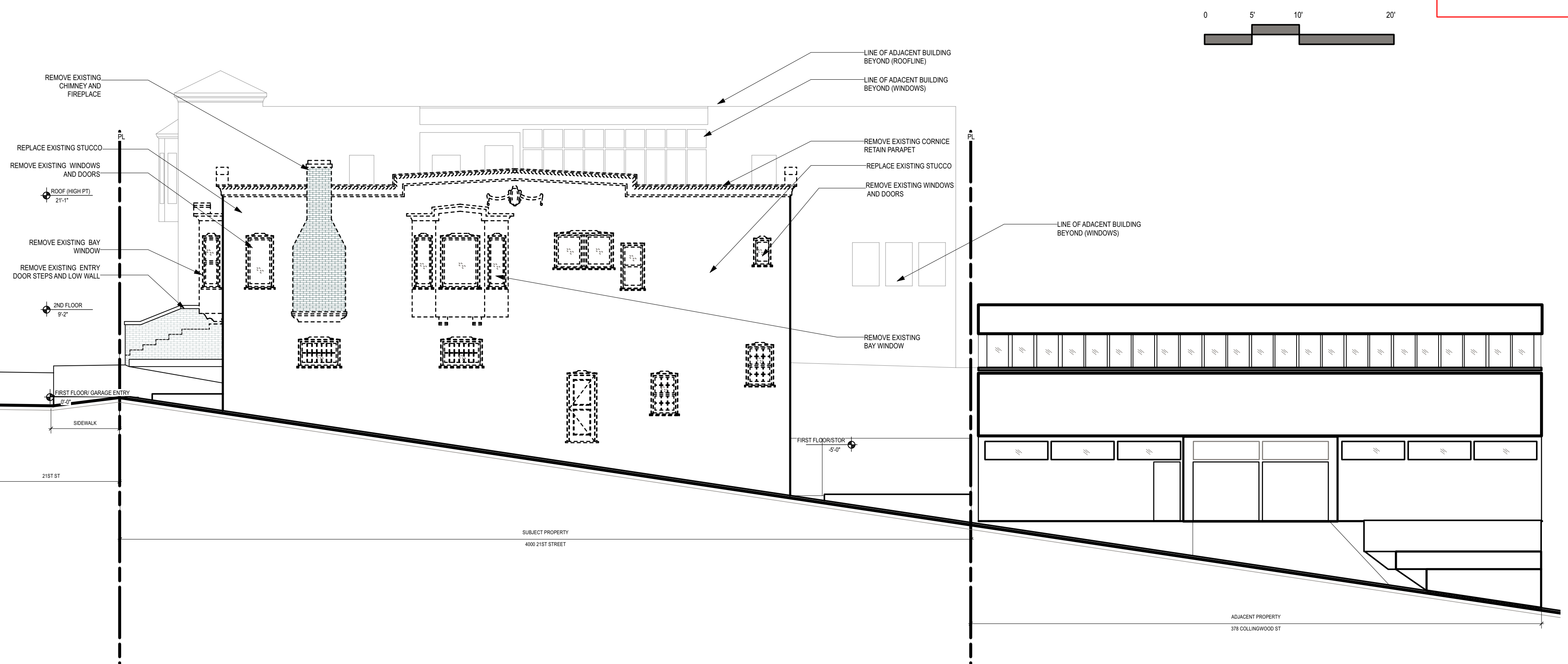


**EXISTING WEST ELEVATION** 4  
1/8" = 1'-0"

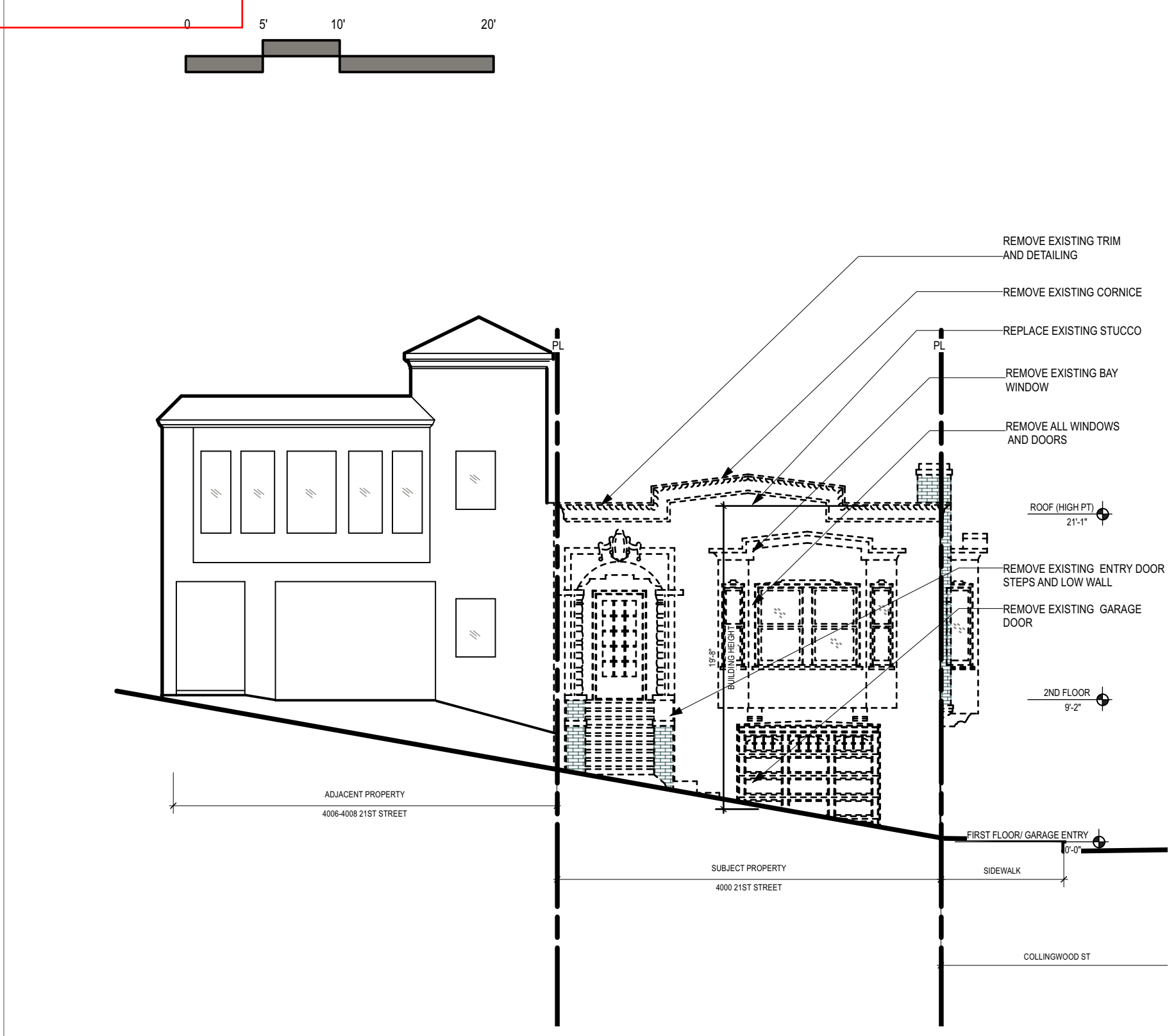


**EXISTING NORTH ELEVATION** 2  
1/8" = 1'-0"

**NO EXTERIOR WORK - FOR REFERENCE ONLY-EXTERIOR WORK PER 202209192659**



**EXISTING EAST ELEVATION** 3  
1/8" = 1'-0"



**EXISTING SOUTH ELEVATION** 1  
1/8" = 1'-0"



08.18.21	CONCEPT
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02.29.24	REV TO ADD ADU
03.02.24	NOVDR
06.01.24	ADU PERMIT



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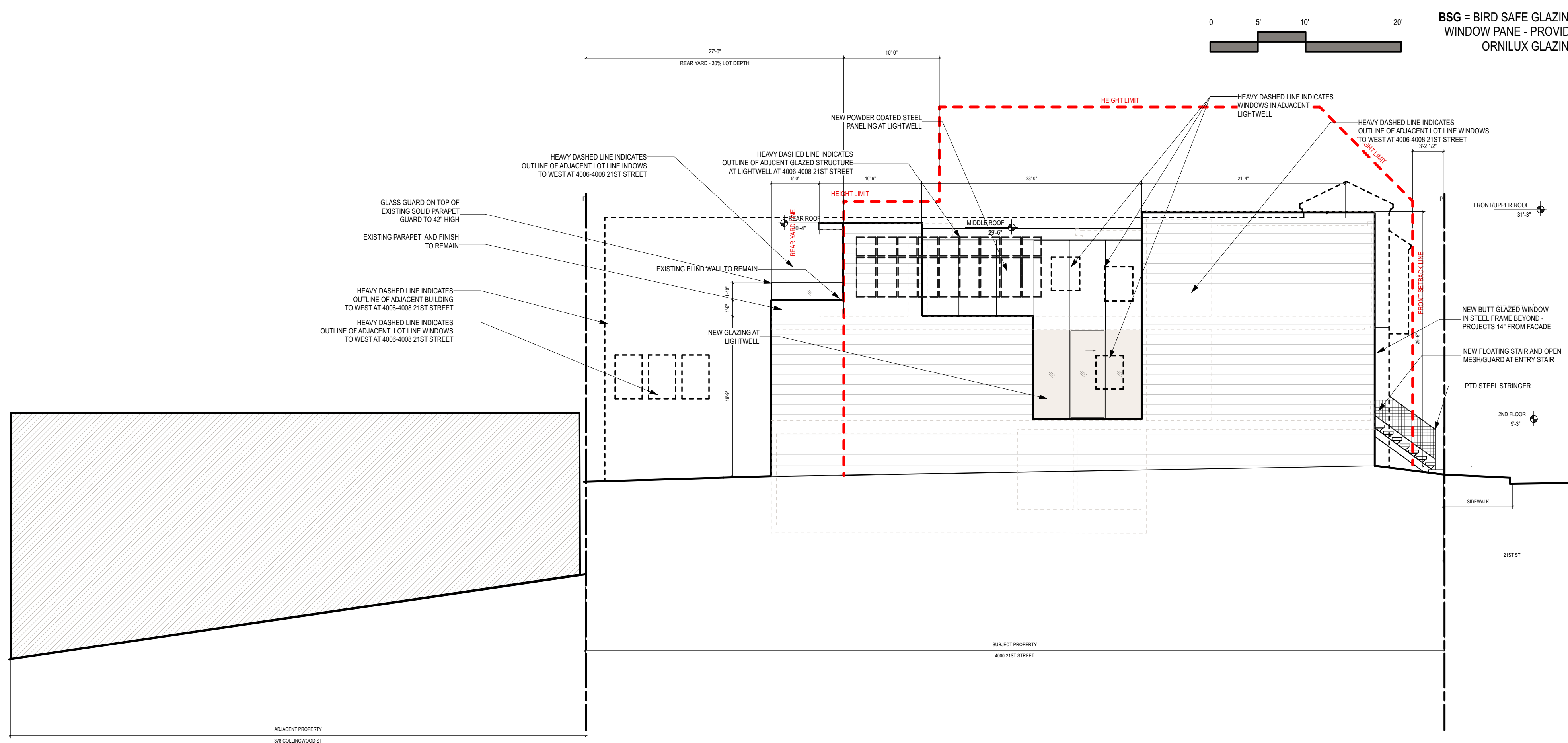
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**(N) EXTERIOR ELEVATIONS**

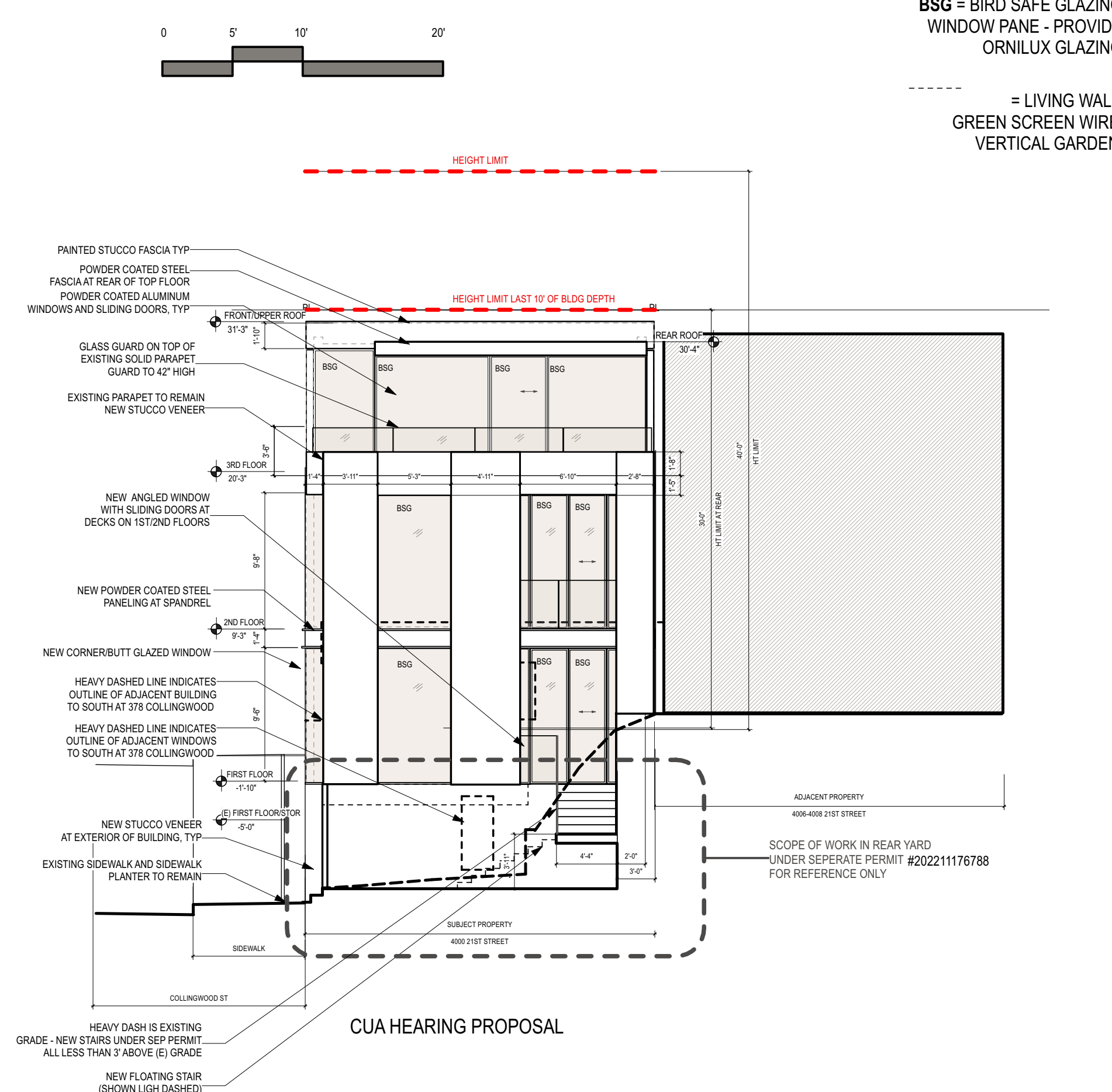
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**A1.5**

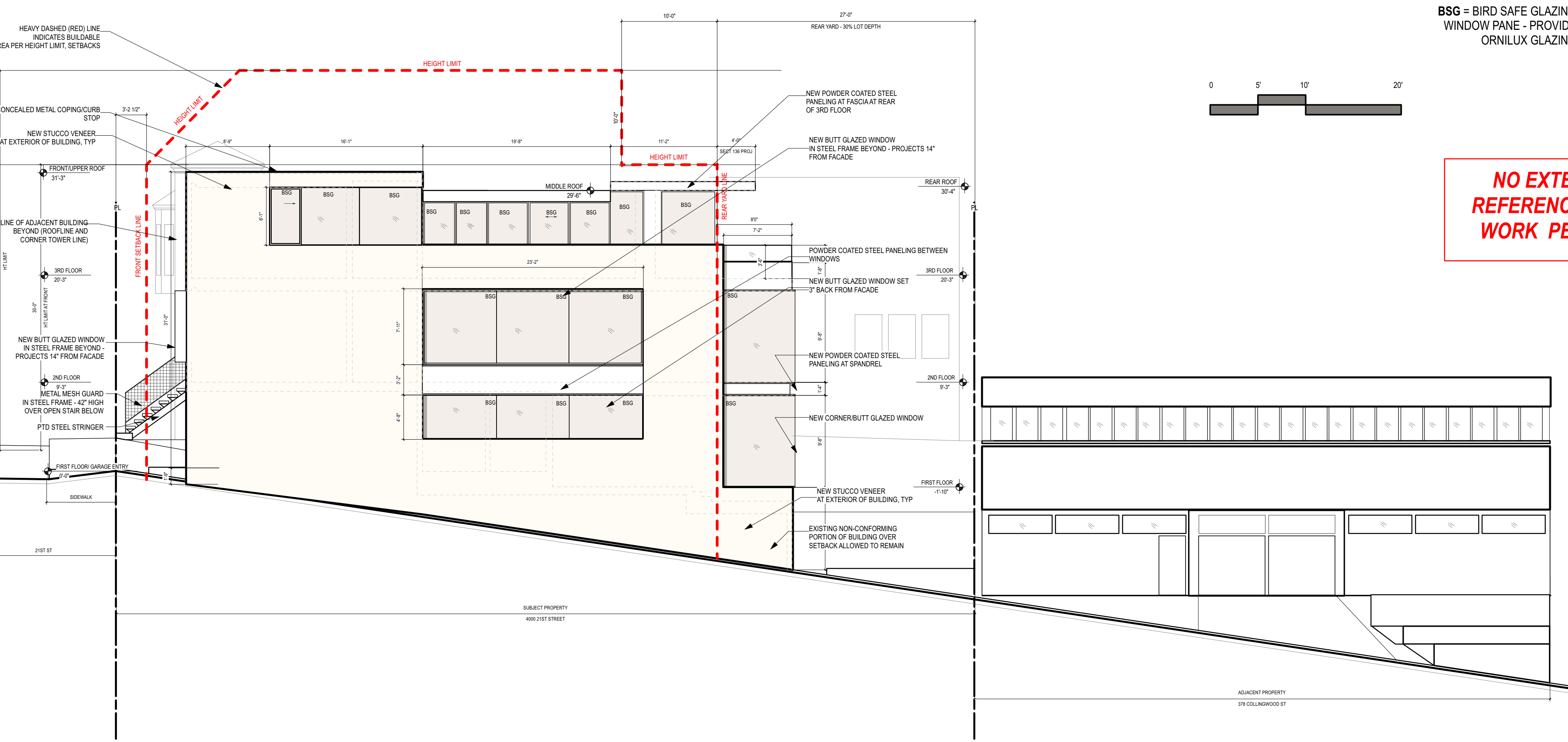
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PLOT DATE:



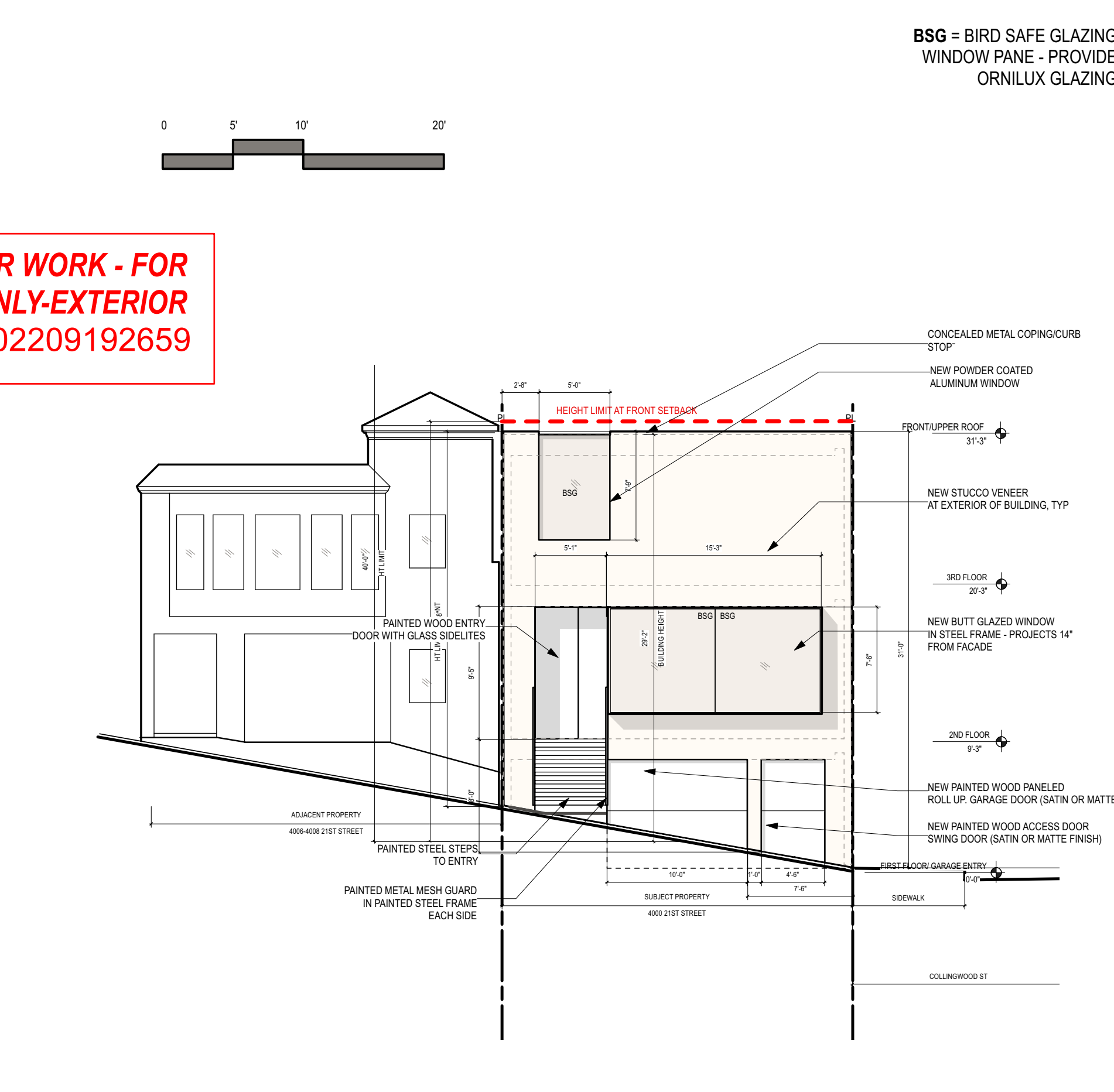
**PROPOSED WEST ELEVATION** 4  
1/8" = 1'-0"



**PROPOSED NORTH ELEVATION** 2  
1/8" = 1'-0"



**PROPOSED EAST ELEVATION** 3  
1/8" = 1'-0"

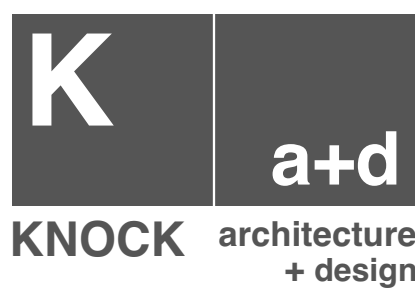


**PROPOSED SOUTH ELEVATION** 1  
1/8" = 1'-0"

**NO EXTERIOR WORK - FOR REFERENCE ONLY-EXTERIOR WORK PER 202209192659**



08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
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05.31.22	REVISIONS
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09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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**STREET VIEW FROM COLLINGWOOD**  
NTS 4



**COLLINGWOOD FACADE**  
NTS 2

**NO EXTERIOR WORK - FOR  
REFERENCE ONLY-EXTERIOR  
WORK PER 202209192659**



**21ST STREET FACADE**  
NTS 3



**COLLINGWOOD FACADE AND GARDEN DETAIL**  
NTS 1

**3D RENDERINGS**

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A1.6

SCALE:  
PLOT DATE:



- 1) ALL 4" CAN LIGHTING TO BE RECESSED WAC PRECISIONS MULTIPLES, TRIMLESS, 90 ORI, 40 DEGREE BEAM SPREAD, 2700 K
- 2) 2" CAN LIGHTING TO BE WAC LED ME SQUARE BUTTON LIGHT 2700 K BLACK FINISH
- 3) INGRADE LIGHTING TO BE WAC 3" INGRADE 120V LANDSCAPE RECESSED LED 3000K
- 4) STEP LIGHTS TO BE WAC LED ME 5" BLACK HORIZONTAL STEP AND WALL LIGHT
- 6) PROVIDE PREWIRE FOR LANDSCAPE LIGHTING ONLY - VIF WITH OWNER
- 7) ALL NEW OUTLETS AND TRIMS TO BE LITRON DECORA TRIMLESS PLATES WHITE, DIMMERS TO BE MAESTRO, PROVIDE NEW CASETA WIRELESS SYSTEM WITH KEYPADS PER PLANS
- 8) PROVIDE LOW VOLTAGE WIRING THROUGHOUT FOR WIRELESS INTERNET WIREPEATERS, PROVIDE NEW DROP CANS FOR HOME SECURITY AND SMART LOCKS FOR ENTRY
- 9) PROVIDE NUHEAT OR APPROVED EQUAL ELECTRIC FLOOR MAT AT EACH BATHROOM, CONTROLLER LOCATED AT EM NOTE
- 10) BATHROOM EXHAUST FANS TO BE PANASONIC WHISPERFIT 110 CFM
- 11) SURFACE MOUNTED LIGHTS ABOVE CLOSET DOORS TO BE WAC 30" BRINK BATH BAR 2700K BLACK
- 12) SCOVES EA SIDE OF VANITY TO BE SONNEMAN SLIM VANITY BATH BAR 48" 2700K
- 13) ALL OTHER SURFACE MOUNTED LIGHTS BY OWNER

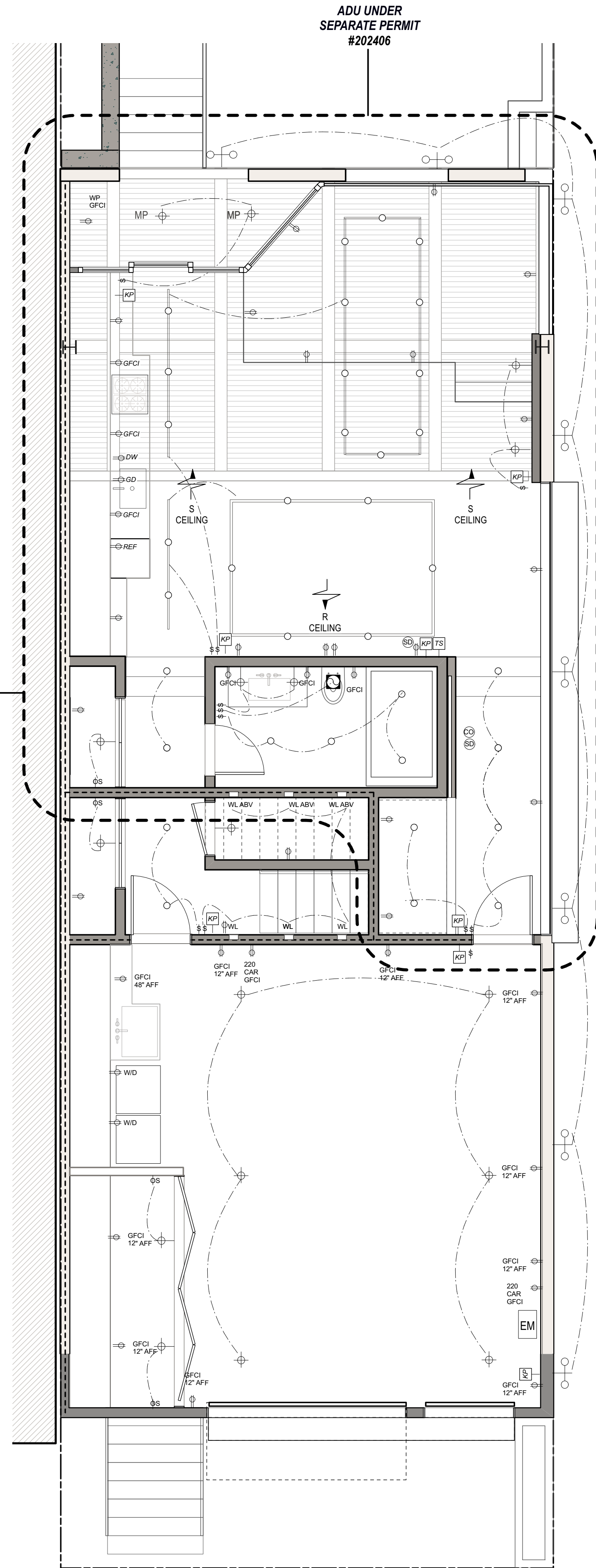
**MECHANICAL/VENTING NOTES:**

- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFCM 802.6.1 THROUGH WALL VENT TERMINATION PER SFCM 802.6
- COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7
- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3 FEET FROM THE PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY.
- ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1203.1.
- CLOTHES DRYER EXHAUST SHALL BE A MINIMUM 4 INCHES, TERMINATE TO THE OUTSIDE OF THE BUILDING.
- SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.4.
- PROVIDE 100 SQ. INCH MINIMUM MAKE-UP AIR OPENING FOR DOMESTIC DRYERS.
- LIGHTING SHALL BE HIGH EFFICIENCY AND COMPLY WITH CEC 150.0(K).
- MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.3 (HORIZONTAL) AND CBC 420.2 (SEPARATION WALLS). PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6.
- PROVIDE A MINIMUM 200 SQUARE INCH VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFCM 403.7.
- MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.2 AND 420.3. PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6.

**GENERAL MECHANICAL NOTES:**

- 1) HVAC INSTALLERS MUST BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS, CERTIFIED BY THE STATE OR OTHER APPROVED AUTHORITY
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- 3) ALL BATHROOMS AND POWDER ROOMS TO HAVE AN EXHAUST FAN 90 CFM MINIMUM. BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE OF BUILDING, AND CONTROLLED BY HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY LESS THAN 5% TO MAX 85%. HUMIDITY CONTROL MUST BE SEPARATE ELEMENT FROM FAN.

SCOPE OF WORK  
THIS PERMIT - ADU  
ALL OTHER WORK  
TO SFH UNDER PBA  
#202209192659



**FIRST FLOOR LIGHTING/PWR/MECH PLAN**

1/4" = 1'-0"

2

**WALL LEGEND**

- EXISTING WALL TO REMAIN
- DEMO WALL
- NEW WALL
- EXISTING 1-HOUR RATED WALL
- NEW 1-HOUR RATED WALL

**ABBREVIATION LEGEND**

- RH - ROBE HOOK
- TB - TOWEL BAR
- TP - TOILET PAPER HOLDER
- TH - TOWEL HOOK
- OL - OUTLET (ELECT OR PLUMB)
- AD - AREA DRAIN
- HB - HOSE BIB
- LFD - LINEAR FLOOR DRAIN
- CV - CONTROL VALVE
- SH - SHOWER HEAD
- RS - RAINSHOWER HEAD
- DIV - DIVERTER
- TS - TUB SPOUT
- SP - STANDPIPE

**FINISH LEGEND**

- | WALLS | MATERIAL                                     |
|-------|--|
| W1    | GYPSUM BOARD                                 |
| W2    | PORCELAIN TILE                               |
| W3    | WOOD PANELLING/MILLWORK                      |
| W4    | STONE OR PORCELAIN SLAB                      |
| W5    | 1/2" THICK GLASS SHOWER PARTITION            |
| W6    | POLISHED MIRROR FROM STONE SPLASH TO CEILING |

**FLOORING**

- |    |  |
|----|--|
| F1 | RIFT SAWN WHITE OAK TONGUE AND GROOVE 3/4", 6X |
| F2 | PORCELAIN TILE 18X36                           |

**CEILING**

- |    |  |
|----|--|
| C1 | GYPSUM BOARD   |
| C2 | WHITE OAK CEILING PANELING TONGUE AND GROOVE 6" X 3/4" |

**COUNTERS**

- |     |                           |
|-----|---------------------------|
| CN1 | ENGINEERED STONE COUNTERS |
|-----|---------------------------|

**CABINETS**

- |     |  |
|-----|--|
| CB1 | WHITE OAK VERTICAL GRAIN QUARTERSAWN CABINETS SLIP MATCHED |
| CB2 | PAINTED WHITE MATTE LAQUER                                 |

**LIGHTING AND RECEPTACLE LEGEND**

- Surface mount wall light fixture (J-BOX) - 84" AFF VIF
- Surface Mnt or Pend ceiling light fixture (J-BOX)
- Surface mount light - monopoint
- Recessed light fixture - 2" CAN
- Recessed light fixture - 4" CAN
- Surface mounted track light
- Recessed step or wall light (SL OR WL)
- Surface mounted security light (2 HEAD)
- DWR - DRAWER OUTLET
- DUPLEX MOUNTED 12" AFF TYP UON
- DUPLEX W/ GROUND FAULT CIRCUIT INTERRUPTION MOUNTED 40" AFF TYP UON
- DUPLEX W/ GROUND FAULT CIRCUIT INTERRUPTION AND WP COVER MOUNTED 12" AFF TYP UON
- FLOOR PORT (4 OUTLETS TYP)
- HALF HOTSWITCHED OUTLET
- ROLLER SHADE POWER SUPPLY (RECESSED ROLLER)
- ROLLER SHADE POWER SUPPLY (SURFACE ROLLER)

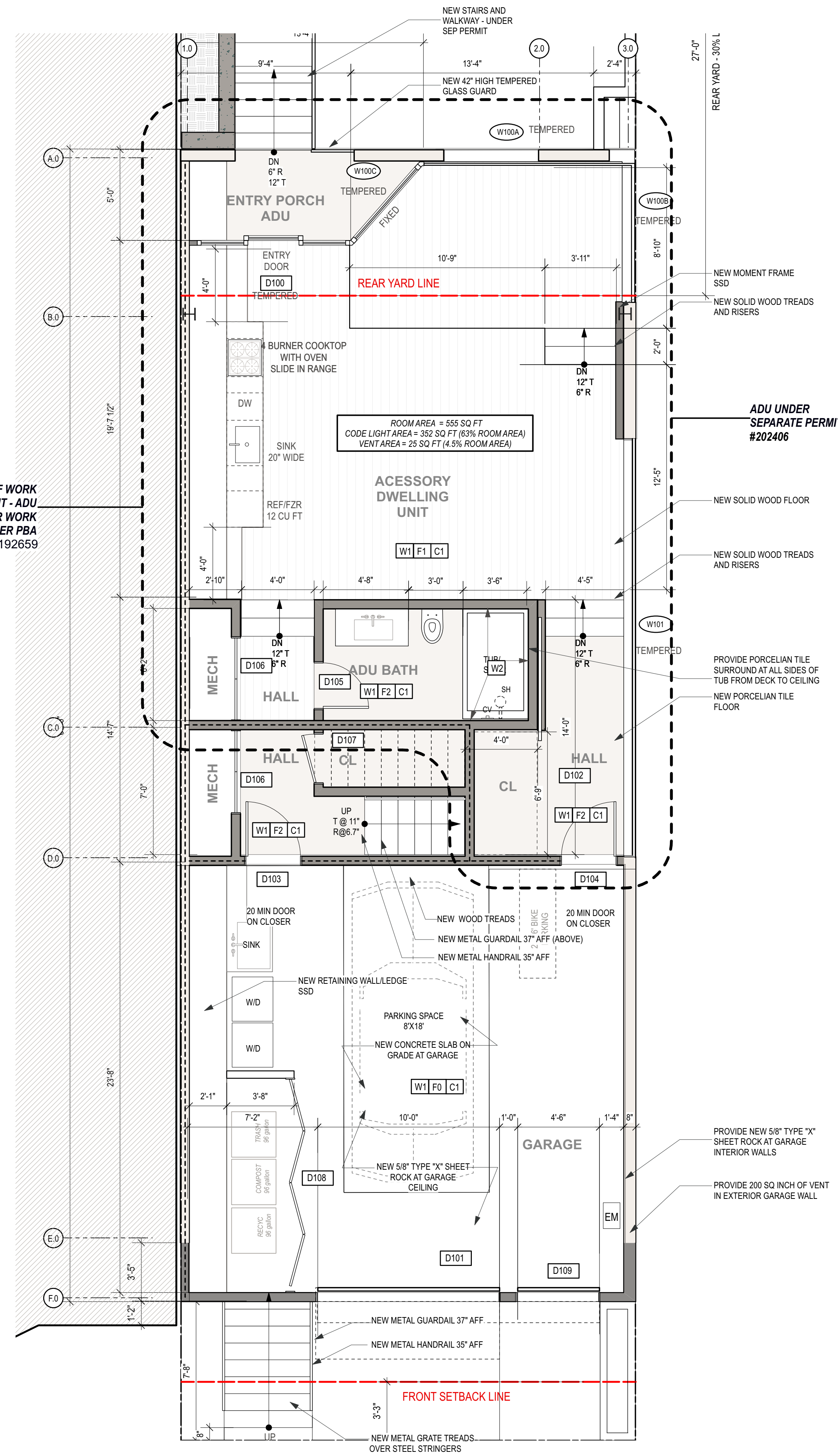
**DETECTOR/CONTROL LEGEND**

- SMOKE DETECTOR IN CEILING
- CARBON MONOXIDE ALARM/SMOKE DETECTOR IN CEILING
- OCCUPANT SENSOR
- MOTION DETECTOR
- PHOTOCELL
- SWITCH WITH DIMMER (SMART SWITCH AT COMMON AREAS IN UNITS)
- CASETA WIRELESS KEYPAD (CONTROLS SMART SW)
- THERMOSTAT

**MECH LEGEND**

- SUPPLY CEILING HEAT PUMP
- RETURN CEILING HEAT PUMP
- MINI SPLIT CEILING RECESSED
- MINI SPLIT WALL RECESSED
- DUCTED BATH FAN OR RANGE HOOD - SEE ELECT NOTES FOR POWER AND LOCAT

SCOPE OF WORK  
THIS PERMIT - ADU  
ALL OTHER WORK  
TO SFH UNDER PBA  
#202209192659

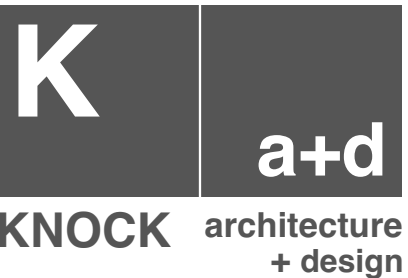


**PROPOSED FIRST FLOOR PLAN**

1/4" = 1'-0"

1

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
06.01.24	ADU PERMIT



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**1ST FLOOR PLANS**

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**A2.1**

SCALE:

PLOT DATE:



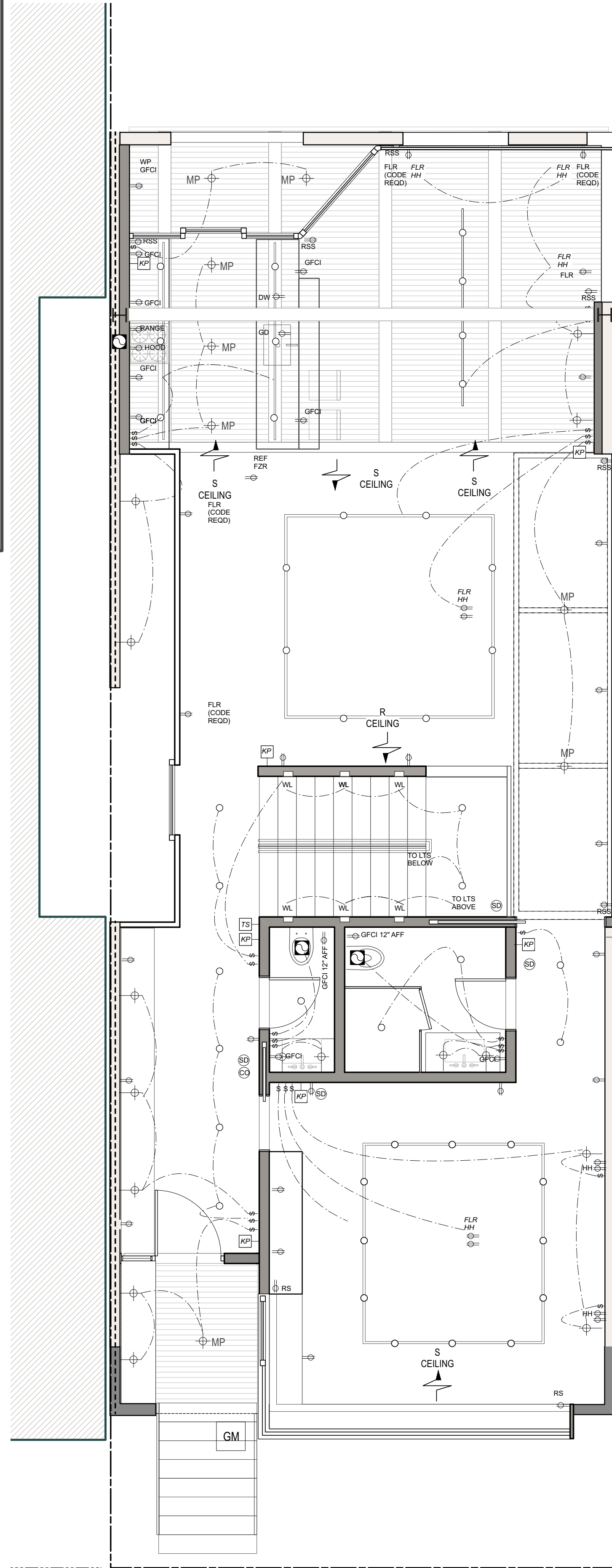
- 1) ALL 4" CAN LIGHTING TO BE RECESSED WAC PRECISIONS MULTIPLES, TRIMLESS, 90 ORI, 40 DEGREE BEAM SPREAD, 2700 K
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- 3) INGRADE LIGHTING TO BE WAC 3" INGROUND 120V LANDSCAPE RECESSED LED 3000K
- 4) STEP LIGHTS TO BE WAC LED ME 5" BLACK HORIZONTAL STEP AND WALL LIGHT
- 6) PROVIDE PREWIRE FOR LANDSCAPE LIGHTING ONLY - VIF WITH OWNER
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**MECHANICAL/VENTING NOTES:**

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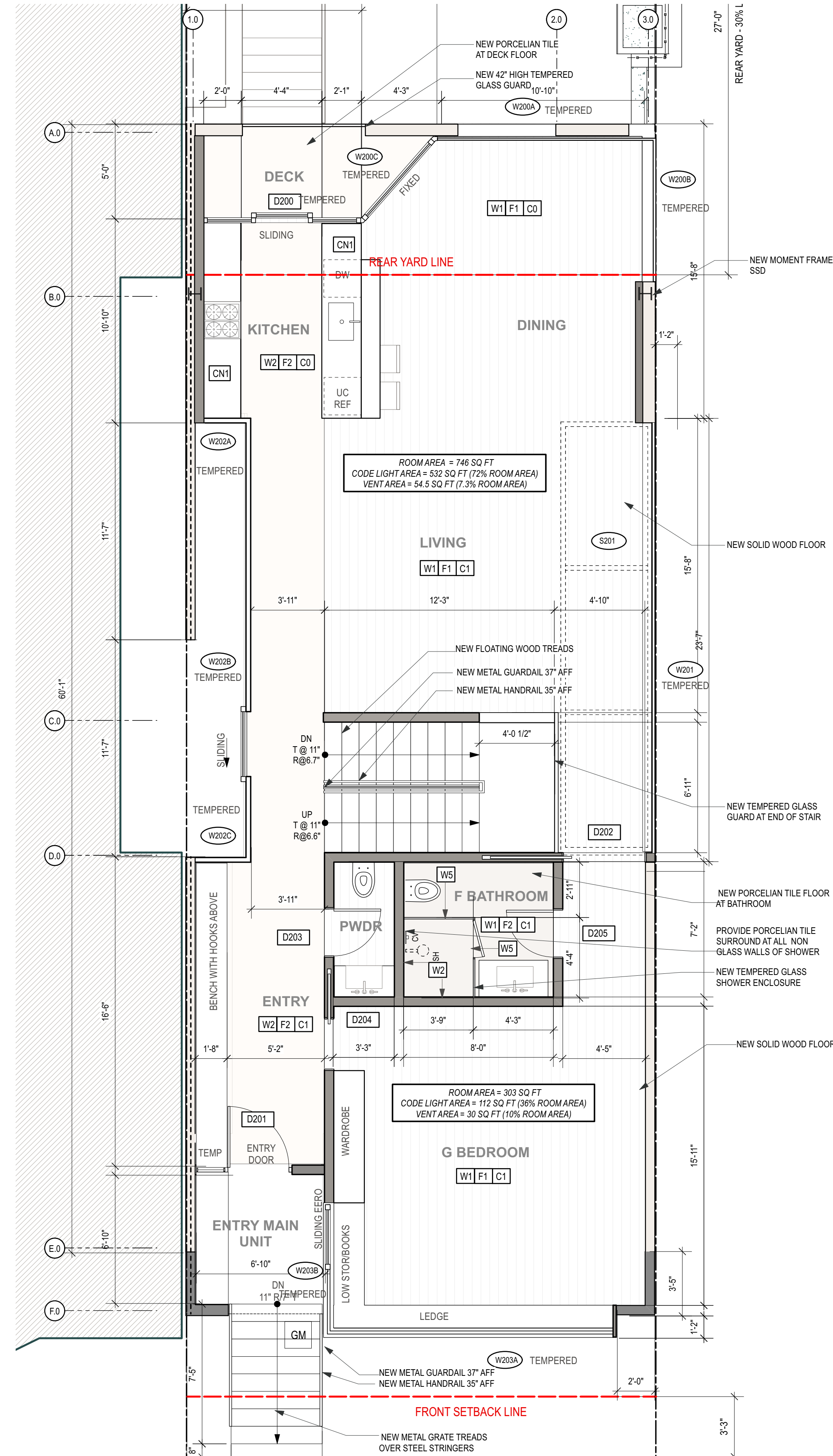
**NO WORK THIS LEVEL- FOR REFERENCE ONLY WORK THIS LEVEL PER 202209192659**

**2ND FLOOR LIGHTING/PWR/MECH PLAN**

1/4" = 1'-0"

2

WALL LEGEND					
	EXISTING WALL TO REMAIN				
	DEMO WALL				
	NEW WALL				
	EXISTING 1-HOUR RATED WALL				
	NEW 1-HOUR RATED WALL				
ABBREVIATION LEGEND					
RH = ROBE HOOK	LFD = LINEAR FLOOR DRAIN				
TB = TOWEL BAR	CV = CONTROL VALVE				
TP = TOILET PAPER HOLDER	SH = SHOWER HEAD				
TH = TOWEL HOOK	RSR = RAINSHOWER HEAD				
OL = OUTLET (ELECT OR PLUMBG)	DIV = DIVERTER				
AD = AREA DRAIN	TS = TUB SPOUT				
HB = HOSE BIB	SP = STANDPIPE				
FINISH LEGEND					
<b>WALLS</b>	<b>MATERIAL</b>				
W1	GYPSUM BOARD				
W2	PORCELAIN TILE				
W3	WOOD PANNELING/MILLWORK				
W4	STONE OR PORCELAIN SLAB				
W5	1/2" THICK GLASS SHOWER PARTITION				
W6	POLISHED MIRROR FROM STONE SPLASH TO CEILING				
<b>FLOORING</b>					
F1	RIFT SAWN WHITE OAK TONGUE AND GROOVE 3/4", 6X				
F2	PORCELAIN TILE 18X36				
<b>CEILING</b>					
C1	GYPSUM BOARD				
C2	WHITE OAK CEILING PANELING TONGUE AND GROOVE 6" X 3/4"				
<b>COUNTERS</b>					
CN1	ENGINEERED STONE COUNTERS				
<b>CABINETS</b>					
CB1	WHITE OAK VERTICAL GRAIN QUARTERSAWN CABINETS SLIP MATCHED				
CB2	PAINTED WHITE MATTE LAQUER				
LIGHTING AND RECEPTACLE LEGEND					
	SURFACE MOUNT WALL LIGHT FIXTURE (J-BOX) - 84" AFF VIF				
	SURFACE MNT OR PEND CEILING LIGHT FIXTURE (J-BOX)				
	SURFACE MOUNT LIGHT - MONOPOINT				
	RECESSED LIGHT FIXTURE - 2" CAN				
	RECESSED LIGHT FIXTURE - 4" CAN				
	SURFACE MOUNTED TRACK LIGHT				
	RECESSED STEP OR WALL LIGHT (SL OR WL)				
	SURFACE MOUNTED SECURITY LIGHT (2 HEAD)				
	DWR DRAWER OUTLET				
	DUPLEX MOUNTED 12" AFF TYP UON				
	DUPLEX W/ GROUND FAULT CIRCUIT INTERRUPTION MOUNTED 40" AFF TYP UON				
	DUPLEX W/ GROUND FAULT CIRCUIT INTERRUPTION AND WP COVER MOUNTED 12" AFF TYP UON				
	FLR FLOOR PORT (4 OUTLETS TYP)				
	HH HALF HOT/SWITCHED OUTLET				
	RS ROLLER SHADE POWER SUPPLY (RECESSED ROLLER)				
	RSS ROLLER SHADE POWER SUPPLY (SURFACE ROLLER)				
DETECTOR/CONTROL LEGEND					
	SD SMOKE DETECTOR IN CEILING				
	CO CARBON MONOXIDE ALARM/SMOKE DETECTOR IN CEILING				
	OS OCCUPANT SENSOR				
	MS MOTION DETECTOR				
	PC PHOTOCCELL SWITCH WITH DIMMER (SMART SWITCH AT COMMON AREAS IN UNITS)				
	KP CASETA WIRELESS KEYPAD (CONTROLS SMART SW)				
	TS THERMOSTAT				
MECH LEGEND					
	SC SUPPLY CEILING HEAT PUMP		MS CLNG MINI SPLIT CEILING RECESSED		DBF DUCTED BATH FAN OR RANGE HOOD - SEE ELECT NOTES FOR POWER AND LOCAT
	RC RETURN CEILING HEAT PUMP		MS WALL MINI SPLIT WALL RECESSED		



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**PROPOSED 2ND FLOOR PLAN**

1/4" = 1'-0"

1

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
06.01.24	ADU PERMIT



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**2ND FLOOR PLANS**

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**A2.2**

SCALE:  
PLOT DATE:



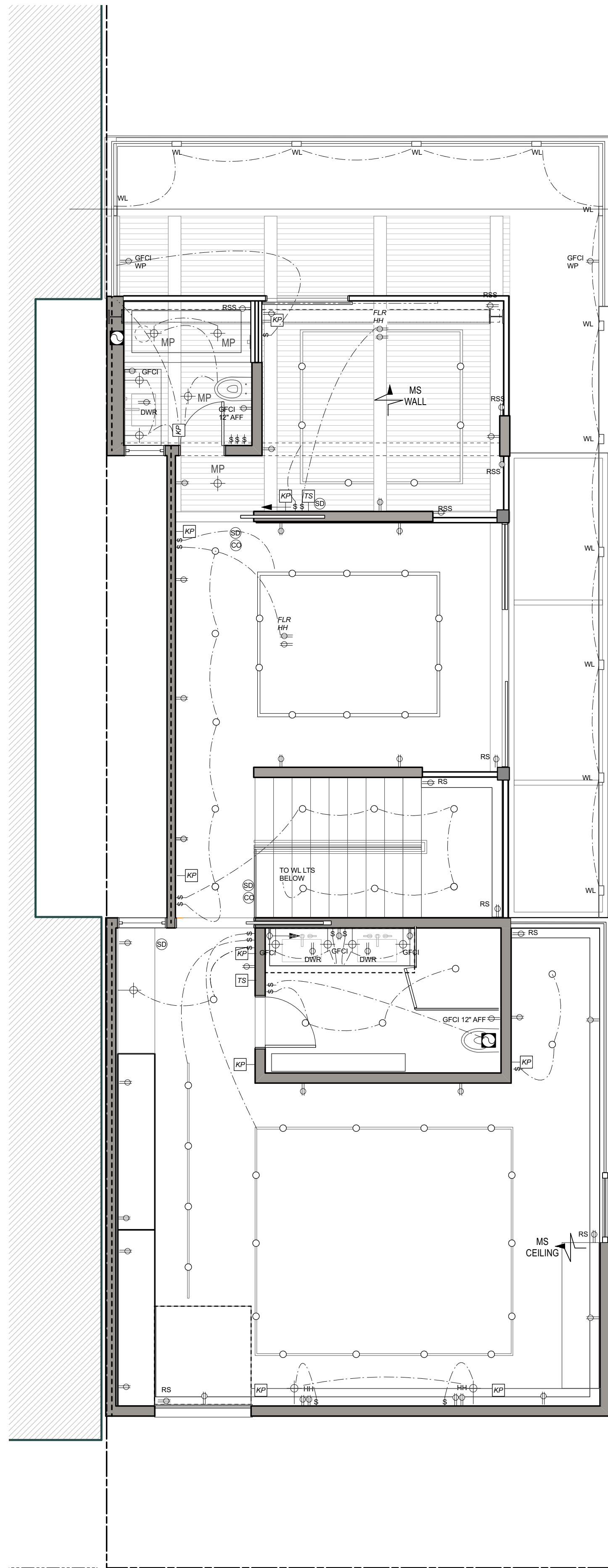
- ALL 4" CAN LIGHTING TO BE RECESSED WAC PRECISIONS MULTIPLES, TRIMLESS, 90 ORI, 40 DEGREE BEAM SPREAD, 2700 K
- 2" CAN LIGHTING TO BE WAC LED ME SQUARE BUTTON LIGHT 2700 K BLACK FINISH
- INGRADE LIGHTING TO BE WAC 3" INGROUND 120V LANDSCAPE RECESSED LED 3000K
- STEP LIGHTS TO BE WAC LED ME 5" BLACK HORIZONTAL STEP AND WALL LIGHT
- PROVIDE PREWIRE FOR LANDSCAPE LIGHTING ONLY - VIF WITH OWNER
- ALL NEW OUTLETS AND TRIMS TO BE LITRON DECORA TRIMLESS PLATES WHITE, DIMMERS TO BE MAESTRO, PROVIDE NEW CASETA WIRELESS SYSTEM WITH KEYPADS PER PLAN
- PROVIDE LOW VOLTAGE WIRING THROUGHOUT FOR WIRELESS INTERNET WIREPEATERS, PROVIDE NEW DROP CANS FOR HOME SECURITY AND SMART LOCKS FOR ENTRY
- PROVIDE NUHEAT OR APPROVED EQUAL ELECTRIC FLOOR MAT AT EACH BATHROOM, CONTROLLER LOCATED AT EM NOTE
- BATHROOM EXHAUST FANS TO BE PANASONIC WHISPERFIT 110 CFM
- SURFACE MOUNTED LIGHTS ABOVE CLOSET DOORS TO BE WAC 30" BRINK BATH BAR 2700K BLACK
- SCONCES EA SIDE OF VANITY TO BE SONNEMAN SLIM VANITY BATH BAR 48" 2700K
- ALL OTHER SURFACE MOUNTED LIGHTS BY OWNER

**MECHANICAL/VENTING NOTES:**

- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.1 THROUGH WALL VENT TERMINATION PER SFMC 802.2.6
- COMBUSTION AIR SHALL MEET THE REQUIREMENTS OF CMC CHAPTER 7
- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3 FEET FROM THE PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC 504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY
- ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1203.1
- CLOTHES DRYER EXHAUST SHALL BE A MINIMUM 4 INCHES, TERMINATE TO THE OUTSIDE OF THE BUILDING
- SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER, AND MEET THE REQUIREMENTS OF CMC 504.4
- PROVIDE 100 SQ. INCH MINIMUM MAKE-UP AIR OPENING FOR DOMESTIC DRYERS
- LIGHTING SHALL BE HIGH EFFICIENCY AND COMPLY WITH CBC 150.0(K)
- MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.3 (HORIZONTAL) AND CBC 420.2 (SEPARATION WALLS). PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6
- PROVIDE A MINIMUM 200 SQUARE INCH VENTILATION OUTLET IN THE GARAGE WALLS OR EXTERIOR DOORS PER SFPC 403.7
- MAINTAIN RATED SEPARATION BETWEEN DWELLING UNITS PER CBC 420.2 AND 420.3. PENETRATIONS THROUGH HORIZONTAL ASSEMBLIES SHALL COMPLY WITH CBC 717.6

**GENERAL MECHANICAL NOTES:**

- HVAC INSTALLERS MUST BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS, CERTIFIED BY THE STATE OR OTHER APPROVED AUTHORITY
- DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC OR OTHER METHOD TO REDUCE AMOUNT OF WATER, DUST AND DEBRIS FROM ENTERING THE SYSTEM
- ALL BATHROOMS AND POWDER ROOMS TO HAVE AN EXHAUST FAN 90 CFM MINIMUM. BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE OF BUILDING, AND CONTROLLED BY HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY LESS THAN 5% TO MAX 65%. HUMIDITY CONTROL MUST BE SEPARATE ELEMENT FROM FAN.



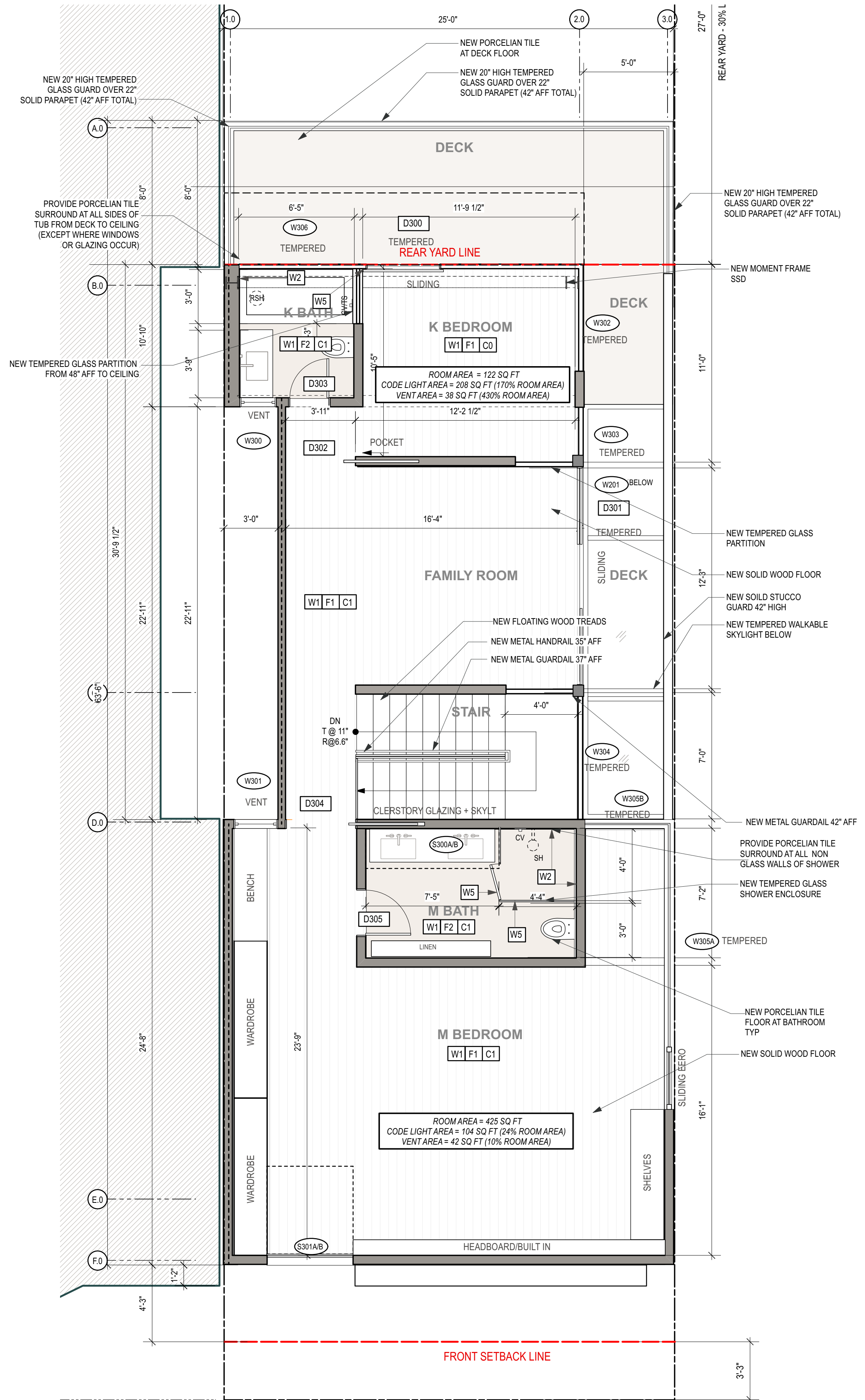
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**THIRD FLOOR LIGHTING/PWR/MECH PLAN**

1/4" = 1'-0"

**2**

WALL LEGEND			
	EXISTING WALL TO REMAIN		
	DEMO WALL		
	NEW WALL		
	EXISTING 1-HOUR RATED WALL		
	NEW 1-HOUR RATED WALL		
ABBREVIATION LEGEND			
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OL = OUTLET (ELECT OR PLUMB)	DIV = DIVERTER		
AD = AREA DRAIN	TS = TUB SPOUT		
HB = HOSE BIB	SP = STANDPIPE		
FINISH LEGEND			
<b>WALLS</b>	<b>MATERIAL</b>		
W1	GYPSUM BOARD		
W2	PORCELAIN TILE		
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F1	RIFT SAWN WHITE OAK TONGUE AND GROOVE 3/4", 6X		
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CN1	ENGINEERED STONE COUNTERS		
<b>CABINETS</b>			
CB1	WHITE OAK VERTICAL GRAIN QUARTERSAWN CABINETS SLIP MATCHED		
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	SURFACE MOUNT WALL LIGHT FIXTURE (J-BOX) - 84" AFF VIF		
	SURFACE MNT OR PEND CEILING LIGHT FIXTURE (J-BOX)		
	SURFACE MOUNT LIGHT - MONOPOINT		
	RECESSED LIGHT FIXTURE - 2" CAN		
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	SURFACE MOUNTED TRACK LIGHT		
	RECESSED STEP OR WALL LIGHT (SL OR WL)		
	SURFACE MOUNTED SECURITY LIGHT (2 HEAD)		
	DWR = DRAWER OUTLET		
	DUPLEX MOUNTED 12" AFF TYP UON		
	DUPLEX W/ GROUND FAULT CIRCUIT INTERRUPTION MOUNTED 40" AFF TYP UON		
	DUPLEX W/ GROUND FAULT CIRCUIT INTERRUPTION AND WP COVER MOUNTED 12" AFF TYP UON		
	FLR = FLOOR PORT (4 OUTLETS TYP)		
	HH = HALF HOT/SWITCHED OUTLET		
	RS = ROLLER SHADE POWER SUPPLY (RECESSED ROLLER)		
	RSS = ROLLER SHADE POWER SUPPLY (SURFACE ROLLER)		
DETECTOR/CONTROL LEGEND			
	SMOKE DETECTOR IN CEILING		
	CARBON MONOXIDE ALARM/SMOKE DETECTOR IN CEILING		
	OCCUPANT SENSOR		
	MOTION DETECTOR		
	PHOTOCELL		
	SWITCH WITH DIMMER (SMART SWITCH AT COMMON AREAS IN UNITS)		
	CASETA WIRELESS KEYPAD (CONTROLS SMART SW)		
	THERMOSTAT		
MECH LEGEND			
	SUPPLY CEILING HEAT PUMP		MINI SPLIT CEILING RECESSED
	RETURN CEILING HEAT PUMP		MINI SPLIT WALL RECESSED
			DUCTED BATH FAN OR RANGE HOOD - SEE ELECT NOTES FOR POWER AND LOCAT



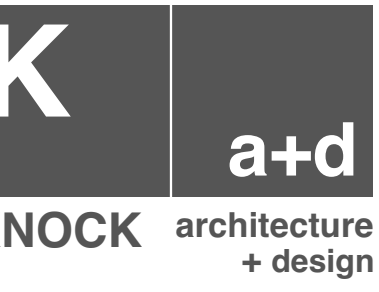
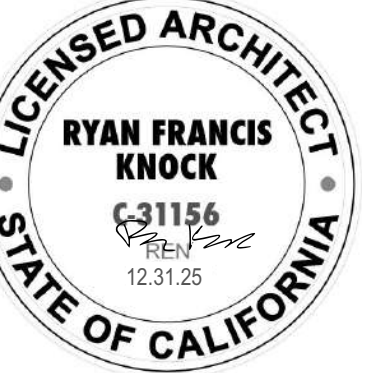
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**PROPOSED THIRD FLOOR PLAN**

1/4" = 1'-0"

**1**

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
06.01.24	ADU PERMIT



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**THIRD FLR PLANS**

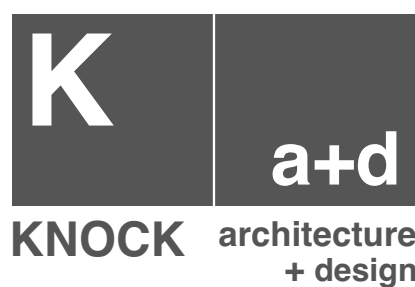
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**A2.3**

SCALE:  
PLOT DATE:



08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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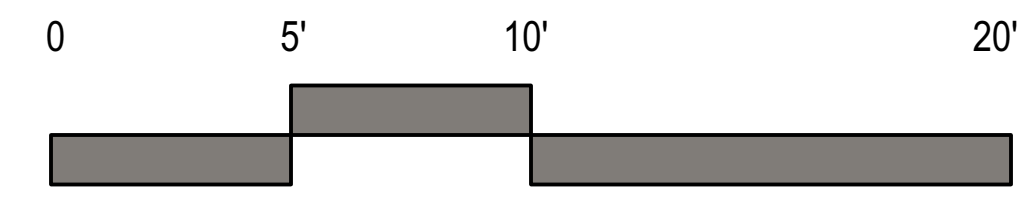
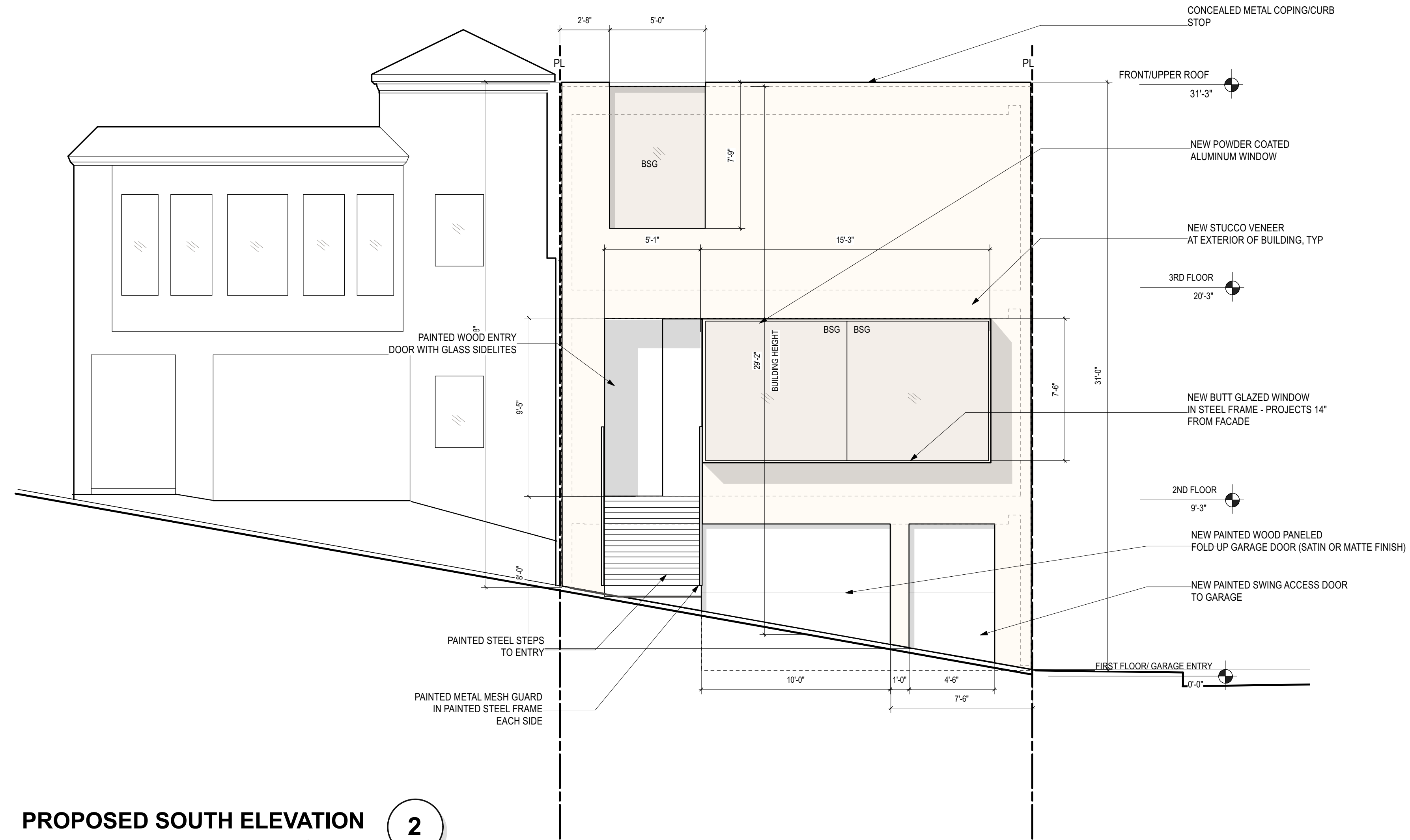
**SOUTH ELEVATIONS**

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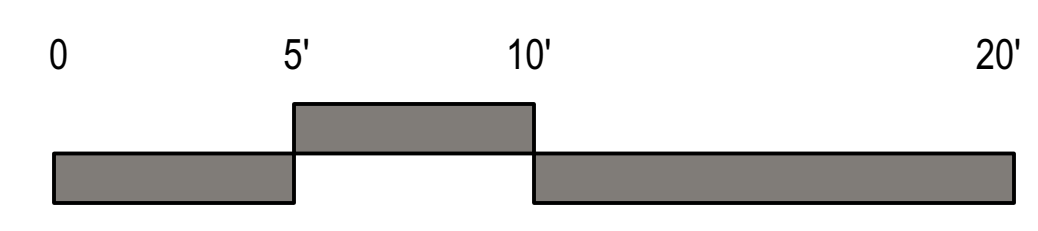
**A3.0**

SCALE:  
PLOT DATE:

**NO EXTERIOR WORK - FOR REFERENCE ONLY-EXTERIOR WORK PER 202209192659**



**PROPOSED SOUTH ELEVATION**  
1/4" = 1'-0" 2

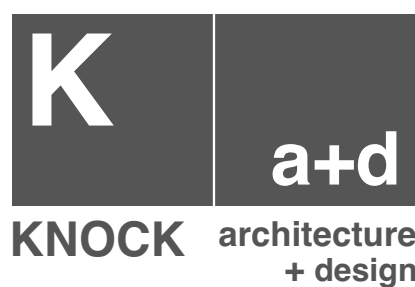


**EXISTING SOUTH ELEVATION**  
1/4" = 1'-0" 1

1/4" = 1'-0"



08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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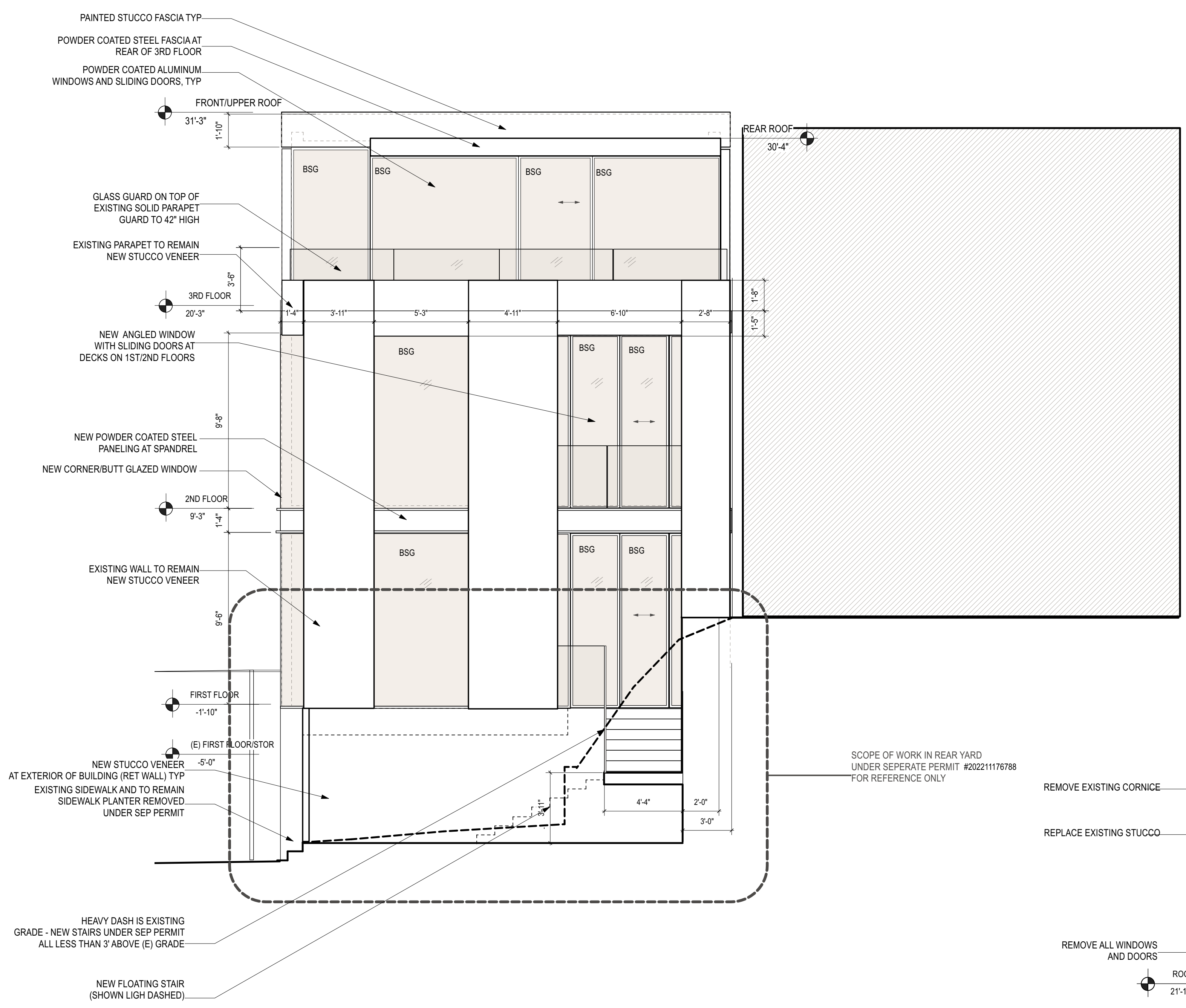
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**NORTH ELEVATIONS**

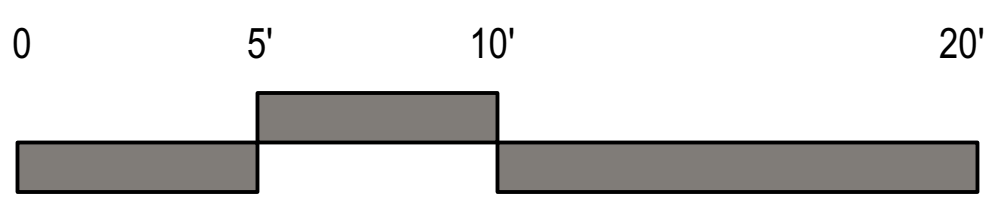
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**A3.1**

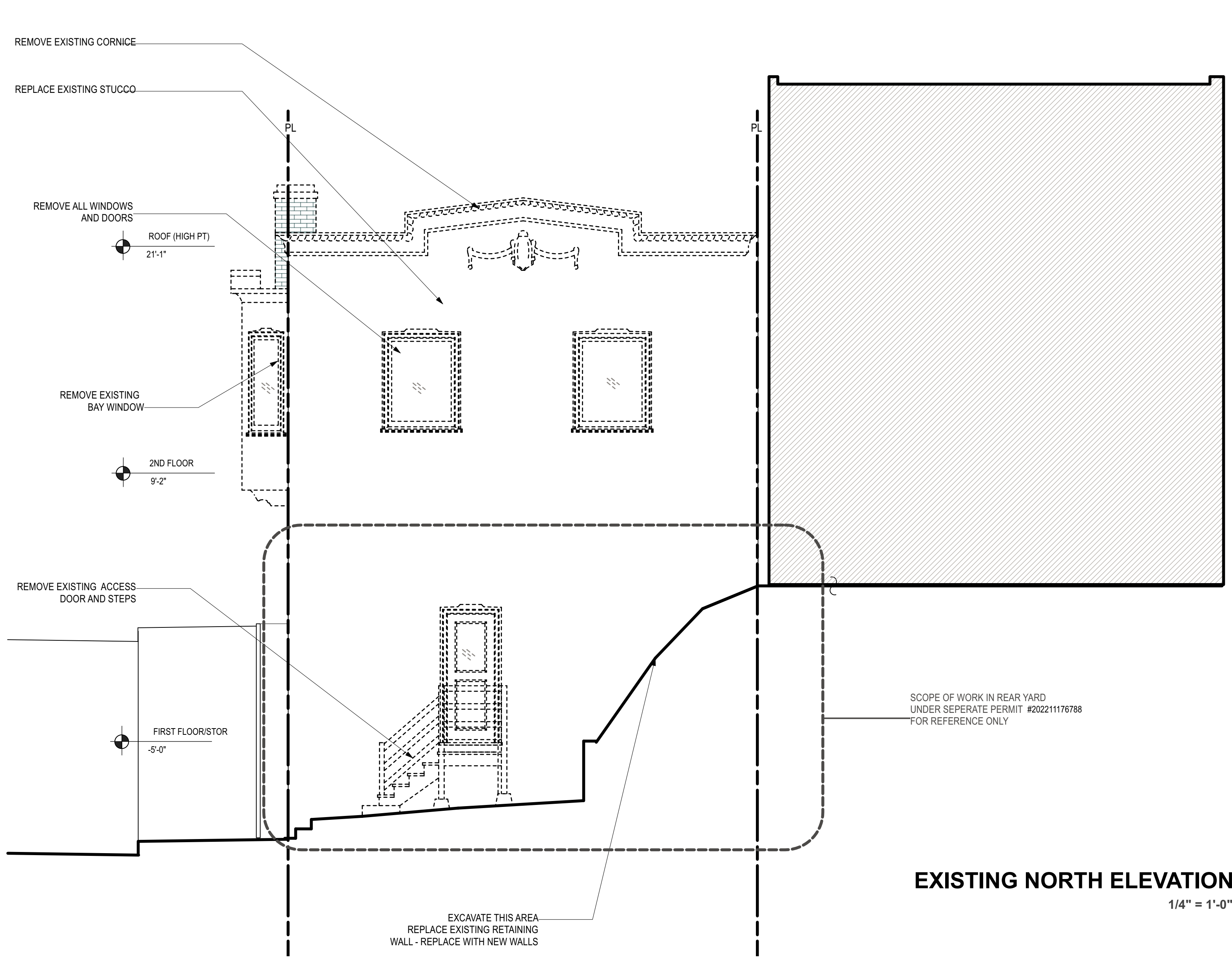
SCALE:  
PLOT DATE:



**PROPOSED NORTH ELEVATION** 2  
1/4" = 1'-0"



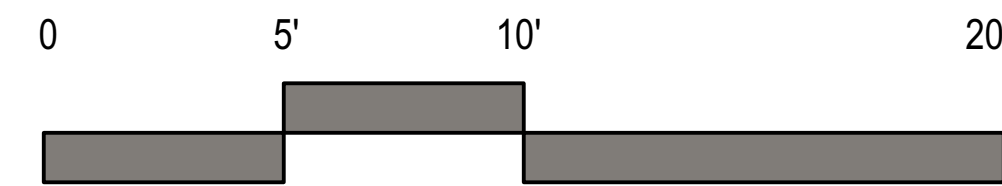
**NO EXTERIOR WORK - FOR REFERENCE ONLY-EXTERIOR WORK PER 202209192659**

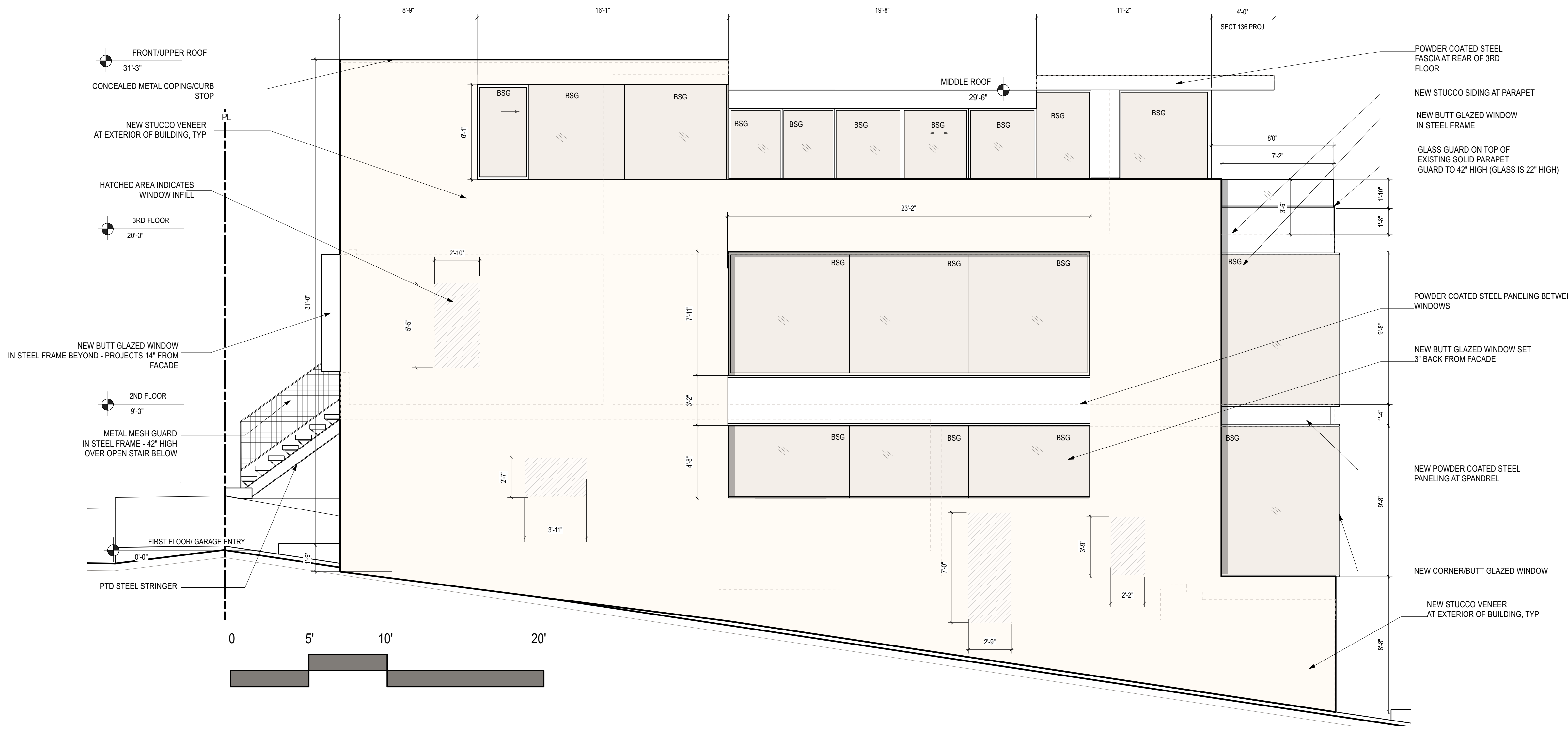


**EXISTING NORTH ELEVATION** 1  
1/4" = 1'-0"

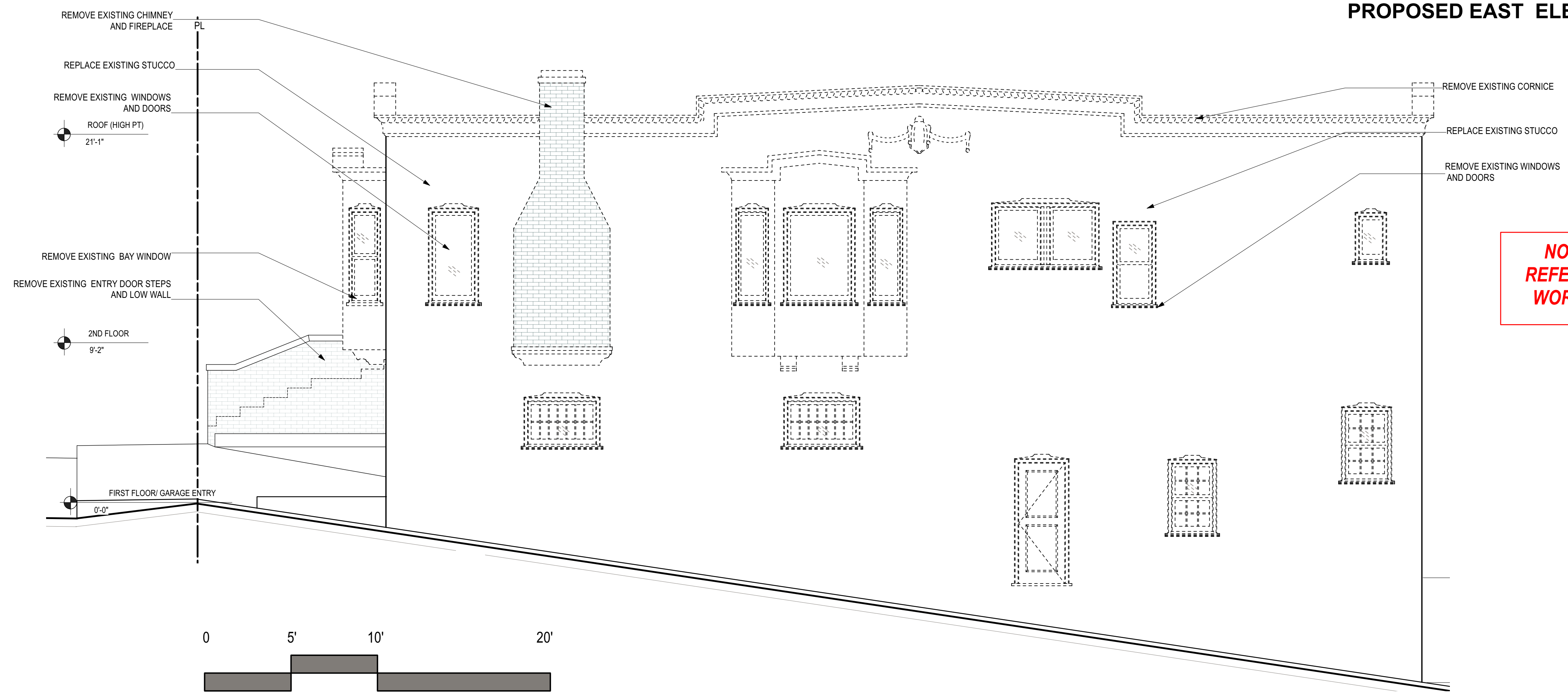
SCOPE OF WORK IN REAR YARD UNDER SEPERATE PERMIT #202211176788 FOR REFERENCE ONLY

SCOPE OF WORK IN REAR YARD UNDER SEPERATE PERMIT #202211176788 FOR REFERENCE ONLY





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



**NO EXTERIOR WORK - FOR REFERENCE ONLY-EXTERIOR WORK PER 202209192659**

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

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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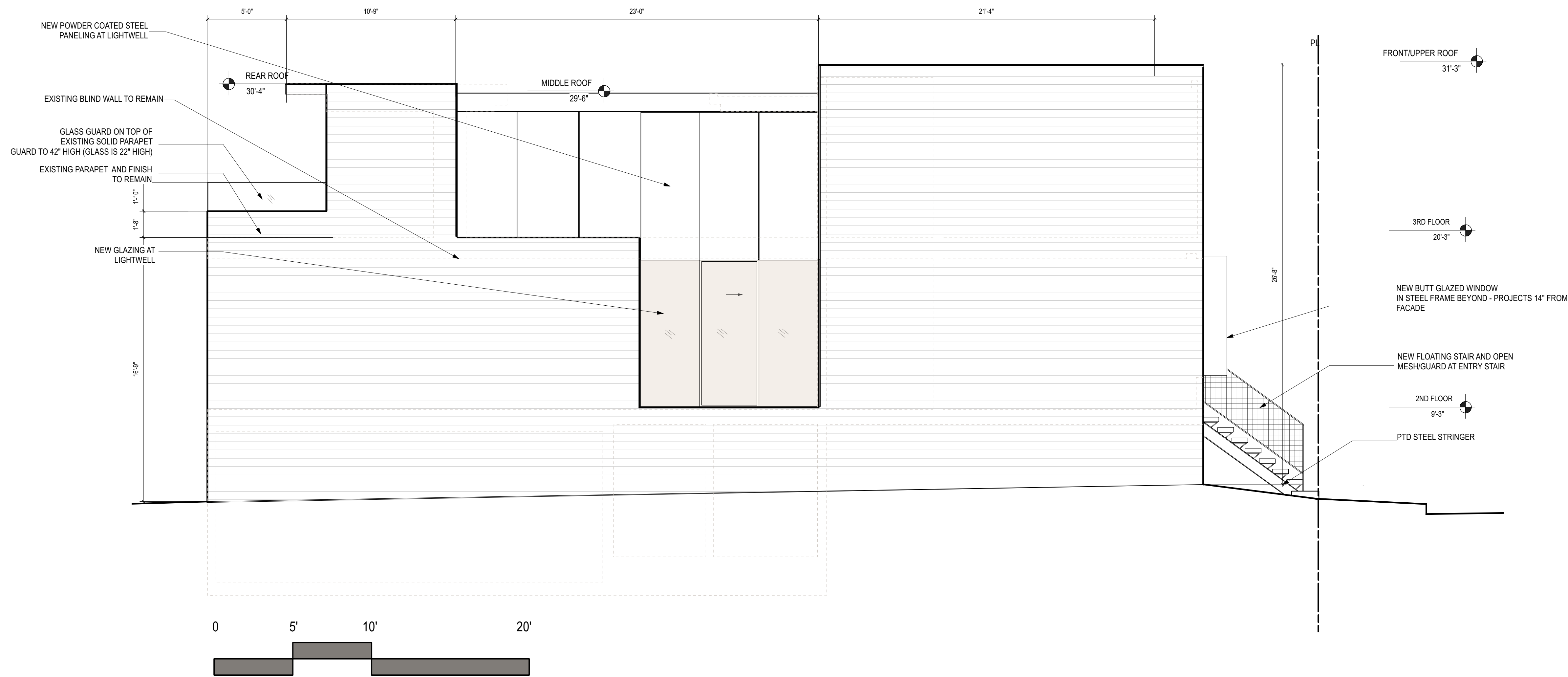
**EAST ELEVATIONS**

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**A3.2**

SCALE:  
PLOT DATE:

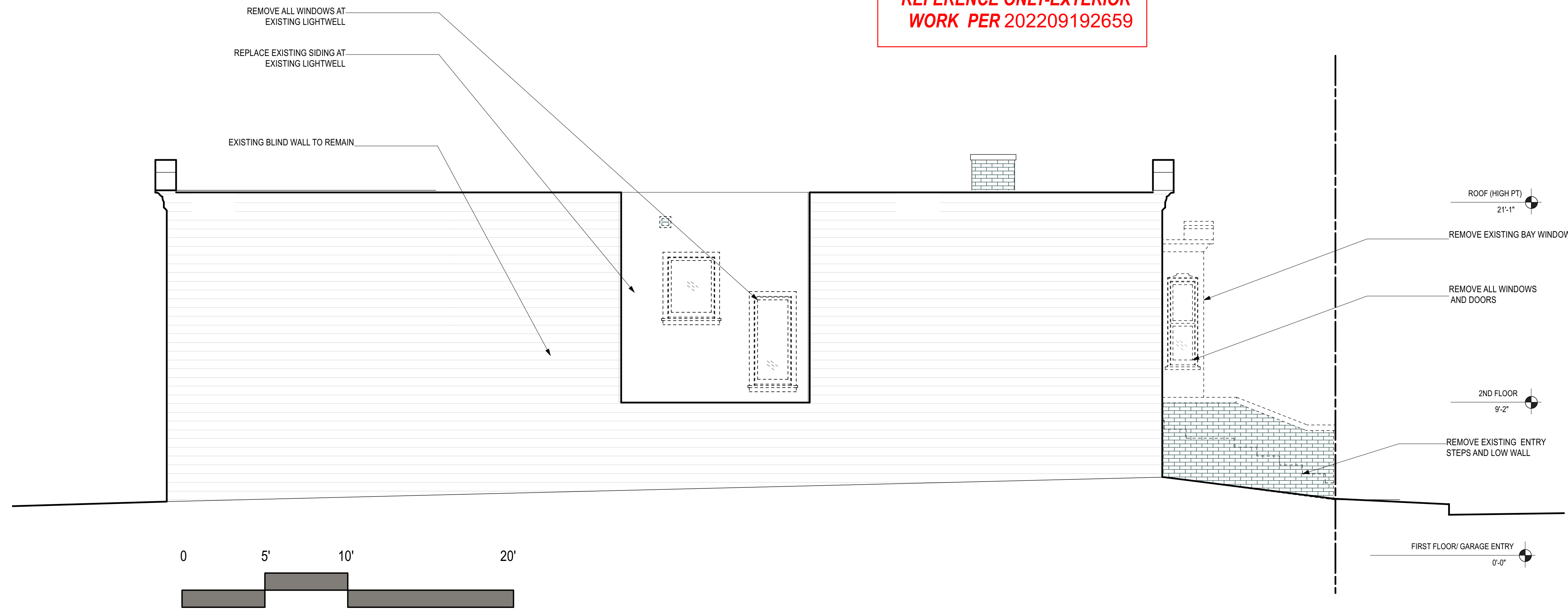




**PROPOSED WEST ELEVATION**  
1/4" = 1'-0"

2

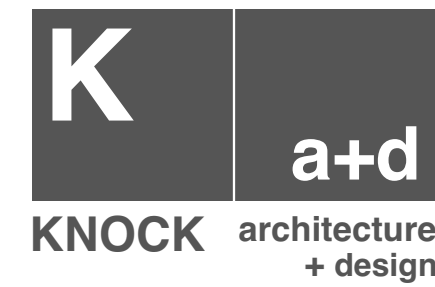
**NO EXTERIOR WORK - FOR  
REFERENCE ONLY-EXTERIOR  
WORK PER 202209192659**



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

1

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT

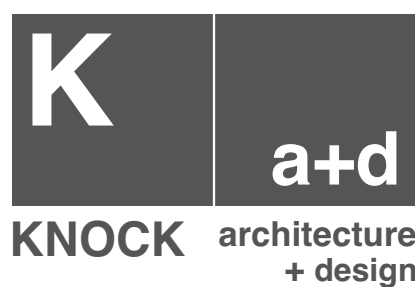


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<b>WEST ELEVATIONS</b>	
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<b>A3.3</b>	
SCALE:	
PLOT DATE:	

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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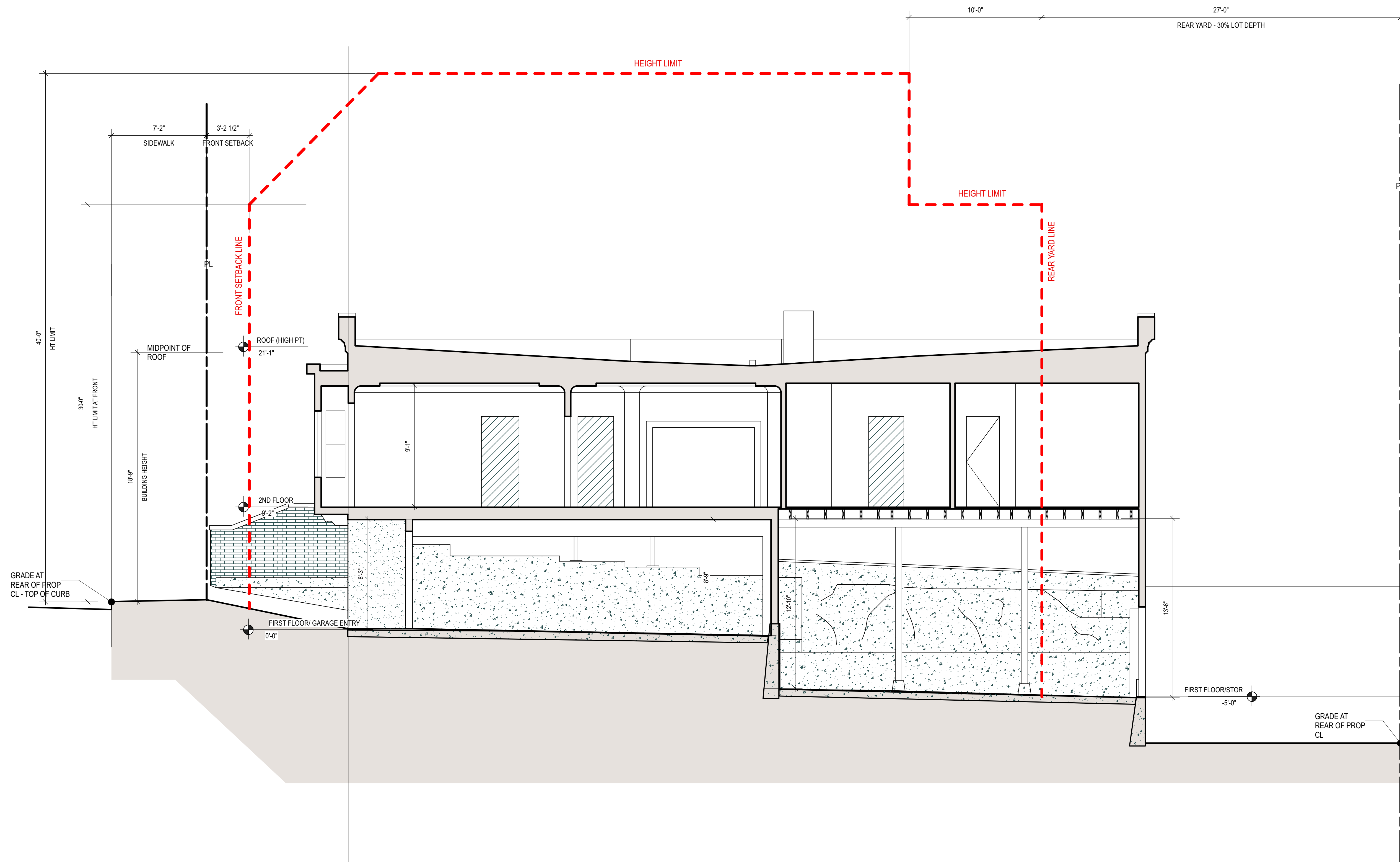
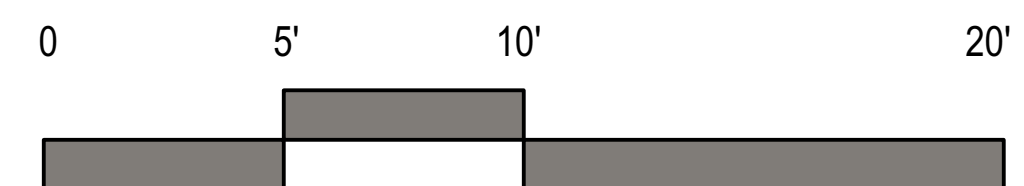
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**EXISTING BLDG SECT**

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**A4.0**

SCALE:  
PLOT DATE:

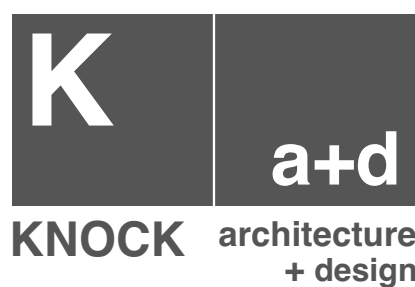


**EXISTING BUILDING SECTION**  
1/4" = 1'-0"

1

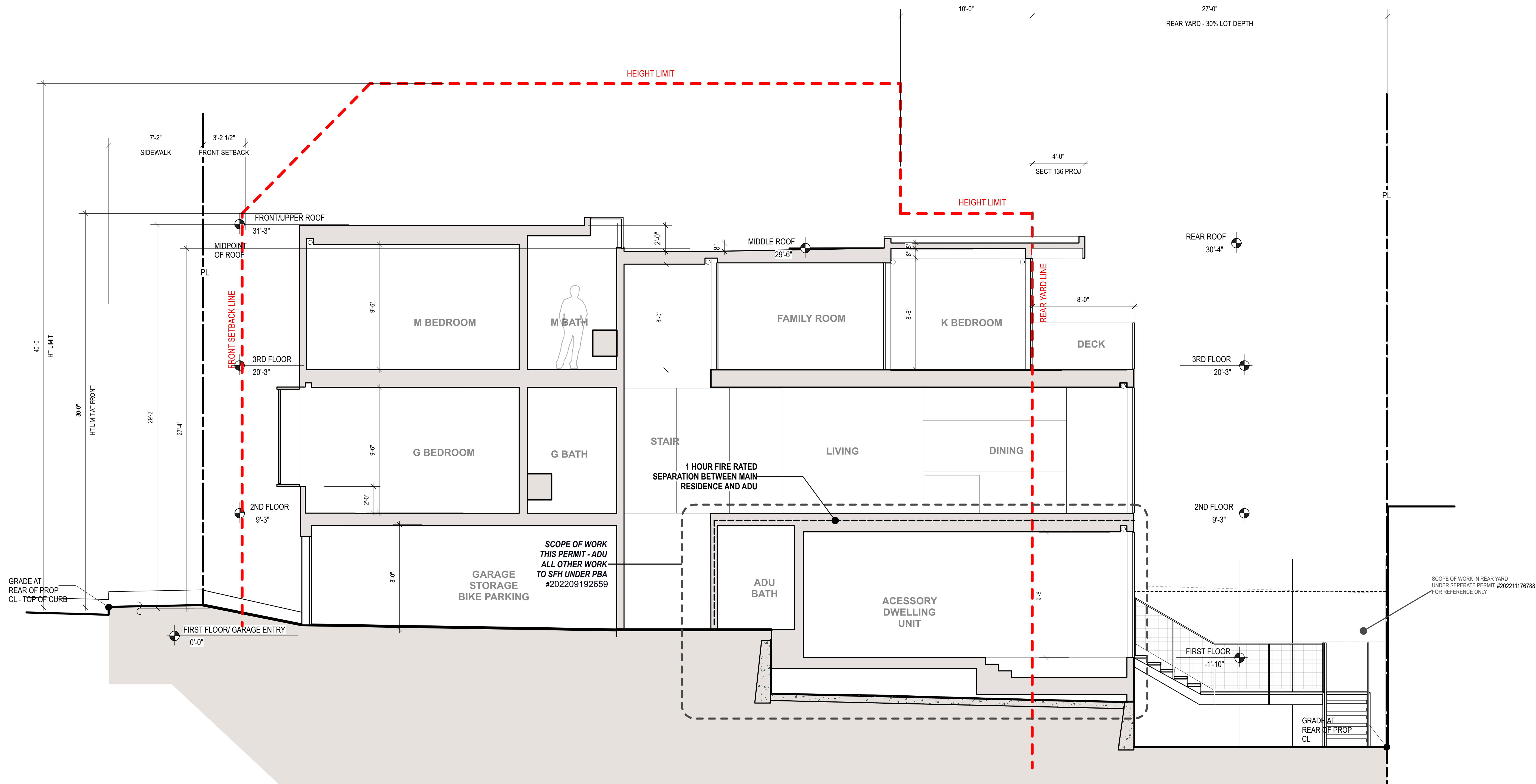
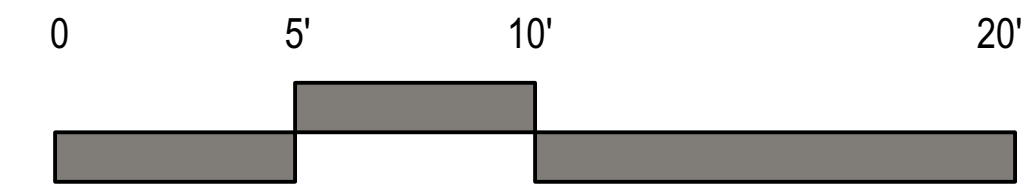


08.18.21	CONCEPT
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05.31.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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**PROPOSED BUILDING SECTION**  
1/4" = 1'-0"

1

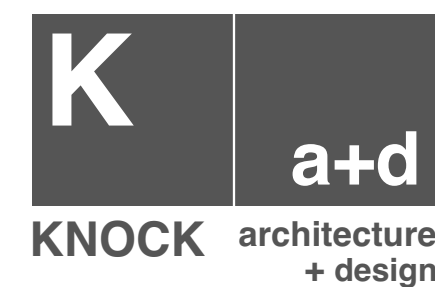
**(N) BUILDING SECT**

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**A4.1**

SCALE:  
PLOT DATE:

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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**EXISTING BLDG SECT**

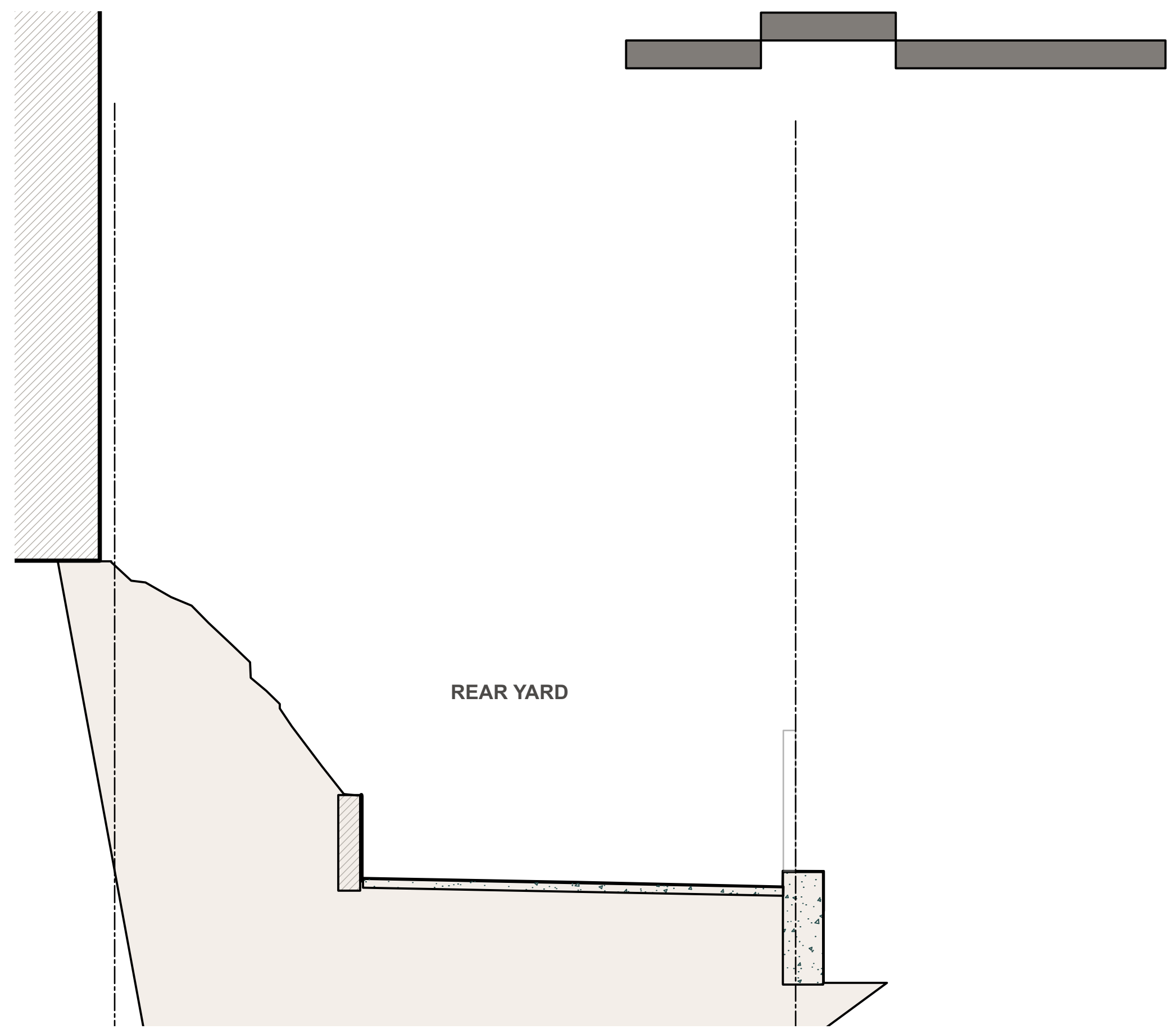
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**A4.2**

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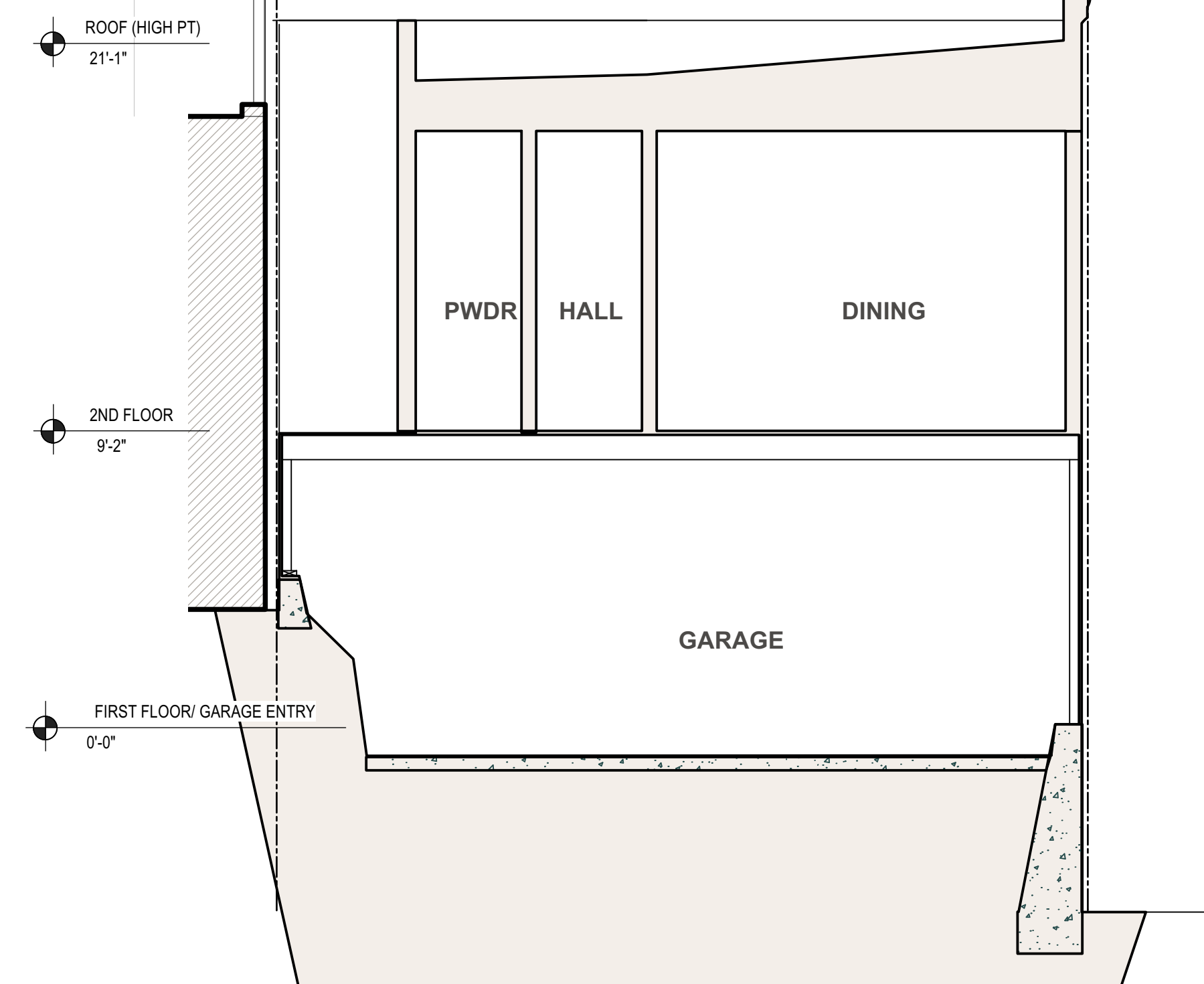
0 5' 10' 20'

- ROOF (HIGH PT)  
21'-1"
- 2ND FLOOR  
9'-2"
- FIRST FLOOR/ GARAGE ENTRY  
0'-0"
- FIRST FLOOR/STOR  
-5'-0"



**EXISTING TRANSVERSE SECTION 4**  
1/4" = 1'-0"

0 5' 10' 20'

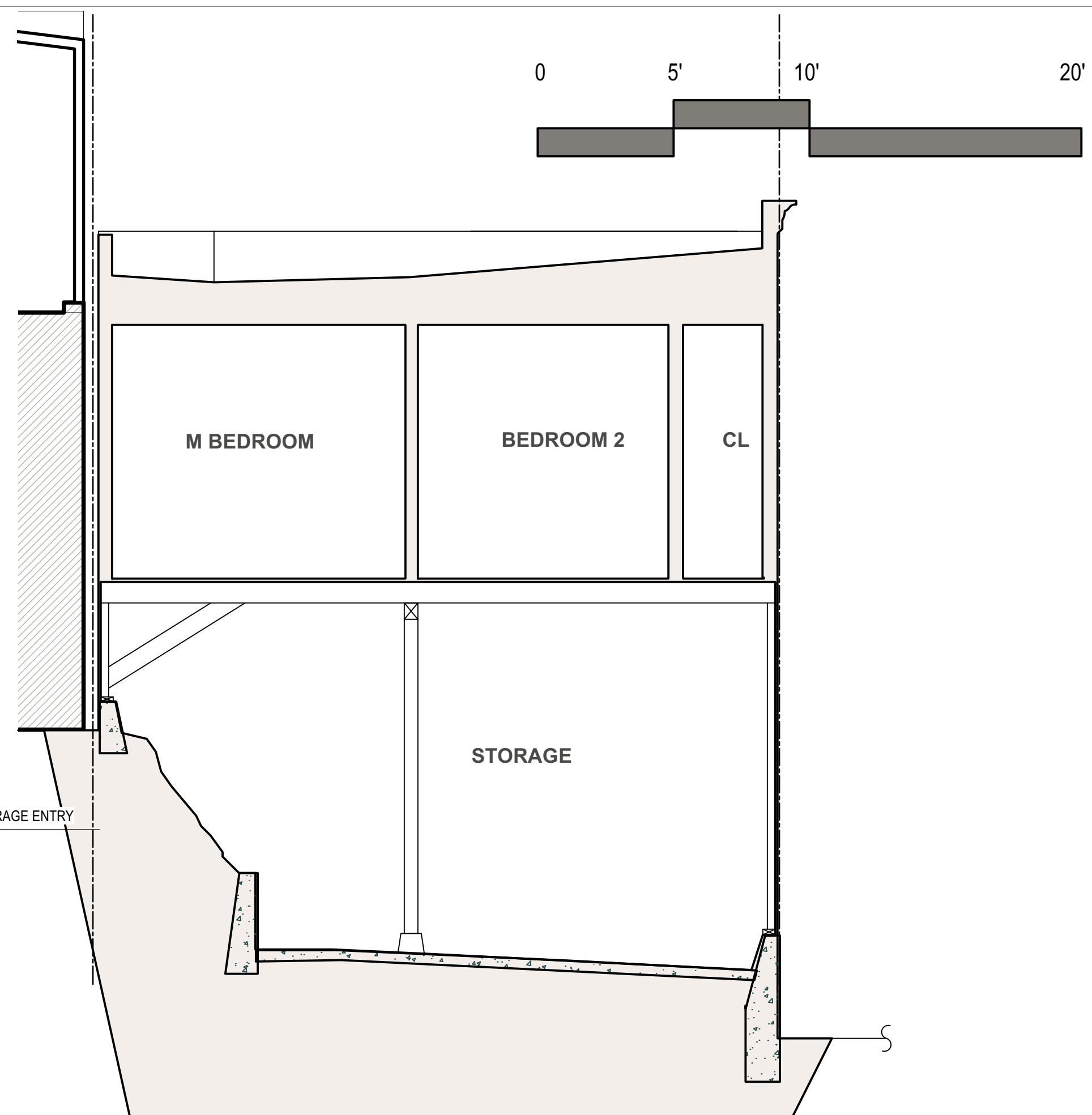


- ROOF (HIGH PT)  
21'-1"
- 2ND FLOOR  
9'-2"
- FIRST FLOOR/ GARAGE ENTRY  
0'-0"

**EXISTING TRANSVERSE SECTION 2**  
1/4" = 1'-0"

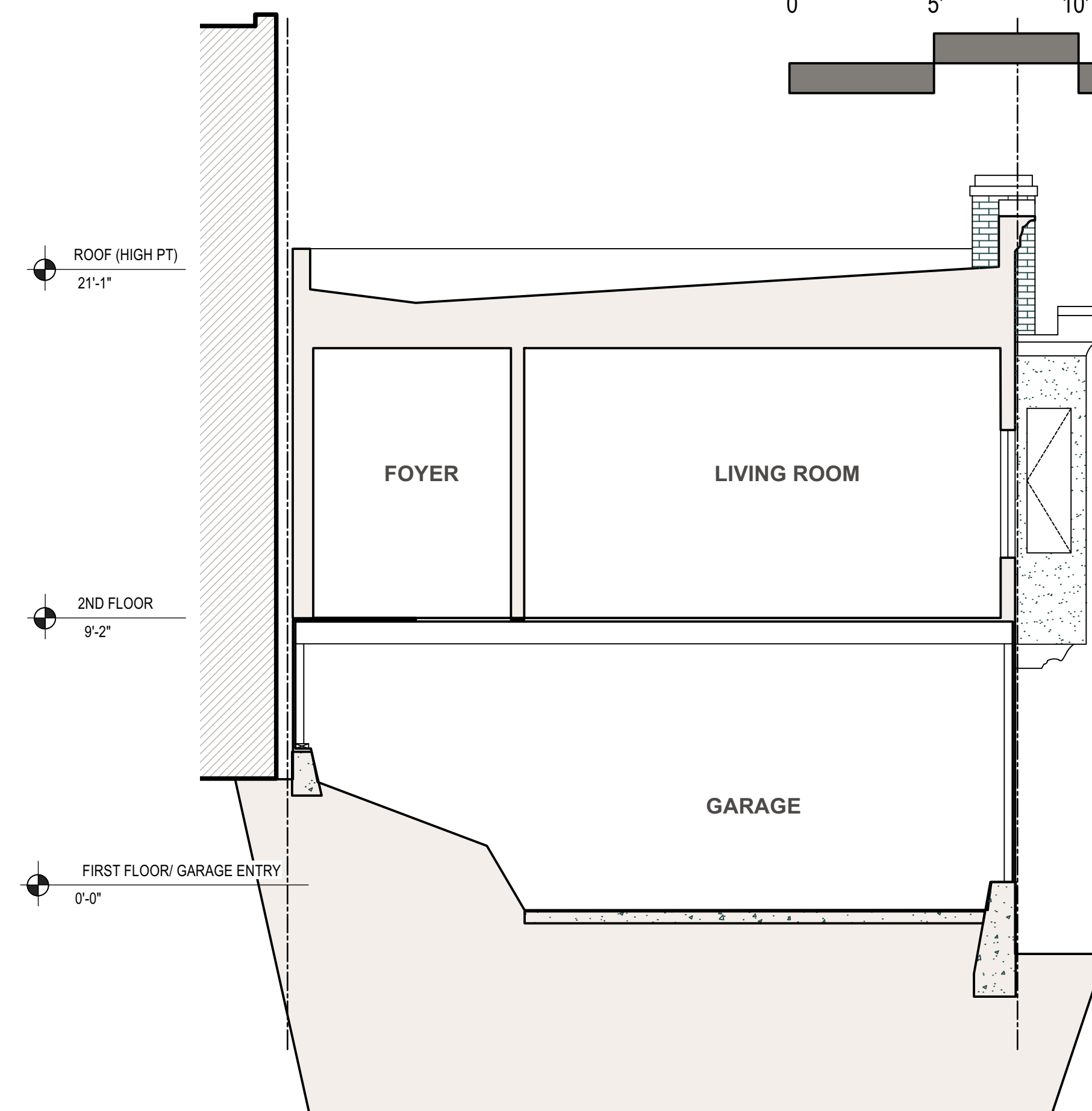
0 5' 10' 20'

- ROOF (HIGH PT)  
21'-1"
- 2ND FLOOR  
9'-2"
- FIRST FLOOR/ GARAGE ENTRY  
0'-0"
- FIRST FLOOR/STOR  
-5'-0"



**EXISTING TRANSVERSE SECTION 3**  
1/4" = 1'-0"

0 5' 10' 20'



- ROOF (HIGH PT)  
21'-1"
- 2ND FLOOR  
9'-2"
- FIRST FLOOR/ GARAGE ENTRY  
0'-0"

**EXISTING TRANSVERSE SECTION 1**  
1/4" = 1'-0"



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09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	ADU PERMIT



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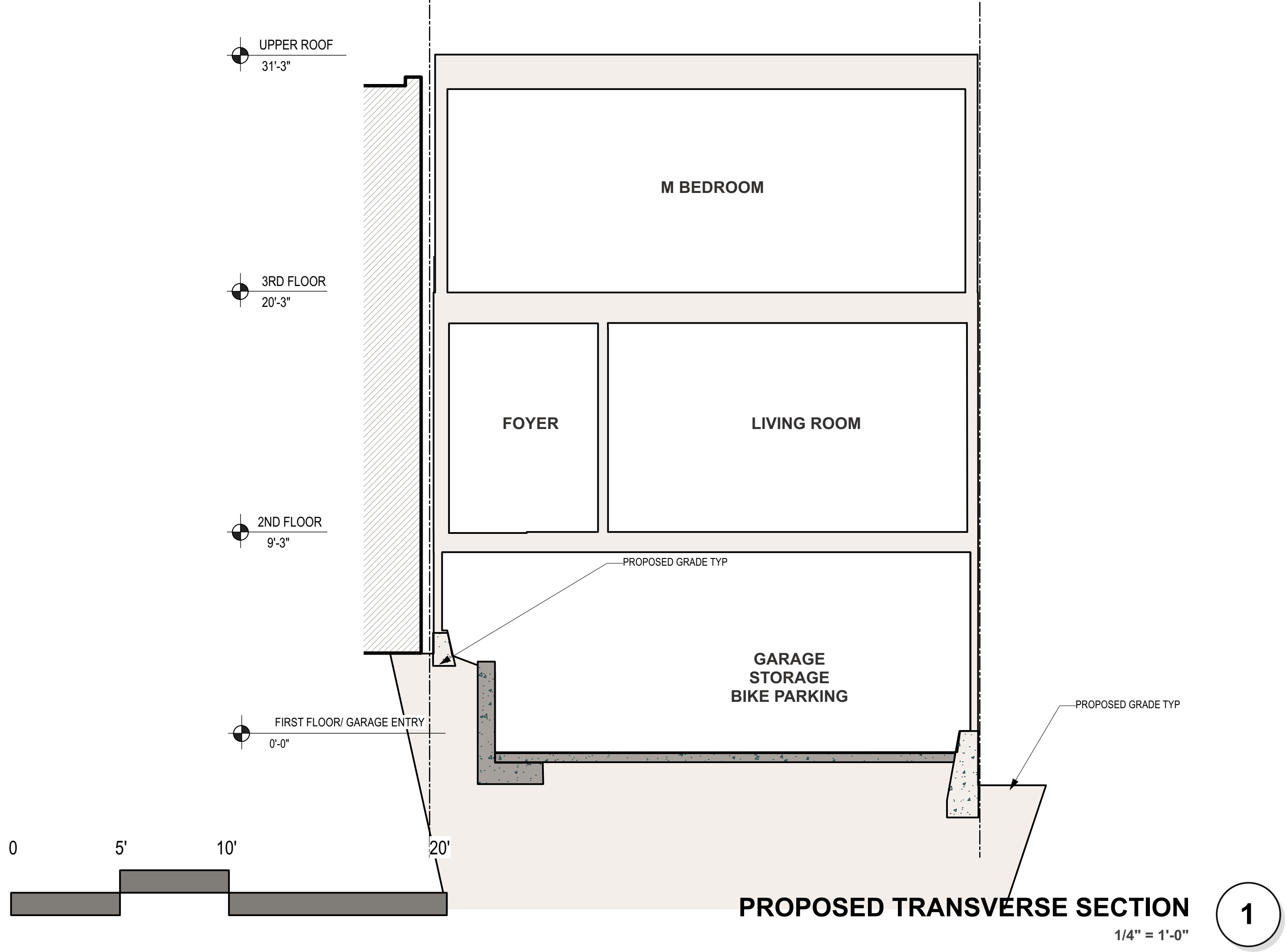
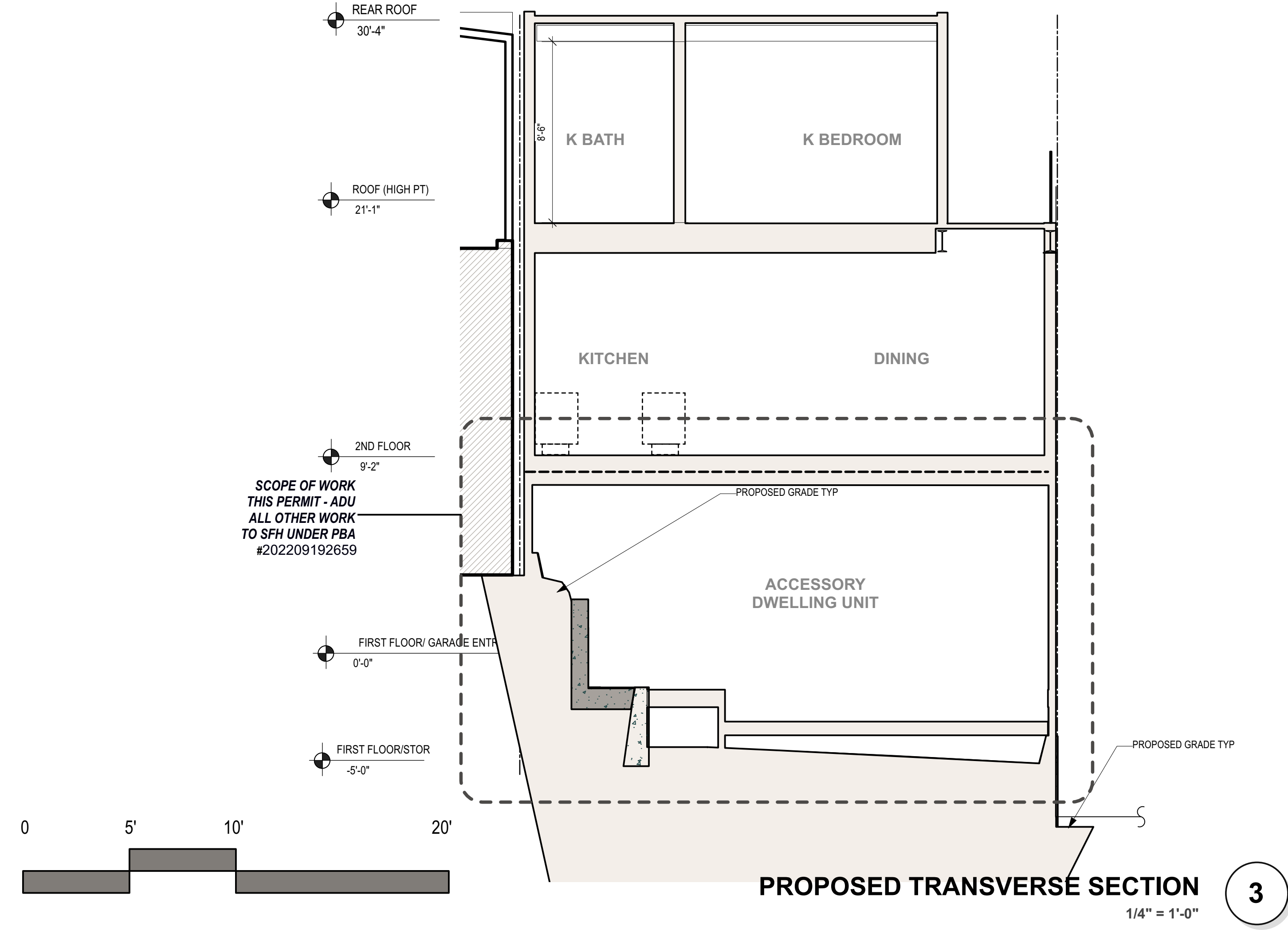
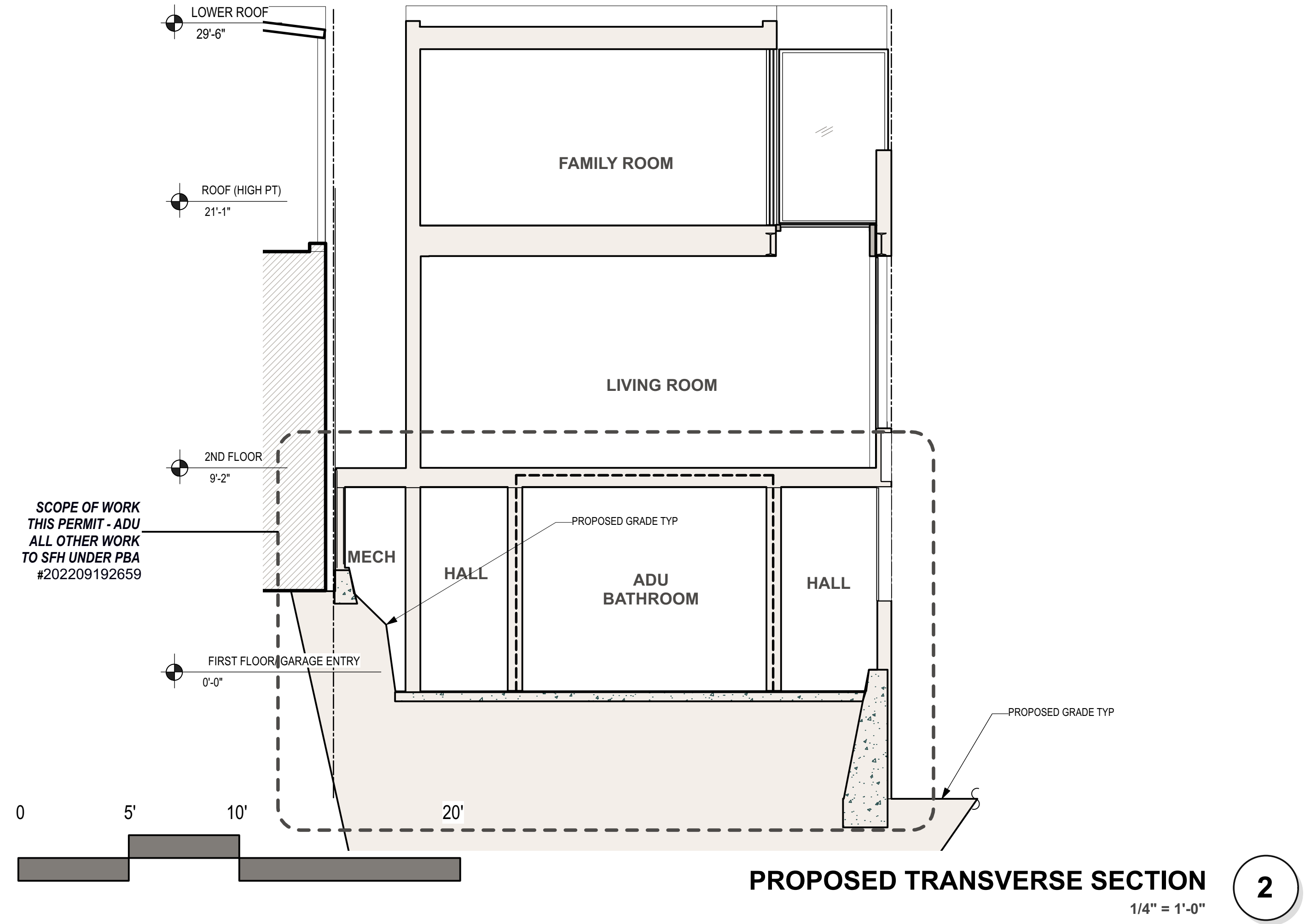
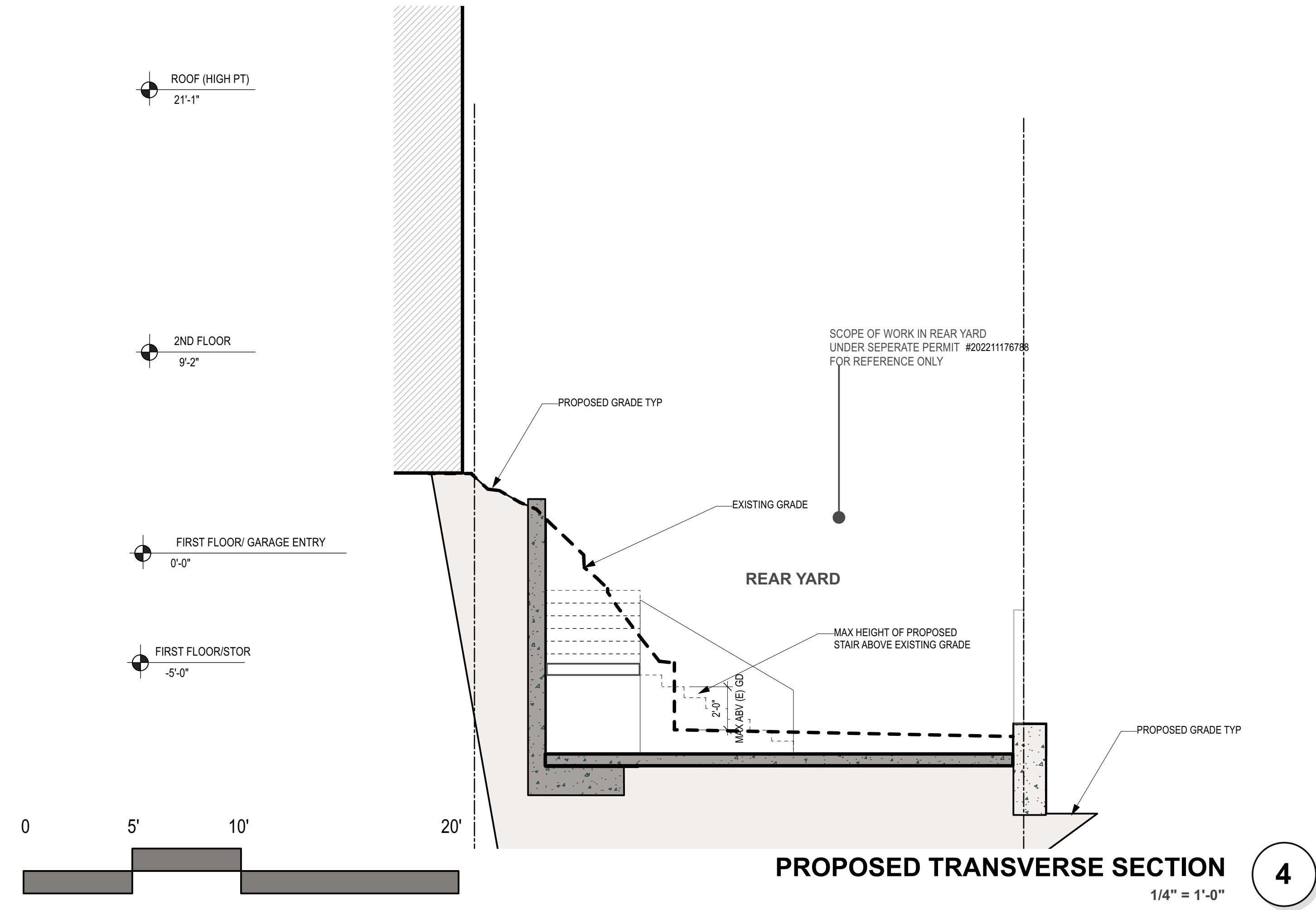
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**(N) BUILDING SECT**

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**A4.3**

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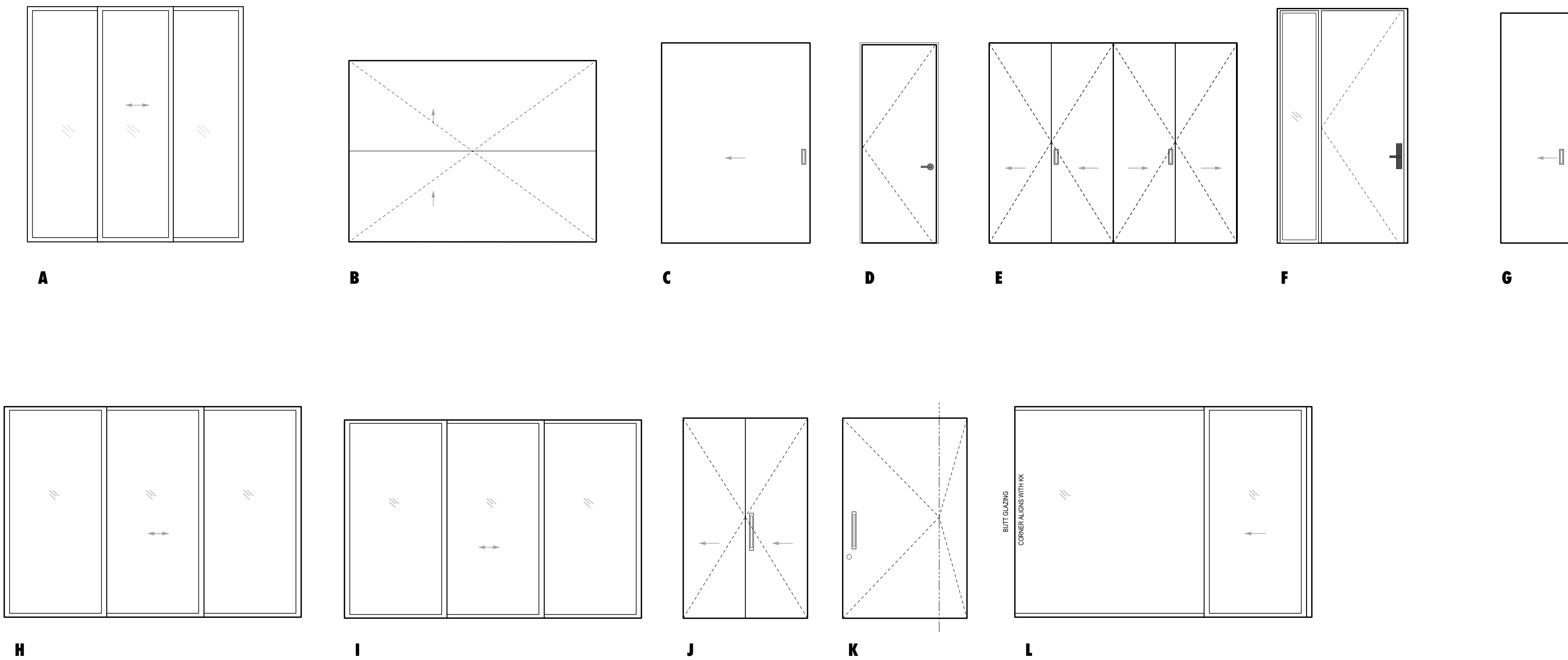


**DOOR SCHEDULE**

DOOR #	LOCATION	W	H	FIRE RATING	TYPE	U-FACTOR/SHGC	FUNCTION	HARDWARE TYPE	HARDWARE/MECH	FINISH	THICKNESS	CONSTRUCTION	GLAZING	NOTES
D100	REAR DECK SLIDER	100	114	NA	A	.35/.22	OXO SLIDER/FIXED	MANUF LOCKET	FLUSH PULL	POWDER COATED WHITE	1 1/2"	THERMALLY BROKEN ALUM	INSULATED TEMPERED LOW IRON	
D101	GARAGE DOOR	120	88	NA	B	NA	VERTICAL BIFOLD	ELECT OPENER	BIFOLD HARDWARE	POWDER COATED WHITE	1 1/2"	ALUM HONEYCOMB CORE	NA	HEX VENEER: RENLITA OR APPROVED EQ
D102	HALL POCKET	81	40	NA	C	NA	OVERSIZED POCKET	PASSAGE	FLUSH PULL	PAINTED	1 3/4"	ALUM HONEYCOMB CORE	NA	LOW PROFILE RECESSED TRACK; HEX VENEER OR APPVD EQ
D103	GARAGE DOOR/HALL (WEST SIDE)	34	96	20 MIN	D	NA	LH	PRIVACY/DEADBOLT	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	TECTUS HINGE, TYPICAL ALL SWING DOORS?
D104	GARAGE DOOR/HALL (EAST SIDE)	34	96	20 MIN	D	NA	RH	PRIVACY/DEADBOLT	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	
D105	BATHROOM	30	96	NA	D	NA	RH	PRIVACY	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	
D106 (X2)	MECH ROOM	54	96	NA	J	NA	BIFOLD BIPART	PASSAGE	FLUSH PULL	PAINTED	1 3/4"	SOLID CORE	NA	SUGATSUNE, OR EQ OK
D107	CLOSET	34	96	NA	D	NA	RH REV	PASSAGE	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	
D108	REFUSE	116	96	NA	E	NA	BIFOLD BIPART	PASSAGE	FLUSH PULL	PAINTED	1 3/4"	SOLID CORE	NA	SUGATSUNE, OR EQ OK
D109	GARAGE DOOR	54	88	NA	K	NA	PIVOT	DEADBOLT	FLUSH PULL/CENTER PIVOT	POWDER COATED WHITE	1 1/2"	ALUM HONEYCOMB CORE	NA	HEX VENEER: RIXSON OR APPROVED EQ PIVOT HINGE
D200	REAR DECK SLIDER	100	114	NA	A	.35/.22	OXO SLIDER/FIXED	MANUF LOCKET	FLUSH PULL	POWDER COATED WHITE	1 1/2"	THERMALLY BROKEN ALUM	INSULATED TEMPERED LOW IRON	
D201	ENTRY W/SIDELITE	39	113	NA	F	.35/.22 SIDELITE	LH WITH SIDELITE	MORTISE LOCKSET	LEVER	PAINTED	1 3/4"	SOLID CORE	INSULATED TEMPERED LOW IRON	20" SIDELITE
D202	F BEDROOM POCKET/LIVING	52	113	NA	C	NA	OVERSIZED POCKET	PRIVACY	FLUSH PULL/SLIDE BOLT	PAINTED	1 3/4"	SOLID CORE	NA	LOW PROFILE RECESSED TRACK;
D203	POWDER	30	113	NA	D	NA	LH	PRIVACY	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	
D204	F BEDROOM POCKET/ENTRY	32	113	NA	G	NA	POCKET	PRIVACY	FLUSH PULL/SLIDE BOLT	PAINTED	1 3/4"	SOLID CORE	NA	LOW PROFILE RECESSED TRACK;
D205	F BATHROOM	30	113	NA	D	NA	RH	PRIVACY	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	
D300	K BEDROOM DECK SLIDER	144	102	NA	L	.35/.22	OX SLIDER	MANUF LOCKET	FLUSH PULL	POWDER COATED WHITE	1 1/2"	THERMALLY BROKEN ALUM	INSULATED TEMPERED LOW IRON	
D301	FAMILY ROOM SLIDER	148	96	NA	I	.35/.22	OXO SLIDER	MANUF LOCKET	FLUSH PULL	POWDER COATED WHITE	1 1/2"	THERMALLY BROKEN ALUM	INSULATED TEMPERED LOW IRON	
D302	K BEDROOM	48	113	NA	G	NA	POCKET	PRIVACY	FLUSH PULL	PAINTED	1 3/4"	SOLID CORE	NA	LOW PROFILE RECESSED TRACK;
D303	K BATHROOM	26	113	NA	D	NA	RH	PRIVACY	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	
D304	M BEDROOM	48	113	NA	G	NA	POCKET	PRIVACY	FLUSH PULL	PAINTED	1 3/4"	SOLID CORE	NA	LOW PROFILE RECESSED TRACK;
D305	M BATHROOM	30	113	NA	D	NA	RH	PRIVACY	LEVER	PAINTED	1 3/4"	SOLID CORE	NA	

**DOOR LEGEND**

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08.30.21	REV PLAN
09.03.21	REV
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**DOOR SCHEDULE**

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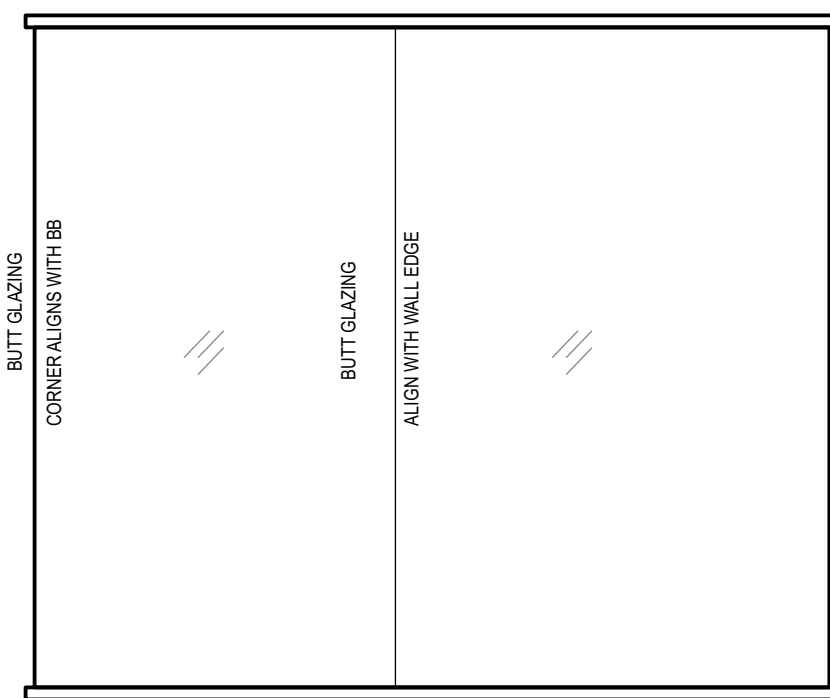
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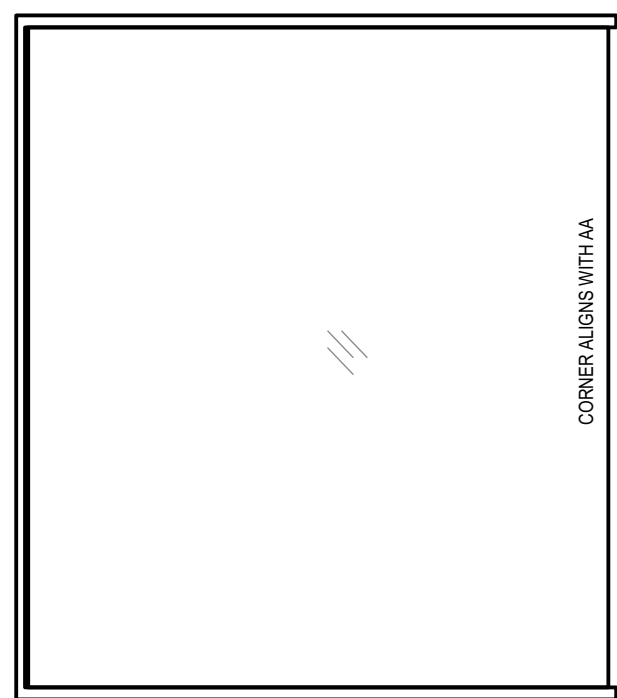
**WINDOW AND SKYLIGHT SCHEDULE**

WINDOW #	LOCATION	W	H	HEAD HT	TYPE	U-FACTOR/SHGC	FUNCTION	HARDWARE TYPE	HARDWARE/MECH	FINISH	THICKNESS	CONSTRUCTION	GLAZING	NOTES
W100A	CORNER WINDOW - NORTH	142	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W100B	CORNER WINDOW - EAST	92	114	114	BB	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER AND PANES
W100C	CORNER WINDOW - WEST (ANGLED)	68	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE
W101	HALL/W BEDROOM - EAST	276	56	114	CC	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	OVERSIZED UNIT - FIELD GLAZE, BUTT GLAZE PANES
W200A	DINING CORNER WINDOW- NORTH	142	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W200B	DINING CORNER WINDOW - EAST	92	114	114	BB	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER AND PANES
W200C	DINING CORNER WINDOW - WEST (ANGLED)	68	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE
W201	LIVING ROOM-EAST	276	95	114	DD	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	OVERSIZED UNIT - FIELD GLAZE, BUTT GLAZE PANES
W202A	HALL/STAIR CORNER WIN - NORTH	27	114	114	EE	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W202B	HALL/STAIR CORNER WIN - WEST	278	114	114	FF	.35/.22	FIXED/SLIDER	LATCH/PULL	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE PANES
W202C	HALL/STAIR CORNER WIN - SOUTH	33	114	114	GG	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W203A	F BEDROOM CORNER WINDOW - SOUTH	188	90	114	HH	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE PANES AND CORNER
W203B	F BEDROOM CORNER WINDOW - WEST	86	90	114	II	.35/.22	FIXED/SLIDER	LATCH/PULL	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W300	G BATHROOM VENT	27	66	102	JJ	.35/.22	HOPPER	CAM HANDLE	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	
W301	M BEDROOM VENT	33	78	114	JJ	.35/.22	HOPPER	CAM HANDLE	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	
W302	K BEDROOM EAST (CORNER)	70	102	102	KK	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	FIELD GLAZE, BUTT GLAZE PANES TO DOOR 300
W303	K BEDROOM EAST	32	102	102	LL	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W304	STAIR	84	96	96	MM	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W305A	M BEDROOM CORNER - EAST	192	72	114	NN	.35/.22	FIXED/SLIDER	LATCH/PULL	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W305B	M BEDROOM CORNER - NORTH	60	114	114	OO	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W306	K BATH	82	102	102	MM	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	
S201	LIVING ROOM	276	53	NA	QQ	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON - WALKABLE	SkyFloor OR APPVD EQ
S300A	M BATHROOM - HORIZONTAL GLAZING	94	34	NA	RR	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ
S300B	M BATHROOM- VERTICAL GLAZING	94	27	NA	SS	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ
S301A	M BEDROOM - HORIZONTAL GLAZING	60	60	NA	TT	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ
S300B	M BEDROOM - VERTICAL GLAZING	60	94	NA	UU	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ

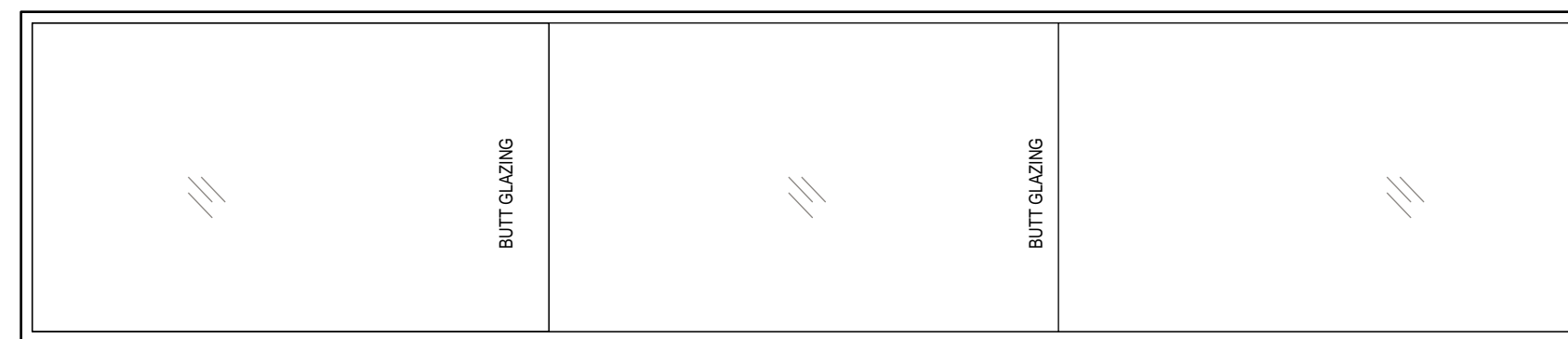
**WINDOW AND SKYLIGHT LEGEND**



AA

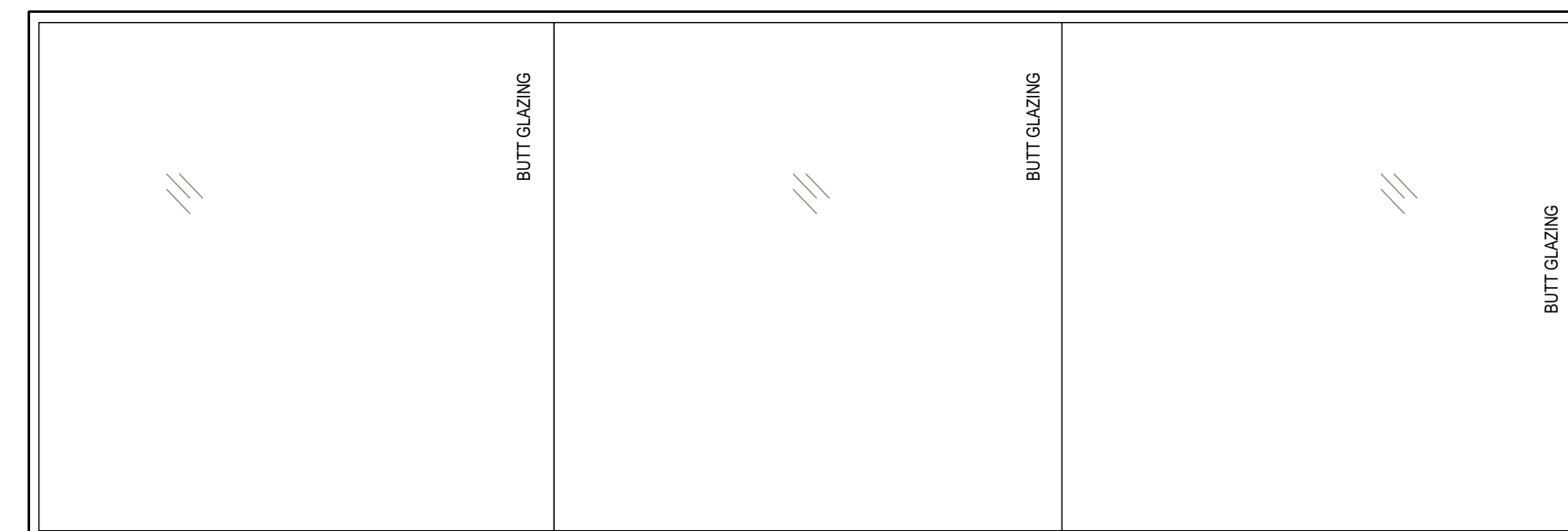


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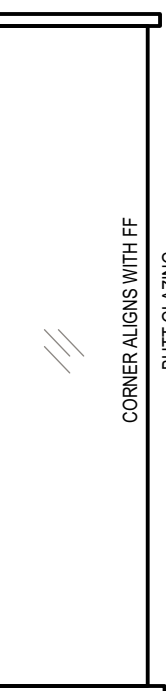


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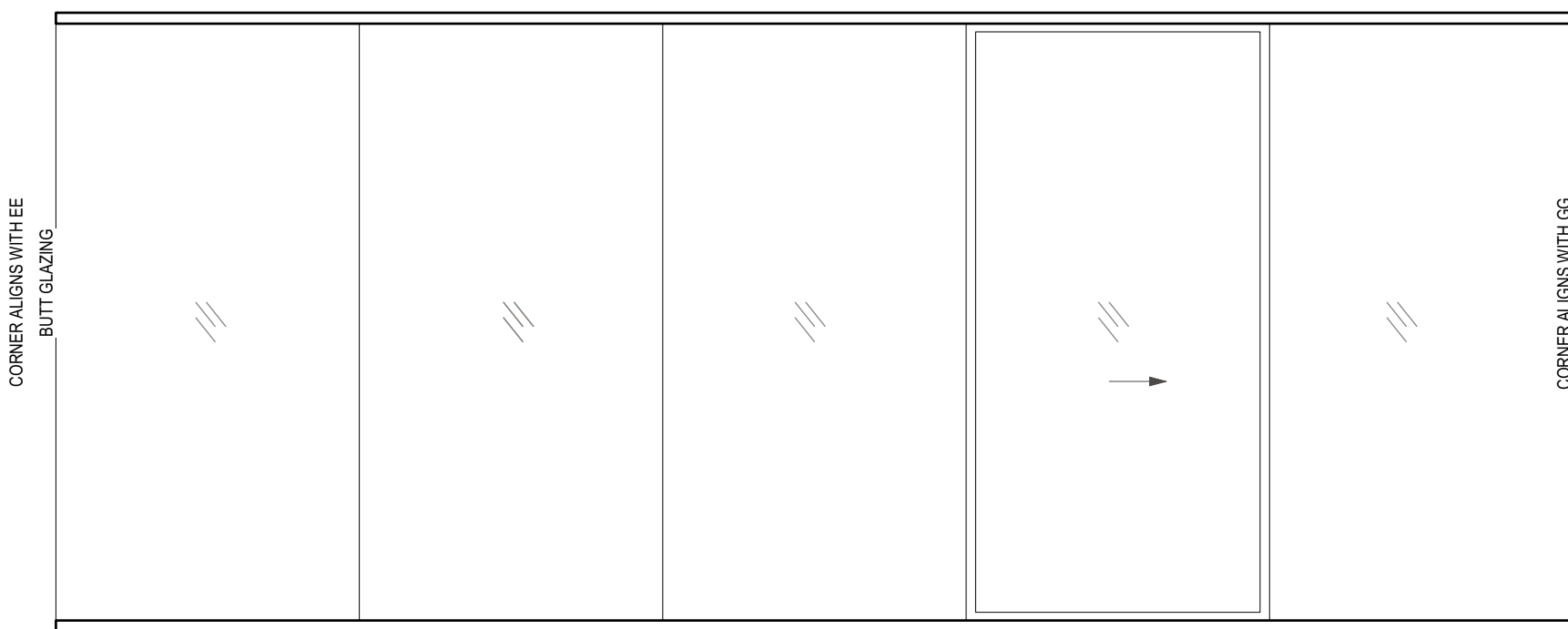
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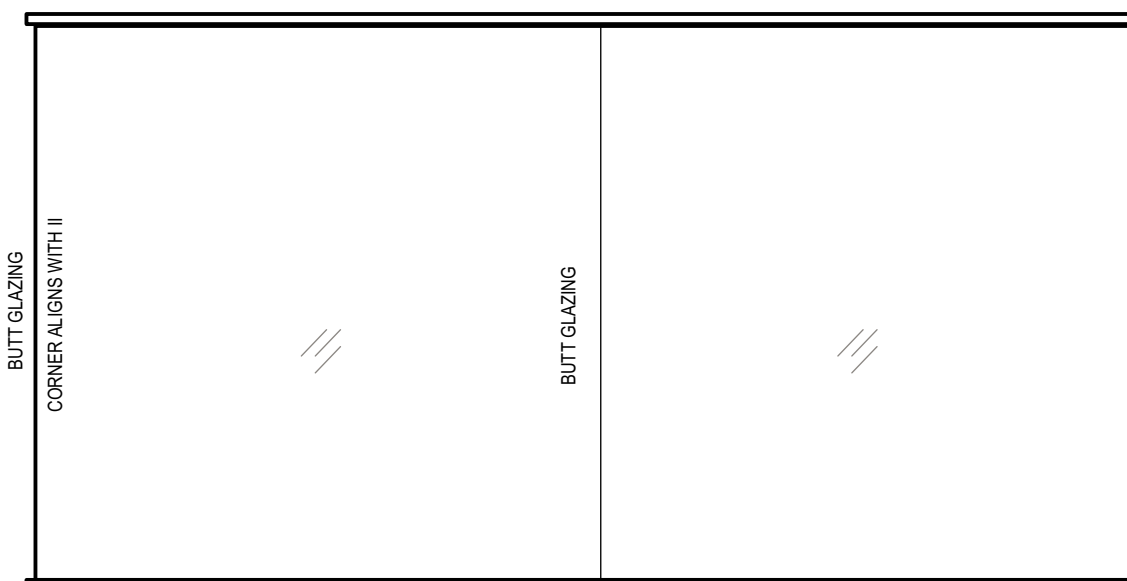
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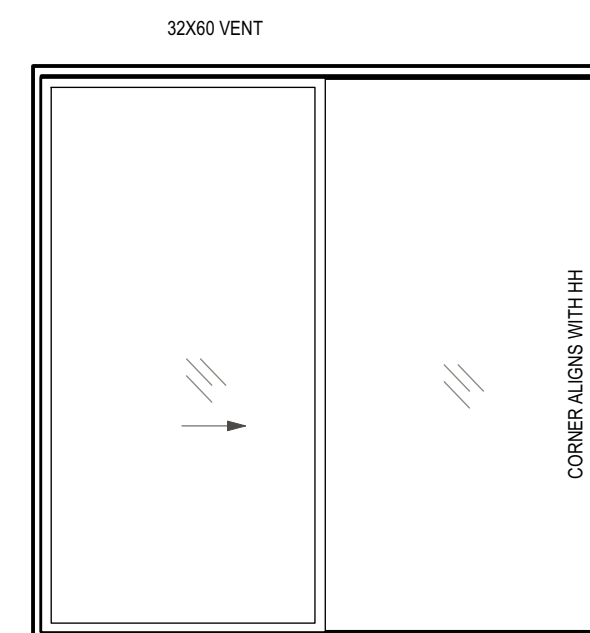
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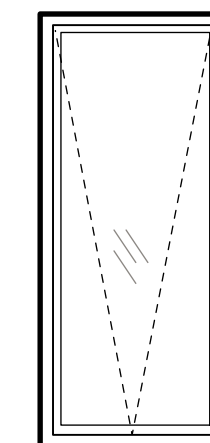
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JJ

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**WINDOW SCHEDULE**

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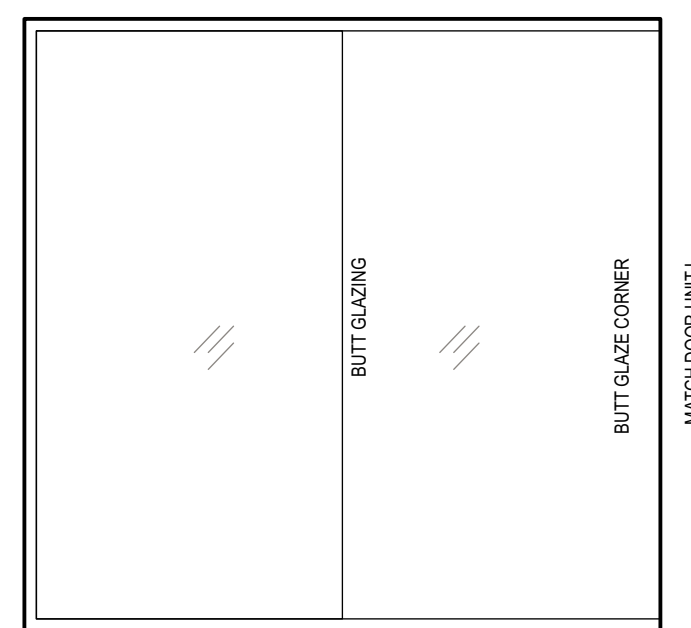
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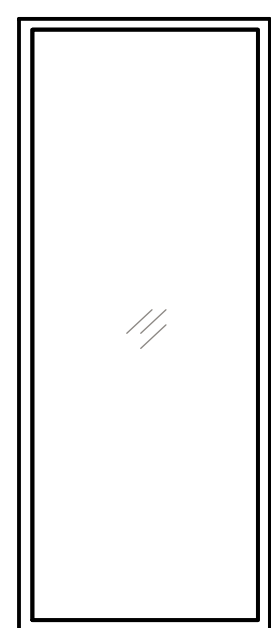
**WINDOW AND SKYLIGHT SCHEDULE**

WINDOW #	LOCATION	W	H	HEAD HT	TYPE	U-FACTOR/SHGC	FUNCTION	HARDWARE TYPE	HARDWARE/MECH	FINISH	THICKNESS	CONSTRUCTION	GLAZING	NOTES
W100A	CORNER WINDOW - NORTH	142	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W100B	CORNER WINDOW - EAST	92	114	114	BB	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER AND PANES
W100C	CORNER WINDOW - WEST (ANGLED)	68	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE
W101	HALL/W BEDROOM - EAST	276	56	114	CC	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	OVERSIZED UNIT - FIELD GLAZE, BUTT GLAZE PANES
W200A	DINING CORNER WINDOW- NORTH	142	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W200B	DINING CORNER WINDOW - EAST	92	114	114	BB	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER AND PANES
W200C	DINING CORNER WINDOW - WEST (ANGLED)	68	114	114	AA	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE
W201	LIVING ROOM-EAST	276	95	114	DD	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	OVERSIZED UNIT - FIELD GLAZE, BUTT GLAZE PANES
W202A	HALL/STAIR CORNER WIN - NORTH	27	114	114	EE	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W202B	HALL/STAIR CORNER WIN - WEST	278	114	114	FF	.35/.22	FIXED/SLIDER	LATCH/PULL	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE PANES
W202C	HALL/STAIR CORNER WIN - SOUTH	33	114	114	GG	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W203A	F BEDROOM CORNER WINDOW - SOUTH	188	90	114	HH	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE PANES AND CORNER
W203B	F BEDROOM CORNER WINDOW - WEST	86	90	114	II	.35/.22	FIXED/SLIDER	LATCH/PULL	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE CORNER
W300	G BATHROOM VENT	27	66	102	JJ	.35/.22	HOPPER	CAM HANDLE	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	
W301	M BEDROOM VENT	33	78	114	JJ	.35/.22	HOPPER	CAM HANDLE	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	
W302	K BEDROOM EAST (CORNER)	70	102	102	KK	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	FIELD GLAZE, BUTT GLAZE PANES TO DOOR 300
W303	K BEDROOM EAST	32	102	102	LL	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W304	STAIR	84	96	96	MM	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W305A	M BEDROOM CORNER - EAST	192	72	114	NN	.35/.22	FIXED/SLIDER	LATCH/PULL	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W305B	M BEDROOM CORNER - NORTH	60	114	114	OO	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	CORNER UNIT - FIELD GLAZE, BUTT GLAZE UNIT
W306	K BATH	82	102	102	MM	.30/.22	FIXED	NA	MANUF	POWDER COATED WHITE	MANUF	ALUMINUM TB	INSULATED TEMPERED LOW IRON	
S201	LIVING ROOM	276	53	NA	QQ	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON - WALKABLE	SkyFloor OR APPVD EQ
S300A	M BATHROOM - HORIZONTAL GLAZING	94	34	NA	RR	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ
S300B	M BATHROOM- VERTICAL GLAZING	94	27	NA	SS	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ
S301A	M BEDROOM - HORIZONTAL GLAZING	60	60	NA	TT	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ
S300B	M BEDROOM - VERTICAL GLAZING	60	94	NA	UU	.45/.36	FIXED	NA	MANUF	FACTORY/MATCH WIN	MANUF	STEEL	LAMI INSULATED LOW IRON	ROYALITE OR APPVD EQ

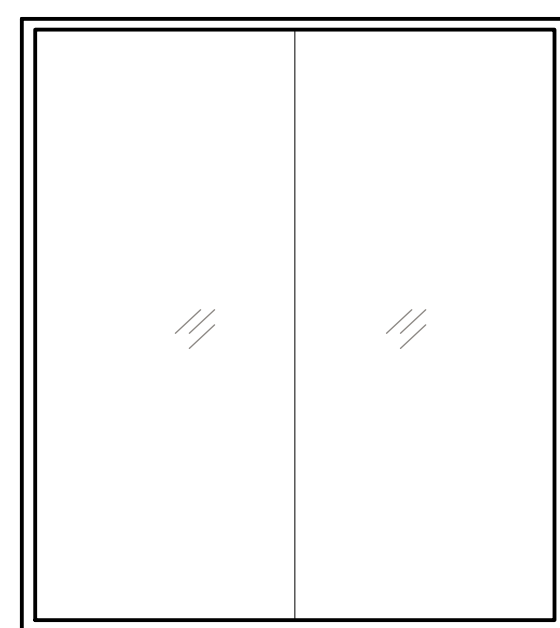
**WINDOW AND SKYLIGHT LEGEND**



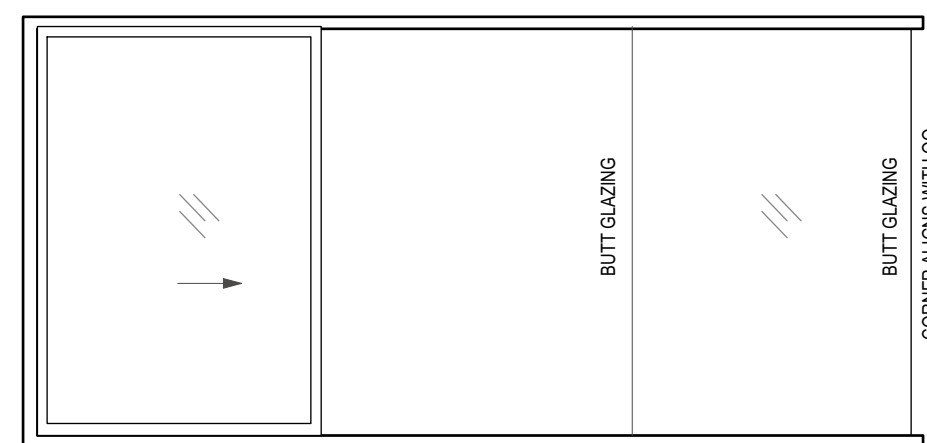
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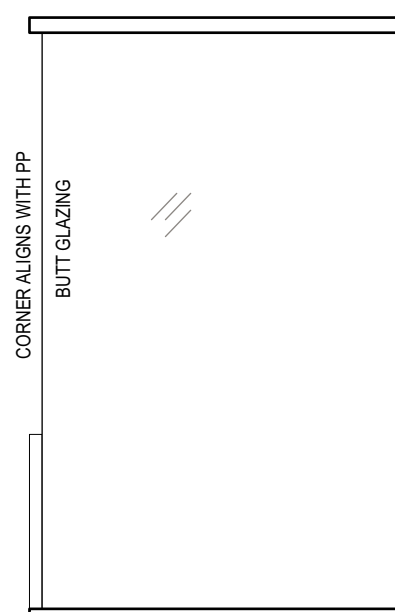
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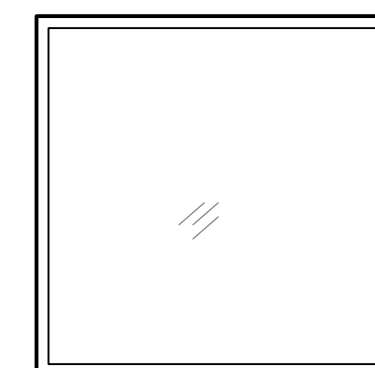
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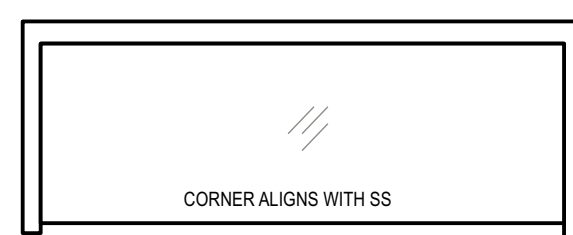


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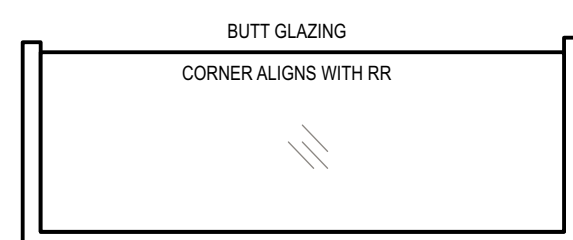
**NO EXTERIOR WORK - FOR REFERENCE ONLY-EXTERIOR WORK PER 202209192659**



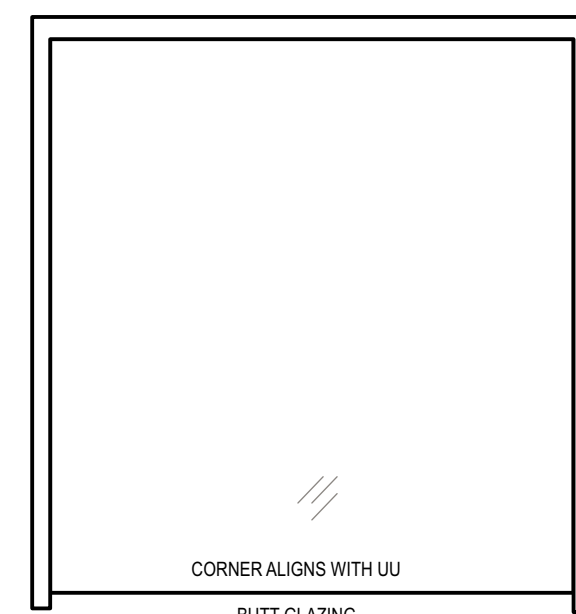
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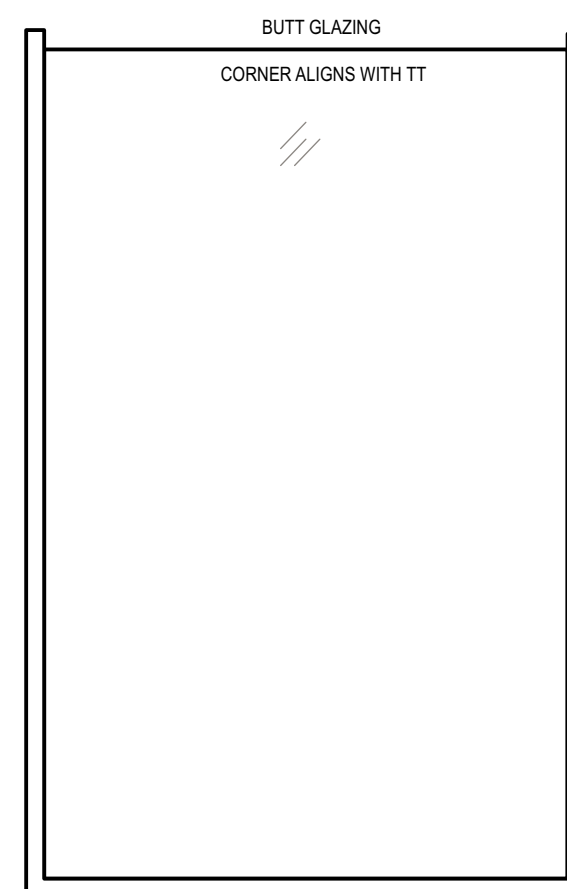
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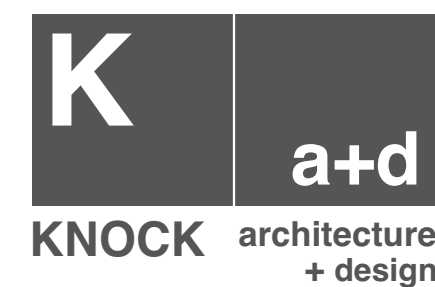


TT



UU

08.18.21	CONCEPT
09.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
06.01.24	ADU PERMIT



www.knock-ad.com  
ryan@knock-ad.com  
415-2647

**ACCESSORY DWELLING UNIT**  
4000 21ST STREET, SAN FRANCISCO CA

**WINDOW SCHEDULE**

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

**A7.1**

SCALE:  
PLOT DATE:





Attachment RB

NOTICE

TITLE-24 LOW-RISE RESIDENTIAL ENERGY/GREEN INSPECTION REQUIREMENTS (BUILDING)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required in addition to the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" and green building "Attachment E" must be completed and signed by the responsible person in charge. The permit will not be finalized without compliance with the energy inspection requirements.

Energy Inspection Services Contact Information

- 1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.energyinspections@sfgov.org
4. In person: 3rd floor at 1660 Mission St.

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates and Green Building Attachment E. M-06 may be found on the SFDBI website at http://sfdbi.org/information-sheets

Energy Inspection Services
1660 Mission Street- San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfgov.org/dbi (website) Revised 1/23/2020



Attachment RE

NOTICE

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION REQUIREMENTS (ELECTRICAL)

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Energy Inspection Services
1660 Mission Street- San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfgov.org/dbi (website) Revised 1/23/2020



Attachment RP

NOTICE

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION REQUIREMENTS (PLUMBING)

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For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. The permit will not be finalized without compliance with the energy inspection requirements.

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- 1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
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Energy Inspection Services
1660 Mission Street- San Francisco CA 94103
Office (415) 558-6132 - FAX (415) 558-6474 - www.sfgov.org/dbi (website) Revised 1/23/2020

Attachment RB

TITLE-24 LOW-RISE RESIDENTIAL ENERGY/GREEN INSPECTION (BUILDING)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET
JOB ADDRESS 4000 21ST ST APPLICATION NO. 202209192659 ADDENDUM NO.
ENGINEER/ARCHITECT NAME RYAN KNOCK PHONE NO. 415-215-2647

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater. Green Building Attachment E shall be completed as per Administrative Bulletin 093 (AB-093).

In accordance with the requirements of the 2019 California Energy Code, the following documentation is required for the building elements in this project:

- 1. Installation
Addition and Alteration
CF2R-ADD-02-E Non HERS - Prescriptive Additions Simple (IB53)
CF2R-ALT-05-E Non HERS - Prescriptive Alterations Simple (IB54)
Envelope
CF2R-ENV-01-E Non HERS - Fenestration Installation (IB1)
CF2R-ENV-03-E Non HERS - Insulation Installation (IB3)
CF2R-ENV-04-E Non HERS - Roofing-Radiant Barrier (IB4)
CF2R-ENV-20-H HERS - Building Envelope Air Leakage Test (IB56)
CF2R-ENV-21-H HERS - Quality Insulation Installation (QII) - Framing Stage (IB64)
CF2R-ENV-22-H HERS - Quality Insulation Installation (QII) - Insulation Stage (IB65)
Solar Ready
CF2R-SRA-01-E - Solar Ready Buildings - New Constructions (IB68)
CF2R-SRA-02-E - Minimum Solar Zone Area Worksheet - New Constructions (IB69)
Mechanical
CF2R-MCH-01-E Non HERS - Space Conditioning Systems (IB57)
CF2R-MCH-02-E Non HERS - Whole house fan (IB15)
CF2R-MCH-20-H HERS - Duct Leakage (IB58)
CF2R-MCH-21-H HERS - Duct Location (IB18)
CF2R-MCH-22-H HERS - Space Conditioning System Fan Efficacy (IB59)
CF2R-MCH-23-H HERS - Space Conditioning System Airflow Rate (IB60)
CF2R-MCH-24-H HERS - Building Envelope Air Leakage Worksheet (IB61)
CF2R-MCH-25-H HERS - Refrigerant Charge Verification (IB62)
CF2R-MCH-25-E Non HERS - Refrigerant Charge Verification - New Package Unit with Factory Charge (IB26)
CF2R-MCH-26-H HERS - Verified EER or SEER (IB27)
CF2R-MCH-27-H HERS - IAQ (IB63)
CF2R-MCH-28-H HERS - Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C (IB31)
CF2R-MCH-29-H HERS - Duct Surface Area Reduction, R-Value, Buried Ducts Compliance Credit (IB32)
CF2R-MCH-30-E HERS - Ventilation Cooling Compliance Credit (IB55)
CF2R-MCH-31-H HERS - Whole house fan (IB66)
CF2R-MCH-32-H HERS - Local Mechanical Exhaust (IB67)

- 2. Verification
Existing Conditions
CF3R-EXC-20-H HERS - HERS Verification of Existing Conditions for Residential Alterations (VB47)
Envelope
CF3R-ENV-20-H HERS - Building Envelope Air Leakage Test (VB48)
CF3R-ENV-21-H HERS - Quality Insulation Installation (QII) - Framing Stage (VB46)
CF3R-ENV-22-H HERS - Quality Insulation Installation (QII) - Insulation Stage (VB57)
3. Green Building (For New Construction and Major Alterations)
Green Building Attachment E (GBC1)

Required information:
Prepared by: Ryan Knock Date: 08.17.22
Fax: Email: ryan@knock-ad.com
Review by: DBI Engineer or Plan Checker Phone: (415) 558-

APPROVAL (Based on submitted reports)
DATE DBI Building Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO: Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474

Revised 1/23/2020

Attachment RE

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION (ELECTRICAL)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET
JOB ADDRESS 4000 21ST STREET APPLICATION NO. 202209192659 ADDENDUM NO.
ENGINEER/ARCHITECT NAME RYAN KNOCK PHONE NO. 415-215-2647

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2019 California Energy Code, the following documentation is required for the electrical elements in this project:

- 1. Installation
Electrical
CF2R-LTG-01-E Lighting - Single Family Dwellings (IE1)
CF2R-LTG-02-E Lighting - Multi-Family Dwellings (IE2)
Solar
CF2R-PVB-01-E Photovoltaic Systems (IE18)
CF2R-PVB-02-E Battery Storage Systems (IE19)

Required information:
Prepared by: Ryan Knock Date: 08.17.22
Fax: Email: ryan@knock-ad.com
Review by: DBI Engineer or Plan Checker Phone: (415) 558-

APPROVAL (Based on submitted reports)
DATE DBI Electrical Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO: Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474

Revised 1/23/2020

Attachment RP

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION (PLUMBING)

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET
JOB ADDRESS 4000 21ST ST APPLICATION NO. 202209192659 ADDENDUM NO.
ENGINEER/ARCHITECT NAME RYAN KNOCK PHONE NO. 415-215-2647

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2019 California Energy Code, the following documentation is required for the plumbing work in this project:

- 1. Installation
Plumbing
CF2R-PLB-01-E DHW Non-HERS - Multifamily Central Hot Water System Distribution (IP6)
CF2R-PLB-02-E DHW Non-HERS - Single Dwelling Unit Hot Water System Distribution (IP5)
CF2R-PLB-03-E DHW Non-HERS - Pool and Spa Heating System (IP7)
CF2R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (IP9)
CF2R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (IP8)
Solar
CF2R-STH-01-E Solar Water Heating System (IP1)
Mechanical
CF2R-MCH-04-E Non HERS - Evaporative coolers (IP2)
2. Verification
CF3R-PLB-21-H DHW HERS - HERS Multifamily Central Hot Water System Distribution (VP2)
CF3R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3)

Required information:
Prepared by: Ryan Knock Date: 08.17.22
Fax: Email: ryan@knock-ad.com
Review by: DBI Engineer or Plan Checker Phone: (415) 558-

APPROVAL (Based on submitted reports)
DATE DBI Plumbing Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO: Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474

Revised 1/23/2020

Revision table with columns for date and description: 08.18.21 CONCEPT, 08.30.21 REV PLAN, 09.03.21 REV, 09.21.21 PREAPP SET, 02.15.22 REVISIONS, 02.24.22 REVISIONS, 05.31.22 REVISIONS, 08.17.22 PERMIT, 06.01.24 ADU PERMIT



www.knock-ad.com
ryan@knock-ad.com
415-2647

ACCESSORY DWELLING UNIT
4000 21ST STREET, SAN FRANCISCO CA

ENERGY INSP FORMS

All drawings and written material appearing herein constitute original and unapproved work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

E1

SCALE:
PLOT DATE:



# GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

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

- INSTRUCTIONS:**
- Fill out the project information in the Verification box at the right.
  - Submittal must be a minimum of 11" x 17".
  - This form is for permit applications submitted January 2020 through December 2022.

		TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS
RESIDENTIAL		GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable
		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.	•
		FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•
		CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•
		MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	•
		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).	•
MATERIAL EMISSIONS		LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	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.	•
WATER		INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.	•
		WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•
ENERGY		ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
PARKING		BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable
RESOURCE RECOVERY		RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•
		CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	Environment Code ch. 14 SFGBC 4.103.2.3 CalGreen 4.408.2, 4.408.5	Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Demonstrate ≥65% recovery. See www.dbi.org for details.	•
HVAC		HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
		HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBOR		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	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
POLLUTION PREVENTION		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.	if project extends outside envelope
		CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR AIR QUALITY		AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•

**VERIFICATION**

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

4000 21ST STREET

PROJECT NAME  
2751/006H

BLOCK/LOT  
4000 21ST STREET

ADDRESS  
R-3

PRIMARY OCCUPANCY  
3425 SQ FT

GROSS BUILDING AREA  
1977 SQ FT

INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

LICENSED PROFESSIONAL (sign & date)  
May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:

Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.

RYAN KNOCK - 415-215-2647  
GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)

KNOCK ARCHITECTURE AND DESIGN  
FIRM

I am a LEED Accredited Professional

I am a GreenPoint Rater

I am an ICC Certified CALGreen Inspector

*Ryan Knock* 06.01.24

GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

**FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY**

**Indoor Water Efficiency**  
Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads <sup>2</sup>	1.8 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush <sup>1</sup> and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush <sup>1</sup>
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

**NOTES:**

- For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)
- The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

**Water Efficiency of Existing Non-Compliant Fixtures**

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI.org.

**NON-COMPLIANT PLUMBING FIXTURES INCLUDE:**

- Any toilet manufactured to use more than 1.6 gallons/flush
- Any urinal manufactured to use more than 1 gallon/flush
- Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
- Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
06.01.24	ADU PERMIT



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**ACCESSORY DWELLING UNIT**  
4000 21ST STREET, SAN FRANCISCO CA

**GREEN BUILDING**

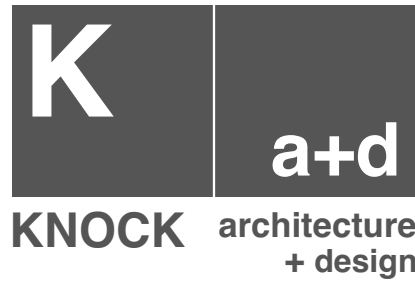
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

**GB1**

SCALE:  
PLOT DATE:



08.18.21	CONCEPT
08.30.21	REV PLAN
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TITLE 24

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T24.1

SCALE:  
PLOT DATE:

GENERAL INFORMATION		Project Name		Run Title		Project Location		City		Standards Version	
01	Project Name	4000 21st Street		Title 24 Analysis		4000 21st Street		San Francisco		2019	
02	Run Title	Title 24 Analysis		4000 21st Street		San Francisco		94114		2019	
03	Project Location	4000 21st Street		San Francisco		94114		Zip code		EnergyPro 8.3	
04	Climate Zone	3		Front Orientation (deg/ Cardinal)		0		Number of Dwelling Units		1	
05	Building Type	Single family		Number of Bedrooms		3		Number of Stories		4	
06	Project Scope	Alteration		Existing Cond. Floor Area (ft²)		1414		Penetration Average U-factor		0.33	
07	Existing Cond. Floor Area (ft²)	1414		Total Cond. Floor Area (ft²)		3270		Glazing Percentage (%)		67.28%	
08	Total Cond. Floor Area (ft²)	3270		ADU Bedroom Count		1		ADU Conditioned Floor Area		785	
09	ADU Bedroom Count	1		Is Natural Gas Available?		Yes					
10	Is Natural Gas Available?	Yes									
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											

Registration Number: 222-P010156651D-000-000-000000-0000 Registration Date/Time: 2024-05-30 10:11:53 HERS Provider: CalCERTS, Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2024-05-30 10:03:21

ENERGY USE SUMMARY		Standard Design		Proposed Design		Compliance Margin		Percent Improvement	
Energy Use (kWh/ft²-yr)									
Space Heating	24.32		26.11	-1.79	-7.4				
Space Cooling	9.21		9.1	0.11	1.2				
HVAC Ventilation	3.47		3.47	0	0				
Water Heating	14.69		12.97	1.72	11.7				
Self Utilization/Flexibility Credit	n/a		0	0	0				
Compliance Energy Total	51.69		51.65	0.04	0.1				

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OPaque SURFACES - CATHEDRAL CEILINGS		Construction		Area (ft²)		Skylight Area (ft²)		Roof Rise (x in 12)		Roof Reflectance		Roof Emittance		Cool Roof		Status		Verified Existing Condition		Existing Construction			
01	Name	02	Zone	03	Construction	04	Area (ft²)	05	Skylight Area (ft²)	06	Roof Rise (x in 12)	07	Roof Reflectance	08	Roof Emittance	09	Cool Roof	10	Status	11	Verified Existing Condition	12	Existing Construction
01	Raised Floor	Existing Zone	R-19 Floor1	n/a	n/a	78	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
02	Raised Floor 2	1st Floor ADU	R-19 Floor1	n/a	n/a	550	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
03	Interior Floor Over 2nd	Addition Zone	R-19 Floor	n/a	n/a	1071	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
04	Interior Floor Over 1st	Existing Zone	R-19 Floor	n/a	n/a	785	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
05	Interior Floor Over Garag	Existing Zone	R-19 Floor	n/a	n/a	551	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
06	East Wall 4	Garage	Default Wall Prior to 197	90	Left	228	0	90	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
07	South Wall 3	Garage	Default Wall Prior to 197	180	Back	238	0	90	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
08	West Wall 4	Garage	Default Wall Prior to 197	90	Left	228	0	90	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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REQUIRED SPECIAL FEATURES		The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
* Non-standard duct location (any location other than attic)			
HERS FEATURE SUMMARY		The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry	
* Indoor air quality ventilation		* Kitchen range hood	
* Cooling System Verifications:		* Minimum Airflow	
* Verified SEER		* Verified EER	
* Verified Refrigerant Charge		* Fan Efficiency Watts/CFM	
* Heating System Verifications:		* Verified HSPF	
* Verified heat pump rated heating capacity		* HVAC Distribution System Verifications:	
* Duct leakage testing		* Ducts located entirely in conditioned space confirmed by duct leakage testing	
* Domestic Hot Water System Verifications:		* --None--	

Registration Number: 222-P010156651D-000-000-000000-0000 Registration Date/Time: 2024-05-30 10:11:53 HERS Provider: CalCERTS, Inc.

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BUILDING - FEATURES INFORMATION		Project Name		Conditioned Floor Area (ft²)		Number of Dwelling Units		Number of Bedrooms		Number of Zones		Number of Ventilation Cooling Systems		Number of Water Heating Systems	
01	Project Name	4000 21st Street		3270		1		4		3		0		1	
02	Conditioned Floor Area (ft²)	3270		1		4		3		0		1			
03	Number of Dwelling Units	1		4		3		0		1					
04	Number of Bedrooms	4		3		0		1							
05	Number of Zones	3		0		1									
06	Number of Ventilation Cooling Systems	0		1											
07	Number of Water Heating Systems	1													

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OPaque SURFACE CONSTRUCTIONS		Construction Name		Surface Type		Construction Type		Framing		Total Cavity R-value		Interior / Exterior Continuous R-value		U-factor		Assembly Layers	
01	Construction Name	02	Surface Type	03	Construction Type	04	Framing	05	Total Cavity R-value	06	Interior / Exterior Continuous R-value	07	U-factor	08	Assembly Layers		
01	Attic Garage Roof Cons	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: n/insul. / 2x4									
02	Default Roof Prior to 197	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-11	None / None	0.083	Over Ceiling Joists: R-19 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board									
03	R-19 Floor1	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10									
04	R-19 Floor	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board									

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ZONE INFORMATION		Zone Name		Zone Type		HVAC System Name		Zone Floor Area (ft²)		Avg. Ceiling Height		Water Heating System 1		Water Heating System 2	
01	Zone Name	Existing Zone		Conditioned		Heat Pump1		1414		9.5		DHW Sys 1		N/A	
02	Zone Type	Conditioned		Heat Pump1		1414		9.5		DHW Sys 1		N/A			
03	HVAC System Name	Heat Pump1		1414		9.5		DHW Sys 1		N/A					
04	Zone Floor Area (ft²)	1414		9.5		DHW Sys 1		N/A							
05	Avg. Ceiling Height	9.5		DHW Sys 1		N/A									
06	Water Heating System 1	DHW Sys 1		N/A											
07	Water Heating System 2	N/A													

Registration Number: 222-P010156651D-000-000-000000-0000 Registration Date/Time: 2024-05-30 10:11:53 HERS Provider: CalCERTS, Inc.

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FENESTRATION / GLAZING		Name		Type		Surface		Orientation		Azimuth		Width (ft)		Height (ft)		Mult.		Area (ft²)		U-factor		SHGC		SHGC Source		Exterior Shading		Status		Verified Existing Condition	
01	Name	02	Type	03	Surface	04	Orientation	05	Azimuth	06	Width (ft)	07	Height (ft)	08	Mult.	09	Area (ft²)	10	U-factor	11	SHGC	12	SHGC Source	13	Exterior Shading	14	Status	15	Verified Existing Condition		
01	D201 Sidelight	Window	South Wall 2	Back	180	1	30.6	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a																	
02	W202B	Window	West Wall 2	Right	270	1	220	0.35	NFRC	0.35	NFRC	Bug Screen	Altered	No																	
03	W203B	Window	West Wall 2	Right	270	1	53.75	0.35	NFRC	0.35	NFRC	Bug Screen	Altered	No																	
04	W200C	Window	Northwest Wall		315	1	53.8	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a																	
05	W100A	Window	North Wall 3	Front	0	1	112.4	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a																	
06	D100	Window	North Wall 3	Front	0	1	80.75	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a																	
07	W100B	Window	East Wall 3	Left	90	1	72.8	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a																	
08	W101	Window	East Wall 3	Left	90	1	107.3	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a																	
09	W100C	Window	Northwest Wall 2		315	1	53.8	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a																	
10	S300A	Skylight	Roof	Front	0	1	22	0.45	NFRC	0.36	NFRC	None	New	n/a																	
11	S301A	Skylight	Roof	Front	0	1	25	0.45	NFRC	0.36	NFRC	None	New	n/a																	
12	S201	Skylight	Roof 2	Front	0	1	101.5	0.45	NFRC	0.36	NFRC	None	New	n/a																	

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WATER HEATING SYSTEMS		Name		System Type		Distribution Type		Water Heater Name (H)		Solar Heating System		Compact Distribution		HERS Verification		Status		Verified Existing Condition		Existing Water Heating System	
01	Name	02	System Type	03	Distribution Type	04	Water Heater Name (H)	05	Solar Heating System	06	Compact Distribution	07	HERS Verification	08	Status	09	Verified Existing Condition	10	Existing Water Heating System		
01	DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a	Altered	No												

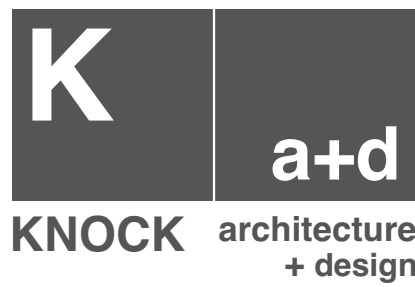
Registration Number: 222-P010156651D-000-000-000000-0000 Registration Date/Time: 2024-05-30 10:11:53 HERS Provider: CalCERTS, Inc.

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WATER HEATERS		Name		Heating Element Type		Tank Type		# of Units		Tank Vol. (gal)		Energy Factor or Efficiency		Input Rating or Pilot		Tank Insulation R-value (Int/Ext)		Standby Loss or Recovery Eff		1st Hr. Rating or Flow Rate		NEEA Heat Pump Brand or Model		Tank Location or Ambient Condition		Status		Verified Existing Condition	
01	Name	02	Heating Element Type	03	Tank Type	04	# of Units	05	Tank Vol. (gal)	06	Energy Factor or Efficiency	07	Input Rating or Pilot	08	Tank Insulation R-value (Int/Ext)	09	Standby Loss or Recovery Eff	10	1st Hr. Rating or Flow Rate	11	NEEA Heat Pump Brand or Model	12	Tank Location or Ambient Condition	13	Status	14	Verified Existing Condition		
01	DHW Heater 1	Gas	Consumer Instantaneous	1																									



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**CERTIFICATE OF COMPLIANCE** CF1R-PRF-01E  
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 Project Name: 4000 21st Street Calculation Date/Time: 2024-05-30T10:02:57-07:00  
 Calculation Description: Title 24 Analysis Input File Name: 4000 21st Street revised V8.rbd19x

HVAC - DISTRIBUTION SYSTEMS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
		Duct Ins. R-value		Duct Location		Surface Area									
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 40 Ft
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-4.2	R-4.2	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	New	n/a	n/a	n/a
Air Distribution System 2	Conditioned space-entirely	Non-Verified	R-4.2	R-4.2	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist	New	n/a	n/a	n/a

HVAC DISTRIBUTION - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 2-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

Registration Number: 222-P0101566610-000-0000000-0000 Registration Date/Time: 2024-05-30 10:11:53 HERS Provider: CaCERTS, Inc.  
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SPACE CONDITIONING SYSTEMS										
01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
Heat Pump1	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	HVAC Fan 1	Air Distribution System 1	Setback	New	No	1	1
HP ADU2	Heat pump heating cooling	Heat Pump System 2	Heat Pump System 2	HVAC Fan 2	Air Distribution System 2	Setback	New	No	1	1

HVAC - HEAT PUMPS										
01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Number of Units	HSPF/HSPF2 / COP	Heating Cap 47	Cooling Cap 17	SEER/SEER2 EER/EER2/C EER	Zonally Controlled	Compressor Type	HERS Verification	
Heat Pump System 1	Central split HP	1	8.8	60000	50000	15	12.2	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump
Heat Pump System 2	Central split HP	1	8.8	12000	9000	15	12.2	Not Zonal	Single Speed	Heat Pump System 2-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Required	Required	Yes	Yes	Yes	Yes
Heat Pump System 2-hers-htpump	Required	350	Required	Required	Yes	Yes	Yes	Yes

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**CERTIFICATE OF COMPLIANCE** CF1R-PRF-01E  
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 Calculation Description: Title 24 Analysis Input File Name: 4000 21st Street revised V8.rbd19x

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan
HVAC Fan 2	HVAC Fan	0.58	HVAC Fan 2-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION		
01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58
HVAC Fan 2-hers-fan	Required	0.58

IAQ (INDOOR AIR QUALITY) FANS						
01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - ASRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
Sfam IAQVentRpt	94	0.35	Exhaust	n/a	n/a	Yes
Sfam ADU IAQVentRpt	39	0.35	Exhaust	n/a	n/a	Yes

HERS RATER VERIFICATION OF EXISTING CONDITIONS	
--	--

Registration Number: 222-P0101566610-000-0000000-0000 Registration Date/Time: 2024-05-30 10:11:53 HERS Provider: CaCERTS, Inc.  
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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Hayley Monahan	Documentation Author Signature: <i>Hayley Monahan</i>
Company: Energysoft	Signature Date: 2024-05-30 10:11:53
Address: 1025 5th Street, Suite A	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Novato, CA 94945	Phone: 415-897-6400

RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.	
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.	
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Hayley Monahan	Responsible Designer Signature: <i>Hayley Monahan</i>
Company: Energysoft	Date Signed: 2024-05-30 10:11:53
Address: 1025 5th Street, Suite A	License: na
City/State/Zip: Novato, CA 94945	Phone: 415-897-6400

Digitally signed by CaCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.



Easy to Verify at CaCERTS.com

Registration Number: 222-P0101566610-000-0000000-0000 Registration Date/Time: 2024-05-30 10:11:53 HERS Provider: CaCERTS, Inc.  
 CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Report Generated: 2024-05-30 10:03:21  
 Schema Version: rev 20200901

**TITLE 24**

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

**T24.2**

SCALE:  
PLOT DATE:







2/16/2024

Dear Radu,

I looked over all the plans for your home remodel. It is going to look absolutely beautiful! I wish you the very best in your endeavor and look forward to seeing it after it is completed.

Your neighbor,

*Thomas Lupton*

Thomas Lupton  
478 Collingwood Street

Mihai Roman  
4000 21st Street  
San Francisco, CA 94114

Feb. 16, 2024

Dear Radu,

You have asked us for a letter of support for your planning application in view of potential opposition.

We cannot speak to the possibly legitimate concerns of some of our neighbors and have a long-standing policy not to engage in such disputes.

However, from our perspective, we can say that we find no reason to oppose your project and, indeed, think that the architectural plans are Impressive and in keeping with the neighborhood.

We hope that the Planning Department will make its decisions regarding your project without undue delay.

Madeleine & Thomas Nash  
4014 21st Street  
San Francisco, CA 94114





Mihai Roman &lt;mradu.roman@gmail.com&gt;

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**4000 21st Street**

1 message

**Wayee Chu** <wayeechu@gmail.com>

Tue, Feb 20, 2024 at 6:51 PM

To: Radu Mihai Roman &lt;mradu.roman@gmail.com&gt;, knockad18@gmail.com, Ethan Beard &lt;ethanbeard@gmail.com&gt;, michelle.taylor@sfgov.org

Project Address: 4000 21st Street  
Cross Streets: Collingwood Street  
Block / Lot No.: 2751 / 006H  
Zoning District: RH-2 / 40-X  
Area Plan: None  
Record No: 2022-009383CUA

Dear President Diamond and Honorable Commissioners:

We are Ethan Beard and Wayee Chu, the owners of [395 Collingwood Street](#) in San Francisco, the property across from 4000 21st Street. We're writing in support of the project as it's presented:

1. The owner and project sponsor have been very diligent in their neighborhood outreach. Not only did they conduct all the necessary steps as required by SF Planning, but also reached out in person, and openly asked for feedback whenever possible.
2. We highly appreciate the attention put into design and privacy. For instance, the South-East windows are dramatically pulled away from the 21st & Collingwood street corner that's most visible to the public. The top floor bedrooms enjoy full privacy due to carefully designed setbacks and window placements. The East windows open to the living spaces and follow the lines of the nearby mid-century buildings.
3. The project is modest in size, with only 3162 sqft of living space. It's well below the height limit, inches shy of the adjacent 4006 21st Street apartment building. Dividing the building into multiple units is likely costly and might require adding another floor.

As neighbors that underwent a similar process, we wish the owner and project sponsor all best in expediting the approval and implementing this wonderful project.

Regards,  
Ethan Beard and Wayee Chu  
646-594-4033