



Date Filed: November 7, 2024

City & County of San Francisco
BOARD OF APPEALS

JURISDICTION REQUEST NO. 24-8

Date of request: **November 7, 2024.**

Jason Filippi and Gabor Turshi hereby seeks a new appeal period for the following departmental action: **ISSUANCE of Alteration Permit, 2022/11/17/6788** by **Department of Building Inspection**, issued to: **Radu Roman**, for property at **4000 21st Street**, that was issued or became effective on **March 6, 2024**, and for which the appeal period ended at close of business on **March 21, 2024**.

Your **Jurisdiction Request** will be considered by the Board of Appeals on Wednesday, **December 11, 2024** at **5:00 p.m.** and will be held in **Room 416 of San Francisco City Hall**. **The parties may also attend via the Zoom video platform.**

The **RESPONSE** to the written request for jurisdiction must be submitted by the permit holder and/or department(s) **on or before 4:30 p.m. November 18, 2024** and must not exceed 6 pages in length (double-spaced), with unlimited exhibits. An electronic copy shall be submitted to the Board office via email to: boardofappeals@sfgov.org and julie.rosenberg@sfgov.org with additional copies delivered to the opposing parties the same day.

You or your representative **MUST** be present at the hearing. It is the general practice of the Board that only up to three minutes of testimony from the requestor, the permit holder, and the department(s) will be allowed. Your testimony should focus on the reason(s) you did not file on time, and why the Board should allow a late filing in your situation.

Based upon the evidence submitted and the testimony, the Board will make a decision to either grant or deny your Jurisdiction Request. Four votes are necessary to grant jurisdiction. If your request is denied, an appeal may not be filed and the decision of the department(s) is final. If your request is granted, **a new five (5) day appeal period shall be created which ends on the following Monday**, and an appeal may be filed during this time.

Name: Jeremy Paul, Agent for Requestor(s)

Address: 584 Castro Street, SF CA 94114

Phone: 415-552-1888

Email: jeremy@quickdrawsf.com

Via Email

Signature of Agent



QUICKDRAW

PERMIT CONSULTING

584 CASTRO STREET #466 SF CA 94114

415-552-1888 INFO@QUICKDRAWSF.COM

WWW.PERMITCONSULTING.COM

Hon. Jose Lopez, President
Ms. Julie Rosenberg, Executive Director
San Francisco Board Of Appeals

November 7, 2024

Request for Jurisdiction: Permit Application 2022.1117.6788

4000 21st Street // Issue Date: March 6, 2024

Dear President Lopez and Honorable Members of the Board:

On behalf of adjacent property owners Jason Filippi & Gabor Turshl of 378 Collingwood Avenue, I request that the Board of Appeals take Jurisdiction over an active permit approved in error by the Planning Department, and issued "Over The Counter"(OTC), without notification to adjacent properties.

Planning Staff made a plan check error in their review, and approved this Building Permit "over-the-counter" thereby authorizing work in violation of key provisions of San Francisco Planning Code. The scope of work underway pursuant to the issuance of this permit could only be allowed with approval of a Zoning Variance under sections 134 and 136 of the Planning Code. The Variance process requires neighborhood notification mailing and a Zoning Administrator's hearing for community review before any building permit could be approved.

The erroneous OTC approval of this permit denied adjacent property owners notice of this permit issuance.

Whether inadvertent or intentional; whether resulting from a legitimate plan checking oversight, or from deliberate obfuscation by the applicant, this permit was issued in error by the City of San Francisco. This error denied the community any opportunity to provide critical input on a project with potential to severely impact adjacent properties.

The Description Of All Work on the subject Permit application (line 16) is as follows:

Create new decks and walkways less than 3 feet above existing grade with new stairs connecting between existing residence walkways and existing yard/grade. Replacement retaining wall and rear yard work inside relocate existing door facing rear yard (illegible words) walking to door (sic)

The ACTUAL work undertaken includes extensive reduction of grade, exceeding 7 feet in elevation within the rear yard setback in violation of Planning Code section 136(24)(A) which limits code compliant alterations of grade to less than 3 feet.

To deny jurisdiction in this matter enables continuing construction in violation of Planning Code under this building permit. This Board understands that only the Zoning Administrator may authorize construction out of compliance with Planning Code; and then only after making findings under section 305 of the Planning Code, and a duly noticed public hearing.

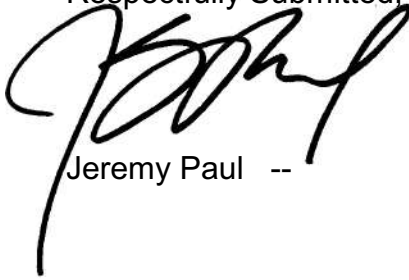
Through this Jurisdiction Request, adjacent property owners seek an opportunity to request enforcement of the Planning Code in this matter. This opportunity was unavailable to them within the formal appeal period.

Section 10(a) of The Board of Appeals Rules governs Jurisdiction Requests and states: "After the appeal period has expired, the Board lacks jurisdiction over a matter except in extraordinary cases where the Board finds that ***the City intentionally or inadvertently caused the requestor to be late in filing the appeal.***" *

Approval of this Permit, having been granted in ERROR by ***the City of San Francisco, intentionally or inadvertently caused this requestor to be late in filing the appeal.*** *

We respectfully request that the Board of Appeals take Jurisdiction over Building Permit 2022.1117.6788 to require Planning Department review, and to allow a public hearing on this matter.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'JP Paul', written over the typed name 'Jeremy Paul --'.

Jeremy Paul --

* Emphasis Added

ATTACHED PDF:

PERMIT APPLICATION #2022.1117.6788

City and County of
San Francisco

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- Plan Review
- Inspection Services
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Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 11/7/2024 10:37:41 AM

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 FOLLOWS: NEW RETAINING WALLS, STAIRS, DECK (LESS THAN 3') & FENCING AT REAR YARD PER PLANS. LANGLIE
CP-ZOC		2/9/23	2/9/23			2/9/23	LAUSH MAGGIE		2/9/23: Restamp OTC - no change to Planning-approved scopes - ML
BLDG		11/21/22	11/21/22			11/21/22	HOM CALVIN		Not approved. S-19 Required. Not Over the counter review.
									4.13.23 On Hold. FULL requirement(s) for

DPW-BSM		4/13/23	4/13/23	4/13/23		9/28/23	CHOY CLINTON	Administrative	sign off: Minor Sidewalk Encroachment (existing planter). All sidewalk applications and plans MUST be applied online. Download sidewalk applications at http://www.sfpublishworks.org/services/permits . Your application will be ON-HOLD until all necessary PUBLIC WORKS-BSM permits are completed or plan checker(s) could recommend sign off to the satellite office via email. - RD
CPB		2/9/23	2/9/23			2/9/23	CHAN AMARIS		2/9/23: 15 PAGES. CONVERT OTC TO FORM 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/BSM sign off on Job Card required prior to DBI final. Subject to all conditions of PUBLIC WORKS/BSM: # 23IE-00438 all existing encroachment shall be removed from public right of way. Noted marked up on drawings- RD Note 9/28/23: Applicant must schedule a recheck with the original BSM plan reviewer to remove existing encroachment with new sidewalk per 23IE-00438. After changes have been made on the building plans, BSM plan reviewer can sign off per 23IE-00438. -CC
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 Planning-approved scopes; routed back to PPC - 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 CP-ZOC for restamp; kw 9/13/23: To DPW-BSM per Rassendyll Dennis request; kw 8/29/23: To hold bin pending for DPW-BSM approval;mml 8/25/23: To DPW-BSM per Rassendyll Dennis request; kw 8/14/23: To hold bin pending for DPW-BSM approval; kw 7/19/23: To Anne Hu's desk per her request; kw 4/14/23: To MECH-E; kw 4/13/23: To DPW-BSM; kw 2/9/23: To 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 ATTACHED. ISSUE. CONTACT CUSTOMER FOR PICK UP. AMARIS. 02/13/24: NO RESPONSE / ACTIVITY SINCE 10/20/2023. PLEASE CONTACT WHEN READY TO PICK UP. RETURN TO "APPROVE BIN". AMARIS. 10/24/2023: EXTENSION PAID. NEW CANCEL DATE 11/10/2024.AY 10/20/2023: If not issued prior to 11/16/2023 extension fee required. 1st extension fee total \$606.95. When pay fee, New Cancel Date: 11/10/2024.ay 10/16/23: 16 PAGES. SAFETY PERMIT REQUIRE. EXTENSION FEE WILL APPLY IF PERMIT ISSUE ON OR AFTER 11/16/2023. APPROVE. SAFETY PERMIT, DOCS & PAYOR'S 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
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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.

[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](#).



State Industrial Safety Permit
 The attached application falls under the Labor Code Sec. 6500 in that it involves the type of construction work checked below:

Construction of trenches or excavations which are 5 feet or deeper and into which a person is required to descend.

The construction of any building, structure, falsework, or scaffolding more than 3 stories high or the equivalent height (36 ft)

The demolition of any building, structure, falsework, or scaffold, more than 3 stories high or the equivalent height (36 ft)

APPROVED
 Dept. of Building Inspection
 - San Francisco -
 MAR 06 2024

APPROVED FOR ISSUANCE
 MAR 06 2024
 BLDG FORM 3/8
 APPLICATION NUMBER 2022-11-17-6-788
 APPROVAL NUMBER 2023-719408

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION
 APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

FORM 3 OTHER AGENCIES REVIEW REQUIRED
 FORM 8 OVER-THE-COUNTER ISSUANCE
 2 NUMBER OF PLAN SETS

DATE FILED FEB 09 2023	FILING FEE RECEIPT NO. 23024069	(1) STREET ADDRESS OF JOB 4000 21st St	BLOCK & LOT 2751/006H
RECEIPT NO. 2024.03.05.1244	ISSUE DATE MAR 06 2024	(2A) ESTIMATED COST OF JOB \$30,000	(2B) REVISED COST \$156,750.00 DATE 4/11/23

1023.10.24.135 PL INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. V-B	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS 0	(7A) PRESENT USE Single Family	(8A) OCCUR. CLASS R-3	(9A) NO. OF DWELLING UNITS 1
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. V-B	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS 0	(7) PROPOSED USE (LEGAL USE) Single Family	(8) OCCUR. CLASS R-3	(9) NO. OF DWELLING UNITS 1
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(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? NO

(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO

(12) ELECTRICAL WORK TO BE PERFORMED? YES

(13) PLUMBING WORK TO BE PERFORMED? YES

(14) CONTRACTOR: FRP Mosular Construction, ADDRESS: 525 Telemao, ZIP: 94941, PHONE: 650-315-7399, CALIF. LIC. NO.: 1036969, EXPIRATION DATE: 6-30-24

(15) OWNER - LESSEE (CROSS OUT ONE): RABU ROMAN, ADDRESS: 4000 21st St, ZIP: 94114, STRIC: 1094223, PHONE (FOR CONTACT BY DEPT.): 425-246-4171

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):
 Work within existing rear yard. Create new decks and walkways less than 3' above existing grade, with new stairs, 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: subsoil existing rear yard, create new walkway to door.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? <input checked="" type="checkbox"/> NO	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR MOORE, EXTENSION TO BUILDING? <input checked="" type="checkbox"/> NO	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? <input checked="" type="checkbox"/> NO	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? <input checked="" type="checkbox"/> NO	(23) ANY OTHER EXISTING BLDG. ON LOT (IF YES, SHOW ON PLOT PLAN) <input checked="" type="checkbox"/> NO	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? <input checked="" type="checkbox"/> NO

(25) ARCHITECT OR ENGINEER (DESIGN OR CONSTRUCTION): Ryan Kueck, 2169 Union St, #5 SF, Ca 94123, CALIF. CERTIFICATE NO. C-31156

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction is to be closer than 6" to any wall containing more than 720 volts. See Sec. 305, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (19) (21) (22) (23) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings, all insulating materials must leave a clearance of not less than two inches from all electrical wires or equipment.

NOTICE TO APPLICANT

WELD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3600 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate that (III), (IV), or (V), whichever is applicable, if however item (I) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

- I hereby affirm under penalty of perjury one of the following declarations:
- I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 - I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
 Carrier: Falls Labs
 Policy Number: FLA 01409602
 - All the cost of the work to be done is \$100 or less.
 - I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3600 of the Labor Code, that the permit herein applied for shall be deemed revoked.
 - I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the District Permit Bureau.

CHECK APPROPRIATE BOX
 OWNER
 LESSEE
 CONTRACTOR
 ARCHITECT
 AGENT
 ENGINEER

APPLICANT'S CERTIFICATION
 I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREOF WILL BE COMPLIED WITH.

Signature of Applicant or Agent
 11/17/22
 Date

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

REFER TO: APPROVED:

N/A

DATE: INSPECTOR:

HOUSING INSPECTION DIVISION, DEPT. OF BLDG. INSPECTION

BUILDING INSPECTION DIVISION

APPROVED: NEW RETAINING WALL, FENCING, STAIRS + DECK - 3' from GRADE FOR PLANS. APPROVED BY MICHELLE LANGRUE NOV 21 2022

APPROVED BY MARGARET LAUSH INSPECTOR FEB 09 2023

DEPARTMENT OF CITY PLANNING PLANNING DEPARTMENT

PLANNING DEPARTMENT ELECTRICAL DEPARTMENT

APPROVED: Anne Hu, DBI AUG 14 2023 PLAN REVIEW SERVICES, DEPT. OF BLDG. INSPECTION

DATE: INSPECTOR: PLUMBING INSPECTION DIVISION

APPROVED: Anne Hu, DBI AUG 14 2023 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: INSPECTOR: CODE ENFORCEMENT SERVICES

APPROVED: N/A Mech-E 9-29-2023 MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION

DATE: INSPECTOR:

APPROVED: N/A SAN FRANCISCO FIRE DEPARTMENT

DATE: INSPECTOR:

APPROVED: SFPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL CALL (628) 271-2000 TO SCHEDULE Rasmussen, Dennis, PW-BSM SF DEPARTMENT OF PUBLIC WORKS / MAYOR'S OFFICE OF DISABILITY (CROSS ONE OUT)

DATE: INSPECTOR: 2023

APPROVED: N/A SF PUBLIC UTILITIES COMMISSION

DATE: INSPECTOR:

APPROVED: DEPT. OF PUBLIC HEALTH / OCII (CROSS ONE OUT)

DATE: INSPECTOR:

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

OWNER'S AUTHORIZED AGENT

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

November 18, 2024

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

JURISDICTION REQUEST NO. 24-8 - Owner Brief; 4000 21st St.

President Lopez and Members of the Board:

I am the property owner and permit holder of BPA No. 202211176788 (the "Permit"), which is the subject of the jurisdiction request before you. The Permit was reviewed in-house for 11 months and issued by DBI. The Permit was reviewed by the Senior Preservation Planner jointly and concurrently with pa# 202209192659 pursuant to Conditional Use Authorization 2022-009383CUA.

The Permit allows an entry for a new Accessory Dwelling Unit under the State Program (the "ADU"). The ADU is part of a housing development project subject to AB-1114, at my property, 4000 21st ST. (the "Project").

The Planning Commission approved Conditional Use Authorization 2022-009383CUA for the Project in April 2024. A Notice of Special Restriction (NSR) for ADU was recorded in October 2024.

The Requesters brought up identical issues related to variances and specific code sections in 3 (three) public hearings. Jeremy Paul appeared in front of the Planning Commission on February 22 and April 11 in opposition of the Project. Jeremy Paul and Jason Filippi appeared on September 11, 2024 in front of the Board of Appeals, appealing the shoring permit under the Project. The San Francisco Planning Department staff repeatedly answered the variances related concerns in oral arguments. The Planning Commission Motion No. 21545 for 2022-009383CUA explicitly calls out:

"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."

We expect the neighbors to continue the meritless opposition, and criticize the Planning Department or DBI staff work. We're asking The Board of Appeals to convey the message that frivolous appeals won't be tolerated, and deny the Jurisdiction Request NO. 24-8.

I. Permits Summary

There are four permits filed for the two-unit housing development project, subject to AB-1114 and for which was granted the Conditional Use Authorization 2022-009383CUA.

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 tracing existing grade, and relocates the rear yard door. The permit was reviewed in-house for over 11 months by CP_ZOC, BLDG, DPW-BSM. The Permit is subject to the Jurisdiction Request in front of you.
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).

II. Housing Project Recent Timeline

The following presents the Project's timeline since September 11, 2024 - the last Board of Appeals hearing on the Project:

1. **September 24, 2024:** Appeals 24-043 and 24-045 are denied and permit pa#202406033554 (shoring) reinstated. The issues raised in the Request were discussed and refuted by SF Planning and DBI representatives in oral arguments.
2. **October 24, 2024:** Visual survey on 378 Collingwood ST for pa #202406033554 (shoring) is performed by the Project Contractor in the presence of Edward R. Panasci of Panasci & Associates (structural engineer).
3. **October 28, 2024:** Visual survey on 4006-4008 21st ST for pa#202406033554 (shoring) is performed by Project Contractor in the presence of Steve Bain (owner).
4. **October 31, 2024:** Start-work inspection performed, and work restarted on pa#202406033554 (shoring) and pa#202211176788 (yard). The complaint 202423256 is closed.
5. **November 7, 2024:** Jurisdiction Request NO. 24-8 filed.

III. Permits Review Process

The DBI teams reviewed all permits in-house.

The ZA and Planning Department staff discussed and guided variance filing and withdrawal extensively with the Project team. The Requesters call out in the brief for Appeals Appeals 24-043, that there is no observable error in DBI's issuance of the permits.

The Requestors are now criticizing the SF Planning and DBI and suggest ignorance and incompetence in staff's work.

Any error would be prejudicial to me and the Project first and foremost. I have been following the

Planning and DBI guidance, and specifically discussed zoning variances on every aspect of the housing development project throughout the 3+ years of design and entitlement process.

SF Planning and DBI made no observable error.

IV. Neighbors Engagement

I reached out to the neighbors for more than 3 years, since 2021.

For example, on October 18, 2021 I exchanged and discussed architectural plans over email with Graham Schneider, prior owner of 378 Collingwood ST. On May 5, 2021 I presented the architectural 3D plans via Zoom video conference to Andrew Gard and Steve Bain, the owners of 4006-4008 21st ST.

Since September 11, 2024 me and my legal team have been in continuous contact with the neighbors legal teams. During this time, the neighbors attempted to impose greater obligations on me than are already existing under controlling law.

I offered to sign a written agreement as a courtesy, even though I am not obligated in any way to do so. The agreement is presented in the exhibits, and shows the length to which I'm happy to extend benefits to my neighbors. In particular, neighbors asked for access to my yard to perform work on their properties.

A total of 50 days after the Appeals 24-043 and 24-045 were denied, we were able to perform the interior visual surveys and restart work. In order to keep the privacy of my neighbors, I will not attach the survey pictures as exhibits.

The reasons for the neighbors' delays are unknown to me. I will continue to be in contact with the neighbors if possible and needed.

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

Radu Mihai Roman

ACCESS AGREEMENT

This Access Agreement (hereinafter "Agreement") is entered into and effective as of October __, 2024 by and between Radu Mihai Roman (hereinafter "Roman") and Jason Filippi and Gabor Turschl (hereinafter "Filippi/Turschl"), each a "Party" and collectively "Parties".

RECITALS

WHEREAS, Roman is remodeling the property owned by Roman and commonly known as 4000 21st Street, San Francisco, California, APN: 2751-006H ("4000 21st Street");

WHEREAS, Filippi/Turschl are painting and repairing the exterior wall of property owned by Filippi/Turschl and commonly known as 378 Collingwood Street, San Francisco, California, APN:2751-020 ("378 Collingwood Street");

WHEREAS, 4000 21st Street and 378 Collingwood Street are adjacent properties;

WHEREAS, as part of the development project at 4000 21st Street, pursuant to pa#202211176788, pa#20240603355 and 2022-009383CUA ("4000 21st Permits"), Roman will be excavating, shoring and constructing retaining walls on the premises of 4000 21st Street;

WHEREAS, as required in shoring monitoring plans in 4000 21st Permits, Roman will require access to 378 Collingwood Street to survey the property to assess the existing condition of 378 Collingwood Street;

WHEREAS, as approved by future permits ("378 Collingwood Permits"), Filippi/Turschl will require access to 4000 21st Street back yard to perform repairs on the exterior wall of 378 Collingwood Street;

WHEREAS, the Parties now desire to clarify the terms and conditions of these arrangements and reduce their agreement to writing; and

THEREFORE, in consideration of the foregoing recitals and the covenants contained herein, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties to this Agreement agree as follows:

AGREEMENT

1. Roman's licensed contractor, surveyor and/or engineer (hereinafter "Roman Parties") shall be allowed access 378 Collingwood Street to survey the status of 378 Collingwood Street as required pursuant to the plans approved by all required governmental agencies of the City and County of San Francisco ("Approved Plans").
2. The Roman Parties will photograph the interior and exterior areas of the building located on 378 Collingwood Street. The date of the survey shall be mutually agreed between the Roman Parties and Filippi/Turschl but shall be no later than October 18 2024. Copies of all photos and documentation shall be provided to Filippi/Turschl.
3. Filippi/Turschl shall obtain the 378 Collingwood Permits from the necessary agencies of the City and County of San Francisco for repairing the exterior wall of 378 Collingwood Street. Copies of all plans and issued permit documentation shall be provided to Roman.

City and County of San Francisco



London Breed
Mayor

Board of Appeals

Julie Rosenberg
Executive Director

July 25, 2024

Radu Roman, Permit Holder(s)
4000 21st Street
San Francisco, CA 94114

Appeal No.: 24-043
Appeal Title: Filippi & Turschl vs. DBI
Subject Property: 4000 21st Street
Determination or Permit Type: Alteration Permit
Determination or Permit No.: 2024/06/03/3554

Dear Radu Roman:

This is to notify you that an appeal has been filed with this office protesting the **ISSUANCE** of the above-referenced permit. Pursuant to Article I, §8 of the San Francisco Business & Tax Regulations Code, the permit is hereby **SUSPENDED** until the Board of Appeals decides this matter and releases a notice of decision and order.

We are enclosing a copy of the **Preliminary Statement of Appeal** for your information.

The hearing regarding this matter has been scheduled for **September 11, 2024, at 5:00 p.m., and will be held in Room 416 of San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via the Zoom video platform.

If you have any further questions, you may email this office at boardofappeals@sfgov.org or call (628) 652-1150.

Sincerely,

BOARD STAFF

cc: Department of Building Inspection
c/o Matthew Greene, Deputy Director of Inspection Services
matthew.greene@sfgov.org

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
lyssa_paul@paullawgroupsf.com
jason@jacif.com
turschl@gmail.com



Date Filed: July 24, 2024

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

PRELIMINARY STATEMENT FOR APPEAL NO. 24-043

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, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org, kevin.birmingham@sfgov.org and 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, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, matthew.greene@sfgov.org, kevin.birmingham@sfgov.org, tina.tam@sfgov.org, jason@jacif.com, and 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. 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. 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.

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)



AFFIDAVIT OF SERVICE

Jason Filippi and Gabor Turschl, Appellant(s)
c/o Jeremy Paul, Agent for Appellant(s)
Quickdraw Permit Consulting
584 Castro Street
Suite 466

I, Alec Longaway, Legal Assistant for the Board of Appeals, hereby certify that on this **24th** day of **September 2024**, I served the attached **Notice of Decision** for **Appeal No. 24-043, Filippi and Turschl vs. Department of Building Inspection**, subject property at **4000 21st Street**, on the appellant(s) via email to: jason@jacif.com jeremy@quickdrawsf.com turschl@gmail.com and lyssa_paul@paullawgroupsf.com

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed in San Francisco, California.

September 24, 2024

Date


Alec Longaway

cc: Matthew Greene, Deputy Director Inspection Services
Department of Building Inspection
matthew.greene@sfgov.org

OTHER PARTIES
OR CONCERNED CITIZENS:

Radu Roman, Permit Holder(s)
c/o Tom Tunny, Attorney for Permit Holder(s)
Reuben Junius & Rose LLP
One Bush Street, Suite 600
San Francisco, CA 94104
ttunny@reubenlaw.com
Mradu.roman@gmail.com



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 Jeremy Paul, Agent for Appellant(s) Quickdraw Permit Consulting 584 Castro Street San Francisco, CA 94114	Radu Roman, Permit Holder(s) c/o Tom Tunny, Attorney for Permit Holder(s) Reuben Junius & Rose LLP One Bush Street, Suite 600 San Francisco, CA 94104

NOTICE OF DECISION & ORDER

The hearing on the aforementioned matter came before the Board of Appeals of the City & County of San Francisco on September 11, 2024.

PURSUANT TO § 4.106 of the Charter of the City & County of San Francisco and Article 1, §14 of the Business & Tax Regulations Code of the said City & County, and the action above stated, the Board of Appeals hereby **DENIES THE APPEAL AND ORDERS** that the ISSUANCE of the subject permit by the Department of Building Inspection is UPHELD on the basis that it was properly issued.

REVISED PLANS ARE NOT REQUIRED AND THE SUSPENSION OF THE PERMIT SHALL BE LIFTED.

BOARD OF APPEALS
CITY & COUNTY OF SAN FRANCISCO

Jose Lopez, President

Last Day to Request Rehearing: September 23, 2024
Rehearing Request: None.
Rehearing: None.
Notice Released: September 24, 2024

Julie Rosenberg, Executive Director

If this decision is subject to review under Code of Civil Procedure § 1094.5, then the time within which judicial review must be sought is governed by California Code of Civil Procedure, §1094.6.



QUICKDRAW

PERMIT CONSULTING

584 CASTRO STREET S.F. CA 94114

415-552-1888 INFO@QUICKDRAW.SF.COM

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 21st 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 21st 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 21st 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 20th 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

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.

5

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 21st 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 21st 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 21st Street is 4006-4008 21st 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 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**. 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

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

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

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

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

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

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

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

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

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7352 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

- 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

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

- 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

- 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

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

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

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

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	POSTURENY
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 renderings are for informational purposes only. They do not constitute an offer of any financial product or service. The information contained herein is not intended to be used for any purpose other than the specific use intended by the Architect.

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



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

RESIDENCE + ADU ADDITION

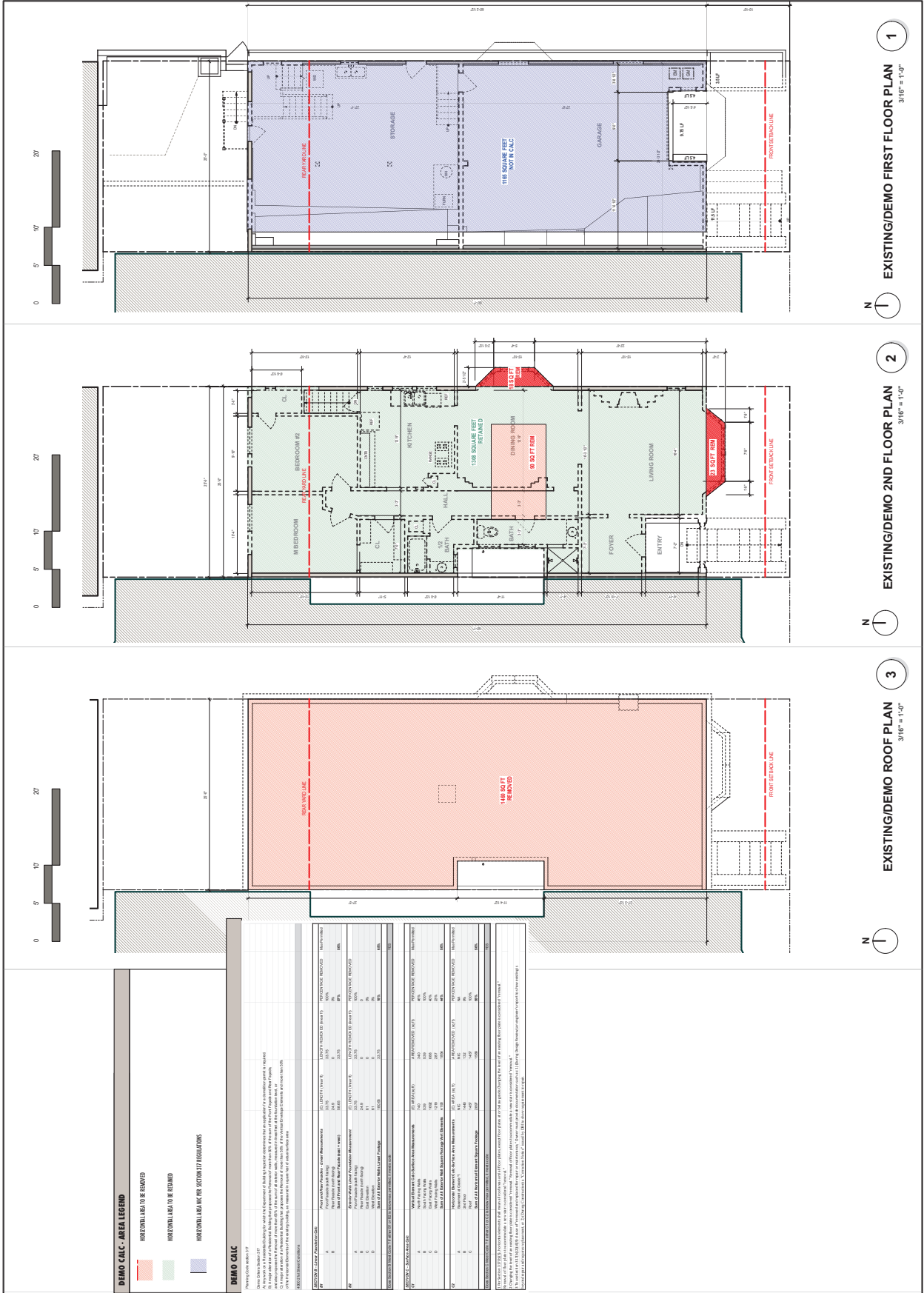
4000 21ST STREET, SAN FRANCISCO CA

DEMO CALCS

ALL DEMOS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S DEMO REGULATIONS. THE DEMO SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S DEMO REGULATIONS. THE DEMO SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S DEMO REGULATIONS.

A0.1

SCALE:
 PLOT DATE:



DEMO CALC - AREA LEGEND

AREAS TO BE DEMOLISHED

AREAS TO BE RETAINED

AREAS TO BE DEMOLISHED AND REBUILT

DEMO CALC

Project Name: 4000 21st Street, San Francisco, CA

Client: Ryan Franks Knock

Architect: K a+d

Permit No: 311234567

Scale: 3/16\"/>

NO.	DESCRIPTION	AREA (SQ FT)	PERCENTAGE	STATUS
1	EXISTING FIRST FLOOR	1100	100%	RETAINED
2	EXISTING SECOND FLOOR	1100	100%	RETAINED
3	EXISTING ROOF	1100	100%	RETAINED
4	ADU ADDITION	1100	100%	REBUILT
5	DEMOLITION	1100	100%	DEMOLISHED

DEMO CALC - AREA LEGEND

AREAS TO BE DEMOLISHED

AREAS TO BE RETAINED

AREAS TO BE DEMOLISHED AND REBUILT

DEMO CALC

Project Name: 4000 21st Street, San Francisco, CA

Client: Ryan Franks Knock

Architect: K a+d

Permit No: 311234567

Scale: 3/16\"/>

NO.	DESCRIPTION	AREA (SQ FT)	PERCENTAGE	STATUS
1	EXISTING FIRST FLOOR	1100	100%	RETAINED
2	EXISTING SECOND FLOOR	1100	100%	RETAINED
3	EXISTING ROOF	1100	100%	RETAINED
4	ADU ADDITION	1100	100%	REBUILT
5	DEMOLITION	1100	100%	DEMOLISHED

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	01/15/21	REV. PLAN
02	01/15/21	REV. CALC
03	01/15/21	REV. ELEVATIONS
04	02/24/21	REV. ELEVATIONS
05	03/17/21	PERMIT
06	04/15/21	REV. INTERIORS
07	04/15/21	REV. INTERIORS
08	04/15/21	REV. INTERIORS
09	04/15/21	REV. INTERIORS
10	04/15/21	REV. INTERIORS

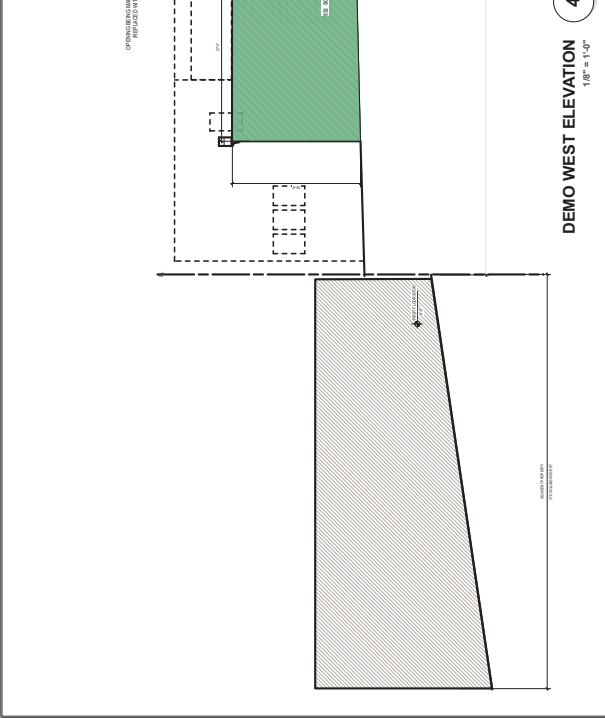
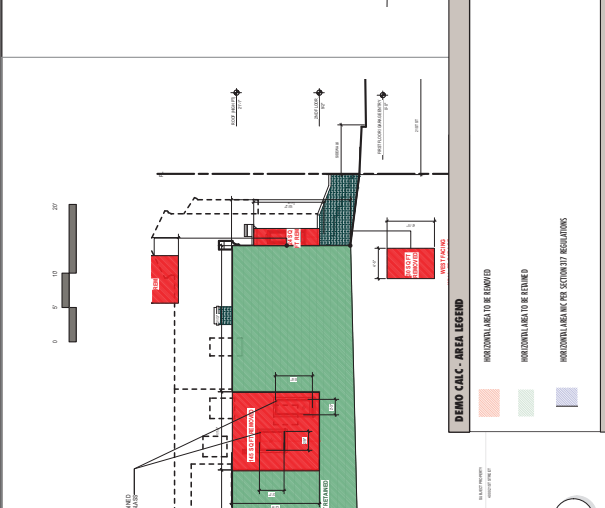
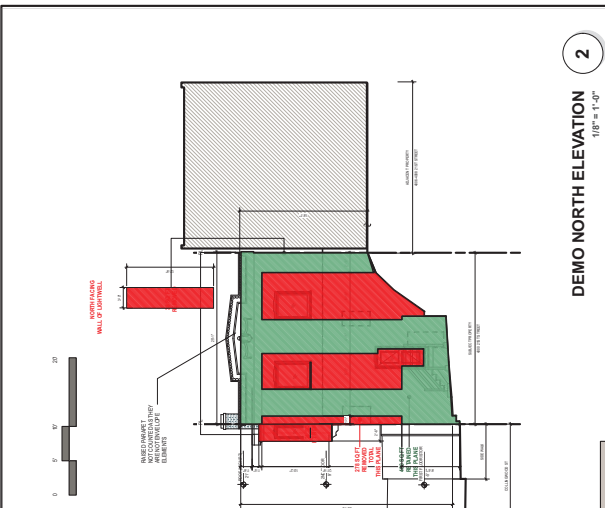


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RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

DEMO CALCS
ALL DEMOS ARE SUBJECT TO THE CITY OF SAN FRANCISCO'S DEPARTMENT OF PUBLIC WORKS, DIVISION OF CONSTRUCTION PERMITS.
A0.2
SCALE: PLOT DATE:



DEMO CALC - AREA LEGEND

[Red Box]	INDICATES AREAS TO BE DEMOLISHED
[Green Box]	INDICATES AREAS TO BE RETAINED
[Blue Box]	INDICATES AREAS TO BE REFINISHED

DEMO CALC

SECTION	DESCRIPTION	AREA (SQ FT)	PERCENTAGE DEMOLISHED	PERCENTAGE RETAINED
1	ROOF	1000	100%	0%
2	WALLS	2000	50%	50%
3	FLOOR	1500	100%	0%
4	CEILING	1500	100%	0%
5	DOORS	100	100%	0%
6	WINDOWS	200	100%	0%
7	MECHANICAL	50	100%	0%
8	LANDSCAPE	100	100%	0%
9	PAVING	500	100%	0%
10	FOUNDATION	1000	100%	0%
11	EXTERIOR FINISHES	1000	100%	0%
12	INTERIOR FINISHES	1000	100%	0%
13	MECHANICAL	50	100%	0%
14	ELECTRICAL	50	100%	0%
15	PLUMBING	50	100%	0%
16	MECHANICAL	50	100%	0%
17	ELECTRICAL	50	100%	0%
18	PLUMBING	50	100%	0%
19	MECHANICAL	50	100%	0%
20	ELECTRICAL	50	100%	0%
21	PLUMBING	50	100%	0%
22	MECHANICAL	50	100%	0%
23	ELECTRICAL	50	100%	0%
24	PLUMBING	50	100%	0%
25	MECHANICAL	50	100%	0%
26	ELECTRICAL	50	100%	0%
27	PLUMBING	50	100%	0%
28	MECHANICAL	50	100%	0%
29	ELECTRICAL	50	100%	0%
30	PLUMBING	50	100%	0%
31	MECHANICAL	50	100%	0%
32	ELECTRICAL	50	100%	0%
33	PLUMBING	50	100%	0%
34	MECHANICAL	50	100%	0%
35	ELECTRICAL	50	100%	0%
36	PLUMBING	50	100%	0%
37	MECHANICAL	50	100%	0%
38	ELECTRICAL	50	100%	0%
39	PLUMBING	50	100%	0%
40	MECHANICAL	50	100%	0%
41	ELECTRICAL	50	100%	0%
42	PLUMBING	50	100%	0%
43	MECHANICAL	50	100%	0%
44	ELECTRICAL	50	100%	0%
45	PLUMBING	50	100%	0%
46	MECHANICAL	50	100%	0%
47	ELECTRICAL	50	100%	0%
48	PLUMBING	50	100%	0%
49	MECHANICAL	50	100%	0%
50	ELECTRICAL	50	100%	0%



08.19.21	CONCEPT
08.19.21	NO. 1 PLAN
08.19.21	NO.
08.19.21	PRELIM SET
08.19.21	REVISIONS
08.19.21	STEEL DETAILING
08.17.22	PERMIT
08.19.23	NO. 2 PLAN
08.19.23	NO.
08.19.23	NO. 3 PLAN
08.19.23	NO.
08.19.23	NO. 4 PLAN
08.19.23	NO.



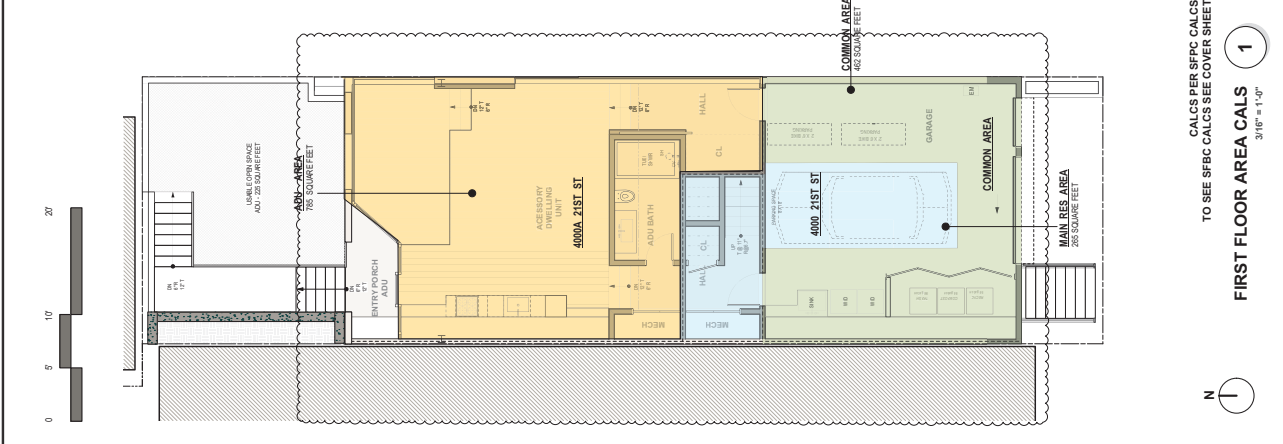
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RESIDENCE + ADU ADDITION

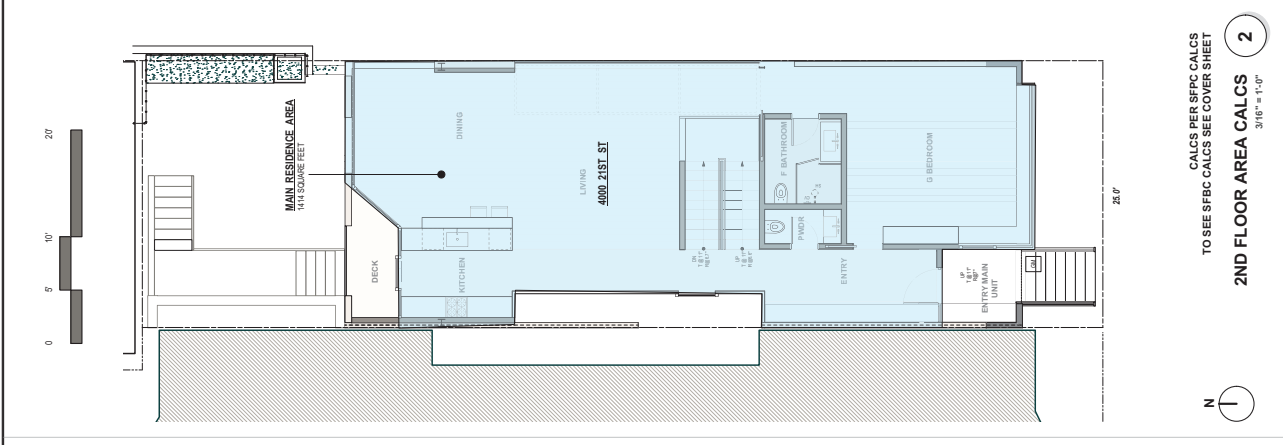
4000 21ST STREET, SAN FRANCISCO CA

PROPOSED PLANS
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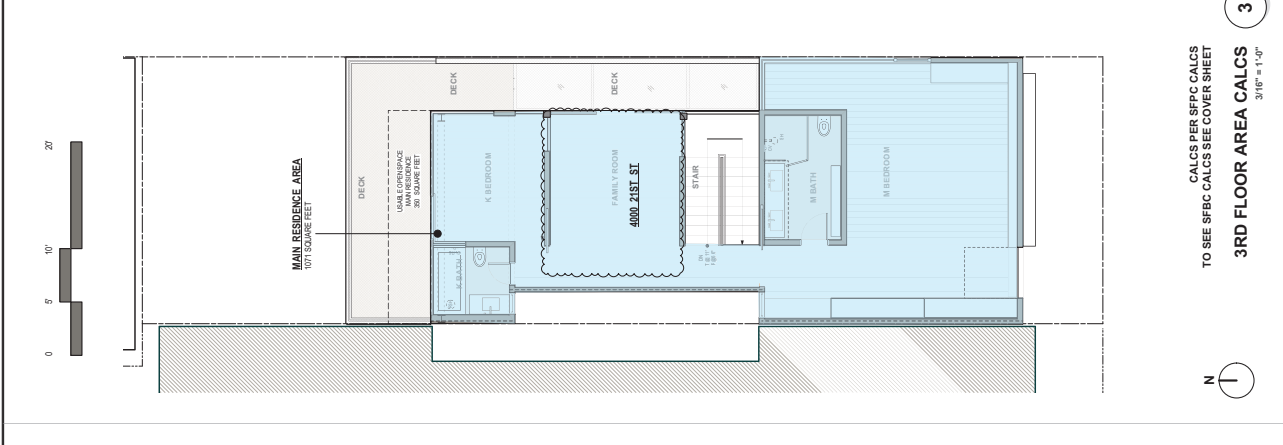
A0.3
 SCALE: 3/16" = 1'-0"
 PLOT DATE:



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



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



3RD FLOOR AREA CALCS
 3/16" = 1'-0"
 CALCS PER SFPC CALCS TO SEE SFPC 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 SQ. FEET
ADU FLOOR AREA (4000 21st St)	285 SQ. FEET
PRIVATE USABLE OPEN SPACE	402 SQ. FEET
TOTAL	2162 SQ. FEET

SAN FRANCISCO PLANNING CODE CALCS PER SECTION 100	
Private Area	402
Main Residence Area	1475
ADU Area	285
Private Common Space Area	1,131
TOTAL	3293

USABLE OPEN SPACE MAIN RESIDENCE = 138 SQ. FT. (AS REQUIRED PER SFP. SECTION 113)
 USABLE OPEN SPACE ADU = 285 SQ. FT. (AS REQUIRED PER SFP. SECTION 113)

SAN FRANCISCO PLANNING CODE CALCS PER SECTION 242		
EXISTING VERSUS PROPOSED AREAS	EXISTING SQ. FT.	PROPOSED SQ. FT.
Main Residence Area*	2279	2081
ADU Area*	0	1071
TOTAL	2279	3152

*All measurements in gross square footage per SFPC
 *Common Area = 402 sq. ft. or 60% of 231 sq. ft. per unit
 *Common Area per SFPC per 249 SQ.

PROPOSED AREA PER FLOOR		
Main Residence SQ. FT.	ADU SQ. FT.	
FF	408	1071
2F	1414	0
3F	1071	0
TOTAL	2493	1071

All measurements in gross square footage per SFPC
 15% ADU (20) TO EXISTING AREA (6 areas x 1.15)
 1.2 TIMES LOT AREA
 2700 < 2081

NO.	DATE	REVISION
01.01	01/15/21	CONCEPT
01.02	02/01/21	REV. PLAN
01.03	02/15/21	REV. ELEVATIONS
01.04	03/01/21	REV. ELEVATIONS
01.05	03/15/21	REV. ELEVATIONS
01.06	04/01/21	REV. ELEVATIONS
01.07	04/15/21	REV. ELEVATIONS
01.08	05/01/21	REV. ELEVATIONS
01.09	05/15/21	REV. ELEVATIONS
01.10	06/01/21	REV. ELEVATIONS
01.11	06/15/21	REV. ELEVATIONS
01.12	07/01/21	REV. ELEVATIONS
01.13	07/15/21	REV. ELEVATIONS
01.14	08/01/21	REV. ELEVATIONS
01.15	08/15/21	REV. ELEVATIONS
01.16	09/01/21	REV. ELEVATIONS
01.17	09/15/21	REV. ELEVATIONS
01.18	10/01/21	REV. ELEVATIONS
01.19	10/15/21	REV. ELEVATIONS
01.20	11/01/21	REV. ELEVATIONS
01.21	11/15/21	REV. ELEVATIONS
01.22	12/01/21	REV. ELEVATIONS
01.23	12/15/21	REV. ELEVATIONS
01.24	01/01/22	REV. ELEVATIONS
01.25	01/15/22	REV. ELEVATIONS
01.26	02/01/22	REV. ELEVATIONS
01.27	02/15/22	REV. ELEVATIONS
01.28	03/01/22	REV. ELEVATIONS
01.29	03/15/22	REV. ELEVATIONS
01.30	04/01/22	REV. ELEVATIONS
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01.34	06/01/22	REV. ELEVATIONS
01.35	06/15/22	REV. ELEVATIONS
01.36	07/01/22	REV. ELEVATIONS
01.37	07/15/22	REV. ELEVATIONS
01.38	08/01/22	REV. ELEVATIONS
01.39	08/15/22	REV. ELEVATIONS
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01.41	09/15/22	REV. ELEVATIONS
01.42	10/01/22	REV. ELEVATIONS
01.43	10/15/22	REV. ELEVATIONS
01.44	11/01/22	REV. ELEVATIONS
01.45	11/15/22	REV. ELEVATIONS
01.46	12/01/22	REV. ELEVATIONS
01.47	12/15/22	REV. ELEVATIONS
01.48	01/01/23	REV. ELEVATIONS
01.49	01/15/23	REV. ELEVATIONS
01.50	02/01/23	REV. ELEVATIONS

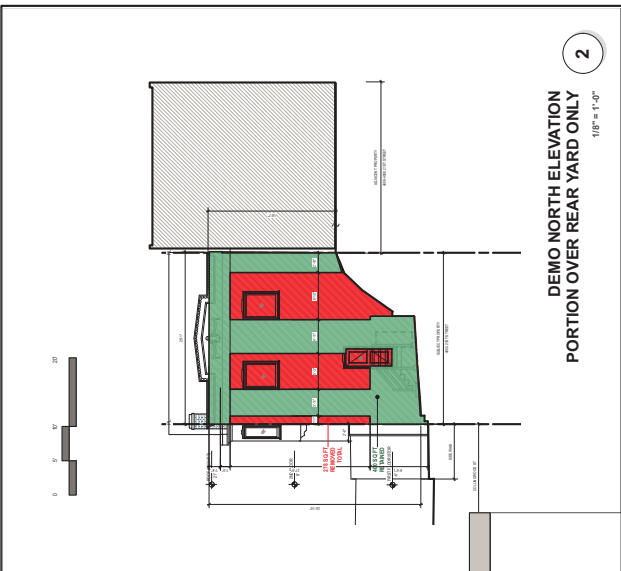


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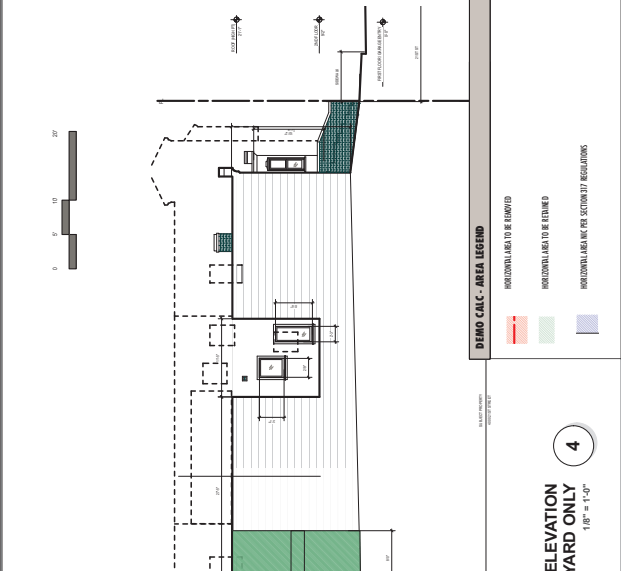
RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

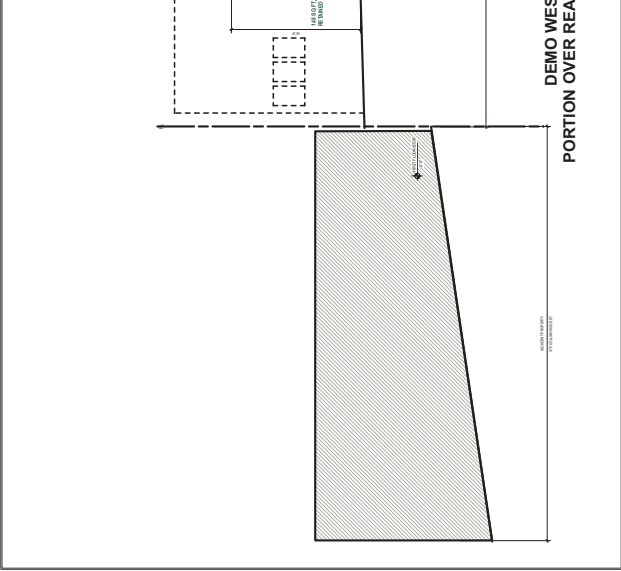
DEMO CALC REAR YARD
<small>All drawings are unapproved until the construction permit is issued. The construction permit is the only approval that allows the construction of the project. The construction permit is the only approval that allows the construction of the project.</small>
A0.4
SCALE: PLOT DATE:



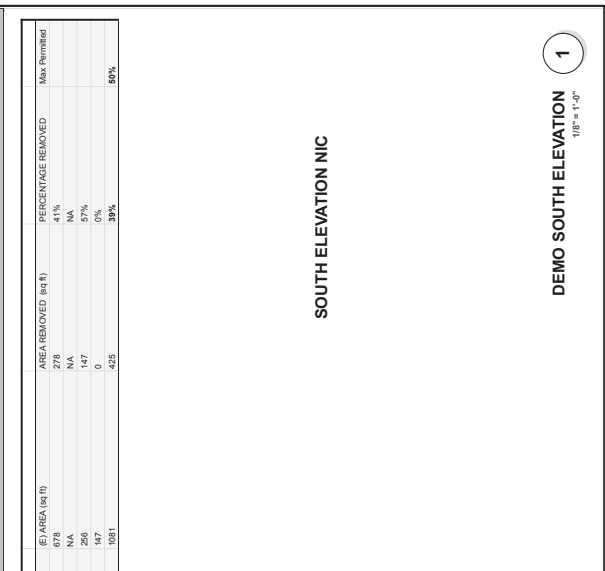
2
 DEMO NORTH ELEVATION
 PORTION OVER REAR YARD ONLY
 1/8" = 1'-0"



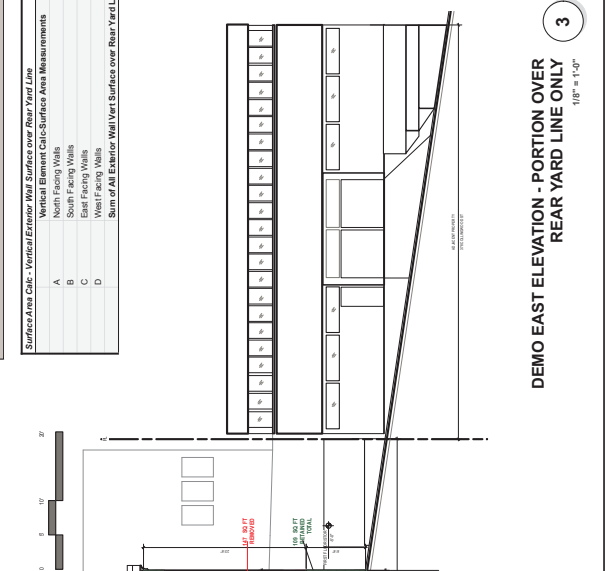
4
 DEMO WEST ELEVATION
 PORTION OVER REAR YARD ONLY
 1/8" = 1'-0"



3
 DEMO EAST ELEVATION - PORTION OVER
 REAR YARD LINE ONLY
 1/8" = 1'-0"



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



SOUTH ELEVATION NIC

DEMO CALC - AREA LEGEND

- INDIVIDUALS TO BE DEMO'D
- INDIVIDUALS TO BE DEMO'D
- INDIVIDUALS NOT PER SECTION OR REGULATIONS

DEMO CALC - FOR AREA OVER REAR YARD LINE ONLY

Surface Area Calc - Vertical Exterior Wall Surface over Rear Yard Line	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	N/A	N/A	N/A	N/A
B	256	147	57%	57%
C	147	0	0%	0%
D	147	425	39%	39%
Sum of All Exterior Wall Vert Surface over Rear Yard Line	550	425	39%	50%

DEMO CALC - FOR AREA OVER REAR YARD LINE ONLY

Surface Area Calc - Vertical Exterior Wall Surface over Rear Yard Line	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
A	N/A	N/A	N/A	N/A
B	256	147	57%	57%
C	147	0	0%	0%
D	147	425	39%	39%
Sum of All Exterior Wall Vert Surface over Rear Yard Line	550	425	39%	50%

05/18/21	CONCEPT
08/20/21	REV PLAN
09/23/21	REV
09/23/21	PREAPP SET
09/23/21	REVISIONS
09/23/21	REVISIONS
09/23/21	REVISIONS
10/08/21	REVISIONS
10/15/21	REVISIONS
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 + design
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RESIDENCE + ADU ADDITION

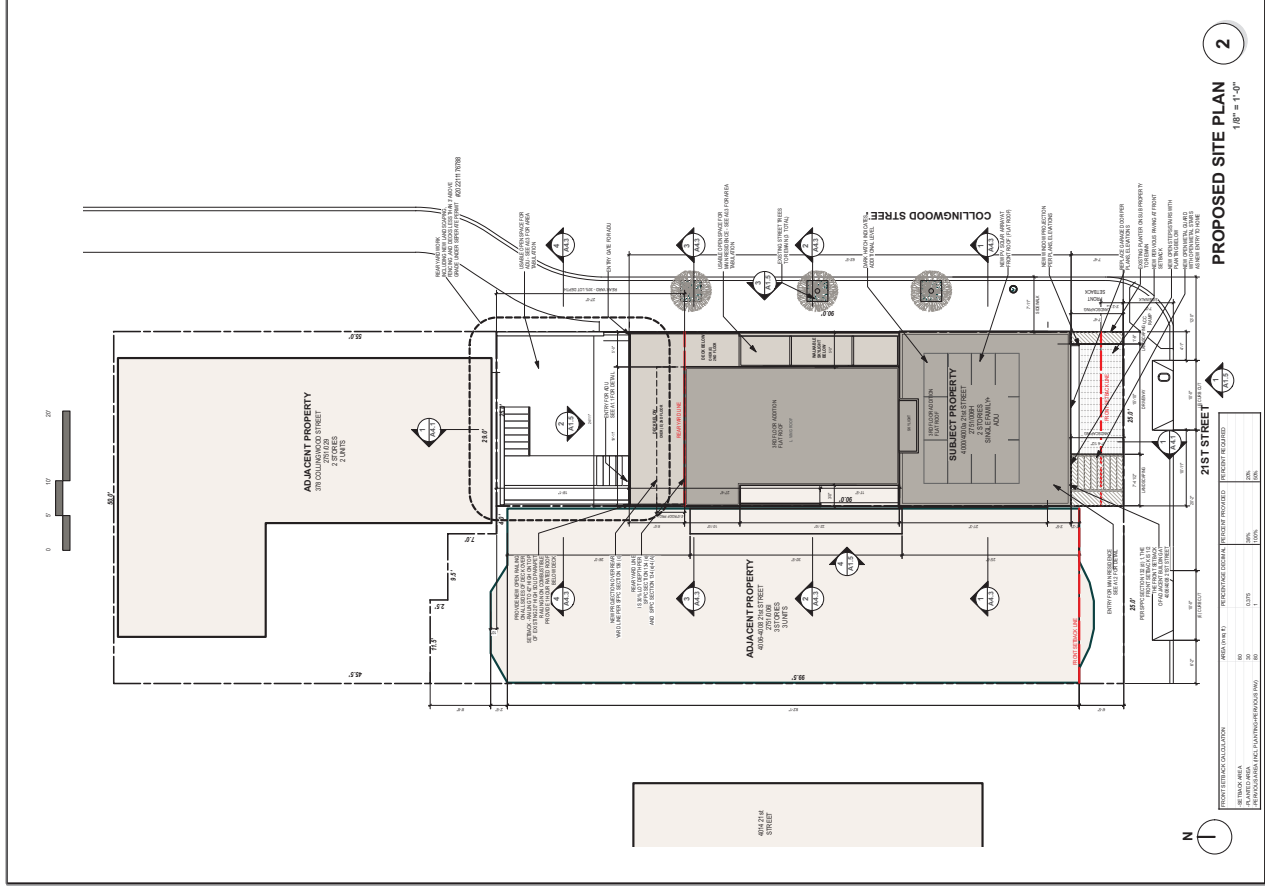
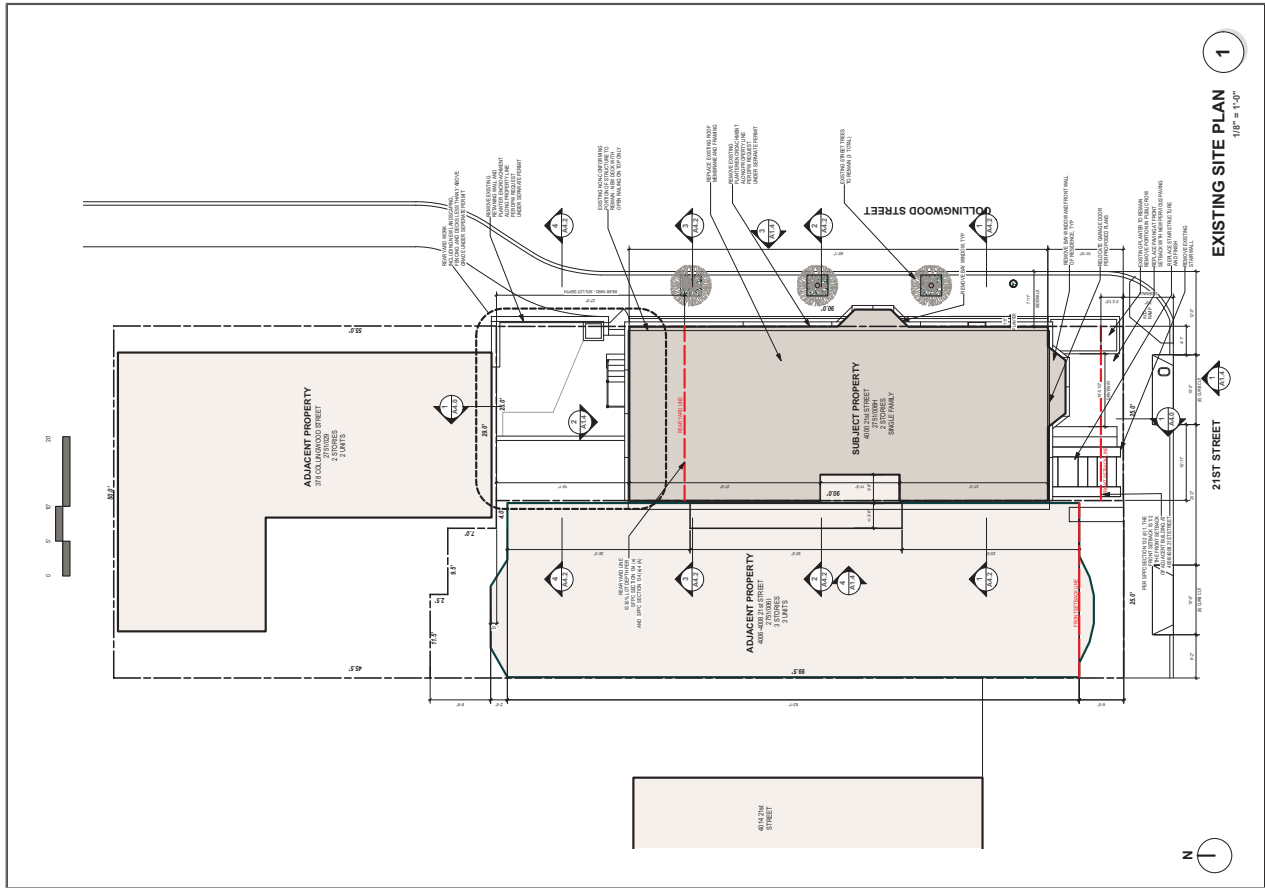
4000 21ST STREET, SAN FRANCISCO CA

SITE PLAN

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. THE PROJECT SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPLICABLE AGENCIES.

A1.0

SCALE: _____
 PLOT DATE: _____



08.08.21	CONCEPT
08.08.21	REV PLAN
08.08.21	REV
09.02.21	PREAPP SET
09.02.21	REV NOTES
09.02.21	REV NOTES
09.02.21	REV NOTES
09.02.21	REV NOTES
09.02.21	REV NOTES
14.08.21	NOTICE ONLY
08.08.21	REV
09.02.21	REV
09.02.21	REV TO ADD ADU



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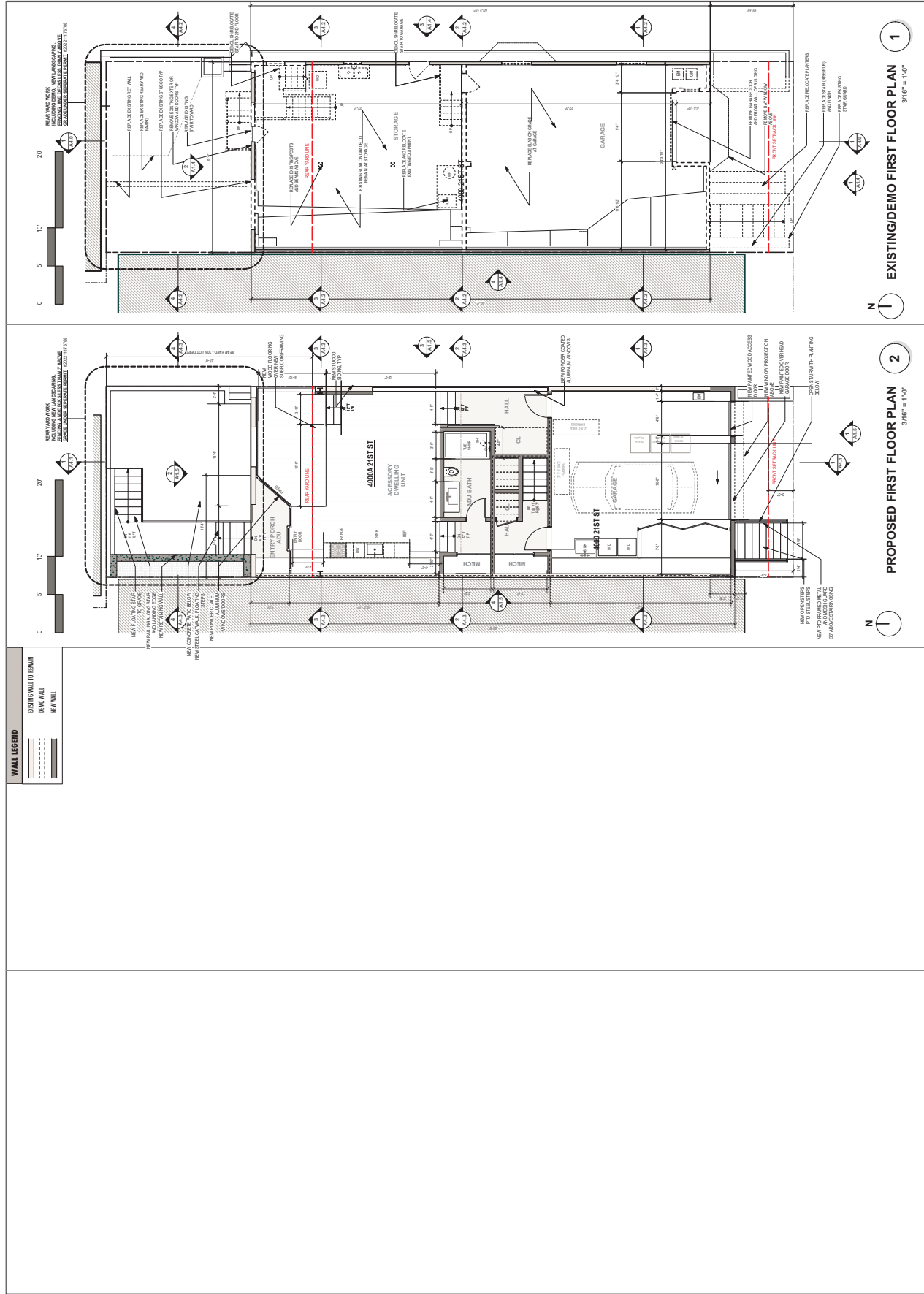
RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

FIRST FLOOR PLANS
 THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT AS SET FORTH IN THE ARCHITECTURE ACT. I AM NOT PROVIDING ANY CONTRACT DOCUMENTS TO ANY OTHER PARTY WITHOUT MY WRITTEN CONSENT. I AM NOT PROVIDING CONTRACT DOCUMENTS TO ANY OTHER PARTY WITHOUT MY WRITTEN CONSENT.

A1.1

SCALE:
PLOT DATE:



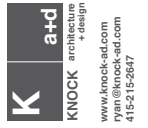
WALL LEGEND

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

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

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

08.18.21	CONCEPT
08.20.21	REV PLAN
08.21.21	REV
08.22.21	PREAPP SET
08.23.21	REV APP
08.24.21	REV AND HONEY
08.25.21	REV AND HONEY
08.26.21	REV AND HONEY
08.27.21	REV AND HONEY
08.28.21	REV AND HONEY
08.29.21	REV AND HONEY
08.30.21	REV
08.31.21	REV AND ADD



RESIDENCE + ADU ADDITION

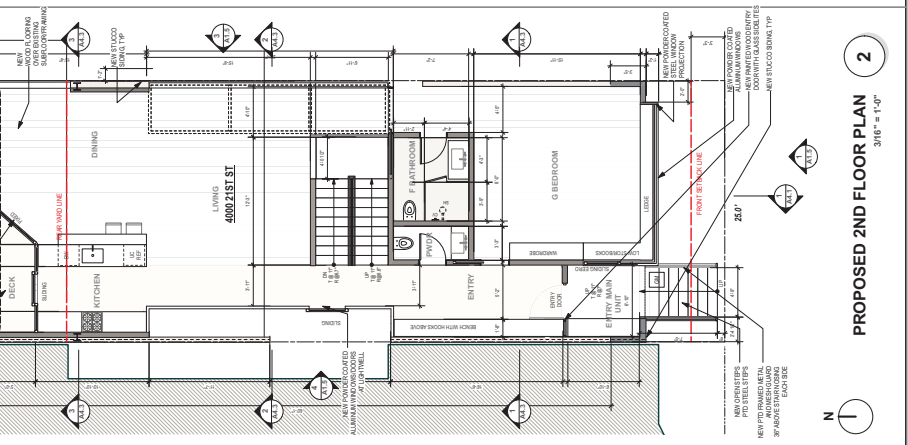
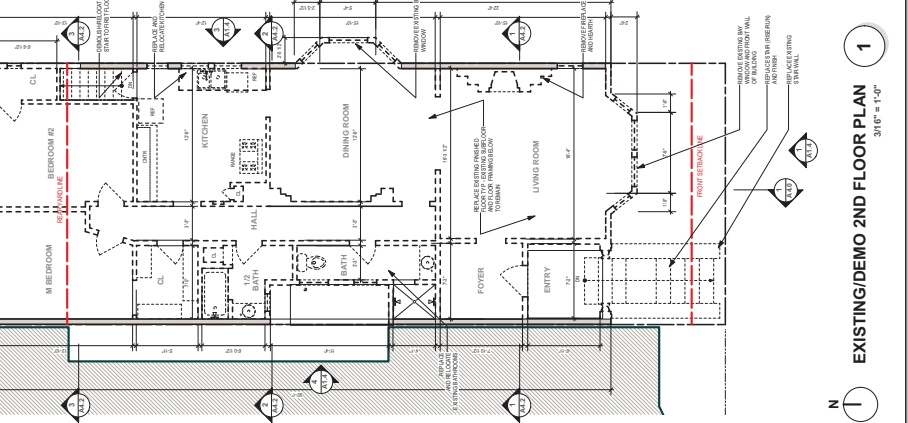
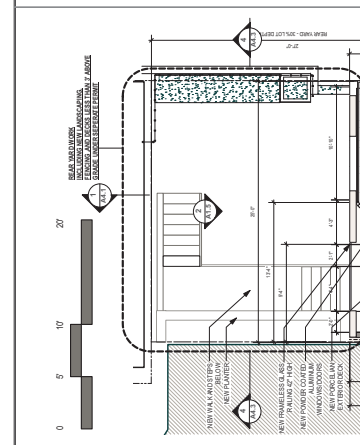
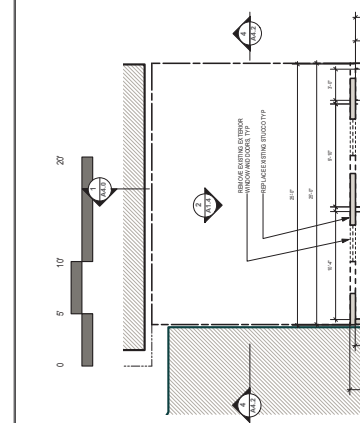
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2ND FLOOR PLANS

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A1.2

SCALE
PLOT DATE



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

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

WALL LEGEND

---	EXISTING WALL TO REMAIN
- - - -	EXISTING WALL
—	NEW WALL

08.28.21	CONCEPT
08.30.21	REV PLAN
08.31.21	REV
09.02.21	PREAPP SET
09.03.21	REV APP
09.29.21	REV CON PERM
10.05.21	REV PERM
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05.29.26	REV
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07.30.01	REV
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09.30.01	REV
10.30.01	REV
11.30.01	REV
12.30.01	REV



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 415-415-2647

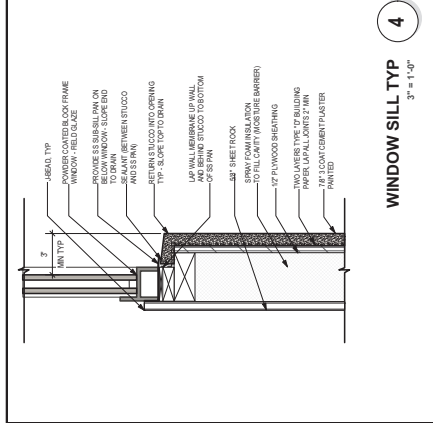
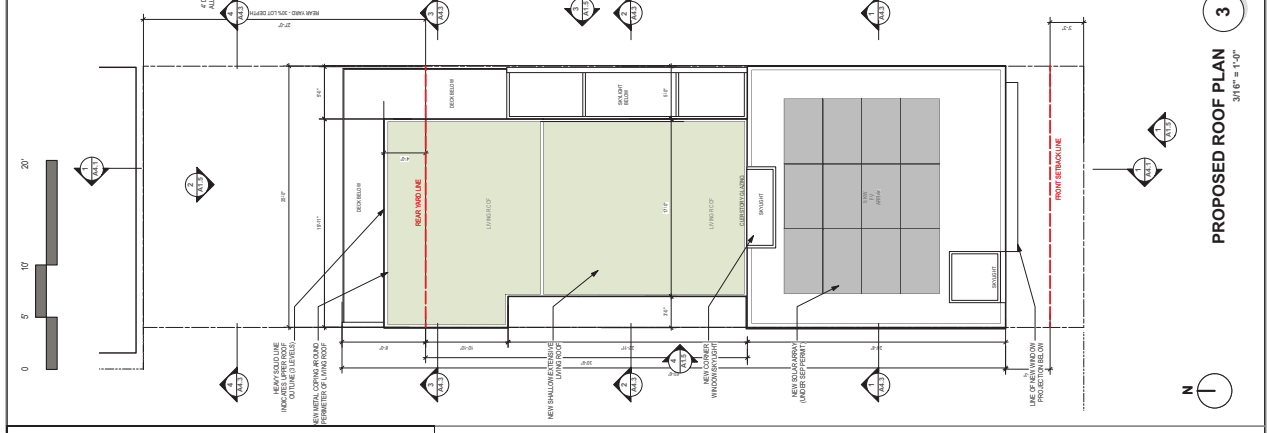
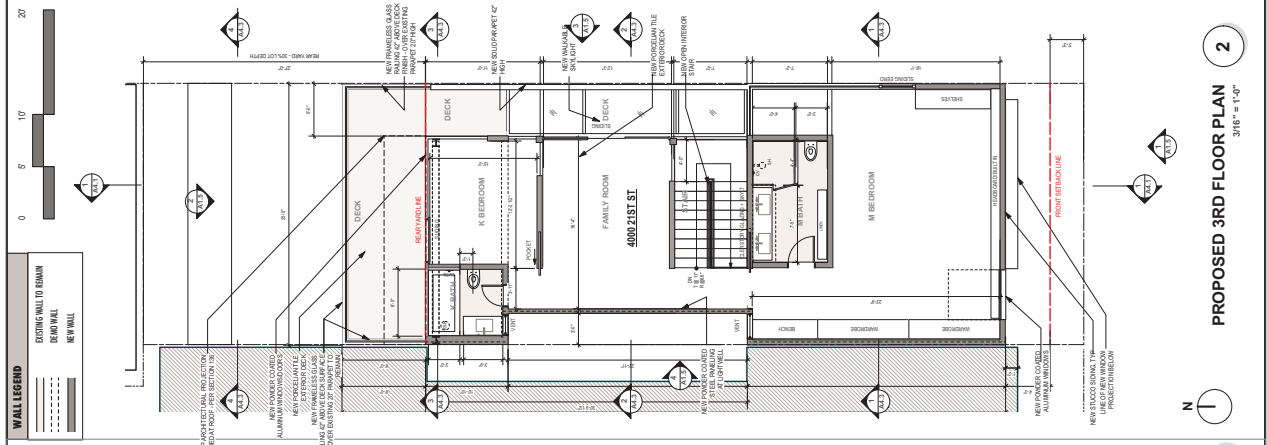
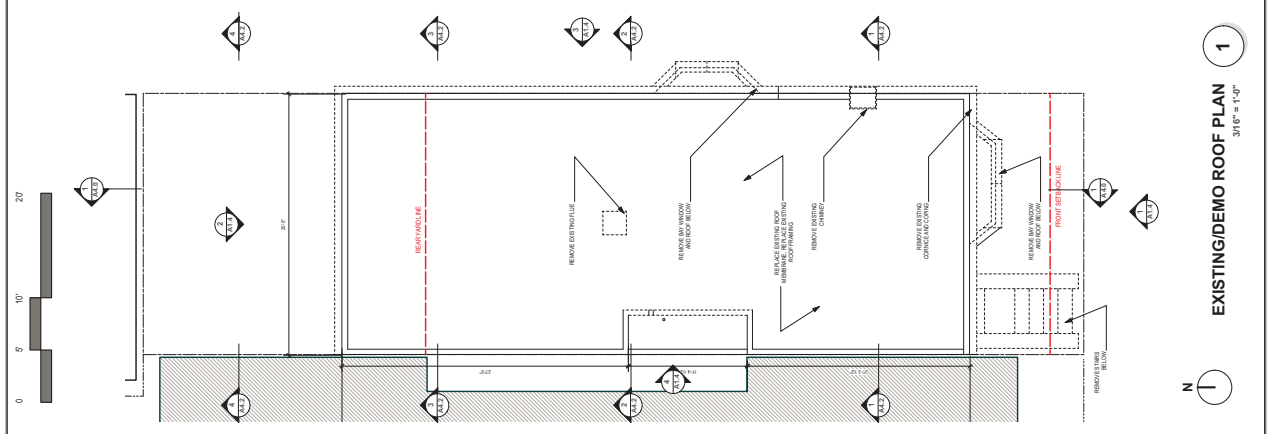
RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

3RD FLR/ ROOF PLANS

A1.3

SCALE: _____
 PLOT DATE: _____



WINDOW SILL TYP
 3\"/>

1

EXISTING DEMO ROOF PLAN
 3/16\"/>

2

PROPOSED 3RD FLOOR PLAN
 3/16\"/>

3

PROPOSED ROOF PLAN
 3/16\"/>

4

WINDOW SILL TYP
 3\"/>

NO.	DESCRIPTION
08.13.22	CONCEPT
08.13.21	REV PLAN
08.13.21	REV
08.13.21	PREP SHEET
08.13.21	REVISIONS
08.13.22	REVISIONS
08.13.22	REVISIONS
08.13.22	REVISIONS
08.13.22	REVISIONS
08.13.22	REVISIONS
08.13.23	REV TO ADO ADO
08.13.24	REVISIONS
08.13.24	NO PLAN



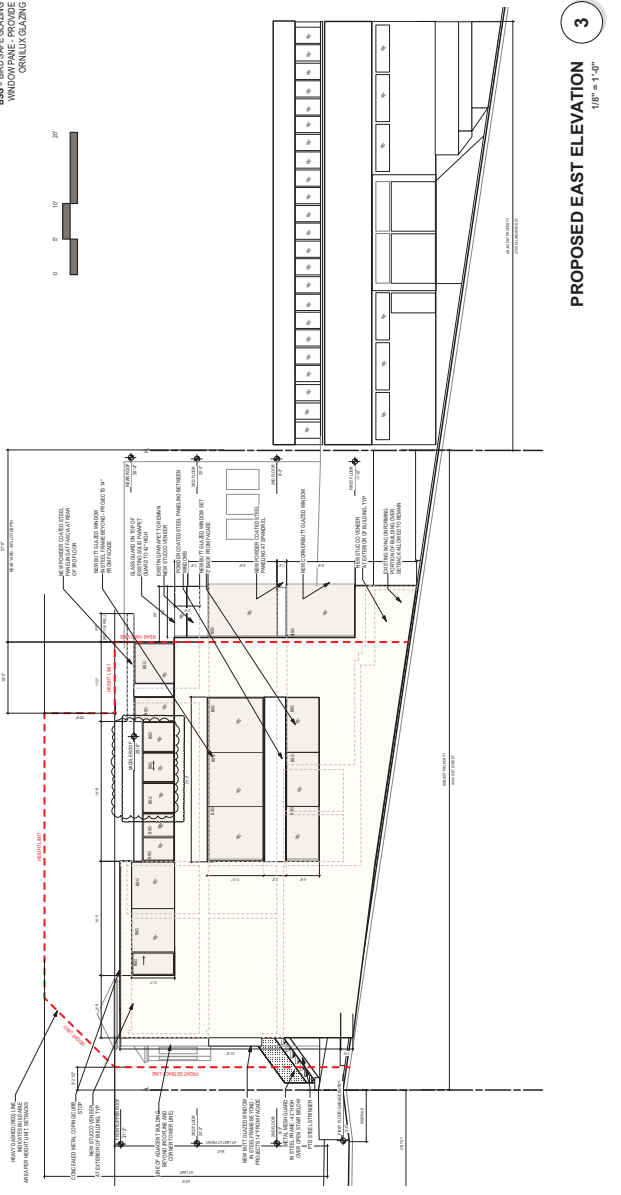
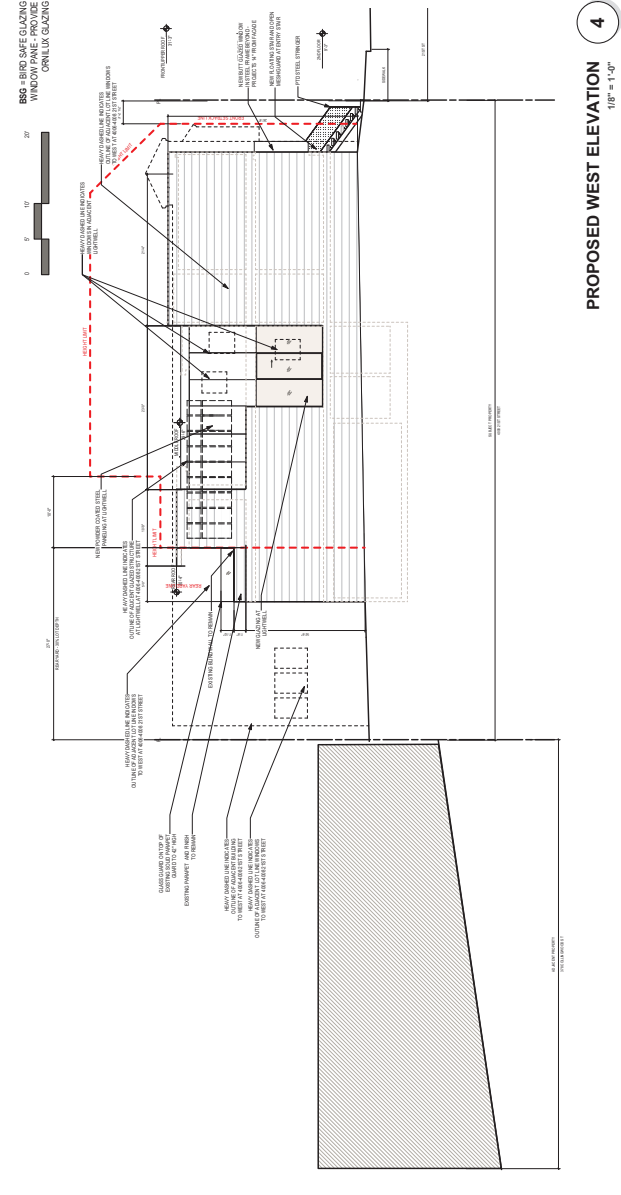
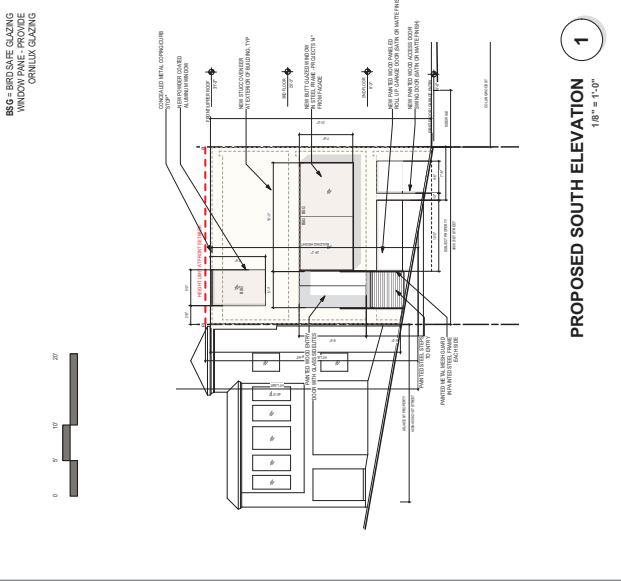
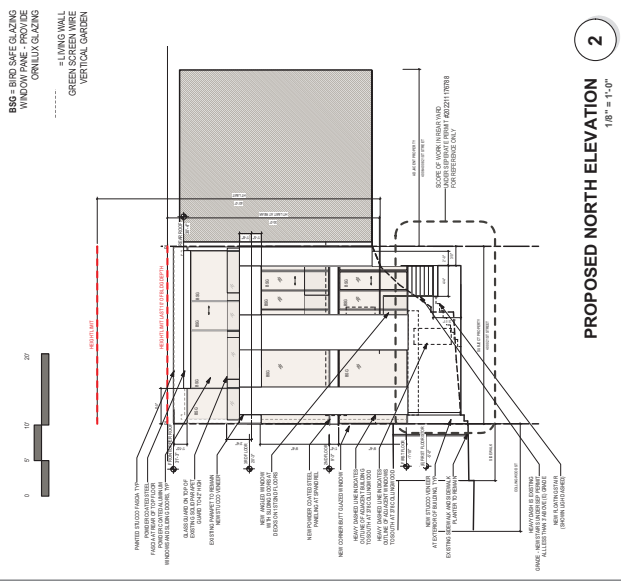
K a+d
KNOCK architecture
 + design
 ryan@knock-a+d.com
 415-215-2647

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

(N) EXTERIOR ELEVATIONS
All elevations will submit as 1/4" = 1'-0" scale. All drawings are based on the final approved set of plans. All dimensions are in feet and inches. All work will be done in accordance with the current building code. All materials and finishes will be consistent with those indicated.

A1.5

SCALE: **PLOT DATE**



DATE	DESCRIPTION
08.11.21	CONCEPT
08.20.21	REV PLAN
09.01.21	REV
09.11.21	REV
09.21.21	PRELIM SET
02.11.22	REVISIONS
02.24.22	REVISIONS
03.11.22	REVISIONS
04.17.22	PERMIT
04.19.22	POST PERMIT
02.23.24	REV TO ADD ADU
03.03.24	REV
03.03.24	REV
03.03.24	NO PER



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

RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

3D RENDERINGS
 All drawings and renderings are for informational purposes only. They are not to be used for construction or any other purpose without the consent of Ryan Knock.

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

08.29.21	CONCEPT
08.30.21	REV PLAN
09.02.21	REV
09.22.21	PREAPP SET
09.29.21	REV NOTES
09.29.21	REV NOTES
10.11.21	REV NOTES
10.11.21	REV
11.09.21	REV
02.22.24	REV TO ADD ADU



K a+d
KNOCK architecture
 + design
 www.knoctk-ad.com
 ryan@knoctk-ad.com
 415-241-1526/47

RESIDENCE + ADU ADDITION

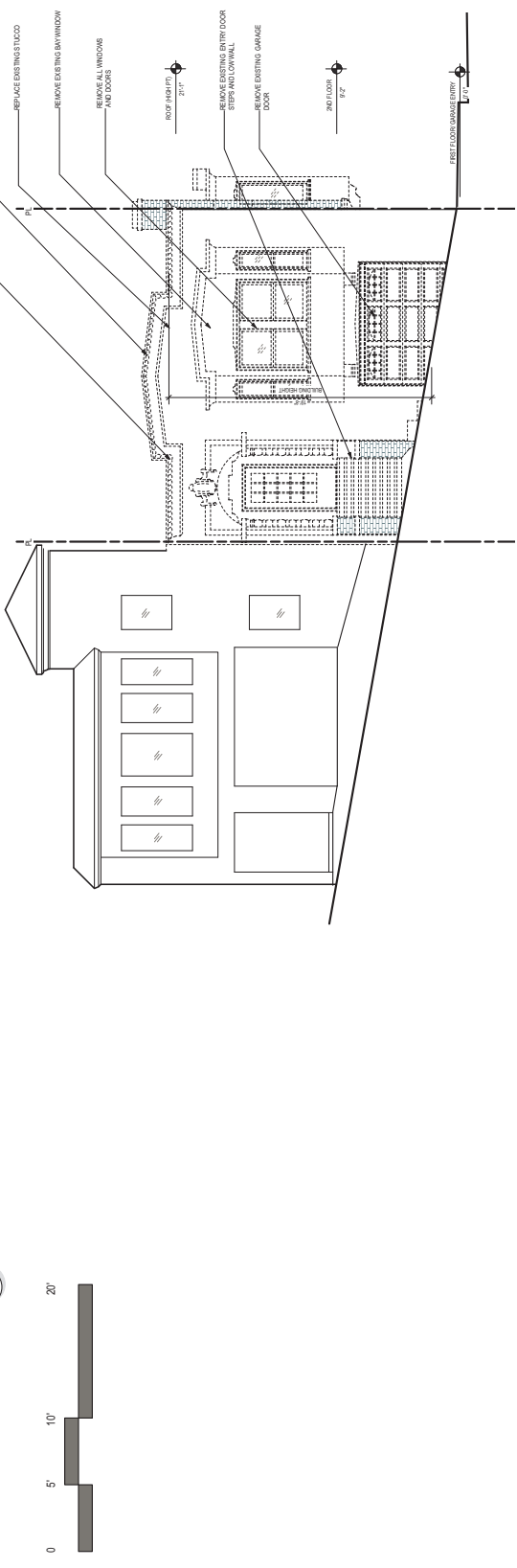
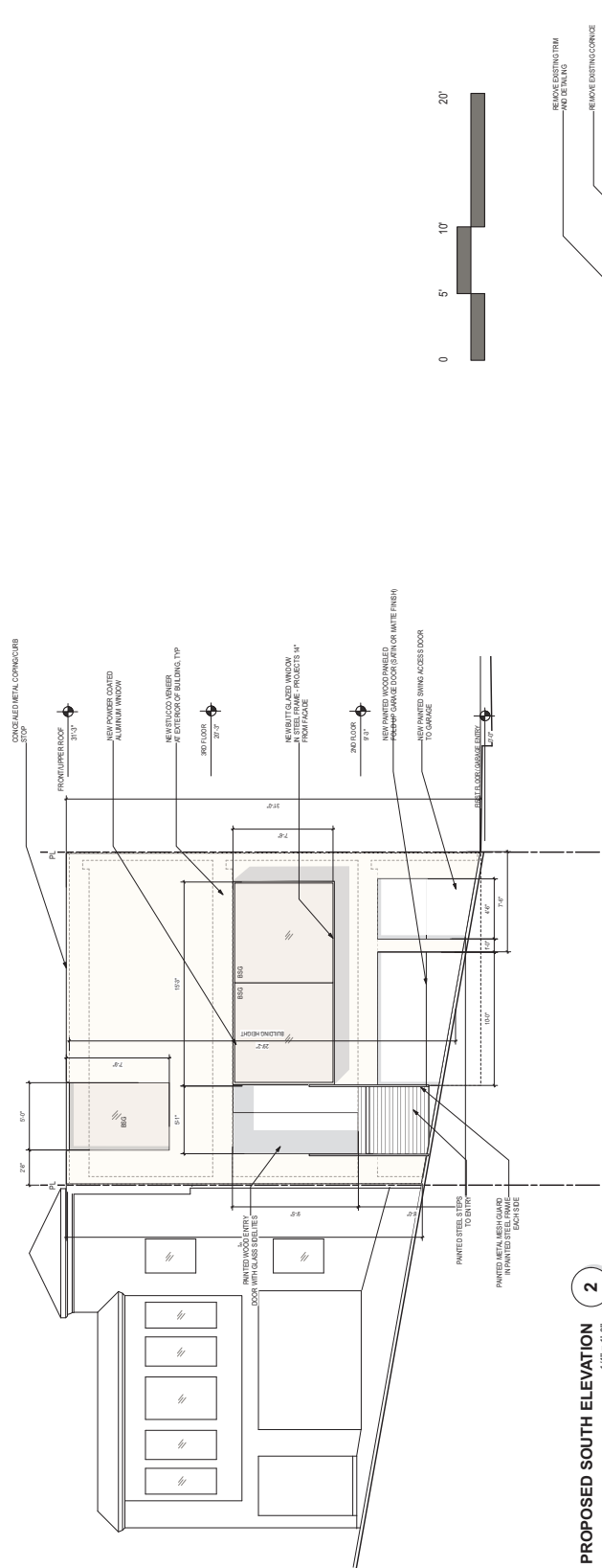
4000 21ST STREET, SAN FRANCISCO CA

SOUTH ELEVATIONS

THIS DRAWING IS THE PROPERTY OF KNOCK ARCHITECTURE + DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF KNOCK ARCHITECTURE + DESIGN.

A3.0

SCALE: _____
 PLOT DATE: _____



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

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

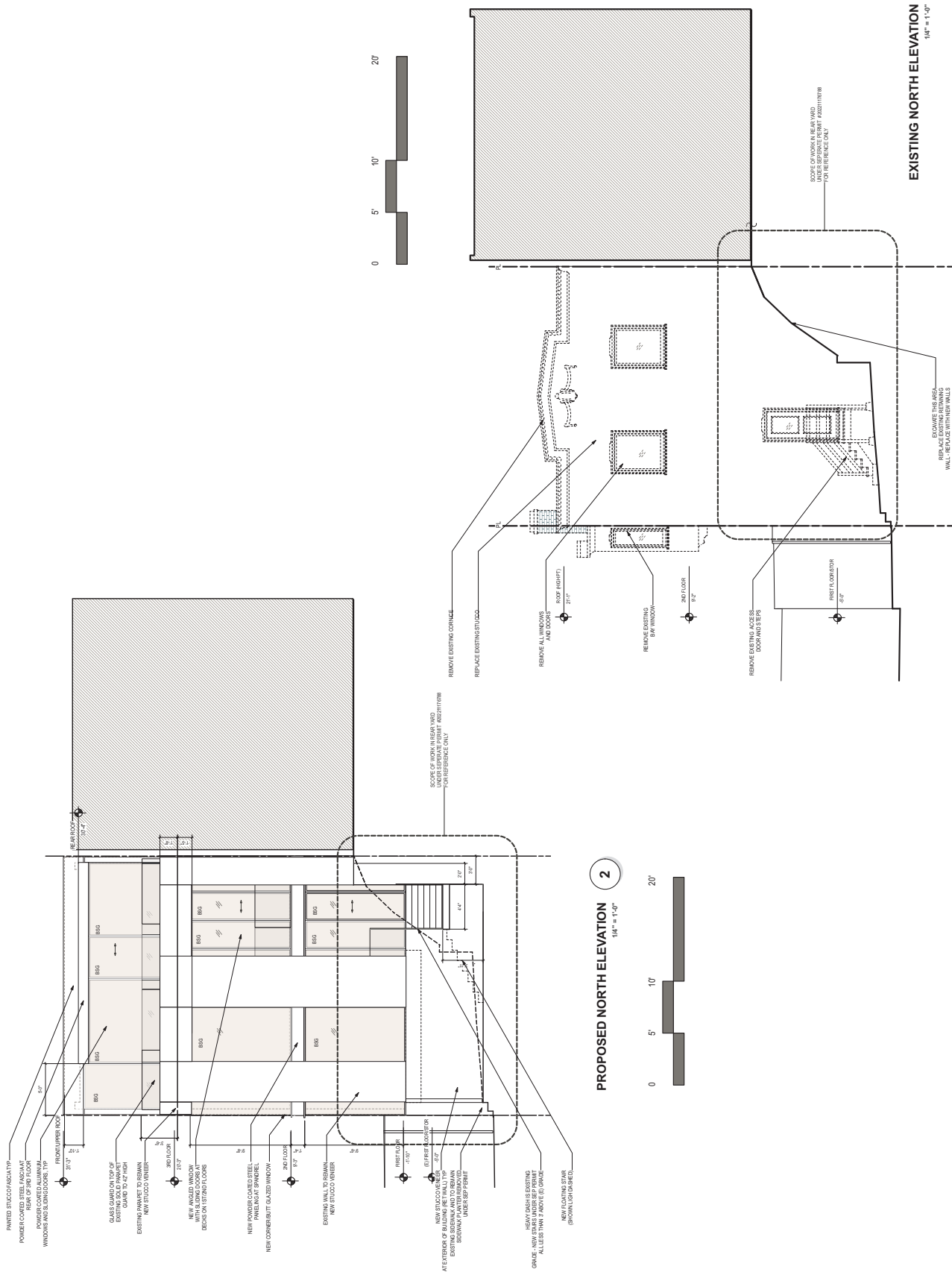
DATE	DESCRIPTION
08.19.21	CONCEPT
08.20.21	REV PLAN
08.21.21	REV
09.02.21	PREAPP SET
09.15.21	REV VIEWS
09.22.21	REV VIEWS
10.01.21	REV VIEWS
10.15.21	REV PLAN
10.22.21	REV



K a+d architects + design
 www.knack-ad.com
 ryan@knack-ad.com
 415-241-52847

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

NORTH ELEVATIONS	DATE: 08/20/21
	SCALE: 1/4" = 1'-0"
	PROJECT NO: 21-001
A3.1	
SCALE: 1/4" = 1'-0"	
PLOT DATE:	



NO.	DATE	DESCRIPTION
01	08.28.21	CONCEPT
02	09.01.21	REV PLAN
03	09.02.21	REV
04	09.03.21	PREAPP SET
05	09.04.21	REVISIONS
06	09.05.21	REVISIONS
07	09.06.21	REVISIONS
08	09.07.21	REV
09	09.08.21	REV
10	09.09.21	REV



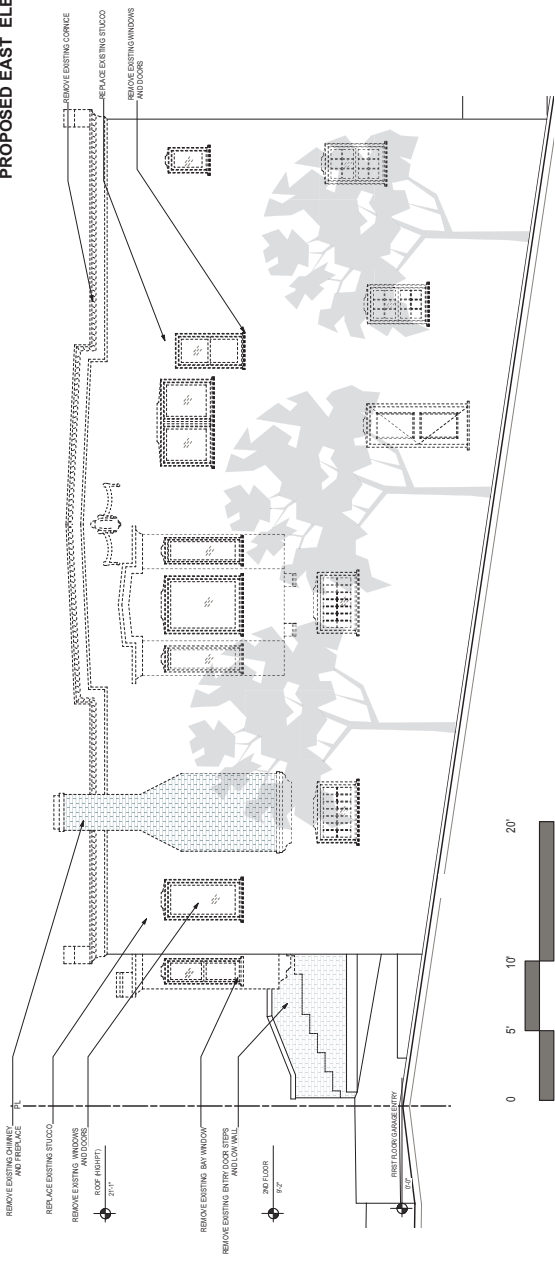
RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

EAST ELEVATIONS
<small>THIS DRAWING IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR PERMITS OR CONTRACTS. ANY CHANGES TO THIS DESIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</small>
A3.2
SCALE: _____
PLT DATE: _____



2
PROPOSED EAST ELEVATION
1/4" = 1'-0"



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

08.18.21	CONCEPT
08.20.21	REV PLAN
09.02.21	REV
09.02.21	PREAPP SET
09.15.21	REV NOTES
09.22.21	REV NOTES
10.05.21	REV NOTES
10.13.21	NOCKAWAY
09.08.21	REV
01.28.24	REV



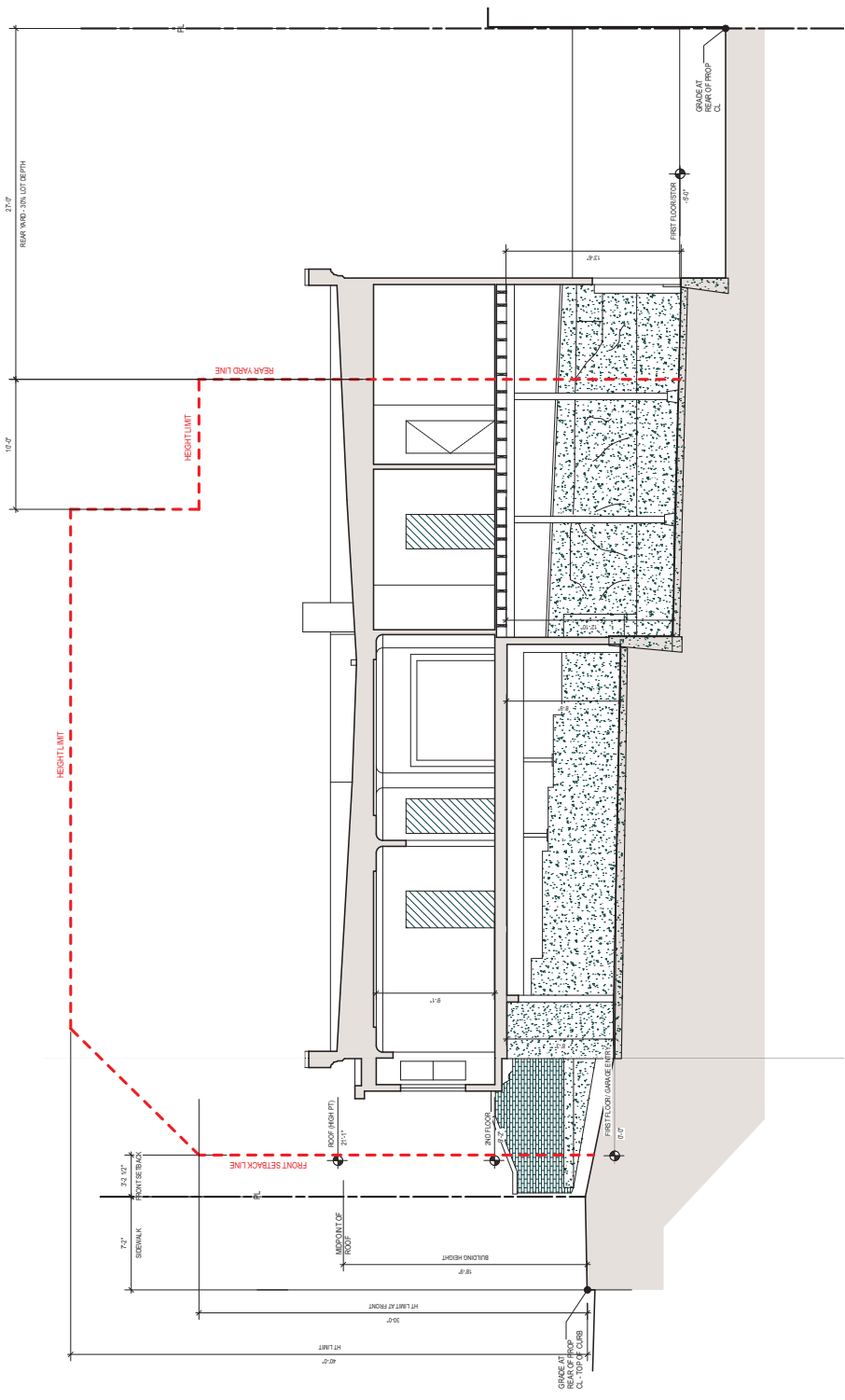
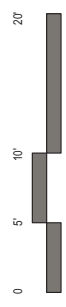
K **a+d**
Knock architecture
 + design
 www.knocks-a+d.com
 ryan@knocks-a+d.com
 415-241-52847

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

EXISTING BLDG SECT
THIS DRAWING IS A PRELIMINARY CONCEPTUAL DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT ASSUMES ALL RISK AND LIABILITY FOR ANY AND ALL PERMITS, APPROVALS AND REGULATORY REQUIREMENTS. SEE THE CONTRACT FOR FULL DETAILS.

A4.0

SCALE:
 PLOT DATE:



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

DATE	CONCEPT	REVISION
08.20.21	CONCEPT	
09.02.21	REV PLAN	
09.02.21	REV	
09.02.21	PREAPP SET	
09.02.21	REVISIONS	
09.02.21	REVISIONS	
09.02.21	REVISIONS	
09.02.21	REVISIONS	
09.02.21	REVISIONS	
09.02.21	REVISIONS	
09.02.21	REVISIONS	
09.02.21	REVISIONS	
09.02.21	REVISIONS	
09.02.21	REVISIONS	



RESIDENCE + ADU ADDITION

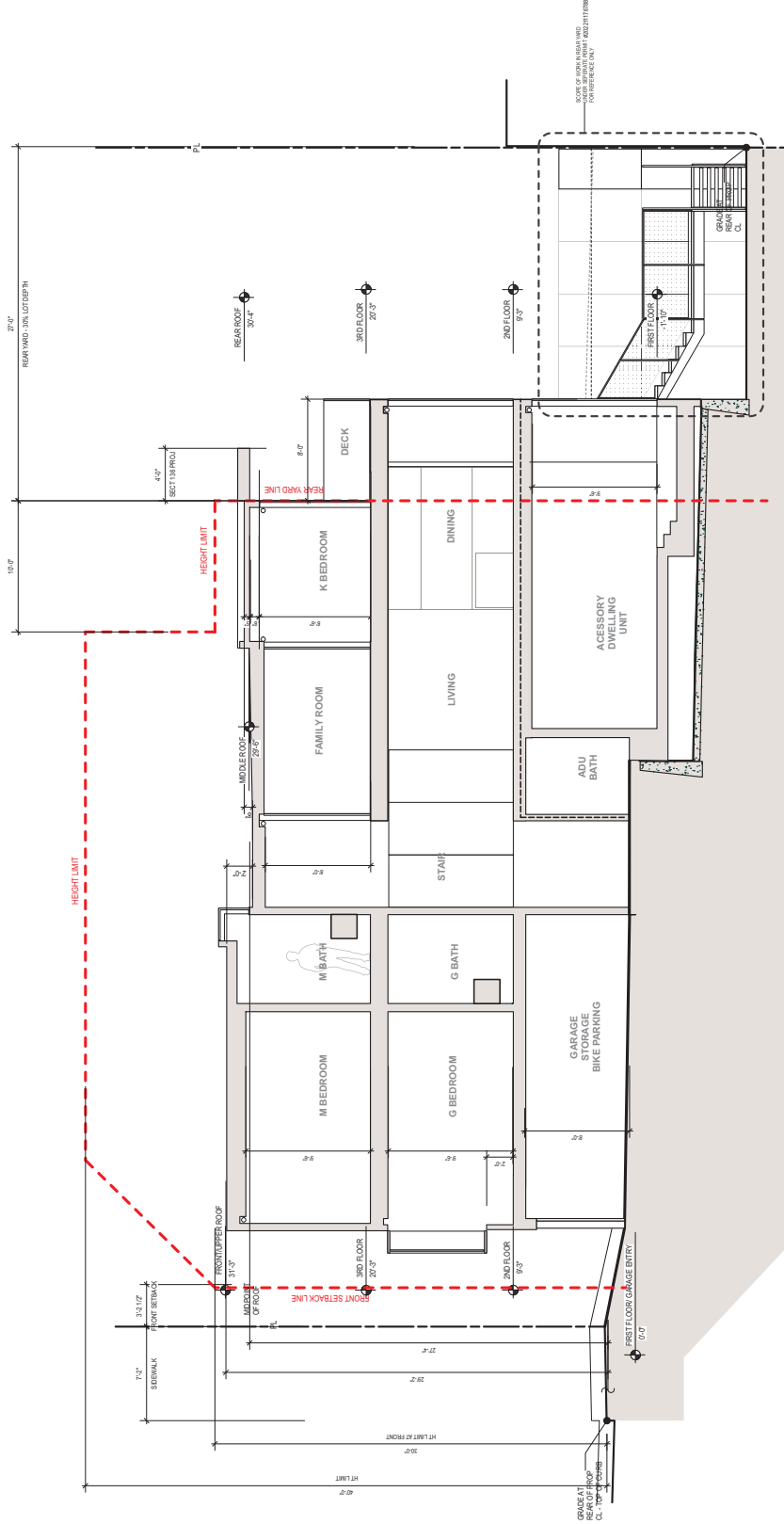
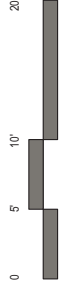
4000 21ST STREET, SAN FRANCISCO CA

(N) BUILDING SECT

A4.1

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

DATE:



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

(N) BUILDING SECT

A4.1

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

DATE:

DATE	CONCEPT
08.28.21	CONCEPT
08.30.21	REV PLAN
08.31.21	REV
09.01.21	PREAPP SET
09.15.21	REV VIEWS
09.22.21	REV VIEWS
10.01.21	REV VIEWS
10.15.21	CONCEPT
09.08.22	REV
01.29.24	REV



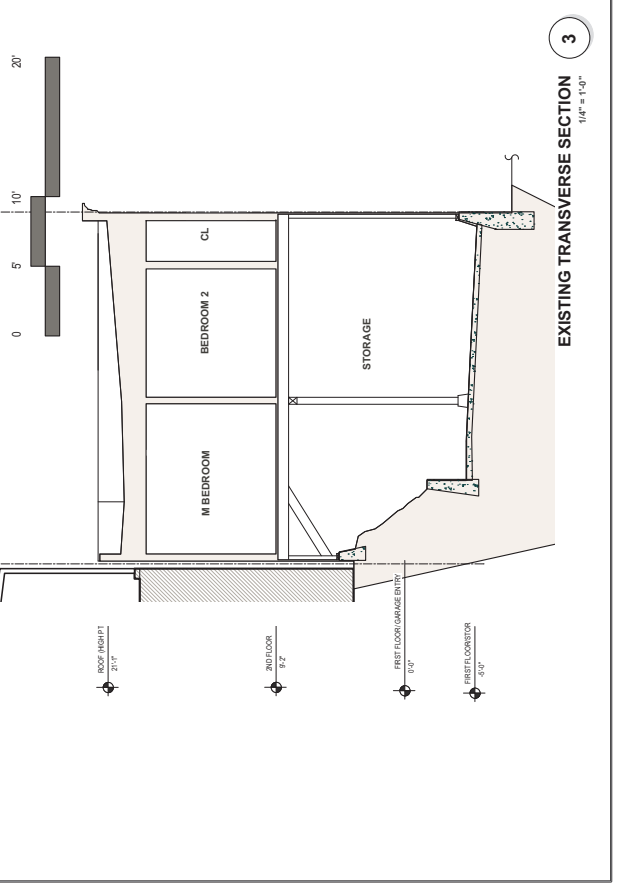
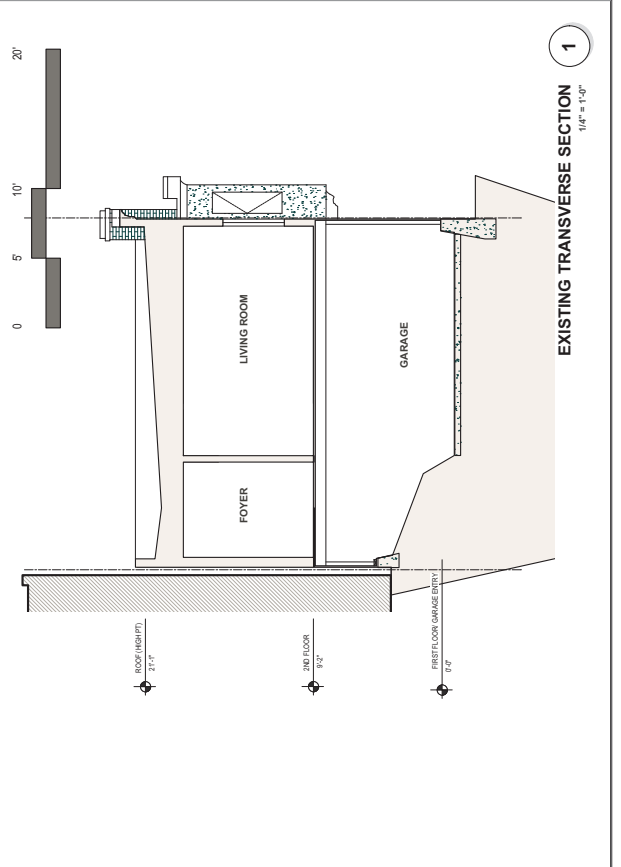
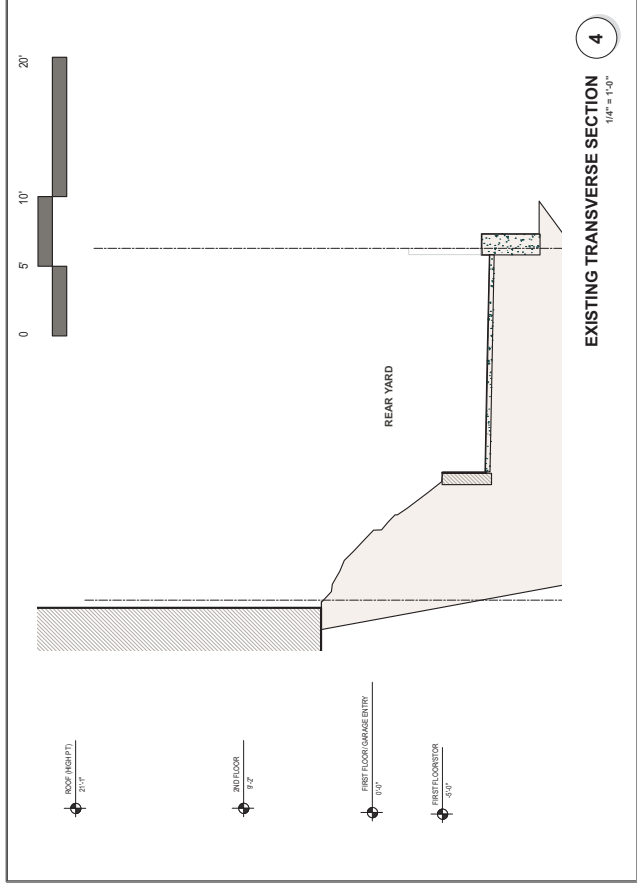
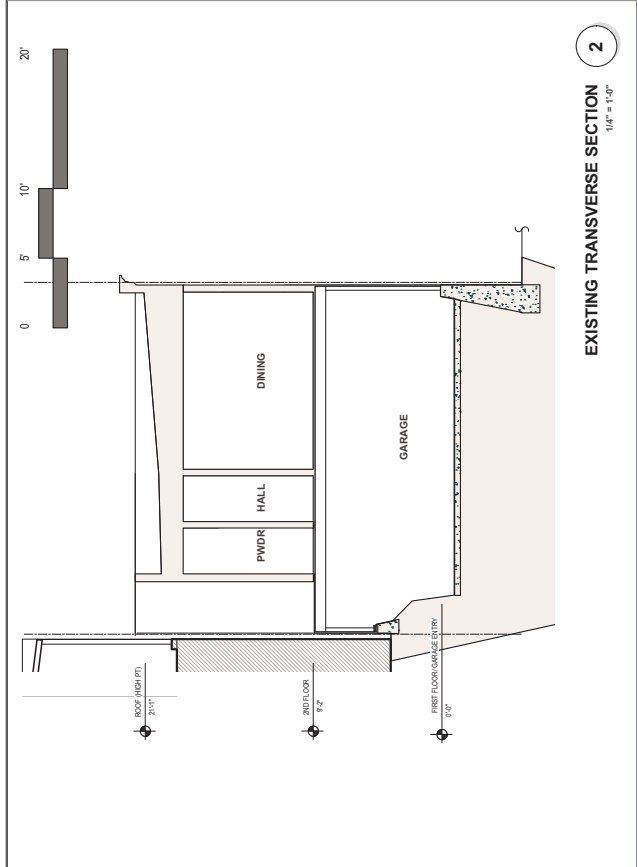
K a+d
 KNOCK architecture
 + design
 www.knock-adj.com
 ryan@knock-adj.com
 415-241-5284

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

EXISTING BLDG SECT
 This drawing shows the existing building structure. It is not intended to show the proposed structure. The proposed structure is shown in a different color. All dimensions are in feet and inches. All dimensions are to the center of the wall unless otherwise noted. All dimensions are to the finished surface unless otherwise noted. All dimensions are to the exterior of the building unless otherwise noted.

A4.2

SCALE: _____
 PLOT DATE: _____



NO.	DATE	DESCRIPTION
01	08/24/21	CONCEPT
02	09/01/21	REV PLAN
03	09/02/21	REV
04	09/02/21	PREAPP SET
05	09/02/21	REV NOTES
06	09/02/21	REV NOTES
07	09/02/21	REV NOTES
08	09/02/21	REV NOTES
09	09/02/21	REV NOTES
10	09/02/21	REV NOTES
11	09/02/21	REV NOTES
12	09/02/21	REV NOTES
13	09/02/21	REV NOTES
14	09/02/21	REV NOTES
15	09/02/21	REV NOTES
16	09/02/21	REV NOTES
17	09/02/21	REV NOTES
18	09/02/21	REV NOTES
19	09/02/21	REV NOTES
20	09/02/21	REV NOTES



RESIDENCE + ADU ADDITION

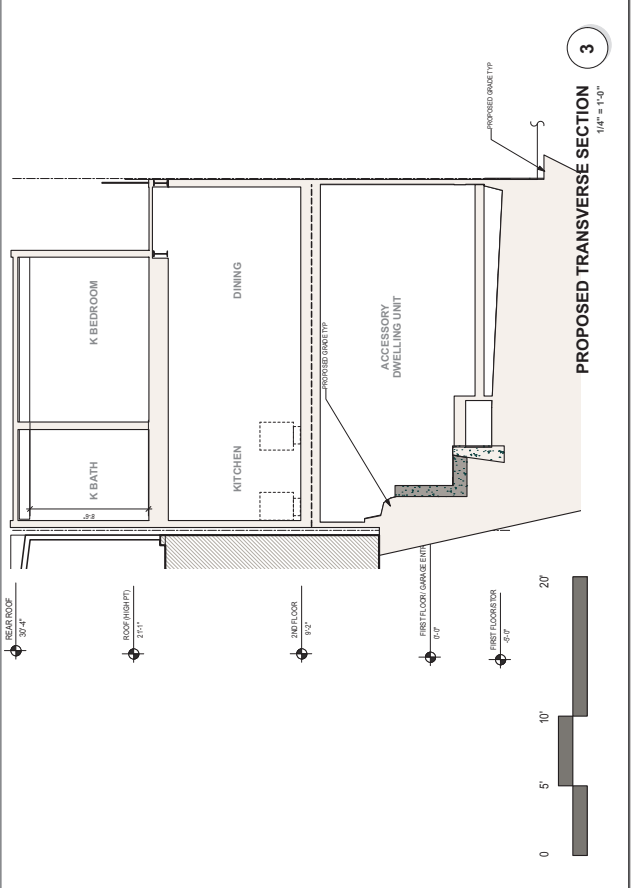
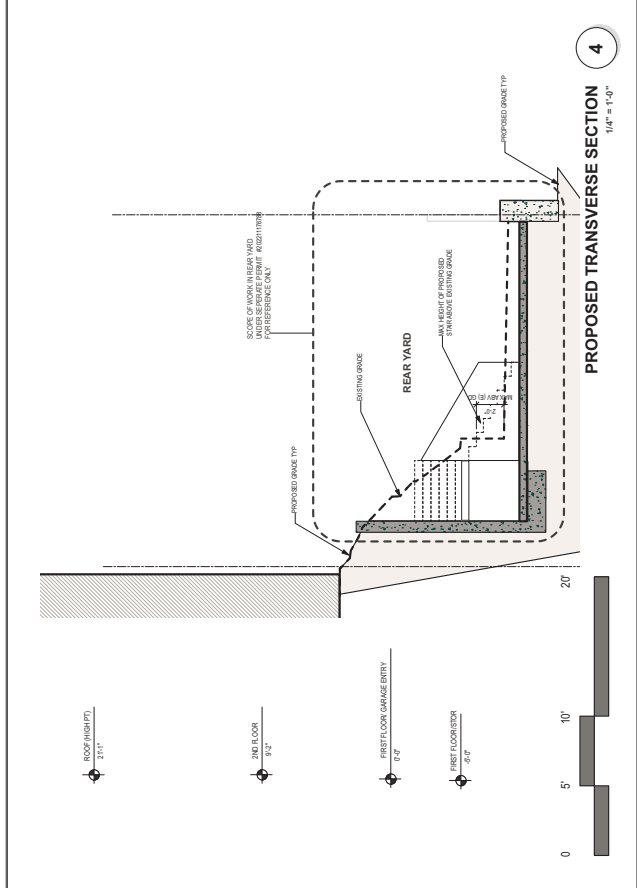
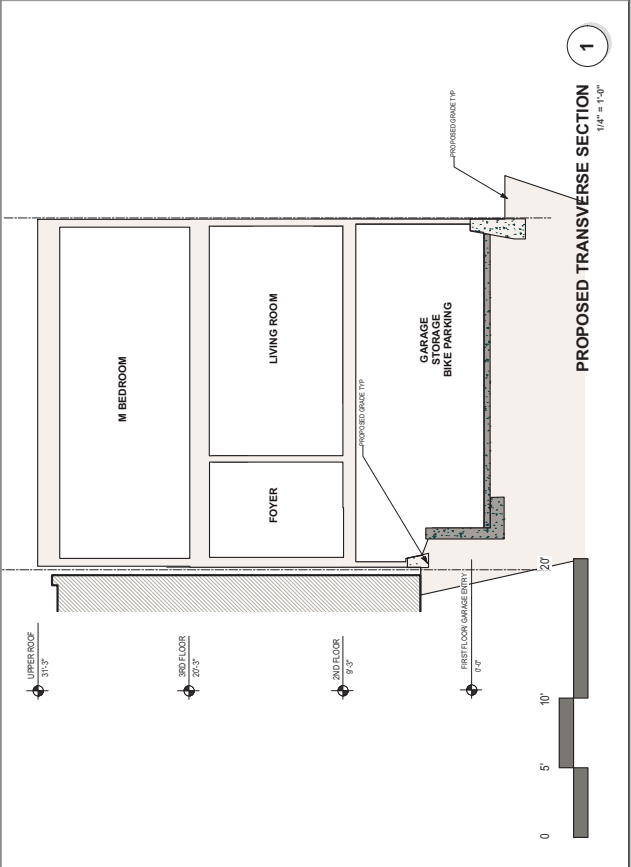
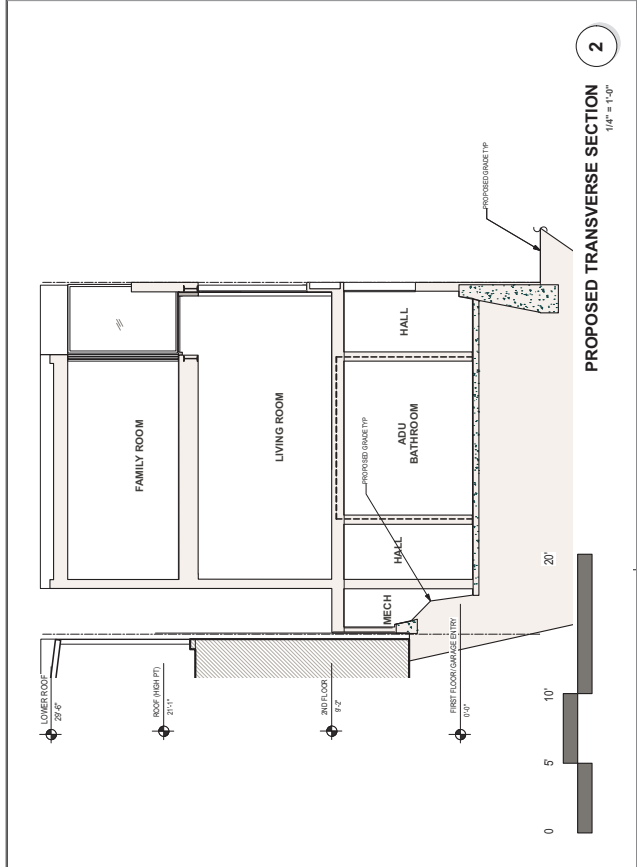
4000 21ST STREET, SAN FRANCISCO CA

(N) BUILDING SECT

DATE: 09/02/21
 DRAWN BY: RYAN FRANK
 CHECKED BY: RYAN FRANK
 APPROVED BY: RYAN FRANK
 ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
 ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

A4.3

SCALE: _____
 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

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

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. 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 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


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

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.

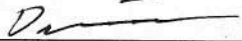
Signature  (Seal)



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 http://www.sfpublicworks.org/serv 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 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: T desk per her request; kw 4/14/23: T 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. PLI CONTACT WHEN READY TO PICK RETURN TO "APPROVE BIN". AM 10/24/2023: EXTENSION PAID. N CANCEL DATE 11/10/2024.AY 10/ not issued prior to 11/16/2023 exte required. 1st extension fee total \$6c pay fee, New Cancel Date: 11/10/20 10/16/23: 16 PAGES. SAFETY PER REQUIRE. EXTENSION FEE WILL PERMIT ISSUE ON OR AFTER 11/ 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 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

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

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Technical Support for Online Services

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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 https://sfdbi.org/sites/default/files/DB
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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Technical Support for Online Services

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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
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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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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 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.

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. For questions related to the Fee Schedule, you can call the Planning counter at 628.652.7300 or email 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 21st 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 2nd 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 21st Street or Collingwood and conflicts with the Design Principles outlined in Section II of the Residential Design Guidelines.

- On 21st 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 21st 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

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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. _____.

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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.

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.					
13.					
14.					
15.					
16.					
17.					
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)

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 BY _____ AK

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SAN FRANCISCO

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BY AK

Jason C. Filippi | Gabor Turschl

378 Collingwood Street
San Francisco, California 94114
(817)247-0605 | (203)517-5132
jason@jacif.com | 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 21st 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



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RESIDENCE + ADU ADDITION

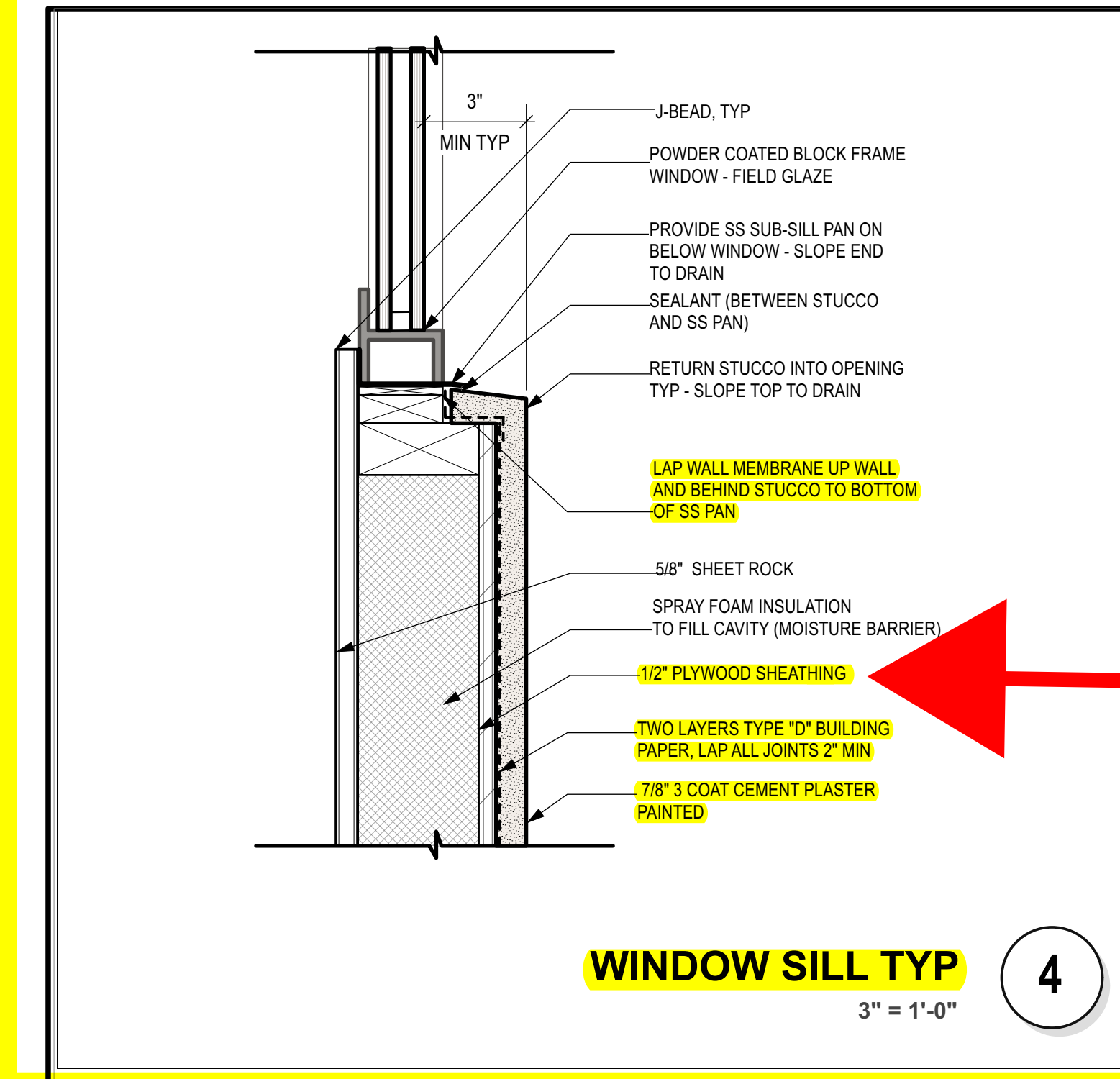
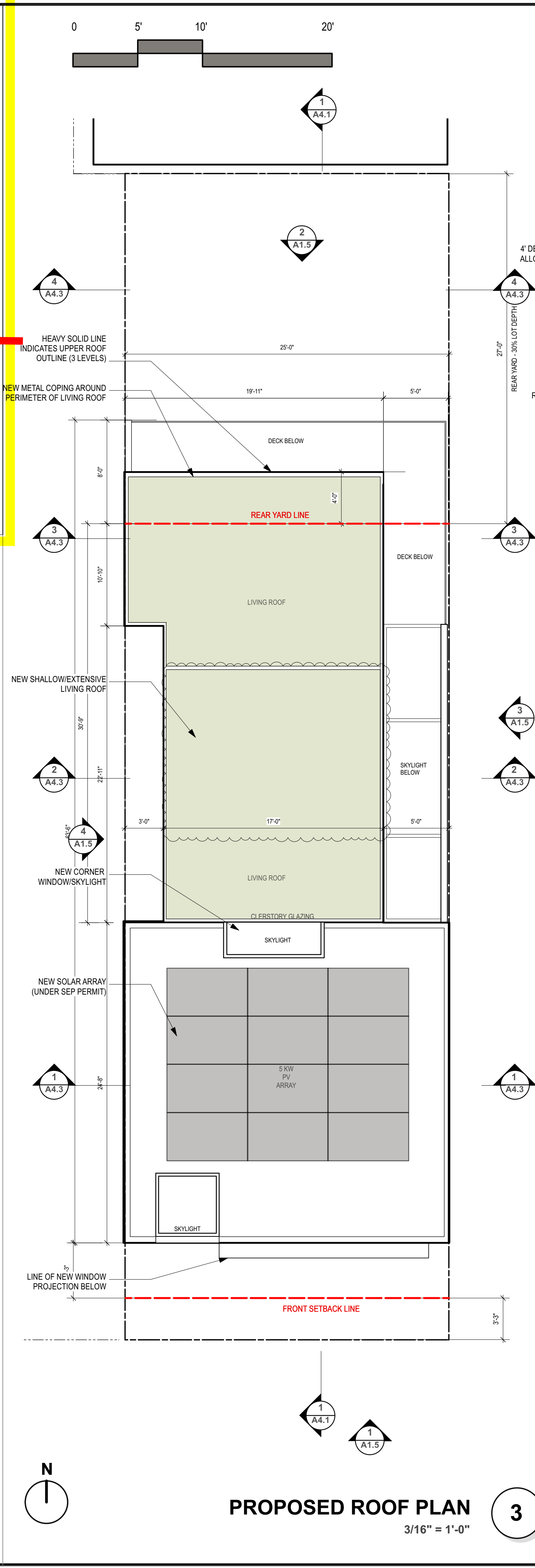
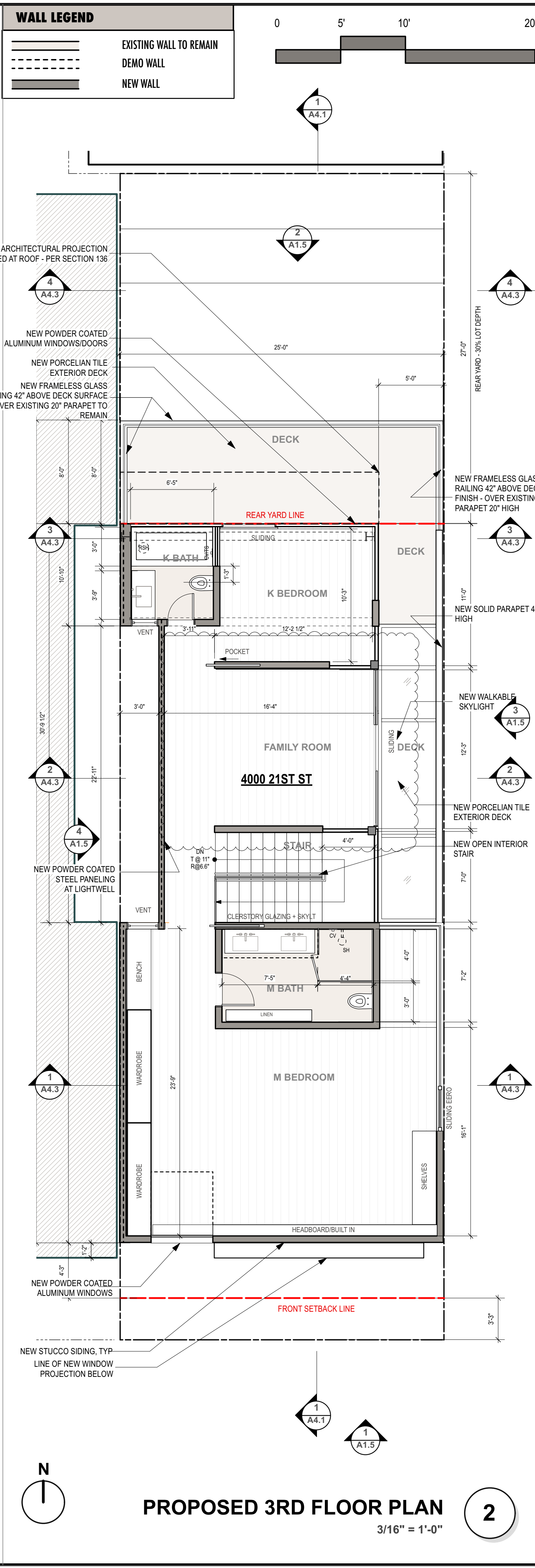
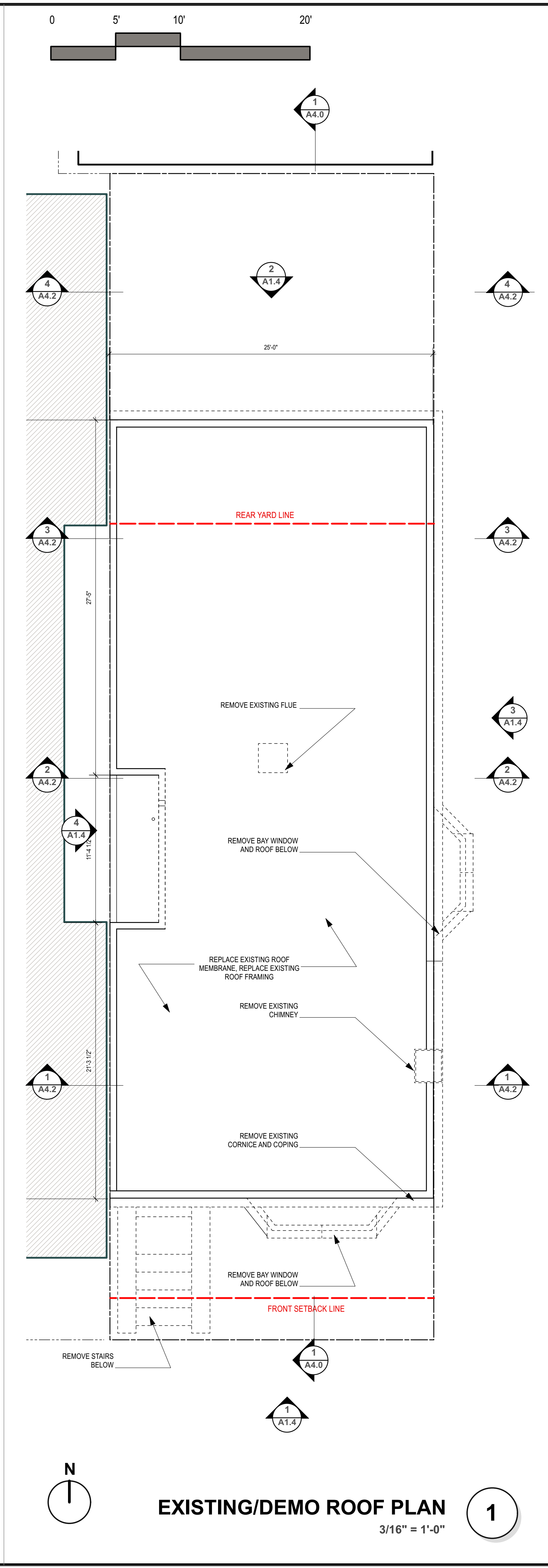
4000 21ST STREET, SAN FRANCISCO CA

3RD FLR/ ROOF PLANS

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A1.3

SCALE:
PLOT DATE:



WALL LEGEND

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

Annotations for window sill typ include:
 - 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



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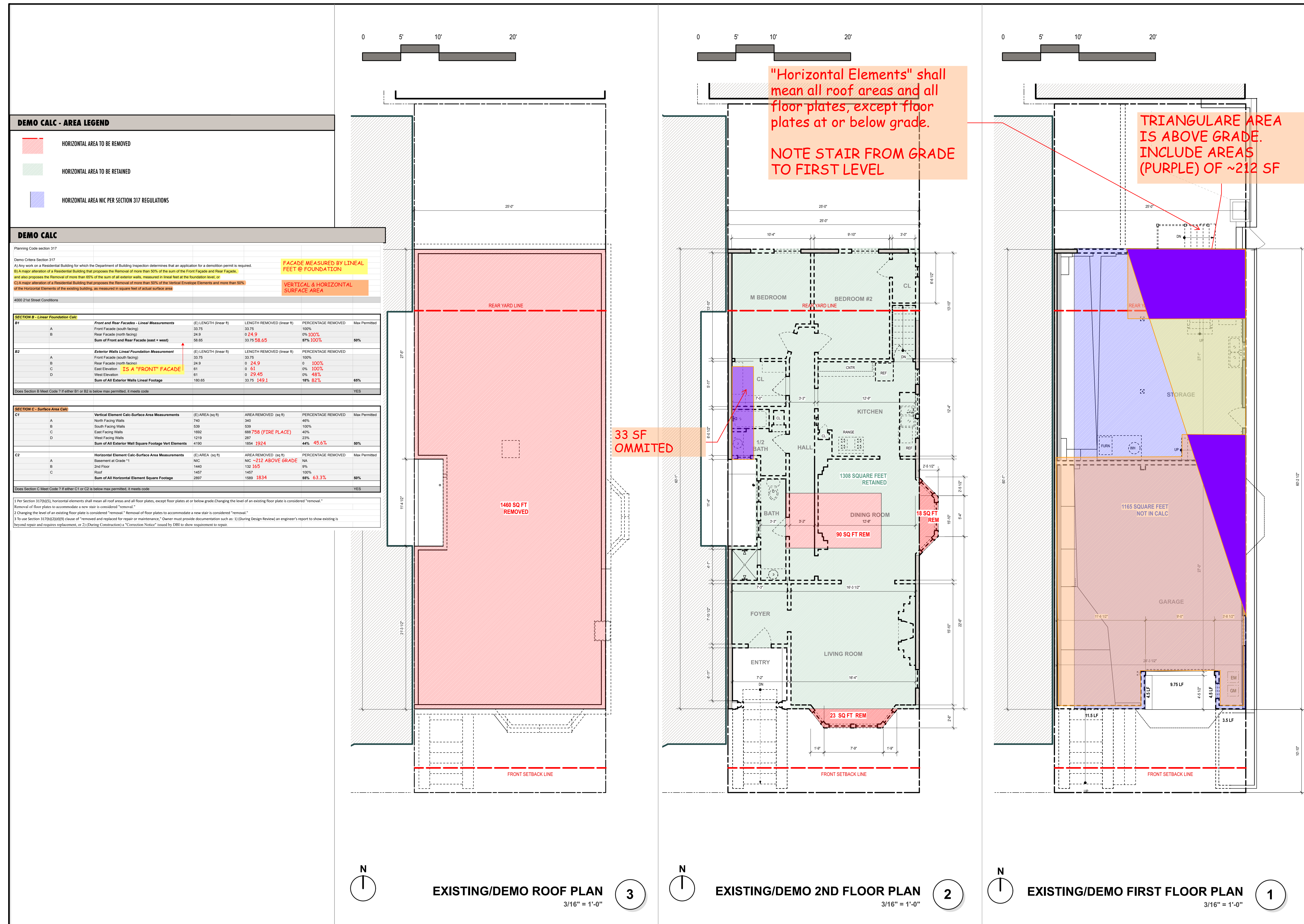
4000 21ST STREET, SAN FRANCISCO CA

DEMO CALC

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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 50% 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.

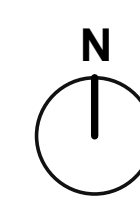
SECTION B - Linear Foundation Calc

	Front and Rear Facades - Lineal Measurements	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
B1	Front Facade (south facing)	33.75	33.75	100%	
B1	Rear Facade (north facing)	24.9	0 24.9	0% 100%	
B1	Sum of Front and Rear Facade (east + west)	58.65	33.75 58.65	57% 100%	50%
B2	Exterior Walls Lineal Foundation Measurement	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	
B2	Front Facade (south facing)	33.75	33.75	100%	
B2	Rear Facade (north facing)	24.9	0 24.9	0% 100%	
B2	East Elevation	61	0 61	0% 100%	
B2	West Elevation	61	0 29.45	0% 48%	
B2	Sum of All Exterior Walls Lineal Footage	180.65	33.75 149.1	19% 82%	65%

SECTION C - Surface Area Calc

	Vertical Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
C1	North Facing Walls	740	340	46%	
C1	South Facing Walls	539	539	100%	
C1	East Facing Walls	1692	688 (FIRE PLACE)	40%	
C1	West Facing Walls	1219	287	23%	
C1	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
C2	Basement at Grade *1	NIC	NIC ~212 ABOVE GRADE	NA	
C2	2nd Floor	1440	132 165	9%	
C2	Roof	1457	1457	100%	
C2	Sum of All Horizontal Element Square Footage	2897	1589 1834	55% 63.3%	50%

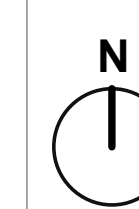
1 Per Section 317(D)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade Changing the level of an existing floor plate is considered "removal."
Removal of floor plates to accommodate a new stair is considered "removal."
2 Changing the level of 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 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
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09.03.21	REV
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02.15.22	REVISIONS
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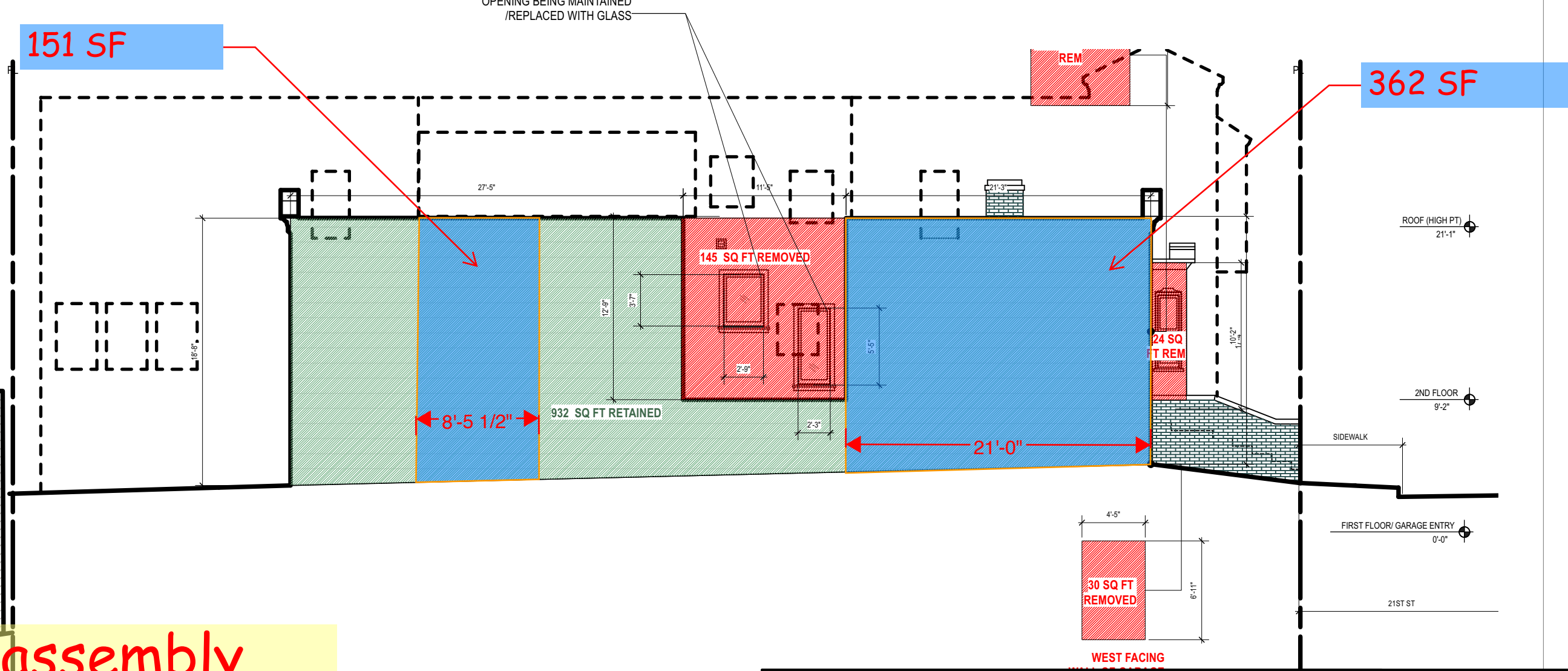
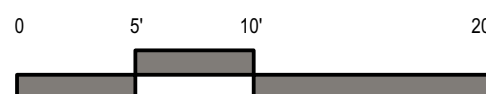
RESIDENCE + ADU ADDITION
4000 21ST STREET, SAN FRANCISCO CA

DEMO CALCS
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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**

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					
	Front and Rear Facades - Linear Measurements	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
B1	A	33.75	33.75	100%	
	B	24.9	0	0%	50%
	Sum of Front and Rear Facade (east + west)	58.65	33.75	57%	
SECTION C - Surface Area Calc					
	Vertical Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
C1	A	740	340	46%	
	B	539	539	100%	
	C	1682	688	40%	50%
	D	1219	287	23%	
	Sum of All Exterior Wall Square Footage Vert Elements	4190	1854	44%	
SECTION C - Surface Area Calc					
	Horizontal Element Calc-Surface Area Measurements	(E) AREA (sq ft)	AREA REMOVED (sq ft)	PERCENTAGE REMOVED	Max Permitted
C2	A	1440	132	9%	
	B	1487	1487	100%	
	C	2897	1589	55%	50%
	Sum of All Horizontal Element Square Footage	2897	1589	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)(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.

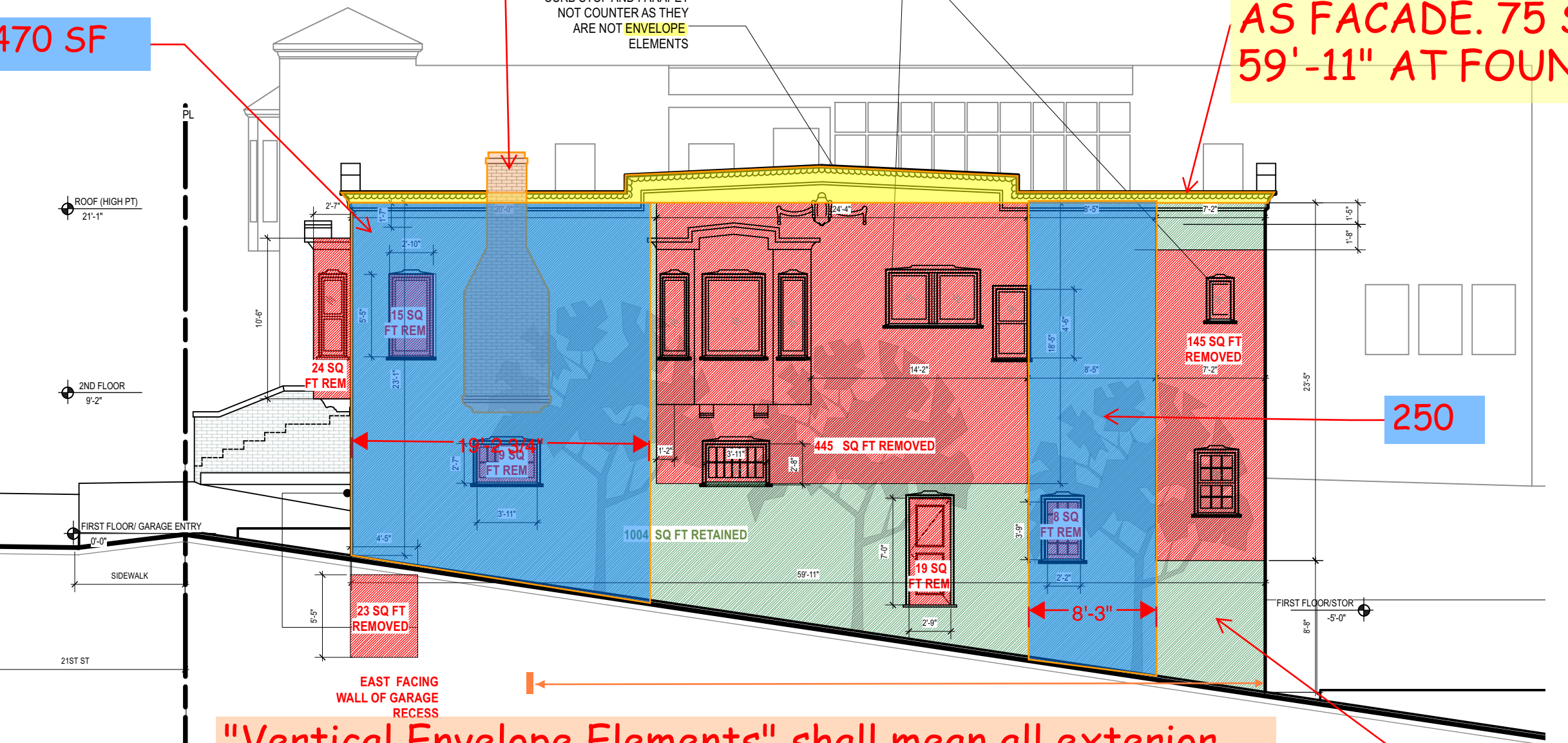
Facade. An entire exterior wall assembly including, but not limited to, all finishes and siding, fenestration, doors, recesses, openings, bays, parapets, sheathing, and framing.

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.

70 SF SHOULD BE INCLUDED IN VERT AREA

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



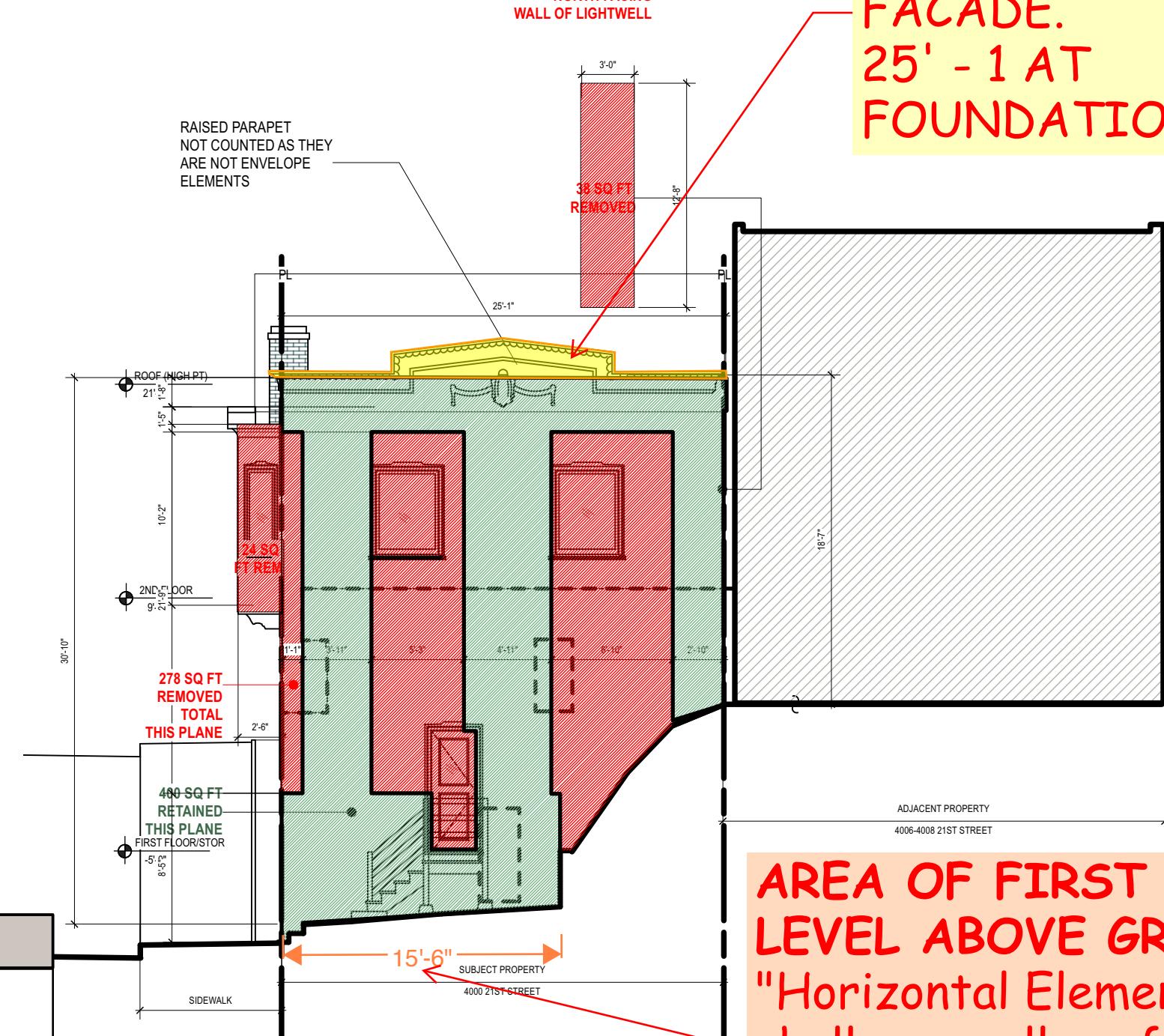
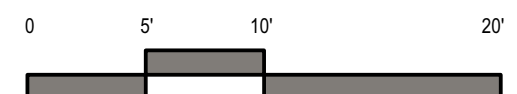
DEMO EAST ELEVATION
1/8" = 1'-0" **3**

"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.

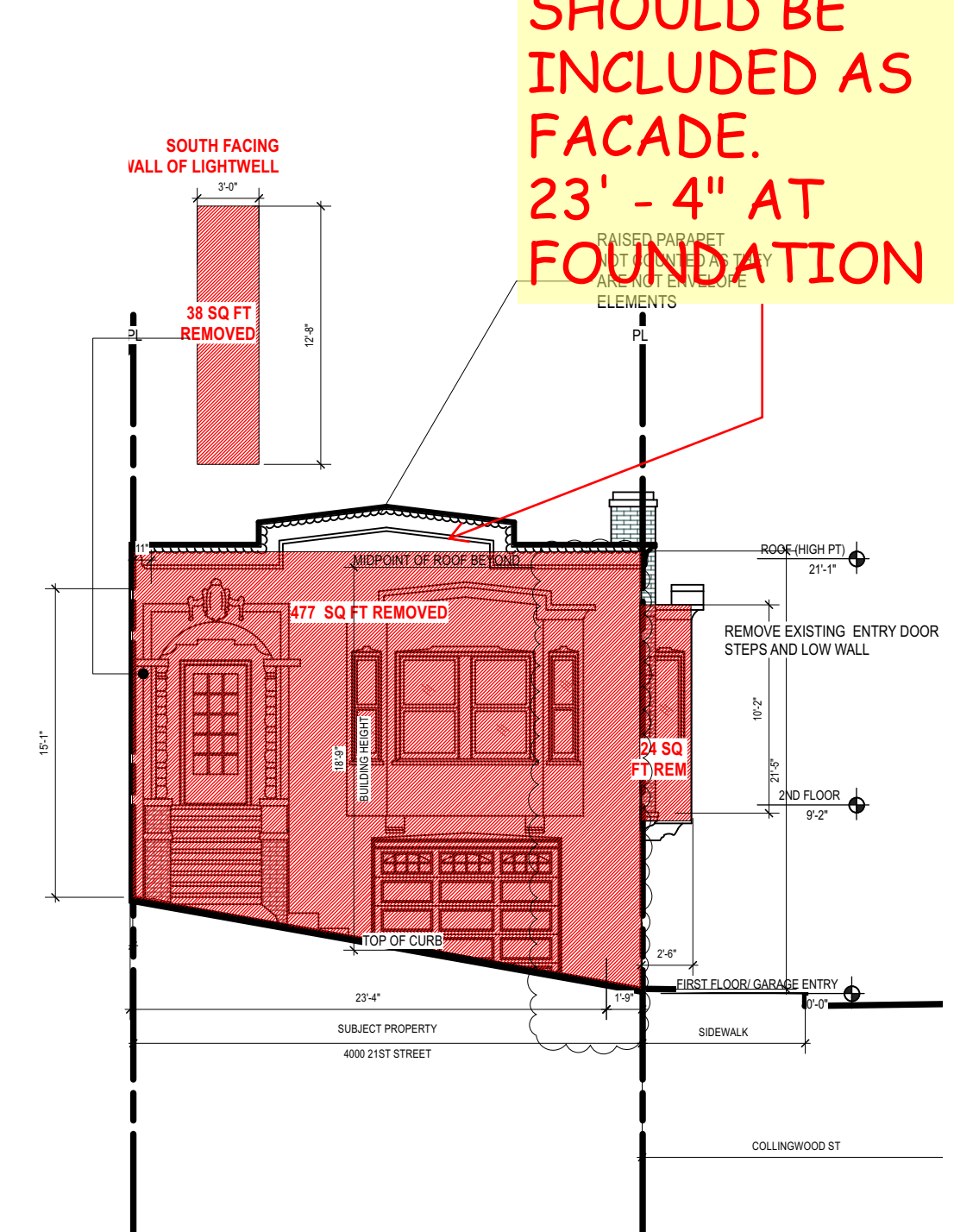
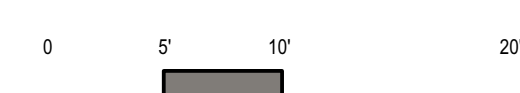
"Horizontal Elements" shall mean all roof areas and all floor plates, except floor plates at or below grade.

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

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

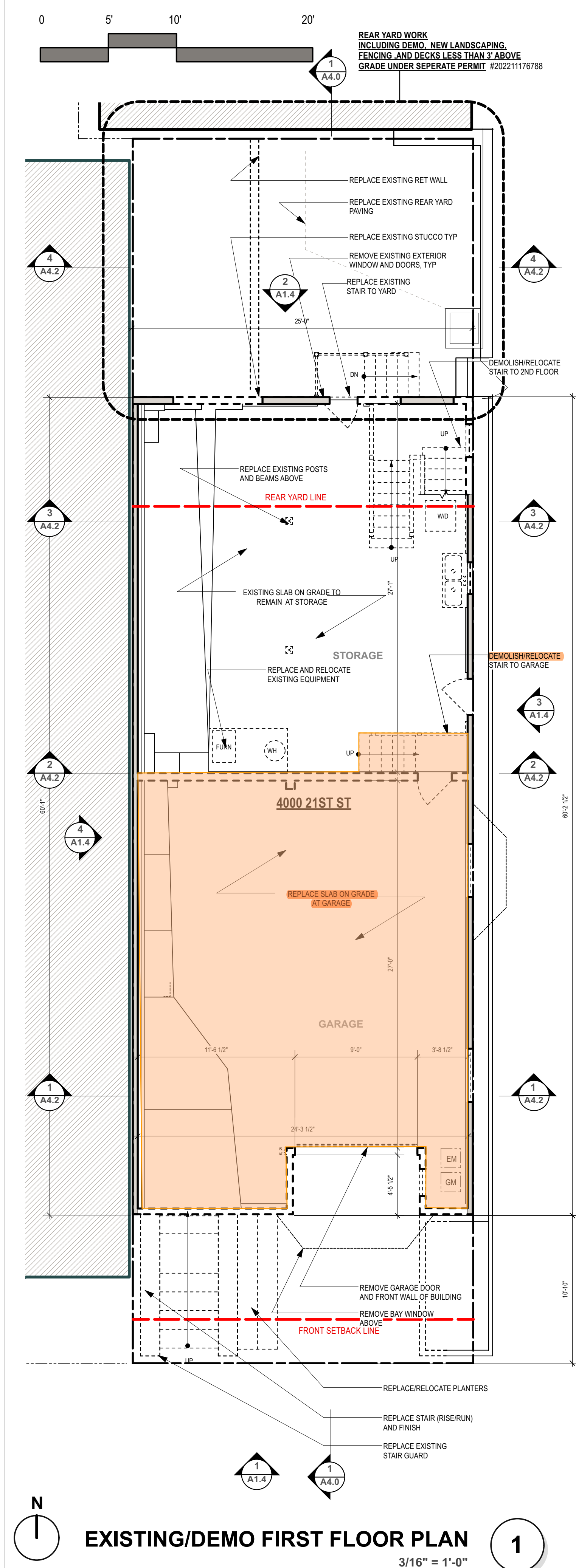
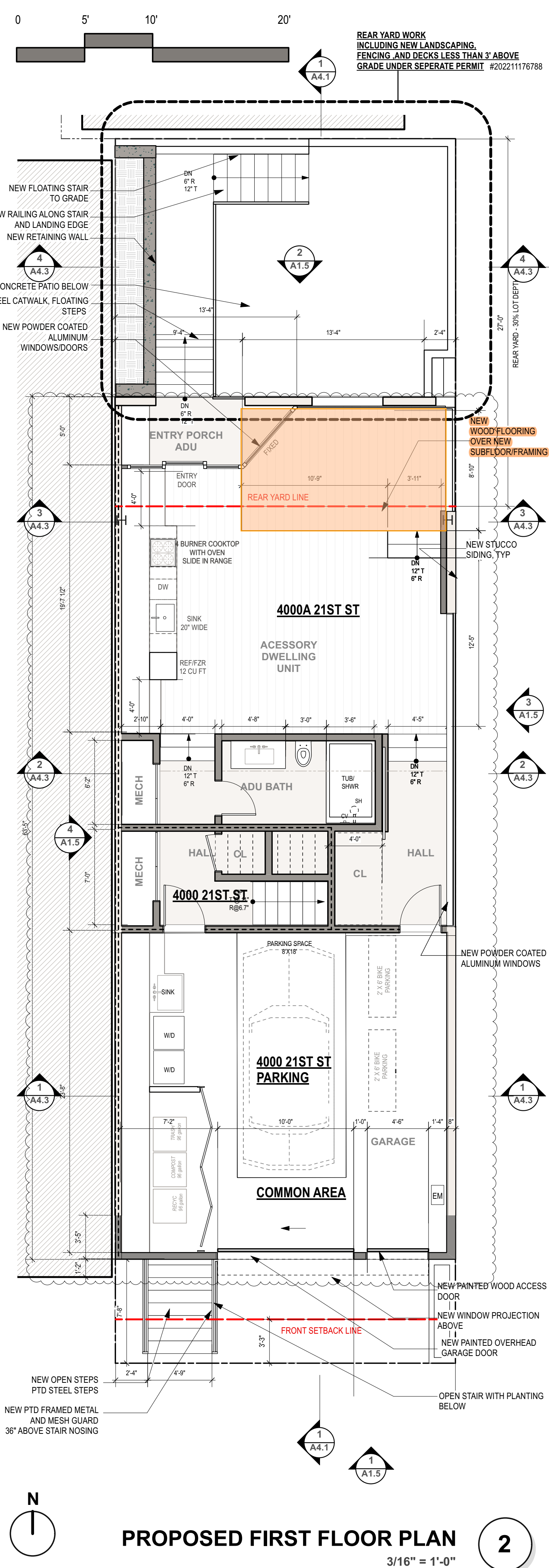


DEMO NORTH ELEVATION
1/8" = 1'-0" **2**



DEMO SOUTH ELEVATION
1/8" = 1'-0" **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
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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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RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

FIRST FLOOR PLANS

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A1.1

SCALE:
PLOT DATE:



PLANNING COMMISSION MOTION NO. 21545

HEARING DATE: April 11, 2024

Record No.: 2022-009383CUA
Project Address: 4000 21st 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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 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 21st 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 21st Street is 4006-4008 21st 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 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. 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

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

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

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

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

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

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

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

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

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7352 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

- 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

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

- 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

- 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

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

- 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

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

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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 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:

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	NOFDR/REV
09.08.23	REV
02.29.24	REV TO ADD ADU



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RESIDENCE + ADU ADDITION

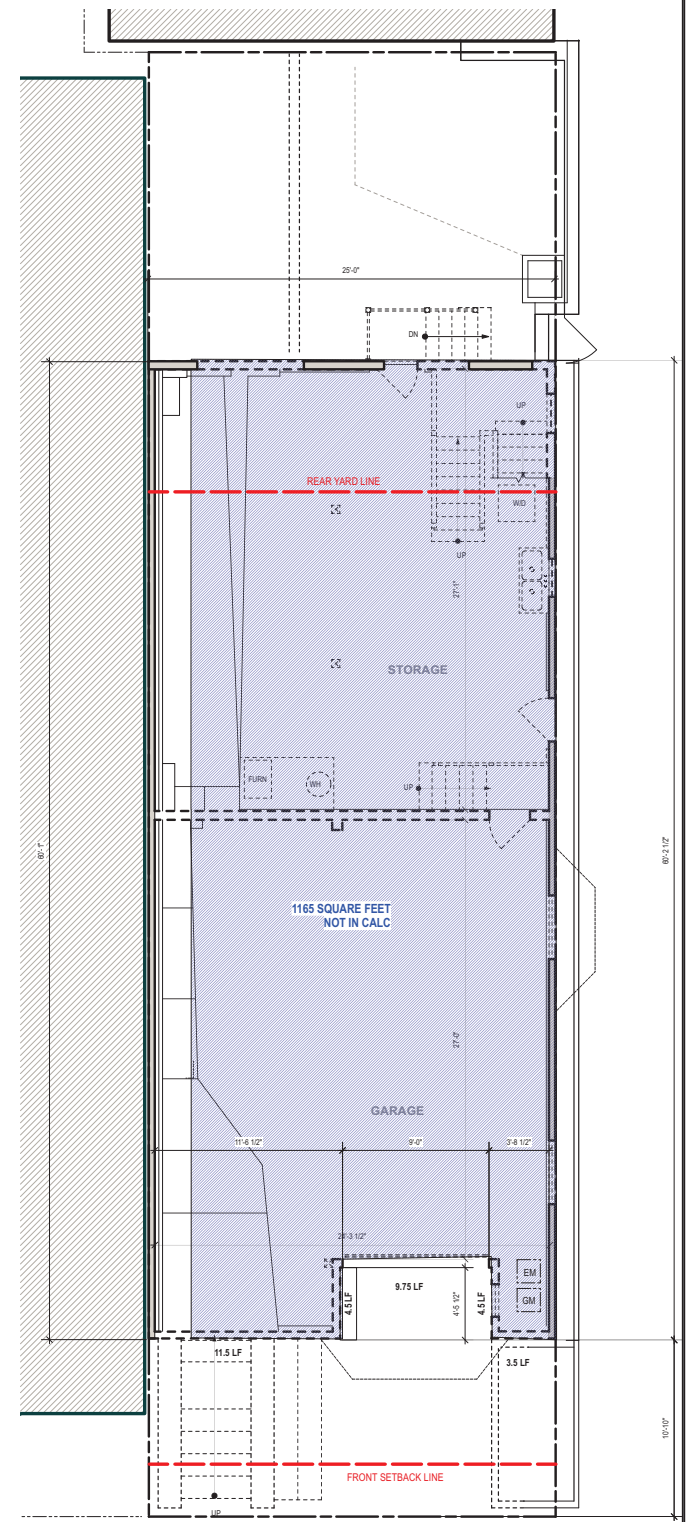
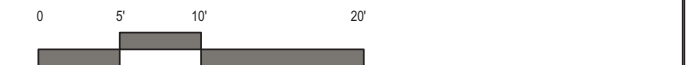
4000 21ST STREET, SAN FRANCISCO CA

DEMO CALCS

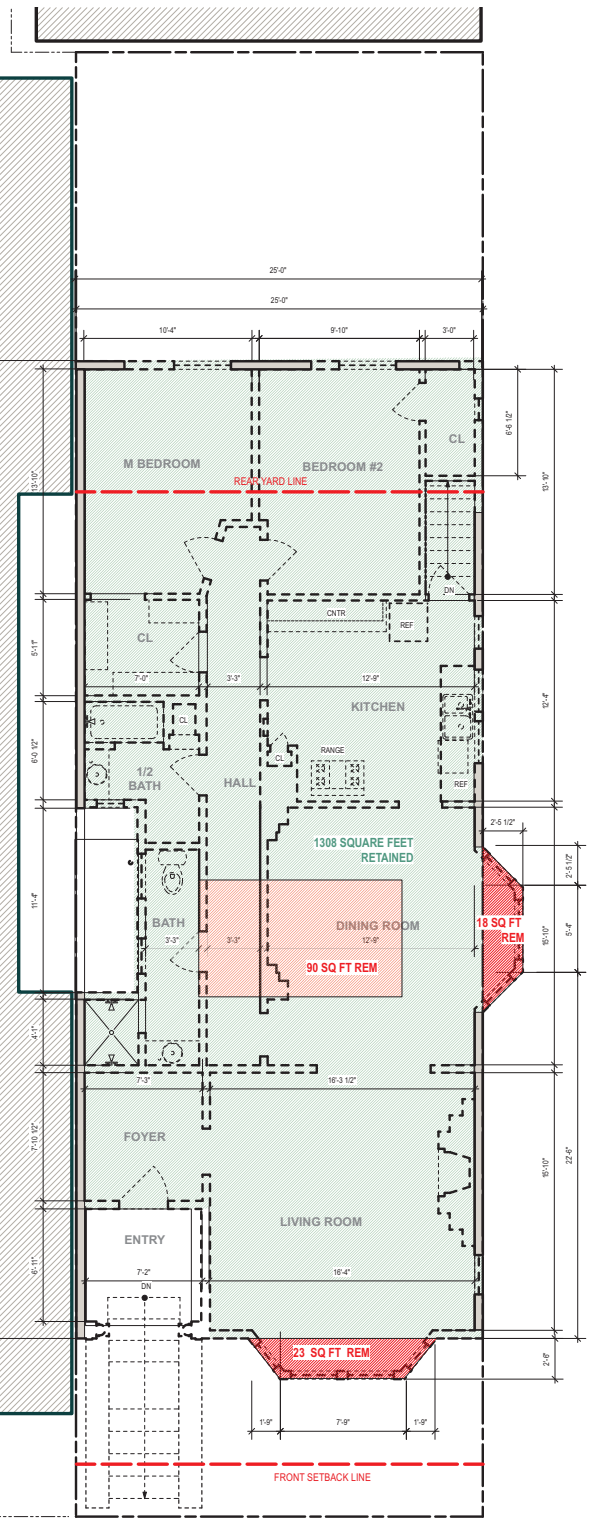
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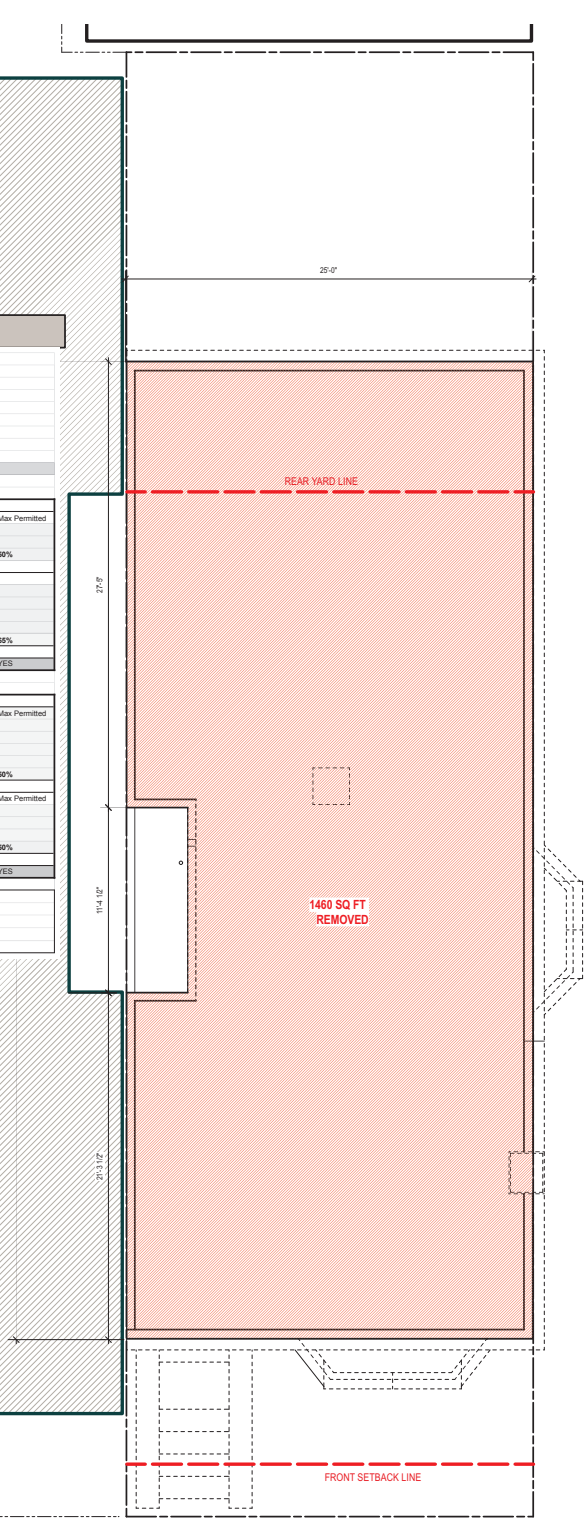
SCALE:
PLOT DATE:



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



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



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

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	1460	132	9%	
C		Roof	1457	1457	100%	
		Sum of All Horizontal Element Square Footage	2917	1589	54%	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.

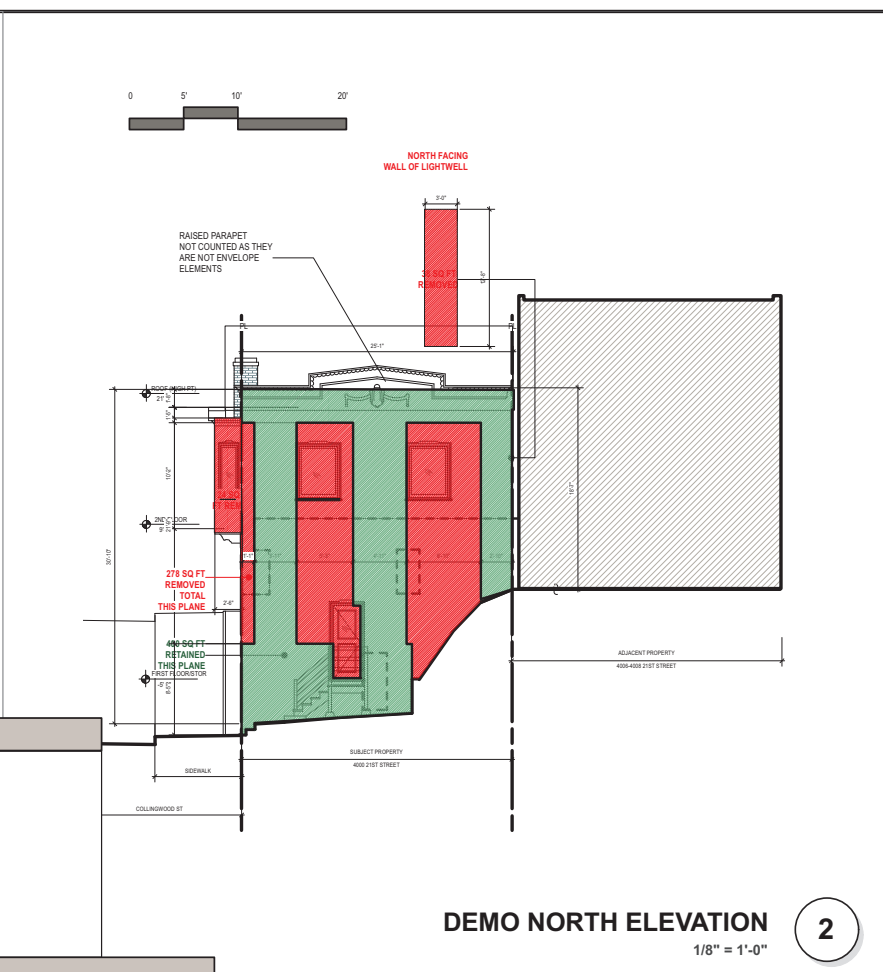
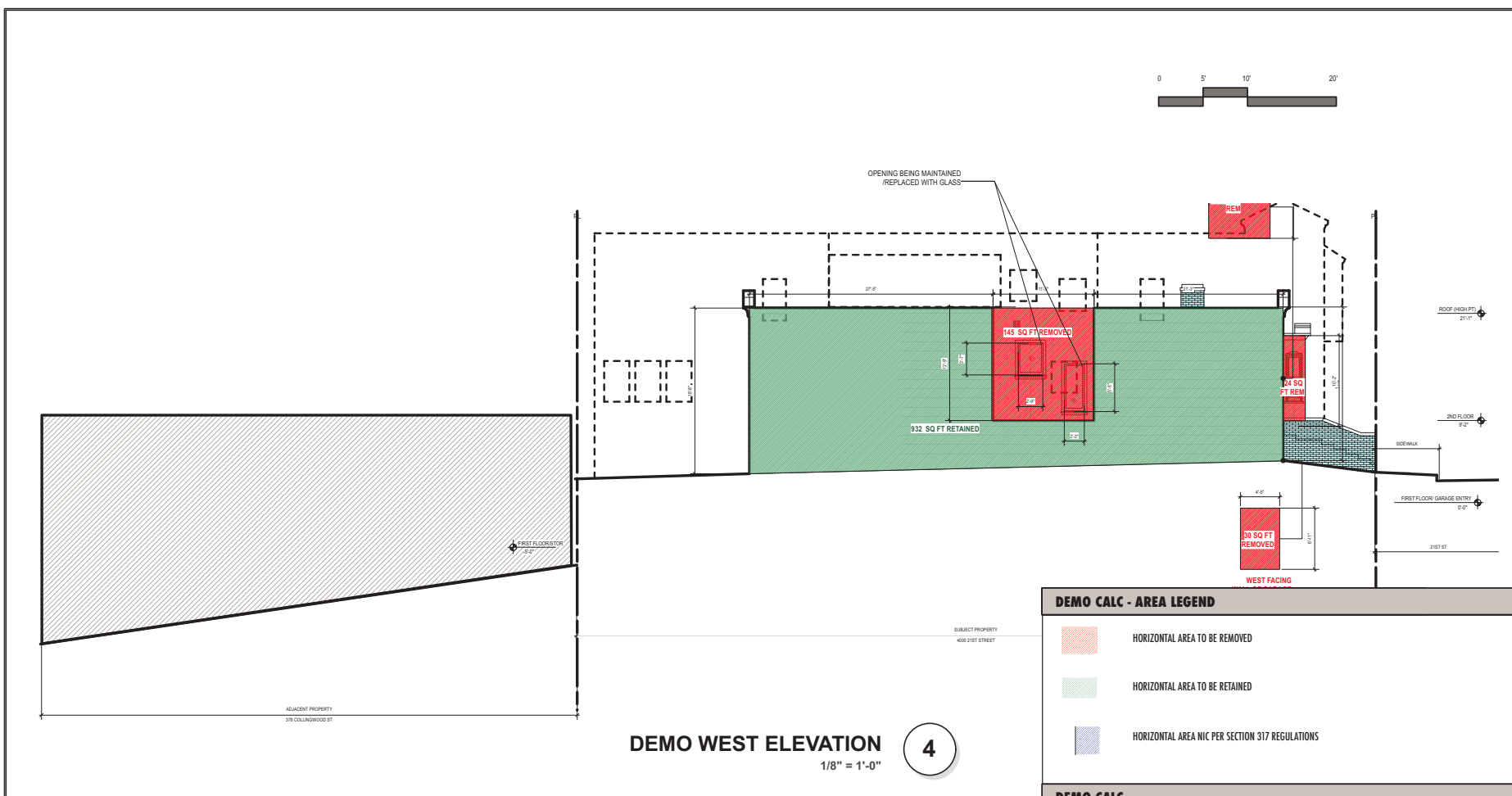
08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU



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RESIDENCE + ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA



DEMO 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

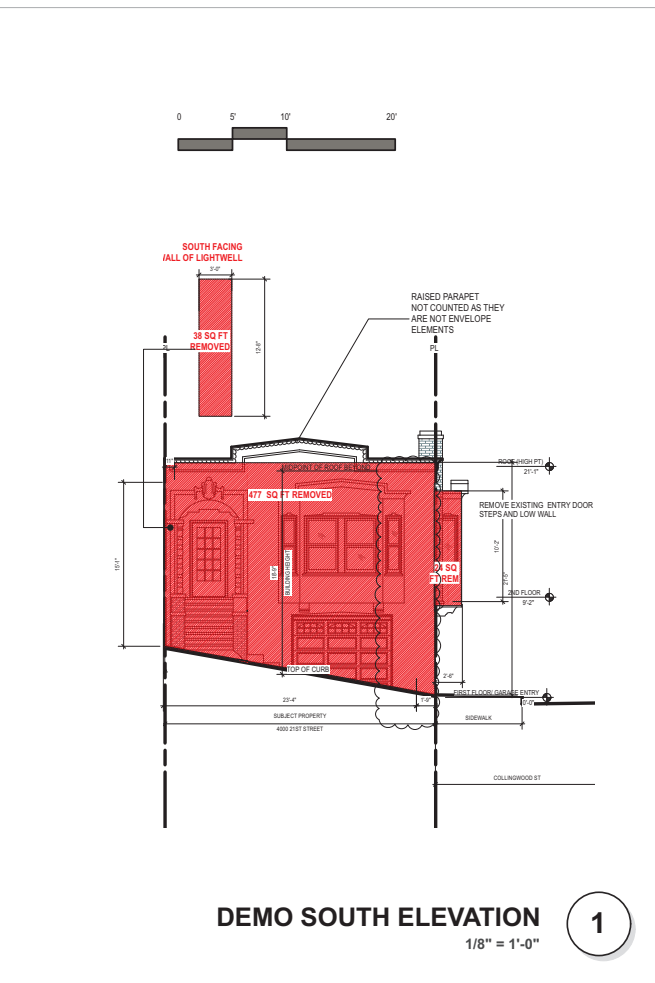
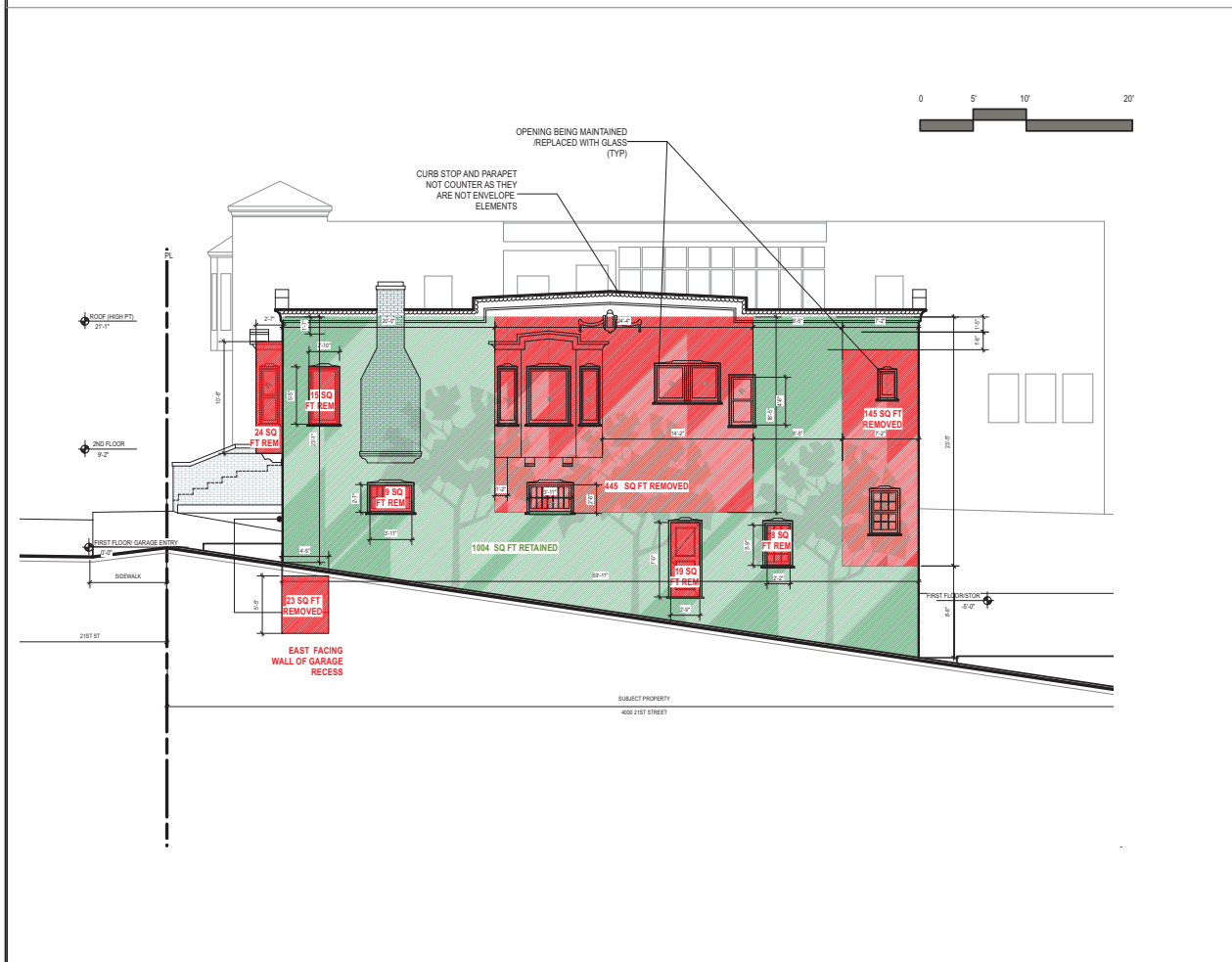
Demo Criteria Section 317

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						
B1	Front and Rear Facades - Linear Measurements		(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
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B	Rear Facade (north facing)	24.9	0	0%		
	Sum of Front and Rear Facade (east + west)	58.65	33.75	57%		50%
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%		50%
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	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%
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	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 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

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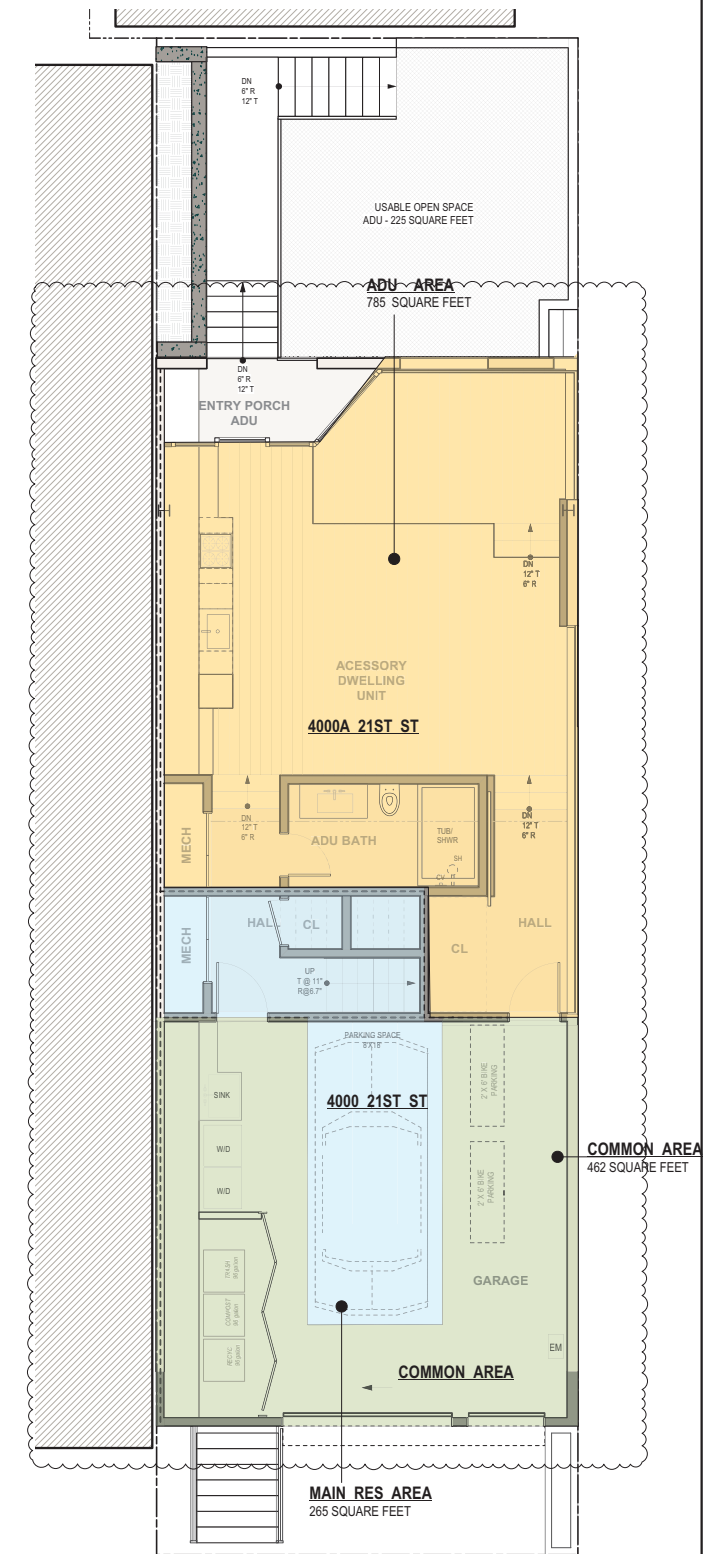
PROPOSED PLANS

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A0.3

SCALE:
PLOT DATE:

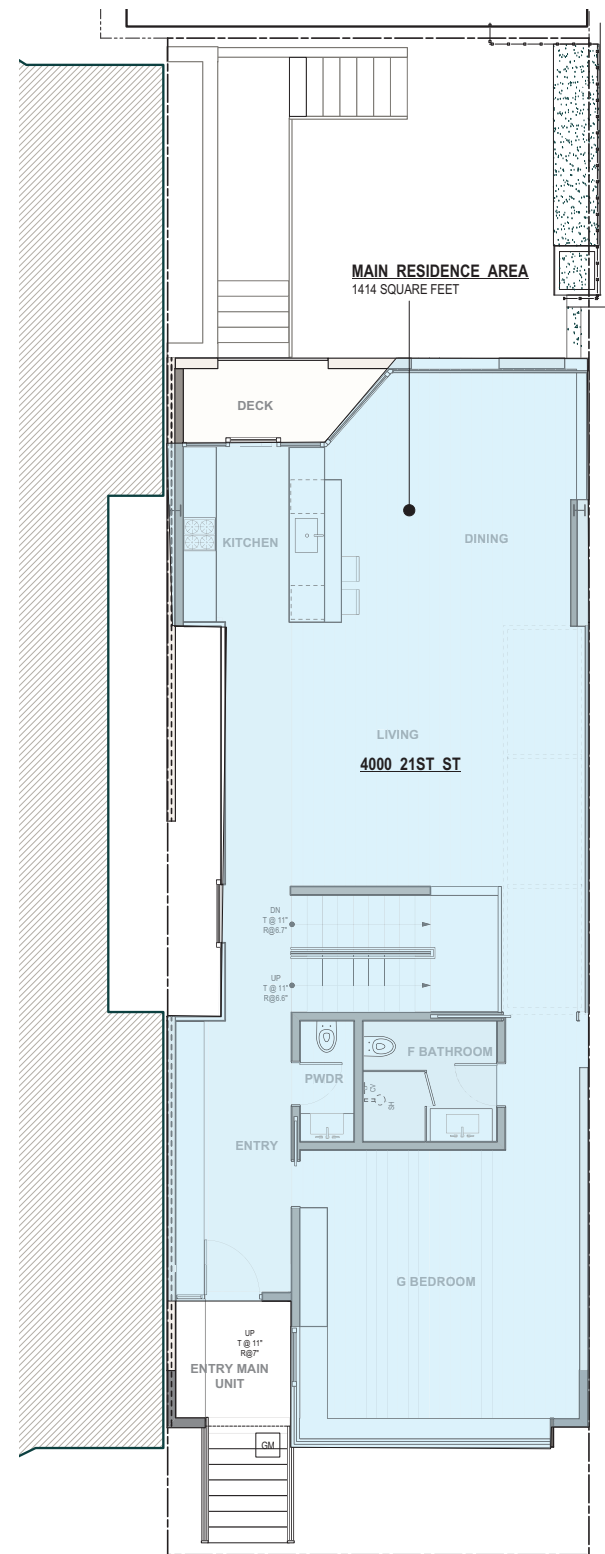
0 5' 10' 20'



CALCS PER SFPC CALCS
TO SEE SFBC CALCS SEE COVER SHEET

FIRST FLOOR AREA CALS
3/16" = 1'-0" **1**

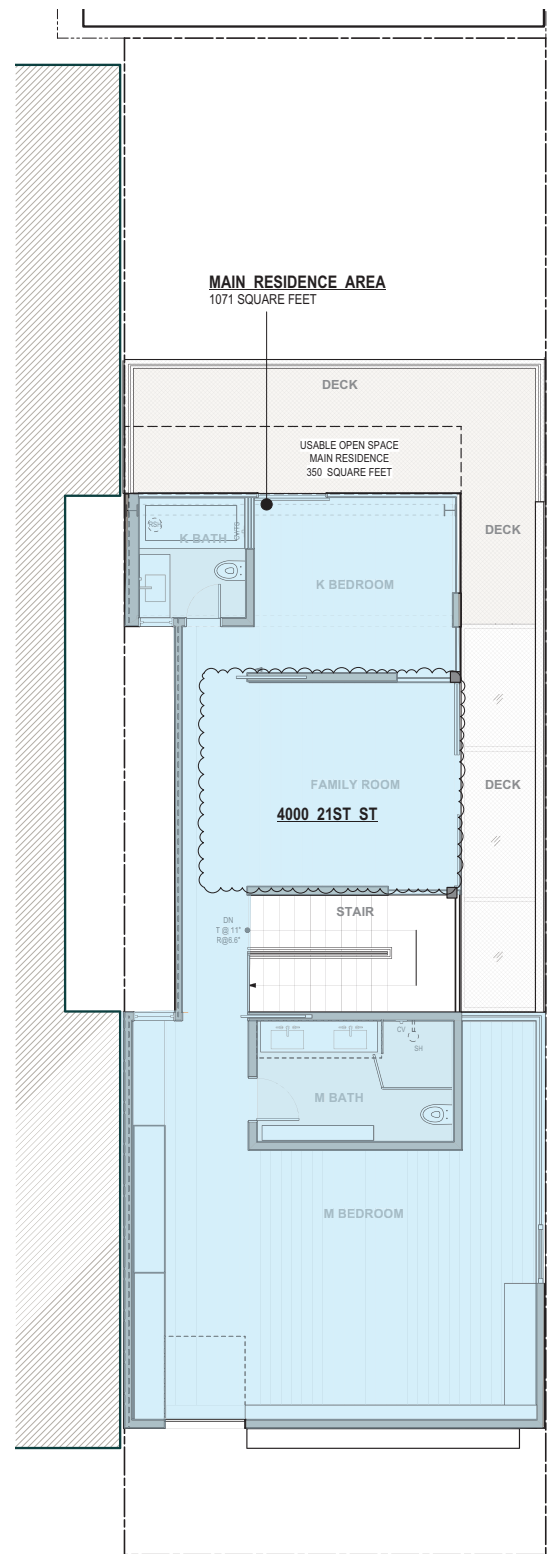
0 5' 10' 20'



CALCS PER SFPC CALCS
TO SEE SFBC CALCS SEE COVER SHEET

2ND FLOOR AREA CALCS
3/16" = 1'-0" **2**

0 5' 10' 20'



CALCS PER SFPC CALCS
TO SEE SFBC CALCS SEE COVER SHEET

3RD FLOOR AREA CALCS
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
TOTAL	2579	3997

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
TOTAL	2981	1016

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
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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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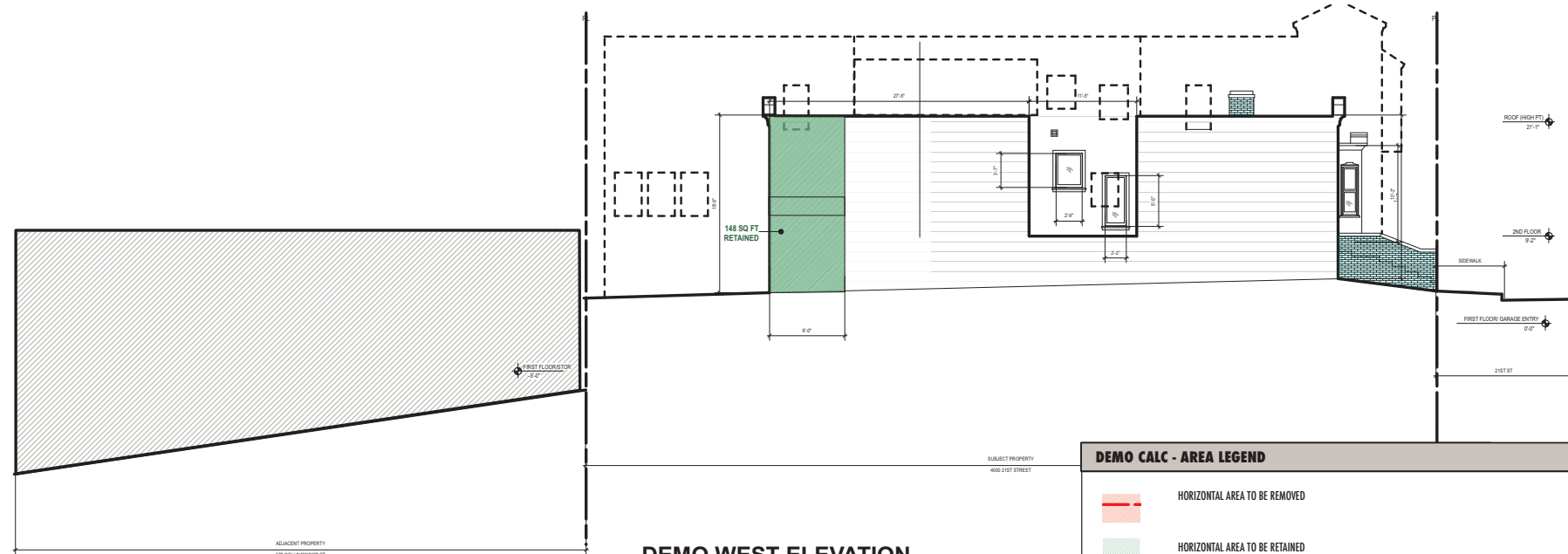
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DEMO CALC REAR YARD

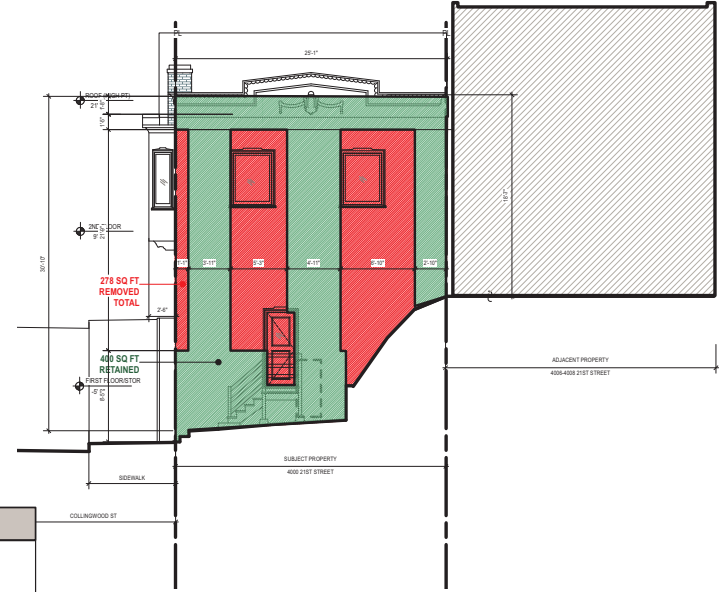
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SCALE:
PLOT DATE:



**DEMO WEST ELEVATION
PORTION OVER REAR YARD ONLY**
1/8" = 1'-0" **4**



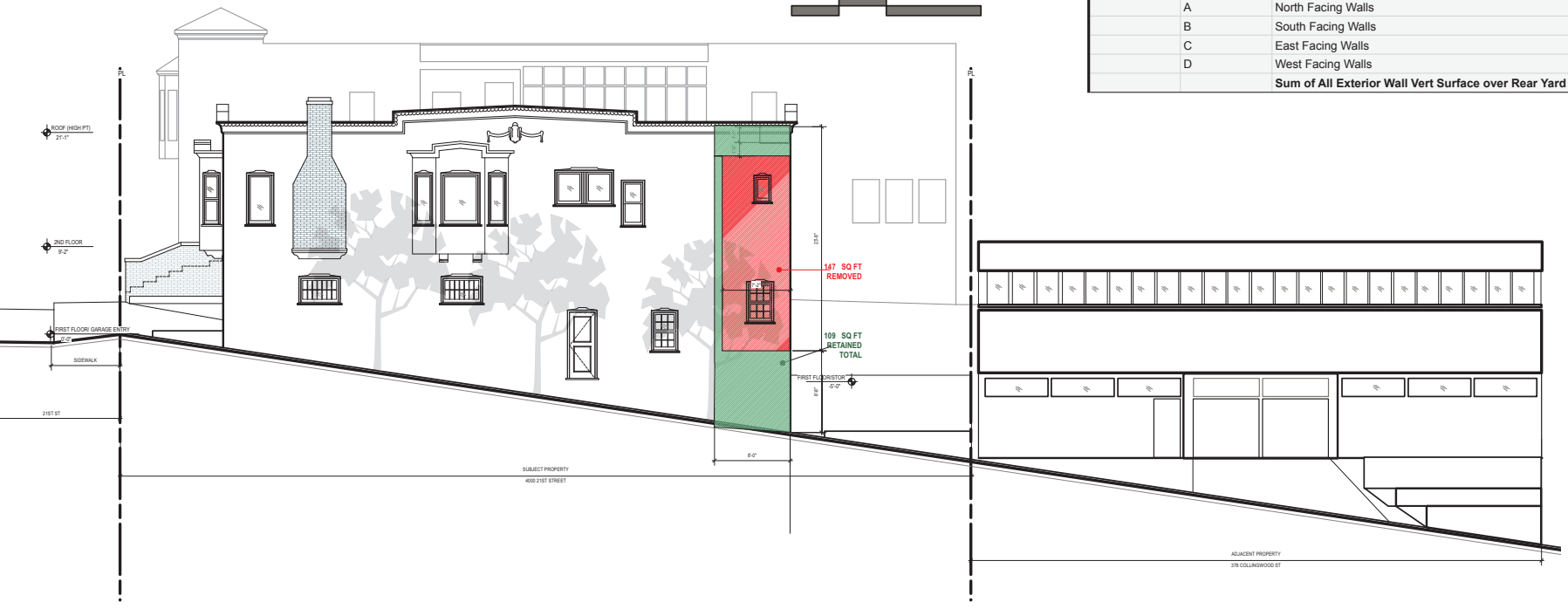
**DEMO NORTH ELEVATION
PORTION OVER REAR YARD ONLY**
1/8" = 1'-0" **2**

DEMO CALC - AREA LEGEND

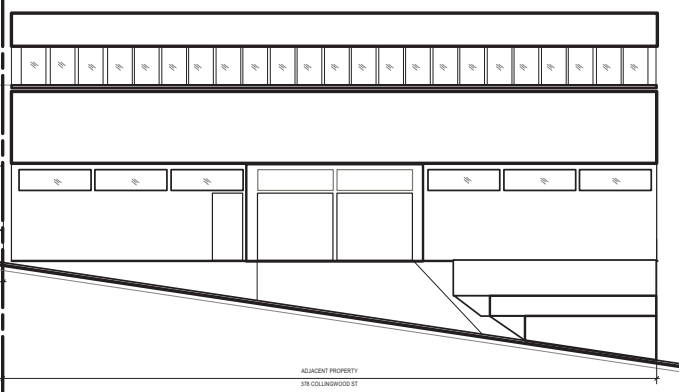
- HORIZONTAL AREA TO BE REMOVED
- HORIZONTAL AREA TO BE RETAINED
- HORIZONTAL AREA NIC PER SECTION 317 REGULATIONS

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%	
	Sum of All Exterior Wall Vert Surface over Rear Yard Line	1081	425	39%	50%



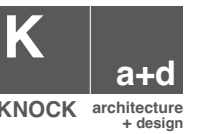
**DEMO EAST ELEVATION - PORTION OVER
REAR YARD LINE ONLY**
1/8" = 1'-0" **3**



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

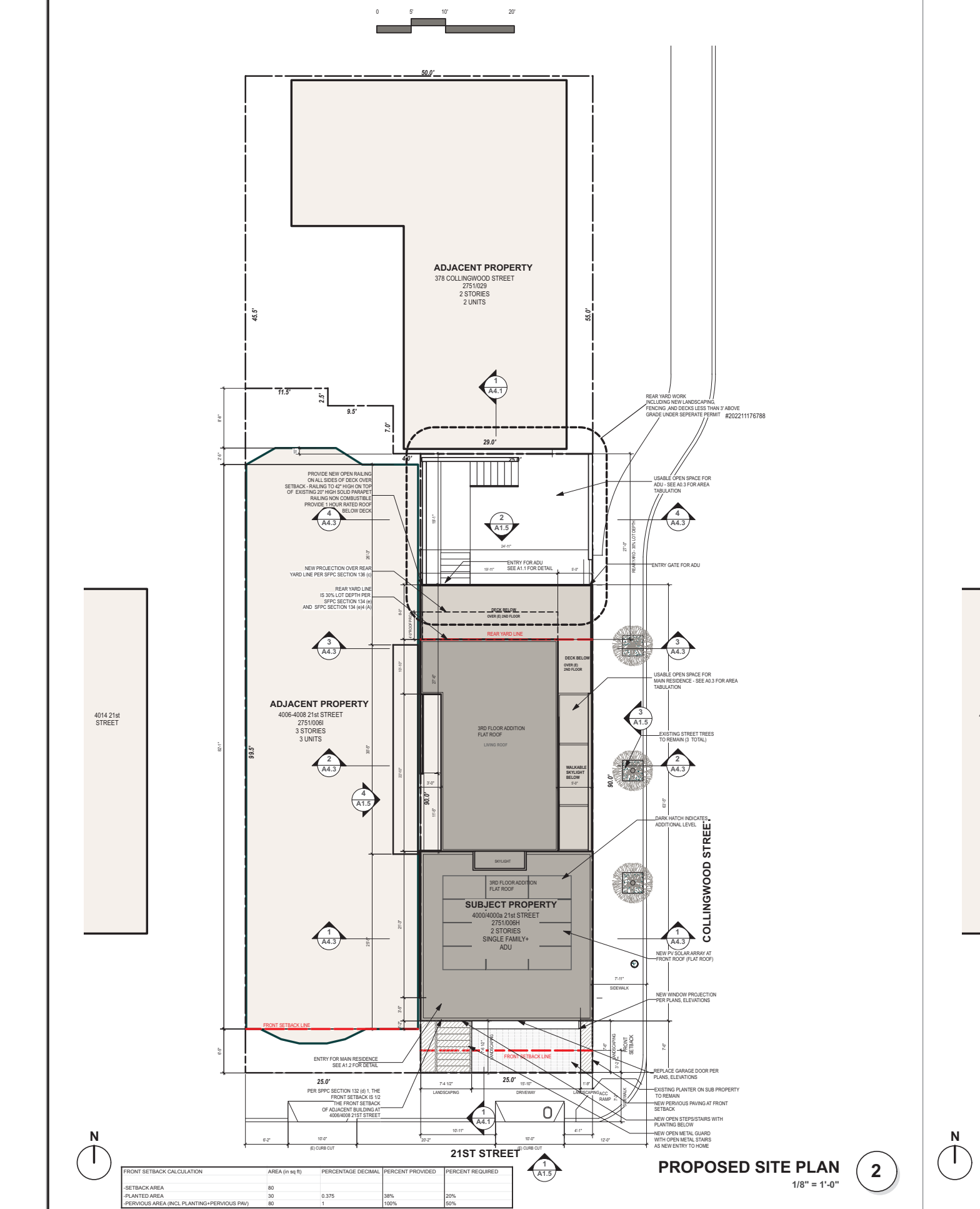
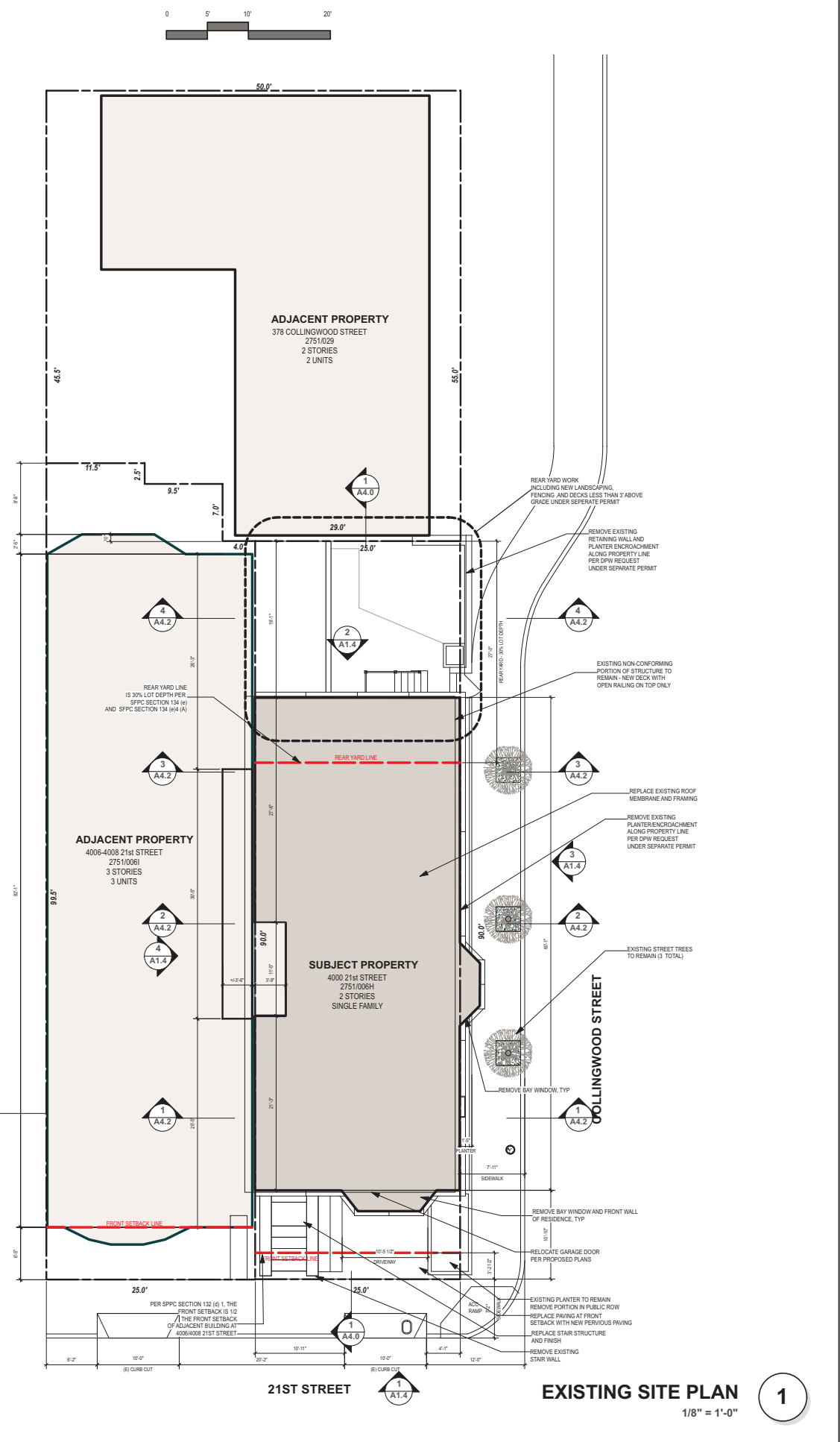
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SITE PLAN

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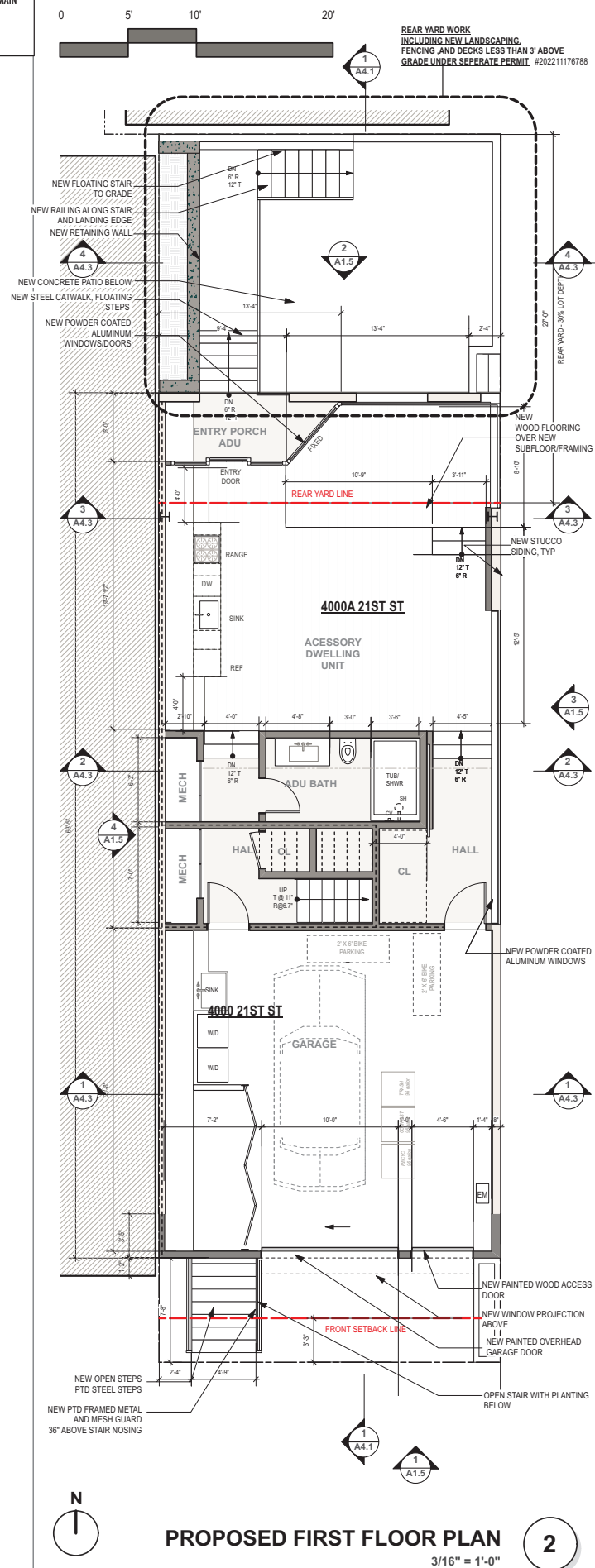
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SCALE:
PLOT DATE:

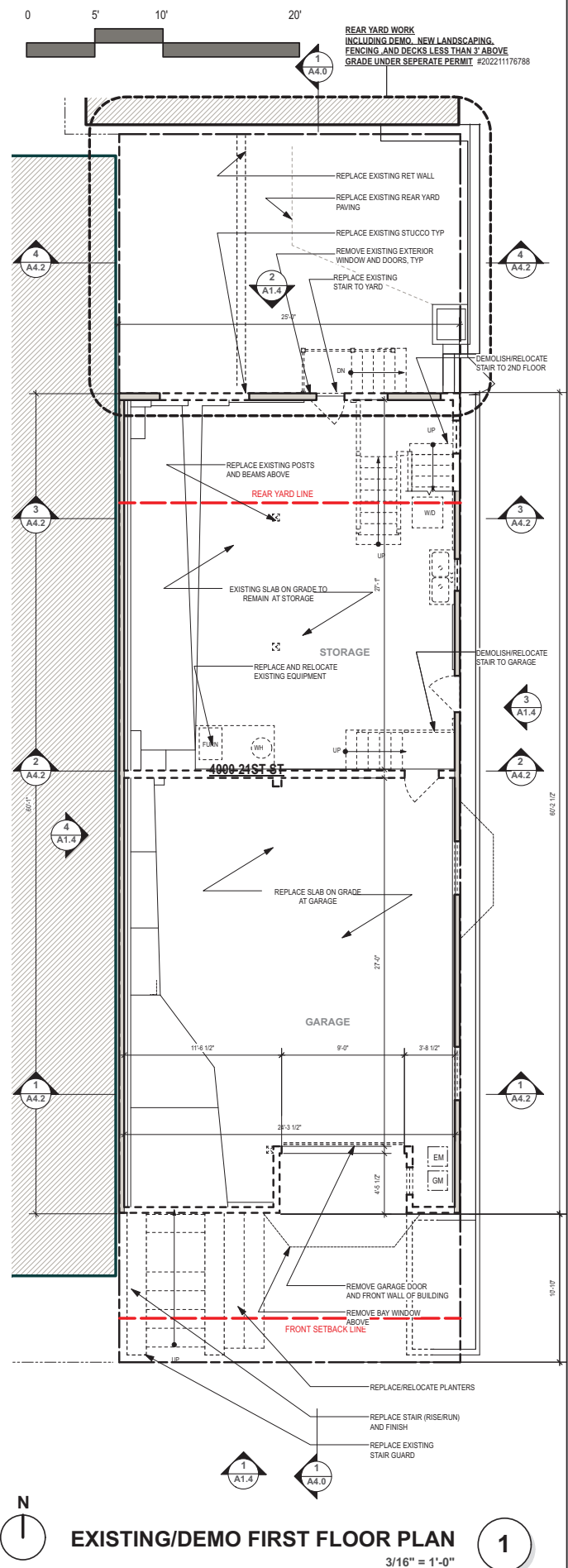


FRONT SETBACK CALCULATION	AREA (in sq ft)	PERCENTAGE DECIMAL	PERCENT PROVIDED	PERCENT REQUIRED
SETBACK AREA	80			
PLANTED AREA	30	0.375	38%	20%
PERVIOUS AREA (INCL. PLANTING+PERVIOUS PAV)	80	1	100%	50%

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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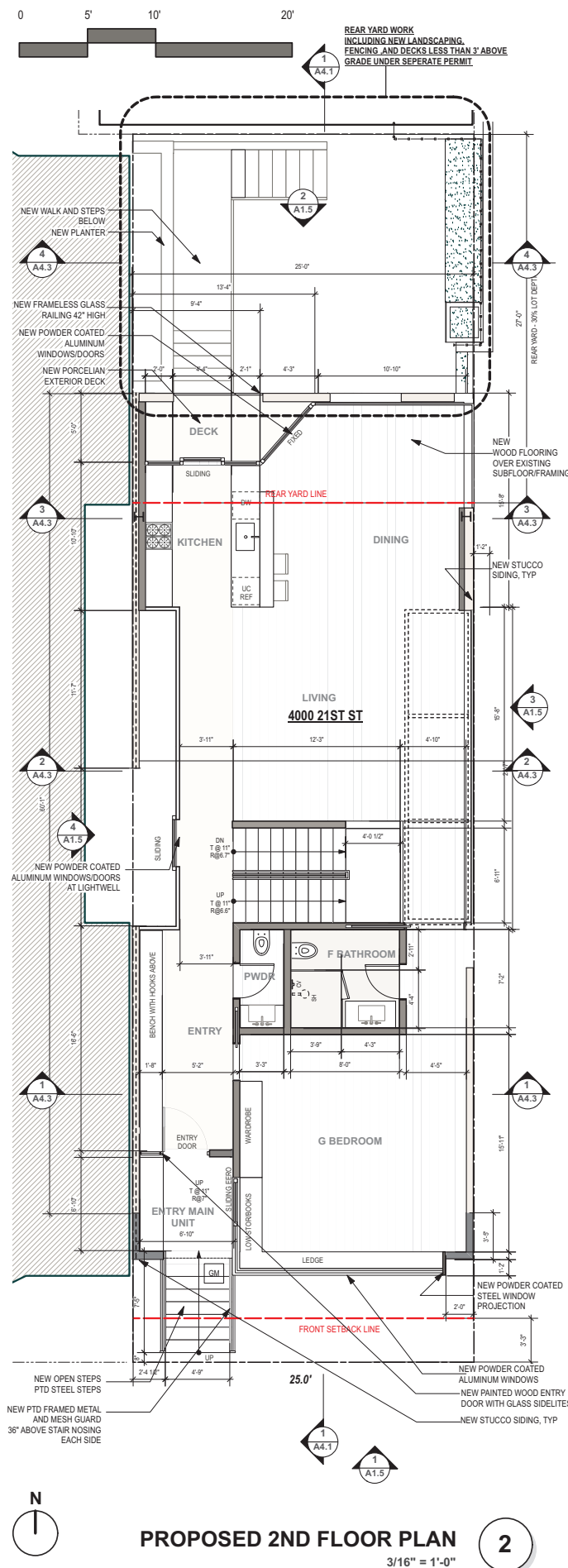
FIRST FLOOR PLANS

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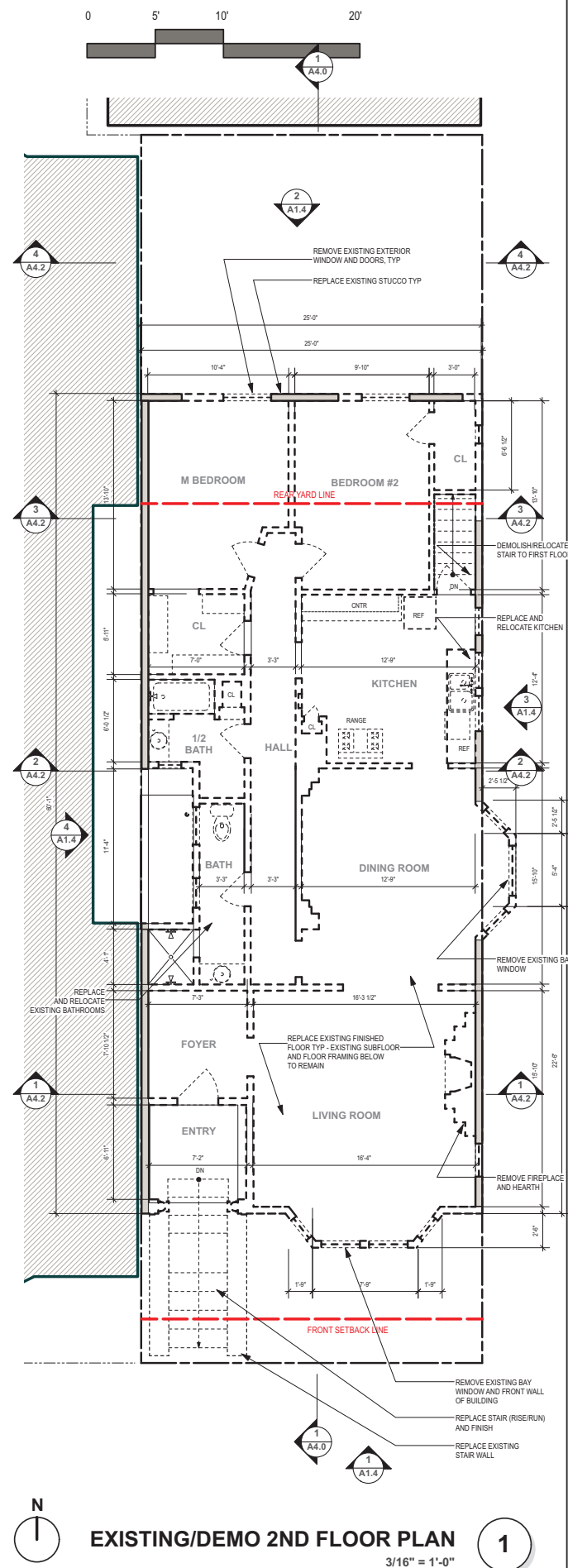
A1.1

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

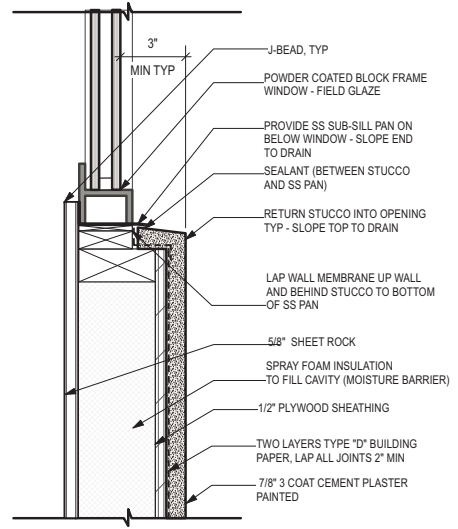
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2ND FLOOR PLANS

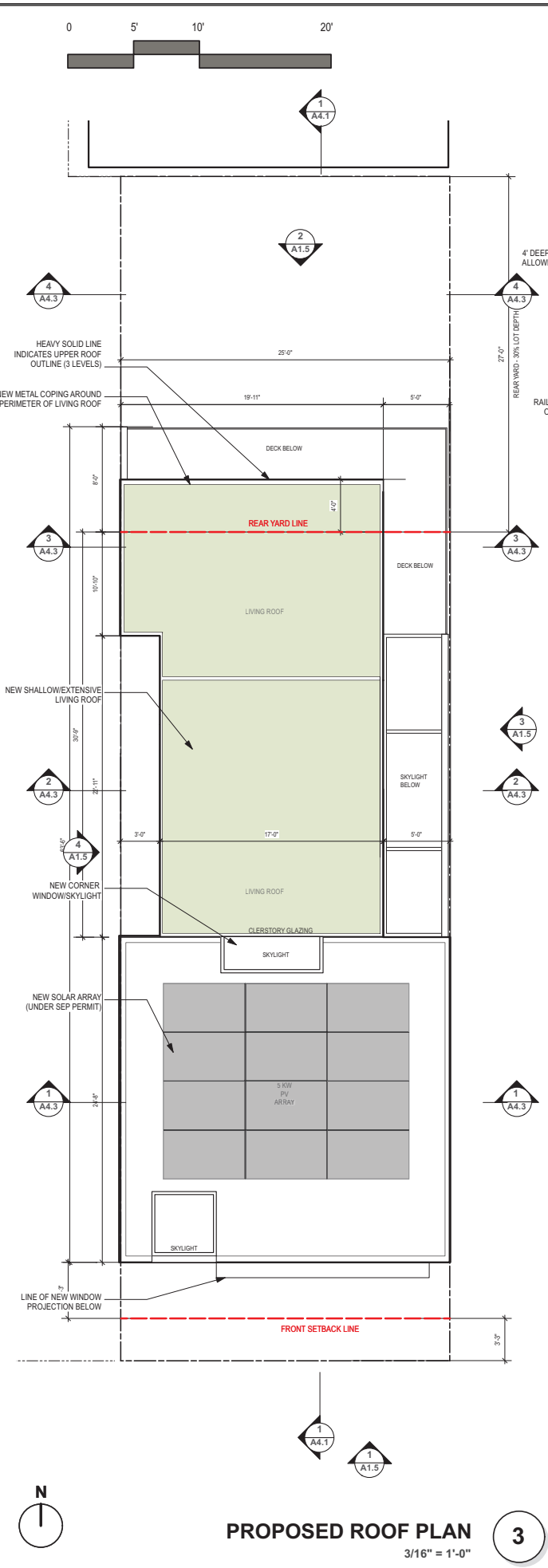
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A1.2

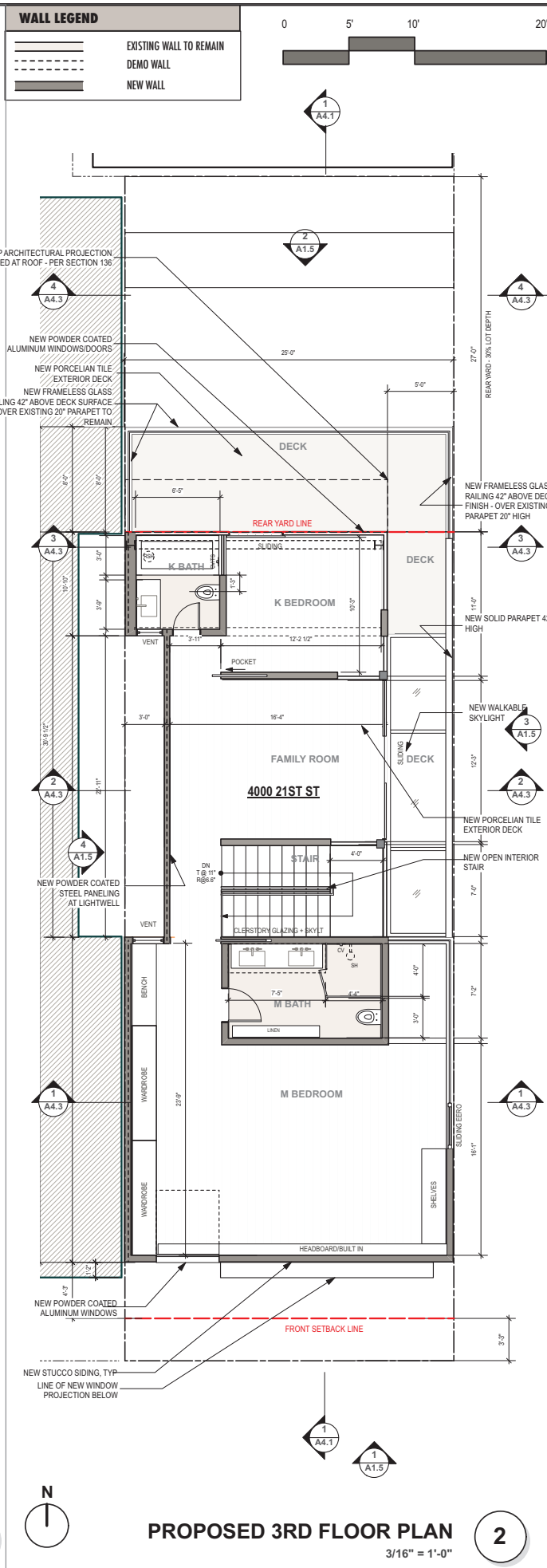
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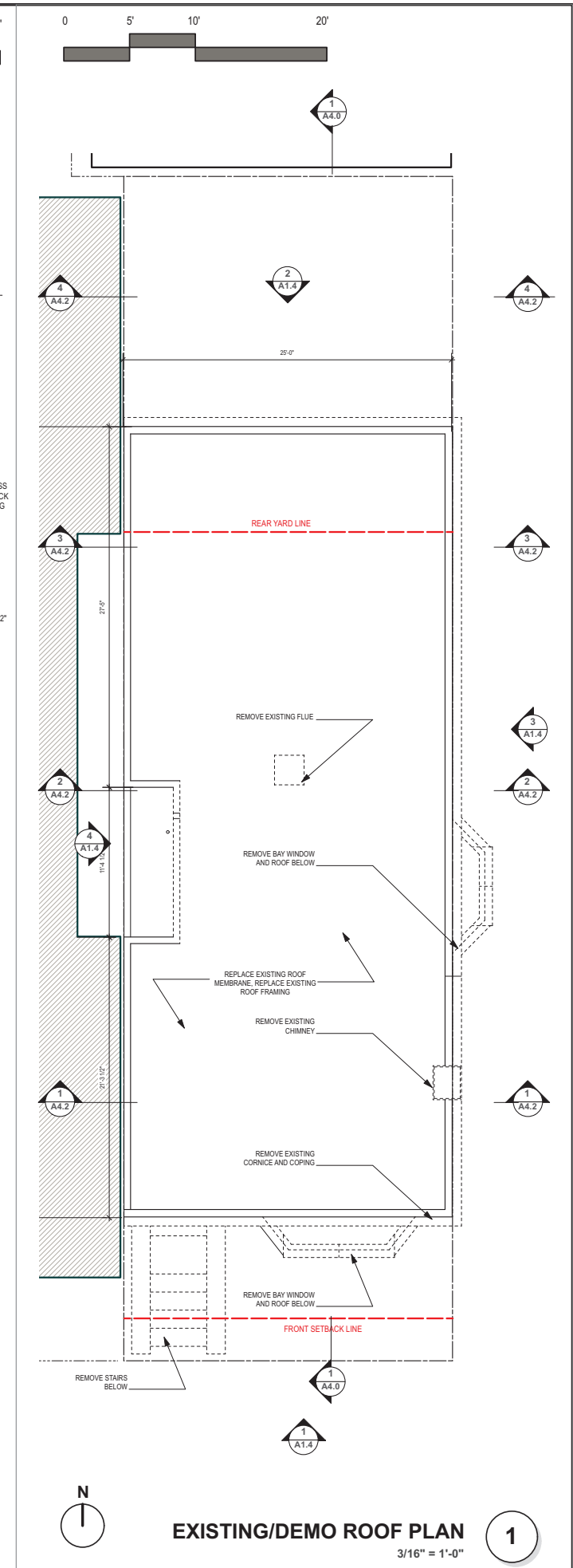
WINDOW SILL TYP
3" = 1'-0"



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



PROPOSED 3RD FLOOR PLAN
3/16" = 1'-0"



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

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
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:

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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

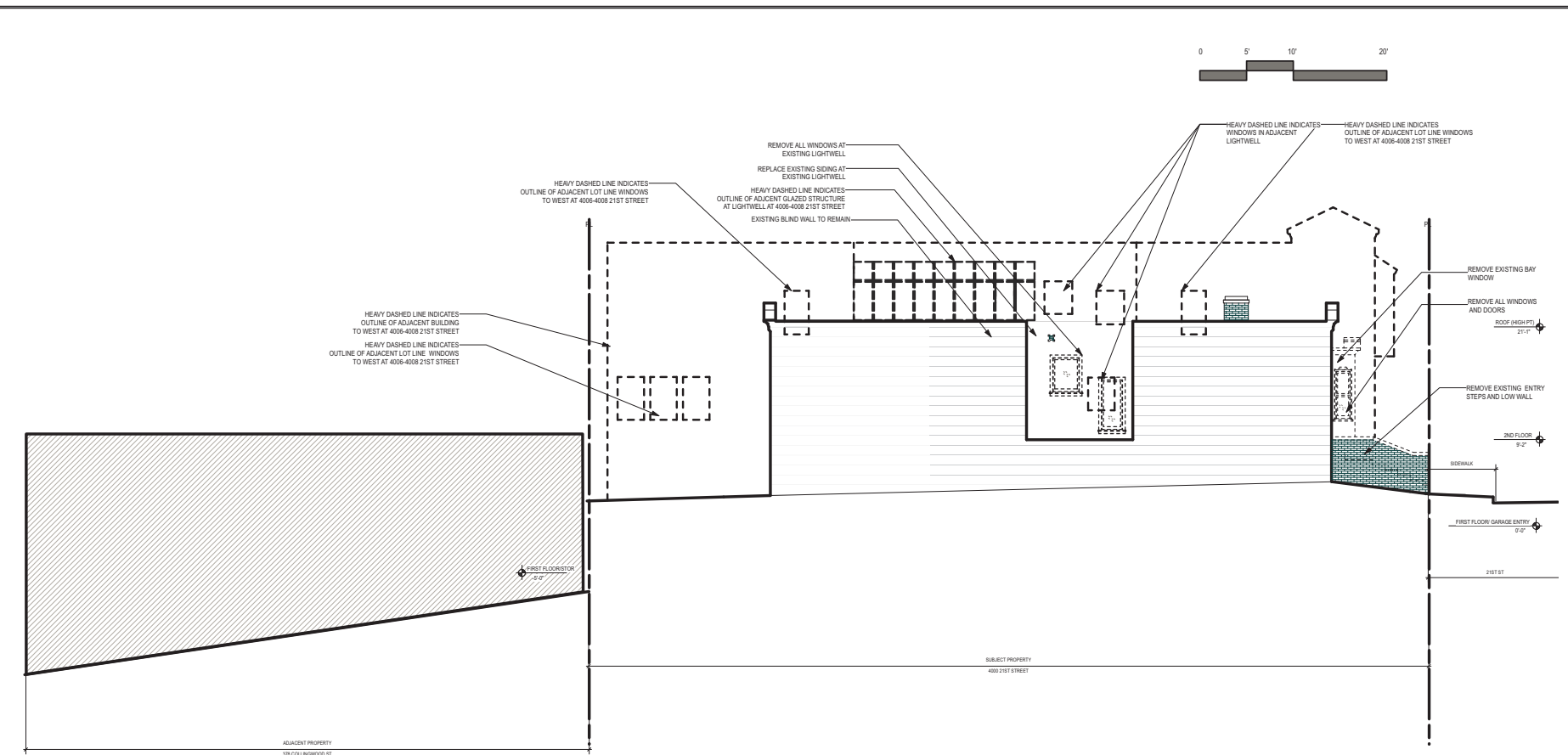
4000 21ST STREET, SAN FRANCISCO CA

(E) EXTERIOR ELEVATIONS

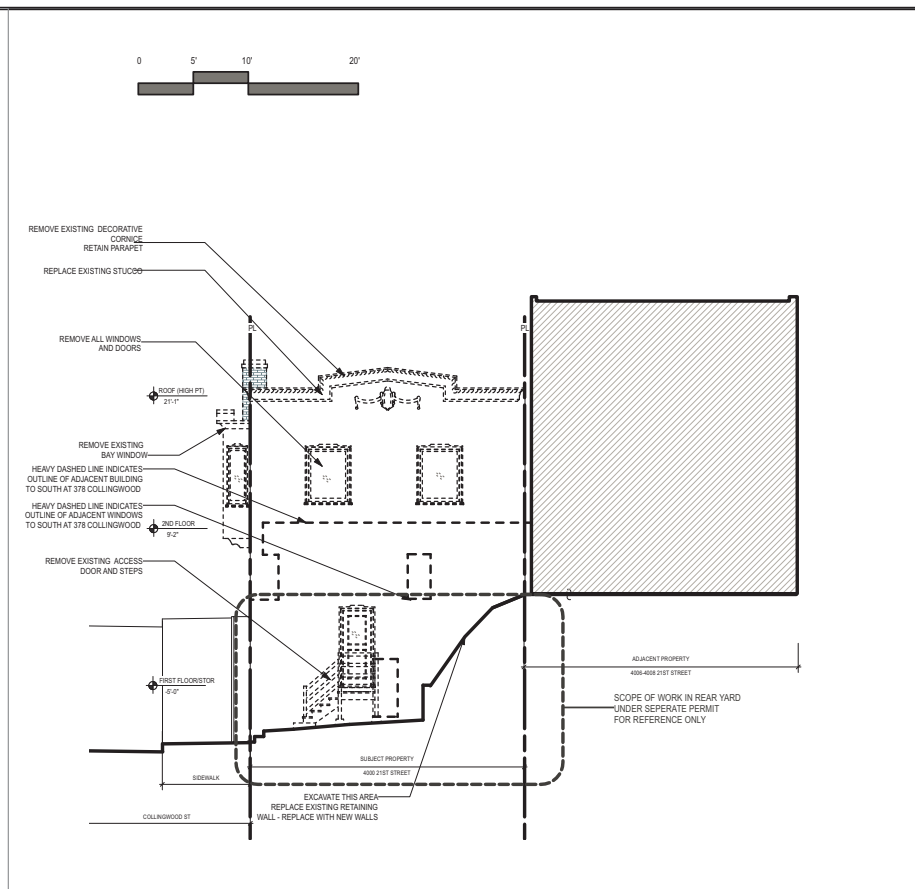
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A1.4

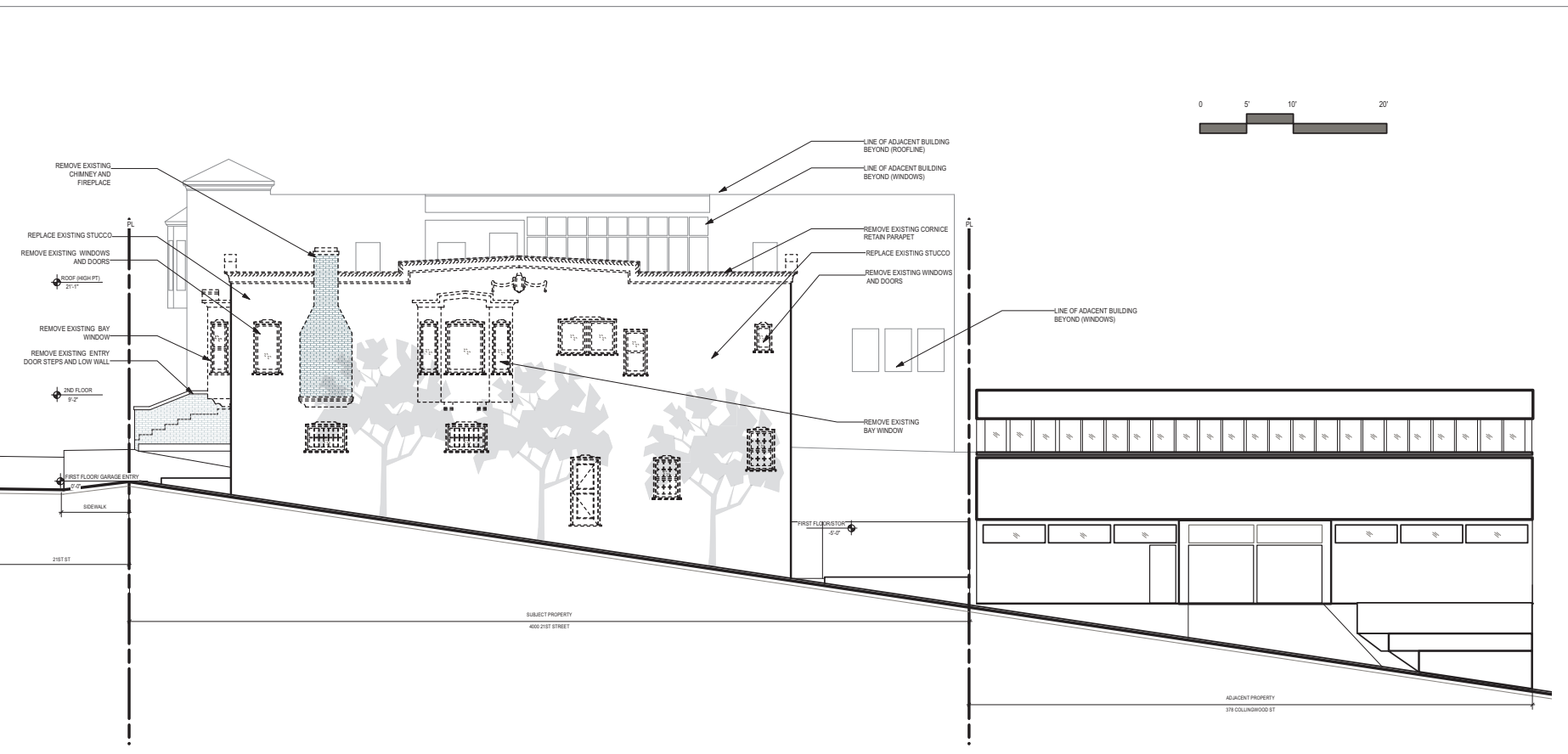
SCALE:
PLOT DATE:



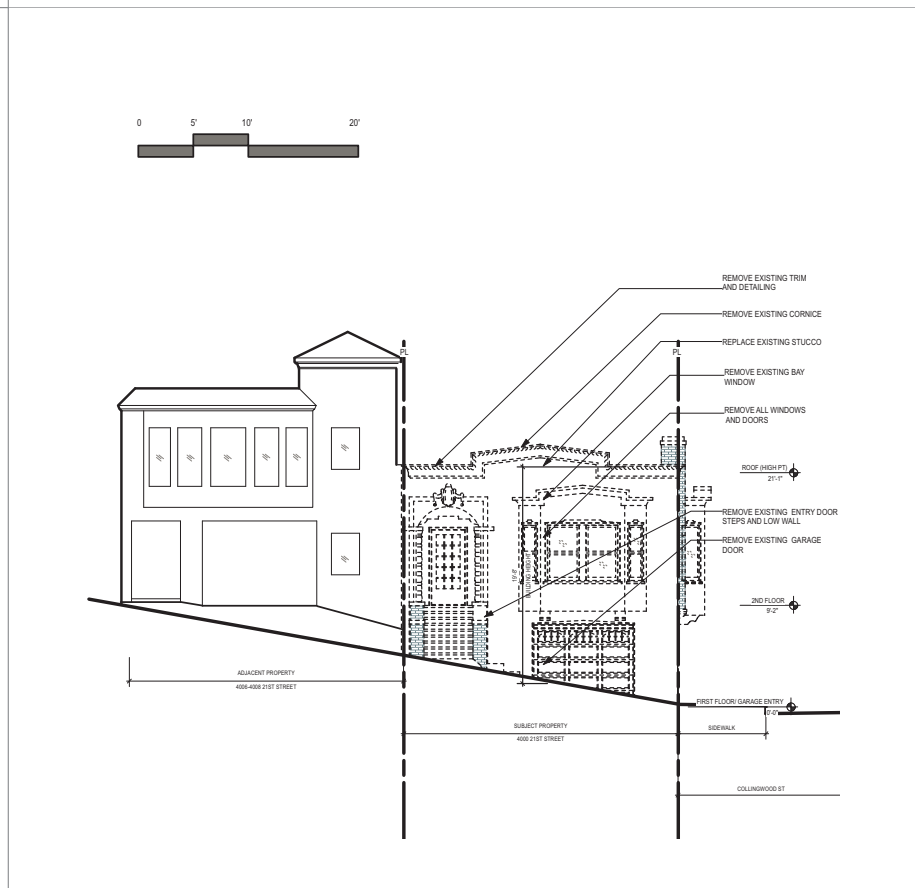
EXISTING WEST ELEVATION 4
1/8" = 1'-0"



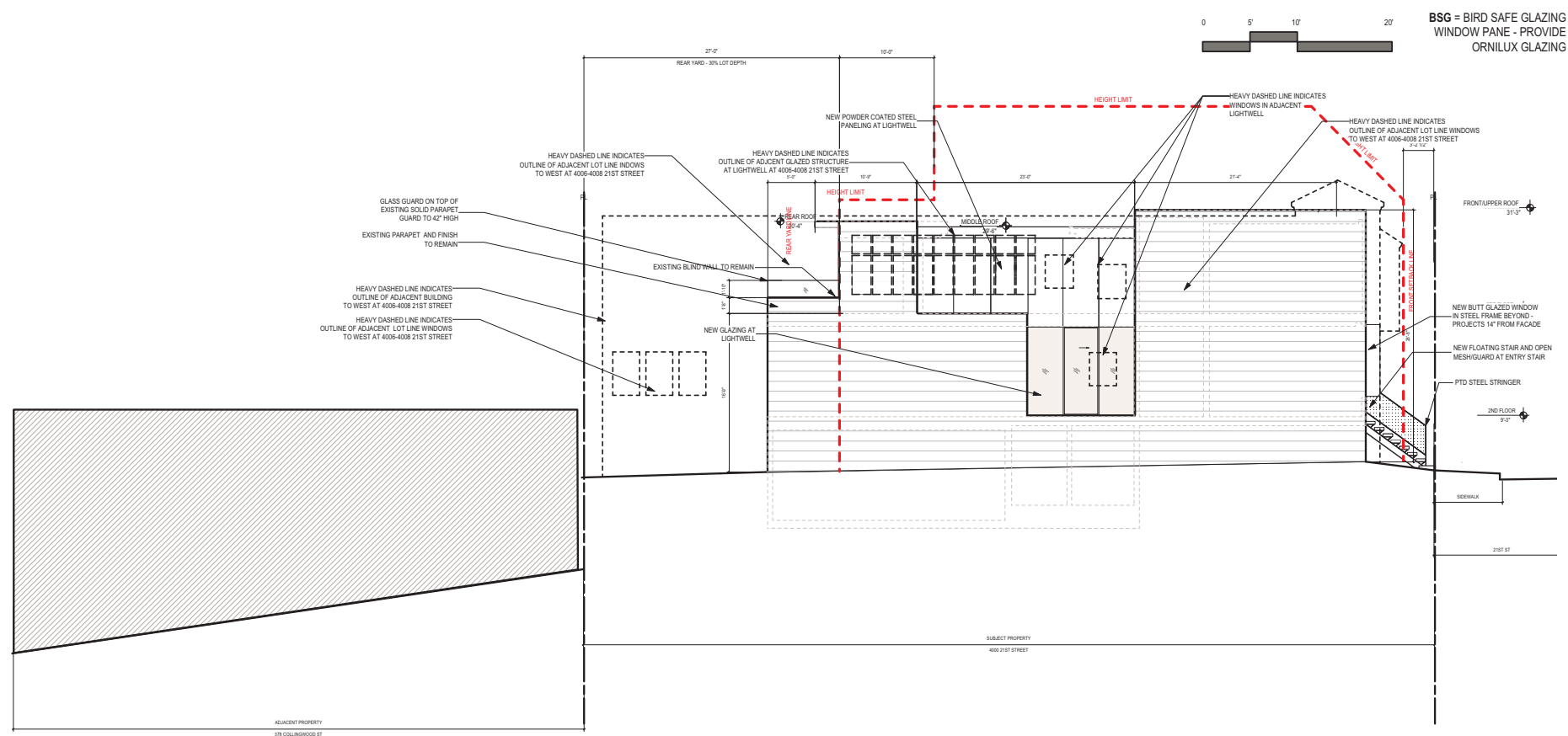
EXISTING NORTH ELEVATION 2
1/8" = 1'-0"



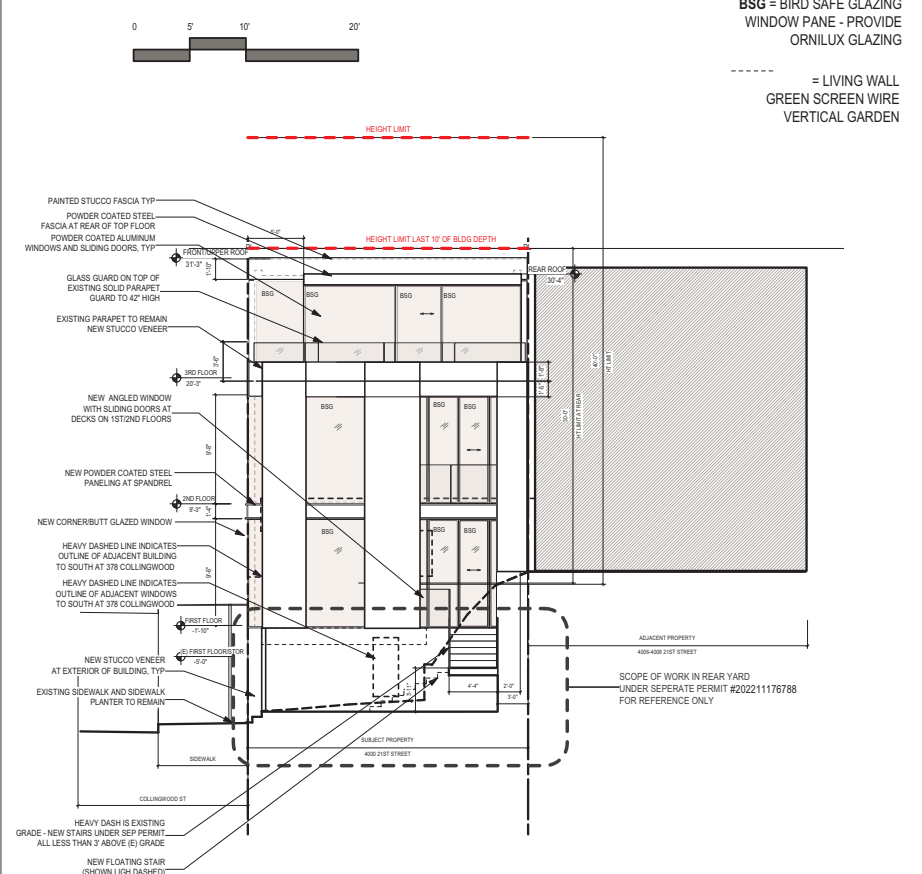
EXISTING EAST ELEVATION 3
1/8" = 1'-0"



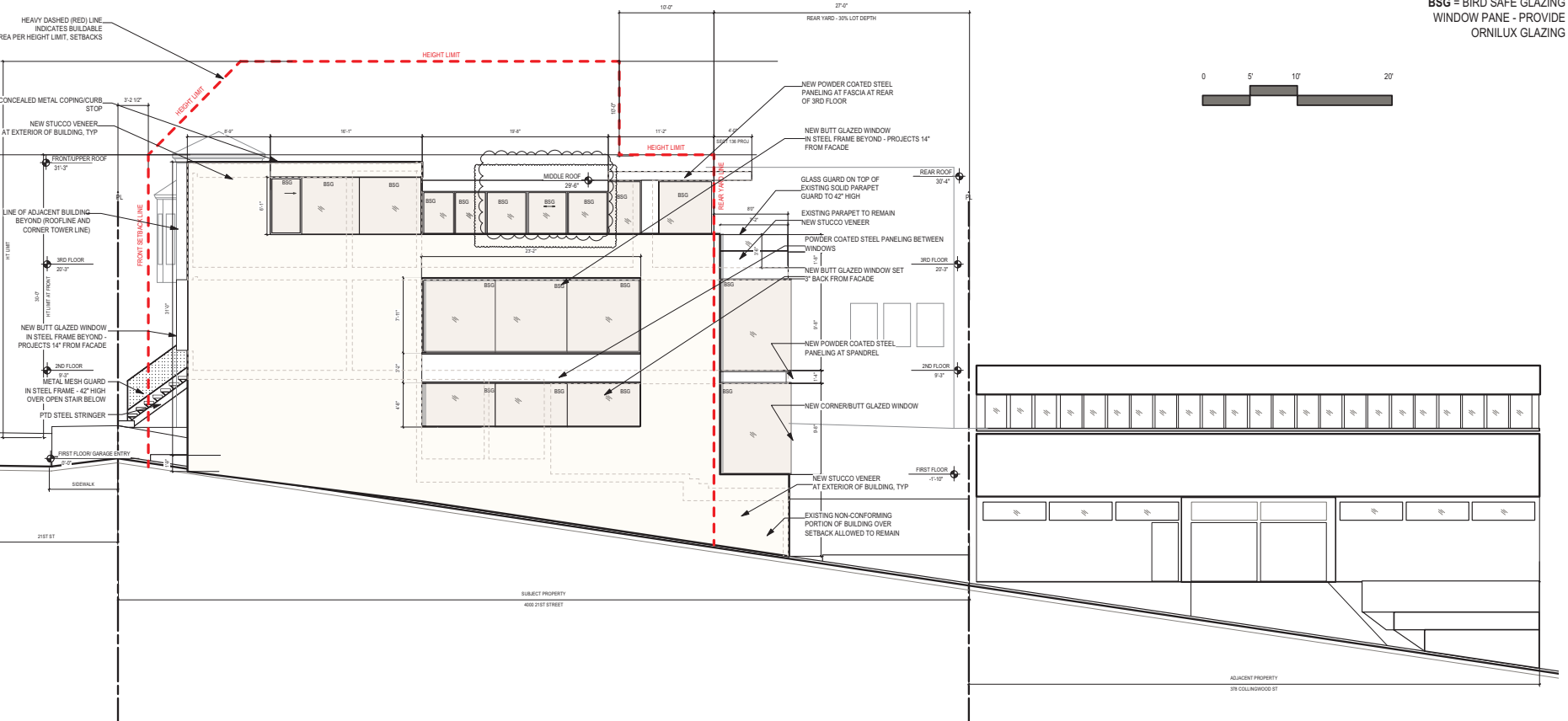
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1/8" = 1'-0"



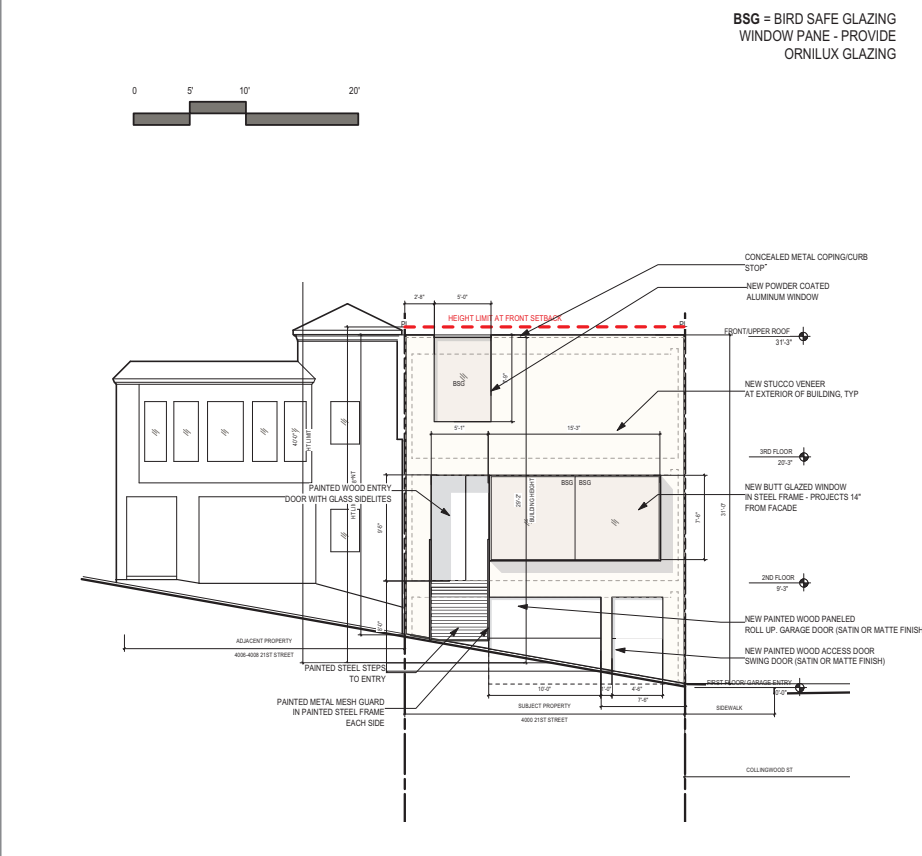
PROPOSED WEST ELEVATION 4
1/8" = 1'-0"



PROPOSED NORTH ELEVATION 2
1/8" = 1'-0"



PROPOSED EAST ELEVATION 3
1/8" = 1'-0"



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

08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.03.21	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
02.29.24	REV TO ADD ADU
03.02.24	NOPDR



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(N) EXTERIOR ELEVATIONS

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A1.5

SCALE:
PLOT DATE:

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08.30.21	REV PLAN
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09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
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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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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

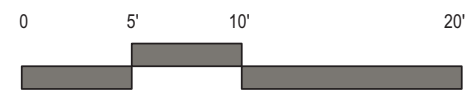
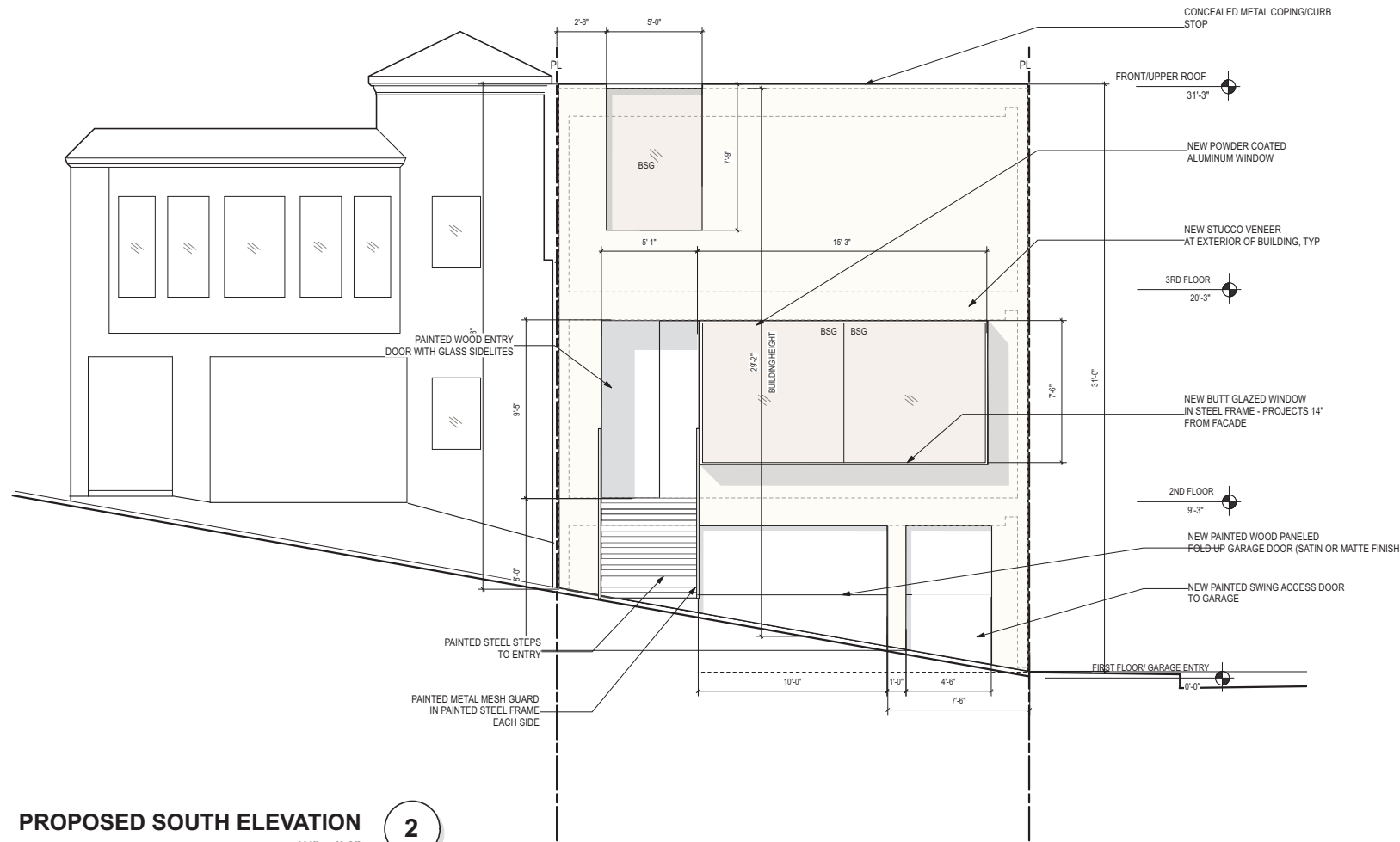
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08.17.22	PERMIT
01.29.24	REV
02.29.24	REV TO ADD ADU

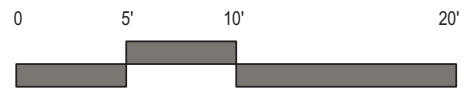


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PROPOSED SOUTH ELEVATION 2
1/4" = 1'-0"



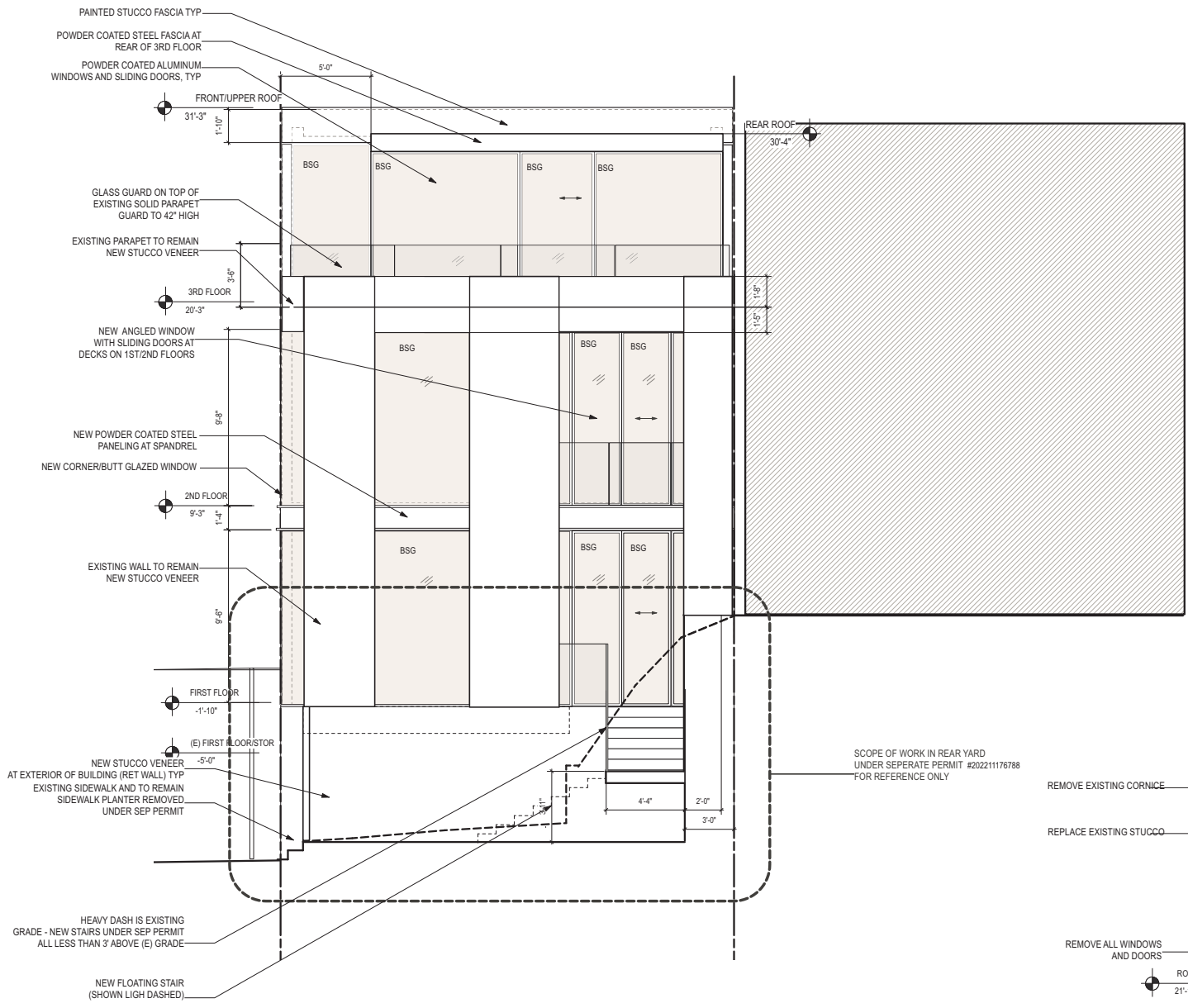
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1/4" = 1'-0"

SOUTH ELEVATIONS

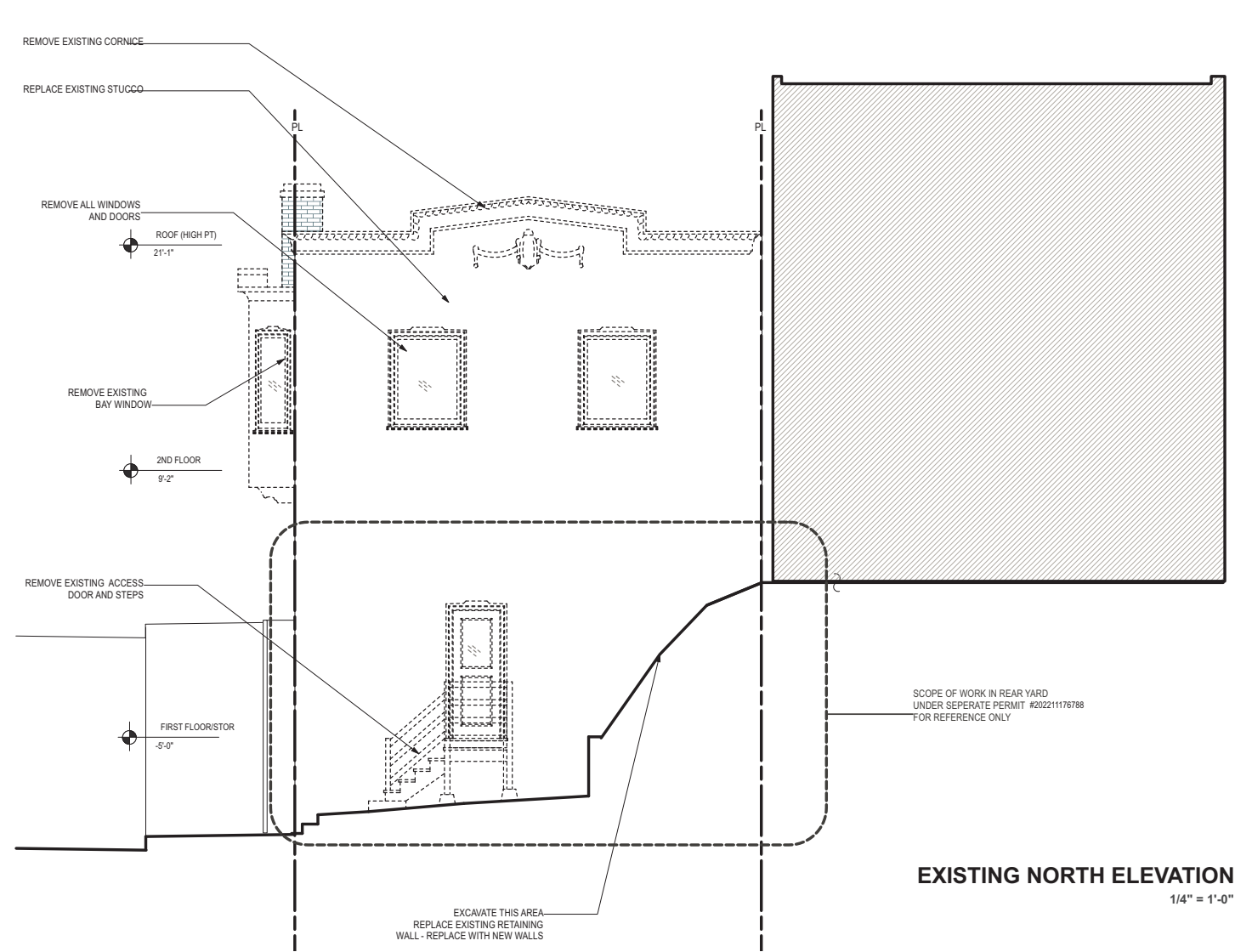
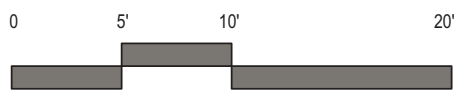
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A3.0

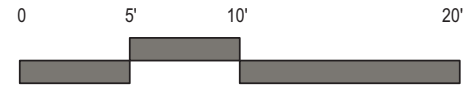
SCALE:
PLOT DATE:



PROPOSED NORTH ELEVATION 2
1/4" = 1'-0"



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



08.18.21	CONCEPT
08.30.21	REV PLAN
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05.31.22	REVISIONS
08.17.22	PERMIT
01.29.24	REV



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NORTH ELEVATIONS

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A3.1

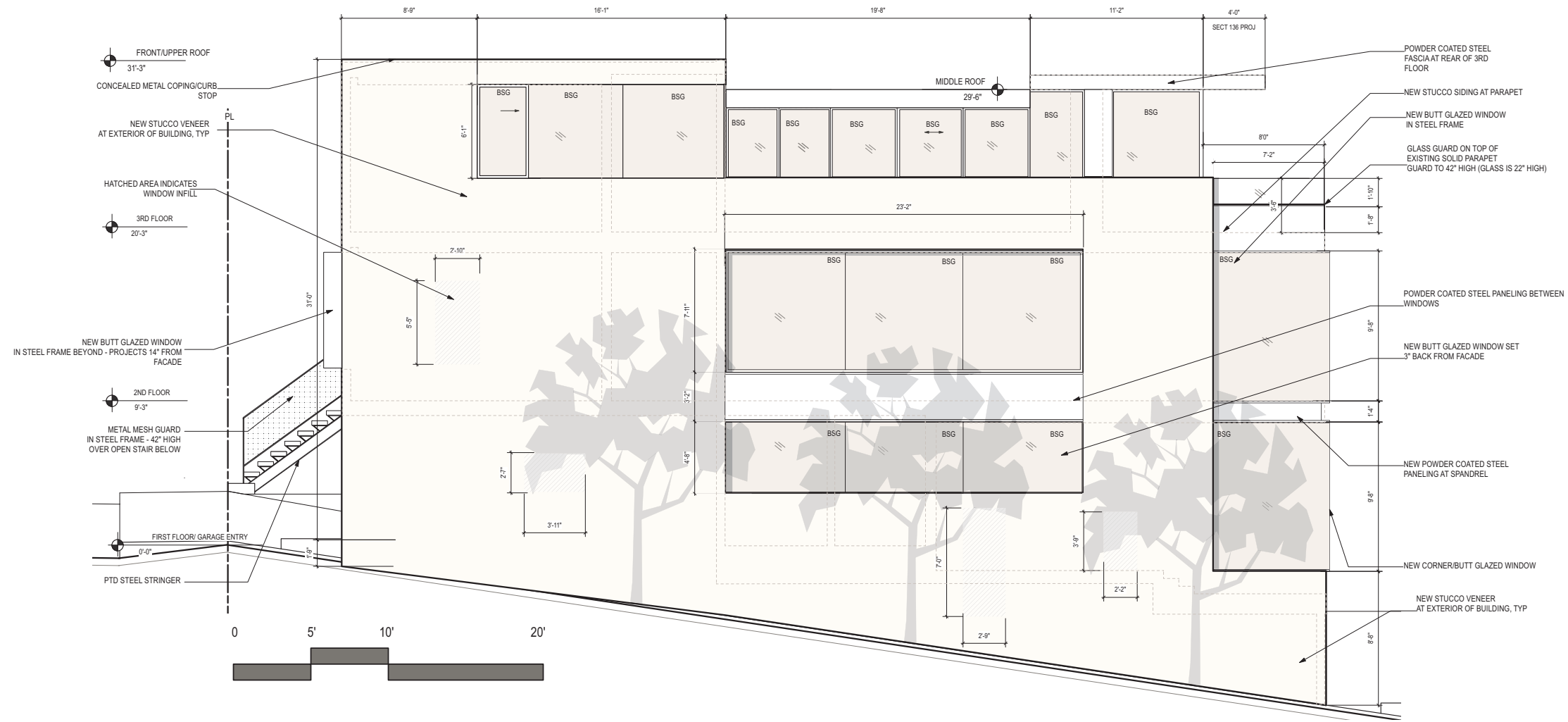
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01.29.24	REV



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



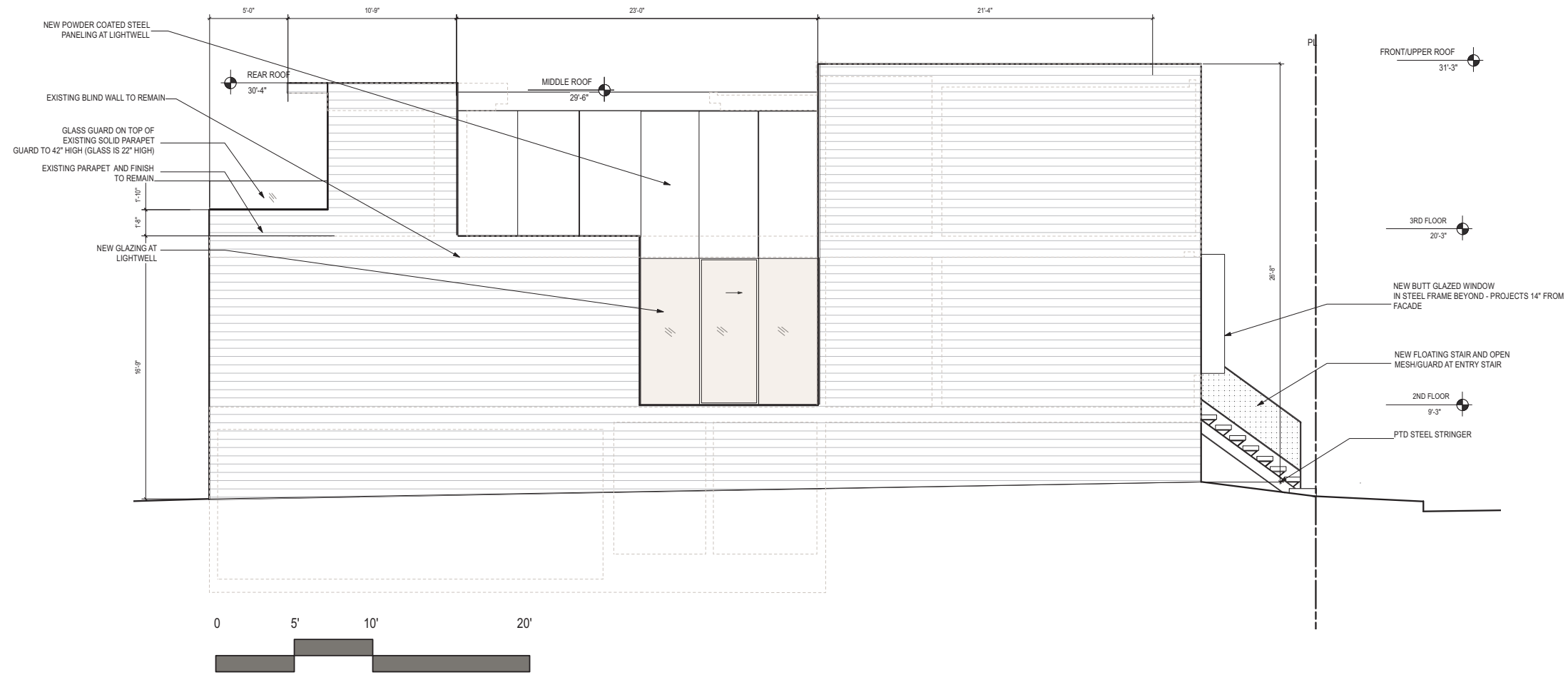
EXISTING EAST ELEVATION
1/4" = 1'-0"

EAST ELEVATIONS

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A3.2

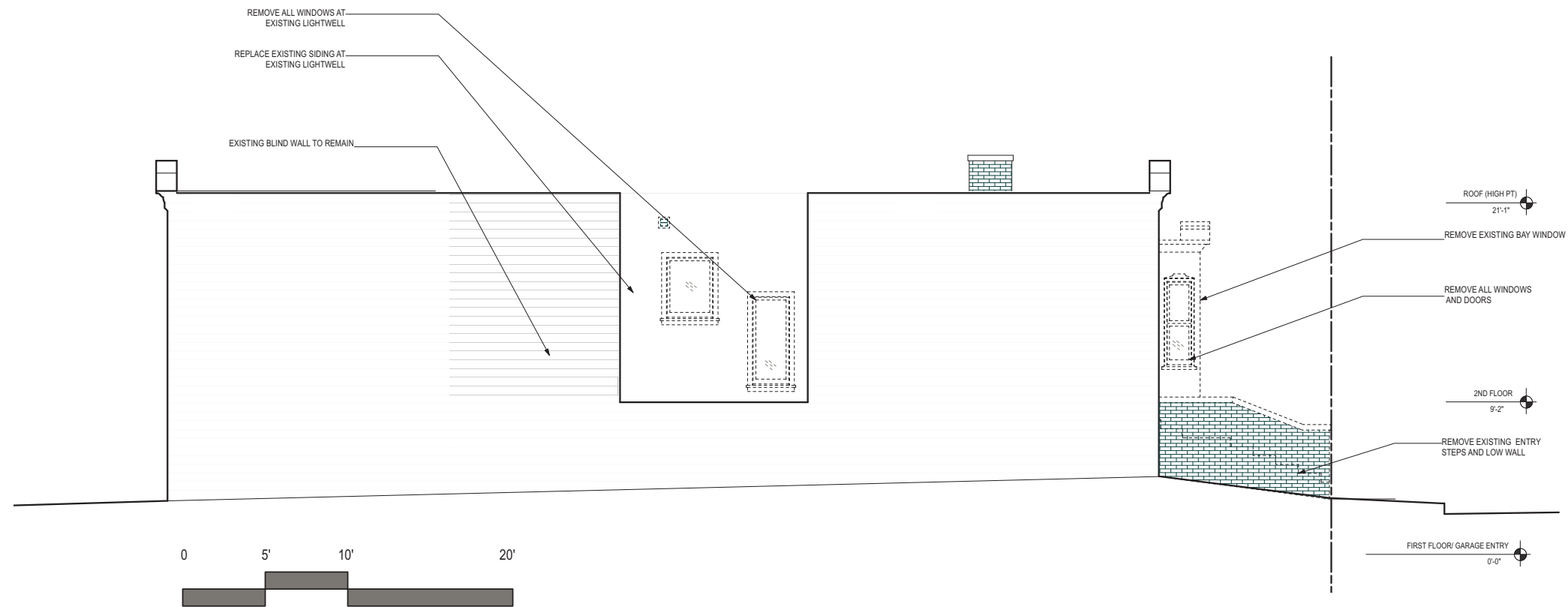
SCALE:
PLOT DATE:



PROPOSED WEST ELEVATION

1/4" = 1'-0"

2



EXISTING WEST ELEVATION

1/4" = 1'-0"

1

08.18.21	CONCEPT
08.30.21	REV PLAN
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01.29.24	REV



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WEST ELEVATIONS

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A3.3

SCALE:
PLOT DATE:

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09.08.23	REV
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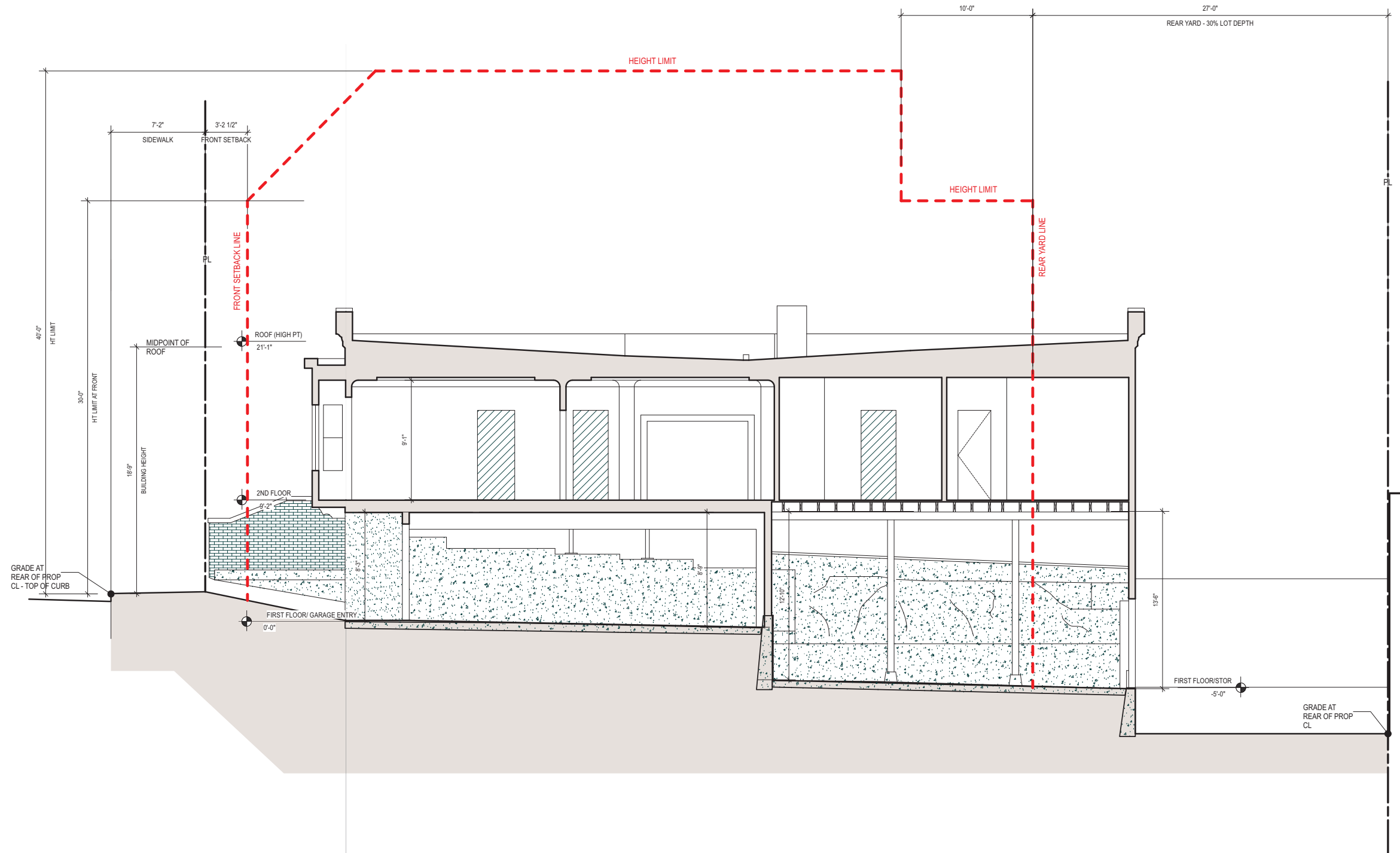
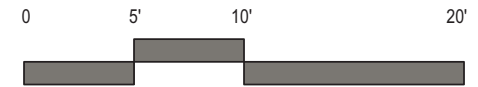
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EXISTING BLDG SECT

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A4.0

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PLOT DATE:



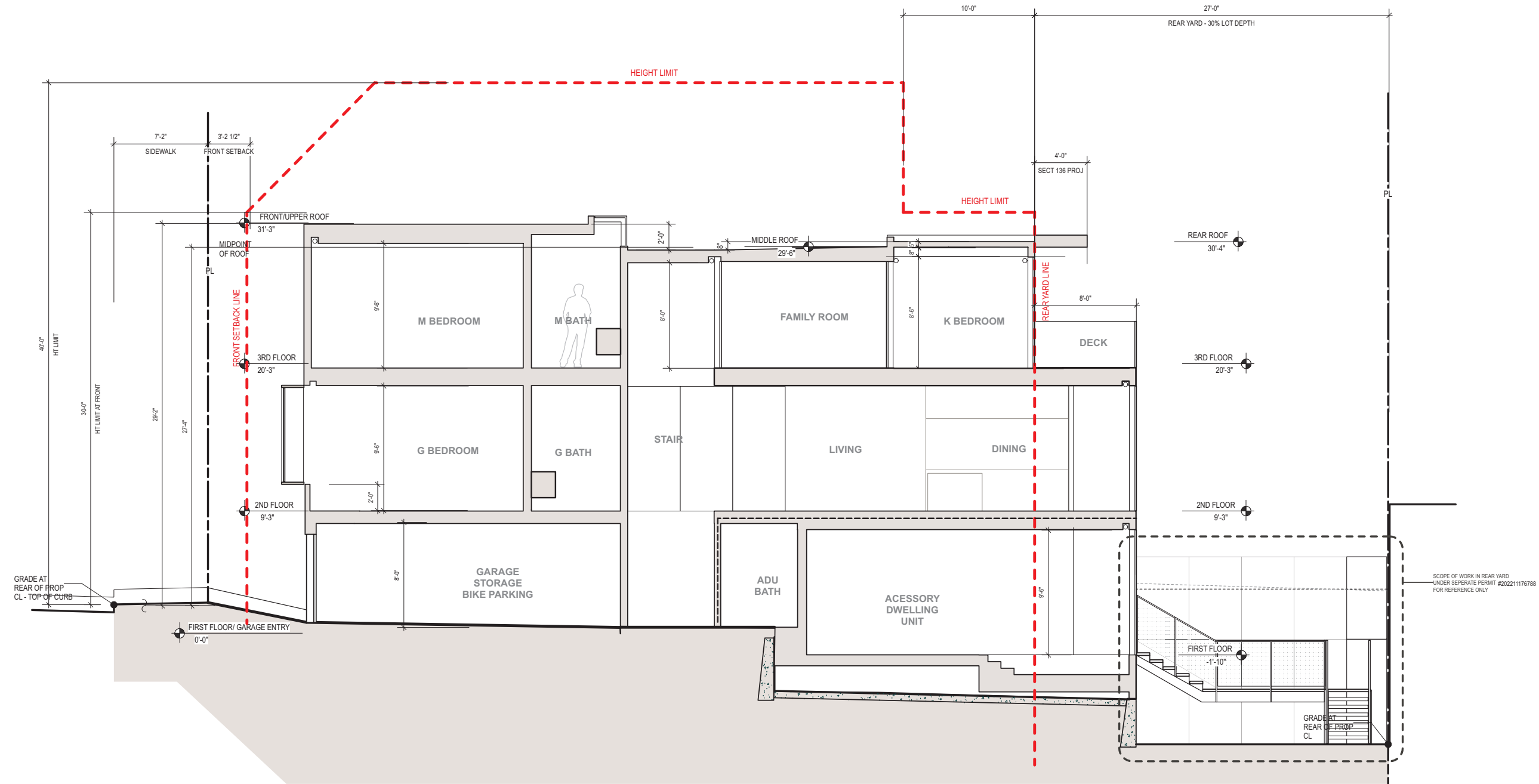
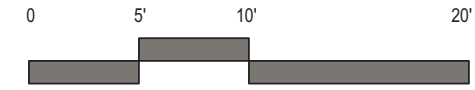
EXISTING BUILDING SECTION
1/4" = 1'-0"

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08.30.21	REV PLAN
09.03.21	REV
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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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09.08.23	REV
01.29.24	REV



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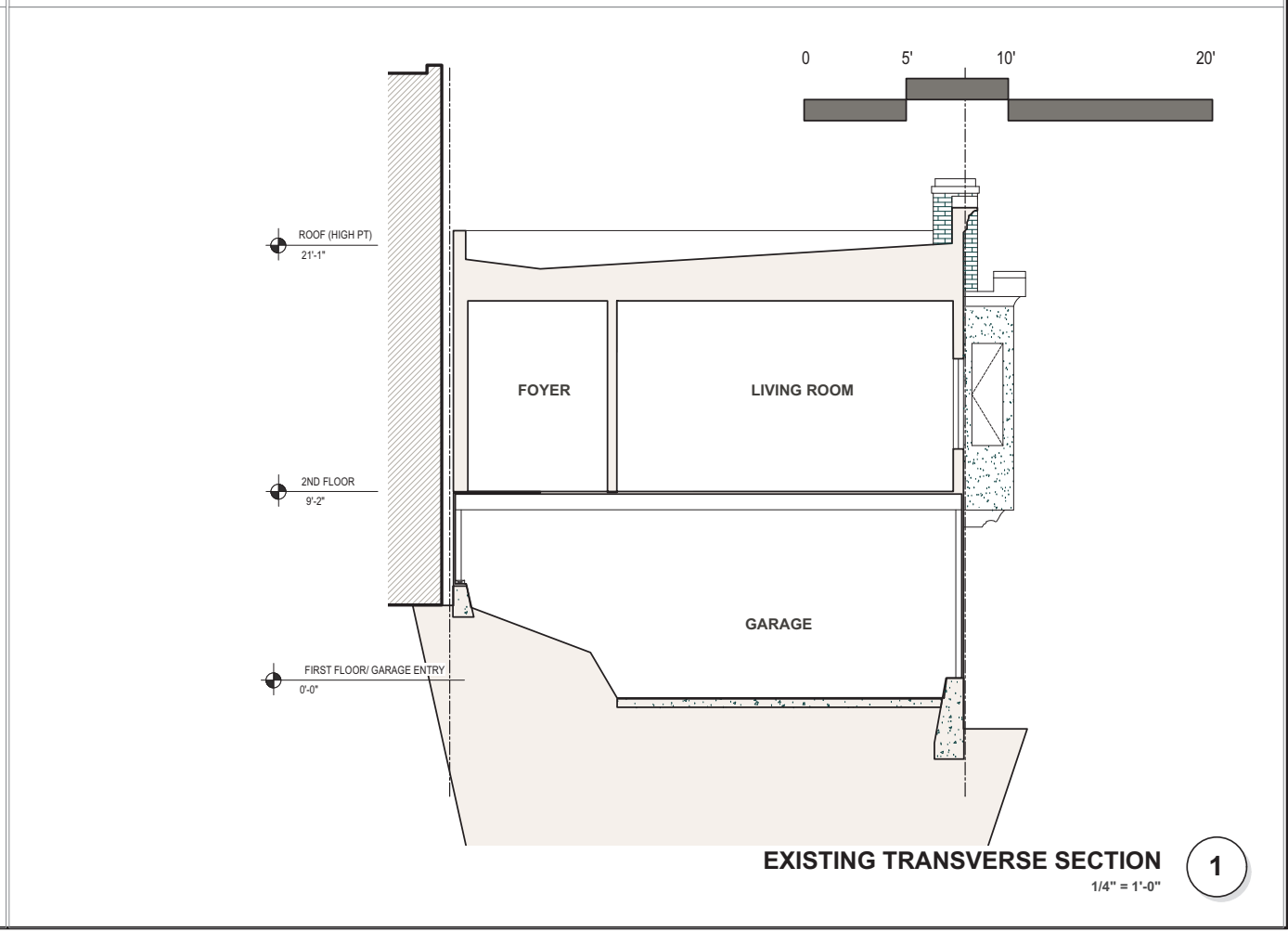
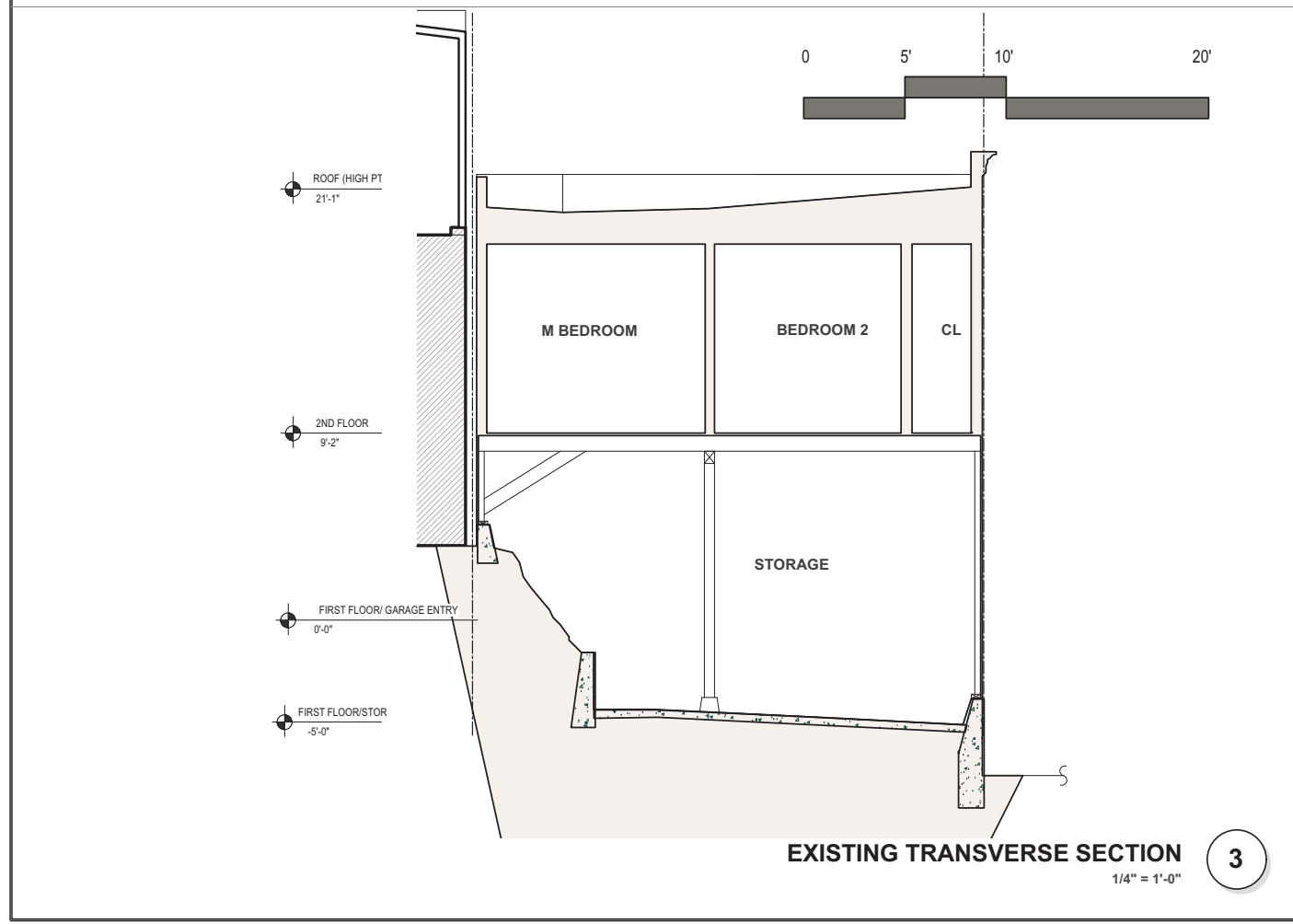
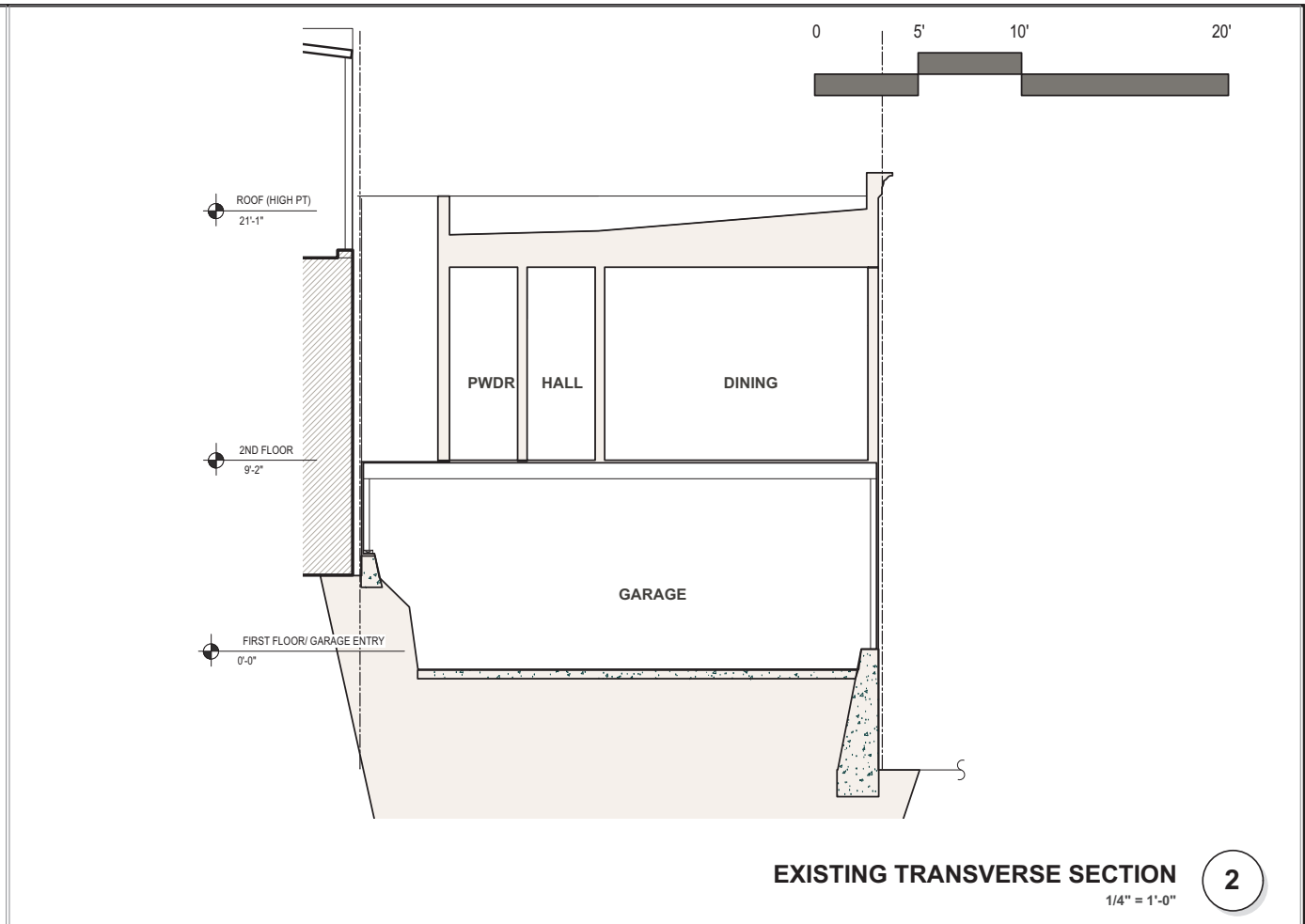
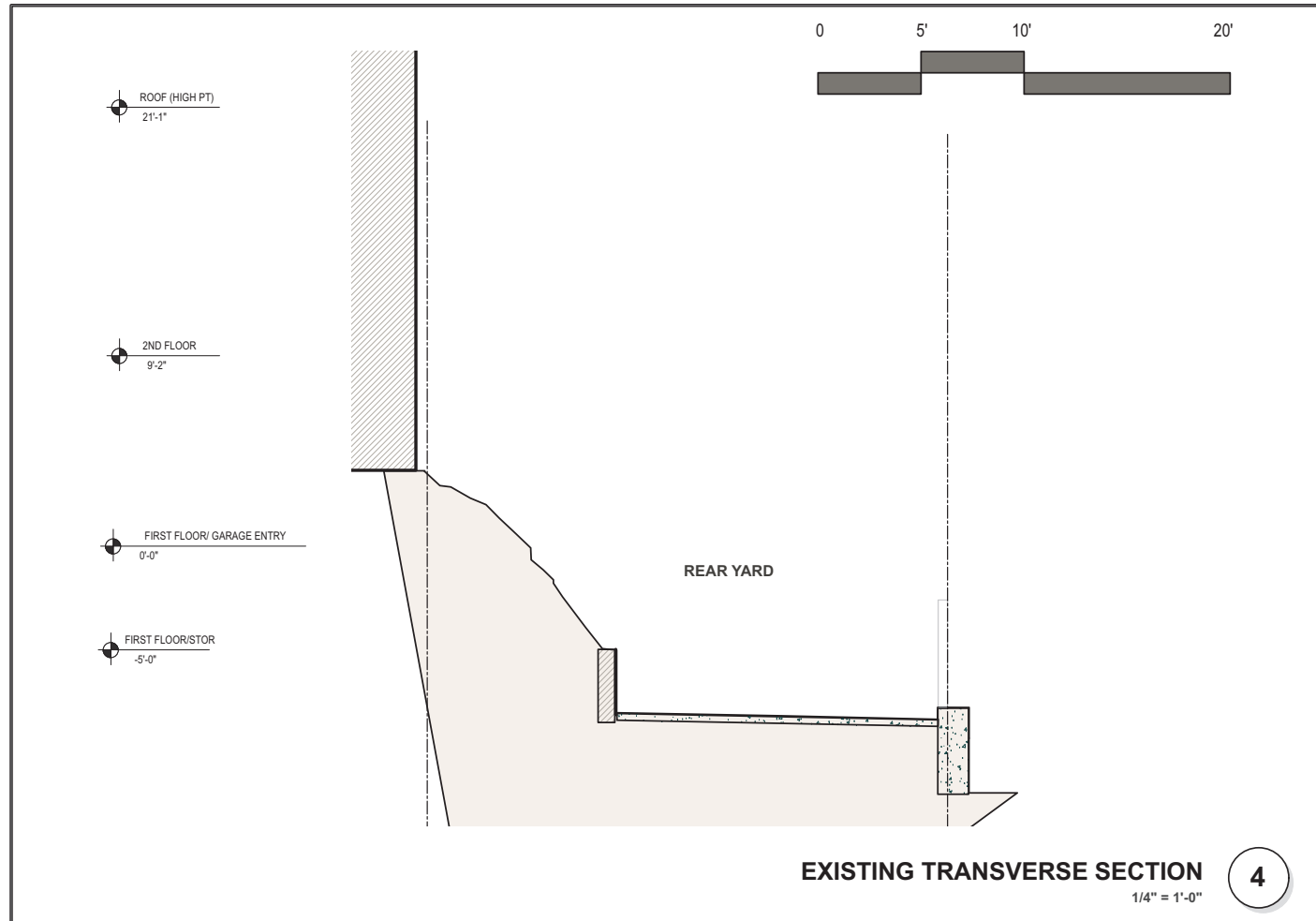
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EXISTING BLDG SECT

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A4.2

SCALE:
PLOT DATE:



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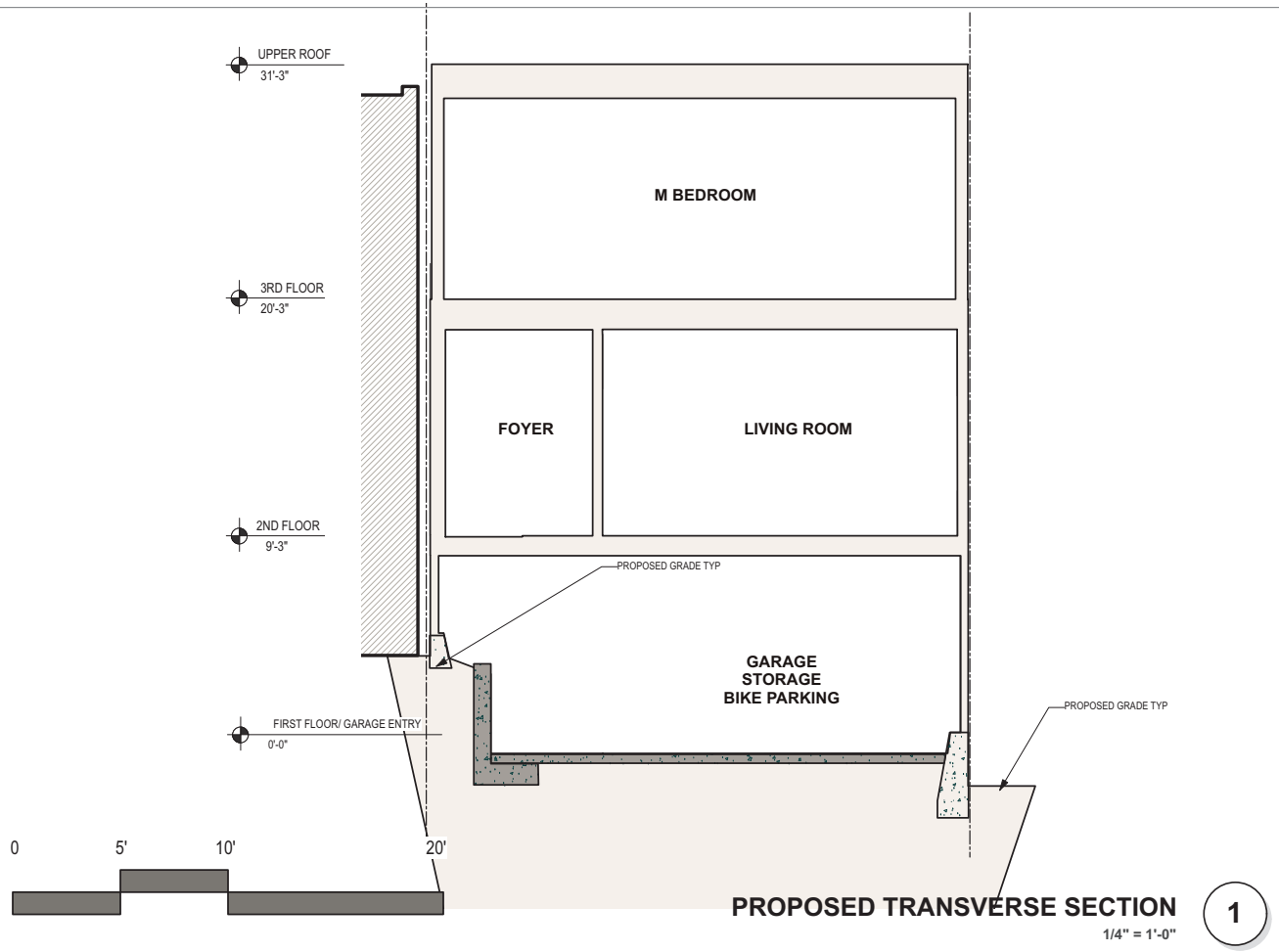
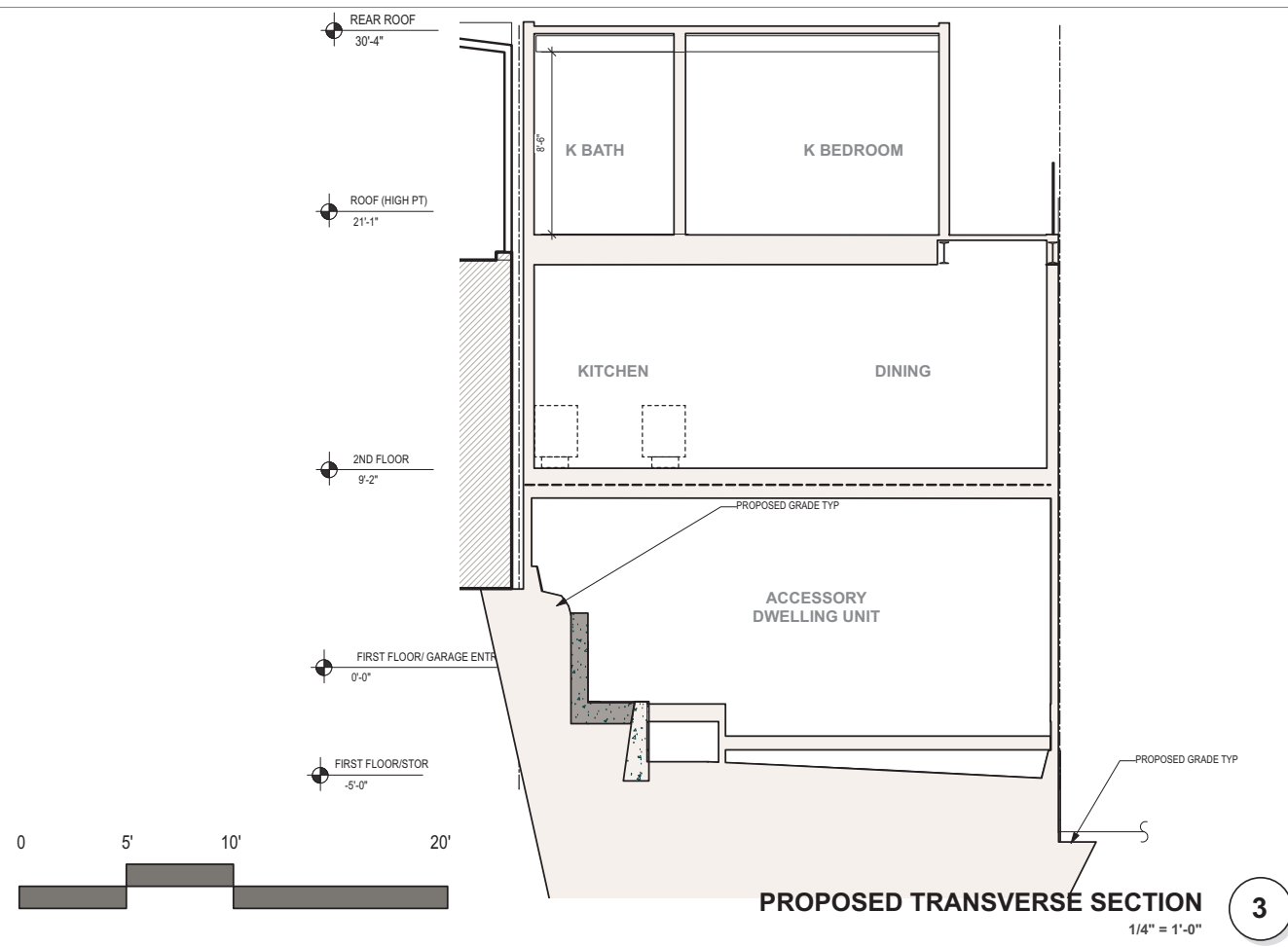
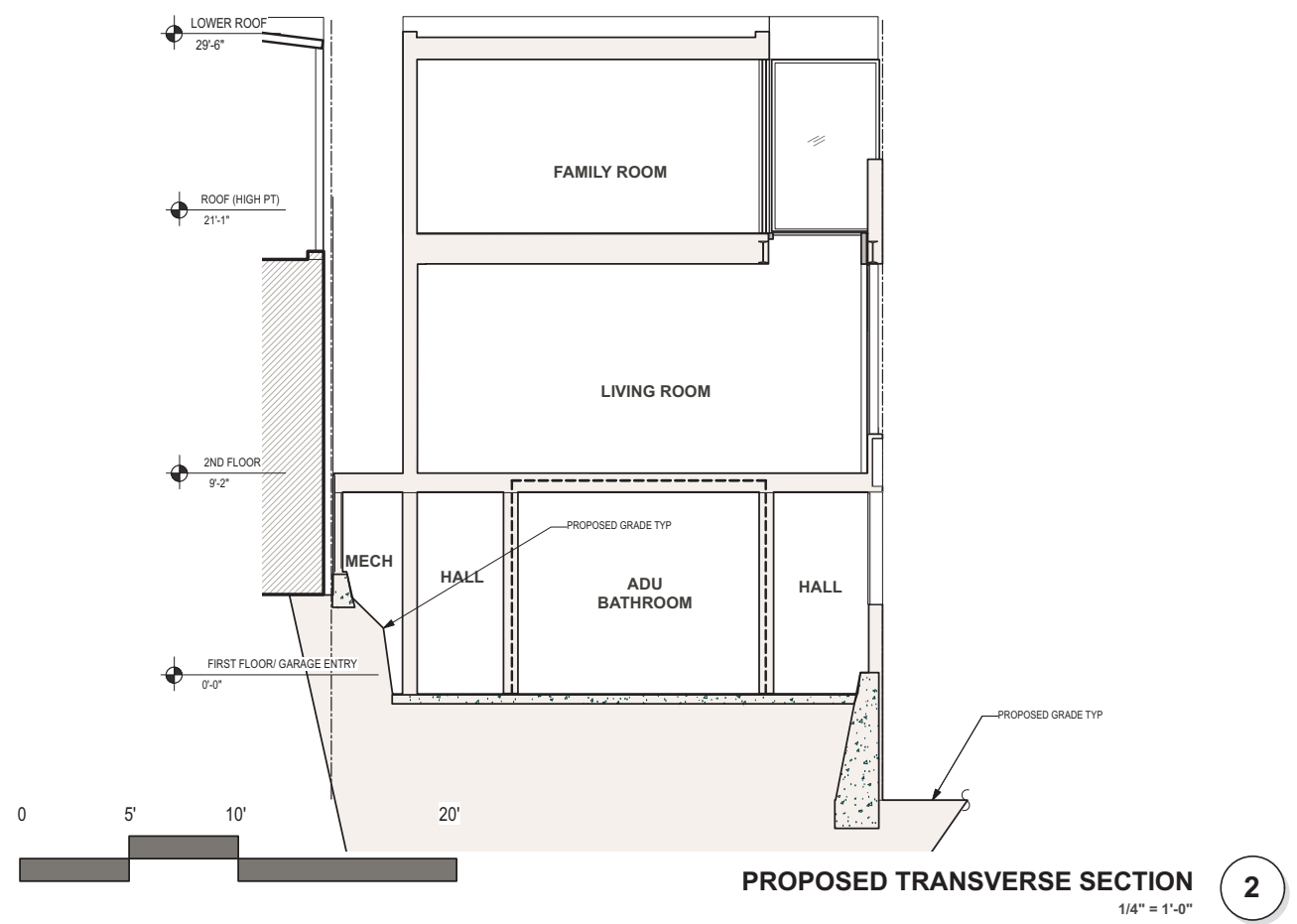
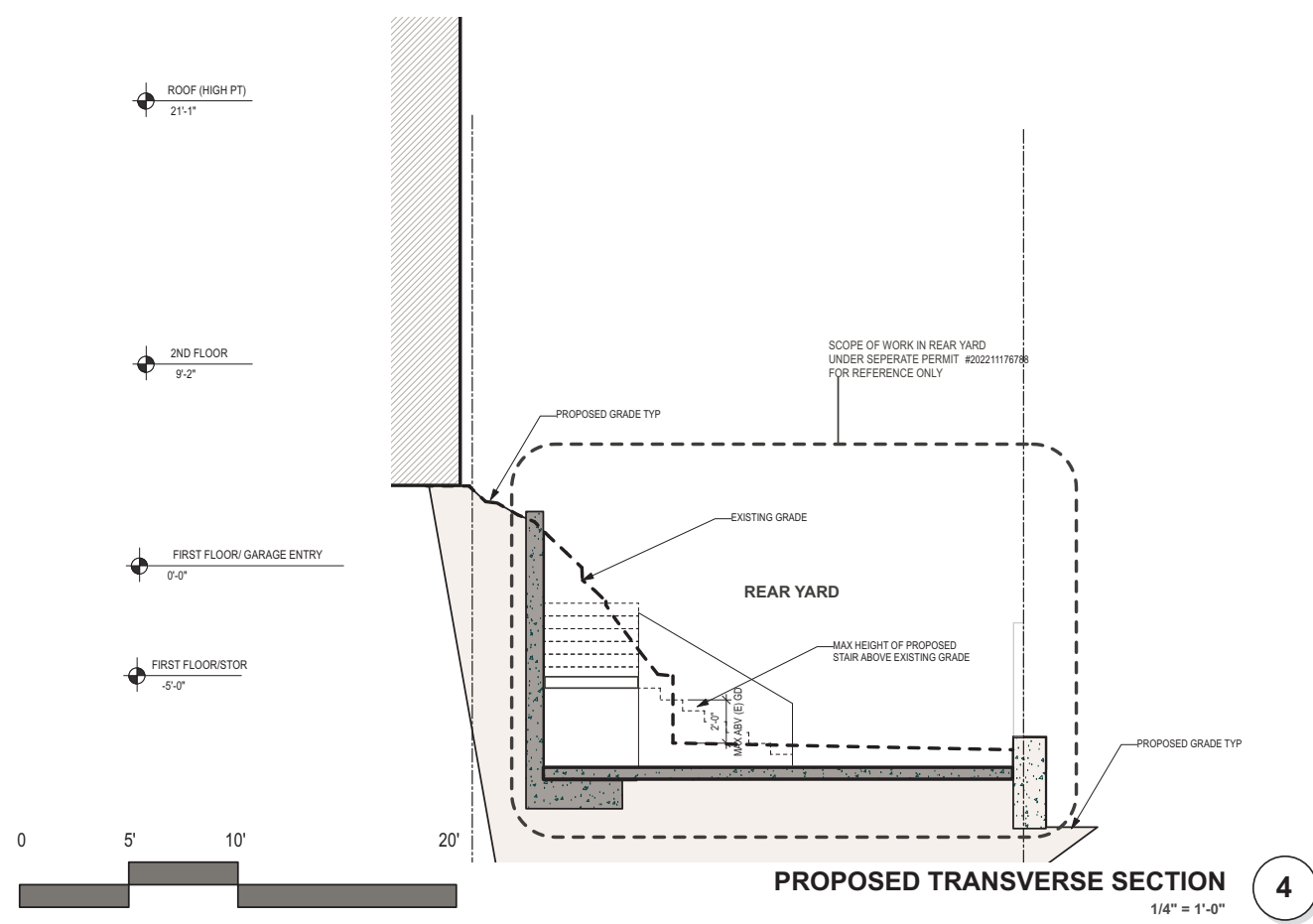
4000 21ST STREET, SAN FRANCISCO CA

(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-

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Harland Clark



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FOR DVA Appeal 4000 210521 MP

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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:

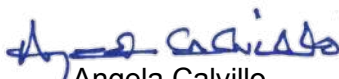
The Office of the Clerk of the Board is in receipt of a letter dated May 21, 2024, from the City and County Surveyor regarding their determination on the sufficiency of signatures with respect to the above-referenced appeal.

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 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: --

Location: 4000 21ST ST

Contact Name:

Block: 2751

Contact Phone: --

Lot: 006H

Complainant: COMPLAINANT DATA SUPPRESSED

Site:

Rating:

Occupancy Code:

Received By: Jackie Tran

Complainant's

Division: INS

Phone:

Complaint

Source: OFFICE VISIT

Assigned to

BID

Division:

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 21st Street
San Francisco, CA 94114

Subject: Landslide Potential Evaluation: Proposed Improvements at 4000
 21st 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.

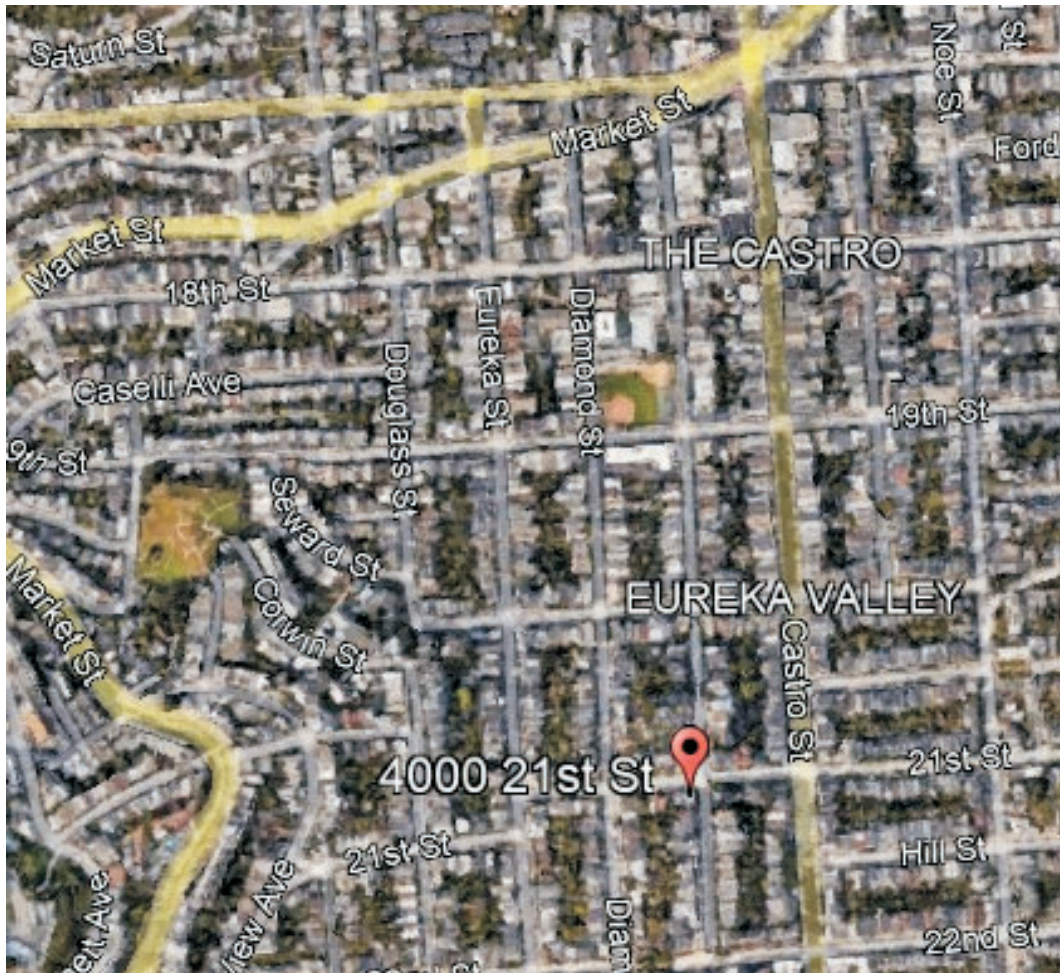
Yours,
Sigma Prime Geosciences

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

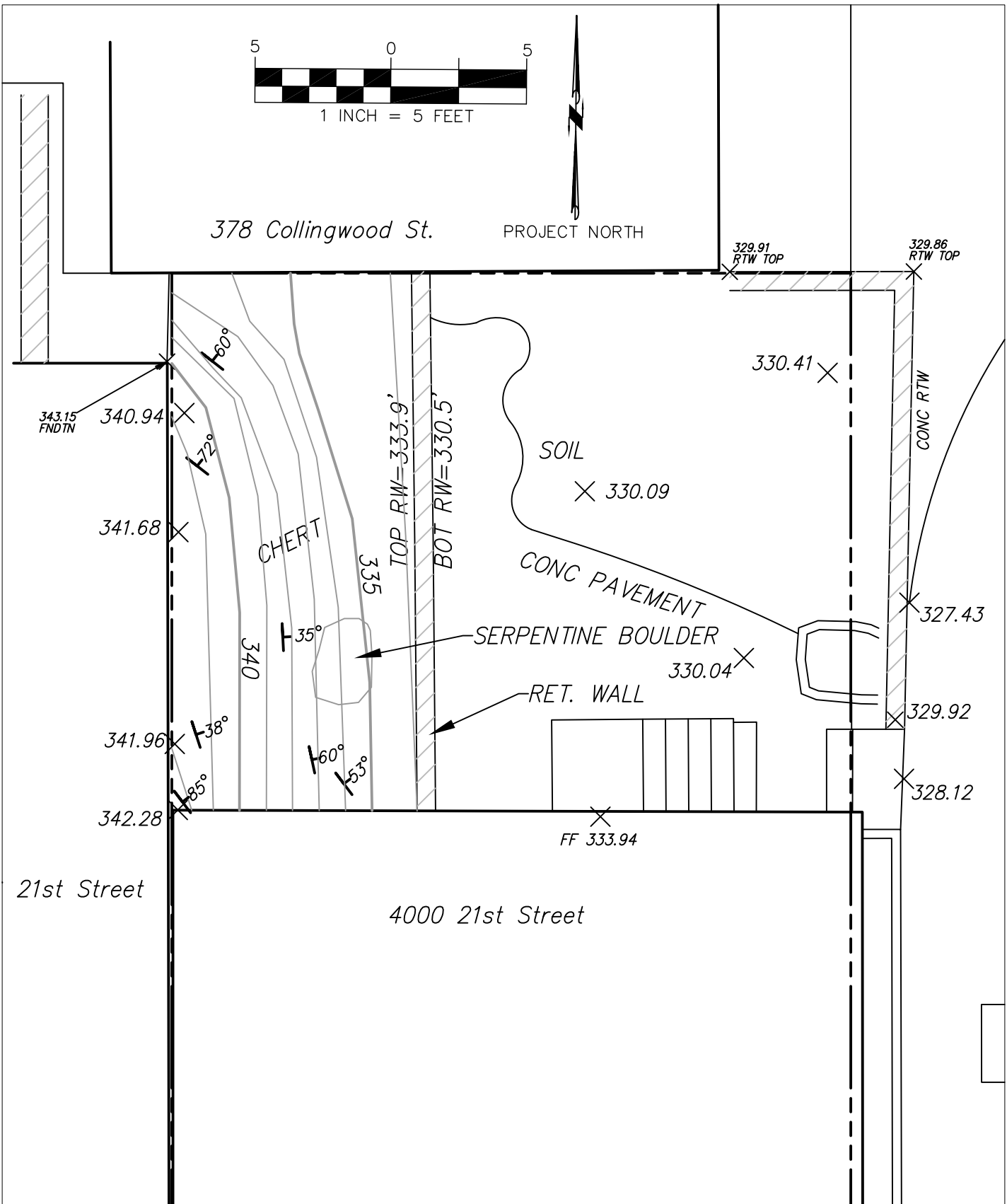
Landslide Potential Map
4000 21st St., San Francisco



-  Seismically-induced Landslide Hazard
-  Seismically-induced Liquefaction




	Figure 4
	Date: 12-2-22
Sigma Prime Geosciences, Inc.	Job No.: 22-227
State Geologic Hazard Map 4000 21st St., San Francisco	



Explanation

H₆₀ Bedding attitude, with dip shown

 Sigma Prime Geosciences, Inc.	Figure	5
	Date:	1/18/23
	Job No.:	22-227
Site Geology Map 4000 21st St., San Francisco		





**REPORT
GEOTECHNICAL STUDY
Proposed Addition to Residence at
4000 21st Street
San Francisco, California**

December 19, 2021

Prepared for:

Mr. Radu Mihai Roman
4000 21st 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 21st 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 21st 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.

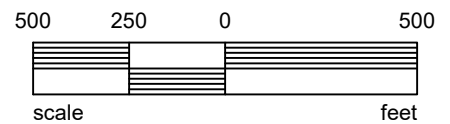
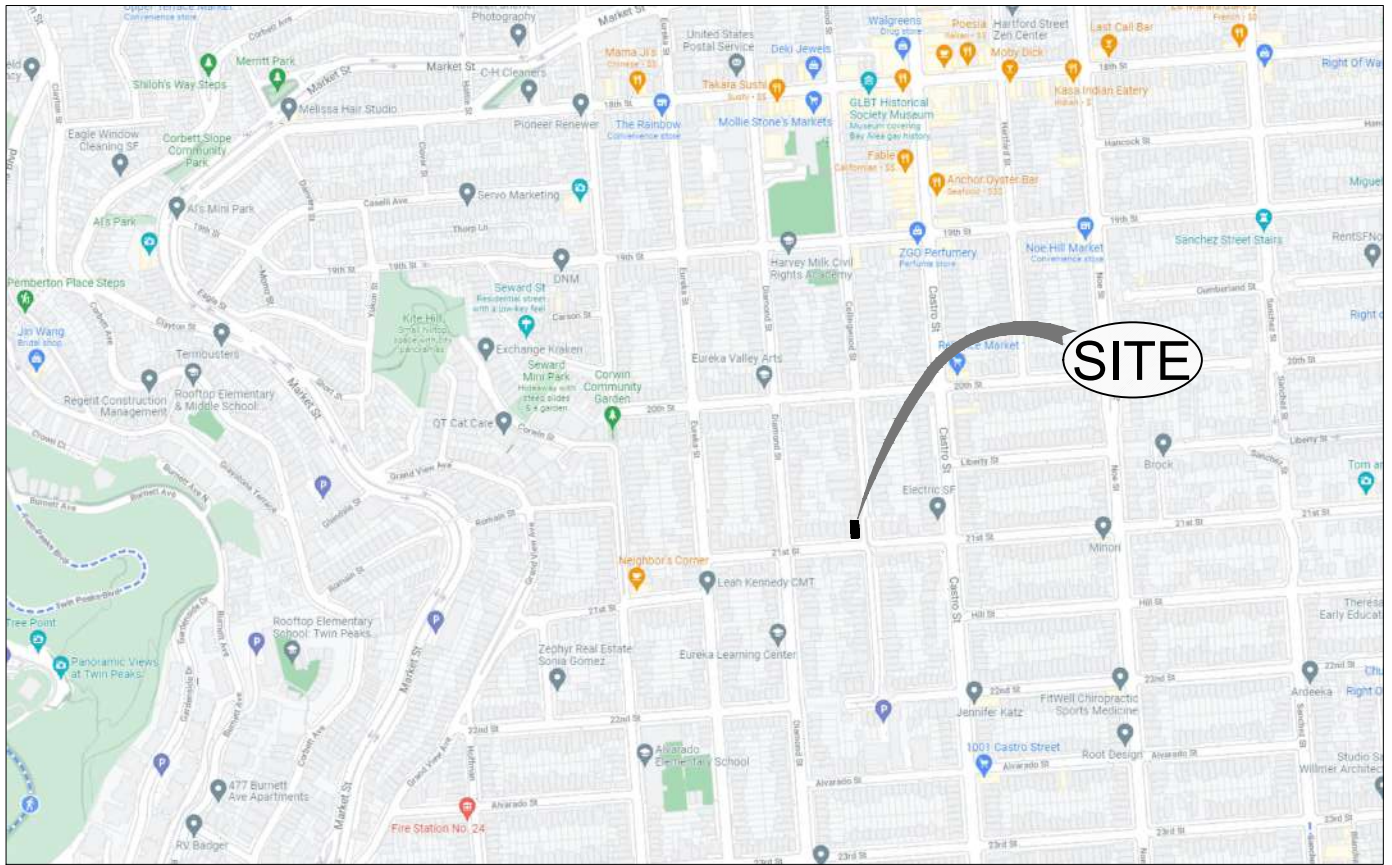
The conditions encountered beneath and around the existing building represent the subsurface conditions at the locations and on the date indicated. It is not warranted that it is representative of such conditions elsewhere or at other times. Site conditions and cultural features described in the text 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 21st Street
San Francisco, CA 94114

(via e-mail at 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)



GEOTECNIA

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Fax: (925) 465-5650
Email: Luis@geotecnia.com
Web Site: www.geotecnia.com

November 2, 2022

Mr. Radu Mihai Roman
4000 21st Street
San Francisco, CA 94114

(via e-mail at mradu.roman@gmail.com)

Subject: **Results of Geotechnical Review of Structural Plans**
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 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)



Sigma Prime Geosciences, Inc.

July 6, 2023

Radu Roman
4000 21st Street
San Francisco, CA 94114

Subject: Plan Review Letter: 4000 21st 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





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 Hamedi <khamedi.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 (μ 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

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Walnut Creek, CA 94596

510-913-1067

LuisMoura@Astound.net

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

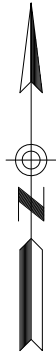
DRIVEWAY

DRIVEWAY

HCR

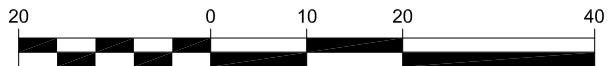
21ST STREET
(64.00' WIDE)

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

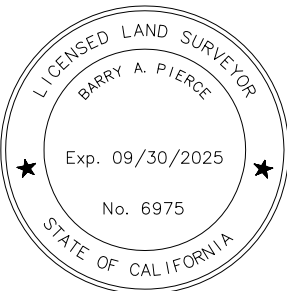
AB ASSESSOR'S BLOCK
 APN ASSESSOR'S PARCEL NUMBER
 (E) EXISTING
 HCR HANDICAP RAMP
 MP MONITORING POINT
 OVH OVERHANG

LEGEND

— — — — — PROPERTY LINE
 — — — — — RIGHT OF WAY LINE
 — — — — — ADJACENT LOT LINE
 — x — x — x — x — FENCE LINE
 / / / / / (E) BUILDING LINE

NOTES

- ALL DEFLECTION ANGLES HEREON ARE 90 OR 45 DEGREES UNLESS EXPRESSLY OTHERWISE INDICATED.
- 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 - 21ST ST BLOCK: 2257 LOT: 006H
NATURE OF WORK: _____

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 ***

**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.**

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

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.

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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AT ALL TIMES WHEN WORK IS IN PROGRESS.
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 SHO.D
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@SfGov.org

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 21st 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

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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.

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:

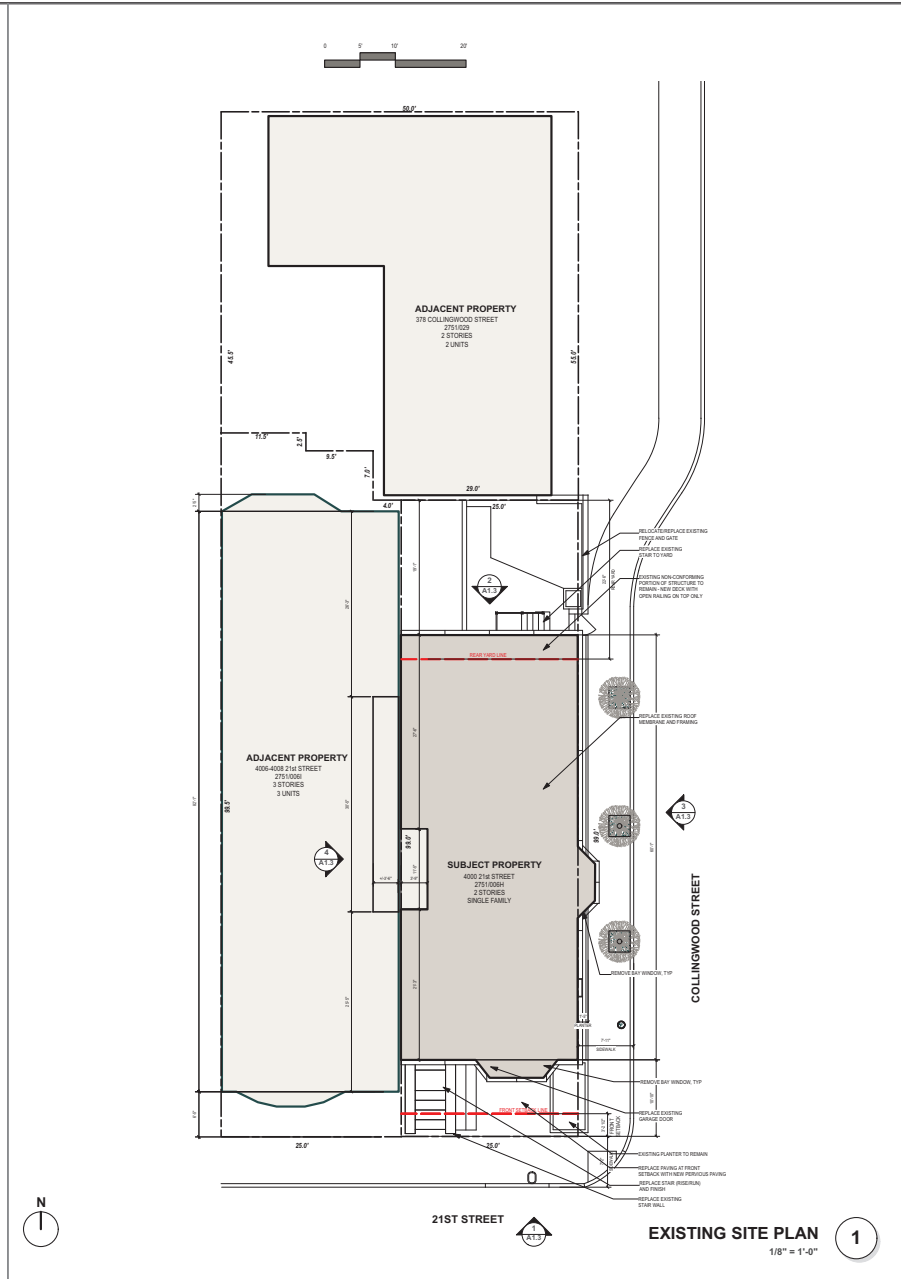
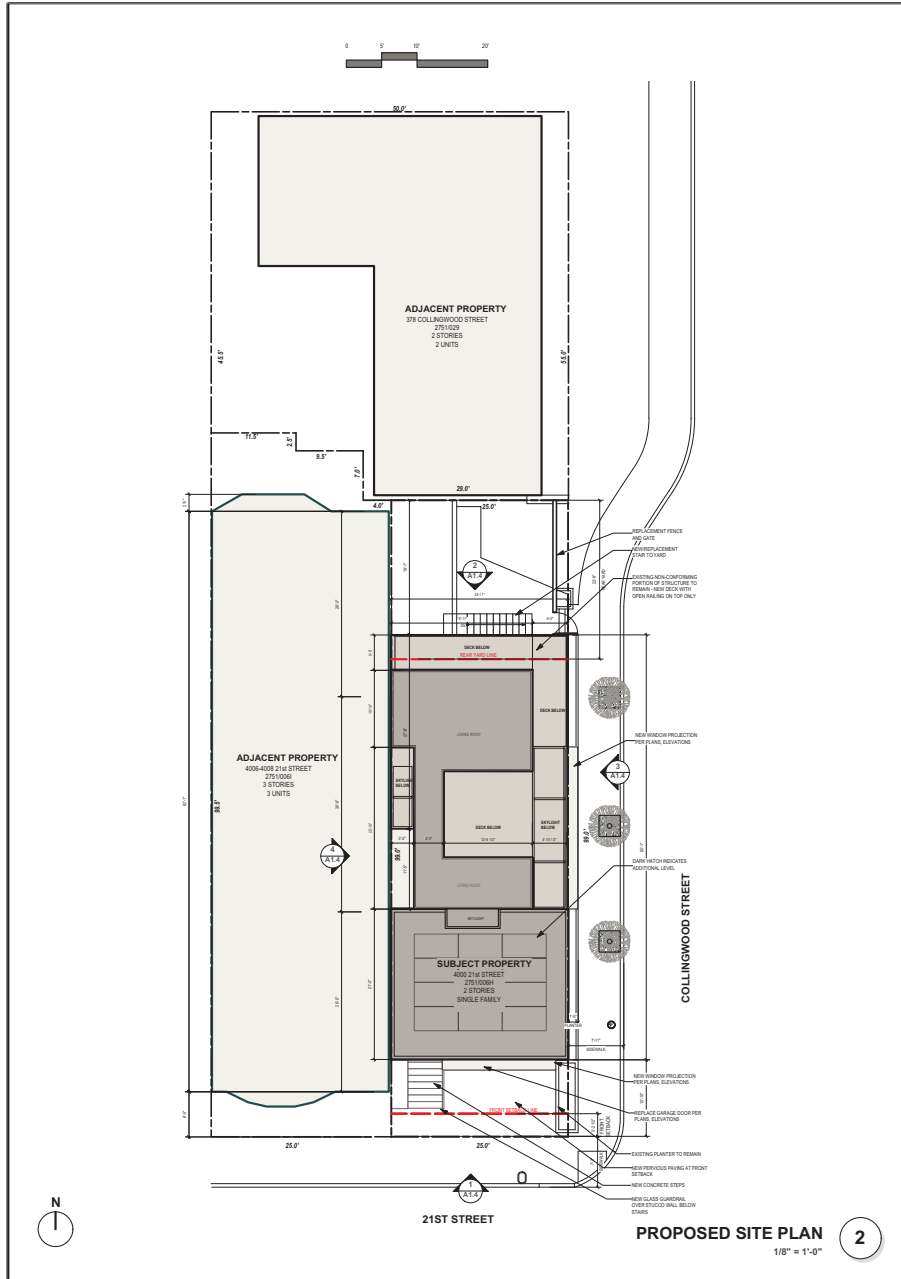
Property Owner(s) name(s): Radu Mihai Roman
 Project Sponsor(s): Ryan Knock, Knock Architecture and Design
 Contact information (email/phone): ryan@knock-ad.com, 415-215-2647
 Meeting Address*: Virtual Meeting
 Date of meeting: 10/12/2021 Time of meeting**: 6:00 pm

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. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.



DATE	REVISION
08.18.21	CONCEPT
08.26.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET



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

RESIDENCE ADDITION
 4000 21ST STREET, SAN FRANCISCO CA

SITE PLAN

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

A1.0

SCALE:
 PLOT DATE:

08.16.21	CONCEPT
08.26.21	REV PLAN
09.02.21	REV
09.21.21	PREAPP SET



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

RESIDENCE ADDITION

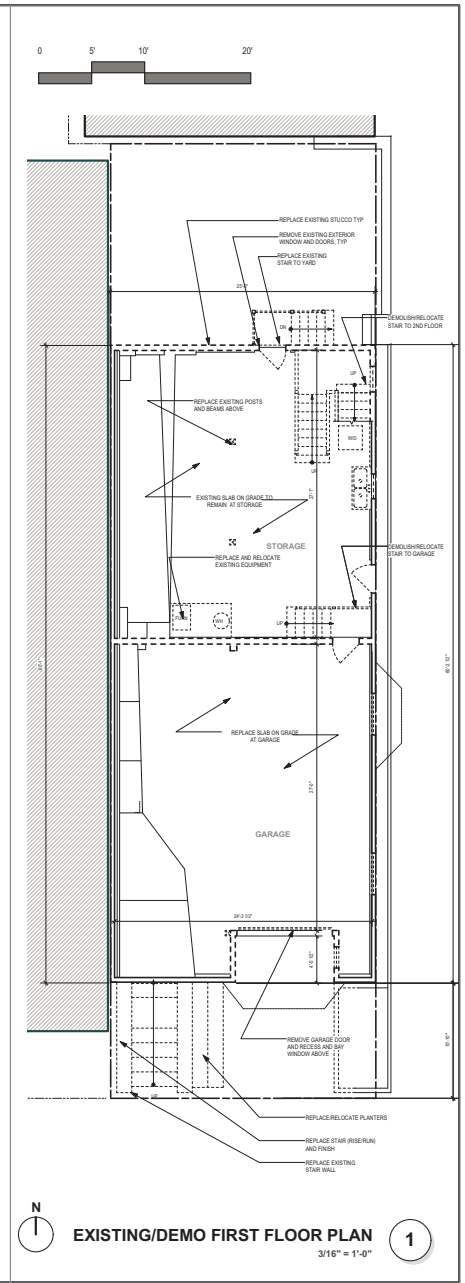
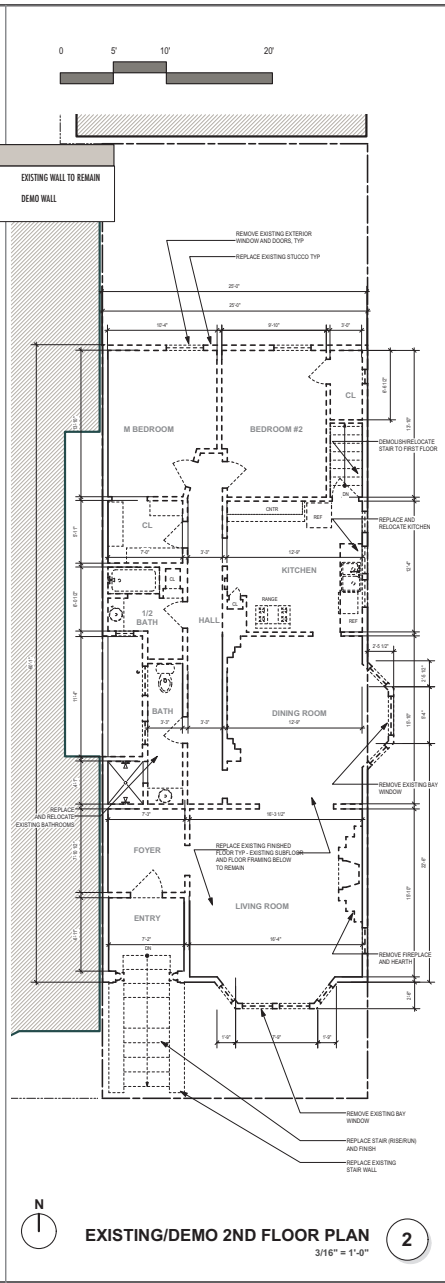
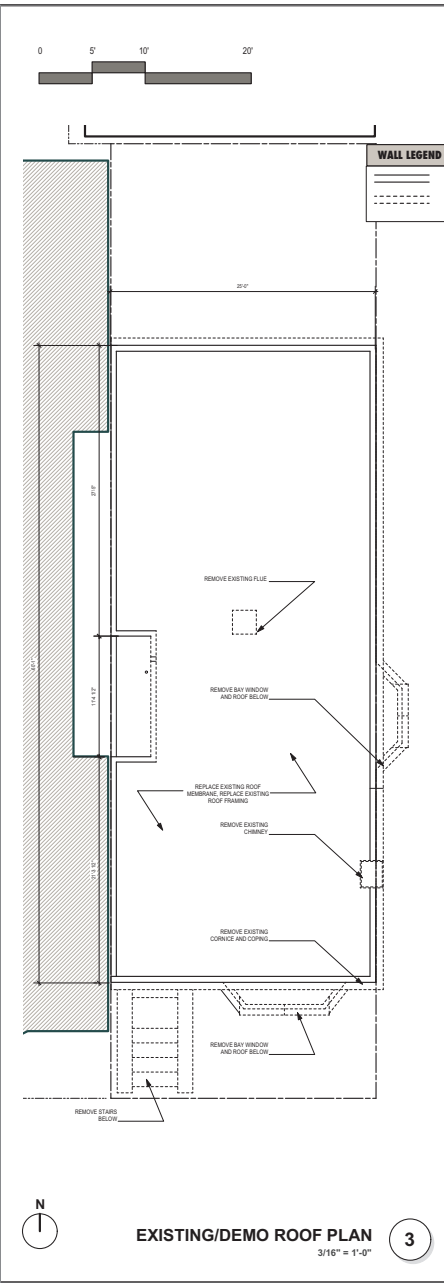
4000 21ST STREET, SAN FRANCISCO CA

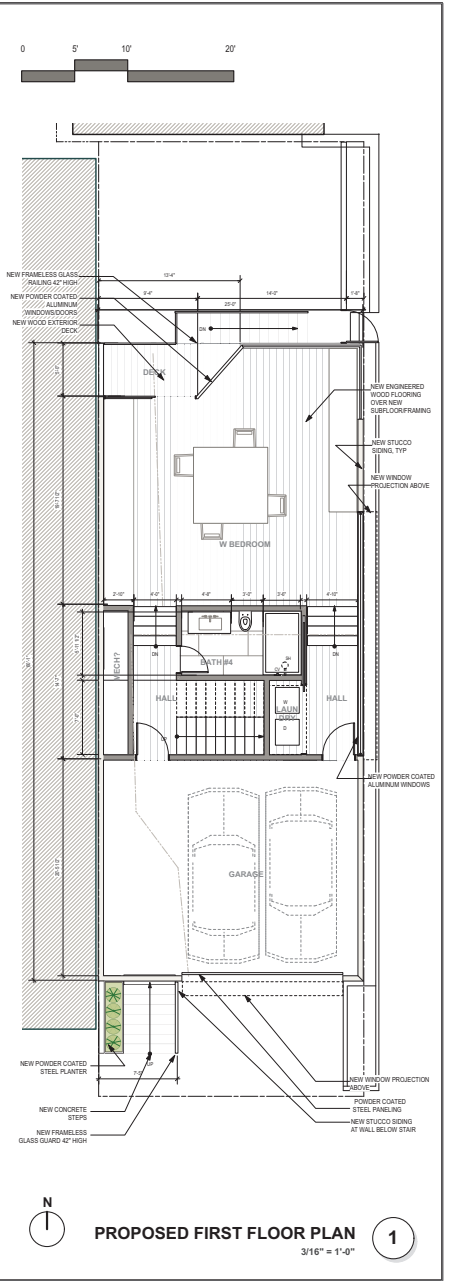
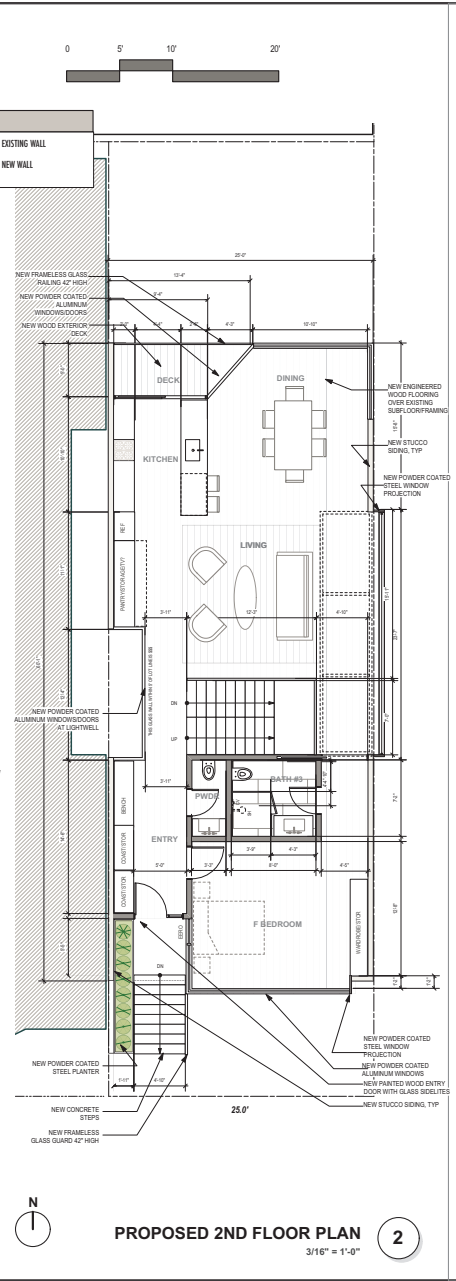
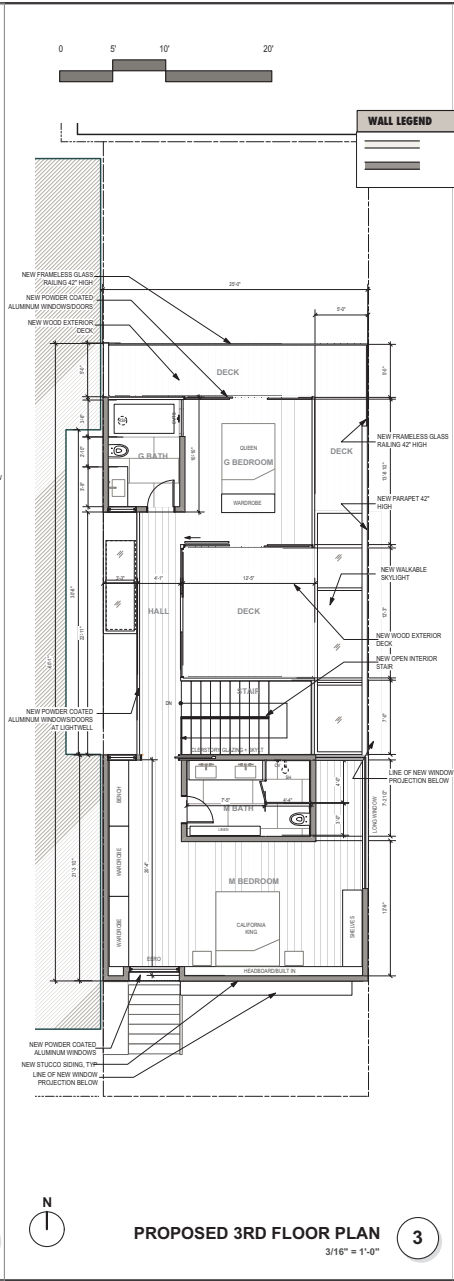
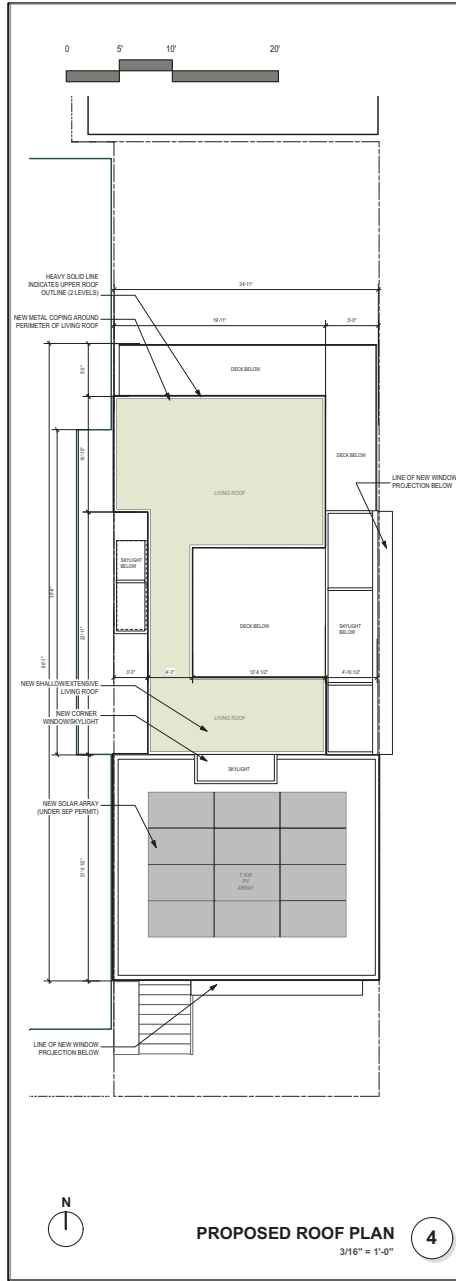
EXISTING/ DEMO PLANS

All drawings and written material depicting 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: _____





08.15.21	CONCEPT
08.25.21	REV PLAN
09.23.21	REV
09.23.21	PREAPP SET



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

RESIDENCE ADDITION

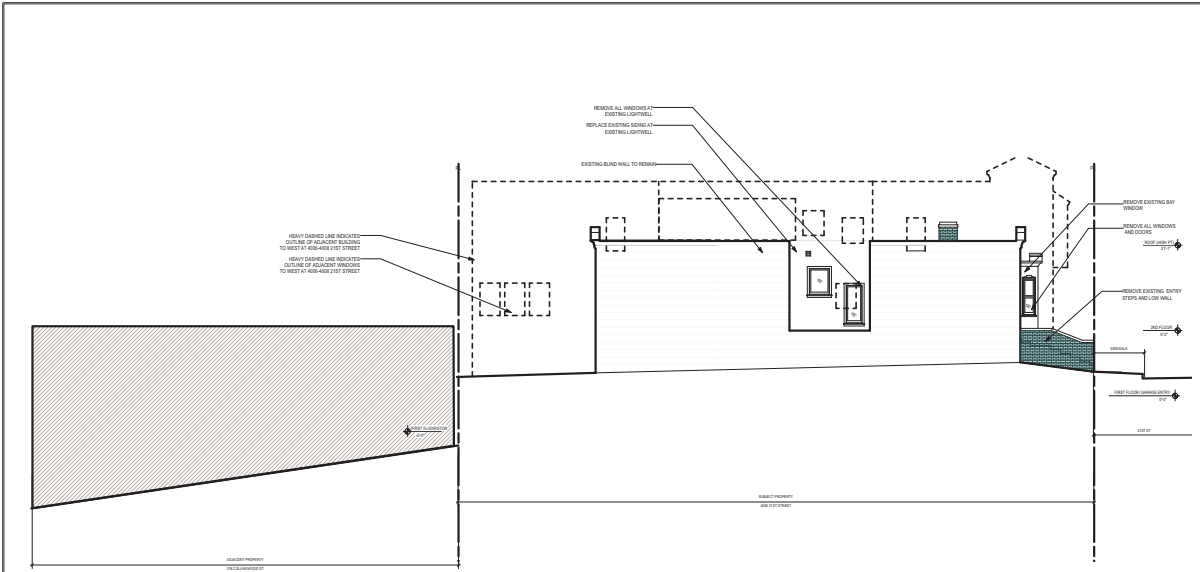
4000 21ST STREET, SAN FRANCISCO CA

PROPOSED PLANS

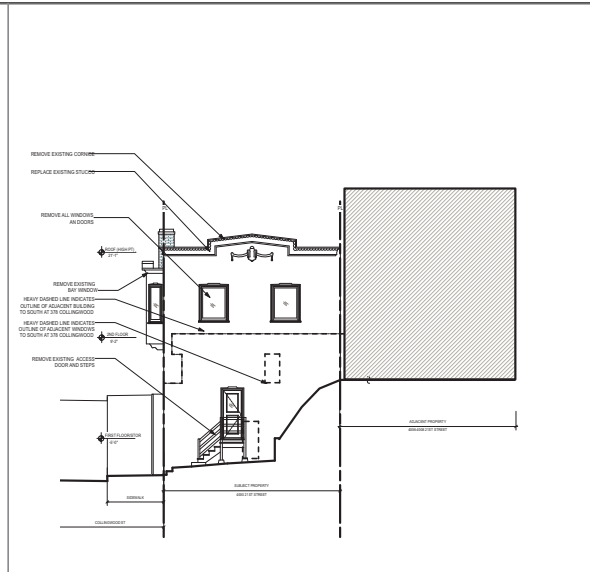
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A1.2

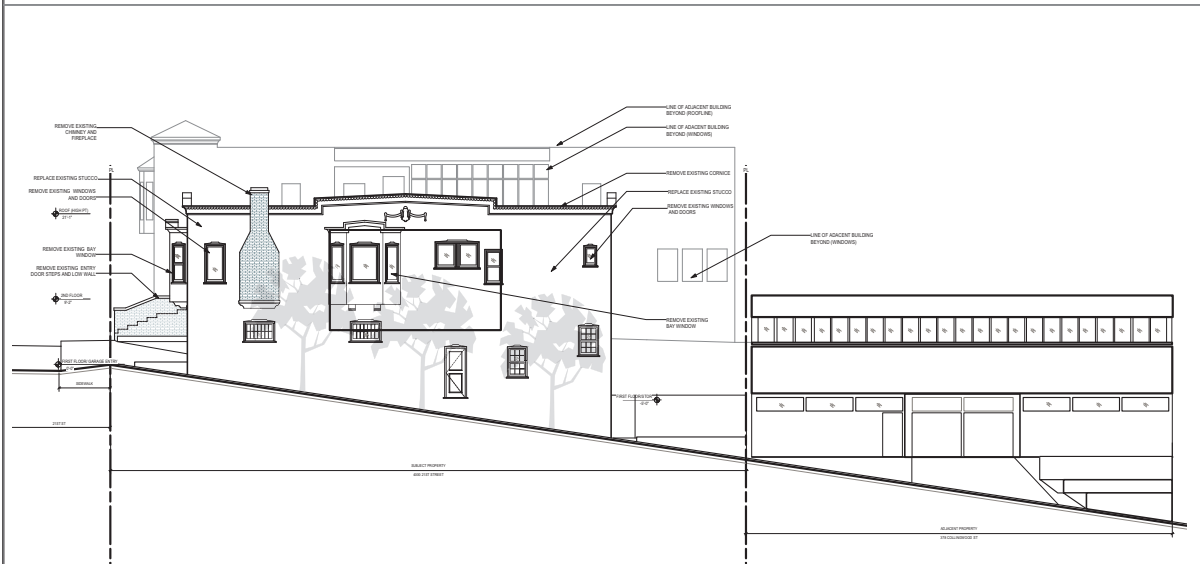
SCALE:
PLOT DATE:



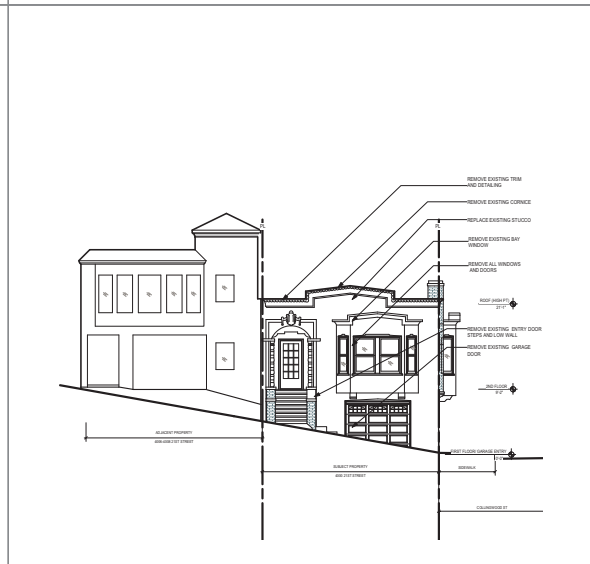
EXISTING WEST ELEVATION
3/16" = 1'-0" 4



EXISTING NORTH ELEVATION
3/16" = 1'-0" 2



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



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

08.16.21	CONCEPT
08.26.21	REV PLAN
08.26.21	REV
09.21.21	PREAPP SET



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

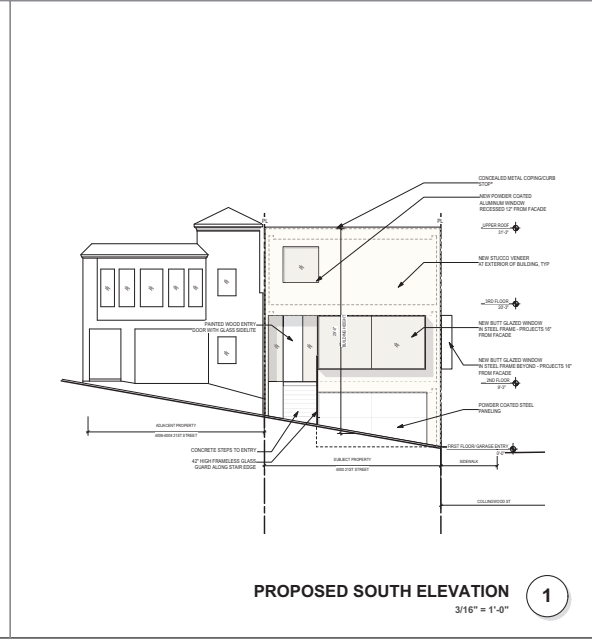
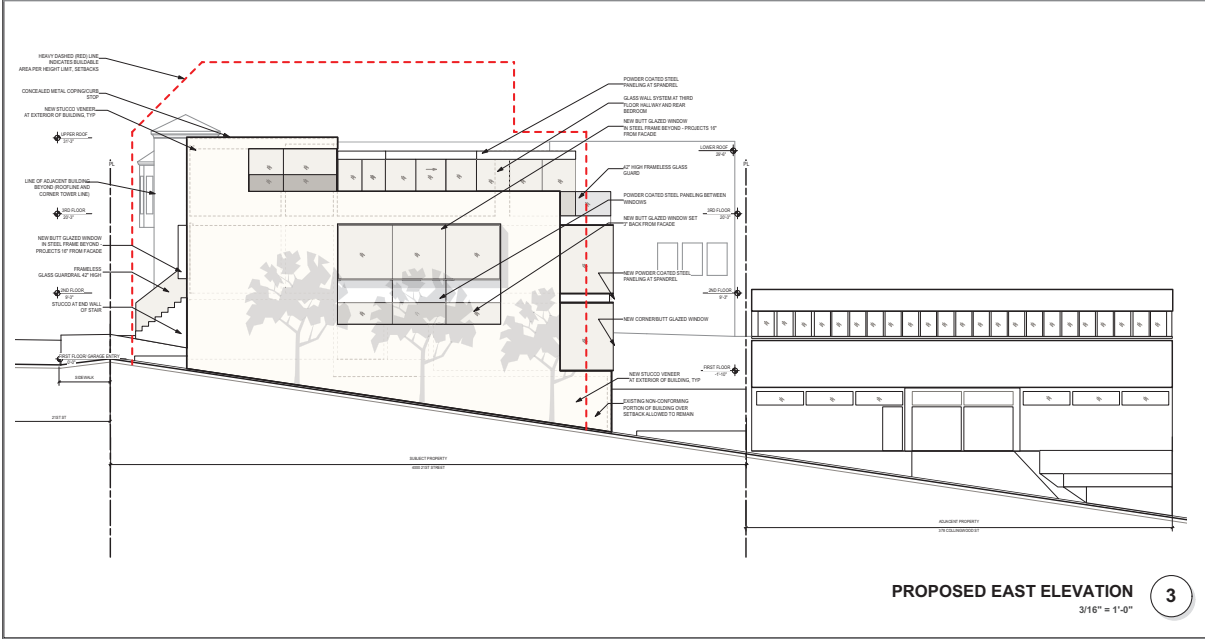
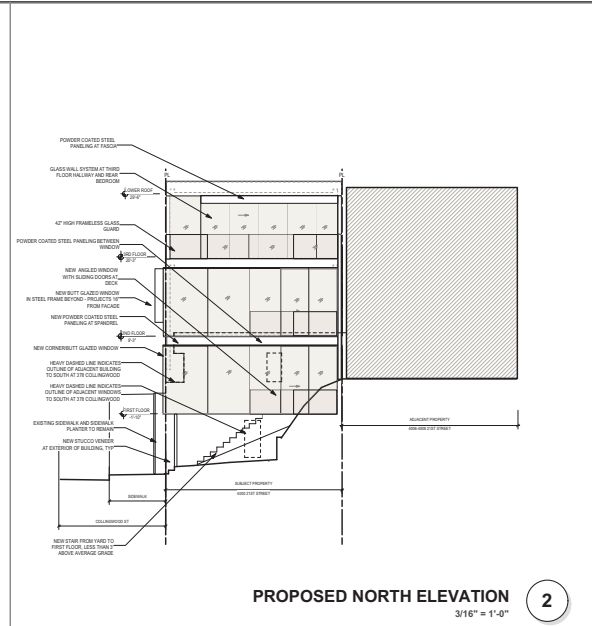
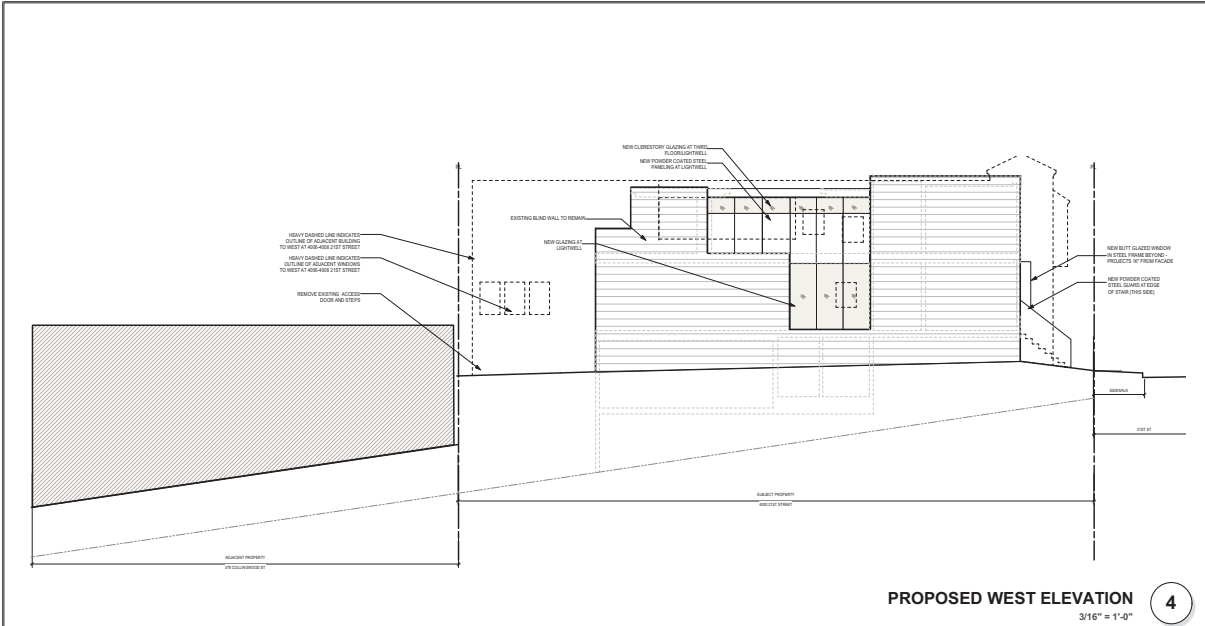
RESIDENCE ADDITION
4000 21ST STREET, SAN FRANCISCO CA

(E) EXTERIOR ELEVATIONS

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:



08.16.21	CONCEPT
08.20.21	REV PLAN
09.02.21	REV
09.21.21	PREAPP SET



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

RESIDENCE ADDITION
 4000 21ST STREET, SAN FRANCISCO CA

(N) EXTERIOR ELEVATIONS

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.

A1.4

SCALE:
 PLOT DATE:



KNOCK ARCHITECTURE AND DESIGN
2169 Union Street #5
San Francisco, CA 94123

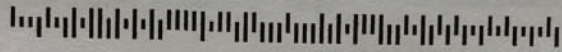


\$0.530
US POSTAGE
FIRST-CLASS
FROM 92651
SEP 28 2021
stamps
endicia



06290011613421

4000 21st St.
(mailed 09/28/21)



KNOCK ARCHITECTURE AND DESIGN
2169 UNION ST 5
SAN FRANCISCO CA 94123-4003

I: GENERAL:

- 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.
- SHORING SYSTEM DESIGN IS BASED ON PREVAILING SOIL CONDITIONS IN NEIGHBORHOOD AND DBASED ON CODE MINIMUM VALUES AS DEFINED BY CHAPTER 18 CBC.
- 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.
- 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.
- OMMISSIONS 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.
- DO NOT USE SCALED DIMENSIONS, USE WRITTEN DIMENSIONS OR WHERE NO DIMENSION IS PROVIDED, CONSULT THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS WHETHER SPECIFICALLY CALLED OUT OR NOT.
- 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.
- 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.
- GENERAL SITE EXCAVATION & INSTALLATION OF SHORING SYSTEM WORK SHALL BE COORDINATED TO PREVENT LOSS OF GROUND AND CAVING BANKS.
- 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.
- THE ENGINEER SHALL PROVIDE THE INTERMITTENT OBSERVATION SERVICES FOR INSTALLATION OF SHORING SYSTEM TO CONFIRM CONFORMANCE OF THE WORK WITH THE DRAWINGS.
- STOCKPILING OR STORAGE OF MATERIALS ON OR NEAR SHORING IS NOT PERMITTED UNLESS NOTED ON DRAWINGS OR WITH PRIOR APPROVAL OF THE ENGINEER.
- THE CONTRACTOR SHALL CALL & VERIFY THE LOCATION OF ALL UTILITIES AND SHALL PROTECT THEM FROM HARM AS REQ'D 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:
 - ABNORMAL RESISTANCE TO DIGGING.
 - FOREIGN MATERIAL PULLED FROM THE HOLE.

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

- III: DESIGN CRITERIA:**
- APPLICABLE CODE: CALIFORNIA BUILDING CODE, 2022 EDITION
 - 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

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)

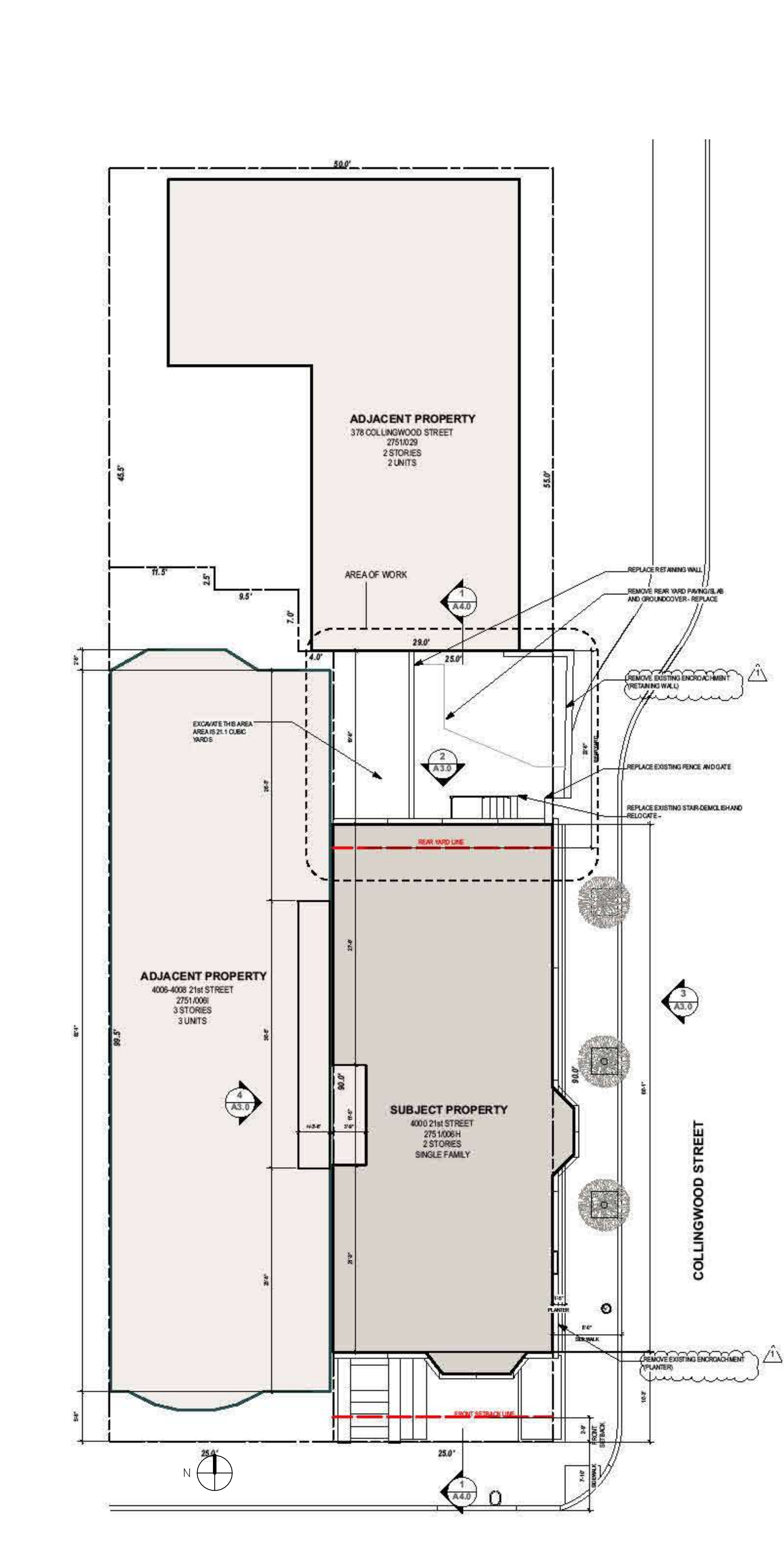
SOIL PRESSURE: 1.5pcf + 8H AT REST PRESSURE
PASSIVE PRESSURE: 300pcf WITH AN ARCHING FACTOR OF 2.0
(3000PSF IN BEDROCK)
BEARING PRESSURE: 3600psf
COEFFICIENT OF FRICTION $\mu = 0.5$

MONITORING PROGRAM (BY OWNER)

- 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.
 - SHORING ENGINEER SHALL BE NOTIFIED TO ATTEND THE PRECONSTRUCTION BUILDING SURVEY OF ADJACENT BUILDINGS
 - PROVIDE SHORING ENGINEER A COPY OF ALL PRECONSTRUCTION SURVEYS
 - INSTALL CRACK MONITORS AT EXISTING CRACKS IN WALLS, SLABS, BEAMS OR OTHER STRUCTURAL ELEMENTS
- 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
 - THE FRONT AND BACK CORNER OF THE ADJACENT FOOTING AND AT EACH SECTION AS SHOWN ON PLAN
- MONITORING POINTS SHALL BE SURVEYED FOR HORIZONTAL AND VERTICAL MOVEMENT AT THE FOLLOWING STAGES:
 - PRIOR TO PRELIMINARY GRADING (ADJACENT PROPERTY TARGETS ONLY)
 - AFTER INSTALLATION OF SECTION A LAGGING
 - AFTER INSTALLATION OF SECTION B LAGGING
 - AFTER INSTALLATION OF SECTION C LAGGING
 - UPON COMPLETION OF GENERAL EXCAVATION
 - ONCE A MONTH UNTIL COMPLETION OF FOUNDATION/RETAINING WALLS/FLOOR OCCUPANCY FOR A MIN OF 2 MONTHS
- THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY ONE DESIGN AND THE GEOTECHNICAL ENGINEER IF ANY LATERAL DEFLECTIONS/SETTLEMENTS ARE APPROACHING THE RECOMMENDED LIMITS
- SURVEY MONITORING RESULTS SHALL BE SUBMITTED TO ONE DESIGN AND THE GEOTECHNICAL ENGINEER WITHIN 48HRS OF FIELD MEASUREMENTS
- ADDITIONAL SURVEY MEASUREMENTS DURING OR AFTER CONSTRUCTION SHALL BE MADE IF REQUESTED BY ONE DESIGN OR THE GEOTECHNICAL ENGINEER
- 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.
 - MAXIMUM ALLOWABLE MOVEMENT FOR TEMPORARY SHORING
 - THE GROUND SURFACE BETWEEN THE TEMPORARY SHORING WALL SHOULD BE LIMITED TO 1/4 INCH AT THE TOP OF THE WALL
 - LATERAL DEFLECTION FOR LAGGING AND THE SHORING WALL SHOULD BE LIMITED TO 3/8 INCH
 - MINIMUM SETTLEMENT/LATERAL DEFLECTION READING INTERVAL:
 - AT LEAST ONCE EVERY WEEK DURING SHORING AND EXCAVATION OPERATIONS AND AT THE COMPLETION OF EACH SECTION
 - ONCE MONTHLY UNTIL THE PERMANENT WALLS HAVE BEEN CONSTRUCTED AND ANY INTERMEDIATE FLOORS IN BETWEEN THE PERMANENT WALLS HAVE BEEN COMPLETED

SEQUENCE OF WORK

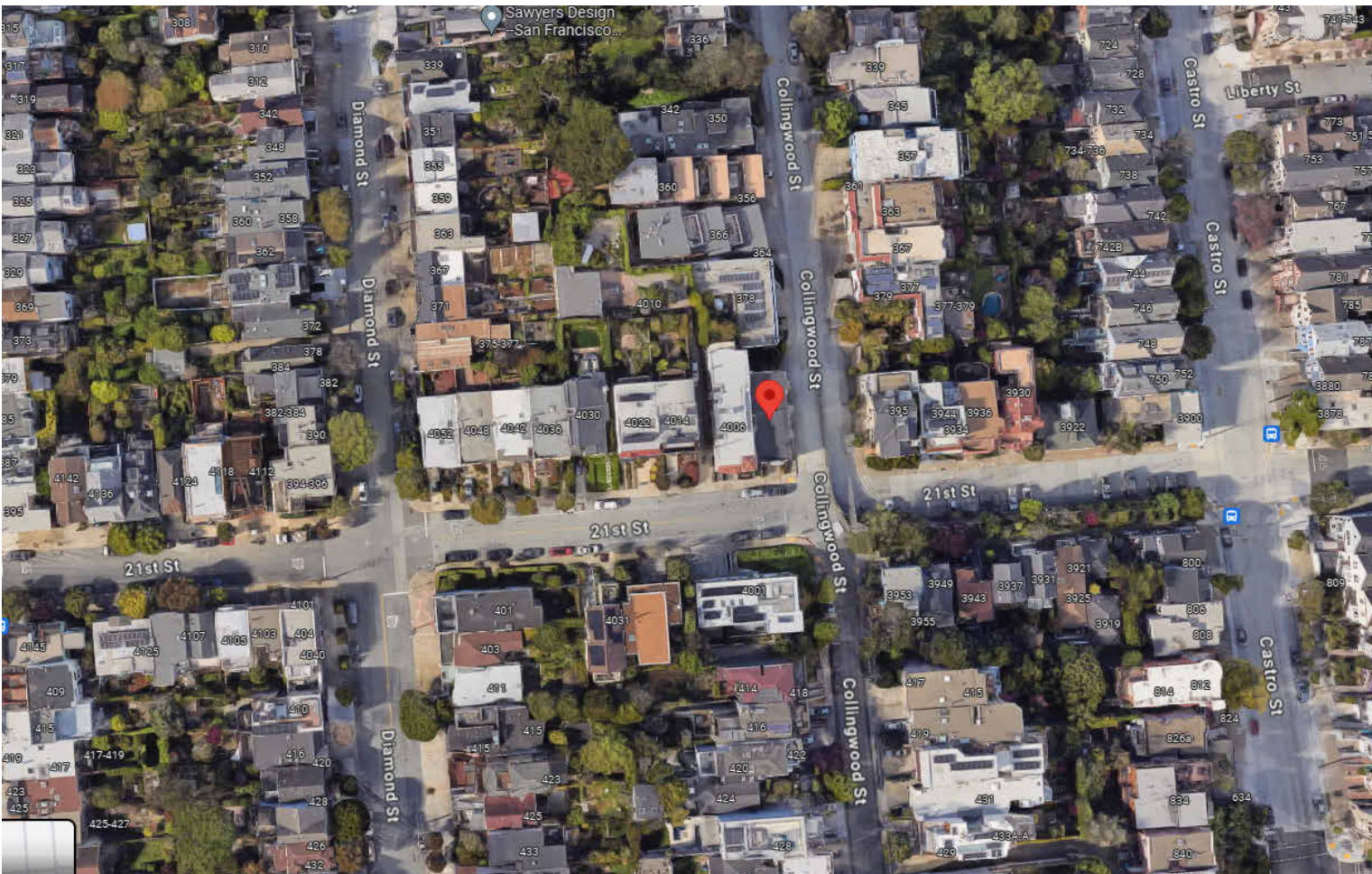
- DIG POT HOLES TO FIND THE BOTTOM OF THE ADJACENT FOUNDATION IN THE SECTION AS NEXT TO THE ADJACENT PROPERTY'S FOUNDATION. DETERMINE THE DEPTH AND CONDITION OF THE NEIGHBOR'S FOOTING BEFORE COMMENCING ANY FURTHER WORK. ENGINEER SHALL INSPECT AND IF THE BOTTOM OF THE PROPOSED EXCAVATION WILL BE BELOW THE BOTTOM OF THE ADJACENT FOUNDATION A LOT LINE SURVEY AND MONITORING SHALL BE REQUIRED PER THE MONITORING PROGRAM.
- 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 BA, 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 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.



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:	CONDITIONED EXISTING: 1448 SF PROPOSED: 1448 SF

ONE Design
Retrofits 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
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 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. 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	NO	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2: AVERAGE SLOPE OF PROPERTY	GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL.		YES NO
	<input type="checkbox"/>		<input type="checkbox"/> <input checked="" type="checkbox"/>
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	NO	
	<input checked="" type="checkbox"/>	<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 NO
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
OTHERS: _____			YES NO
		<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: 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. 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. Concrete (Placement & sampling)
2. Bolts installed in concrete
3. Special moment - Resisting concrete frame
4. Reinforcing steel and prestressing tendons
5. **Structural welding:**
 - A. **Periodic visual inspection**
 - Single pass fillet welds 5/16" or smaller
 - Steel deck
 - Welded studs
 - Cold formed studs and joists
 - Slat and railing systems
 - Reinforcing steel
 - B. **Continuous visual inspection and NDT** (Section 1704)
 - All other welding (NDT exception: Fillet weld)
 - Reinforcing steel; and NDT required
 - Moment-resisting frames
 - Others: _____
6. High-strength bolting
7. Structural masonry
8. Reinforced gypsum concrete
9. Insulating concrete fill
10. Sprayed-on fireproofing
11. Piling, drilled piers and caissons
12. Shotcrete
13. Special grading, excavation and filling (Geo. Engineering)
14. Slush-control system
15. Demolition
16. Exterior Facing
17. **Retrofit of unreinforced masonry buildings:**
 - Testing of mortar quality and shear tests
 - Inspection of repointing operations
 - Installation inspection of new shear bolts
 - Pre-installation inspection for embedded
 - Pull/torque tests per SFBC Sec.1607C & 1615C
18. **Bolts Installed in existing concrete or masonry:**
 - Concrete Masonry
 - Pull/torque tests per SFBC Sec. 507C & 515C
 - Others: _____
19. Shear walls and floor systems used as shear diaphragms
20. Holdowns
21. **Special cases:**
 - Shoring
 - Underpinning Not affecting adjacent property
 - Affecting adjacent property: PA
 - Others: _____
22. Crane safety (Apply to the operation of tower cranes on high-rise building) (Section 1705.22)
23. Others: "As recommended by professional of record"
monitoring points & lagging
24. **Structural observation per Sec. 1704.6 (SFBC) for the following:**
 - Foundations Steel framing
 - Concrete construction Masonry construction Wood framing
 - Other: EXCAVATION
25. Certification is required for: Glu-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

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

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
Web Site: www.geotecnia.com

July 13, 2024

Mr. Radu Mihai Roman (via e-mail at 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.

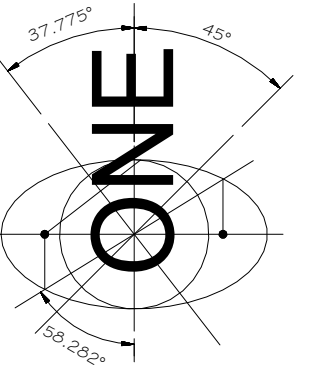
Sincerely,
GEOTECNIA



Luis E. Moura, Principal
C.E., G.E., F.ASCE [07/13/2024]

Cc: Mr. Ryan Knock (via e-mail at knockad18@gmail.com)
Mr. Erevan O'Neill (via e-mail at erevan@onedesignsf.com)

Retrofits
Remodels
Design



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



FOUNDATION SEQUENCING

4000 21ST STREET
RADU ROMAN

Project
revisions

1 no. description date
RESPONSE TO COMMENTS 07-16-24

drawn by
EON

set type
PERMIT PLANS

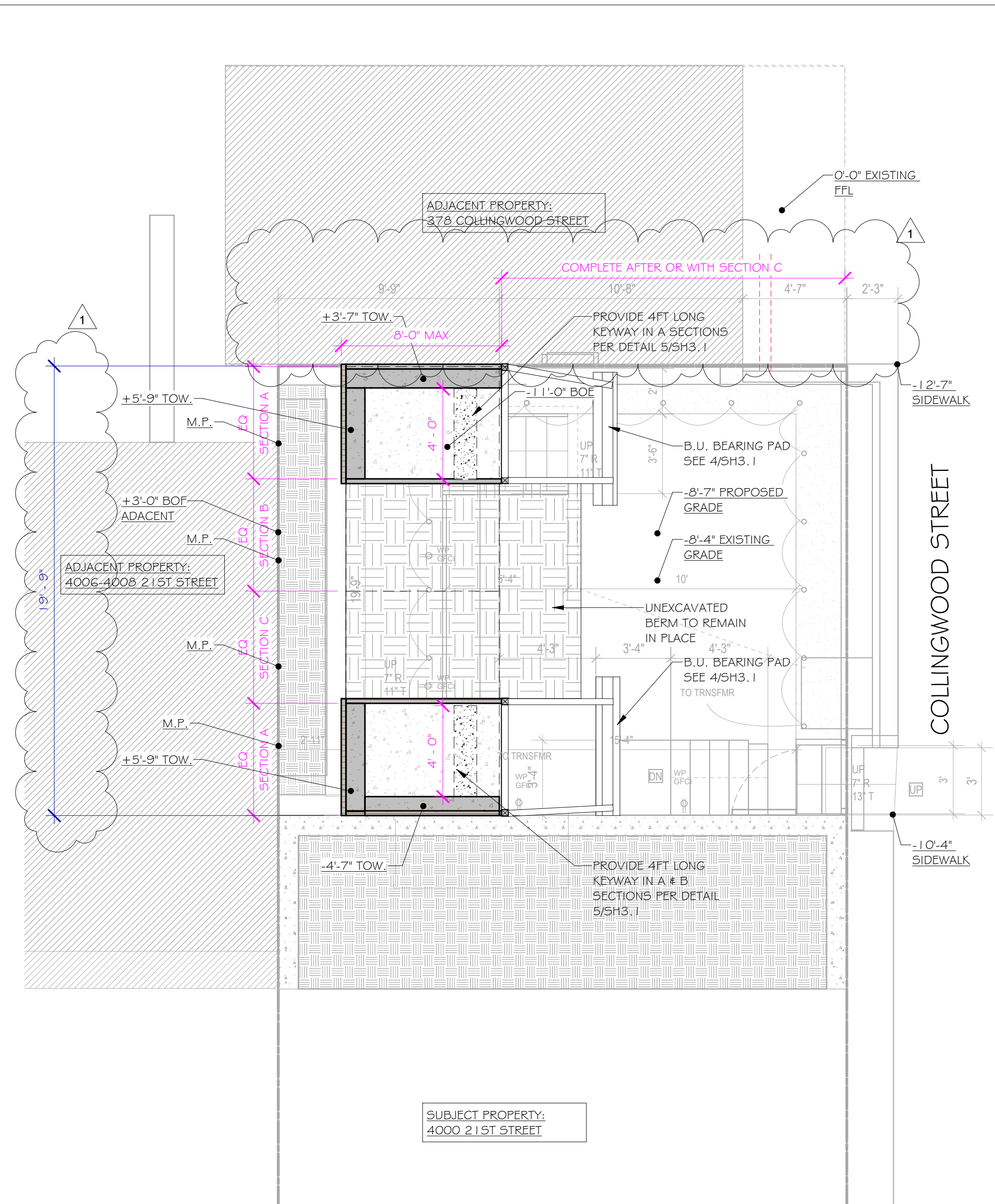
sheet content
S19
CHECKLIST
AND SPECIAL
INSPECTIONS

sheet no.

SHO.1

project number
2411

date
04/25/2024



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

EXCAVATION AND GEOTECHNICAL NOTES:

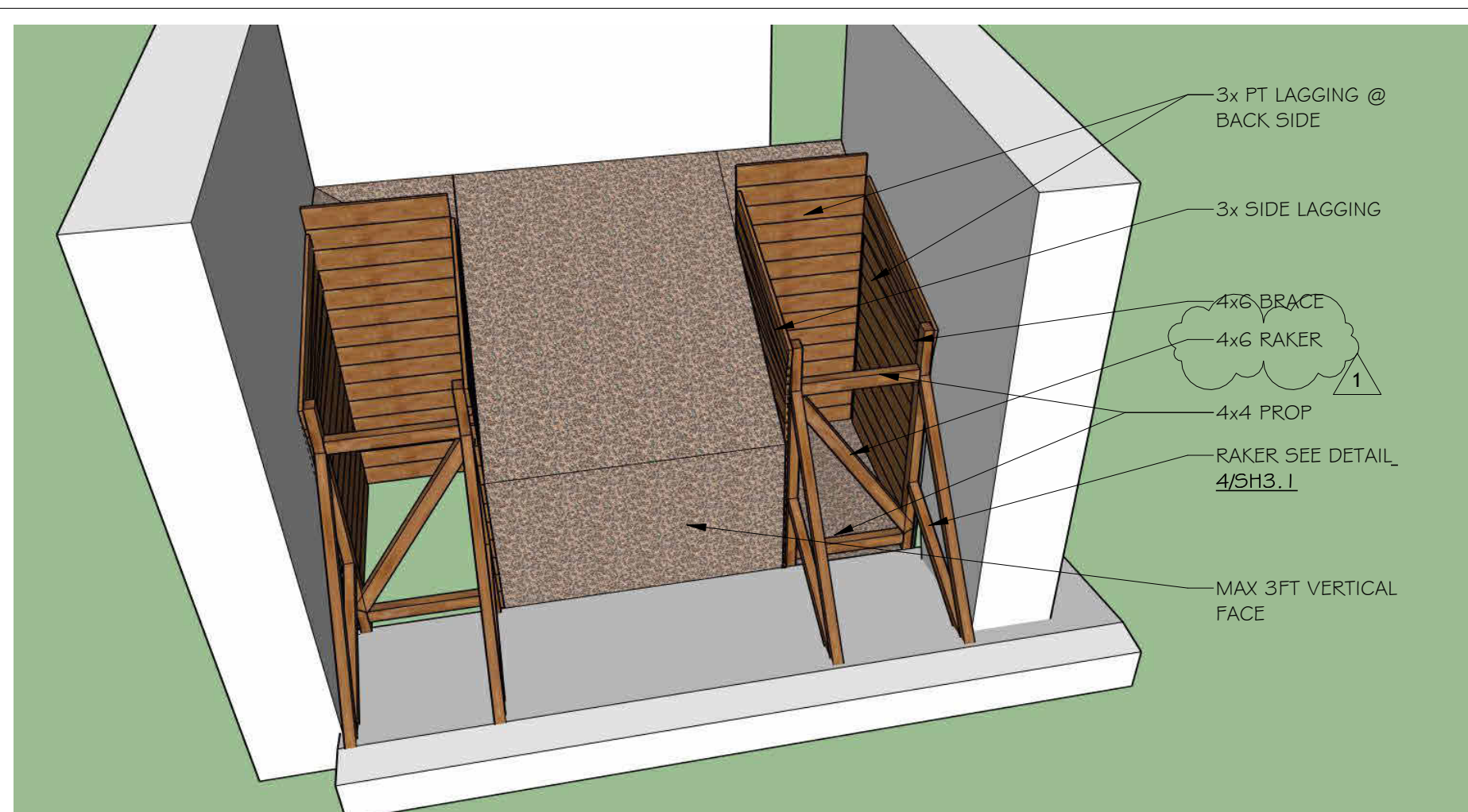
- ALL PIT DEPTHS SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER. FINAL DEPTHS TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER. REFER TO DETAIL 1/SH3.1
- ALL LAGGING SHALL BE INSPECTED BY THE SHORING ENGINEER. WATERPROOFING AND COORDINATION OF WATERPROOFING DETAILS SHALL BE BY AN OUTSIDE CONSULTANT. 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.

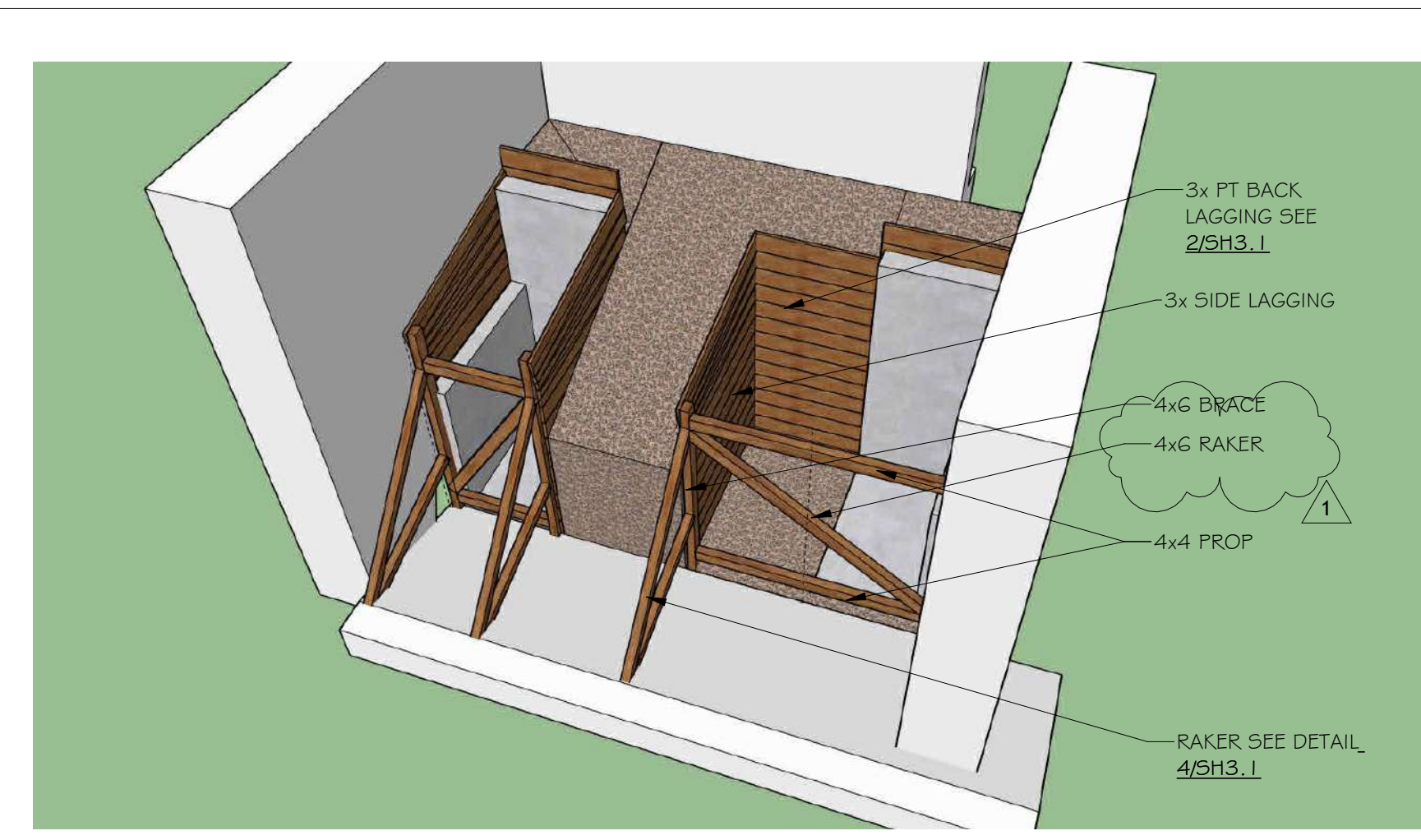
REFER TO PLANS DATED 07-17-23 PREPARED BY KNOCK ARCHITECTURE AND DESIGN
 REFER TO PLANS DATED 02-01-23 PREPARED BY ENERTIA DESIGNS FOR STRUCTURAL DETAILS AND SPECIFICATIONS
 THE ZERO DATUM IS THE GARAGE FLOOR OF THE SUBJECT PROPERTY AS SHOWN ON THE ARCHITECTURAL PLANS

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

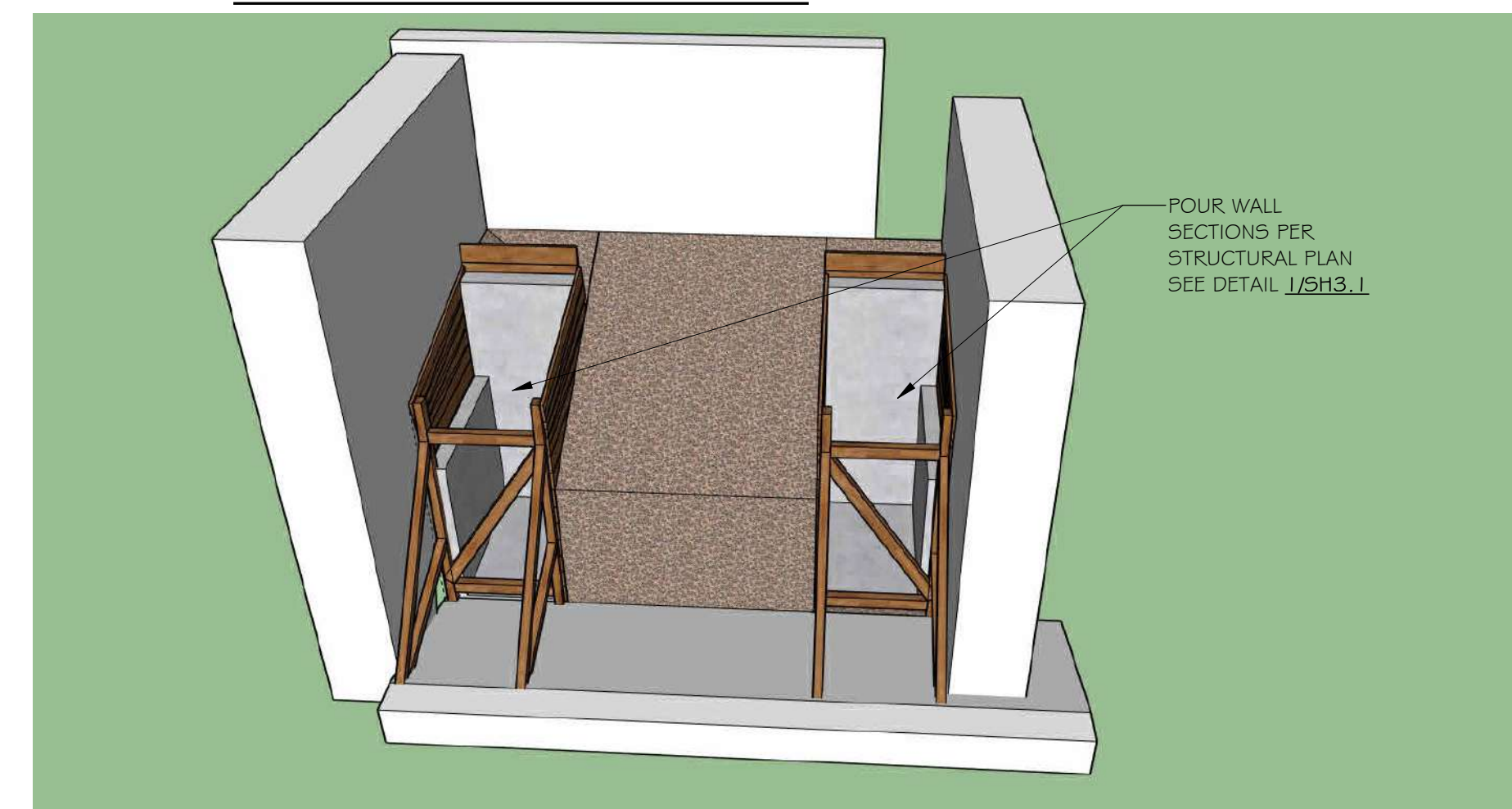
REFER TO SHEET SHO.0 FOR LEGEND AND GENERAL NOTES.



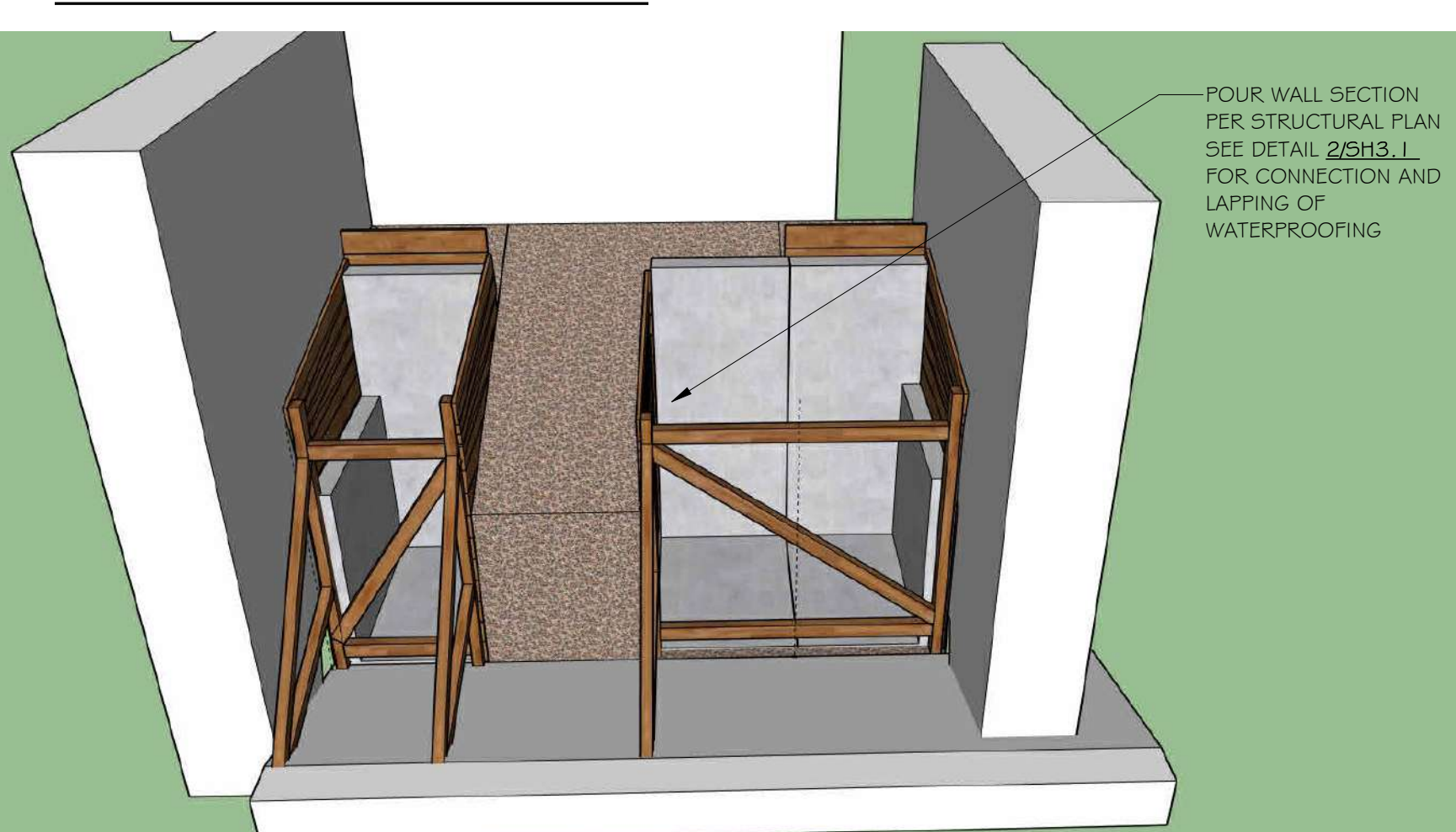
PHASE A LAGGED SECTIONS



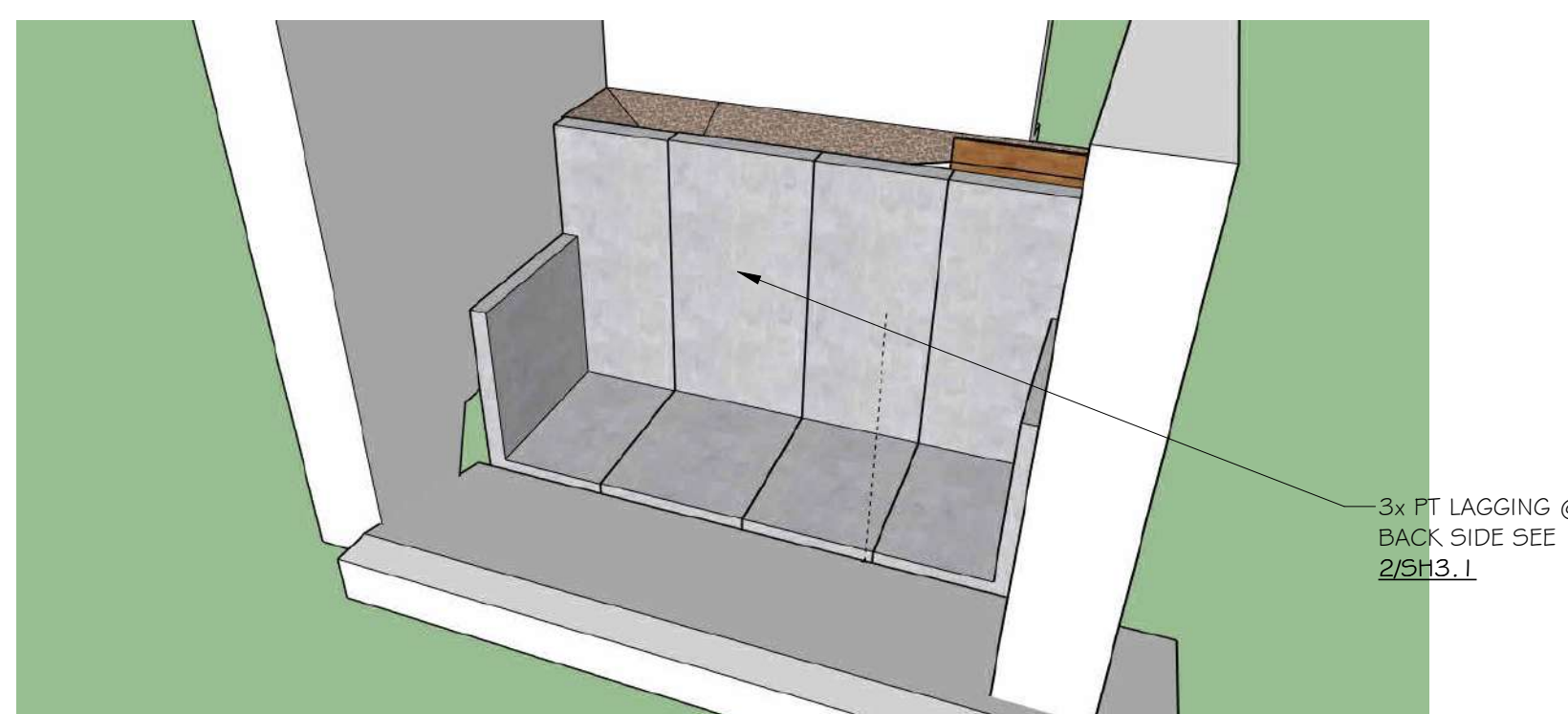
PHASE B LAGGED SECTIONS



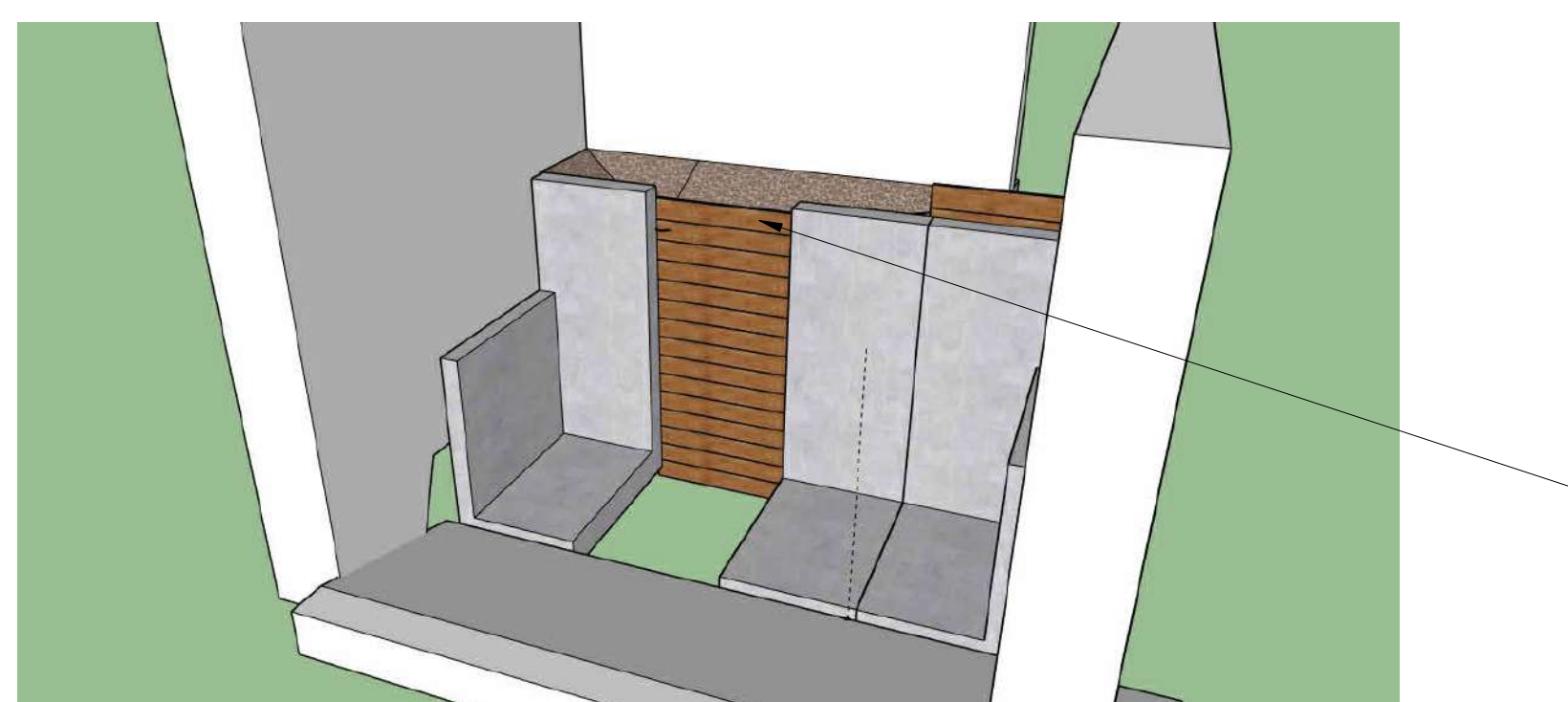
PHASE A COMPLETED SECTIONS



PHASE B COMPLETED SECTIONS



PHASE C LAGGED SECTIONS



PHASE C 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 MONIOTING 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 6A, 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

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
1	RESPONSE TO COMMENTS	07-16-24

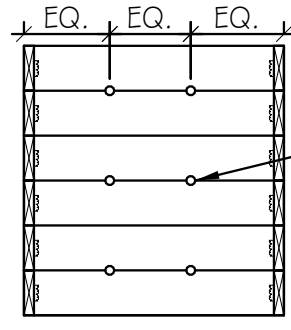
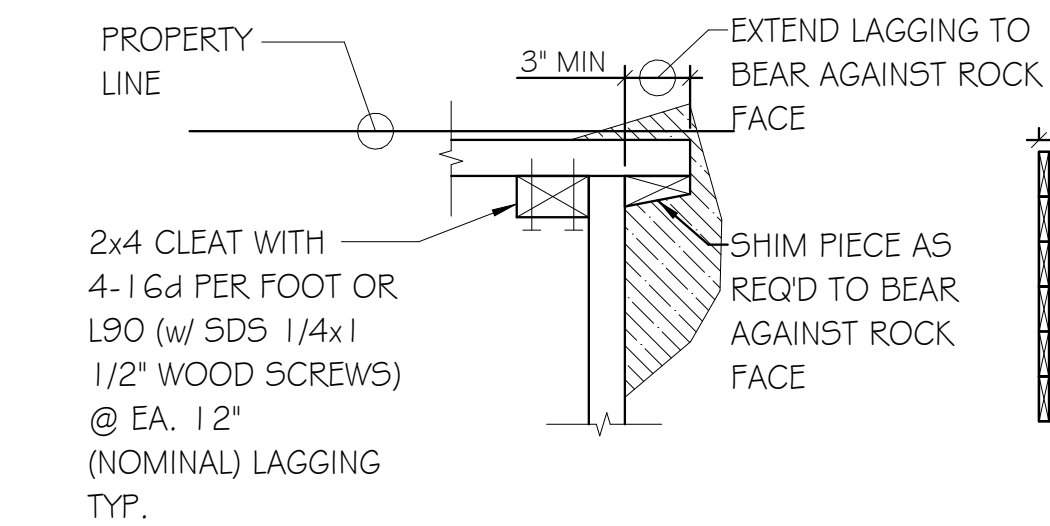
Project: 400021 ST STREET
 Set Type: PERMIT PLANS

SHORING AND SEQUENCING PLAN

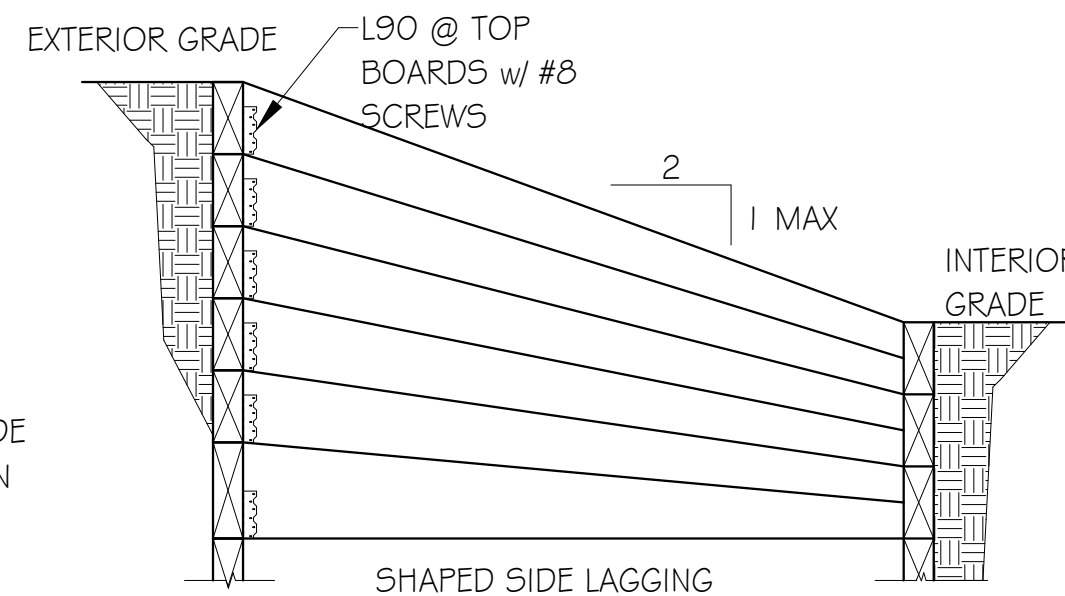
Sheet No.: SH1.1
 Project Number: 2411
 Date: 04/25/2024

** 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

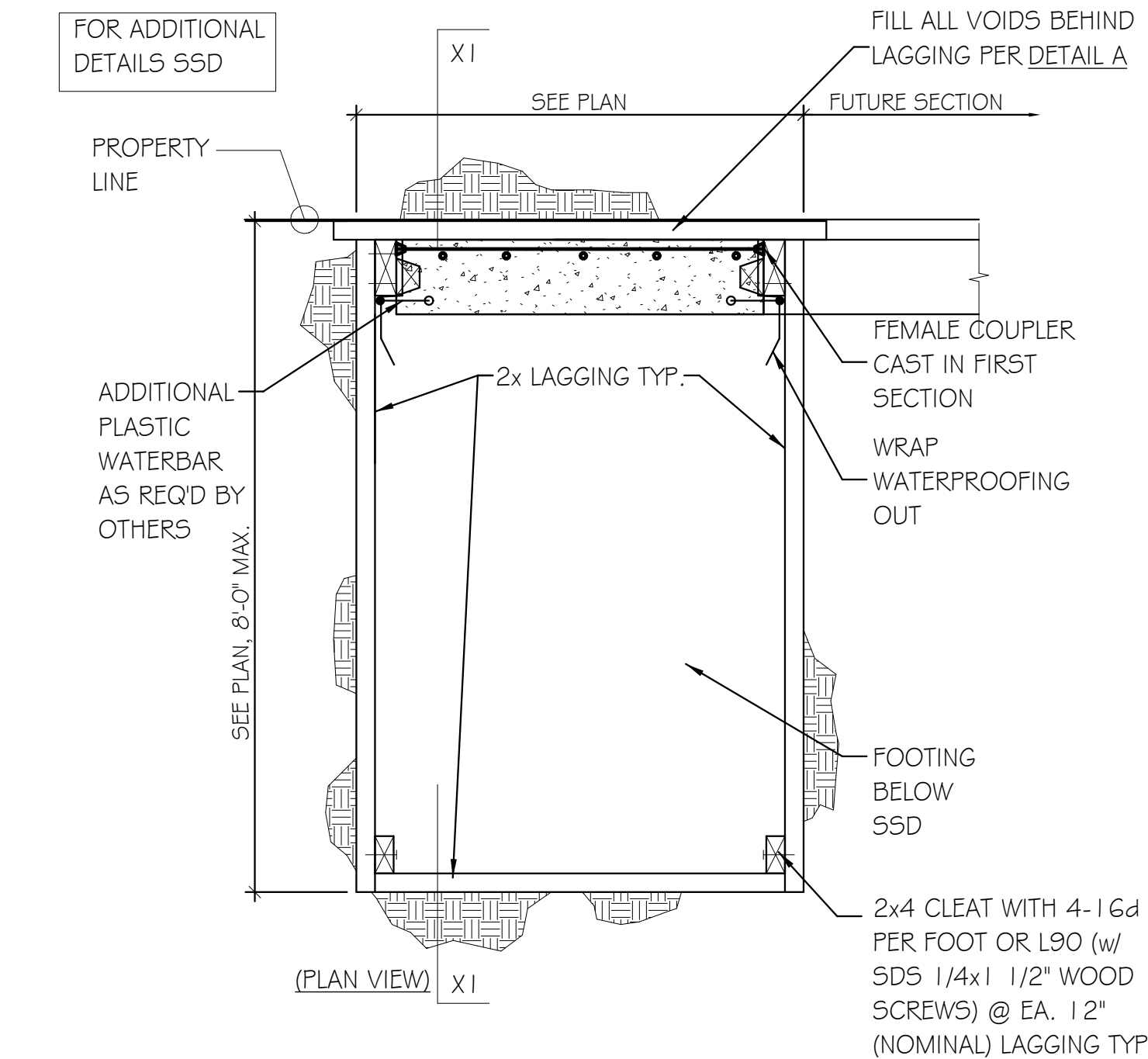
TEMPORARY DRAINAGE:
WATER WILL BE COLLECTED IN GRAVEL SUMP PITS AND THEN PUMPED TO THE SEWER



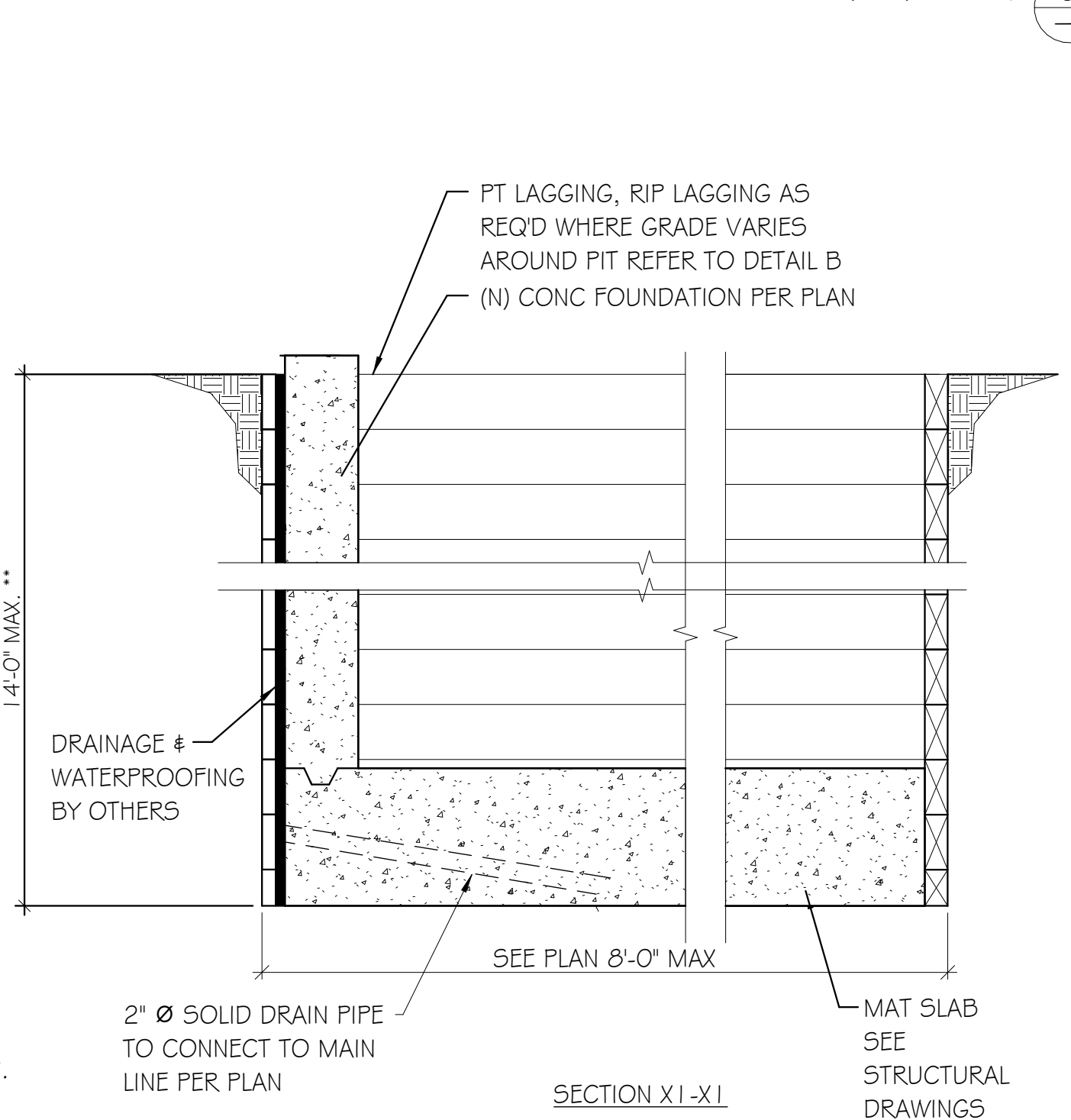
3x1 2 PT LAGGING, TYP. FILL ALL VOIDS BEHIND LAGGING PER DETAIL A



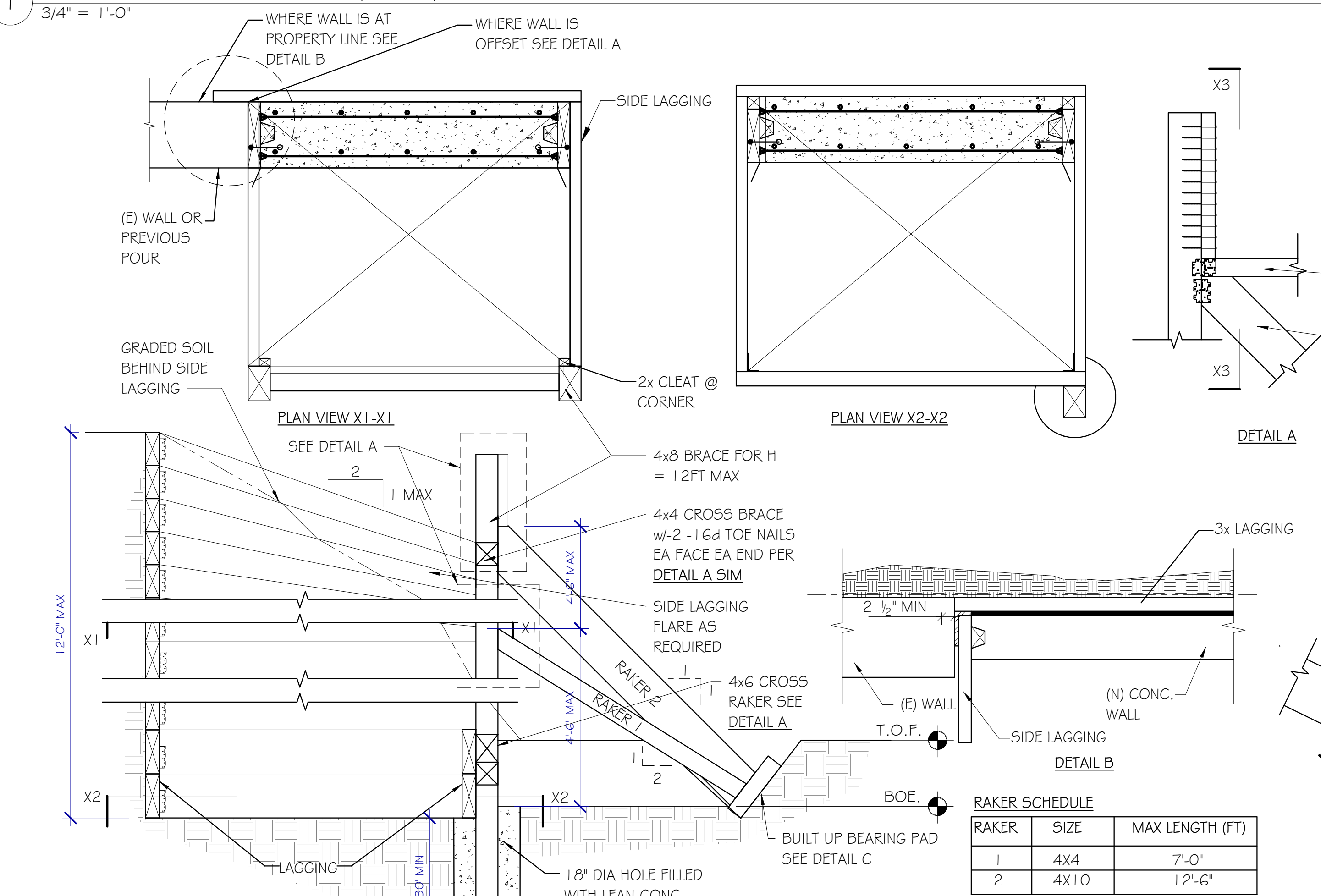
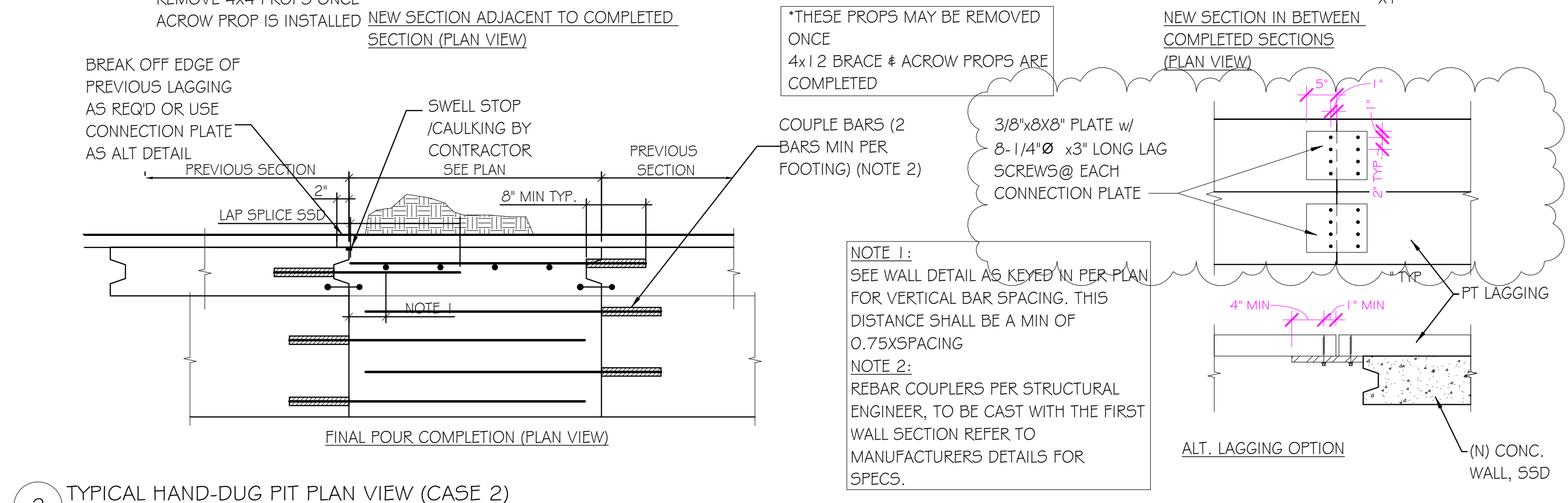
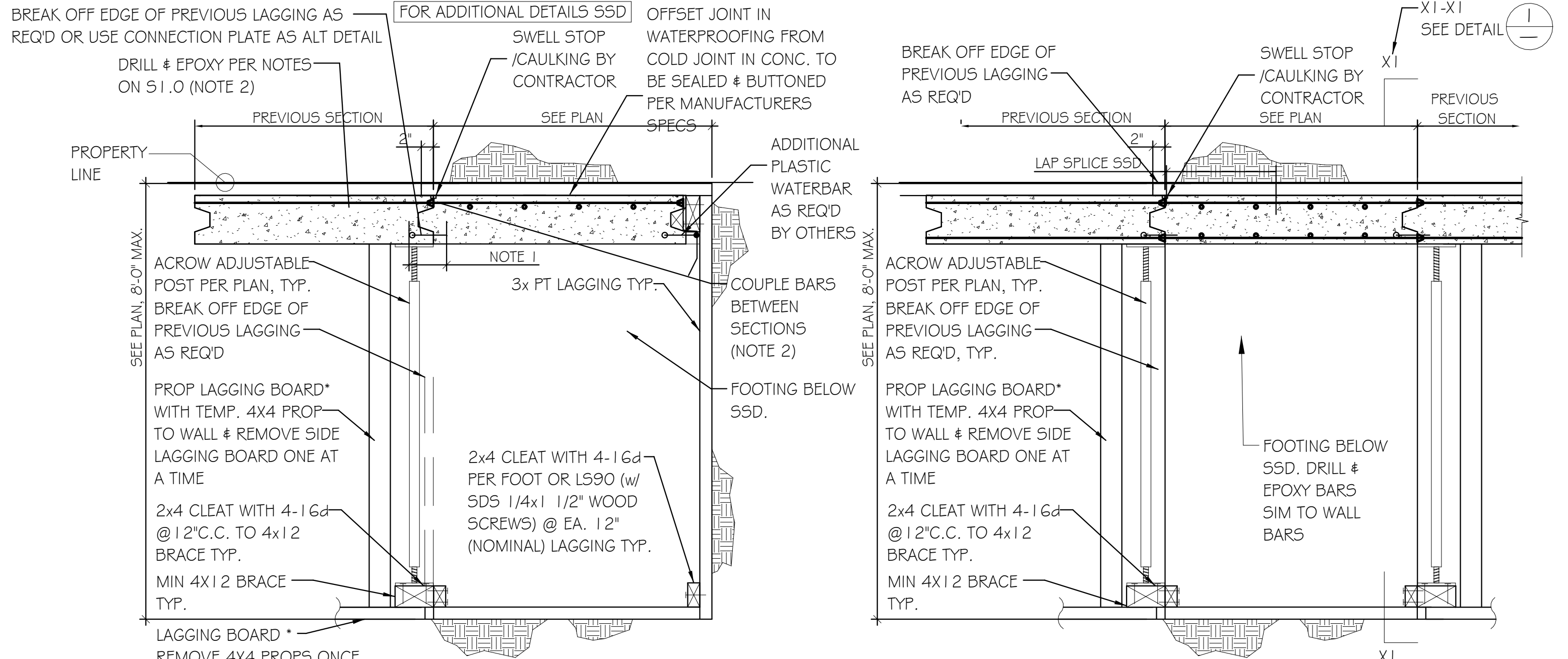
WHERE KEYWAY REQUIRED REFER TO DETAIL 5



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"

RAKER SCHEDULE

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

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ONE Design
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San Francisco, CA 94115
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FOUNDATION SEQUENCING
400021 ST STREET
RADU ROMAN

revisions

no.	description	date
1	RESPONSE TO COMMENTS	07-16-24

drawn by: Author

set type: PERMIT PLANS

sheet content: SHORING & SEQUENCING DETAILS

sheet no.: SH3.1

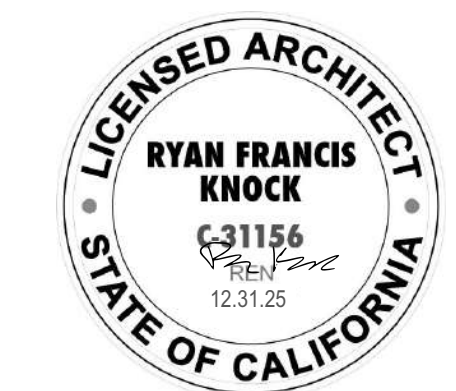
project number: 2411

date: 04/25/2024

RESIDENCE+ADU ADDITION

4000 21ST STREET SAN FRANCISCO, CA 94114

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
01.29.24	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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SHEET INDEX

ARCHITECTURAL INDEX

- A0.0a INDEX PROJECT INFORMATION
- A0.0b STREET VIEW IMAGES
- A0.1 DEMO CALCS - PLANS
- A0.2 DEMO CALCS - ELEVATIONS
- A0.3 AREA CALCS
- A0.4 DEMO CALCS FOR AREA OVER REAR YARD LINE
- A0.5 NSR

- 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
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- A3.0 ENLARGED SOUTH ELEVATIONS
- A3.1 ENLARGED NORTH ELEVATIONS
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- A3.3 ENLARGED WEST ELEVATIONS

- A4.0 EXISTING LONGITUDINAL BUILDING SECTIONS
- A4.1 PROPOSED LONGITUDINAL BUILDING SECTIONS
- A4.2 EXISTING TRANSVERSE SITE AND BUILDING SECTIONS
- A4.3 PROPOSED TRANSVERSE SITE AND BUILDING SECTIONS

- A5.0 STAIR ELEVATIONS AND SECTIONS
- A5.1 STAIR AND WALL SECTIONS
- A5.2 WALL SECTIONS

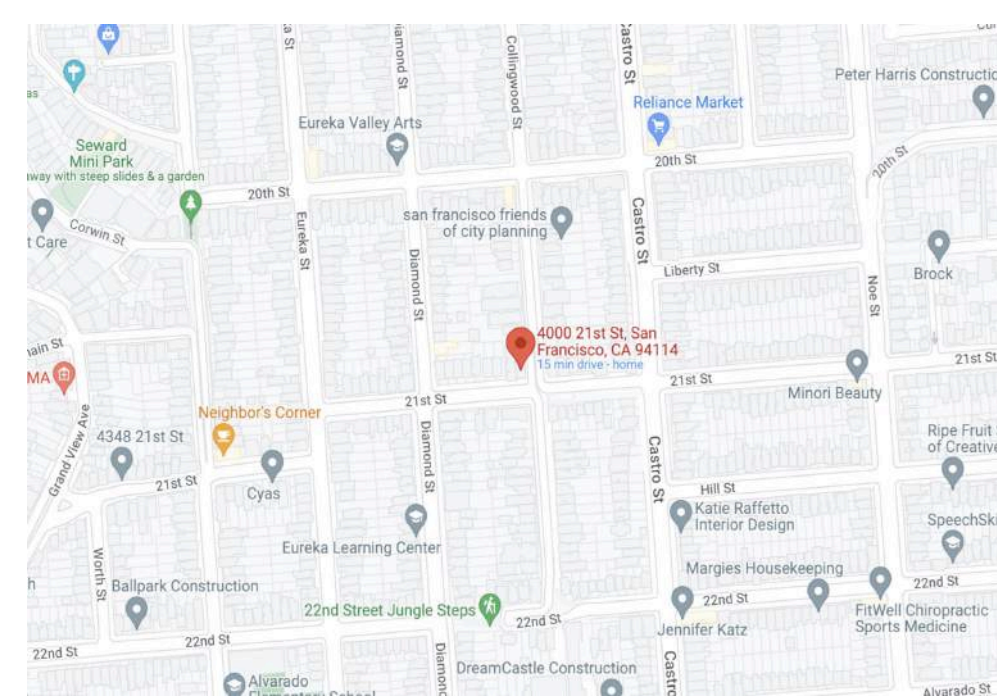
- A6.0 CONSTRUCTION DETAILS
- A6.1 CONSTRUCTION DETAILS
- A6.2 CONSTRUCTION DETAILS
- A6.3 CONSTRUCTION DETAILS
- A6.4 CONSTRUCTION DETAILS
- A6.5 CONSTRUCTION DETAILS

- A7.0 DOOR SCHEDULE AND LEGEND
- A7.1 WINDOW SCHEDULE AND LEGEND
- A7.2 WINDOW SCHEDULE AND LEGEND

- GB1 GREEN BUILDING CHECKLIST
- E1 ENERGY INSPECTION FORMS
- T24.1 TITLE 24 ENERGY REPORT
- T24.2 TITLE 24 ENERGY REPORT
- T24.3 TITLE 24 MANDATORY MEASURES

- #### SURVEY
- S1.0 STRUCTURAL COVER SHEET AND LEGEND
 - S1.1A TYPICAL WOOD DETAILS
 - S1.1B TYPICAL WOOD DETAILS
 - S1.2A TYPICAL CONCRETE DETAILS
 - S1.3B STEEL MOMENT FRAME DETAILS
 - S2 FIRST FLOOR/FOUNDATION PLAN
 - S3 2ND FLOOR FRAMING PLAN
 - S4 THIRD FLOOR AND ROOF FRAMING PLAN
 - S5 STRUCTURAL DETAILS
 - S6 STRUCTURAL DETAILS

VICINITY MAP



PROJECT INFO

OWNER: RADU ROMAN
4000 21ST STREET
SAN FRANCISCO CA 94114

STRUCTURAL ENGINEER: ENERTIA DESIGNS
JEFFERSON CHEN
1167 MISSION STREET
SAN FRANCISCO, CA 94103
(415) 626-5300

ARCHITECT: RYAN KNOCK
KNOCK ARCHITECTURE AND DESIGN
2169 UNION STREET SUITE #5
SAN FRANCISCO, CA 94123

GEOTECH ENGINEER: LUIS MOURA, G.E.
GEOTECHNIA
2422 PROVIDENCE CT.
WALNUT CREEK, CA 94596
510-913-10673

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
ADU UNDER SEPARATE PERMIT #202406

PROJECT STATS:

Block and Lot	2751/006H	
Zoning	RH-2	
Historic Resource Status	B	
Year Built	1928	
	Existing	Proposed
Use	Single Family	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		
	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 Sq Ft	Proposed Sq Ft
EXISTING VERSUS PROPOSED AREAS		
Main Residence Area*	2579	2981
ADU Area*	0	1016
TOTAL	2579	3997

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
TOTAL	2981	1016

all measurements in gross square footage per SFPC

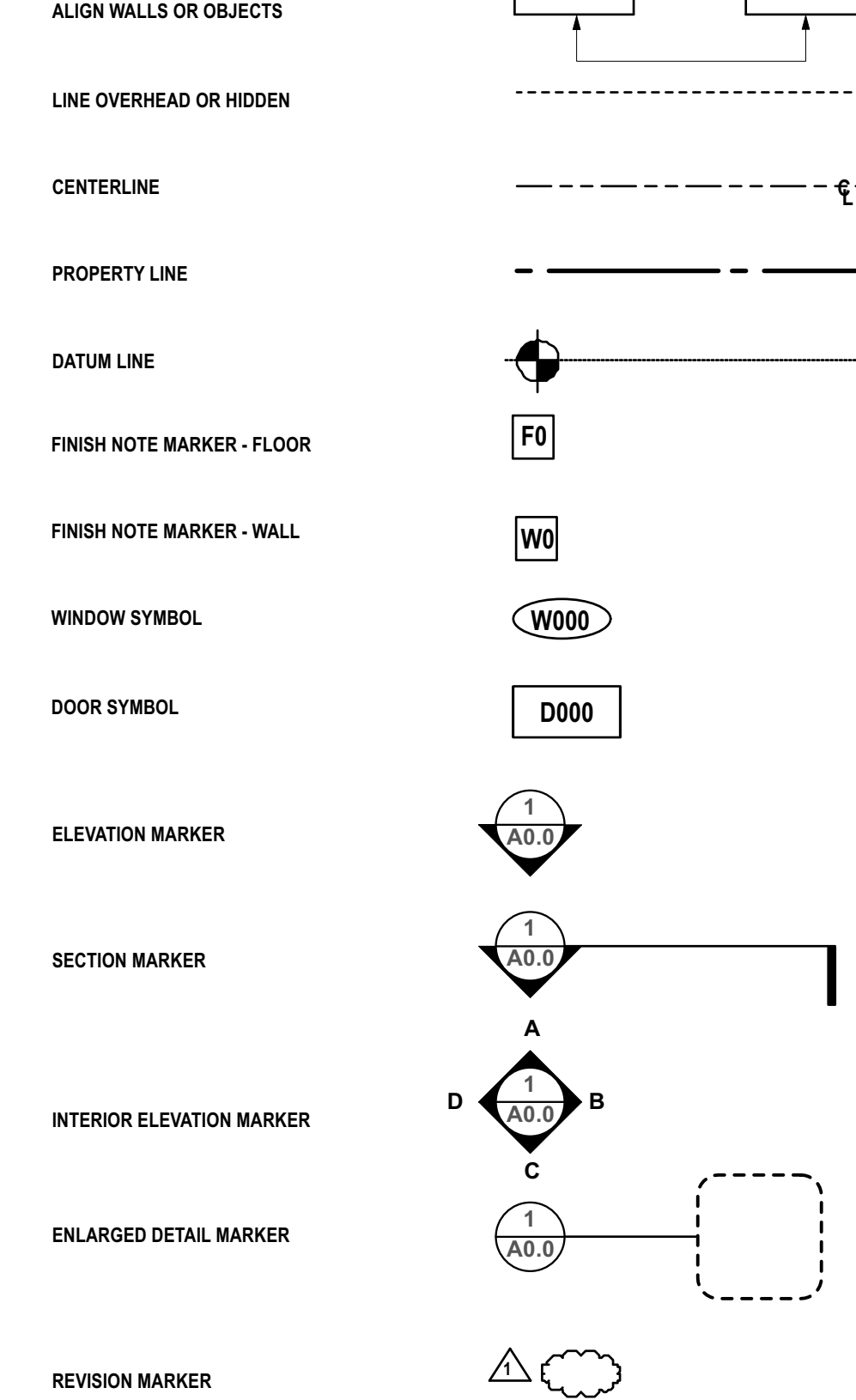
15% ADDED ONTO EXISTING AREA (e area x 1.15)	2965	< 2981
1.2 TIMES LOT AREA	2700	< 2981

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
		DF	DOUGLAS FIR	HDR	HEADER	OFD	OVERFLOW DRAIN	TR	TOWEL RACK
C.L.	CENTERLINE	DIA	DIAMETER	HWD	HARDWOOD	OFS	OVERFLOW SCUPPER	TV	TELEVISION
PL.	PROPERTY LINE	DIM	DIMENSION	HVAC	HEATING, VENTILATION, AIR CONDITIONING	OPNG	OPENING	TYP	TYPICAL
(E)	EXISTING	DN	DOWN	HW, HWH	HOT WATER HEATER	P		U	
(N)	NEW	DP	DOUBLE POLE			PERF	PERFORATED	UON	UNLESS OTHERWISE NOTED
		DS	DOWNSPOUT			PL	PLATE	UR	URINAL
A		DW	DISHWASHER	I		PLY	PLYWOOD		
AB	ANCHOR BOLT	DWG	DRAWING	INS, INSL	INSULATION	PT	PRESSURE TREATED	V	VARIABLE
ABV	ABOVE			INT	INTERIOR	PTD	PAINTED	VAR	VARIES
AD	AREA DRAIN	E		INV	INVERT	R		VCT	VINYL COMPOSITE TILE
ADJ	ADJACENT	E	EAST					VERT	VERTICAL
AFF	ABOVE FINISHED FLOOR	EA	EACH	J		R	RISER	VIF	VERIFY IN FIELD
ALT	ALTERNATE	EJ	EXPANSION JOINT	JT	JOINT	RAD	RADIUS		
ALUM	ALUMINUM	EL	ELEVATION	JST	JOIST	RDWD	REDWOOD		
ANOD	ANNODIZED	ELEC	ELECTRICAL			REF	REFER, REFERENCE	W	WEST
AP	ACCESS PANEL	ELEV	ELEVATOR	K		RET.	RETURN	WC	WATER CLOSET
APX,APROX	APPROXIMATE	EO	ELECTRICAL PANELBOARD	KIT	KITCHEN	REV	REVISED, REVISION	WD	WOOD
ARCH	ARCHITECT, ARCHITECTURAL	EQ	EQUAL			RM	ROOM	WIN	WINDOW
ASPH	ASPHALT	EST	ESTIMATE	L		RO	ROUGH OPENING	WWF	WELDED WIRE FABRIC
		EXH	EXHAUST	LAM	LAMINATE, LAMINATED	RWL	RAINWATER LEADER		
		EXP	EXPOSED	LAV	LAVATORY				
		EXT	EXTERIOR	LW	LIGHTWEIGHT				
				LWC	LIGHTWEIGHT CONCRETE	S			
B						S	SOUTH		
BD	BOARD	F				SC	SOLID CORE		
BIT	BITUMINOUS	FDN	FOUNDATION	M		SCD	SEE CIVIL ENGINEERING		
BLDG	BUILDING	FF	FINISHED FLOOR	M	MIRRORED				
BLK	BLOCK	FIN	FINISH	MANUF	MANUFACTURER				
BLKG	BLOCKING	FLR	FLOOR, FLOORING	MAX	MAXIMUM	SECT	SECTION		
BOT	BOTTOM	FLUOR	FLUORESCENT	MC	MEDICINE CABINET	SF	SQUARE FEET		
B.O.	BOTTOM OF	FOC	FACE OF CONCRETE	MDF	MEDIUM DENSITY FIBERBOARD	SHT	SHEET		
BM	BEAM	FOM	FACE OF MASONRY	MECH	MECHANICAL	SIM	SIMILAR		
B.U.	BUILT-UP	FOP	FACE OF PLYWOOD	MEMB	MEMBRANE	SLD	SEE LANDSCAPE DRAWINGS		
		FOS	FACE OF STUD	MIN	MINIMUM	SP	SINGLE POLE		
C		FPL	FIREPLACE	MIR	MIRROR	SQ	SQUARE		
CAB	CABINET	FTG	FOOTING	MTL	METAL	SSD	SEE STRUCTURAL DRAWINGS		
CJ	CONTROL JOINT	FURN	FURNISH, FURNISHED			SSTL	STAINLESS STEEL		
C.L.	CENTERLINE					STC	SOUND TRANSMISSION		
CLG	CEILING					STL	COEFFICIENT		
CLR	CLEAR					N	NORTH		
CMU	CONCRETE MASONRY UNIT	G				N/A	NOT APPLICABLE		
CNTL	CONTROL	GA	GUAGE	N/A	NOT APPLICABLE	NIC	NOT IN CONTRACT		
COL	COLUMN	GALV	GALVANIZED	NIC	NOT IN CONTRACT	NO	NUMBER		
CONT	CONTINUOUS	GC	GENERAL CONTRACTOR	NTS	NOT TO SCALE	T			
CPT	CARPET	GL	GLAZING			TEL	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		

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 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

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

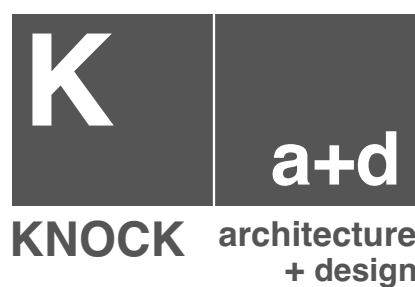
COVER SHEET

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.

A0.0a

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
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



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

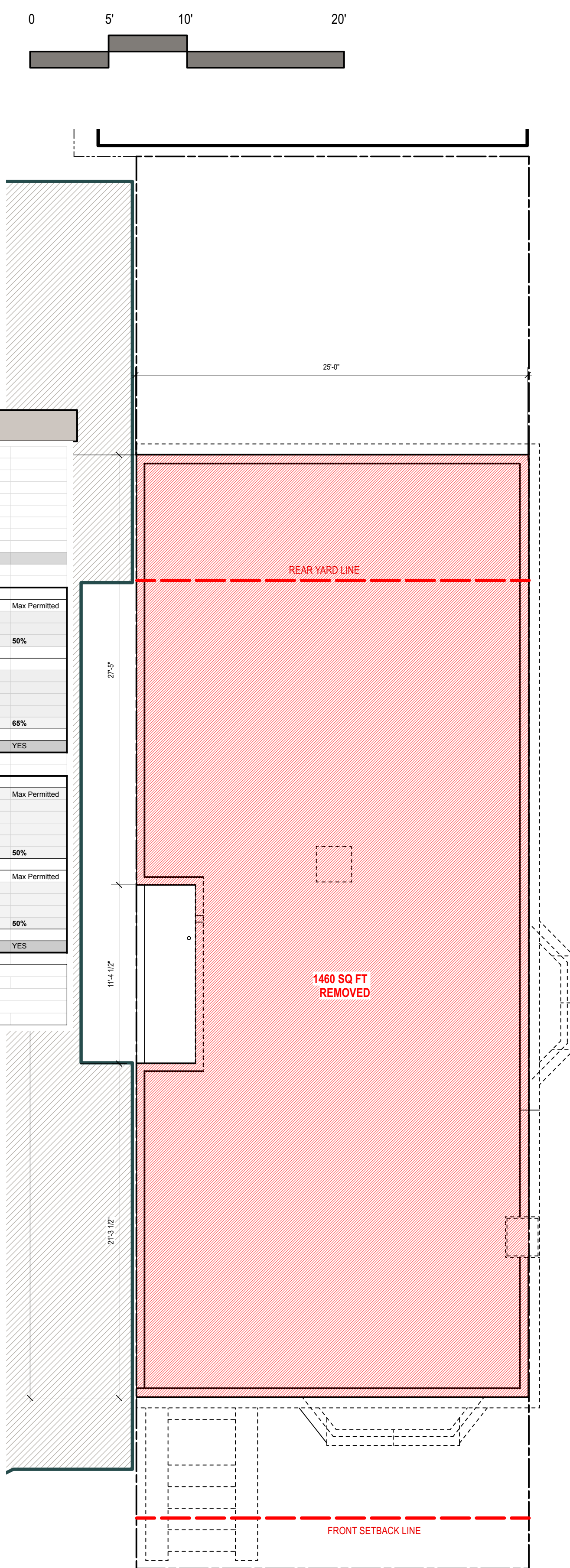
SECTION B - Linear Foundation Calc						
#1		Front and Rear Facades - Linear Measurements	(E) LENGTH (linear ft)	LENGTH REMOVED (linear ft)	PERCENTAGE REMOVED	Max Permitted
A	Front Facade (south facing)		33.75	33.75	100%	
B	Rear Facade (north facing)		24.9	0	0%	
	Sum of Front and Rear Facade (east + west)		58.65	33.75	57%	60%
#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%	
	Sum of All Exterior Walls Linear Footage		180.65	33.75	18%	65%
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%	
	Sum of All Exterior Wall Square Footage Vert Elements		4190	1854	44%	50%
#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%	
	Sum of All Exterior Element Square Footage		2897	1589	55%	60%
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."

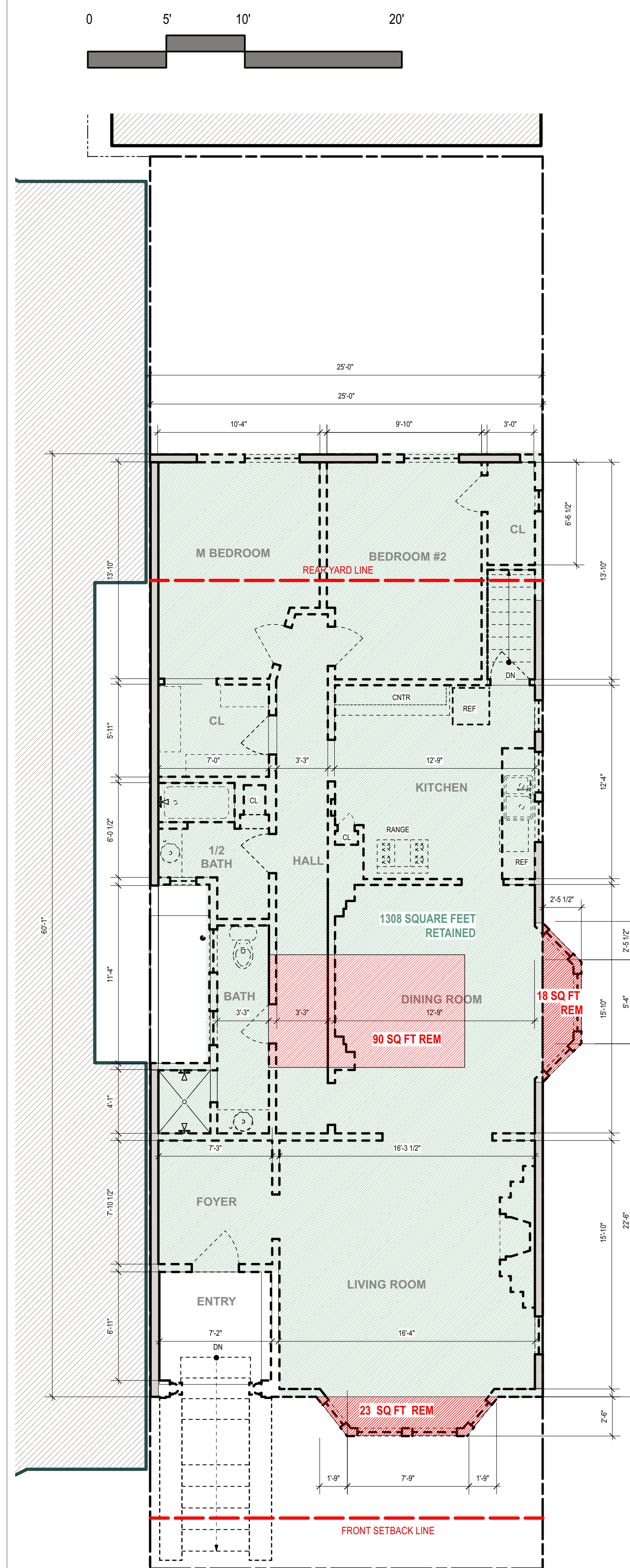
3 Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."

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.



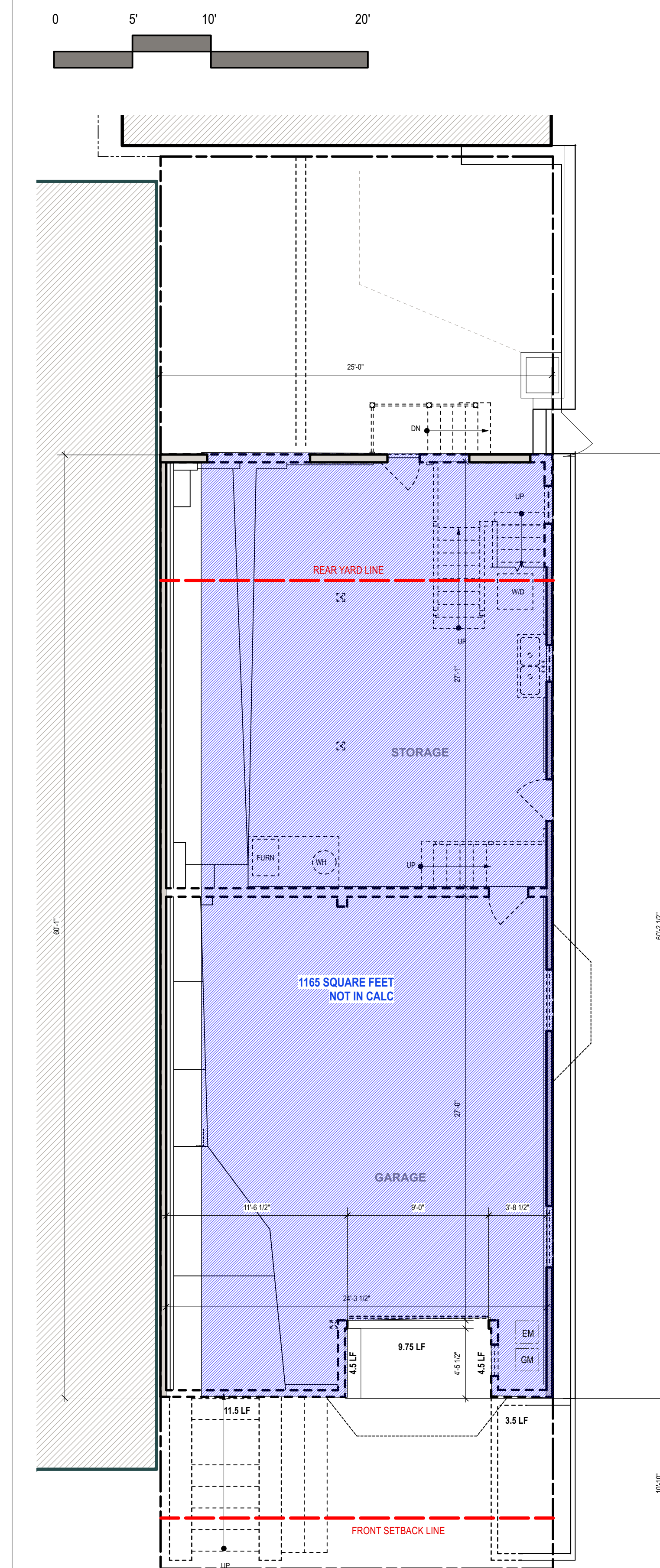
EXISTING/DEMO ROOF PLAN
3/16" = 1'-0"

3



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

2



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	BLDG PERMIT REV



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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

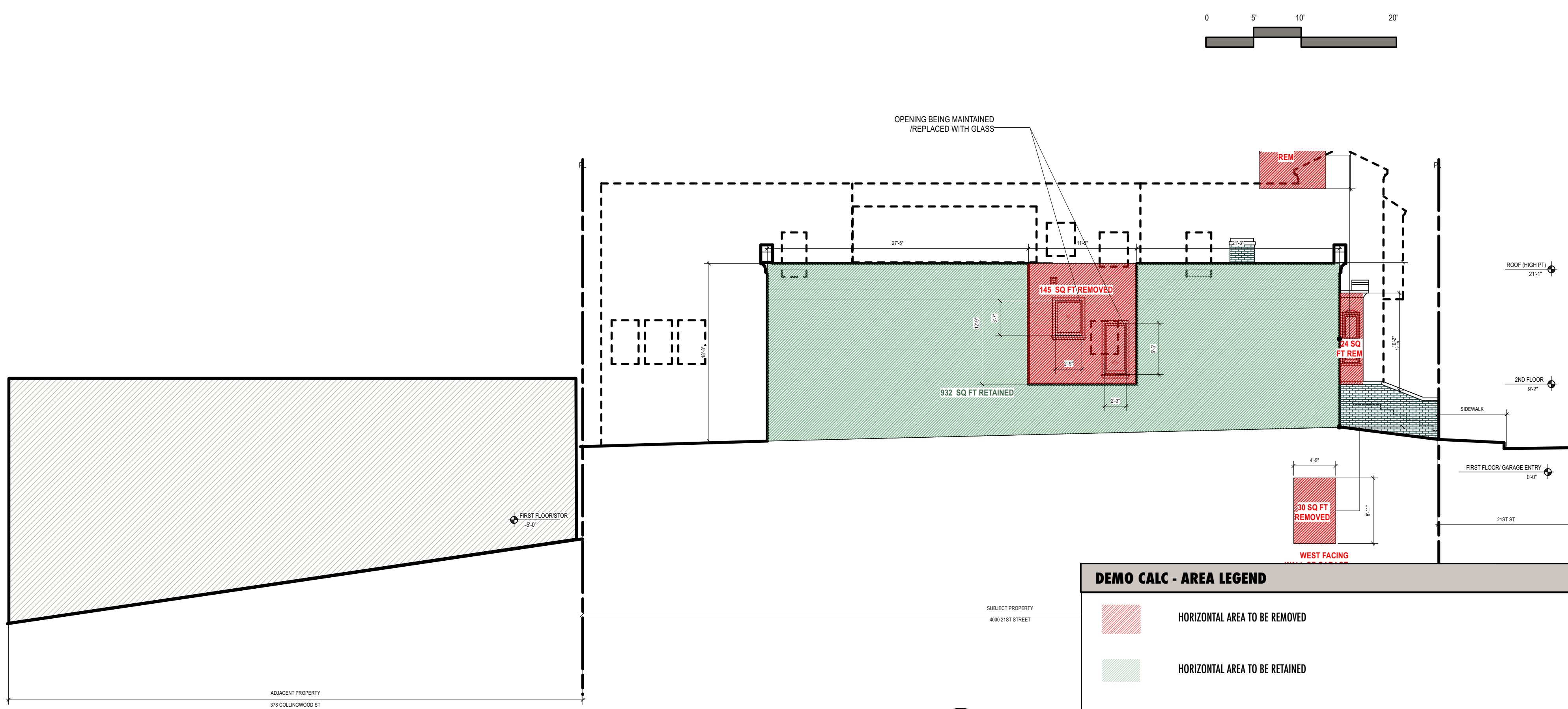
SCALE:
PLOT DATE:

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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01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	BLDG PERMIT REV

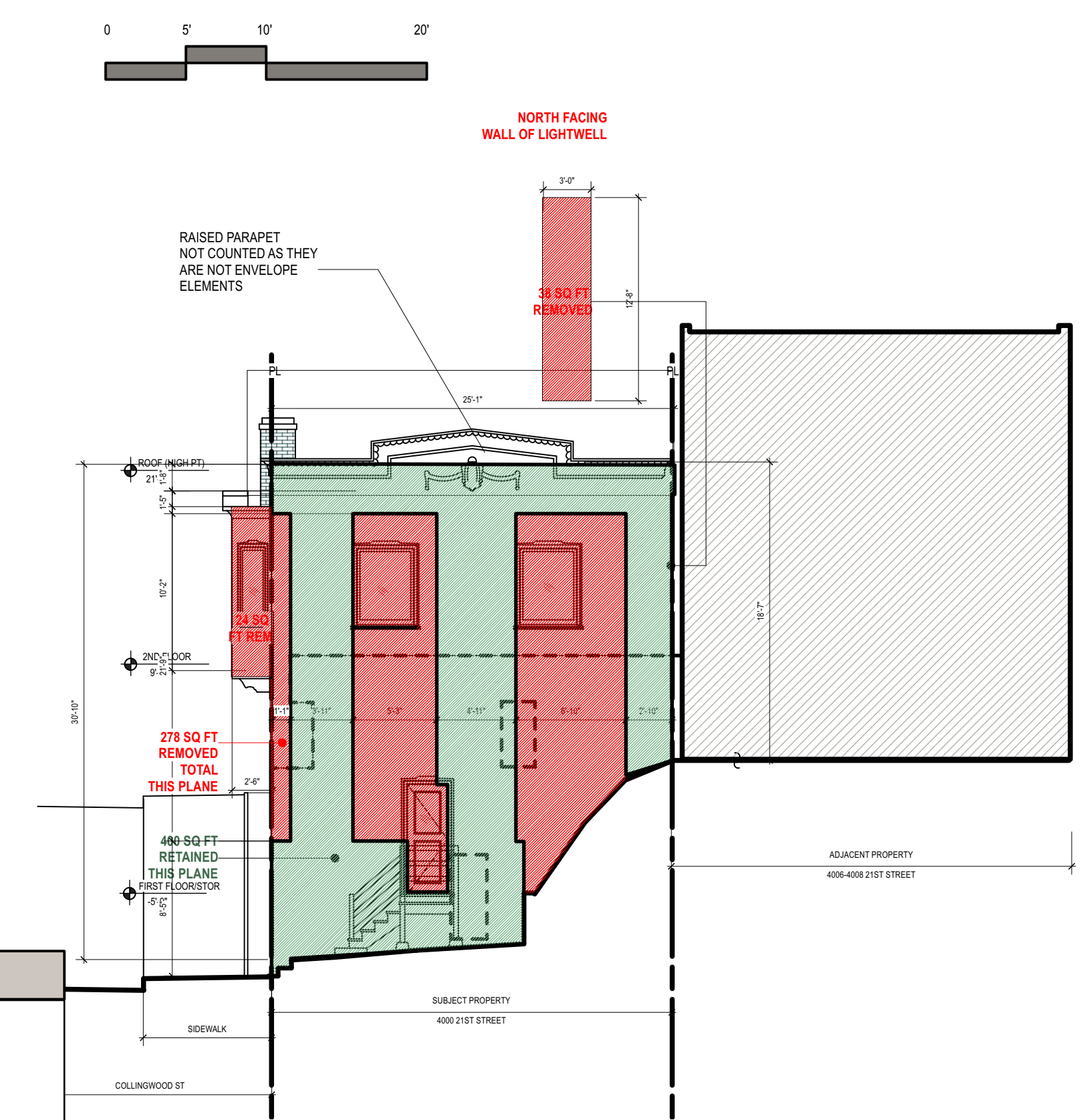


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RESIDENCE+ADU ADDITION
4000 21ST STREET, SAN FRANCISCO CA



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.

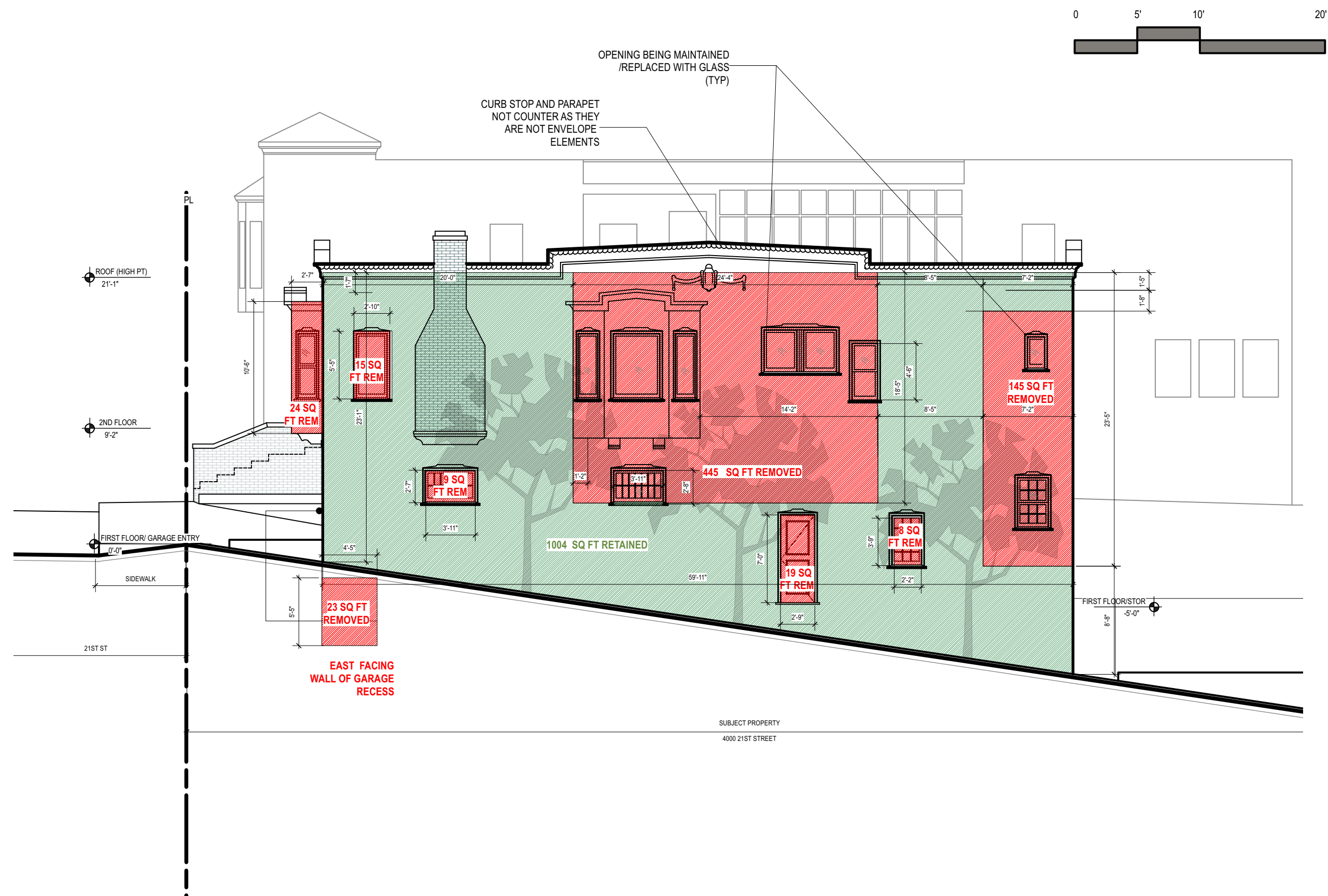
4000 21st Street Conditions

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%	
	Sum of Front and Rear Façade (east + west)	58.65	33.75	57%	50%
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%	
	Sum of All Exterior Walls Linear Footage	180.65	33.75	18%	65%
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%	
	Sum of All Exterior Wall Square Footage Vert Elements	4190	1854	44%	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	N/A	N/A	N/A	
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					

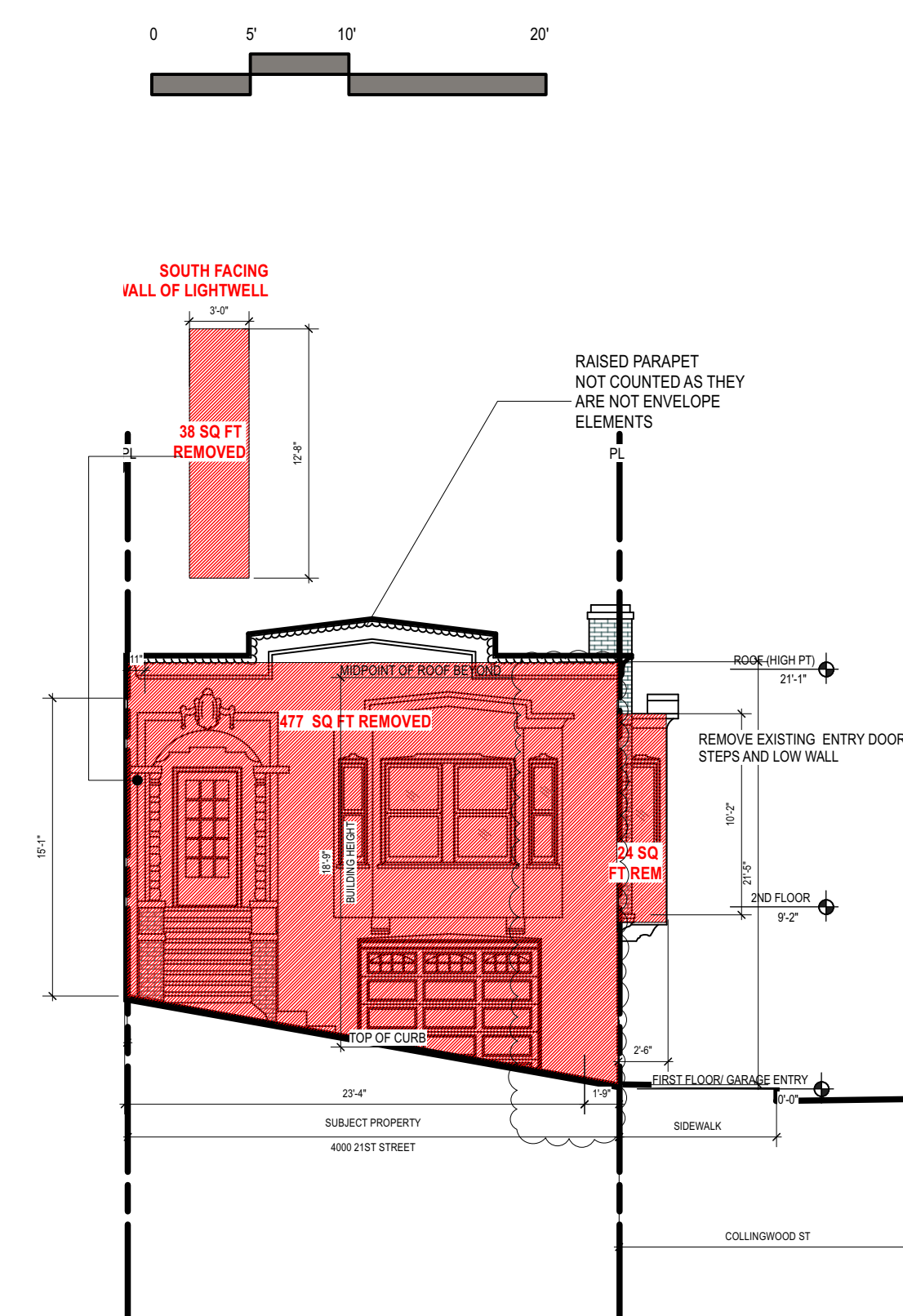
1 Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate is considered "removal."

2 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**

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:

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
06.01.24	BLDG PERMIT REV



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RESIDENCE+ADU ADDITION

4000 21ST STREET, SAN FRANCISCO CA

AREA 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.

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)

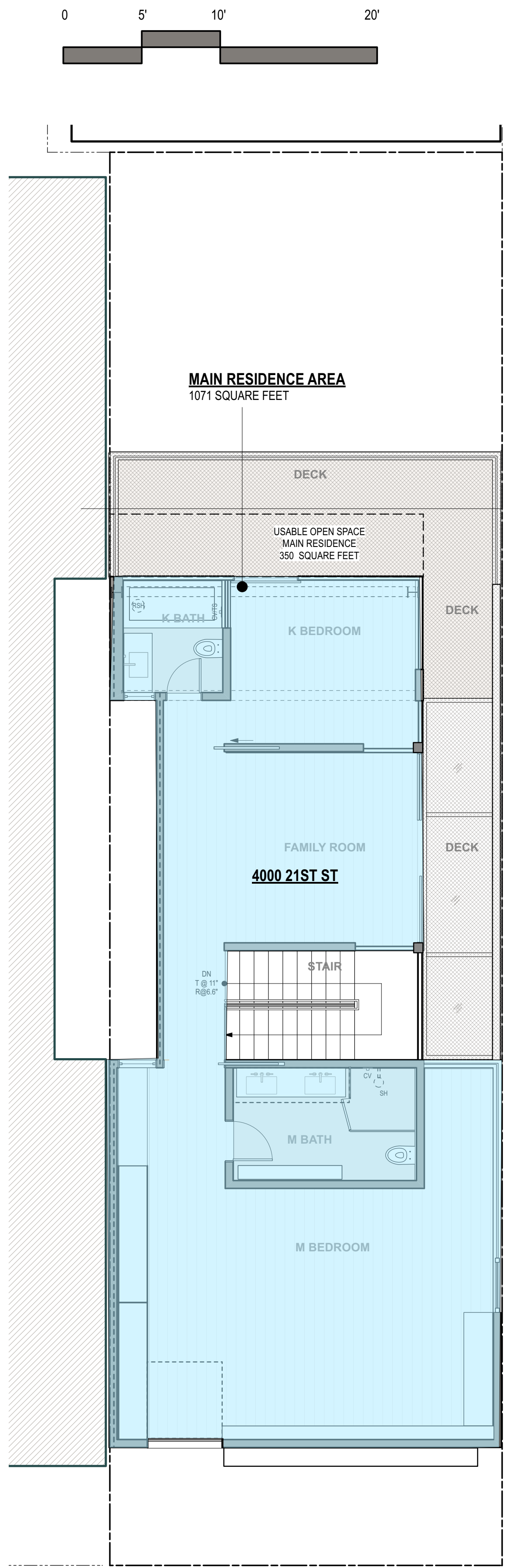
SAN FRANCISCO PLANNING CODE CALCS PER SECTION 249.2

EXISTING VERSUS PROPOSED AREAS	Existing Sq Ft	Proposed Sq Ft
Main Residence Area*	2579	2981
ADU Area*	0	1016
TOTAL	2579	3997

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
TOTAL	2981	1016

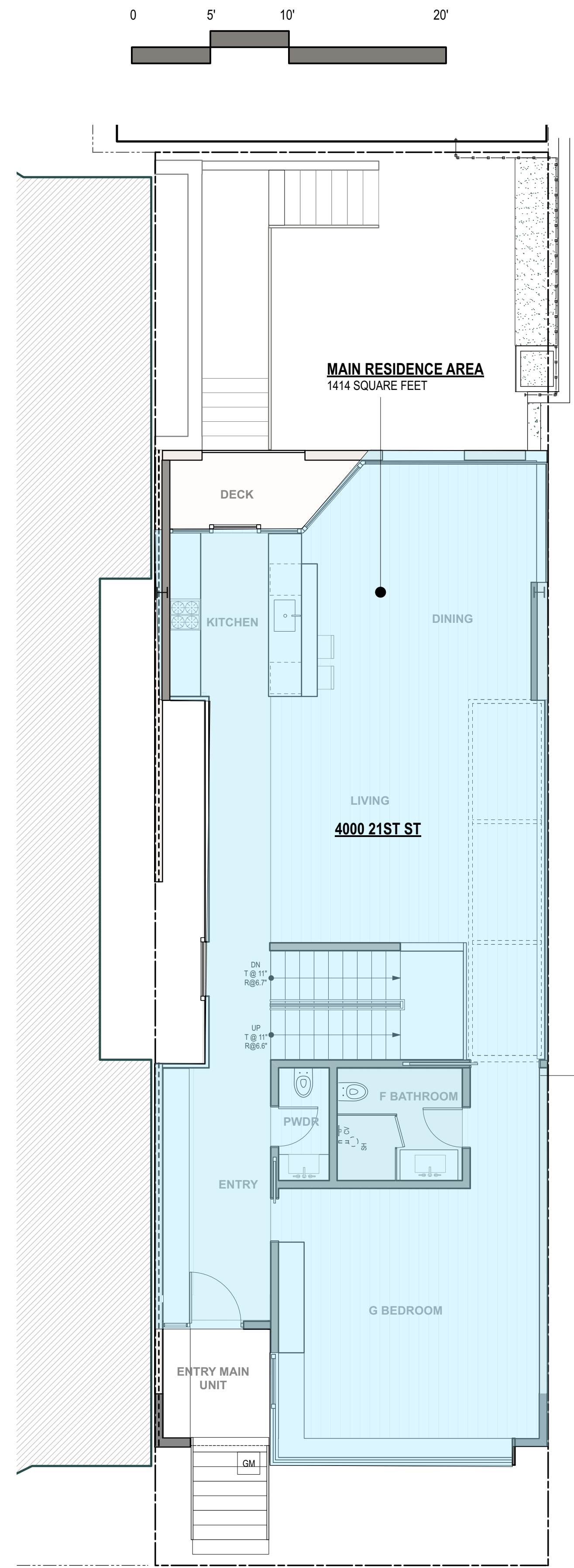
all measurements in gross square footage per SFPC
15% ADDED ONTO EXISTING AREA (e area x 1.15) 2965 < 2981
1.2 TIMES LOT AREA 2700 < 2981



CALCS PER SFPC CALCS TO SEE SFBC CALCS SEE COVER SHEET

3RD FLOOR AREA CALCS
3/16" = 1'-0"

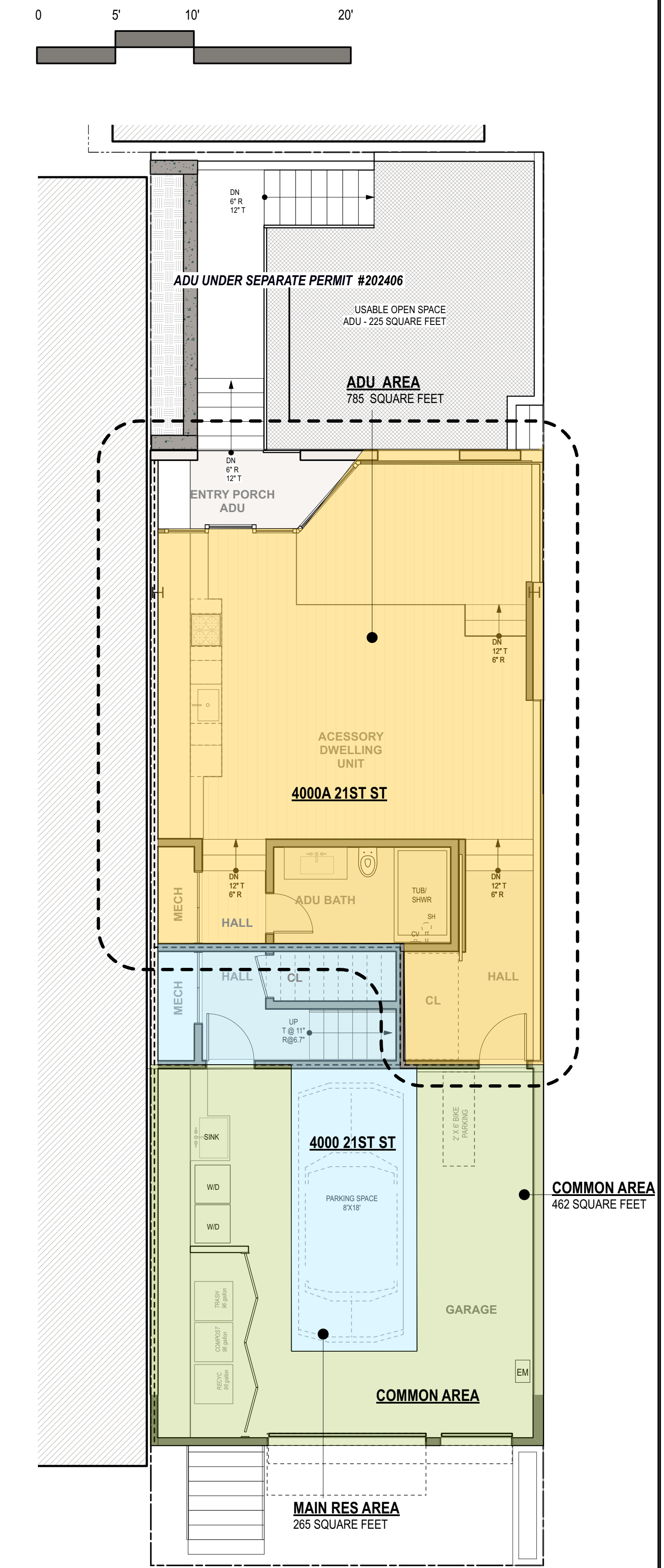
3



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

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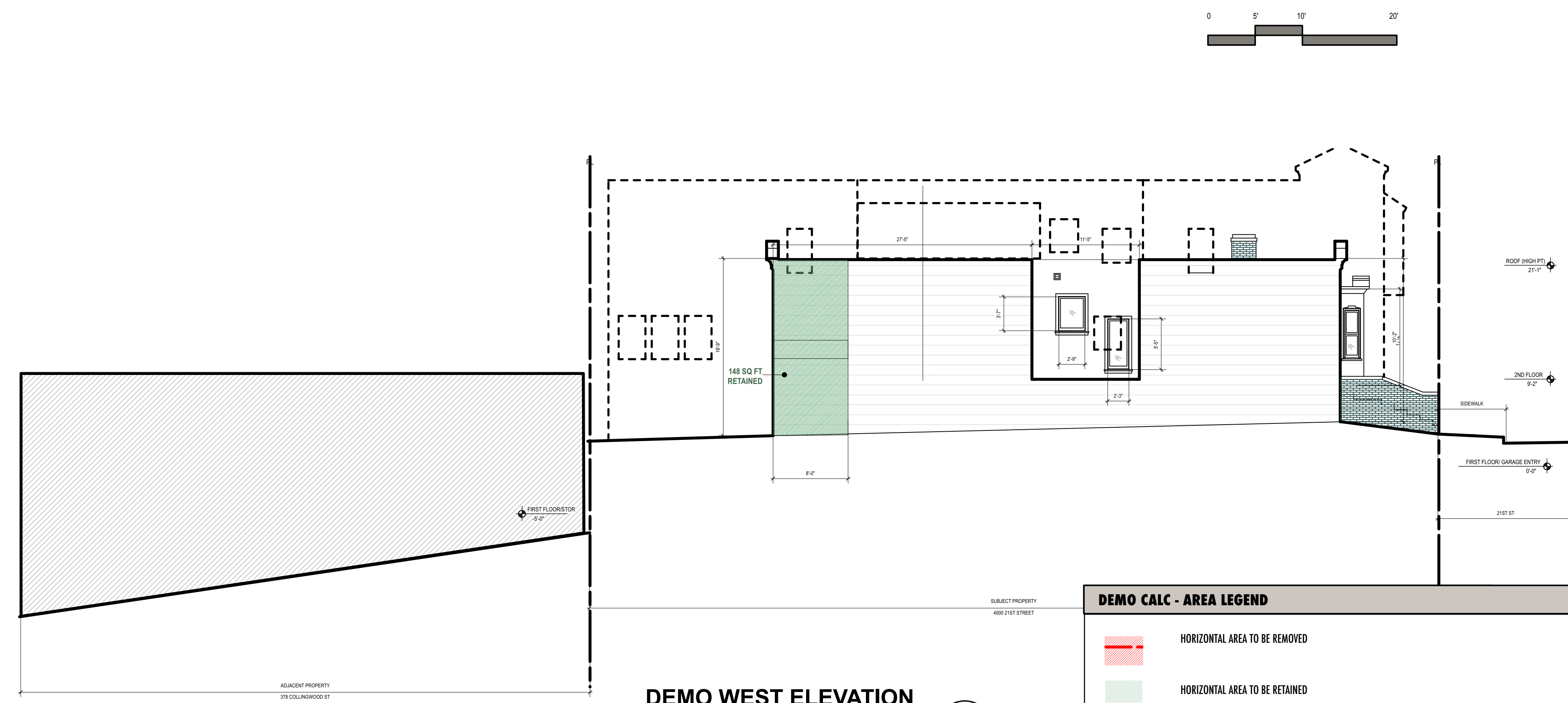
RESIDENCE+ADU ADDITION
4000 21ST STREET, SAN FRANCISCO CA

DEMO CALCS - RY

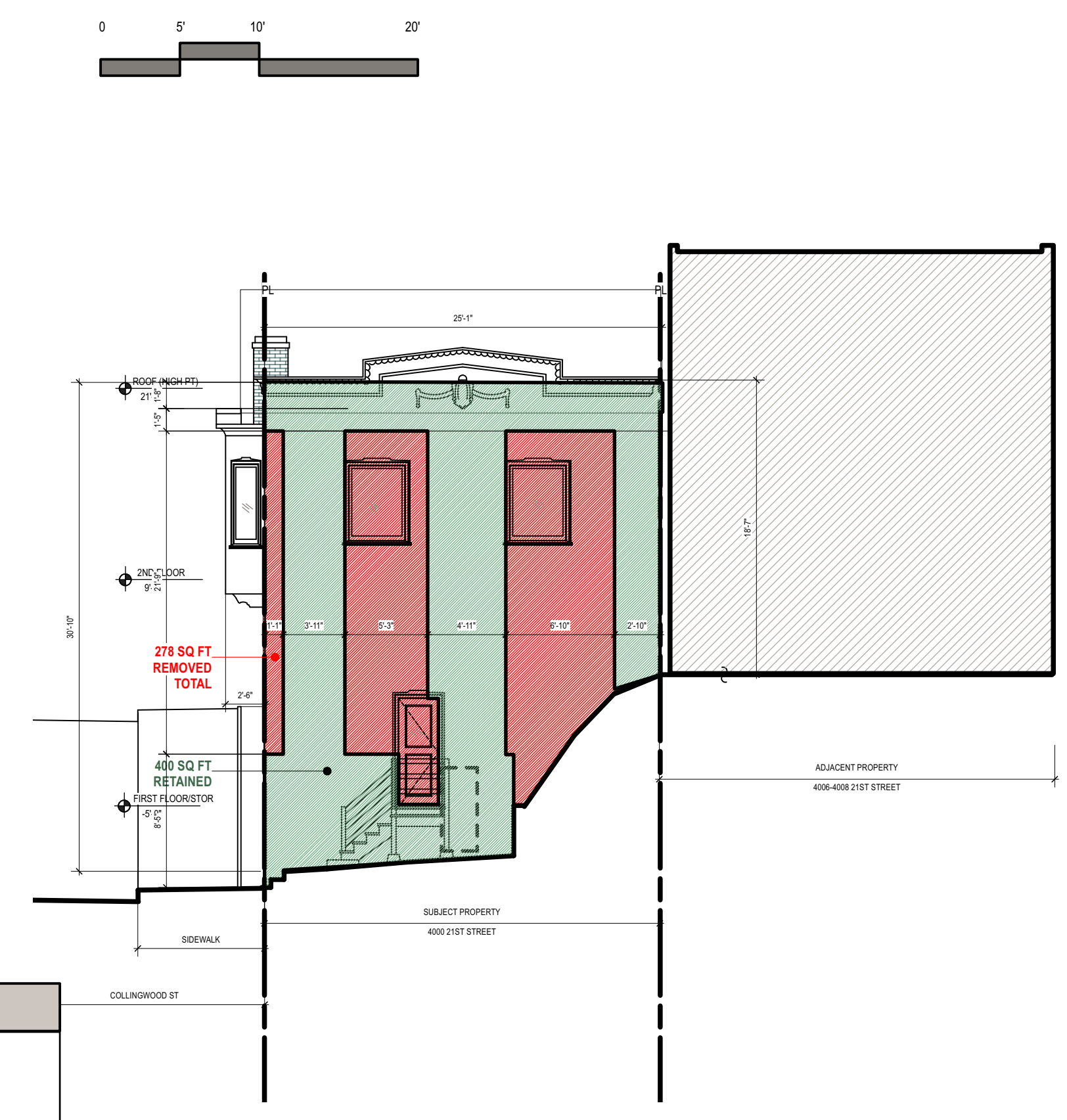
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A0.4

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

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

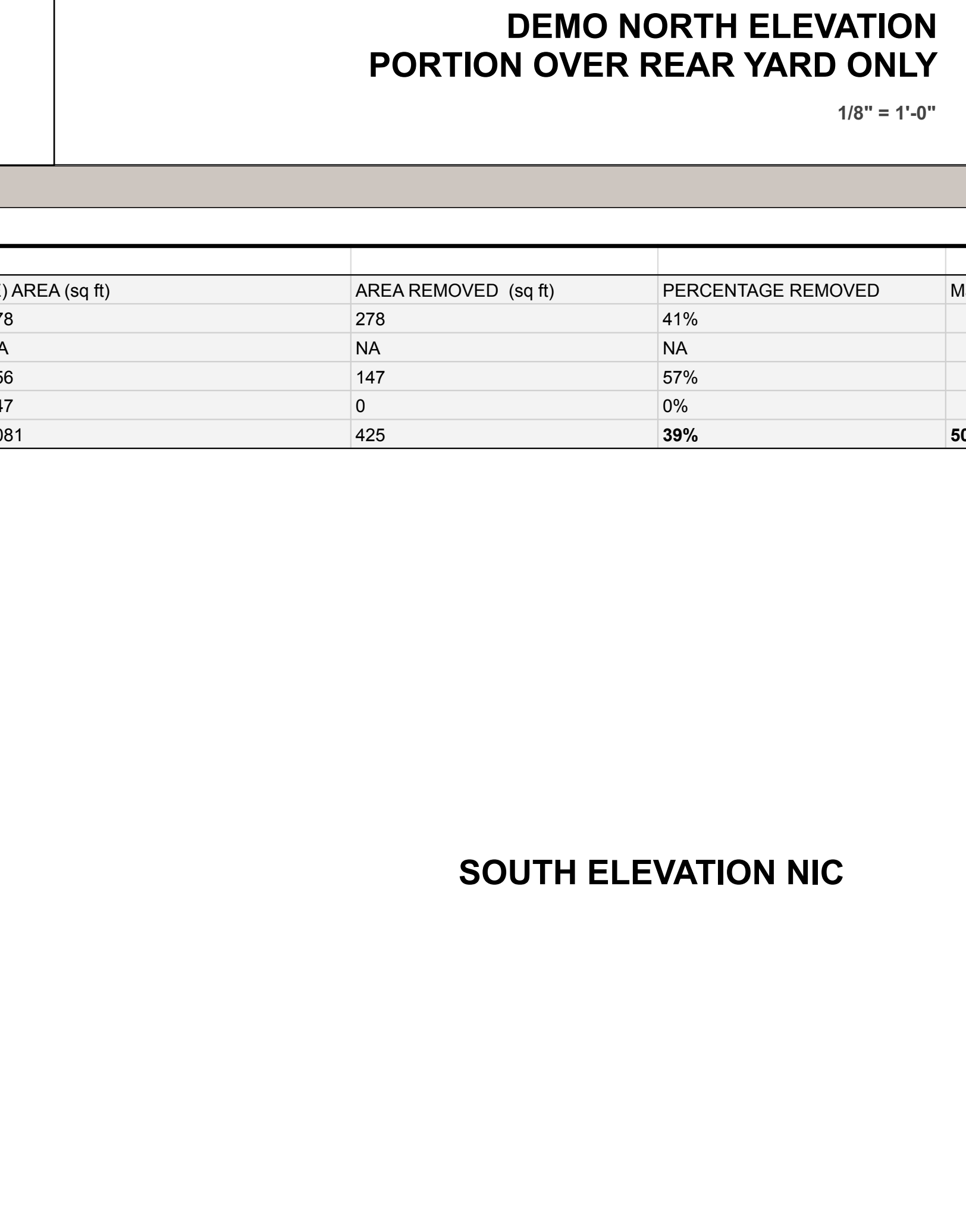
DEMO CALC - FOR AREA OVER REAR YARD LINE ONLY

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%	
	Sum of All Exterior Wall Vert Surface over Rear Yard Line	1081	425	39%	50%



DEMO EAST ELEVATION - PORTION OVER REAR YARD LINE ONLY
1/8" = 1'-0" (3)



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. 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.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. 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.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. 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.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. 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.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. 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

RECORDING REQUESTED BY

Doc # 2024032356
City and County of San Francisco
Joaquín 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
S&B Fees \$75.00
Paid \$110.00

Radu Mihai Roman

And When Recorded Mail To:

Name: Radu Mihai Roman

Address: 4000 21st ST

City: San Francisco

State: CA ZIP: 94114

(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 [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] Radu Mihai Roman
(Signature) (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

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 columns for date and 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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A0.5
SCALE:
PLOT DATE:

08.18.21	CONCEPT
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03.02.24	NOPDR
06.01.24	BLDG PERMIT REV



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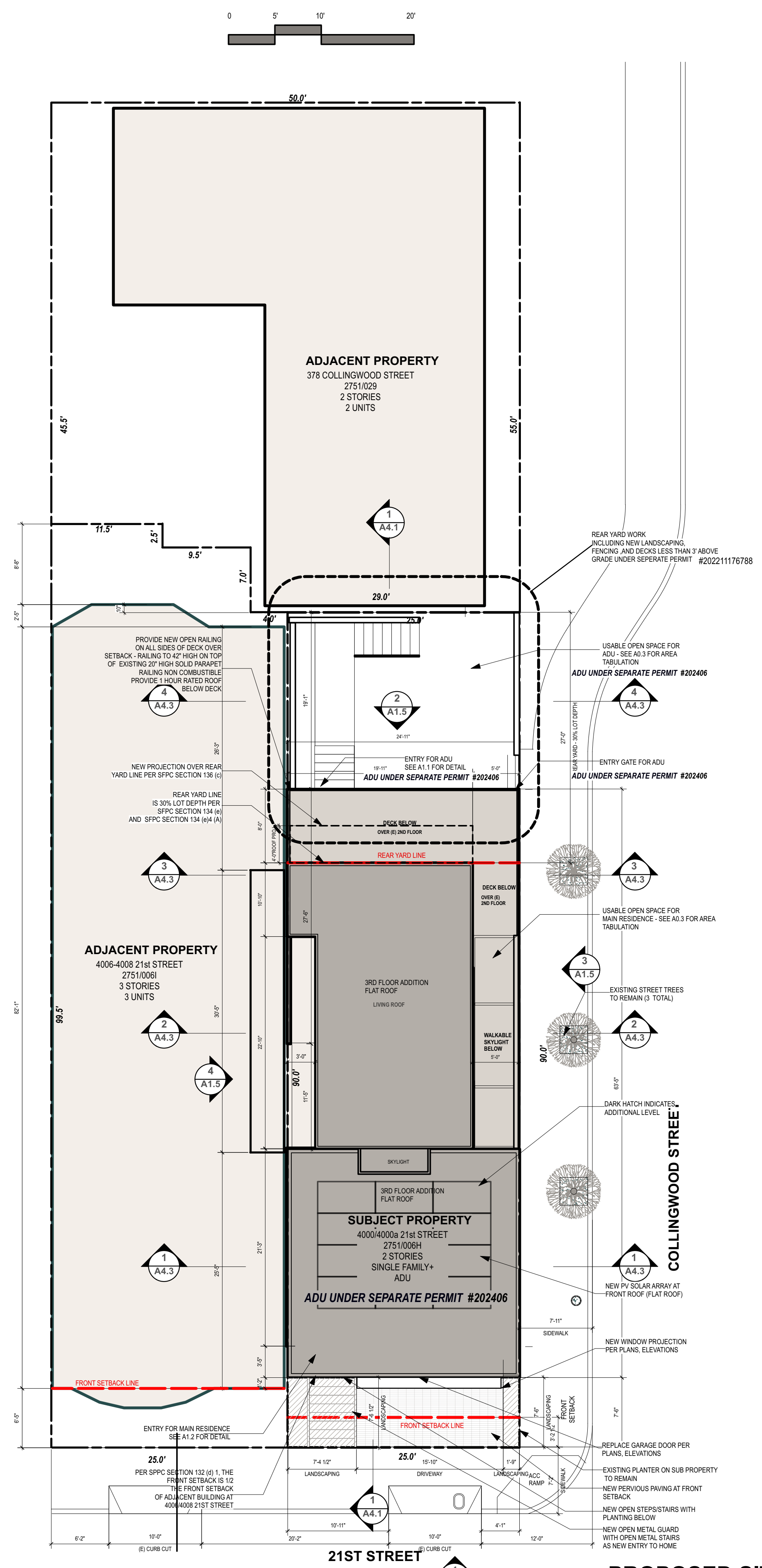
4000 21ST STREET, SAN FRANCISCO CA

SITE PLAN

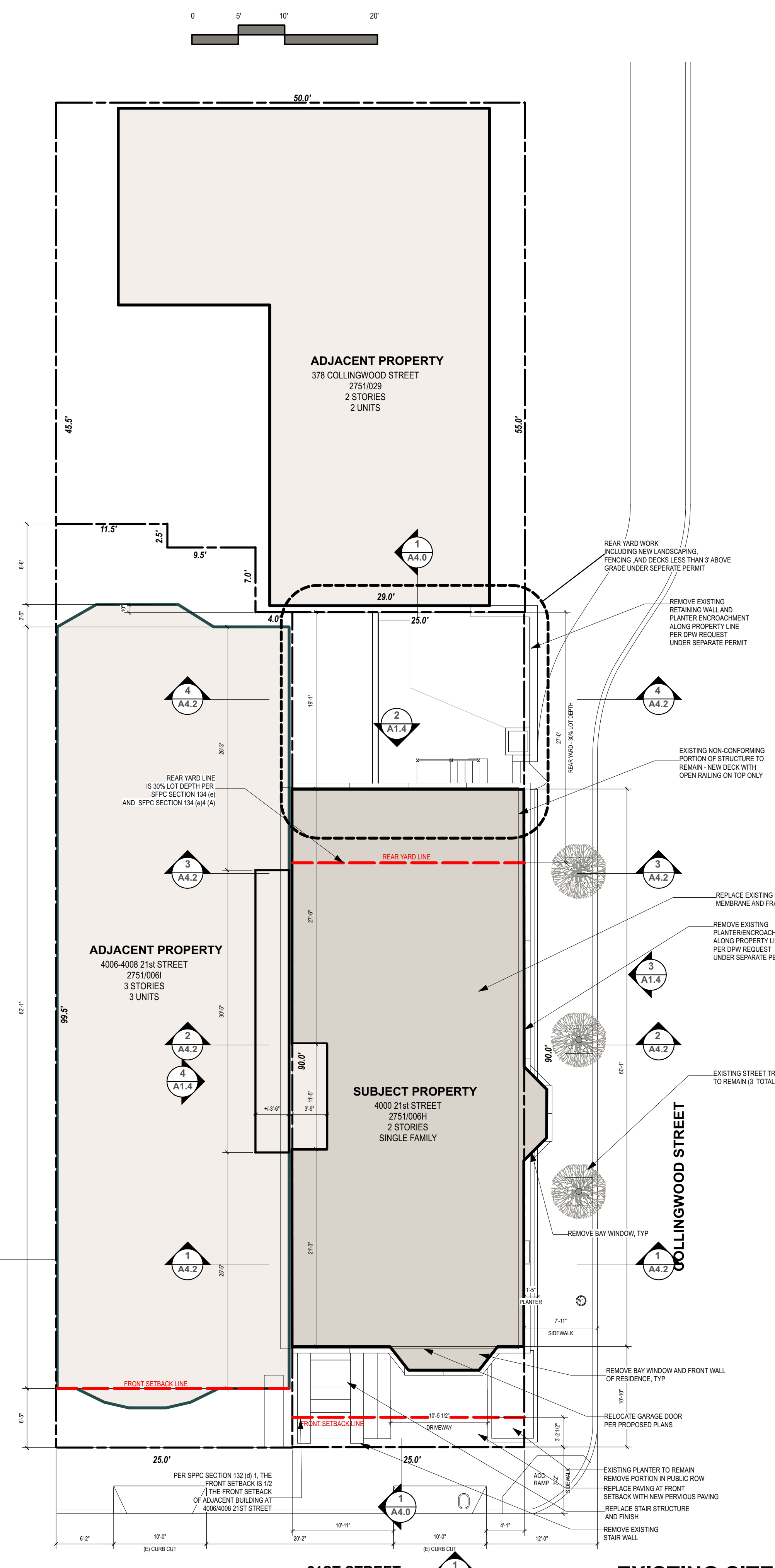
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A1.0

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PLOT DATE:



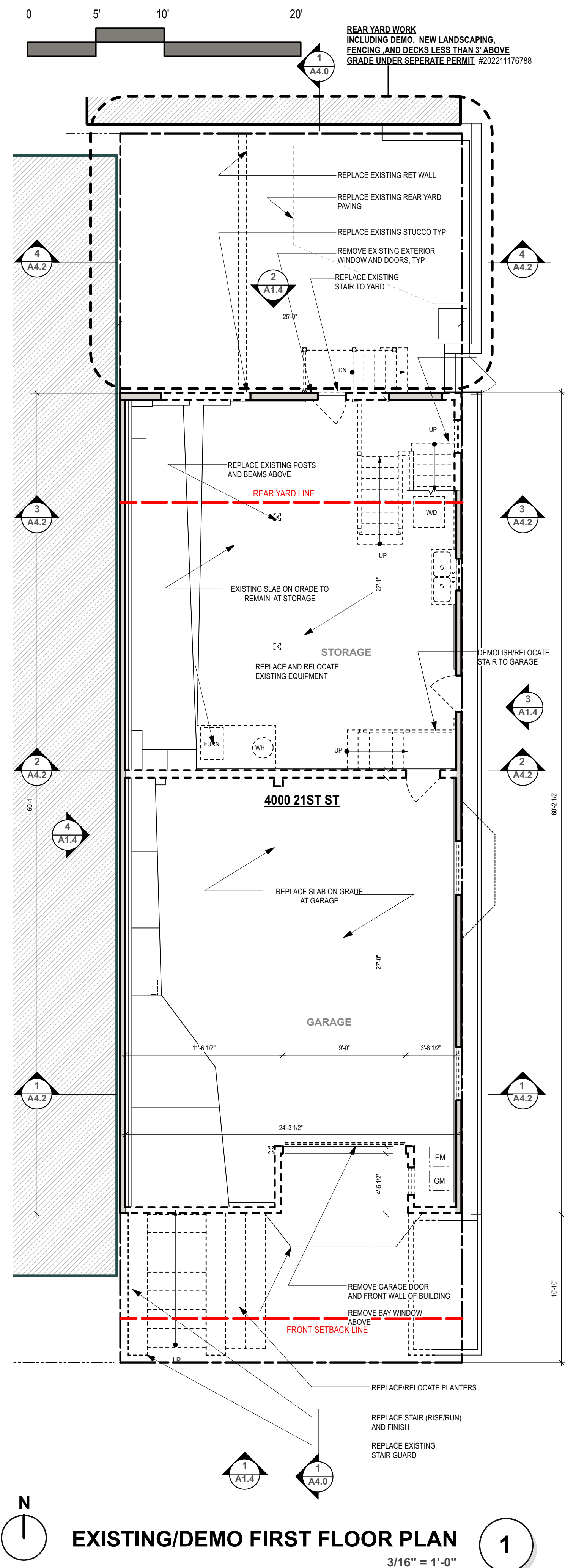
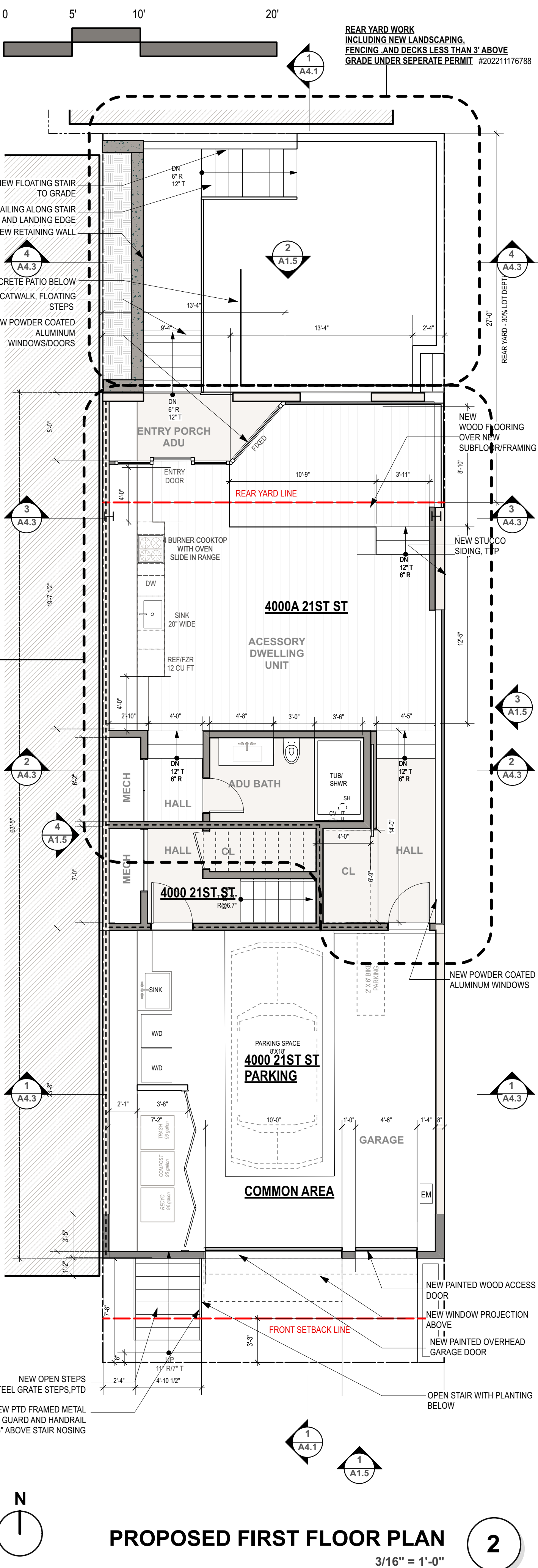
FRONT SETBACK CALCULATION	AREA (in sq ft)	PERCENTAGE DECIMAL	PERCENT PROVIDED	PERCENT REQUIRED
SETBACK AREA	80			
PLANTED AREA	30	0.375	38%	20%
PERVIOUS AREA (INCL PLANTING+PERVIOUS PAV)	80	1	100%	50%



2

1

WALL LEGEND	
	EXISTING WALL TO REMAIN
	DEMO WALL
	NEW WALL



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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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FIRST FLOOR PLANS

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A1.1

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PLOT DATE:

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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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2ND FLOOR PLANS

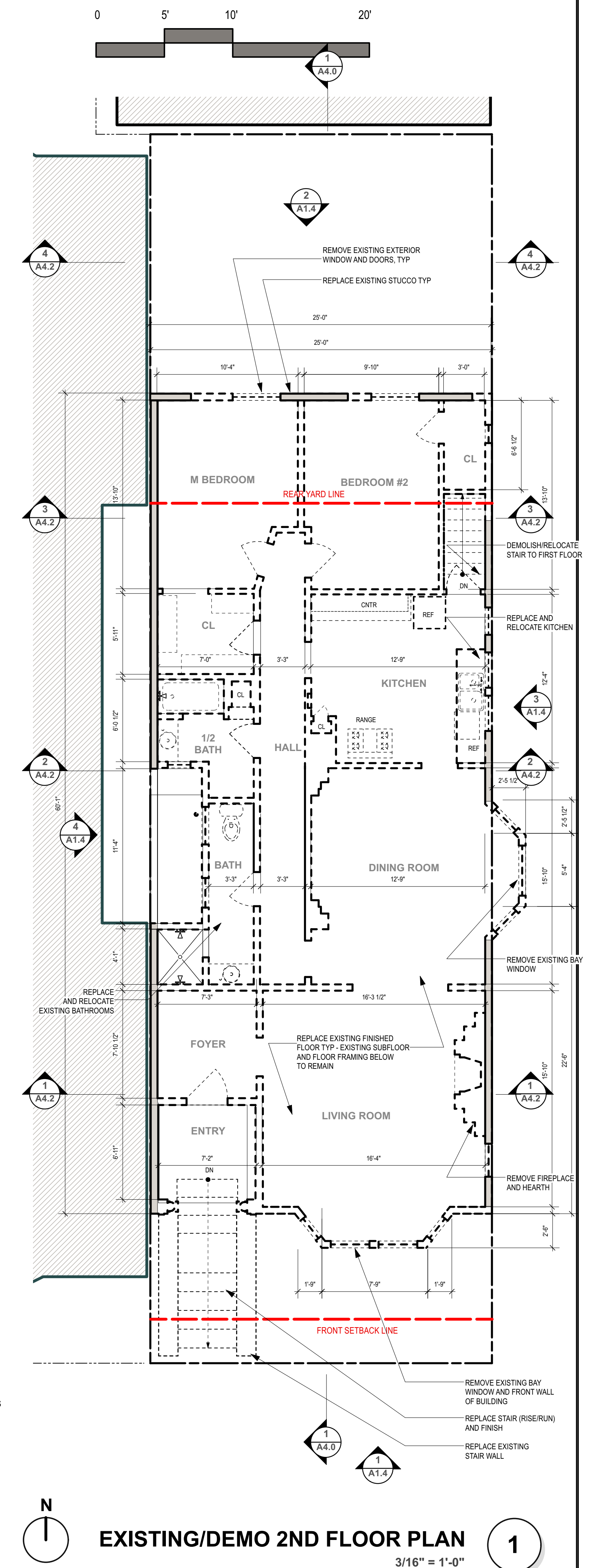
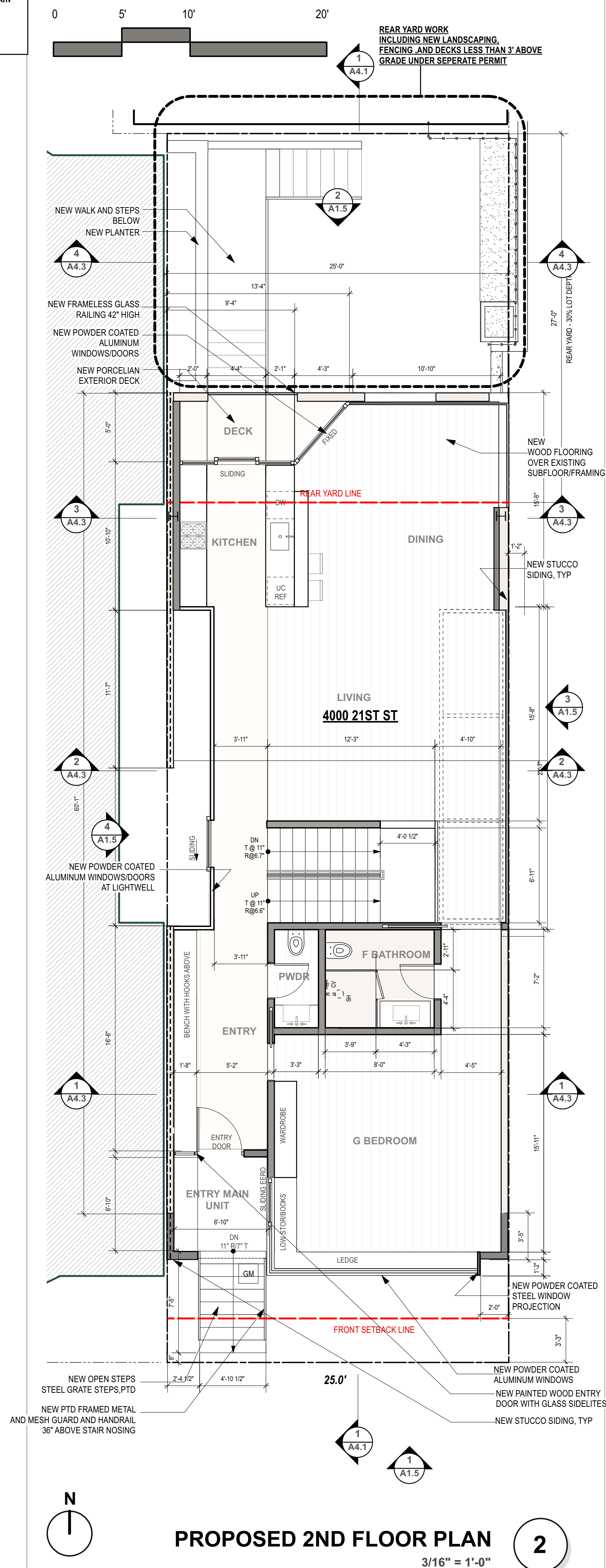
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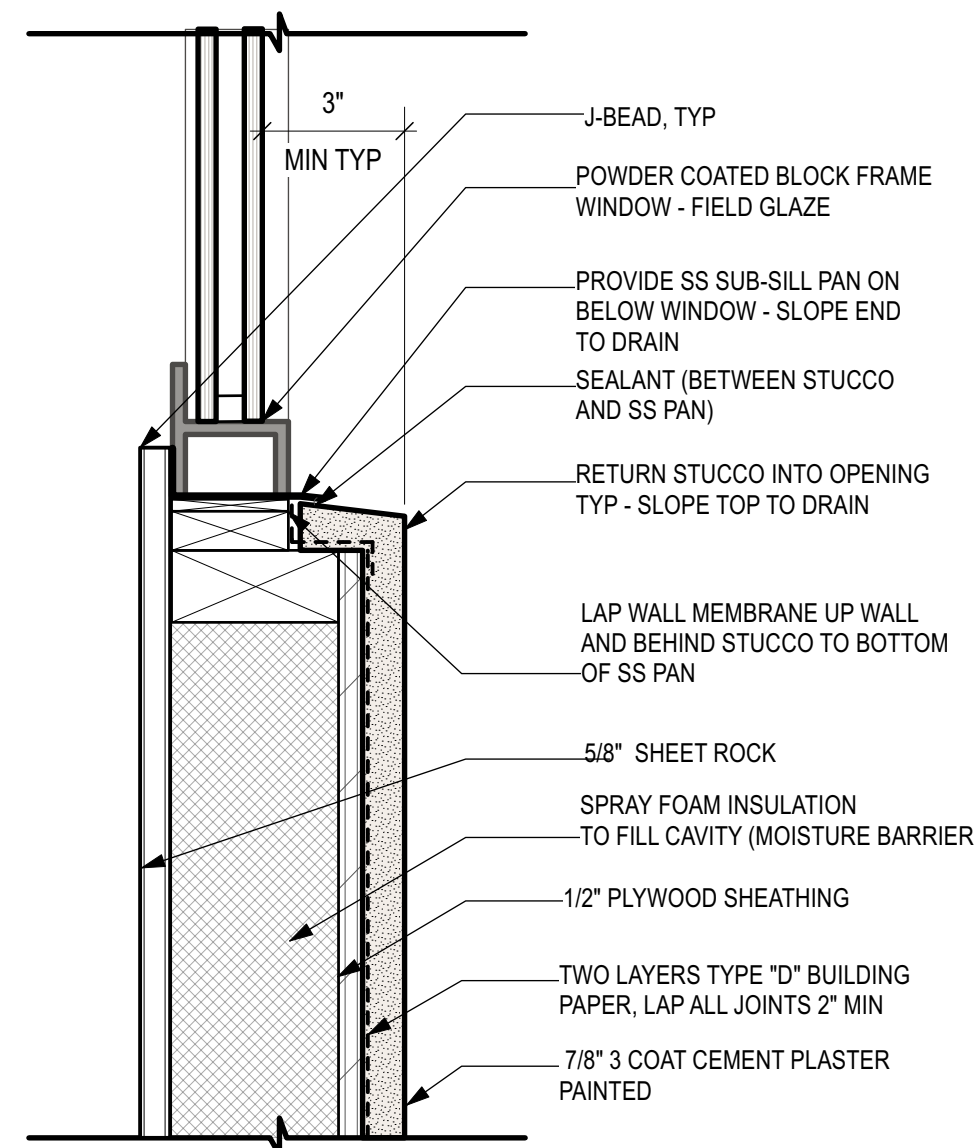
A1.2

SCALE:
PLOT DATE:

WALL LEGEND

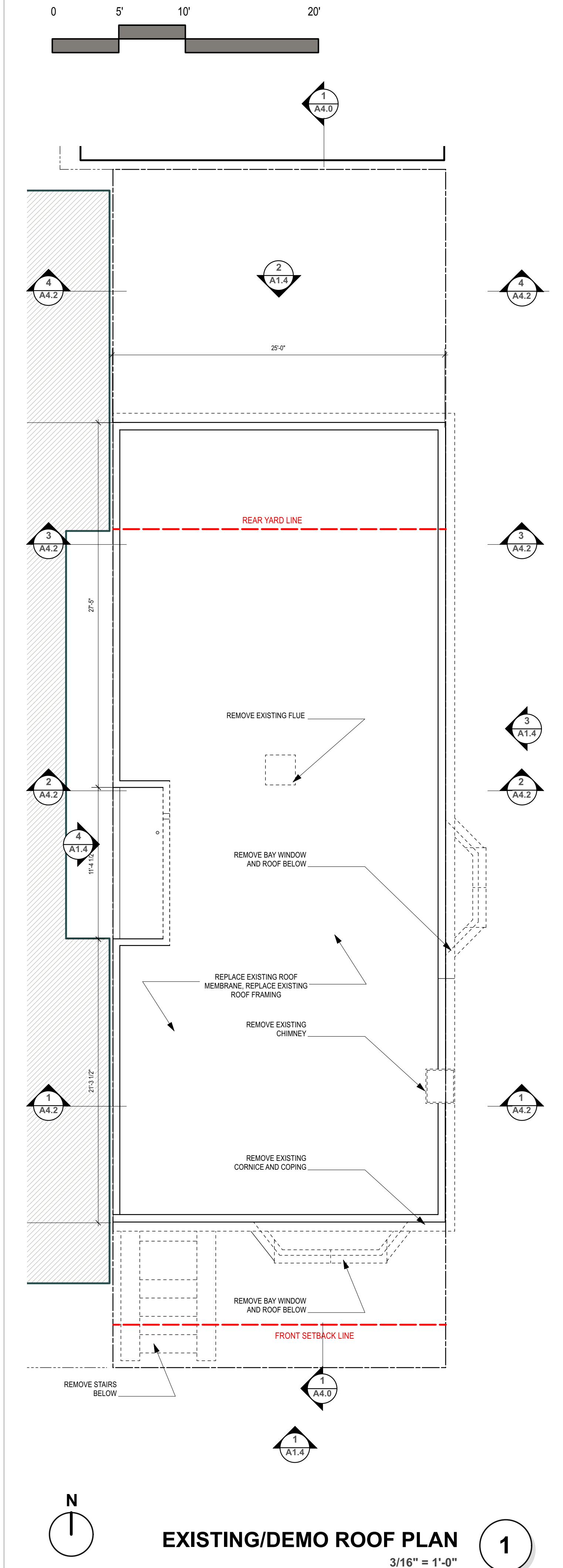
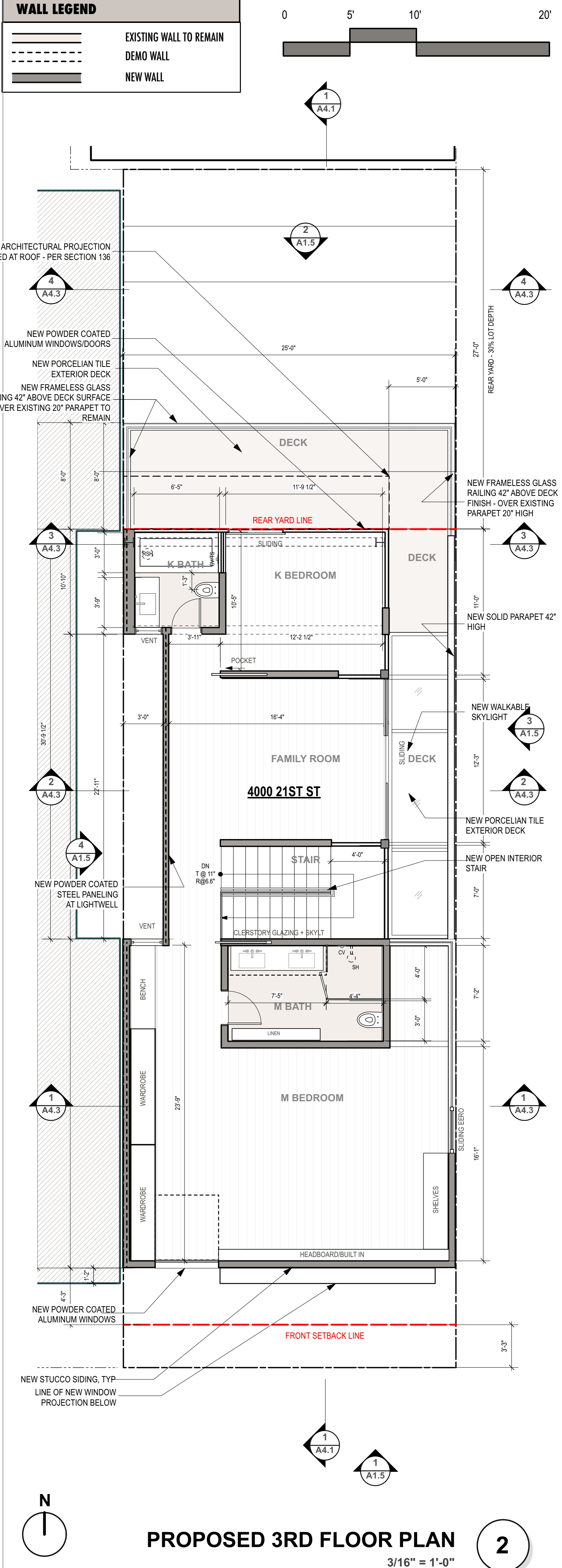
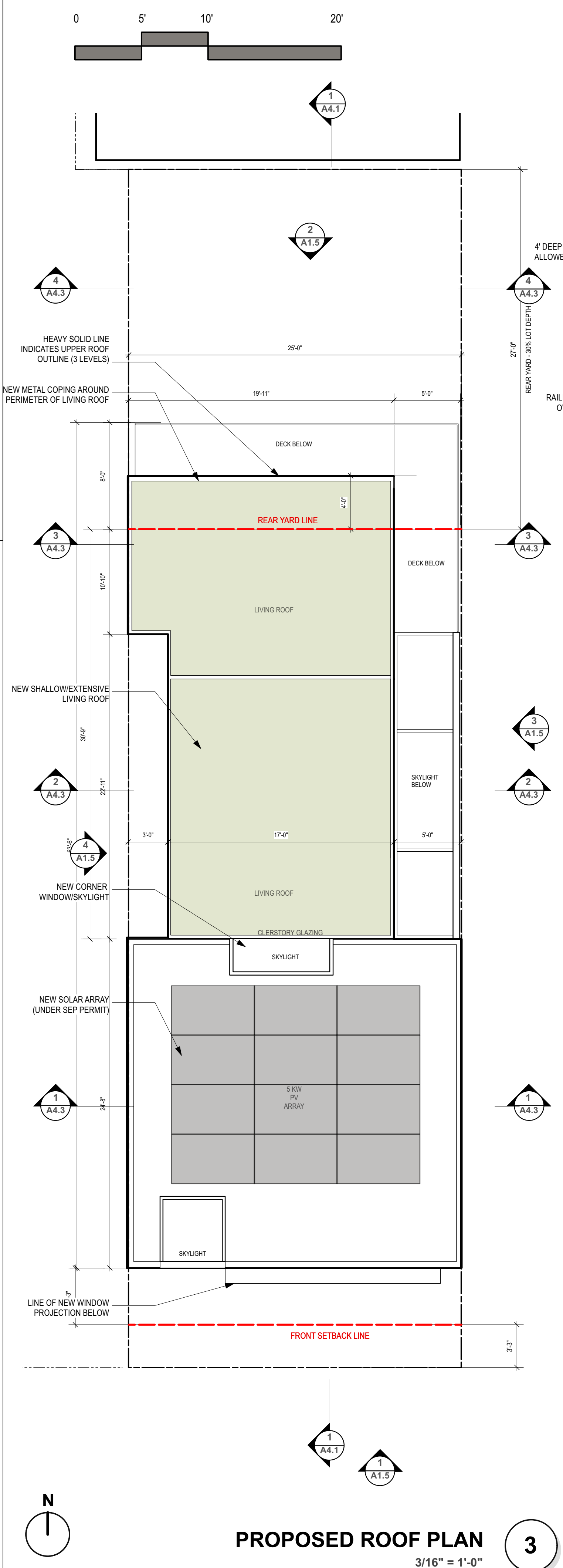
- EXISTING WALL TO REMAIN
- DEMO WALL
- NEW WALL





WINDOW SILL TYP
3" = 1'-0"

4



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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09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
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**3RD FLR/
ROOF PLANS**

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A1.3

SCALE:
PLOT DATE:

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08.30.21	REV PLAN
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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	BLOG PERMIT REV



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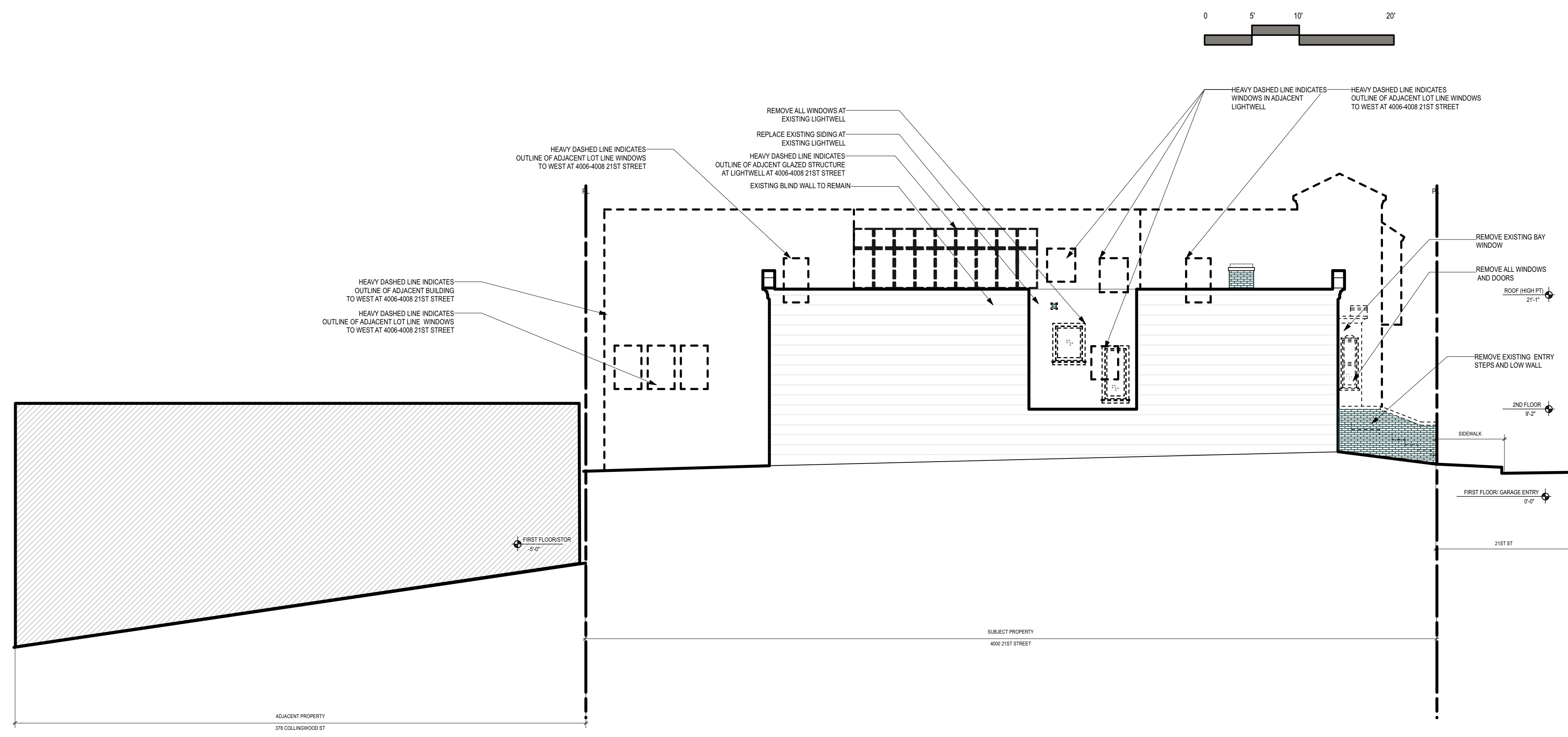
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(E) EXTERIOR ELEVATIONS

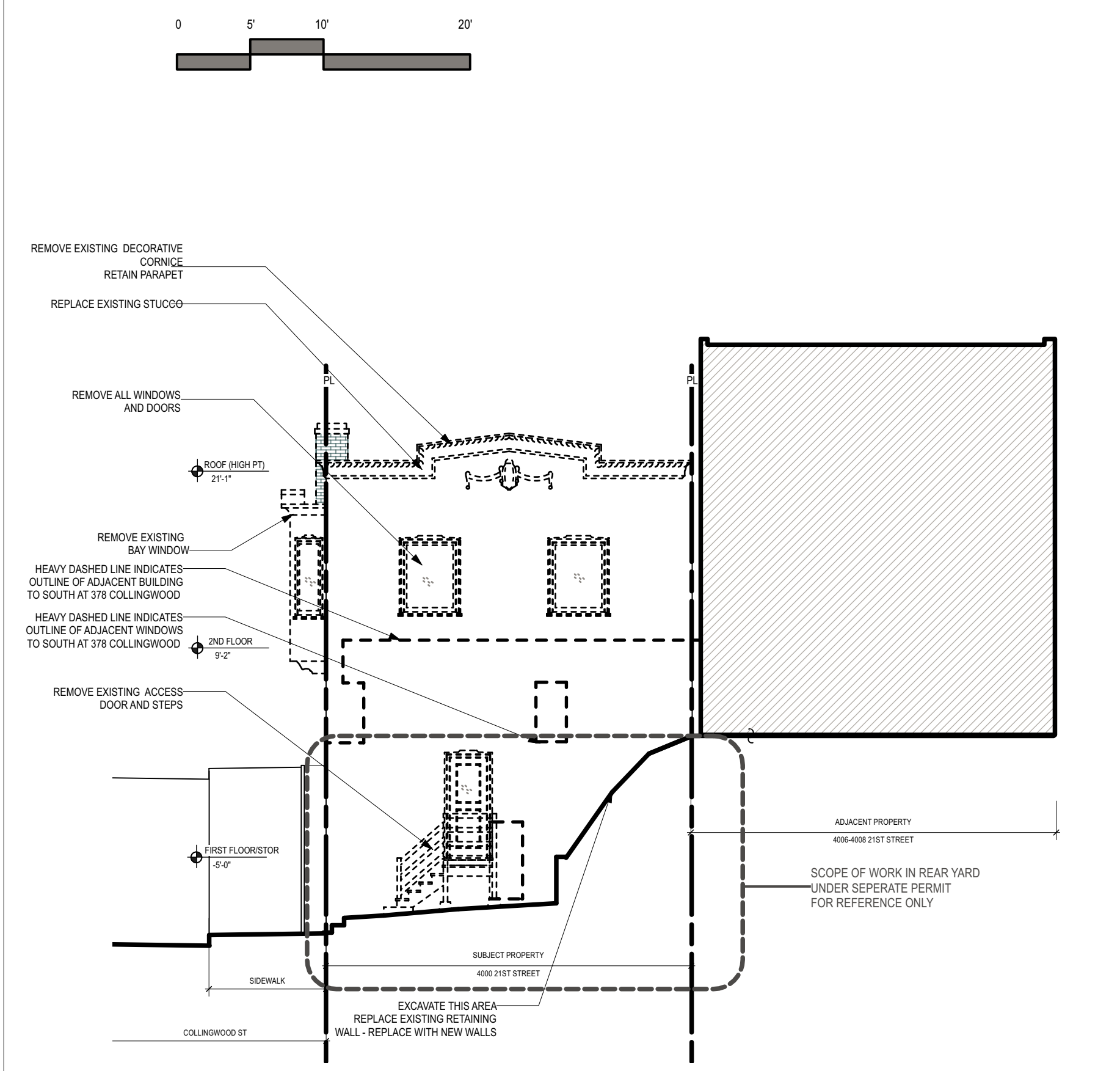
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A1.4

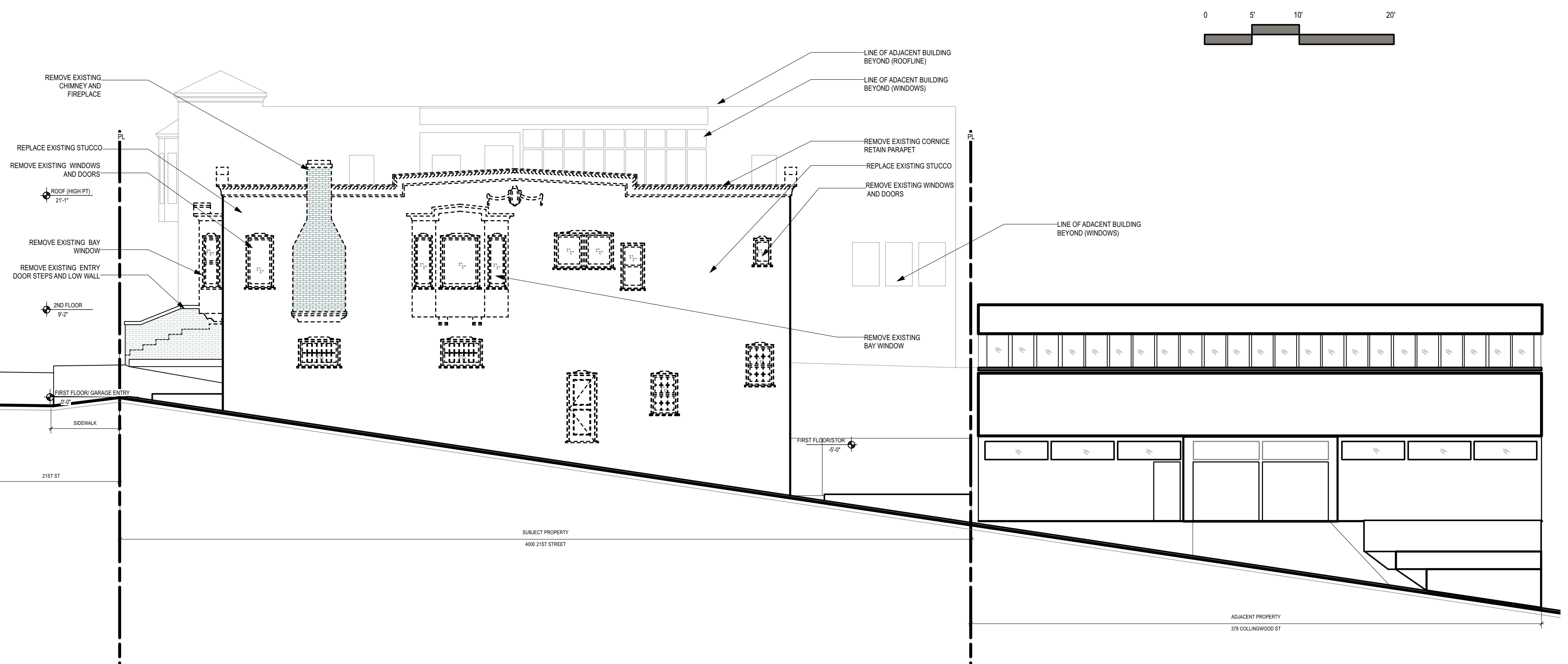
SCALE:
PLOT DATE:



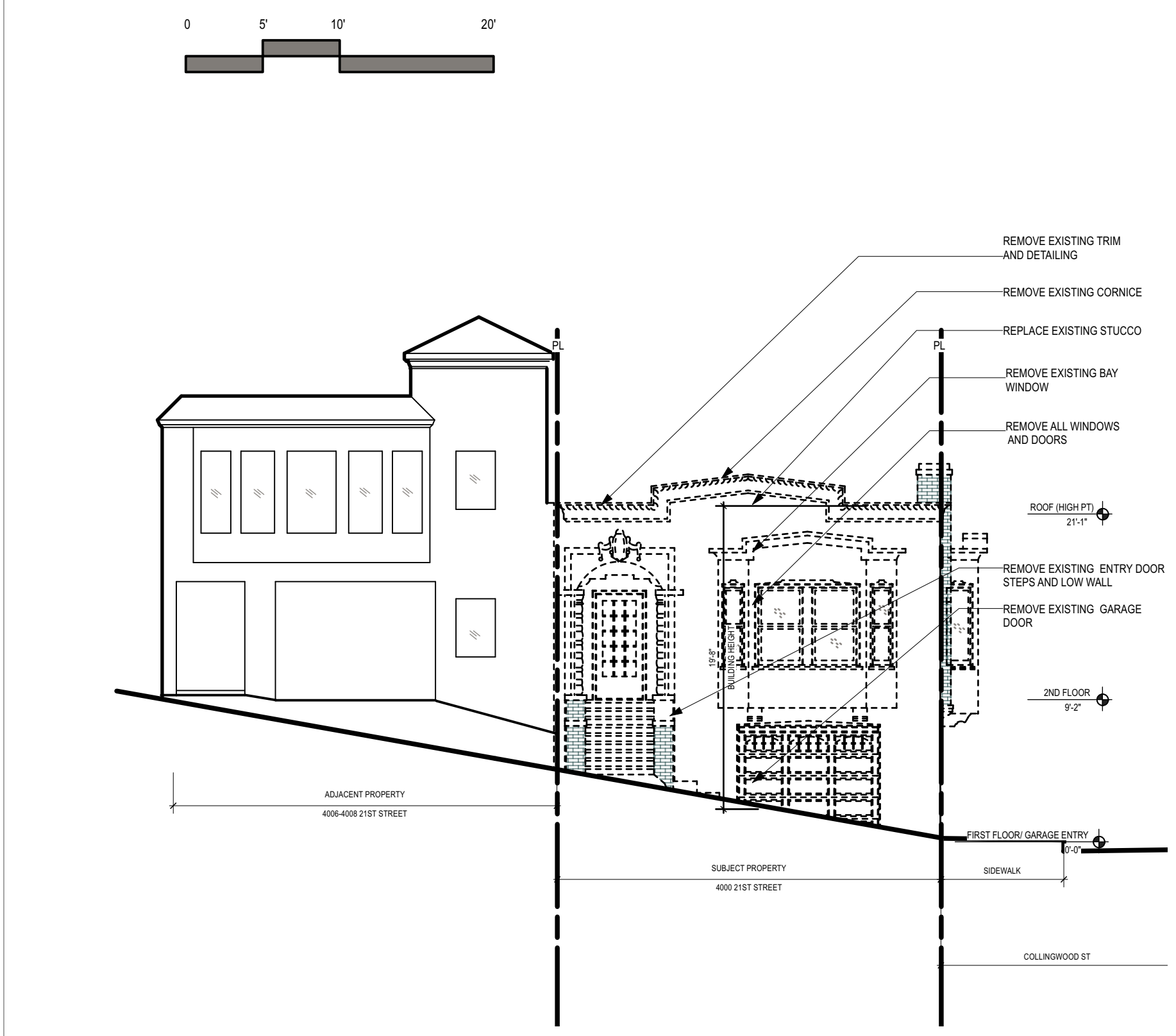
EXISTING WEST ELEVATION **4**
1/8" = 1'-0"



EXISTING NORTH ELEVATION **2**
1/8" = 1'-0"



EXISTING EAST ELEVATION **3**
1/8" = 1'-0"



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

08.18.21	CONCEPT
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09.08.23	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
06.01.24	BLDG PERMIT REV



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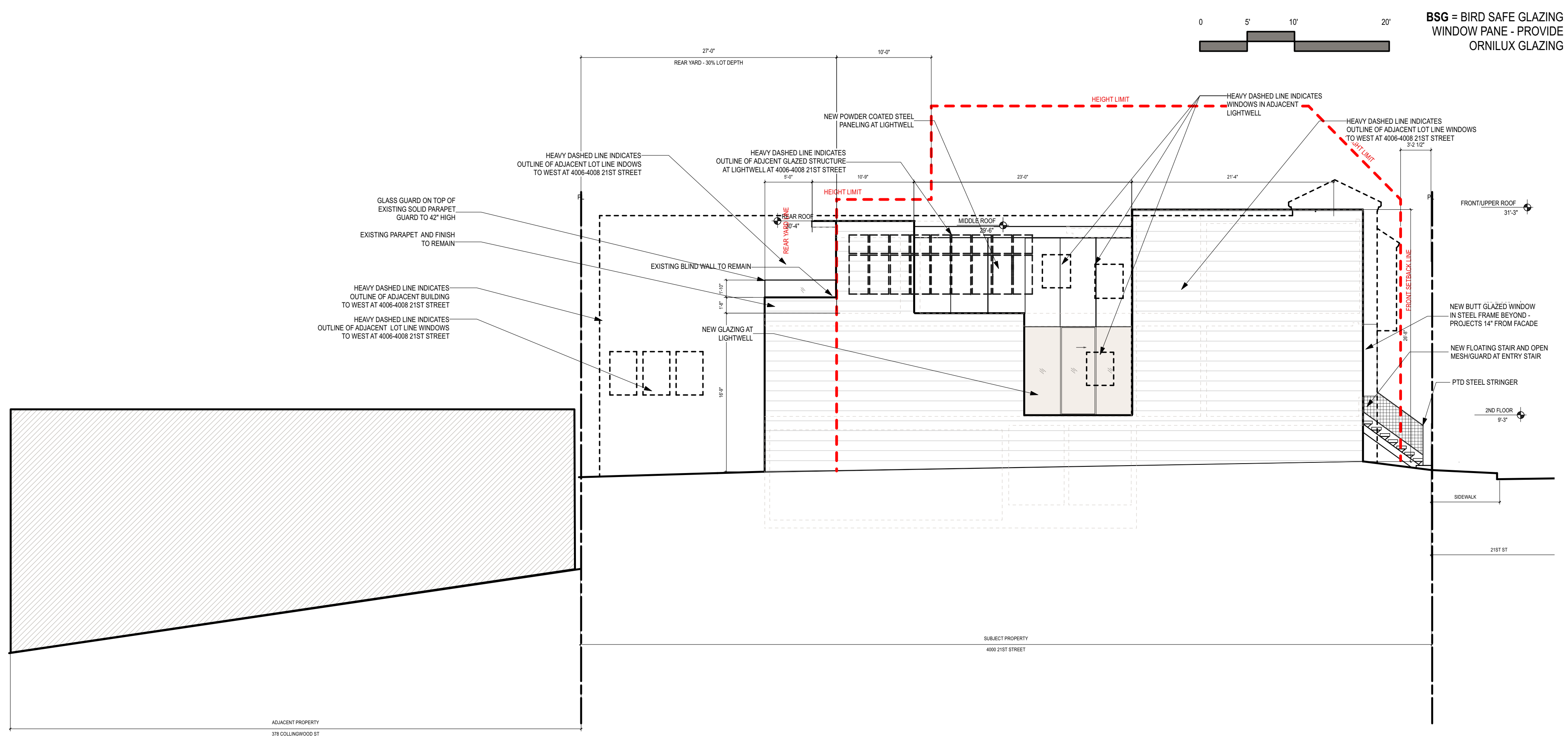
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(N) EXTERIOR ELEVATIONS

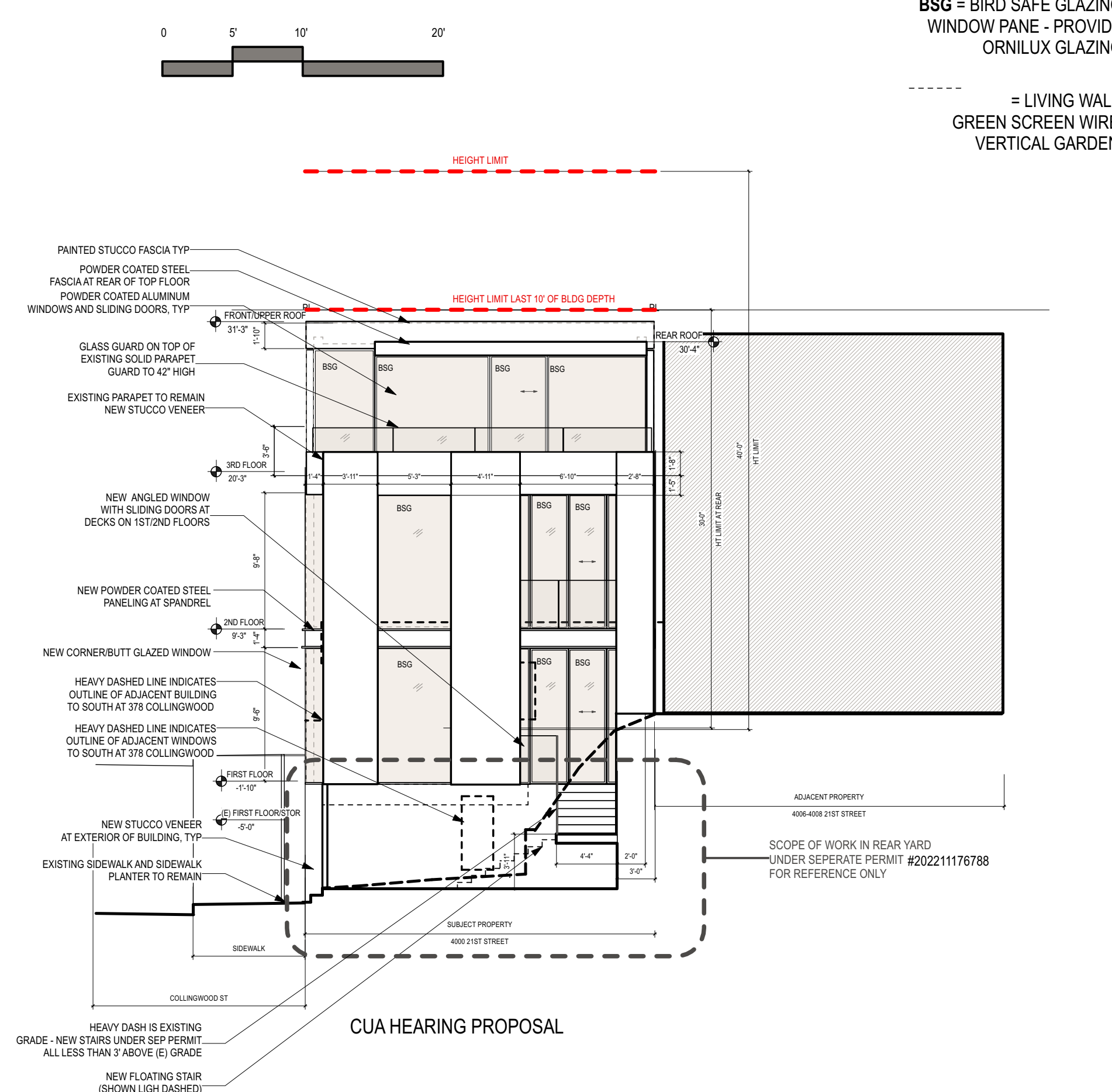
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A1.5

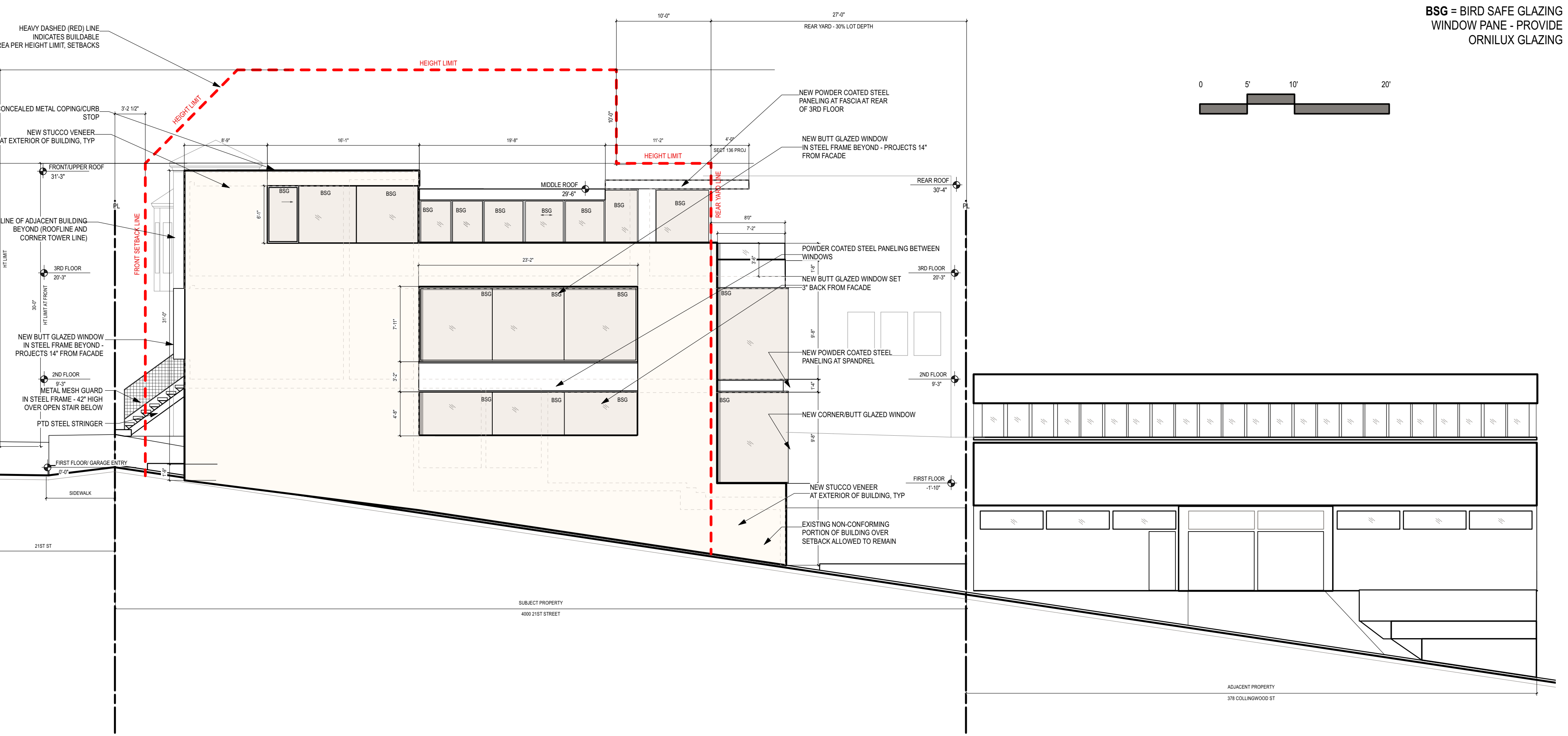
SCALE:
PLOT DATE:



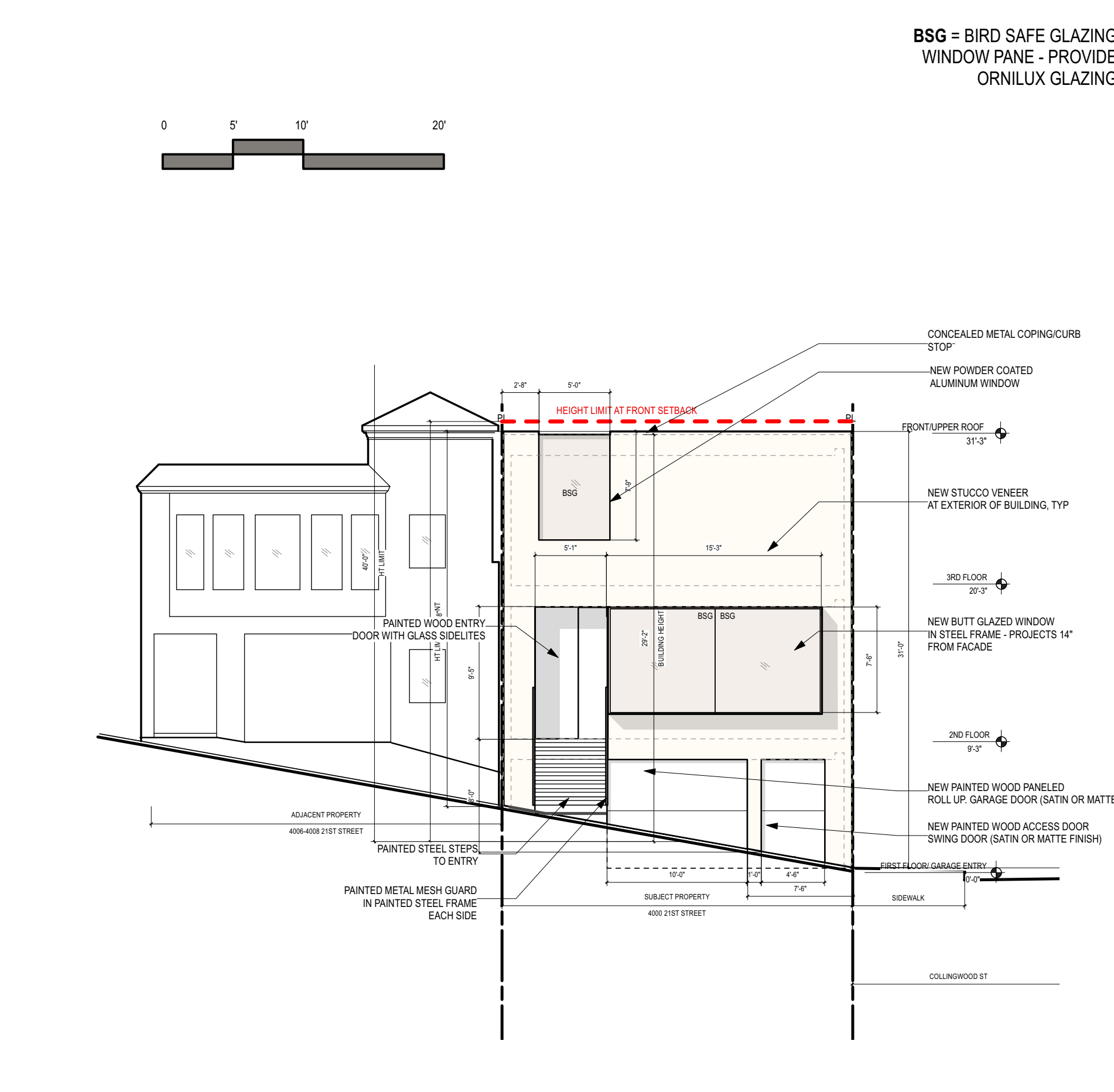
PROPOSED WEST ELEVATION 4
1/8" = 1'-0"



PROPOSED NORTH ELEVATION 2
1/8" = 1'-0"

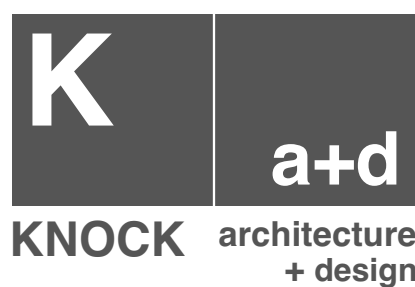


PROPOSED EAST ELEVATION 3
1/8" = 1'-0"



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

08.18.21	CONCEPT
08.30.21	REV PLAN
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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:

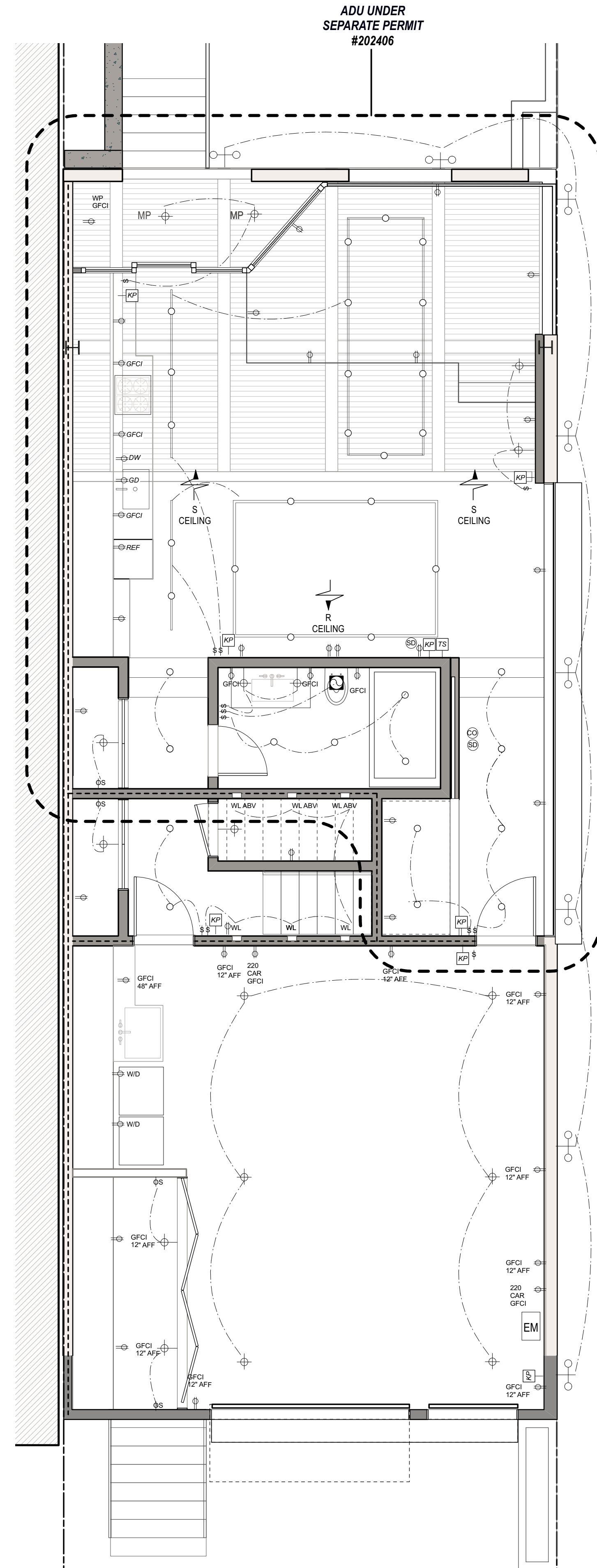
- 1) ALL 4" CAN LIGHTING TO BE RECESSED WAC PRECISIONS MULTIPLES, TRIMLESS, 90 CRI, 40 DEGREE BEAM SPREAD, 2700 K
- 2) 2" CAN LIGHTING TO BE WAC LED ME SQUARE BUTTON LIGHT 2700 K BLACK FINISH
- 3) INGRADE LIGHTING TO BE WAC 3" INGRADE 120V LANDSCAPE RECESSED LED 3000K
- 4) STEP LIGHTS TO BE WAC LED ME 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 CASSETA 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) SCONCES EA SIDE OF VANITY TO BE SONNEBAM 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.

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 85%. 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

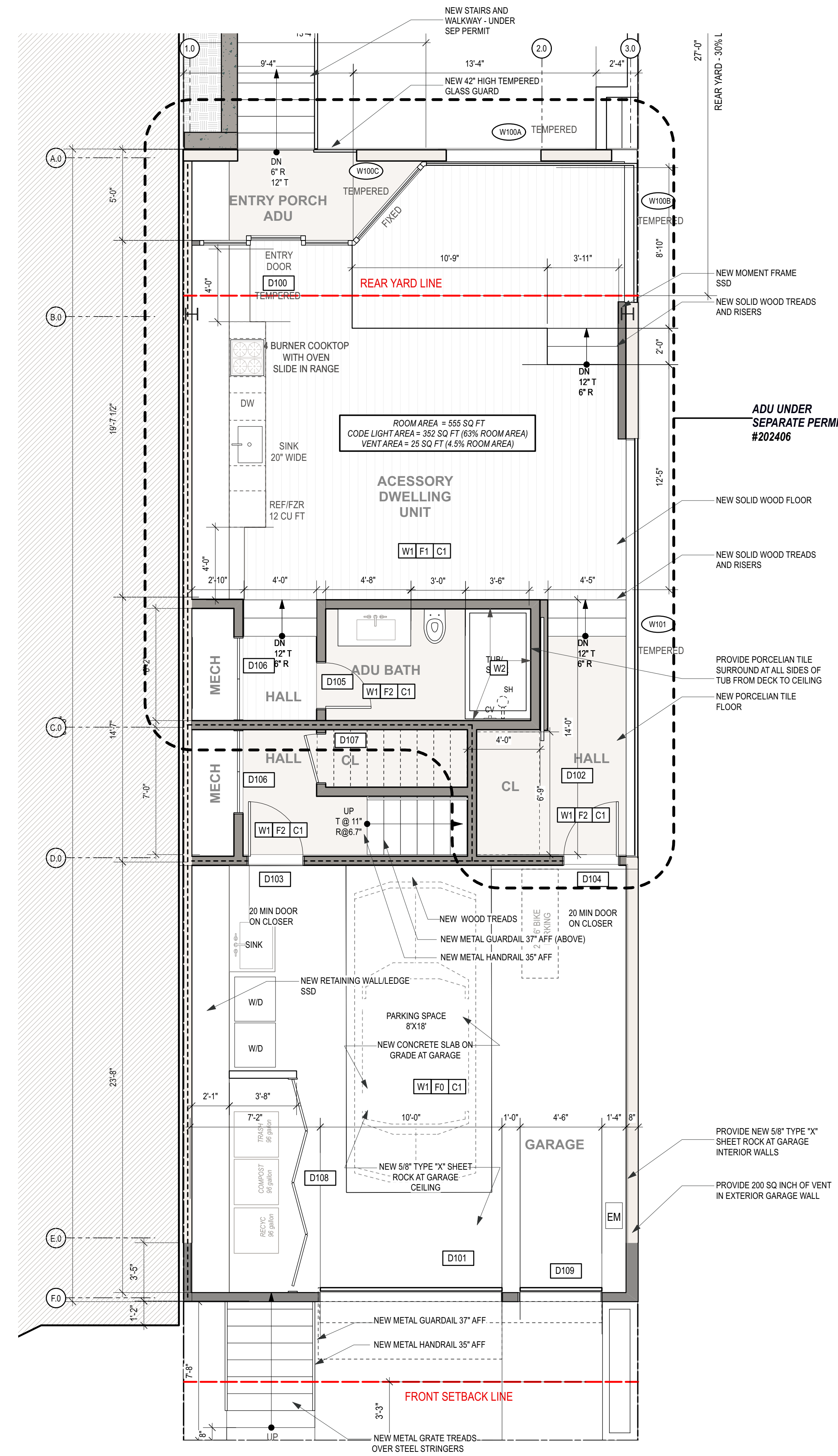
- Surface mount wall light fixture (J-BOX) - 84" AFF VIF
- Surface Mnt or Pend ceiling light fixture (J-BOX)
- Surface mount light - MONOPOINT
- RECESSED LIGHT FIXTURE - 2" CAN
- RECESSED LIGHT FIXTURE - 4" CAN
- SURFACE MOUNTED TRACK LIGHT
- RECESSED STEP OR WALL LIGHT (SL OR WL)
- SURFACE MOUNTED SECURITY 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)
- CASSETA 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
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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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1ST FLOOR PLANS

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A2.1

SCALE:
PLOT DATE:

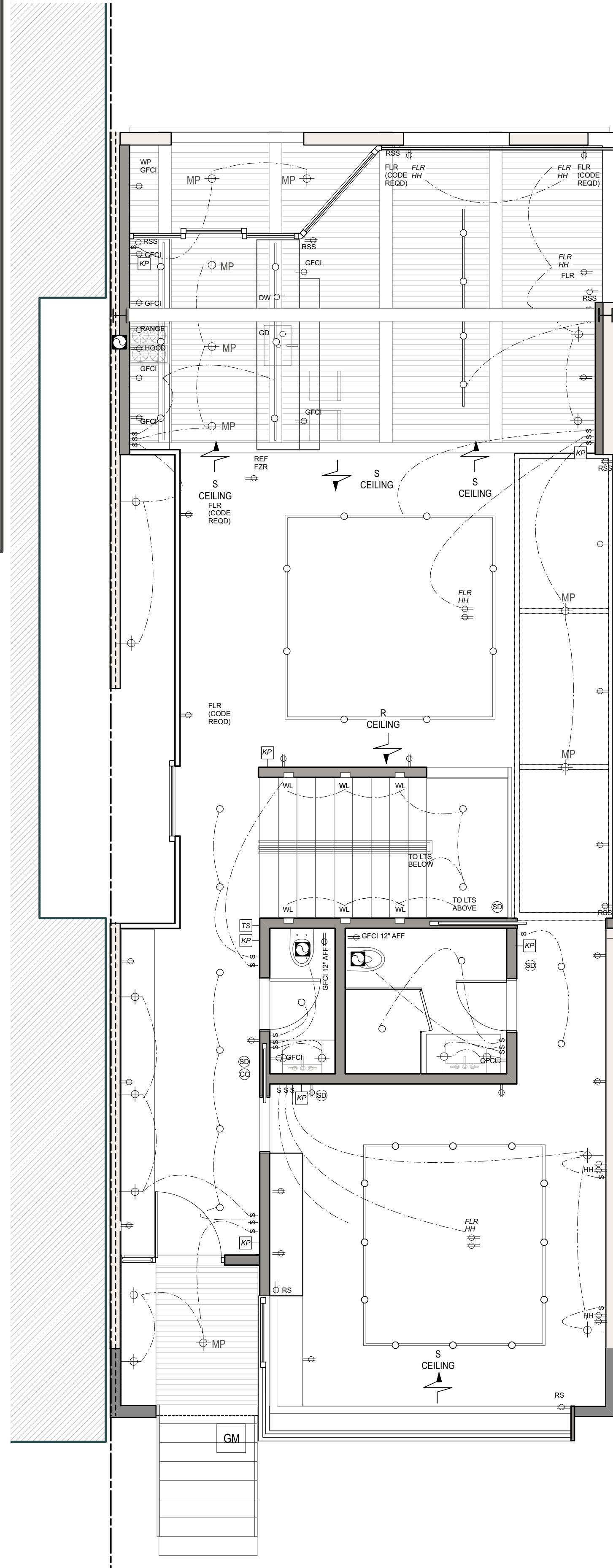
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- 2) 2" CAN LIGHTING TO BE WAC LED ME SQUARE BUTTON LIGHT 2700 K BLACK FINISH
- 3) INGRADE LIGHTING TO BE WAC 3" INGROUND 120V LANDSCAPE RECESSED LED 3000K
- 4) STEP LIGHTS TO BE WAC LED ME 5" BLACK HORIZONTAL STEP AND WALL LIGHT
- 6) PROVIDE PREWIRE FOR LANDSCAPE LIGHTING ONLY - VIF WITH OWNER
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- 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
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- ALL INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE HEATING PER CBC 1203.1.
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- 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.

GENERAL MECHANICAL NOTES:

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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.



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

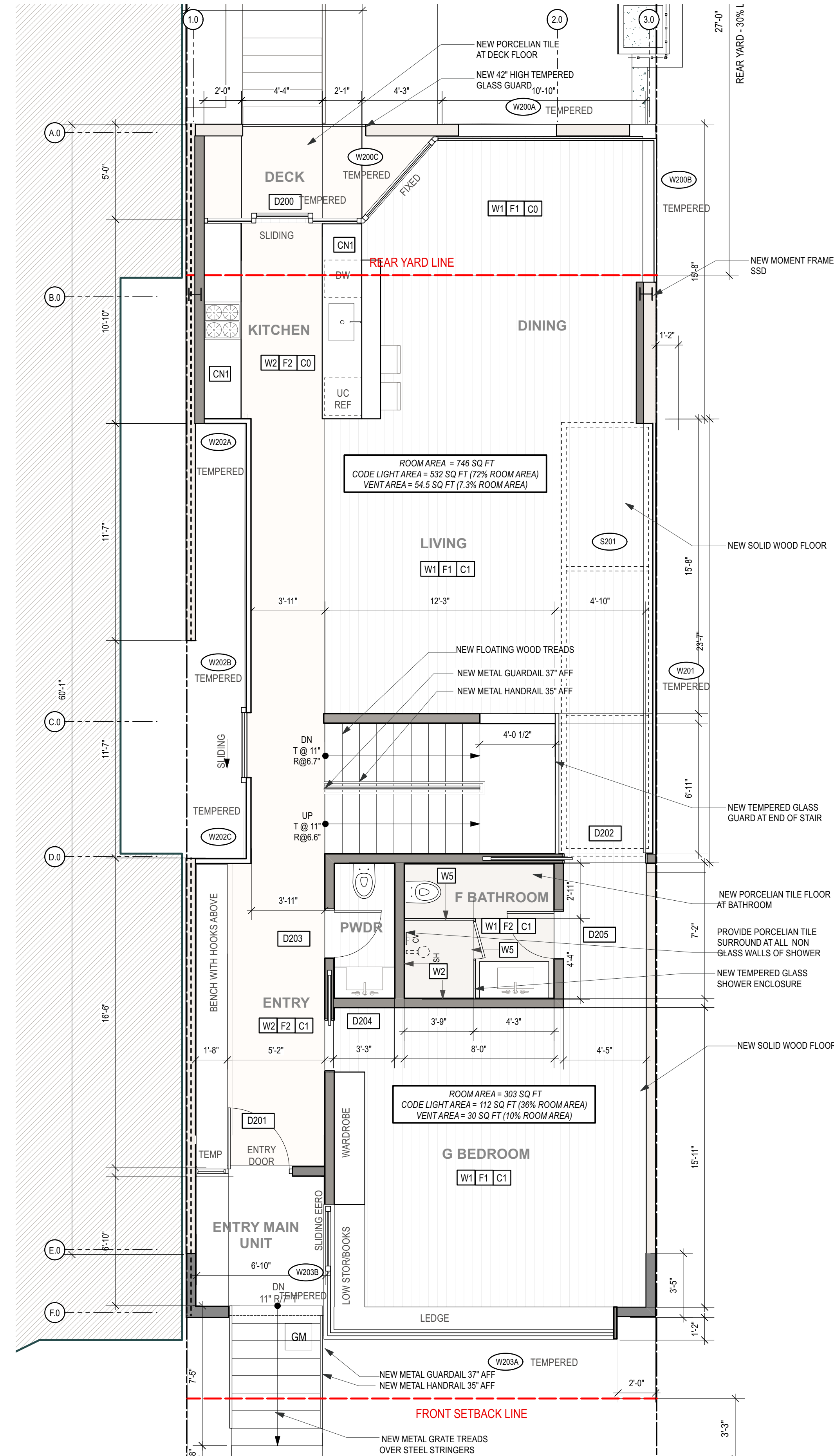
ABBREVIATION LEGEND	
RH = ROBE HOOK	LFD = LINEAR FLOOR DRAIN
TB = TOWEL BAR	CV = CONTROL VALVE
TP = TOILET PAPER HOLDER	SH = SHOWER HEAD
TH = TOWEL HOOK	RSR = RAINSHOWER HEAD
OL = OUTLET (ELECT OR PLUMB)	DIV = DIVERTER
AD = AREA DRAIN	TS = TUB SPOUT
HB = HOSE BIB	SP = STANDPIPE

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
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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		DUCTED BATH FAN OR RANGE HOOD
	RETURN CEILING HEAT PUMP		MINI SPLIT WALL RECESSED		SEE 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:

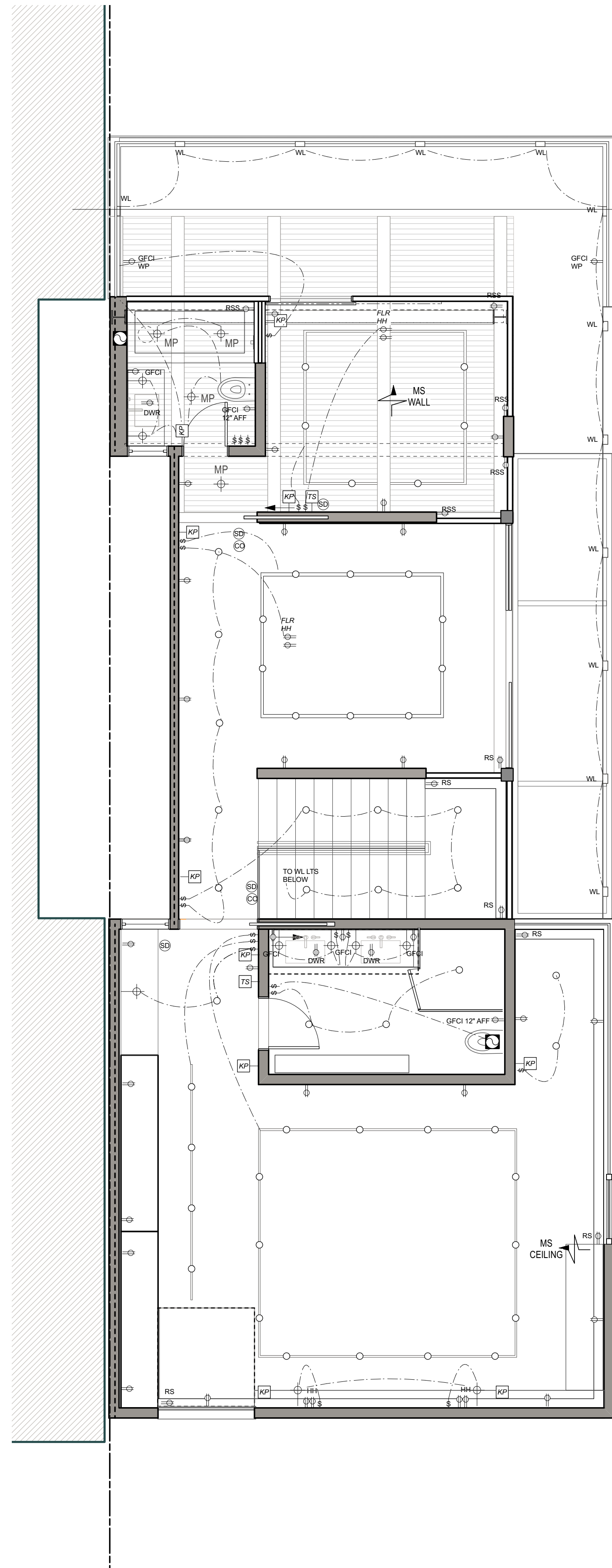
- 1) ALL 4" CAN LIGHTING TO BE RECESSED WAC PRECISIONS MULTIPLES, TRIMLESS, 90 CRI, 40 DEGREE BEAM SPREAD, 2700 K
- 2) 2" CAN LIGHTING TO BE WAC LED ME SQUARE BUTTON LIGHT 2700 K BLACK FINISH
- 3) INGRADE LIGHTING TO BE WAC 3" INGROUND 120V LANDSCAPE RECESSED LED 3000K
- 4) STEP LIGHTS TO BE WAC LED 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 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) 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.
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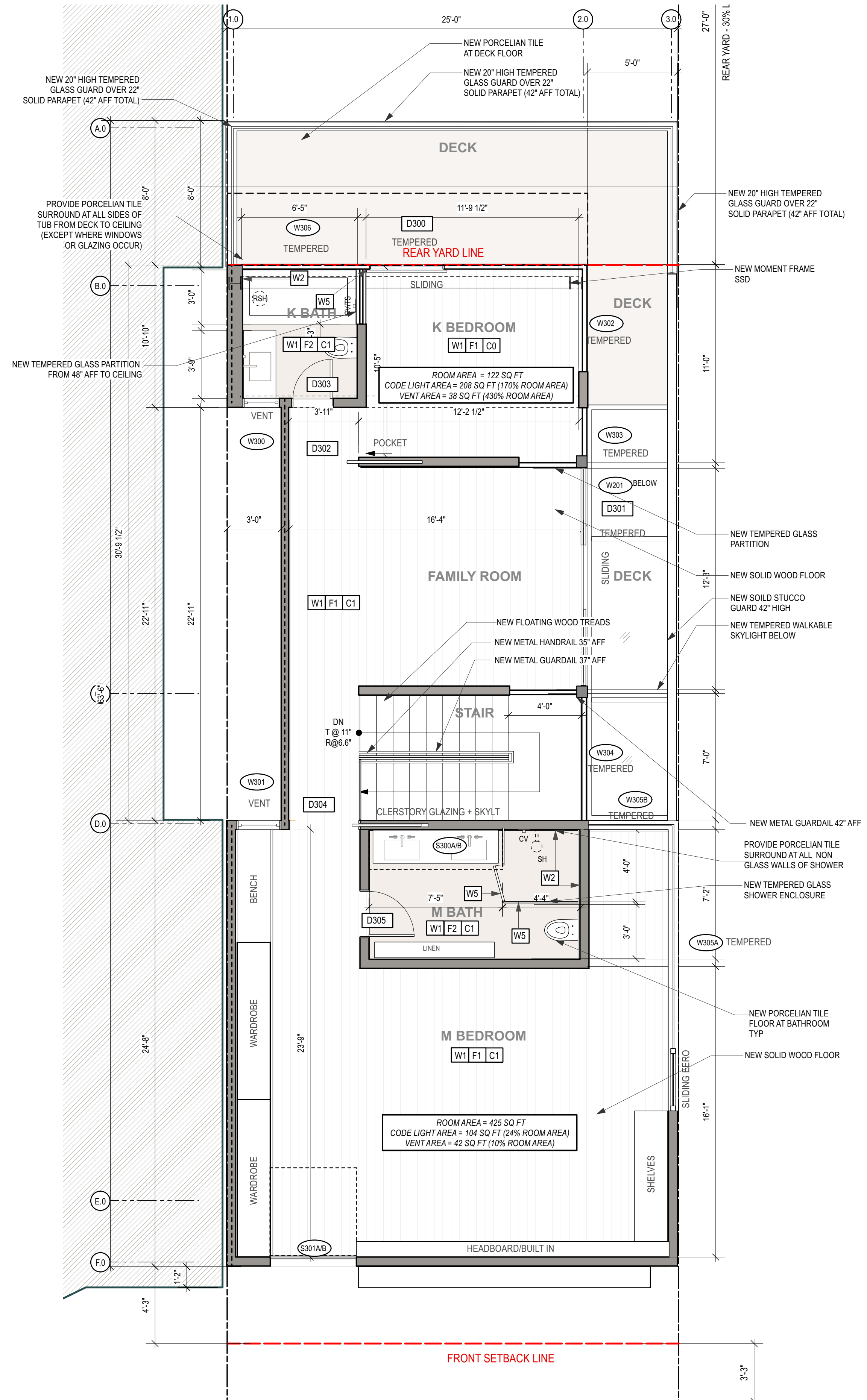


THIRD FLOOR LIGHTING/PWR/MECH PLAN

1/4" = 1'-0"

2

WALL LEGEND	
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	DEMO WALL
	NEW WALL
	EXISTING 1-HOUR RATED WALL
	NEW 1-HOUR RATED WALL
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	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 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
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
06.01.24	BLDG PERMIT REV



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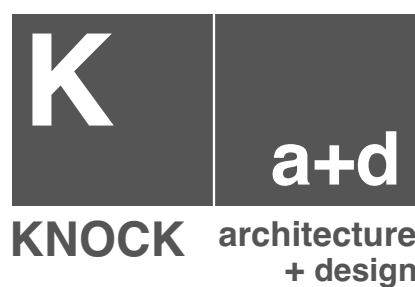
THIRD FLR PLANS

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A2.3

SCALE:
PLOT DATE:

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02.24.22	REVISIONS
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01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
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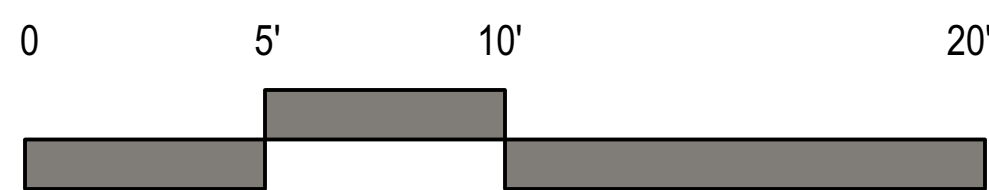
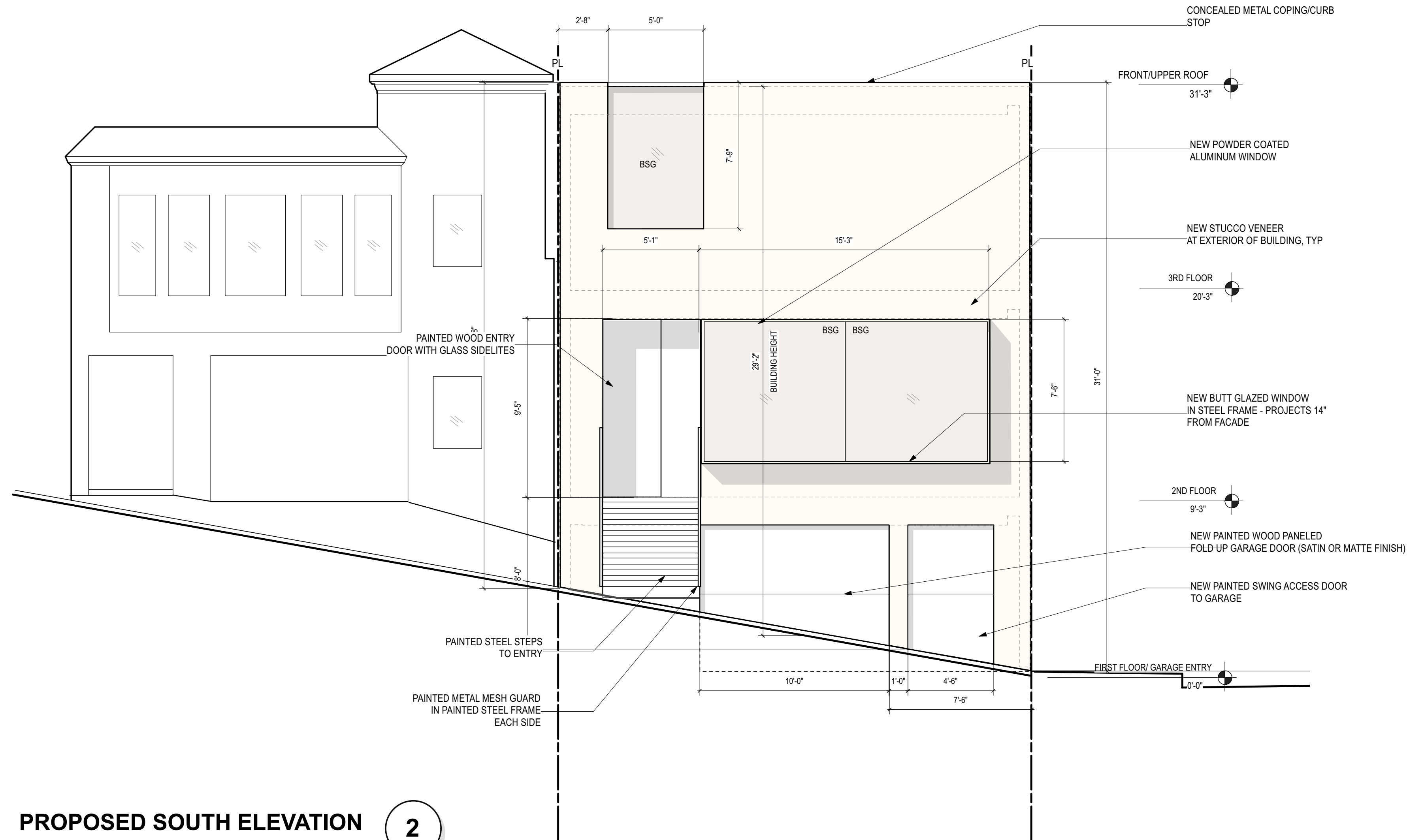
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SOUTH ELEVATIONS

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A3.0

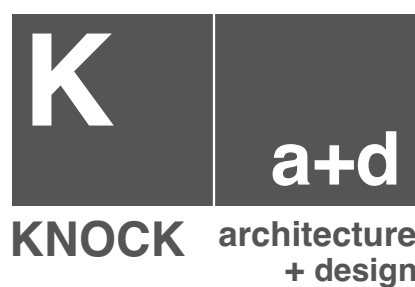
SCALE:
PLOT DATE:



EXISTING SOUTH ELEVATION

1/4" = 1'-0"

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09.03.21	REV
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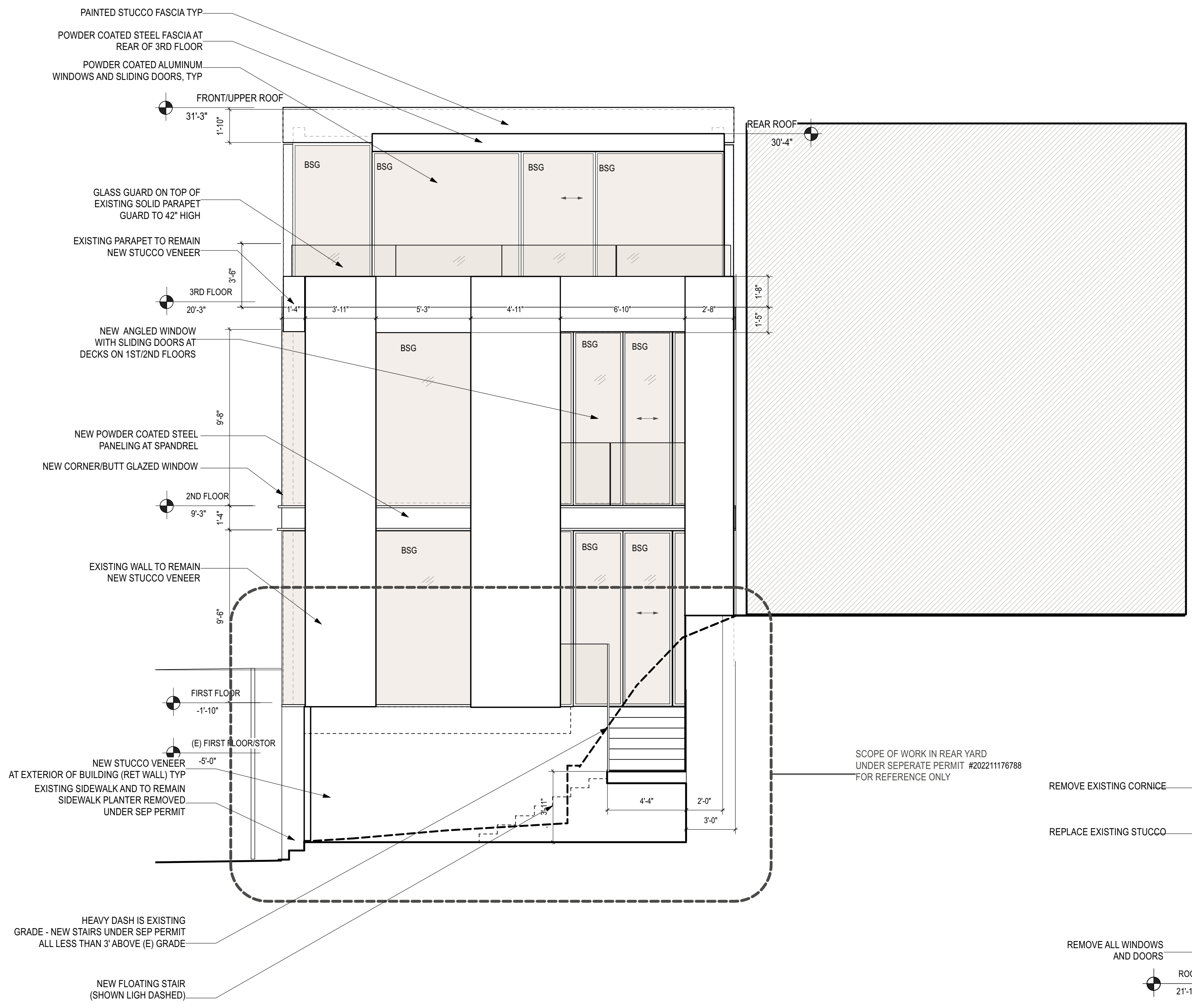
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NORTH ELEVATIONS

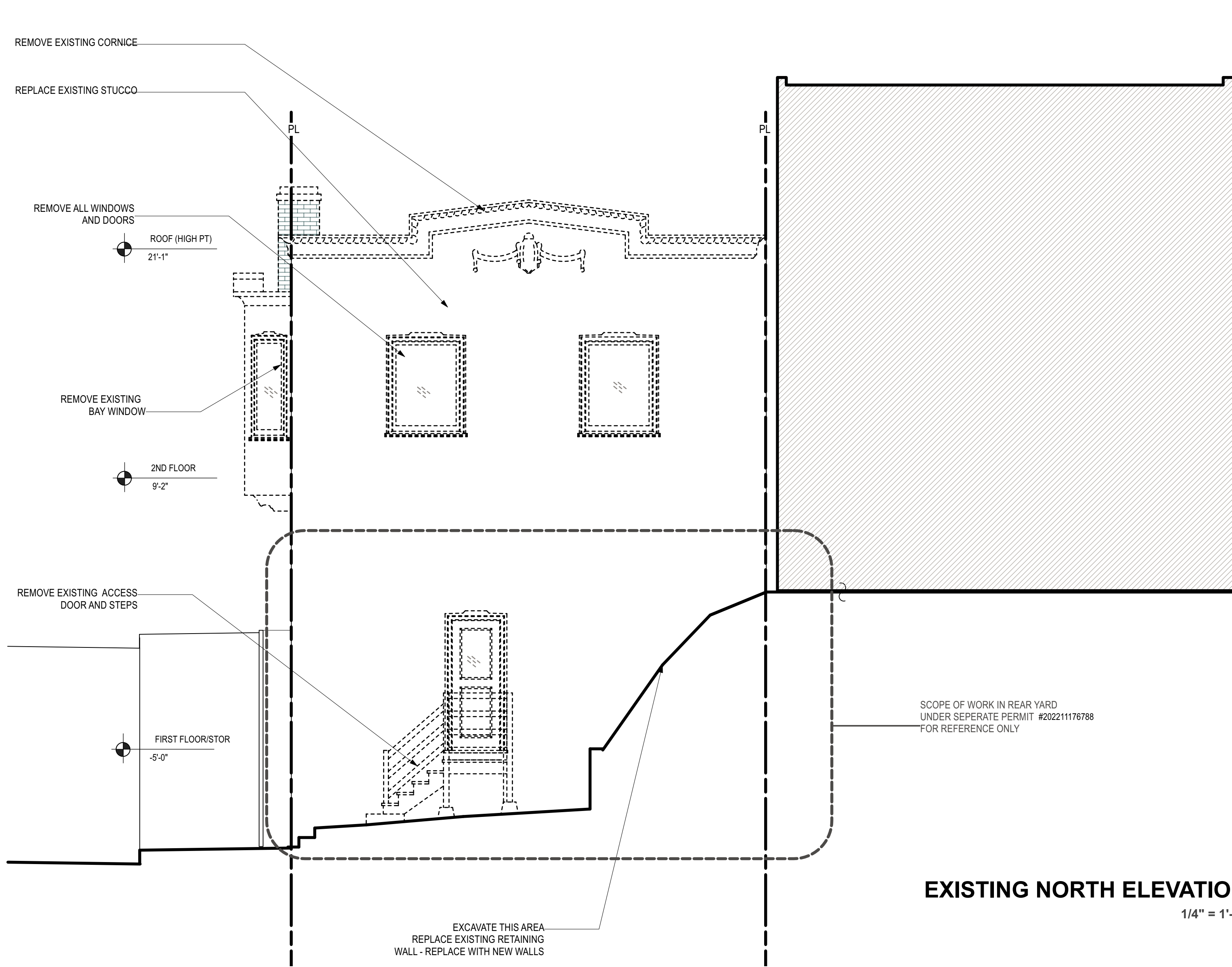
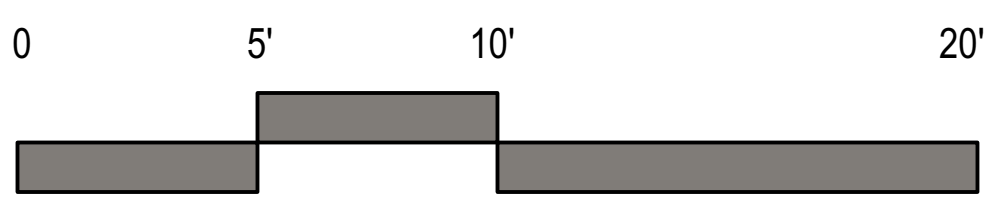
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A3.1

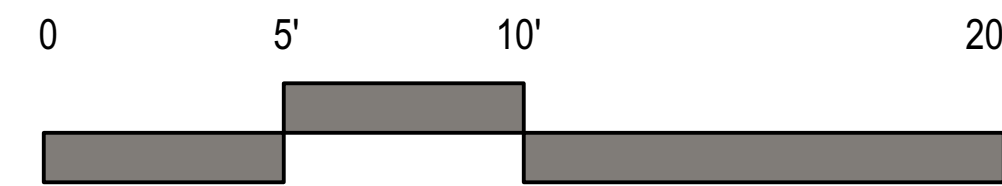
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PLOT DATE:

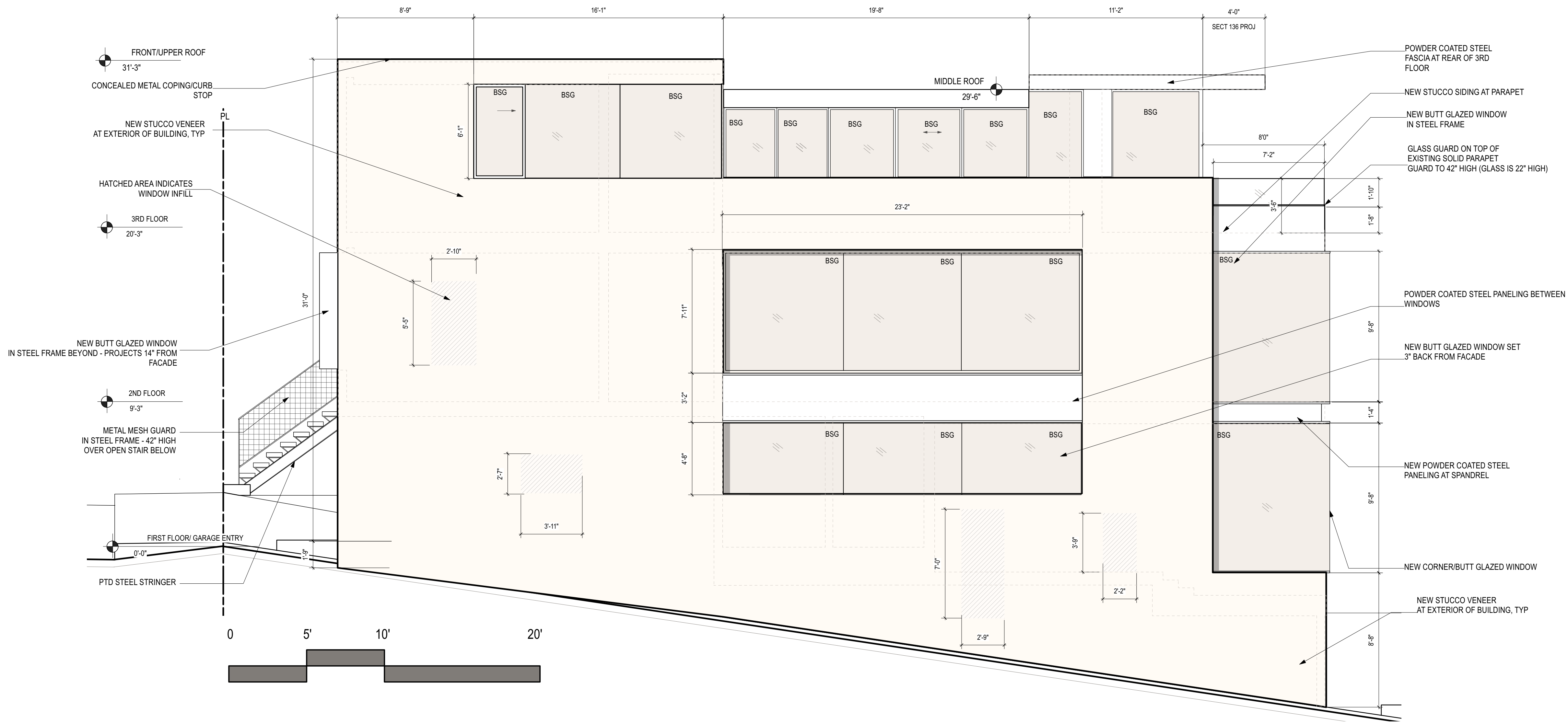


PROPOSED NORTH ELEVATION 2
1/4" = 1'-0"



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

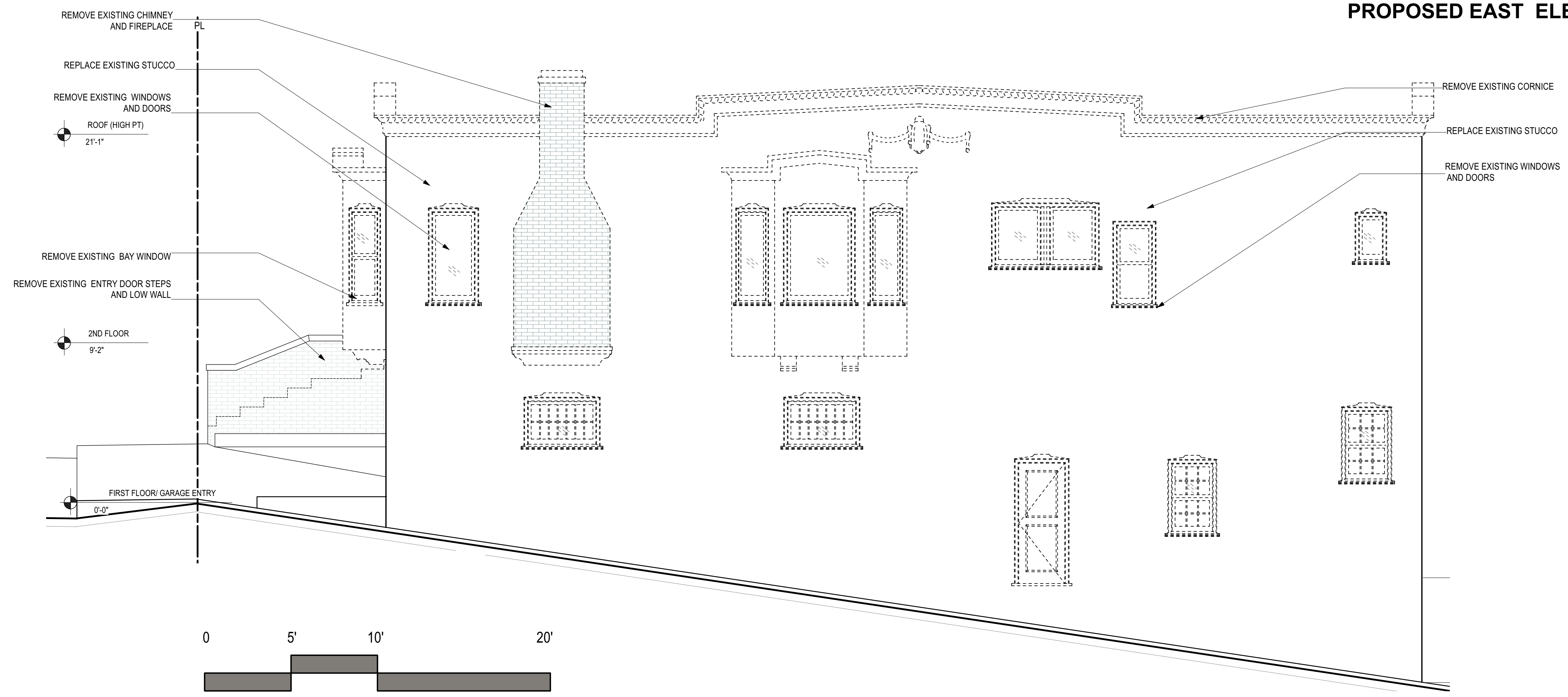




PROPOSED EAST ELEVATION

2

1/4" = 1'-0"



EXISTING EAST ELEVATION

1

1/4" = 1'-0"

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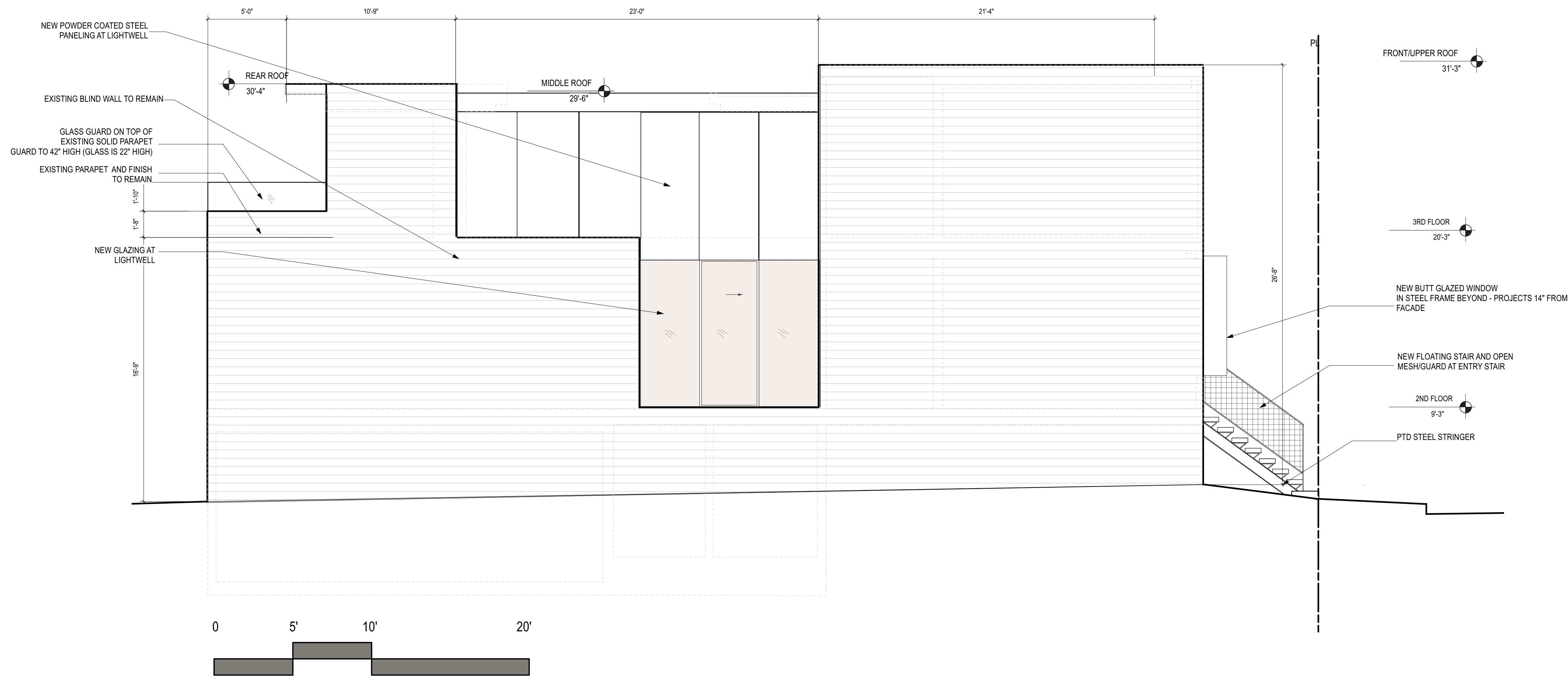
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EAST ELEVATIONS

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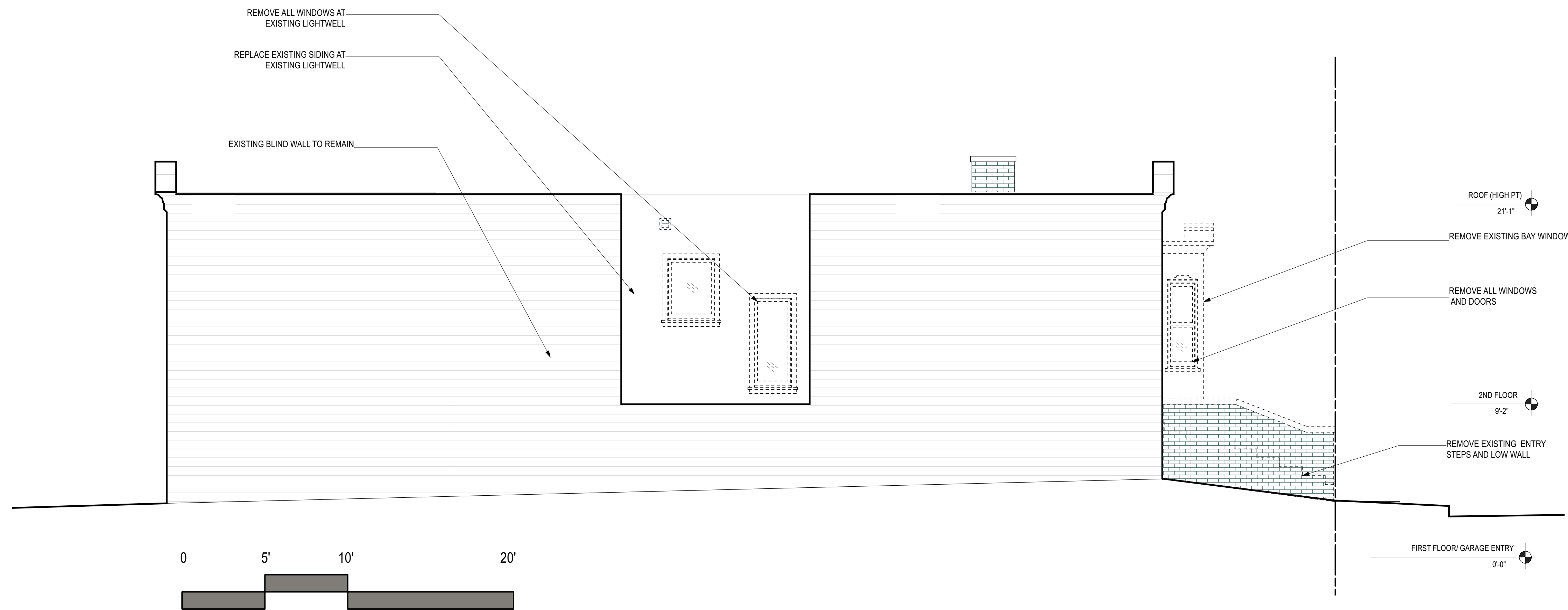
A3.2

SCALE:
PLOT DATE:



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

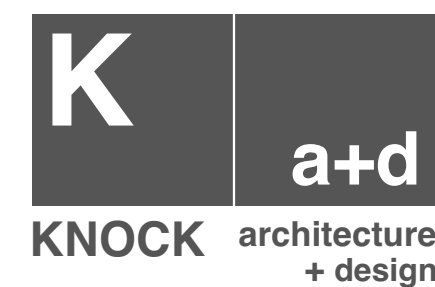
2



EXISTING WEST ELEVATION
1/4" = 1'-0"

1

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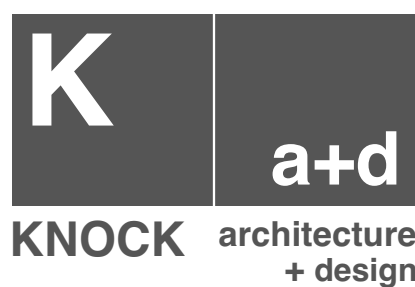
WEST ELEVATIONS

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A3.3

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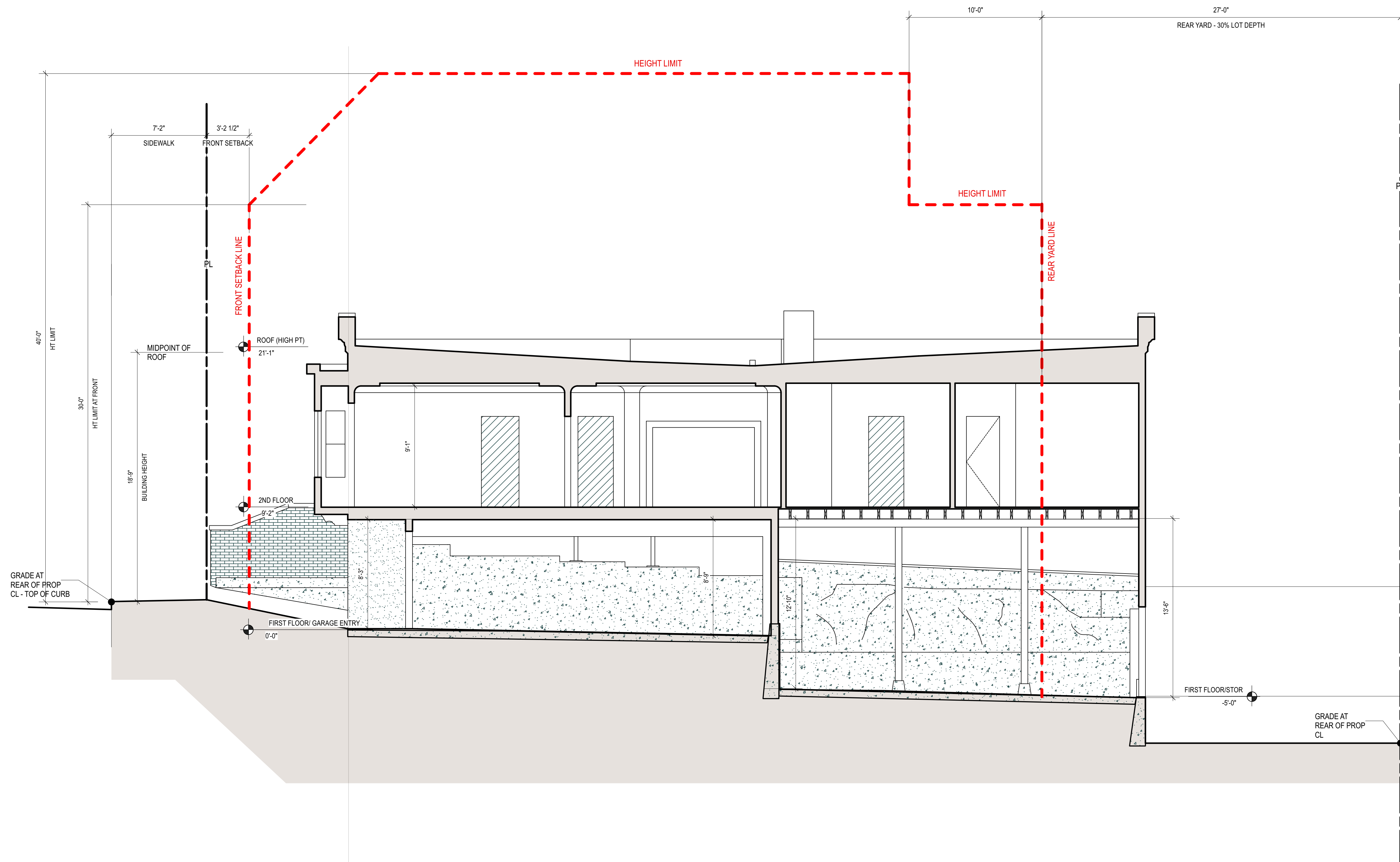
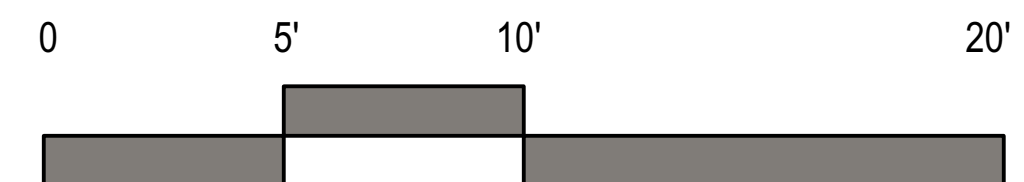
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EXISTING BLDG SECT

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A4.0

SCALE:
PLOT DATE:



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

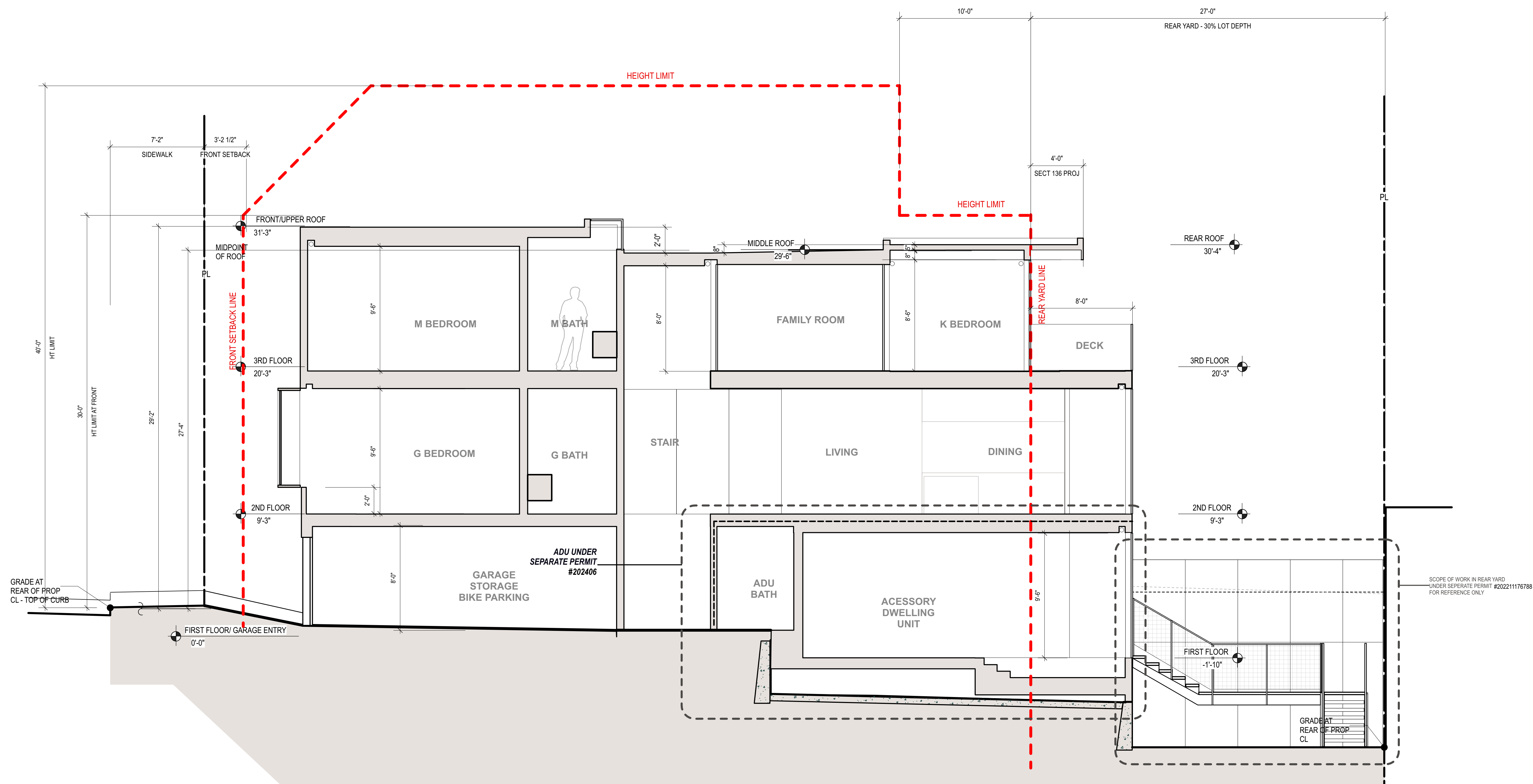
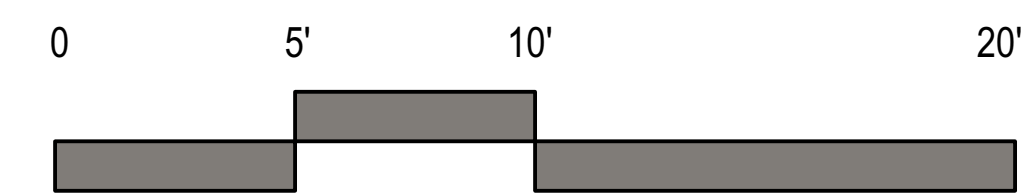
1

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

1

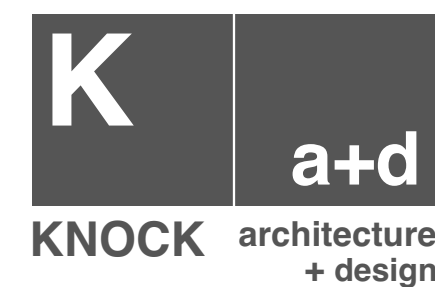
(N) BUILDING SECT

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A4.1

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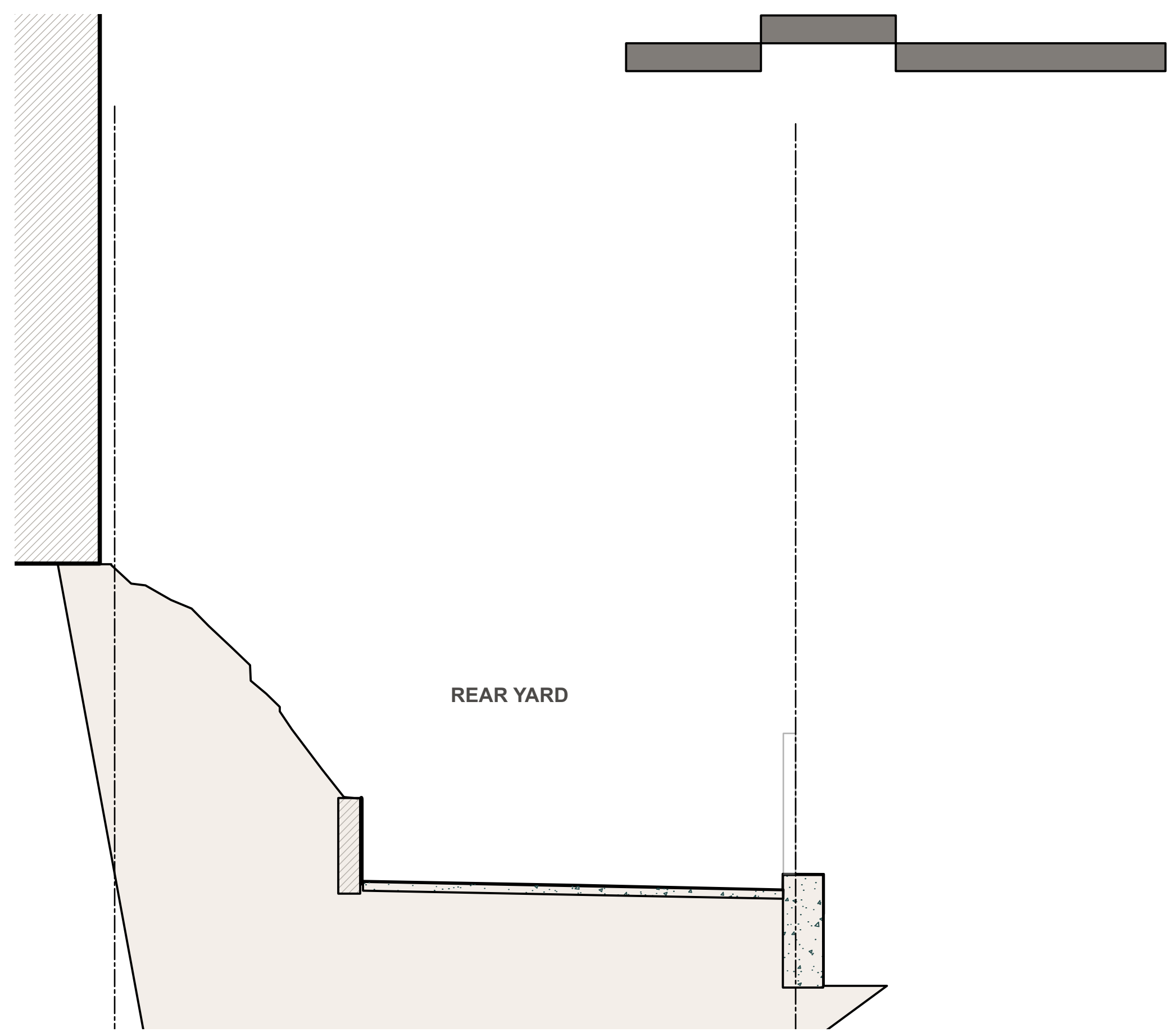
0 5' 10' 20'

ROOF (HIGH PT)
21'-1"

2ND FLOOR
9'-2"

FIRST FLOOR/ GARAGE ENTRY
0'-0"

FIRST FLOOR/STOR
-5'-0"



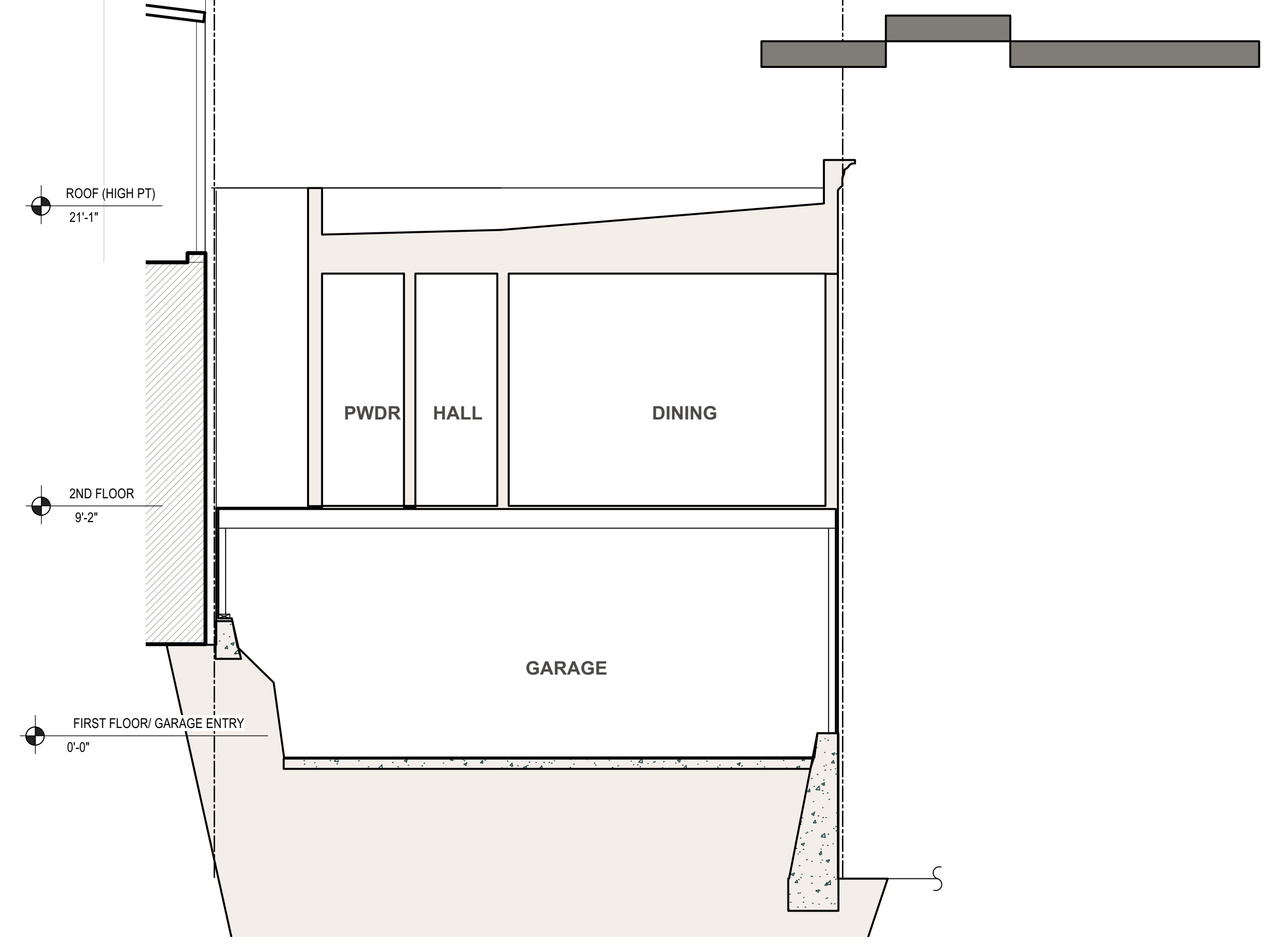
EXISTING TRANSVERSE SECTION 4
 1/4" = 1'-0"

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"

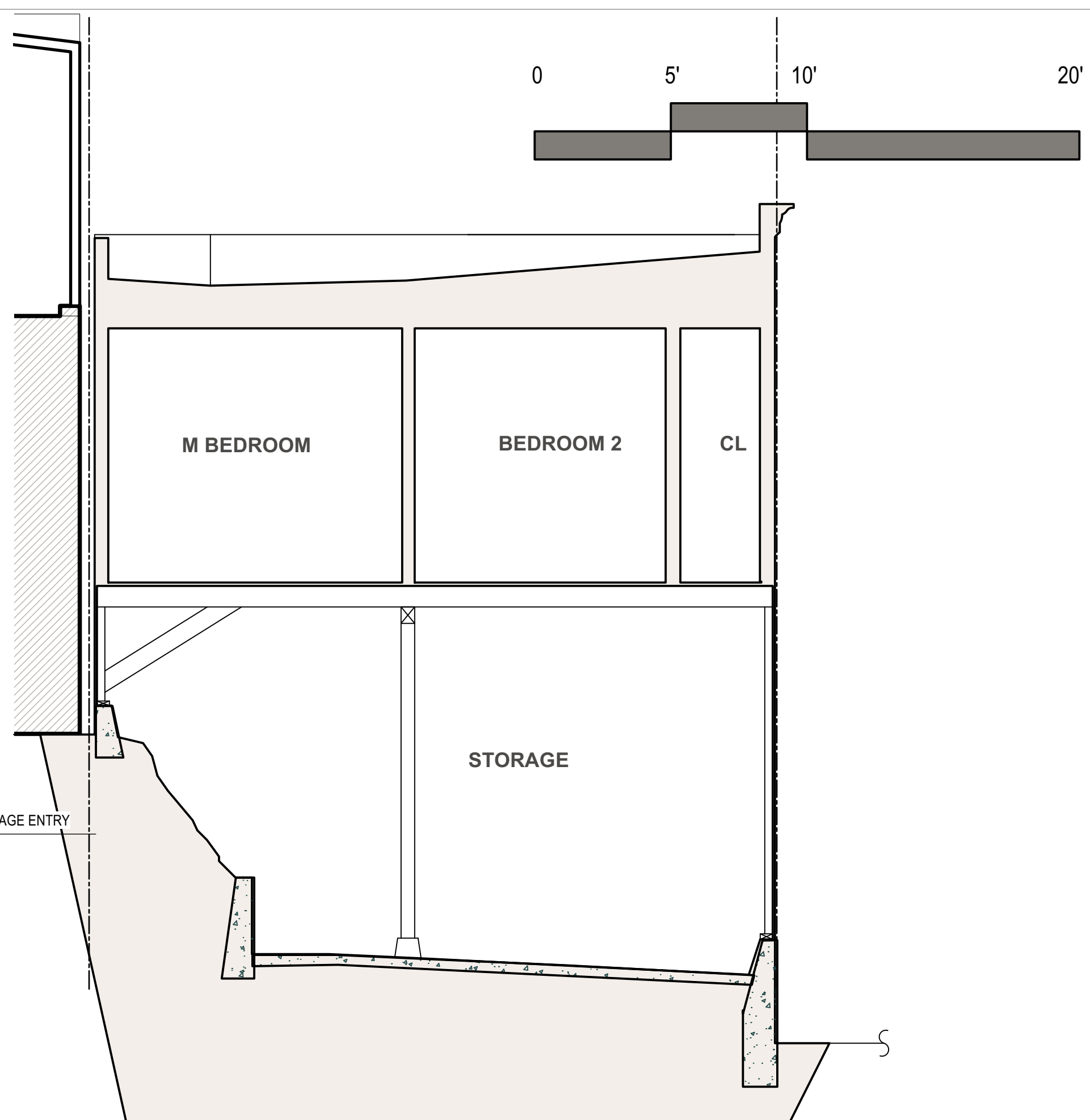
0 5' 10' 20'

ROOF (HIGH PT)
21'-1"

2ND FLOOR
9'-2"

FIRST FLOOR/ GARAGE ENTRY
0'-0"

FIRST FLOOR/STOR
-5'-0"



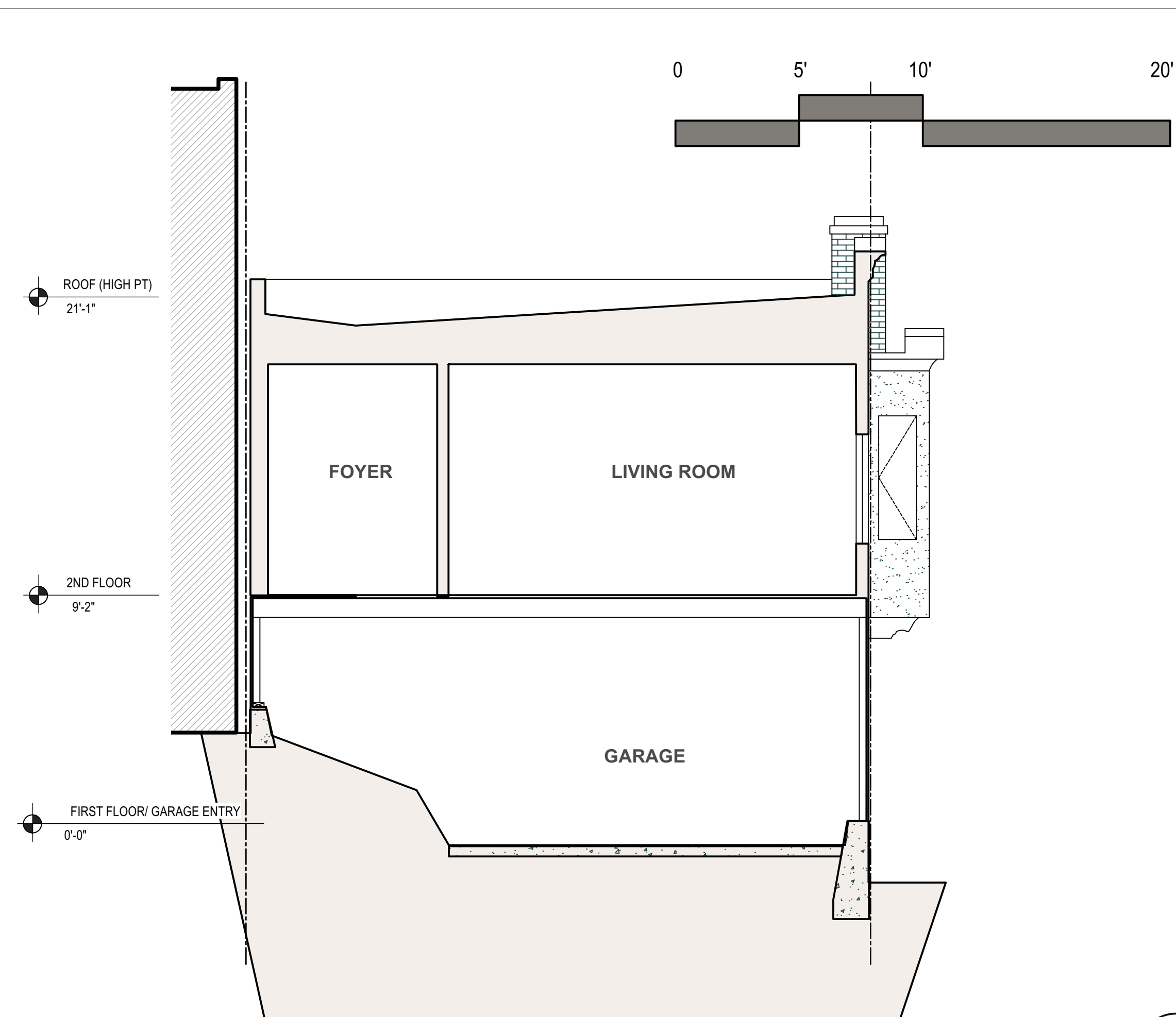
EXISTING TRANSVERSE SECTION 3
 1/4" = 1'-0"

0 5' 10' 20'

ROOF (HIGH PT)
21'-1"

2ND FLOOR
9'-2"

FIRST FLOOR/ GARAGE ENTRY
0'-0"



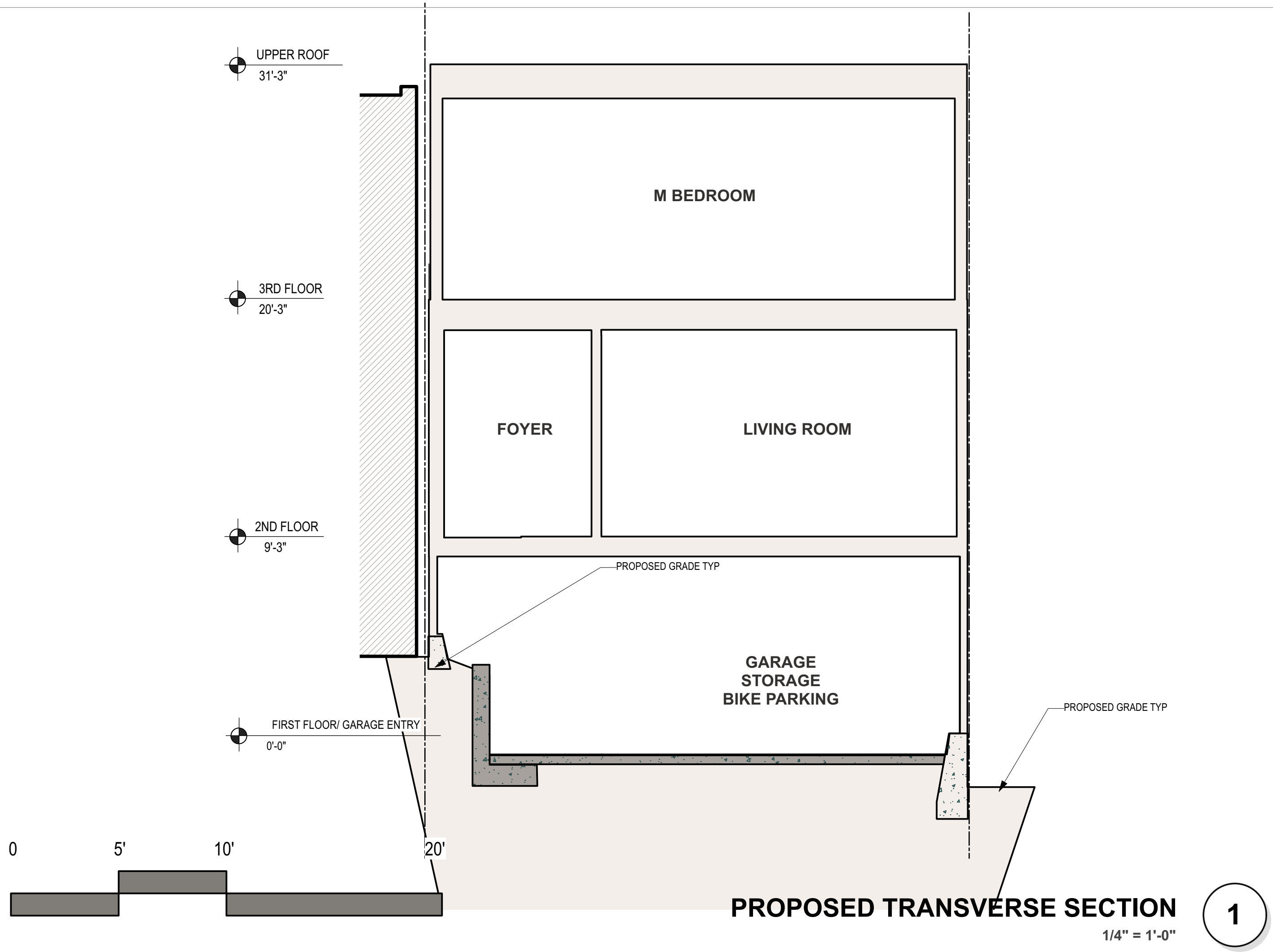
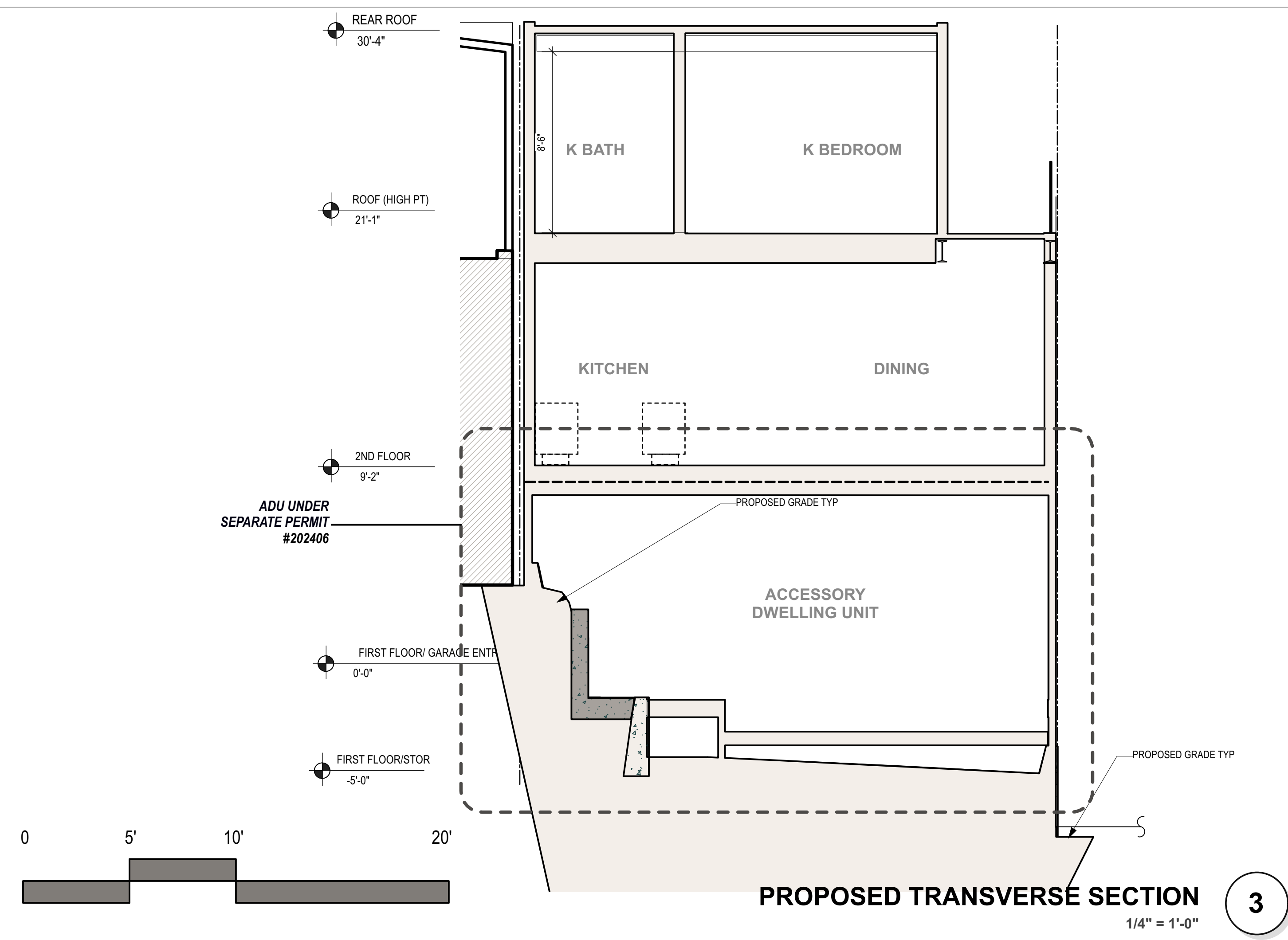
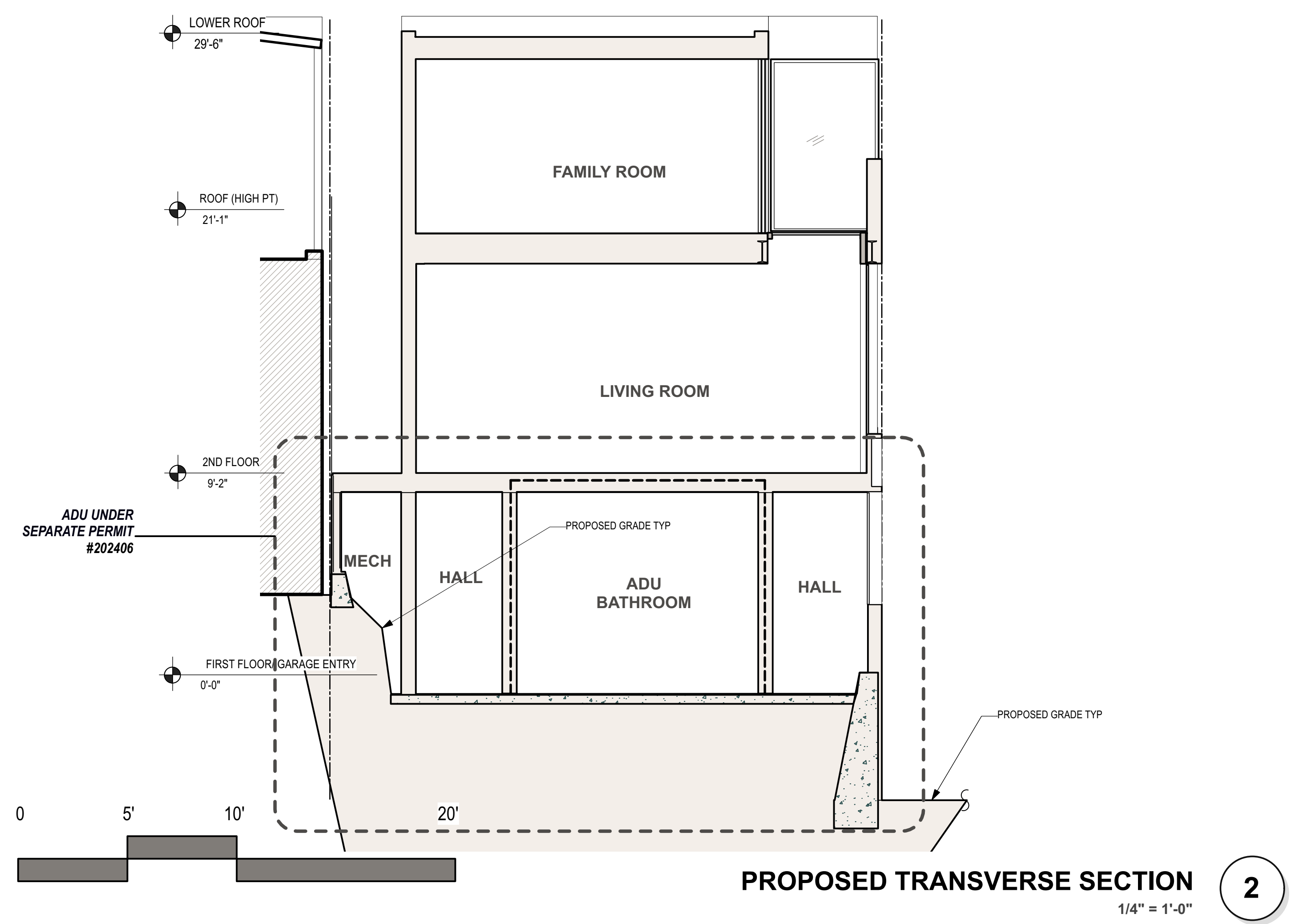
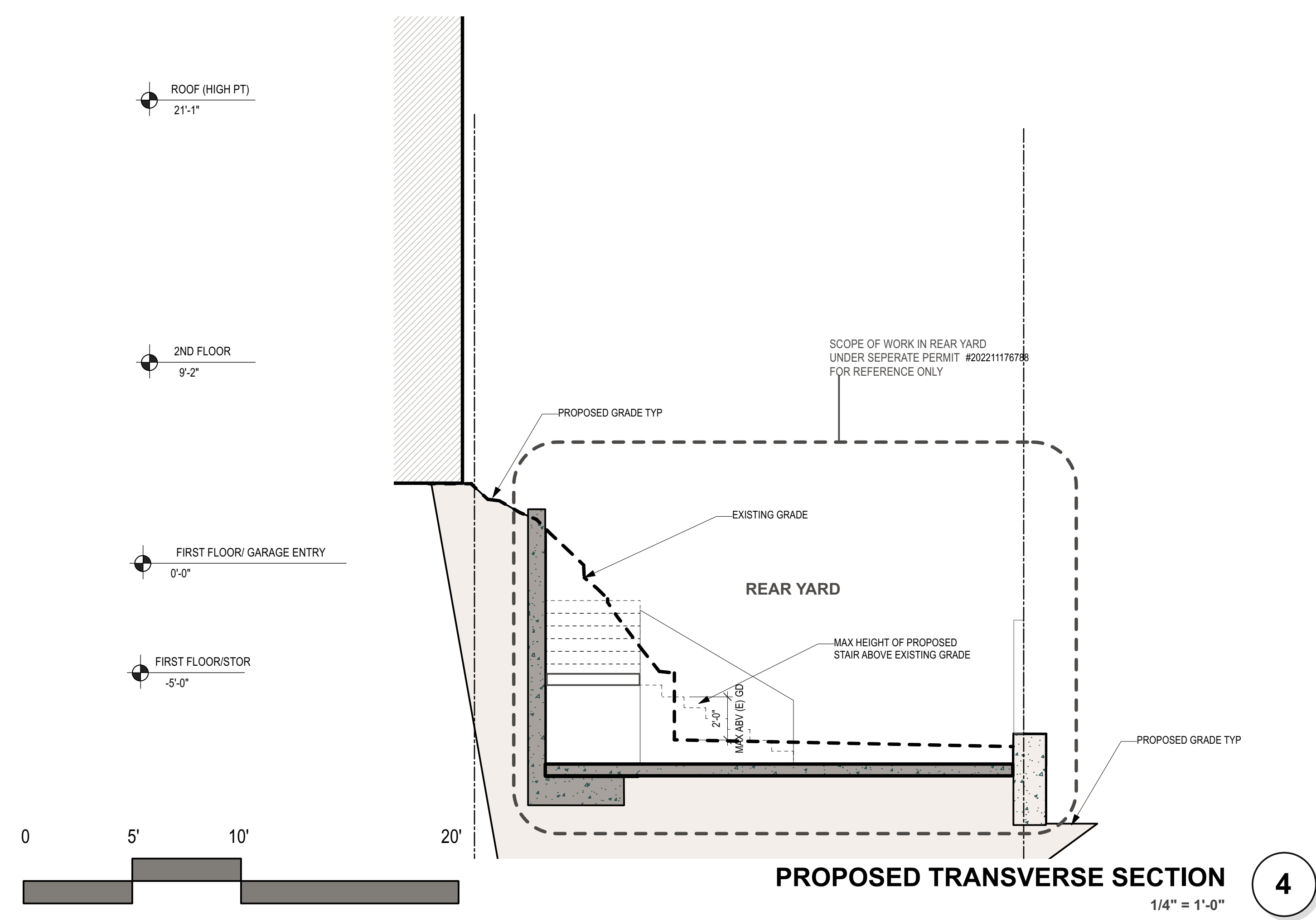
EXISTING TRANSVERSE SECTION 1
 1/4" = 1'-0"

08.18.21	CONCEPT
08.30.21	REV PLAN
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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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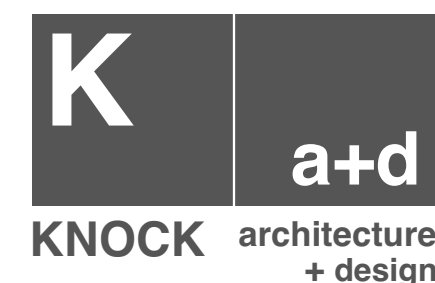
(N) BUILDING SECT

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A4.3

SCALE:
PLOT DATE:

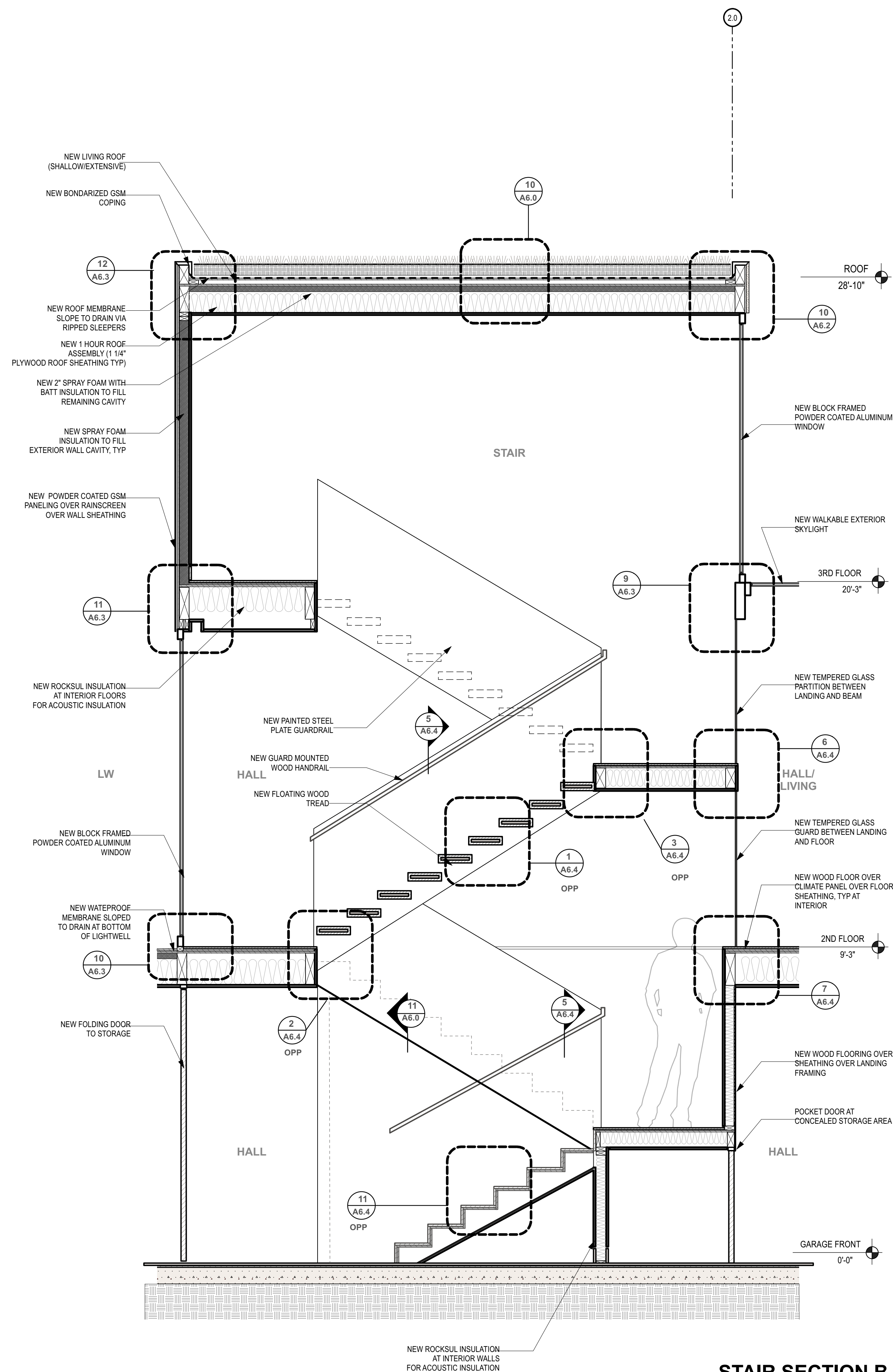
08.18.21	CONCEPT
08.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
06.01.24	BLDG PERMIT REV



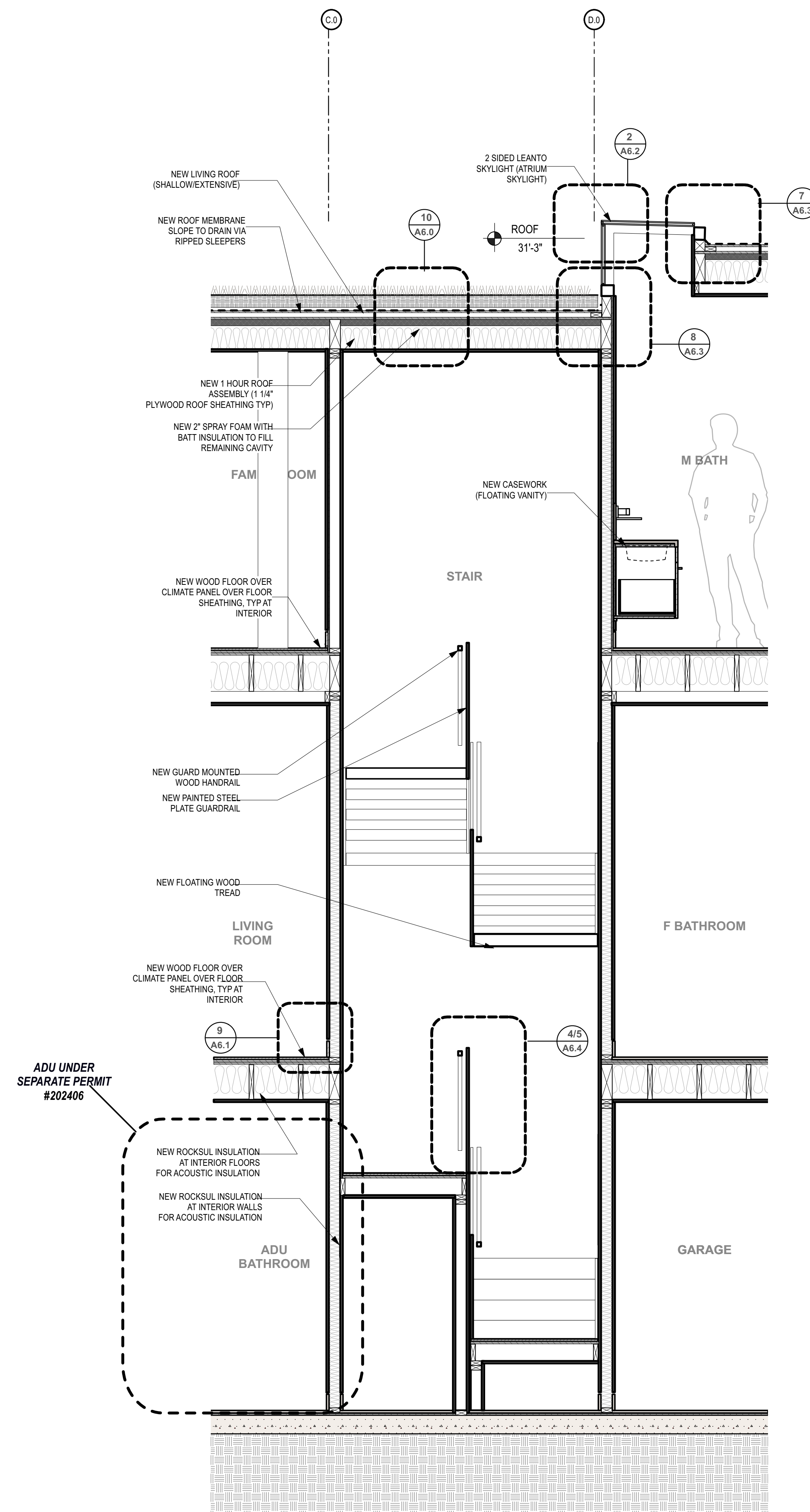
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STAIR SECTION B
1/2" = 1'-0" 2



ADU UNDER SEPARATE PERMIT #202406

STAIR SECTION A
1/2" = 1'-0" 1

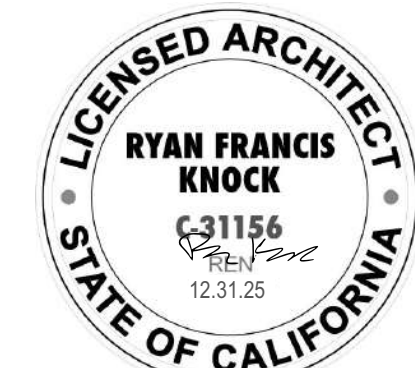
STAIR SECTIONS

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A5.0

SCALE:
PLOT DATE:

08.18.21	CONCEPT
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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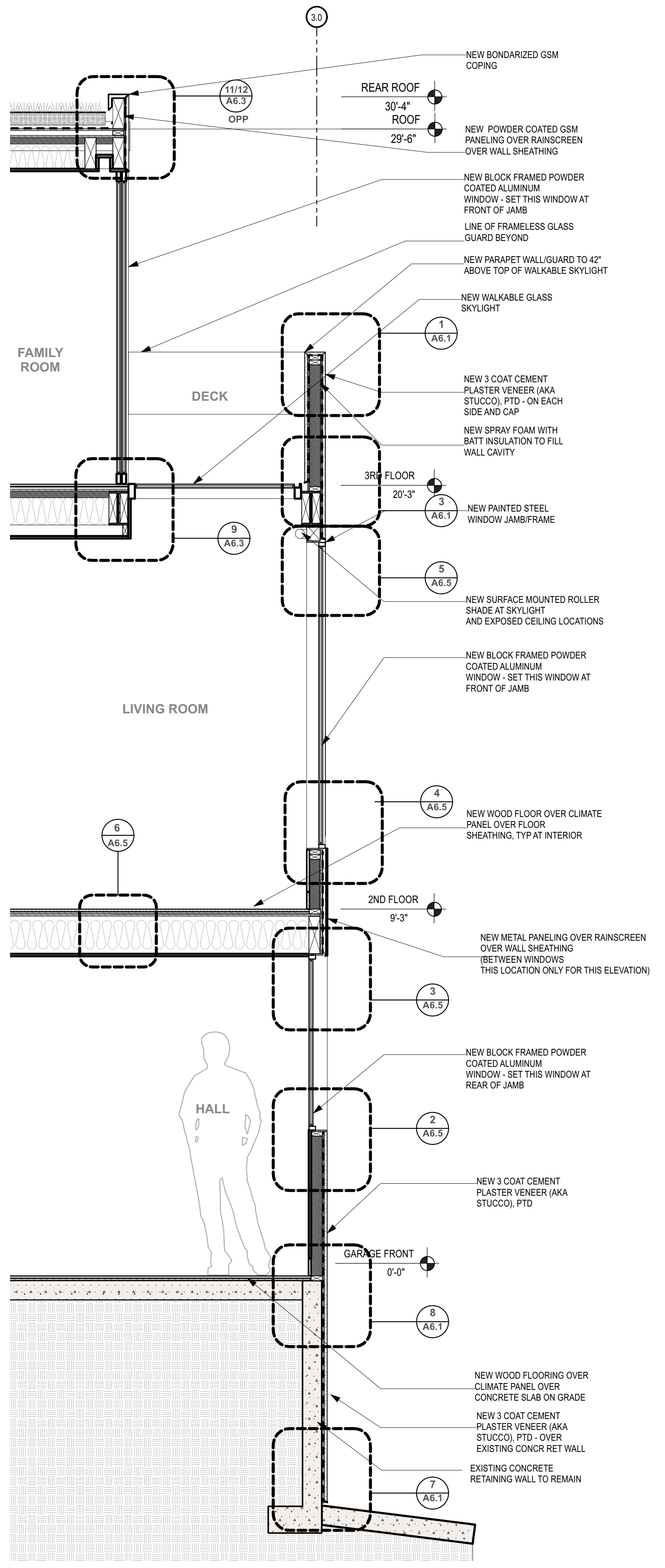
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STAIR & WALL SECTIONS

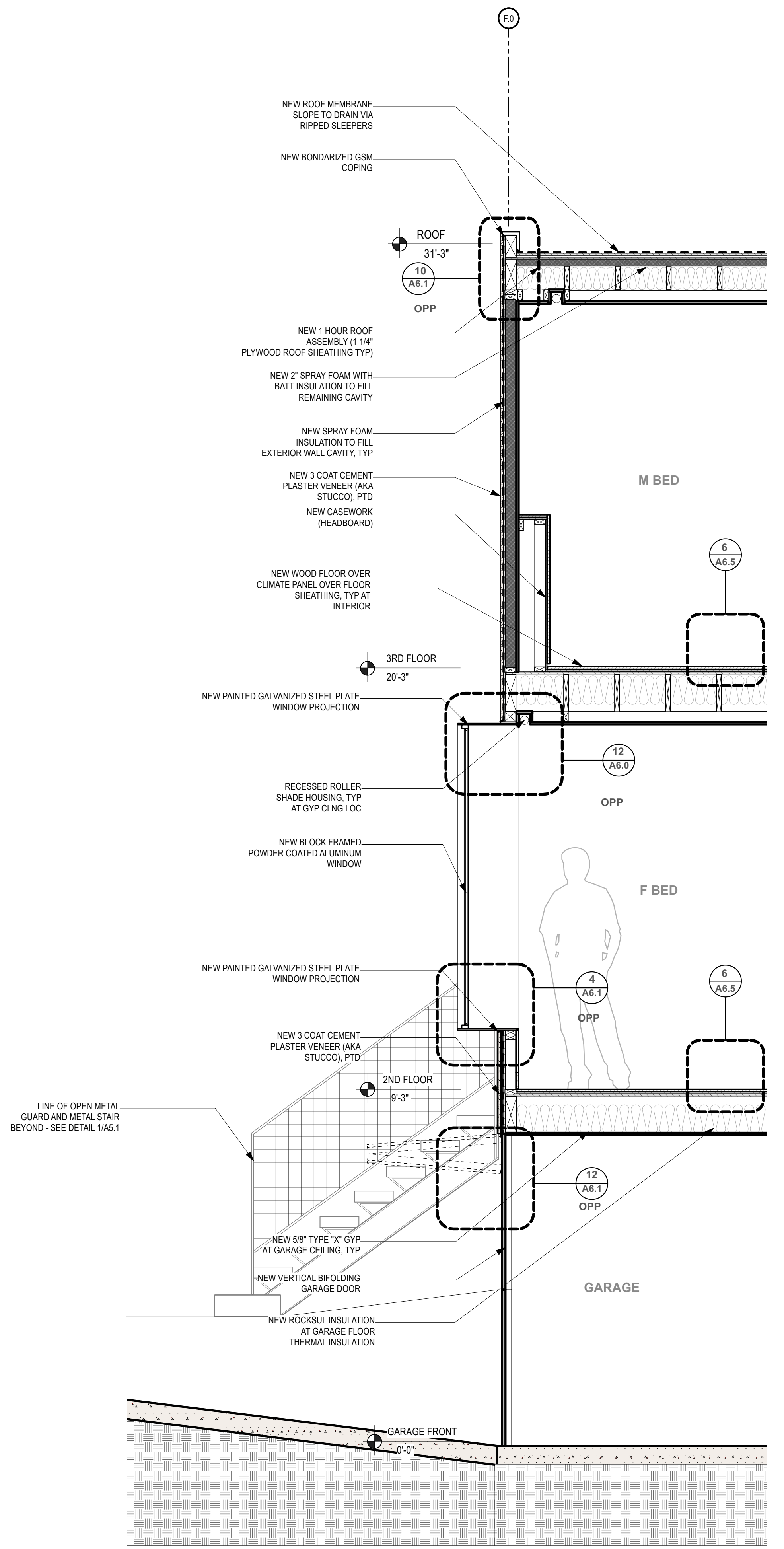
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A5.1

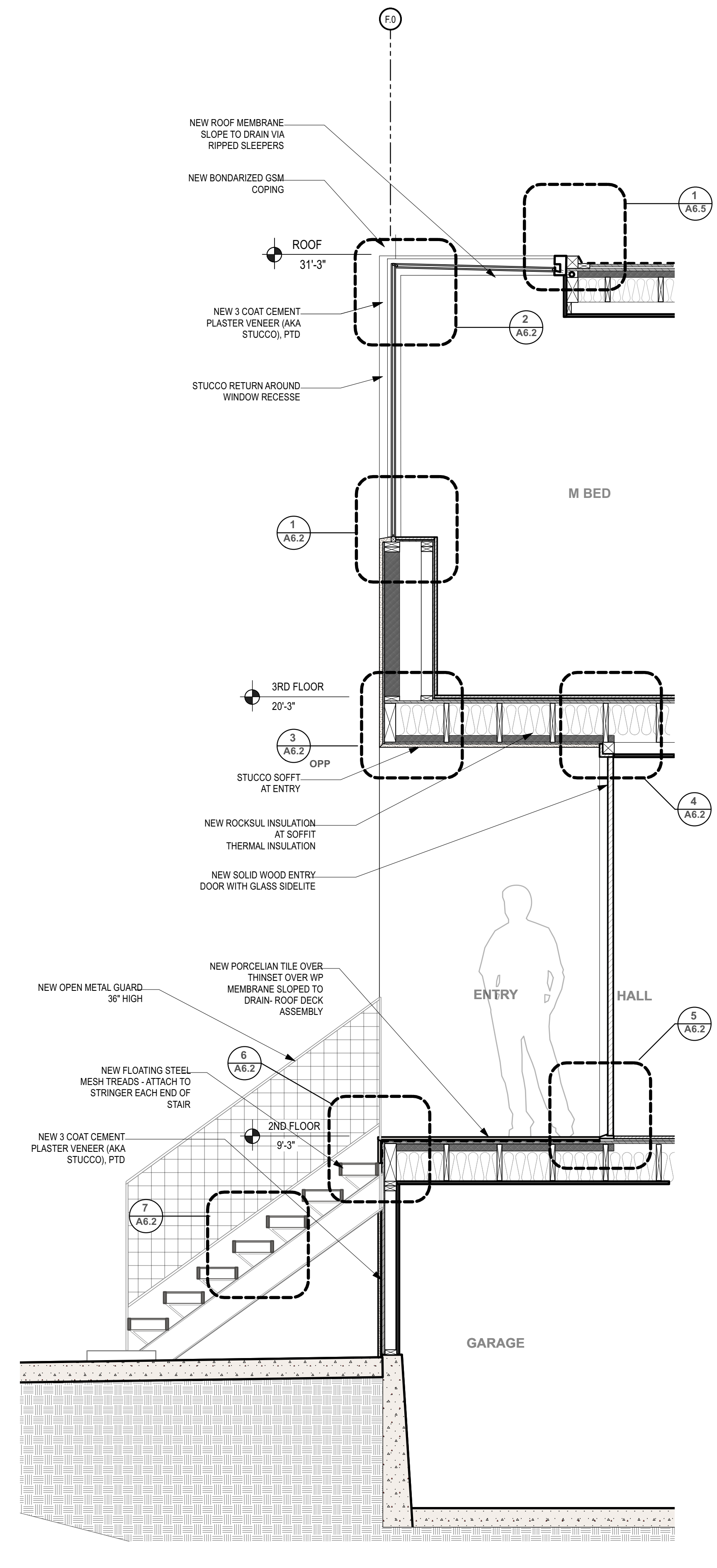
SCALE:
PLOT DATE:



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

08.18.21	CONCEPT
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02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
06.01.24	BLDG PERMIT REV



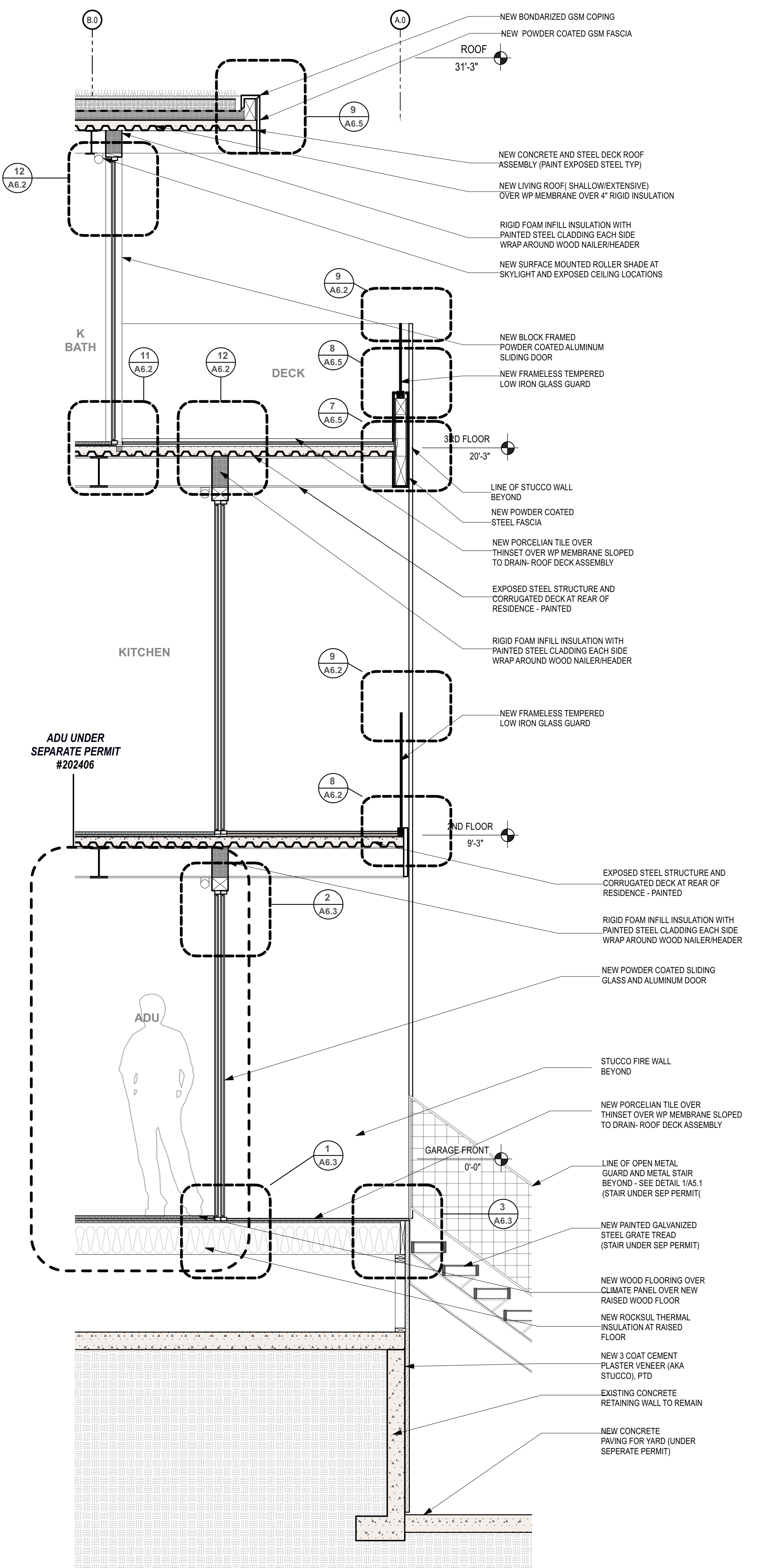
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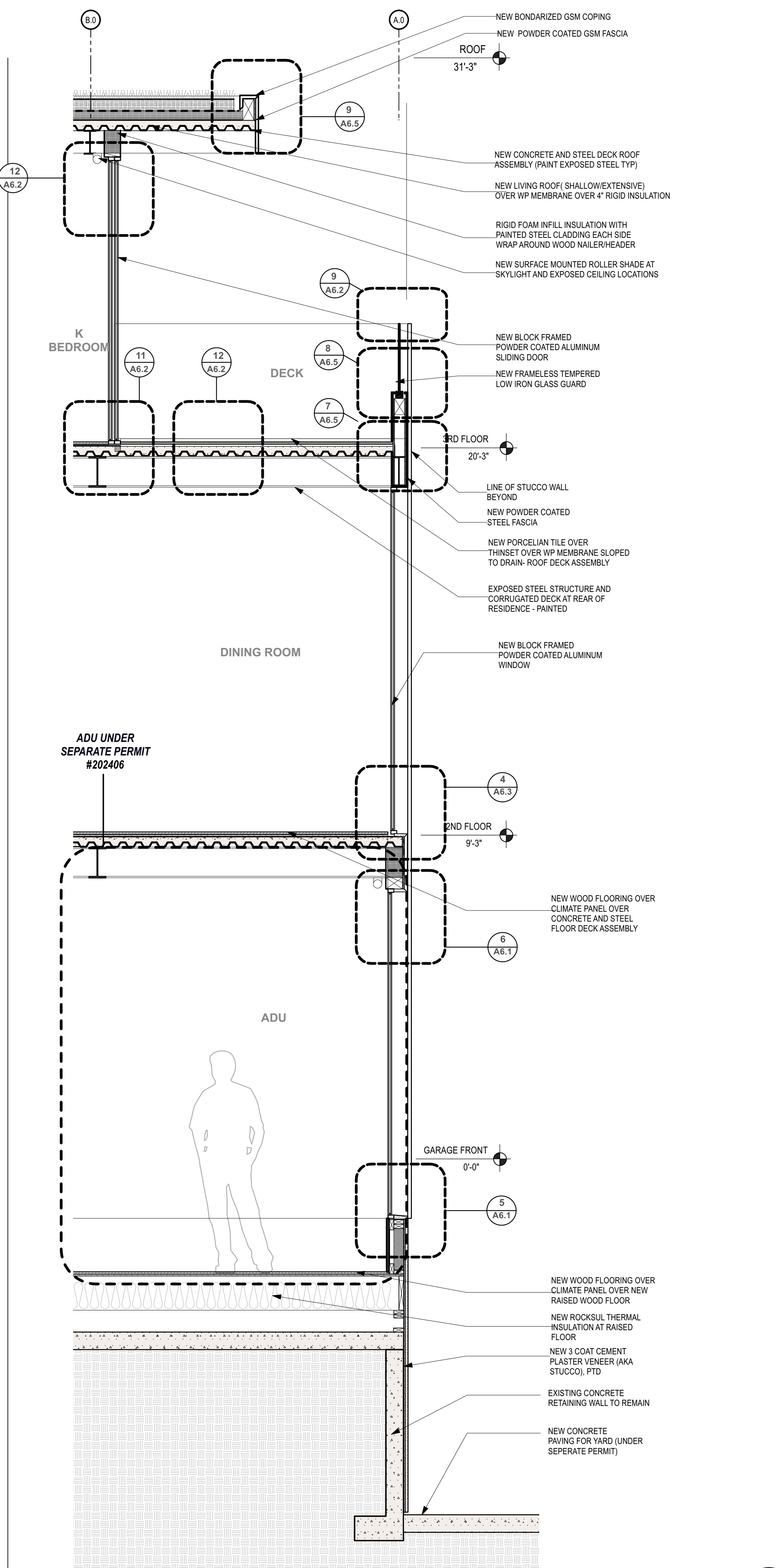
WALL SECTIONS
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A5.1

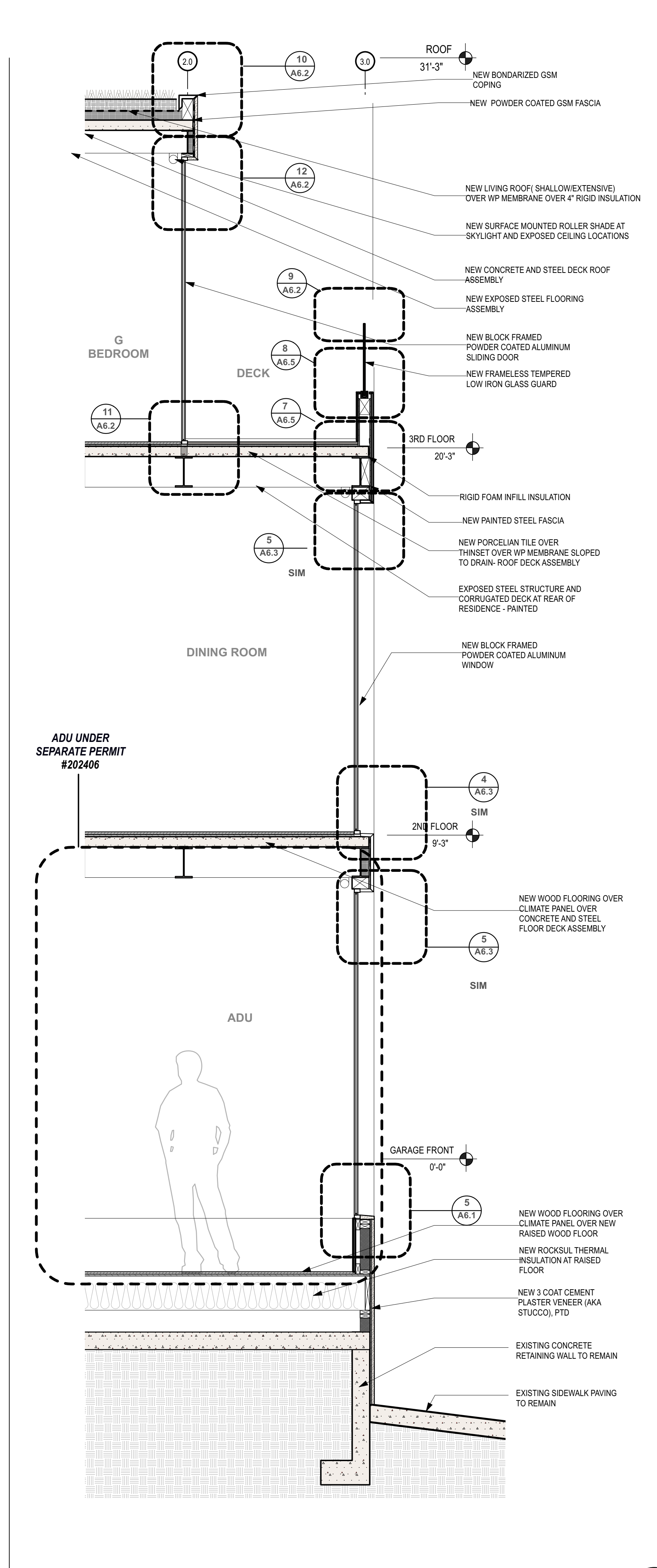
SCALE:
PLOT DATE:



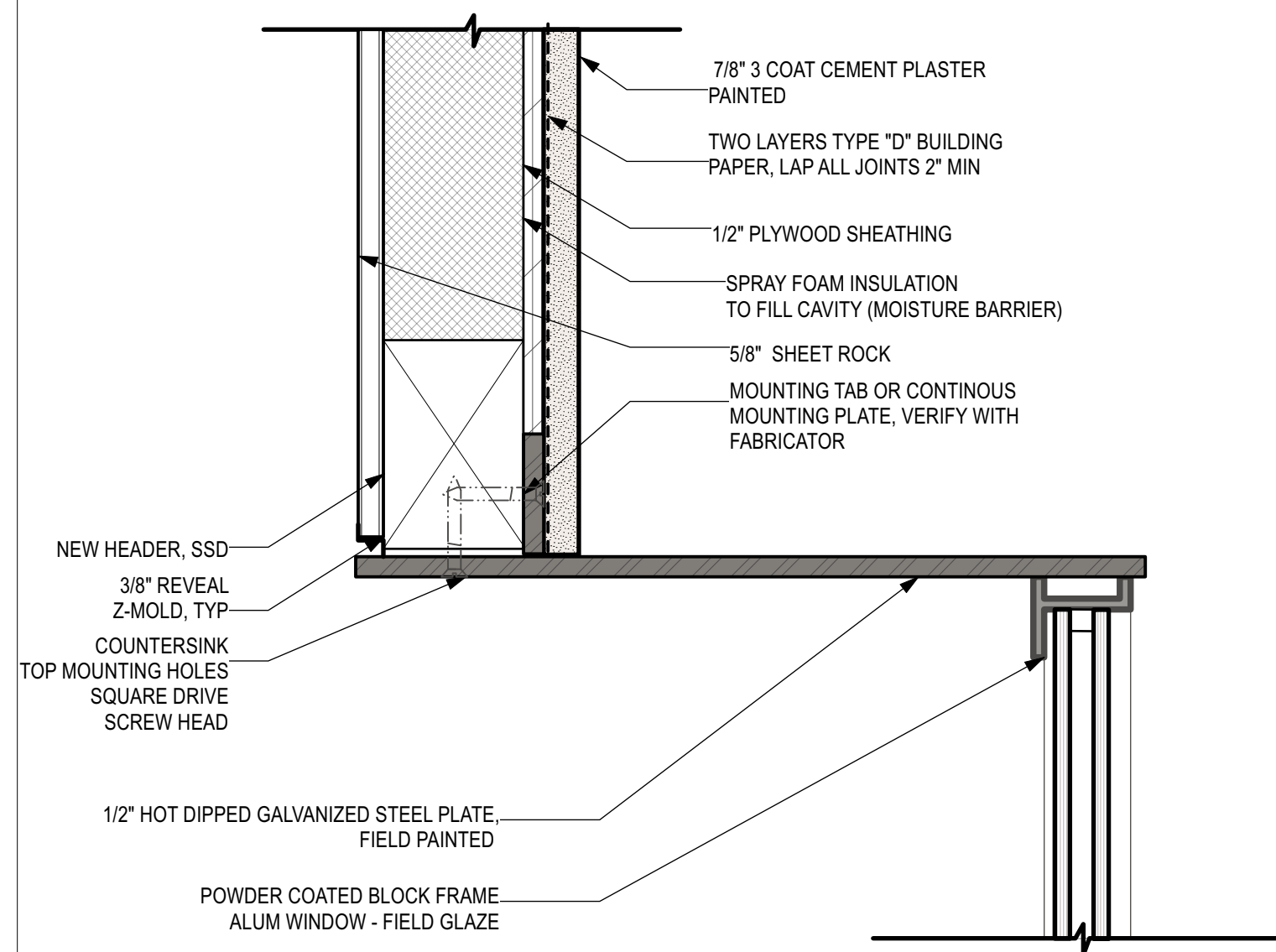
REAR FACADE SLIDING DOOR/BALCONY
1/2" = 1'-0" **3**



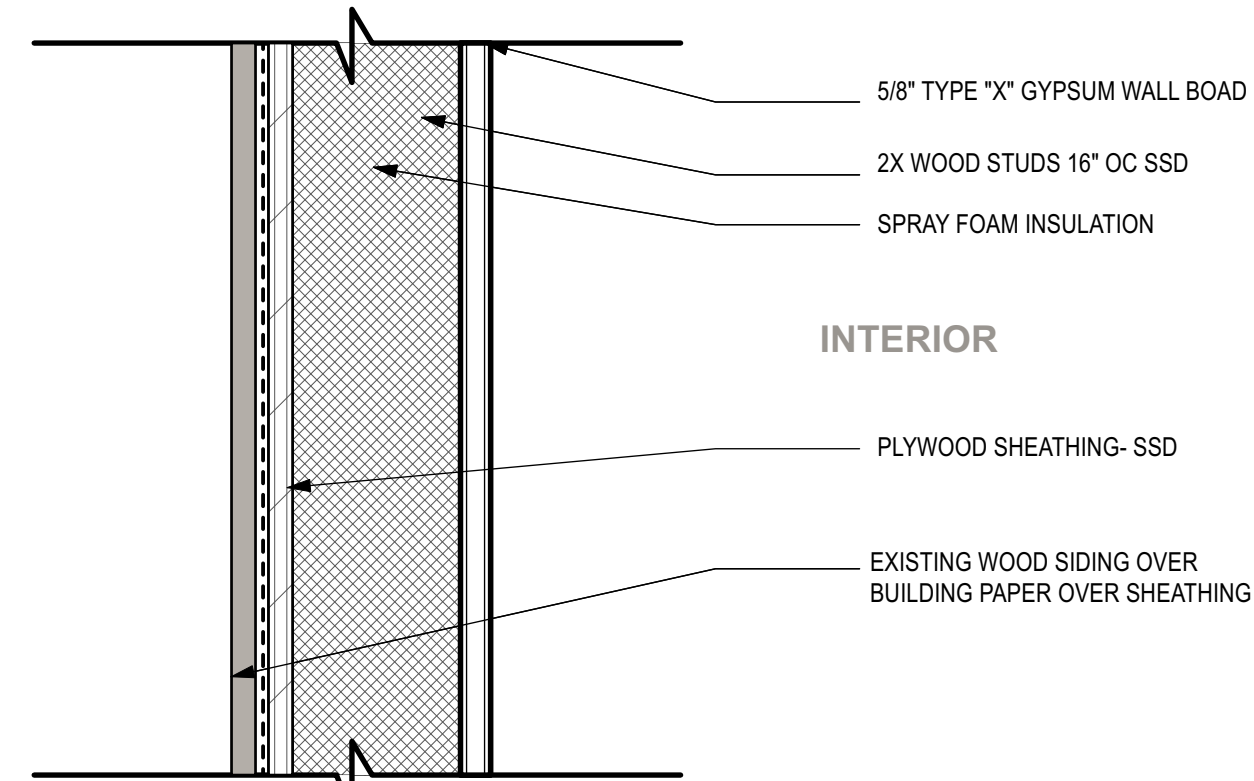
REAR FACADE CORNER GLAZING
1/2" = 1'-0" **2**



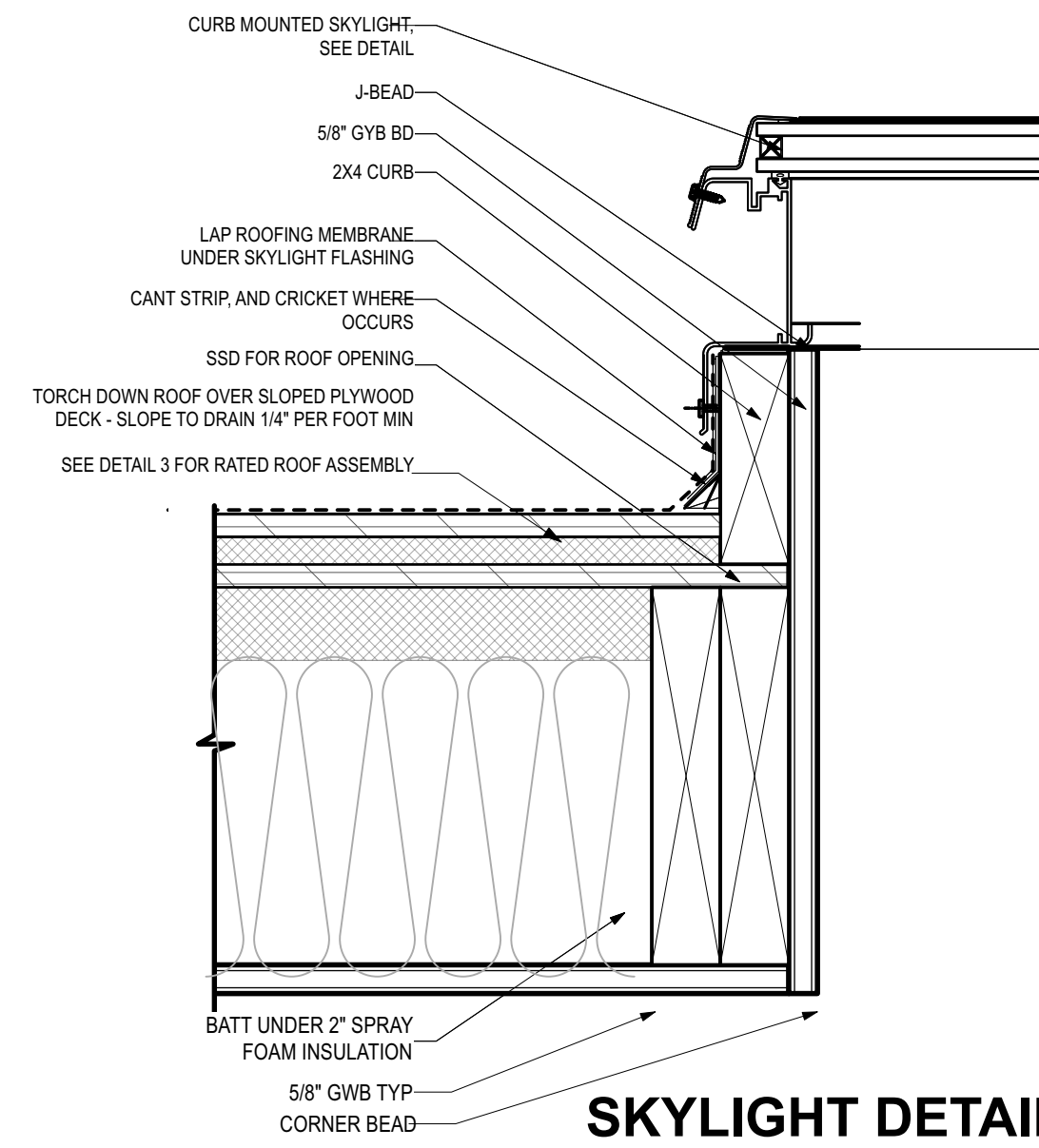
SIDE FACE CORNER GLAZING
1/2" = 1'-0" **1**



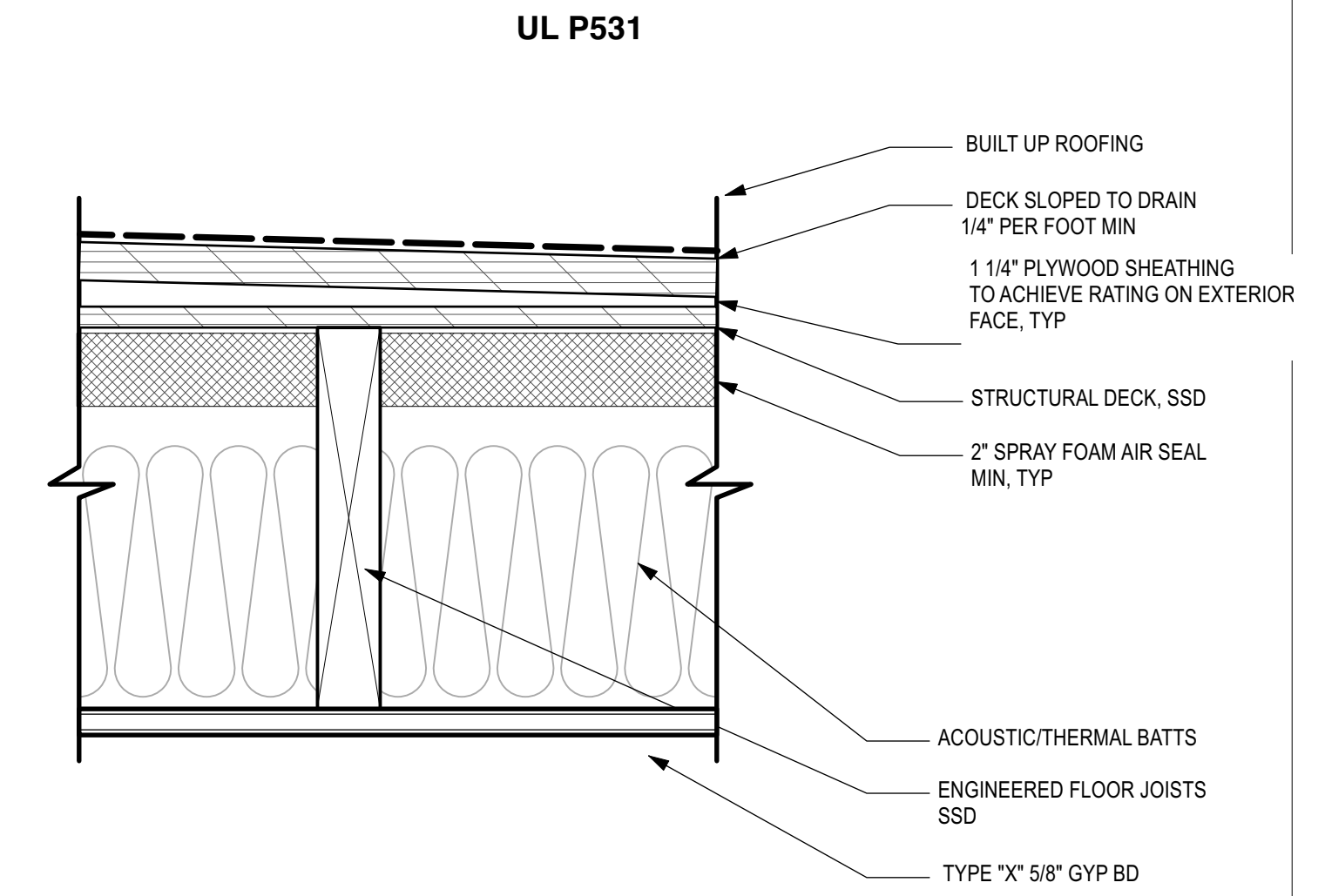
HEADER AT STEEL SURROUND 12
3" = 1'-0"



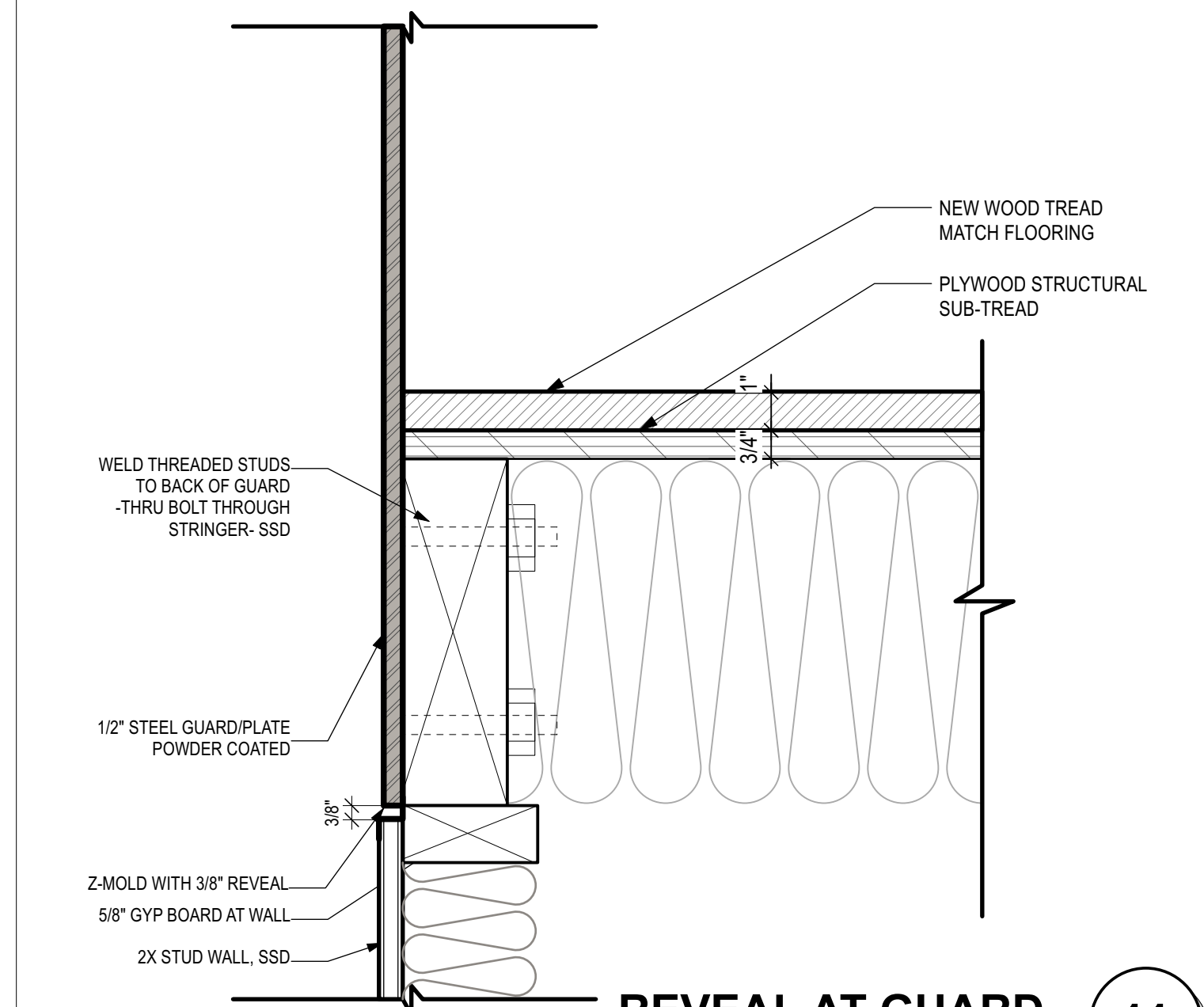
(E) 1 HOUR FIRE RATED WALL 9
3" = 1'-0"



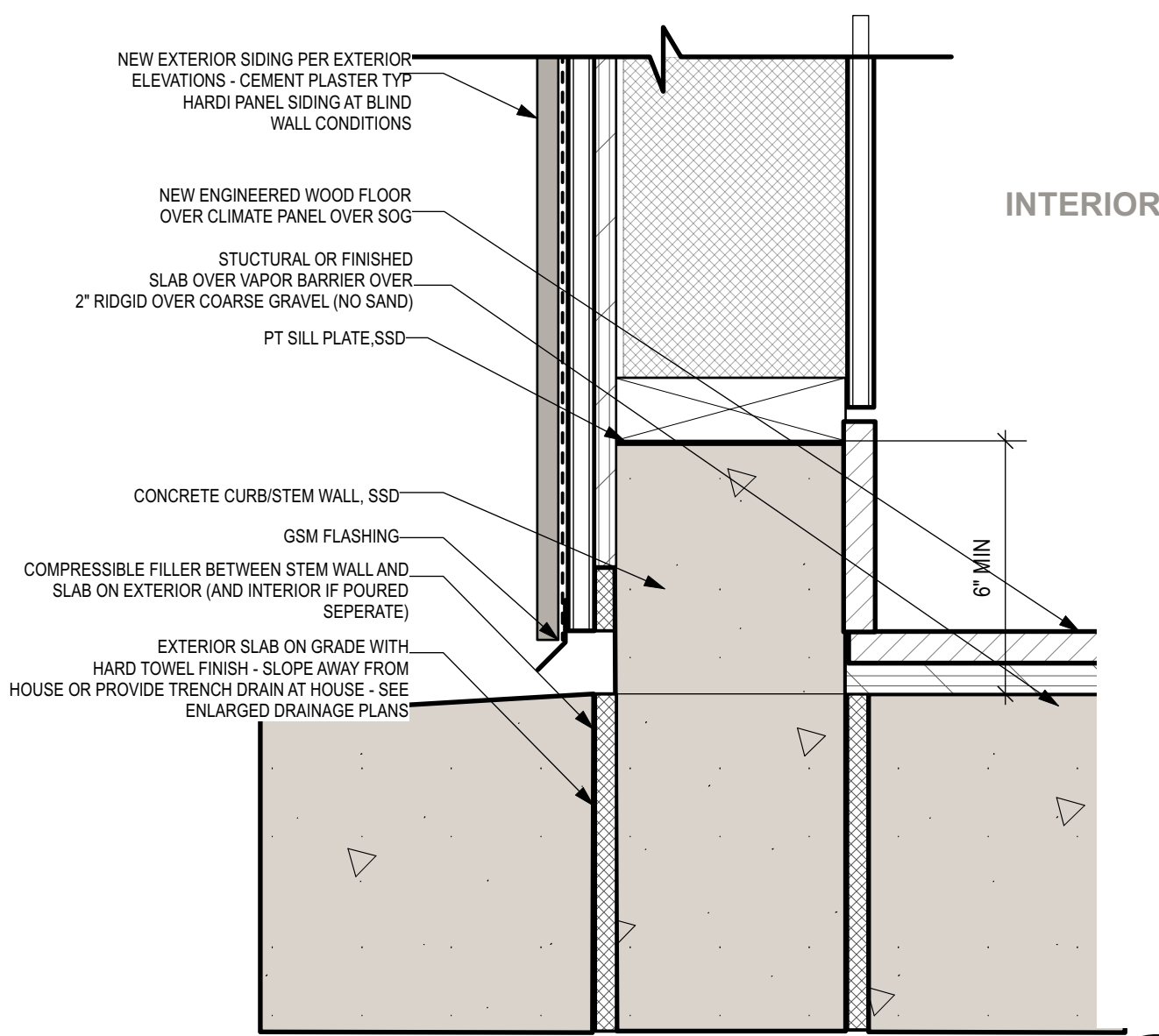
SKYLIGHT DETAIL 6
3" = 1'-0"



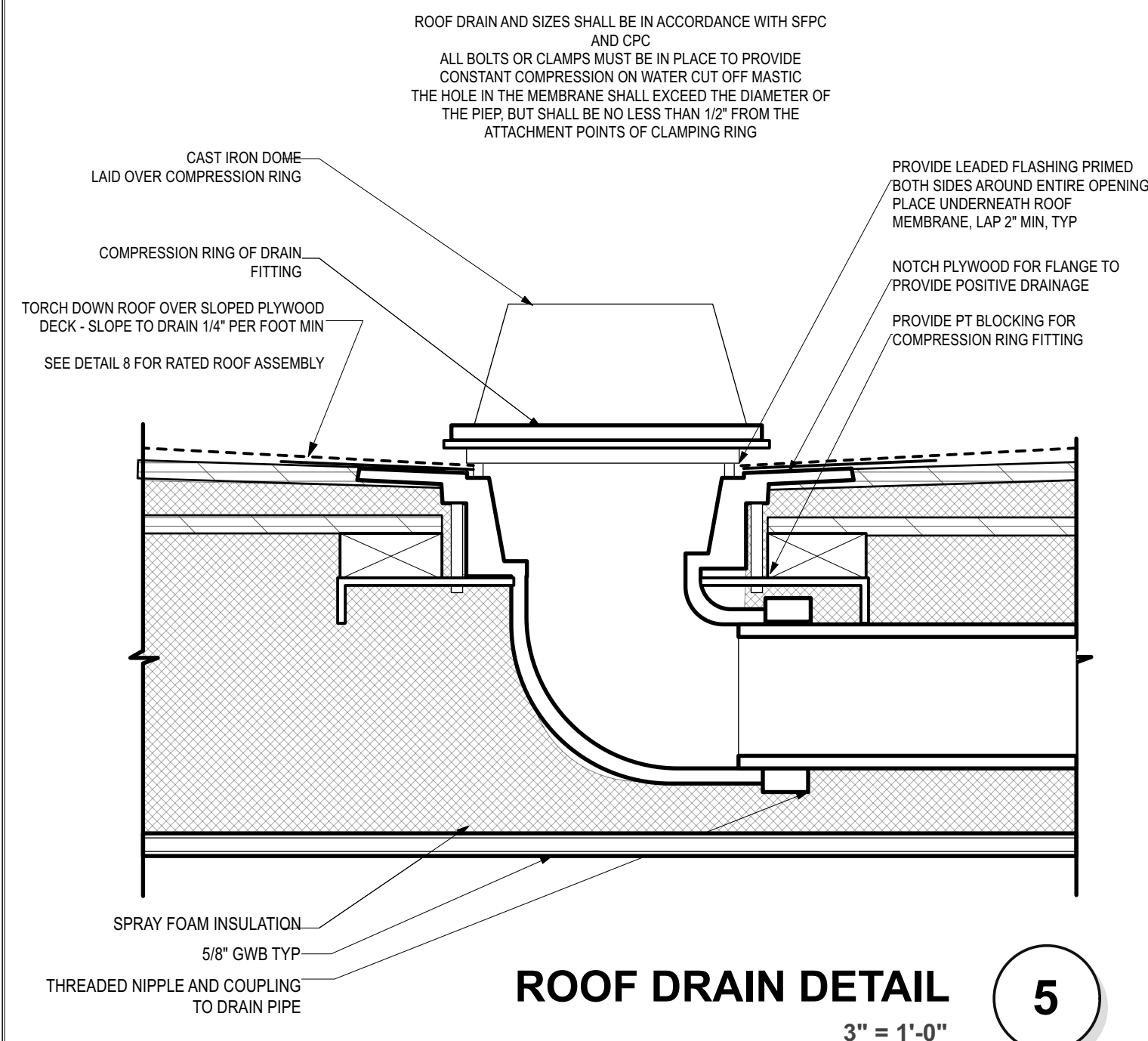
1 HOUR RATED CEILING/ROOF 3
3" = 1'-0"



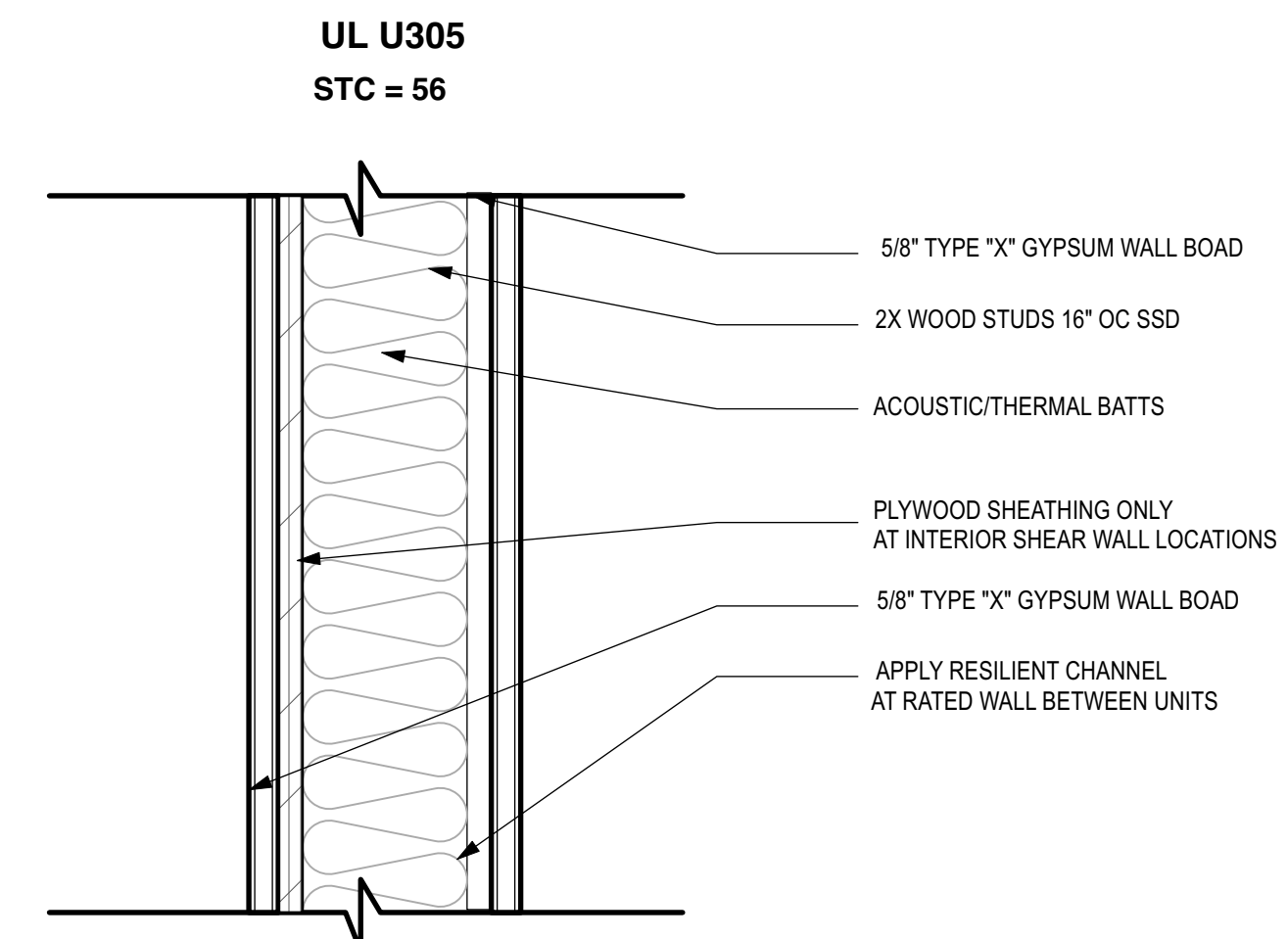
REVEAL AT GUARD 11
3" = 1'-0"



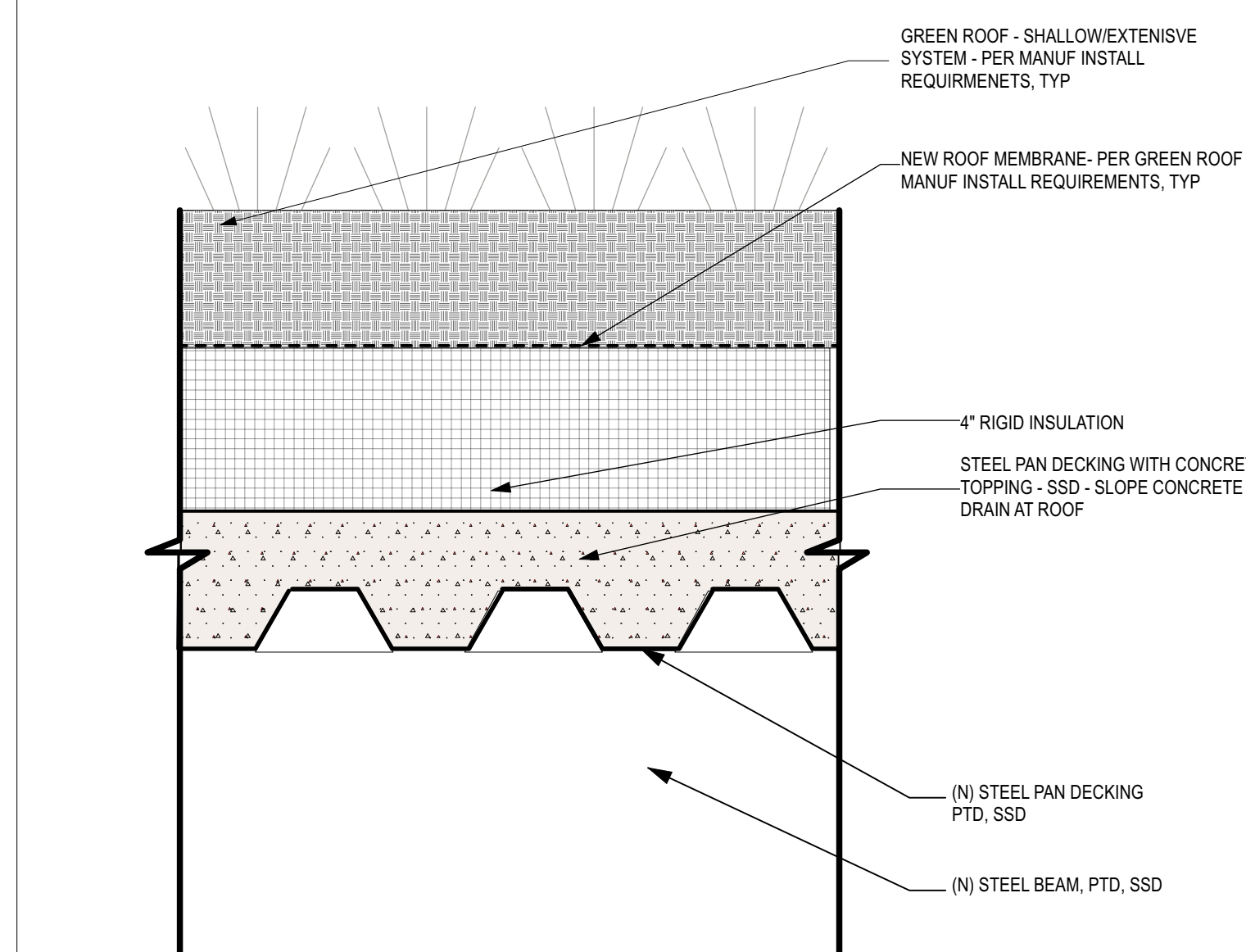
SIDING AT PAVING 8
@ (N) CONDITIONS, (E) CONDITIONS SIM, VIF 3" = 1'-0"



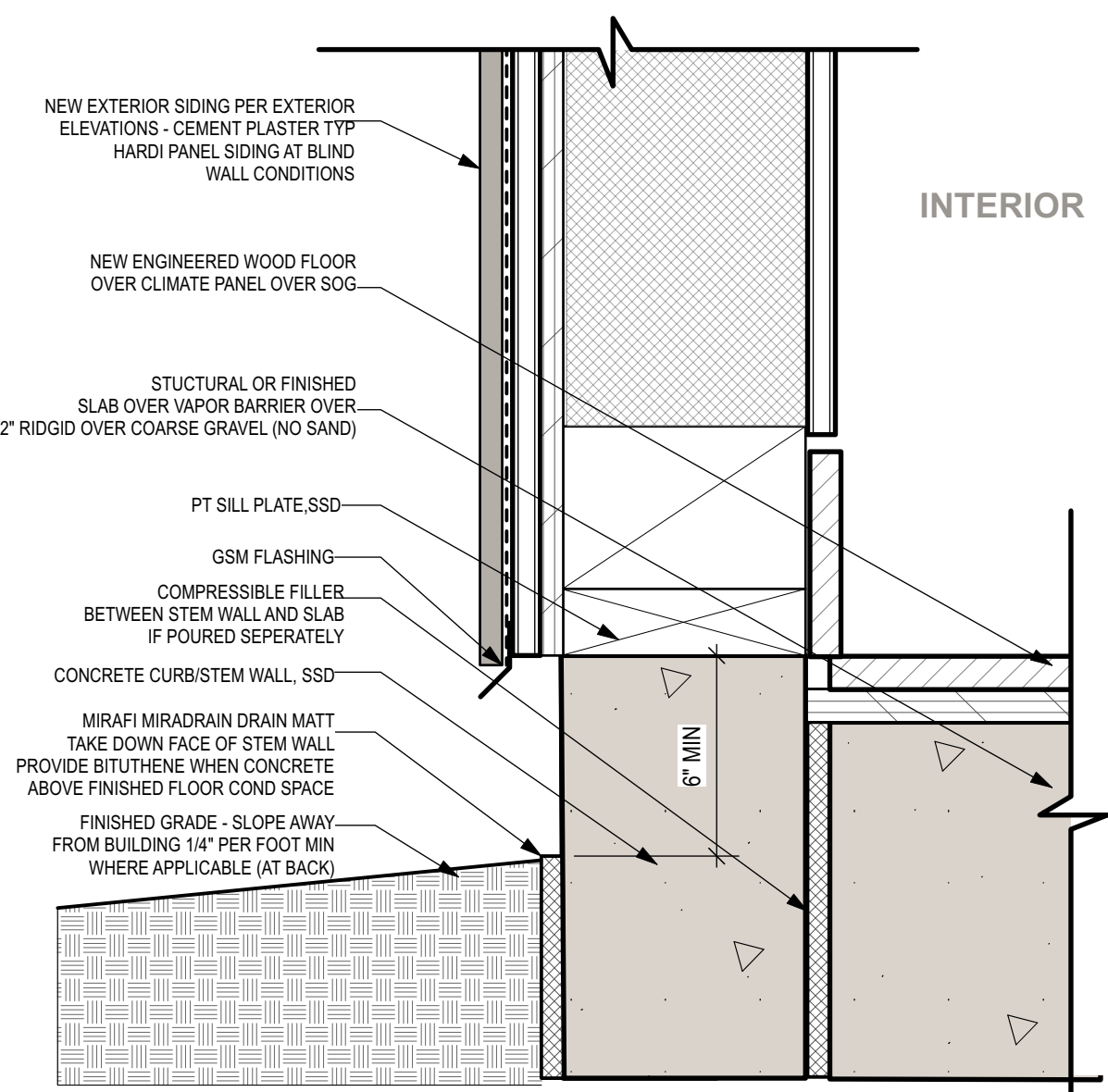
ROOF DRAIN DETAIL 5
3" = 1'-0"



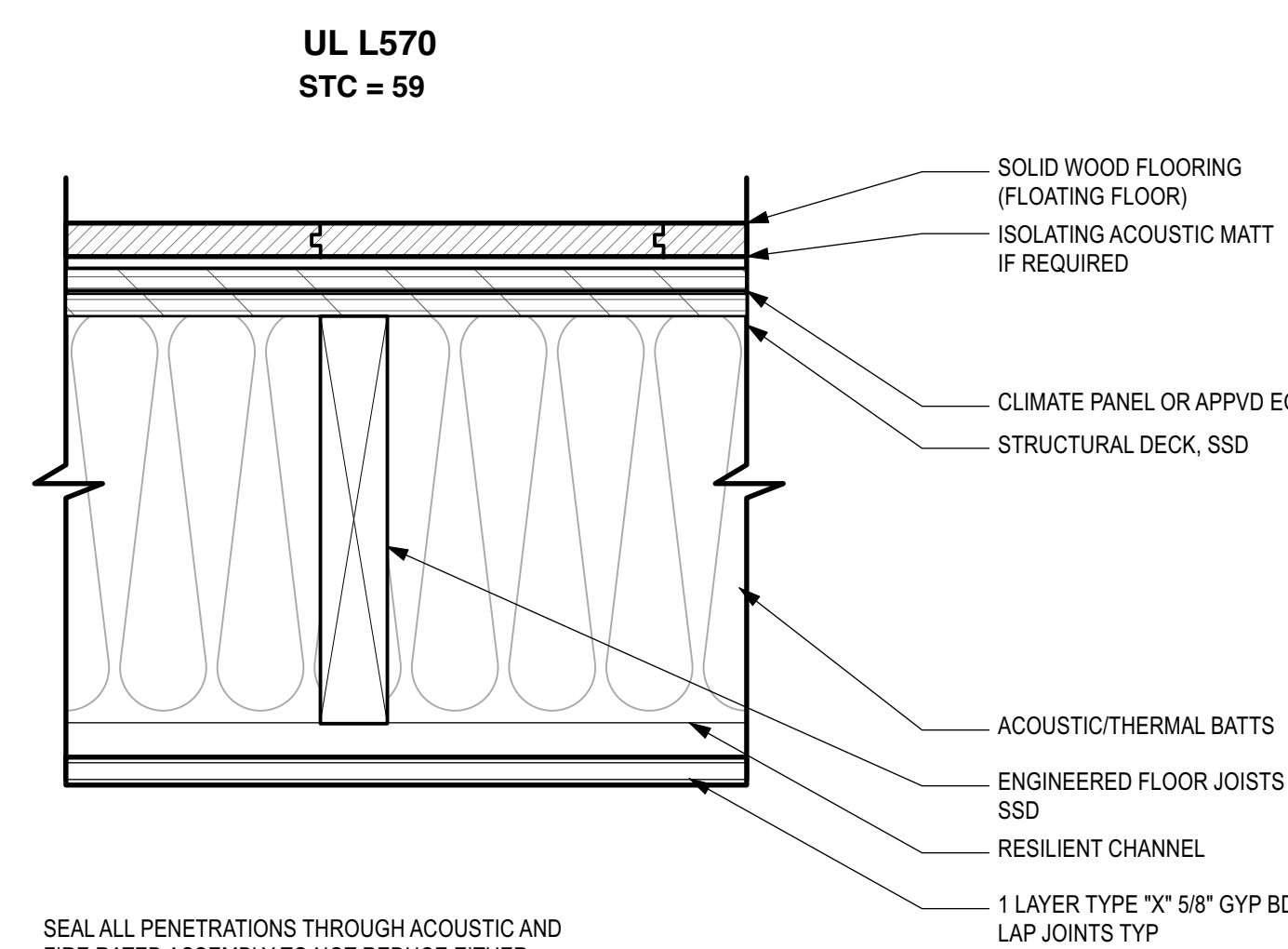
1 HOUR RATED INTERIOR WALL 2
3" = 1'-0"



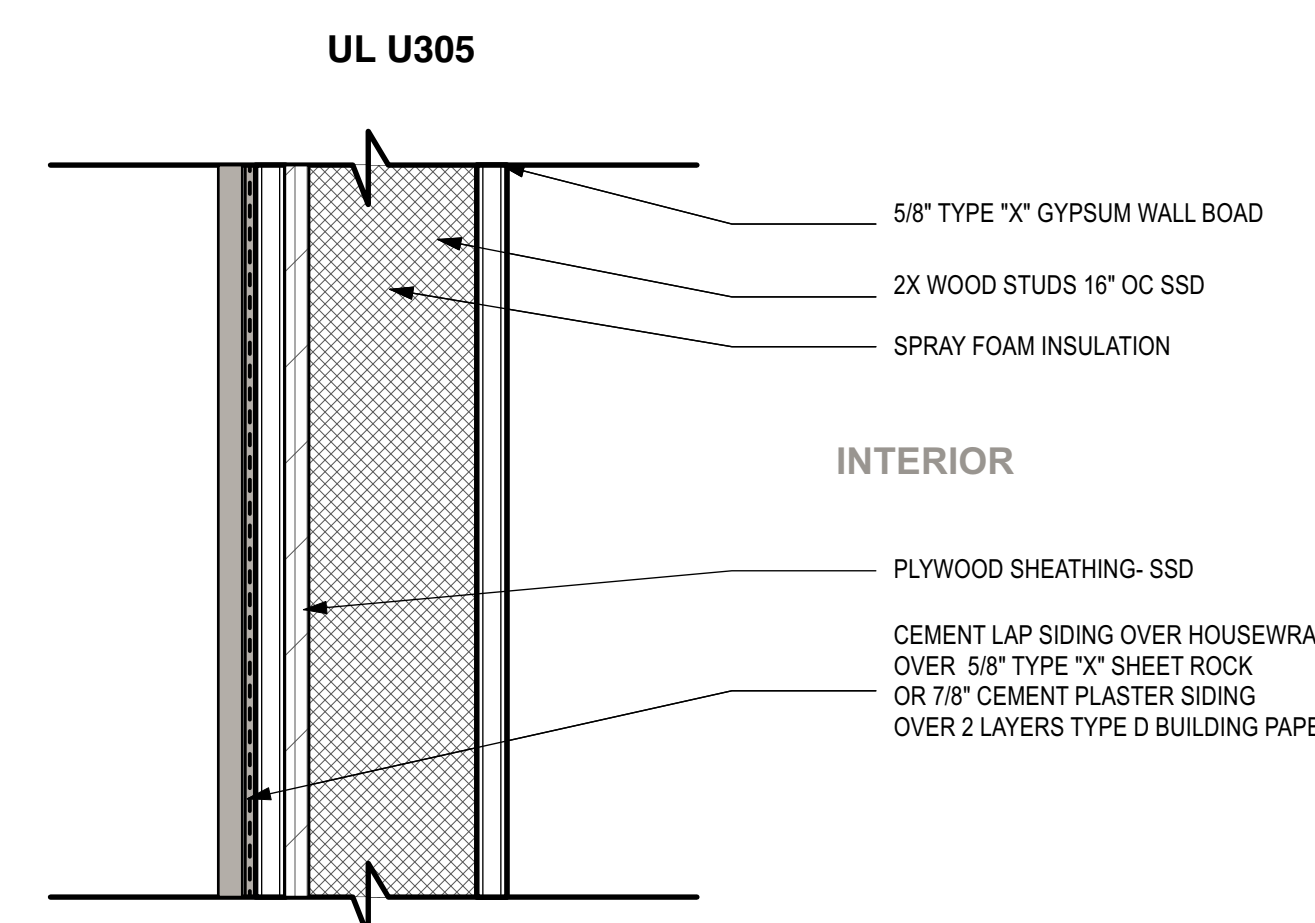
LIVING ROOF 10
3" = 1'-0"



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"

08.18.21	CONCEPT
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A6.0
SCALE:
PLOT DATE:

08.18.21	CONCEPT
08.30.21	REV PLAN
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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



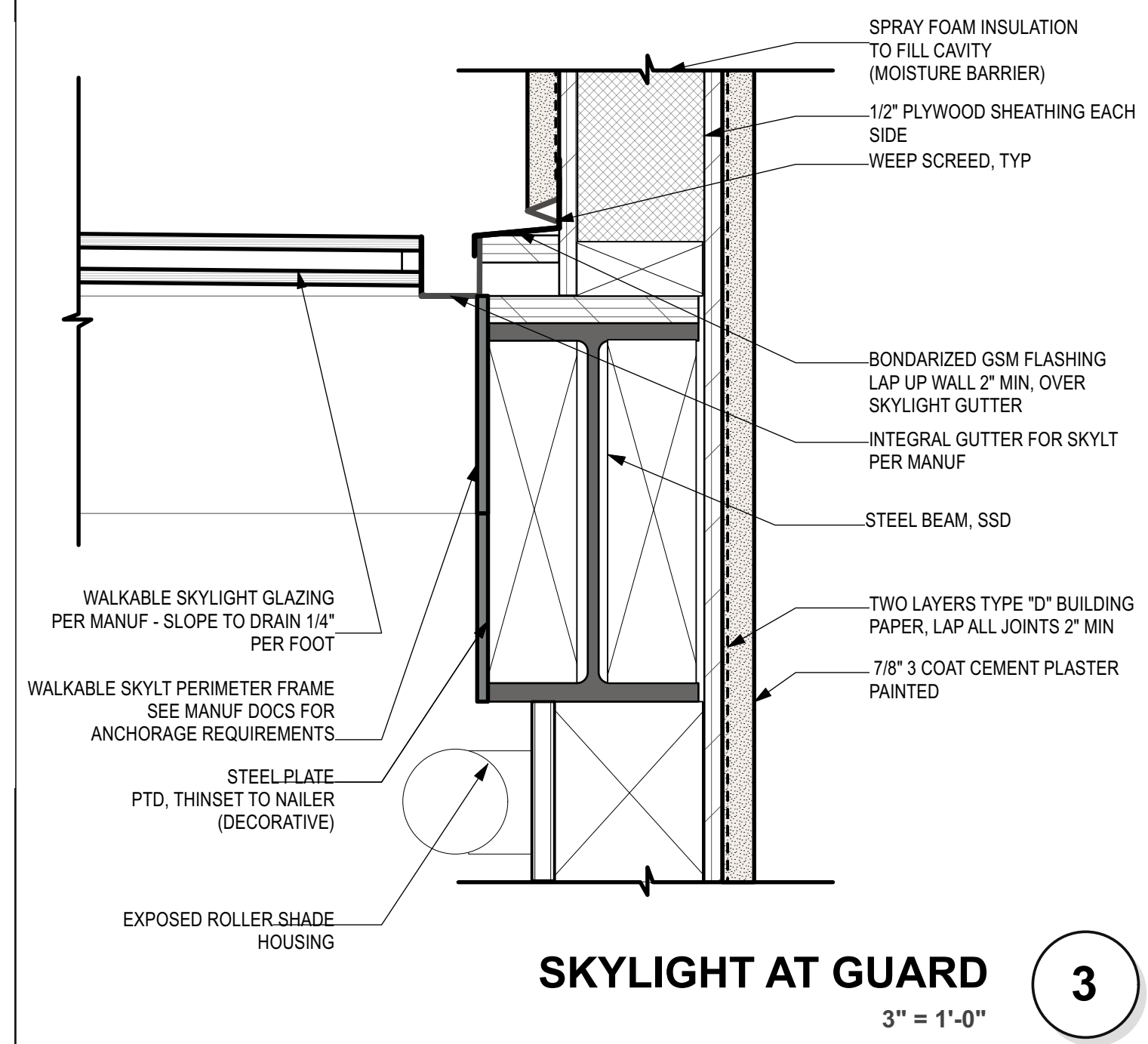
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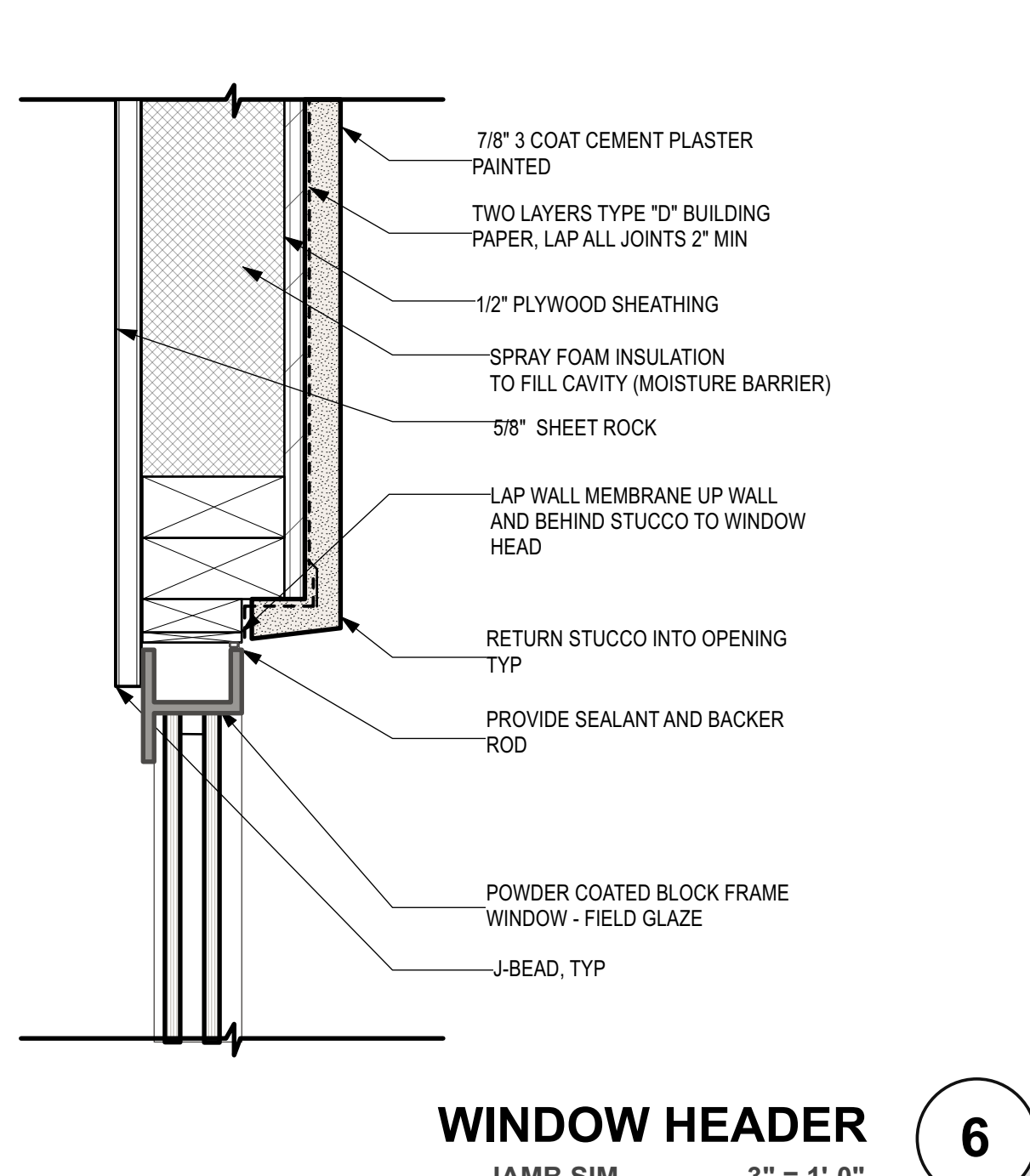
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A6.1

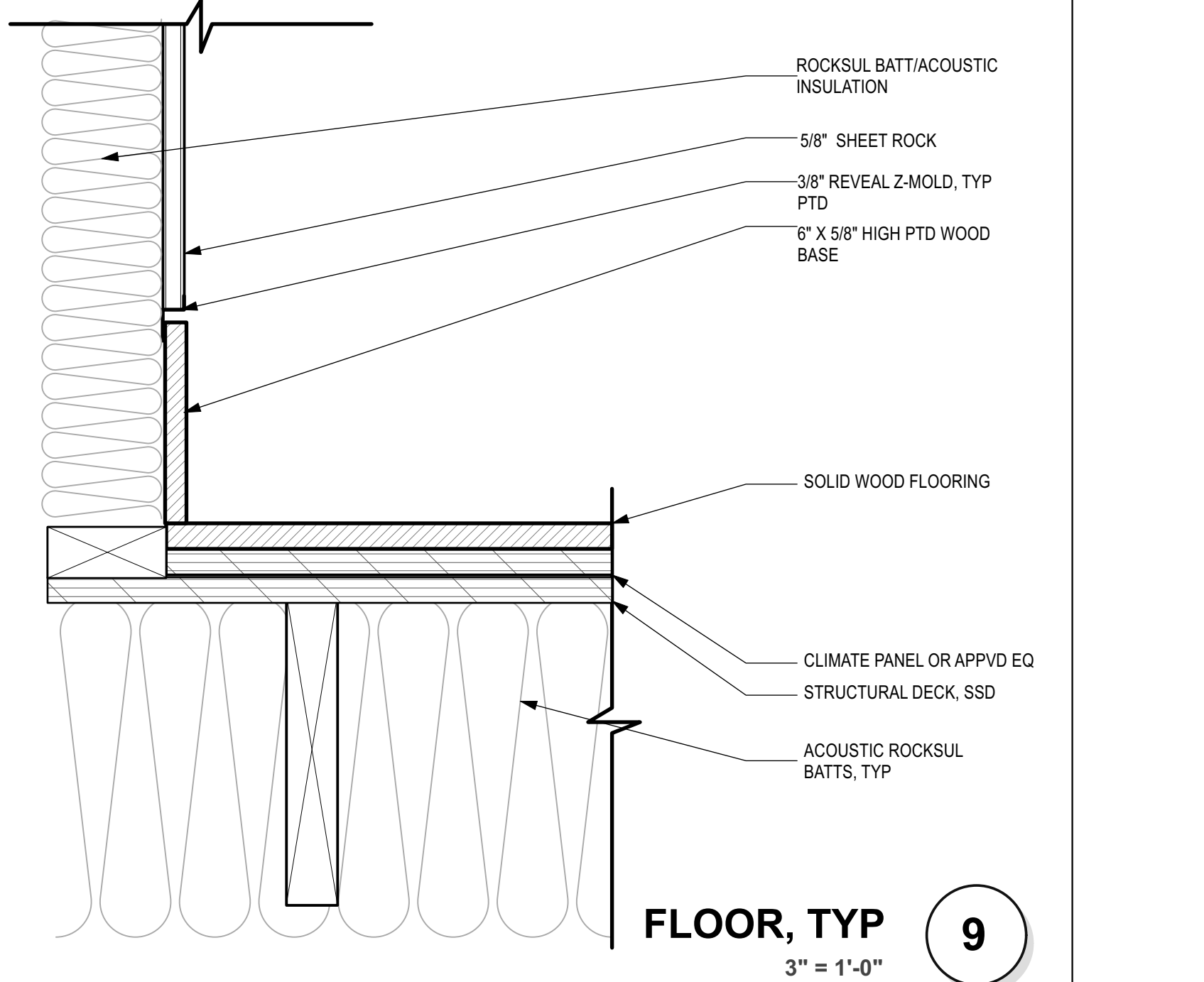
SCALE:
PLOT DATE:



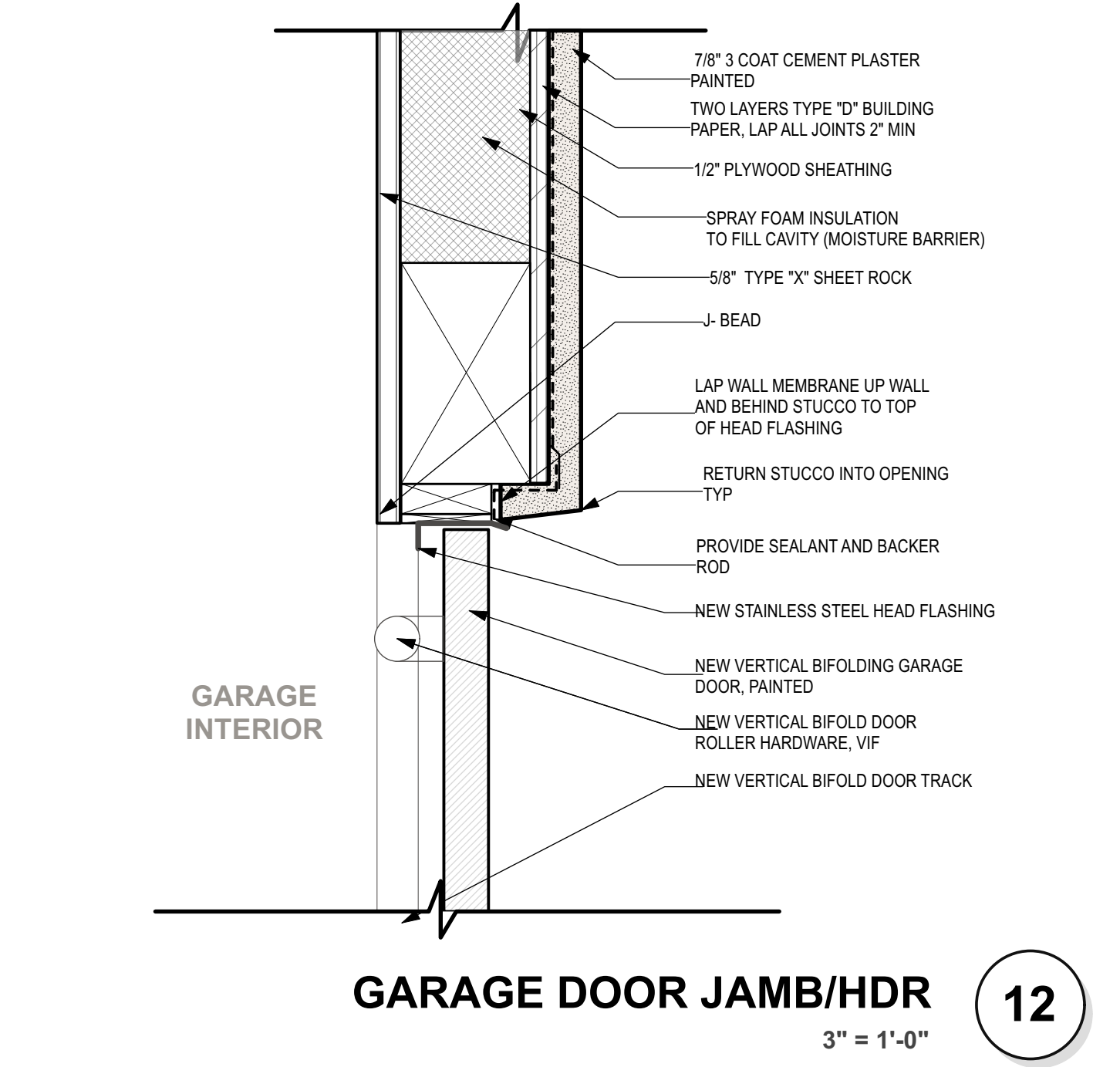
SKYLIGHT AT GUARD 3"
3" = 1'-0"



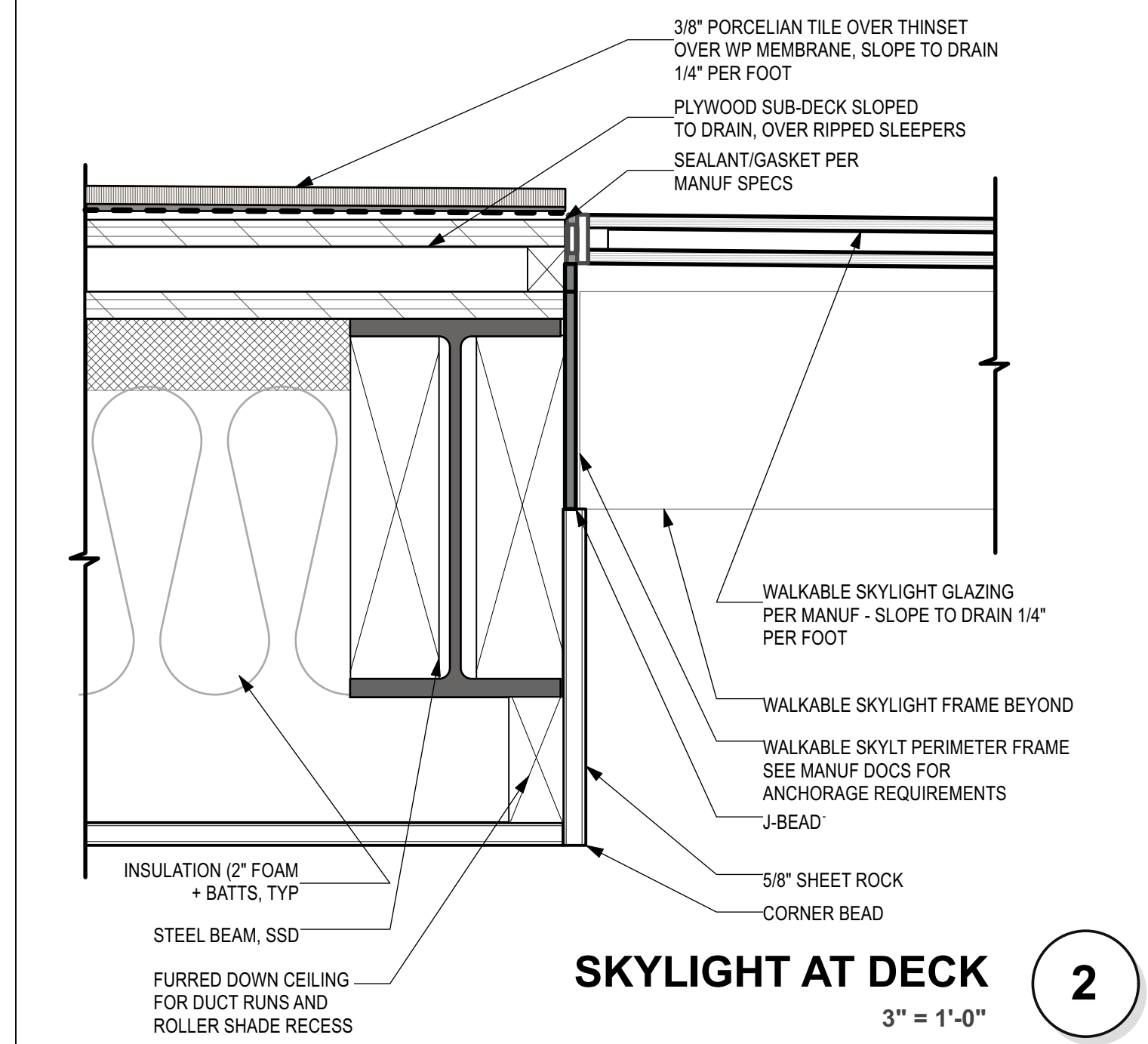
WINDOW HEADER 3"
JAMB SIM 3" = 1'-0"



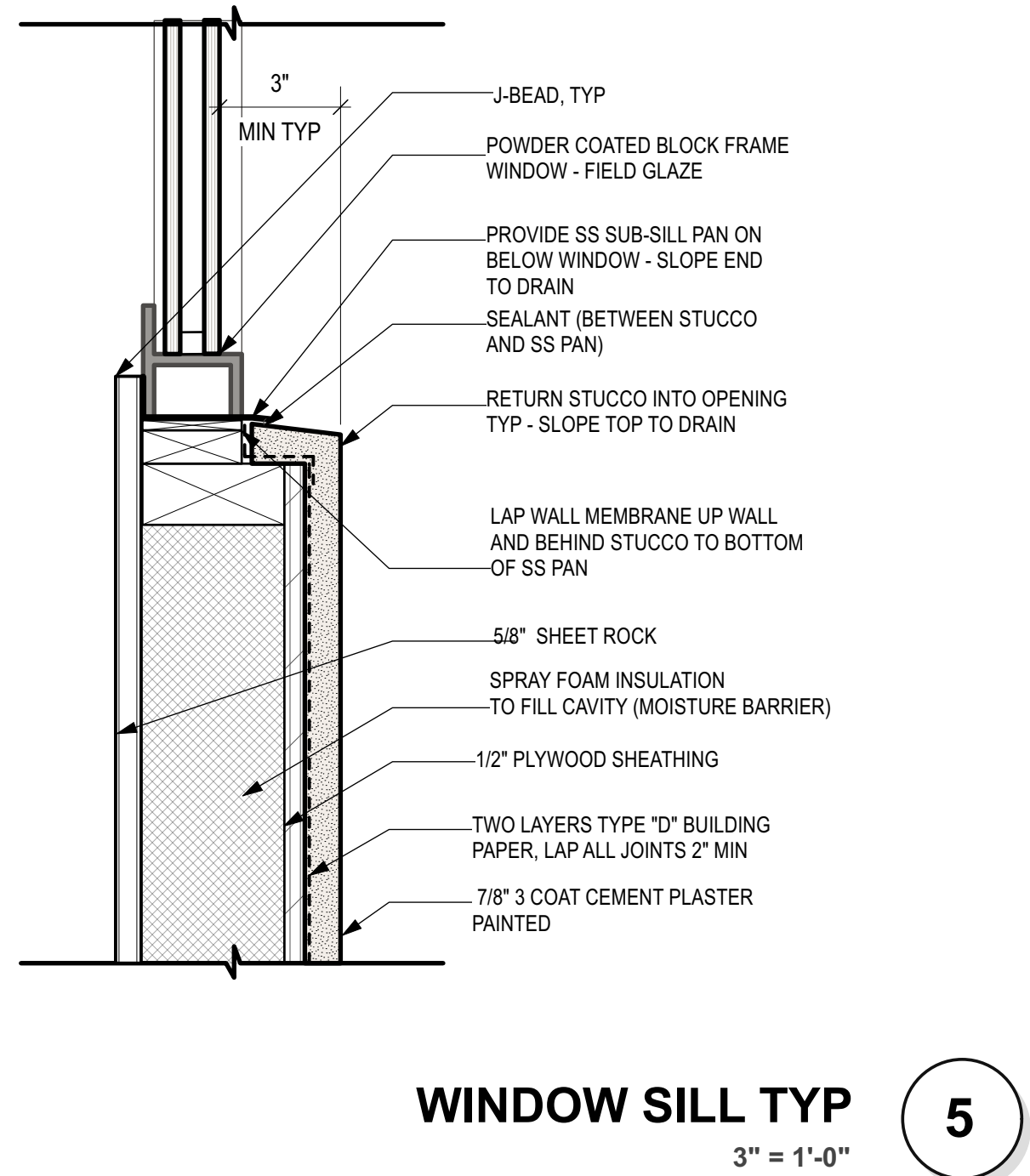
FLOOR, TYP 3"
3" = 1'-0"



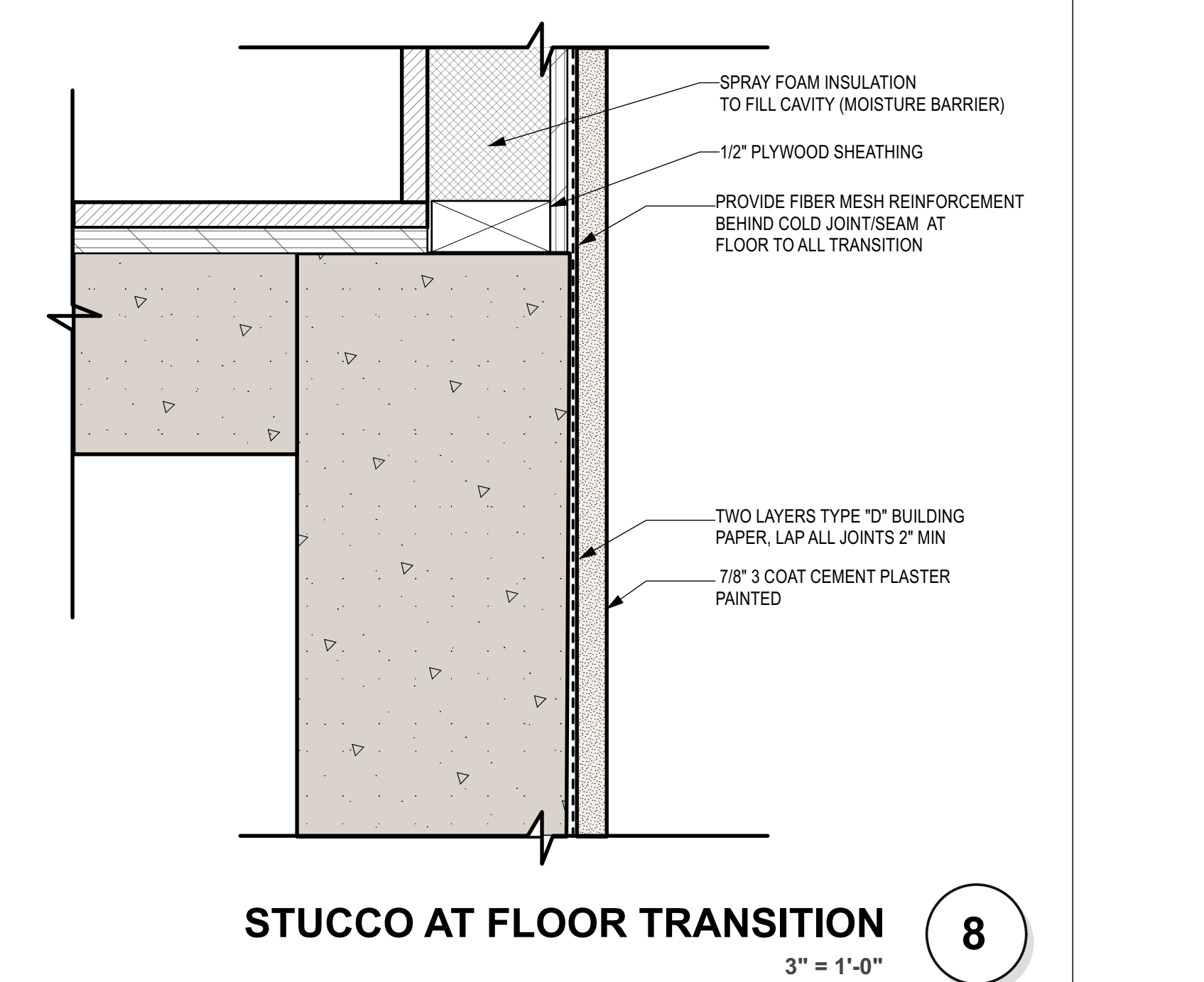
GARAGE DOOR JAMB/HDR 3"
3" = 1'-0"



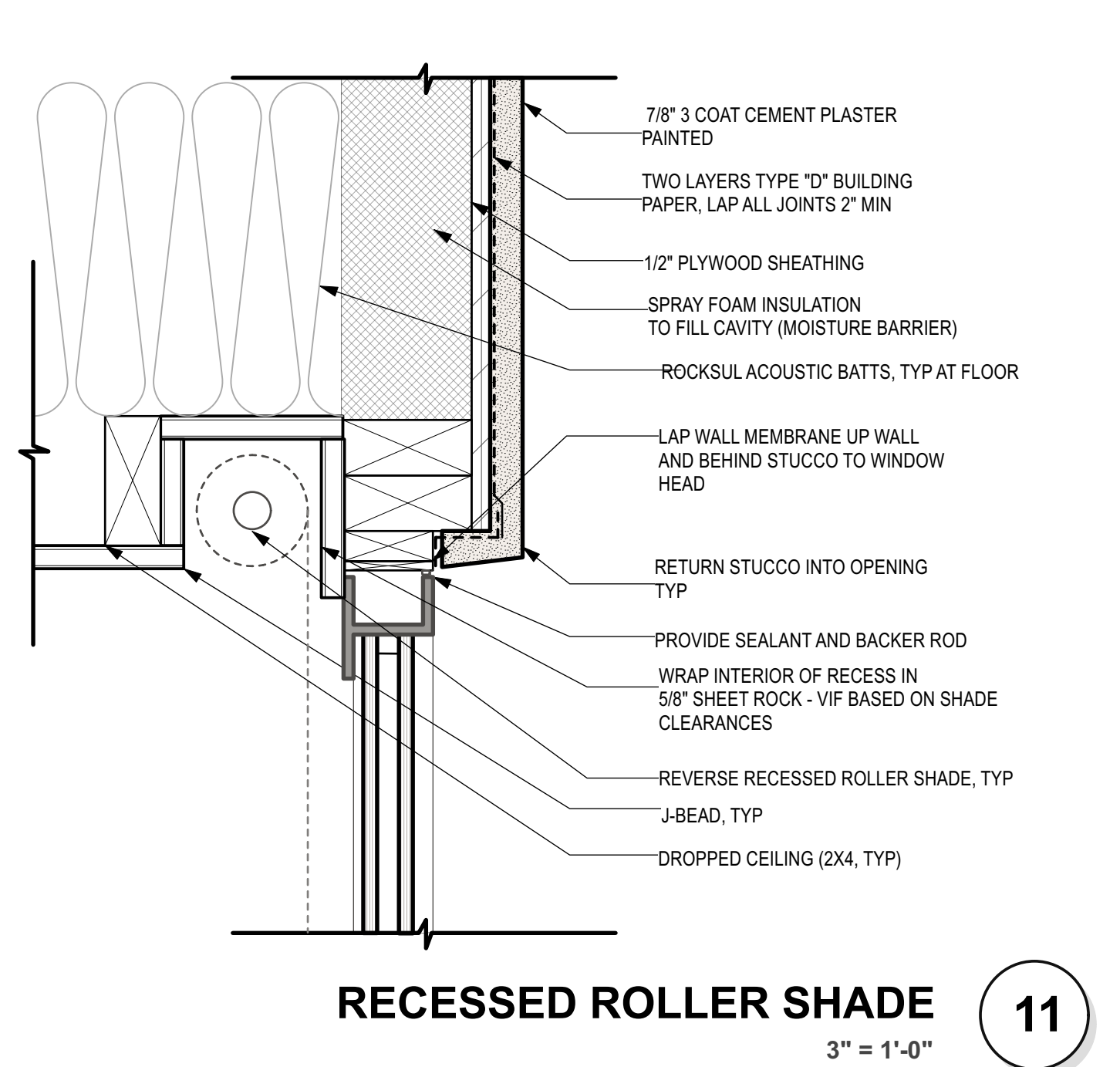
SKYLIGHT AT DECK 3"
3" = 1'-0"



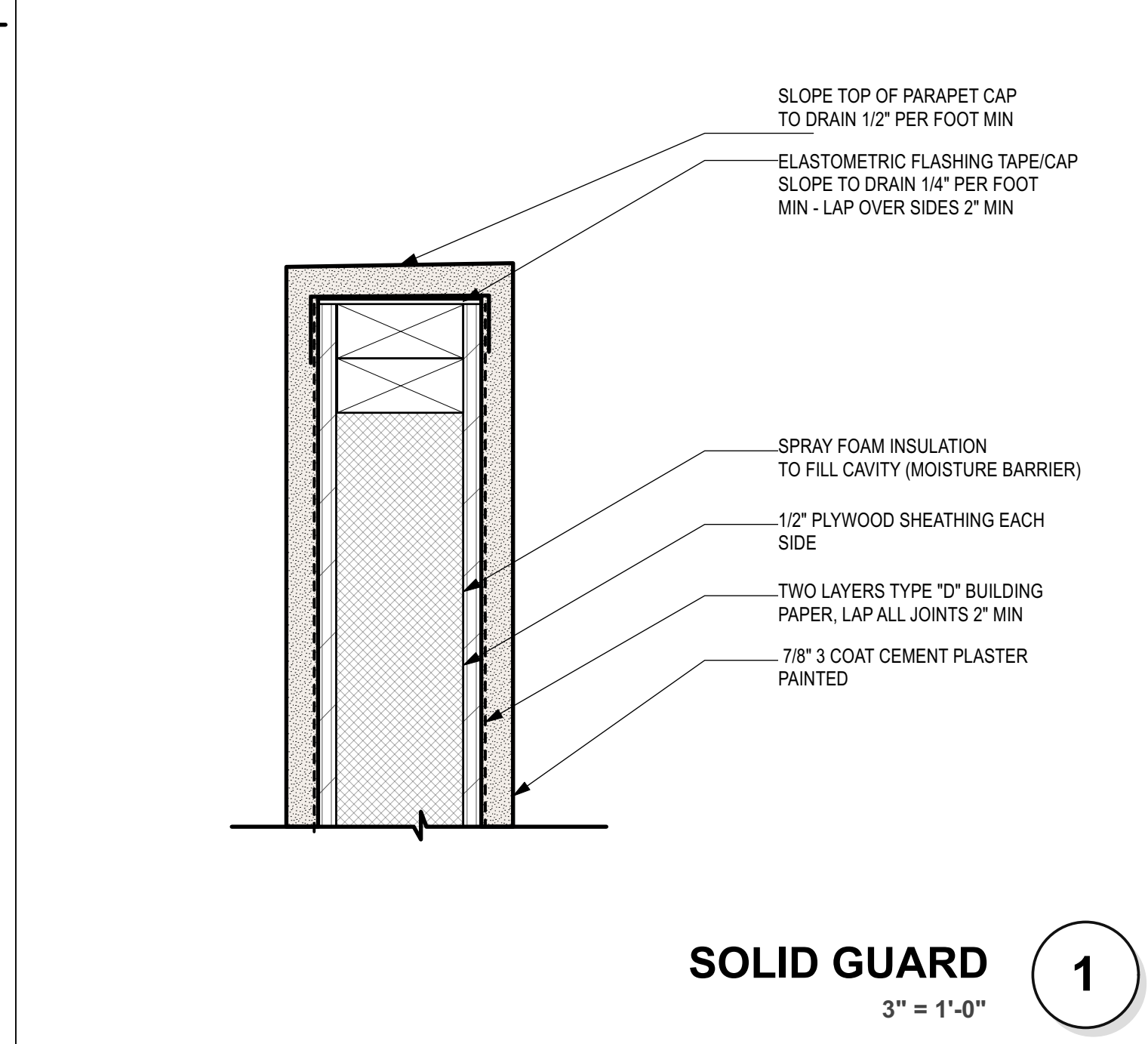
WINDOW SILL TYP 3"
3" = 1'-0"



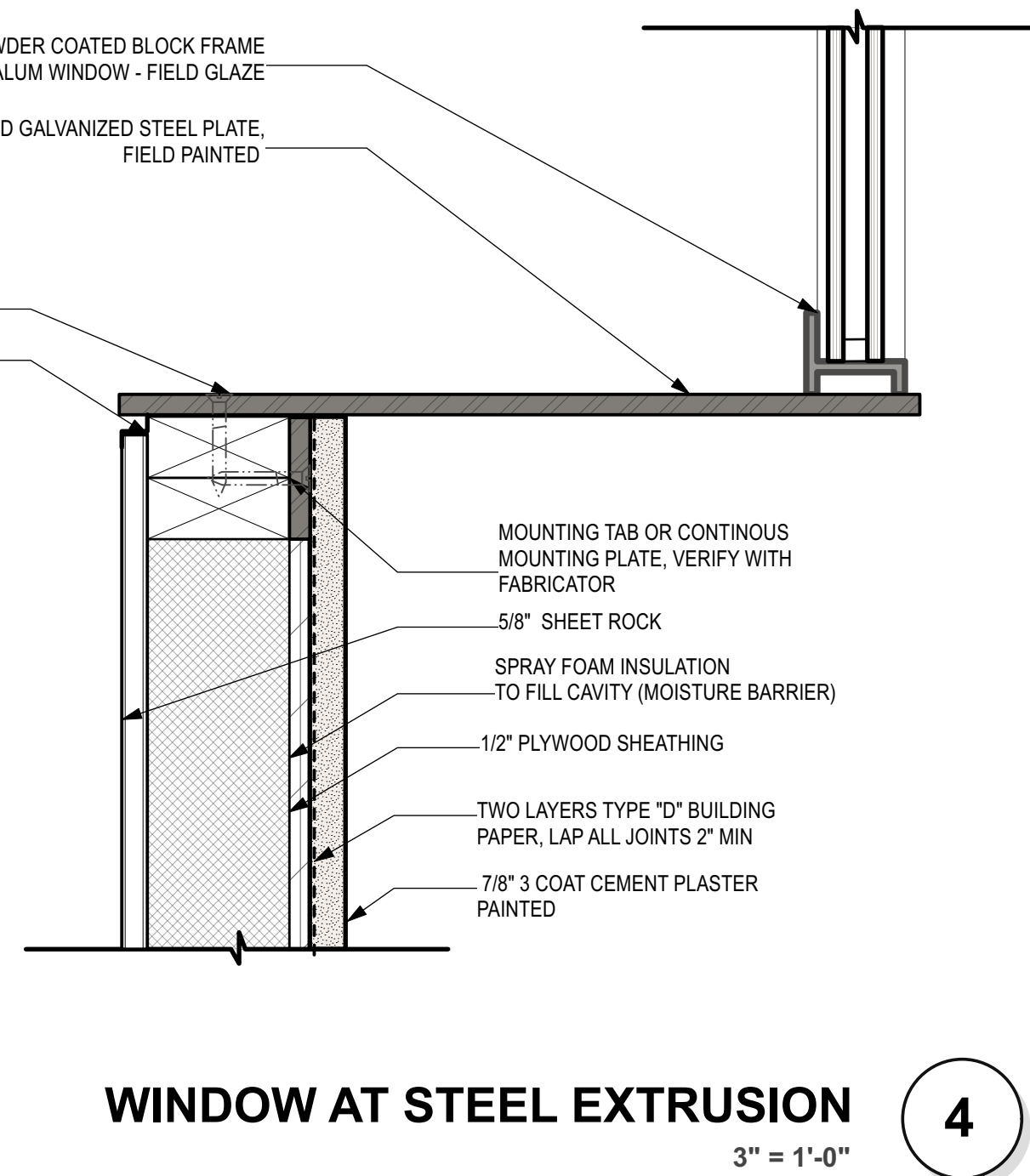
STUCCO AT FLOOR TRANSITION 3"
3" = 1'-0"



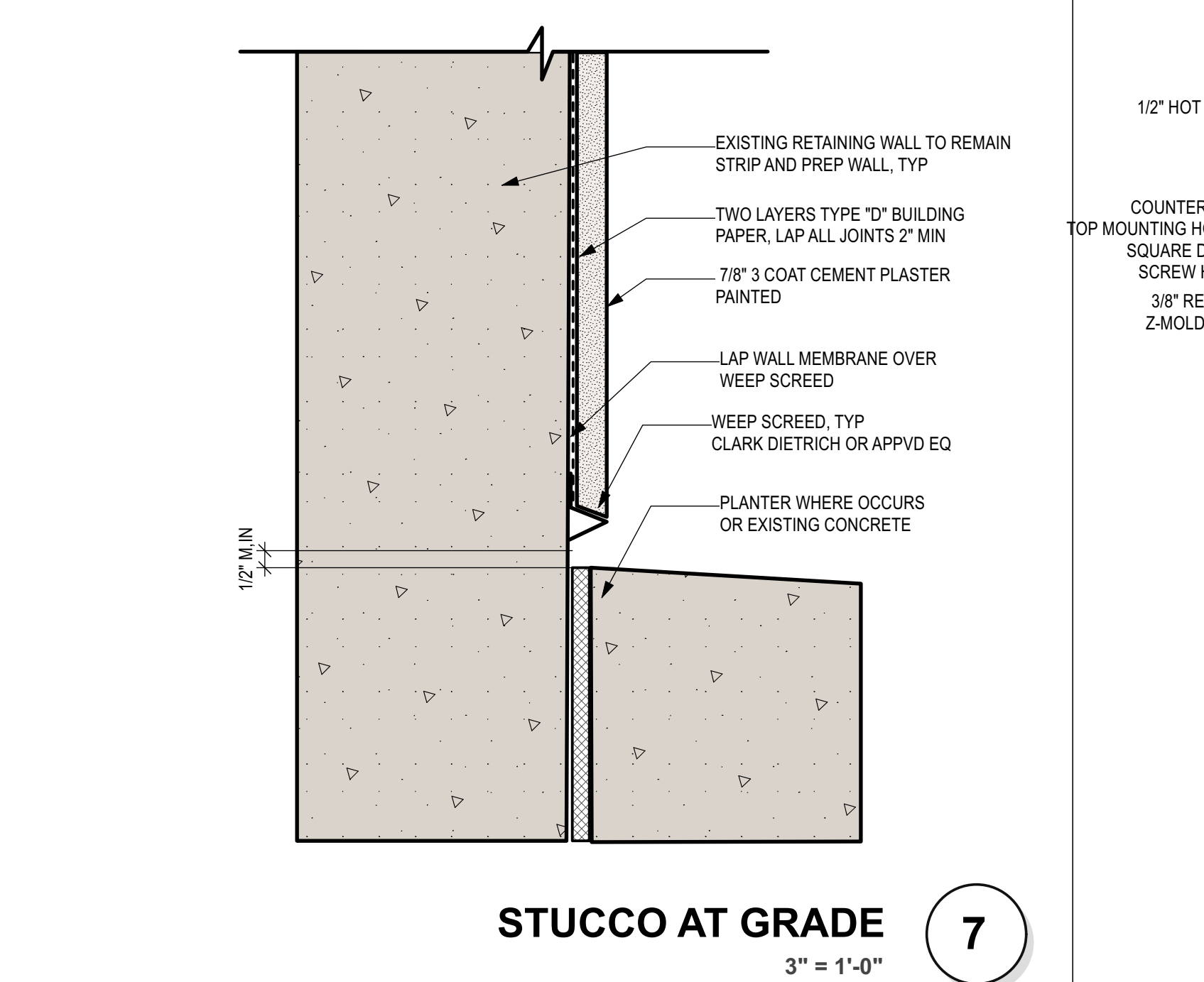
RECESSED ROLLER SHADE 3"
3" = 1'-0"



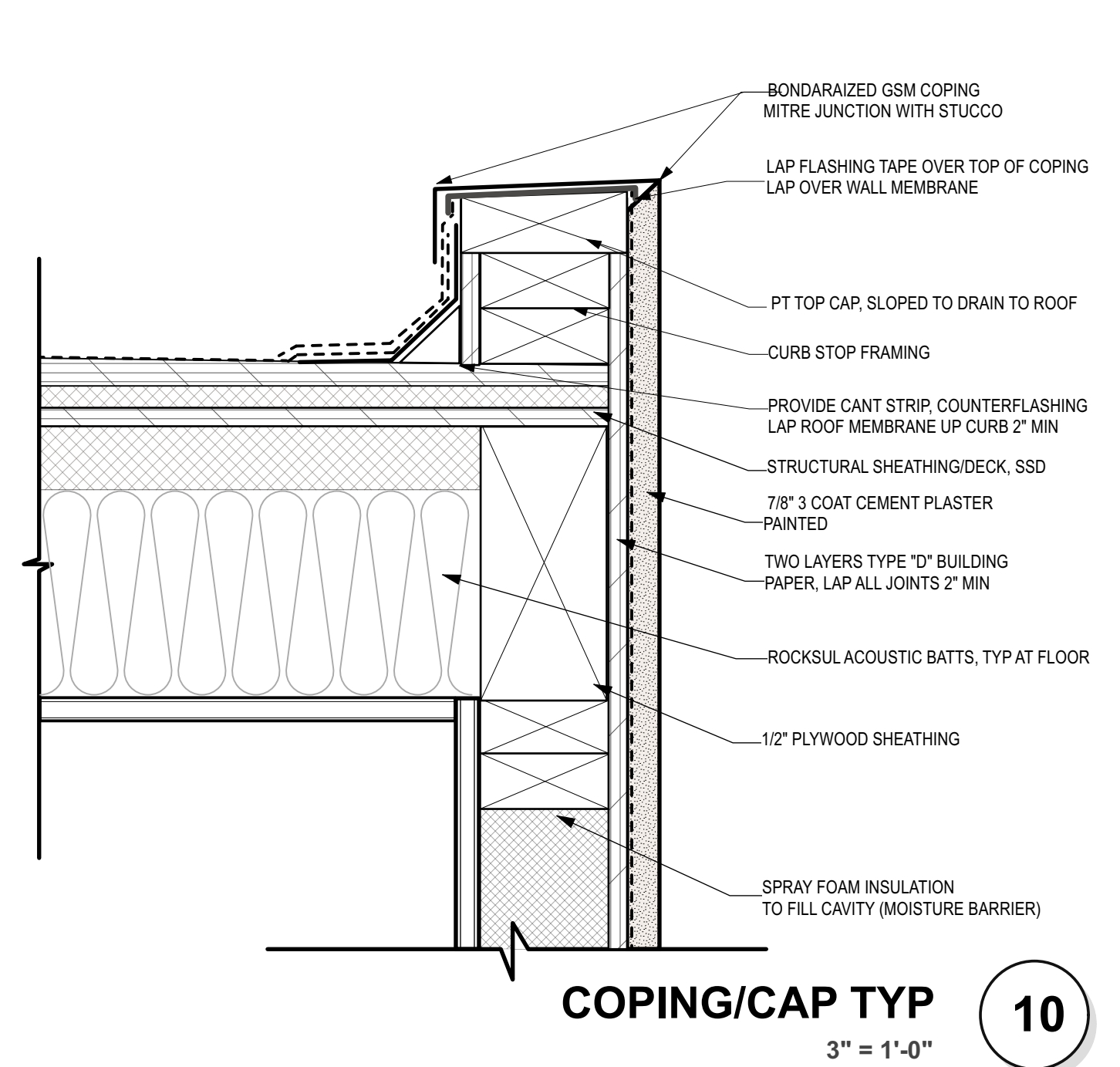
SOLID GUARD 3"
3" = 1'-0"



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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02.24.22	REVISIONS
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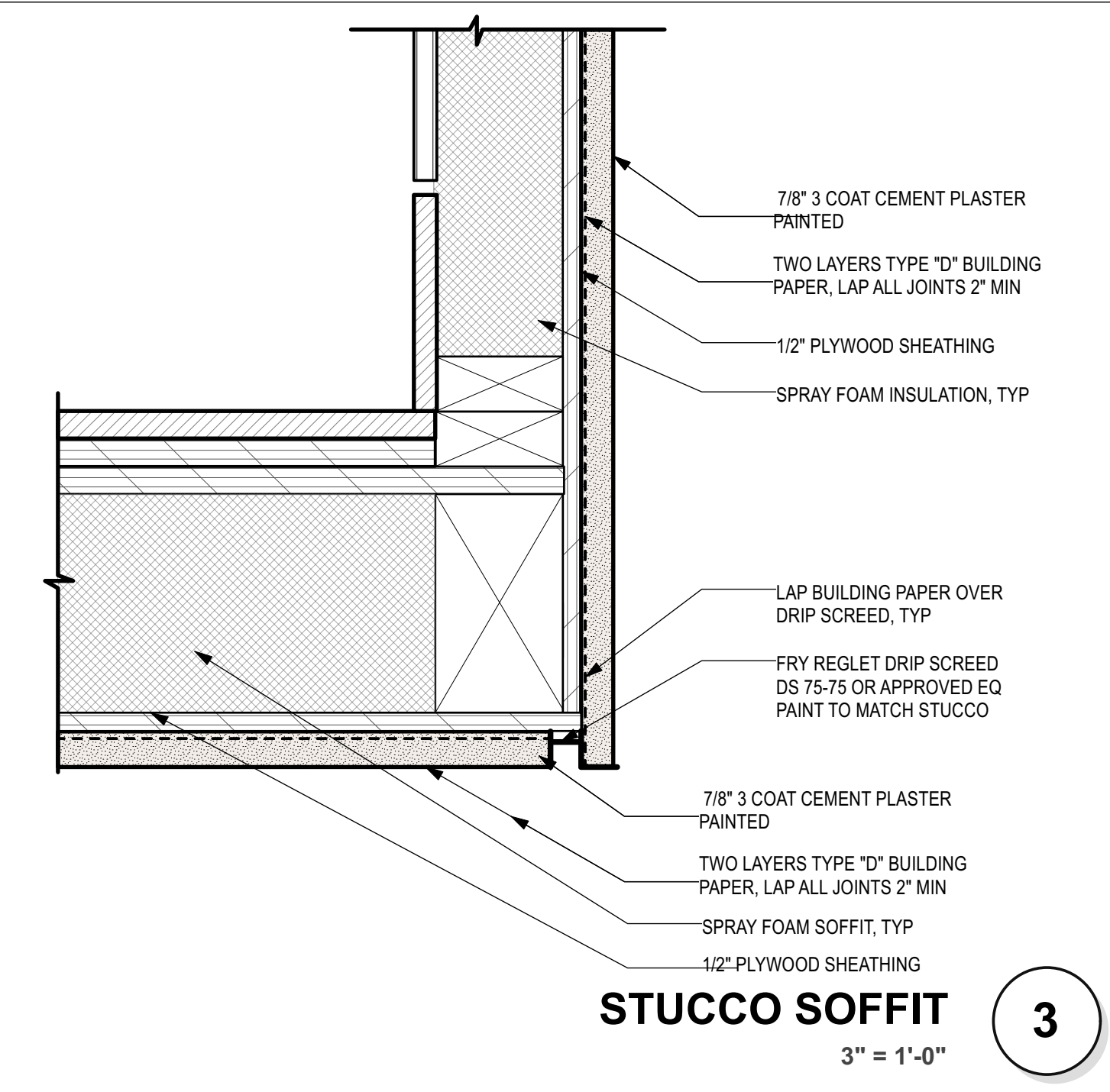
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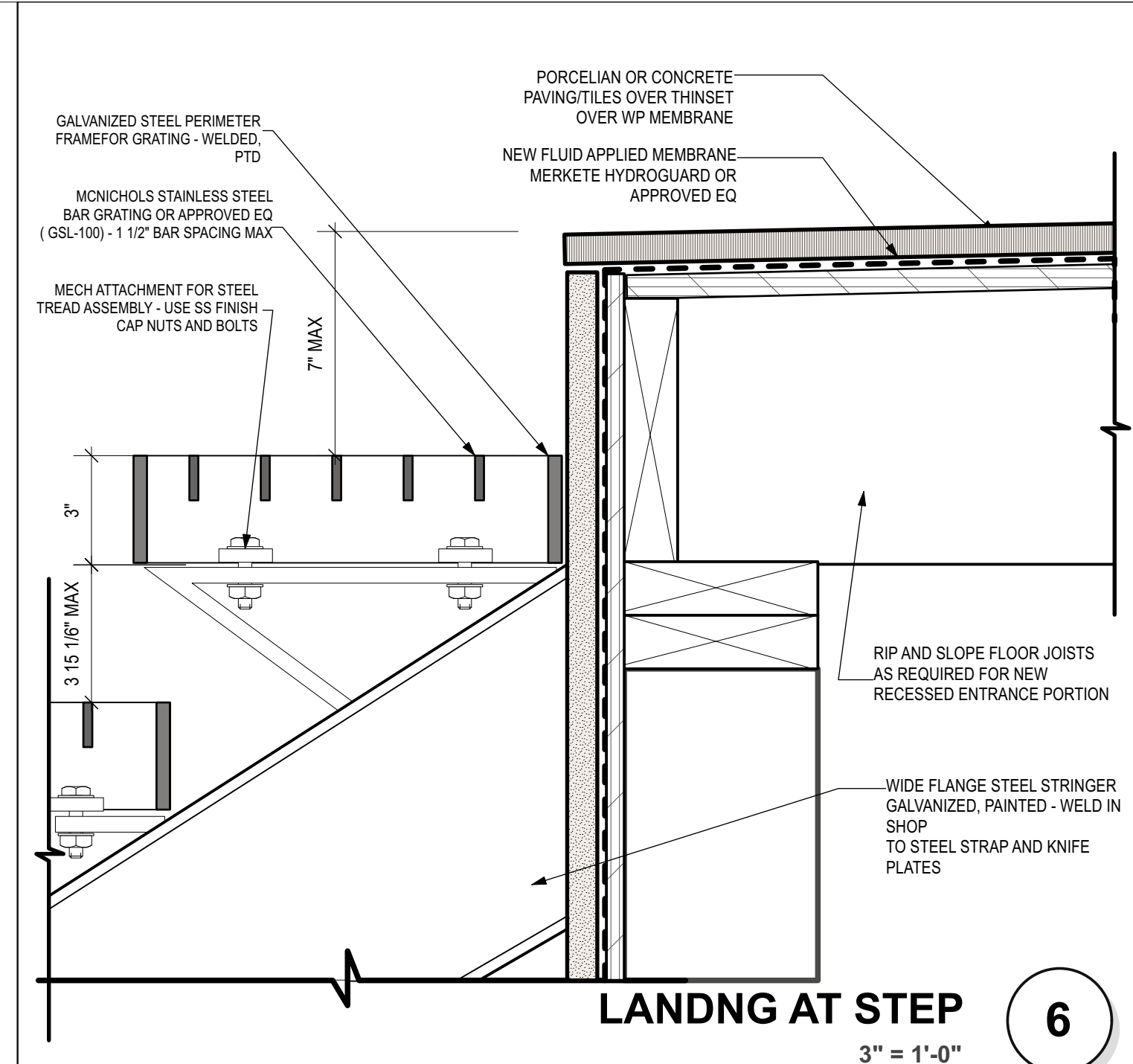
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A6.2

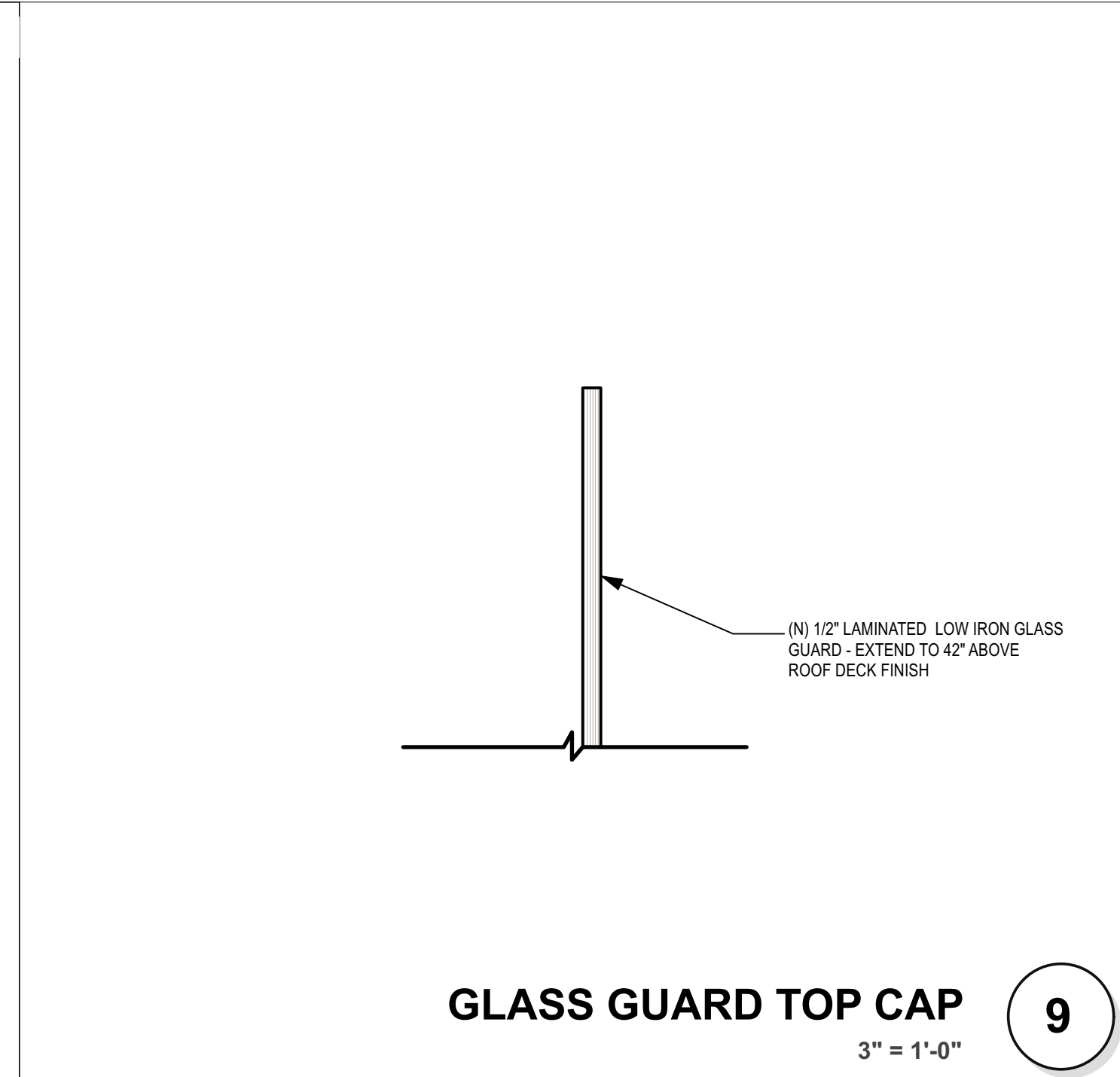
SCALE:
PLOT DATE:



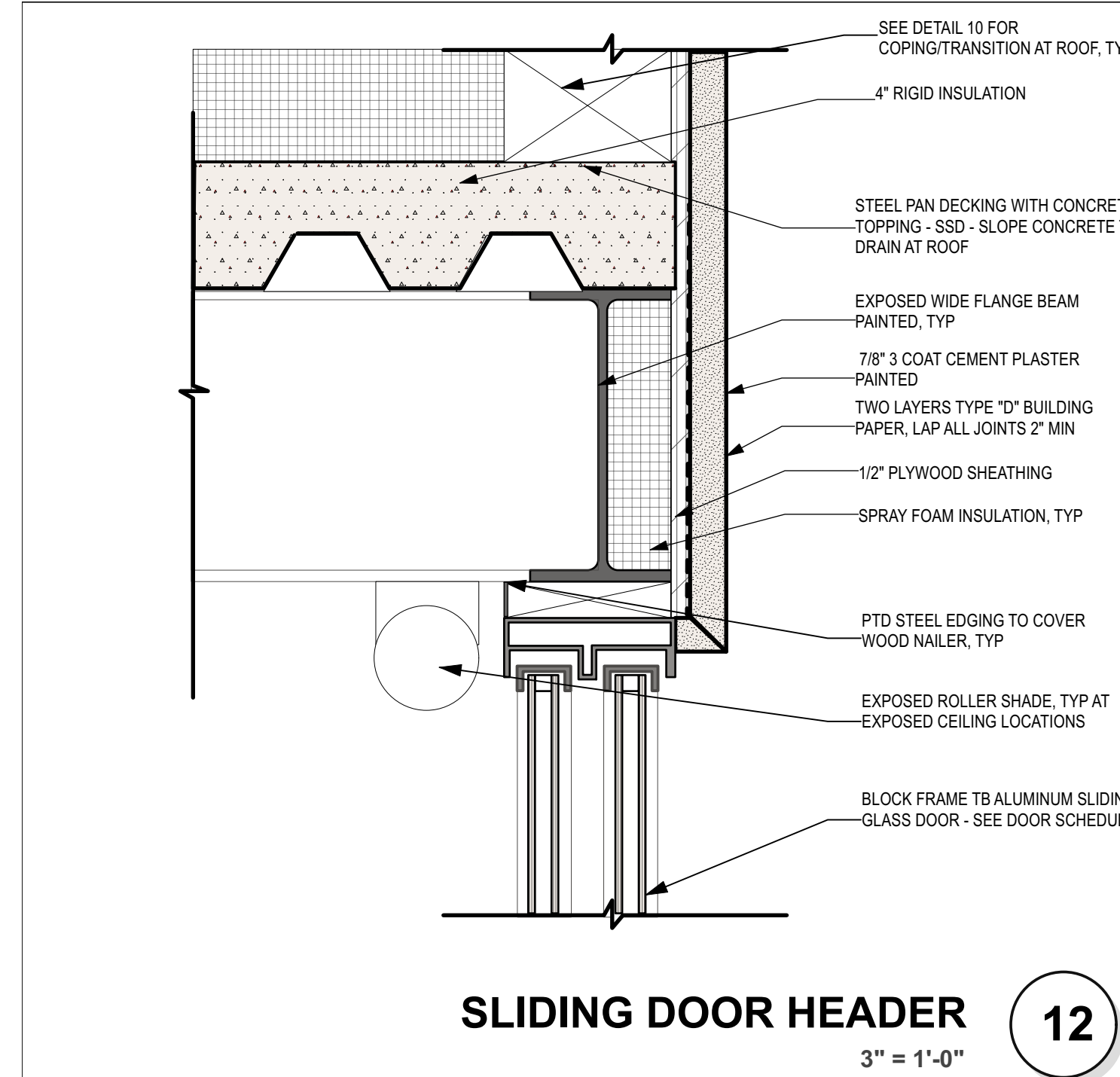
STUCCO SOFFIT
3" = 1'-0"



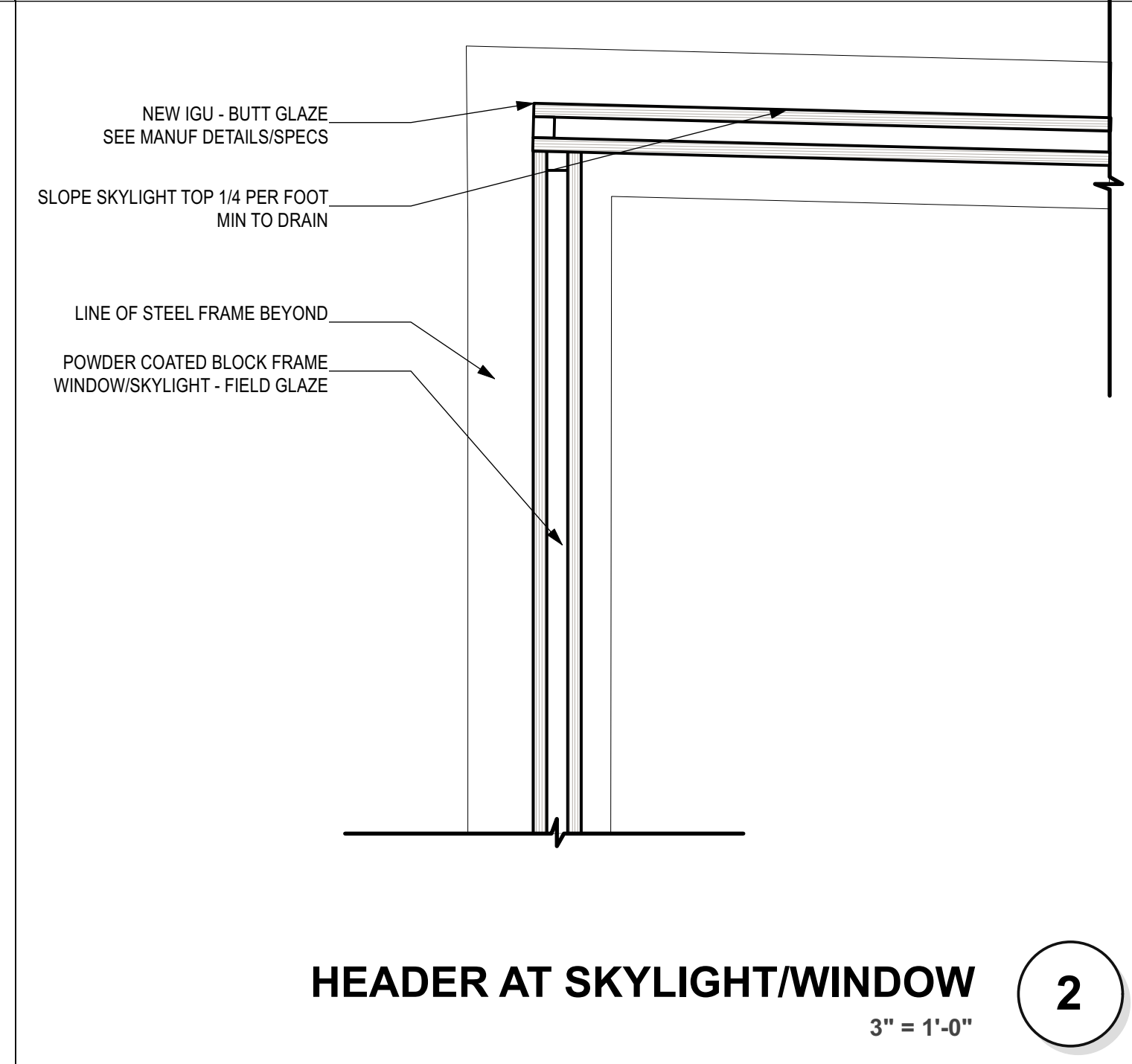
LANDNG AT STEP
3" = 1'-0"



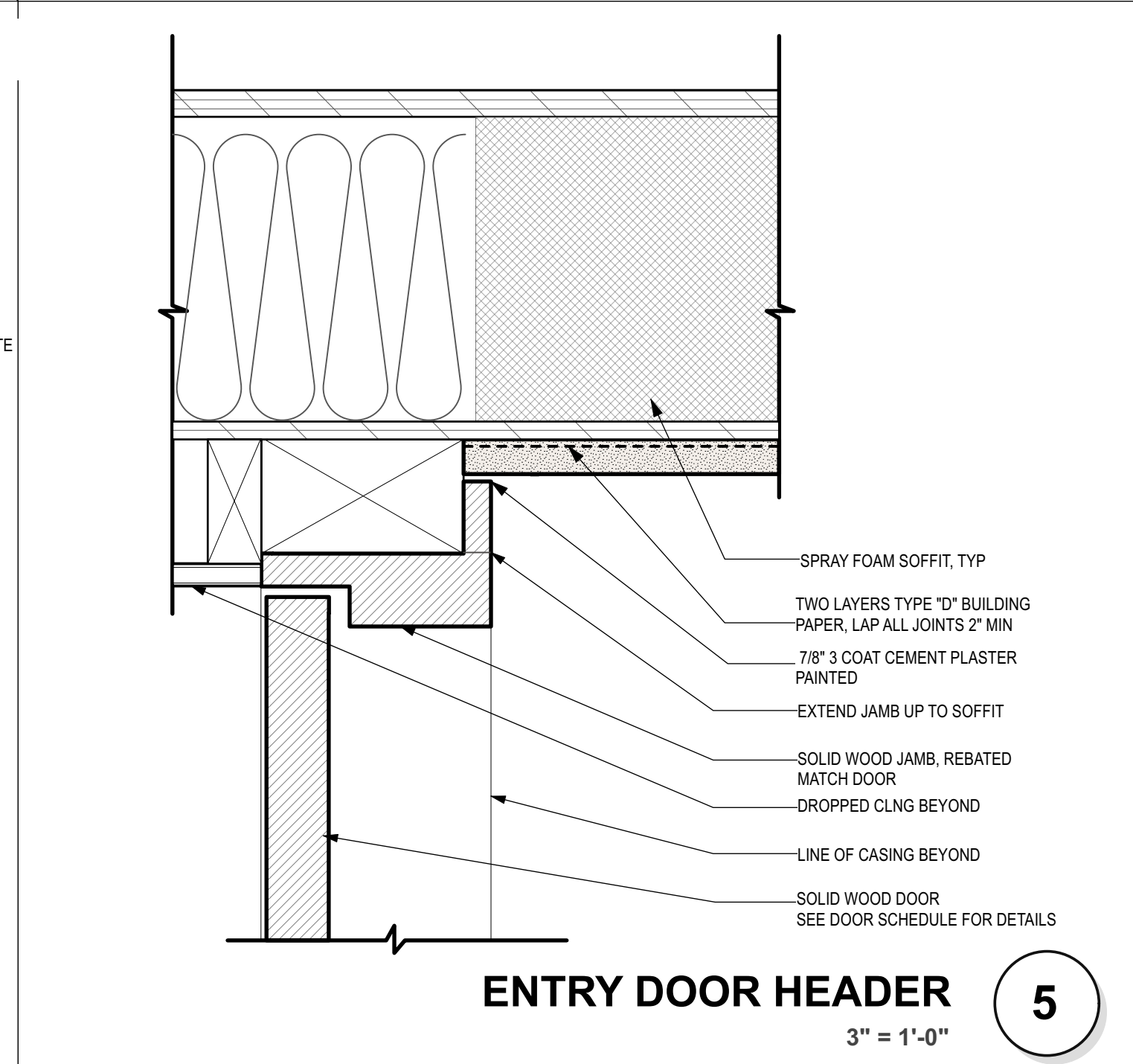
GLASS GUARD TOP CAP
3" = 1'-0"



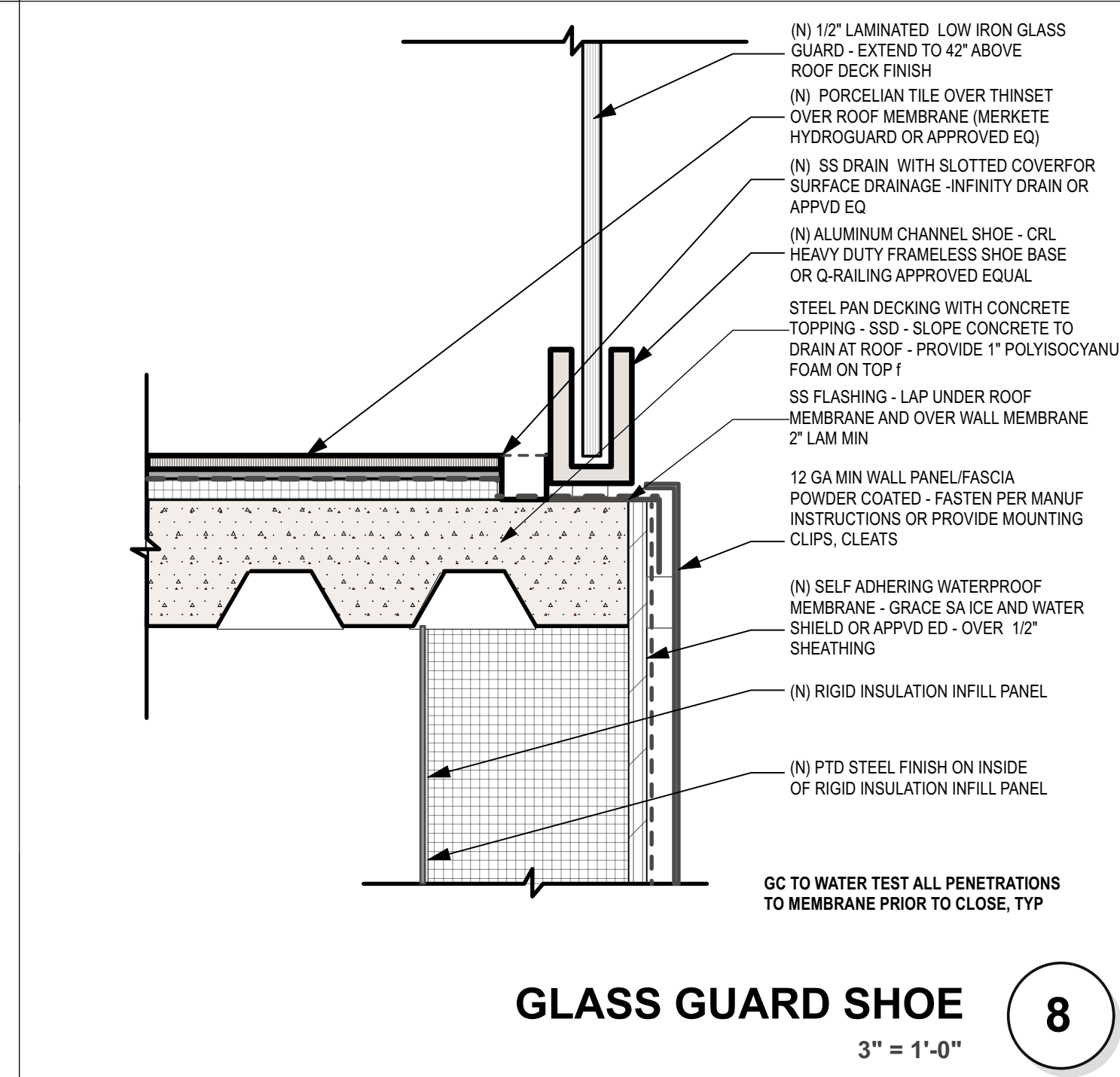
SLIDING DOOR HEADER
3" = 1'-0"



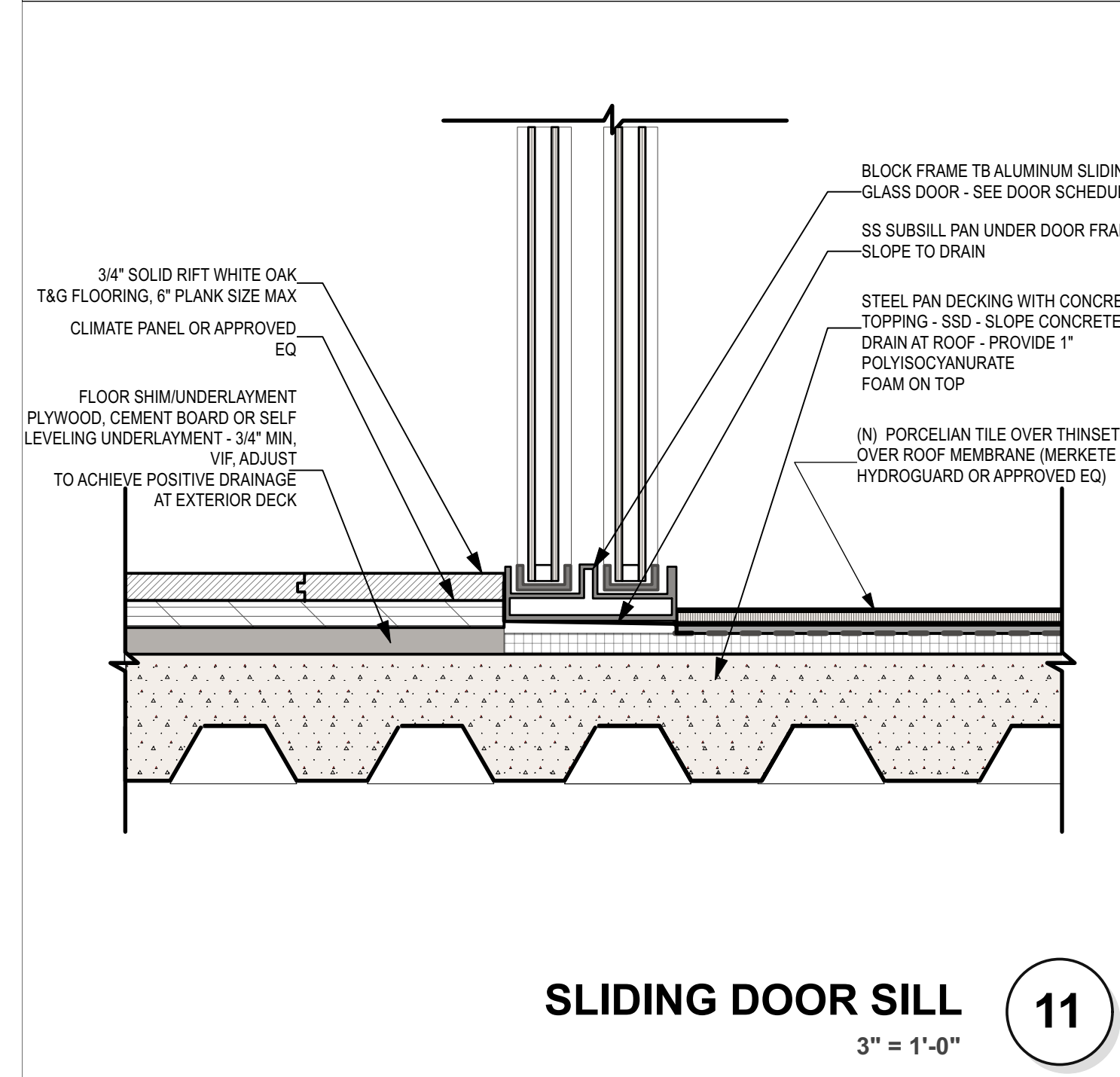
HEADER AT SKYLIGHT/WINDOW
3" = 1'-0"



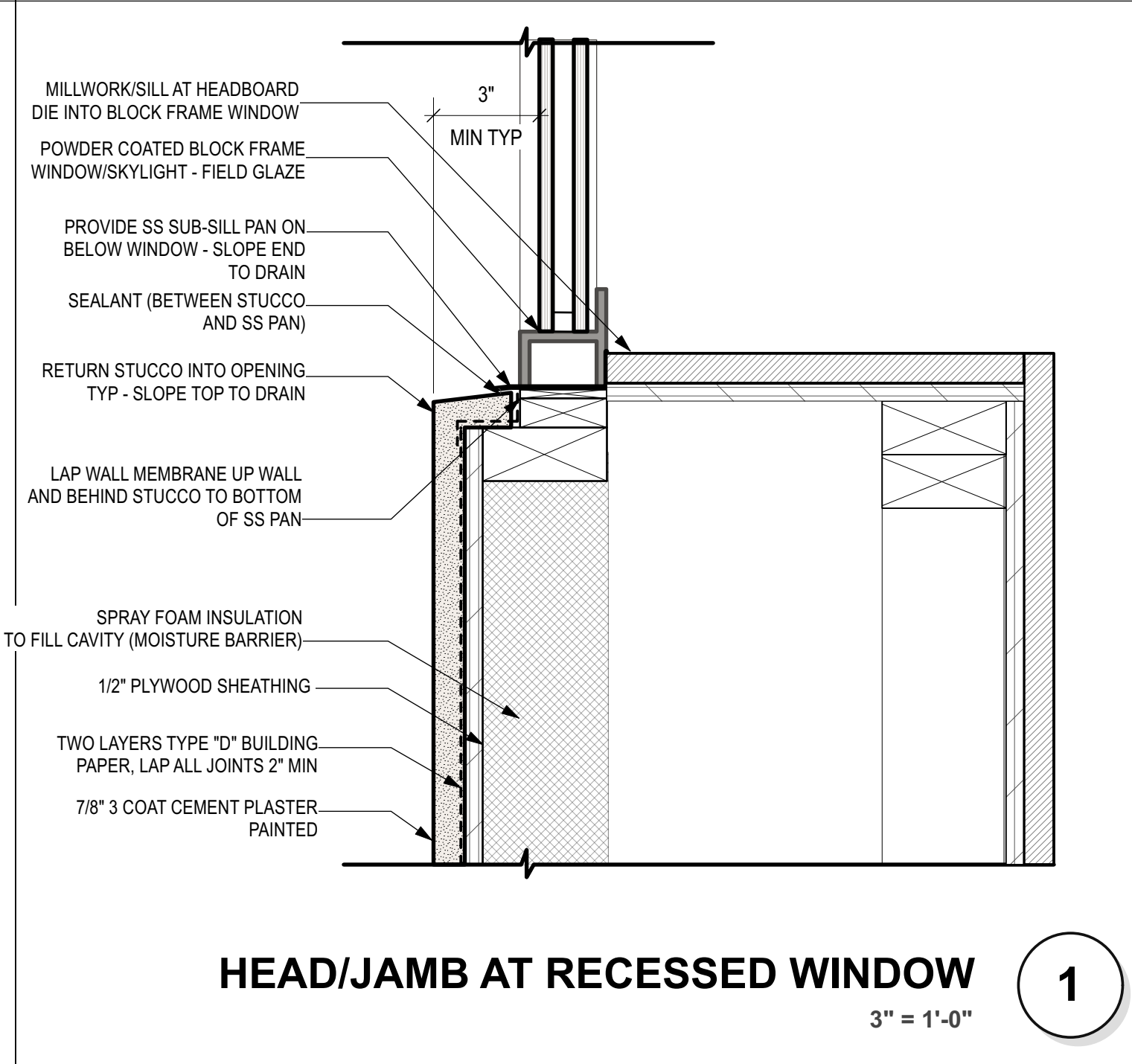
ENTRY DOOR HEADER
3" = 1'-0"



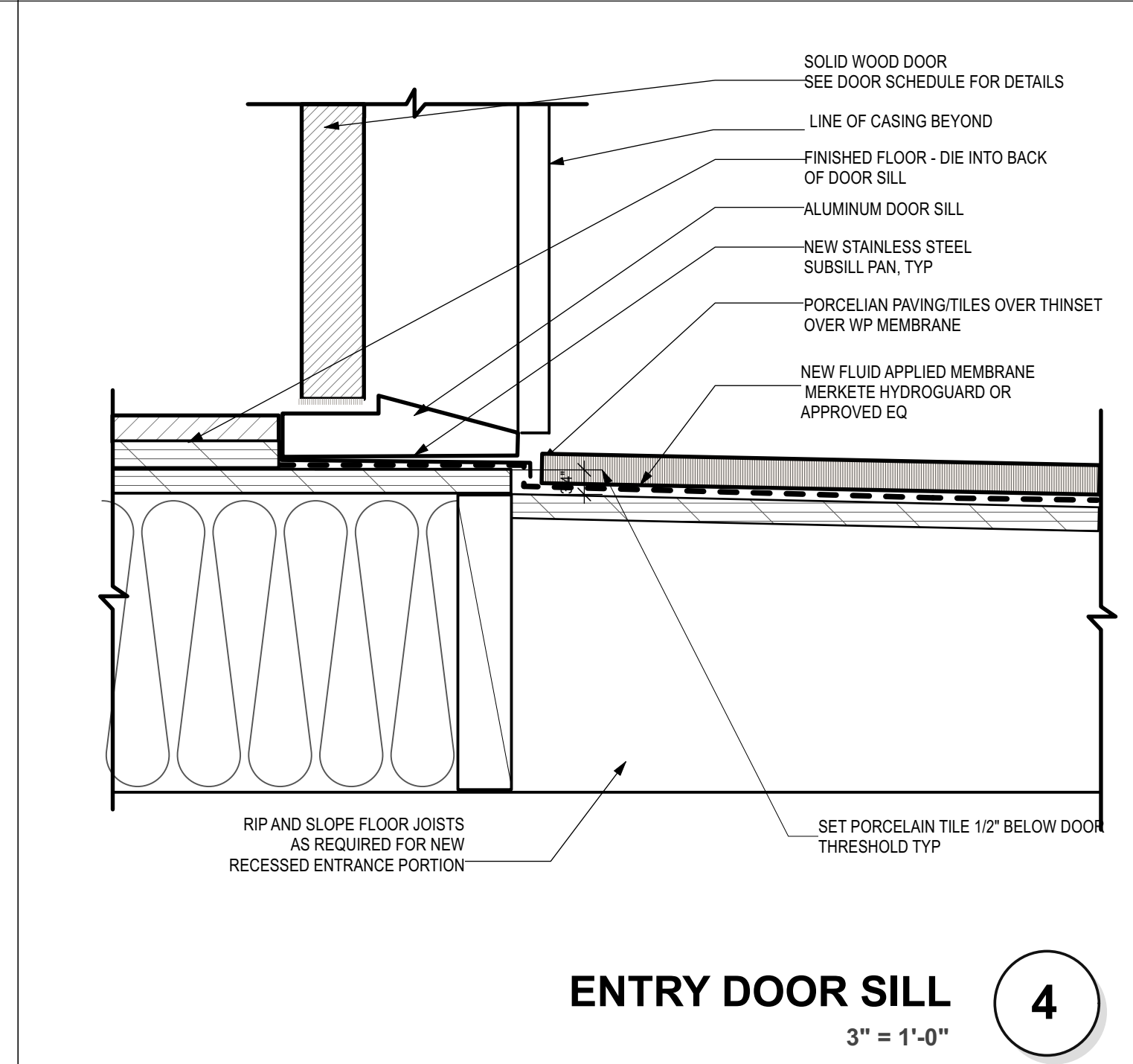
GLASS GUARD SHOE
3" = 1'-0"



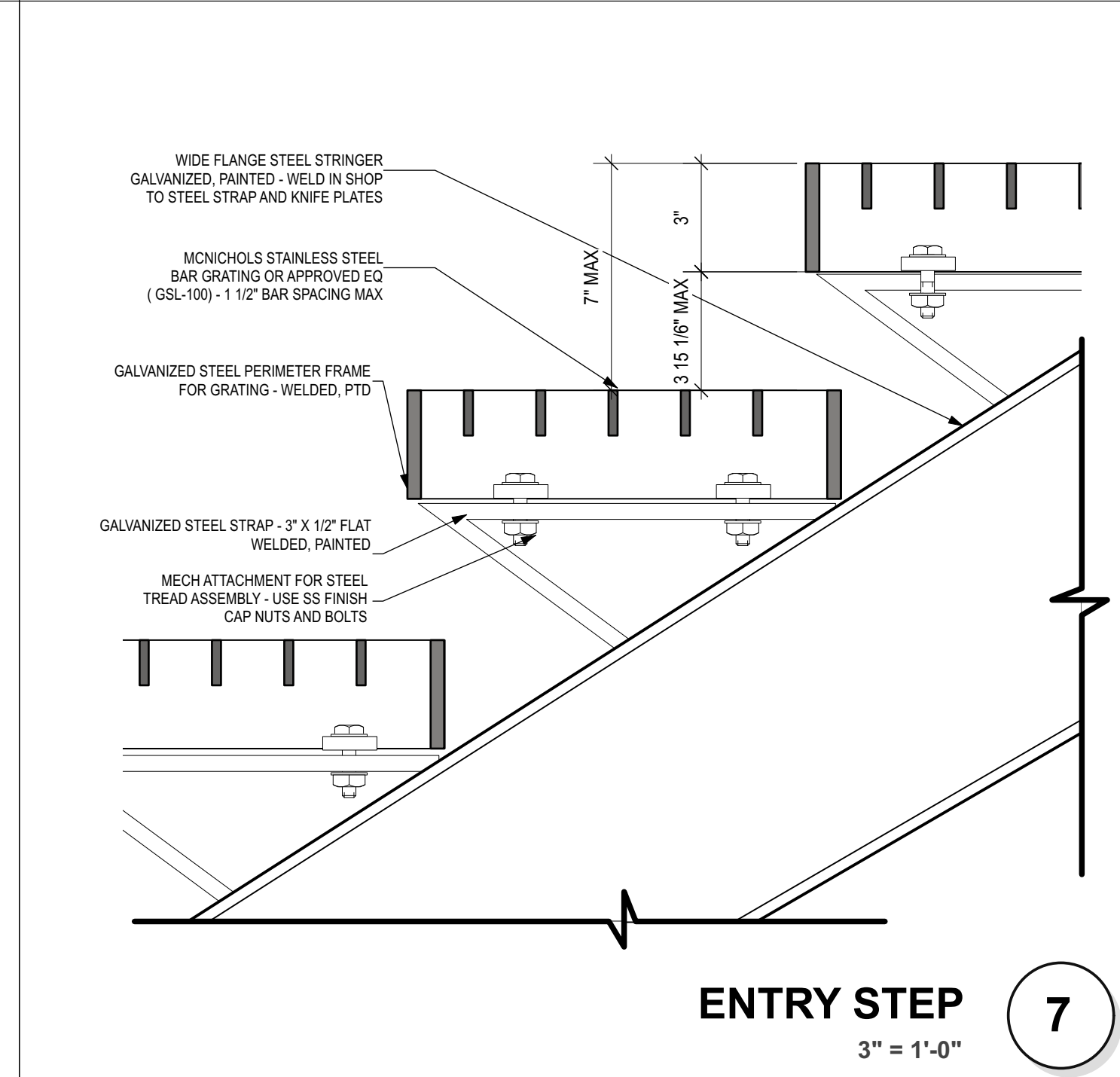
SLIDING DOOR SILL
3" = 1'-0"



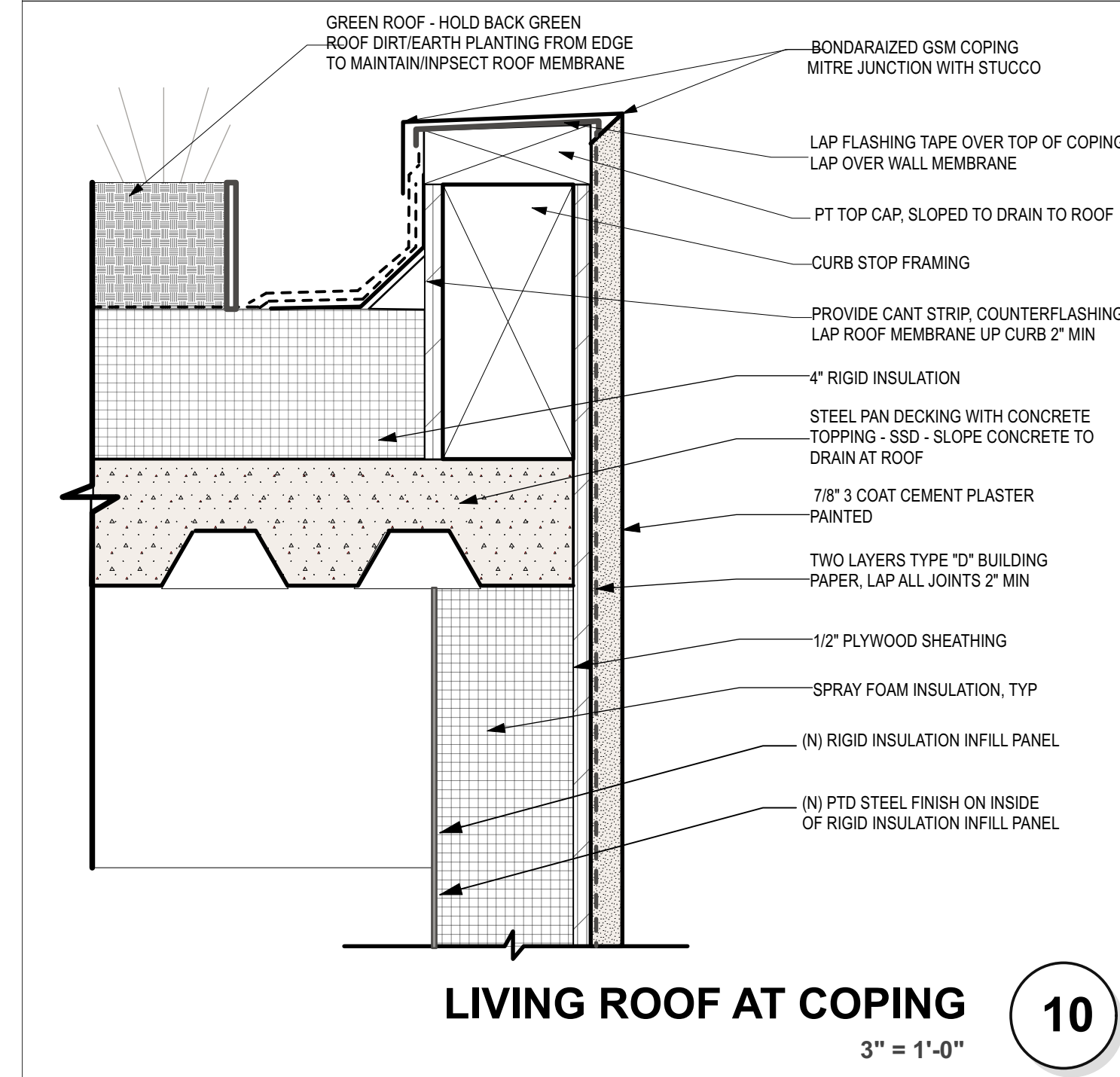
HEAD/JAMB AT RECESSED WINDOW
3" = 1'-0"



ENTRY DOOR SILL
3" = 1'-0"



ENTRY STEP
3" = 1'-0"



LIVING ROOF AT COPING
3" = 1'-0"

08.18.21	CONCEPT
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02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
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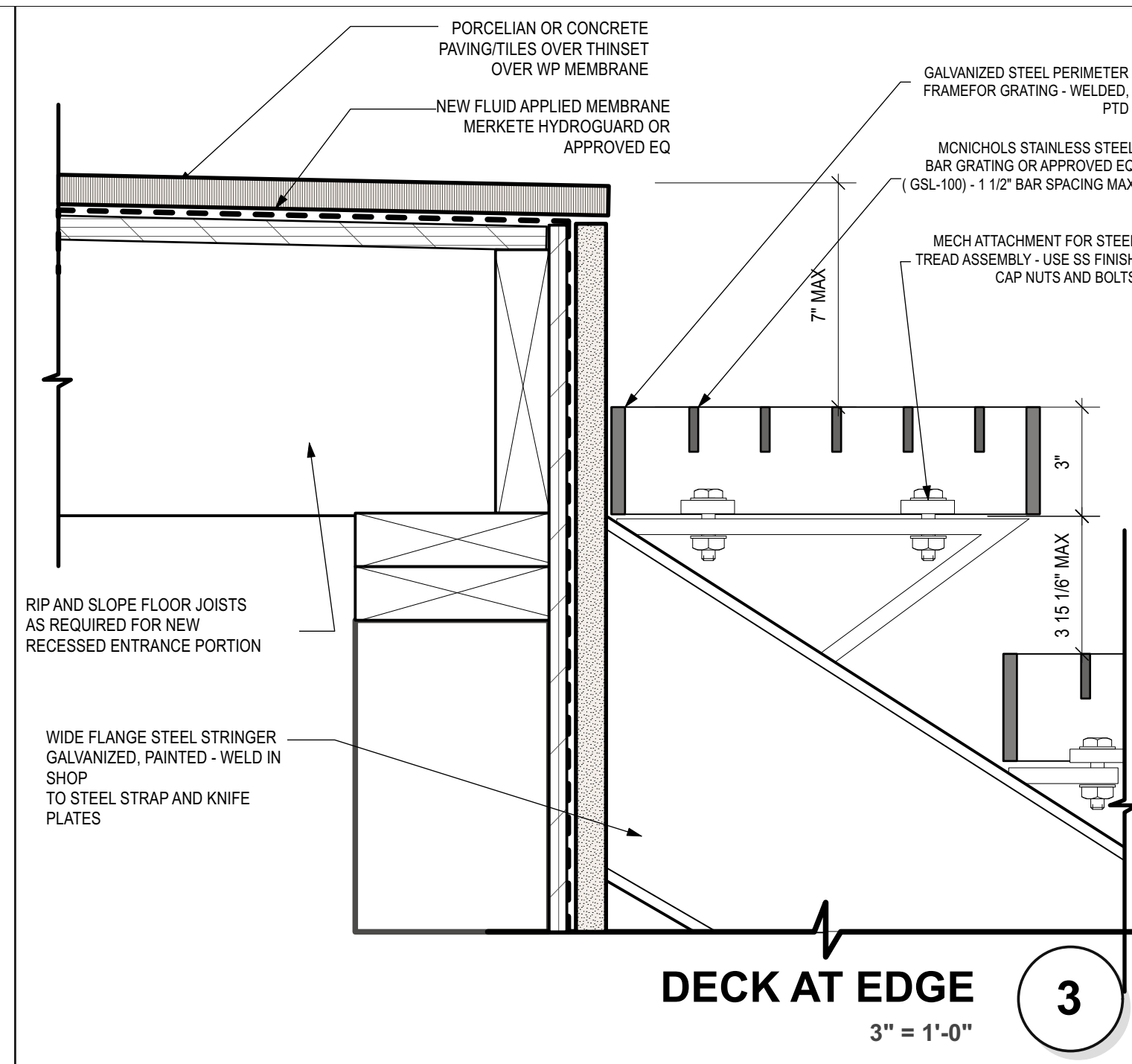
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CONST DETAILS

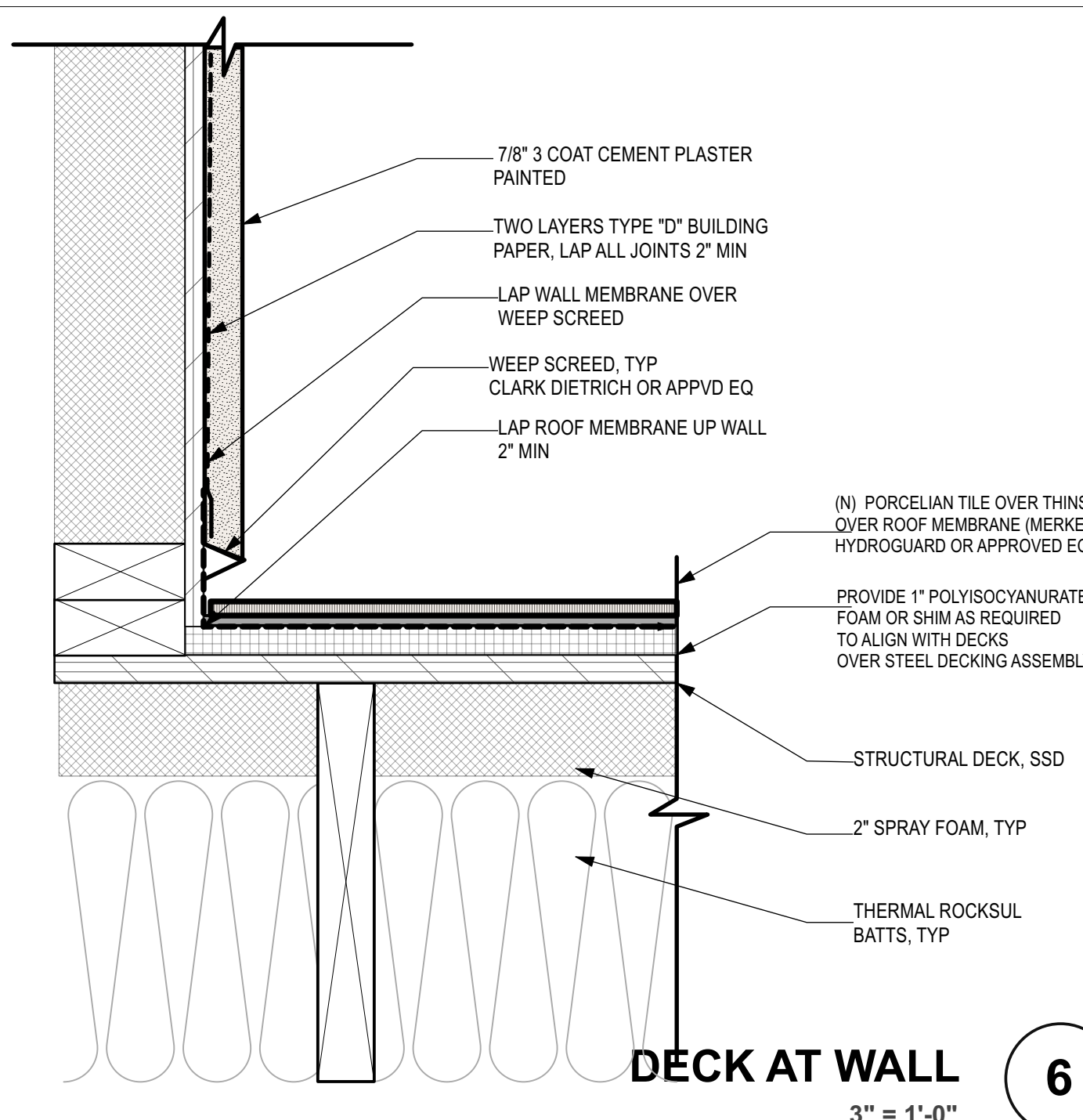
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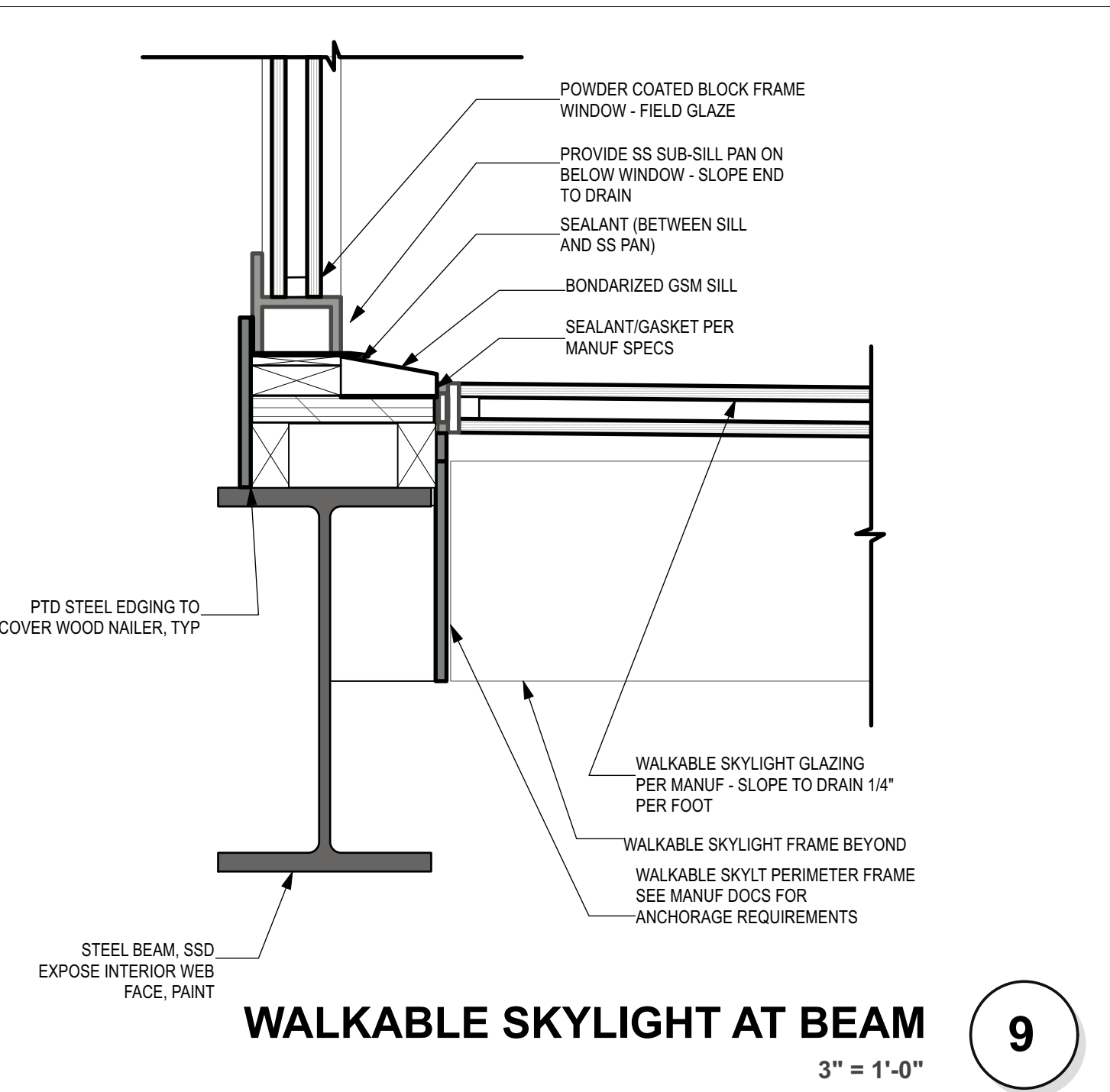
SCALE:
PLOT DATE:



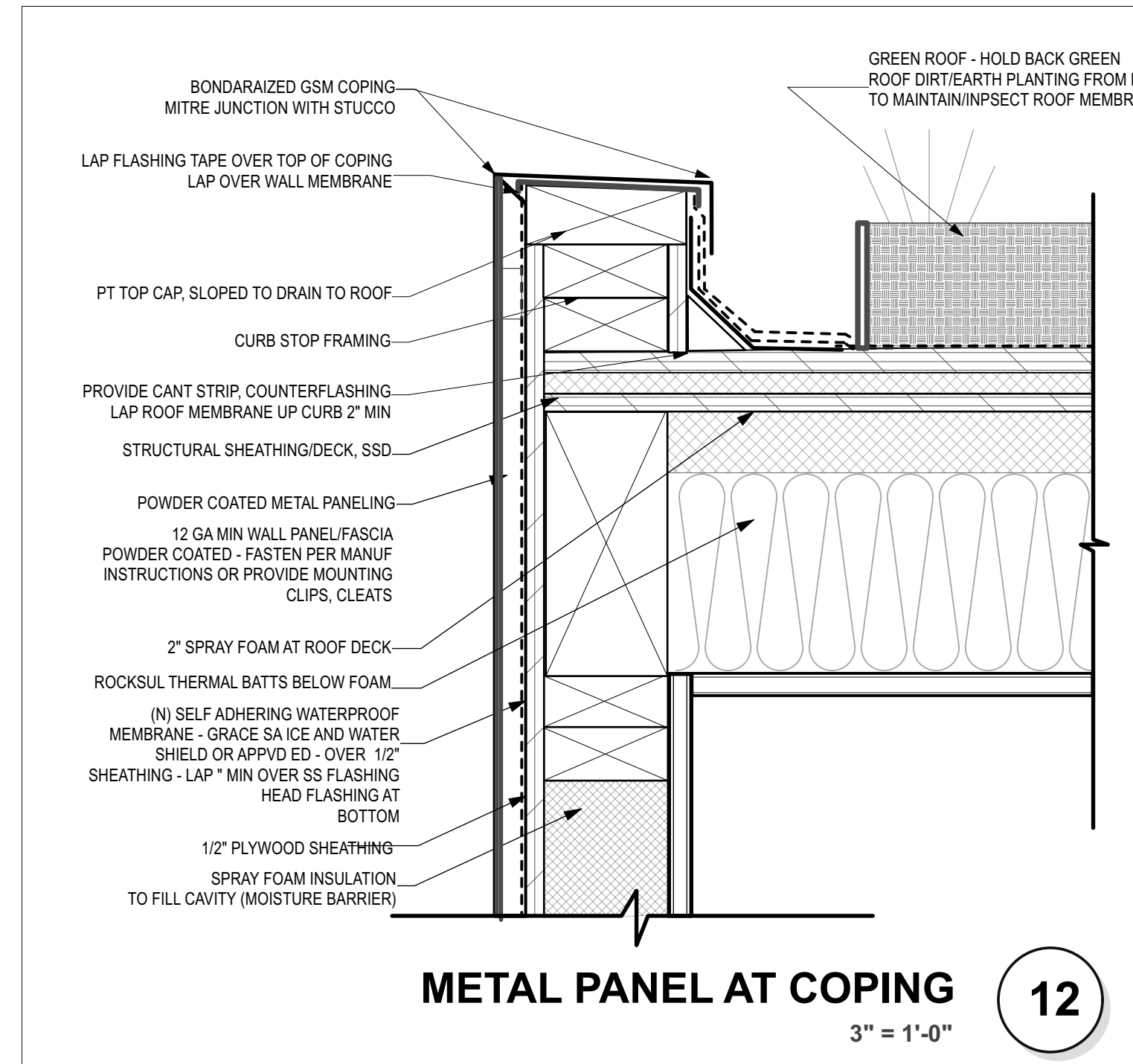
DECK AT EDGE 3
3" = 1'-0"



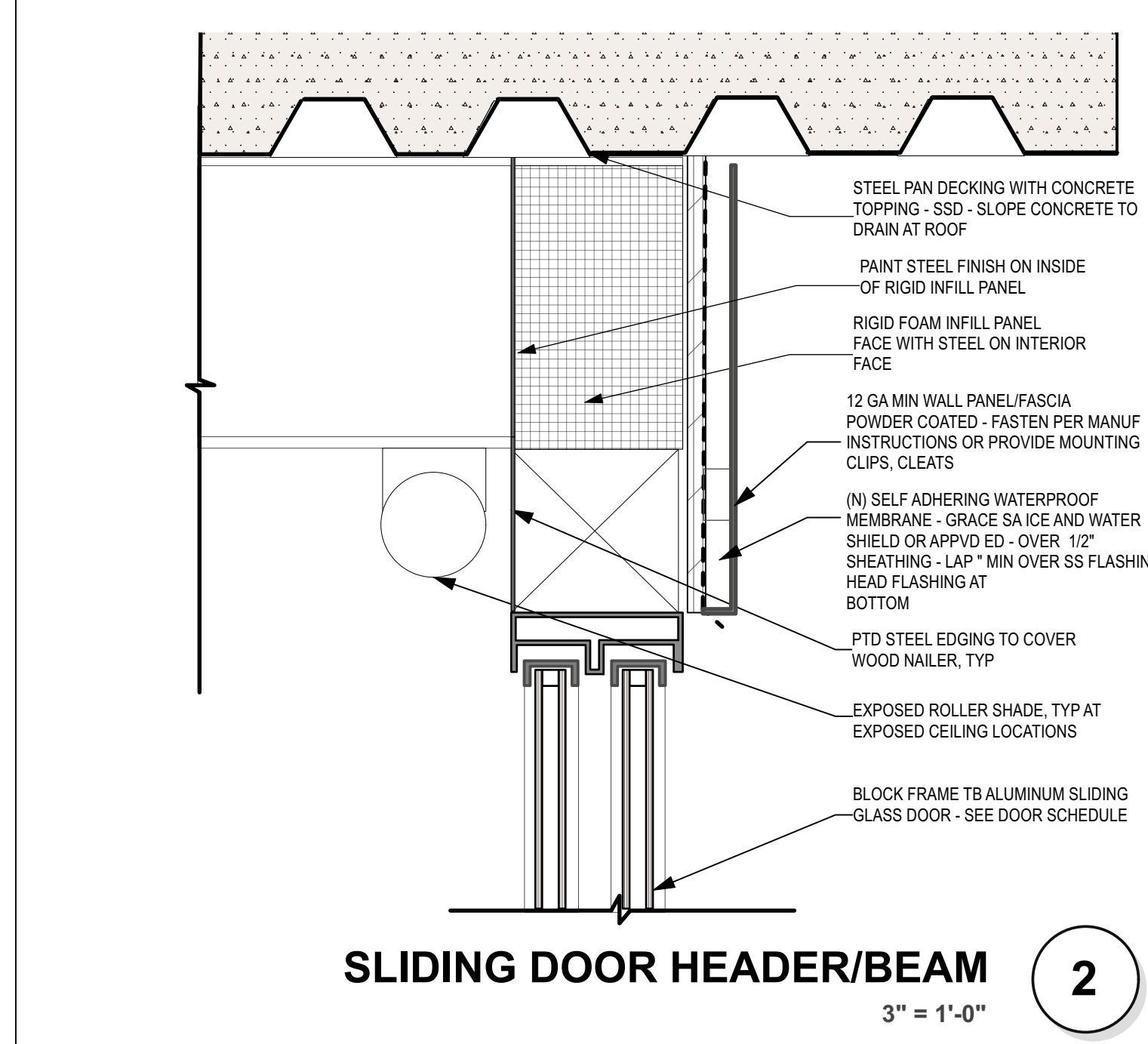
DECK AT WALL 6
3" = 1'-0"



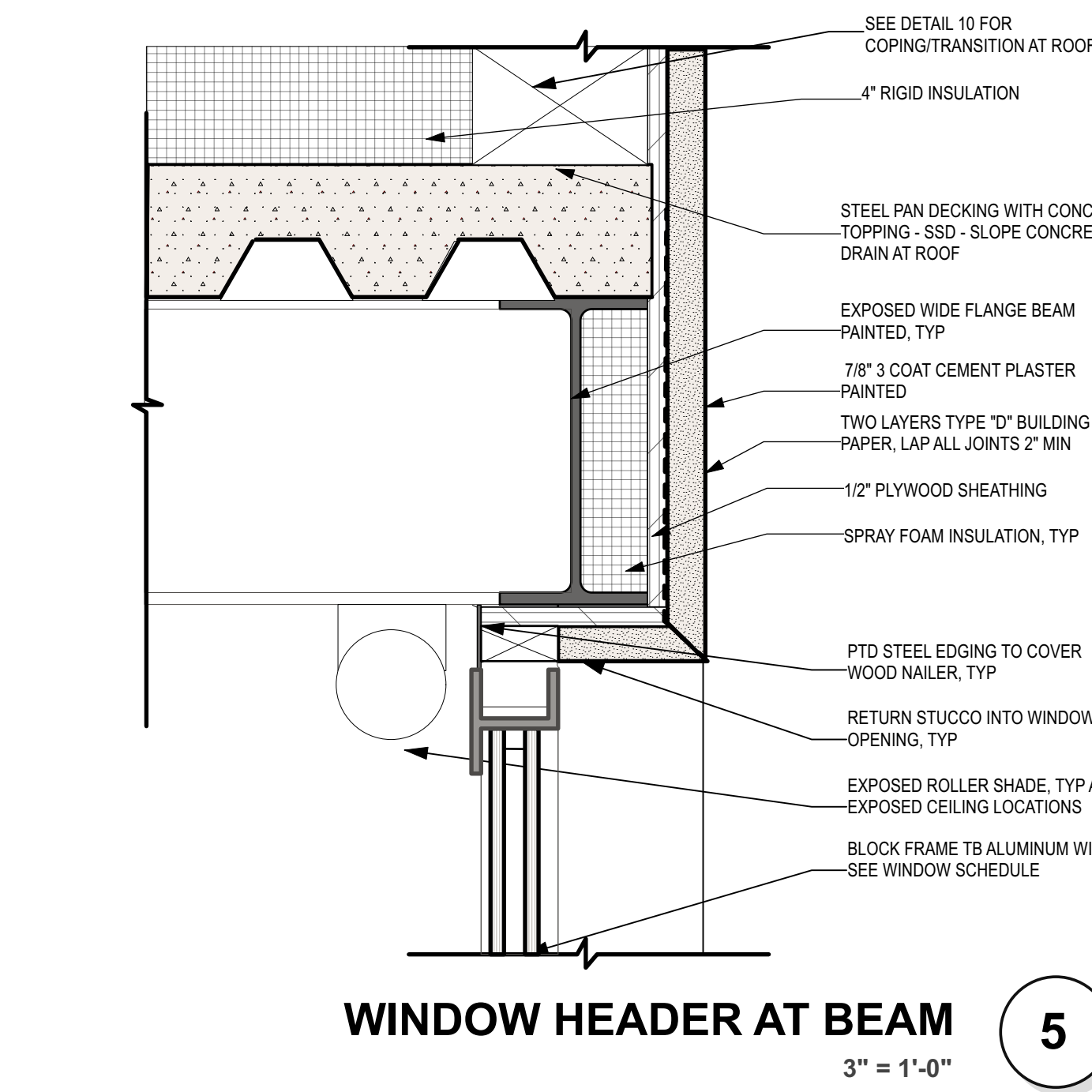
WALKABLE SKYLIGHT AT BEAM 9
3" = 1'-0"



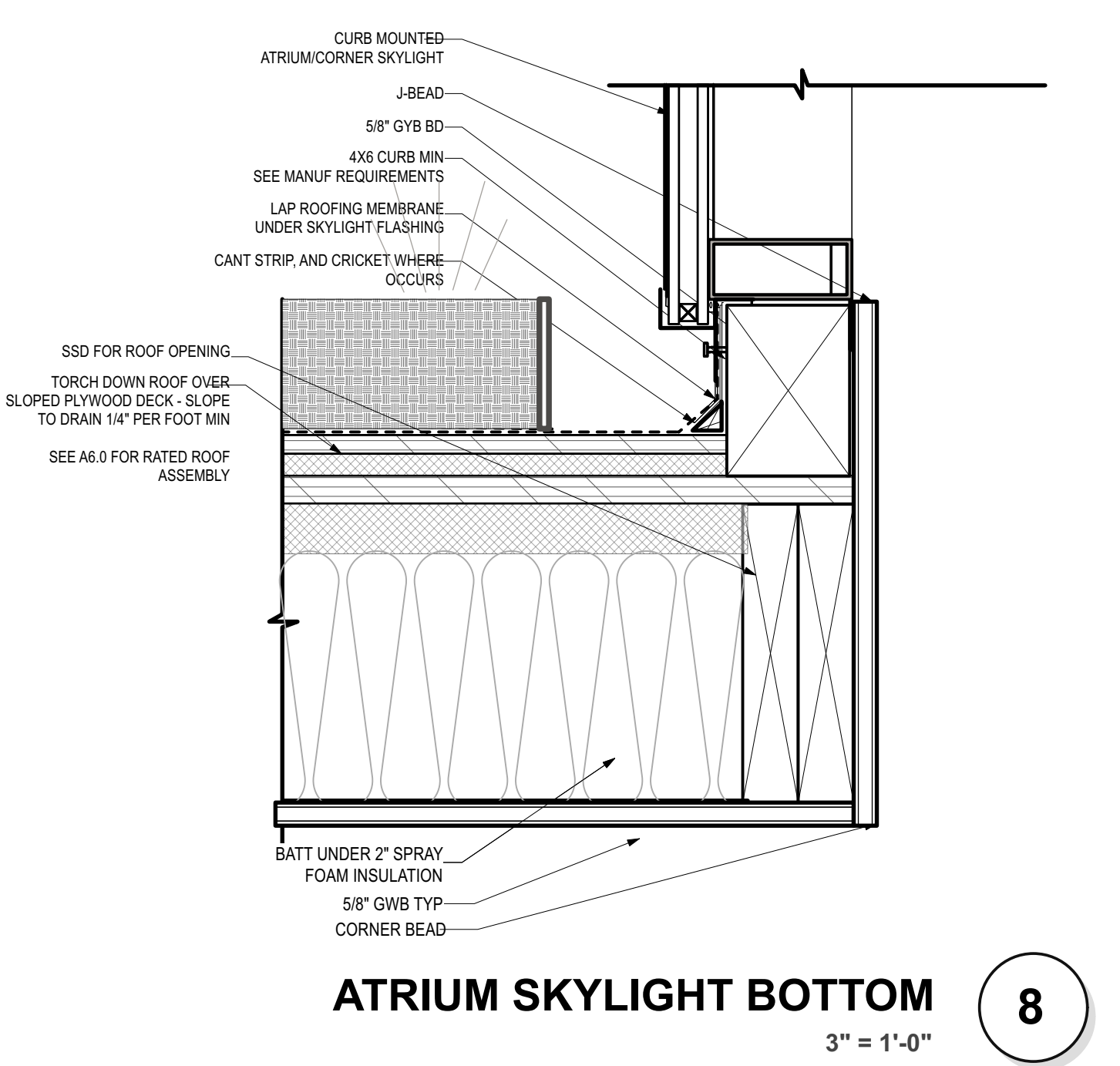
METAL PANEL AT COPING 12
3" = 1'-0"



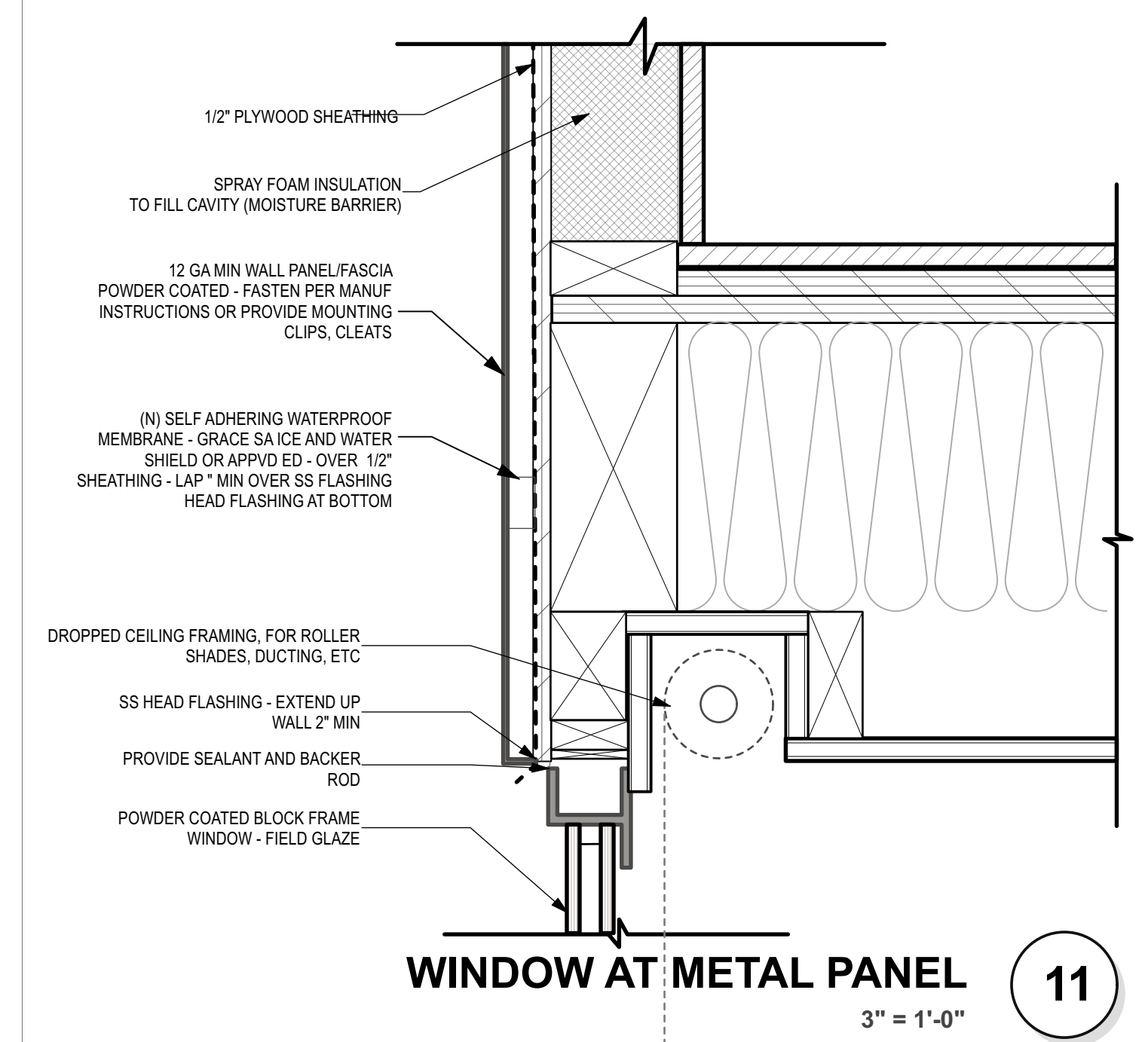
SLIDING DOOR HEADER/BEAM 2
3" = 1'-0"



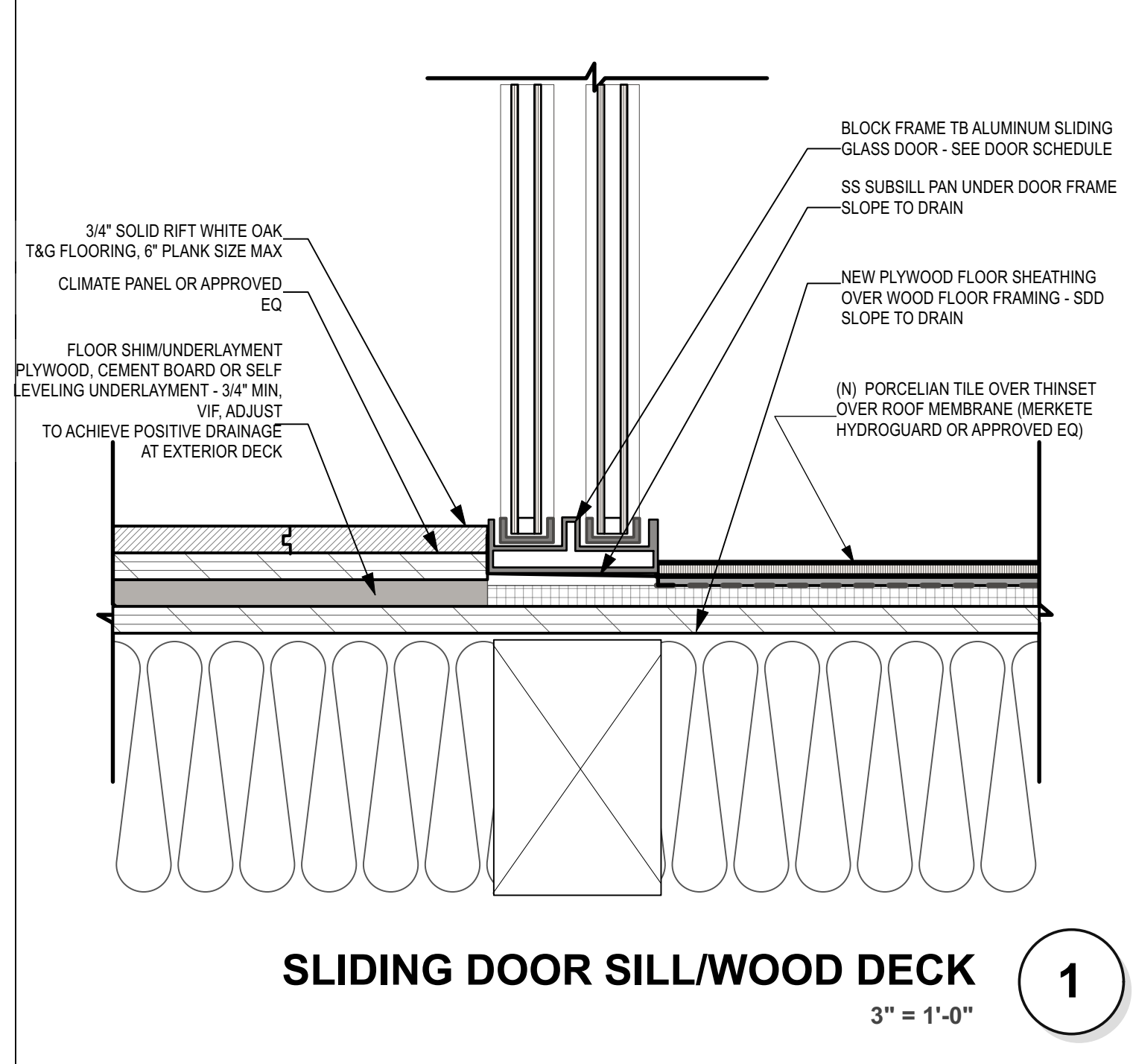
WINDOW HEADER AT BEAM 5
3" = 1'-0"



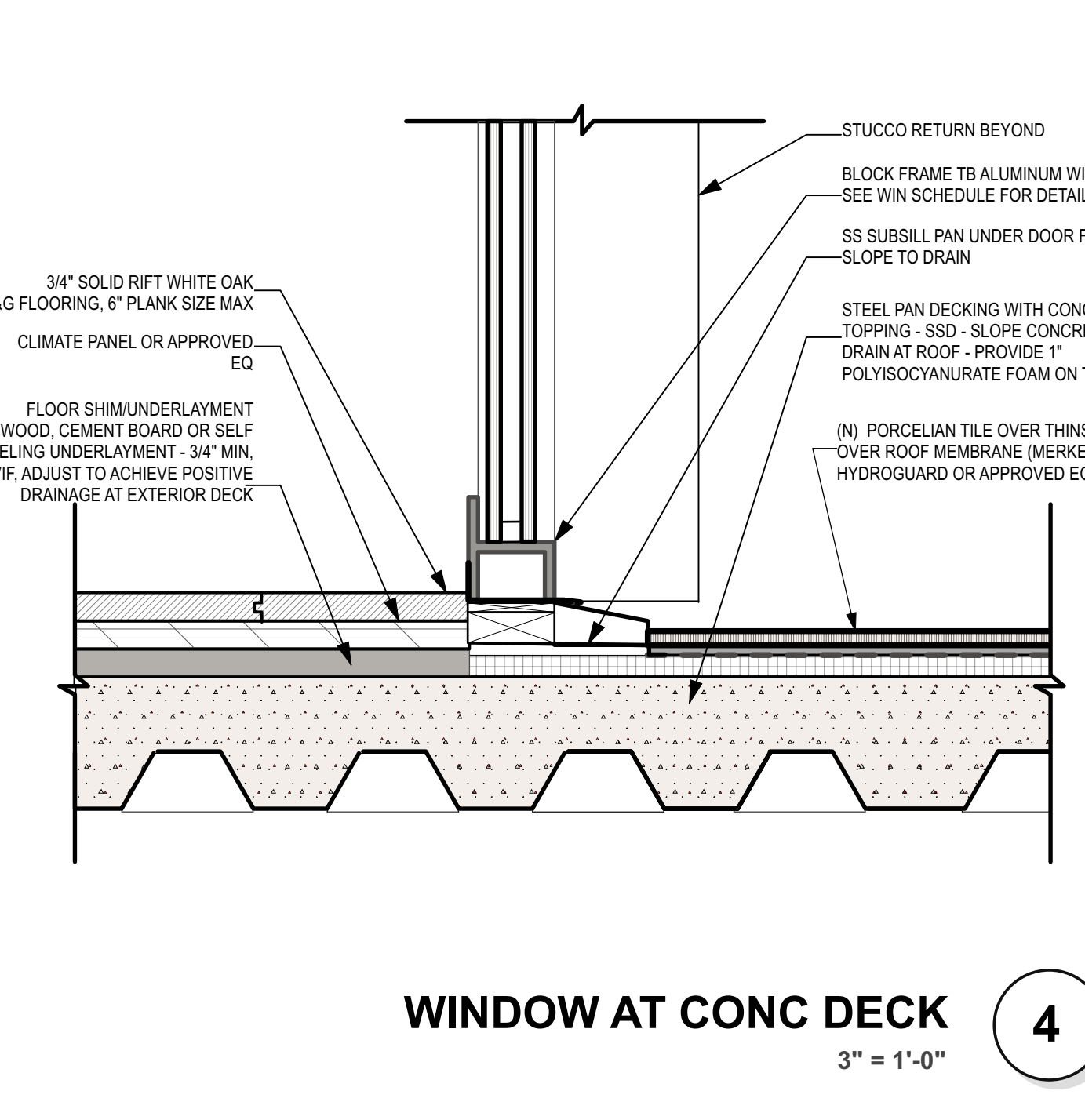
ATRIUM SKYLIGHT BOTTOM 8
3" = 1'-0"



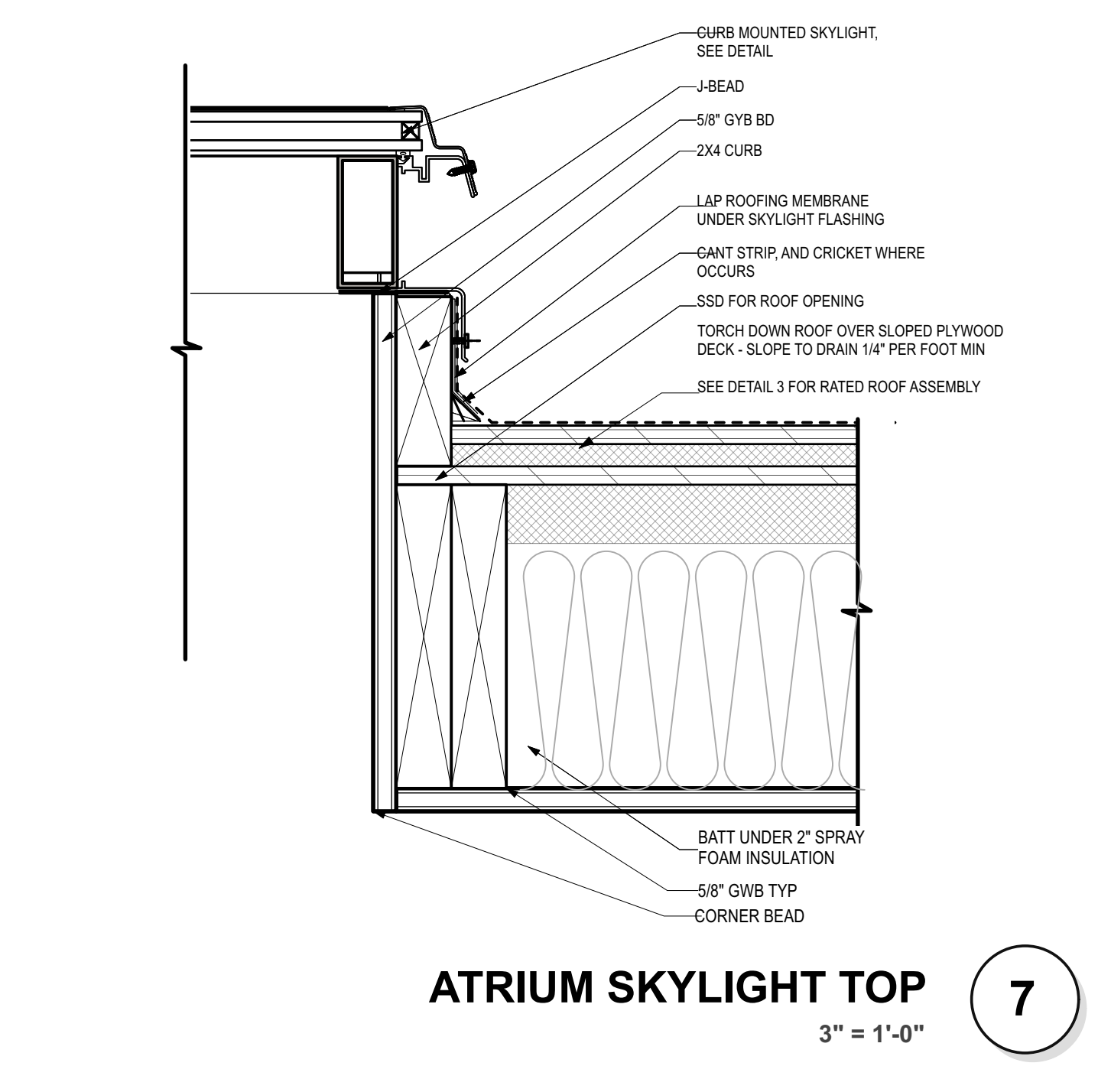
WINDOW AT METAL PANEL 11
3" = 1'-0"



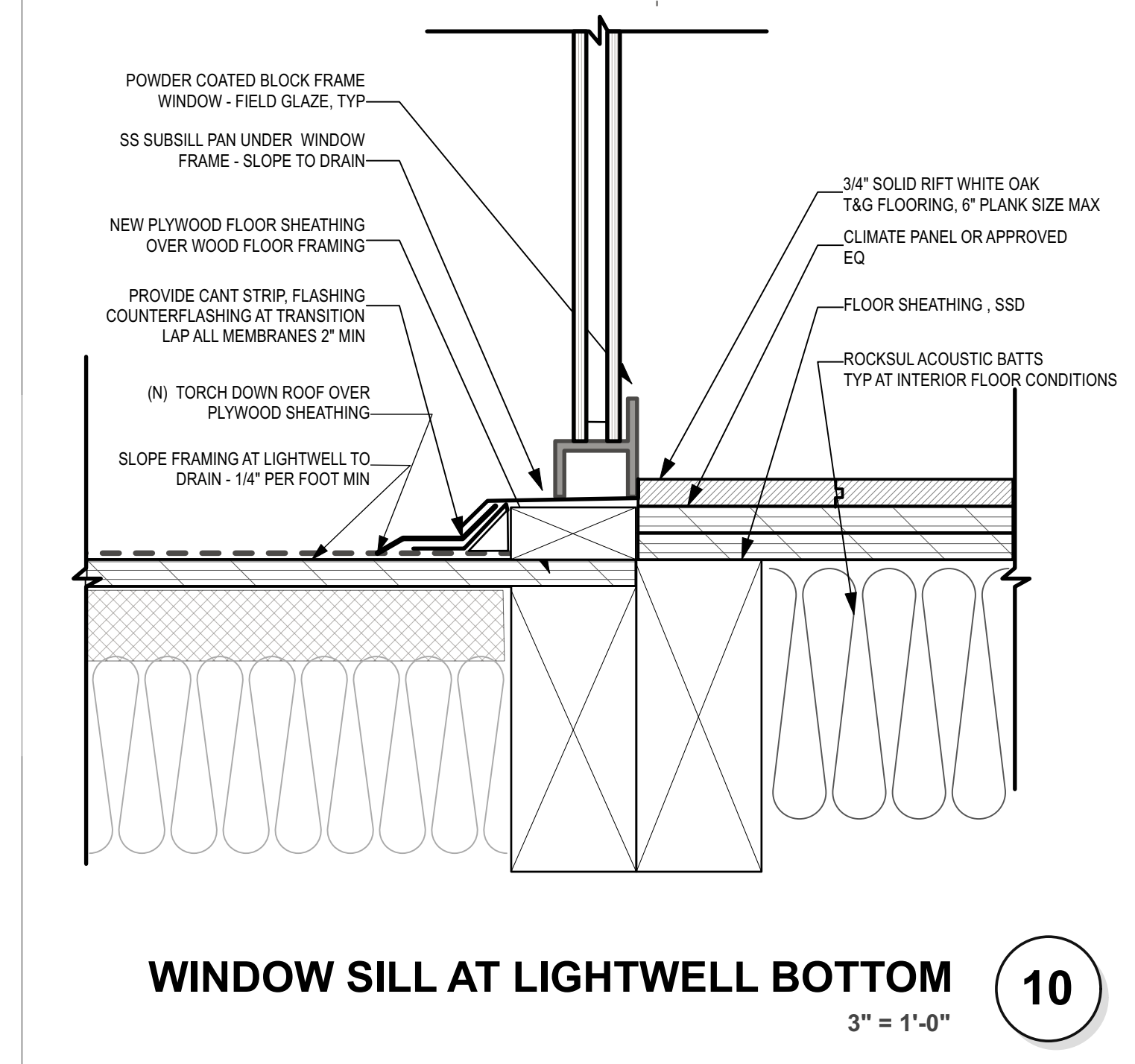
SLIDING DOOR SILL/WOOD DECK 1
3" = 1'-0"



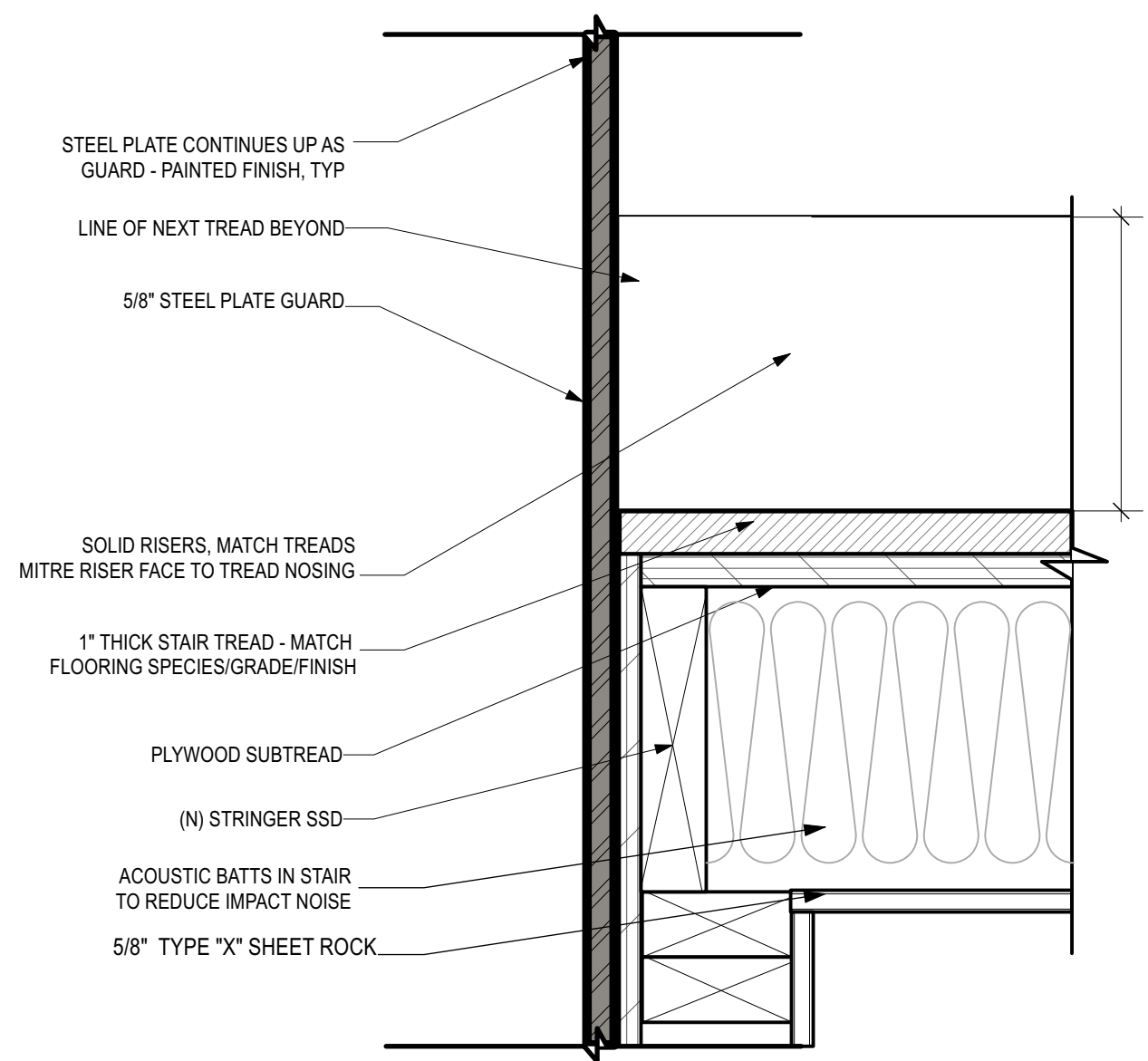
WINDOW AT CONC DECK 4
3" = 1'-0"



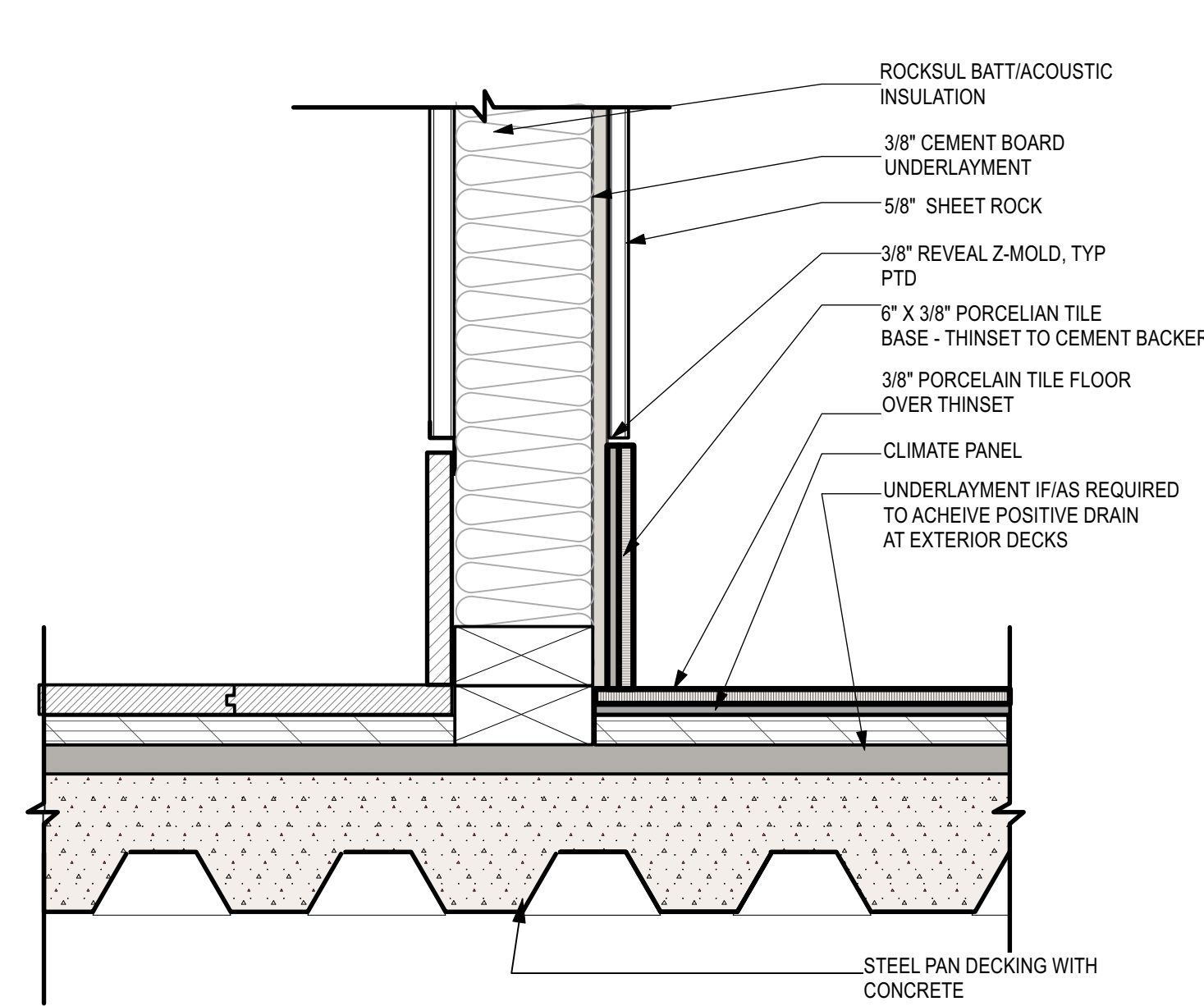
ATRIUM SKYLIGHT TOP 7
3" = 1'-0"



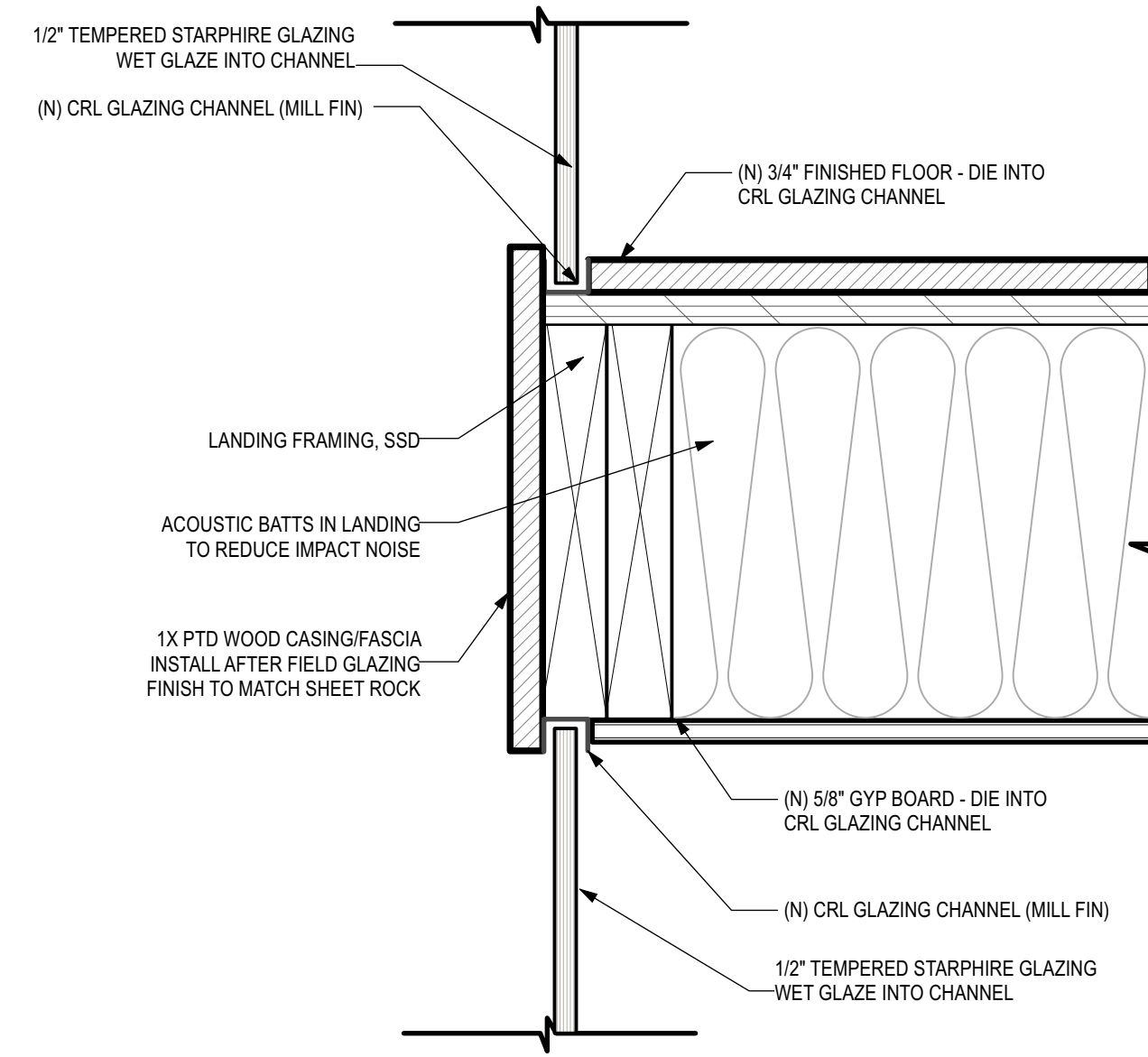
WINDOW SILL AT LIGHTWELL BOTTOM 10
3" = 1'-0"



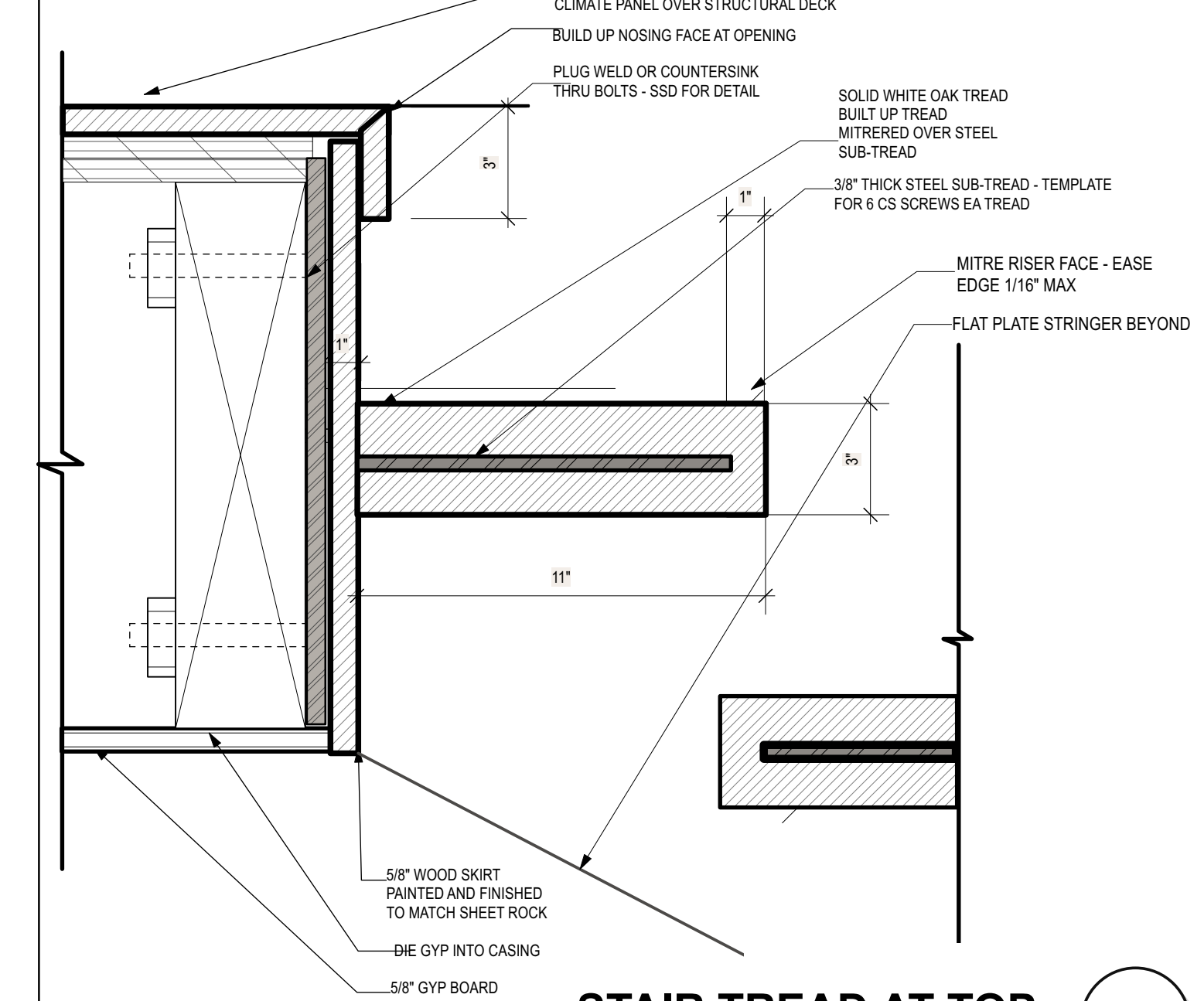
GUARDRAIL AT CLOSED STAIR
3" = 1'-0"



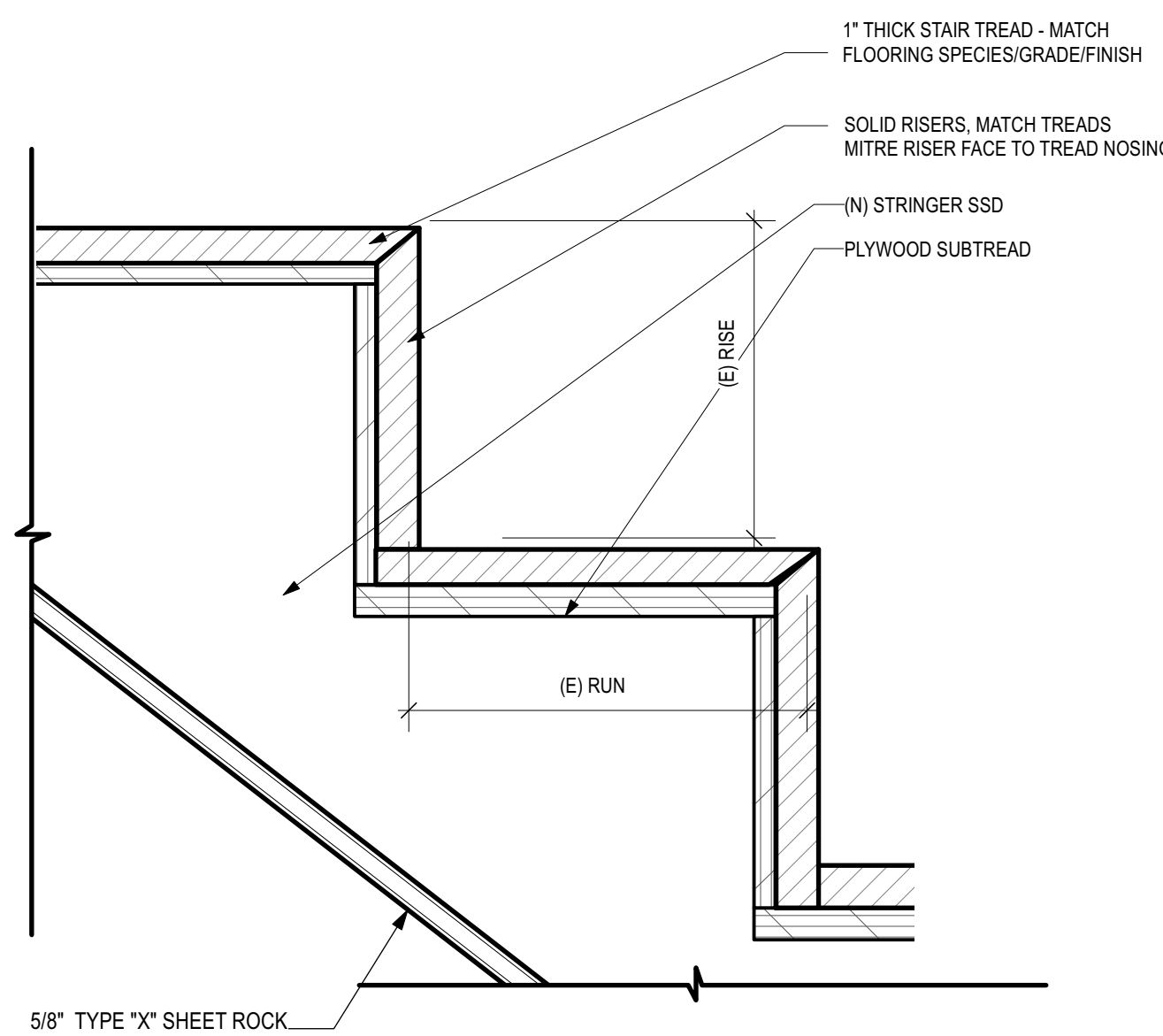
INTERIOR TILE FLOOR AT CONC DECK
3" = 1'-0"



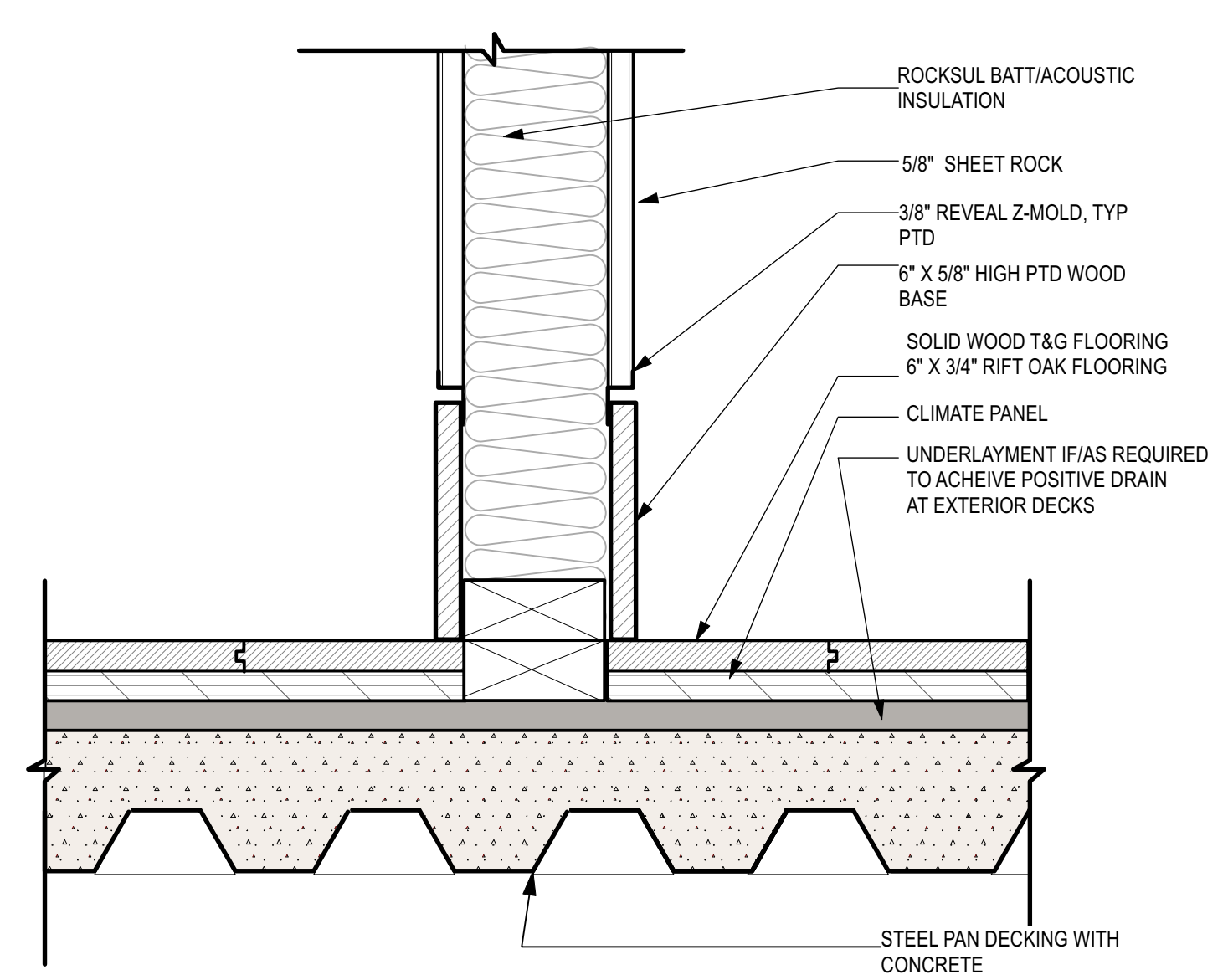
GLASS PARTITION/LANDING
3" = 1'-0"



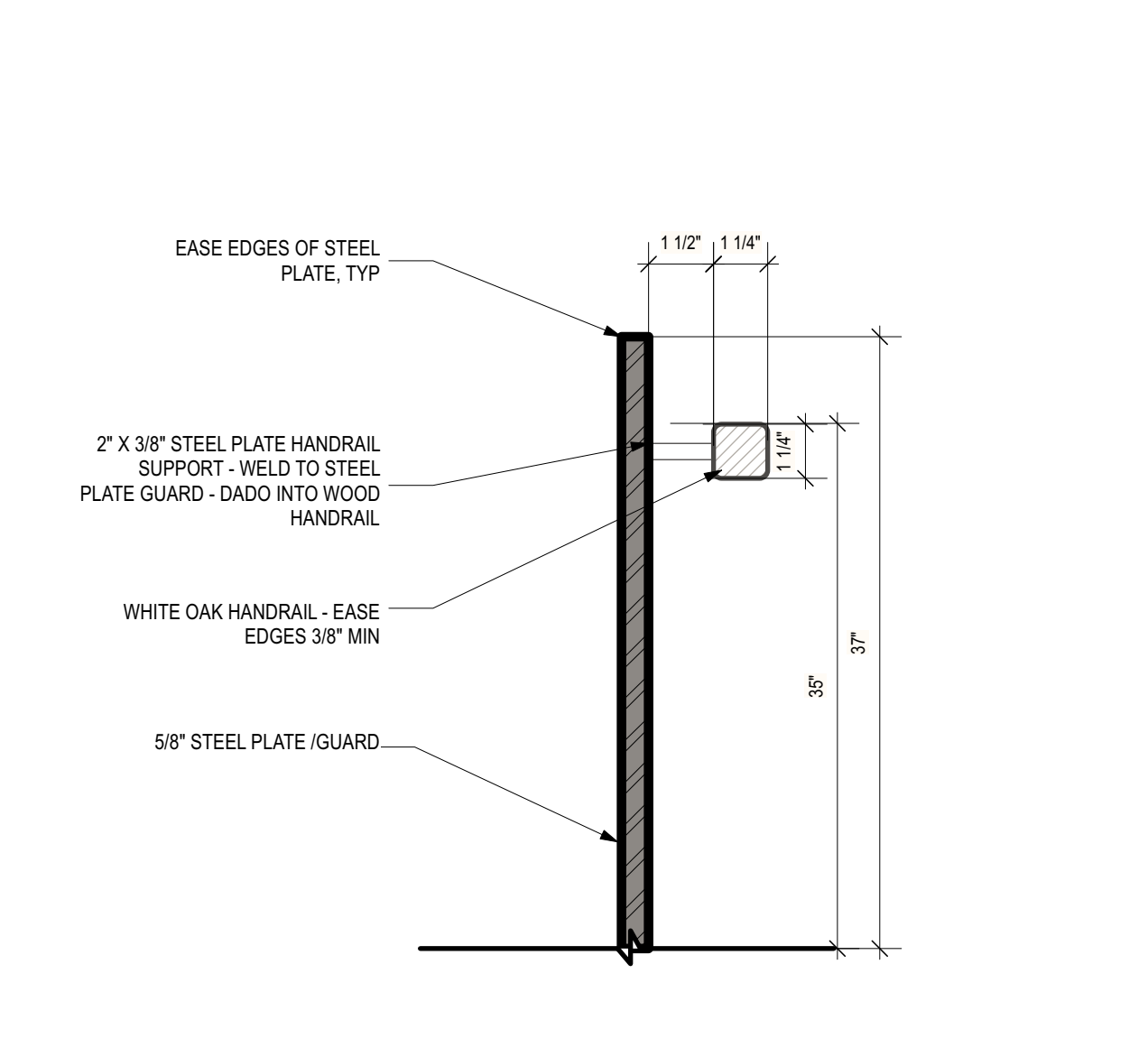
STAIR TREAD AT TOP
3" = 1'-0"



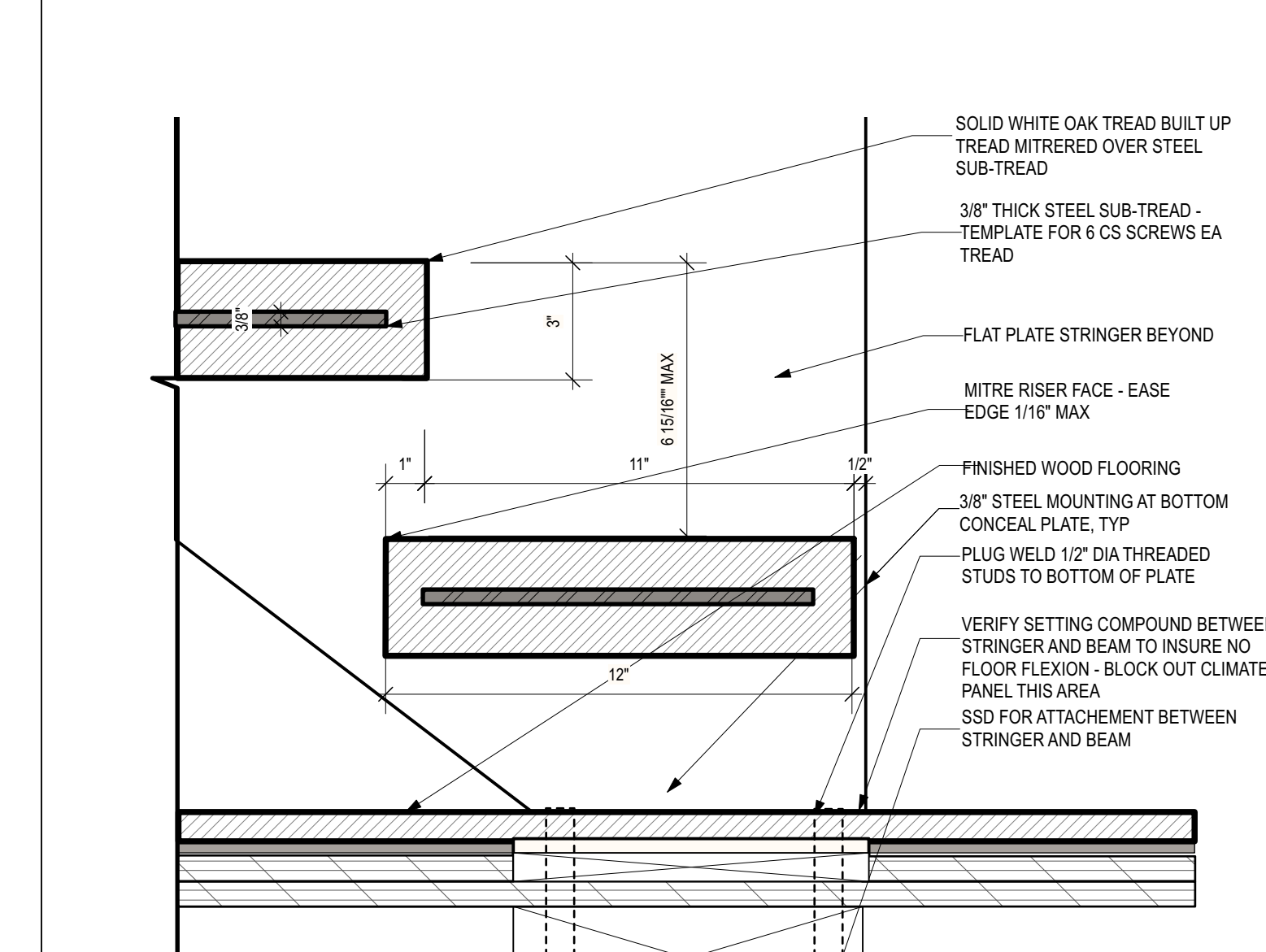
CLOSED STAIR
3" = 1'-0"



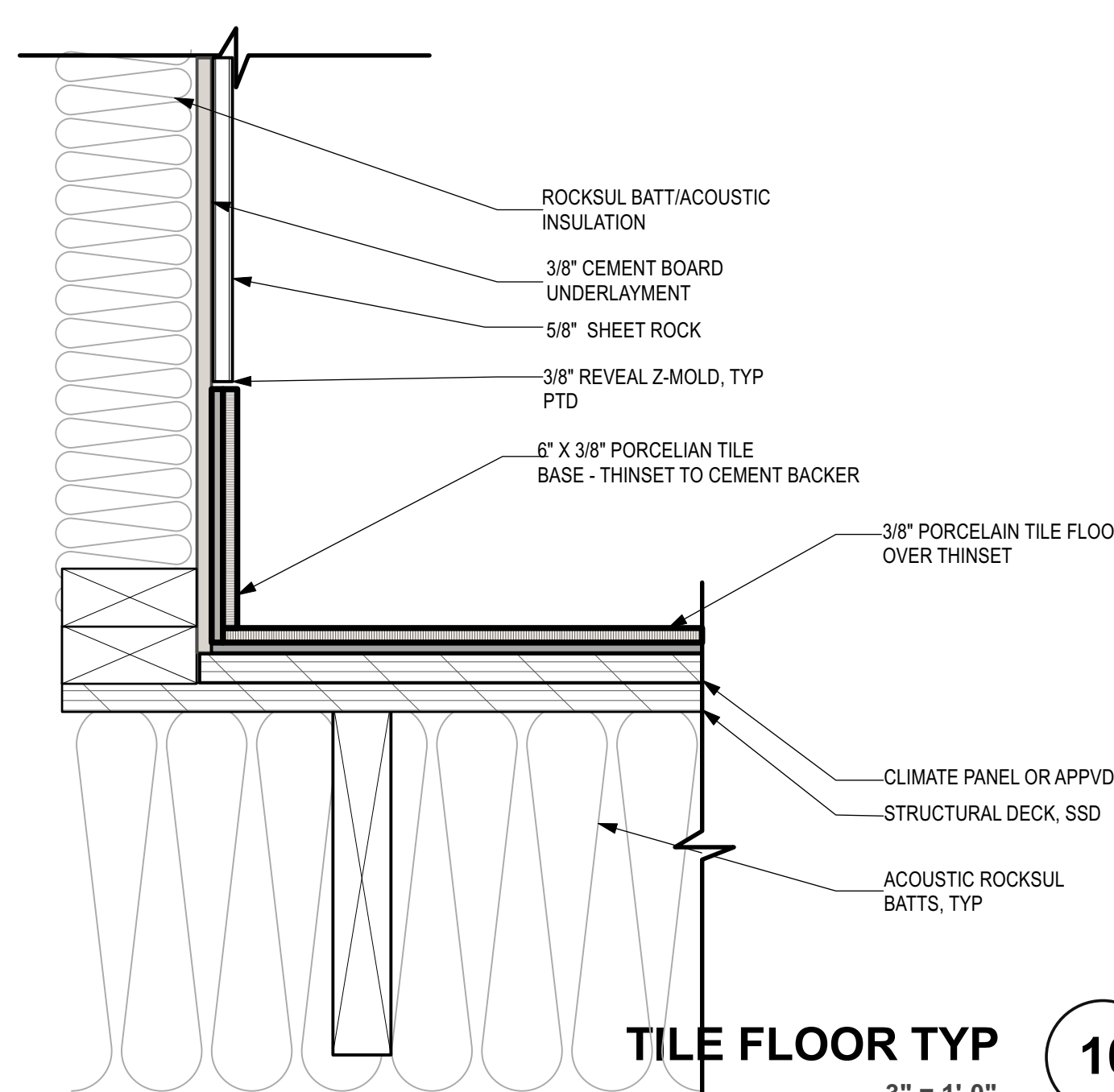
WOOD FLOOR AT CONC DECK
3" = 1'-0"



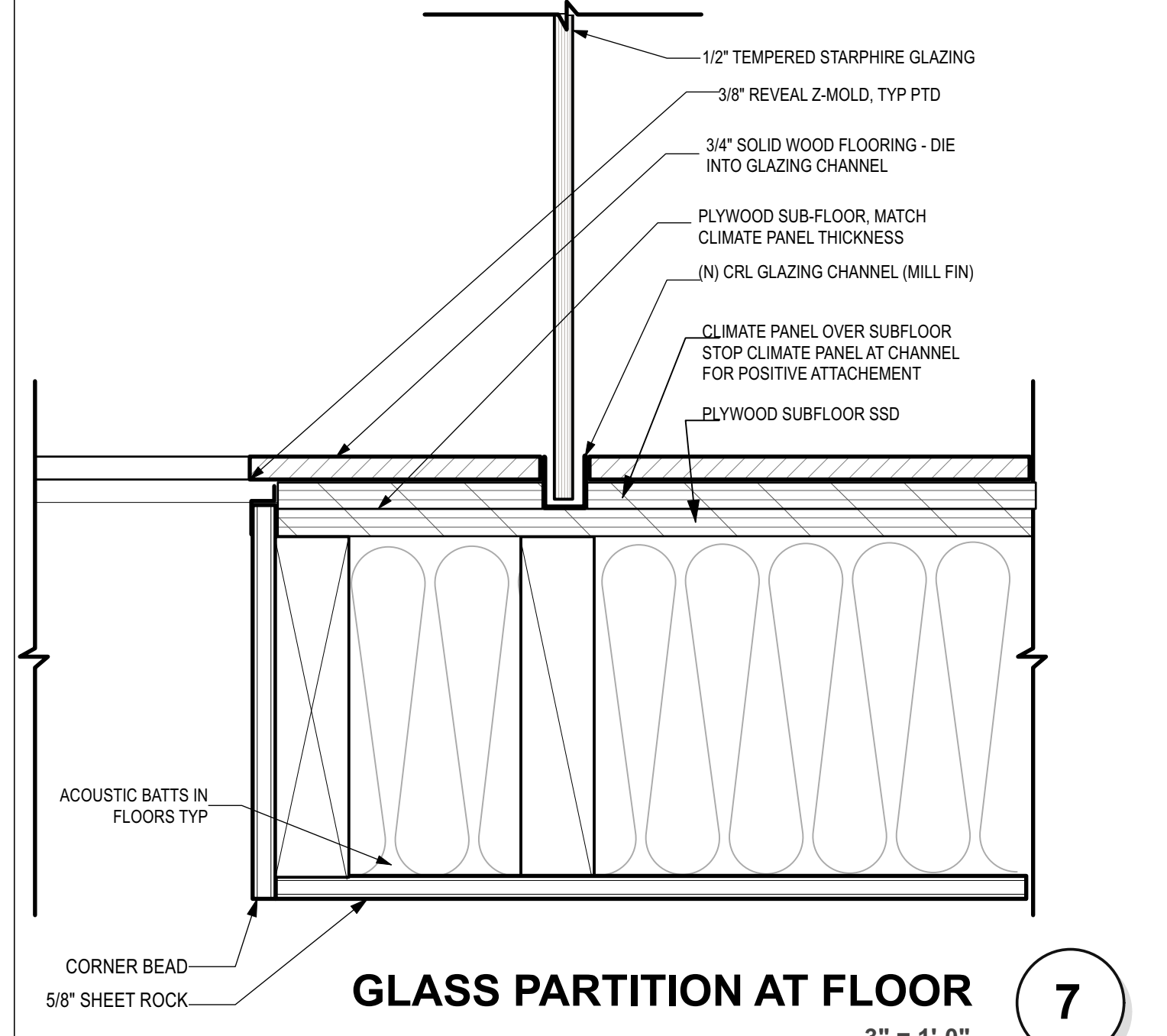
GUARDRAIL CAP (SHOWN @ HNDRL)
3" = 1'-0"



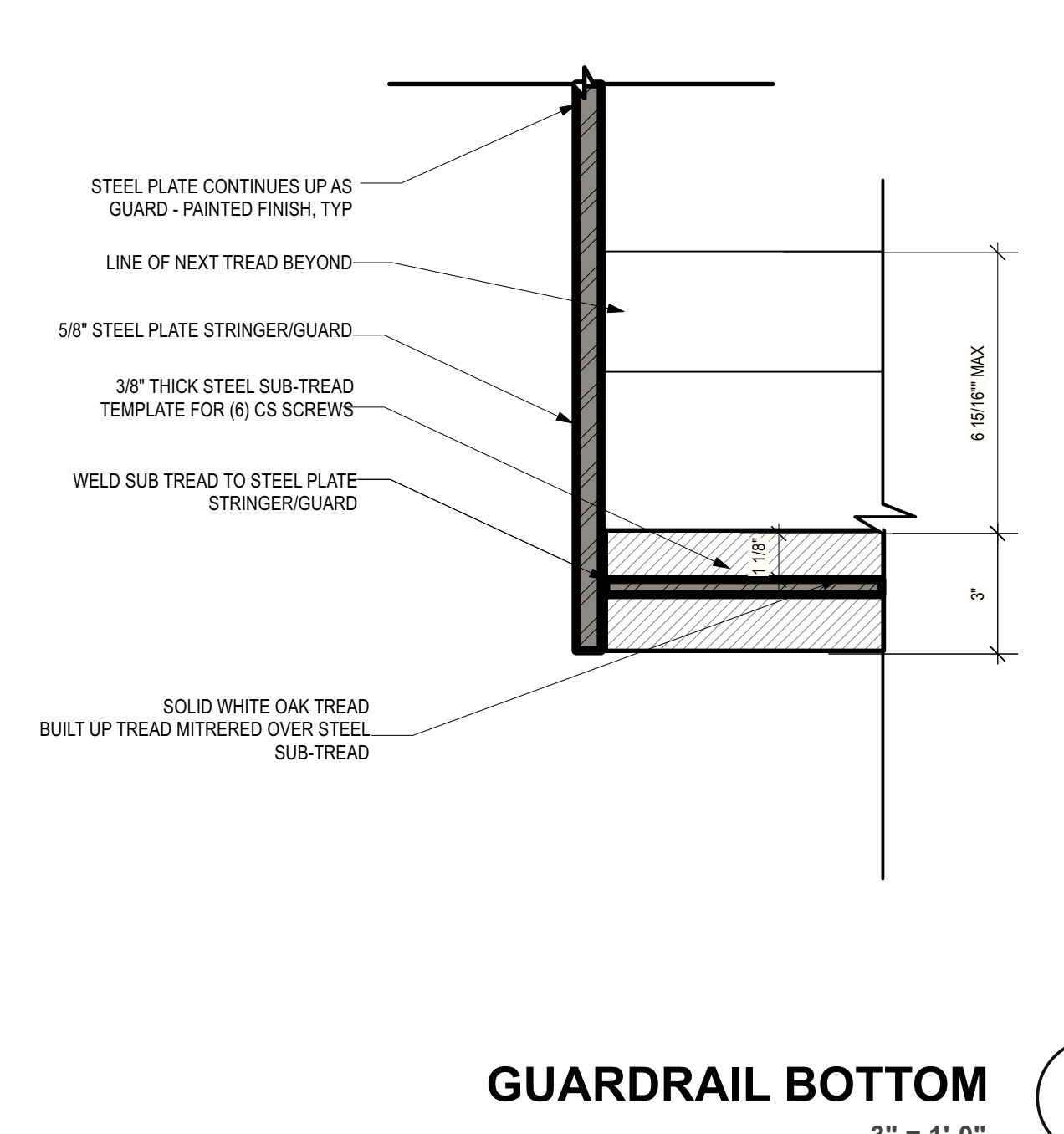
STAIR TREAD AT BOTTOM
3" = 1'-0"



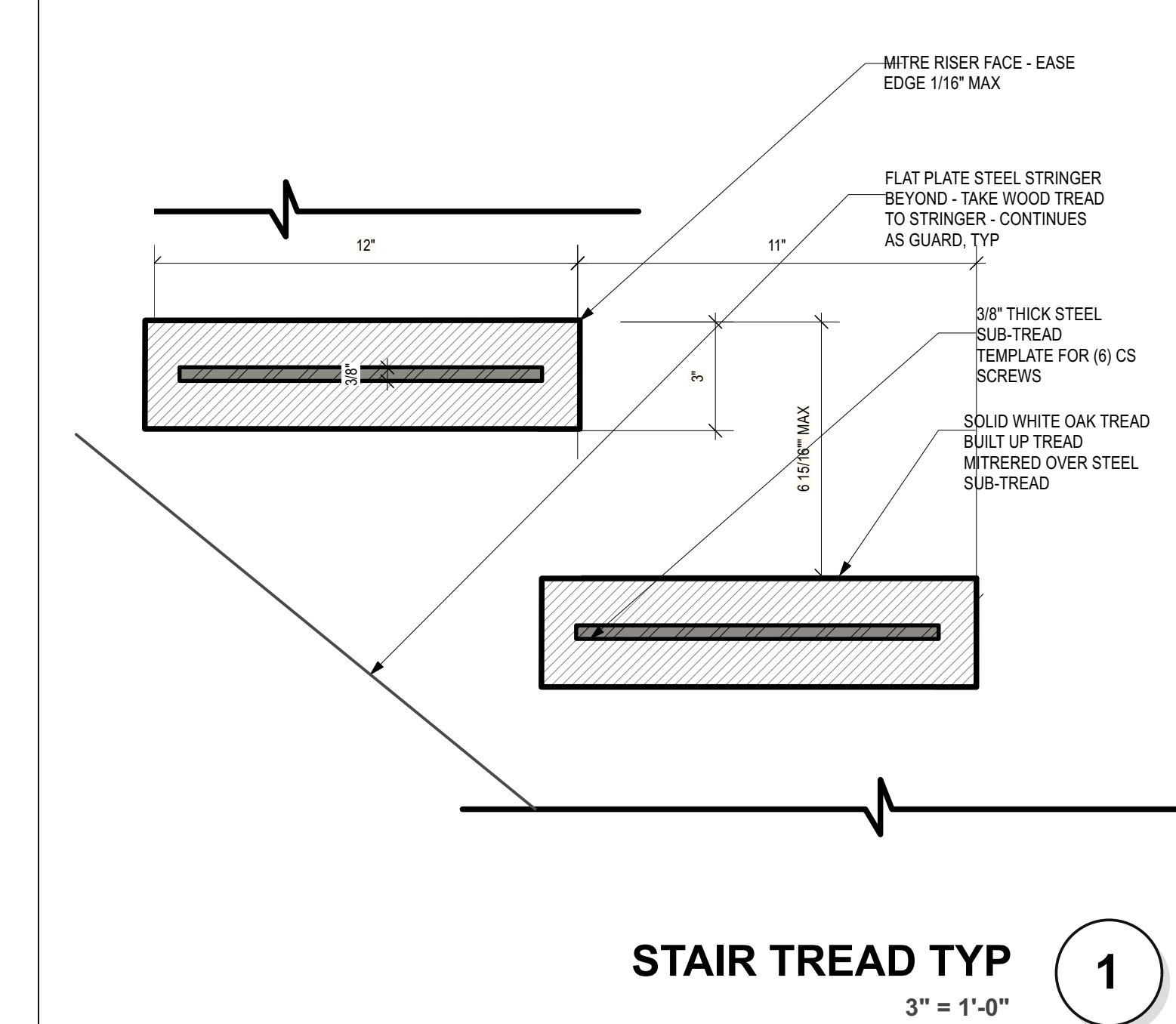
TILE FLOOR TYP
3" = 1'-0"



GLASS PARTITION AT FLOOR
3" = 1'-0"



GUARDRAIL BOTTOM
3" = 1'-0"



STAIR TREAD TYP
3" = 1'-0"

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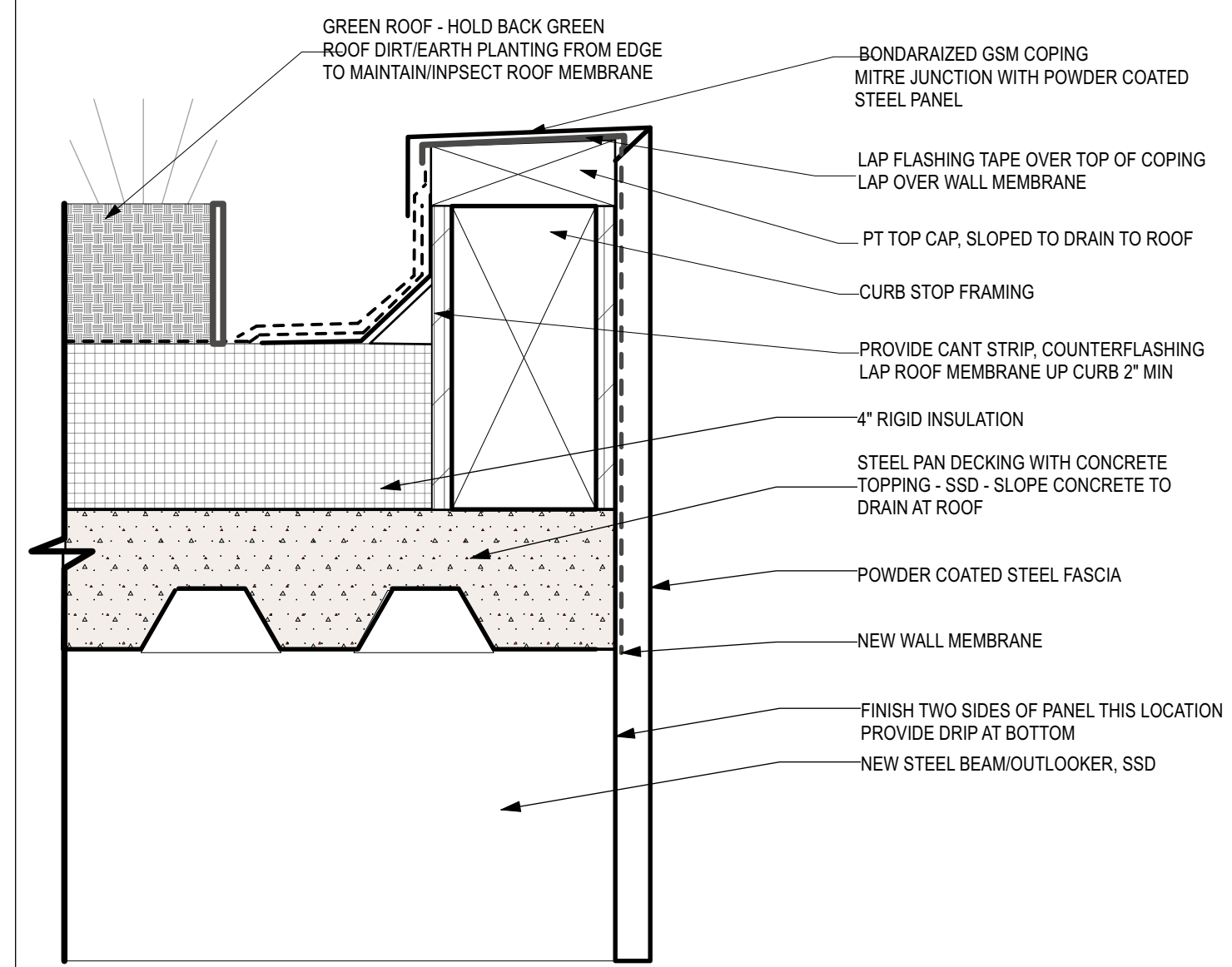
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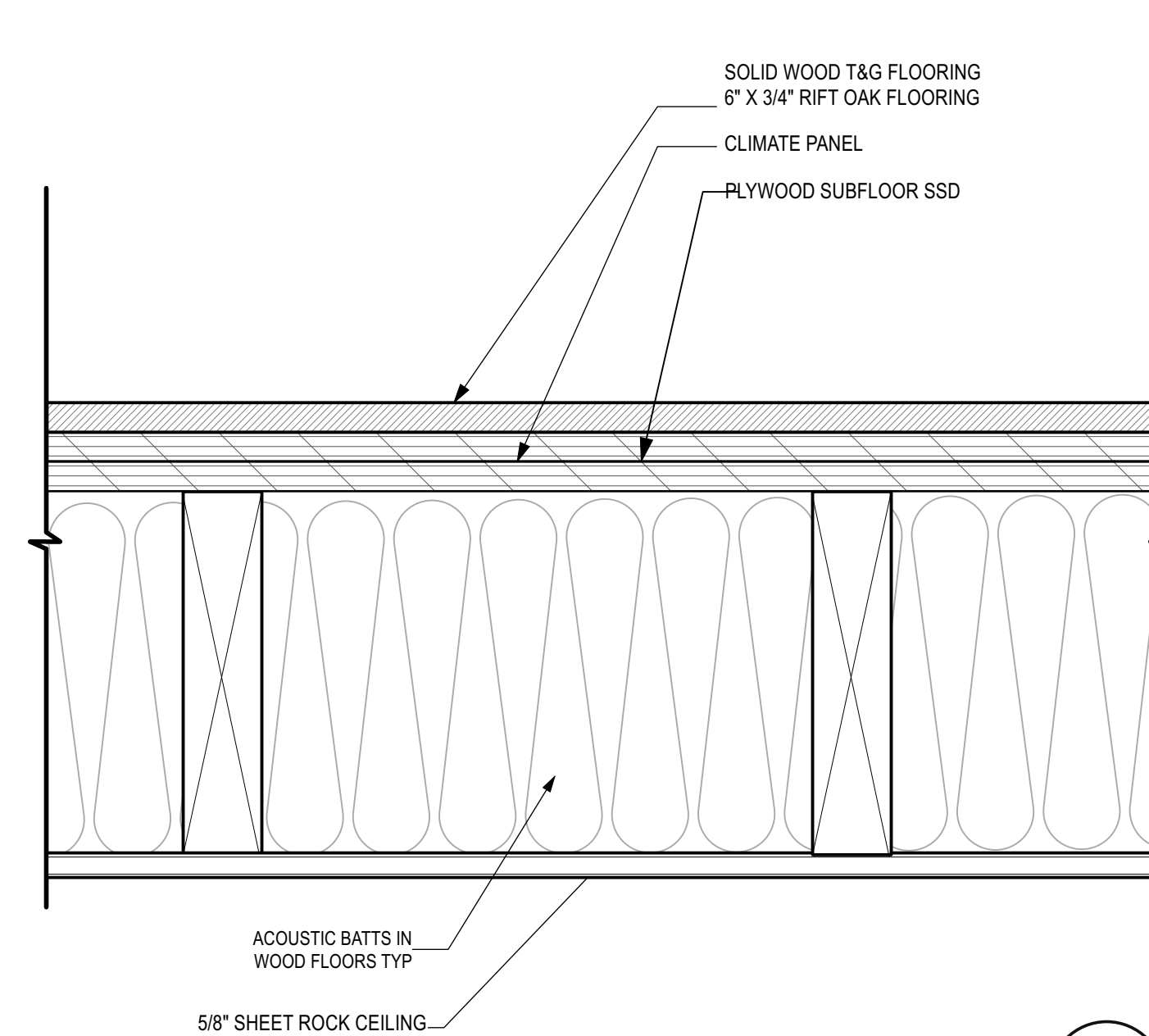
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A6.4

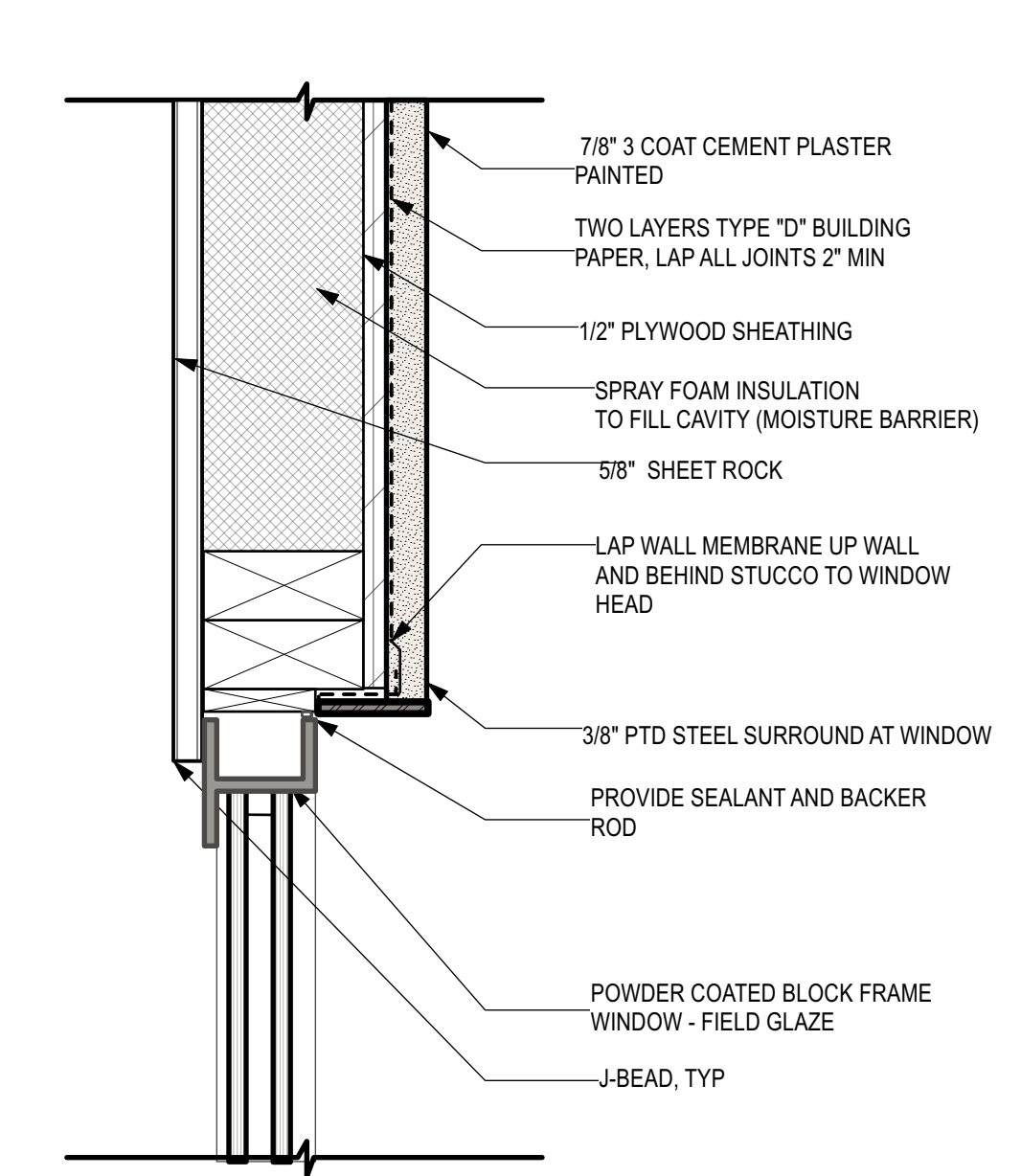
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PLOT DATE:



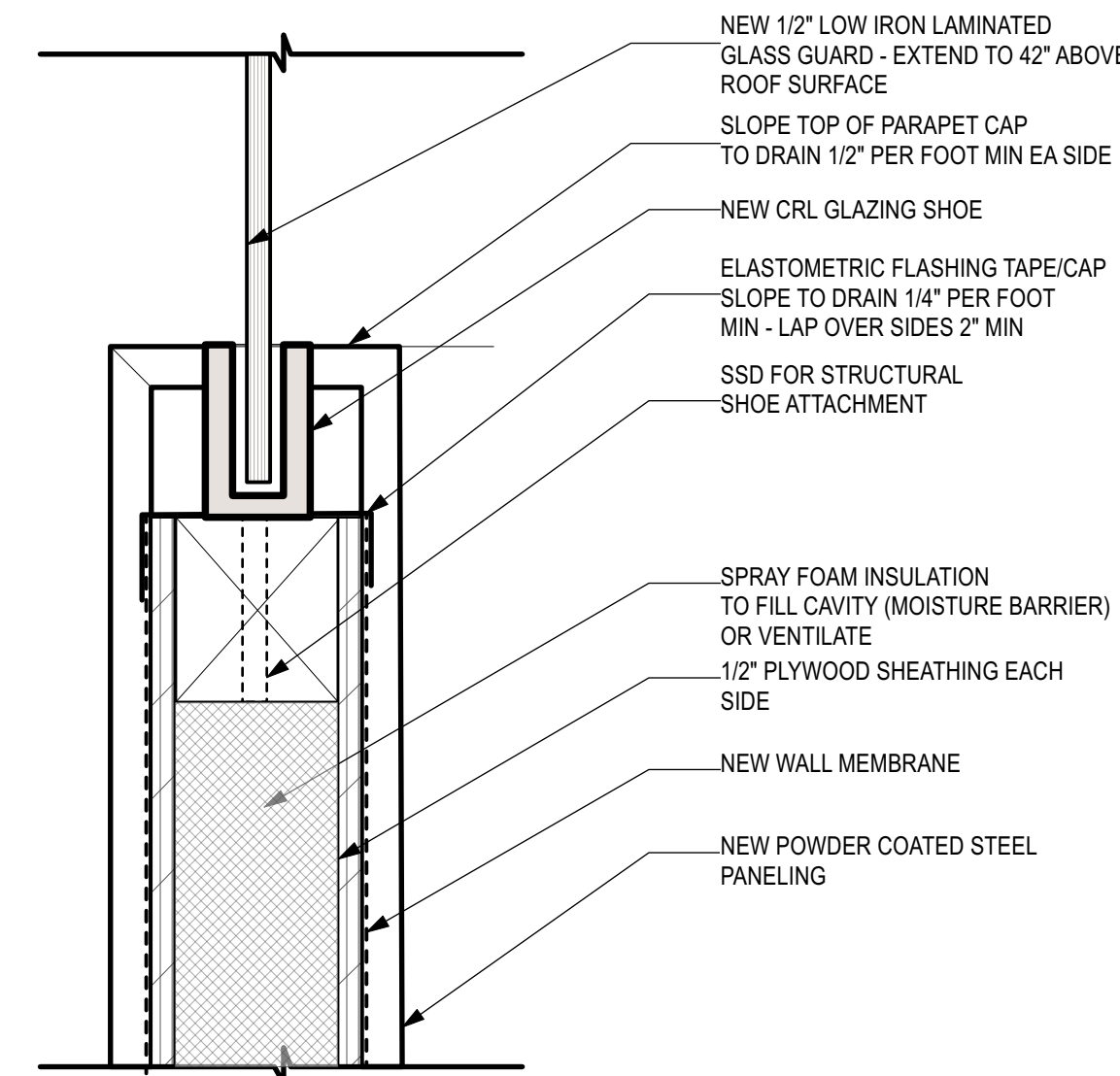
FASCIA AT ROOF
3" = 1'-0" **9**



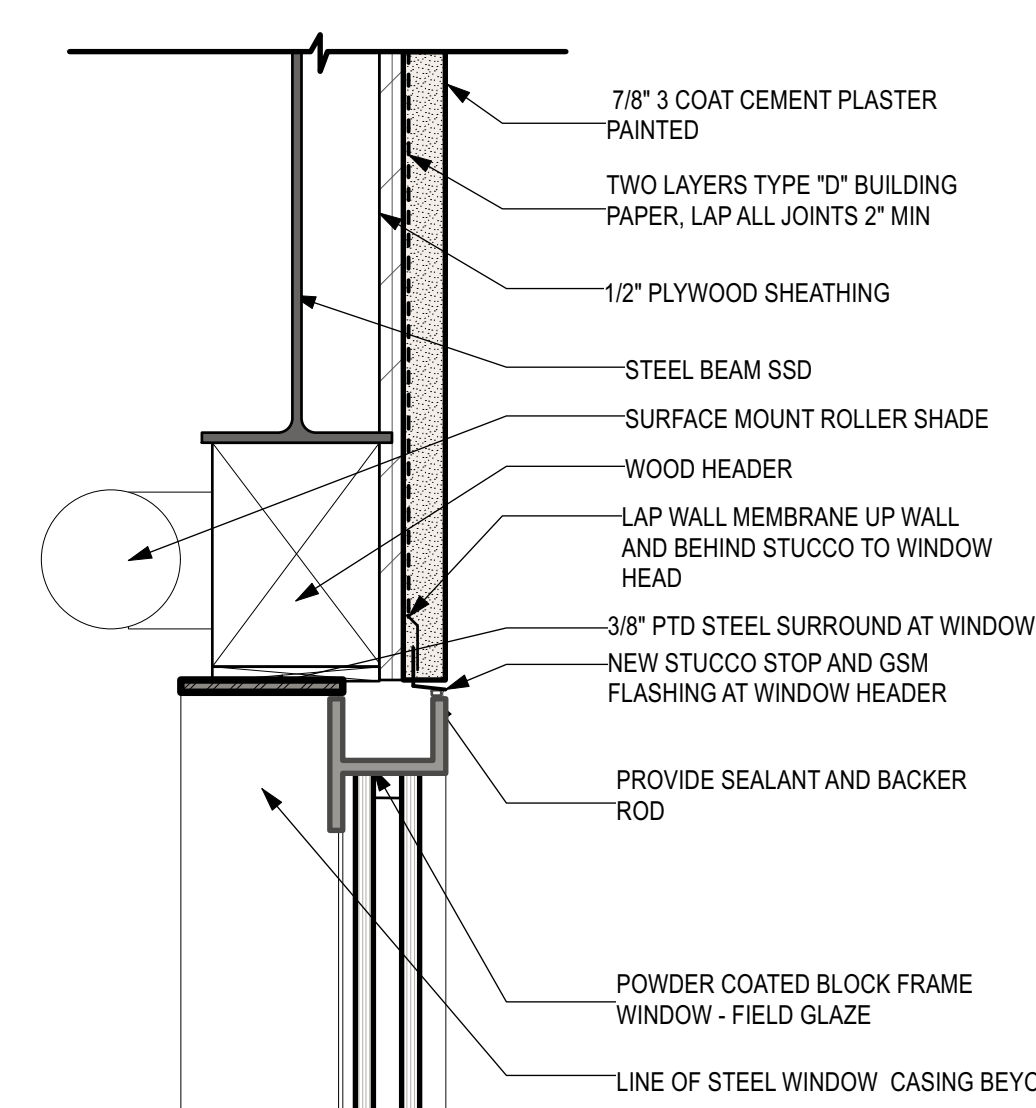
WOOD FLOORING
3" = 1'-0" **6**



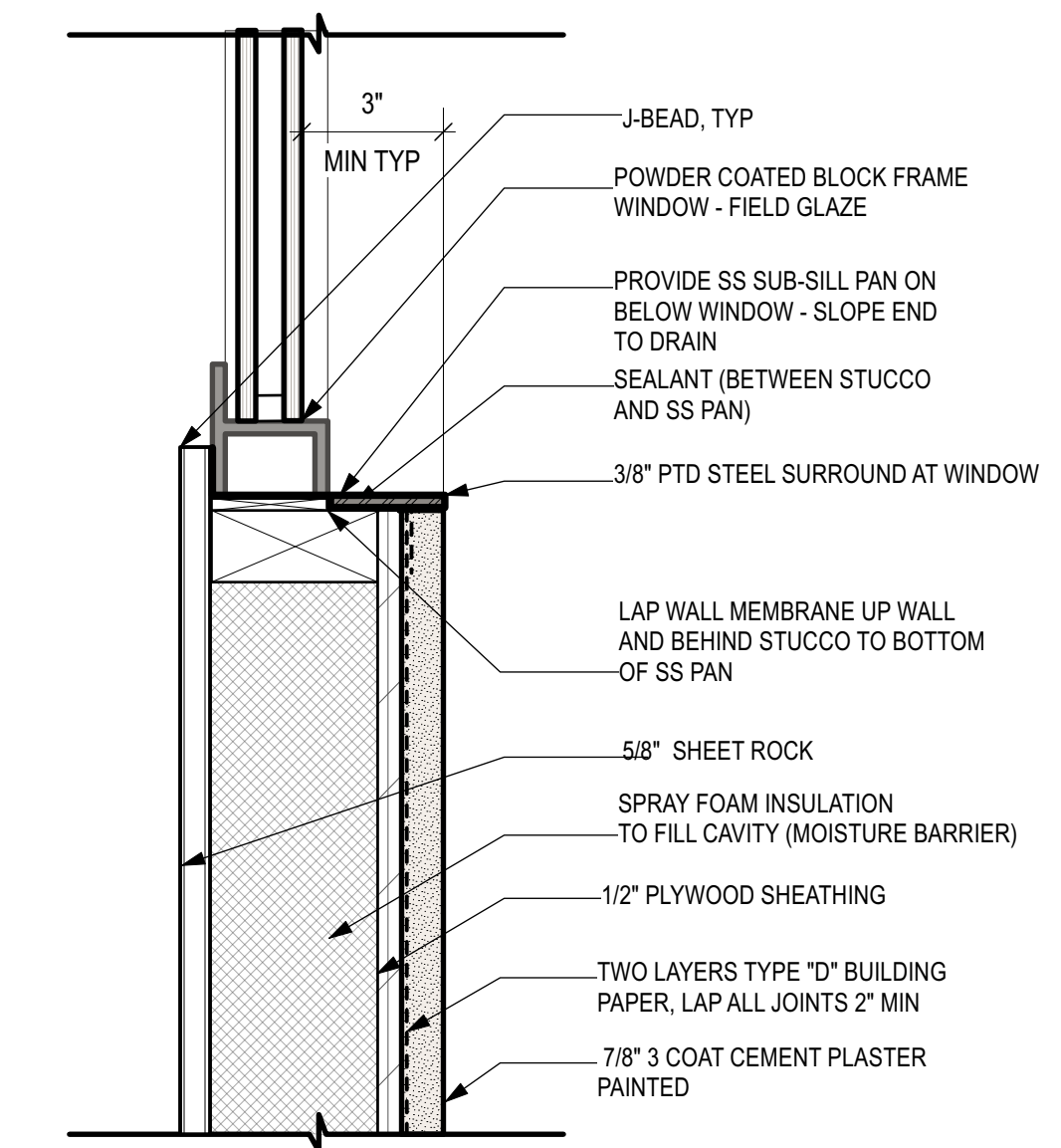
EAST FACADE @ 2ND FLOOR SILL
3" = 1'-0" **3**



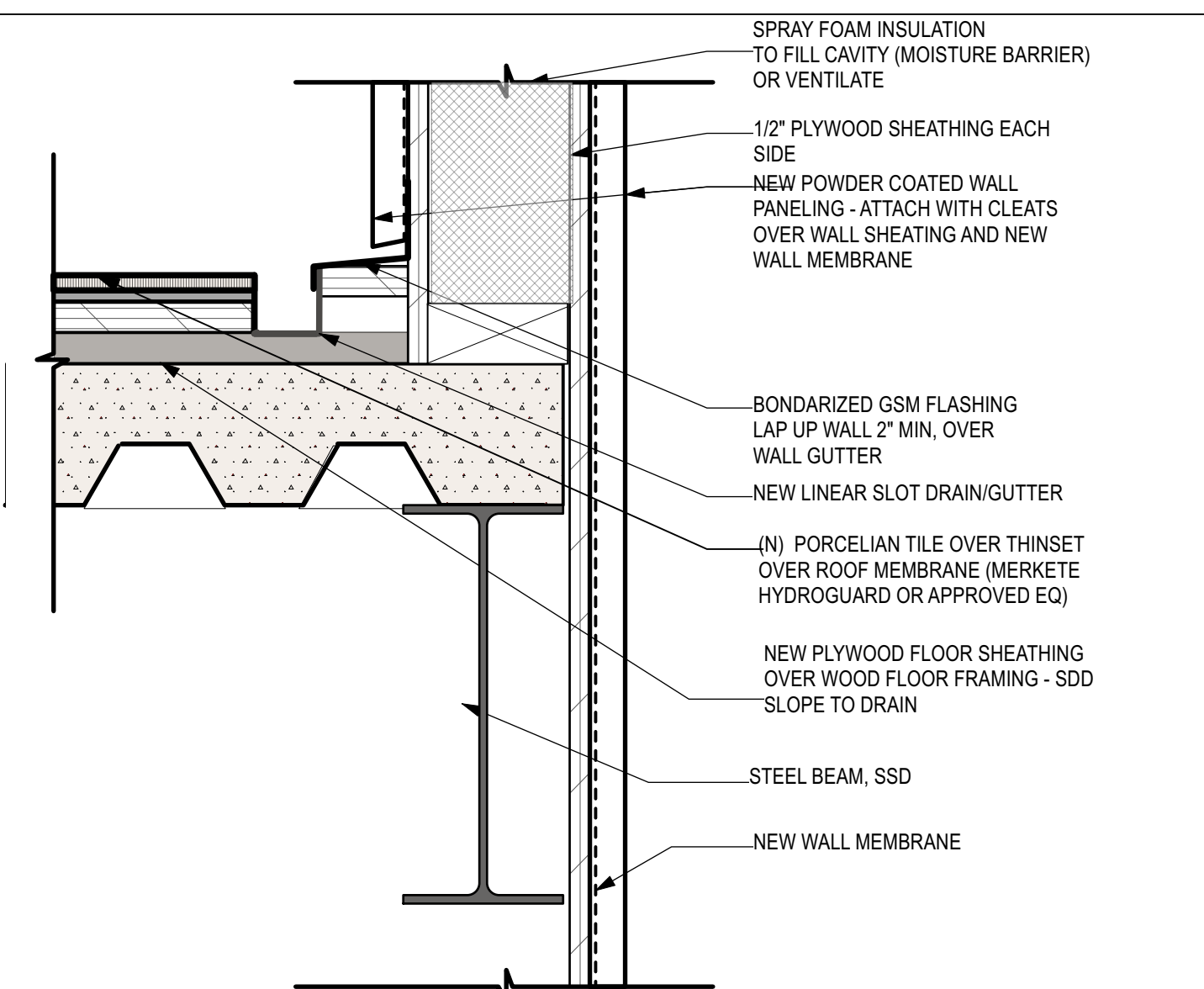
GLASS GUARD AT WALL
3" = 1'-0" **8**



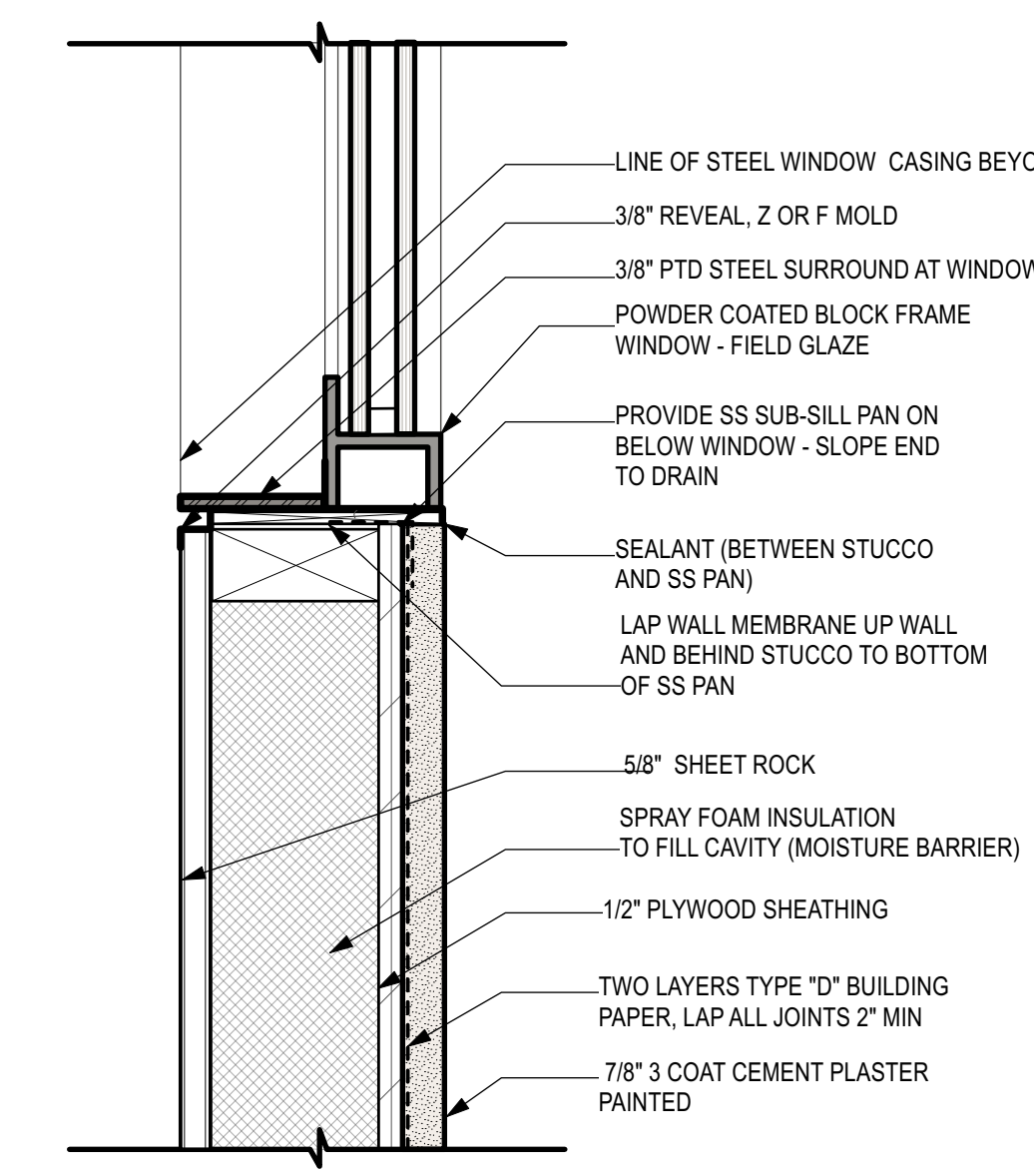
EAST FACADE AT 2ND FLOOR HEADER
3" = 1'-0" **5**



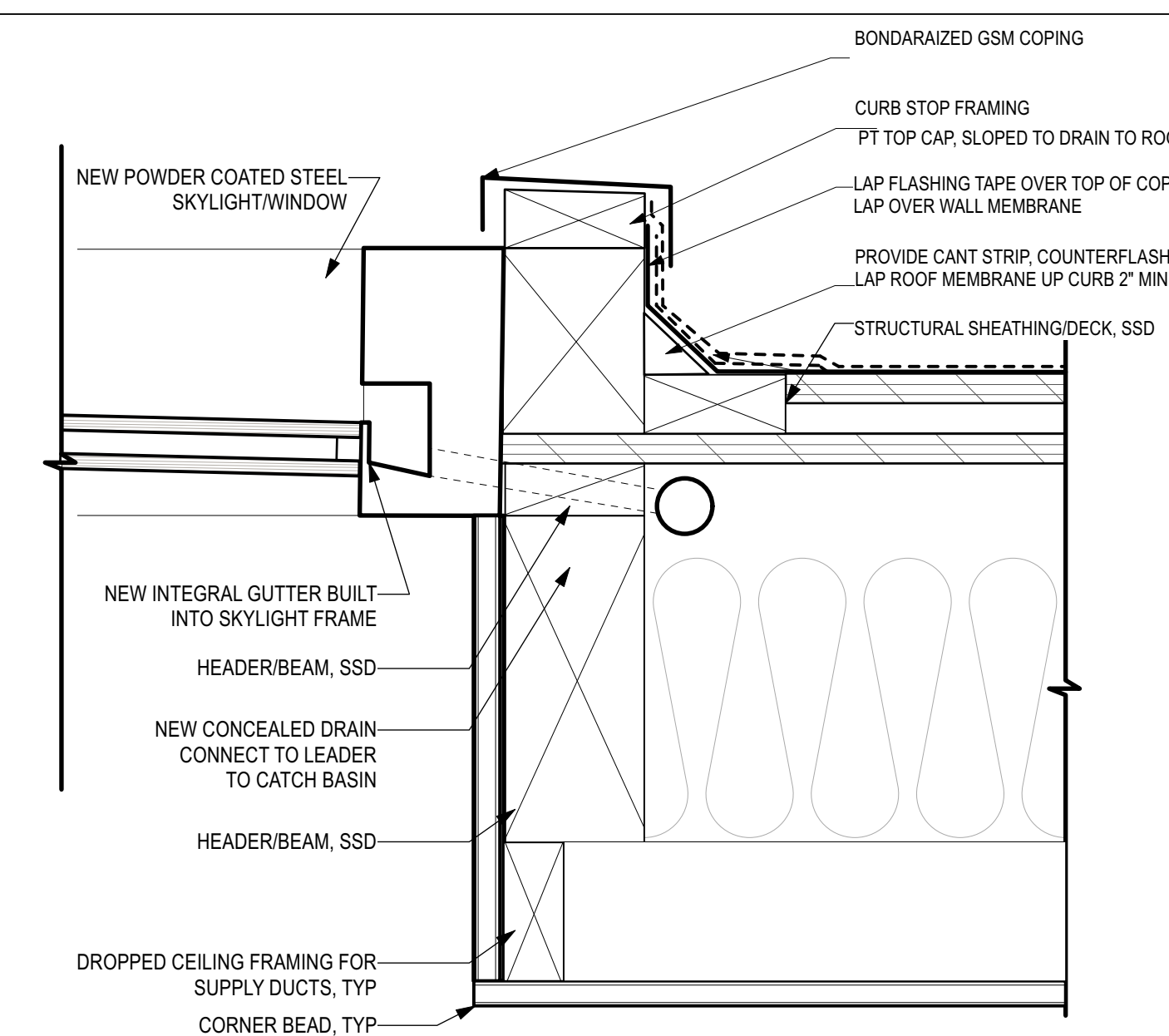
EAST FACADE @ 1ST FLOOR SILL
3" = 1'-0" **2**



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**

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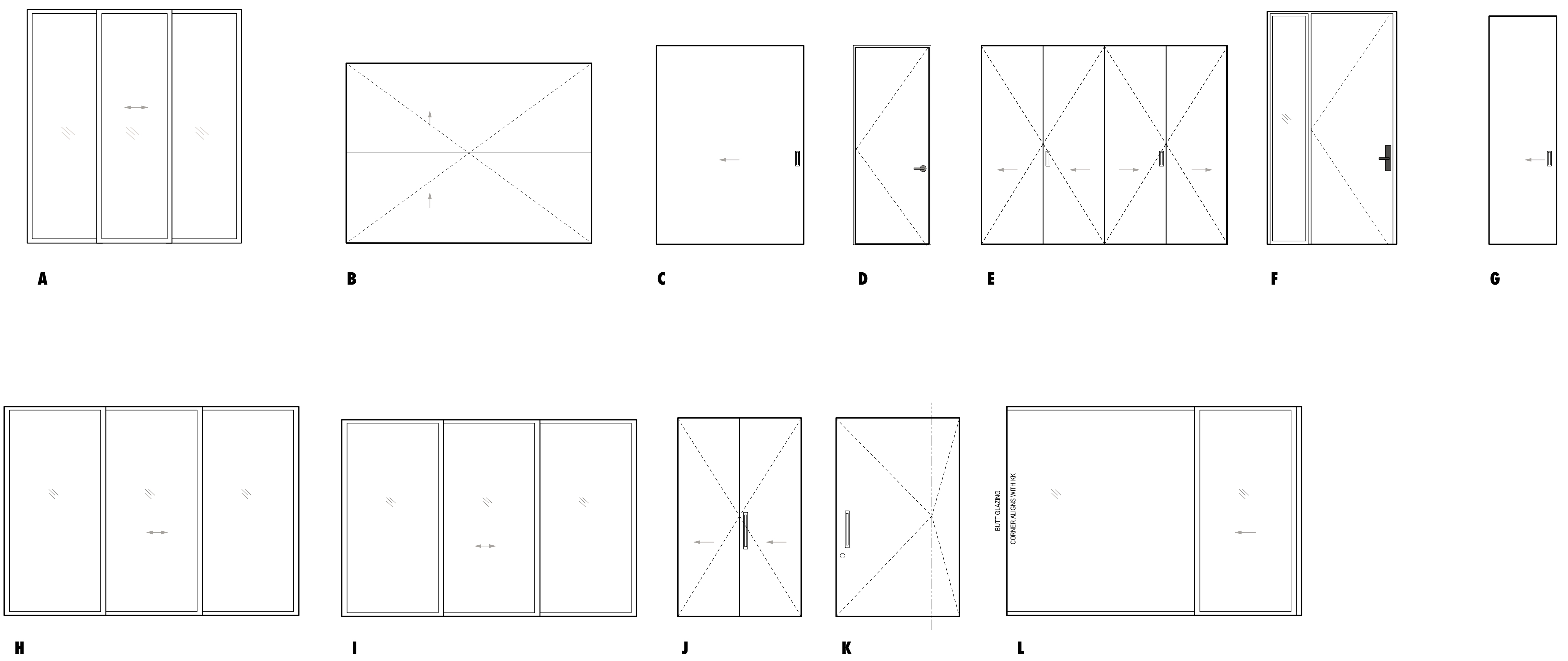
A6.5

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

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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	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

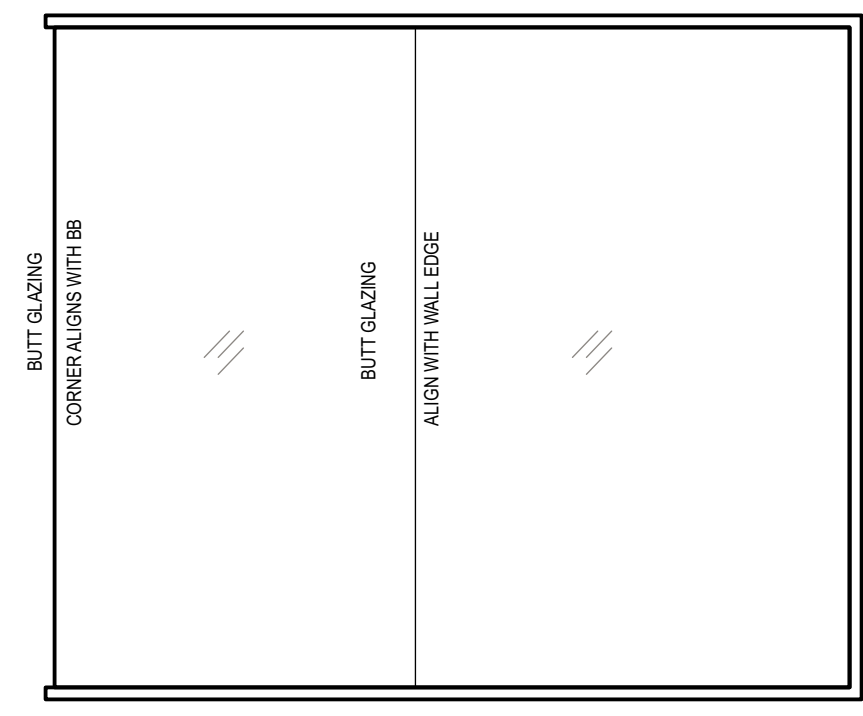
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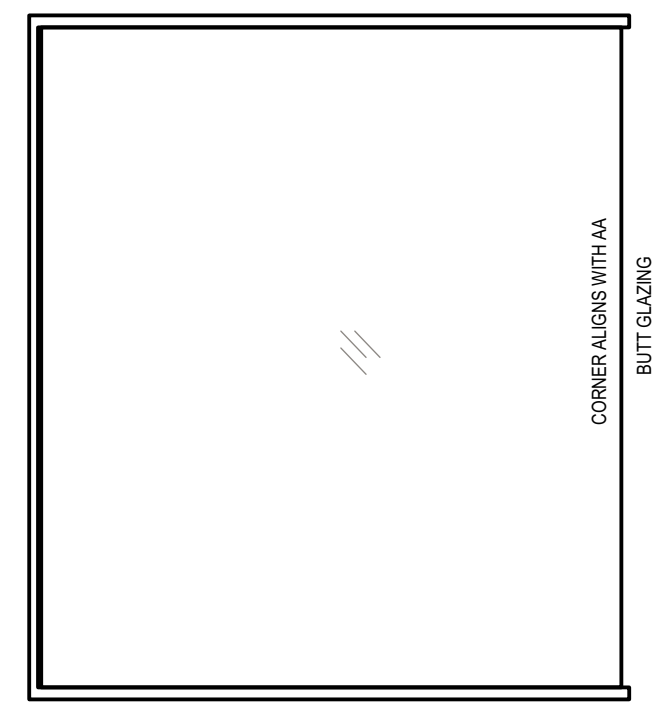


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WINDOW AND SKYLIGHT LEGEND



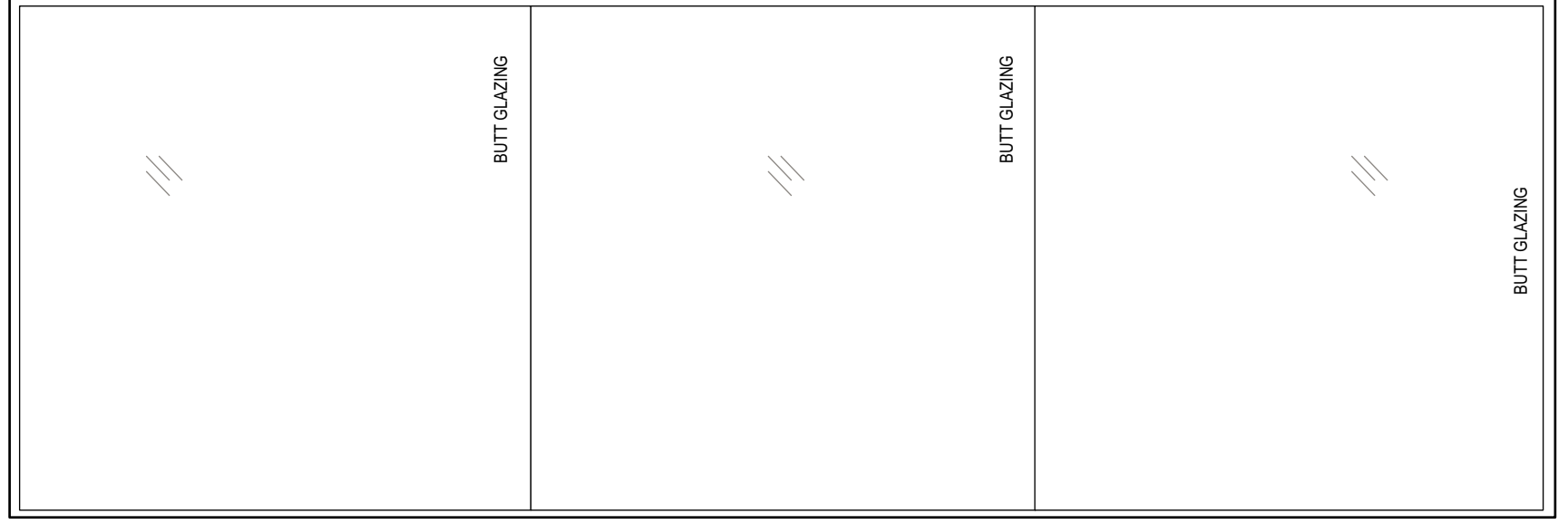
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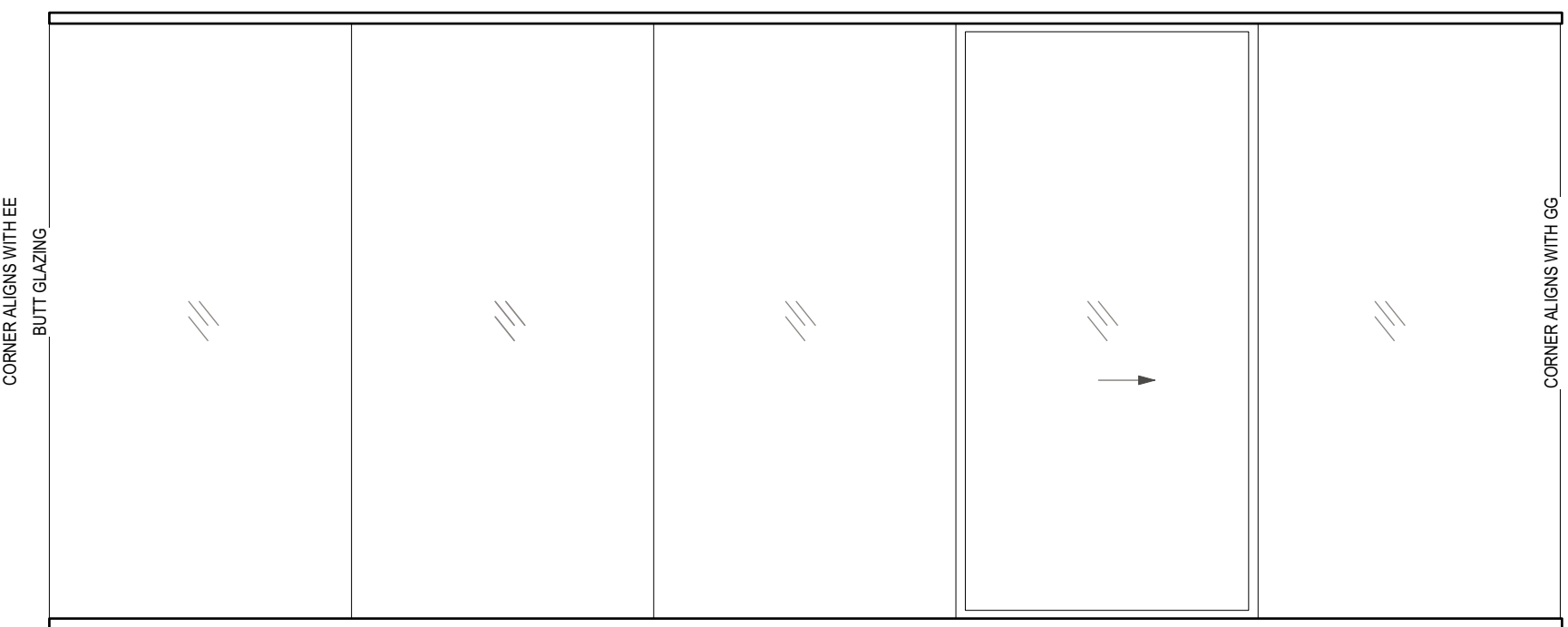
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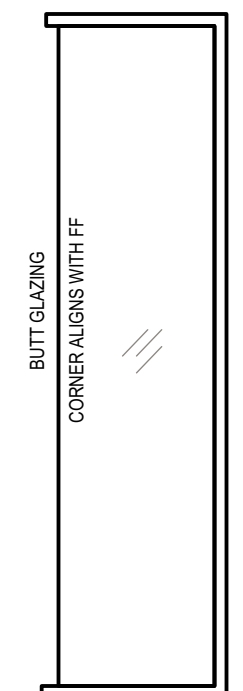
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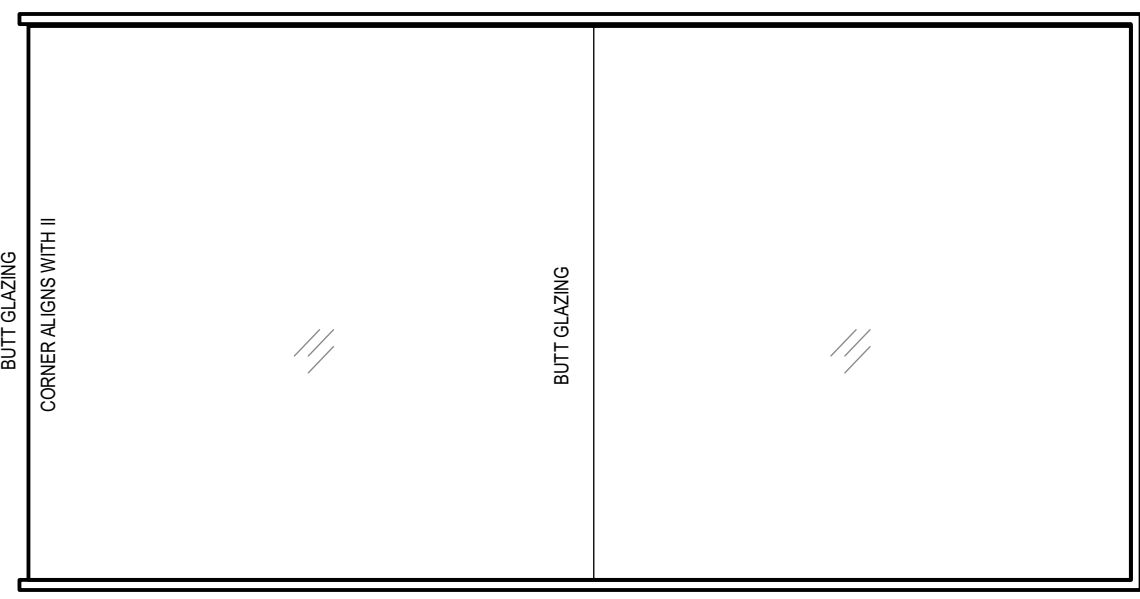
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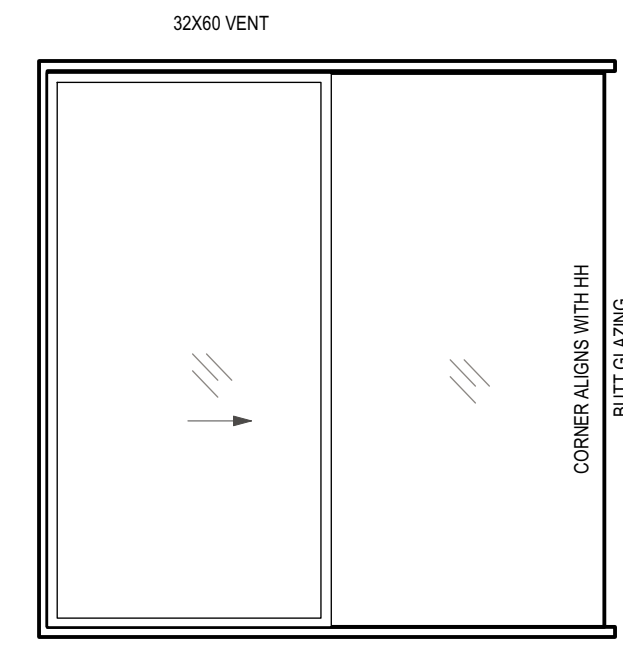
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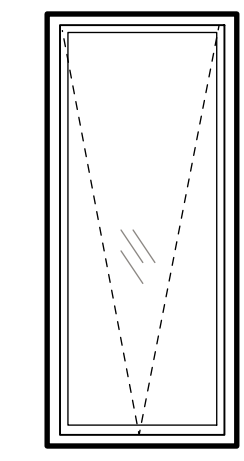
GG



HH



II



JJ

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:

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

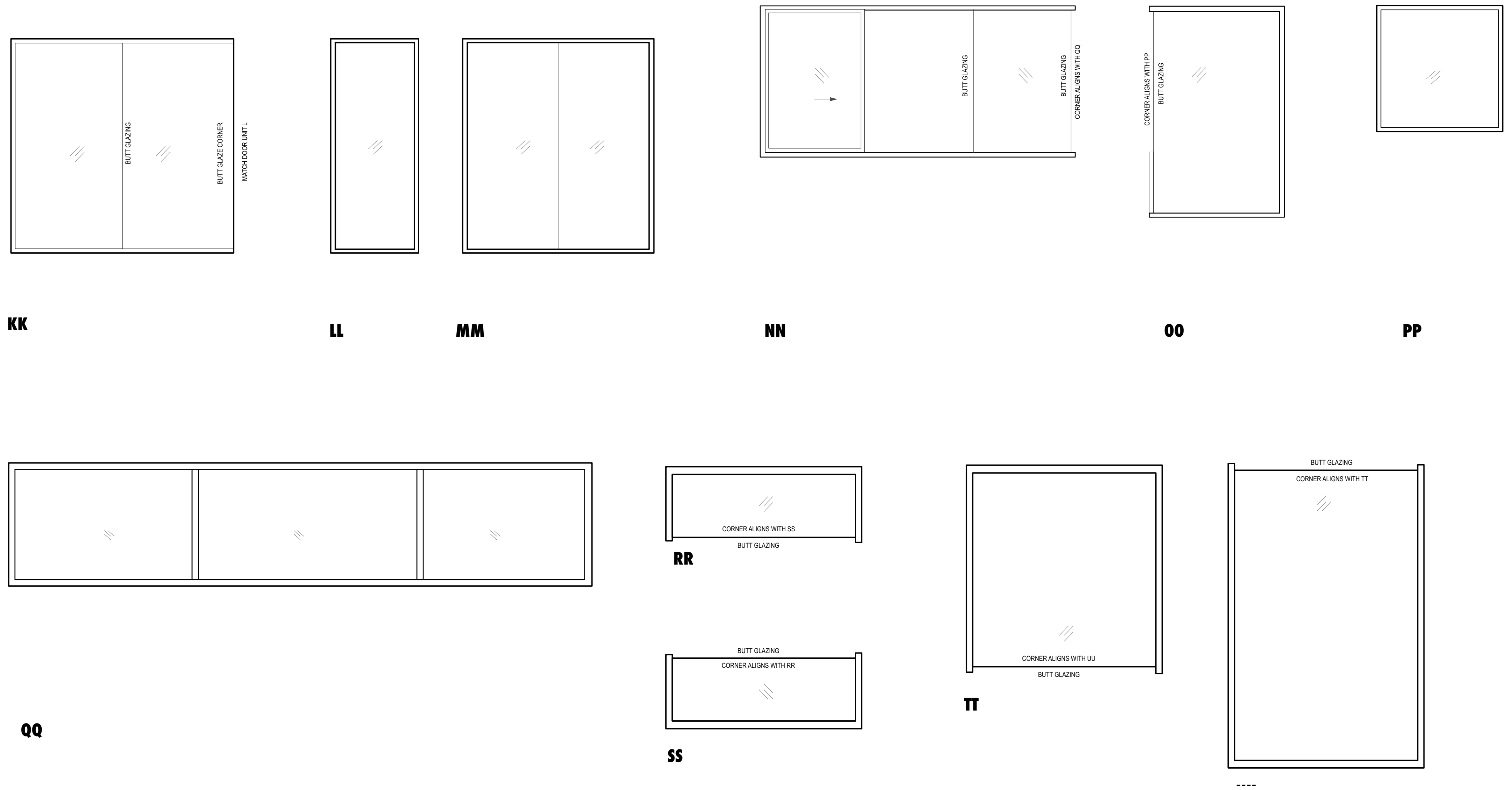
ADU UNDER
SEPARATE PERMIT
#202406

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	BLDG PERMIT REV



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

WINDOW AND SKYLIGHT LEGEND



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

WINDOW SCHEDULE

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A7.1

SCALE:
PLOT DATE:



NOTICE

Attachment RB

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



NOTICE

Attachment RE

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION REQUIREMENTS (ELECTRICAL)

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.

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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



NOTICE

Attachment RP

TITLE-24 LOW-RISE RESIDENTIAL ENERGY INSPECTION REQUIREMENTS (PLUMBING)

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" 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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- 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

08.18.21	CONCEPT
08.30.21	REV PLAN
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02.15.22	REVISIONS
02.24.22	REVISIONS
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08.17.22	PERMIT
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

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)
 - Fenestration*
 - 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 (IB87)
 - 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)
- Mechanical*
 - CF3R-MCH-20-H HERS - Duct Leakage Test (VB49)
 - CF3R-MCH-21-H HERS - Duct Location (VB12)
 - CF3R-MCH-22-H HERS - Space Conditioning System Fan Efficacy (VB50)
 - CF3R-MCH-23-H HERS - Space Conditioning System Airflow Rate (VB51)
 - CF3R-MCH-24-H HERS - Building Envelope Air Leakage Worksheet (VB52)
 - CF3R-MCH-25-H HERS - Refrigerant Charge Verification (VB53)
 - CF3R-MCH-26-H HERS - Verified EER or SEER (VB21)
 - CF3R-MCH-27-H HERS - IAQ (VB54)
 - CF3R-MCH-28-H HERS - Return Duct Design and Air Filter Grille Device Sizing According to Tables 150.0-B or C (VB25)
 - CF3R-MCH-29-H HERS - Duct Surface Area Reduction, R-Value, Buried Ducts Compliance Credit (VB27)
 - CF3R-MCH-30-H HERS - Ventilation Cooling Compliance Credit (VB60)
 - CF3R-MCH-31-H HERS - Whole house fan (VB58)
 - CF3R-MCH-32-H HERS - Local Mechanical Exhaust (VB59)

3. Green Building (For New Construction and Major Alterations)
 Green Building Attachment E (GBC1)

Required information:
Prepared by: [Signature] Date: 08.17.22
Engineer/Architect of Record Signature
Fax: ryan@knock-ad.com
Email: ryan@knock-ad.com
Review by: [Signature] Phone: (415) 558-
DBI Engineer or Plan Checker

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: [Signature] Date: 08.17.22
Engineer/Architect of Record Signature
Fax: ryan@knock-ad.com
Email: ryan@knock-ad.com
Review by: [Signature] Phone: (415) 558-
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)
DATE DBI Electrical Inspector or Energy Inspection Services Staff

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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 (VP2)
 - CF2R-PLB-22-H DHW HERS - HERS Single Dwelling Unit Hot Water System Distribution (VP3)
 - 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: [Signature] Date: 08.17.22
Engineer/Architect of Record Signature
Fax: ryan@knock-ad.com
Email: ryan@knock-ad.com
Review by: [Signature] Phone: (415) 558-
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)
DATE DBI Plumbing Inspector or Energy Inspection Services Staff

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Revised 1/23/2020

ENERGY INSP FORMS

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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
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.	•

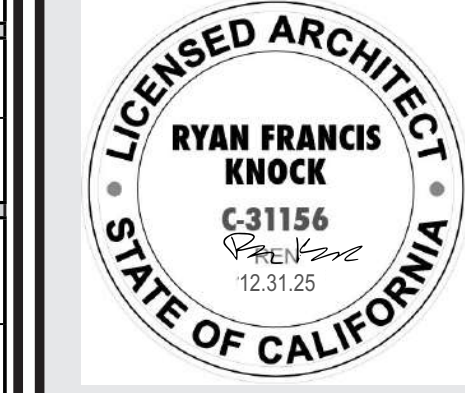
VERIFICATION

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 ²	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 ¹ and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush ¹
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

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 SFDDBI.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.

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)

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



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

RESIDENCE+ADU ADDITION
 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
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



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

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

TITLE 24

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T24.1

SCALE:
PLOT DATE:

CERTIFICATE OF COMPLIANCE
Project Name: 4000 21st Street
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01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	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	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	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	537.69	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

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

CERTIFICATE OF COMPLIANCE
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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

Building-level Verifications:
• Indoor air quality ventilation
• Kitchen range hood
Cooling System Verifications:
• Minimum Airflow
• Verified EER
• Verified SEER
• 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--

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	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 ²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Addition Zone	Conditioned	Heat Pump1	1071	9.5	DHW Sys 1	N/A

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01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Raised Floor	Existing Zone	R-19 Floor1	n/a	n/a	78	n/a	n/a	n/a	New	n/a
Raised Floor 2	1st Floor ADU	R-19 Floor1	n/a	n/a	550	n/a	n/a	n/a	New	n/a
Interior Floor Over 2nd	Addition Zone	R-19 Floor	n/a	n/a	1071	n/a	n/a	n/a	New	n/a
Interior Floor Over 1st	Existing Zone	R-19 Floor	n/a	n/a	785	n/a	n/a	n/a	Altered	No
Interior Floor Over Garag	Existing Zone	R-19 Floor	n/a	n/a	551	n/a	n/a	n/a	Altered	No
East Wall 4	_Garage_	Default Wall Prior to 197	90	Left	228	0	90	none	Existing	No
South Wall 3	_Garage_	Default Wall Prior to 197	180	Back	238	0	90	none	Existing	No
West Wall 4	_Garage_	Default Wall Prior to 197	90	Left	228	0	90	none	Existing	No

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Roof	Addition Zone	R-30 Roof + 2 Foam	0	Front	1071	47	0	0.1	0.85	No	New	n/a	
Roof 2	Existing Zone	R-30 Roof + 2 Foam	0	Front	343	101.5	0	0.1	0.85	No	Altered	No	
Roof 3	1st Floor ADU	R-30 Roof + 2 Foam	0	Front	46	0	0	0.1	0.85	No	New	n/a	

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SLAB FLOORS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade	1st Floor ADU	235	21	none	0	80%	No	New	n/a
Slab-on-Grade 2	_Garage_	600	72	none	0	0%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
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: R-19 / 2x4
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
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
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

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QI)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

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ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic_Garage_	Attic Garage Roof Cons	Ventilated	0	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Multi	Area (ft ²)	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	37.87	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		

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
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: R-19 / 2x4
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
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
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

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QI)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

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01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	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	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	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			



2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. Exceptions may apply. (Original 08/2019)

Building Envelope Measures:	
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm per square foot or less when tested per NFRC-400, ASTM E283 or AIAA/WMA/CSA 1011, § 2.444-2011.
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of Section 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6.A, 110.6.B, or 110.6.C for exterior doors. They must be caulked and/or weather stripped.
§ 110.7:	Air Leakage. At joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of Section 110.8(g).
§ 110.8(v):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per § 10-113 when the installation of a cool roof is specified on the CP1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling, or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof enclosure. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to glazing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	Loose-Fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less, (R-19 in 2x6 U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly. Masonry walls must meet Table 150.1.A or B.
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor or unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I vapor retarder must be installed on the conditioned space side of all insulation in exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(h):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58, or the weighted average U-factor of all fenestration must not exceed 0.58.
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2.A through Table 110.2.K.
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating; and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)4:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces; household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume, the SMACNA Residential Comfort System Installation Standards Manual, or the ACCA Manual J using design conditions specified in § 150.0(h)2.



2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i)1:	Storage Tank Insulation. Unlined hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(i)2A:	Water Piping, Solar Water-Heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 693.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of 1 inch or a minimum insulation R-value of 7: the first 5 feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than 1 inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade; and the heating source to kitchen fixtures.
§ 150.0(i)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crackable casing or sleeve.
§ 150.0(i)4:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater; and allow natural drainage without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(i)1:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(i)2:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with California Mechanical Code (CMC) Section 604.0. If a contractor installs the insulation, the contractor must certify to the customer in writing, that the insulation meets this requirement.
§ 150.0(m)2:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC Section 601.0, 602.0, 603.0, 604.0, 605.0 and ANSIS/MACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (FR-3.1, 4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, UL 181B or aerosol sealant that meets the requirements of UL 173. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.
§ 150.0(m)3:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth based adhesive duct tapes unless such tape is used in combination with mastic and drain bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	Porous Inner Core Fan Duct. Porous inner core fan ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a 2 inch depth or can be 1 inch if spot per U.S. Standard 150.0.A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.
§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.45 watts per CFM for gas furnace air handlers and ≥ 0.58 watts per CFM for all others. Small duct high-velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*



2019 Low-Rise Residential Mandatory Measures Summary

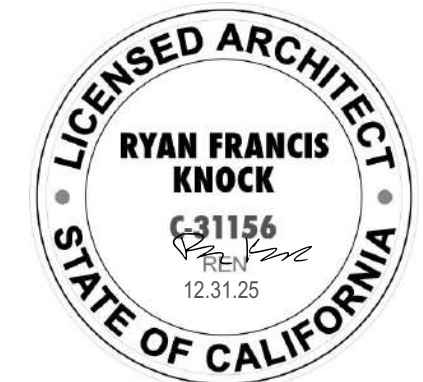
Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(i)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(i)1.
§ 150.0(i)1C:	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupying spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1, 1 and 4.1.2 and as specified in § 150.0(i)1C.
§ 150.0(i)1E:	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(i)1F:	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20% of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(i)1G:	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(i)2:	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. Kitchen range hoods must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by manufacturers with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for insulation contact (IC) labeling: air leakage; sealing; maintenance; and socket and light source as specified in § 150.0(k)1C.
§ 150.0(k)1D:	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k)1F.*
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separate light sources that are not compliant with the JAS 8-rated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)2:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2B:	Interior Switches and Controls. All forward phase dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2C:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2D:	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k)2E.
§ 150.0(k)2F:	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.



2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 150.4; meets the EMCS requirements of § 150.0(k)2; and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. A multilevel programmable controller may be used to comply with dimmer requirements in § 150.0(k)2 if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.
§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3A (ON and OFF switch) and the requirements in either § 150.0(k)3A (photocell control) or a motion sensor or automatic time switch control) or § 150.0(k)3A (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, terraces, balconies, and porches, and residential parking lots and carports with less than eight vehicles per site must comply with either Section 150.0(k)3B or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by Section 150.0(k)3B or Section 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Internally Illuminated Address Signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for residential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be compliant with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designated paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(b)1:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Table 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must not be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	Obstruction. The solar zone must not contain any obstructions, including but not limited to vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

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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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.

T24.3

SCALE:
PLOT DATE:

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.

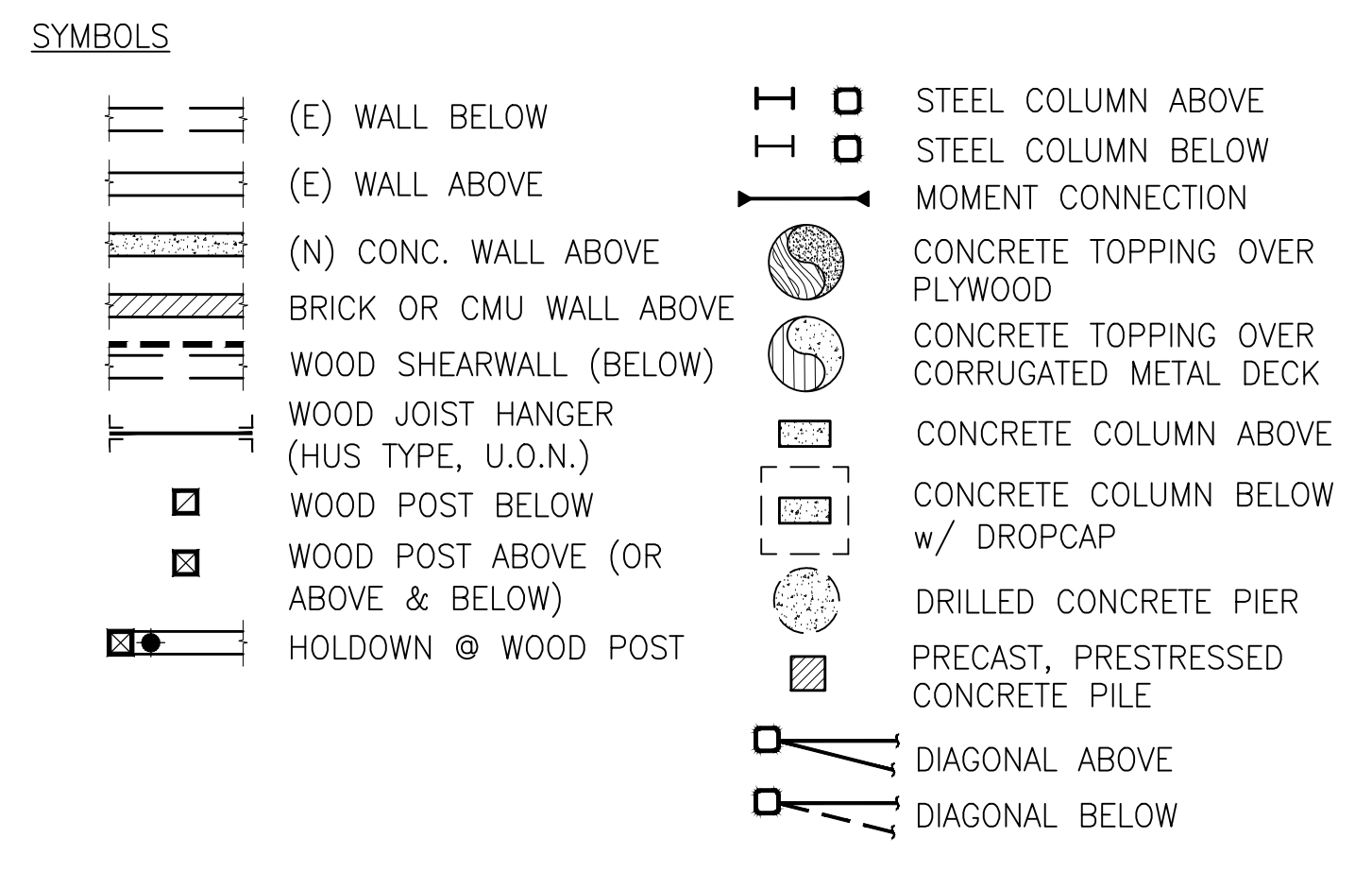
- II. DESIGN CRITERIA
A. APPLICABLE CODE: CALIFORNIA BUILDING CODE 2019 & SFBC 2019.
B. VERTICAL LIVE LOADS: (REDUCIBLE). ROOF: 20 PSF. FLOOR: 40 PSF. HALLWAYS & CORRIDORS: 100 PSF.
C. LATERAL LOADS:
1. WIND: 110 MPH. BASIC WIND SPEED, EXPOSURE: "B"
2. SEISMIC: SITE CLASS "B"
MAPPED SPECTRAL ACCELERATIONS: Ss=1.740 Sd=0.650
Fo=1.0 Fv=1.5 Sm=0.830 Sni=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

- 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.

- 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.

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



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

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.
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
TIER I: Reports per Section E Required but Third Party Peer Review Not Required
TIER II: Reports per Section E and Third Party Peer Review Required
TIER III: Structural Advisory Committee (SAC) Review
Tier assigned by: DBI Plan Review Engineer Phone: (415)
Comment:

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
1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.specialinspections@sfgov.org
4. 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:
1. Concrete (Placement & sampling)
2. Bolts installed in concrete
3. Special moment-resisting concrete frame
4. Reinforcing steel and prestressing tendons
5. Structural welding
6. Periodic visual inspection
7. Continuous visual inspection and NDT
8. Structural observation per Sec. 1704.6 for the following:
9. Concrete construction
10. Masonry construction
11. Other
12. Other
13. Steel deck
14. Welded studs
15. Cold formed studs and joists
16. Slab and rafter systems
17. Reinforcing steel
18. High-strength bolting
19. Structural masonry
20. Reinforced gypsum concrete
21. Resisting concrete fill
22. Spray-on fireproofing
23. Shoring, drilled piers and caissons
24. Shotcrete
25. Special grading, excavation and filling (Geo. Engineered)
26. Smoke-control system
27. Demolition
28. Exterior Facing
29. Retirofit of unreinforced masonry buildings:
30. Testing of mortar quality and shear tests
31. Inspection of rebar spacing operations
32. Installation inspection of new shear bolts
33. Pre-installation inspection for embedded bolts
34. Moment-resisting frames
35. Pull/torque tests per SFBC Sec. 1607C & 1615C
36. Other
37. Bolts installed in existing concrete masonry:
38. Concrete
39. Masonry
40. Pull/torque tests
41. Shear walls and floor systems used as shear diaphragms
42. Holdowns
43. Special cases:
44. Shoring
45. Underpinning
46. Not affecting adjacent property, PA
47. Others
48. Crane safety (Apply to the operation of Tower cranes on highrise building)
49. Others: As recommended by professional of record
25. Certification is required for:
26. Firestops in high-rise building
Prepared by: JEFFERSON CHEN, P.E. Phone: (415) 626-8300
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 ; or FAX (415) 558-6474.
Revised 9-22-17

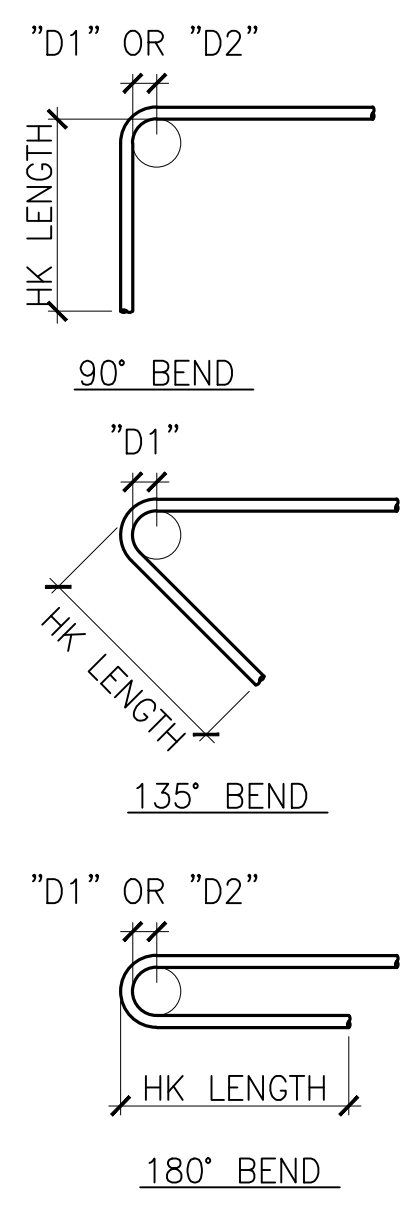
GENERAL STRUCTURAL NOTES
DRAWING INDEX
REAR YARD ALTERATION
4000 21ST STREET
SAN FRANCISCO, CA
ENERTIA DESIGNS
ARCHITECTURAL ENGINEERING & INTERIOR
DATE: 02/01/23
Scale: AS SHOWN
Drawn By: AS
Job No: 21111
Sheet: S1.0
Of 4 Sheets

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

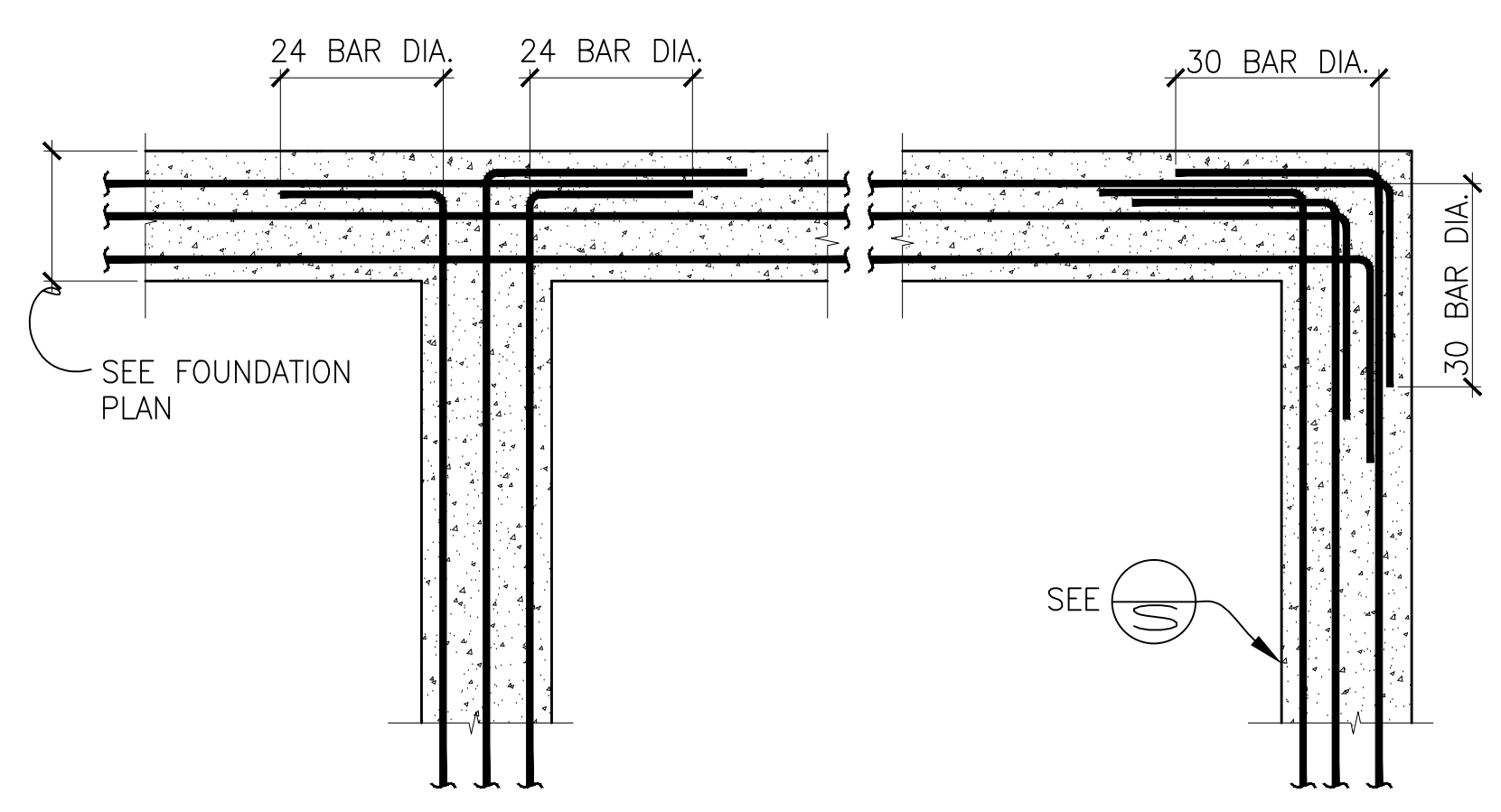
FOR OTHER CONFIGURATIONS CONTACT ENGINEER.



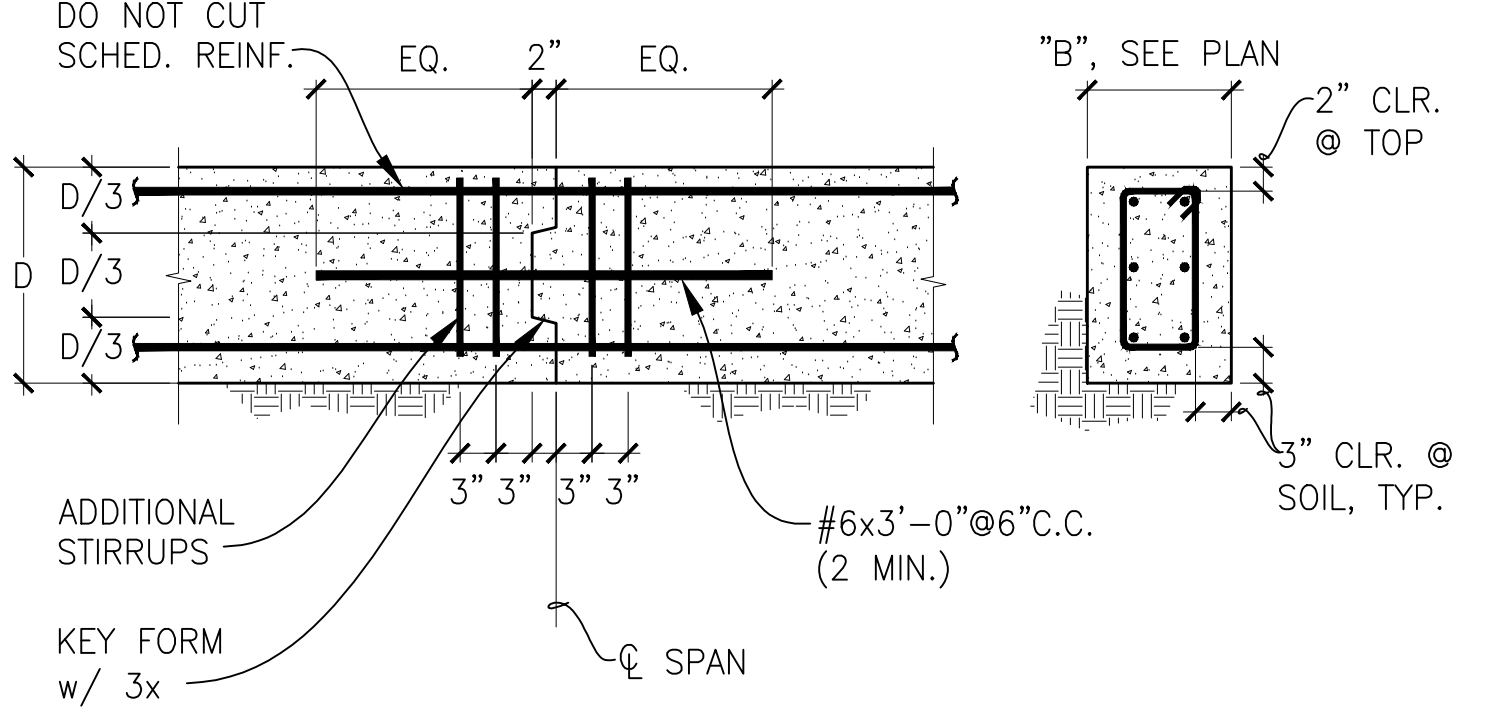
DIAMETER OF BENDS	
"D1"	1 1/2" FOR #3 BARS 2" FOR #4 BARS 2 1/2" FOR #5 BARS 6d FOR #3 THRU #8 BARS 8d FOR #9 THRU #11 BARS 10d FOR #4 AND #10 BARS
"D2"	

BAR SIZE	MAIN REINFORCEMENT		STIRRUPS AND TIE HOOKS	
	90°	180°	90°	180°
#3	6"	4"	3	4 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

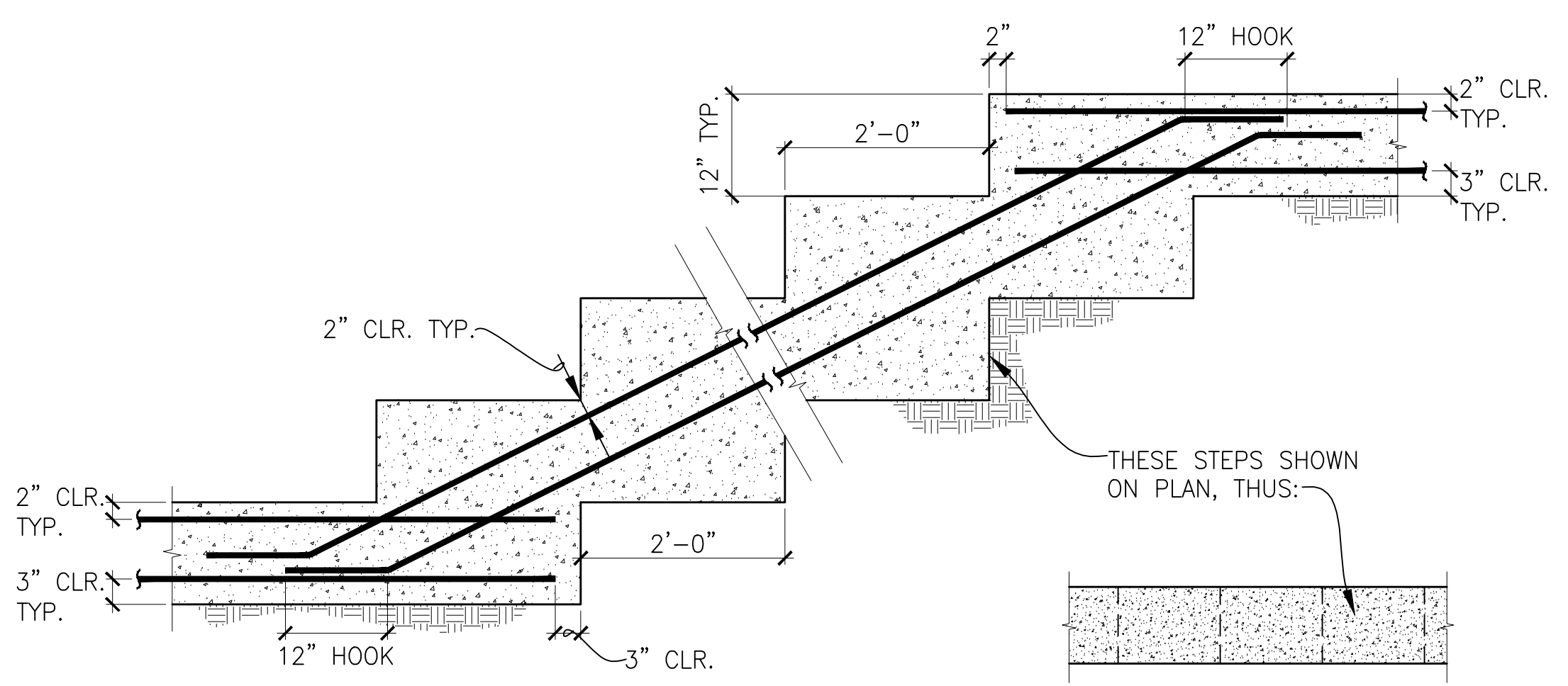


1 TYPICAL OFFSET AND TYPICAL LAP SPLICE
 SCALE: 1 1/2" = 1'-0"

2 STANDARD HOOKS
 SCALE: 1 1/2" = 1'-0"

3 TYPICAL GRADE BEAM INTERSECTIONS
 SCALE: 3/4" = 1'-0"

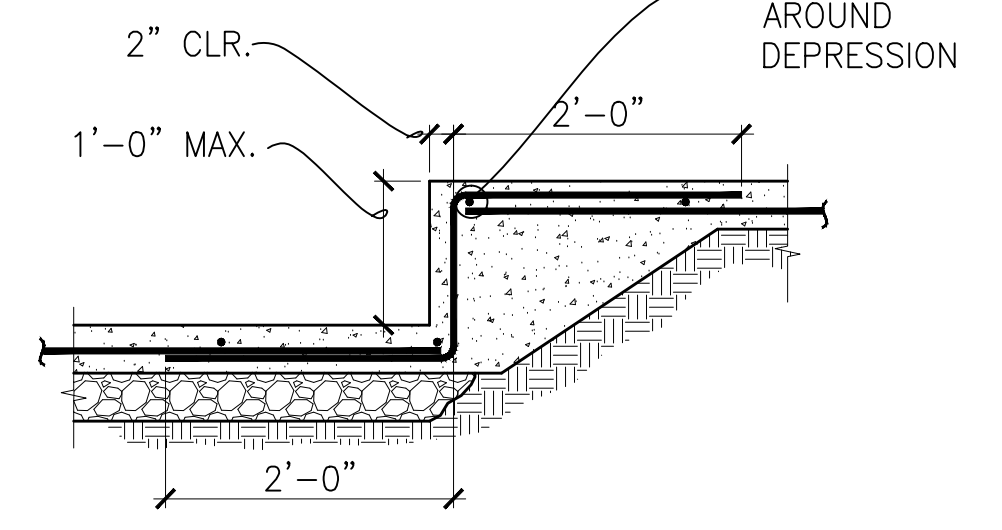
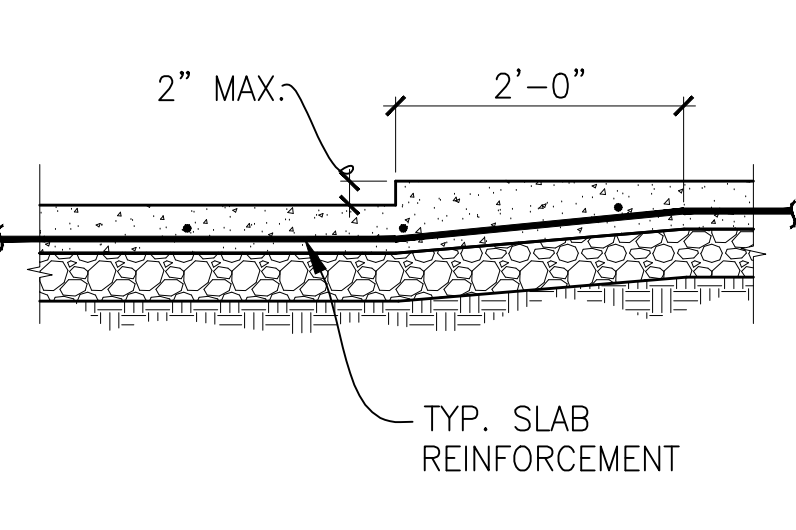
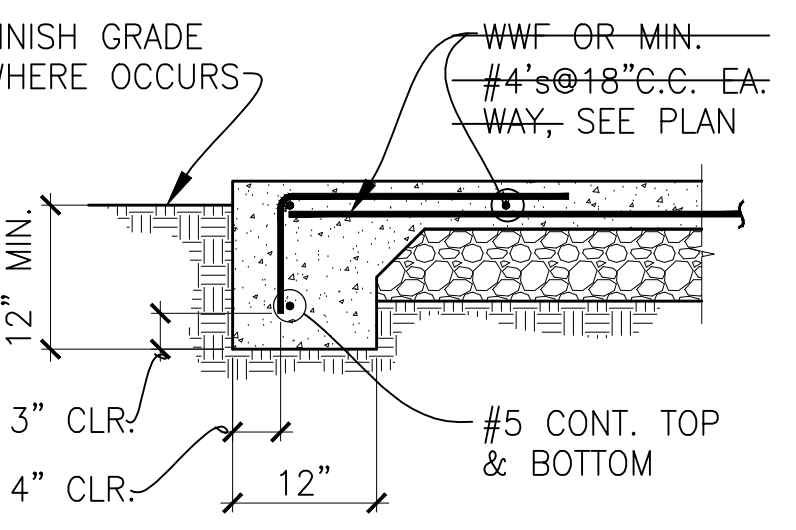
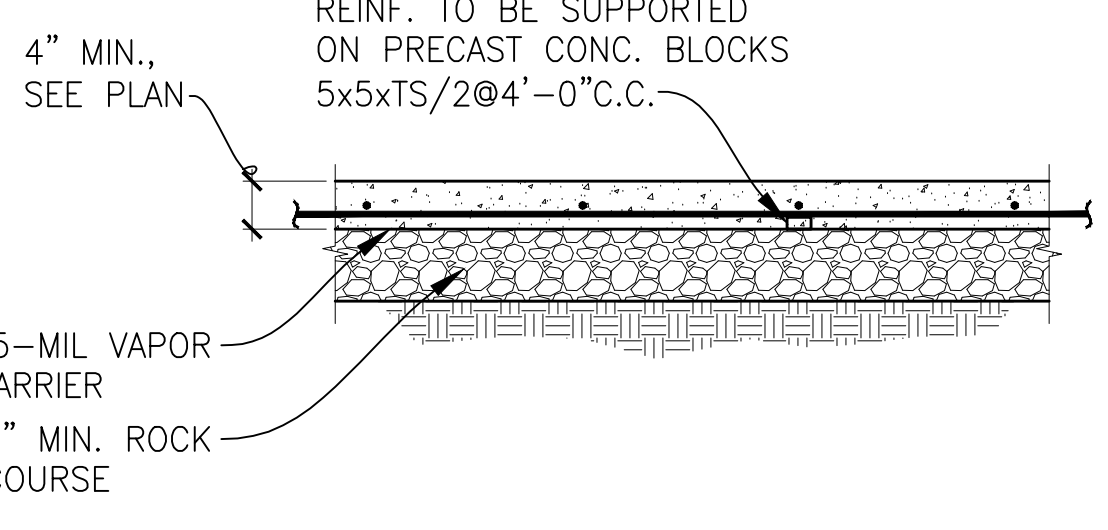
4 TYPICAL GRADE BEAM CONSTRUCTION JOINT
 SCALE: 3/4" = 1'-0"



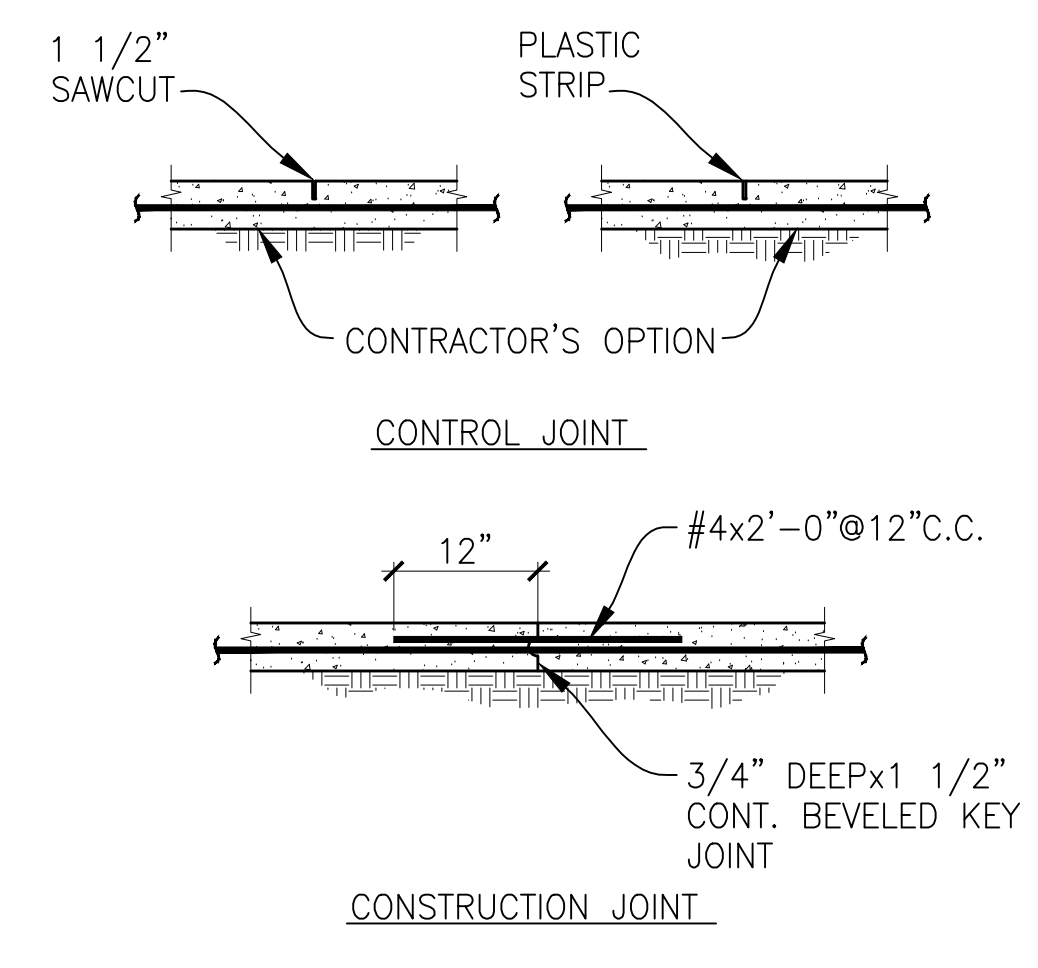
NOTES:
 1. DO NOT SLOPE GRADE BEAMS > 1 VERT TO 10 HORIZ.
 2. DIMENSIONS AS SHOWN UNLESS OTHERWISE SHOWN ON DRAWINGS

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"

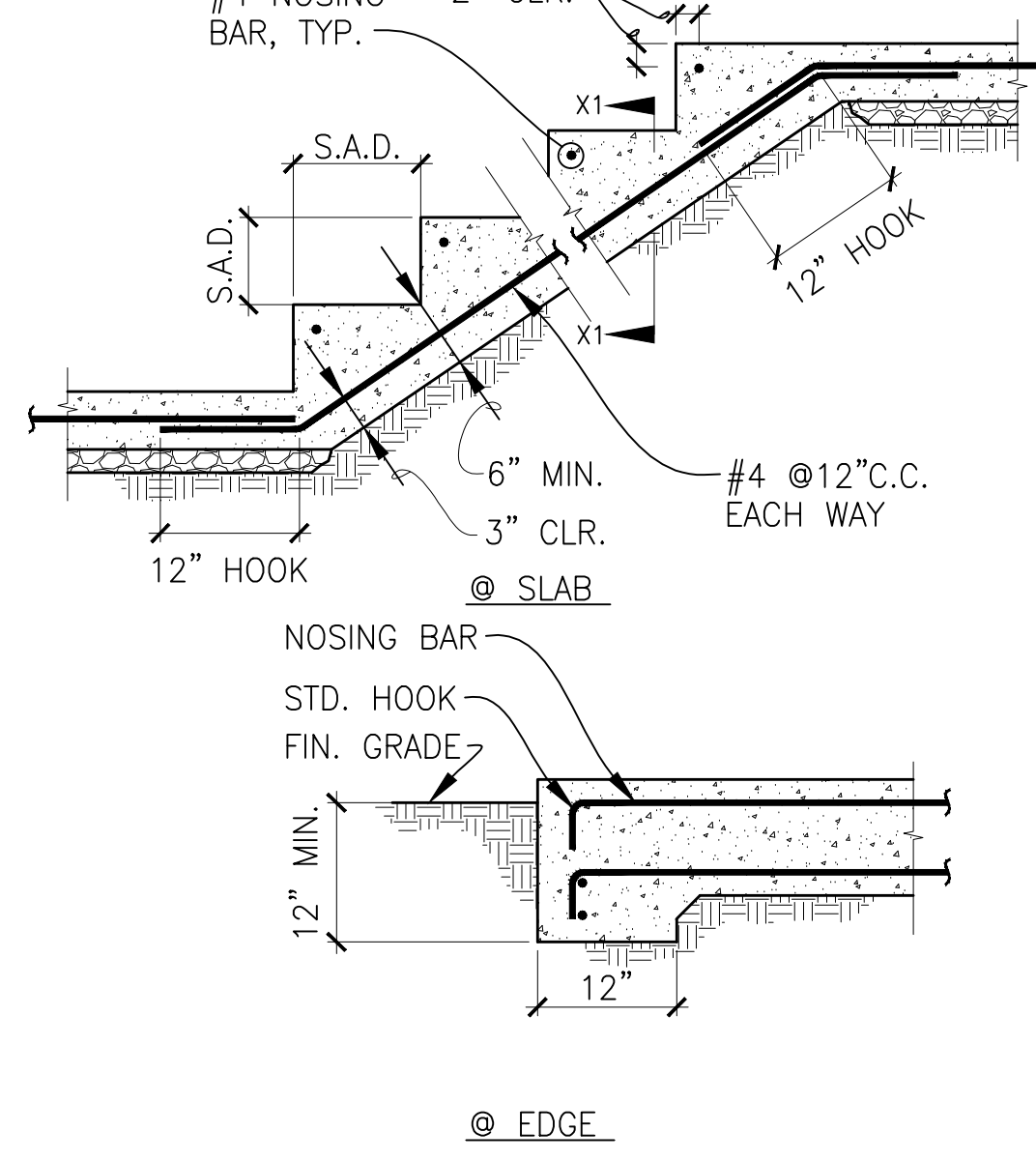


7 TYPICAL SLAB-ON-GRADE DETAILS
 SCALE: 3/4" = 1'-0"

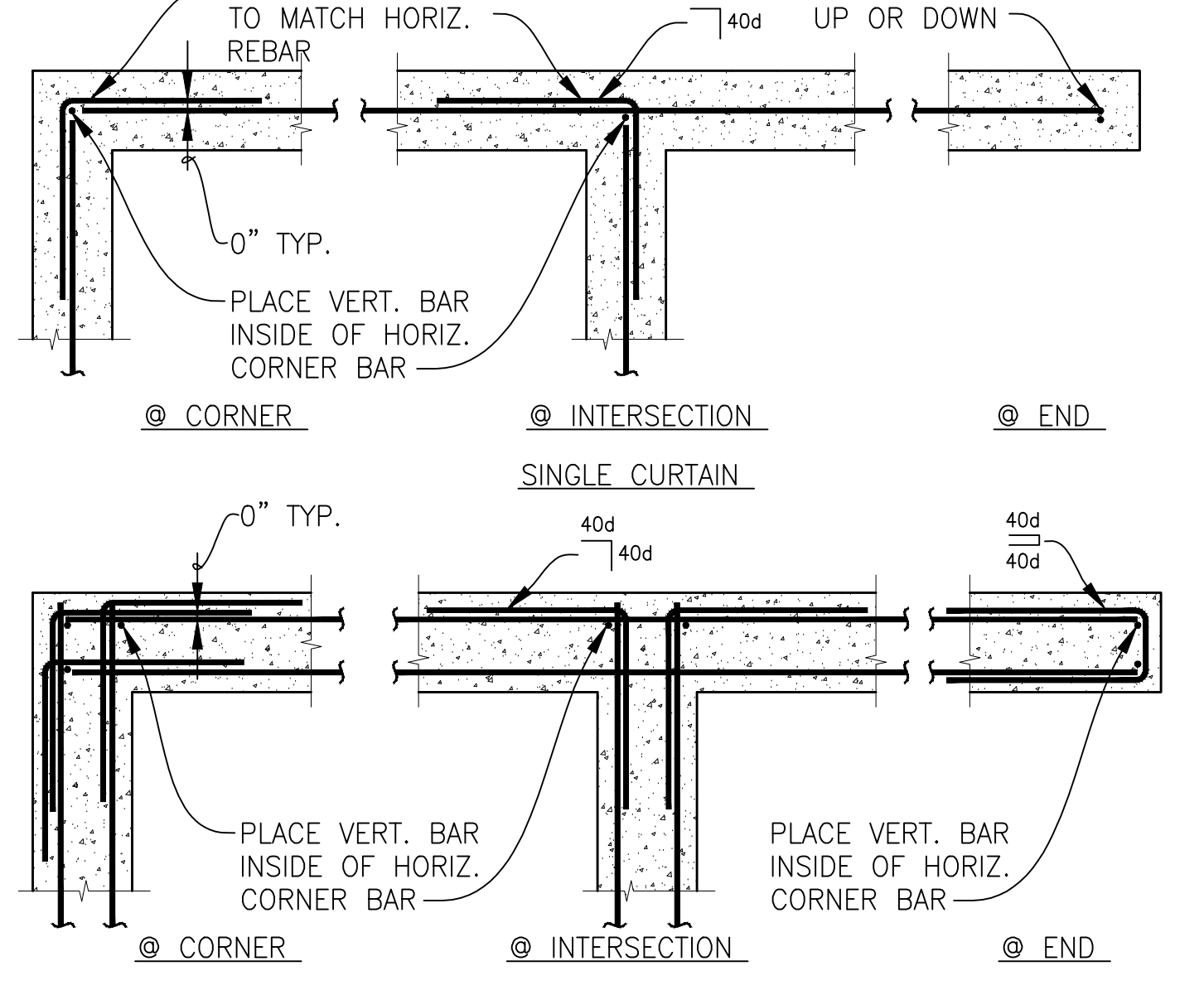


NOTE:
 1. LOCATE TO ENCLOSE APPROX. SQUARE AREAS NOT EXCEEDING 400 Q. FT. SUBMIT LAYOUT FOR APPROVAL. LOCATE JOINT UNDER PARTITIONS WHENEVER POSSIBLE

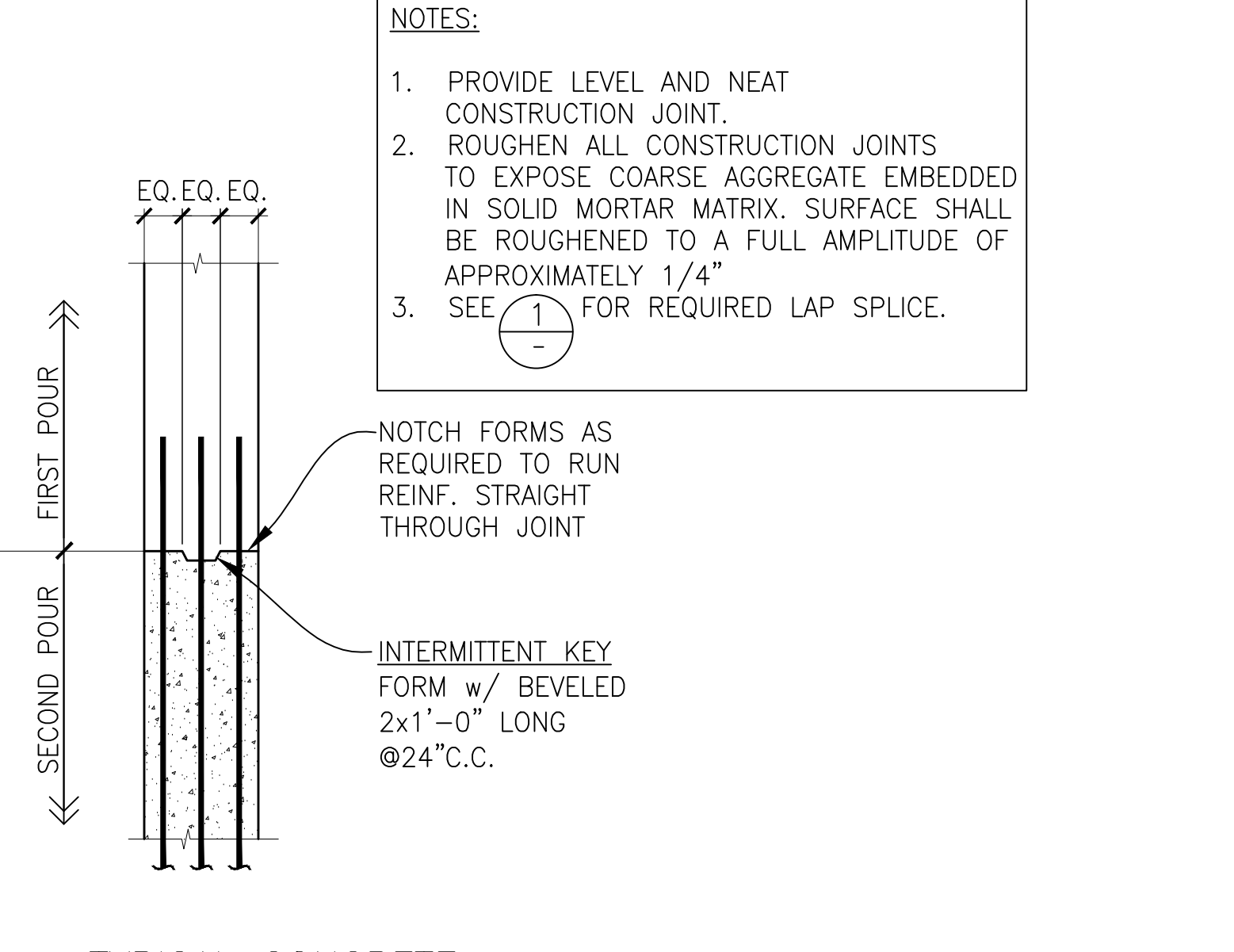
8 TYPICAL CONSTRUCTION JOINT DETAILS @ SLAB-ON-GRADE
 SCALE: 3/4" = 1'-0"



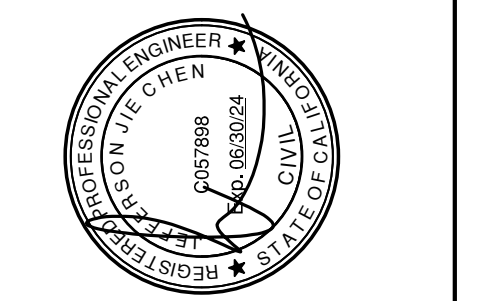
9 TYPICAL CONCRETE STAIRS ON GRADE
 SCALE: 3/4" = 1'-0"



10 TYPICAL CONCRETE WALL INTERSECTION
 SCALE: 3/4" = 1'-0"



11 TYPICAL CONCRETE WALL CONSTRUCTION JOINT
 SCALE: 3/4" = 1'-0"

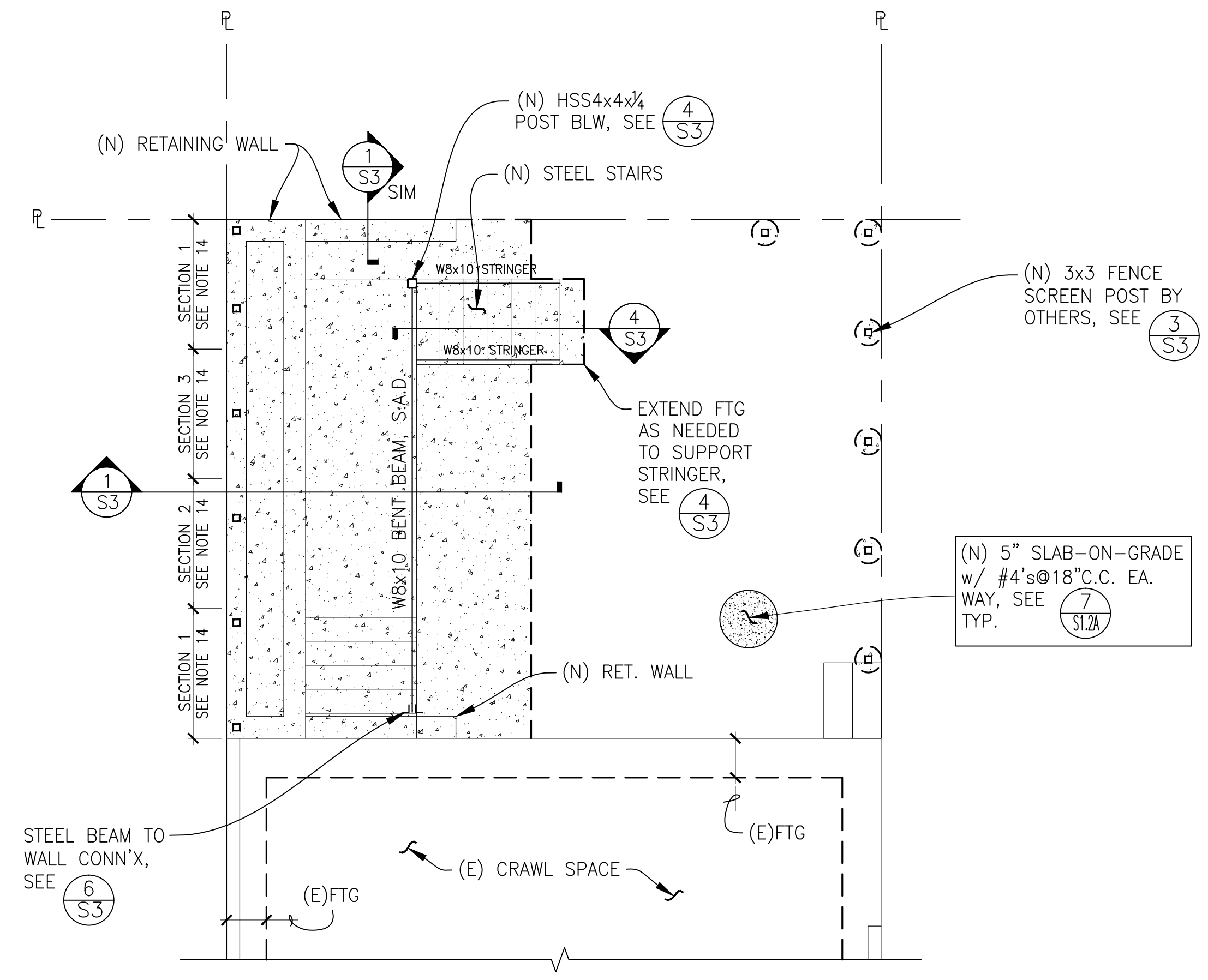


DATE	REVISIONS

TYPICAL CONCRETE DETAILS

REAR YARD ALTERATION

4000 21ST STREET
 SAN FRANCISCO, CA

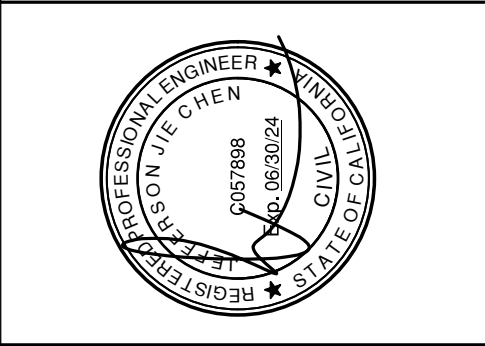


REAR YARD / FOUNDATION PLAN
SCALE: 1/4"=1'-0"

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



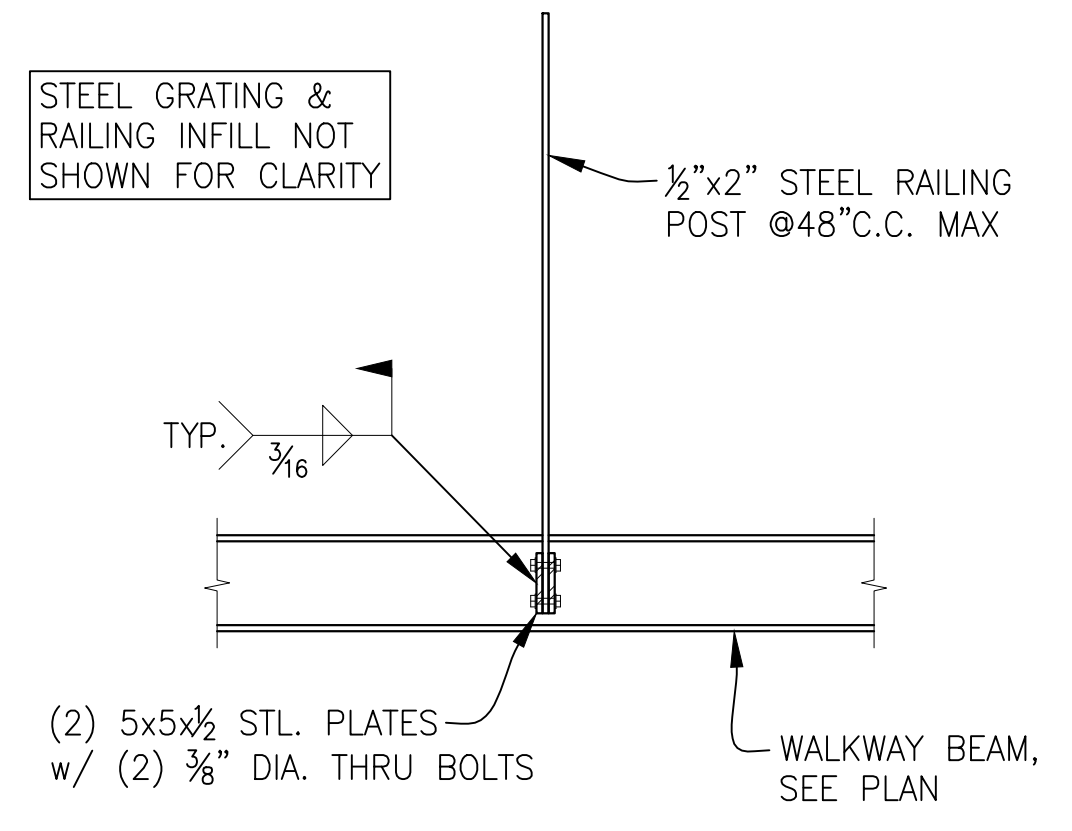
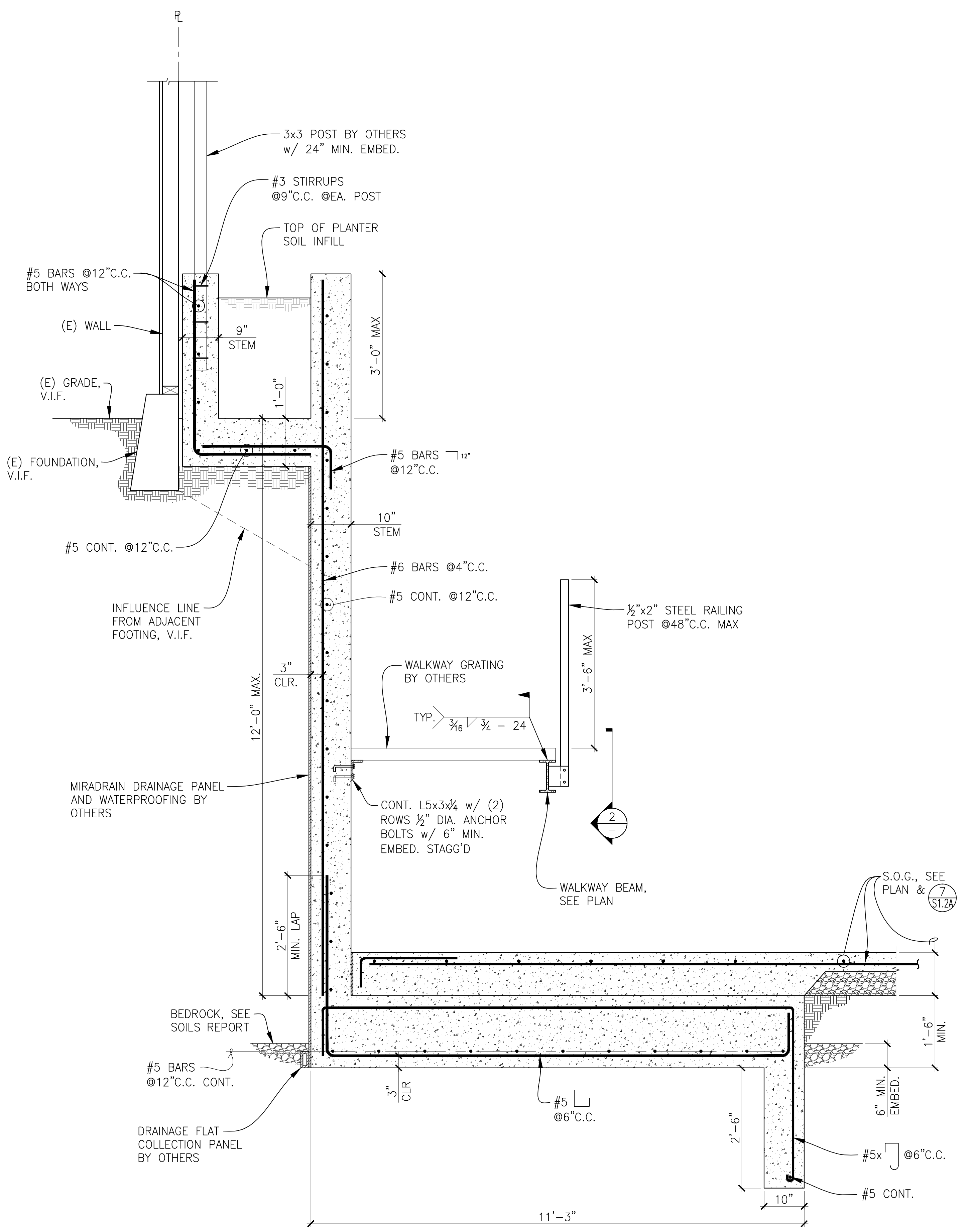
DATE	REVISIONS

REAR YARD / FOUNDATION PLAN

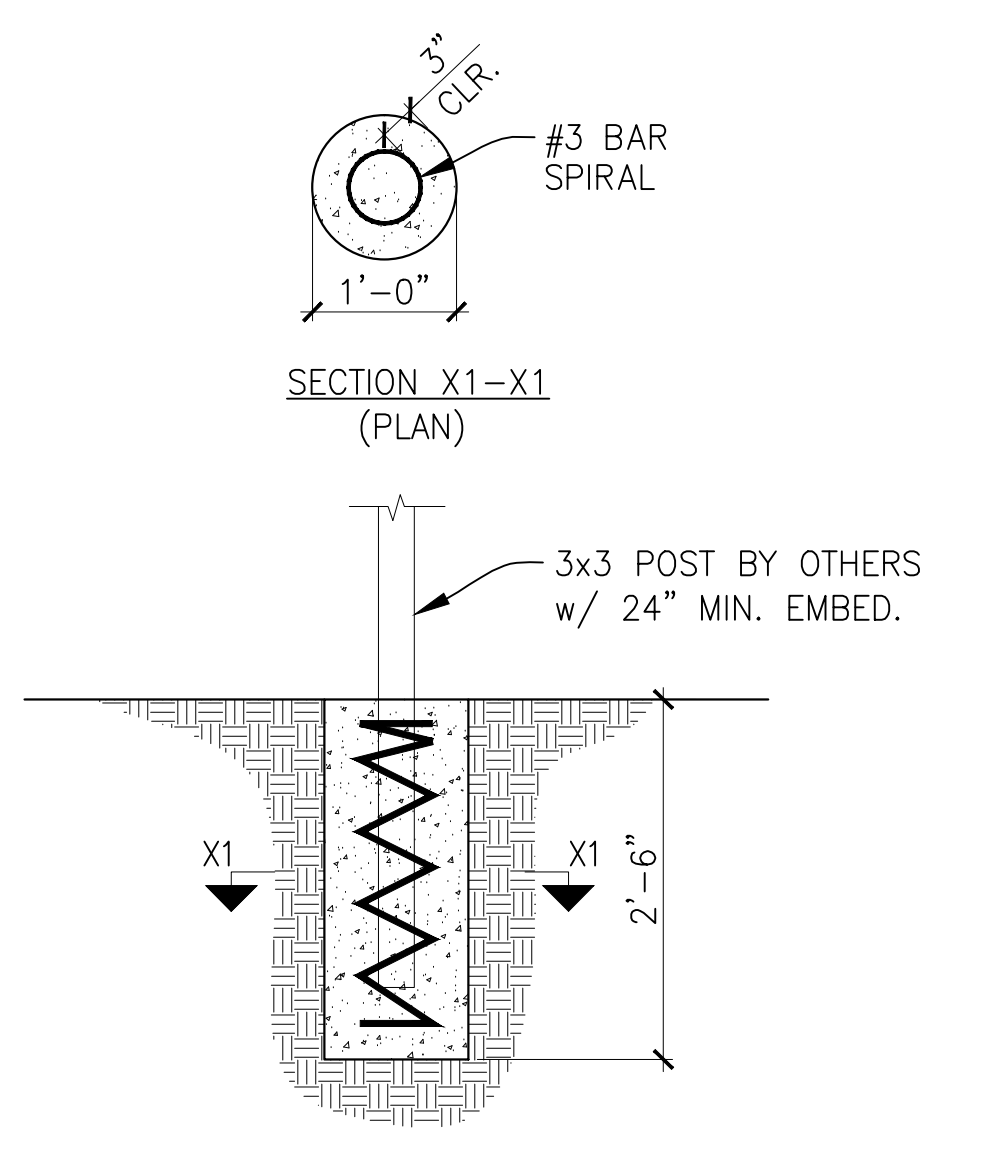
REAR YARD ALTERATION
 4000 21ST STREET
 SAN FRANCISCO, CA

Date:	02/01/23
Scale:	AS SHOWN
Drawn By:	AS
Job No:	21111
Sheet	S2
Of 4 Sheets	

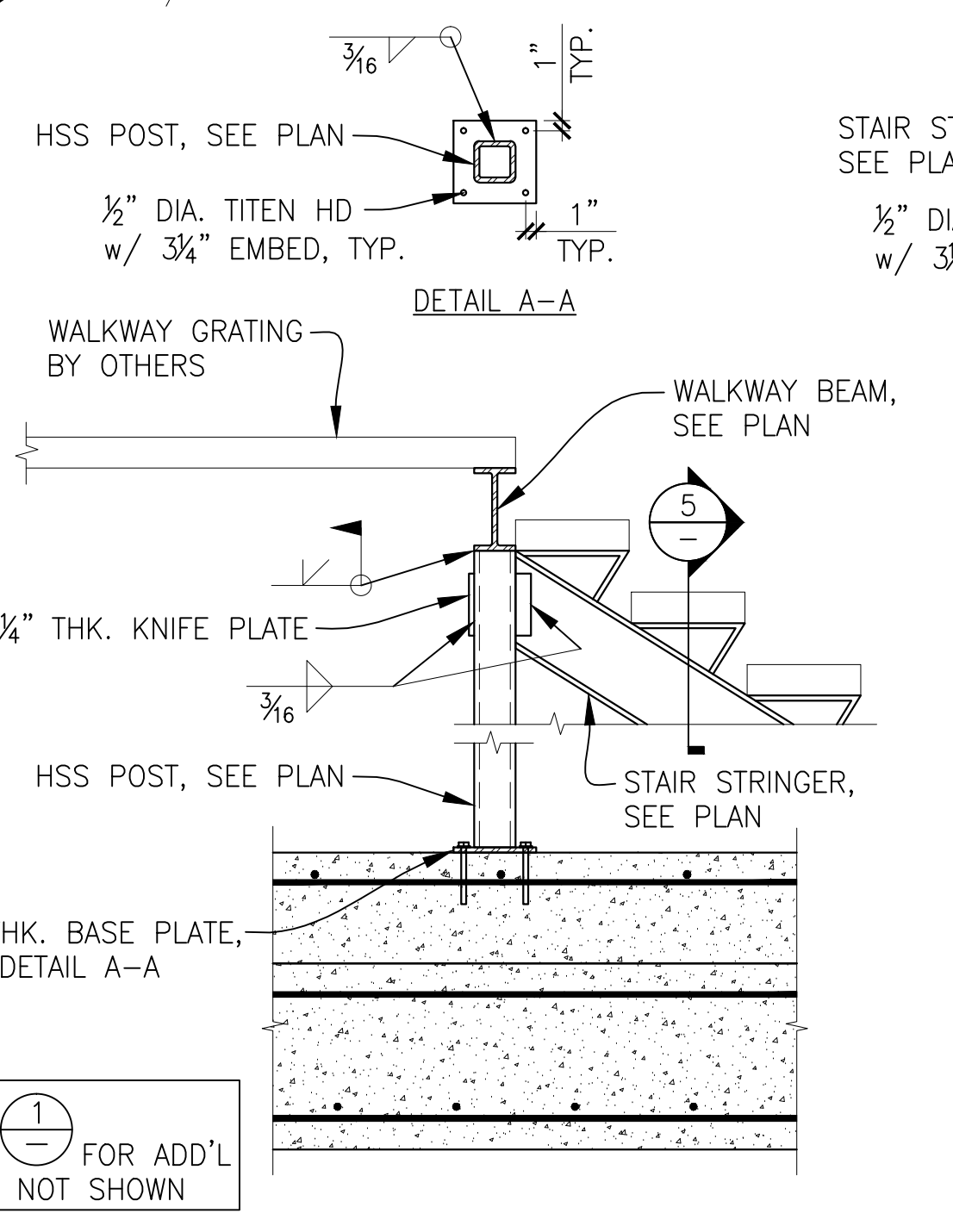
PLT DATE: 02/01/23 PLOTTED BY: sga



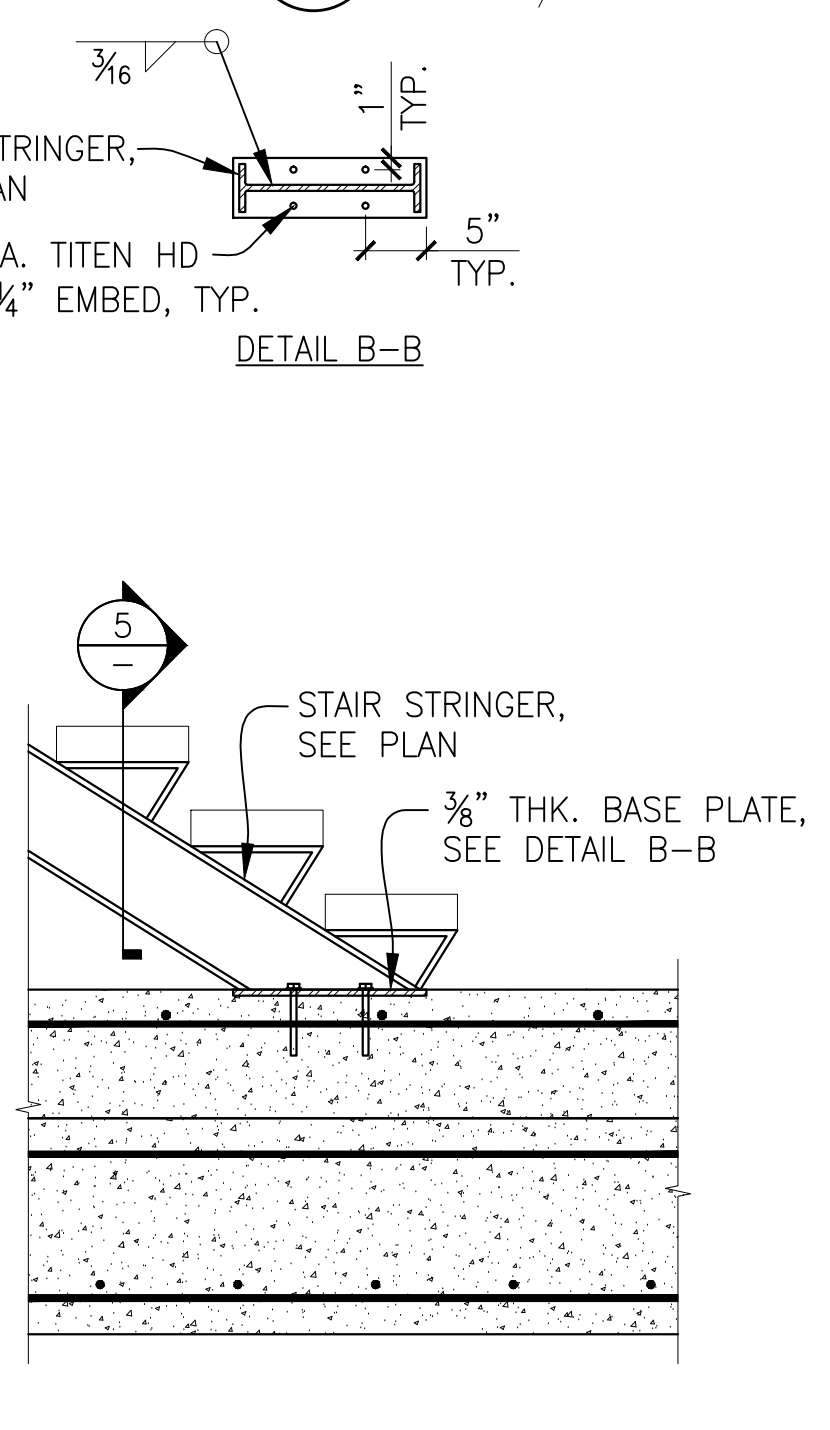
2 SCALE: 3/4" = 1'-0"



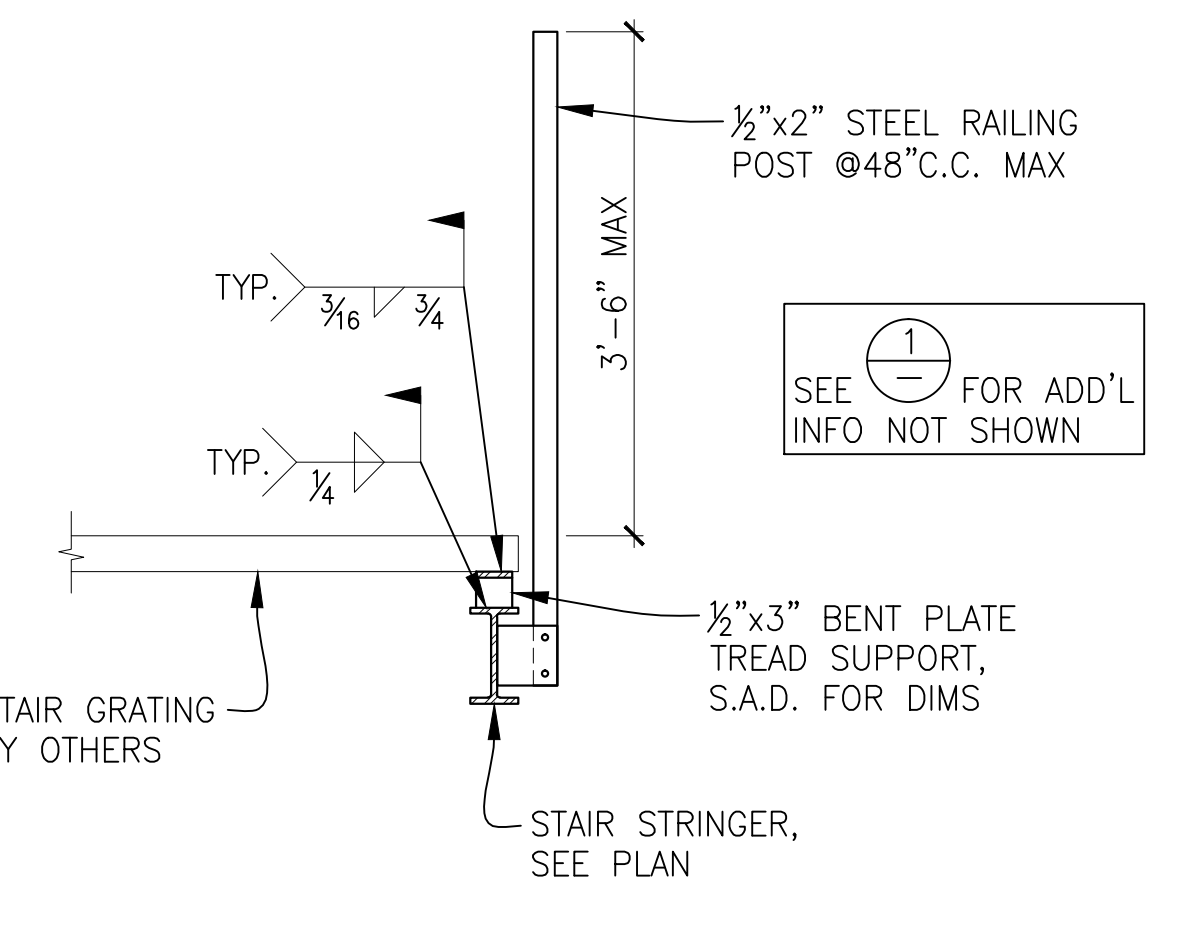
3 SCALE: 3/4" = 1'-0"



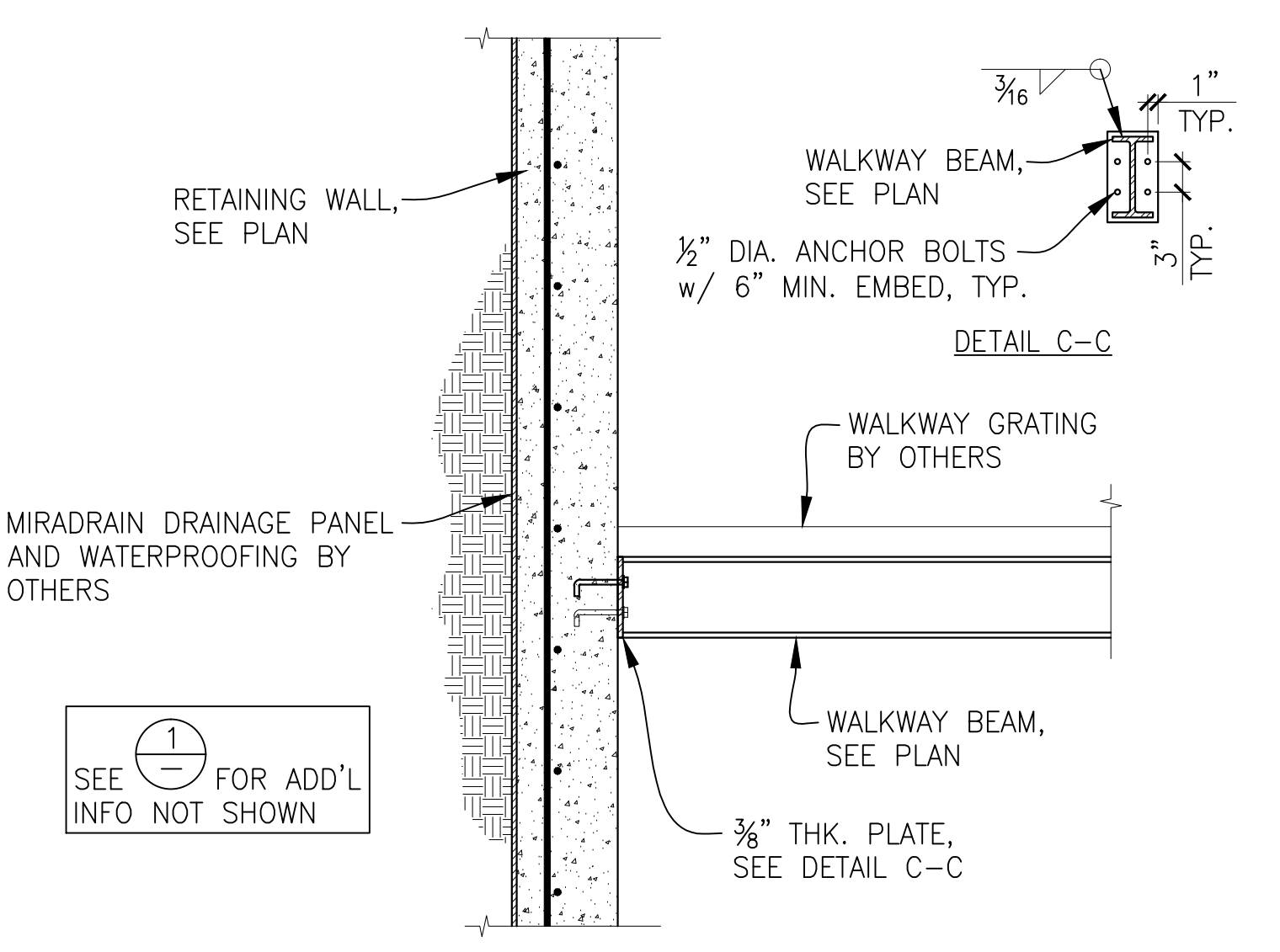
4 SCALE: 3/4" = 1'-0"



5 SCALE: 3/4" = 1'-0"

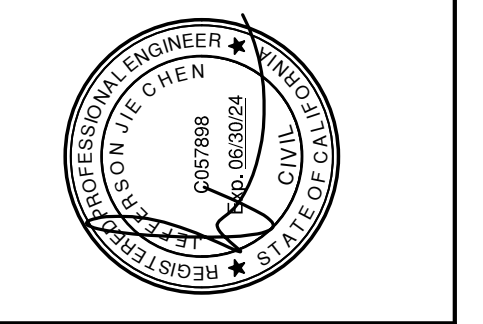


6 SCALE: 3/4" = 1'-0"



7 SCALE: 3/4" = 1'-0"

1 SCALE: 3/4" = 1'-0"



DATE	REVISIONS

STRUCTURAL DETAILS

REAR YARD ALTERATION

4000 21ST STREET
 SAN FRANCISCO, CA

Date: 02/01/23
 Scale: AS SHOWN
 Drawn By: AS
 Job No: 21111
 Sheet
S3
 Of 4 Sheets

08.15.22	YARD PERMIT
07.12.23	REV



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

REAR YARD ALTERATION
 4000 21ST STREET, SAN FRANCISCO CA

**PLAN
 REV LETT**

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A0.1

SCALE:
 PLOT DATE:

GEOTECNIA
 Consulting Geotechnical Engineers

2422 Providence Court
 Walnut Creek, CA 94596
 Phone: (510) 913-1087
 Fax: (925) 465-5650
 Email: Luis@geotecnia.com
 Web Site: www.geotecnia.com

November 2, 2022

Mr. Radu Mihai Roman (via e-mail at mradu.roman@gmail.com)
 4000 21st Street
 San Francisco, CA 94114

Subject: Results of Geotechnical Review of Structural Plans
 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 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 Eneritia 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
 Luis E. Moura, Principal
 C.E., G.E., F.ASCE



Cc: Mr. Ryan Knock (via e-mail at knockad18@gmail.com)



July 6, 2023

Radu Roman
 4000 21st Street
 San Francisco, CA 94114

Subject: Plan Review Letter: 4000 21st 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 Eneritia 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
 Charles Kissick, CEG



332 Princeton Avenue, Half Moon Bay, CA 94019 tel: (650) 728-3590 sigmaprm@gmail.com

08.15.22	YARD PERMIT
07.17.23	REV



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REAR YARD ALTERATION

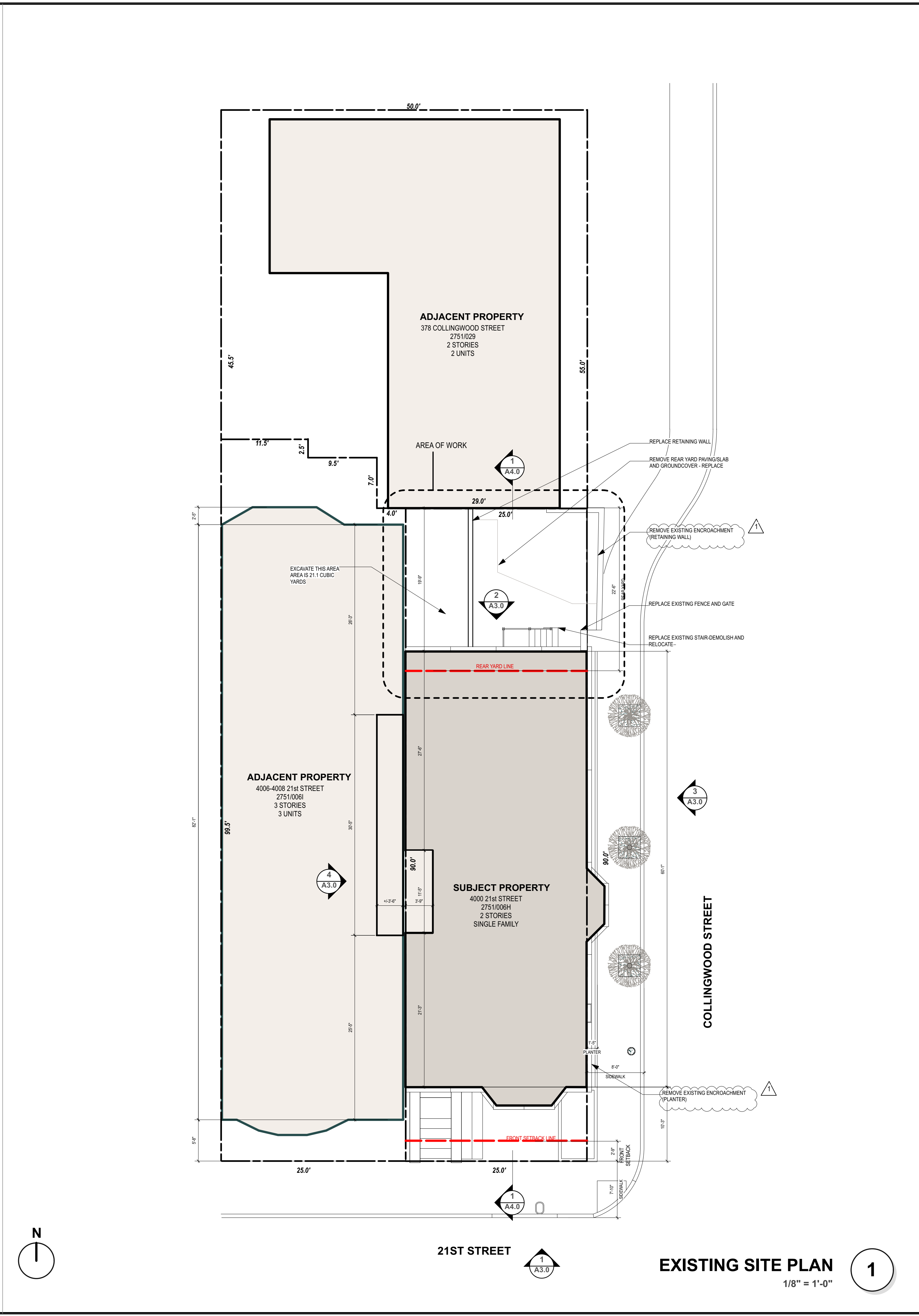
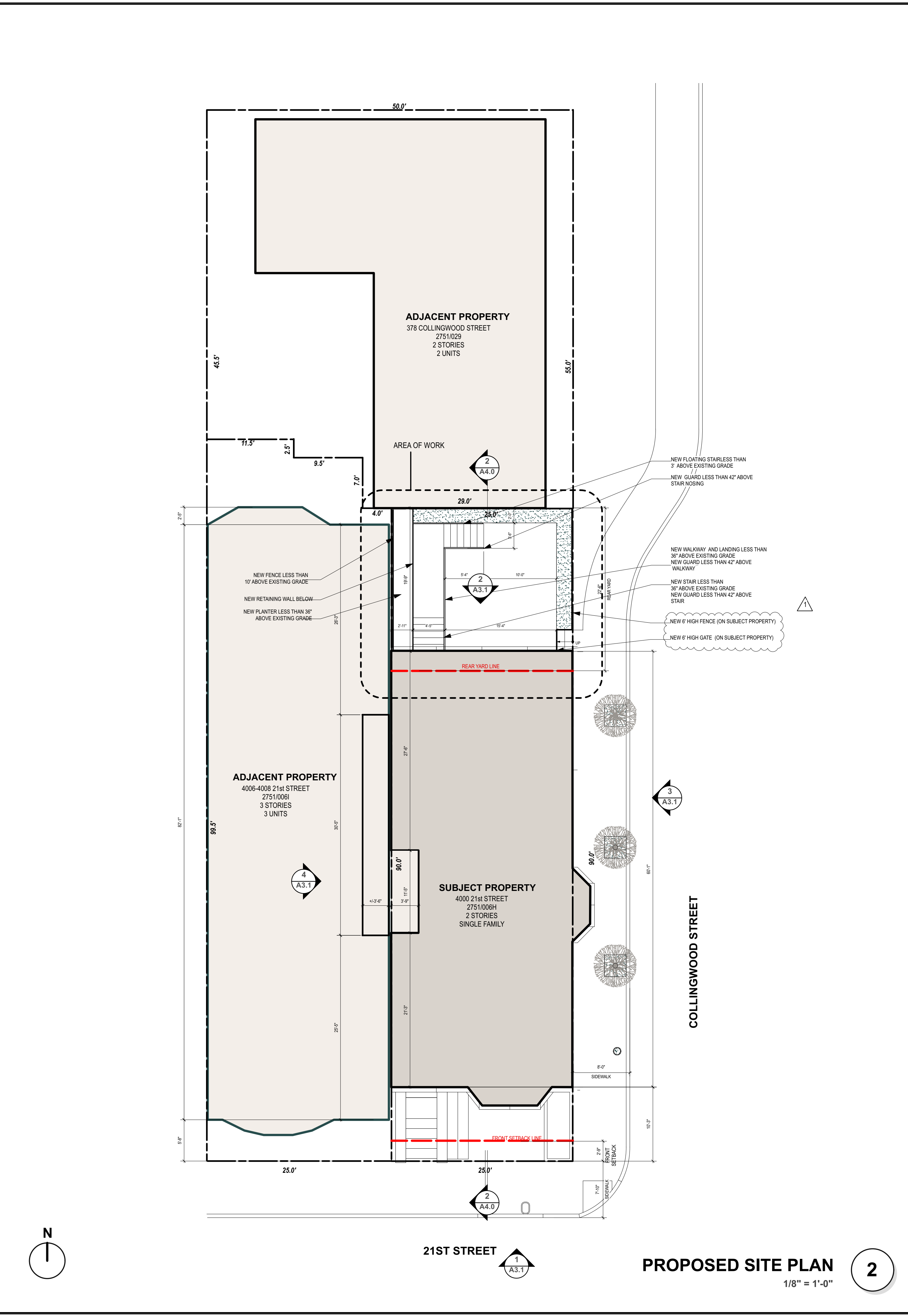
4000 21ST STREET, SAN FRANCISCO CA

SITE PLAN

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A1.0

SCALE:
PLOT DATE:



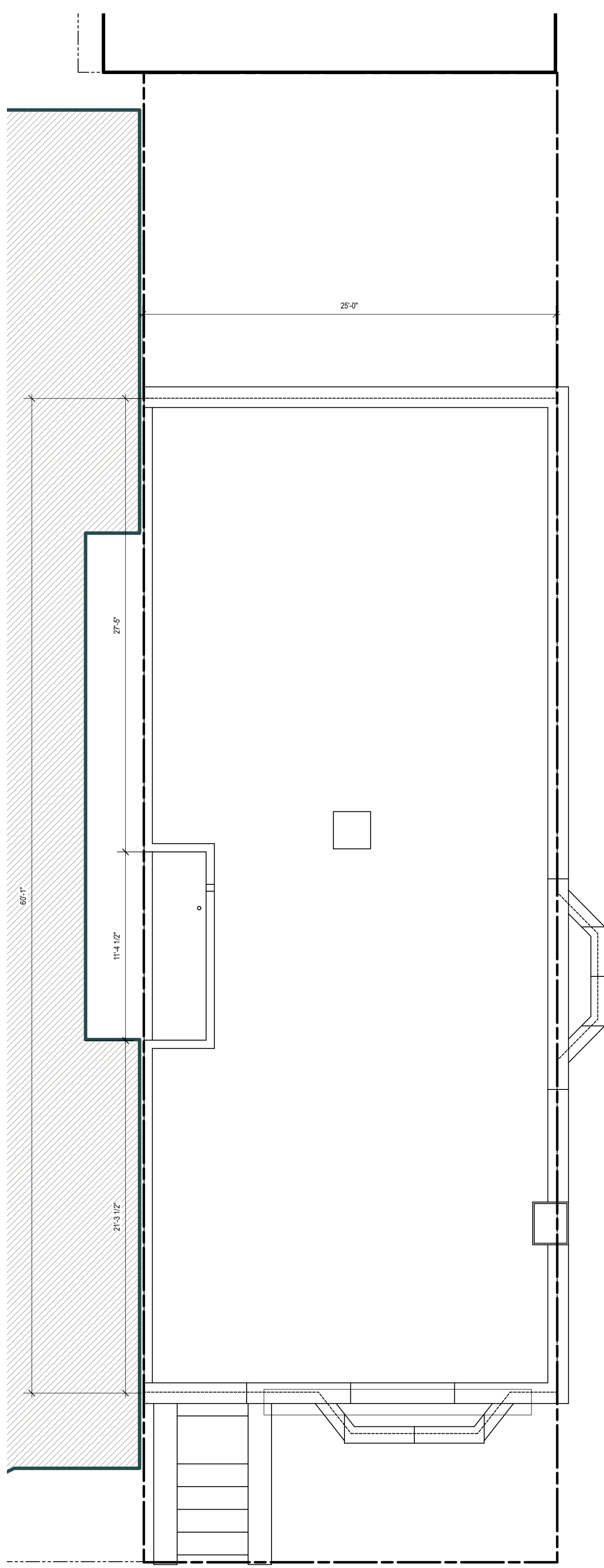
08.15.22	YARD PERMIT
07.17.23	REV



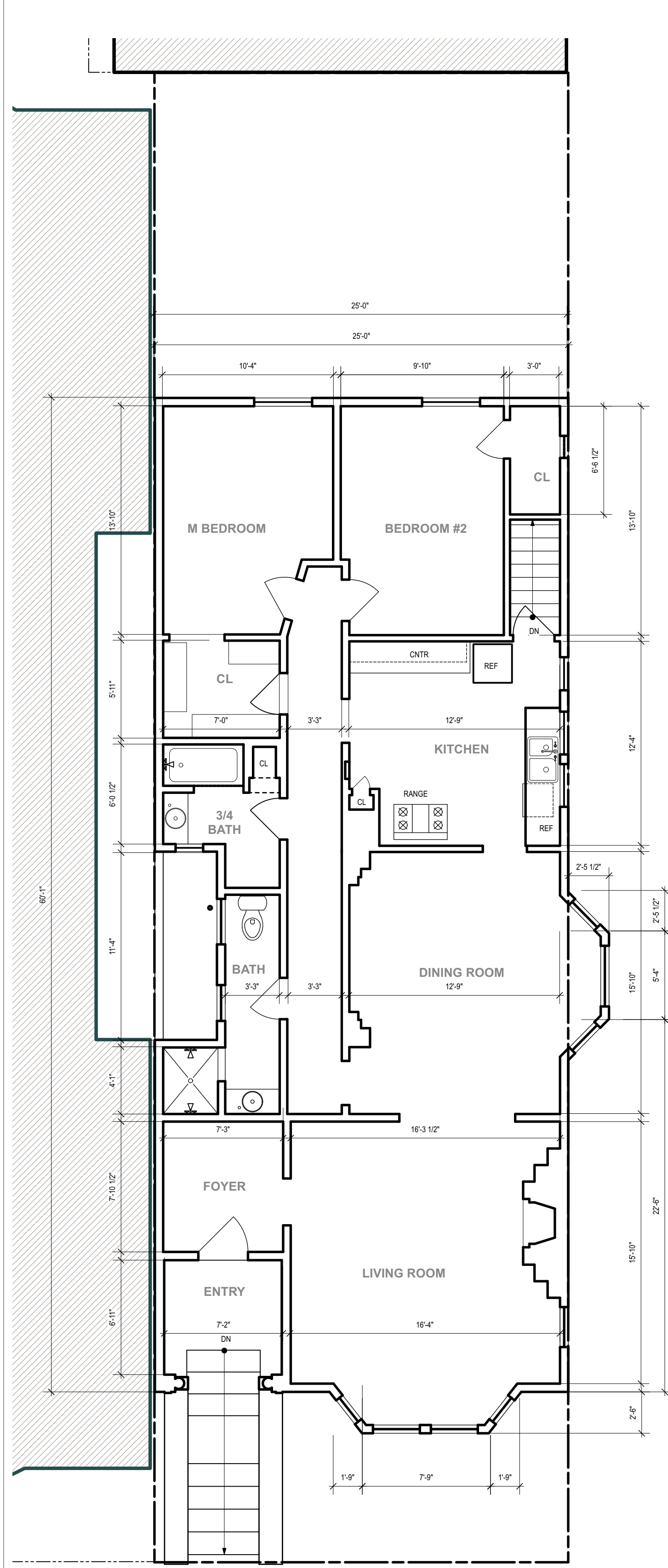
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REAR YARD ALTERATION

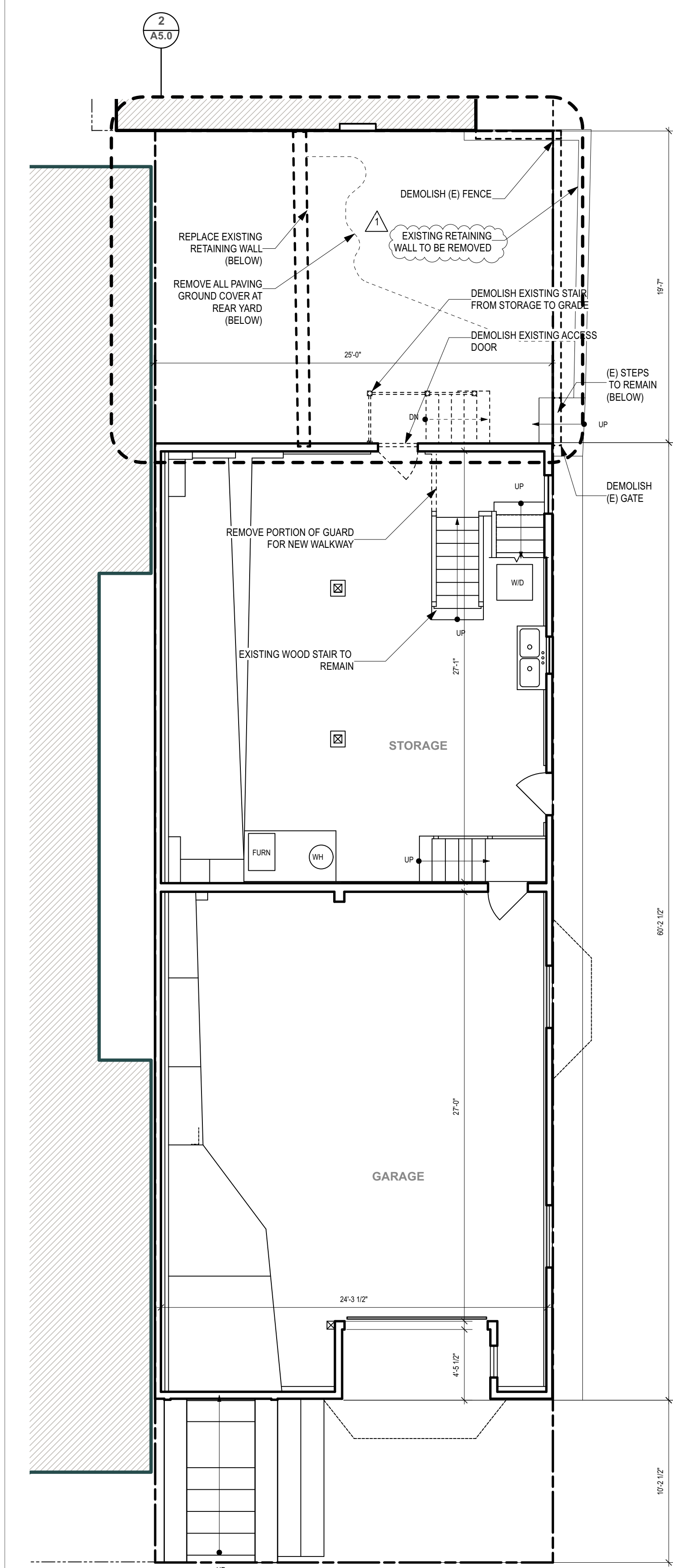
4000 21ST STREET, SAN FRANCISCO CA



NO WORK TO ROOF FOR REFERENCE ONLY
EXISTING ROOF PLAN
3/16" = 1'-0"
3



NO WORK TO 2ND FLOOR FOR REFERENCE ONLY
EXISTING 2ND FLOOR PLAN
3/16" = 1'-0"
2



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

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.

A2.0

SCALE:
PLOT DATE:

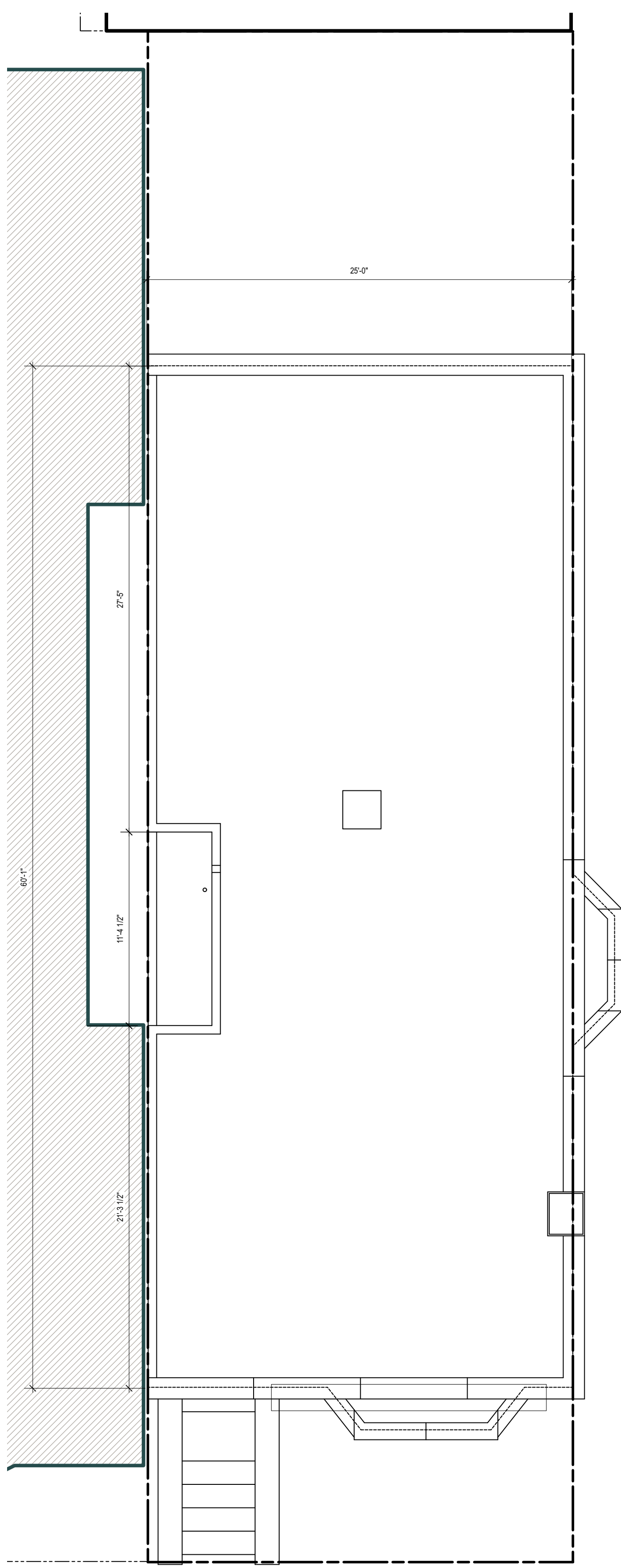
08.15.22	YARD PERMIT
07.17.23	REV



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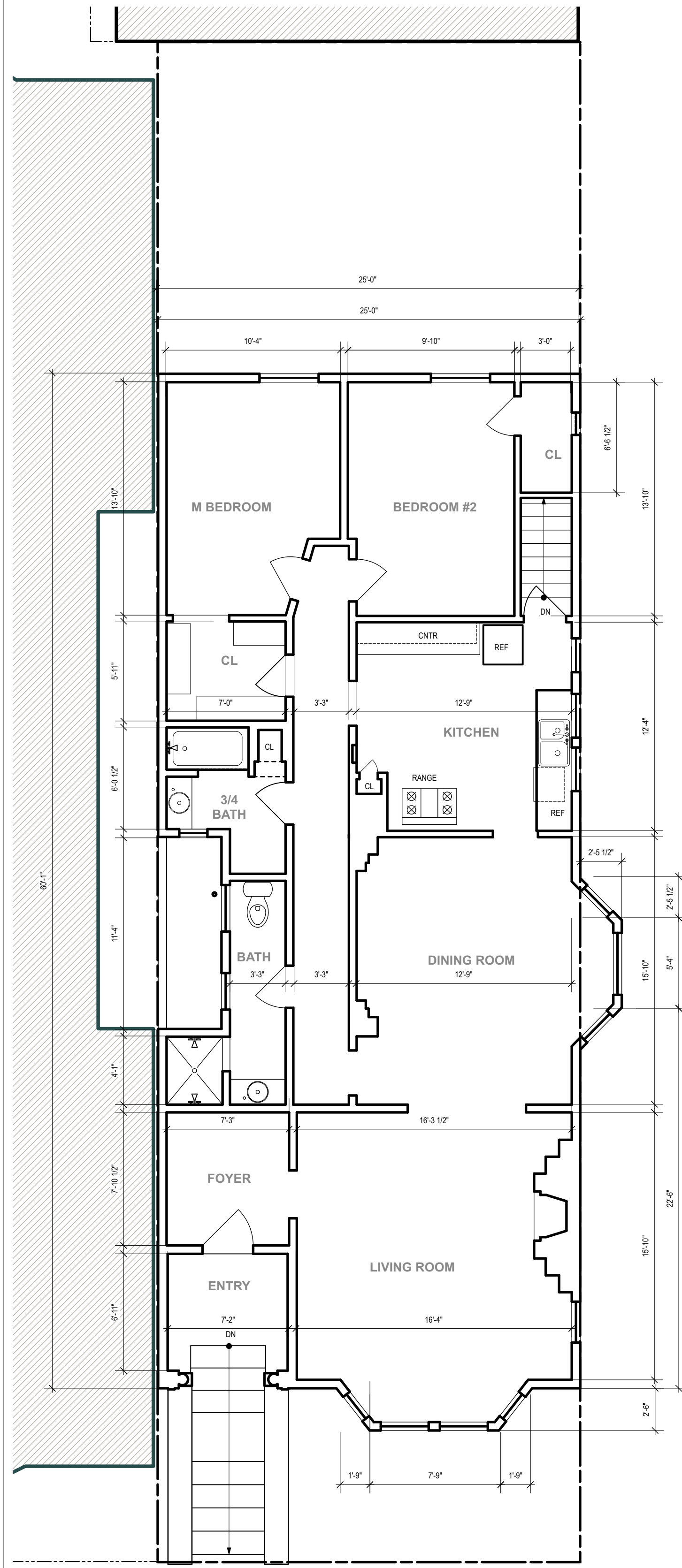
REAR YARD ALTERATION

4000 21ST STREET, SAN FRANCISCO CA



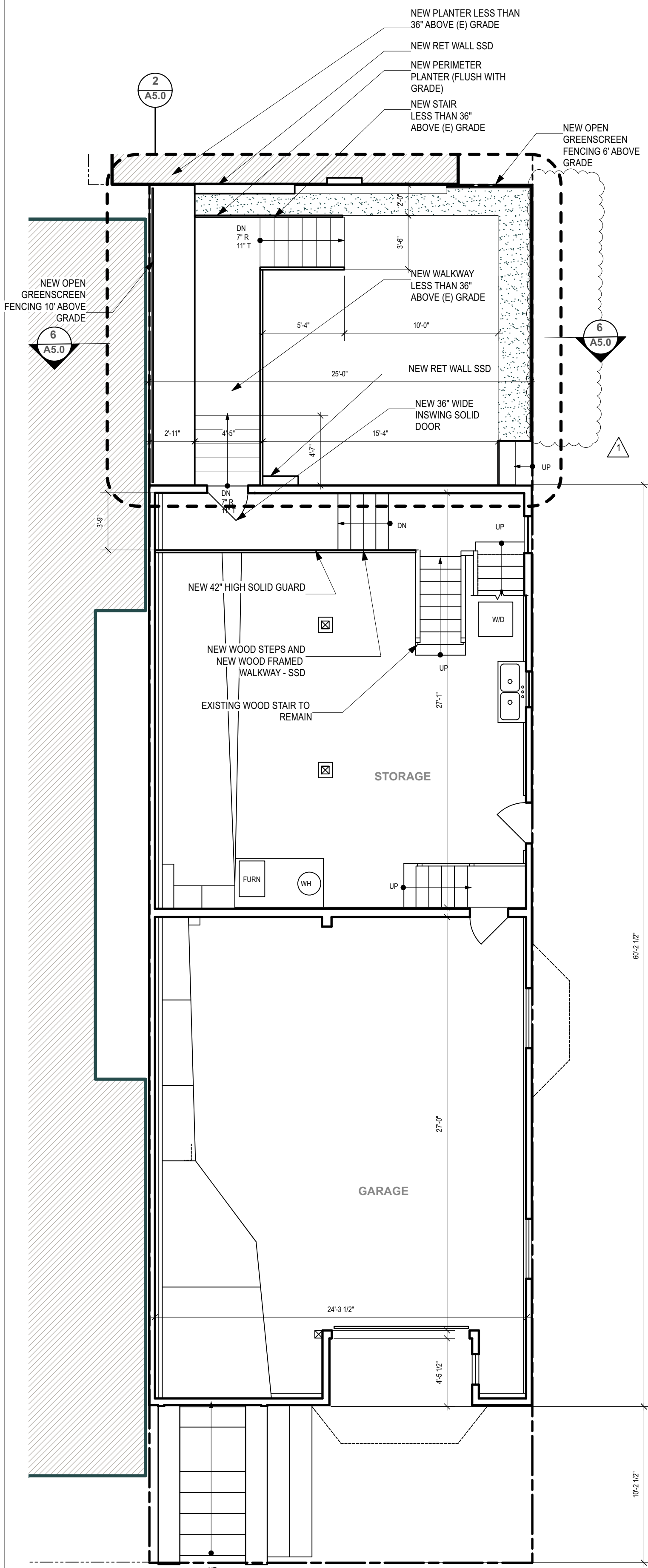
PROPOSED ROOF PLAN
3/16" = 1'-0"

3



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

2



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

1

FLOOR PLANS

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A2.0

SCALE:
PLOT DATE:

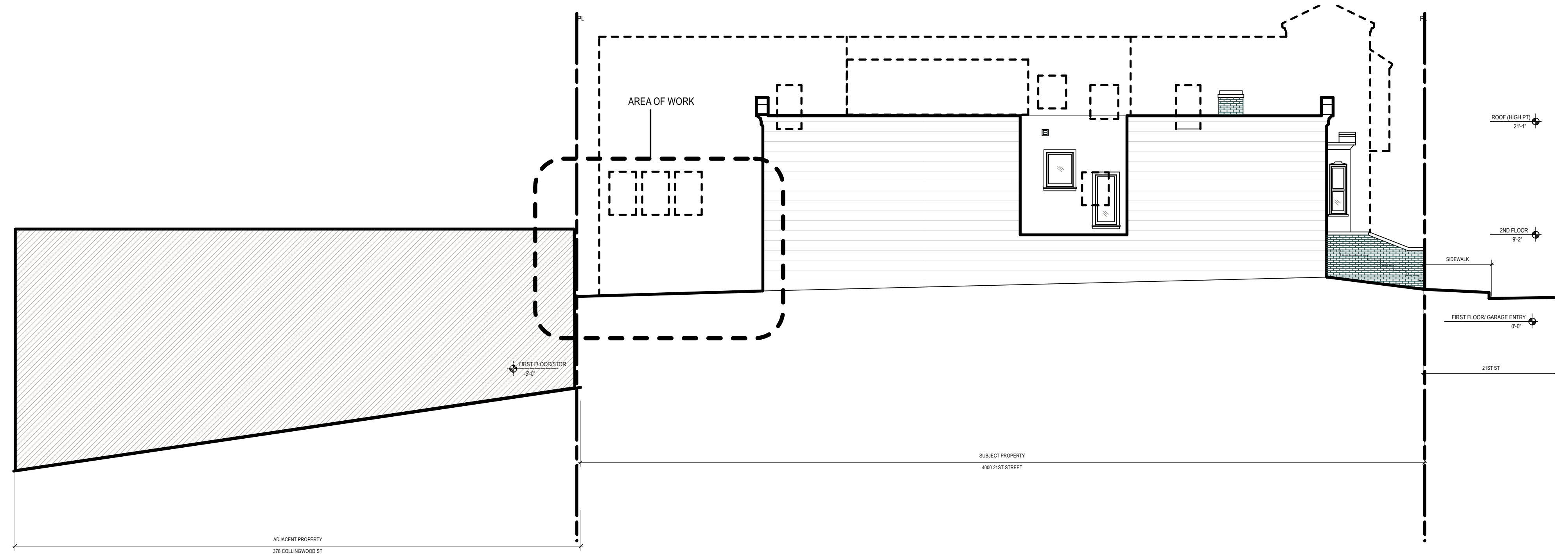
08.15.22	YARD PERMIT
07.17.23	REV



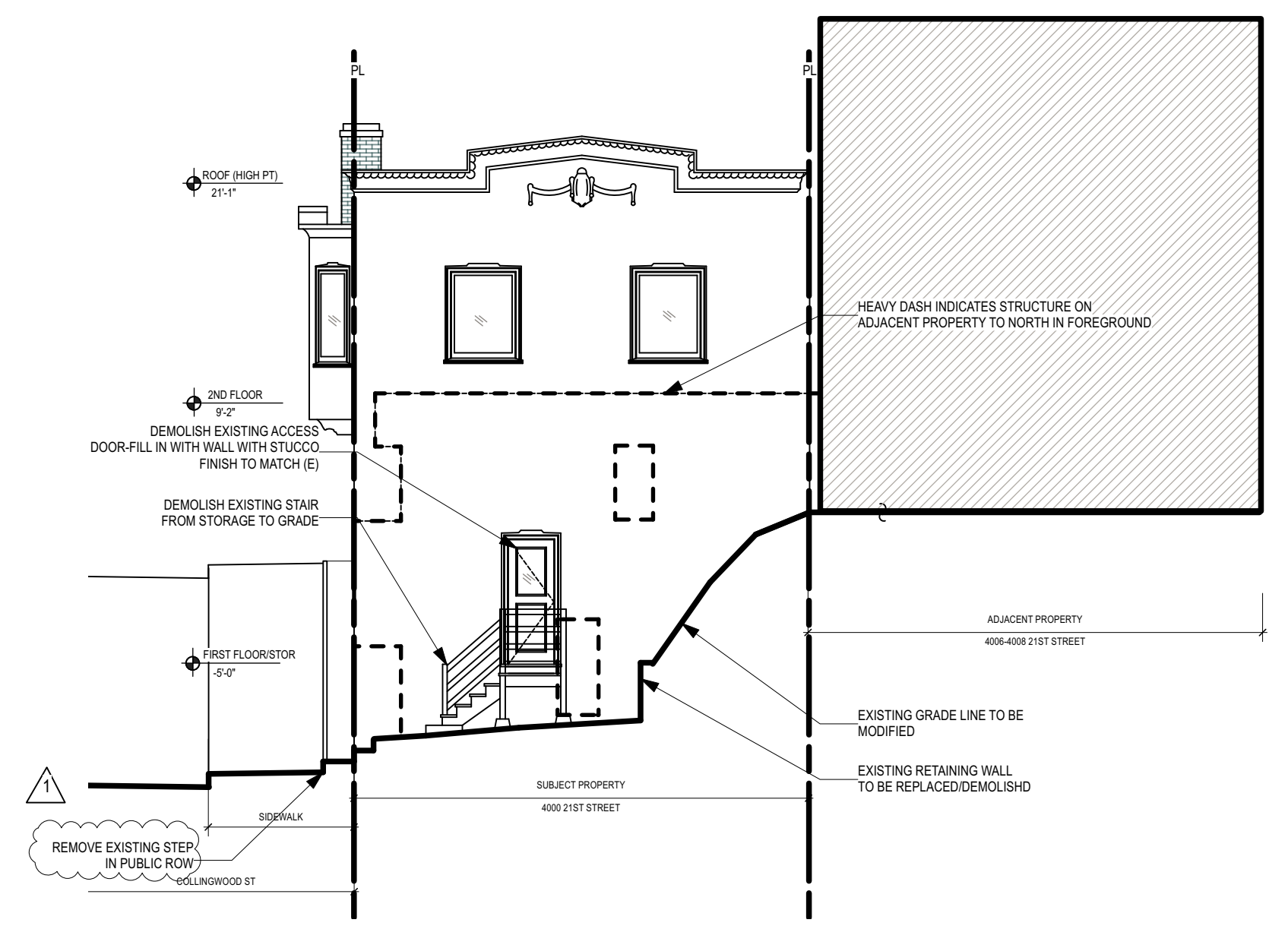
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REAR YARD ALTERATION

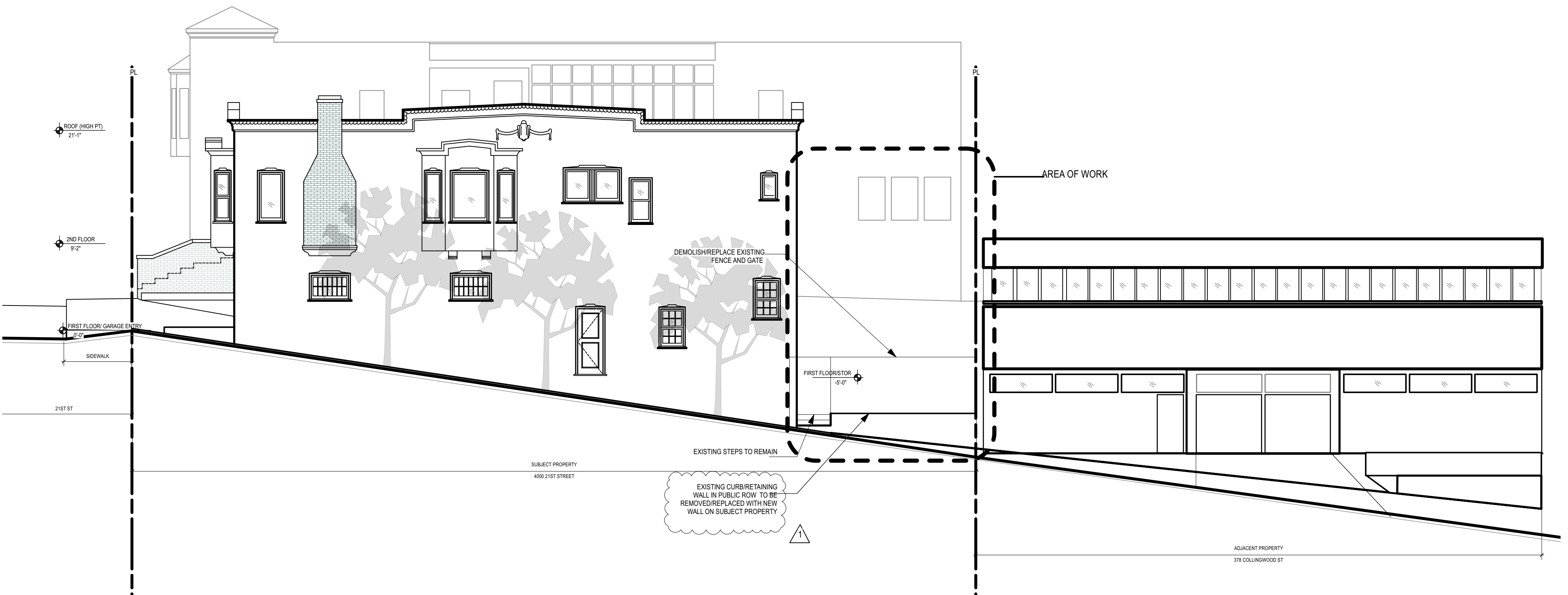
4000 21ST STREET, SAN FRANCISCO CA



EXISTING WEST ELEVATION 4
3/16" = 1'-0"



EXISTING NORTH ELEVATION 2
3/16" = 1'-0"



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



EXISTING SOUTH ELEVATION 1
3/16" = 1'-0"
NO WORK TO THIS ELEVATION FOR REFERENCE ONLY

(E) EXTERIOR ELEVATIONS

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.

A3.0

SCALE:
PLOT DATE:

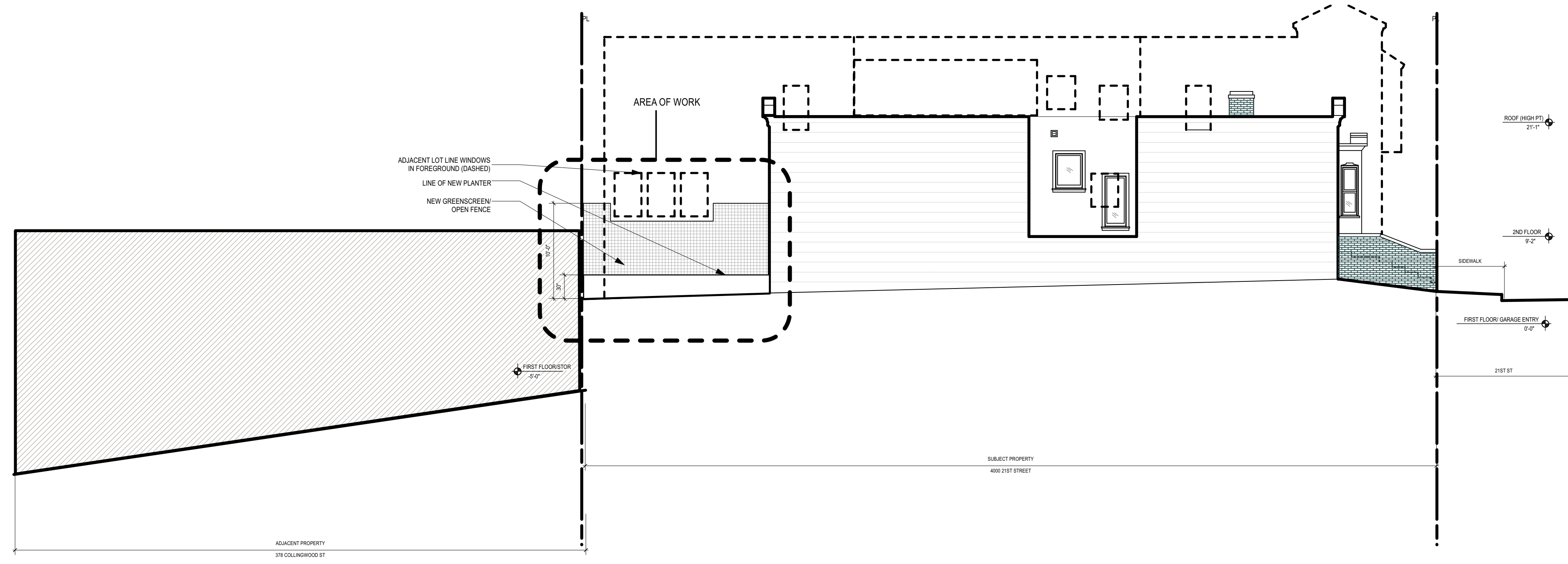
08.15.22	YARD PERMIT
07.17.23	REV



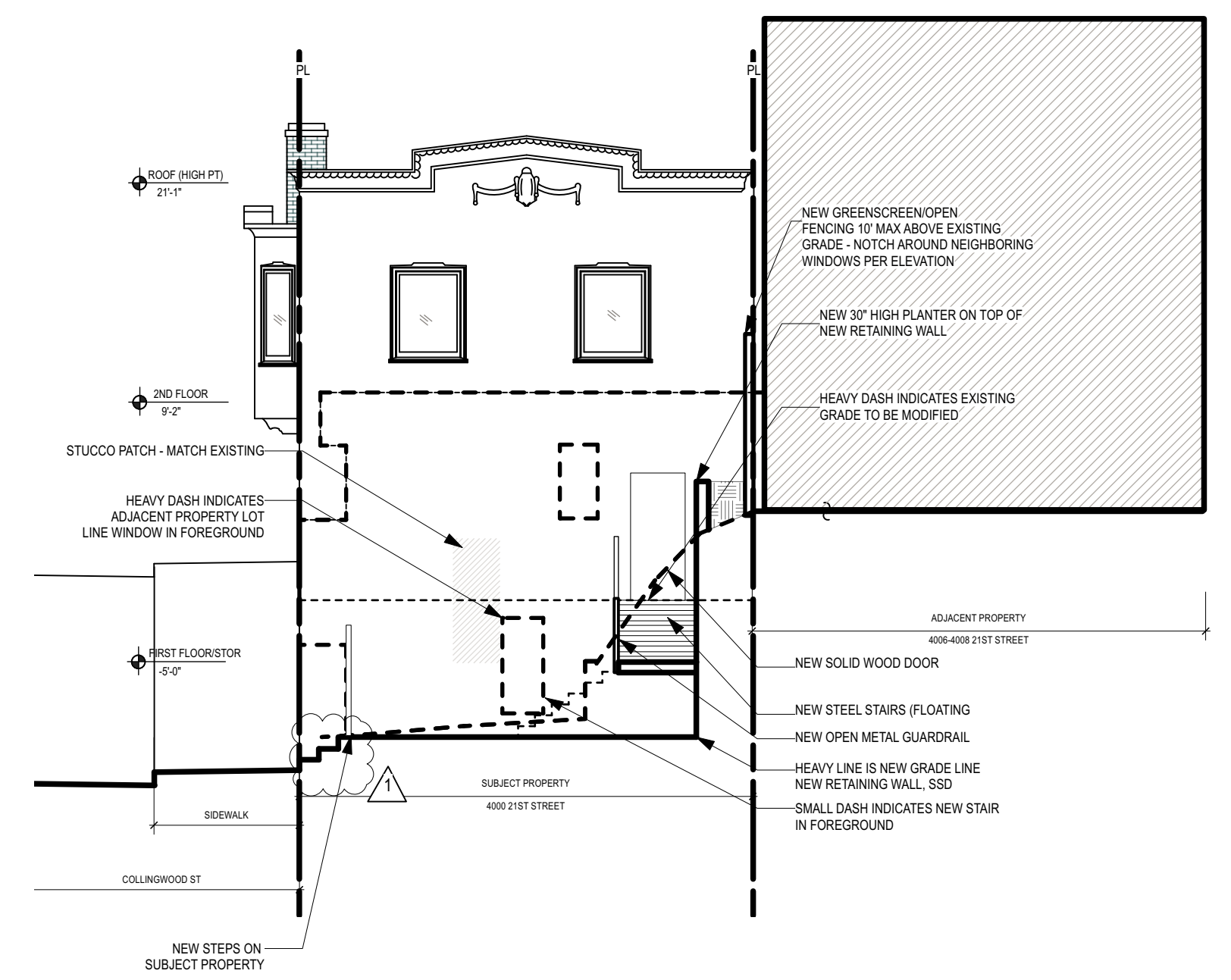
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REAR YARD ALTERATION

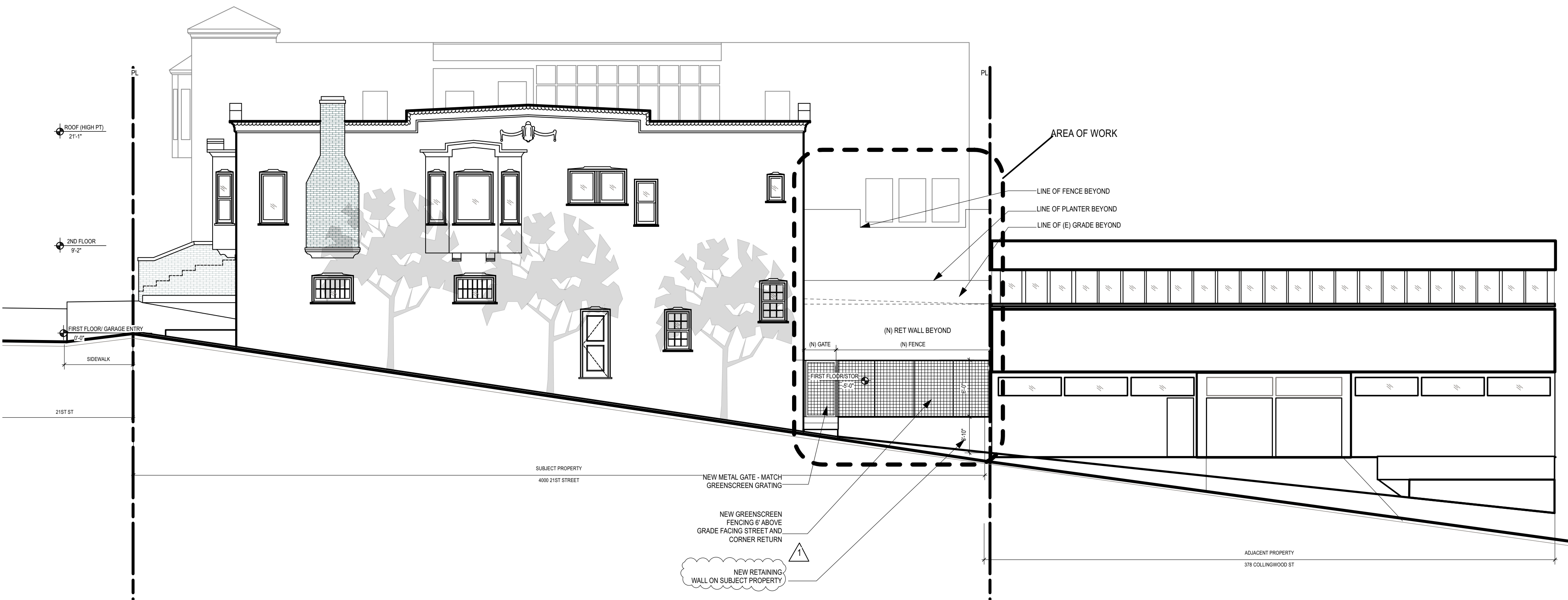
4000 21ST STREET, SAN FRANCISCO CA



PROPOSED WEST ELEVATION 4
3/16" = 1'-0"



PROPOSED NORTH ELEVATION 2
3/16" = 1'-0"



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



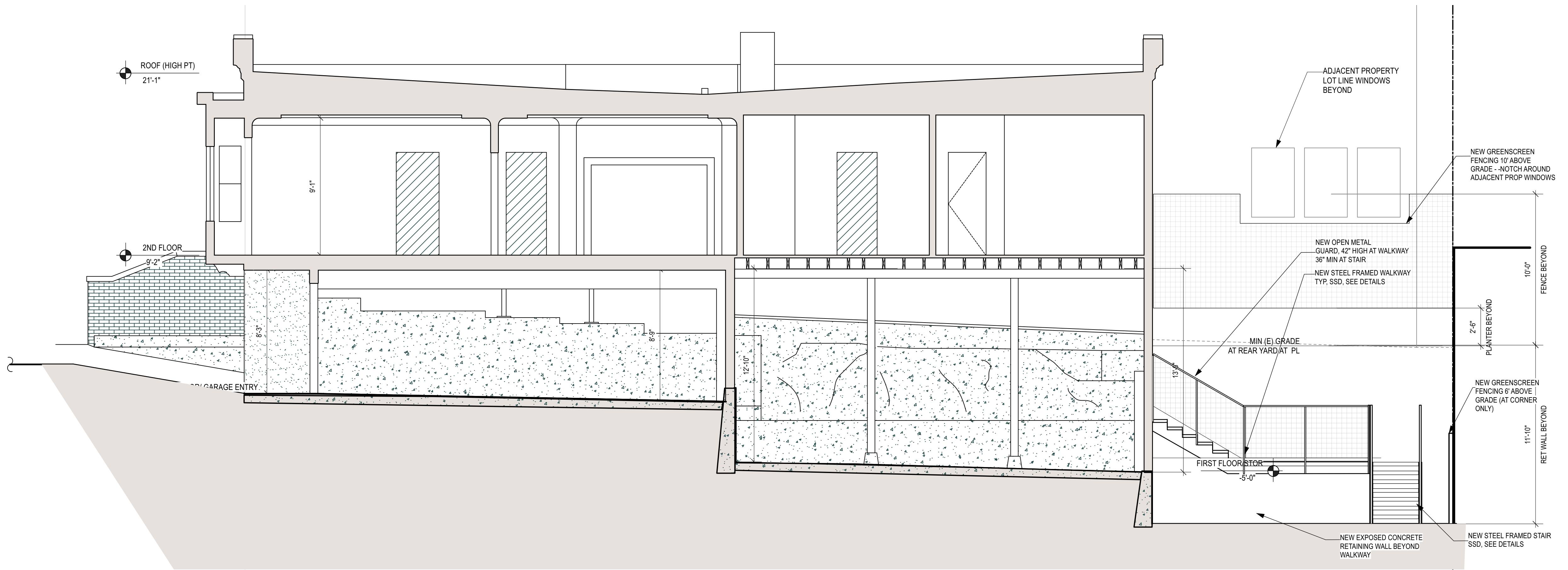
PROPOSED SOUTH ELEVATION 1
3/16" = 1'-0"

(N) EXTERIOR ELEVATIONS

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A3.1

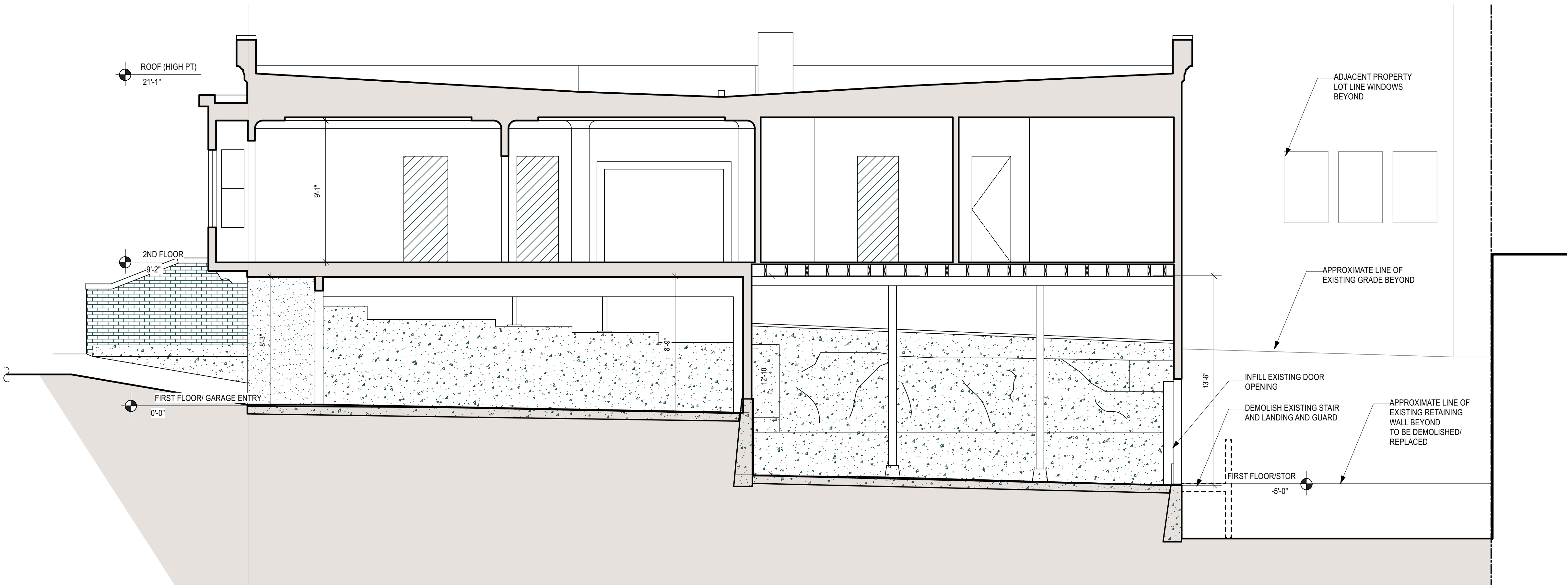
SCALE:
PLOT DATE:



PROPOSED BUILDING/SITE SECTION 2

1/4" = 1'-0"

2

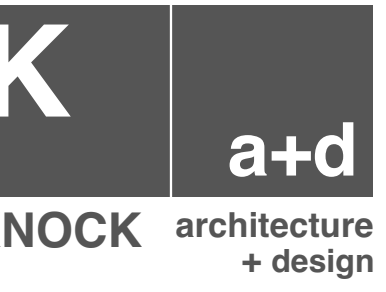


EXISTING BUILDING/SITE SECTION 1

1/4" = 1'-0"

1

08.15.22	YARD PERMIT
07.17.23	REV



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REAR YARD ALTERATION
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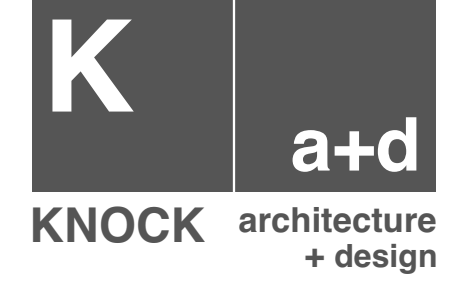
BUILDING/SITE SECTIONS

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A4.0

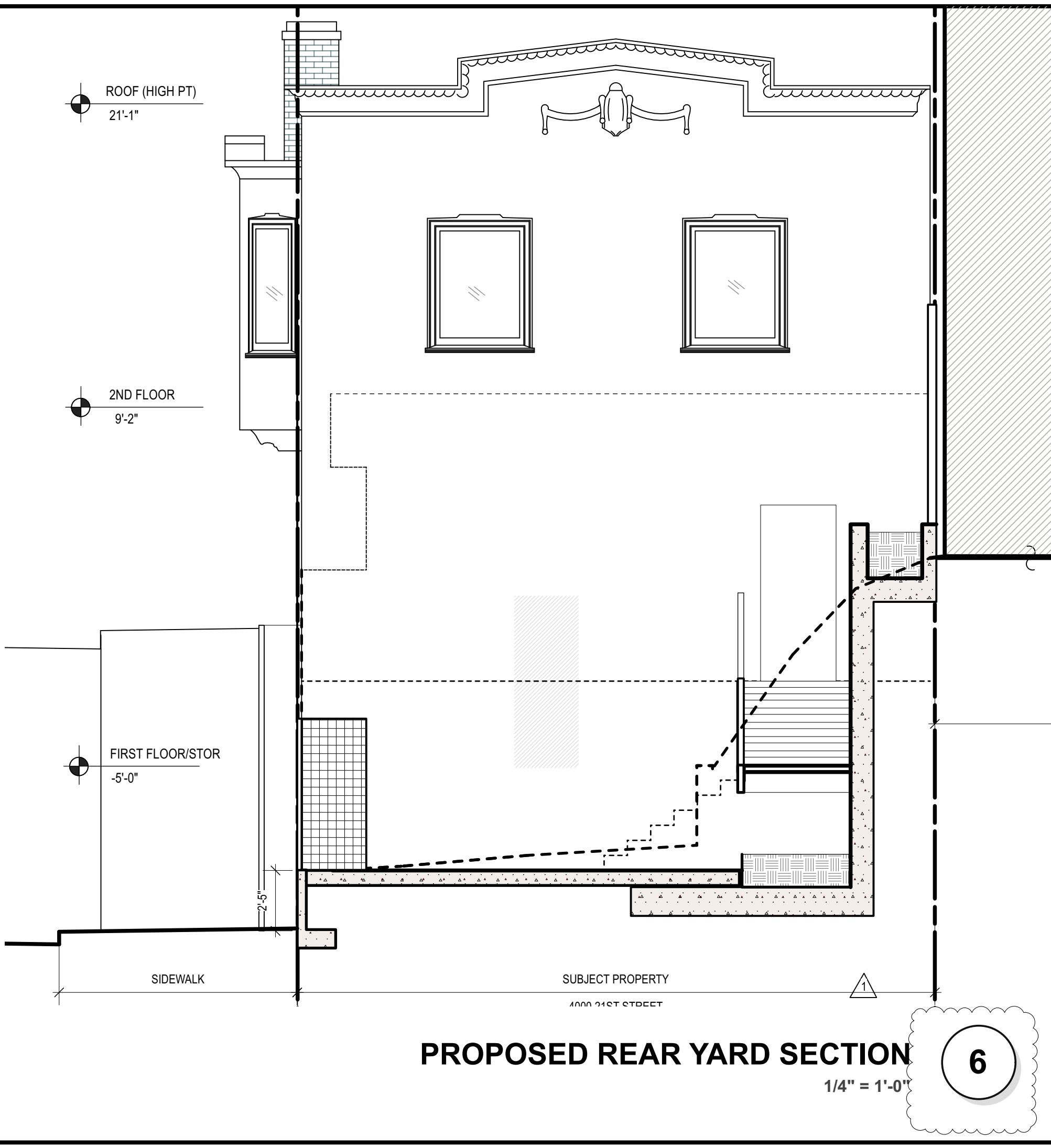
SCALE:
PLOT DATE:

08.15.22	YARD PERMIT
07.17.23	REV

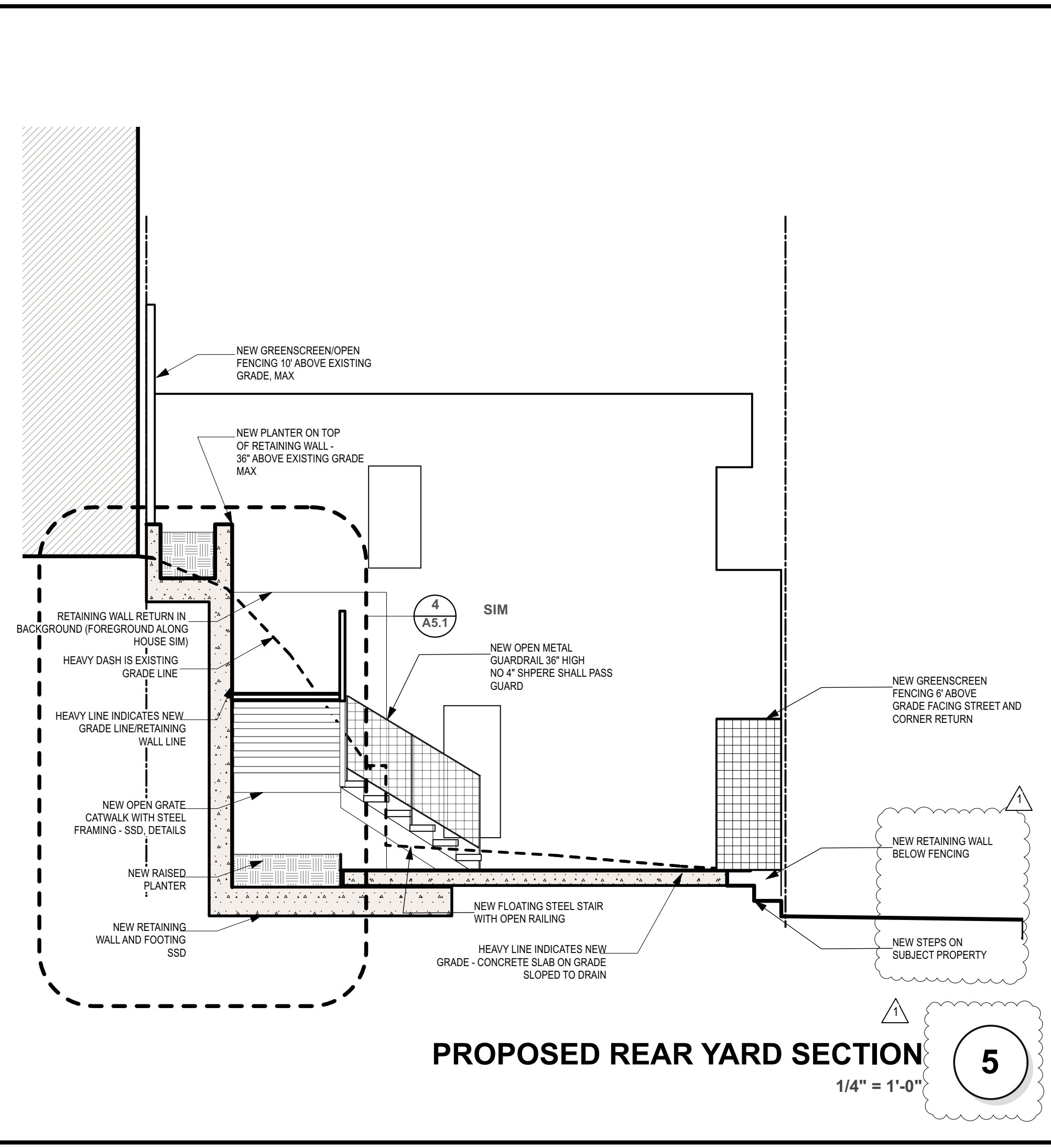


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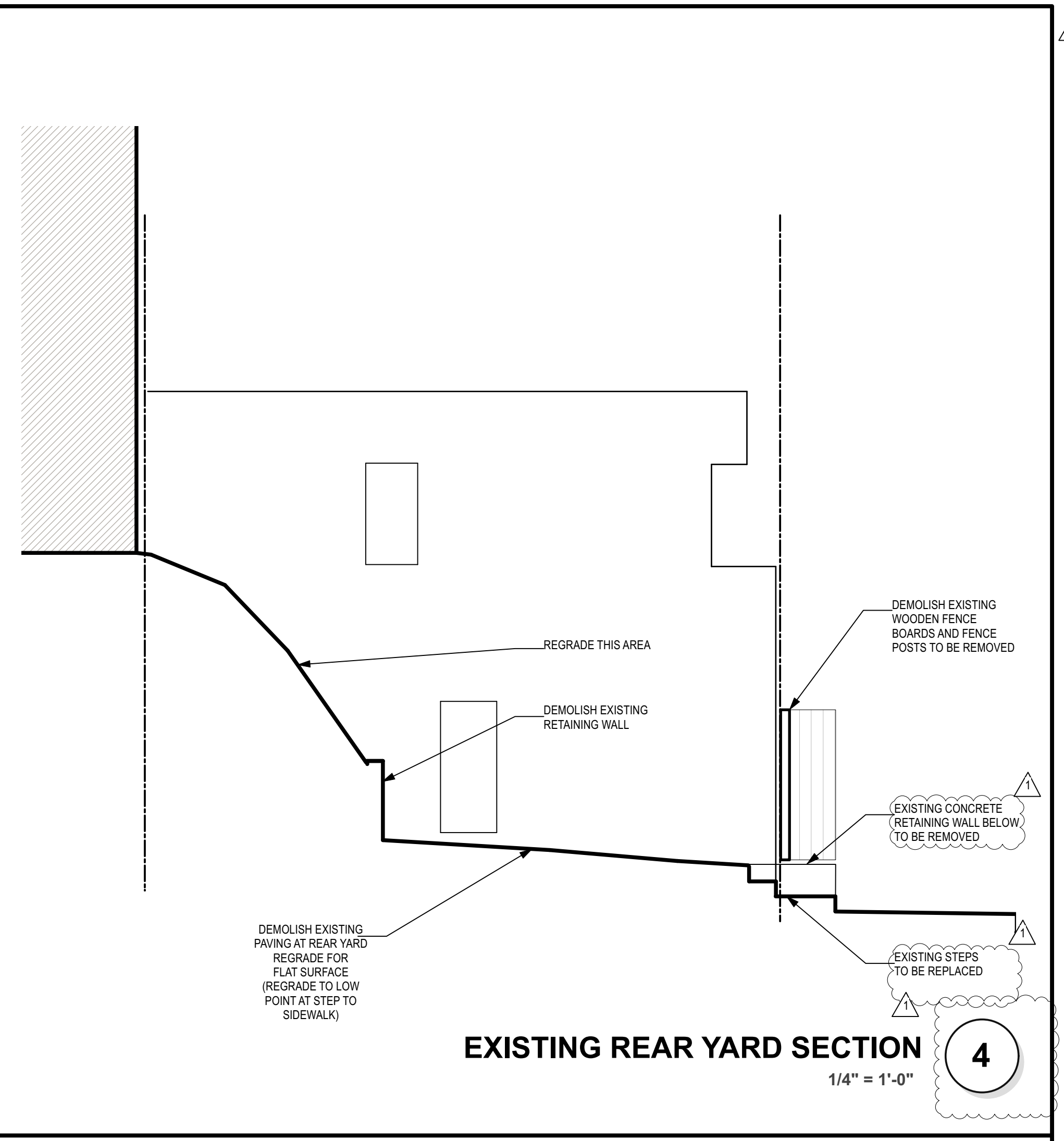
REAR YARD ALTERATION
4000 21ST STREET, SAN FRANCISCO CA



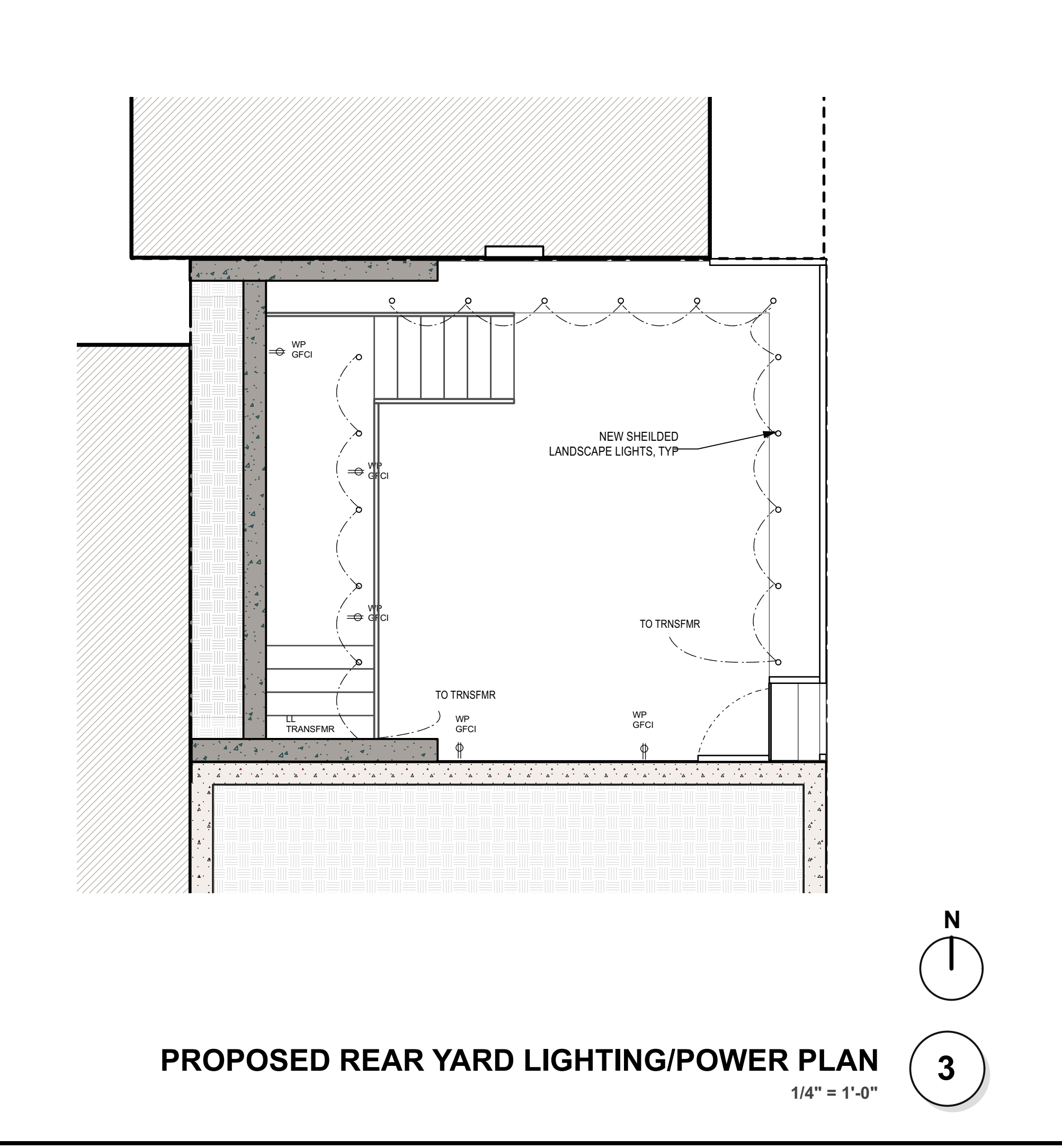
PROPOSED REAR YARD SECTION
1/4" = 1'-0" **6**



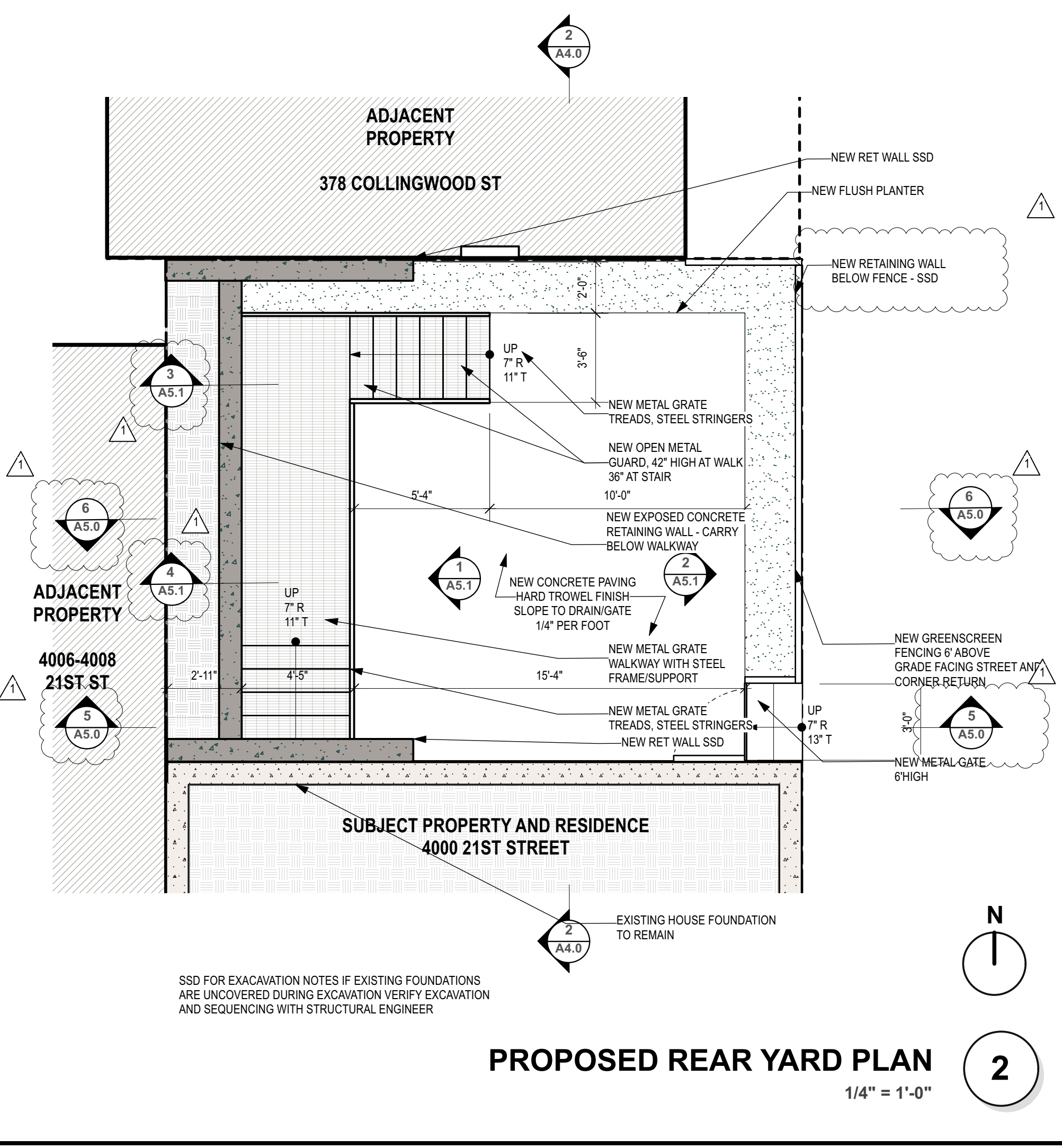
PROPOSED REAR YARD SECTION
1/4" = 1'-0" **5**



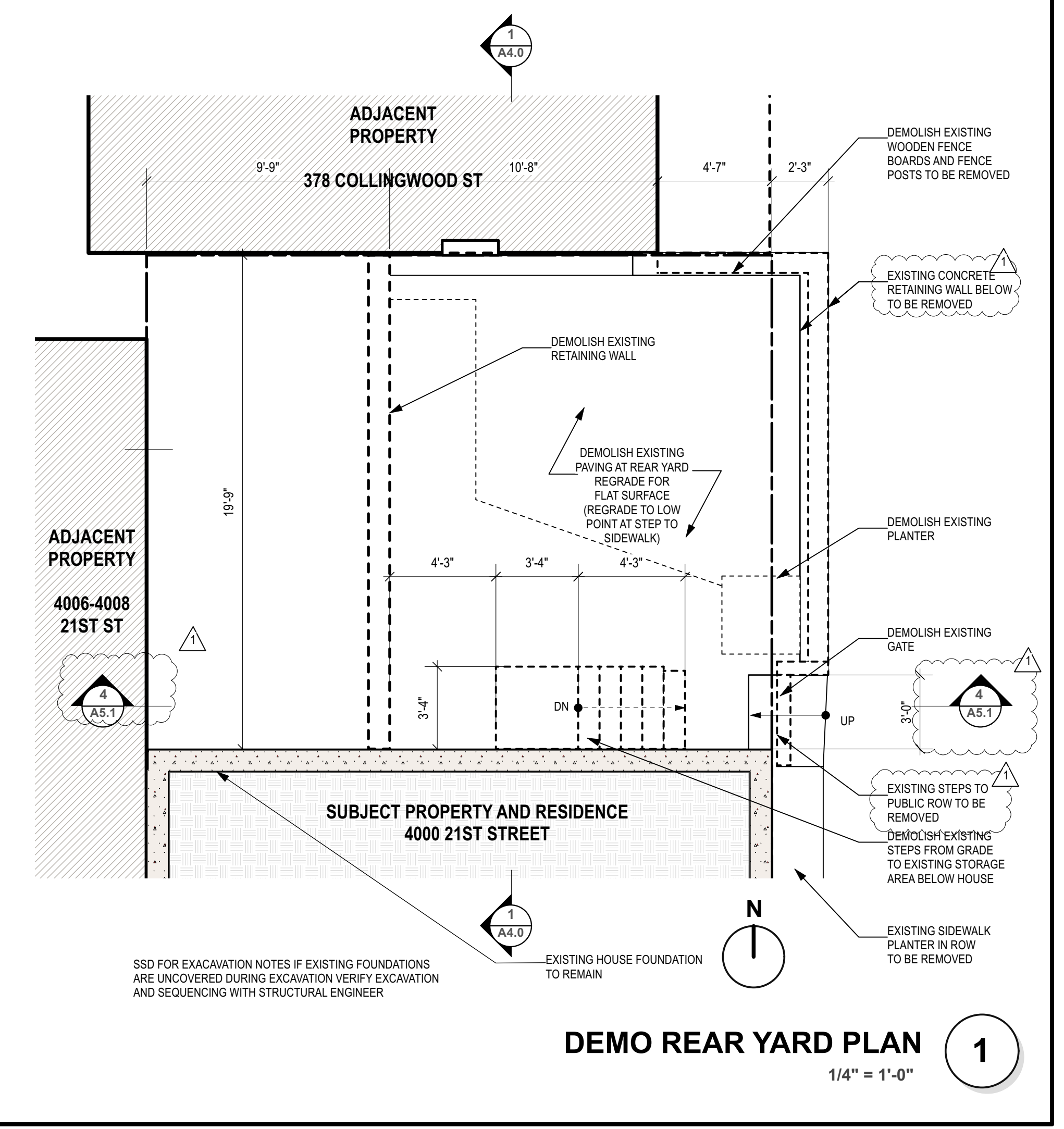
EXISTING REAR YARD SECTION
1/4" = 1'-0" **4**



PROPOSED REAR YARD LIGHTING/POWER PLAN
1/4" = 1'-0" **3**



PROPOSED REAR YARD PLAN
1/4" = 1'-0" **2**



DEMO REAR YARD PLAN
1/4" = 1'-0" **1**

YARD PLANS

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A5.0

SCALE:
PLOT DATE:

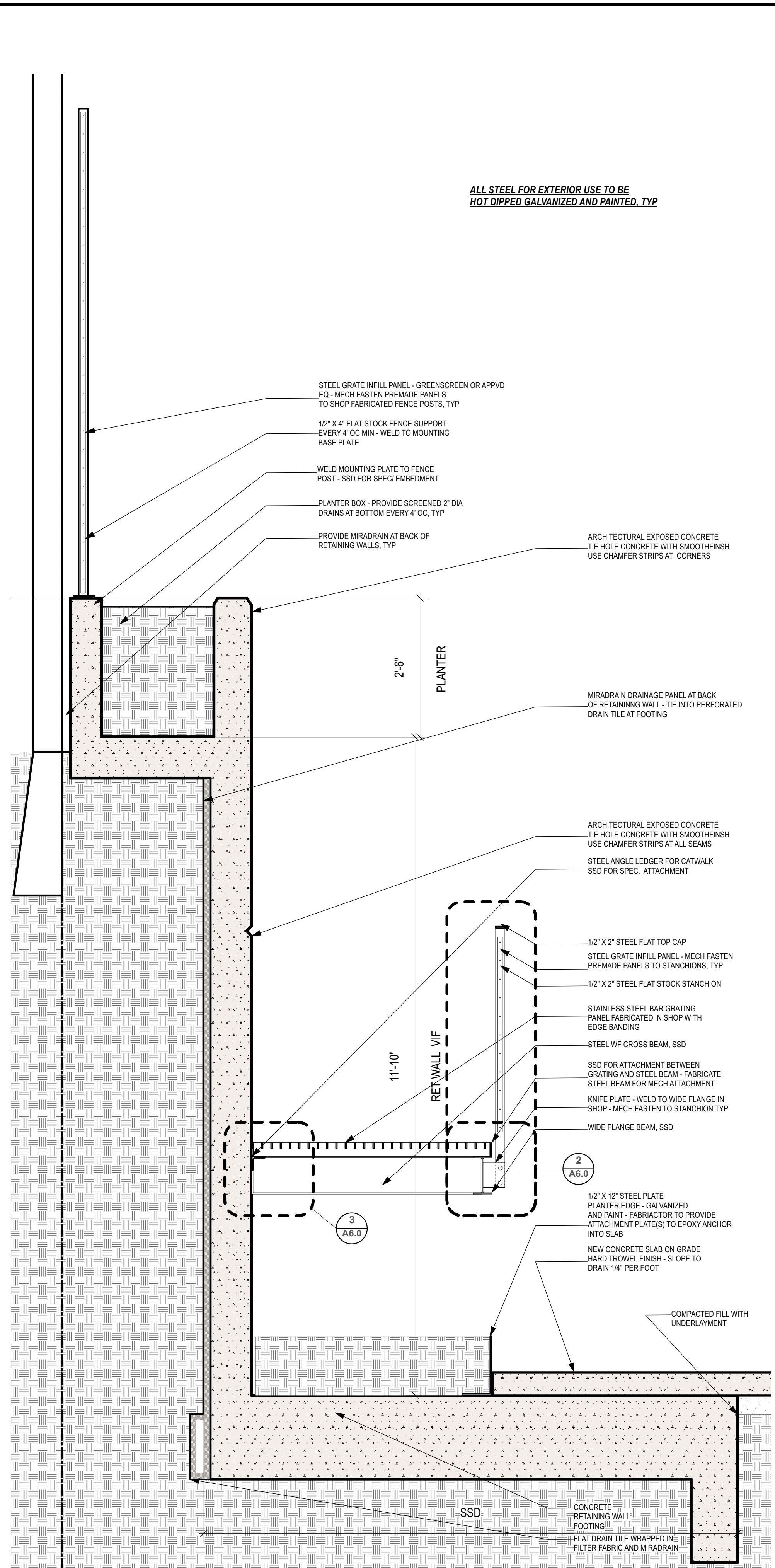
08.15.22	YARD PERMIT
07.17.23	REV



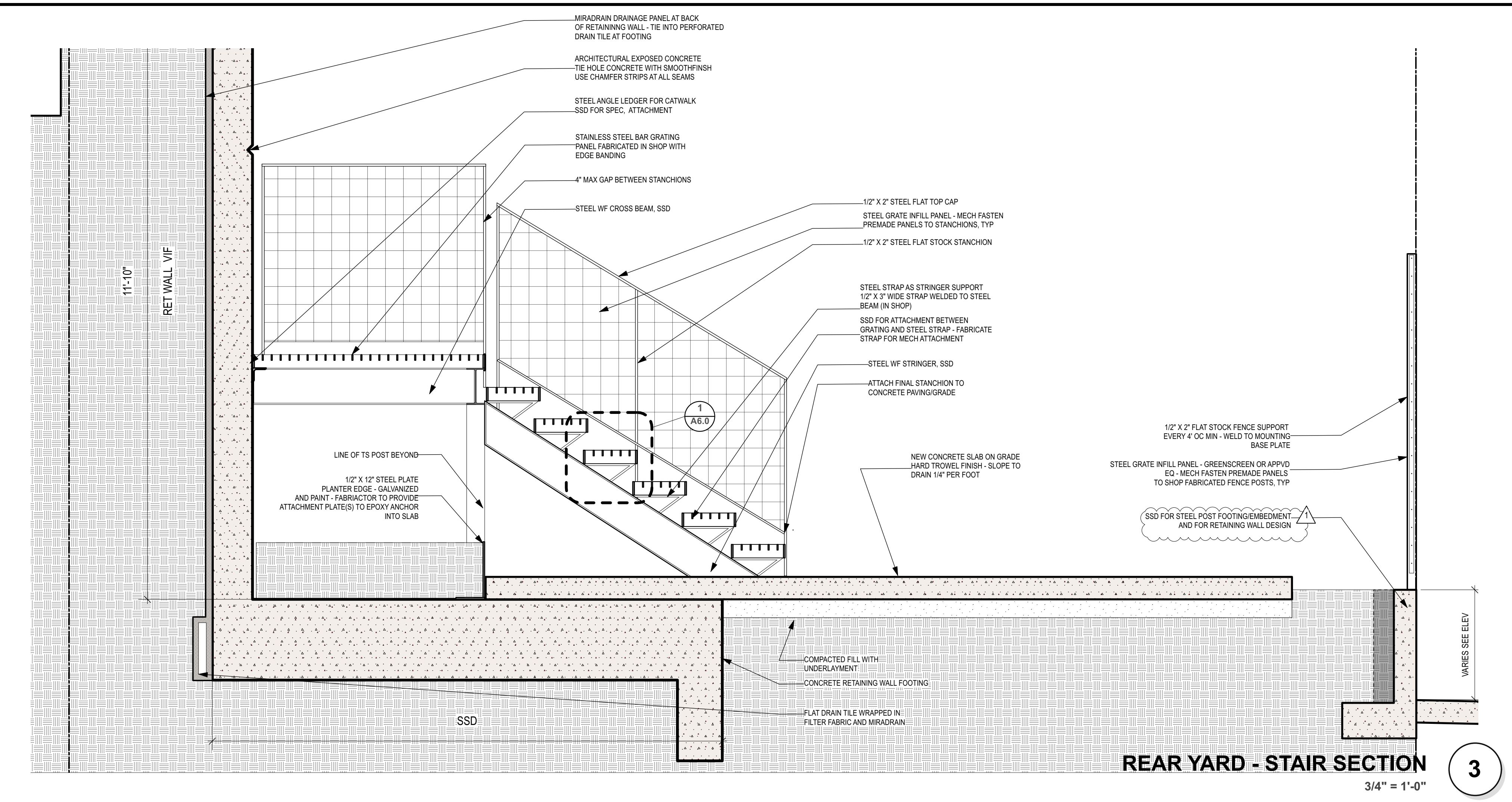
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REAR YARD ALTERATION

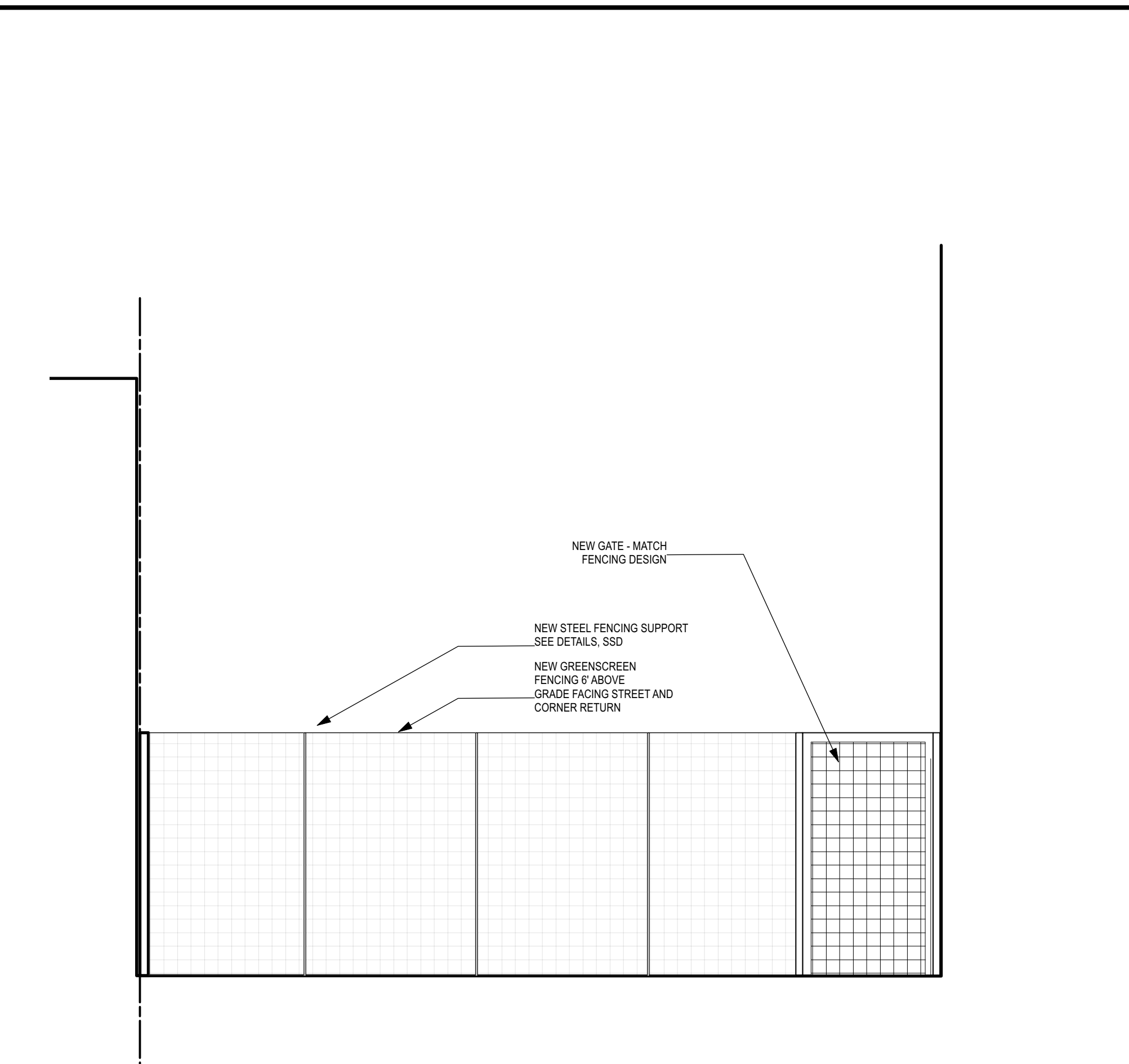
4000 21ST STREET, SAN FRANCISCO CA



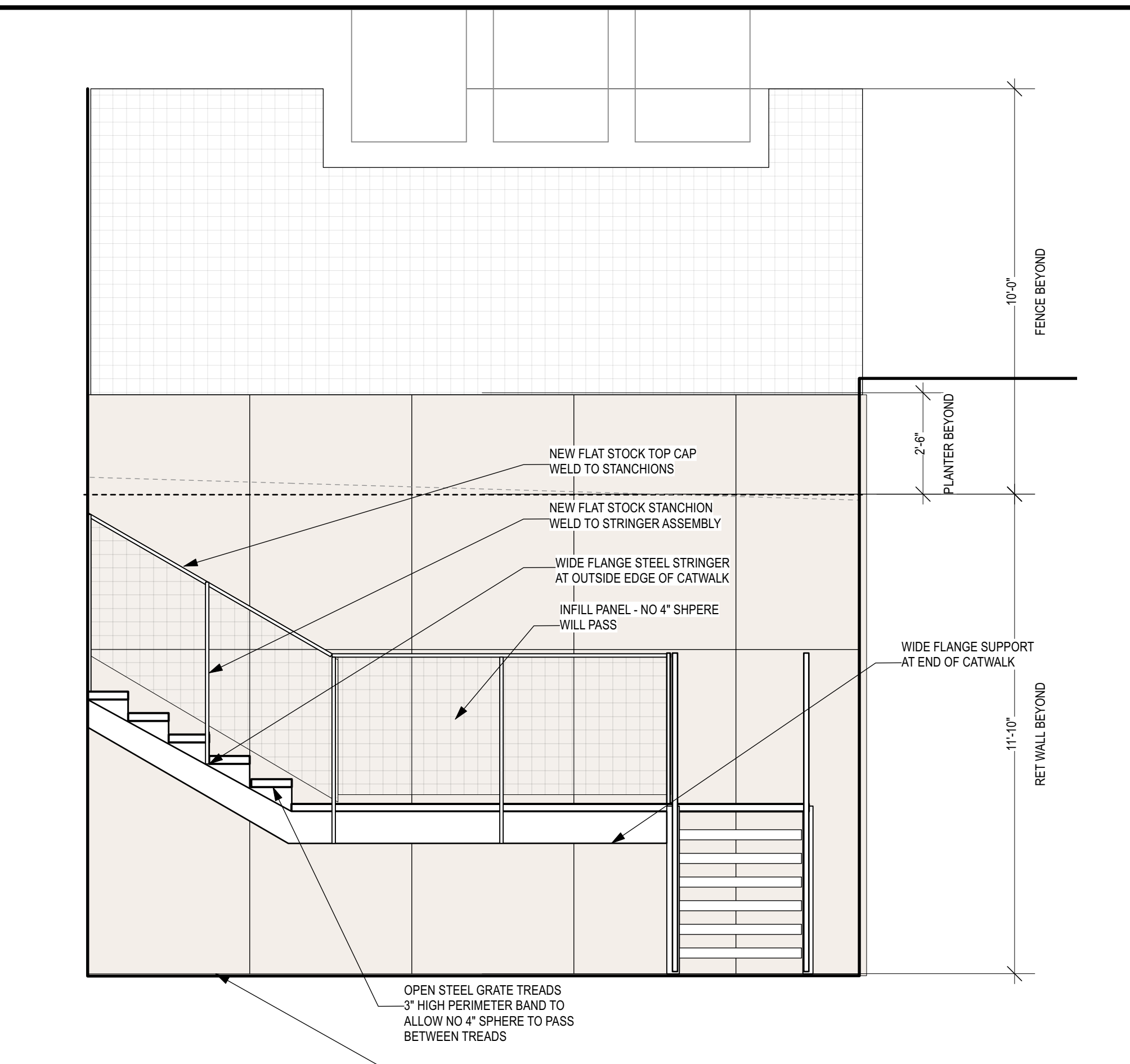
REAR YARD - CATWALK/RET WALL SECT
3/4" = 1'-0"
4



REAR YARD - STAIR SECTION
3/4" = 1'-0"
3



REAR YARD - EAST ELEVATION
3/8" = 1'-0"
2



REAR YARD - WEST ELEVATION
3/8" = 1'-0"
1

YARD PLANS

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A5.1

SCALE:
PLOT DATE:



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REAR YARD ALTERATION

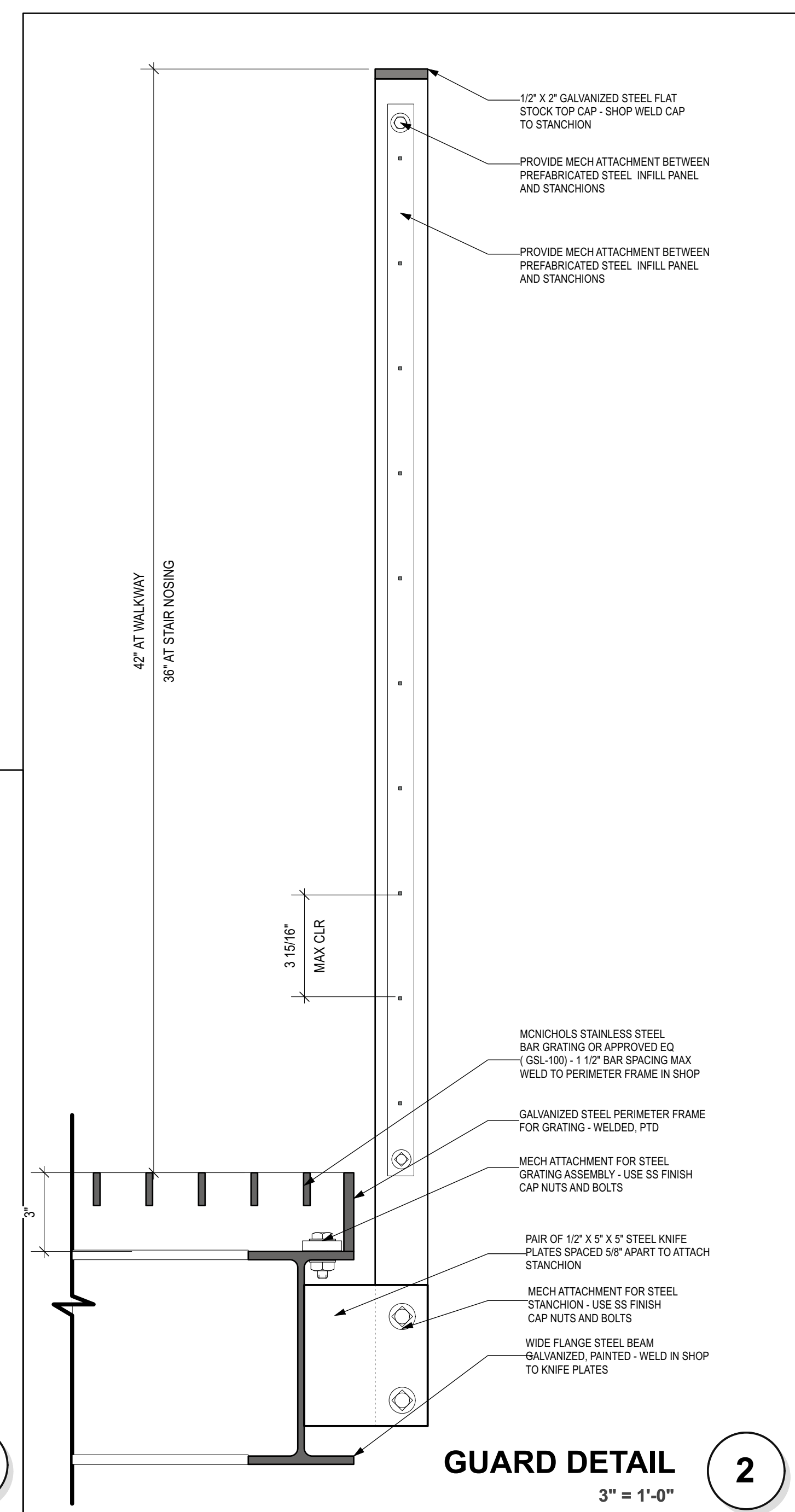
4000 21ST STREET, SAN FRANCISCO CA

CONST DETAILS

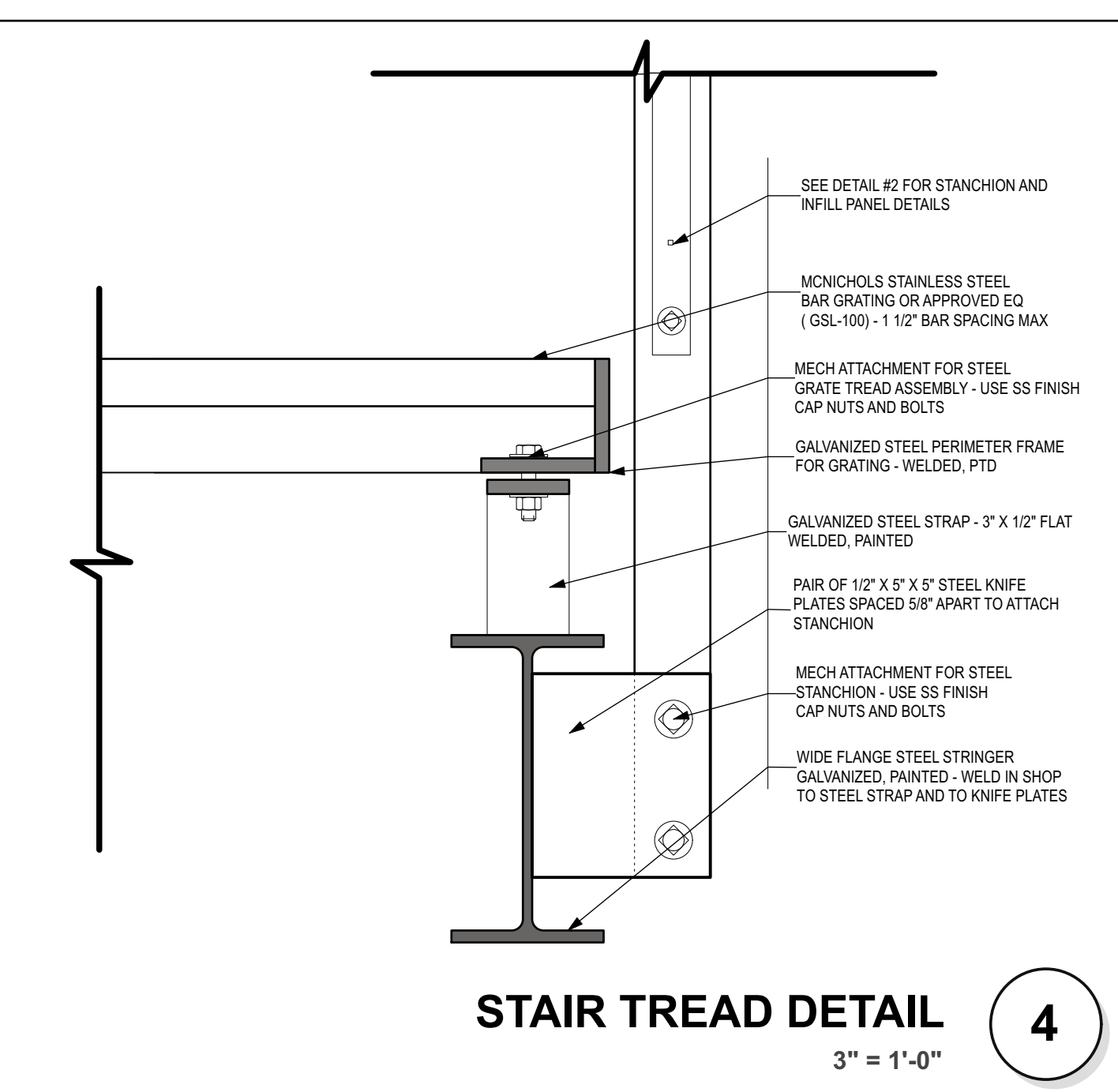
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A6.0

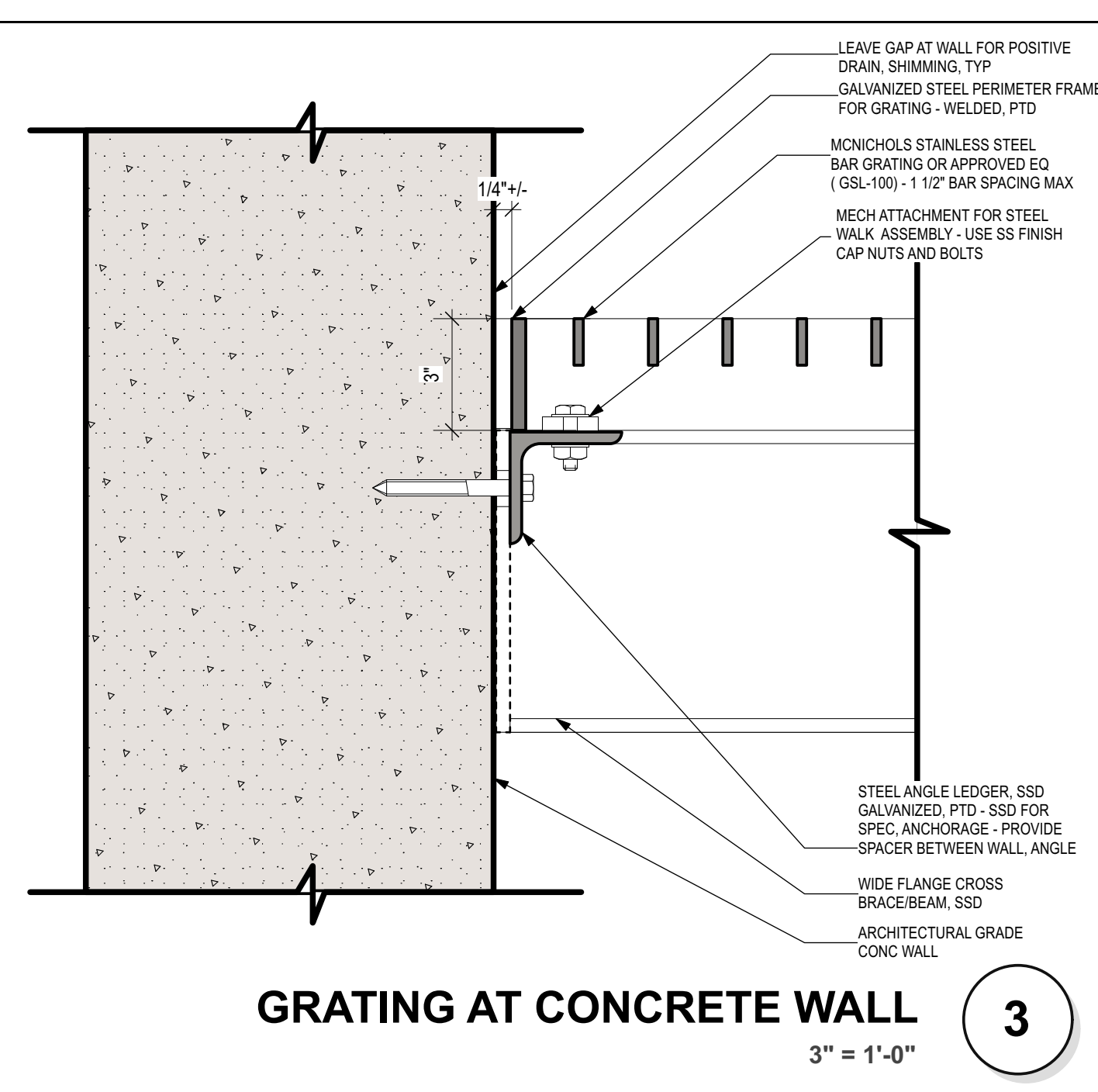
SCALE:
PLOT DATE:



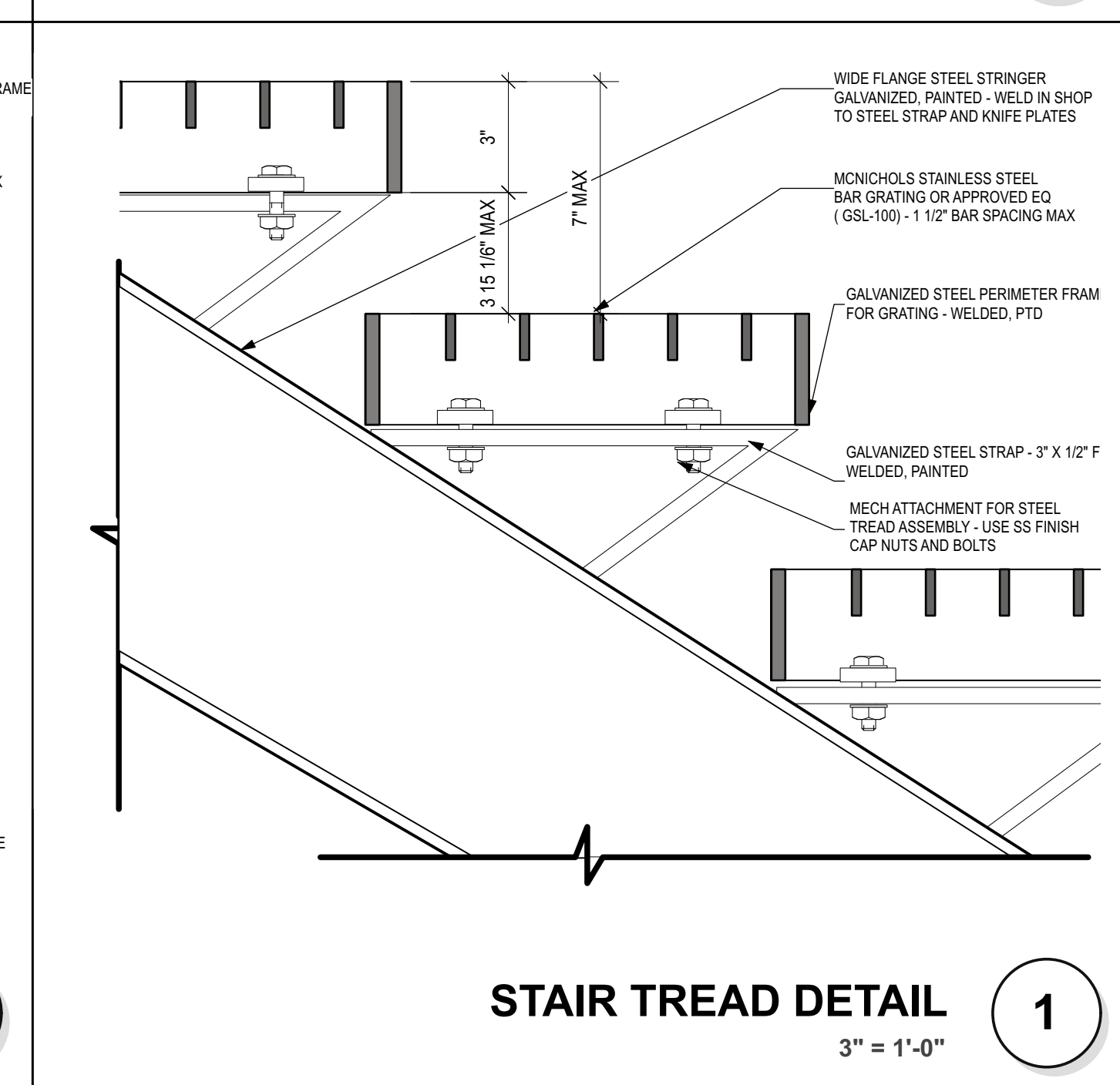
GUARD DETAIL 2
3" = 1'-0"



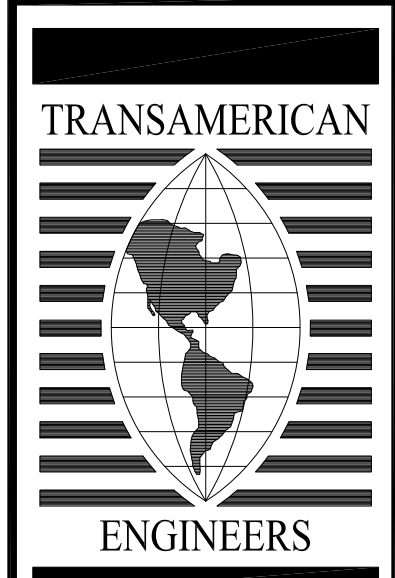
STAIR TREAD DETAIL 4
3" = 1'-0"



GRATING AT CONCRETE WALL 3
3" = 1'-0"

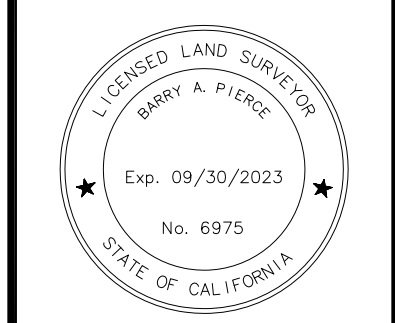


STAIR TREAD DETAIL 1
3" = 1'-0"



1380 Market Street, Suite 201
 San Francisco, CA 94102
 Tel: (415) 553-4092 Fax: (415) 553-4071
 Email: info@transamericanengineers.com

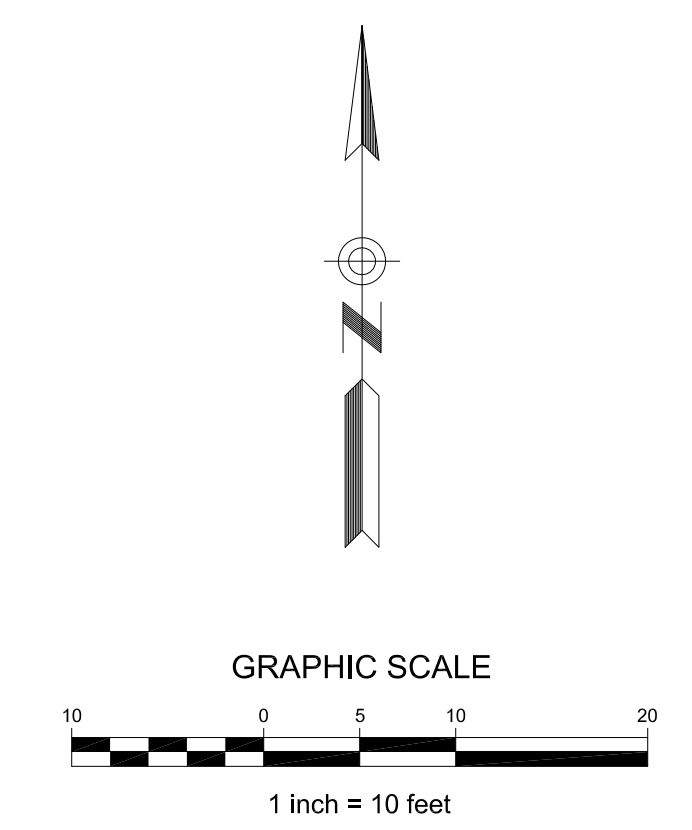
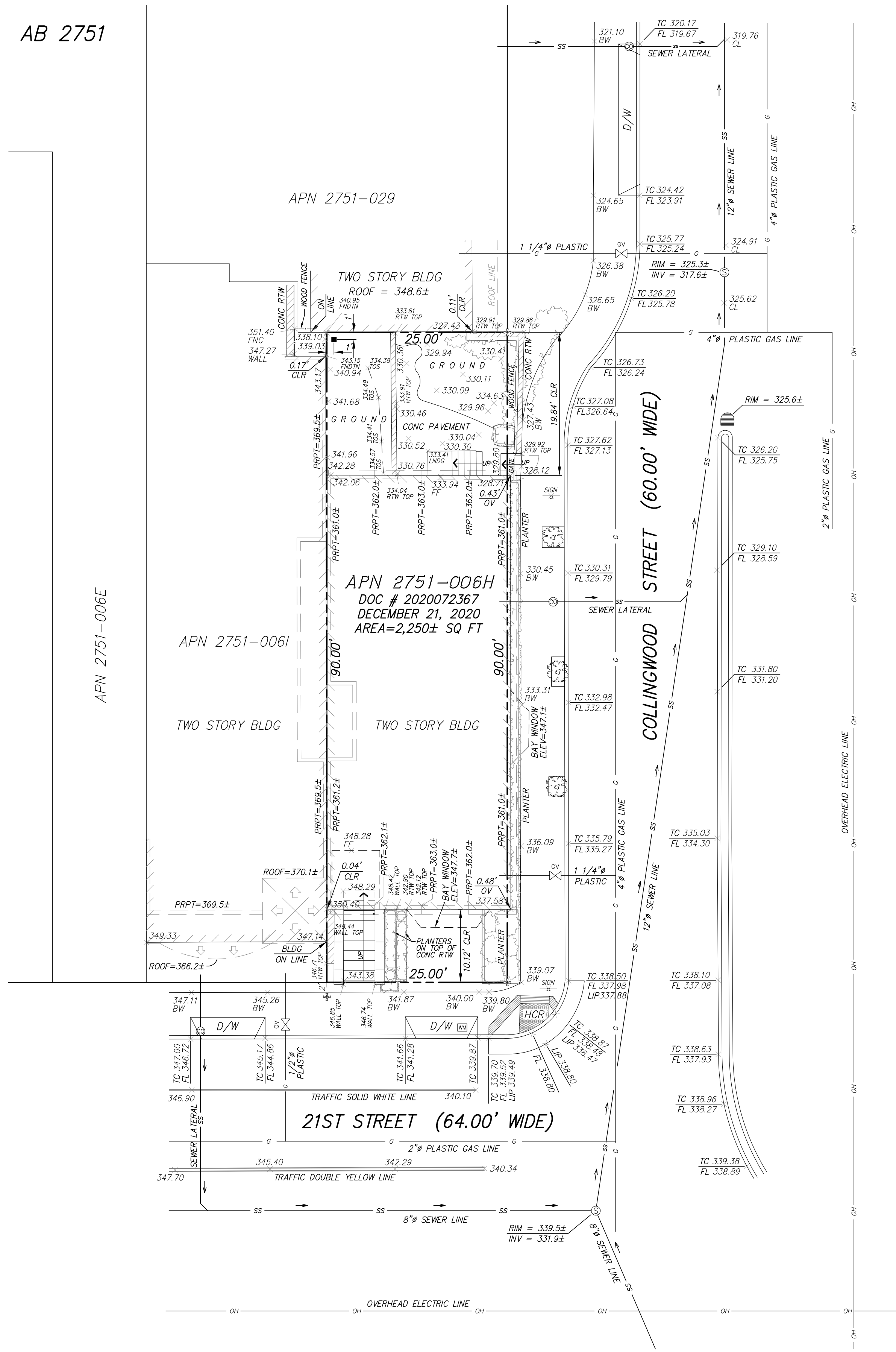
ARCHITECTURAL TOPOGRAPHIC SURVEY
ASSESSOR'S PARCEL No. 2751-006H
4000 21ST STREET
 CALIFORNIA
 SAN FRANCISCO



Approved by: *[Signature]* 06-13-22
 Chief Surveyor License No. 6975
 Expires 9/30/2023

Revisions	By:

- NOTE TO ANYONE HAVE ANY INTEREST IN THIS MAP, PLEASE BE ADVISED OF THE FOLLOWING:
1. THAT ALL TITLE INFORMATION HEREON (INCLUDING EASEMENTS IF ANY) WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENTS AND/OR HIS AGENTS REQUIREMENTS. THE FOLLOWING INFORMATION WAS SUPPLIED TO TRANSAMERICAN ENGINEERS; DEED TITLE REPORT A.P.N. ADDRESS OF THE P.I.O.
 2. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OR SERVICE AND THAT IT REMAINS THE PROPERTY OF TRANSAMERICAN ENGINEERS WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
 3. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY TRANSAMERICAN ENGINEERS IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMITS.
 4. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITES THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THIS MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
 5. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
 6. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL CLIENTS OBLIGATIONS TO TRANSAMERICAN ENGINEERS UNLESS OTHERWISE AGREED TO.
 7. THAT UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON WERE OBTAINED FROM INFORMATION PROVIDED TO TRANSAMERICAN ENGINEERS BY UTILITIES COMPANIES. TRANSAMERICAN ENGINEERS DOES NOT ASSUME ANY RESPONSIBILITY FOR THEIR EXISTENCE OR ACCURACY.
 8. THAT SURFACE UTILITIES, MANHOLES, ETC. AS SHOWN HEREON WERE LOCATED BY FIELD SURVEY.
 9. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.
- SPECIAL NOTES**
1. ELEVATIONS SHOWN AS "ROOF ELEV" HEREON ARE IN FACT THE ELEVATIONS OF THE HIGHEST POINT OF SIDE WALLS. THESE ELEVATIONS MAY BE EITHER THE ROOF OR THE PARAPET ELEVATION OF SUCH ROOF. FLAT ROOF LEVELS WERE NOT VISIBLE FROM SURVEY POINT.
 2. "PARAPET ELEV" SHOWN HEREON ARE THE HIGHEST POINT OF SUCH PARAPET.
 3. "ROOF PEAK ELEV" AND "EAVES ELEV" (IF ANY SHOWN HEREON) ARE THE HIGHEST POINT OF ROOF PEAKS AND THE LOWEST POINTS OF ROOF EAVES RESPECTIVELY.
 4. DUE TO LIMITED ACCESS TO THE REAR OR THE ADJACENT AND/OR THE PARAPET SUBJECT BUILDING(S) AND/OR COVERED STRUCTURE(S) AT THE TIME OF THIS SURVEY, THE TOPOGRAPHIC DATA FOR THOSE BUILDING(S) AND/OR STRUCTURE(S) IS NOT SHOWN HEREON.
 5. IT SHALL BE THE RESPONSIBILITY OF OUR CLIENT TO CALL OUR OFFICE IN ORDER TO HAVE OUR IN ORDER TO HAVE OUR SURVEYORS LOCATE ADDITIONAL INFORMATION AND/OR STRUCTURE(S) ONCE THE SITE HAS BEEN CLEARED. WE REQUIRE AN ADVANCE NOTICE OF FOUR (4) DAYS MORE OR LESS.
 6. ALSO, NOTE THAT THERE WILL BE ADDITIONAL CHARGES FOR SUCH STAKING AS IT IS NOT A PART OF THE SCOPE OF THIS JOB'S CONTRACT.



BENCH MARK
 COLLINGWOOD STREET & 20TH STREET (S.W. CORNER)
 + CUT WEST SIDE LOWER CONC STEP
 ELEV = 230.754 (CITY DATUM)

- LEGEND**
- PROPERTY LINE
 - ADJACENT PARCEL LINES
 - RIGHT OF WAY LINE
 - SS SEWER LINE
 - G GAS LINE
 - OH OVERHEAD ELECTRIC LINE
 - FENCE LINE
 - BUILDING LINE
 - CLEANOUT
 - WATER METER
 - GAS VALVE
 - ROOF PITCH
 - CATCH BASIN
 - STREET SIGN
 - SET CROSS
 - SET HUB & TACK

- ABBREVIATIONS**
- AB ASSESSOR'S BLOCK
 - APN ASSESSOR'S PARCEL NUMBER
 - BLDG BUILDING
 - BW BACK OF SIDEWALK
 - CLR CLEAR
 - CONC CONCRETE
 - DOC DOCUMENT
 - D/W DRIVEWAY
 - ELEV ELEVATION
 - FDTN FOUNDATION
 - FF FINISH FLOOR
 - FL FLOW LINE
 - FNC FENCE
 - HCR HANDICAP RAMP
 - LIP LIP OF GUTTER
 - LNDG LANDING
 - PRPT PARAPET
 - RTW RETAINING WALL
 - TC TOP OF CURB

ACCESSORY DWELLING UNIT

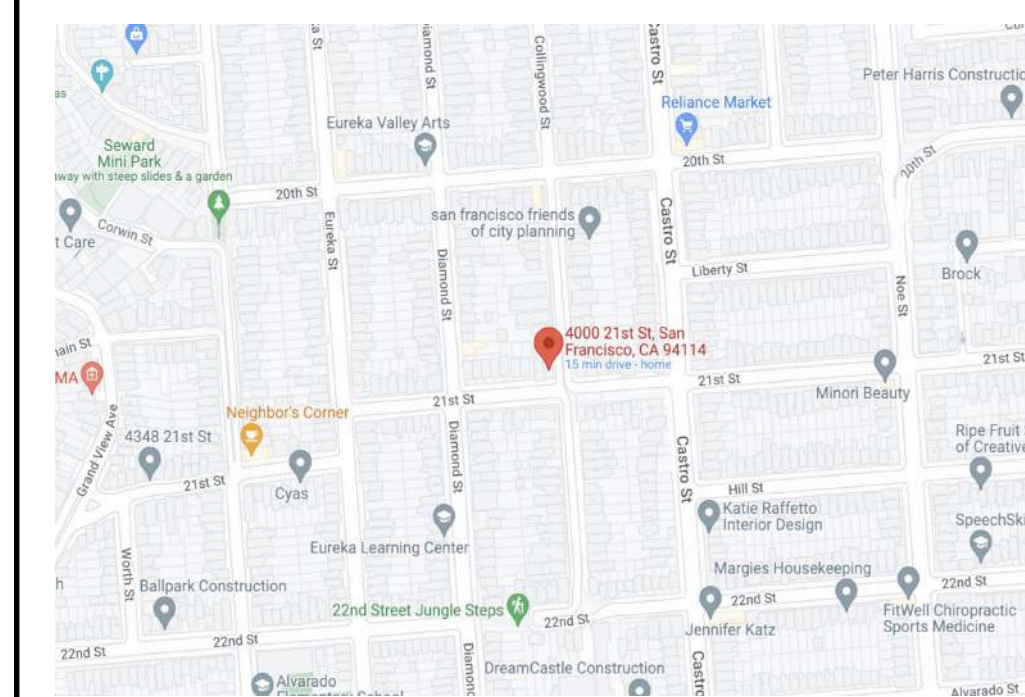
4000 21ST STREET
SAN FRANCISCO, CA 94114

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ARCHITECTURAL INDEX

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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	Proposed
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
TOTAL	2579	3997

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
TOTAL	2981	1016

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

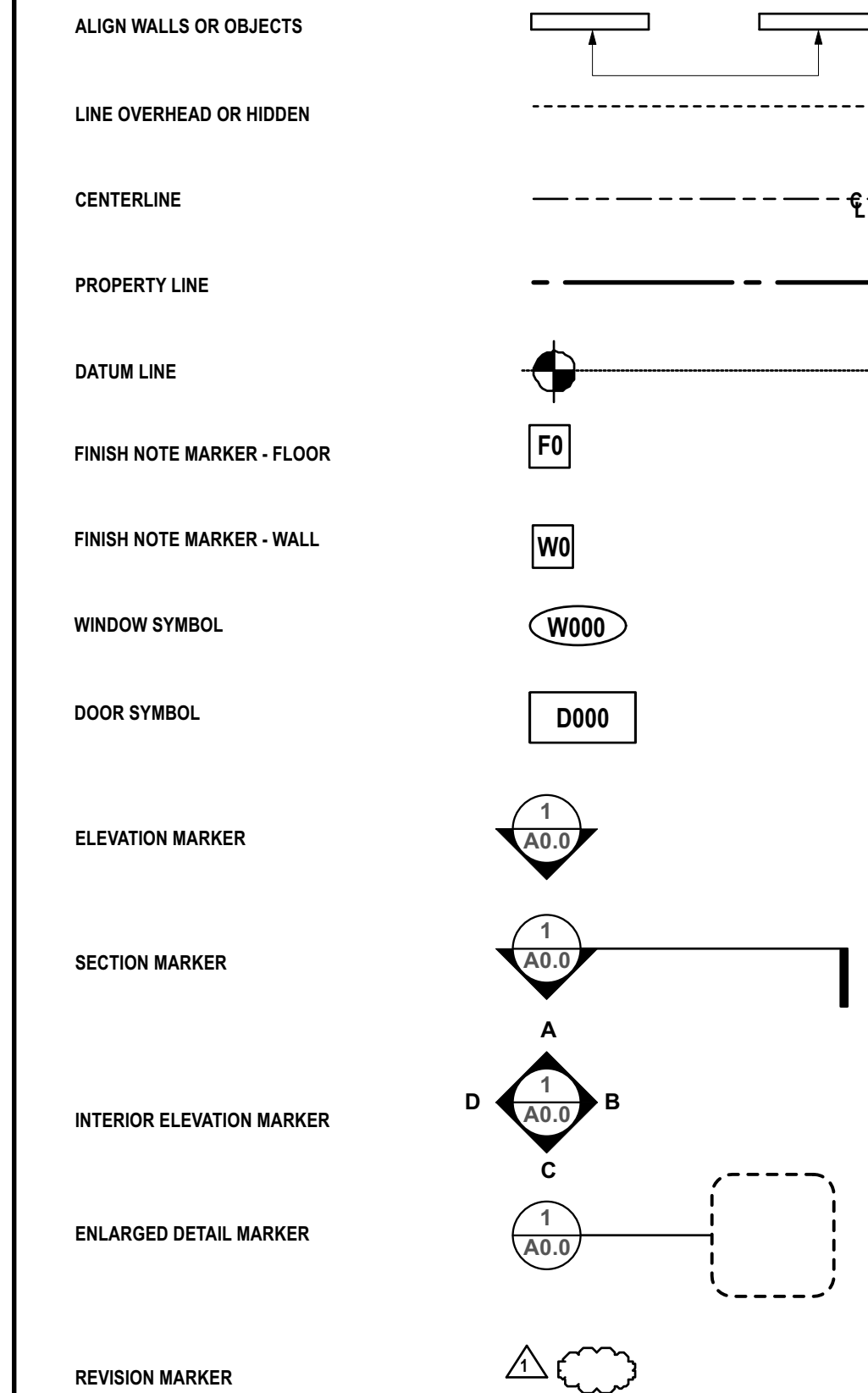
MAX EXCAVATION HEIGHT: 5'-6"
EXCAVATION AMOUNT: 15 CUBIC YARDS

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
		DF	DOUGLAS FIR	HDR	HEADER	OFD	OVERFLOW DRAIN	TR	TOWEL RACK
C.L.	CENTERLINE	DIA	DIAMETER	HDWD	HARDWOOD	OFS	OVERFLOW SCUPPER	TV	TELEVISION
P.L.	PROPERTY LINE	DIM	DIMENSION	HVAC	HEATING, VENTILATION, AIR CONDITIONING	OPNG	OPENING	TYP	TYPICAL
(E)	EXISTING	DIV	DIVISION, DIVIDED						
(N)	NEW	DN	DOWN	HW, HWH	HOT WATER HEATER	P	PERFORATED	U	UNLESS OTHERWISE NOTED
		DP	DOUBLE POLE			PERF	PERFORATED	UON	UNLESS OTHERWISE NOTED
		DS	DOWNSPOUT	I	INSIDE DIMENSION	PL	PLYWOOD	UR	URINAL
A	ANCHOR BOLT	DW	DISHWASHER	ID	INSIDE DIMENSION	PLY	PLYWOOD		
AB	ABOVE	DWG	DRAWING	INS, INSUL	INSULATION	PT	PRESSURE TREATED	V	VARIABLE
ABV	ABOVE			INT	INTERIOR	PTD	PAINTED	VAR	VARIABLE
AD	AREA DRAIN	E	EAST	INV	INVERT			VCT	VINYL COMPOSITE TILE
ADJ	ADJACENT	EA	EAST	J	JOINT	R	RISER	VERT	VERTICAL
AFF	ABOVE FINISHED FLOOR	EJ	EXPANSION JOINT	JT	JOINT	RAD	RADIUS	VIF	VERIFY IN FIELD
ALT	ALTERNATE	EL	ELEVATION	JST	JOIST	RDWD	REDWOOD		
ALUM	ALUMINUM	ELEC	ELECTRICAL			REF	REFER, REFERENCE	W	WEST
ANOD	ANNODIZED	ELEV	ELEVATOR	K	KITCHEN	RET.	RETURN	WC	WATER CLOSET
AP	ACCESS PANEL	EO	ELECTRICAL PANELBOARD	KIT	KITCHEN	REV	REVISED, REVISION	WD	WOOD
APX, APPROX	APPROXIMATE	EQ	EQUAL			RM	ROOM	WIN	WINDOW
ARCH	ARCHITECT, ARCHITECTURAL	EST	ESTIMATE	L	LAMINATE, LAMINATED	RO	ROUGH OPENING	WWF	WELDED WIRE FABRIC
ASPH	ASPHALT	EXH	EXHAUST	LAM	LAMINATE, LAMINATED	RWL	RAINWATER LEADER		
		EXP	EXPOSED	LAV	LAVATORY			S	SOUTH
B	BOARD	EXT	EXTERIOR	LW	LIGHTWEIGHT			S	SOLID CORE
BD	BOARD			LWC	LIGHTWEIGHT CONCRETE			SCD	SEE CIVIL ENGINEERING DRAWINGS
BIT	BITUMINOUS	F	FOUNDATION					SECT	SECTION
BLDG	BUILDING	FDN	FOUNDATION	M	MIRRORED			SF	SQUARE FEET
BLK	BLOCK	FF	FINISHED FLOOR	MANUF	MANUFACTURER			SHT	SHEET
BLKG	BLOCKING	FIN	FINISH	MAX	MAXIMUM			SIM	SIMILAR
BOT	BOTTOM	FLR	FLOOR, FLOORING	MC	MEDICINE CABINET			SLD	SEE LANDSCAPE DRAWINGS
B.O.	BOTTOM OF	FLUOR	FLUORESCENT	MDF	MEDIUM DENSITY FIBERBOARD			SP	SINGLE POLE
BM	BEAM	FOC	FACE OF CONCRETE	MECH	MECHANICAL			SQ	SQUARE
B.U.	BUILT-UP	FOM	FACE OF MASONRY	MEMB	MEMBRANE			SSD	SEE STRUCTURAL DRAWINGS
		FOP	FACE OF PLYWOOD	MIN	MINIMUM			SSTL	STAINLESS STEEL
C	CABINET	FOS	FACE OF STUD	MIR	MIRROR			STC	SOUND TRANSMISSION COEFFICIENT
CAB	CABINET	FPL	FIREPLACE	MTL	METAL			STL	STEEL
CJ	CONTROL JOINT	FTG	FOOTING					T	TEMPERED
C.L.	CENTERLINE	FURN	FURNISH, FURNISHED	N	NORTH			TEL	TELEPHONE
CLG	CEILING	G	GAUGE	N/A	NOT APPLICABLE			TEMP	TEMPERED
CLR	CLEAR	GALV	GALVANIZED	NIC	NOT IN CONTRACT			T.O.	TOP OF
CMU	CONCRETE MASONRY UNIT	GC	GENERAL CONTRACTOR	NO	NUMBER			T.O, FF	TOP OF FINISH FLOOR
CNTL	CONTROL	GL	GLAZING	NTS	NOT TO SCALE				
COL	COLUMN	GLB	GLASS BLOCK						
CONT	CONTINUOUS	GND	GROUND						
CPT	CARPET	GYP	GYPSUM BOARD						
CT	CERAMIC TILE								
CTR	CENTER								

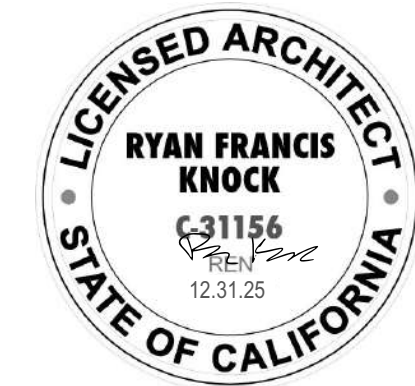
SYMBOLS



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 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



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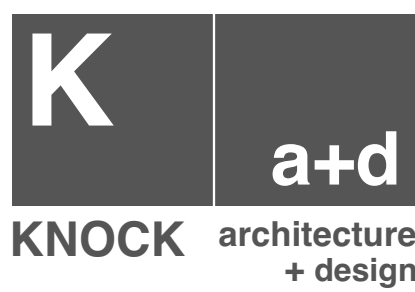
COVER SHEET

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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
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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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%	
	Sum of Front and Rear Facade (east + west)	58.65	33.75	57%	60%
#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%	
	Sum of All Exterior Walls Linear Footage	180.65	33.75	18%	65%

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%	
	Sum of All Exterior Wall Square Footage Vert Elements	4190	1854	44%	50%
#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%	
	Sum of All Exterior Element Square Footage	2897	1589	55%	60%

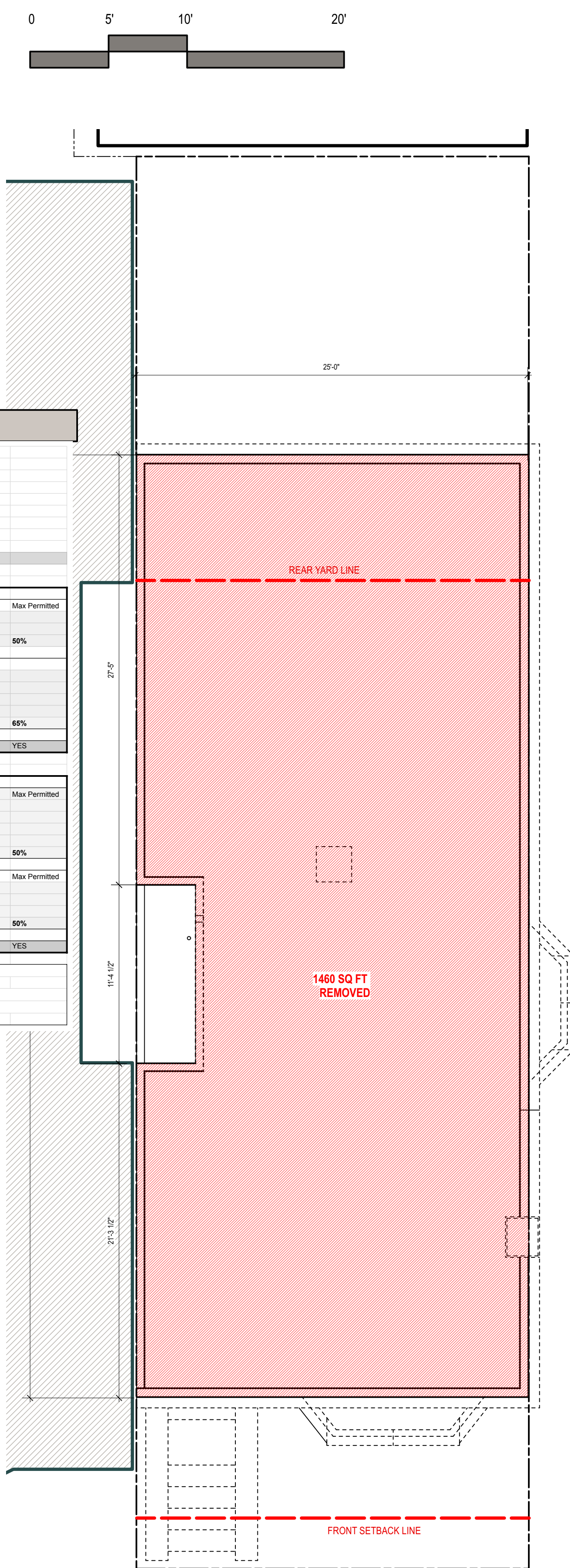
Does Section C Meet Code? If either C1 or C2 is below max permitted, it meets code. YES

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."

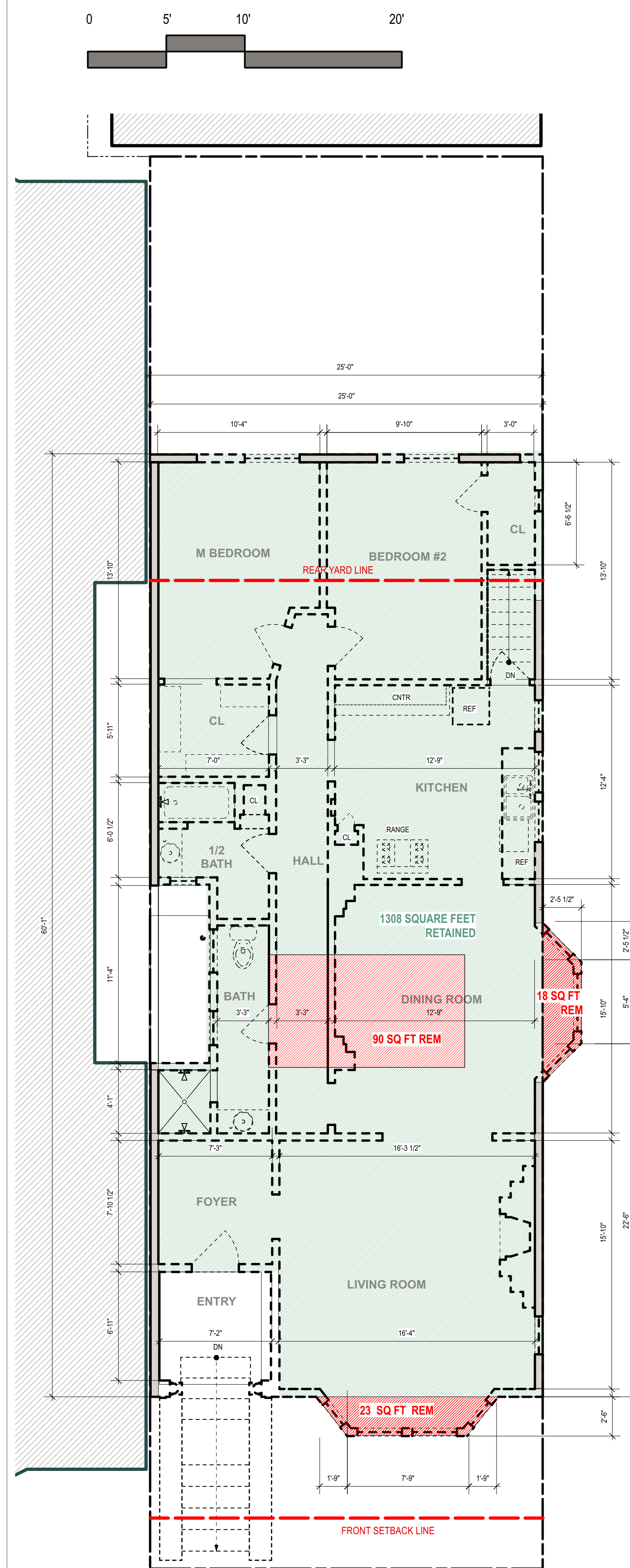
3 Changing the level of an existing floor plate is considered "removal." Removal of floor plates to accommodate a new stair is considered "removal."

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"

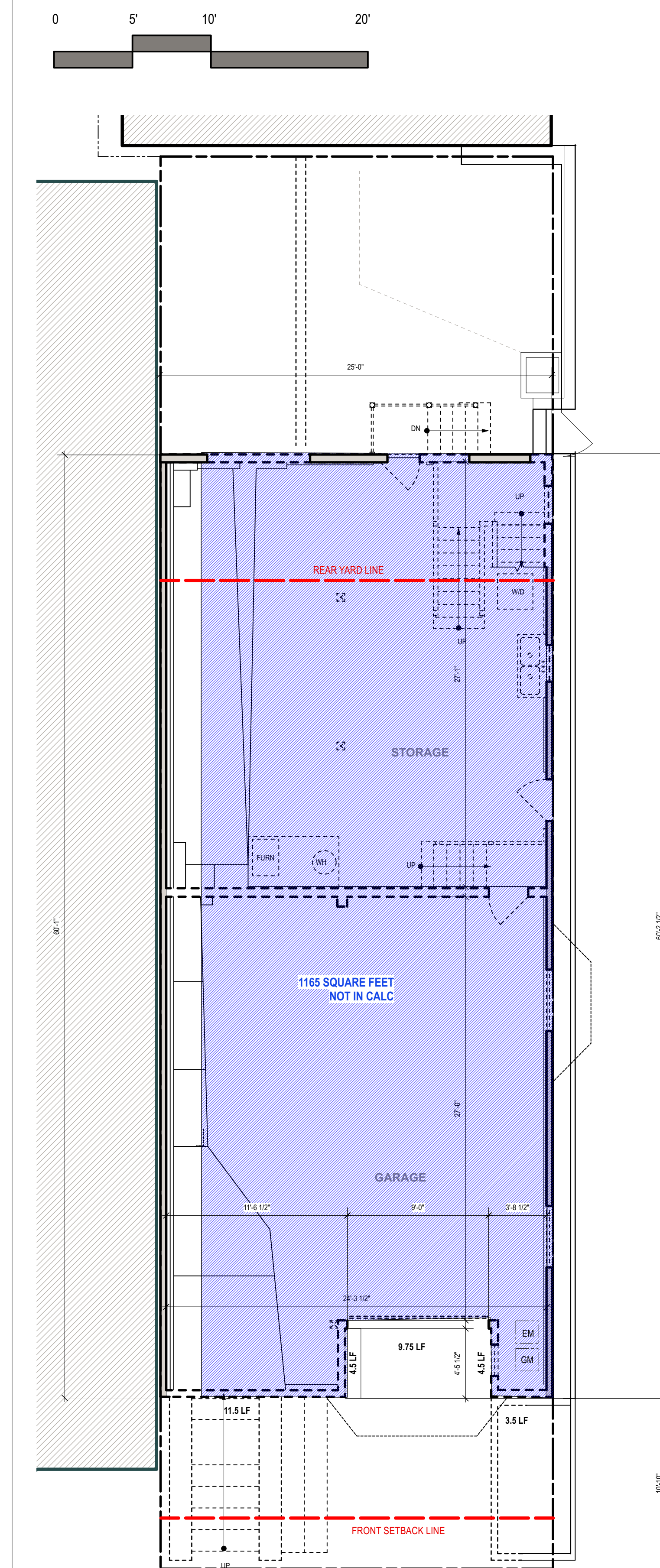
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EXISTING/DEMO 2ND FLOOR PLAN
3/16" = 1'-0"

2

**NO DEMO WORK THIS PERMIT
- FOR REFERENCE
ONLY-DEMO WORK PER
202209192659**



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

1

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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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DEMO CALCS

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A0.1

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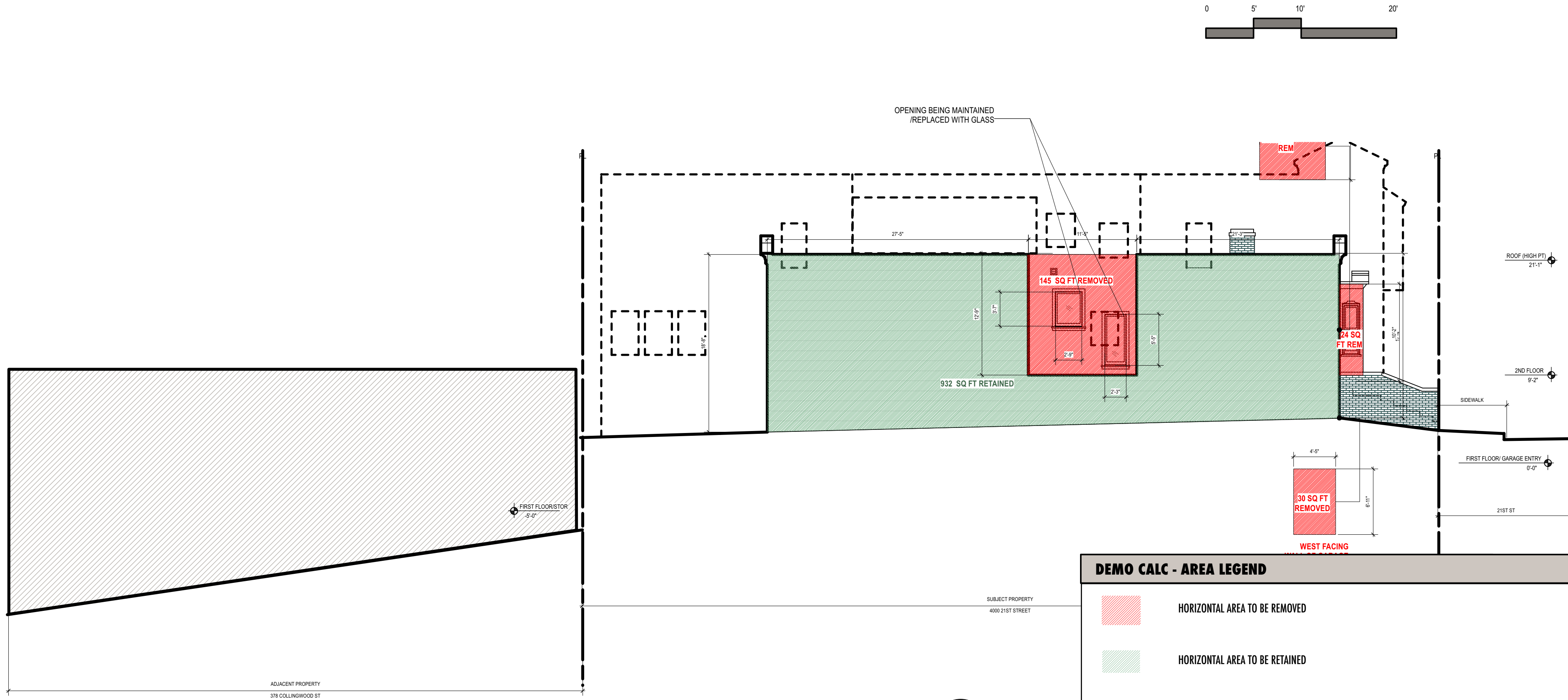
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DEMO CALCS

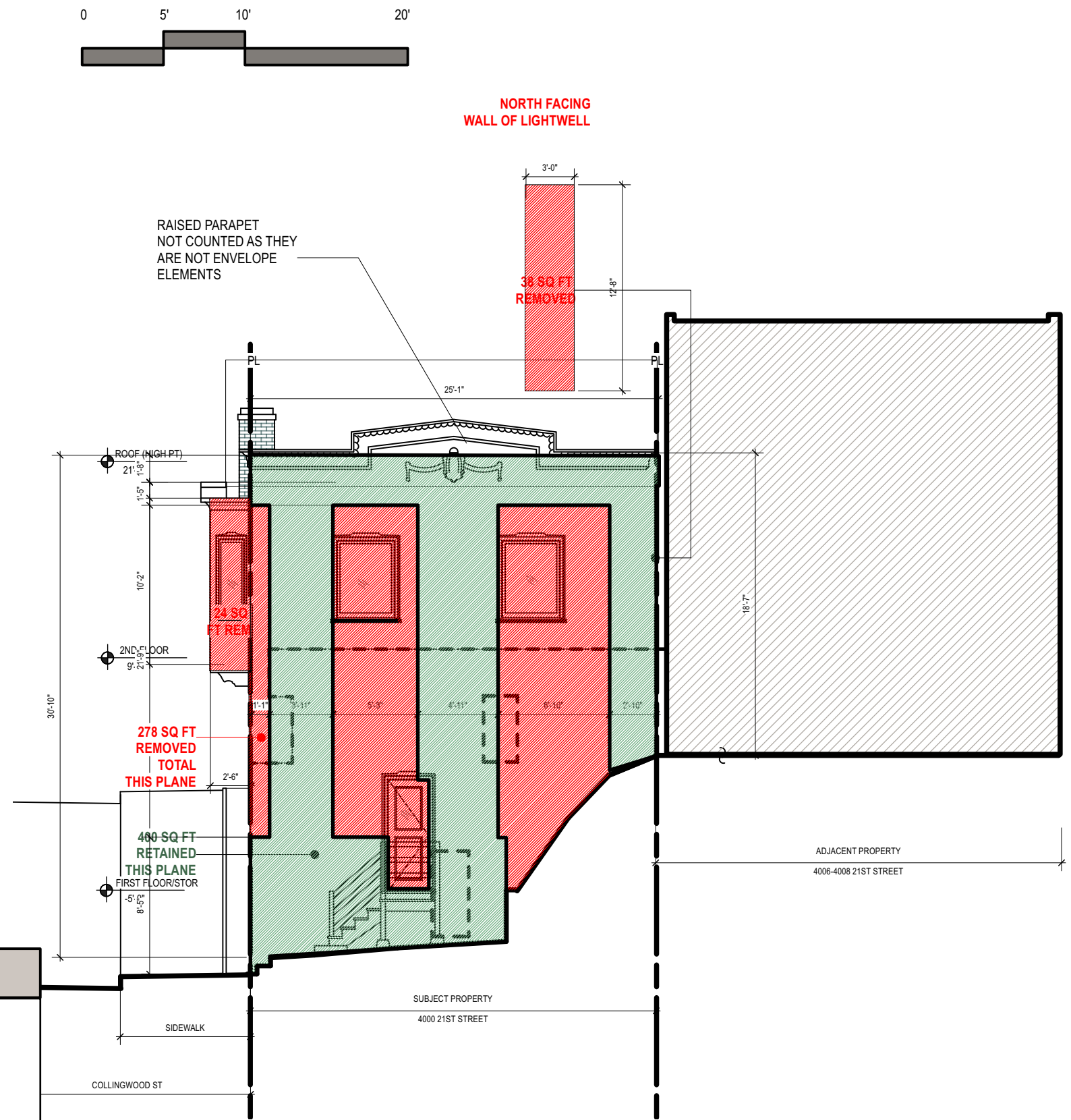
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A0.2

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

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4000 21st Street Conditions

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	Sum of All Exterior Walls Linear Footage		180.65	33.75	18%	65%

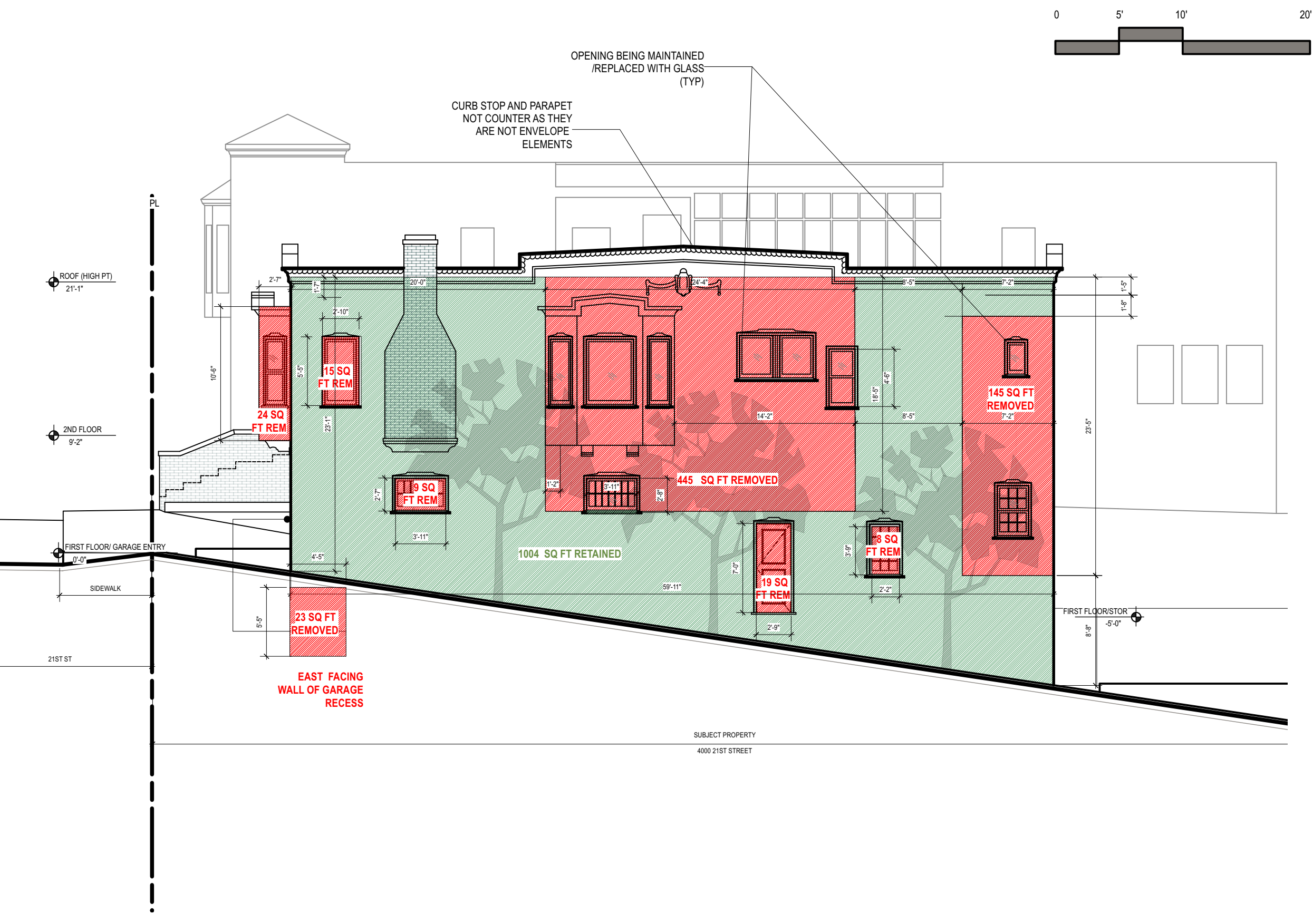
Does Section B Meet Code? If either B1 or B2 is below max permitted, it meets code. **YES**

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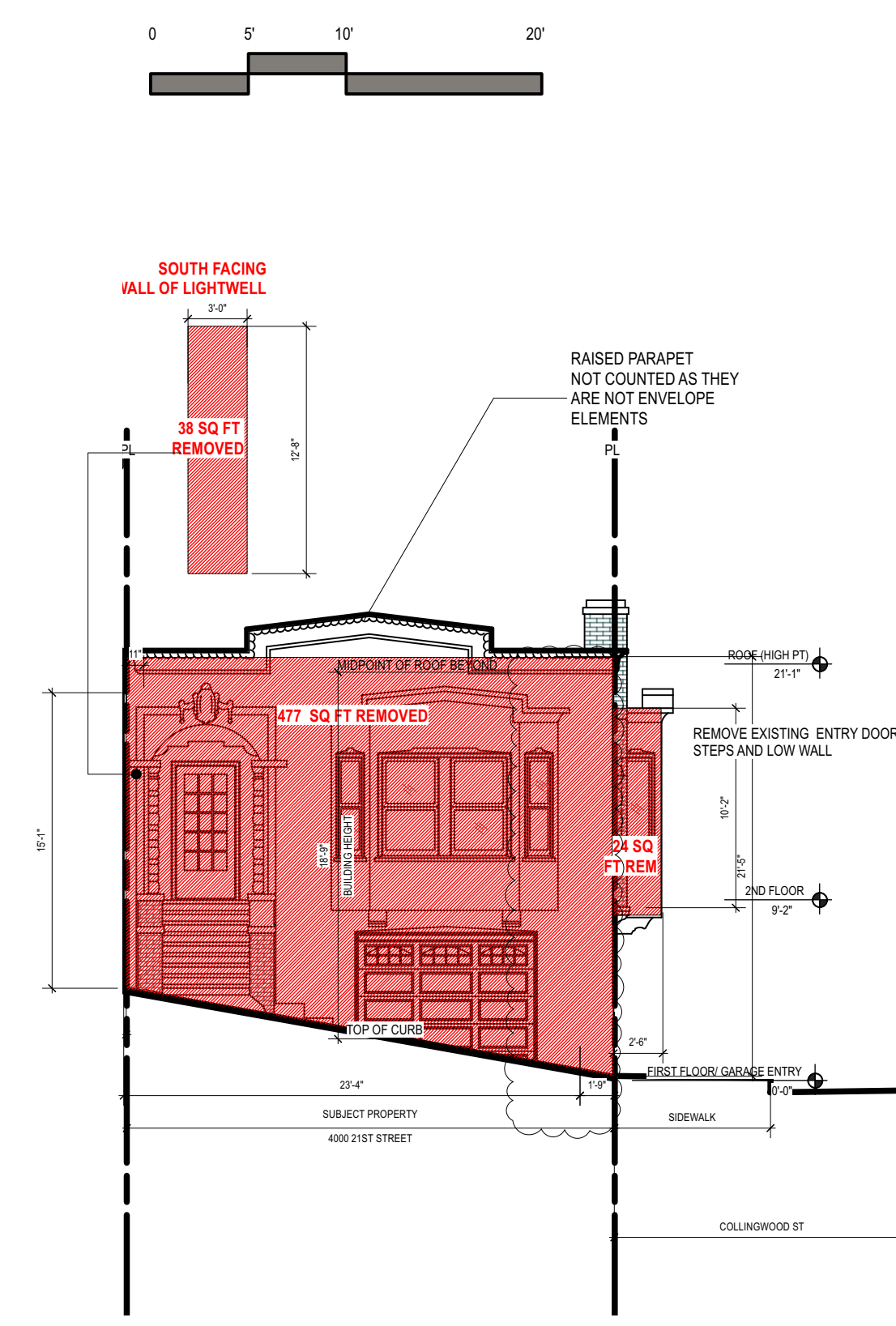
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**NO DEMO WORK THIS PERMIT
- FOR REFERENCE
ONLY-DEMO WORK PER
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DEMO EAST ELEVATION
1/8" = 1'-0" **3**



DEMO SOUTH ELEVATION
1/8" = 1'-0" **1**

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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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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
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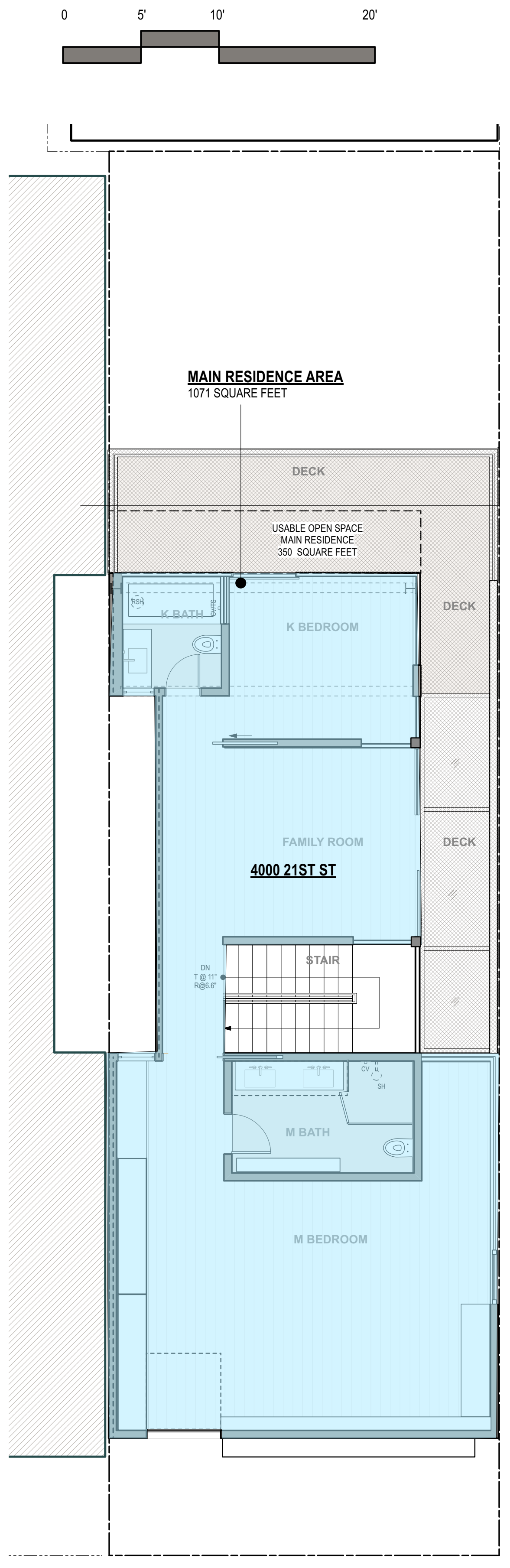
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15% ADDED ONTO EXISTING AREA (e area x 1.15) 2965 < 2981
1.2 TIMES LOT AREA 2700 < 2981

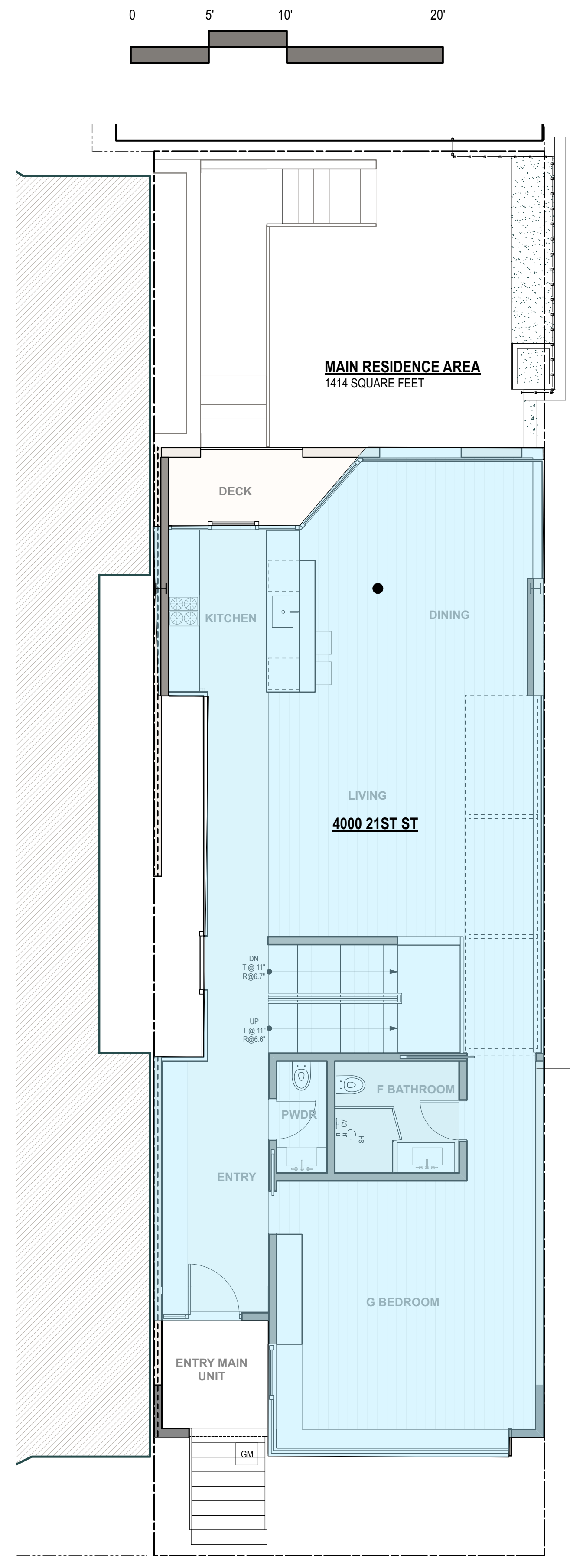


NO WORK THIS LEVEL- FOR REFERENCE ONLY WORK THIS LEVEL PER 202209192659

CALCS PER SFPC CALCS TO SEE SFBC CALCS SEE COVER SHEET

3RD FLOOR AREA CALCS
3/16" = 1'-0"

3

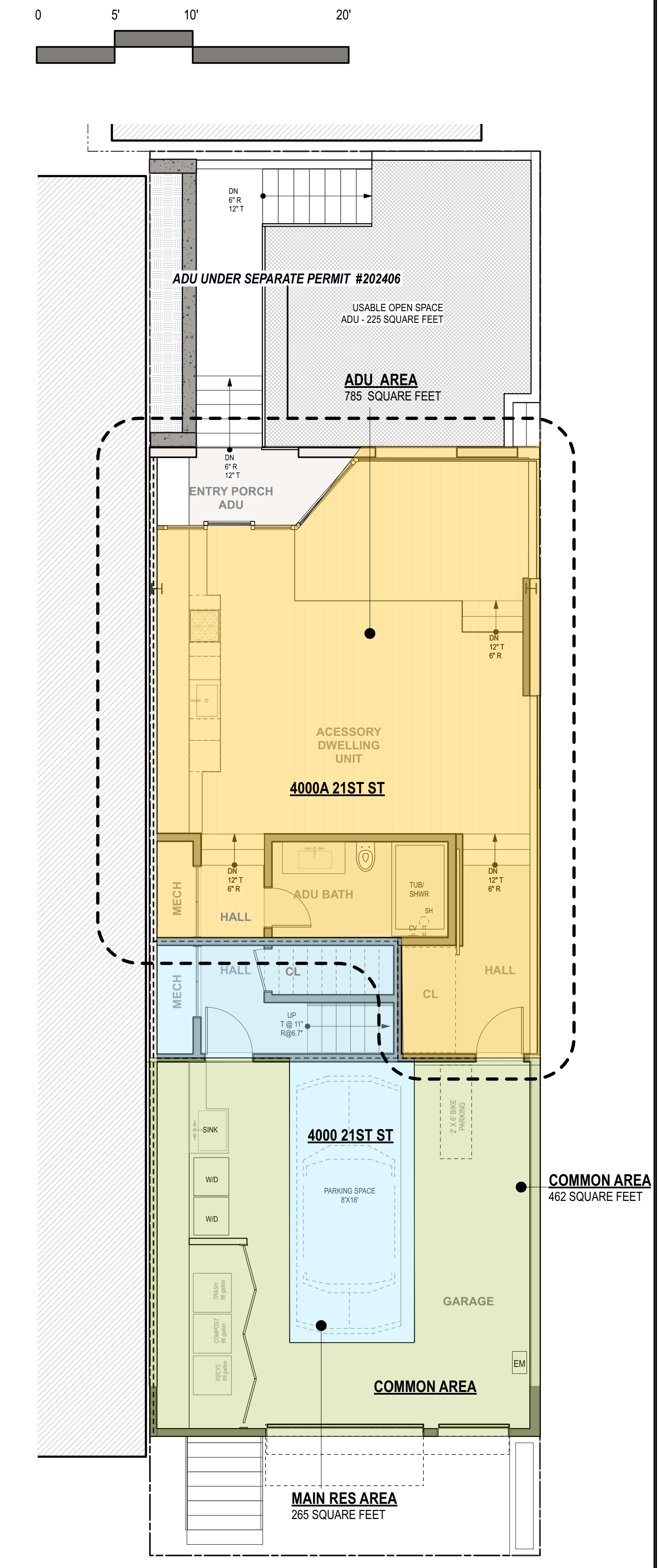


NO WORK THIS LEVEL- FOR REFERENCE ONLY WORK THIS LEVEL PER 202209192659

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

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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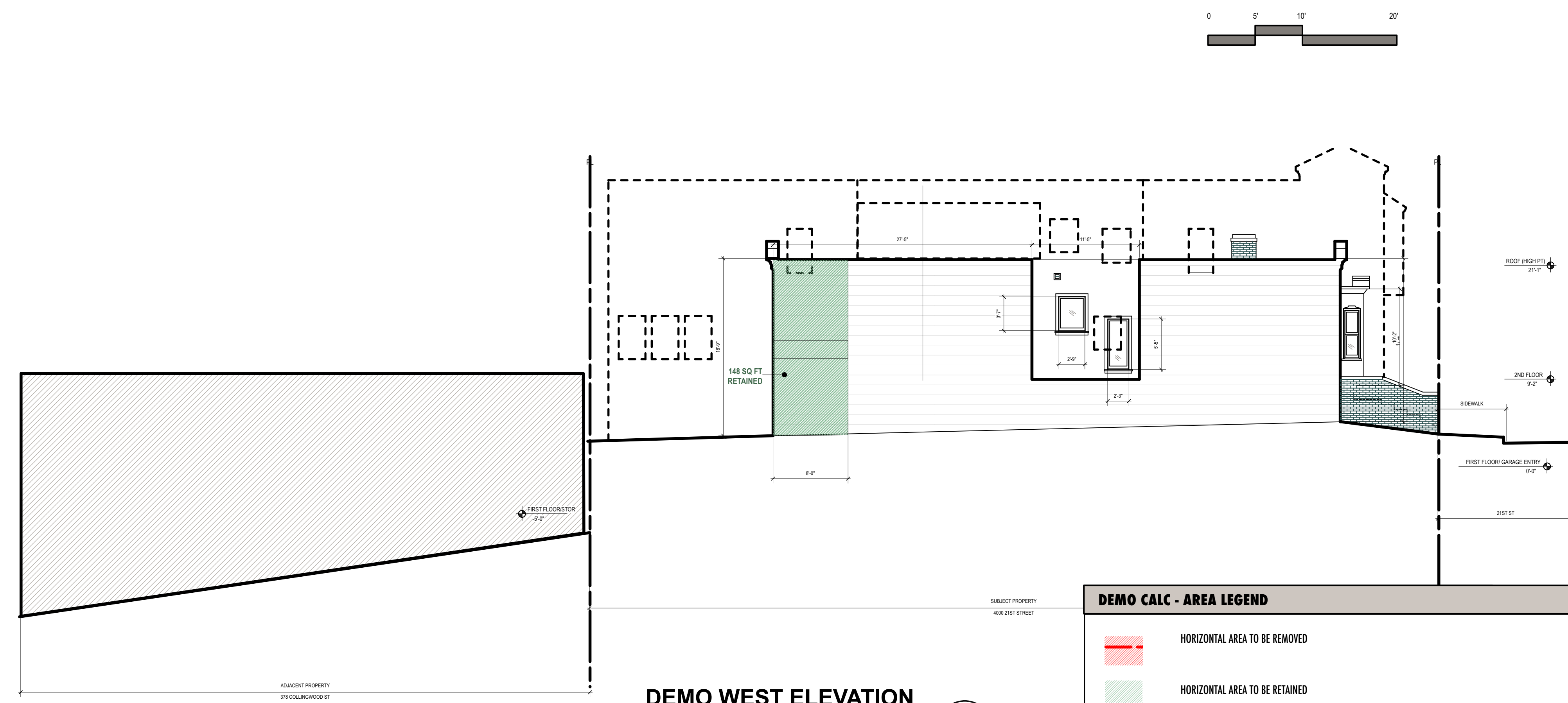
ACCESSORY DWELLING UNIT
4000 21ST STREET, SAN FRANCISCO CA

DEMO CALCS - RY

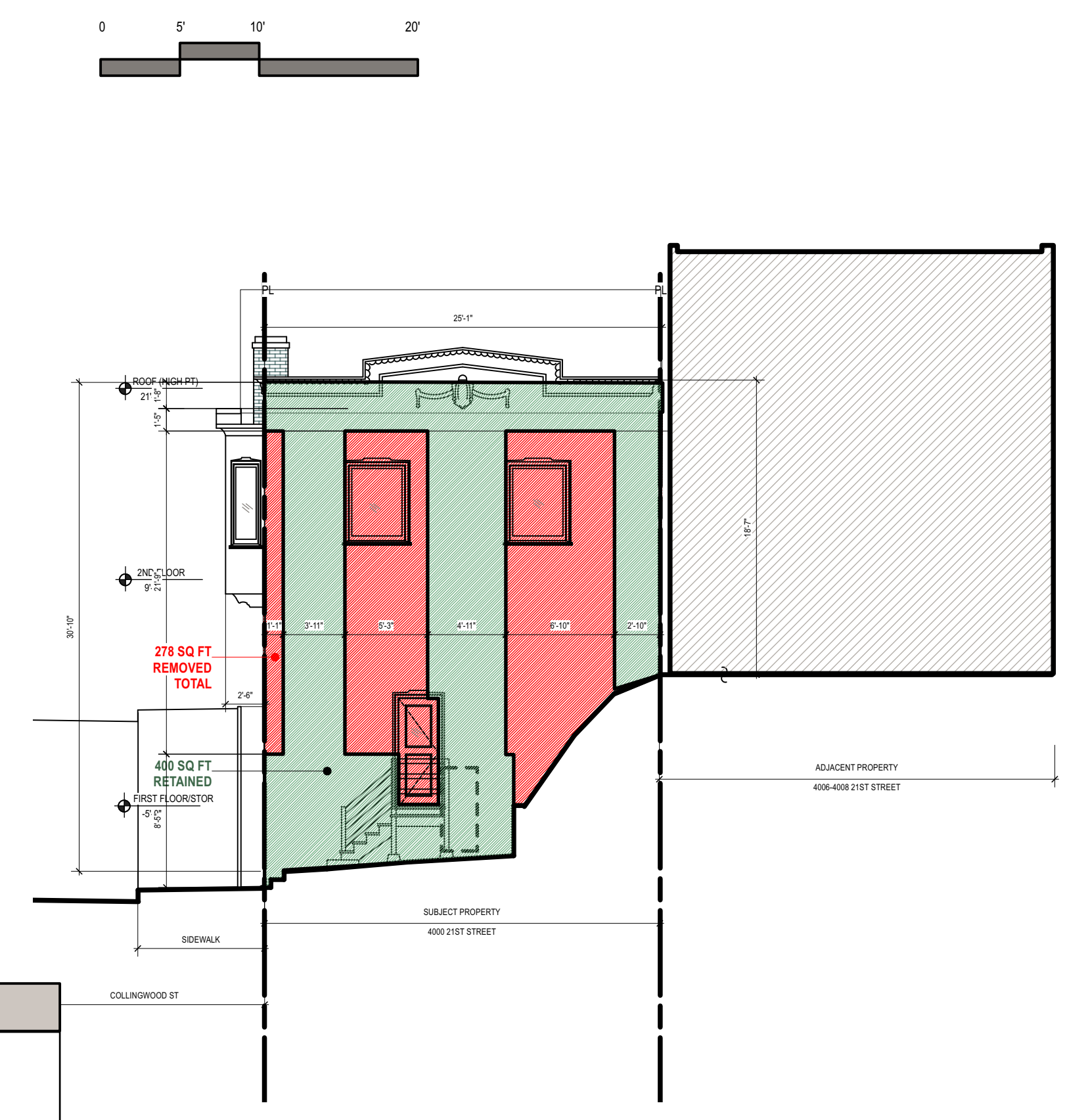
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A0.4

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**

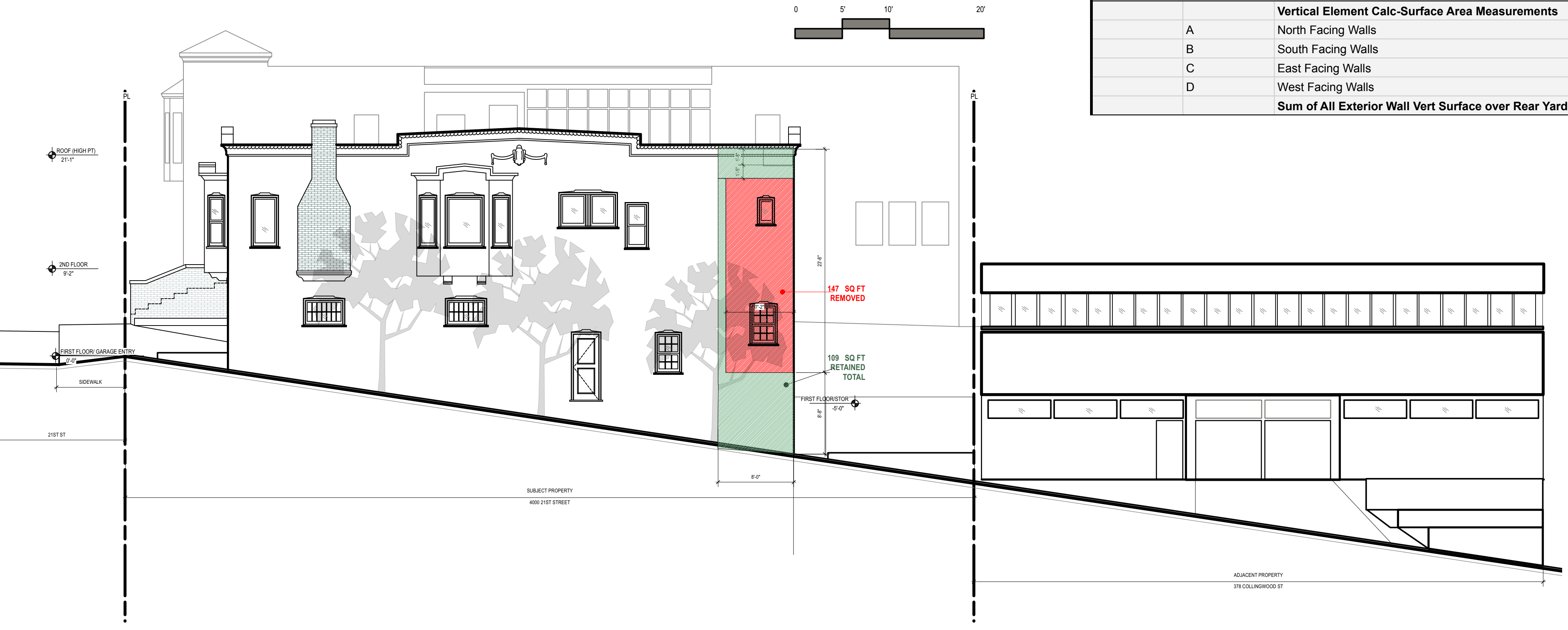
DEMO CALC - AREA LEGEND

- 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%	
	Sum of All Exterior Wall Vert Surface over Rear Yard Line	1081	425	39%	50%



**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.

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.

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

Barcode and recording fee table: Doc # 2024032356, Fees \$35.00, Taxes \$0.00, Other \$0.00, SBT 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.

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 (Printed Name)

Dated: 04/19/24 at San Francisco, California.

Signature (Printed Name) Dated: 20 at California.

Signature (Printed Name) Dated: 20 at 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.

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.

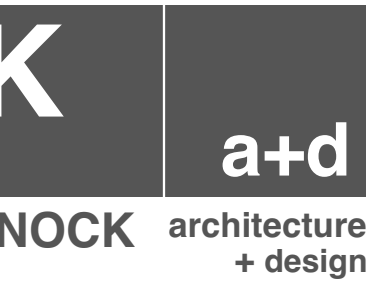
For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfpplanning.org

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.

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

Table with 2 columns: Date, Description. Rows include 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:

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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ACCESSORY DWELLING UNIT

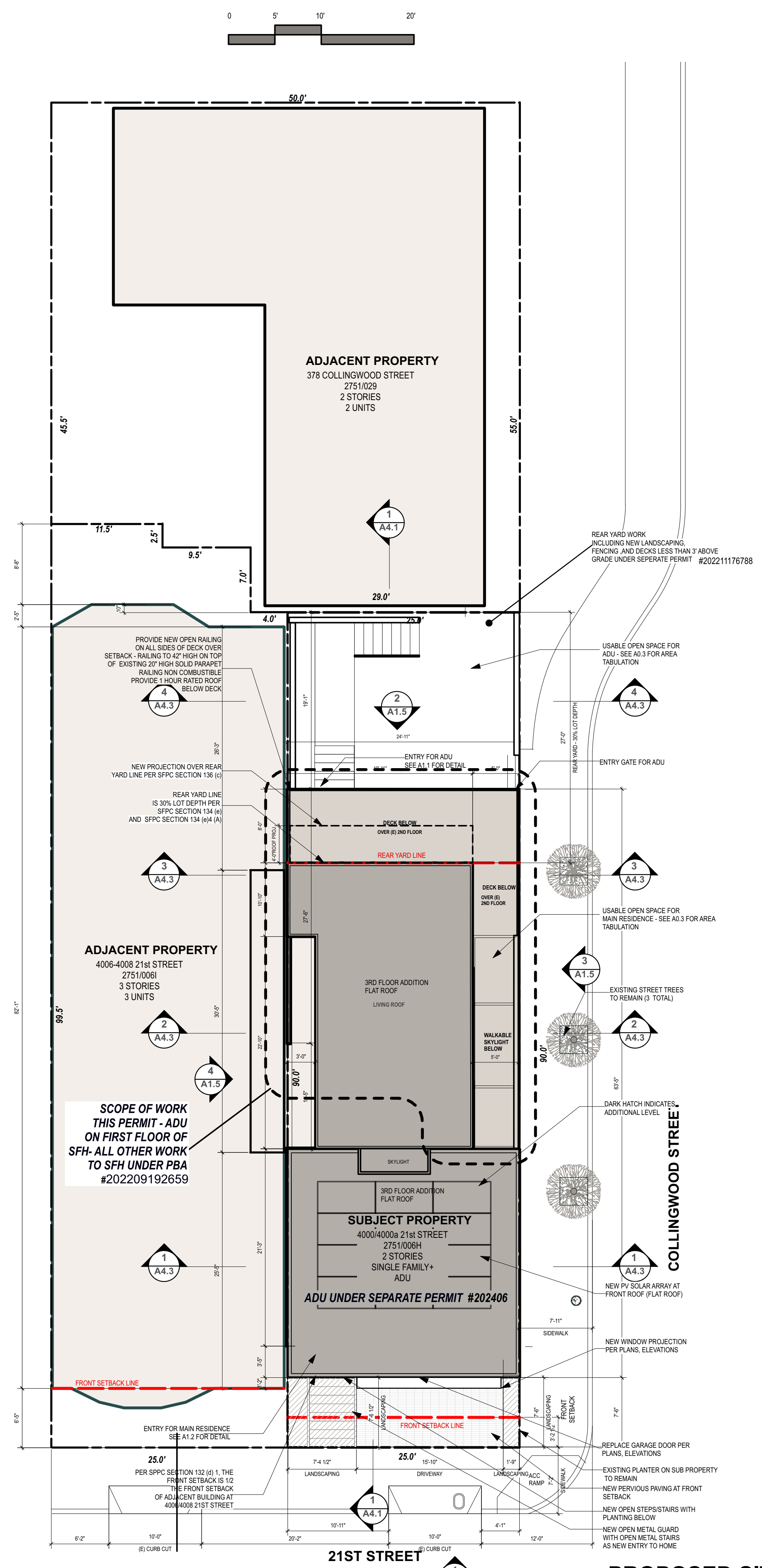
4000 21ST STREET, SAN FRANCISCO CA

SITE PLAN

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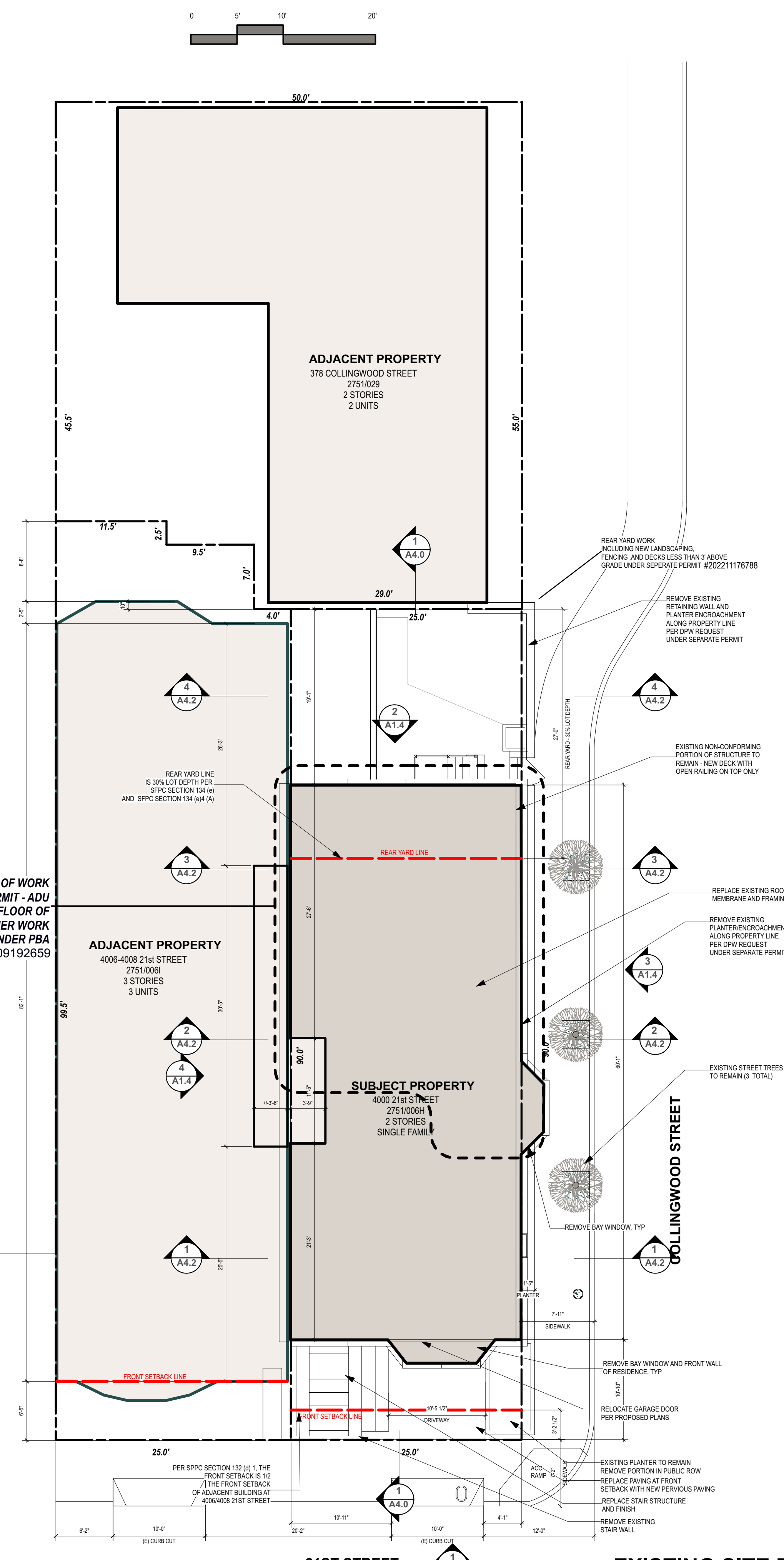
A1.0

SCALE:
PLOT DATE:



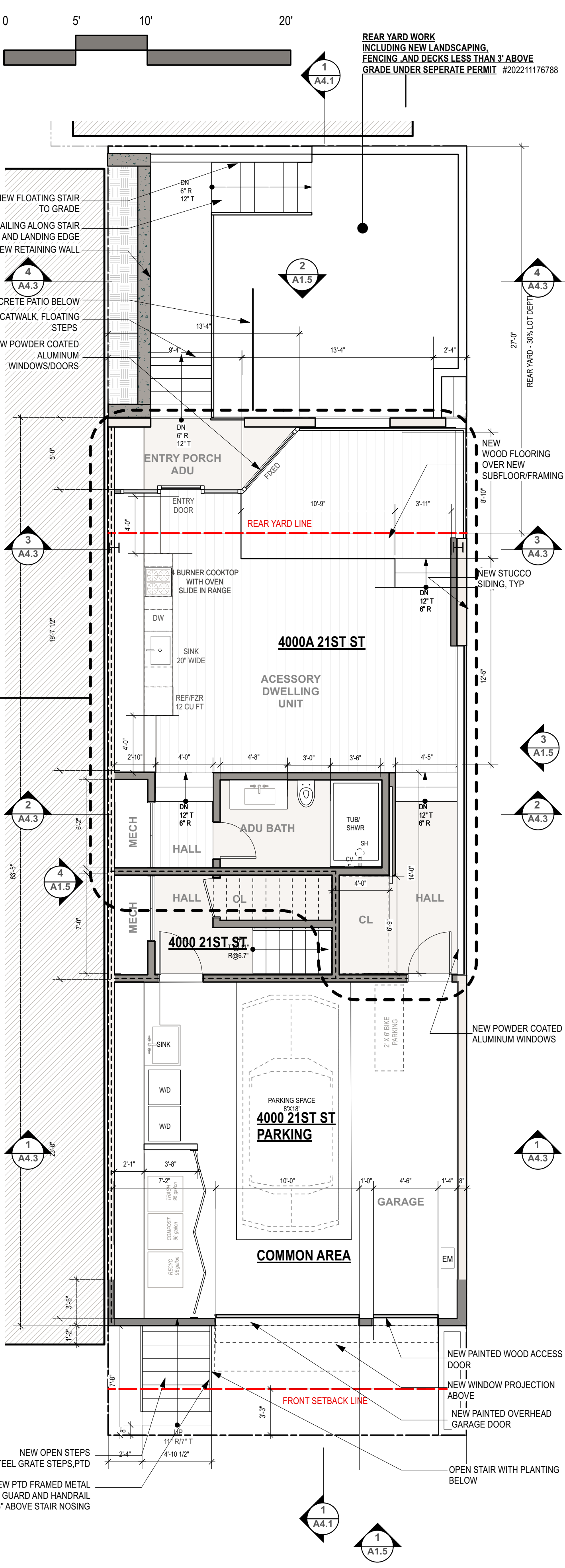
FRONT SETBACK CALCULATION	AREA (in sq ft)	PERCENTAGE DECIMAL	PERCENT PROVIDED	PERCENT REQUIRED
SETBACK AREA	80			
PLANTED AREA	30	0.375	38%	20%
PERVIOUS AREA (INCL PLANTING+PERVIOUS FV)	80	1	100%	50%

PROPOSED SITE PLAN
1/8" = 1'-0"
2



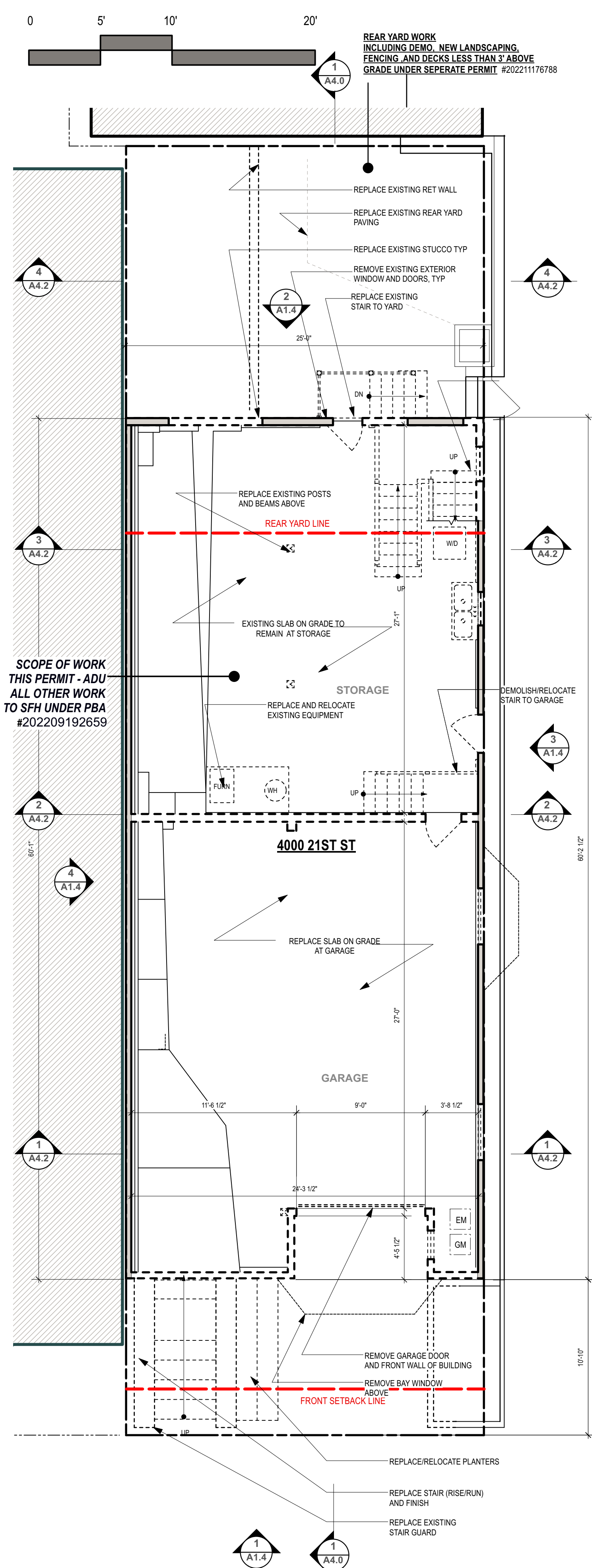
EXISTING SITE PLAN
1/8" = 1'-0"
1

WALL LEGEND	
	EXISTING WALL TO REMAIN
	DEMO WALL
	NEW WALL



SCOPE OF WORK
THIS PERMIT - ADU
ALL OTHER WORK
TO SFH UNDER PBA
#202209192659

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



SCOPE OF WORK
THIS PERMIT - ADU
ALL OTHER WORK
TO SFH UNDER PBA
#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
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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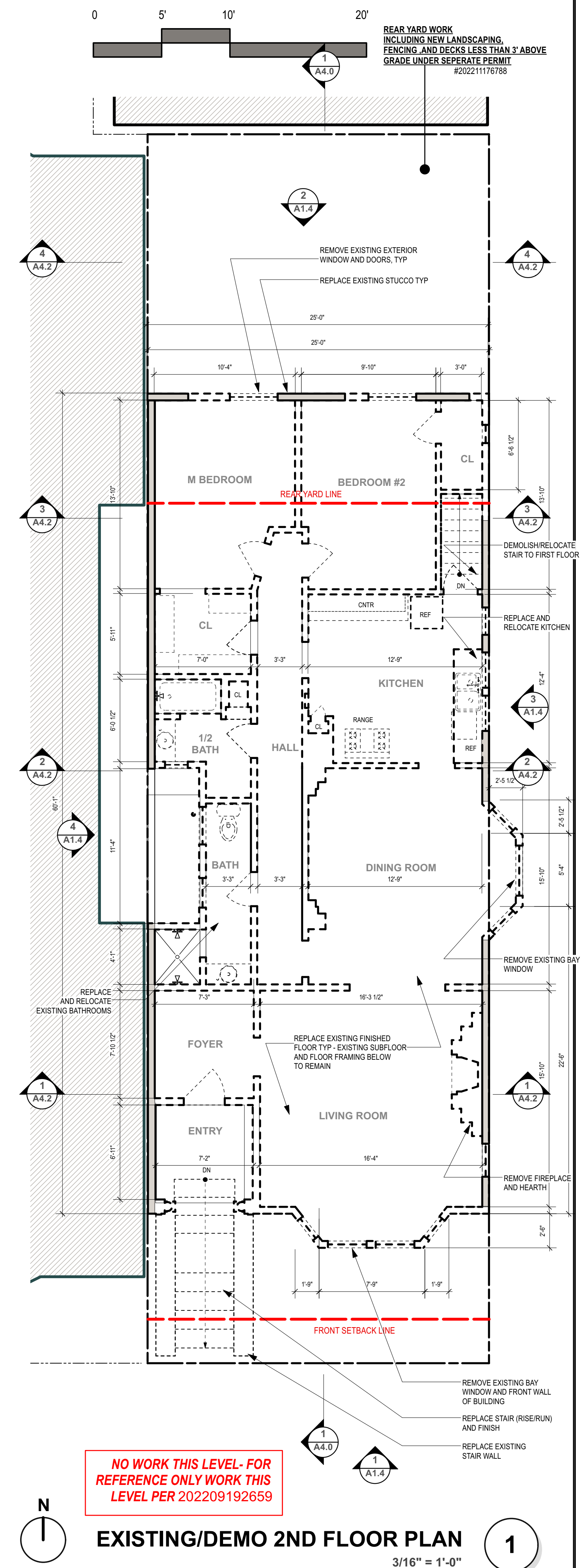
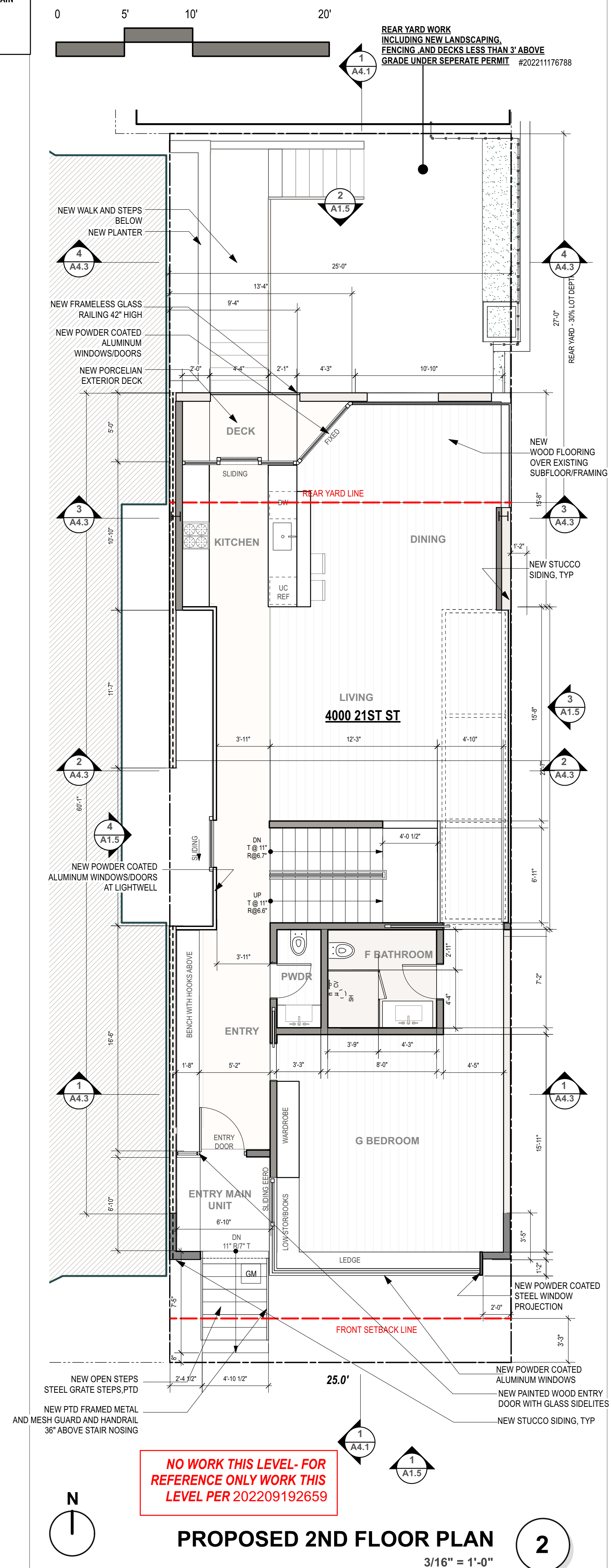
FIRST FLOOR PLANS

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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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ACCESSORY DWELLING UNIT

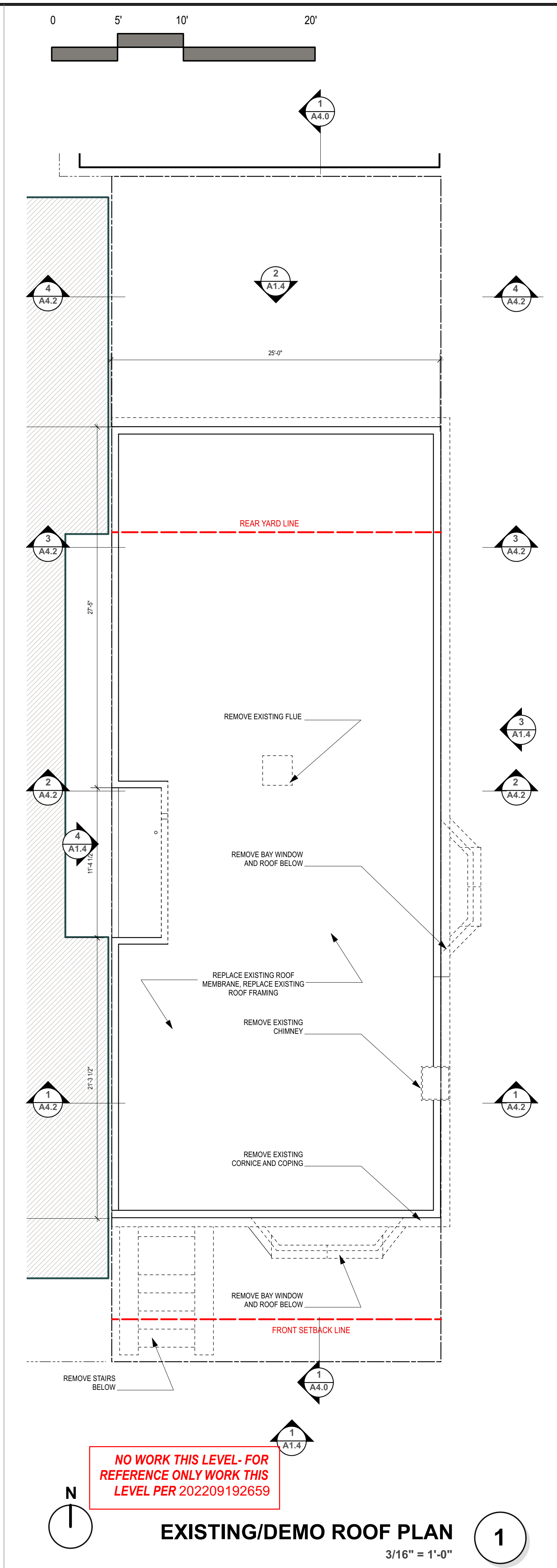
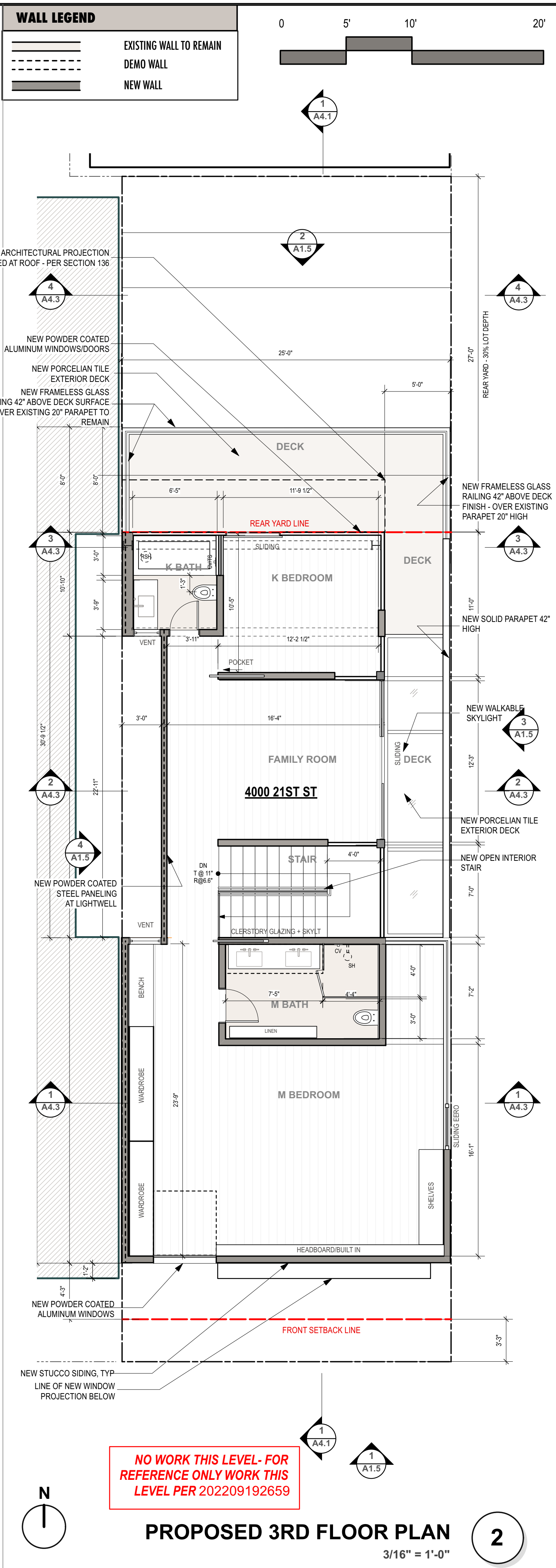
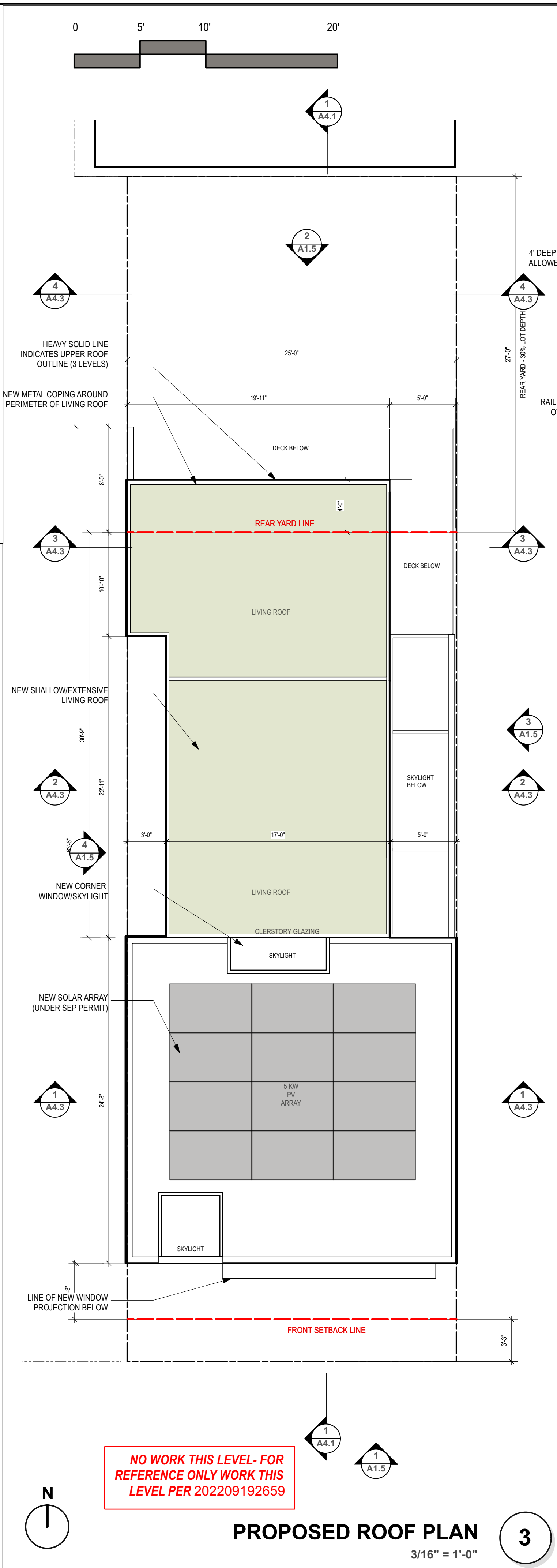
4000 21ST STREET, SAN FRANCISCO CA

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
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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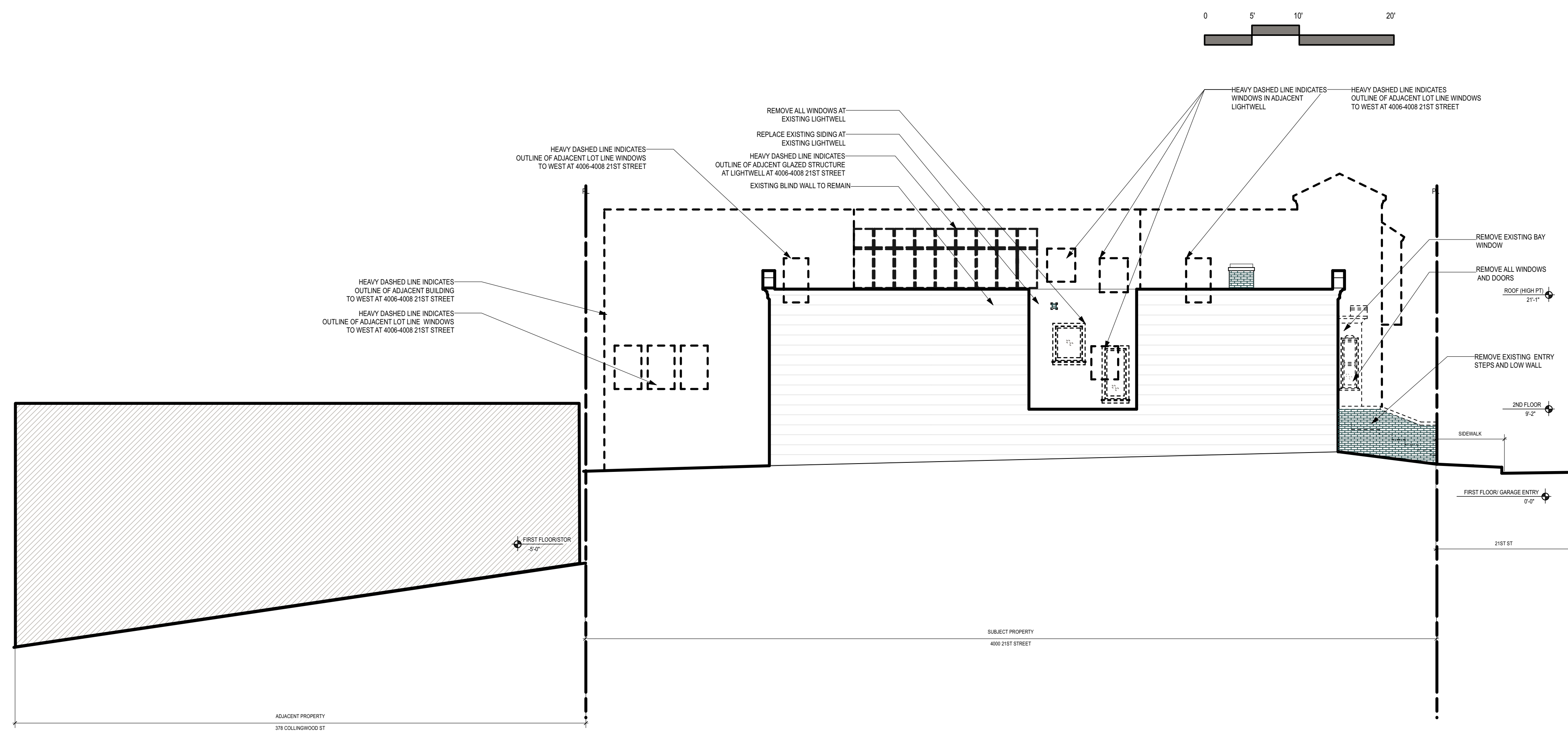
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(E) EXTERIOR ELEVATIONS

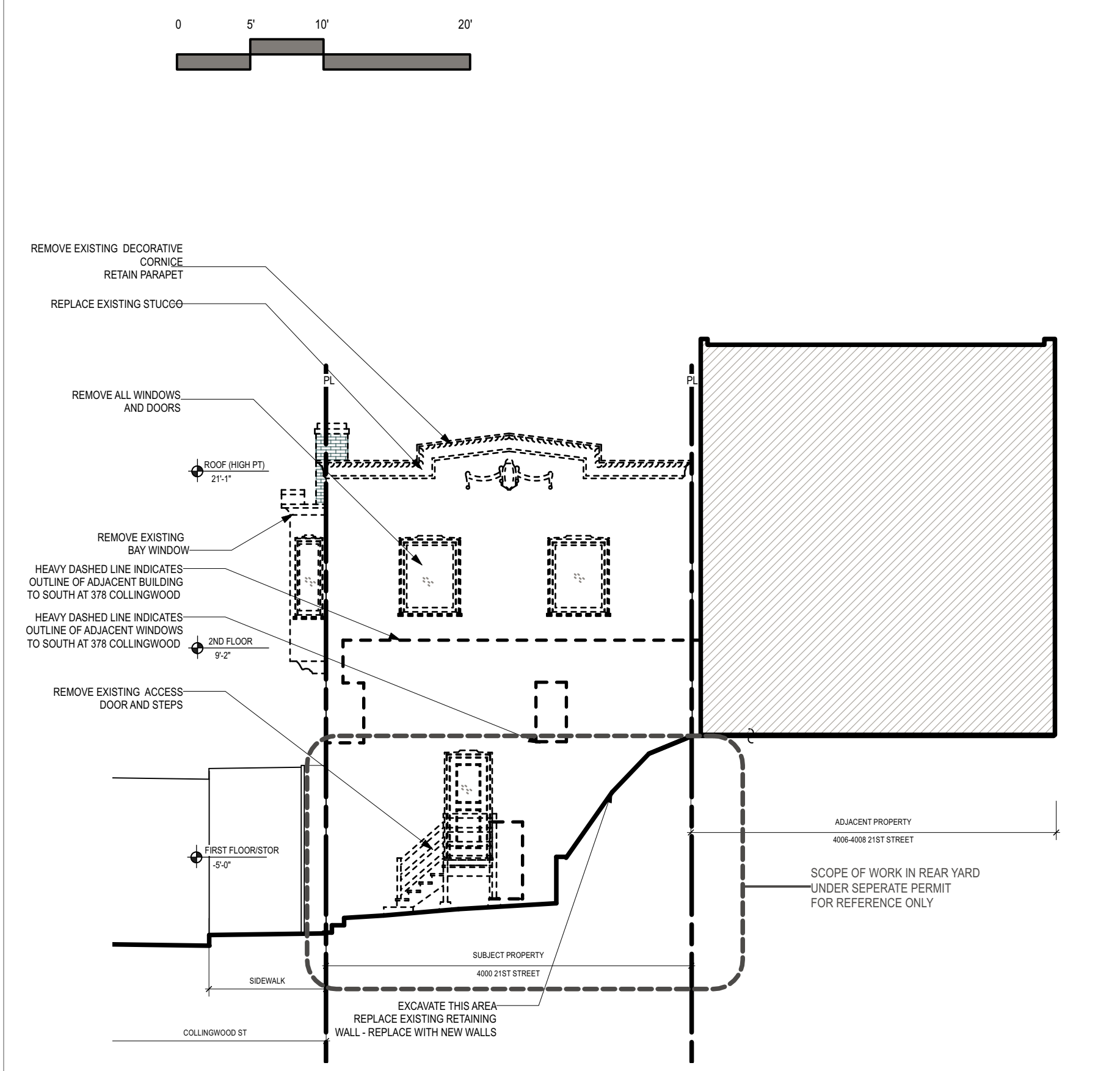
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A1.4

SCALE:
PLOT DATE:

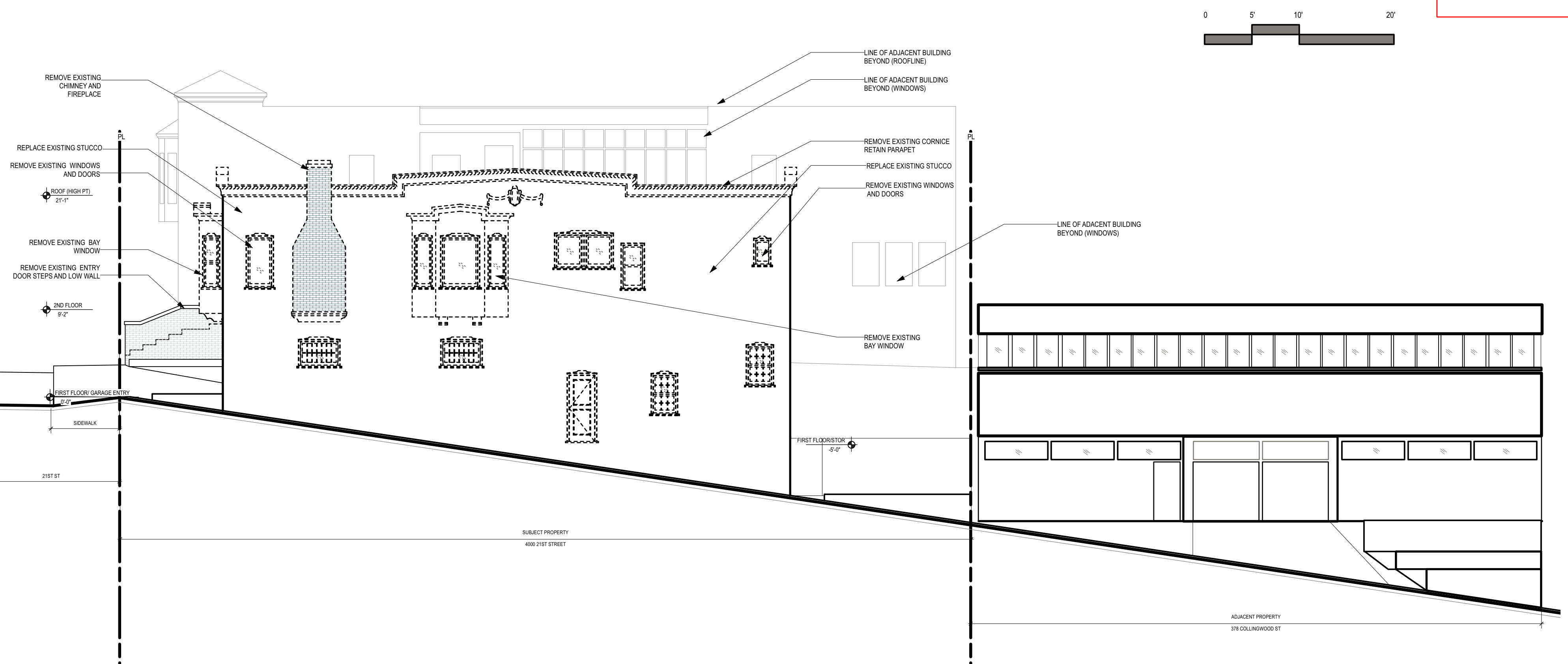


EXISTING WEST ELEVATION 4
1/8" = 1'-0"

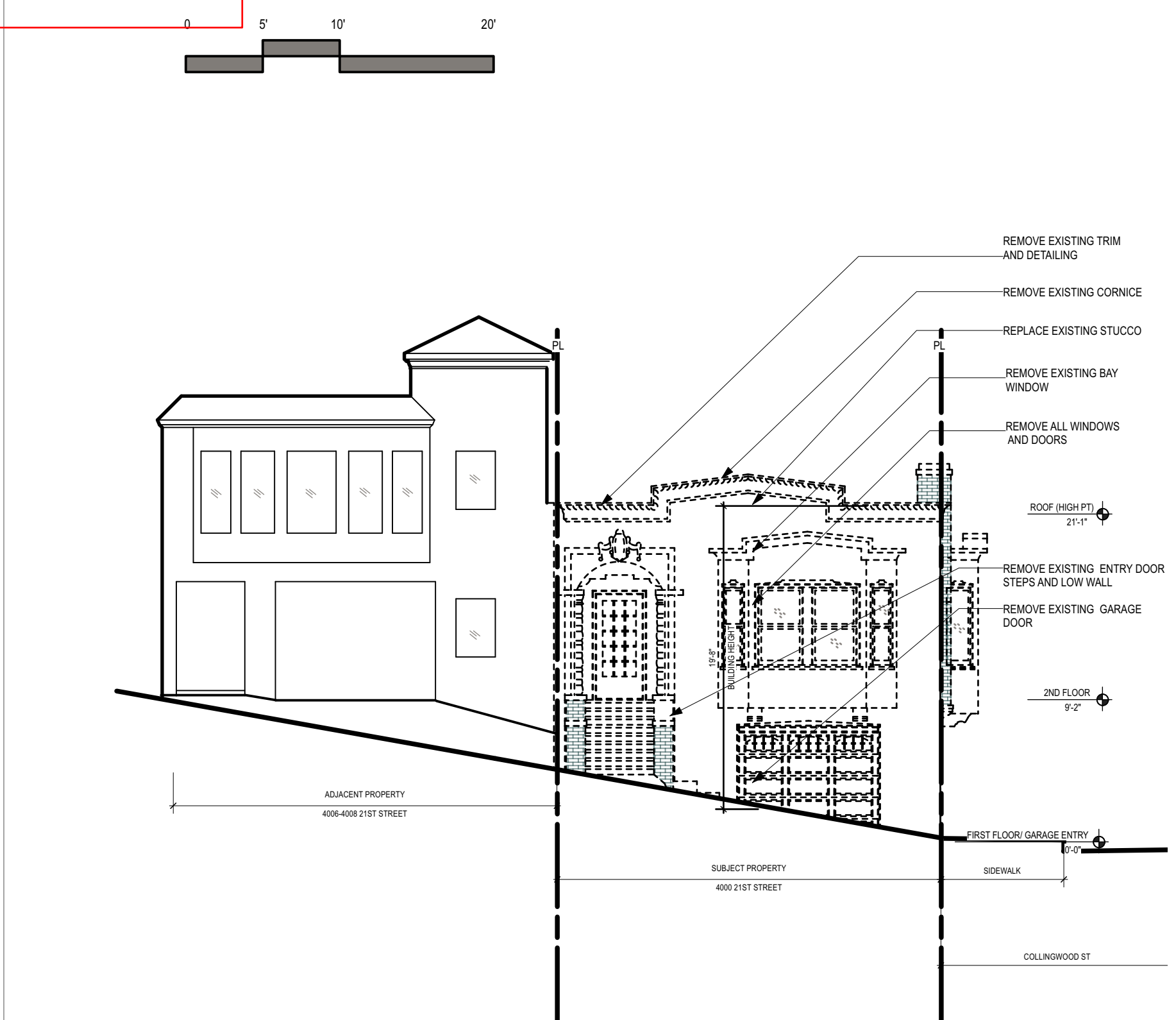


EXISTING NORTH ELEVATION 2
1/8" = 1'-0"

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
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	NOVDR/REV
09.08.23	REV
02.29.24	REV TO ADD ADU
03.02.24	NOVDR
06.01.24	ADU PERMIT



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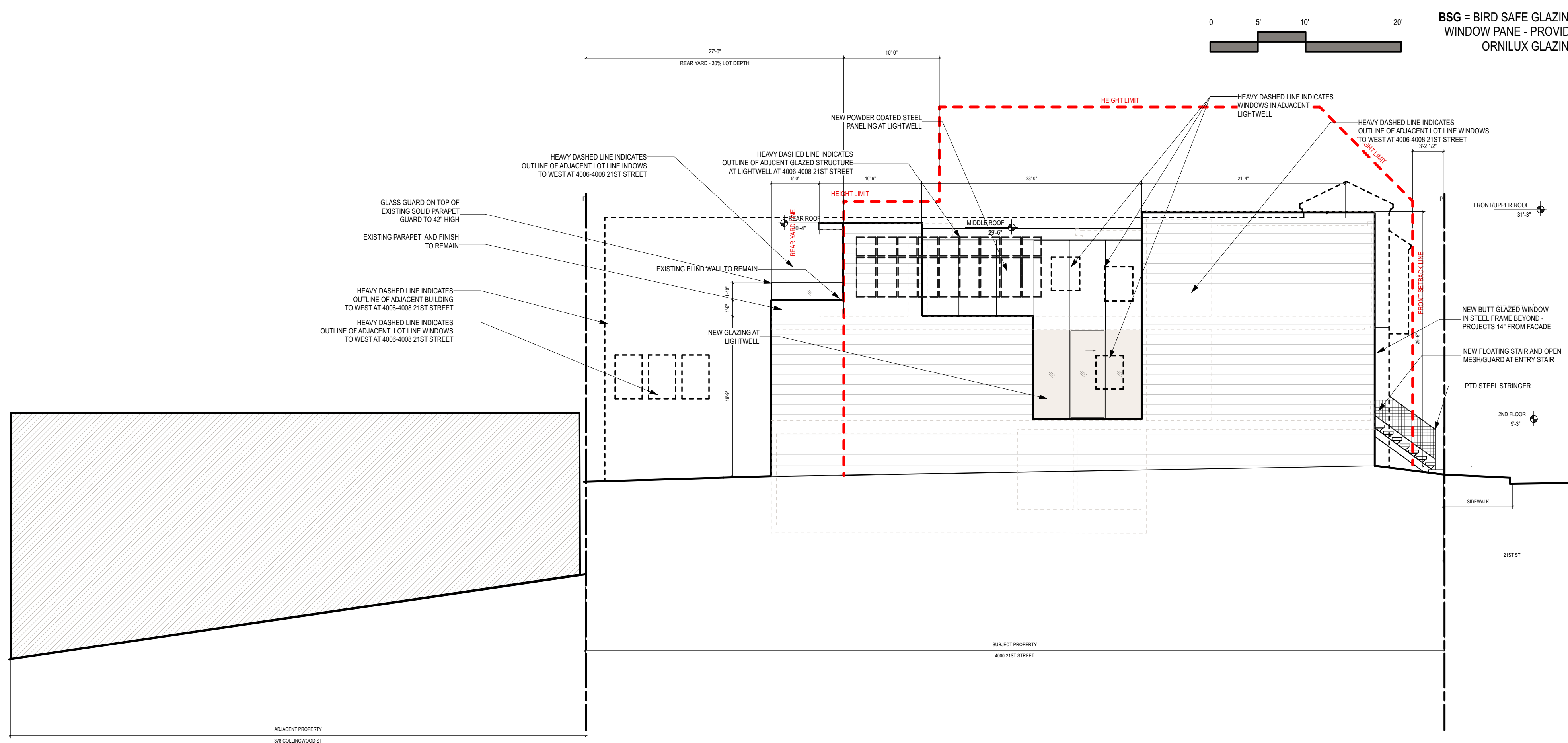
ACCESSORY DWELLING UNIT
4000 21ST STREET, SAN FRANCISCO CA

(N) EXTERIOR ELEVATIONS

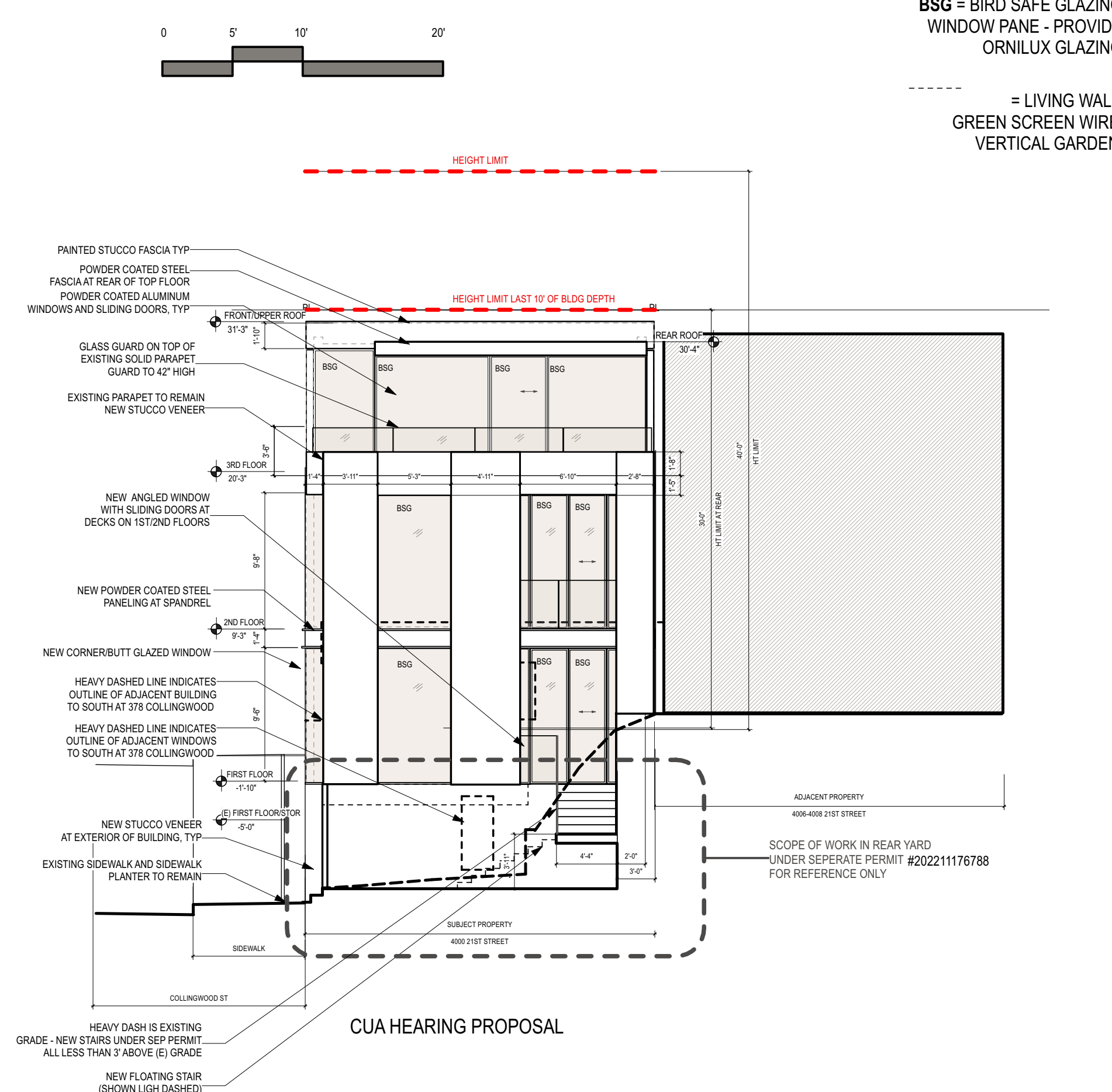
All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used, or disclosed without the written consent of the Architect.

A1.5

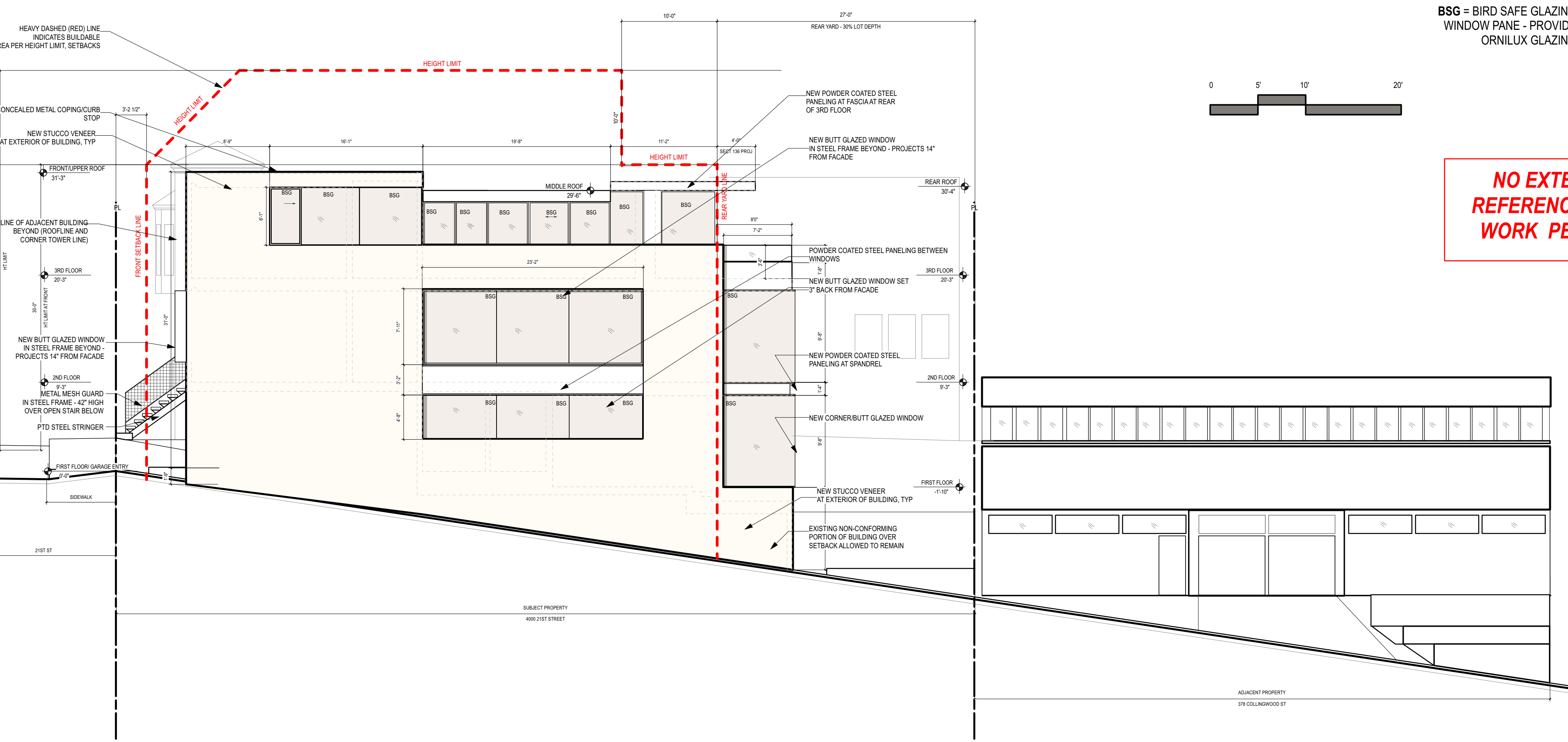
SCALE:
PLOT DATE:



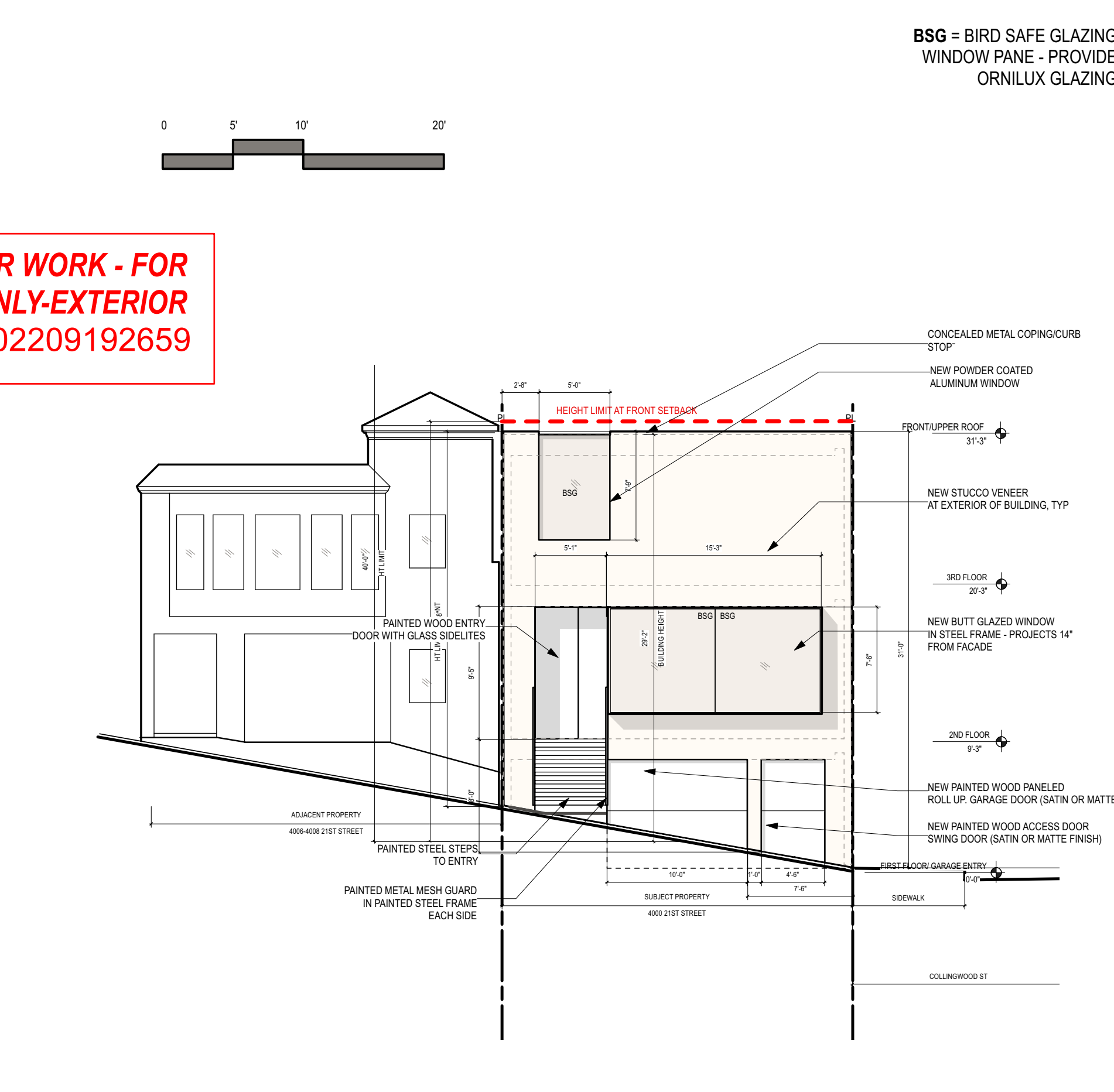
PROPOSED WEST ELEVATION 4
1/8" = 1'-0"



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

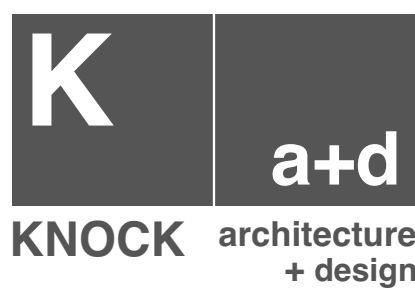
BSG = BIRD SAFE GLAZING WINDOW PANE - PROVIDE ORNILUX GLAZING

BSG = BIRD SAFE GLAZING WINDOW PANE - PROVIDE ORNILUX GLAZING

BSG = BIRD SAFE GLAZING WINDOW PANE - PROVIDE ORNILUX GLAZING

BSG = BIRD SAFE GLAZING WINDOW PANE - PROVIDE ORNILUX GLAZING

08.18.21	CONCEPT
08.30.21	REV PLAN
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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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 4000 21ST STREET, SAN FRANCISCO CA



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 WIRETEATERS, PROVIDE NEW DROPCAMS 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
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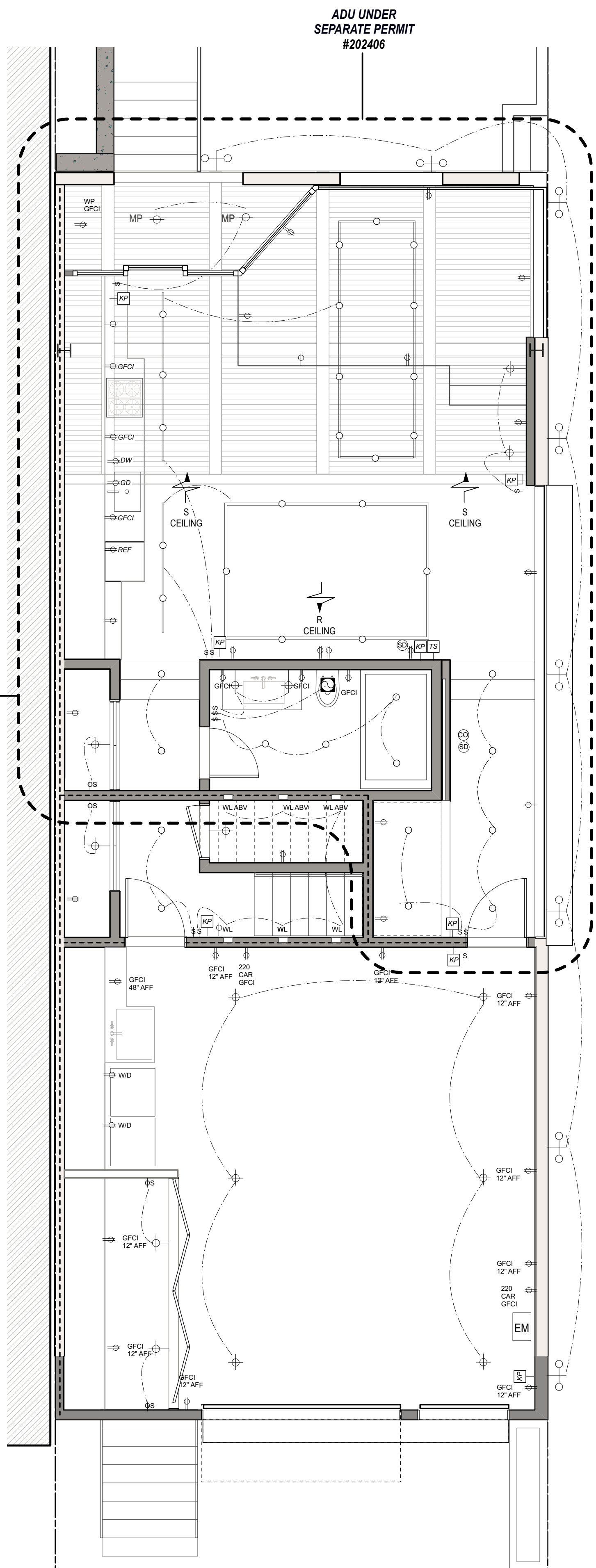
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- GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 & SFMC 802.6.1 THROUGH WALL VENT TERMINATION PER SFMC 802.6
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- ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3 FEET FROM THE PROPERTY LINE 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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- 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 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 PANNELING/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 PANEILING 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)

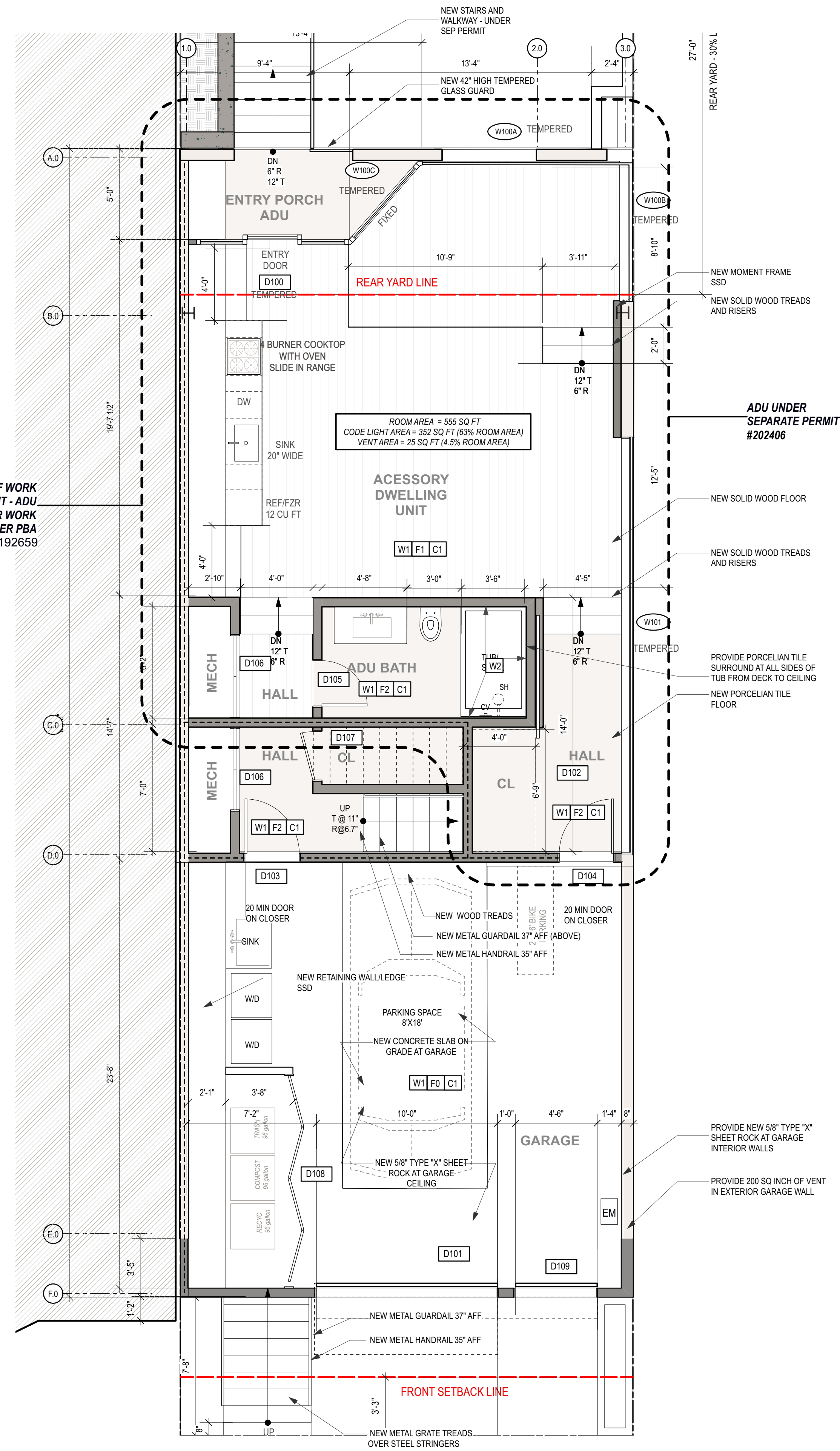
DETECTOR/CONTROL LEGEND

- 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
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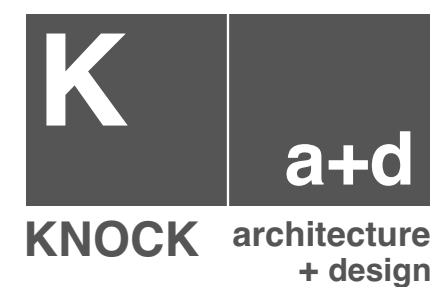


PROPOSED FIRST FLOOR PLAN

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:

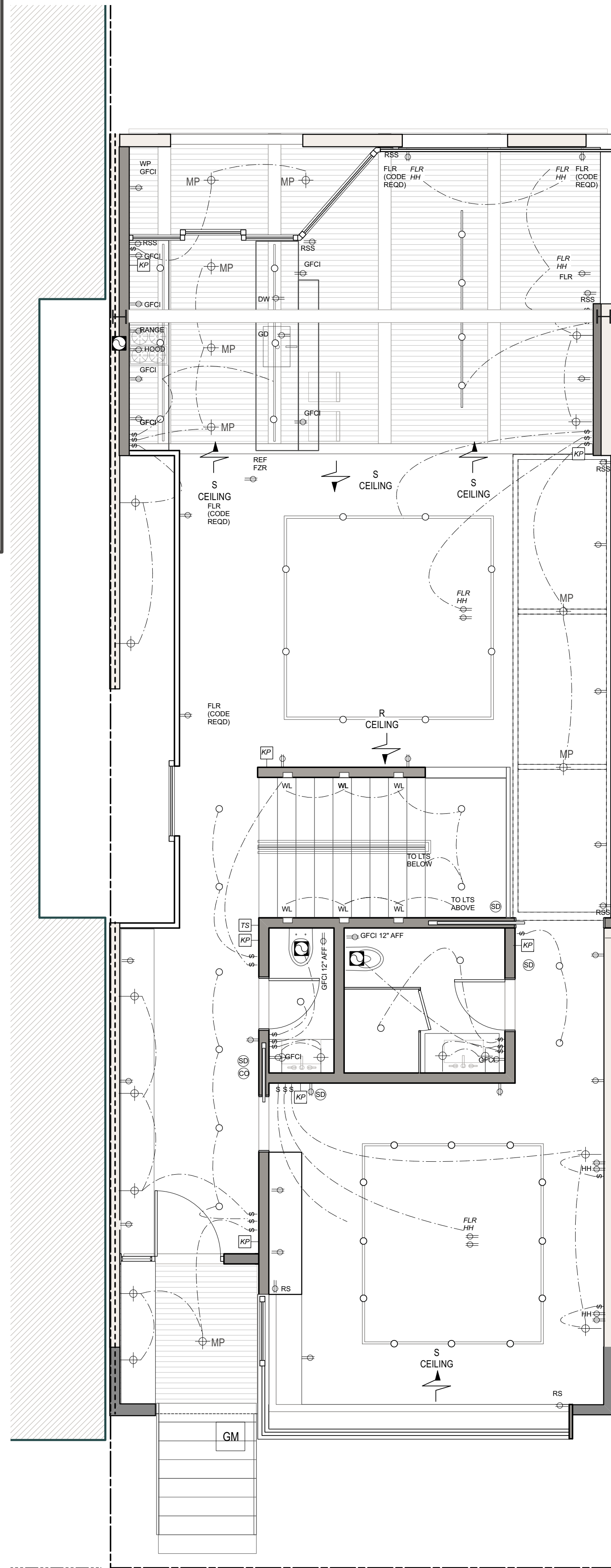
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NO WORK THIS LEVEL- FOR REFERENCE ONLY WORK THIS LEVEL PER 202209192659

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

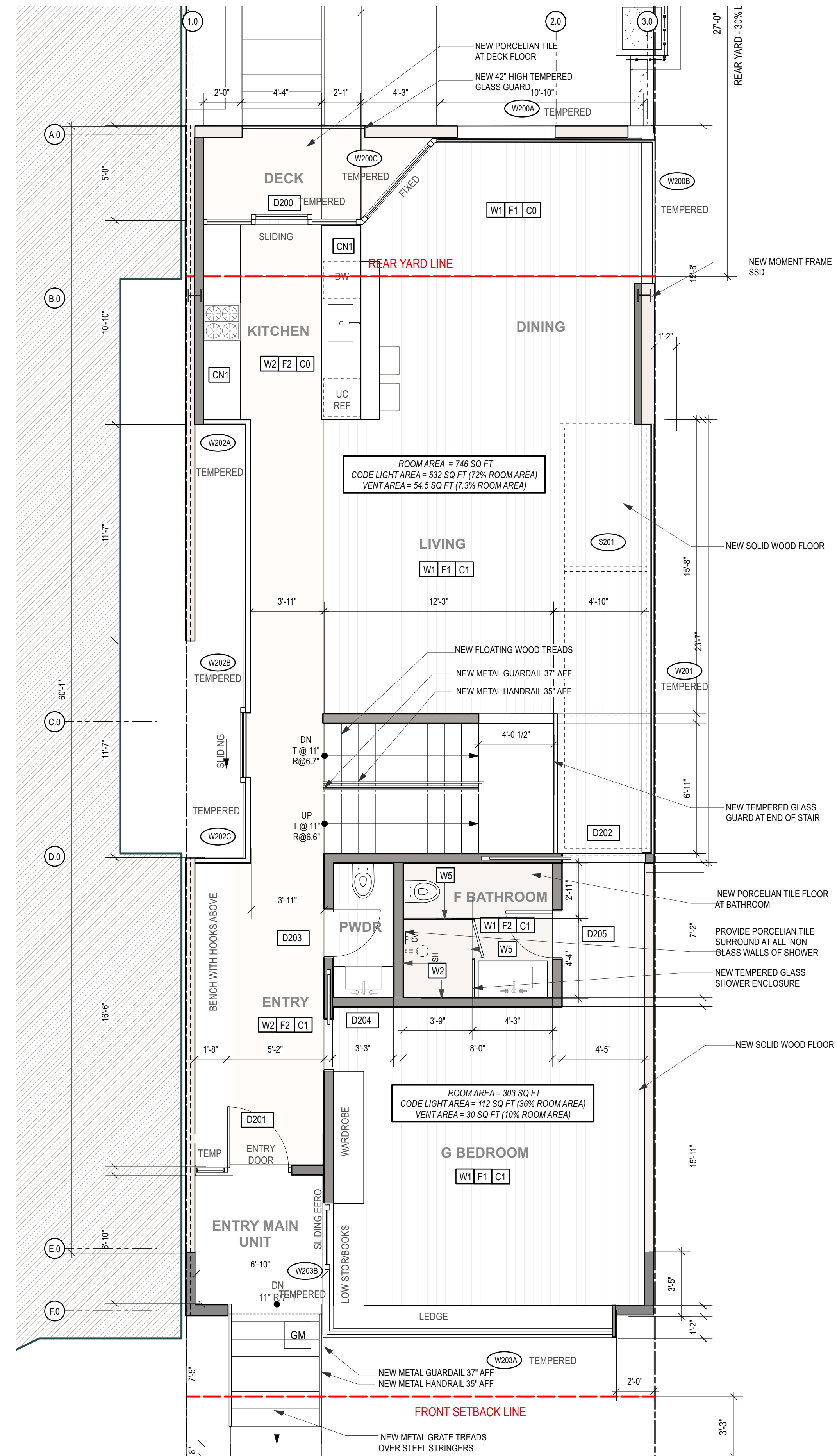
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FINISH LEGEND	
WALLS	MATERIAL
W1	GYPSUM BOARD
W2	PORCELAIN TILE
W3	WOOD PANELLING/MILLWORK
W4	STONE OR PORCELAIN SLAB
W5	1/2" THICK GLASS SHOWER PARTITION
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PROPOSED 2ND FLOOR PLAN

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1

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06.01.24	ADU PERMIT



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2ND FLOOR PLANS

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A2.2

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PLOT DATE:

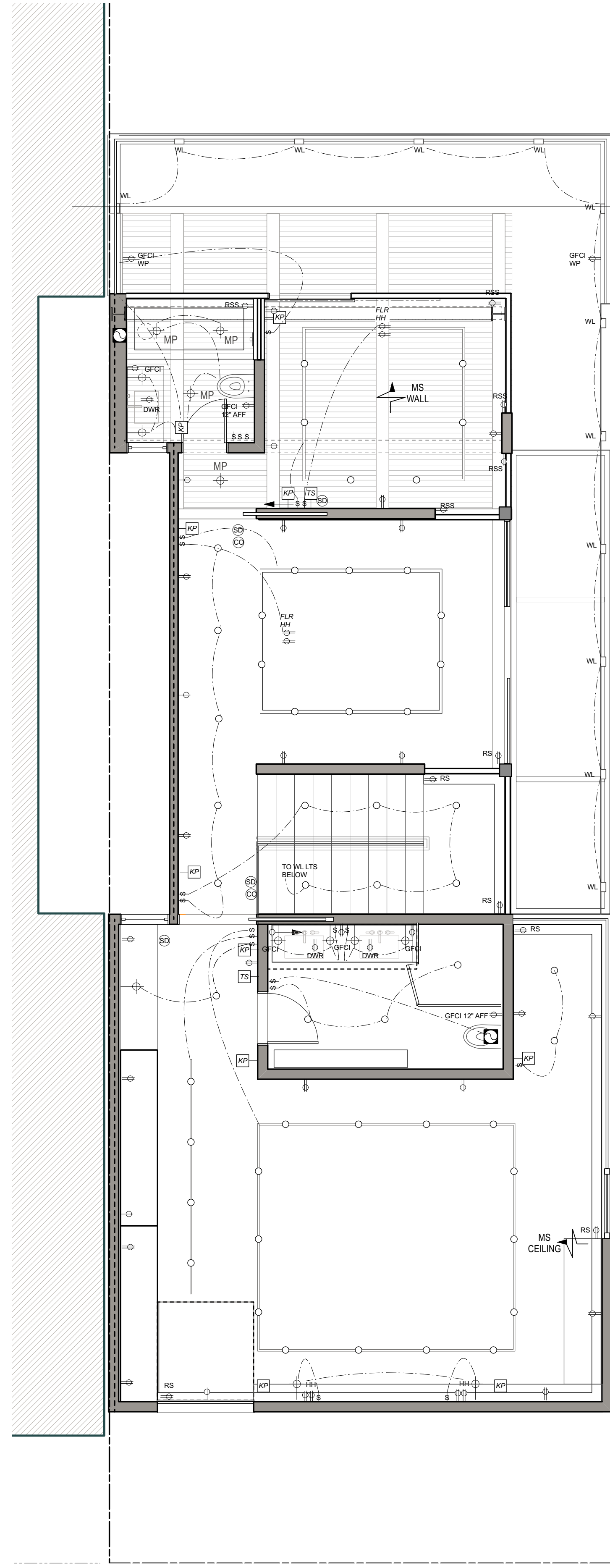
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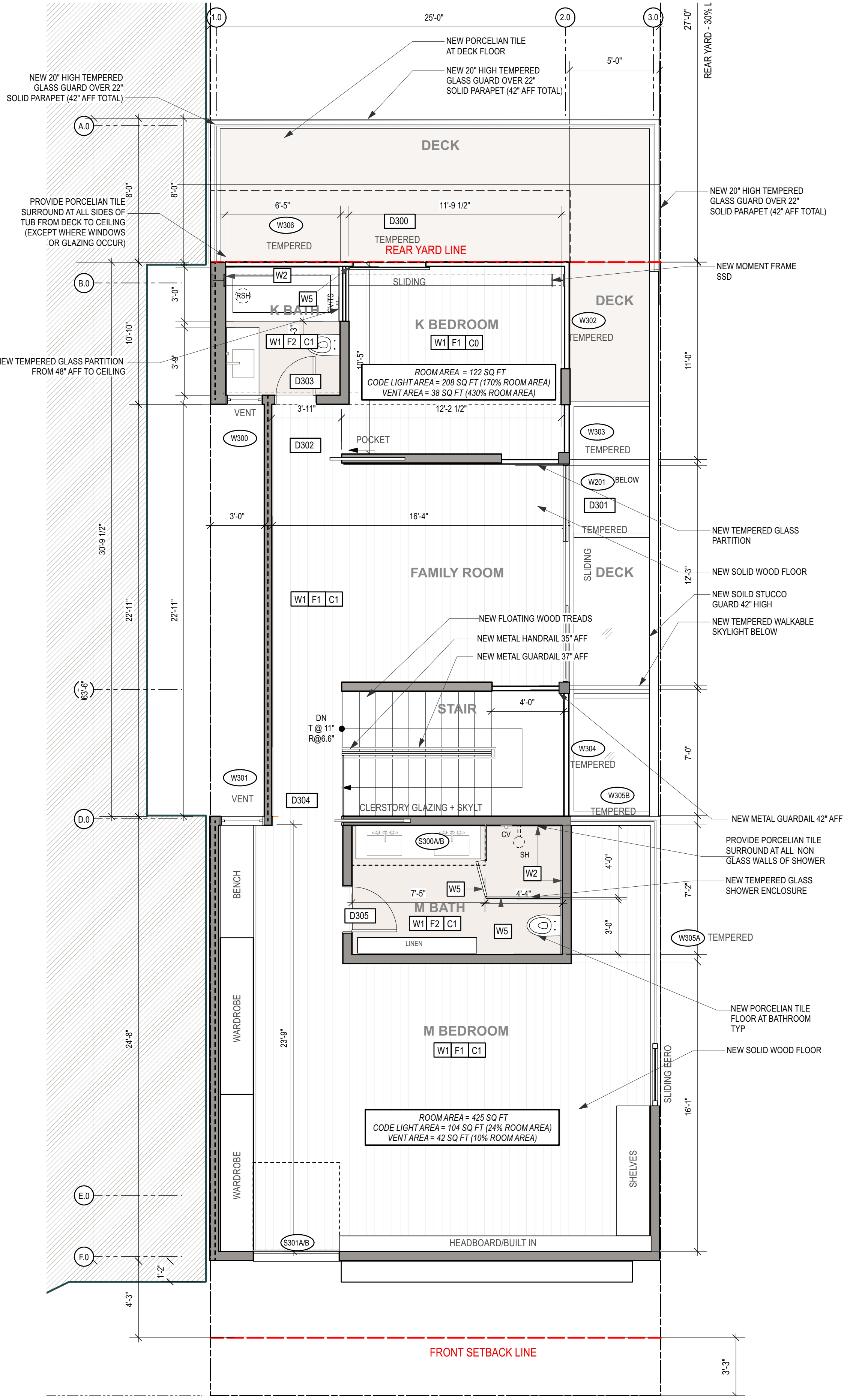
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THIRD FLOOR LIGHTING/PWR/MECH PLAN

1/4" = 1'-0"

2

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	DEMO WALL
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	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



NO WORK THIS LEVEL- FOR REFERENCE ONLY WORK THIS LEVEL PER 202209192659

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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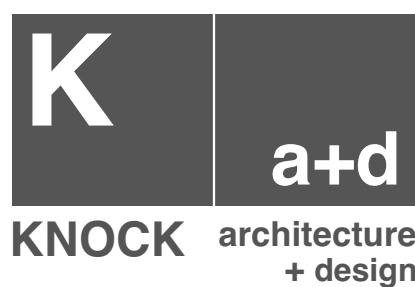
THIRD FLR PLANS

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A2.3

SCALE:
PLOT DATE:

08.18.21	CONCEPT
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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	ADU PERMIT



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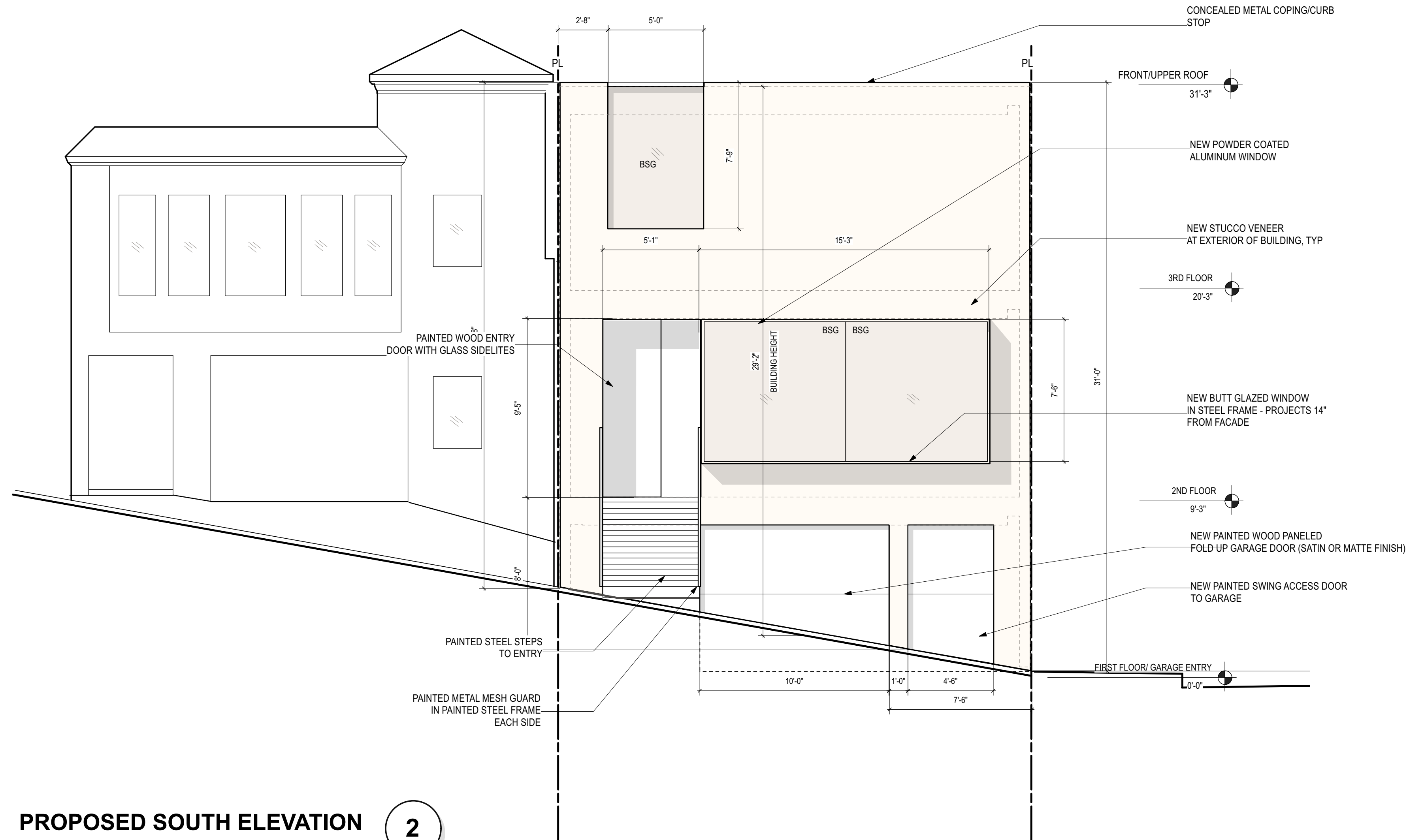
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SOUTH ELEVATIONS

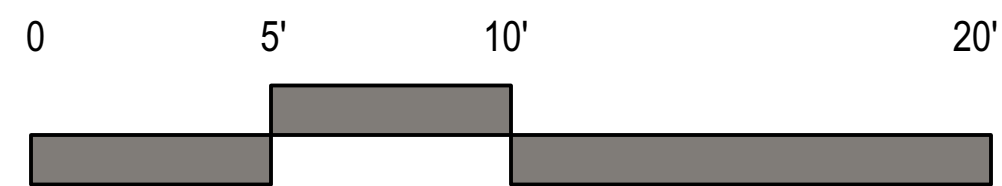
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A3.0

SCALE:
PLOT DATE:

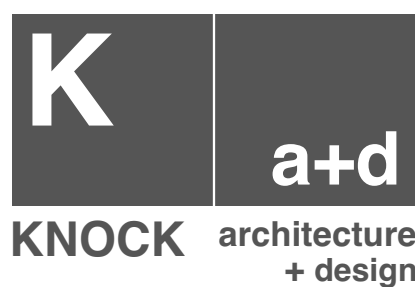


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EXISTING SOUTH ELEVATION
1/4" = 1'-0"

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08.30.21	REV PLAN
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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	ADU PERMIT



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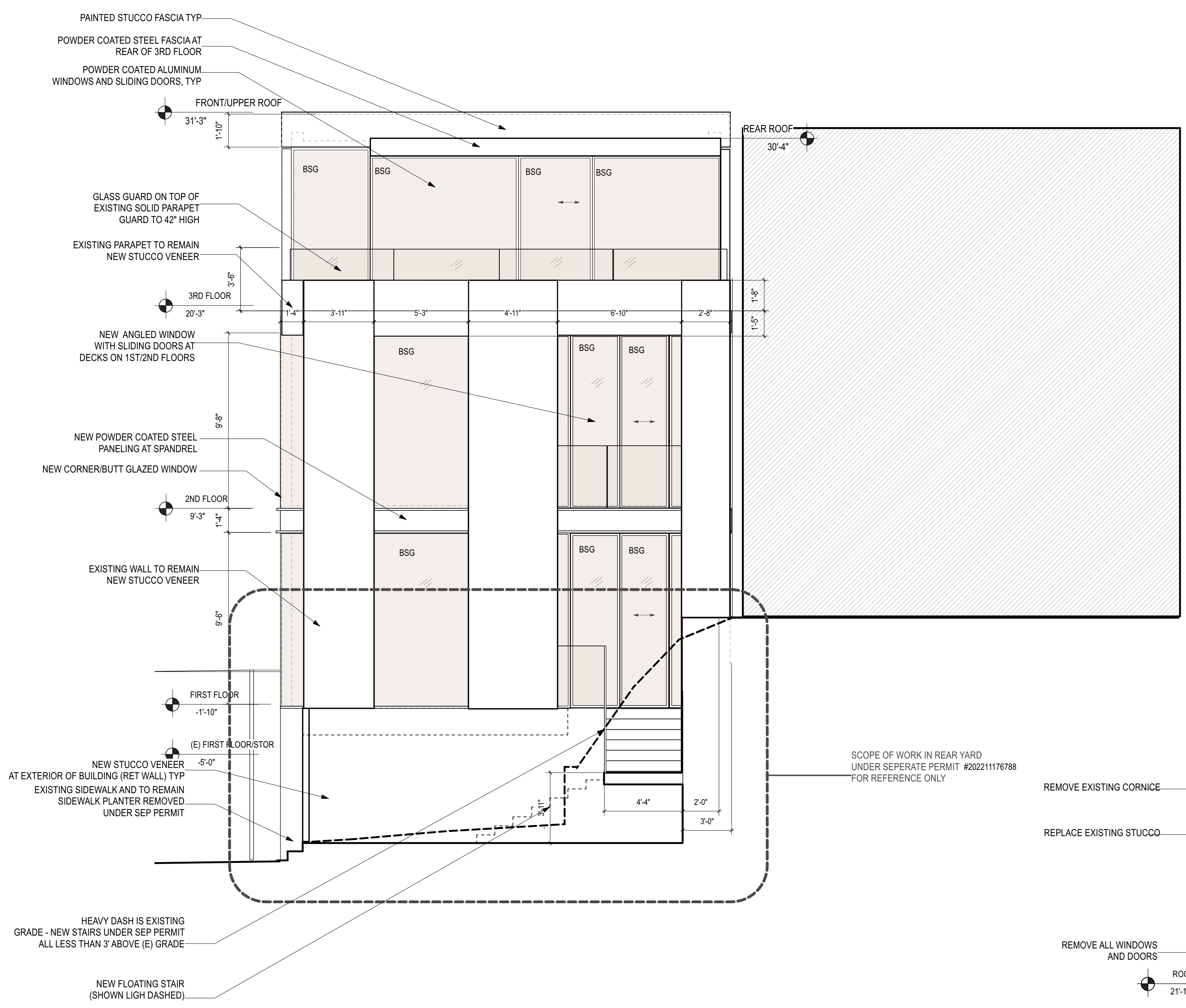
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NORTH ELEVATIONS

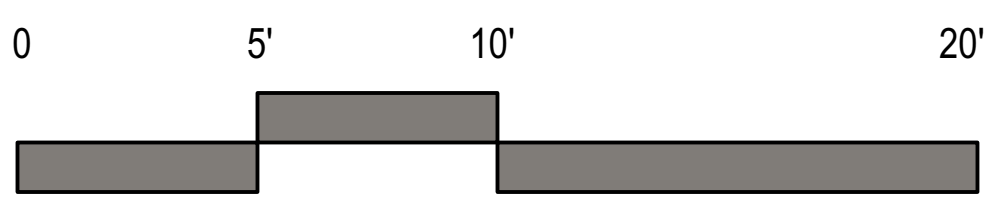
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A3.1

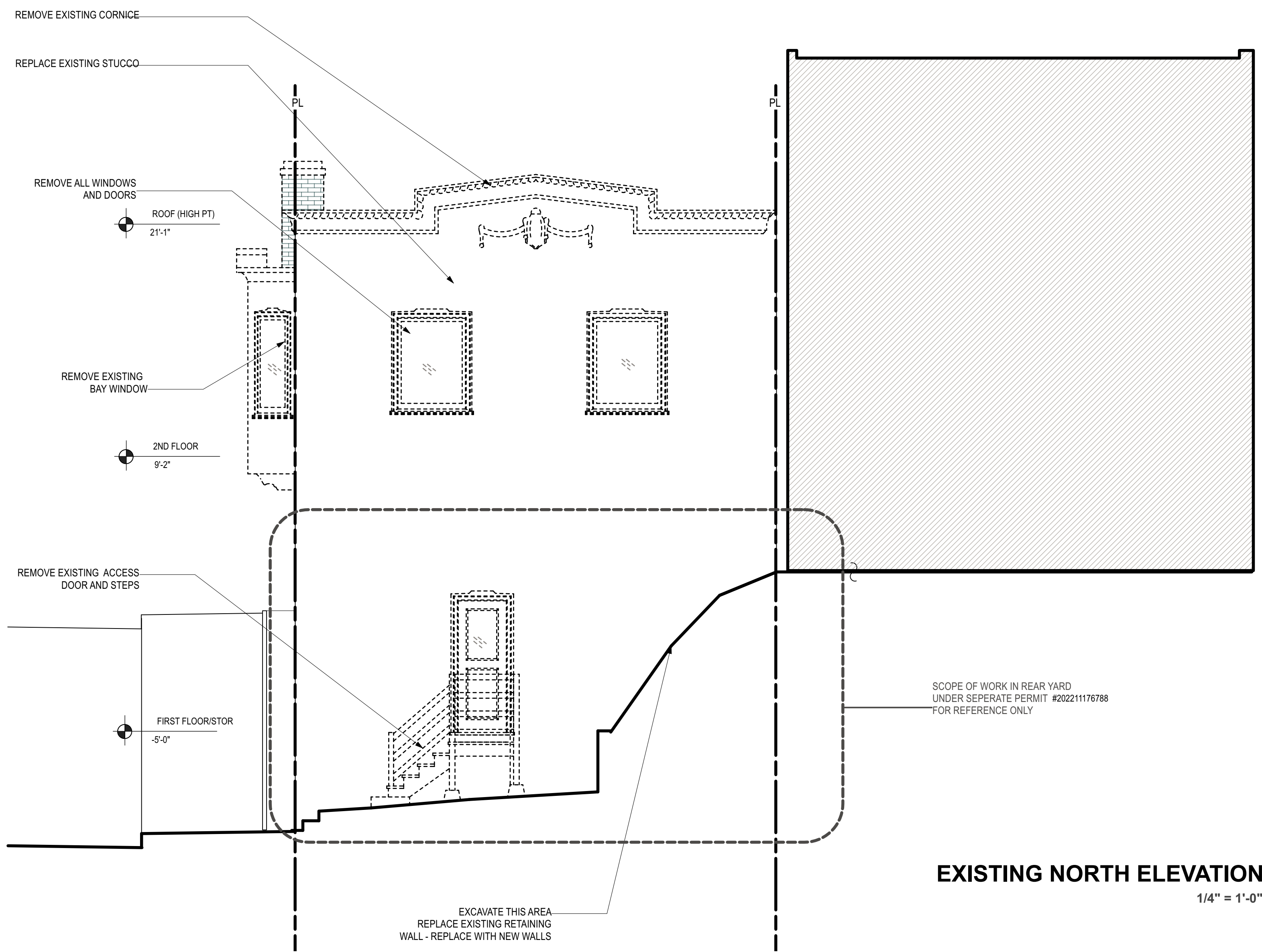
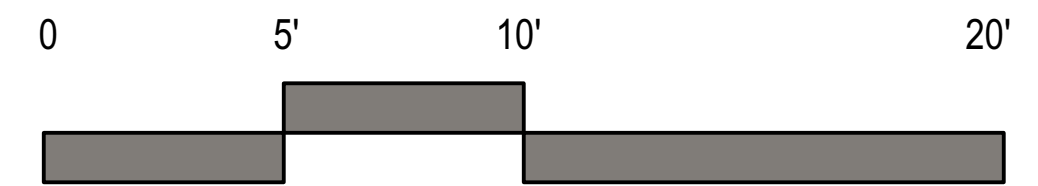
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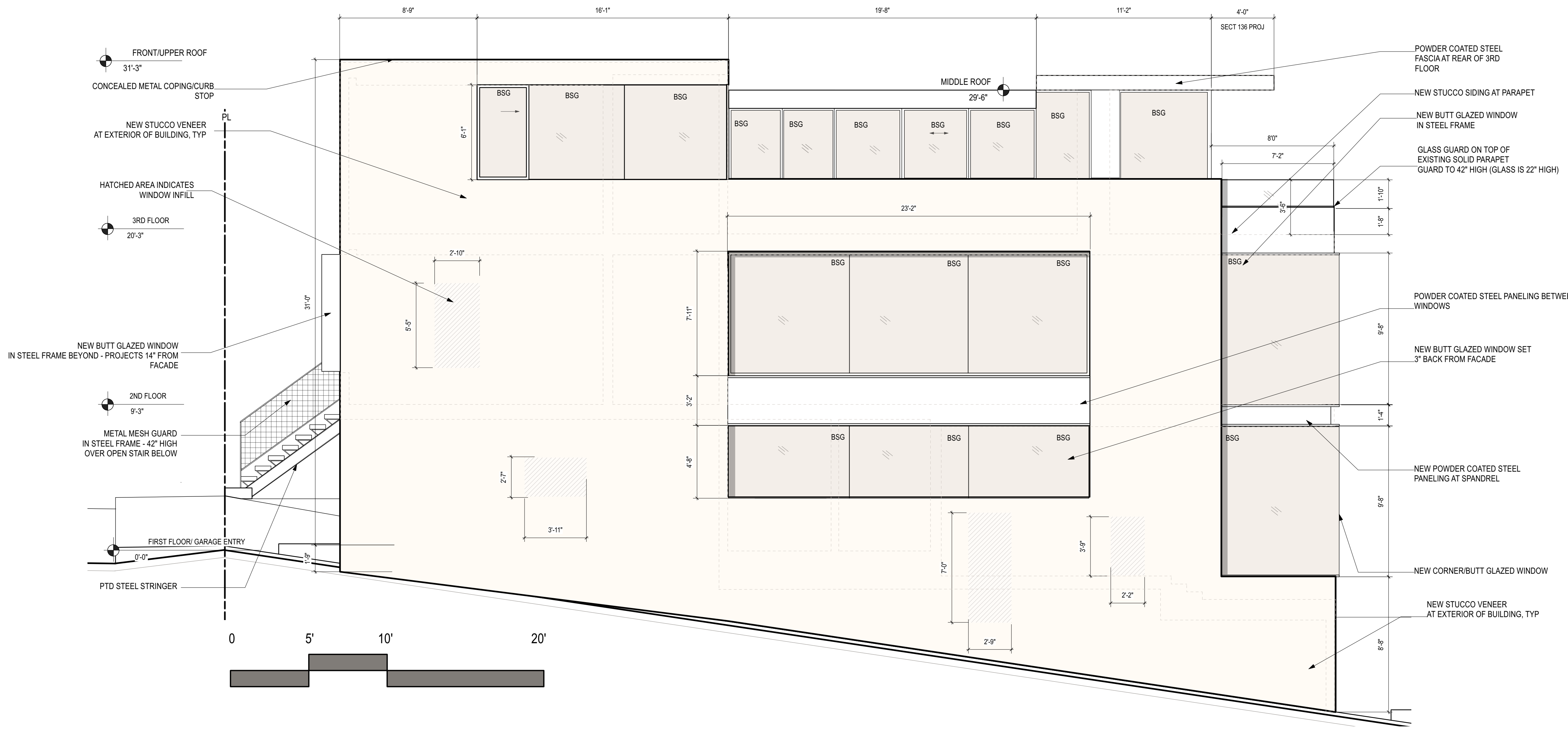
PROPOSED NORTH ELEVATION 2
1/4" = 1'-0"



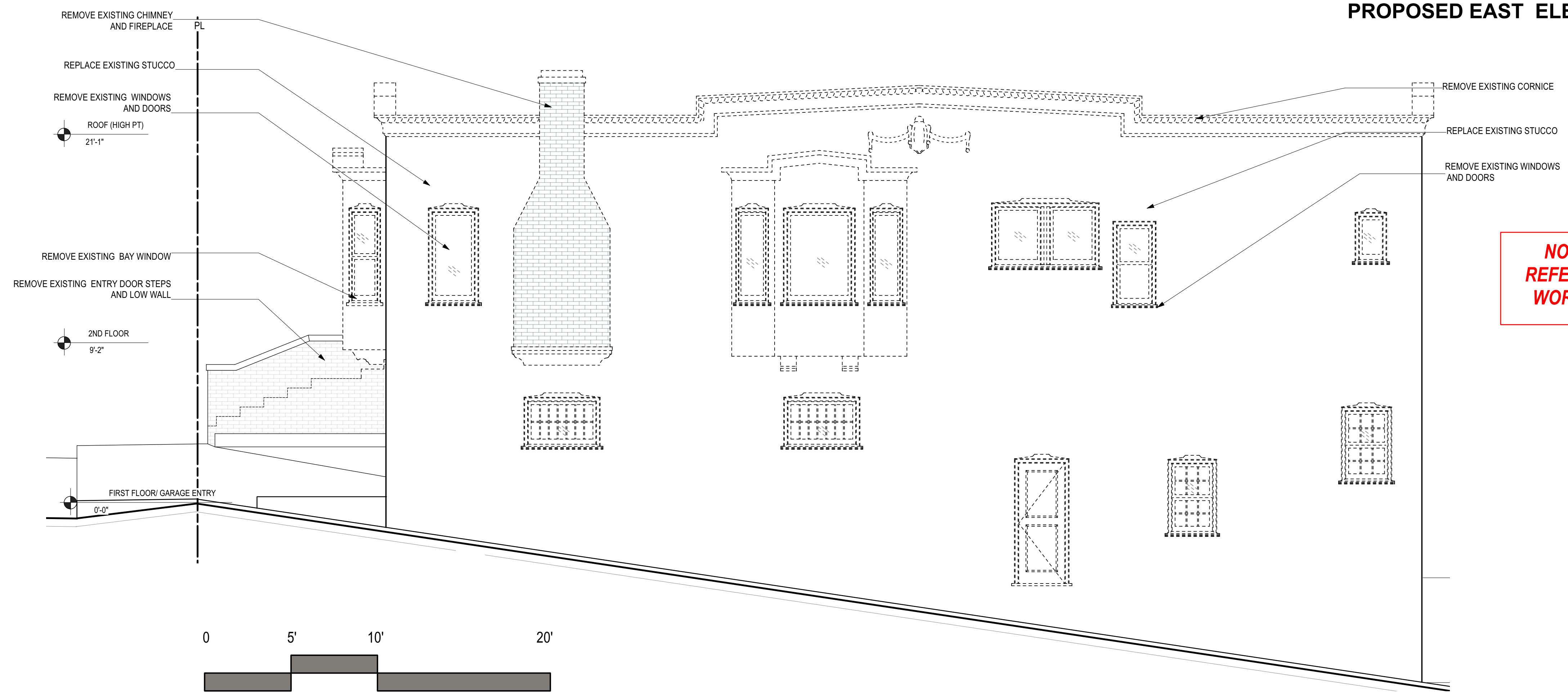
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EXISTING NORTH ELEVATION 1
1/4" = 1'-0"



PROPOSED EAST ELEVATION 2
1/4" = 1'-0"



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

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03.02.24	NOPDR
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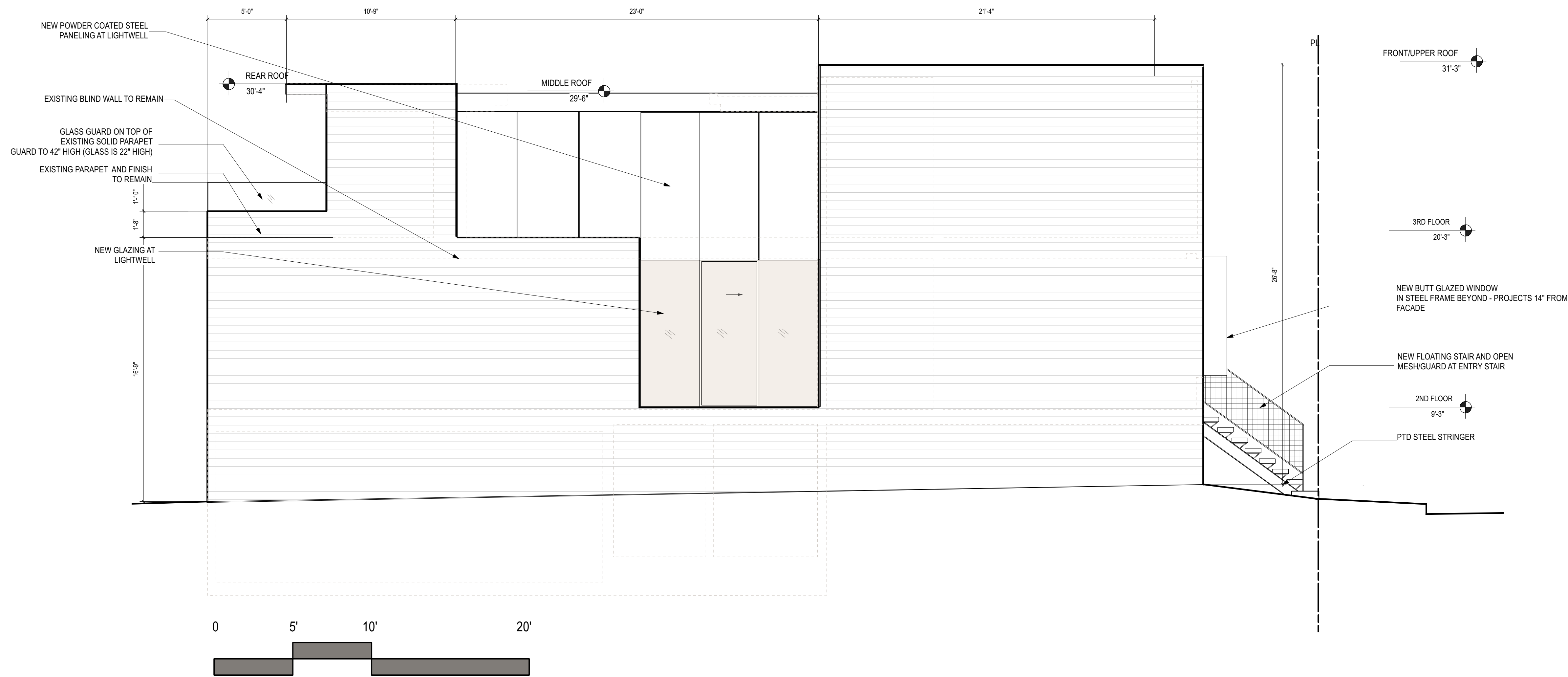
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EAST ELEVATIONS

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A3.2

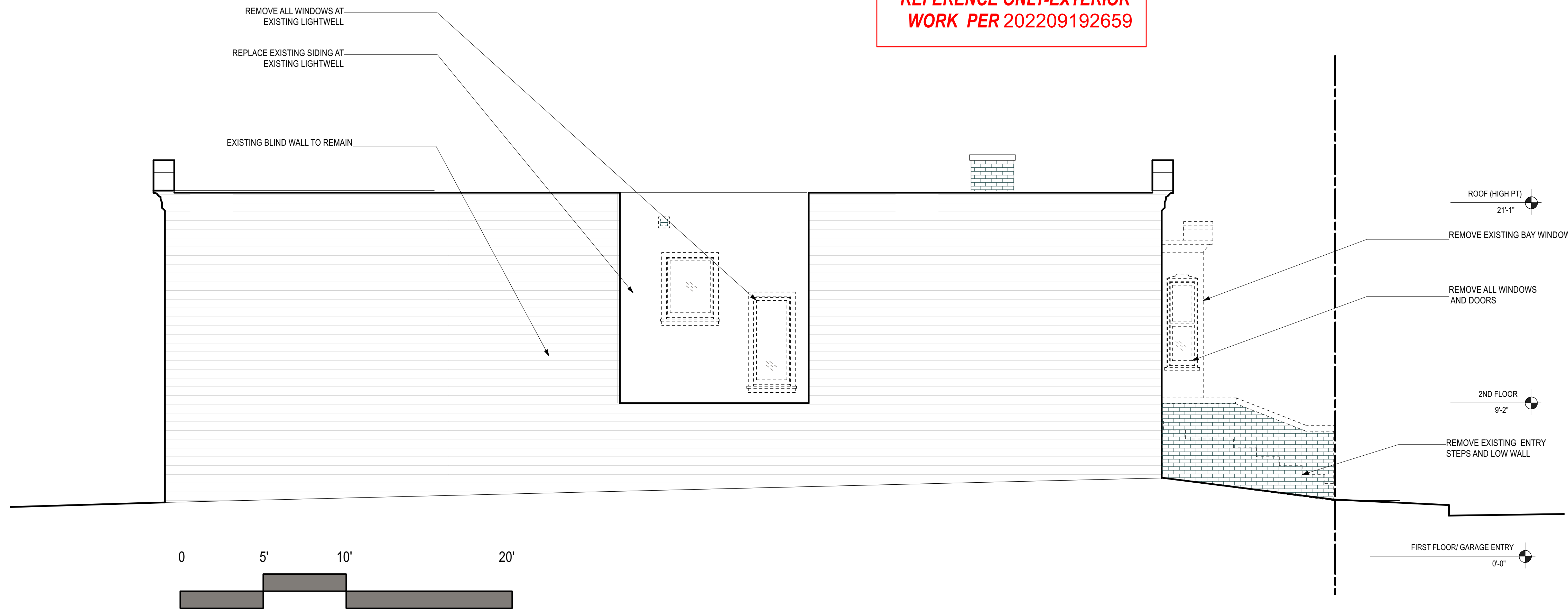
SCALE:
PLOT DATE:



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

2

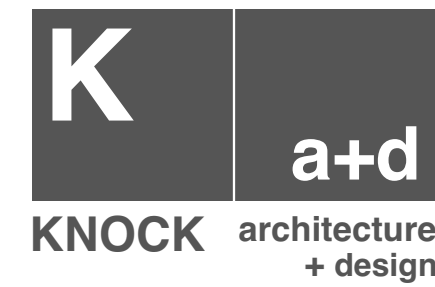
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EXISTING WEST ELEVATION
1/4" = 1'-0"

1

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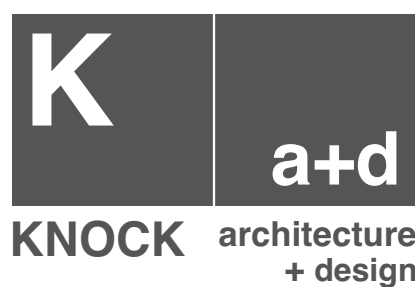
WEST ELEVATIONS

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A3.3

SCALE:
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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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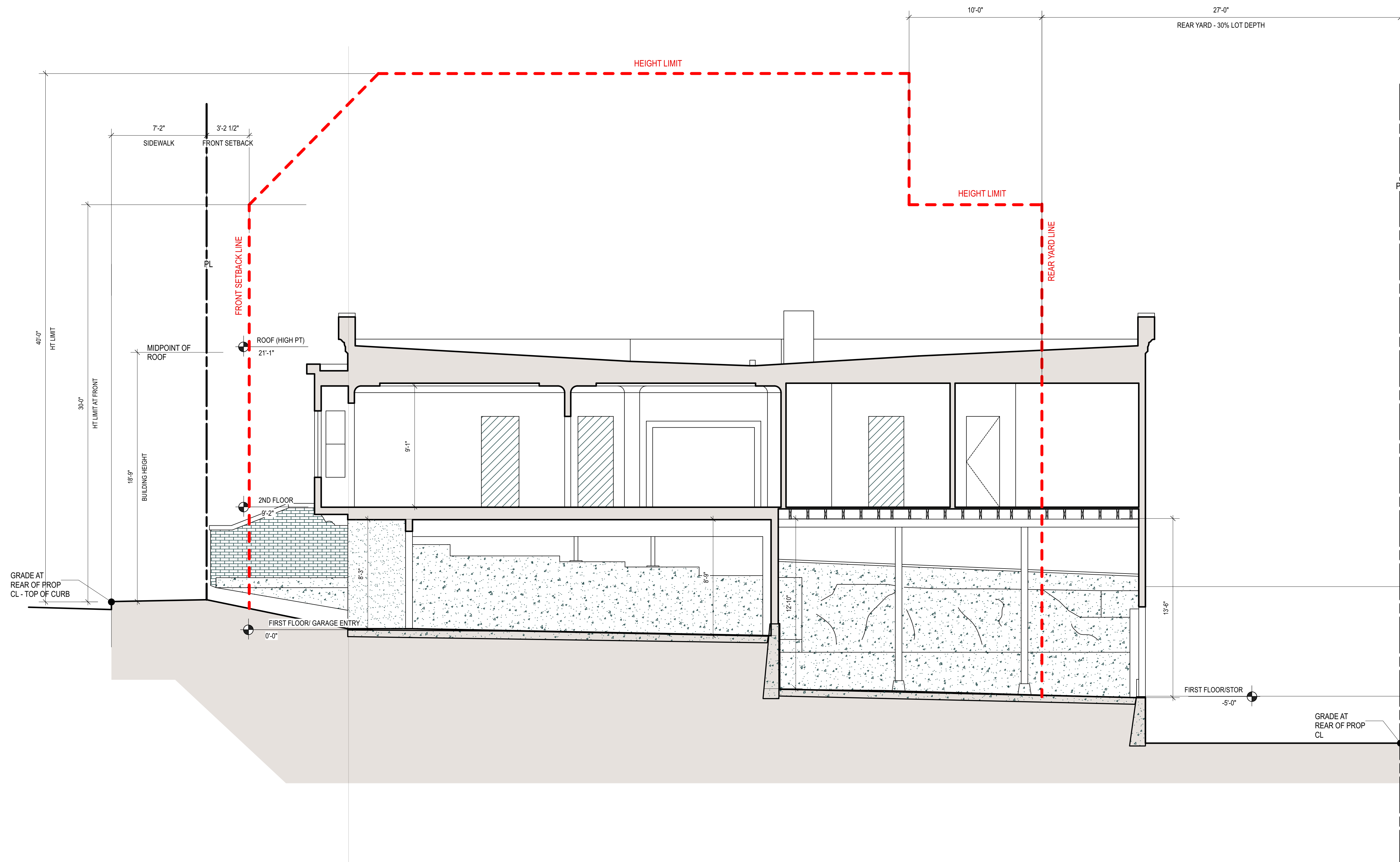
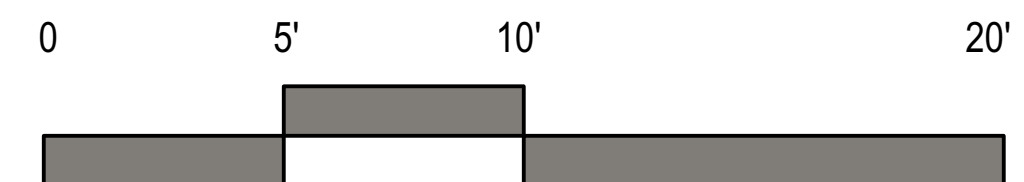
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EXISTING BLDG SECT

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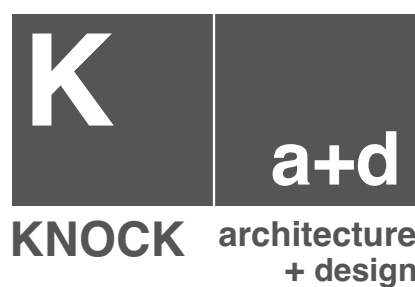
SCALE:
PLOT DATE:



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

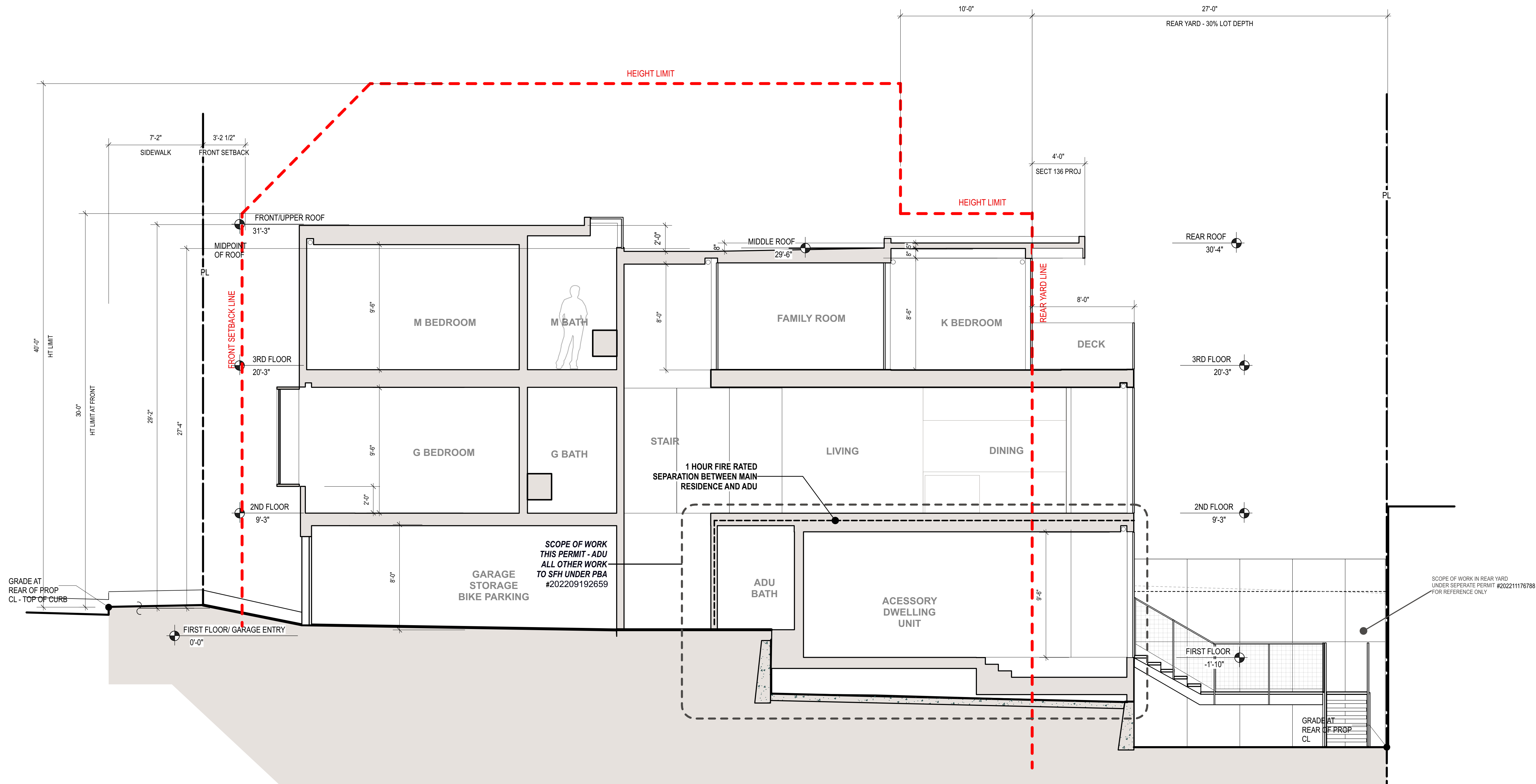
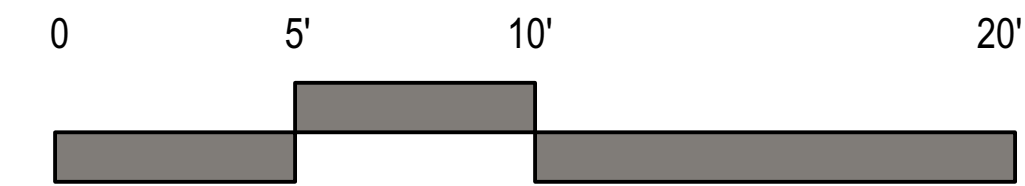
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08.18.21	CONCEPT
09.30.21	REV PLAN
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
05.31.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
09.08.23	REV
01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
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PROPOSED BUILDING SECTION
1/4" = 1'-0"

1

(N) BUILDING SECT

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A4.1

SCALE:
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A4.2

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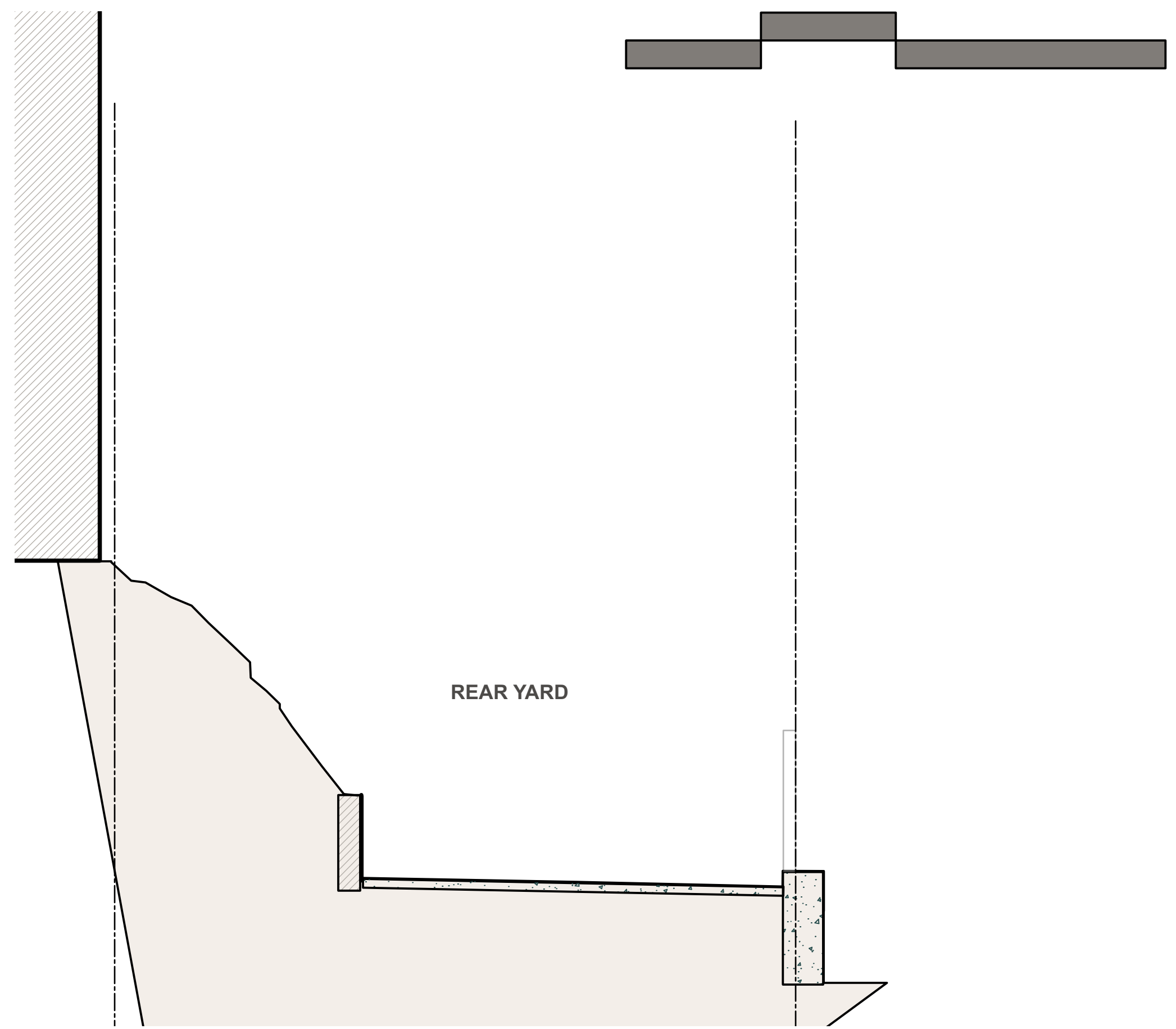
0 5' 10' 20'

ROOF (HIGH PT)
21'-1"

2ND FLOOR
9'-2"

FIRST FLOOR/ GARAGE ENTRY
0'-0"

FIRST FLOOR/STOR
-5'-0"



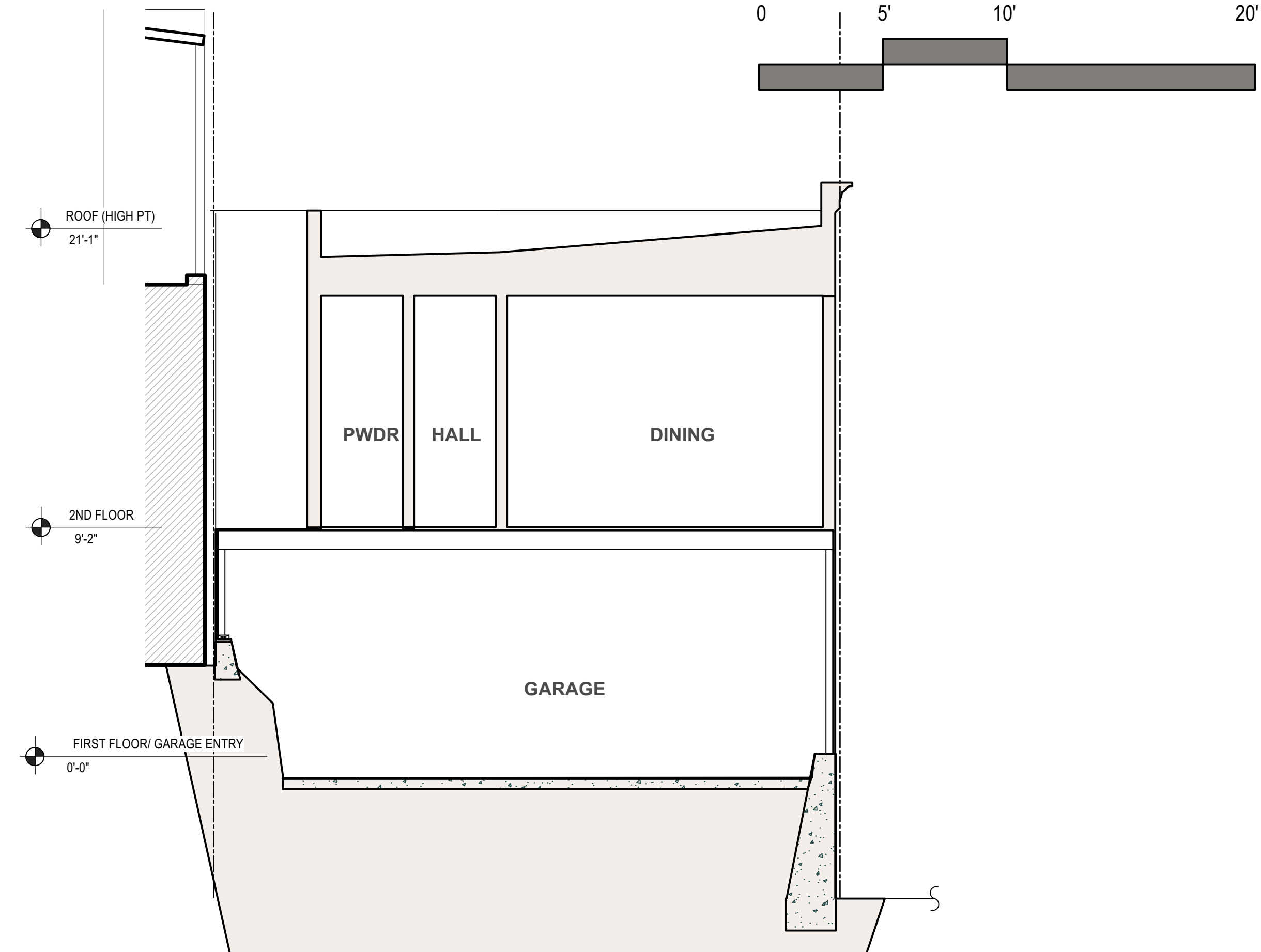
EXISTING TRANSVERSE SECTION 4
1/4" = 1'-0"

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"

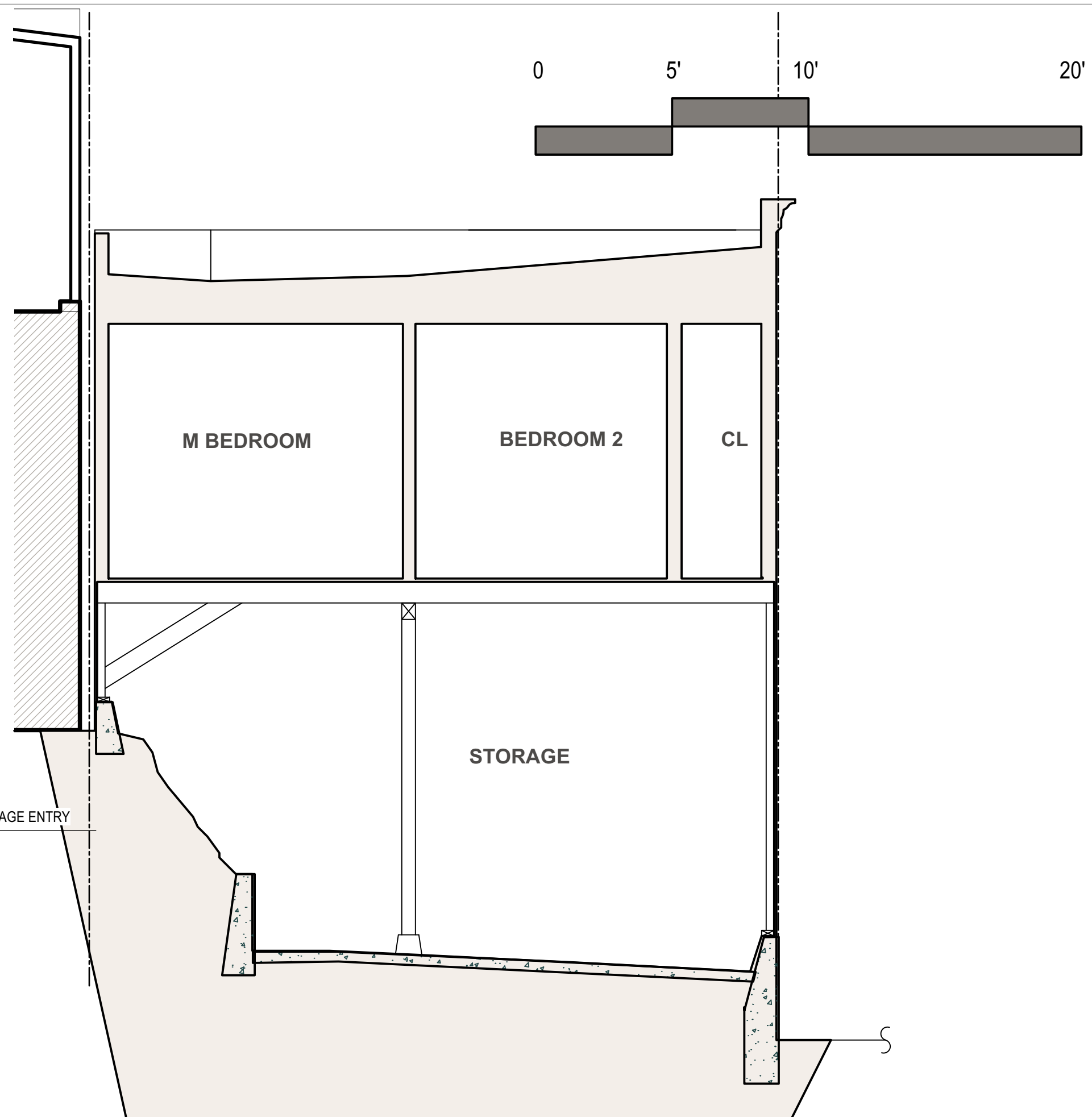
0 5' 10' 20'

ROOF (HIGH PT)
21'-1"

2ND FLOOR
9'-2"

FIRST FLOOR/ GARAGE ENTRY
0'-0"

FIRST FLOOR/STOR
-5'-0"



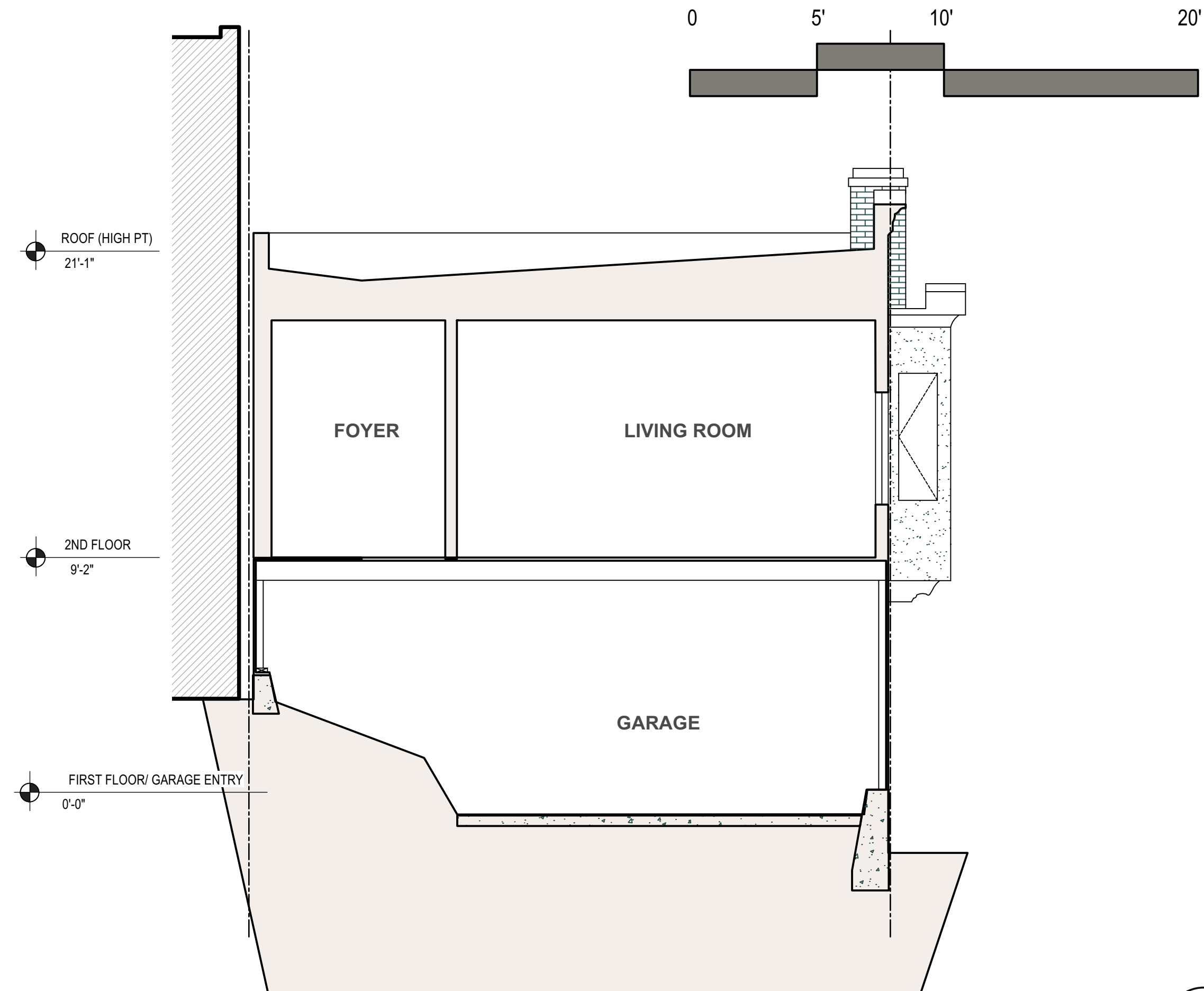
EXISTING TRANSVERSE SECTION 3
1/4" = 1'-0"

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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05.31.22	REVISIONS
08.17.22	PERMIT
04.19.23	NOPDR/REV
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01.29.24	REV
02.29.24	REV TO ADD ADU
03.02.24	NOPDR
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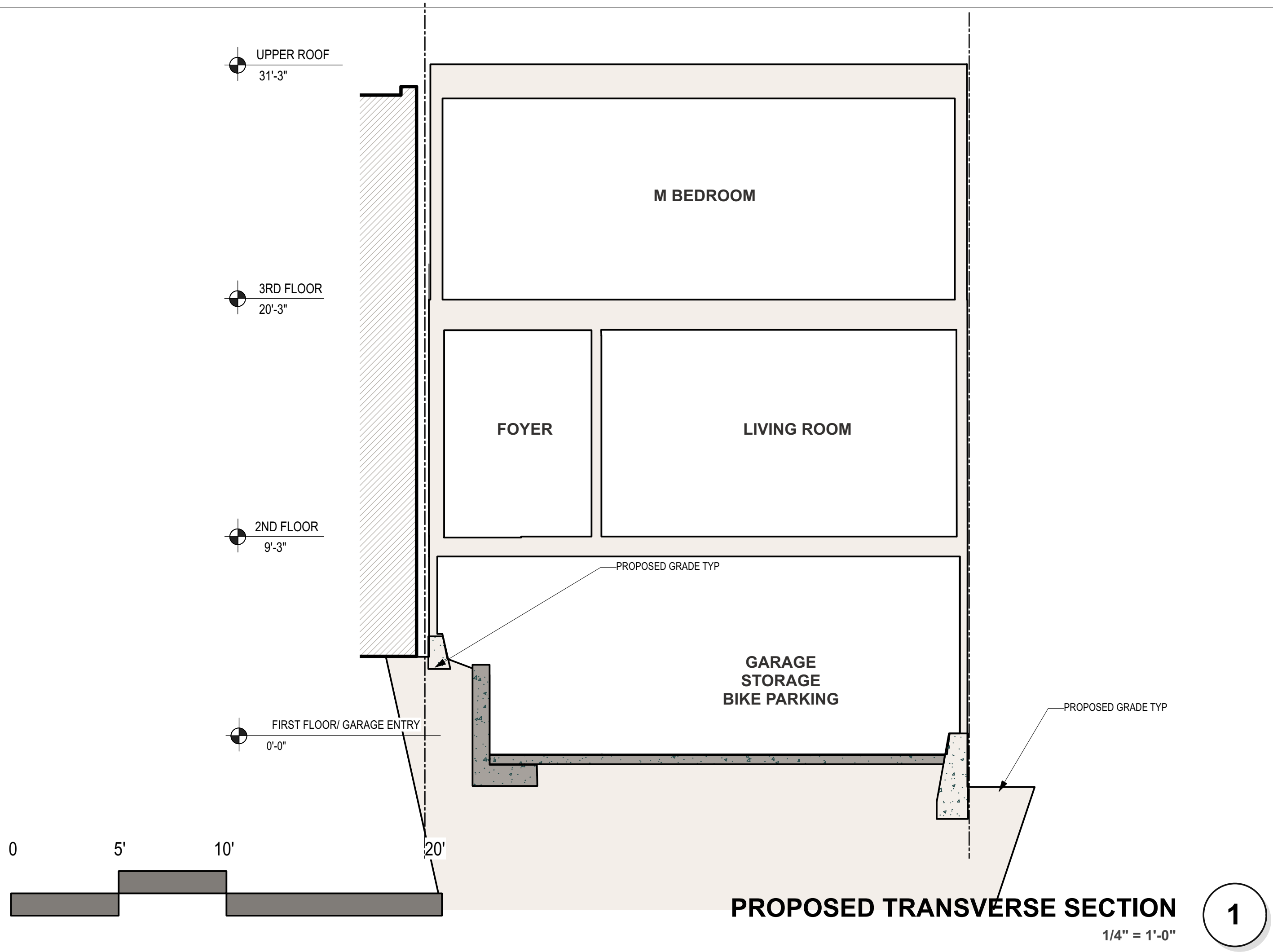
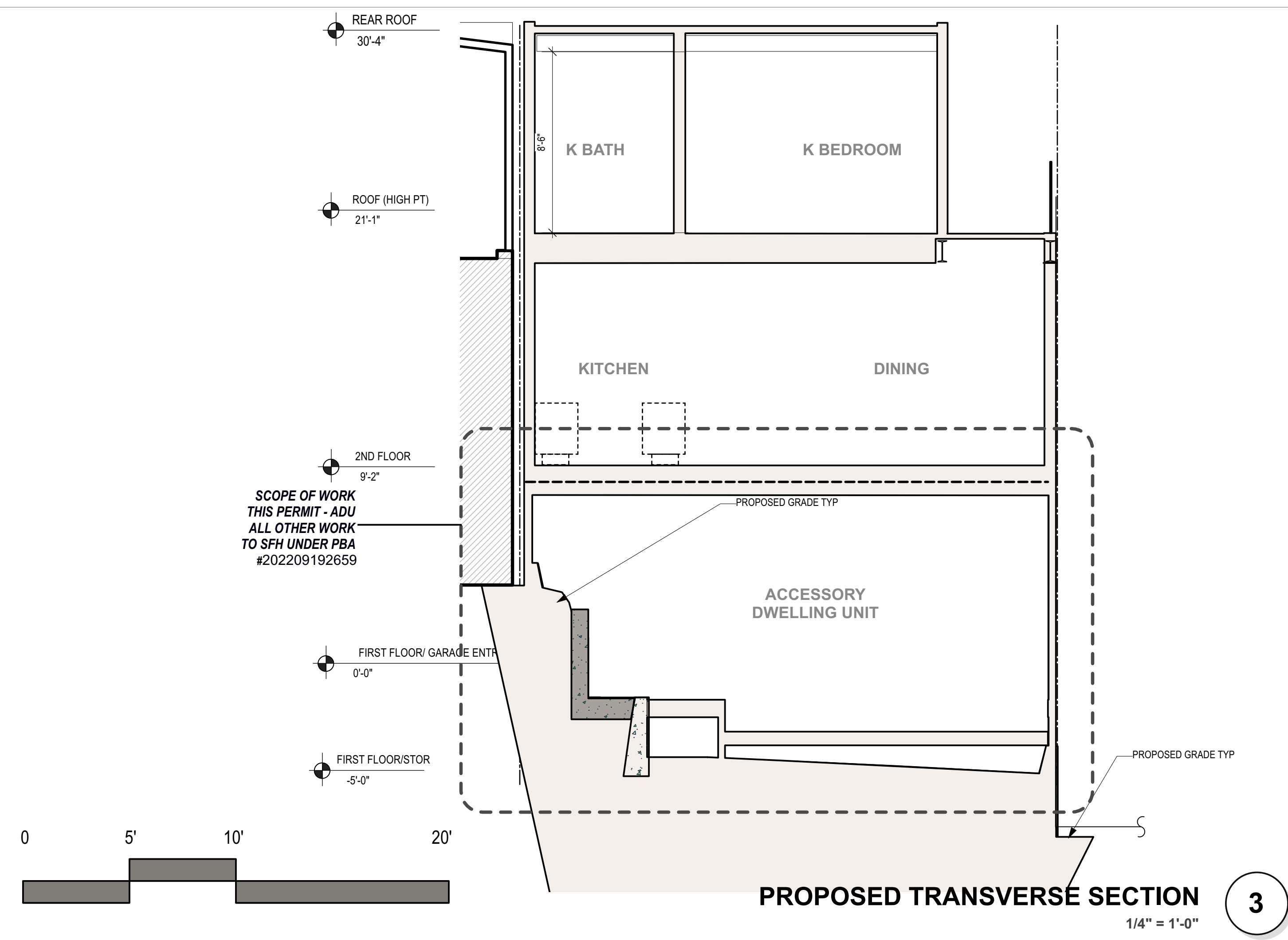
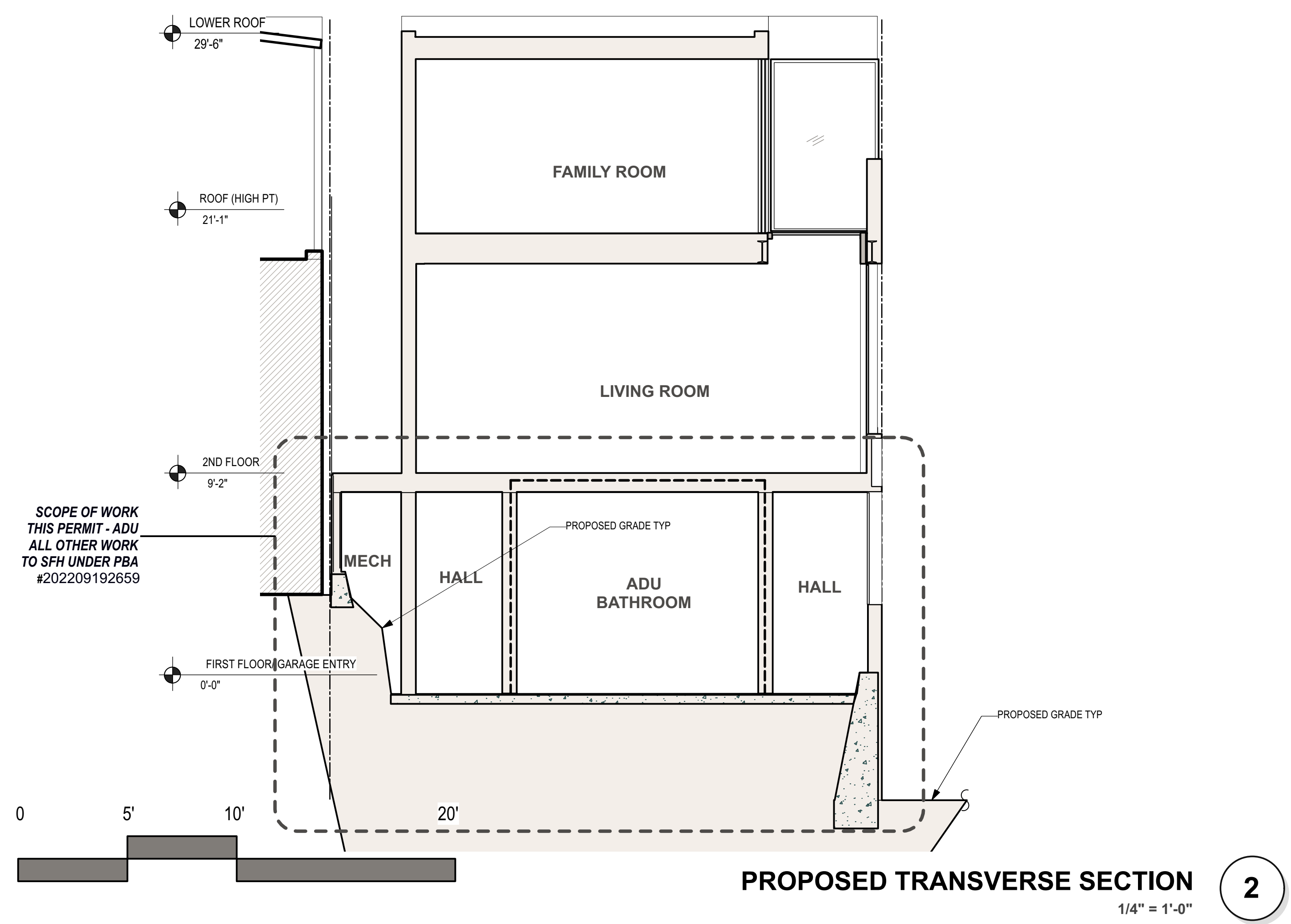
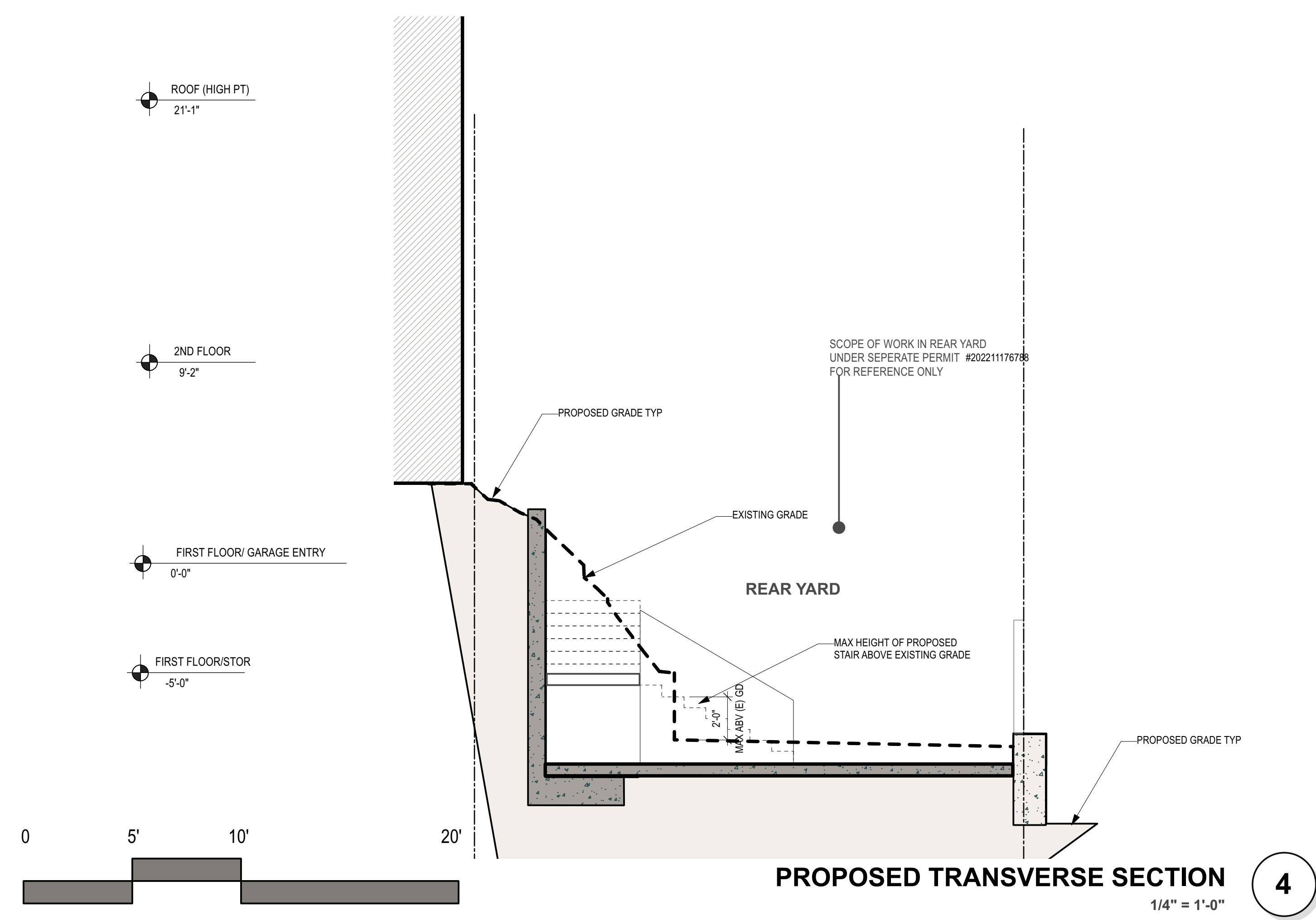
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(N) BUILDING SECT

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A4.3

SCALE:
PLOT DATE:



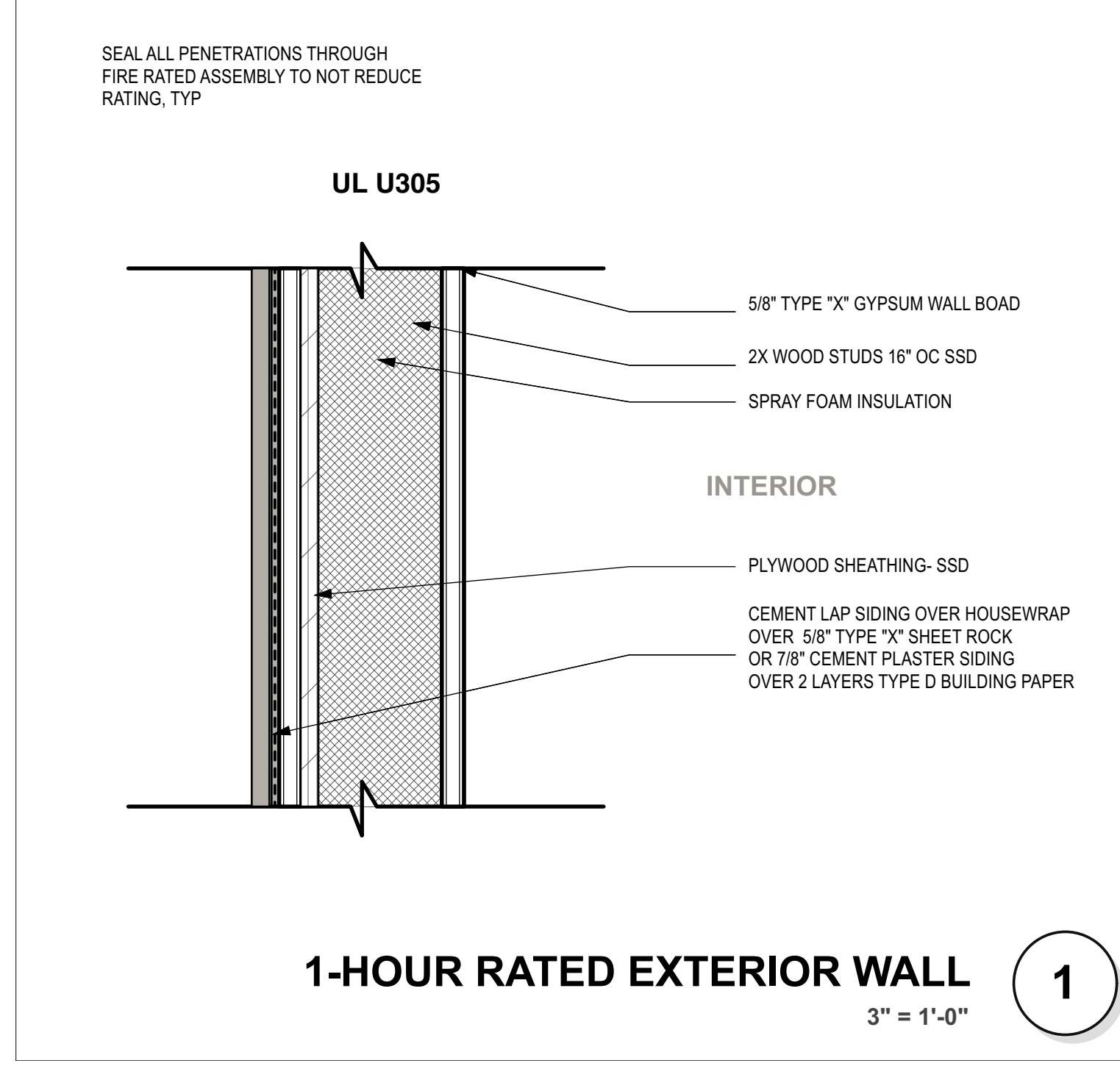
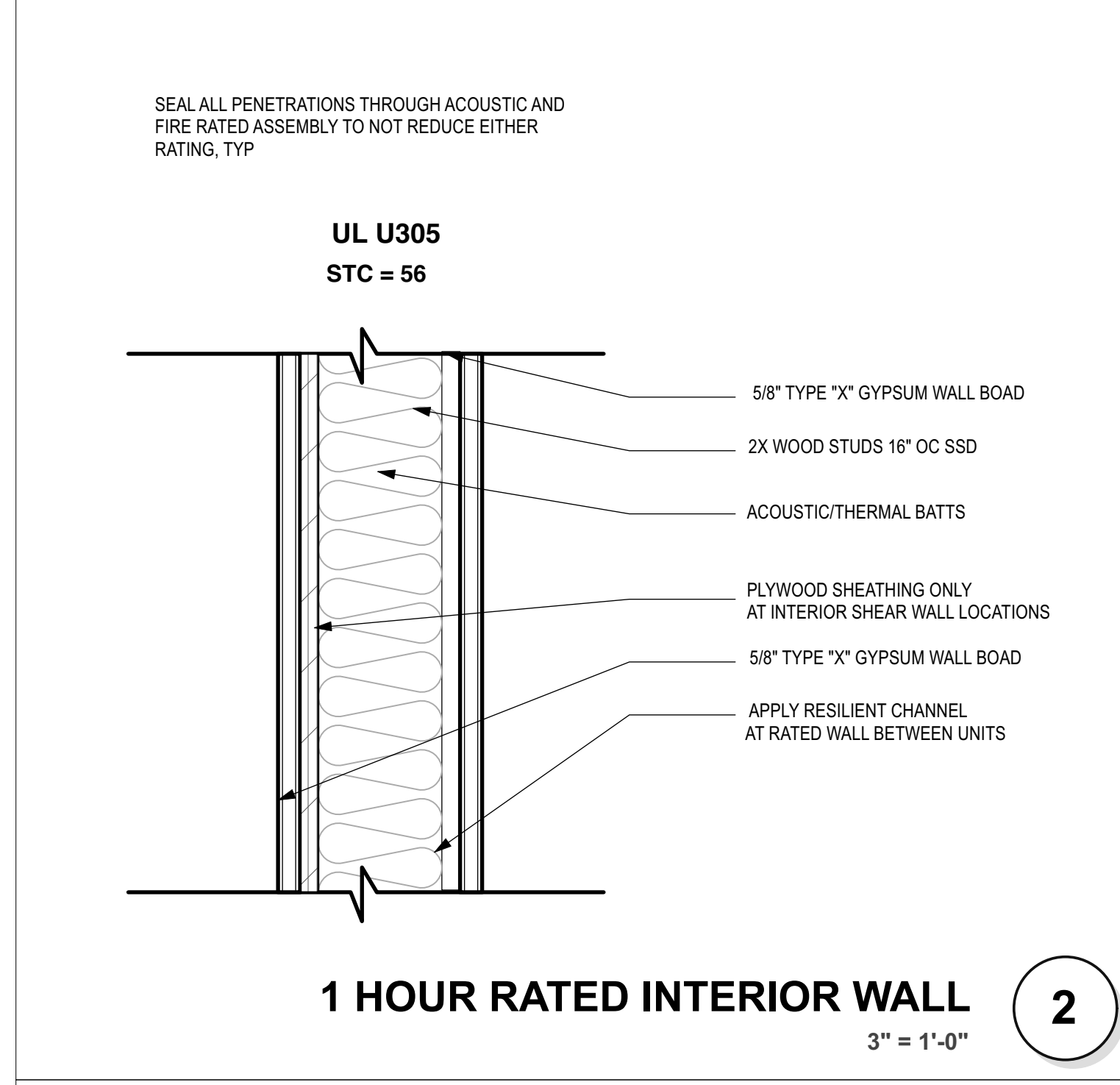
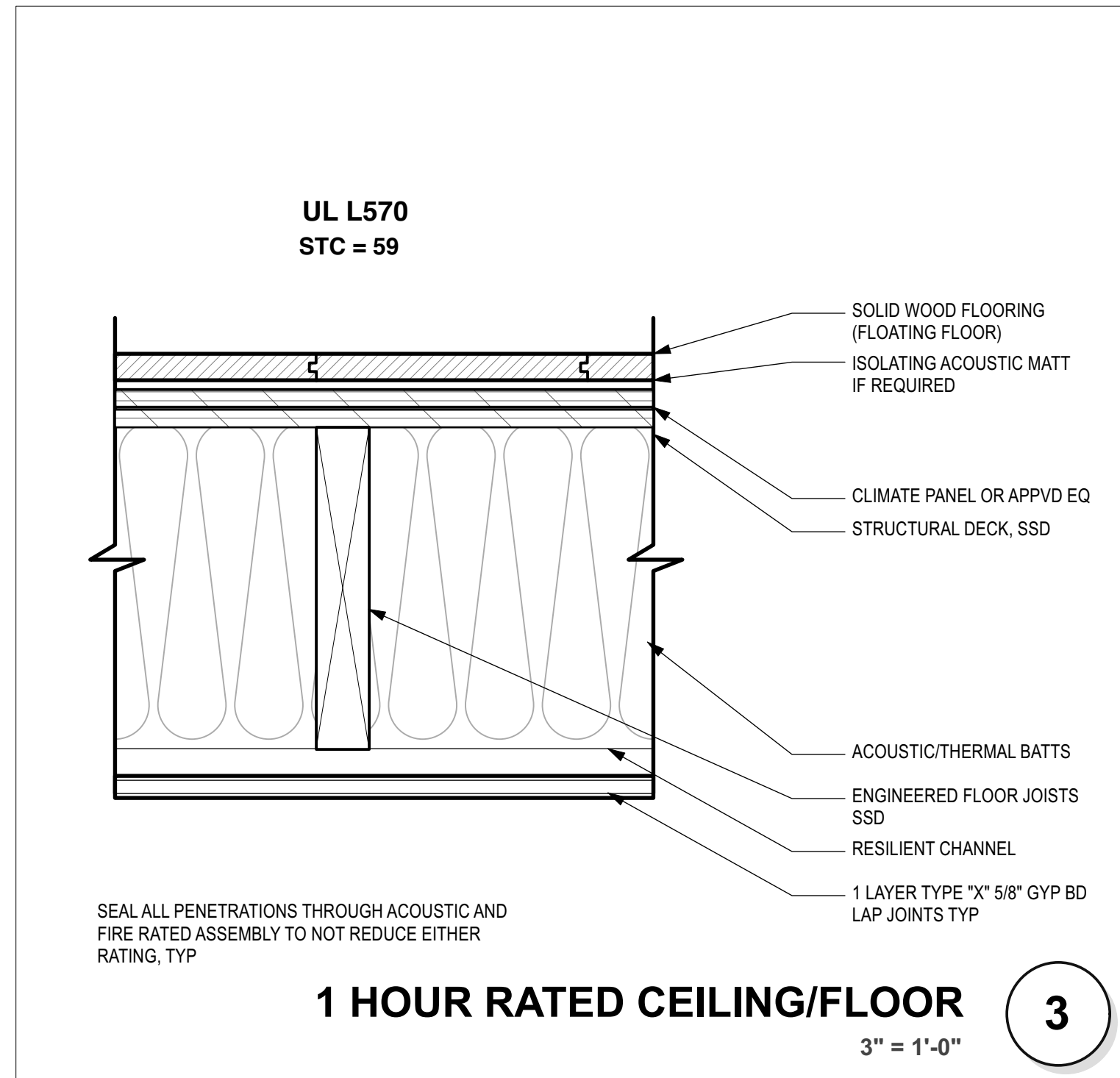
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A6.0
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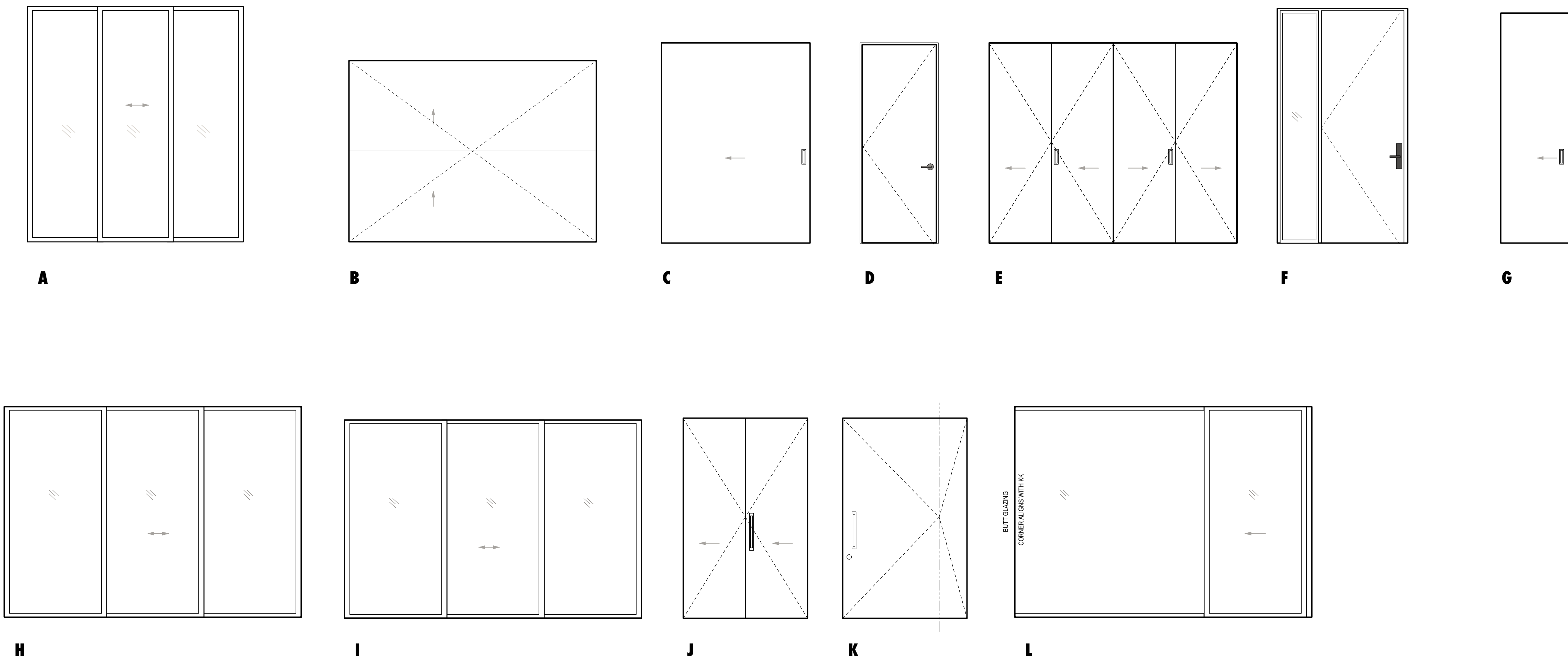


DOOR SCHEDULE

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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DOOR SCHEDULE

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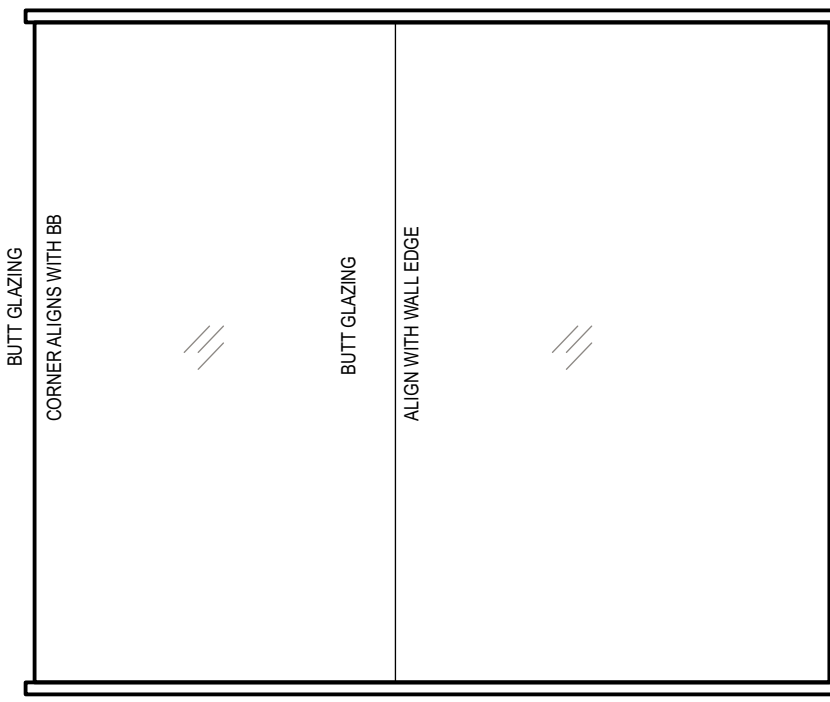
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PLOT DATE:

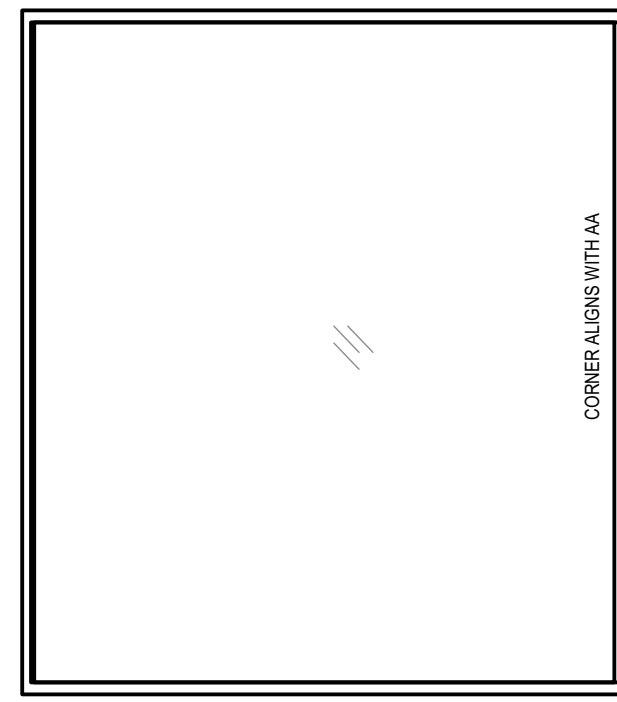
WINDOW AND SKYLIGHT SCHEDULE

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	
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

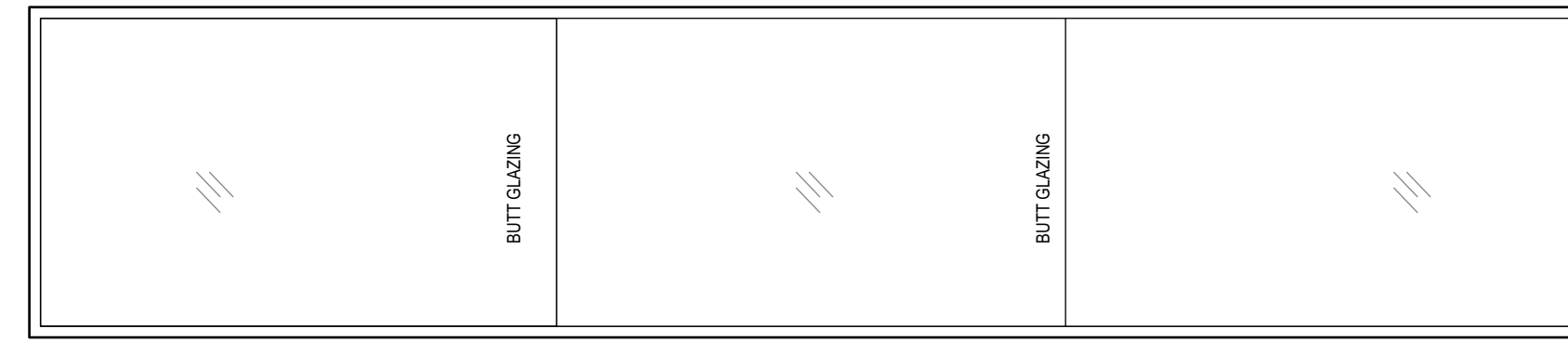
WINDOW AND SKYLIGHT LEGEND



AA

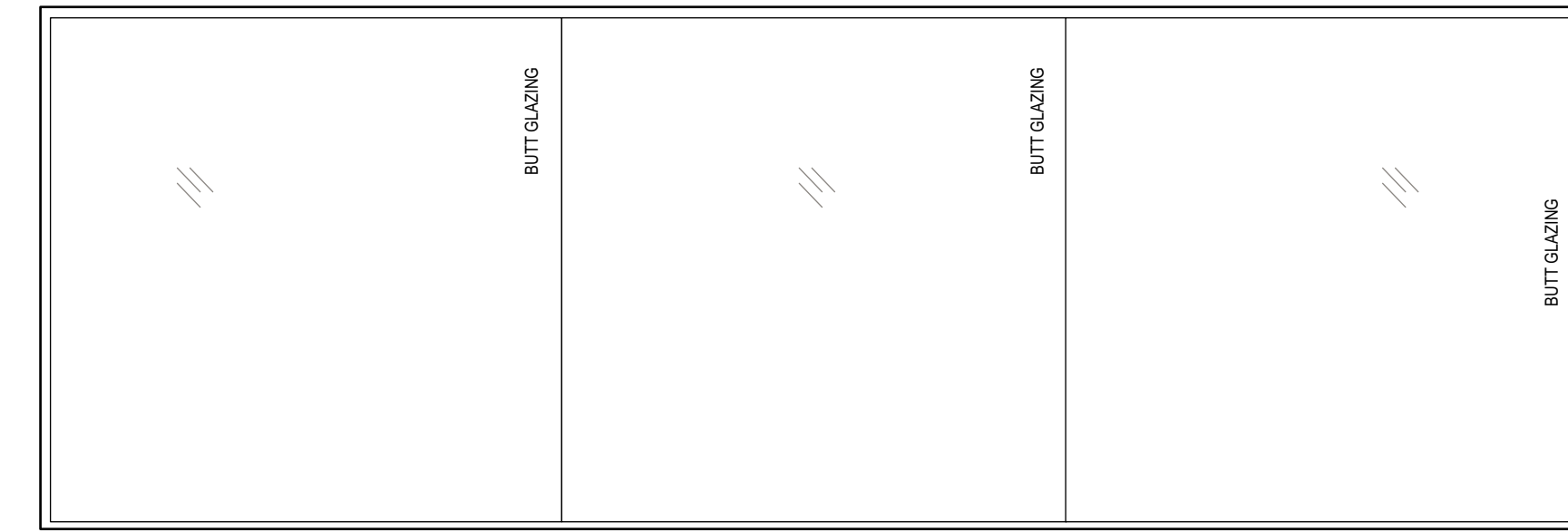


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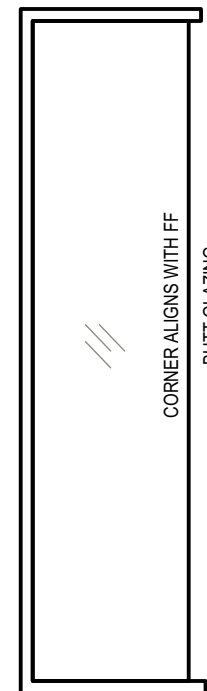
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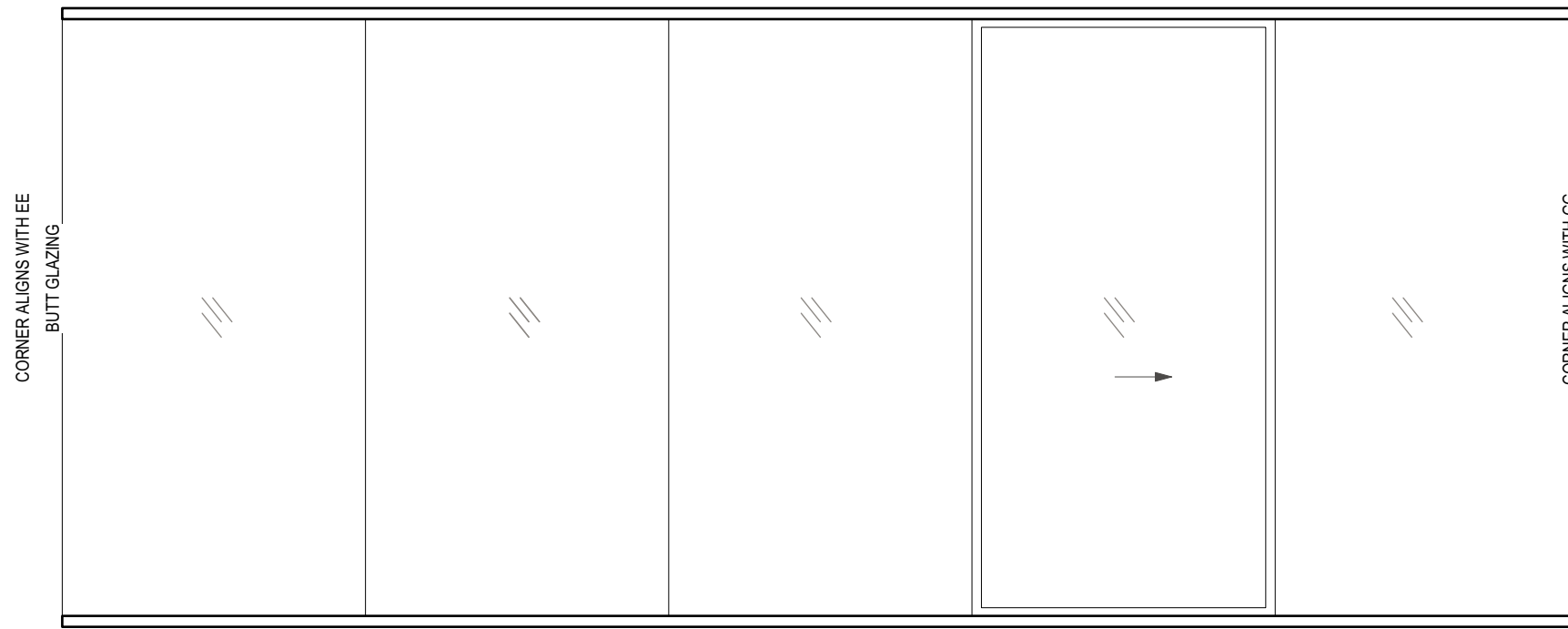


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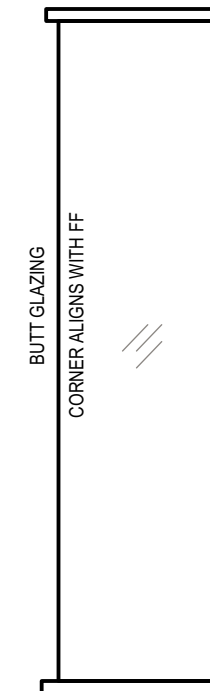
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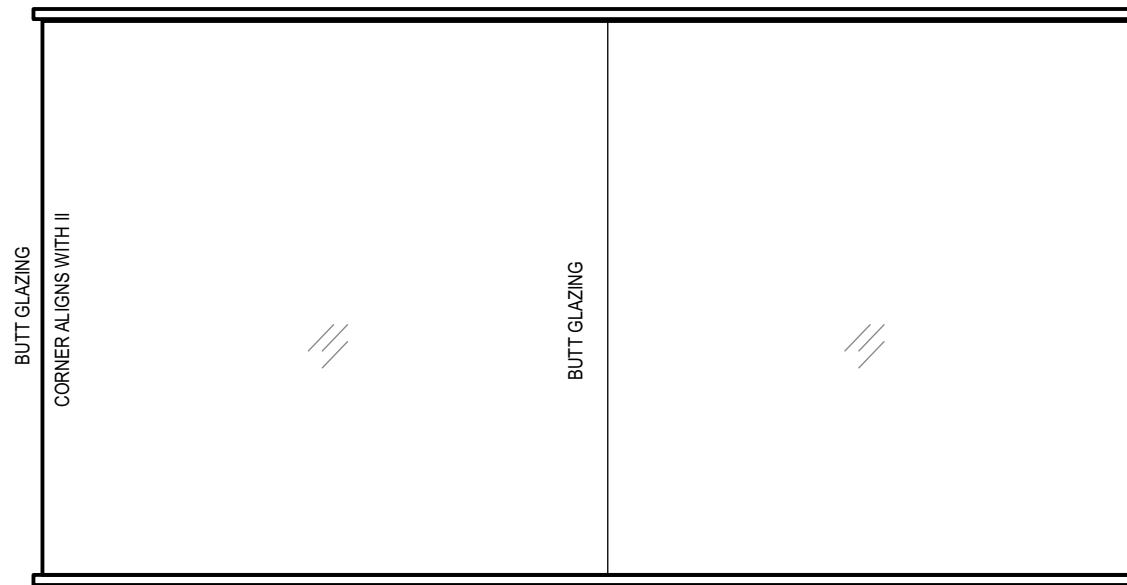
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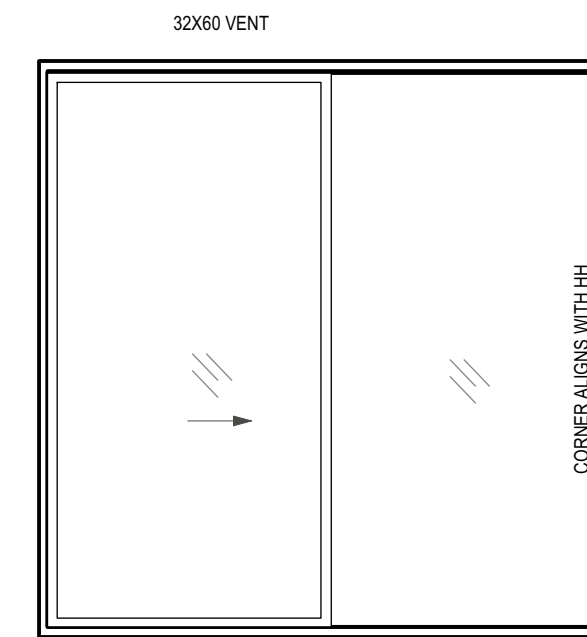
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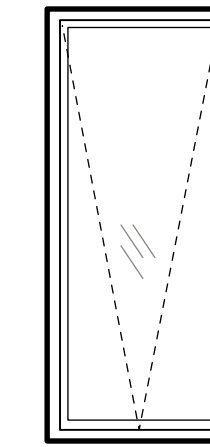
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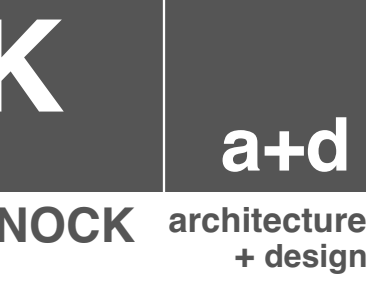
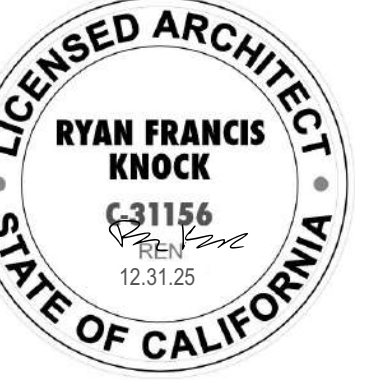


II



JJ

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



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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.

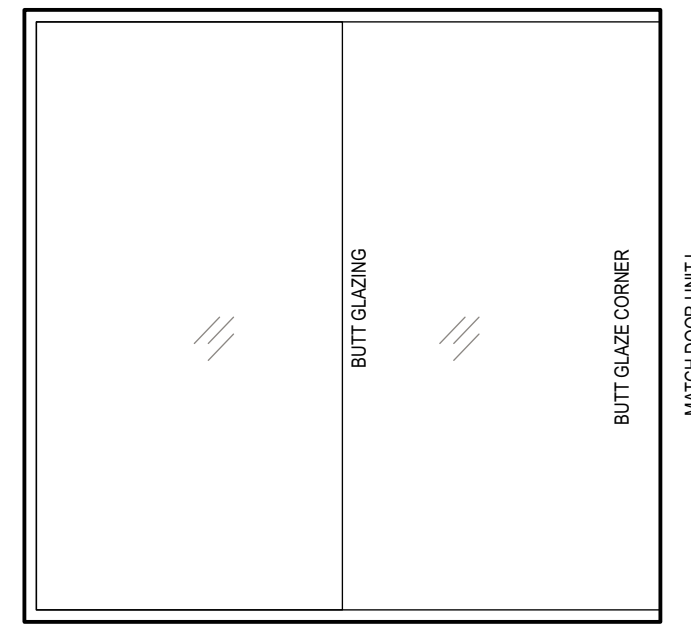
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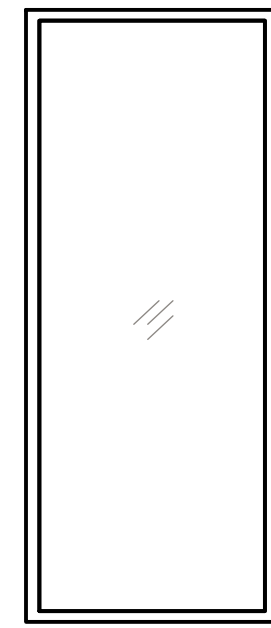
WINDOW AND SKYLIGHT SCHEDULE

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

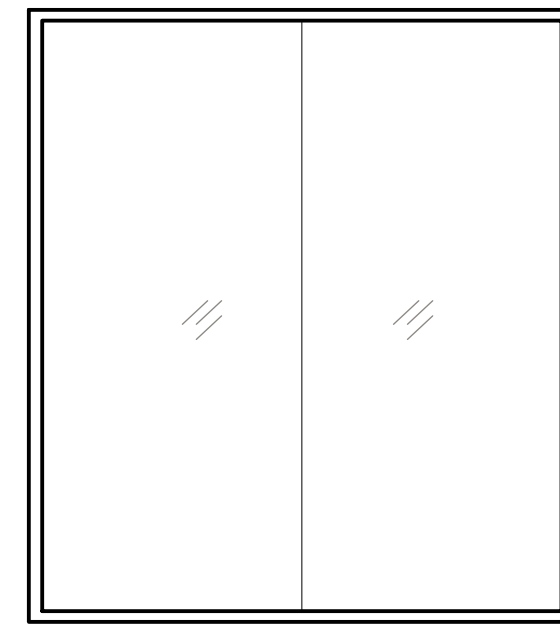
WINDOW AND SKYLIGHT LEGEND



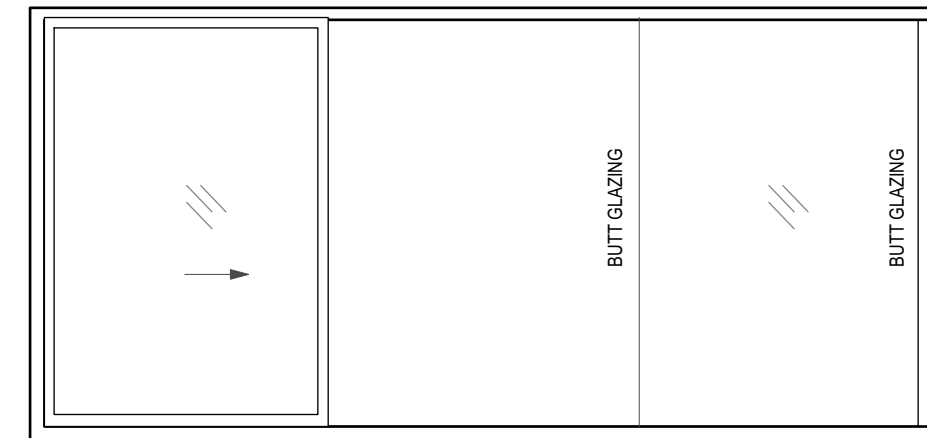
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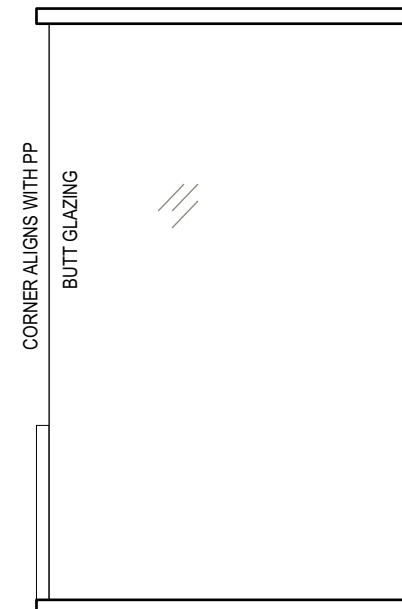
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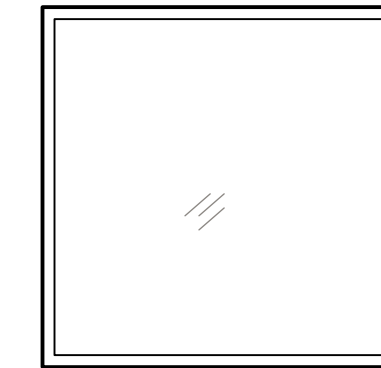
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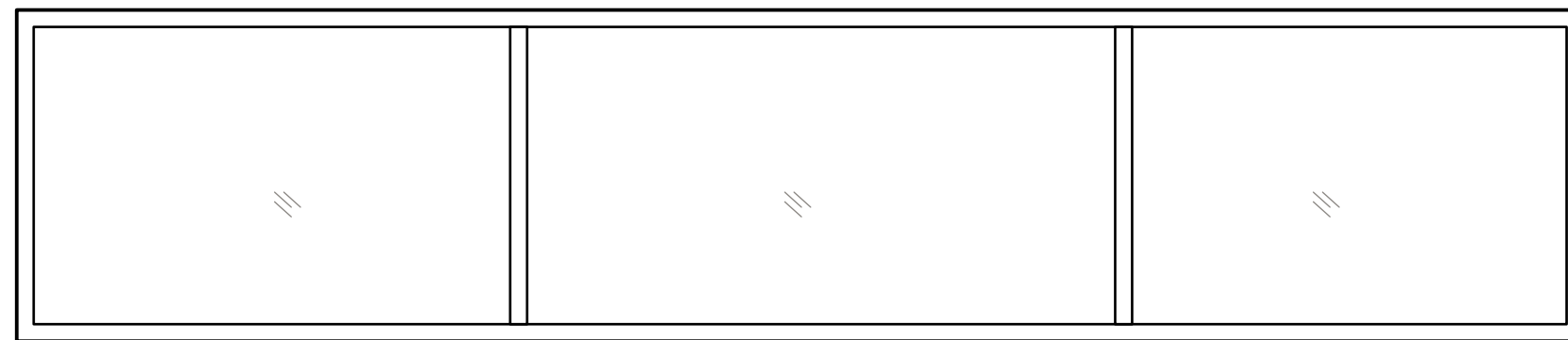


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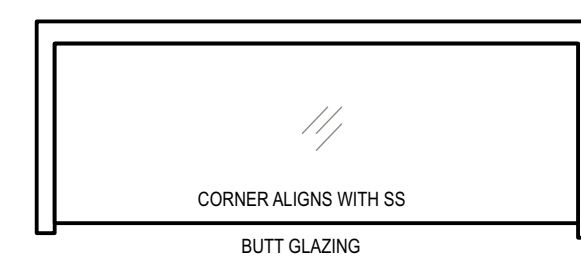


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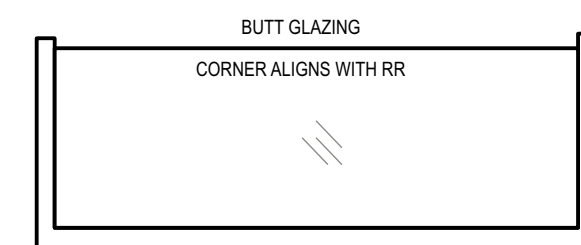
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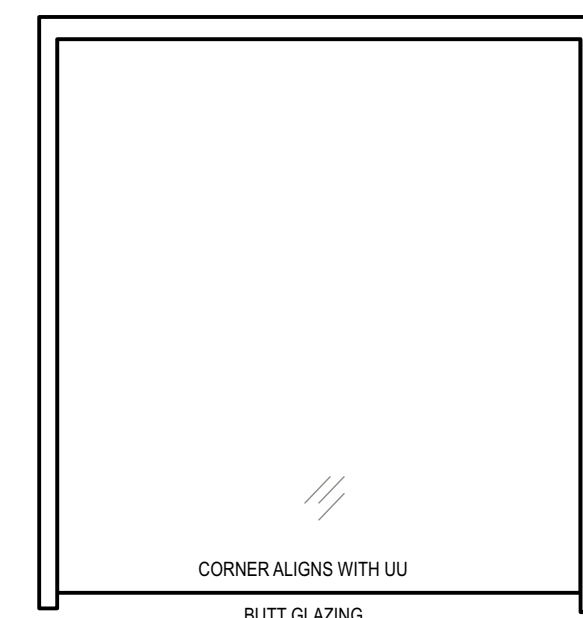
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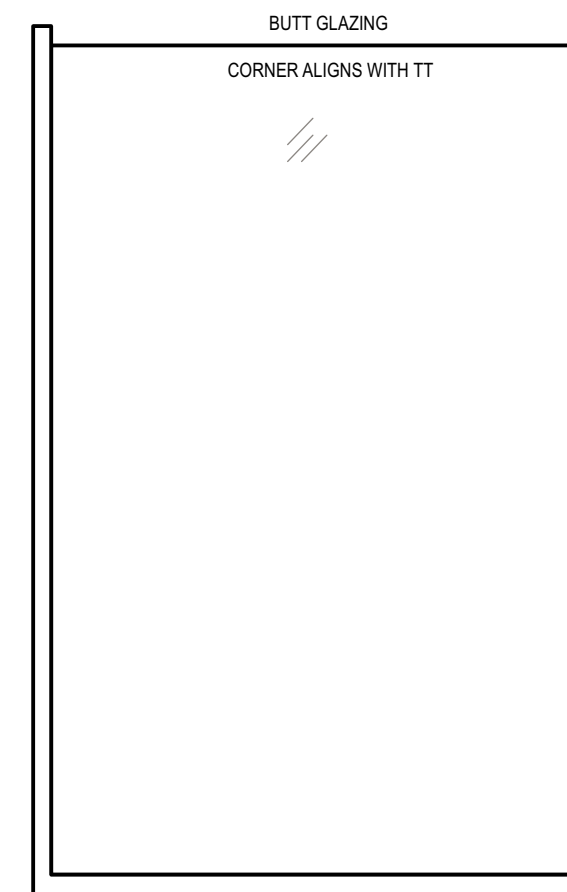
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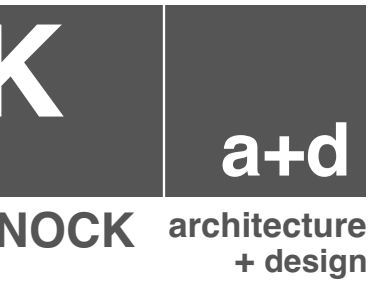


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06.01.24	ADU PERMIT



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4000 21ST STREET, SAN FRANCISCO CA

WINDOW SCHEDULE

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A7.1

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

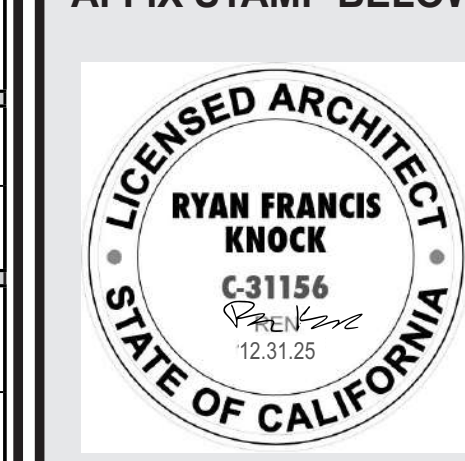
GROSS BUILDING AREA
1977 SQ FT

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 ²	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 ¹ and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush ¹
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 SFDDBI.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



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

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
09.03.21	REV
09.21.21	PREAPP SET
02.15.22	REVISIONS
02.24.22	REVISIONS
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ACCESSORY DWELLING UNIT
4000 21ST STREET, SAN FRANCISCO CA

TITLE 24
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T24.1

SCALE:
PLOT DATE:

CERTIFICATE OF COMPLIANCE
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

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GENERAL INFORMATION	
01	Project Name: 4000 21st Street
02	Run Title: Title 24 Analysis
03	Project Location: 4000 21st Street
04	City: San Francisco
05	Standards Version: 2019
06	Zip code: 94114
07	Software Version: EnergyPro 8.3
08	Climate Zone: 3
09	Front Orientation (deg/ Cardinal): 0
10	Building Type: Single family
11	Number of Dwelling Units: 1
12	Project Scope: Addition/Alteration
13	Number of Bedrooms: 3
14	Number of Bathrooms: 4
15	Number of Stories: 3
16	Addition Cond. Floor Area (ft²): 1856
17	Existing Cond. Floor Area (ft²): 1414
18	Total Cond. Floor Area (ft²): 3270
19	Fenestration Average U-factor: 0.33
20	ADU Bedroom Count: 1
21	ADU Conditioned Floor Area: 785
22	Is Natural Gas Available?: Yes

COMPLIANCE RESULTS				
01	Building Complies with Computer Performance			
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.			
03	This building incorporates one or more Special Features shown below			

ENERGY USE SUMMARY				
Energy Use (kWh/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
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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HERS Provider: CalCERTS, Inc.
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version: 2019.2.000
Schema Version: rev 20200901
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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

Building-level Verifications:
• Indoor air quality ventilation
• Kitchen range hood
Cooling System Verifications:
• Minimum Airflow
• Verified EER
• Verified SEER
• 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--

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
4000 21st Street	3270	1	4	3	0	1

ZONE INFORMATION						
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Addition Zone	Conditioned	Heat Pump1	1071	9.5	DHW Sys 1	N/A

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OPAQUE SURFACES												
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition		
Raised Floor	Existing Zone	R-19 Floor1	n/a	n/a	78	n/a	n/a	n/a	New	n/a		
Raised Floor 2	1st Floor ADU	R-19 Floor1	n/a	n/a	550	n/a	n/a	n/a	New	n/a		
Interior Floor Over 2nd	Addition Zone	R-19 Floor	n/a	n/a	1071	n/a	n/a	n/a	New	n/a		
Interior Floor Over 1st	Existing Zone	R-19 Floor	n/a	n/a	785	n/a	n/a	n/a	Altered	No		
Interior Floor Over Garag	Existing Zone	R-19 Floor	n/a	n/a	551	n/a	n/a	n/a	Altered	No		
East Wall 4	Garage	Default Wall Prior to 197	90	Left	228	0	90	none	Existing	No		
South Wall 3	Garage	Default Wall Prior to 197	180	Back	238	0	90	none	Existing	No		
West Wall 4	Garage	Default Wall Prior to 197	90	Left	228	0	90	none	Existing	No		

OPAQUE SURFACES - CATHEDRAL CEILINGS														
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	10	11	12	13	14
Roof	Addition Zone	R-30 Roof + 2 Foam	0	Front	1071	47	0	0.1	0.85	No	New	n/a	n/a	n/a
Roof 2	Existing Zone	R-30 Roof + 2 Foam	0	Front	343	101.5	0	0.1	0.85	No	Altered	No	n/a	n/a
Roof 3	1st Floor ADU	R-30 Roof + 2 Foam	0	Front	46	0	0	0.1	0.85	No	New	n/a	n/a	n/a

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ATTIC									
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic_Garage__	Attic Garage Roof Cons	Ventilated	0	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING															
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	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	n/a	
D300	Window	North Wall	Front	0	1	80.75	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	n/a	
W305B	Window	North Wall	Front	0	1	47.5	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	n/a	
W301	Window	North Wall	Front	0	1	37.87	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	n/a	
W302	Window	East Wall	Left	90	1	49.5	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	n/a	
W303	Window	East Wall	Left	90	1	22.6	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	n/a	
D301	Window	East Wall	Left	90	1	98.6	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	n/a	
W304	Window	East Wall	Left	90	1	56	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	n/a	
W305A	Window	East Wall	Left	90	1	96	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	n/a	
W300	Window	South Wall	Back	180	1	12.4	0.35	NFRC	0.35	NFRC	Bug Screen	New	n/a	n/a	
S300B	Window	South Wall	Back	180	1	37.75	0.45	NFRC	0.36	NFRC	Bug Screen	New	n/a	n/a	
S300B 2	Window	Skylight Wall	Front	0	1	17.6	0.45	NFRC	0.36	NFRC	Bug Screen	New	n/a	n/a	
W200A	Window	North Wall 2	Front	0	1	112.4	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	n/a	
D200	Window	North Wall 2	Front	0	1	79.8	0.3	NFRC	0.35	NFRC	Bug Screen	New	n/a	n/a	
W202C	Window	North Wall 2	Front	0	1	26	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	n/a	
W200B	Window	East Wall 2	Left	90	1	72.8	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	n/a	
W201	Window	East Wall 2	Left	90	1	182	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	n/a	
W202A	Window	South Wall 2	Back	180	1	21.4	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	n/a	
W203A	Window	South Wall 2	Back	180	1	177.5	0.3	NFRC	0.35	NFRC	Bug Screen	Altered	No	n/a	

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SLAB FLOORS									
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade	1st Floor ADU	235	21	none	0	80%	No	New	n/a
Slab-on-Grade 2	Garage	600	72	none	0	0%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS							
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
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: R-19 / 2x4
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
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
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

BUILDING ENVELOPE - HERS VERIFICATION							
Quality Insulation Installation (QI)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50				
Not Required	Not Required	Not Required	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
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a	Altered	No	

WATER HEATERS													
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gall)	Energy Factor or Efficiency	Input Rating or Pilot (Int/Ext)	Tank Insulation R-value	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.95-UEF	<= 200 kWh/yr	0	n/a	n/a	n/a	n/a	Altered	No

WATER HEATING - HERS VERIFICATION							
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

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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
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a	Altered	No	

WATER HEATERS													
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gall)	Energy Factor or Efficiency	Input Rating or Pilot (Int/Ext)	Tank Insulation R-value	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.95-UEF	<= 200 kWh/yr	0	n/a	n/a	n/a	n/a	Altered	No

WATER HEATING - HERS VERIFICATION							
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

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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
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

OPAQUE SURFACES										
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	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 Wall	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



2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply. (Original 08/2019)

Building Envelope Measures:	
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior set doors must limit air leakage to 0.3 cfm per square foot or less when tested per NFRC-400, ASTM E283 or AIAA/WMA/CA 1011.5.2/444.2011.
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of Section 10-11.1(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.5.A, 110.5.B, or 110.5.C for exterior doors. They must be caulked and/or weather stripped.
§ 110.7:	Air Leakage. At joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of Section 110.8(g).
§ 110.8(v):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per § 10-1.11 when the installation of a cool roof is specified on the CFI.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling, or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof assembly. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to glazing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	Loose-Fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less, (R-19 in 2x6 U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102 equivalent to an installed value of R-13 in a wood framed assembly. Masonry walls must meet Table 150.1.A or B.
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings no greater than 0.3%, have a water vapor permeance no greater than 2.0 perm per inch, be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I vapor retarder must be installed on the conditioned space side of all insulation in exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(h):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58, or the weighted average U-factor of all fenestration must not exceed 0.58.
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2.A through Table 110.2.K.
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)4:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 MBTU per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces, household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume, the SMACNA Residential Comfort System Installation Standards Manual, or the ACCA Manual J using design conditions specified in § 150.0(h)2.



2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(i):	Storage Tank Insulation. Unlined hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 693.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of 1 inch or a minimum insulation R-value of 17: the first 5 feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than 1 inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade; and the heating source to kitchen fixtures.
§ 150.0(j)3:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-rottable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows radial draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with California Mechanical Code (CMC) Section 604.0. If a contractor installs the insulation, the contractor must certify to the customer in writing, that the insulation meets this requirement.
§ 150.0(m)2:	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC Section 601.0, 602.0, 603.0, 604.0, 605.0 and ANSII/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (FVAD) 1.4.3.8. Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, UL 181B or aerosol sealant that meets the requirements of UL 173. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.
§ 150.0(m)3:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth black rubber adhesive duct tapes unless such tape is used in combination with mastic and drain bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	Porous Inner Core Fan Duct. Porous inner core fan ducts must have a non-porous layer between the inner core and solar vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a 2 inch depth or can be 1 inch if rated per UL 90A.4. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.45 watts per CFM for gas furnace air handlers and ≥ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*



2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o).
§ 150.0(o)1C:	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupying spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1, 1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20% of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. Kitchen range hoods must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by the manufacturer with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations, an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting, a permanent weatherproof plate or card with operating instructions, and must not use electric resistance heating.
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for insulation contact (IC) labeling: air leakage, sealing, maintenance, and socket and light source as specified in § 150.0(k)1C.
§ 150.0(k)1D:	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB.*
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separate light sources that are not compliant with the JAB established temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)2:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2B:	Interior Switches and Controls. All forward phase out dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2C:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2D:	Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.



2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 150.4; meets the EMCS requirements of § 150.0(k); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. A multilevel programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	Interior Switches and Controls. In bedrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JAB requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.
§ 150.0(k)2K:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3A (ON and OFF switch) and the requirements in either § 150.0(k)3A (photocell) and either a motion sensor or automatic time switch control, or § 150.0(k)3A (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, terraces, balconies, and porches, and residential parking lots and carports with less than eight vehicles per site must comply with either Section 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by Section 150.0(k)3B or Section 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Internally Illuminated Address Signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for residential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be controlled by an occupant sensor.
§ 150.0(k)6B:	Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designated paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(b)1:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Table 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be no less than 20 percent of the floor area, and be no less than 80 square feet for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multifamily buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

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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415-2647

ACCESSORY DWELLING UNIT
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.

T24.3

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 <mradu.roman@gmail.com>

4000 21st Street

1 message

Wayee Chu <wayeechu@gmail.com>

Tue, Feb 20, 2024 at 6:51 PM

To: Radu Mihai Roman <mradu.roman@gmail.com>, knockad18@gmail.com, Ethan Beard <ethanbeard@gmail.com>, 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