



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

1650 Mission St.
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SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, November 18, 2009**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance (Rear Yard)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	721 Clementina St	Case No.:	2006.1251V
Cross Street(s):	8th Street	Building Permit:	NA
Block /Lot No.:	3729/039	Applicant/Agent:	Adam Winig
Zoning District(s):	SLR / 50-X	Telephone:	(510) 444-2410
Area Plan:	Western SoMa	E-Mail:	adam@arcsine.com
PROJECT DESCRIPTION			
<p>The proposal is to construct a 2-story addition and elevator/stair penthouse to the existing 2-story industrial building. A single-family dwelling unit is proposed for the 2nd story and above. A workshop and residential parking garage are proposed for the ground floor.</p> <p>PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 19 feet at the first floor of residential occupancy and above. The proposed single-family dwelling unit would begin at the 2nd floor. However, the existing 2-story structure covers the entire lot, leaving no rear yard at the 2nd floor level. Therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Corey Teague Telephone: (415) 575-9081 E-Mail: corey.teague@sfgov.org</p>			
<p>ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: http://www.sfgov.org/site/uploadedfiles/planning/Public_Records/Variances/2006.1251V.pdf</p>			

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing.

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

721 CLEMENTINA RESIDENCE 721 CLEMENTINA DR. - SAN FRANCISCO, CA

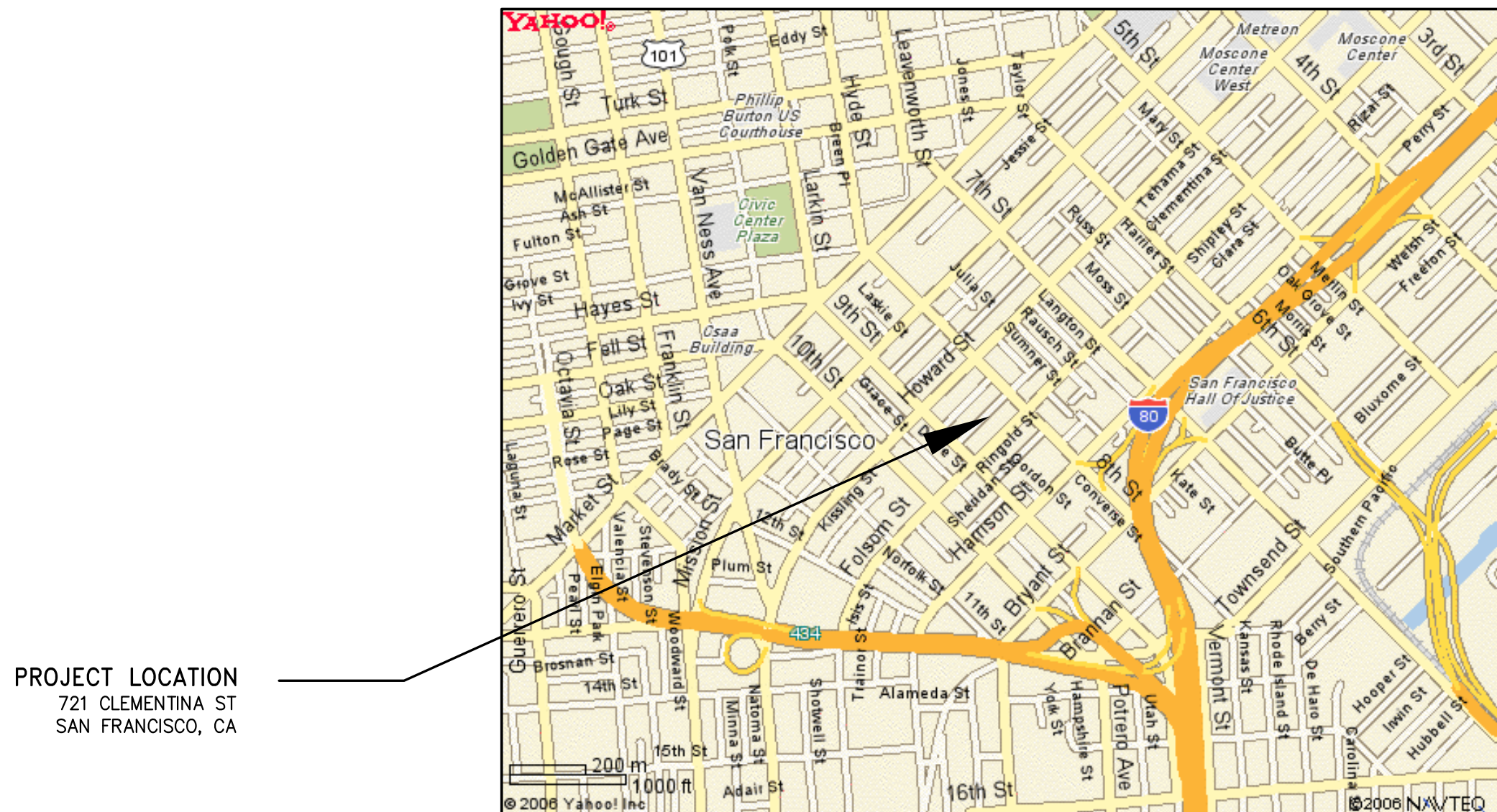
ABBREVIATIONS

(NOT ALL ABBREVIATIONS ARE USED IN THIS DOCUMENT)

&	AND	DBL.	DOUBLE	GA.	GAUGE	N/A	NOT APPLICABLE	S.C.	SOLID CORE
<	ANGLE	DEPT.	DEPARTMENT	GALV.	GALVANIZED	N.I.C.	NOT IN CONTRACT	SCHED.	SCHEDULE
⊙	AT	DET.	DETAIL	GL.	GLASS	NO. (#)	NUMBER	SECT.	SECTION
⊕	CENTERLINE	DIA.	DIAMETER	GND.	GROUND	NOM.	NOMINAL	SIM.	SIMILAR
∅	DIAMETER OR ROUND	DIM.	DIMENSION	GR.	GRADE	N.T.S.	NOT TO SCALE	SL.	SLOPE
#	POUND OR NUMBER	DISP.	DISPENSER	GYP.	GYPSUM			SPEC.	SPECIFICATION
(E)	EXISTING	DN.	DOWN			OBS.	OBSCURE	SQ.	SQUARE
(N)	NEW	D.S.P.	DRY STANDPIPE			O.C.	ON CENTER	STD.	STANDARD
A.B.	ANCHOR BOLT	DWG.	DRAWING	H.B.	HOSE BIBB	OFF.	OFFICE	STL.	STEEL
ADJ.	ADJUSTABLE	DWR.	DRAWER	H.C.	HOLLOW CORE	OH	OPPOSITE HAND	STOR.	STORAGE
A.F.F.	ABOVE FINISHED FLOOR			HDWD.	HARDWOOD	OPNG.	OPENING	STRUC.	STRUCTURAL
ALUM	ALUMINUM	EA.	EACH	HGT.	HEIGHT	OPP.	OPPOSITE	SUSP.	SUSPENDED
ANSI	AM. NATL. STANDARDS INST.	ELEC.	ELECTRICAL	H.M.	HOLLOW METAL	O.F.	OWNER FURNISHED,	SYM.	SYMMETRICAL
APPROX.	APPROXIMATE	ELEV.	ELEVATION	HORIZ.	HORIZONTAL	O.FCI	CONTRACTOR INSTALLED	S.S.D.	SEE STRUCTURAL DRAWINGS
ARCH.	ARCHITECTURAL	EMER.	EMERGENCY	HR.	HOUR		OWNER INSTALLED	S.C.D.	SEE CIVIL DRAWINGS
ASTM.	AM. SOC. OF TEST. & MAT.	ENCL.	ENCLOSURE	I.D.	INSIDE DIAMETER (DIM.)	OFOI	OWNER FURNISHED,	S.E.D.	SEE ELECTRICAL DRAWINGS
		EQ.	EQUAL	INSUL.	INSULATION		OWNER INSTALLED	S.P.D.	SEE PLUMBING DRAWINGS
BD.	BOARD	EQPT.	EQUIPMENT	INT.	INTERIOR			S.L.D.	SEE LANDSCAPE DRAWINGS
BITUM.	BITUMINOUS	EXT.	EXISTING	JAN.	JANITOR	P.LAM.	PLASTIC LAMINATE	S.M.D.	SEE MECHANICAL DRAWINGS
BLDG.	BUILDING			JOINT.	JOINT	PLAS.	PLASTER	STCD	SEE TELECOMM DRAWINGS.
BLK.	BLOCK			KIT.	KITCHEN	PLYWD.	PLYWOOD		
BLKG.	BLOCKING	F.A.	FIRE ALARM	LAM.	LAMINATE	PC.	PRE-CAST	T.B.D.	TO BE DETERMINED
BOT.	BOTTOM	F.D.	FLOOR DRAIN	LAV.	LAVATORY	PT.	POINT	TEL.	TELEPHONE
		FDN.	FOUNDATION			PTD	PAINTED	T. & G.	TONGUE AND GROOVE
CAB.	CABINET	F.E.	FIRE EXTINGUISHER			R.C.P.	REFLECTED CEILING PLAN	T.O.C.	TOP OF CONCRETE
CEW.	CEMENT	F.C.	FIRE EXTINGUISHER CABINET	MATL.	MATERIAL	R.D.	ROOF DRAIN	T.O.P.	TOP OF PARAPET
CER.	CERAMIC	F.H.C.	FIRE HOSE CABINET	MAX.	MAXIMUM	REF.	REFERENCE	T.O.S.	TOP OF STEEL
CFCI	CONTRACTOR FURNISHED,	FIN.	FINISH	MECH.	MECHANICAL	REFR.	REFRIGERATOR	T.O.W.	TOP OF WALL
	CONTRACTOR INSTALLED	FL.	FLOOR	MEMB.	MEMBRANE	REIN.	REINFORCED	T.V.	TELEVISION
C.I.P.	CAST IN PLACE	FLUOR.	FLUORESCENT	MTL.	METAL	REQ'D	REQUIRED	TYP.	TYPICAL
CLR.	CLEAR	F.O.C.	FACE OF CONCRETE	MFR.	MANUFACTURER	RESIL.	RESILIENT	U.O.N.	UNLESS OTHERWISE NOTED
CLG.	CEILING	F.O.F.	FACE OF FINISH	MIN.	MINIMUM	RM.	ROOM	VERT.	VERTICAL
COL.	COLUMN	F.O.S.	FACE OF STUDS	MIR.	MIRROR	R.O.	ROUGH OPENING	VEST.	VESTIBULE
CONC.	CONCRETE	FPRF.	FIREPROOF	MISC.	MISCELLANEOUS			V.I.F.	VERIFY IN FIELD
CONSTR.	CONSTRUCTION	F.S.	FULL SIZE	MTD.	MOUNTED			WD.	WOOD
CONT.	CONTINUOUS	FT.	FOOT OR FEET					W/O	WITHOUT
CORR.	CORRIDOR							W.O.	WHERE OCCURS
CTR.	CENTER								

VICINITY MAP

SCALE: N.T.S.



CODE COMPLIANCE

APPLICABLE CODES

2007 - CALIFORNIA BUILDING CODE
2007 - CALIFORNIA MECHANICAL CODE
2007 - CALIFORNIA ELECTRICAL CODE
2007 - CALIFORNIA PLUMBING CODE
2007 - CALIFORNIA FIRE CODE
2007 - CALIFORNIA ENERGY CODE

DRAWING INDEX

ARCHITECTURAL

A0.1 GENERAL INFO, VICINITY MAP, SITE PLAN
A0.2 GENERAL NOTES
A0.4 EXISTING PHOTOS
A0.5 SITE PLAN/ ROOF PLAN

A1.0 DEMOLITION PLANS: FIRST & SECOND FLRS.
A2.0 PROPOSED PLANS: FIRST & SECOND FLRS.
A2.1 PROPOSED PLANS: THIRD & FOURTH FLRS.
A2.2 PROPOSED PLANS: ROOF DECK AND ROOF PLAN

A8.0 BUILDING SECTIONS
A8.1 BUILDING SECTIONS
A9.0 PROPOSED EXTERIOR ELEVATIONS
A9.1 PROPOSED EXTERIOR ELEVATIONS
A9.2 PROPOSED EXTERIOR ELEVATIONS

PROJECT DIRECTORY

CLIENT

MUSA DAJANI
1425 MENDELL STREET
SAN FRANCISCO CA 94124
415.606.1310

ARCHITECT

ARCSINE
414 13TH STREET, SUITE 350
OAKLAND CA 94607
510.444.2410 FAX: 510.444.2610
CONTACT: JAY CASTLE/ ADAM WING

CONTRACTOR

DAJANI CONSTRUCTION
1425 MENDELL STREET
SAN FRANCISCO CA 94124

MECH, ELEC, PLUMBING

STRUCTURAL

GIUSEPPE SIRCANA, PE
102 LOCKSLEY AVE #206
SAN FRANCISCO CA 94122
415.310.7871

PROJECT STATEMENT

AT 721 CLEMENTINA, THERE IS AN EXISTING MACHINE SHOP CONSISTING OF TWO FLOOR LEVELS. THE FIRST FLOOR WILL BE REMODELED TO INCLUDE A SINGLE CAR GARAGE & WORKSHOP. THE SECOND FLOOR WILL BE CONVERTED TO RESIDENTIAL USE. AN ADDITIONAL 2 STORIES OF RESIDENTIAL WILL BE ADDED ABOVE THE EXISTING TWO FLOORS. A ROOF PATIO WILL CONSIST OF A STAIR/ELEVATOR VESTIBULE AND OUTDOOR AMENITIES.

THIS APPLICATION APPLIES FOR A SETBACK VARIANCE OF THE SECOND FLOOR WHERE LIVABLE FLOOR AREA WILL TAKE THE ENTIRE FOOTPRINT OF THE SITE - ENCROACHING INTO THE REAR SETBACK. THIS VARIANCE IS REQUESTED SO NOT TO CHANGE THE EXISTING FLOOR AREA WHICH IS BUILT TO THE REAR PROPERTY LINE. FURTHERMORE, THE ADJACENT BUILDINGS ARE OF GREATER HEIGHT THAN THIS FLOOR AREA, SO THE DESIGN UTILIZES A REAR YARD AT AN APPROPRIATE HEIGHT (3RD FLOOR) TO ALLOW FOR A PLEASANT OUTDOOR PATIO AREA.

PROJECT DATA SUMMARY

PROJECT: CLEMENTINA RESIDENCE

PROJECT ADDRESS: 721 CLEMENTINA, SF, CA

TYPE OF CONSTRUCTION: TYPE I CONSTRUCTION AT GROUND FLOOR
TYPE V CONSTRUCTION AT FLRS 2-4

LIFE SAFETY: FIRE SPRINKLER AT FLRS 2-4
*SEPARATE PERMIT FROM THE FIRE DEPARTMENT AS REQ'D.

OCCUPANCY GROUP: R3 (SINGLE FAMILY RESIDENTIAL)

NUMBER OF STORIES: 4 (NOT INCLUDING ROOF PATIO & PENTHOUSE STRUCTURE FOR ELEVATOR/STAIR AND BATHROOM)

EXISTING ZONING: SLR OCCUPANCY: SINGLE FAMILY
HEIGHT LIMIT: 50X QUADRANT: SOUTHEAST

BLOCK: 3729 LOT: 039
CENSUS TRACT: 178 CENSUS BLOCK: 511

SITE AREA 1875 S.F.

(E) FOOTPRINT: 1875 S.F.

(E) TOTAL FLOOR AREA: 3750 S.F.

(N) FLOOR AREA: 2513 S.F.

(N) TOTAL FLOOR AREA: 6263 S.F.

arcsine
ARCHITECTURE

414 13th Street, Suite 350
Oakland, CA 94612
T 510.444.2410
F 510.444.2610

design@arcsine.com

PROJECT NAME

721 CLEMENTINA RESIDENCE

721 CLEMENTINA
SAN FRANCISCO, CA
94103

DATE	ISSUES AND REVISIONS
09.19.06	PRE-APPLICATION MTG.
10.12.06	REAR-YARD VARIANCE SUBMITTAL
11.15.06	ENVIRON. EXEMP. SUBMITTAL
07.01.09	R-Y VARI / ENV SUBMITTAL
10.02.2009	R-Y VARIANCE RESUBMITTAL

DATE	AS SHOWN
SCALE (@ 24x36)	jc/aw
DRAWN BY	
PROJECT NUMBER	06.20
SHEET TITLE	

GEN INFO VICINITY MAP

SHEET NUMBER

A0.1

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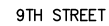
721 CLEMENTINA
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94103



A photograph of the exterior of the building at 1000 E. 1st St. in San Jose. The building is a two-story structure with a light-colored upper floor and a brick lower floor. The entrance is a large, dark doorway with a small sign above it. To the left of the entrance is a red pickup truck, and to the right is a white car. A person is standing near the white car. The building has several windows, including three large ones on the upper floor and a set of double doors on the lower floor. There is a fire escape on the left side of the building. A red fire hydrant is visible on the sidewalk in front of the building. A person is standing near the white car on the right. The building has a brick facade on the lower level and a light-colored facade on the upper level. There are three windows on the upper level and a set of double doors on the lower level. A sign is visible above the entrance. A red pickup truck is parked on the left, and a white car is parked on the right. A person is standing near the white car. A fire escape is visible on the left side of the building. A red fire hydrant is visible on the sidewalk in front of the building.

PROJECT SITE PHOTOS 3

N.T.S.



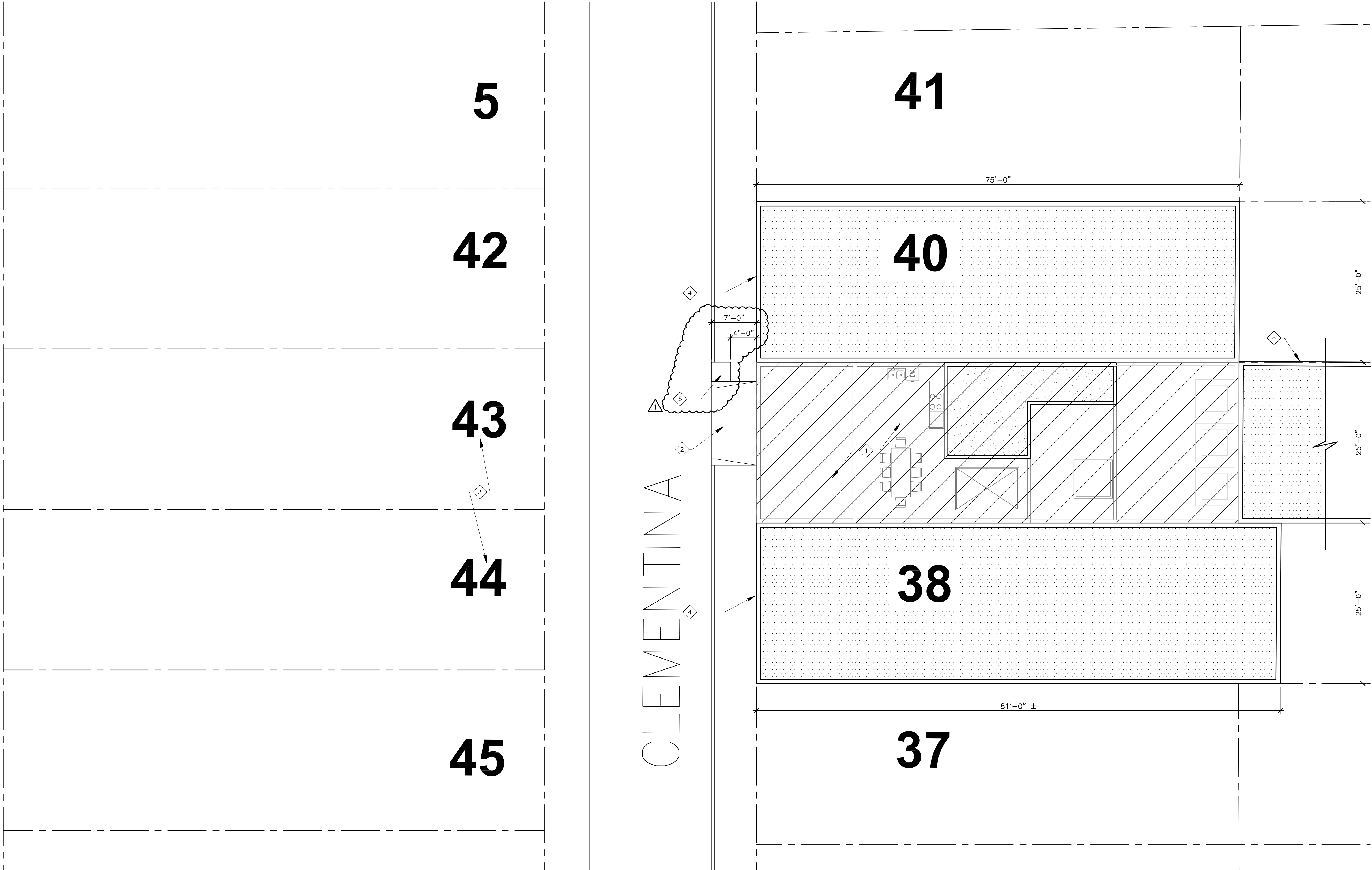
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DRAWN BY	jc/aw
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PROJECT NUMBER	06.20
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SHEET NUMBER

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PROJECT NAME
**721 CLEMENTINA
RESIDENCE**

721 CLEMENTINA
SAN FRANCISCO, CA
94103



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

DEMOLITION SHEET NOTES

1. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT TO PROVIDE A DEMOLITION SCHEDULE.
2. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS IN CONTRACT PRICE, IF REQUIRED.
3. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
4. REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK.
5. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.

6. DAMAGE OR DISTURBANCE TO THE EXISTING BUILDING OR ANY IMPAIRMENT OF FACILITIES DESIGNATED TO REMAIN SHALL BE PROMPTLY RESTORED, REPAIRED, OR REPLACED WITH MATERIAL, WORKMANSHIP, AND FINISHES TO MATCH THE EXISTING AT NO COST TO THE OWNER.
7. REMOVE ABANDONED HVAC EQUIPMENT, DUCTWORK, ELECTRICAL AND PLUMBING LINES. CAP AND IDENTIFY EXPOSED UTILITIES. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. NOTIFY OWNER AND THE AFFECTED UTILITY COMPANY IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK. MARK LOCATIONS OF DISCONNECTED UTILITIES.
8. MAINTAIN FREE AND SAFE FIRE EXITS.

9. ALL DEMOLISHED MATERIAL SHALL BE CONSIDERED TO BE THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE JOB SITE IN A TIMELY MANNER AND IN ACCORDANCE WITH ALL LOCAL RESTRICTIONS AND CODES UNLESS OTHERWISE NOTED. BURNING OF DEBRIS ON THE SITE SHALL NOT BE PERMITTED.
10. ERECT AND MAINTAIN RUSTPROOF PARTITIONS AS REQUIRED TO EXCLUDE UNAUTHORIZED PERSONS AND PREVENT THE SPREAD OF DUST, FUMES, SMOKE, ETC. TO OTHER AREAS OF THE HOME. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIALS SHALL BE REMOVED.

11. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
12. REMOVAL OF ANY EQUIPMENT, CABLING, SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES AND OWNER AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.
13. REMOVE ALL EXISTING IRREGULAR MATERIAL WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLETS CORES, COVER PLATES, RESILIENT FLOORCOVERING, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC. AND PREP THE SUBSURFACE TO RECEIVE THE NEW FLOOR FINISH AS REQUIRED.
14. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.

KEYNOTES

- 1 AREA OF WORK SHOWN WITH 'DIAGONAL' HATCH
- 2 EXTEND (E) CURBOUT AS REQUIRED FOR (N) WIDTH OF GARAGE DOOR OPENING
- 3 NUMBER REFERS TO 'LOT NUMBER' AS REFERENCED FROM PARCEL MAP
- 4 (E) FOOTPRINT OF ADJACENT BUILDING SHOWN WITH 'DOT' HATCH
- 5 (N) 36"x36" TREE BASIN. SPECIES OF TREE TO BE DETERMINED

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09.19.06	PRE-APPLICATION MTG.
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11.15.06	ENVIRON. EXEMP. SUBMITTAL
07.01.09	R-Y VARI / ENV SUBMITTAL
10.02.2009	R-Y VARIANCE RESUBMITTAL

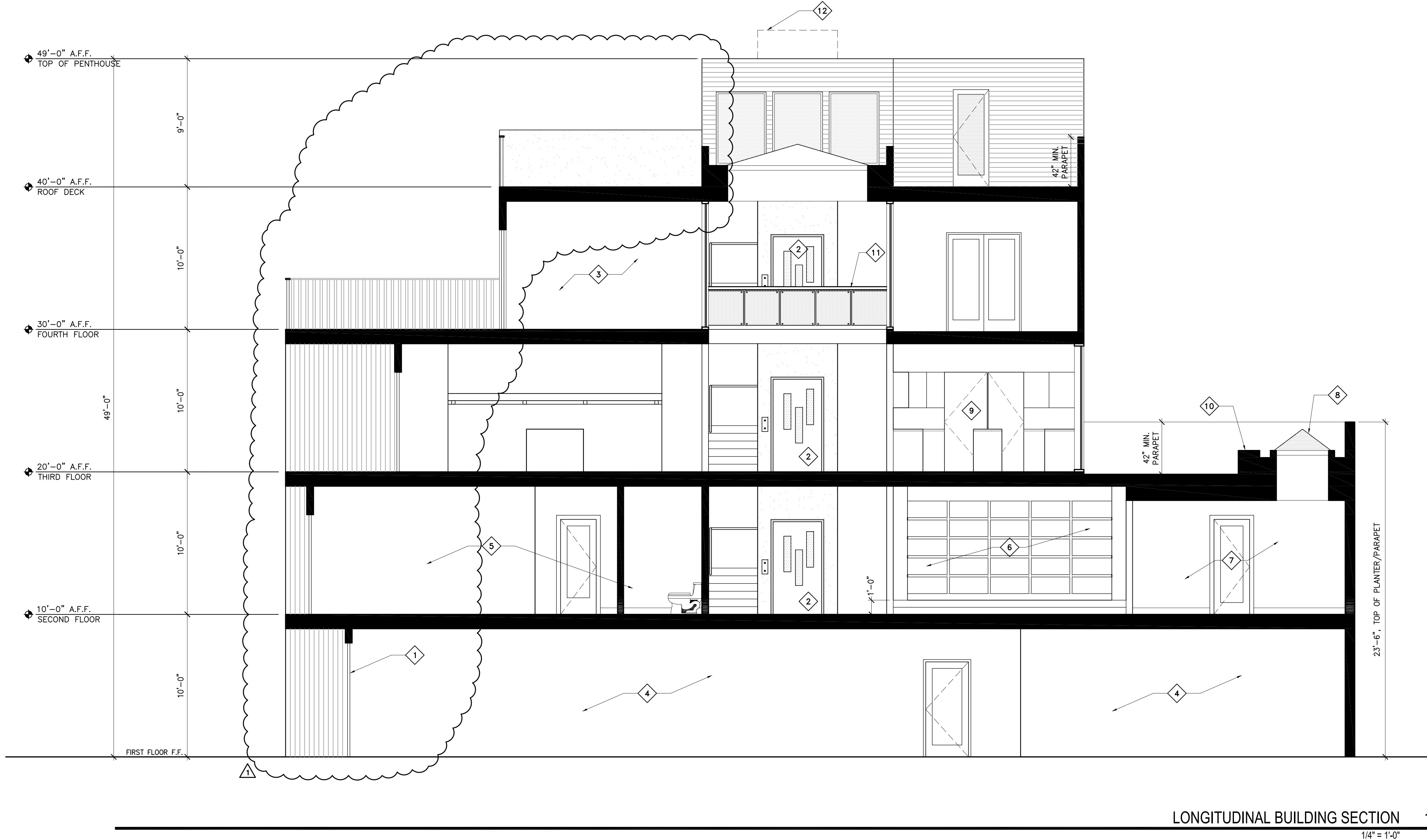
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PROJECT NUMBER	06.20
SHEET TITLE	

SITE PLAN

SHEET NUMBER	A0.5
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PROJECT NAME
**721 CLEMENTINA
RESIDENCE**

721 CLEMENTINA
SAN FRANCISCO, CA
94103



LONGITUDINAL BUILDING SECTION 1

1/4" = 1'-0"

KEYNOTES

- | | |
|-------------------------------------|--|
| 1 EXTERIOR GARAGE DOOR | 10 RAISED BENCH & SKYLIGHT AT REAR PATIO |
| 2 ELEVATOR | 11 GUARDRAIL AT OPENING ABOVE DINING |
| 3 MASTER BEDROOM SUITE | 12 ELEVATOR EQUIPMENT AT ROOF, TBD |
| 4 WORKSHOP AREA | |
| 5 BEDROOM & BATH | |
| 6 BUILT-IN SHELVING AT LIBRARY | |
| 7 STEAM ROOM & BATHROOM ADJ. TO GYM | |
| 8 OPERABLE SKYLIGHT | |
| 9 KITCHEN, SHOWN SCHEMATICALLY ONLY | |

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BUILDING SECTIONS
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10.02.2009	R-Y VARIANCE RESUBMITTAL

DATE	
SCALE (@ 24x36)	
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PROJECT NUMBER	06.20
SHEET TITLE	

EXTERIOR ELEVATIONS

SHEET NUMBER

A9.0

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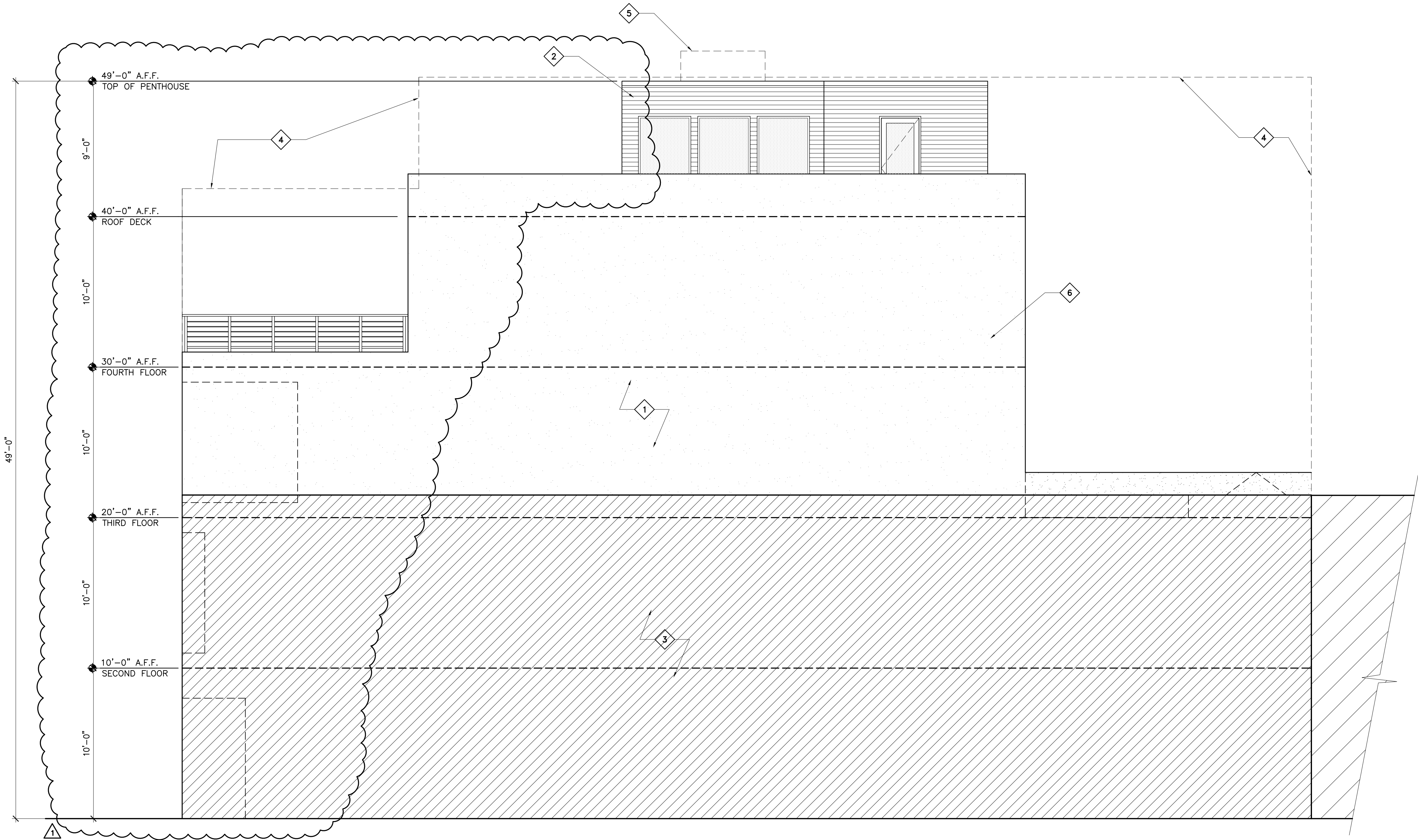


- 1 ENTRY DOOR
- 2 ROLL-UP GARAGE DOOR
- 3 42" MIN. GUARDRAIL
- 4 EPI WOOD SIDING FINISH, FINAL STAIN TBD
- 5 SMOOTH COAT STUCCO FINISH, GREY COLOR TO MATCH CONCRETE, EXACT COLOR TBD
- 6 ELEVATOR EQUIPMENT TBD, NOT SHOWN
- 7 ADJACENT BUILDING IN FOREGROUND
- 8 APPROX. HEIGHT OF NEIGHBORING BUILDING

PROJECT NAME

721 CLEMENTINA
RESIDENCE

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SAN FRANCISCO, CA
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SIDE ELEVATION 1

1/4" = 1'-0"

KEYNOTES

- 1 SMOOTH STUCCO FINISH, COLOR TO MATCH CONCRETE, EXACT COLOR TBD.
- 2 EPI WOOD SIDING, BEYOND
- 3 APPROX. LOCATION OF ADJACENT BUILDING IN FOREGROUND
- 4 APPROX. LOCATION OF ADJACENT BUILDING IN BACKGROUND
- 5 ELEVATOR EQUIPMENT, TBD

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EXTERIOR
ELEVATIONS

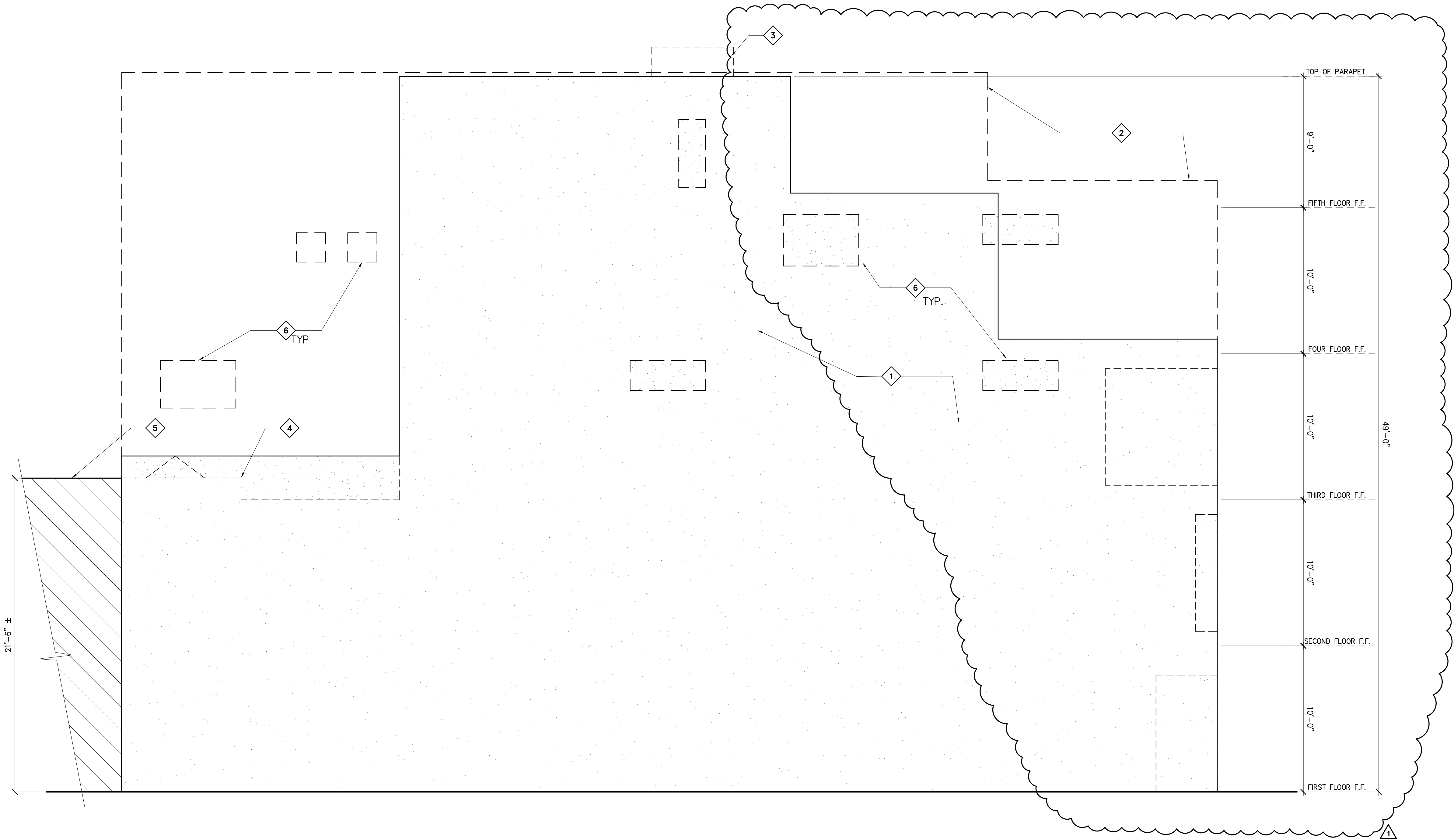
SHEET NUMBER

A9.1

PROJECT NAME

721 CLEMENTINA
RESIDENCE

721 CLEMENTINA
SAN FRANCISCO, CA
94103



SIDE ELEVATION 1

1/4" = 1'-0"

KEYNOTES

- 1 STUCCO FINISH AT DEMISING WALL, TBD.
- 2 APPROXIMATE LOCATION OF ADJACENT BUILDING IN FOREGROUND, SHOWN DASHED
- 3 ELEVATOR EQUIPMENT, TBD
- 4 REAR PATIO, BEYOND PARAPET WALL
- 5 APPROX. LOCATION OF ADJACENT BUILDING AT REAR OF PROPERTY
- 6 APPROX. LOCATION OF WINDOWS OF ADJACENT BUILDING IN FOREGROUND - SHOWN DASHED. THESE WINDOWS APPEAR TO BE ON THE PROPERTY LINE.

DATE	ISSUES AND REVISIONS
09.19.06	PRE-APPLICATION MTG.
10.12.06	REAR-YARD VARIANCE SUBMITTAL
11.15.06	ENVIRON. EXEMP. SUBMITTAL
07.01.09	R-Y VARI / ENV SUBMITTAL
10.02.2009	R-Y VARIANCE RESUBMITTAL

DATE
SCALE (@ 24x36)
DRAWN BY jc/aw

PROJECT NUMBER 06.20
SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

A9.2

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