



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: SEPTEMBER 19, 2013
Continued from the August 1, 2013 Hearing

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San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

Date: September 12, 2013
Case No.: **2011.0924C**
Project Address: **2419, 2421, 2435 LOMBARD STREET**
Zoning: NC-3 (Neighborhood Commercial, Moderate-Scale)
40-X Height and Bulk District
Block/Lot: 0937/028, 029, 030
Project Sponsors: KB Design & Consulting
Ben Wong
407 Cabot Road
South San Francisco, CA 94080
Staff Contact: Sara Vellve – (415) 558-6263
sara.vellve@sfgov.org

Recommendation: Approval with conditions

BACKGROUND

On August 1, 2013, the Planning Commission heard a request by the project sponsor for Conditional Use Authorization pursuant to Planning Code Sections 712.39, 303 and 317 to approve the demolition of two dwelling units located on the second floor of the existing mixed-used buildings on the subject site. Pursuant to the Planning Department's Residential *Demolition Policy*, the proposed replacement building is subject to design review by the Planning Commission.

After reviewing the plans for the replacement building and hearing public testimony, the Planning Commission expressed concerns about the replacement building's design and other matters. At the hearing the Commission voted 7 – 0 to continue the case in order for the sponsor to address their concerns.

CURRENT PROPOSAL

The replacement building's design has been altered in the following manners:

- The façade's fenestration has been changed to be more compatible with the neighborhood;
- The window pattern has been simplified;
- The cornice has been made a more prominent feature;
- The building's materials are more fully developed and articulated on the plans;
- A lightwell has been added to address property-line windows.

The sponsor is prepared to address questions relating to parking, the easement and mechanical equipment.

REQUIRED COMMISSION ACTION

In order for the project to be approved, the Commission must approve the case motion distributed on August 1, 2013.

BASIS FOR RECOMMENDATION

- The Project will result in a net gain of nine dwelling units.
- The Project will provide 10 two-bedroom units and a one-bedroom unit.
- No residential tenants will be displaced as a result of this Project.
- The proposal will support the development of affordable housing through payment of an in-lieu fee.
- The Project meets the majority of Section 317 criterion for the demolition of housing.
- The NC-3 Zoning District allows a ratio of 1:600 on the proposed combined lot, which equals 11 dwelling units. The Project is therefore an appropriate in-fill development.
- Although the existing structure(s) are more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that the existing building is not an historic resource or landmark.
- The project supports contemporary design that relates well to surrounding development through a similar height, vertical elements, strong base and window pattern.
- The project promotes small-business ownership and employment.
- The project would accommodate a neighborhood serving commercial use.
- The District is well served by transit; therefore customers should not contribute to traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval
--

Attachments:

Revised Plans

ENGINEER INFORMATION

ARCHITECT:
TAKUO KANNO
KB DESIGN & CONSULTING, LLC
TEL: (415) 963-3343

GEOTECHNICAL:
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TEL: (408) 324-1400

LAND SURVEYOR:
WESTOVER SURVEYING, INC
TEL: (415) 242-5400

LOMBARD STREET CONDOMINIUM
2419 LOMBARD STREET.
SAN FRANCISCO, CALIFORNIA



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LEGEND

	EXISTING EXTERIOR WALL		SECTION KEY
	EXISTING EXTERIOR WALL TO BE REMOVED		EXTERIOR ELEVATION KEY
	EXISTING INTERIOR WALL		INTERIOR ELEVATION KEY
	EXISTING INTERIOR WALL TO BE REMOVED		DETAIL KEY
	CONCRETE WALL		NOTE KEY
	CONCRETE WALL TO BE REMOVED		DOOR KEY
	NEW EXTERIOR WALL		WINDOW KEY
	NEW EXTERIOR WALL - RAISED		REVISION
	NEW INTERIOR WALL		REFERENCE KEY
	NEW INTERIOR WALL - RAISED		

ABBREVIATIONS

A/C	AIR CONDITIONING	DBL	DOUBLE	INFO	INFORMATION	S.A	SUPPLY AIR
ACC	ACCENT	DET	DETAIL	INSUL	INSULATION	SHT	SHEET
ADJ	ADJUSTABLE	DN	DOWN	LI	LIGHT	SHG	SHEETING
A.F.F.	ABOVE FINISH FLOOR	DR	DOOR	LAM	LAMINATE	SPC	SPECIFICATION
ALUM	ALUMINUM	EA	EACH	MYD	MOUNTED	S.S	STAINLESS STEEL
APPROX.	APPROXIMATE	FL ELEV	FLOOR FINISH ON	MTL	METAL	SL DR	SLIDING DOOR
ARCH	ARCHITECTURAL	ED	EDIAL	MUL	MULLION	SKYLIT	SKYLIGHT
BD	BOARD	EQIP	EQUIPMENT	(N)	NEW	S.D	SMOKE DETECTOR
BLDG	BUILDING	EXH	EXHAUST	(N/C)	NOT IN CONTRACT	T	TREAD
BLK	BLOCK	EXP	EXPANDED	(N/S)	NOT TO SCALE	T.A	TREE AREA
BLKC	BLOCKING	EXT	EXTERIOR	ON C	ON CENTER	T.B	TOWEL BAR
BLW	BELOW	EXL	EXTERIOR	OPP	OPPOSITE	T.C	TOP OF CONCRETE
BR	BRAM	FLR	FLOOR	Q.C	ON CENTER	T.O	TOP OF
BOT	BOTTOM	F.D	FLOOR DRAIN	PL	PROPERTY LINE	TV	TELEVISION
		F.FD	FLOOR FINISH DRAIN	PLMB	PLUMBING	TYP	TYPICAL
		F.F	FLOOR FINISH	PLMB	PLUMBING	U.G	UNDERGROUND
		FURD	FURNISHING	PLYWD	PLYWOOD	V.C.T	VERTICAL COMPOSITION TILE
CAB	CABINET	G.M	GAS METER	K.D	KITCHEN DRAIN	V.E.T	VERTICAL
C.H	CENTER HEIGHT	GYPM	GYPSONUM	K.R	KITCHEN REFERENCE	V.F.F	VERTICAL FINISH
C.L	CENTER LINE	H.B	HEAD	H.C	HEAD CUPBOARD	W	WALL
C.L.C	CENTER LINE CENTER	H.H	HEAD HEAD	H.R	HEAD REFRIGERATOR	W.C	WATER CLOSET
COL	COLUMN	H.WD	HARDWOOD	H.R.F	HEAD REINFORCED	W.D	WOOD
CONC	CONCRETE	H.Z	HORIZONTAL	H.R	HEAD REINFORCED	W.P	WEATHERPROOF
CONST	CONSTRUCTION	H.Z	HORIZONTAL	R	ROOM	W.P	WEATHERPROOF
		H.Z	HORIZONTAL	R.WD	REDWOOD	WT	WEIGHT



COVER PAGE

NO.	DATE	REVISION	BY
1	4/7/8	PLANNING	JK
2	5/25	PLANNING	JK
3	5/4	PLANNING	JK

PROJECT LOCATION
CONDOMINIUM PROJECT
2419-351 LOMBARD ST
SAN FRANCISCO, CA 94123

SHEET TITLE
COVER PAGE

SCALE AS SHOWN
DATE JUNE 26, 2012

DRAWN BY: K

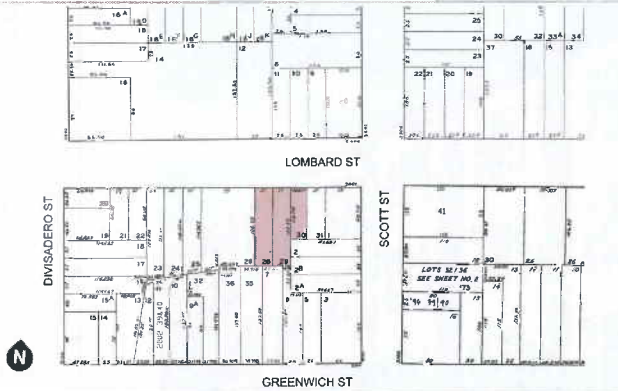
SHEET NO

A0.1

PROJECT INFORMATION

ADDRESS: 2418, 2421, 2435 LOMBARD STREET, SAN FRANCISCO, CA
 A.P.N.: 0937028, 0937029, 0937030
 ZONING: NC-3 (NEIGHBORHOOD COMMERCIAL)
 TYPE OF CONSTRUCTION: TYPE V-B
 OCCUPANCY CLASSIFICATION: R2 & B
 FIRE SPRINKLERS: YES (SEPARATE PERMIT, FIRE SPRINKLER PER NFPA - 13R)
 TOTAL LOT SIZE: 6871 SQ. FT.
 PROPOSED BUILDING COVERAGE: 6717 SQ. FT. (98% OF LAND COVERAGE) (FIRST FLOOR)
 PROPOSED GROSS FLOOR AREA: 22178 SQ. FT.
 PROPOSED GROSS RESIDENTIAL AREA: 10917 SQ. FT.
 PROPOSED GROSS COMMERCIAL AREA: 888 SQ. FT.
 PROPOSED COMMON SPACE: 4740 SQ. FT. (ENTRY, HALLWAYS, STAIRS & STORAGES)
 TOTAL OPEN SPACE: 1509 SQ. FT. (MIN. REQUIREMENT 1463 SQ.FT. FOR 11 UNITS)
 TOTAL PRIVATE DECK SPACE: 297 SQ. FT. (NOT INCLUDED FOR OPEN SPACE)
 PROPOSED RESIDENTIAL UNITS: 11 UNITS
 PROPOSED PARKING SPACES: TOTAL 9 SPACES (3827 SQ. FT.)
 (6 STANDARD, 2 COMPACT & 1 HANDICAPPED)

PARCEL MAP



ENGINEER INFORMATION

ARCHITECT:
 TAKUO KANNO
 KB DESIGN & CONSULTING, LLC
 TEL: (415) 963-3343

GEOTECHNICAL:
 SILICON VALLEY SOIL ENGINEERING
 TEL: (408) 324-1400

LAND SURVEYOR:
 WESTOVER SURVEYING, INC
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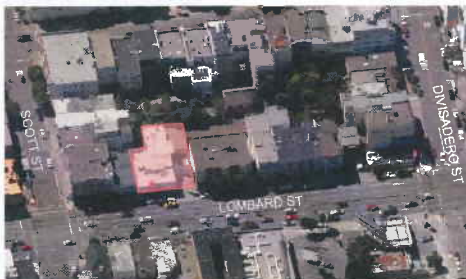
SCOPE OF WORK

MERGE 3 LOTS AND CONVERT IT TO 4 STORIES CONDOMINIUM BUILDING WITH 11 UNITS AND GROUND FLOOR COMMERCIAL RETAIL SPACE DEMOLITION EXISTING BUILDINGS ON 3 LOTS (INCLUDING ONE - 1 STORY COMMERCIAL / RESIDENTIAL BUILDING, ONE - 2 STORIES BUILDING WITH FIRST FLOOR COMMERCIAL AND SECOND FLOOR 2 RESIDENTIAL UNITS, AND ONE - PARKING LOT WITH REAR 1 STORY COMMERCIAL BUILDING.)

SPECIAL NOTE

The proposed project would include the installation of an air filtration system that would meet the ventilation requirements as outlined in the San Francisco Health Code, Article 3B, Section 3807. The proposed project would also include sound rated windows and a provision of forced-air mechanical ventilation so that windows could be kept closed (which would be in conjunction with Article 3B requirements) to control noise and sound rated windows on units 101, 103, 201, 203, 301, and 303. The minimum Sound Transmission Class (STC) of living room and master bedroom windows would be: units 101 and 103, STC 38; units 201 and 203, STC 36; and units 301 and 303, STC 35.

AERIAL PHOTO



VICINITY MAP



INDEX OF DRAWINGS

ARCHITECTURAL

- A-0.1 COVER PAGE
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- A-1.2 3D RENDERING - MATERIAL
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- A-2.2 PROPOSE SITE PLAN
- A-3.1 EXISTING FLOOR PLANS (DEMOLITION PLAN)
- A-3.2 PROPOSE BASEMENT, FIRST & SECOND FLOOR PLAN
- A-3.3 PROPOSE 3RD & 4TH FLOOR PLAN AND ROOF PLAN
- A-3.4 ENLARGED LANDSCAPE AREA @ STREET AND REAR OPEN SPACE
- A-3.5 ENLARGED GARAGE LAYOUT
- A-4.1 EXISTING ELEVATIONS
- A-4.2 PROPOSED ELEVATIONS
- A-5.1 SECTIONS
- A-6.1 3D RENDERING - STREET VIEW PHOTOGRAPH
- A-6.2 3D RENDERING

SU-1 SITE SURVEY

APPLICABLE BUILDING CODE

- 1 2010 CALIFORNIA BUILDING CODE
- 2 2010 CALIFORNIA MECHANICAL CODE
- 3 2010 CALIFORNIA PLUMBING CODE
- 4 2010 CALIFORNIA ELECTRICAL CODE
- 5 2010 CALIFORNIA ENERGY CODE
- 6 2010 CALIFORNIA FIRE CODE

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PROJECT INFORMATION, VICINITY MAP AND INDEX OF DRAWINGS

NO.	DATE	REVISION	BY
1	04/18	PLANNING	K
2	01/25	PLANNING	K
3	01/4	PLANNING	K

PROJECT LOCATION
 CONDOMINIUM PROJECT
 2419-25 LOMBARD ST
 SAN FRANCISCO, CA 94128

SHEET TITLE
PROJECT INFORMATION, VICINITY MAP AND INDEX OF DRAWINGS

SCALE: AS SHOWN
 DATE: JUNE 28, 2014
 DRAWN BY: K

SHEET NO
A1.0

FINISH MATERIAL		
NO.	TYPE	FINISH
A	STUCCO FINISH - COLOR1	OFF WHITE
C	2X24 PORCELAIN TILE (DAL TILE)	OCEAN
D	REDWOOD SIDING 6"	CEDAR
E	STONE ACCENT TILE	STONE

DOOR AND WINDOW TYPE		
NO.	TYPE	FINISH
V	ALUMINUM WINDOW BY IMC (SERIES 6200)	BRONZE
W	ALUMINUM STORE FRONT WINDOW BY IMC	BRONZE
X	ALUMINUM STORE FRONT DOOR BY IMC	BRONZE
Y	STEEL SCREEN GARAGE DOOR WITH GLASS PANEL	SILVER



LOMBARD STREET VIEW WITH RENDERING



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ENLARGED PROPOSED FRONT ELEVATION



1 ENLARGED PROPOSED FRONT ELEVATION

NO.	DATE	REVISION	BY
1	4/18	PLANNING	KL
2	6/28	PLANNING	KL
3	8/4	PLANNING	KL

PROJECT LOCATION
CONDOMINIUM PROJECT
2419 35 LOMBARD ST
SAN FRANCISCO, CA 94133

SHEET TITLE
ENLARGED PROPOSED FRONT ELEVATION

SCALE AS SHOWN
DATE JUN 29 2012
DRAWN BY KL

SHEET NO

A1.1

FINISH SCHEDULE	
NO.	TYPE
A	THICK PLATE CONCRETE
B	CONCRETE WALLS WITH ALUMINUM CLADDING
C	BRONZE ALUMINUM CLADDING
D	BRONZE ALUMINUM CLADDING

WALL WINDOW TYPES	
NO.	TYPE
1	ALUMINUM WINDOW SYSTEM (BRONZE FINISH)
2	ALUMINUM WINDOW SYSTEM (BRONZE FINISH)
3	ALUMINUM WINDOW SYSTEM (BRONZE FINISH)
4	ALUMINUM WINDOW SYSTEM (BRONZE FINISH)



3D RENDERING - FRONT WINDOWS VIEW



3D RENDERING - RESIDENTIAL ENTRY



Cumaru Siding Specifications

CUMARU SIDING (Brazilian Teak)
 Appearance: Color varies from a rich display of golden tan to reddish brown colors and dark grain accents throughout the wood.
 Hardness: 3540 lbs. - R Harder than Redwood
 Bending Strength: 24,800 psi
 Benefits: Extremely durable and naturally resistant to decay. Offers up to 50+ year lifespan.
[Cumaru Siding Photos >](#)
[Cumaru Siding Prices >](#)



Bronze

COMMERCIAL GRADE WINDOW - BRONZE FINISH

2" ALUMINUM STUCCO REVEAL



12X12 WALL TILE (LODGE OCEAN P301)



12X12 STONE TILE (BEIJING FREEN S282)

PLANTER @ ENTRY
WITH CEDER FINISH



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3D RENDERING - MATERIAL

NO.	DATE	REVISION	BY
1	6/18	PLANNING	K
2	6/25	PLANNING	K
3	6/28	PLANNING	K

PROJECT LOCATION:
 CONDOMINIUM PROJECT
 2419-25 LOMBARD ST
 SAN FRANCISCO, CA 94122

SHEET TITLE:
3D RENDERING - MATERIAL

SCALE: AS SHOWN
 DATE: 6/28 PR, 2019
 DRAWN BY: K
 SHEET NO:

A4.3



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EXISTING SITE PLAN

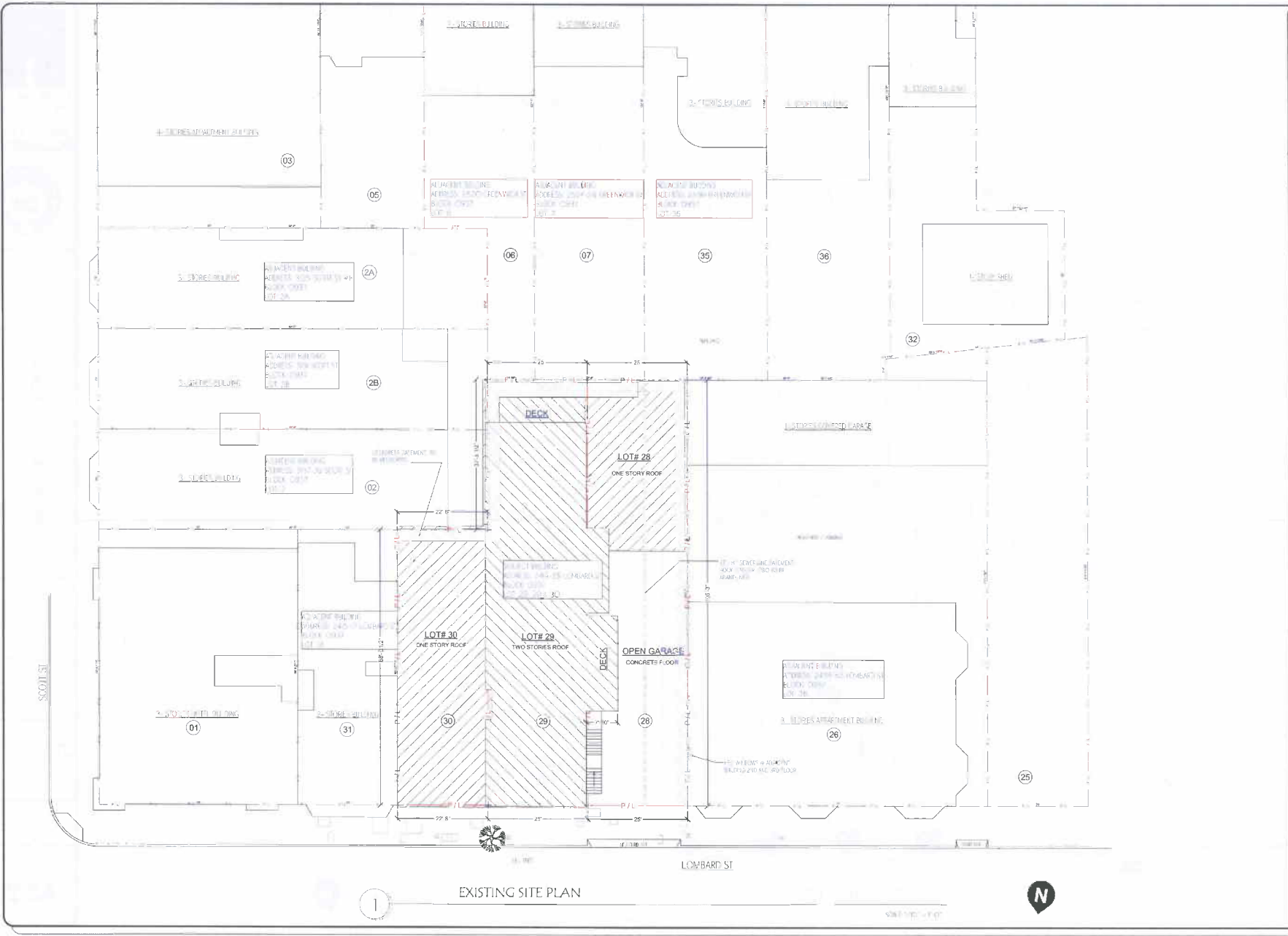
NO.	DATE	REVISION	BY
1	4/18	PLANNING	K
2	5/25	PLANNING	K
3	9/4	PLANNING	K

PROJECT LOCATION:
 CONDOMINIUM PROJECT
 2419 35 LOMBARD ST
 SAN FRANCISCO, CA 94123

SHEET TITLE:
EXISTING SITE PLAN

SCALE: AS SHOWN
 DATE: JUNE 29, 2012
 DRAWN BY: [Signature]
 SHEET NO:

A2.1



EXISTING SITE PLAN

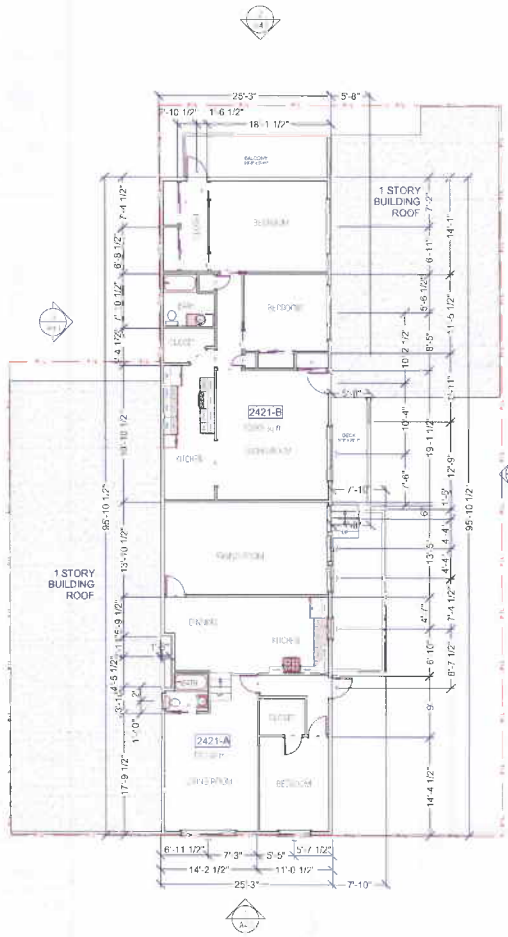


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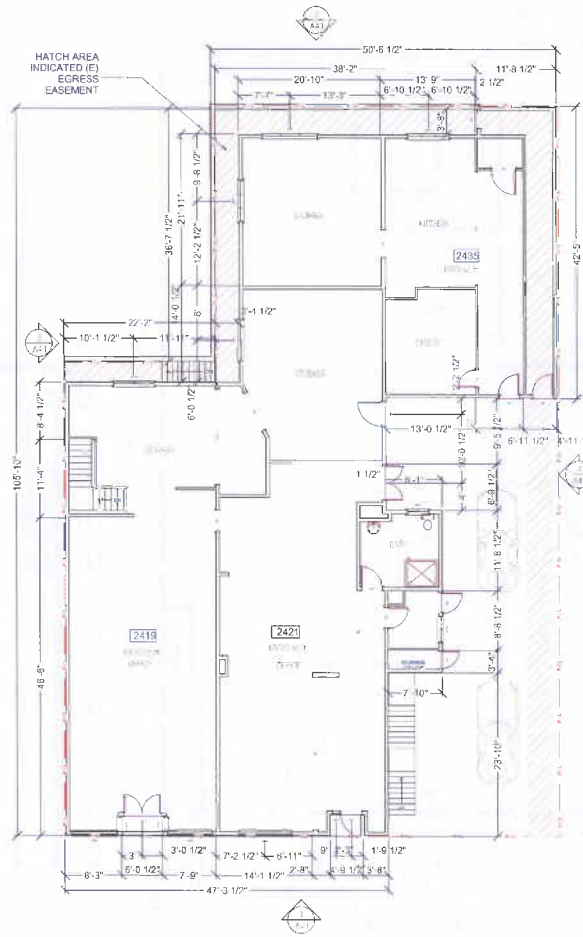
NOTE: DIMENSION SHOWN ON EXISTING FLOOR PLAN FOR REFERENCE ONLY, CONSTRUCTORS SHALL VERIFY IN FIELD
 DEMOLITION ALL EXISTING WALLS, DOORS, WINDOWS, FIXTURES AND STAIR.
 RECYCLE BUILDING MATERIAL BASED ON SFBC METHOD

DEMOLITION UNITS INCLUDED:
 LOT 28 - ONE STORY COMMERCIAL BUILDING WITH COMMERCIAL KITCHEN
 LOT 29 - TWO STORIES COMMERCIAL BUILDING WITH SECOND FLOOR TWO RESIDENTIAL UNITS
 LOT 30 - ONE STORY COMMERCIAL BUILDING WITH BASEMENT ONE RESIDENTIAL UNIT

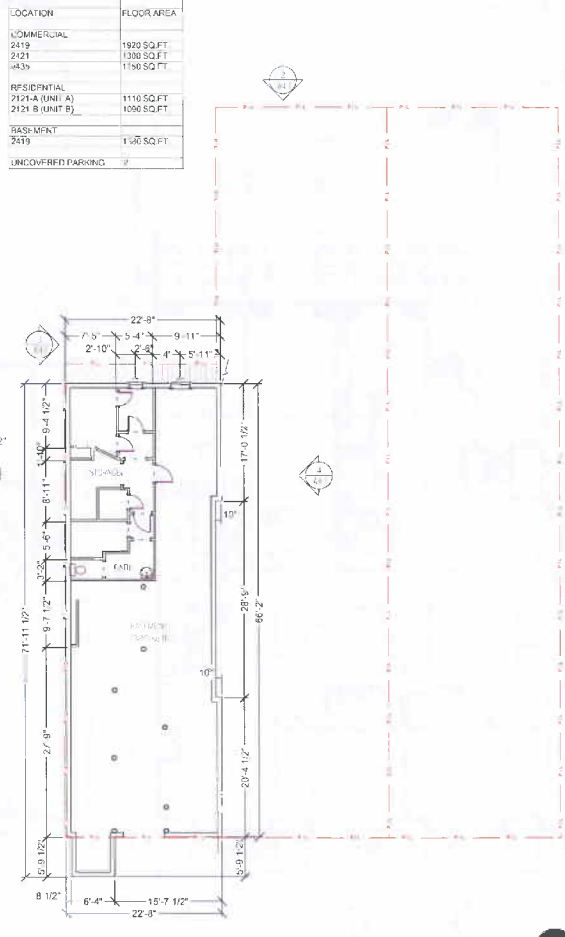
EXISTING INFORMATION	
LOCATION	FLOOR AREA
COMMERCIAL	
2419	1920 SQ.FT.
2421	1300 SQ.FT.
433	1196 SQ.FT.
RESIDENTIAL	
2121 A (UNIT A)	1116 SQ.FT.
2121 B (UNIT B)	1050 SQ.FT.
TRASH DECK	
2419	1120 SQ.FT.
UNCOVERED PARKING	7



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING BASEMENT PLAN



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EXISTING FLOOR PLANS
 (DEMOLITION PLAN)

NO.	DATE	DESCRIPTION	BY
1	1/11/12	PLANNING	K
2	3/25/12	PLANNING	K
3	5/12/12	PLANNING	K

PROJECT LOCATION:
 CONDOMINIUM PROJECT
 2419-35 OMBARD ST
 SAN FRANCISCO, CA 94123

SHEET TITLE:
 EXISTING FLOOR PLANS (DEMOLITION PLAN)

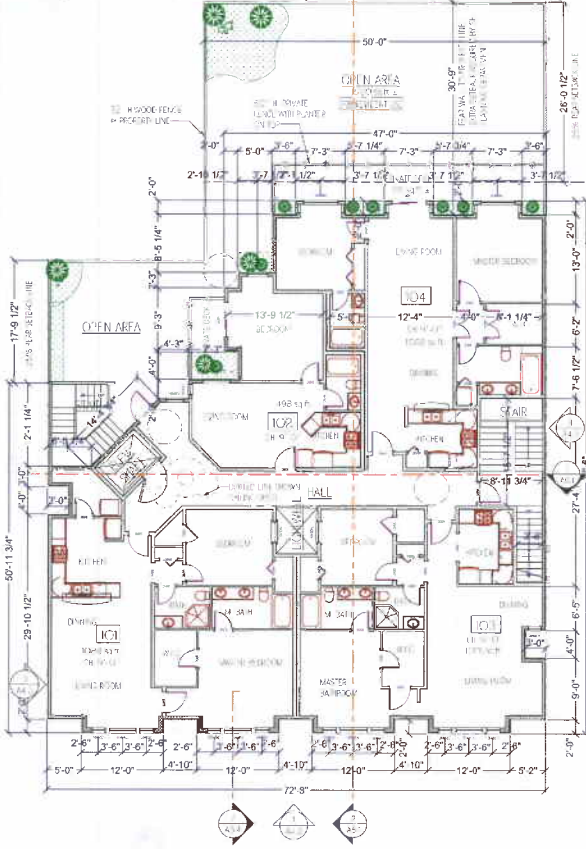
SCALE: AS SHOWN
 DATE: JUN 29, 2012
 DRAWN BY: K
 SHEET NO:

UNIT INFORMATION:

NO.	FLOOR AREA	AREA
101	1088 SQ. FT.	
102	698 SQ. FT.	PRIVATE DECK 46 SQ. FT.
103	1021 SQ. FT.	
104	1028 SQ. FT.	PRIVATE DECK 231 SQ. FT.

OPEN AREA 1029 SQ. FT.

COMMON SPACE
HALLWAY 354 SQ. FT.
STAIRWAY 282 SQ. FT.
OPEN AREA 198 SQ. FT.



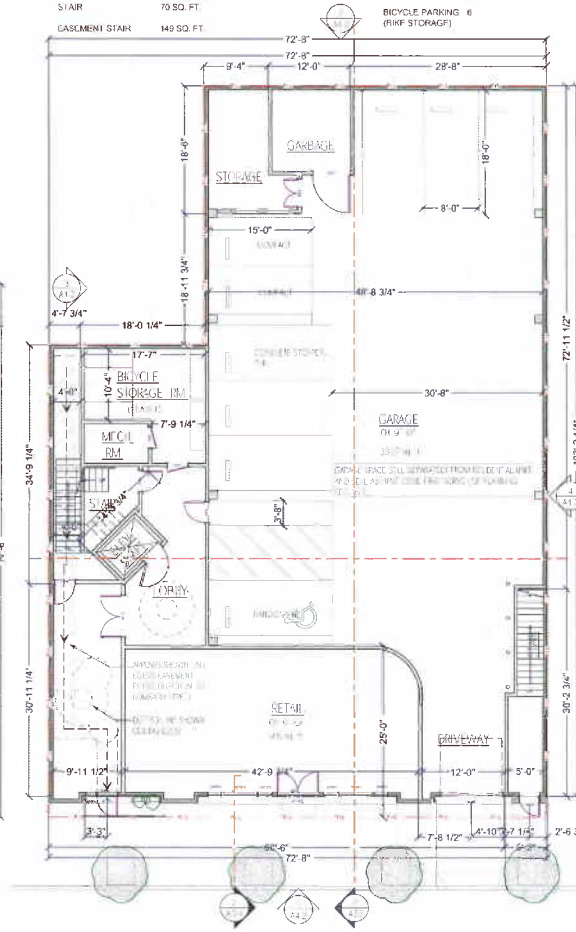
3 PROPOSED SECOND FLOOR PLAN

COMMERCIAL SPACE	
RETAIL #1	915 SQ. FT.
RESIDENTIAL GARAGE	3827 SQ. FT.
STORAGE	618 SQ. FT.
COMMON SPACE LOBBY	551 SQ. FT.
STAIR	70 SQ. FT.
CASSEMENT STAIR	149 SQ. FT.

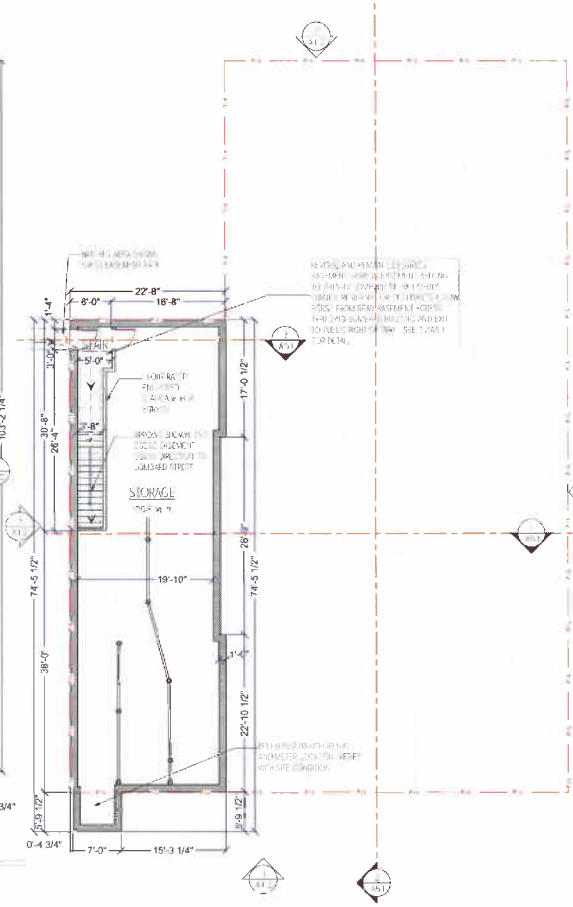
PARKING STALL DATA

TOTAL PARKING STALL @ FIRST FLOOR, 9	
STANDARD	8
COMPACT	2
HANDICAP	1
TOTAL	11
BICYCLE PARKING @ (BIKE STORAGE)	6

STORAGE 1268 SQ. FT.



2 PROPOSED FIRST FLOOR PLAN



1 PROPOSED BASEMENT PLAN



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PROPOSED BASEMENT FLOOR PLAN

NO.	DATE	BY	REVISION
1	4-18	PLANING	K
2	6-25	PLANING	K
3	8-12	PLANING	K

PROJECT LOCATION:
CONDOMINIUM PROJECT
2419-35 LUMBARC ST.
SAN FRANCISCO, CA 94123

SHEET TITLE:
PROPOSED BASEMENT FLOOR PLAN

SCALE: AS SHOWN
DATE: JUNE 26, 2012
DRAWN BY: K
SHEET NO:



A3.2

NO.	ROOM	FLOOR AREA
101	2BR/2B	1,088 SQ. FT.
102	1BR/1B	498 SQ. FT.
103	3BR/3B	1,201 SQ. FT.
104	2BR/2B	1,038 SQ. FT.
201	2BR/2B	1,088 SQ. FT.
202	2BR/2B	883 SQ. FT.
203	2BR/2B	1,040 SQ. FT.
204	2BR/2B	1,088 SQ. FT.
301	2BR/2B	1,088 SQ. FT.
302	2BR/2B	1,025 SQ. FT.
303	2BR/2B	1,040 SQ. FT.
TOTAL UNITS		11 UNITS
TOTAL FLOOR AREA		10,837 SQ. FT.

UNIT INFORMATION:

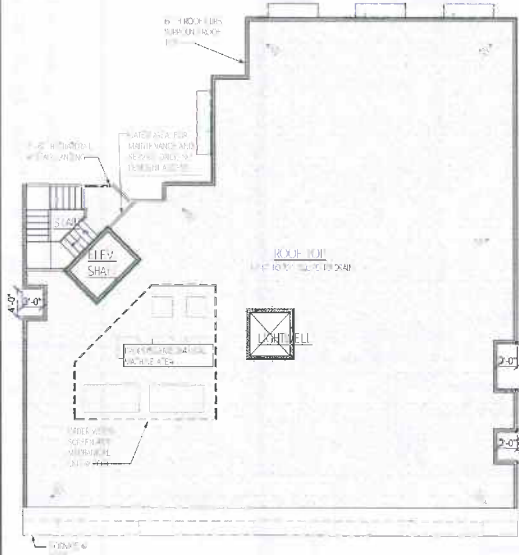
NO.	FLOOR AREA
301	1088 SQ. FT.
302	1025 SQ. FT.
303	1040 SQ. FT.

COMMON SPACE:
 HALLWAY 356 SQ. FT.
 STAIRWAY 270 SQ. FT.

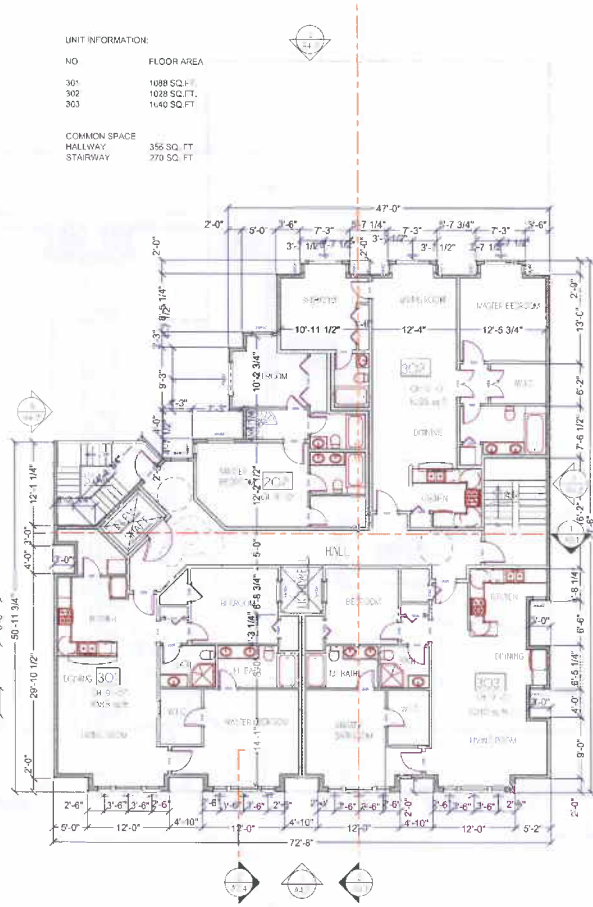
UNIT INFORMATION:

NO.	FLOOR AREA
201	1088 SQ. FT.
202	950 SQ. FT.
203	1040 SQ. FT.
204	1028 SQ. FT.

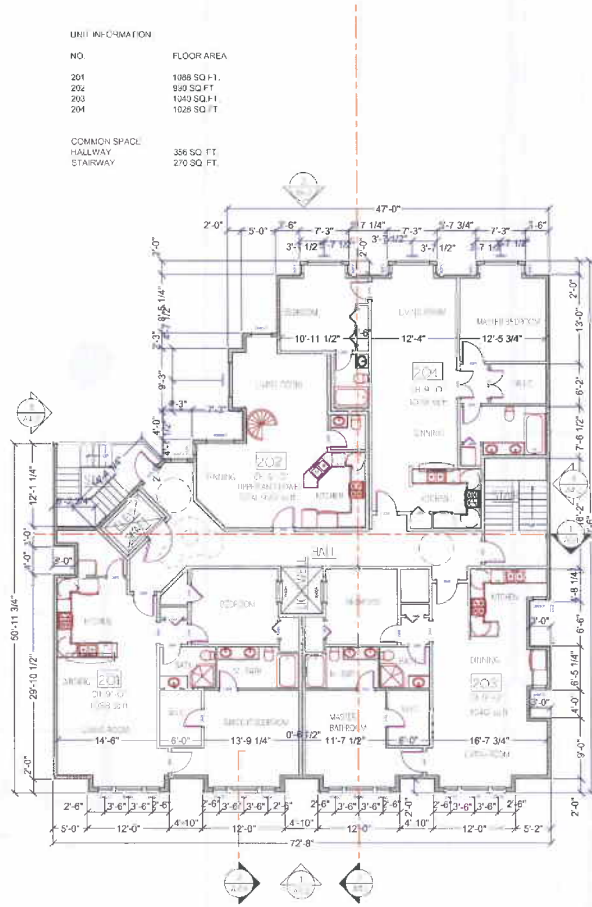
COMMON SPACE:
 HALLWAY 356 SQ. FT.
 STAIRWAY 270 SQ. FT.



PROPOSED ROOF PLAN



PROPOSED FOURTH FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



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PROPOSED THIRD & FOURTH
 FLOOR PLAN AND ROOF PLAN

NO.	DATE	REVISION	BY
1	4/18	PLANNING	E
2	5/25	PLANNING	E
3	9/4	PLANNING	E

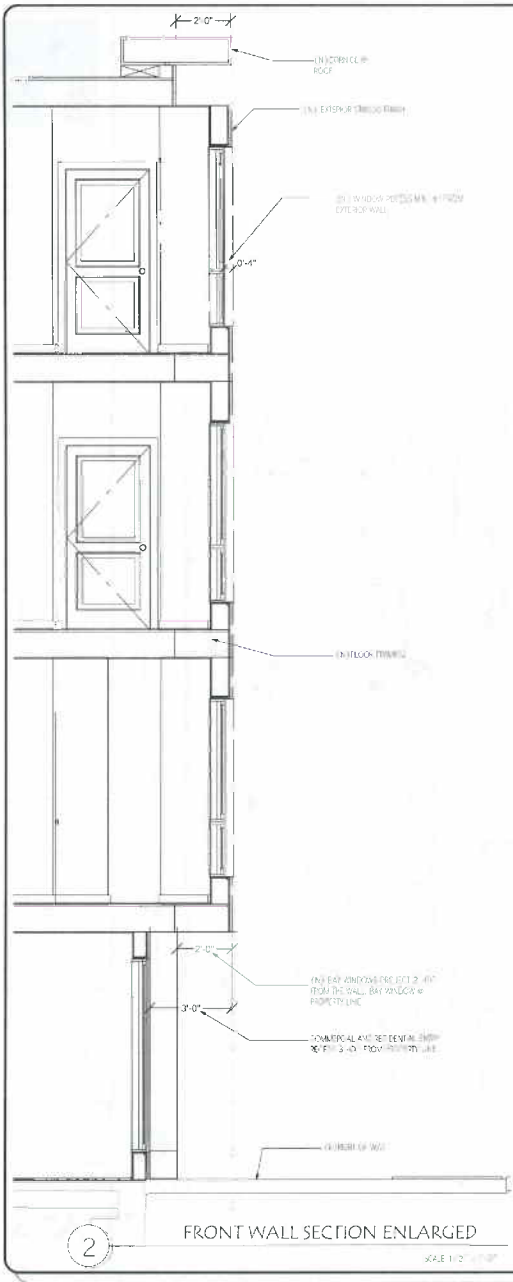
PROJECT LOCATION:
 CONDOMINIUM PROJECT
 2419-25 COMBARD ST
 SAN FRANCISCO, CA 94123

SHEET TITLE:
 PROPOSED THIRD &
 FOURTH FLOOR
 PLAN AND ROOF
 PLAN

SCALE: AS SHOWN
 DATE: JUN 29, 2012
 DRAWN BY: E
 CHECK NO:

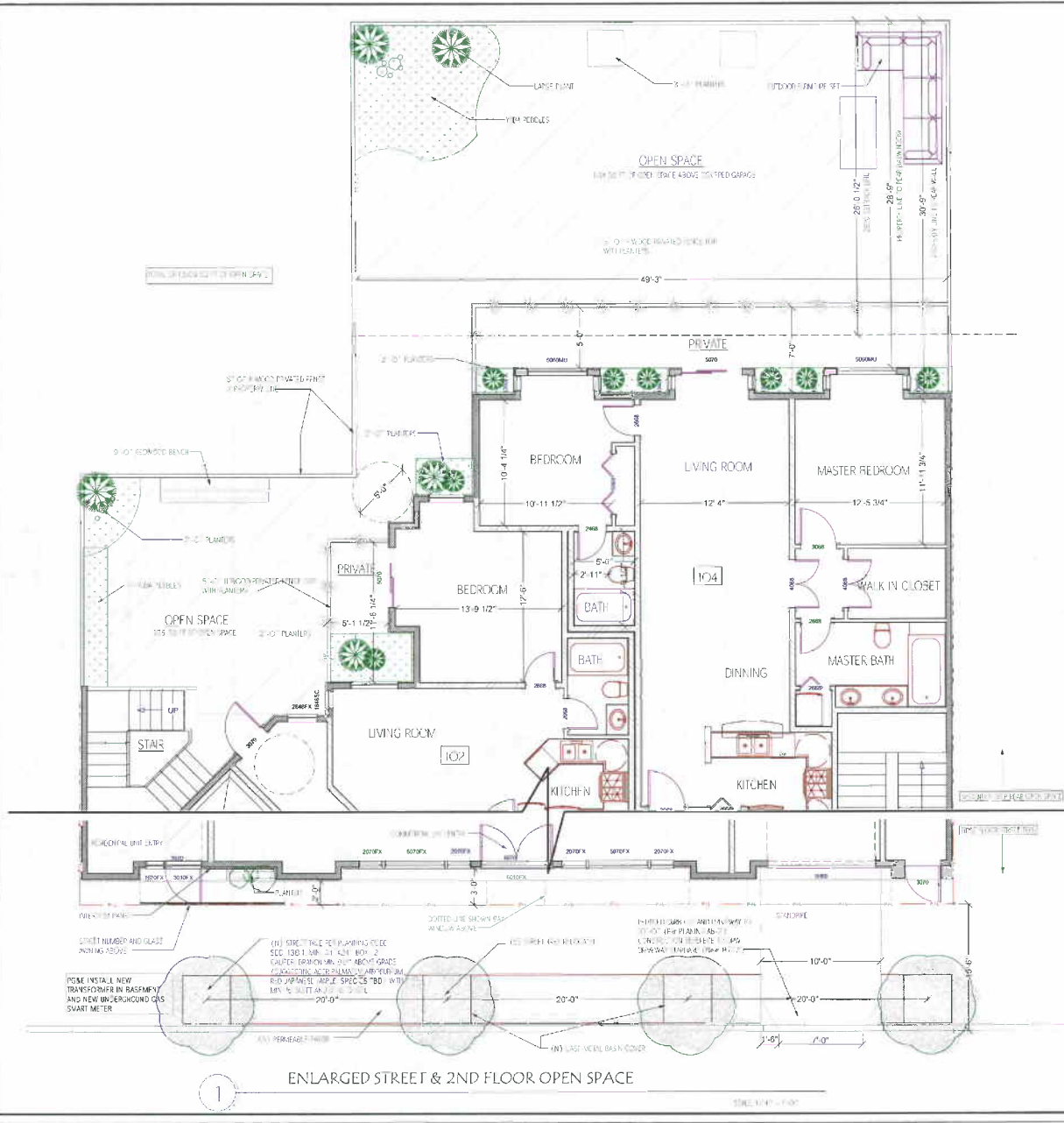


A3.3



FRONT WALL SECTION ENLARGED

SCALE 1/2" = 1'-0"



ENLARGED STREET & 2ND FLOOR OPEN SPACE

SCALE 1/4" = 1'-0"



H3
Design & Consulting

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**ENLARGED LANDSCAPE AREA
@ STREET AND REAR OPEN
SPACE**

#	DATE	REVISION	BY
1	8/18	PLANNING	K
2	8/25	PLANNING	K
3	9/4	PLANNING	K

PROJECT LOCATION
CONDOMINIUM PROJECT
2449 35 LOUARD ST
SAN FRANCISCO, CA 94123

SHEET TITLE
**ENLARGED
LANDSCAPE AREA @
STREET AND REAR
OPEN SPACE**

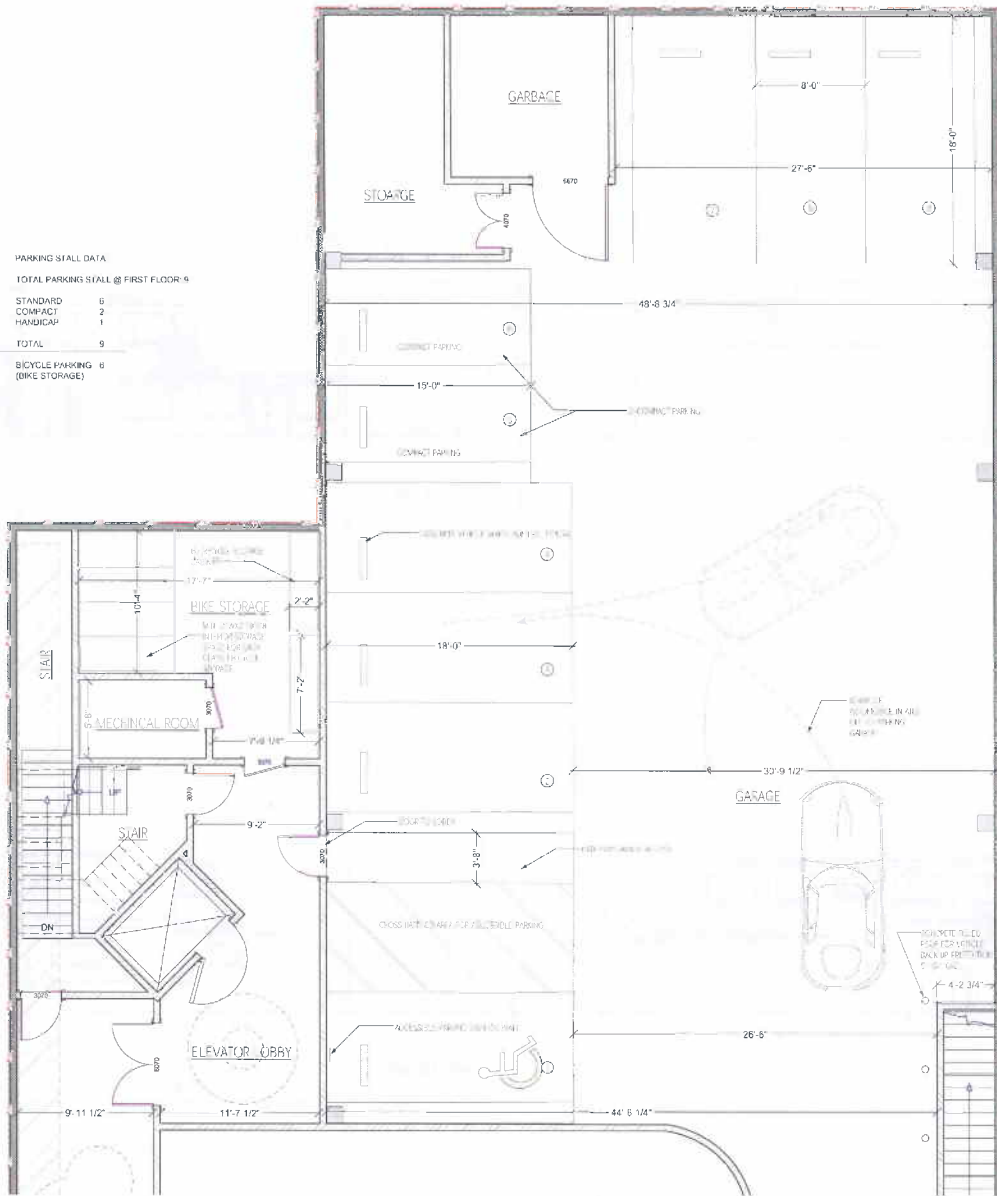
SCALE AS SHOWN

DATE JUNE 29, 2012

DRAWN BY K

SHEET NO.

A3.4



PARKING STALL DATA

TOTAL PARKING STALLS @ FIRST FLOOR: 9

STANDARD	6
COMPACT	2
HANDICAP	1
TOTAL	9

BICYCLE PARKING: 6
(BIKE STORAGE)

1 ENLARGED GARAGE LAYOUT

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



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ENLARGED GARAGE LAYOUT

NO.	DATE	DESCRIPTION	BY
1	4-18	PLANNING	KL
2	6-26	PLANNING	KL
3	9-4	PLANNING	KL

PROJECT LOCATION
CONDOMINIUM PROJECT
2419-35 LOMBARDO ST
SAN FRANCISCO, CA 94123

SHEET TITLE
ENLARGED GARAGE LAYOUT

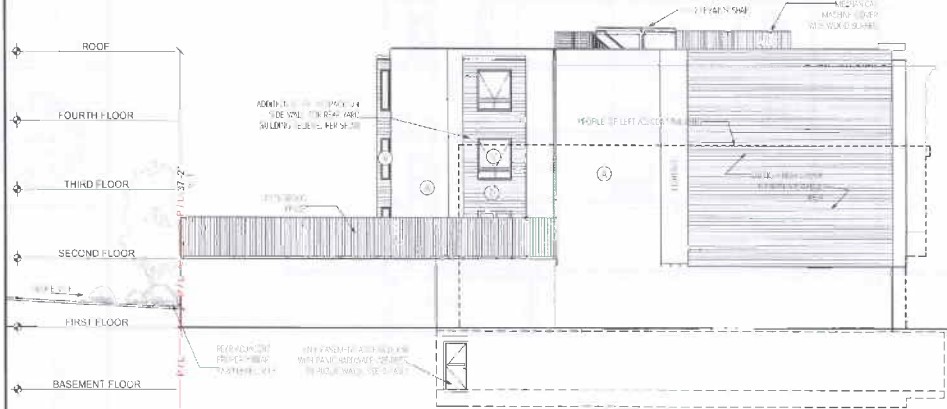
SCALE AS SHOWN
DATE: JUNE 29, 2012
DRAWN BY: KL

SHEET NO.

A3.5

NO.	DATE	DESCRIPTION	BY	CHKD.
1	06/29/12	ISSUED FOR PERMITS	MM	MM
2	07/10/12	REVISIONS	MM	MM
3	07/10/12	REVISIONS	MM	MM
4	07/10/12	REVISIONS	MM	MM
5	07/10/12	REVISIONS	MM	MM

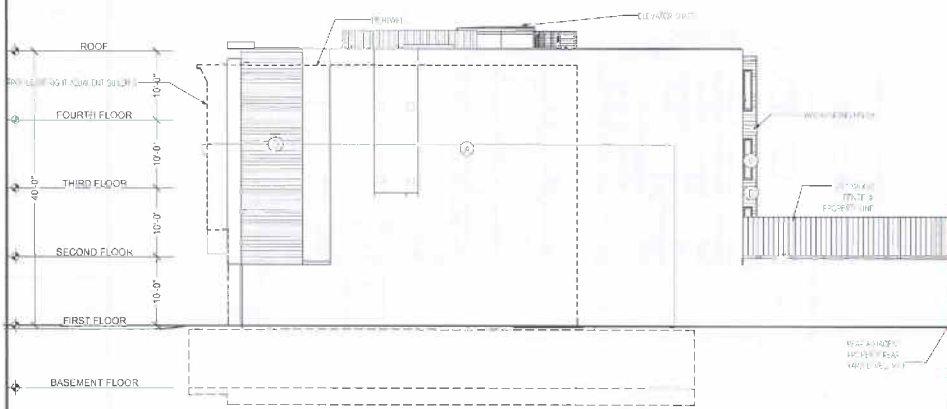
NO.	DATE	DESCRIPTION	BY	CHKD.
1	06/29/12	ISSUED FOR PERMITS	MM	MM
2	07/10/12	REVISIONS	MM	MM
3	07/10/12	REVISIONS	MM	MM
4	07/10/12	REVISIONS	MM	MM
5	07/10/12	REVISIONS	MM	MM



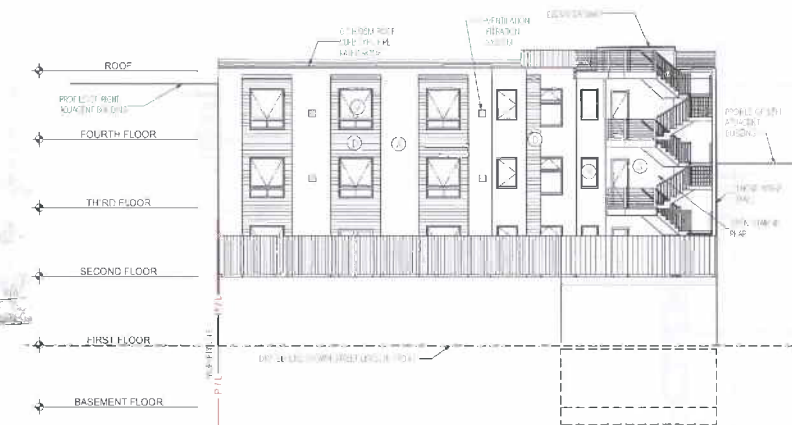
3 PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



467 Geodot Road
S. San Francisco, CA 94080
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PROPOSED ELEVATIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	06/29/12	ISSUED FOR PERMITS	MM	MM
2	07/10/12	REVISIONS	MM	MM
3	07/10/12	REVISIONS	MM	MM

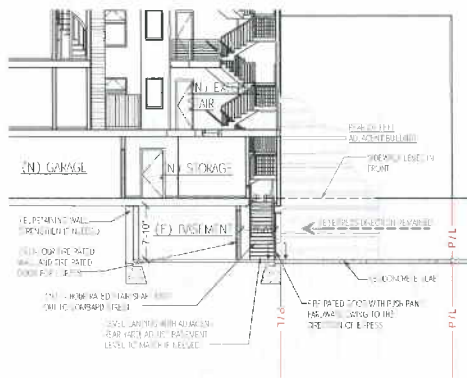
PROJECT LOCATION:
CONDOMINIUM PROJECT
2419-35 LOMBARD ST.
SAN FRANCISCO, CA 94103

SHEET TITLE:
PROPOSED ELEVATIONS

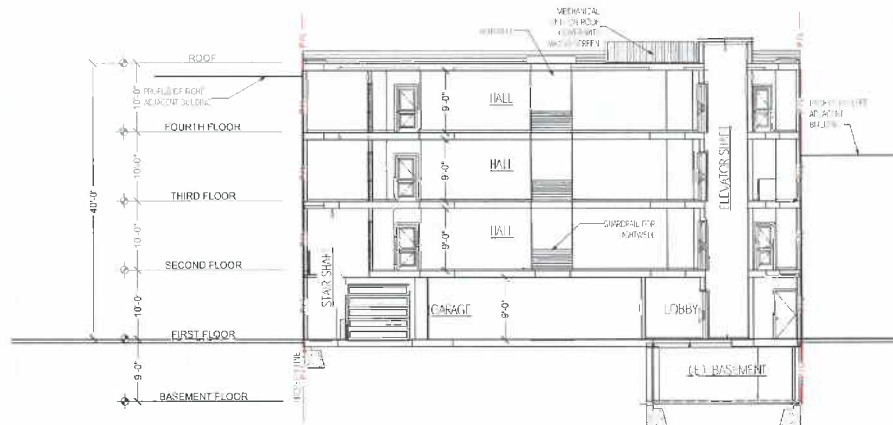
SCALE: AS SHOWN
DATE: JUNE 29, 2012
DRAWN BY: E

SHEET NO.

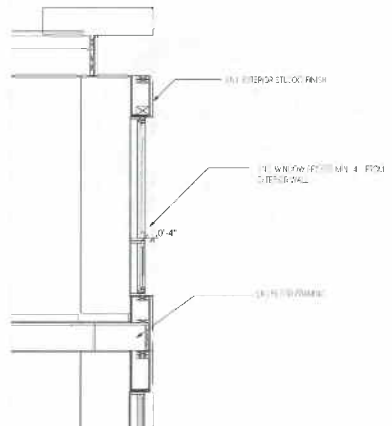
A4.2



3 EGRESS EASEMENT ACCESS DETAIL
SCALE: 1/8" = 1'-0"



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



4 FRONT WINDOW DETAIL
SCALE: 1/8" = 1'-0"



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

K3
Design & Consulting
407 Cabot Road
S. San Francisco, CA 94068
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Fax: 415.963.3343

PROPOSED SECTIONS

NO.	DATE	REVISION	BY
1	4/18	PLANNING	K
2	6/25	PLANNING	K
3	6/4	PLANNING	K

PROJECT LOCATION
CONDOMINIUM PROJECT
2419 351 ONWARD ST
SAN FRANCISCO, CA 94123

SHEET TITLE
PROPOSED SECTIONS

SCALE AS SHOWN
DATE JUNE 29 2012
DRAWN BY K

SHEET NO.
A5.1



LOMBARD STREET (SOUTH VIEW) OF NEIGHBOR BUILDINGS WITH PROPOSED RENDERING



3D RENDERING - FRONT VIEW



3D RENDERING - FRONT VIEW



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 Fax: 415.983.3343



3D RENDERING - STREET VIEW
 PHOTOGRAPH

NO.	DATE	REVISION	BY
1	01/15	PLANNING	JK
2	01/25	PLANNING	JK
3	5/14	PLANNING	JK

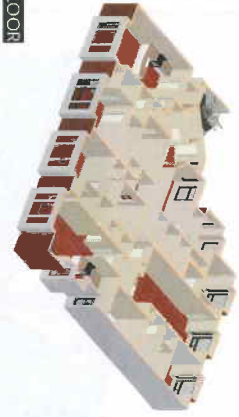
PROJECT LOCATION:
 CONDOMINIUM PROJECT
 741-19-351 LOMBARD ST.
 SAN FRANCISCO, CA 94133

SHEET TITLE:
 3D RENDERING -
 STREET VIEW
 PHOTOGRAPH

SCALE: AS SHOWN
 DATE: JUNE 20, 2013
 DRAWN BY: JK
 SHEET NO:

A6.1

4TH FLOOR



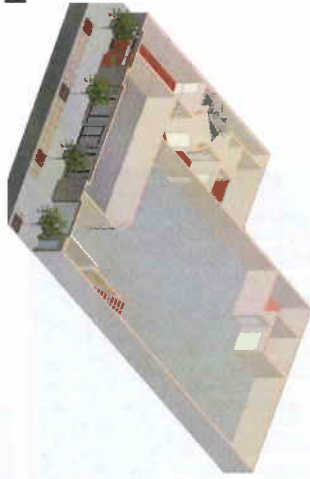
3RD FLOOR



2ND FLOOR



1ST FLOOR



3D RENDERING - FRONT VIEW



3D RENDERING - REAR VIEW




407 Cedar Road
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 CIV. OF: 415.963.3343
 FAX: 415.963.3243



3D RENDERING

NO.	DATE	DESCRIPTION	BY
1	4/23	PLANNING	K
2	6/25	PLANNING	K
3	8/4	PLANNING	K

PROJECT LOCATION: 301
 CONSTRUCTION PROJECT
 301 MARINERS, CA 94128

SHEET TITLE
3D RENDERING
 SCALE: AS SHOWN
 DATE: JUNE 28, 2012
 DRAWING NO: K
 SETTING

A6.2