



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.

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CA 94103-2479

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Information:
415.558.6377



SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, January 22, 2014**
Time: **9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance(Rear Yard and Front Setback)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1000 Broadway	Case No.: 2006.1202V
Cross Street(s): Taylor Street	Building Permit:
Block / Lot No.: 0150/054	Applicant/Agent: David P. Cincotta
Zoning District(s): RH-2 / 40-X	Telephone: 415-398-8080
Area Plan:	E-Mail: dcincotta@jmbm.com

PROJECT DESCRIPTION

The proposal is to subdivide one parcel into three lots and one airspace parcel. Two lots are proposed to front on Broadway (1000 and 1010 Broadway) and be developed with single-family homes. A two-family dwelling is proposed to front on Taylor Street (1601-1625 Taylor Street). The airspace parcel will include below grade parking for the proposed buildings.

PLANNING CODE SECTION 132 requires a front setback of 4'-5½" for 1000 Broadway, 8'-11" for 1010 Broadway, and 9'-1" for 1601-1625 Taylor Street. Below grade and above grade portions of both 1010 Broadway and 1601-1625 Taylor Street extend into the front setback, therefore a variance is required. 1000 Broadway complies with the front setback requirement and does not require a variance from this requirement. Above grade the project will feature the following front setbacks: 1000 Broadway - 21'-1"; 1010 Broadway - 5'-0"; and, 1601-1625 Taylor Street - 4'-6".

PLANNING CODE SECTION 134 requires a rear yard of 15' for each of the three lots. Each lot contains below grade development within the required rear yard; therefore, a variance is required. Above grade the project will feature the following rear yard setbacks: 1000 Broadway - no rear yard at any level; 1010 Broadway - 15'; and, 1601-1625 Taylor Street - 15'-1".

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Kate Conner** Telephone: **415-575-6914** Mail: kate.conner@sfgov.org

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2006.1202V.pdf>

中文詢問請電: 558.6378

Para información en Español llamar al: 558.6378

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.



WYSTERIA RESIDENCES

SAN FRANCISCO, CALIFORNIA

DRAWING INDEX

NEIGHBORHOOD CONTEXT

- N001 SITE THEN & NOW
- N002 BUILDINGS OPPOSITE THIS SITE
- N003 CONTRIBUTORS TO HISTORIC DISTRICT
- N004 RECENT NEW CONSTRUCTION WITHIN HISTORIC DISTRICT

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- C002 CODE COMPLIANCE - BROADWAY HEIGHT & SETBACK ANALYSIS
- C003 CODE COMPLIANCE - TAYLOR STREET HEIGHT& SETBACK ANALYSIS
- C004 CODE COMPLIANCE - NORTH ELEVATION HEIGHT& SETBACK ANALYSIS
- C005 CODE COMPLIANCE - WEST ELEVATION HEIGHT & SETBACK ANALYSIS

RENDERINGS

- R001 RENDERINGS #1, #2, & #3
- R004 BROADWAY STREETSCAPE
- R005 TAYLOR STREETSCAPE

ARCHITECTURAL

- A100 SITE PLAN
- A200 LOWER LEVEL PLAN
- A201 GARAGE PLAN
- A202 LEVEL ONE PLANS
- A203 LEVEL TWO PLANS
- A204 LEVEL THREE PLANS
- A205 LEVEL FOUR PLANS
- A206 LEVEL FIVE PLANS
- A207 LEVEL SIX PLANS
- A208 ROOF PLANS
- A301 EXTERIOR ELEVATIONS I TAYLOR STREET
- A302 EXTERIOR ELEVATIONS I BROADWAY
- A303 EXTERIOR ELEVATIONS I WEST
- A304 EXTERIOR ELEVATIONS, 1601/1625 TAYLOR I NORTH AND SOUTH
- A305 EXTERIOR ELEVATIONS, 1010 BROADWAY I NORTH AND EAST
- A401 BUILDING SECTIONS B-B
- A402 BUILDING SECTIONS C-C
- A403 BUILDING SECTIONS E-E

PROJECT DIRECTORY

OWNER

WYSTERIA HOLDINGS LLC.
600 Montgomery Street
39th Floor
San Francisco, California 94111
t: 415.568.2760
Frank Cupido / Medley Capital

ARCHITECT

PAGE & TURNBULL
1000 Sansome St., Suite 200
San Francisco, California 94111
t: 415.362.5154
f: 415.362.5560
Lada Kocherovsky

CODE

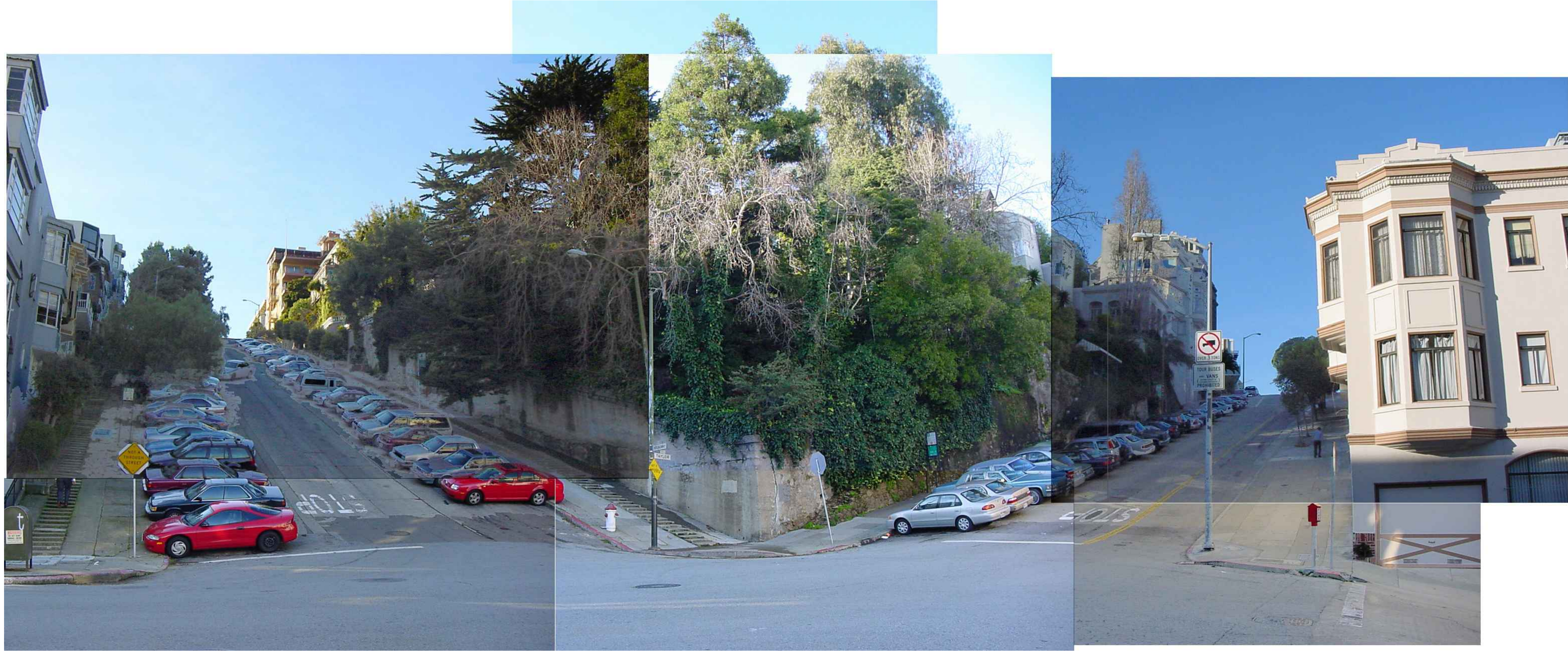
A.R.SANCHEZ-COREA, INC.
301 Junipero Serra Blvd.
San Francisco, California 94127
t: 415.333.8080
f: 415.
Tony Sanchez-Corea

PAGE & TURNBULL

ARCHITECTURE

HISTORIC PRESERVATION

URBAN DESIGN



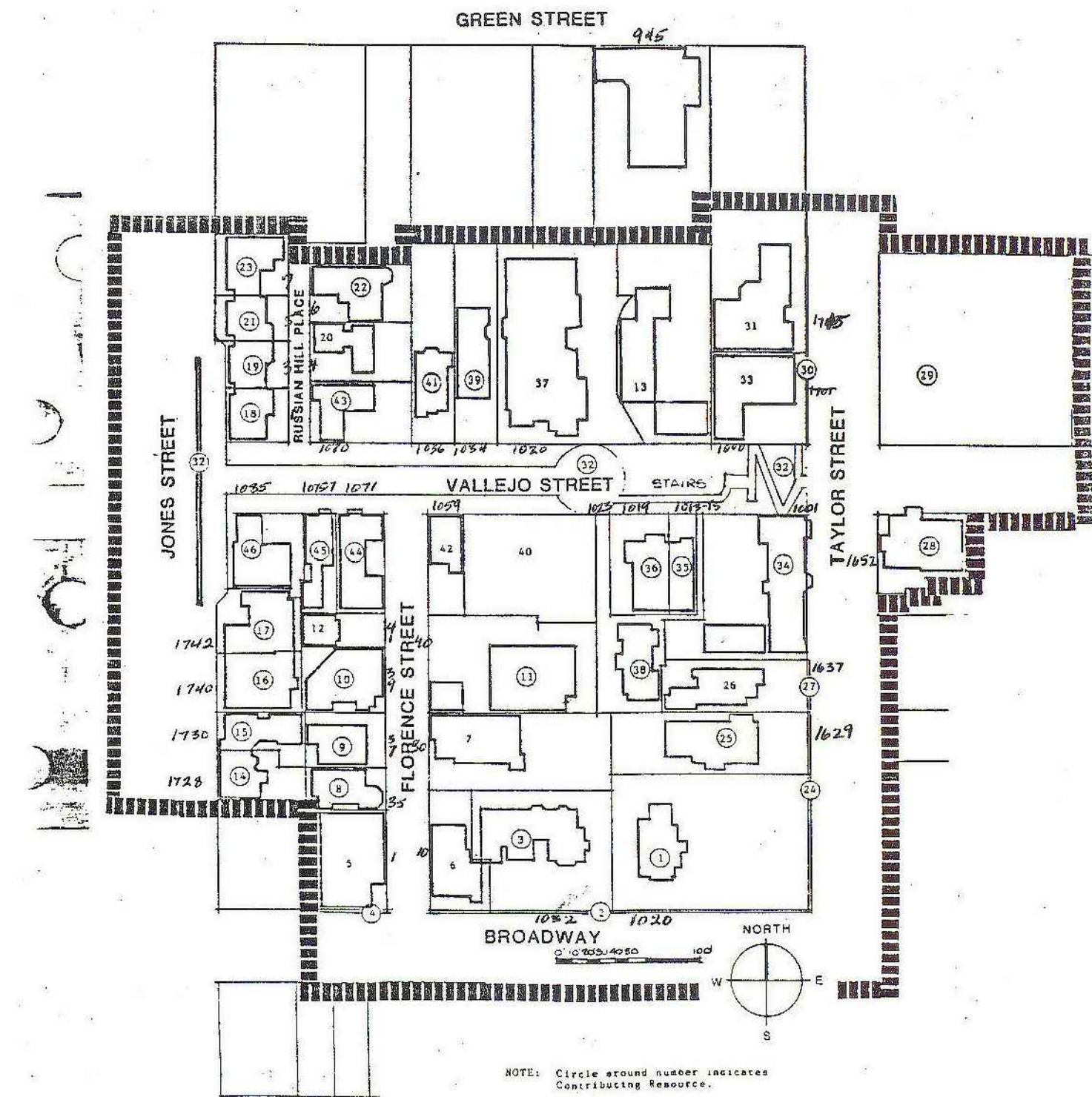
1 PHOTO MONTAGE FROM OPPOSITE CORNER OF BROADWAY AND TAYLOR



2 RUSSIAN HILL CREST
MAY 1906, AFTER EARTHQUAKE



3 HOMER HOUSE (1853, DEMOLISHED 1910), CIRCA 1898



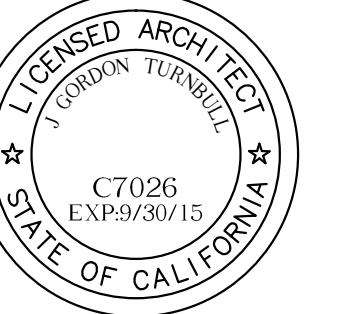
4 RUSSIAN HILL / VALLEJO CREST
NATIONAL REGISTER HISTORIC DISTRICT MAP

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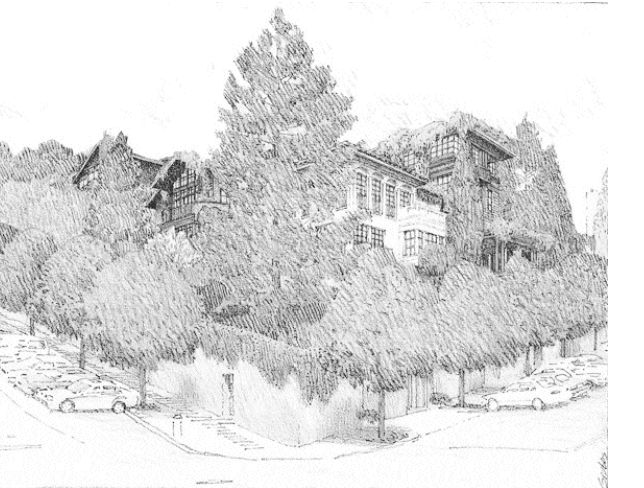
Architecture, Historic Preservation, Urban Design

1000 SANSOME STREET
SUITE 200
SAN FRANCISCO
CALIFORNIA 94111
415.362-5154

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PROJECT TITLE



WYSTERIA
RESIDENCES
SAN FRANCISCO
CALIFORNIA

DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

SITE THEN & NOW

SCALE

NTS

DRAWN

TS

PROJECT NUMBER

04083

SHEET NUMBER

N001



1 RENDERING OF PROJECT
NORTHWEST CORNER OF BROADWAY & TAYLOR



2 NORTHEAST CORNER OF BROADWAY & TAYLOR



3 TAYLOR STREET (OPPOSITE PROJECT SITE)



4 SOUTHEAST CORNER OF BROADWAY & TAYLOR



5 SOUTHWEST CORNER OF BROADWAY & TAYLOR



6 BROADWAY STREET (OPPOSITE PROJECT SITE)

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DATE DESCRIPTION REV.

01.14.2011 SITE PERMIT

01/22/2014 VARIANCE APPLICATION

SHEET TITLE

NEIGHBORHOOD
CONTEXT:
BUILDINGS OPPOSITE
THE SITE

SCALE

NTS

DRAWN

TS

PROJECT NUMBER

04083

SHEET NUMBER

N002



1 ROEDER-FIELD HOUSE (1909)
1020 BROADWAY STREET



2 PARKER-HOMER HOUSE (1909)
1629 TAYLOR STREET



3 POLK-WILLIAMS DUPLEX (1892)
1013-1019 VALLEJO STREET



4 HANFORD-VERDIER MANSION (1905-1906)
1001 VALLEJO STREET



5 HORATIO PUTNAM LIVERMORE RESIDENCE (CA. 1857/97)
40 FLORENCE STREET



6 LIVERMORE POLK HOUSES I-IV (1915-1916)
1 - 7 RUSSIAN HILL PLACE



7 LIVERMORE-MCCALL HOUSE II (1915)
1742 JONES STREET



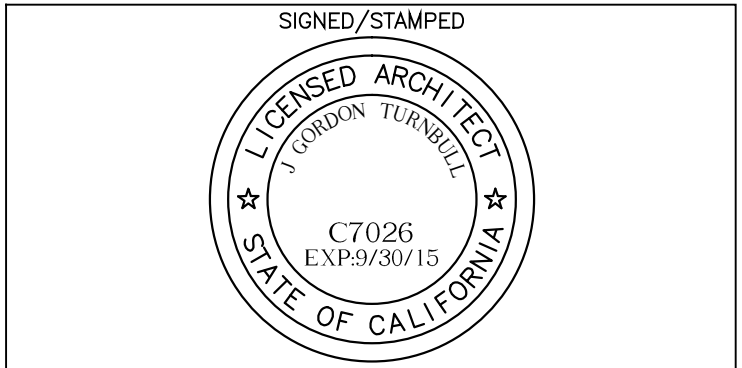
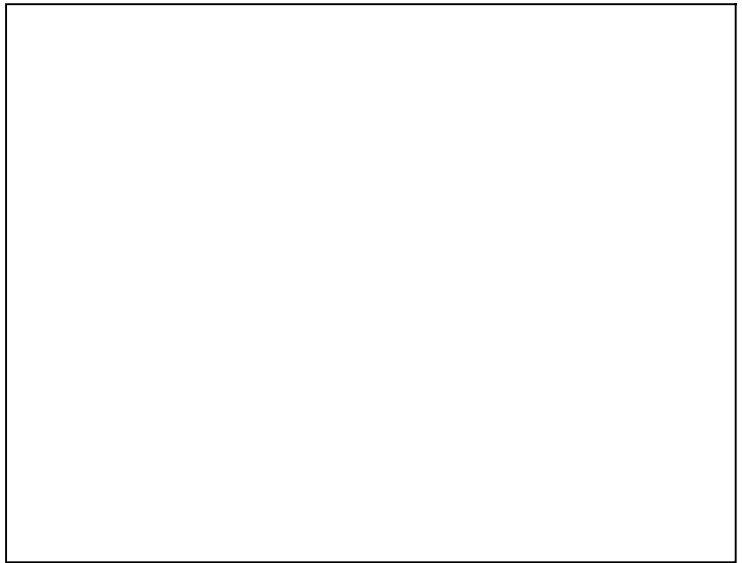
8 HOUSE OF THE FLAG (1864 / 1903)
1652-1656 TAYLOR STREET



9 NORMAN BANKS LIVERMORE HOUSE (1912)
1071 VALLEJO STREET

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DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

NEIGHBORHOOD
CONTEXT:
CONTRIBUTORS
TO HISTORIC DISTRICT

SCALE

NTS

DRAWN	PROJECT NUMBER
TS	04083

SHEET NUMBER

N003



1 THE HERMITAGE (1984)
1020 VALLEJO STREET



2 TOWNHOUSES (1998)
1035-1045 VALLEJO STREET



3 NICHOLS HOUSE (1978, TOP FLOOR ADDED 1992)
10 FLORENCE STREET



4 HOUSE (1954, TOP FLOOR ADDED CA. 1999)
1059 VALLEJO STREET



5 PEDESTRIAN ENTRANCE
1020 BROADWAY STREET (PARKER-ATKINSON RETAINING WALL)



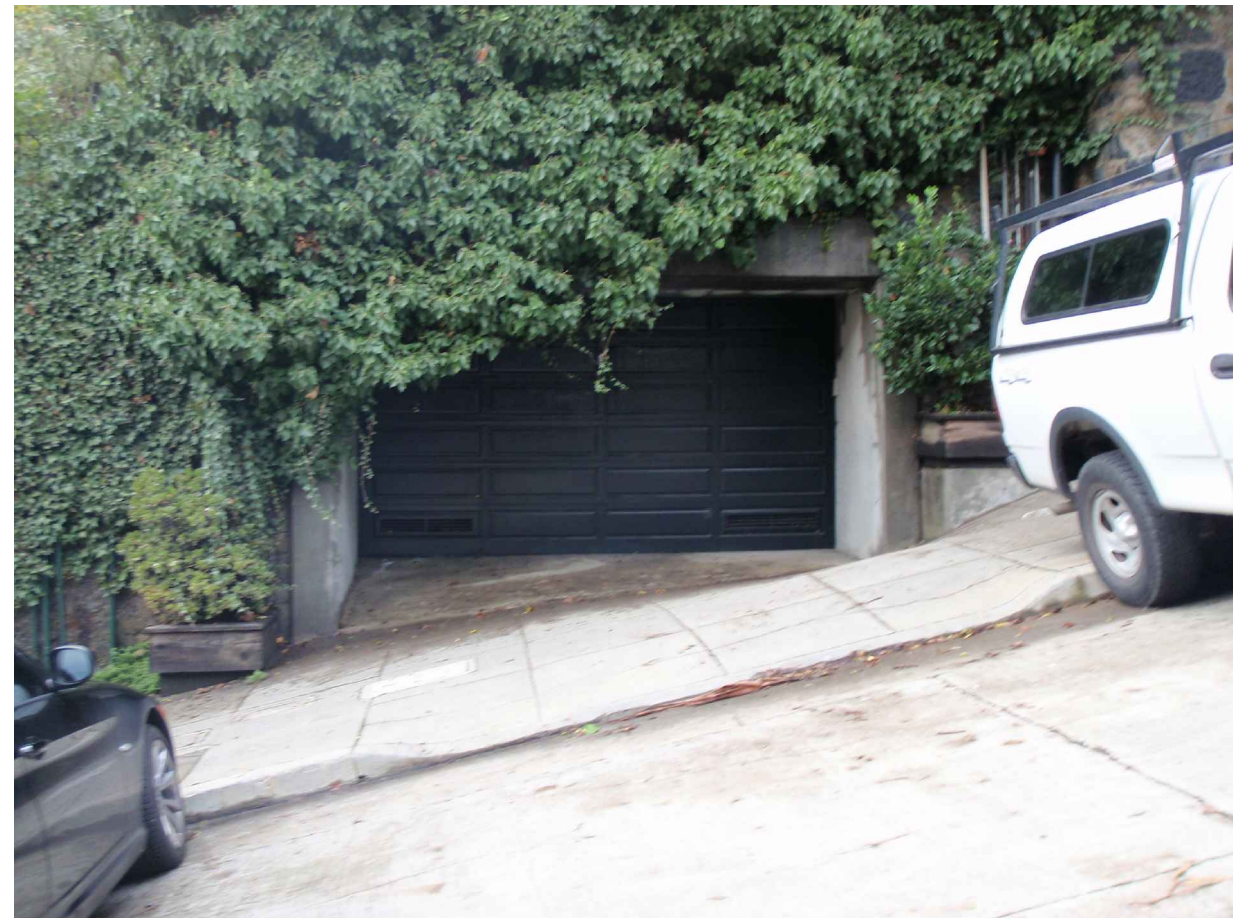
6 PEDESTRIAN ENTRANCE
1637 TAYLOR ST. (SAMUEL P. THELLER RETAINING WALL)



7 GARAGE ENTRANCE
1032 BROADWAY STREET (PARKER-ATKINSON RETAININGWALL)



8 GARAGE ENTRANCE
1001 VALLEJO STREET (HANFORD-VERDIER RETAINING WALL)



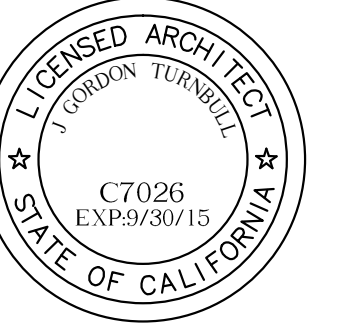
9 GARAGE ENTRANCE
1637 TAYLOR STREET (SAMUEL P. THELLER RETAINING WALL)

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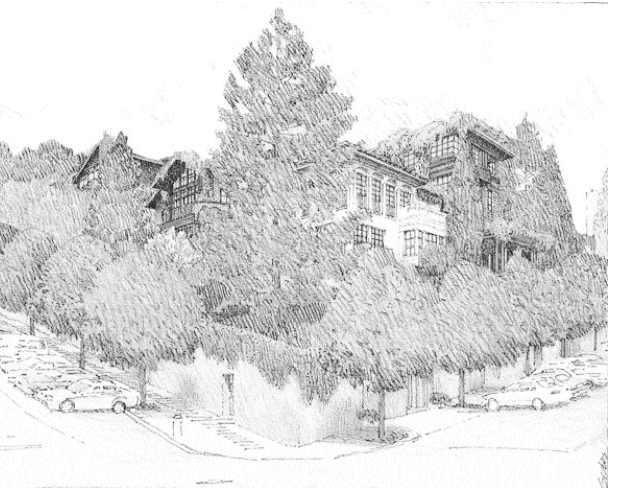
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SHEET TITLE

RECENT NEW
CONSTRUCTION
WITHIN
HISTORIC DISTRICT

SCALE

NTS

DRAWN

TS

PROJECT NUMBER

04083

SHEET NUMBER

N004



3 RENDERING #3 - FROM TAYLOR STREET



2 RENDERING #2 - FROM BROADWAY STREET



1 RENDERING #1 - FROM OPPOSITE CORNER OF BROADWAY AND TAYLOR

NOTE: ALL RENDERINGS HAVE BEEN CONSTRUCTED ATOP A THREE DIMENSIONAL COMPUTER AIDED DESIGN (CAD) MODEL DERIVED FROM THE PROJECT'S ARCHITECTURAL CAD DRAWINGS. THE 3D MODEL HAS BEEN VARIOUSLY ROTATED TO SIMULATE THE VIEW FROM EYE LEVEL AT POINTS SHOWN ON THE POINT OF VIEW MAP. ALL GREENERY SHOWN IS AS SPECIFIED ON THE LANDSCAPE PLAN.


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LICENSED ARCHITECT
JORDON TURNBULL
C7026
EXP: 9/30/15
STATE OF CALIFORNIA

PROJECT TITLE



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DATEDESCRIPTIONREV.

01.14.2011SITE PERMIT

01/22/2014VARIANCE APPLICATION

SHEET TITLE

RENDERINGS
#1, #2, & #3

SCALE

DRAWNPROJECT NUMBER

CL, JCR, SY12219

SHEET NUMBER

R001

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DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

BROADWAY STREETSCAPE

SCALE

$$3/32'' = 1'$$

DRAWN

CL, JCR, SY

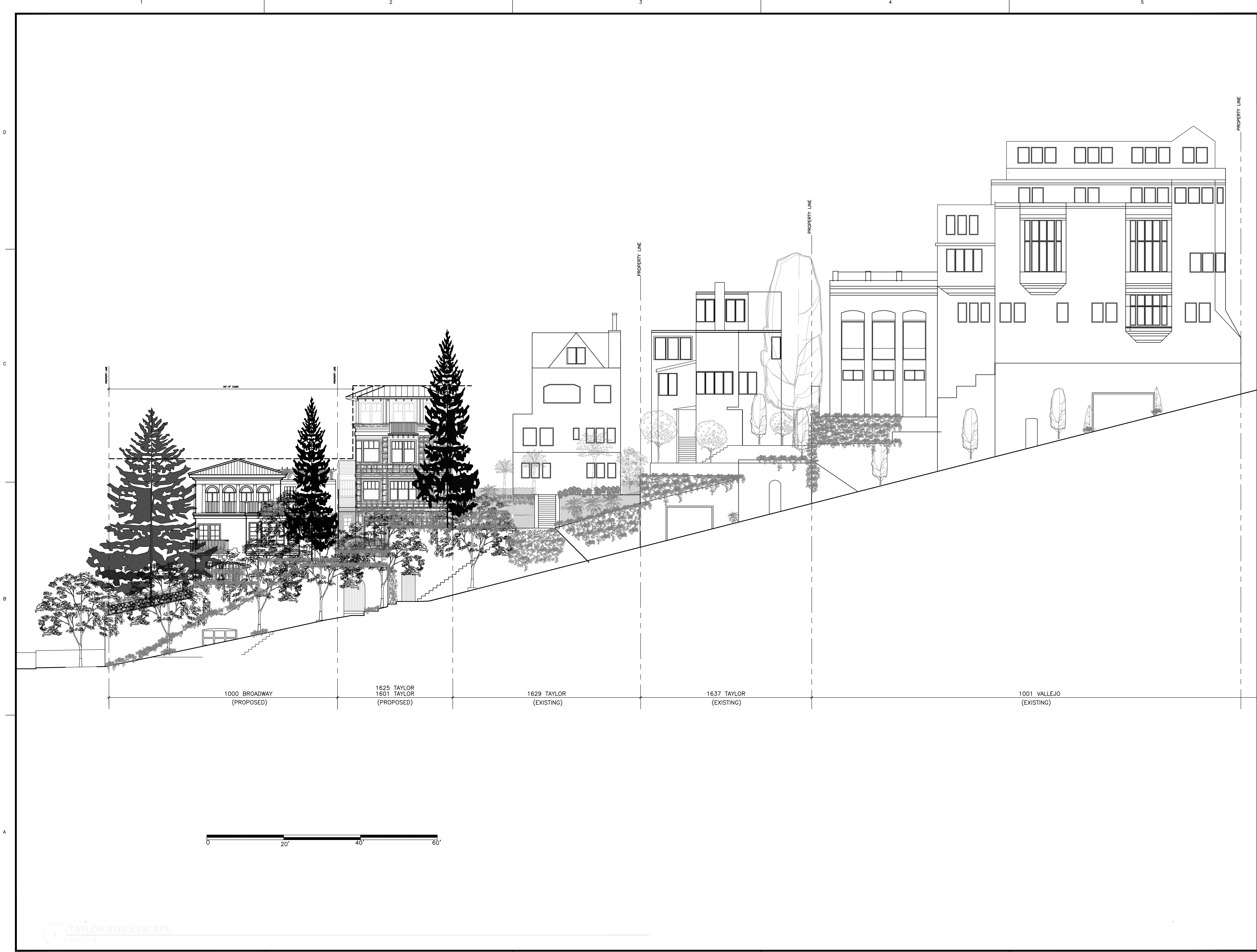
PROJECT NUMBER

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SHEET NUMBER

R004





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DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

TAYLOR
STREETSCAPE

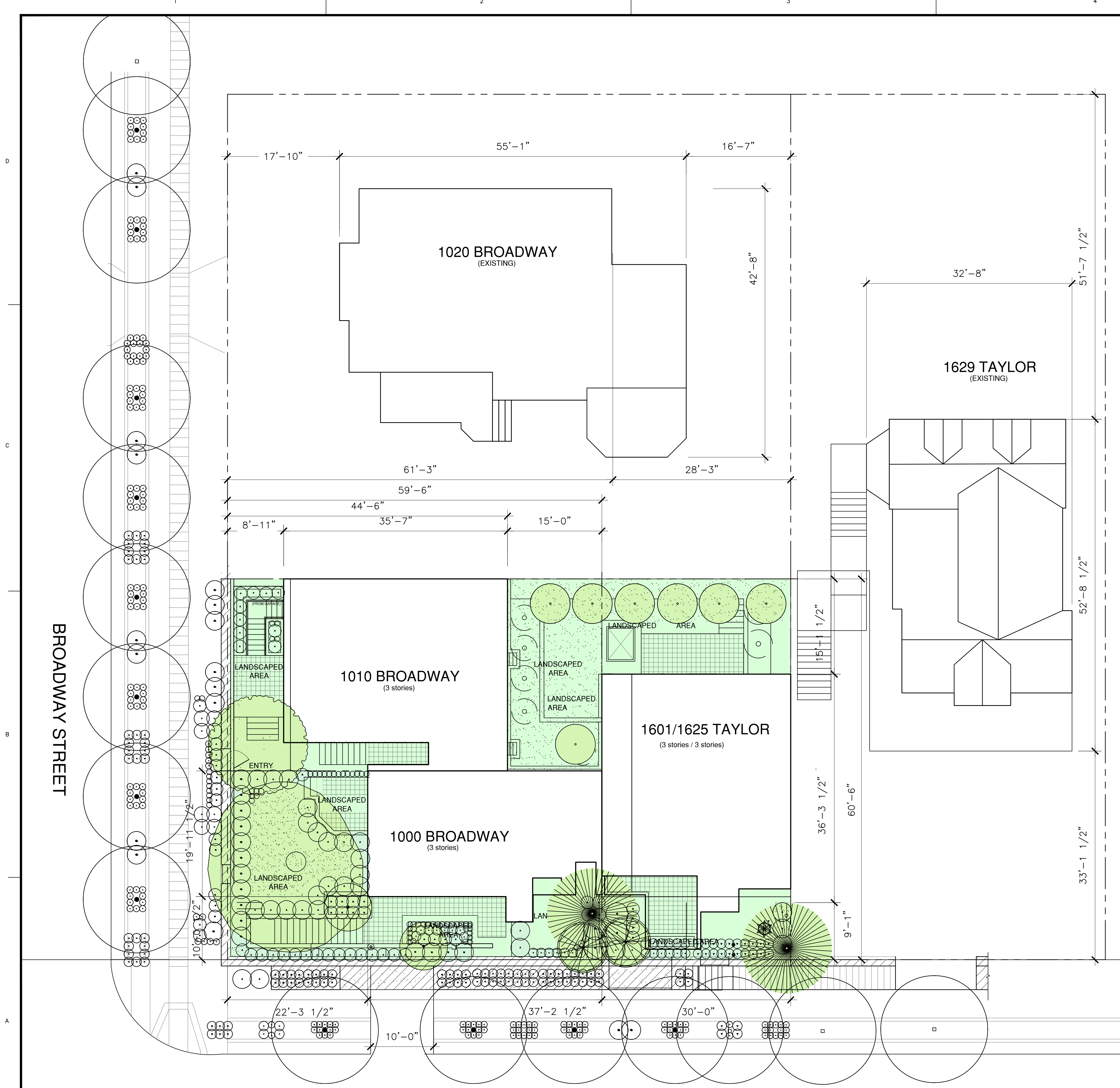
SCALE

3/32" = 1'

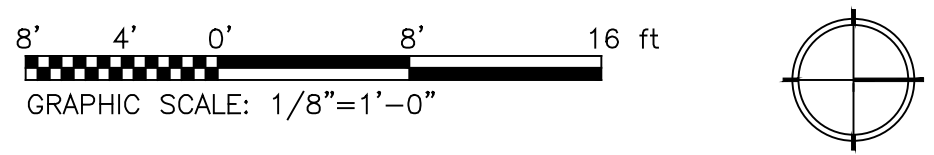
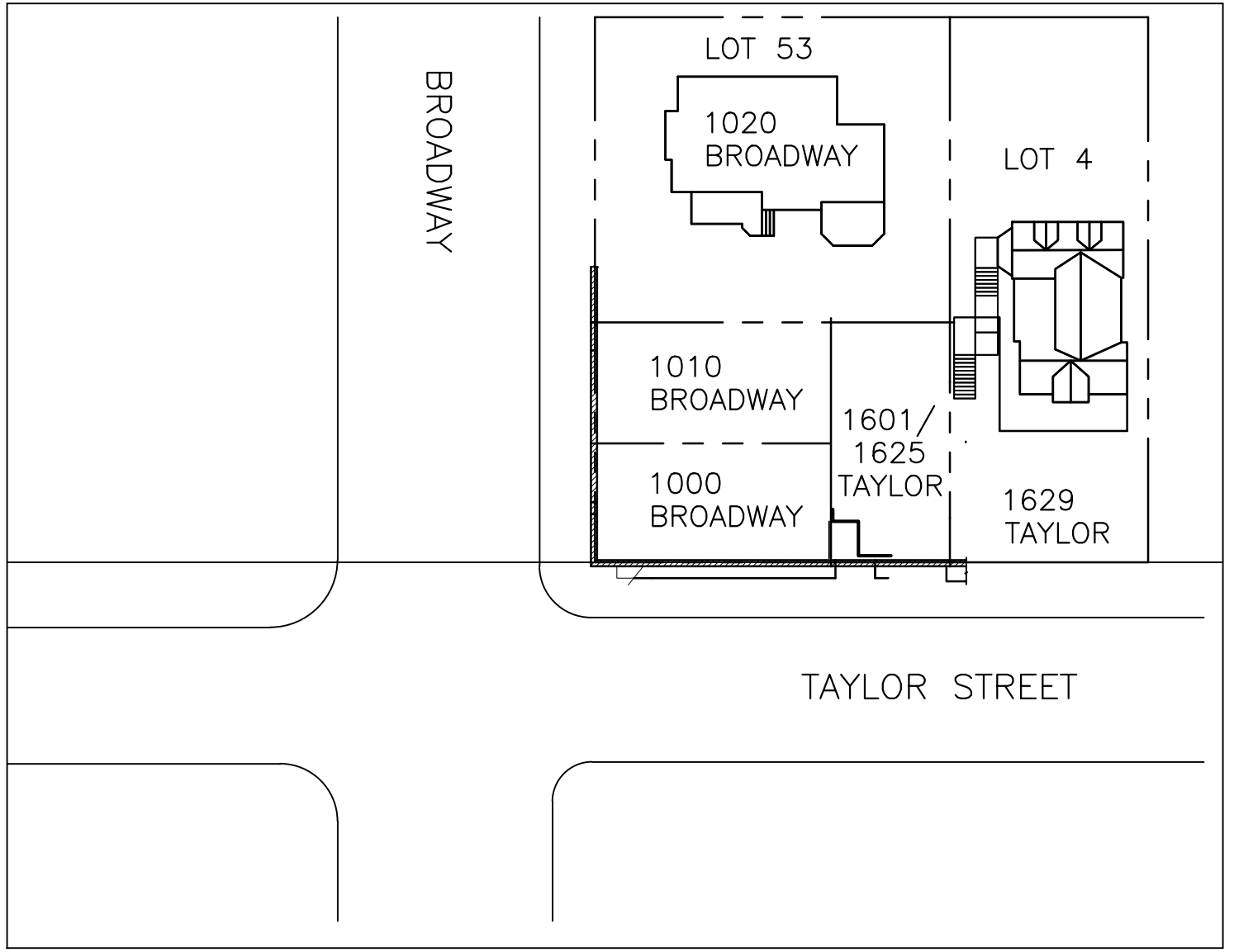
DRAWN CL, JCR, SY	PROJECT NUMBER 04083
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SHEET NUMBER

R005



- LEGEND
- PROPERTY LINES
 - (N) RETAINING WALLS
 - (N) CONCRETE CONSTRUCTION
 - (N) WOOD CONSTRUCTION
 - (E) CONCRETE WALL
 - 1625 TAYLOR UNIT AREA
 - EGRESS PATH
 - FIRE SEPARATION



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

2 PLOT DIAGRAM
1"=40'

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DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE	

SHEET TITLE

SITE PLAN

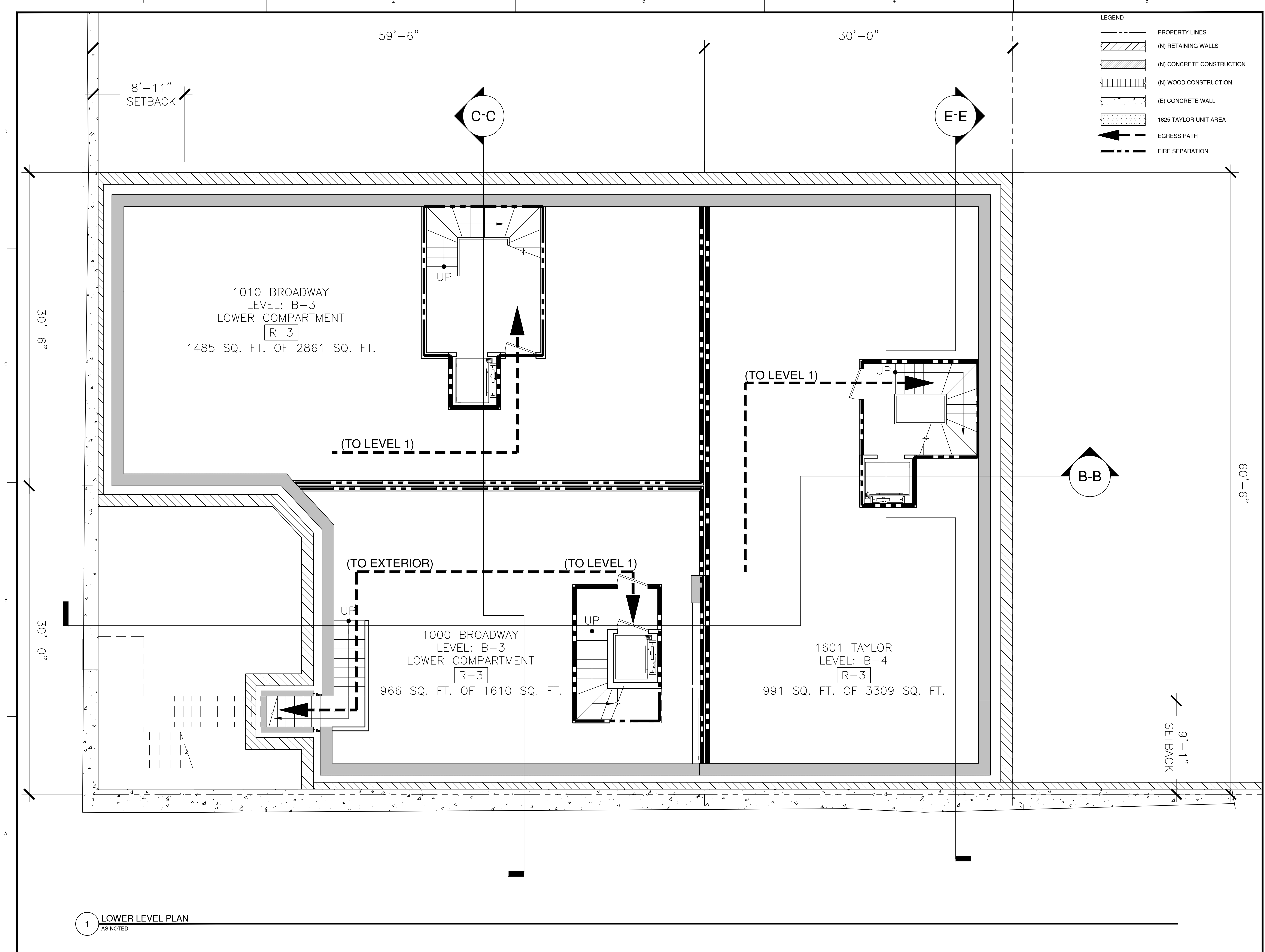
SCALE

AS NOTED

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LK	12219

SHEET NUMBER

A100



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DATE	DESCRIPTION	REV.
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01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

LOWER LEVEL PLAN
1000 BROADWAY
1010 BROADWAY
1601/1625 TAYLOR

SCALE

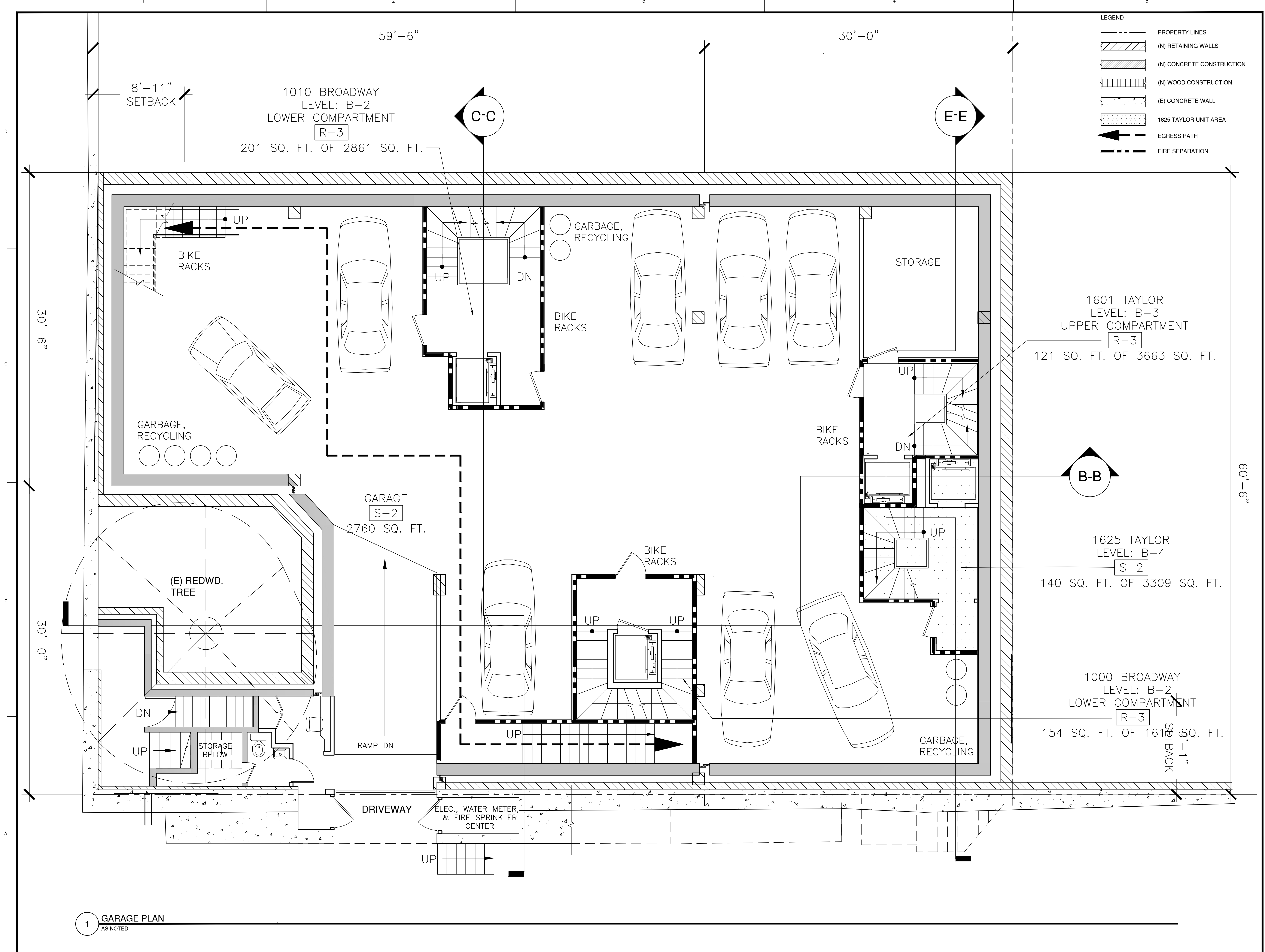
1/4"=1'0"

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SHEET NUMBER

A200

1 LOWER LEVEL PLAN
AS NOTED



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DATE	DESCRIPTION	REV.
2/28/07	PROGRESS SET	
3/07/07	PROGRESS SET	
3/30/07	PROGRESS SET	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

GARAGE PLAN

SCALE

1/4"=1'0"

DRAWN

CL, JCR

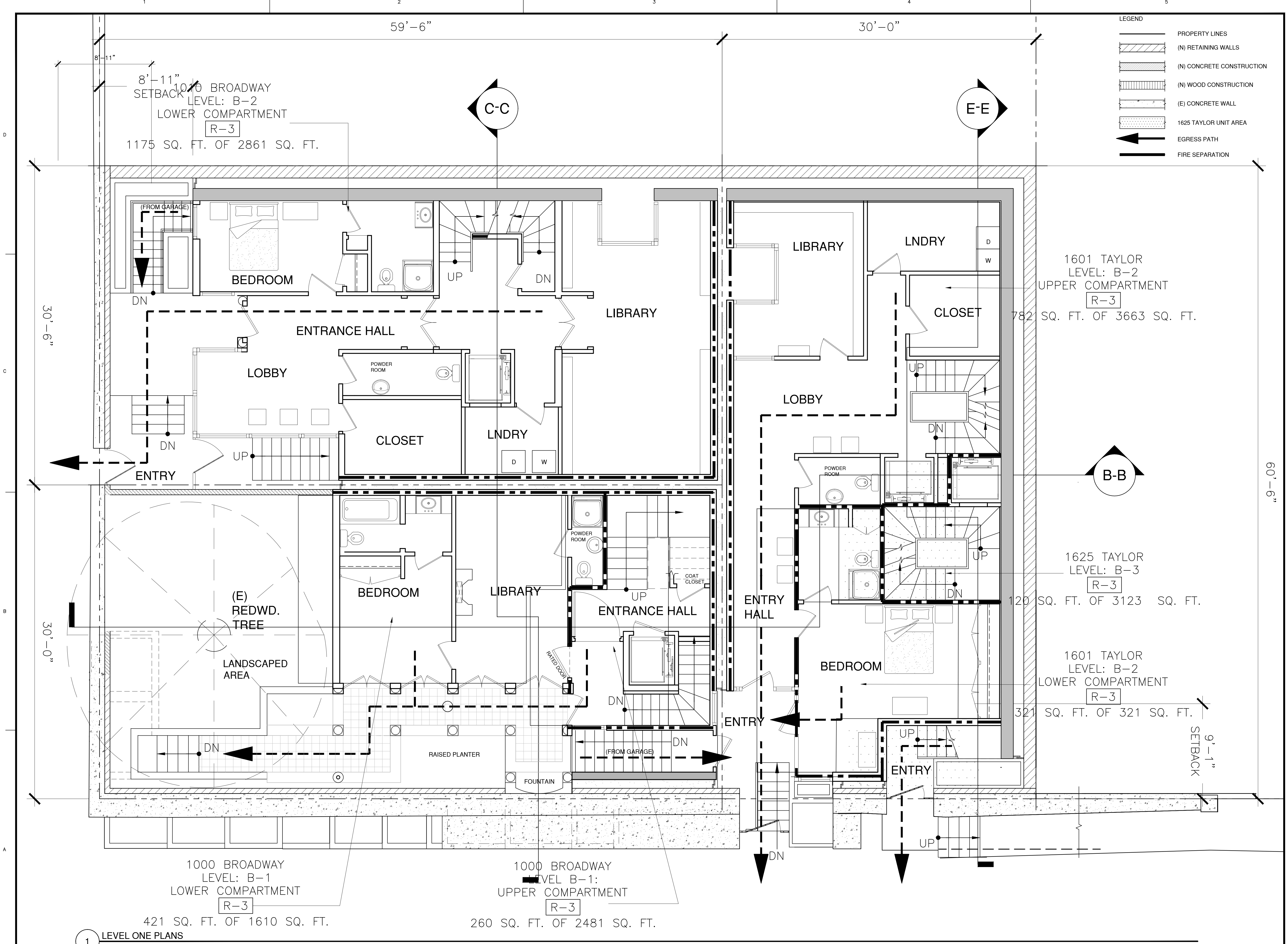
PROJECT NUMBER

12219

SHEET NUMBER

A201

1 GARAGE PLAN
AS NOTED



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PROJECT TITLE

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DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

LEVEL ONE PLANS

SCALE

1/4" = 1'-0"

DRAWN

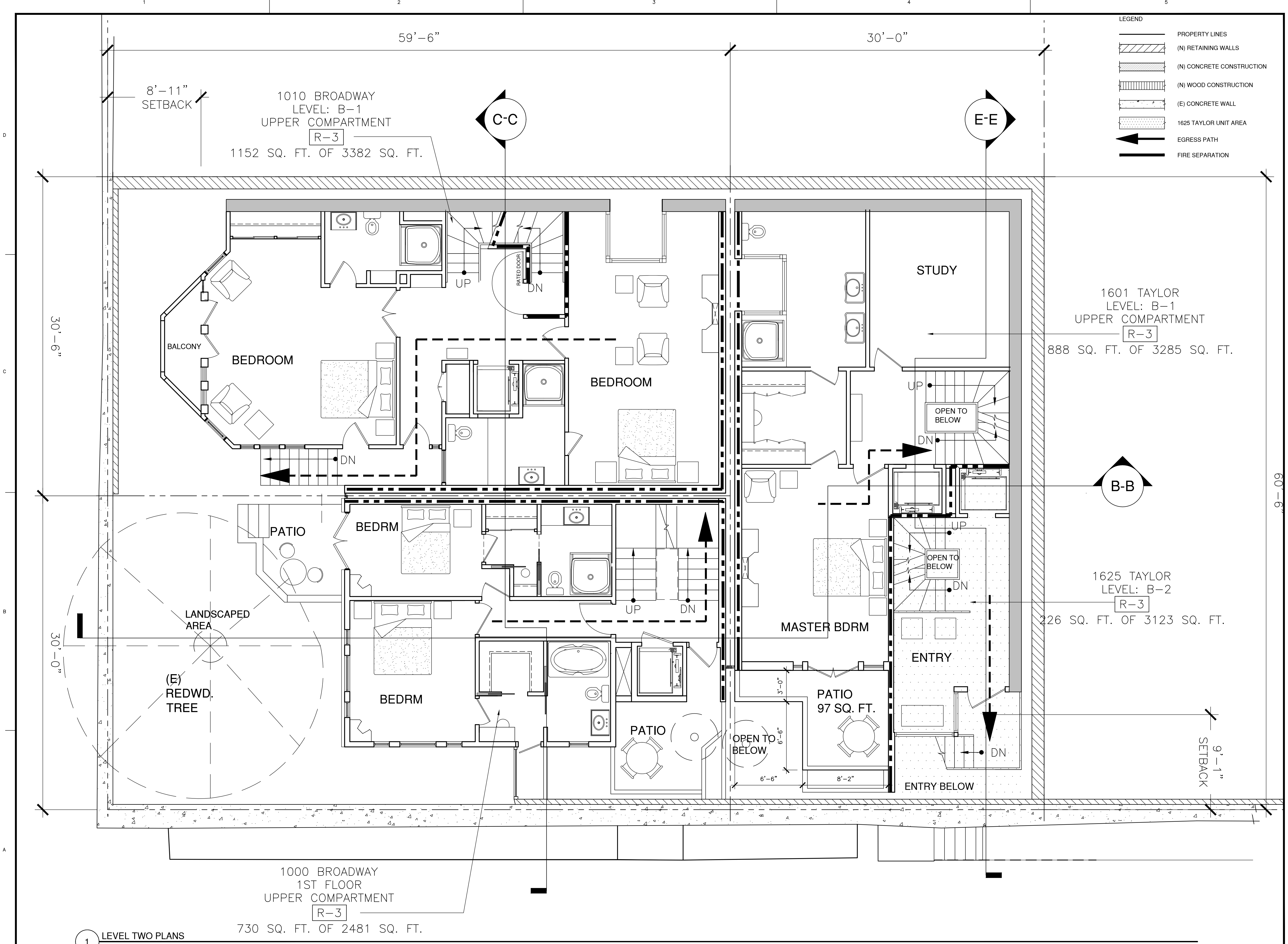
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PROJECT NUMBER

12219

SHEET NUMBER

A202

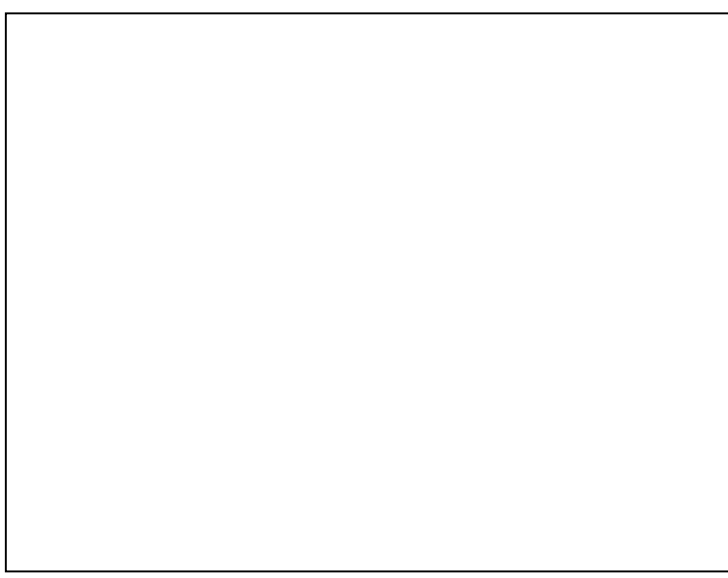


LEGEND

	PROPERTY LINES
	(N) RETAINING WALLS
	(N) CONCRETE CONSTRUCTION
	(N) WOOD CONSTRUCTION
	(E) CONCRETE WALL
	1625 TAYLOR UNIT AREA
	EGRESS PATH
	FIRE SEPARATION

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DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

LEVEL TWO PLANS

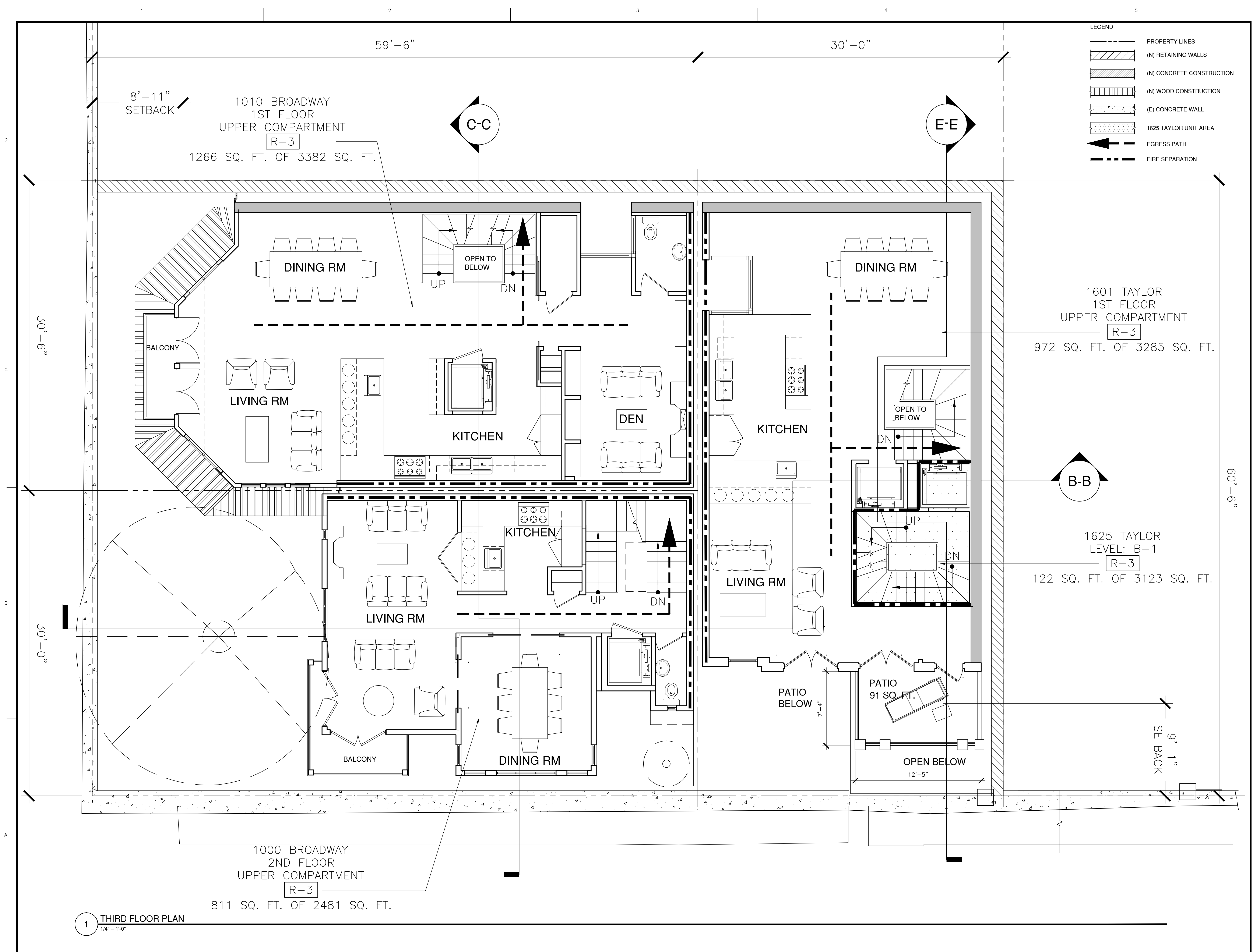
SCALE

1/4" = 1'-0"

DRAWN	PROJECT NUMBER
CL, JCR, SY	12219

SHEET NUMBER

A203



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J. GORDON TURNBULL

C7026

EXP 9/30/15

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RESIDENCES

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DATE	DESCRIPTION	REV.
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

THIRD FLOOR PLANS

SCALE

1/4" = 1'-0"

DRAWN

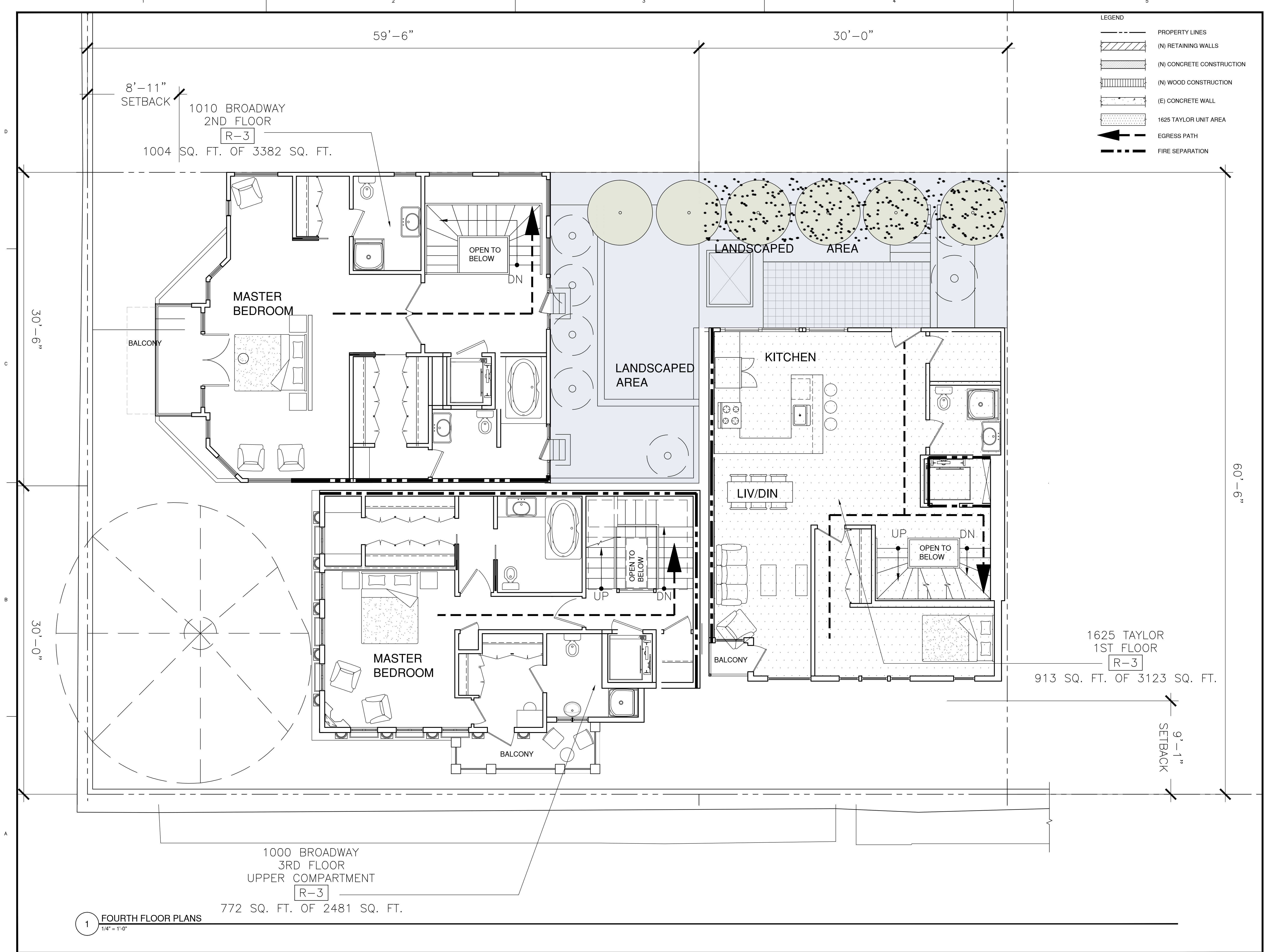
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DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

LEVEL FOUR PLANS

SCALE

1/4" = 1'-0"

DRAWN

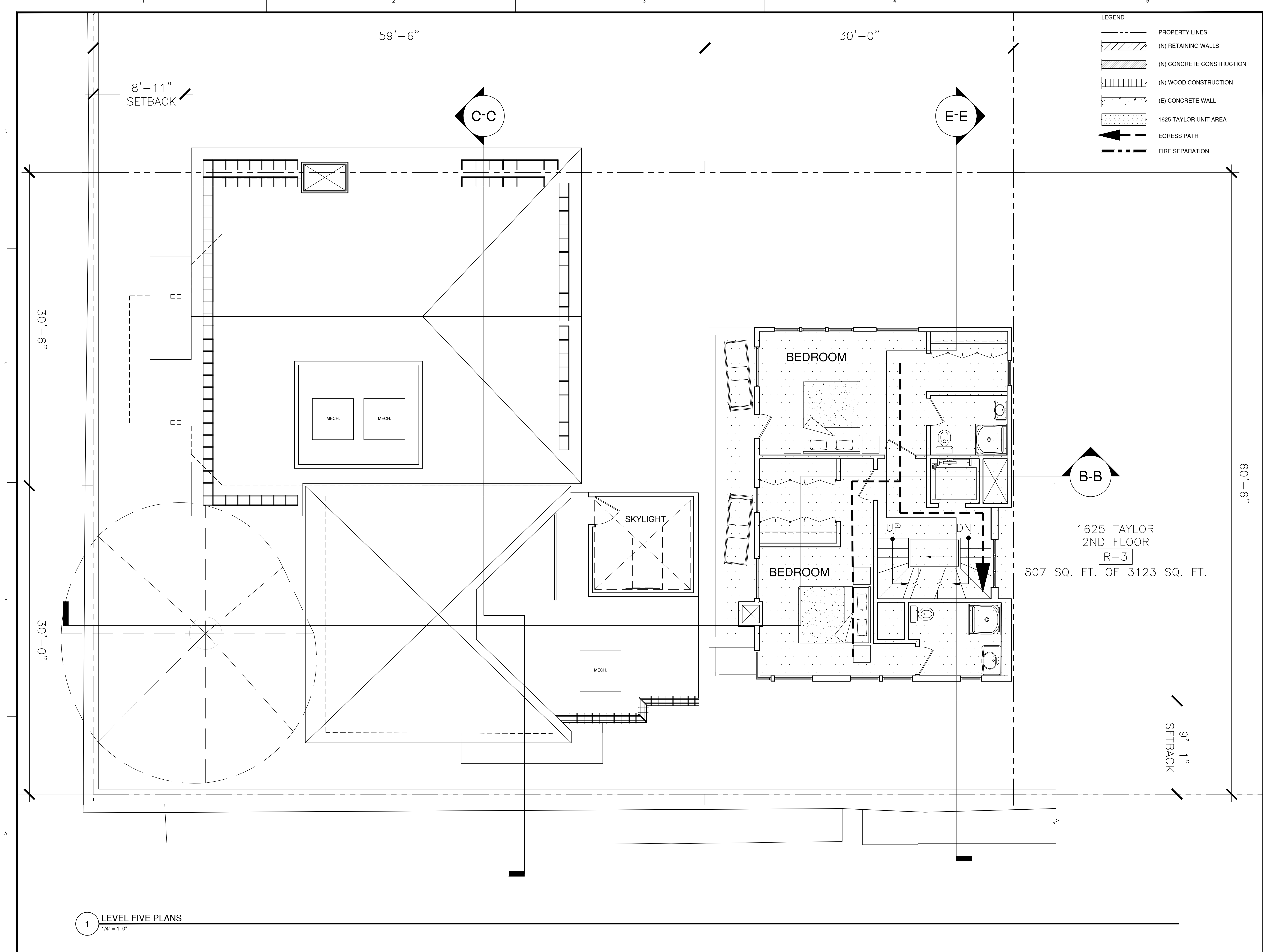
CL, JCR, SY

PROJECT NUMBER

12219

SHEET NUMBER

A205

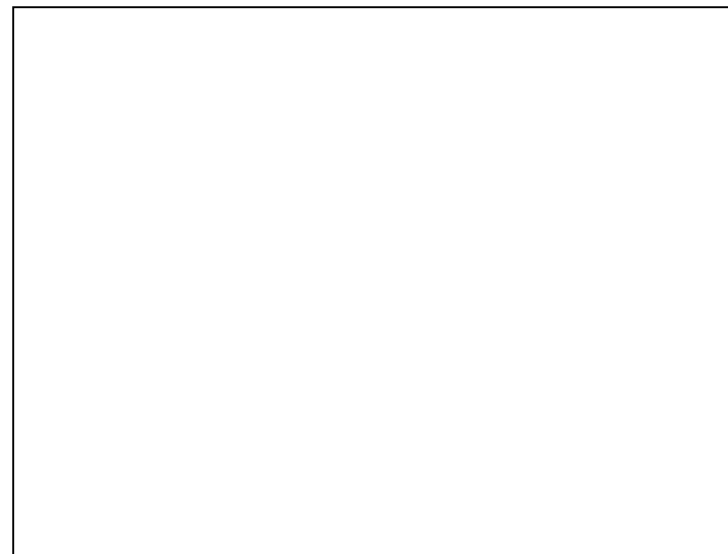


1 LEVEL FIVE PLANS
1/4" = 1'-0"

- LEGEND
- PROPERTY LINES
 - (N) RETAINING WALLS
 - (N) CONCRETE CONSTRUCTION
 - (N) WOOD CONSTRUCTION
 - (E) CONCRETE WALL
 - 1625 TAYLOR UNIT AREA
 - EGRESS PATH
 - FIRE SEPARATION

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LICENSED ARCHITECT
J. GORDON TURNBULL
C7026
EXP 9/30/15
STATE OF CALIFORNIA

PROJECT TITLE

WYSTERIA
RESIDENCES
SAN FRANCISCO
CALIFORNIA

DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

LEVEL FIVE PLANS

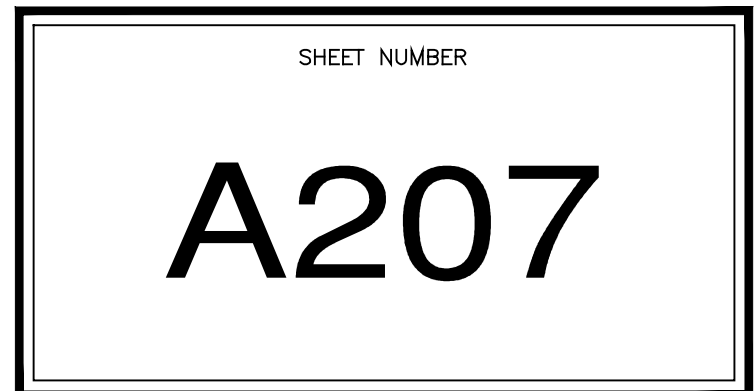
SCALE

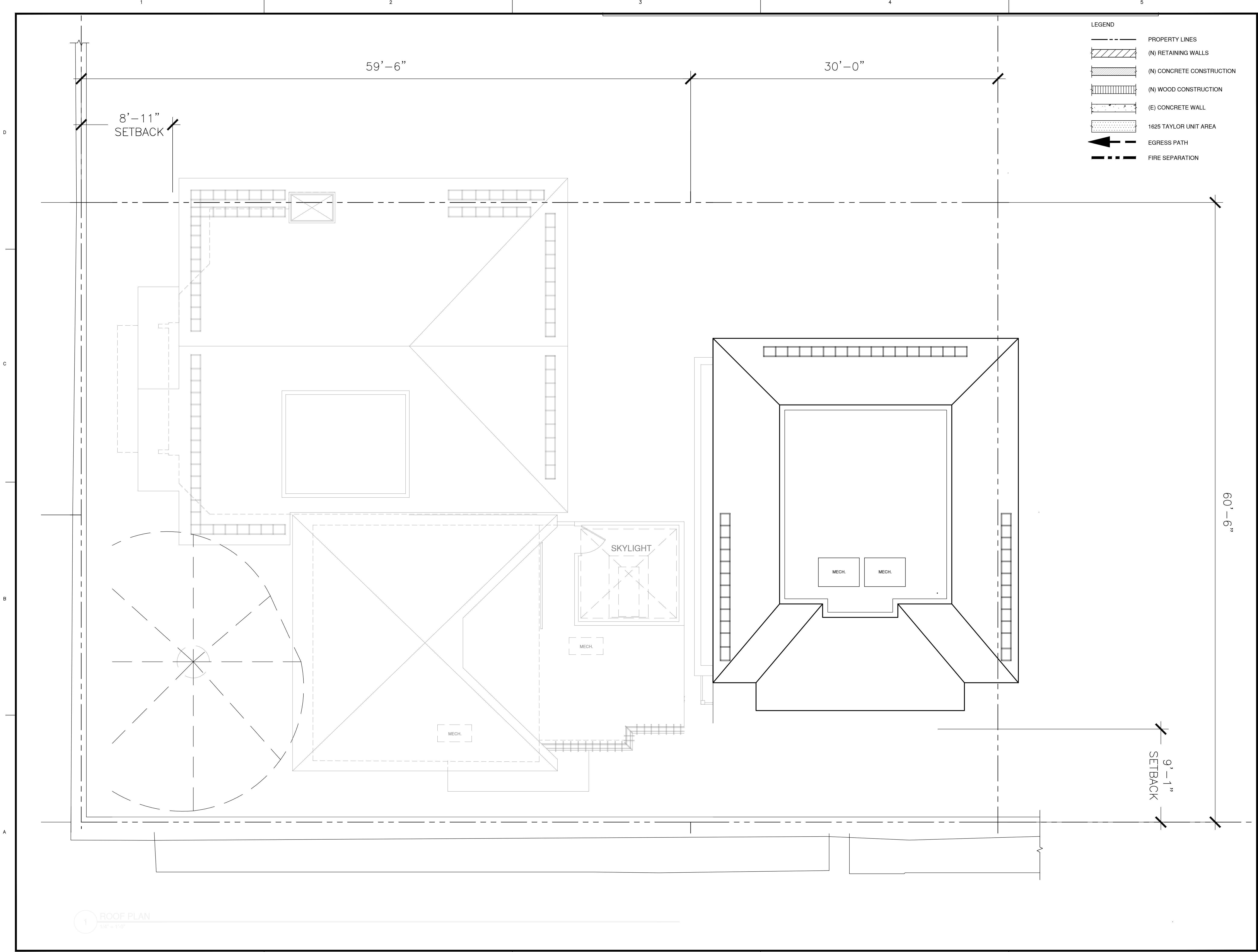
1/4" = 1'-0"

DRAWN	PROJECT NUMBER
CL, JCR, SY	12219

SHEET NUMBER

A206






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EXP. 03/15
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PROJECT TITLE



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CALIFORNIA

DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

ROOF PLAN

SCALE

1/4" = 1'0"

DRAWN CL, JCR	PROJECT NUMBER 12219
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SHEET NUMBER

A208

SHEET NOTES

1. ALL WINDOWS WOOD FRAME EXCEPT AS NOTED

KEY NOTES:

- (A) COPPER ROOF
(B) TILE ROOF
(C) WOOD SHINGLE SIDING
(D) WOOD BALLUSTRADE
(E) WROUGHT IRON RAILING
(F) WOOD LATTICE
(G) WOOD TRELLIS
(H) BRICK
(J) CEMENT PLASTER
(K) WOOD PERGOLA
(L) WOOD TRIM
(M) WOOD RAIL
(N) WROUGHT IRON GATE
(O) CUSTOM WOOD PANEL GARAGE DOOR
(P) METAL FRAME WINDOW
(Q) FOR ALL NEW OPENINGS IN THE EXISTING CONCRETE PERIMETER RETAINING WALLS: PROVIDE FOR NEW DOORS AND/OR SOLID FRAMING THAT ARE RECESSED AND LOCATED NO FURTHER FORWARD THAN THE BACK (INTERIOR) SURFACE PLANES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; PROVIDE FOR EXTERIOR GATES THAT ARE ATTACHED/INSTALLED WITHIN THE RECESSES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; AND PROVIDE FOR "UNFINISHED" NEW WALL SURFACES AND EDGE SURFACES THAT ARE REVEALED THROUGH CUTTING OF NEW OPENINGS IN, AND THAT EXHIBIT

MAX CC&R HEIGHT
275'-0"

LEVEL 4 (A205)
260'-10"

LEVEL 3 (A204)
250'-10"

LEVEL 2 (A203)
240'-10"

1000 ENTRY: LEVEL 1 (A202)
229'-8"

CURB DATUM
225'-0"

GARAGE (A201)
220'-2"

CELLAR (A200)
210'-2"

1000 BROADWAY

1000 BROADWAY
(PROPOSED)

1625 TAYLOR
1601 TAYLOR
(PROPOSED)

MAX CC&R HEIGHT
295'-0"

1625 3RD LEVEL: LEVEL 5
259'-8"

MAX CC&R HEIGHT
275'-0"

1625 2ND LEVEL: LEVEL 4
271'-6"

1625 1ST LEVEL: LEVEL 3
261'-8"

LEVEL 2 (A204)
251'-2"

1625 ENTRY: LEVEL 1 (A203)
240'-8"

1625 ENTRY (A203)
237'-8"

CURB DATUM 236'-9"

1601 ENTRY (A202)
234'-2"

1601 ENTRY: LEVEL 1 (A202)
229'-8"

GARAGE (A201)
220'-2"

CELLAR (A200)
210'-2"

1625 TAYLOR

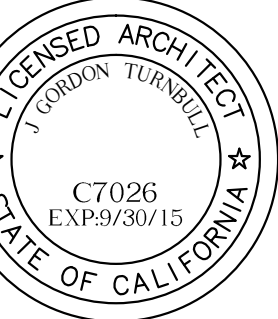
1601 TAYLOR

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PROJECT TITLE



WYSTERIA
RESIDENCES
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CALIFORNIA

DATE DESCRIPTION REV.

01.14.2011 SITE PERMIT

01/22/2014 VARIANCE APPLICATION

SHEET TITLE

EXTERIOR ELEVATIONS
TAYLOR STREET
1000 BROADWAY
1601/1625 TAYLOR

SCALE

1/4" = 1'0"

DRAWN

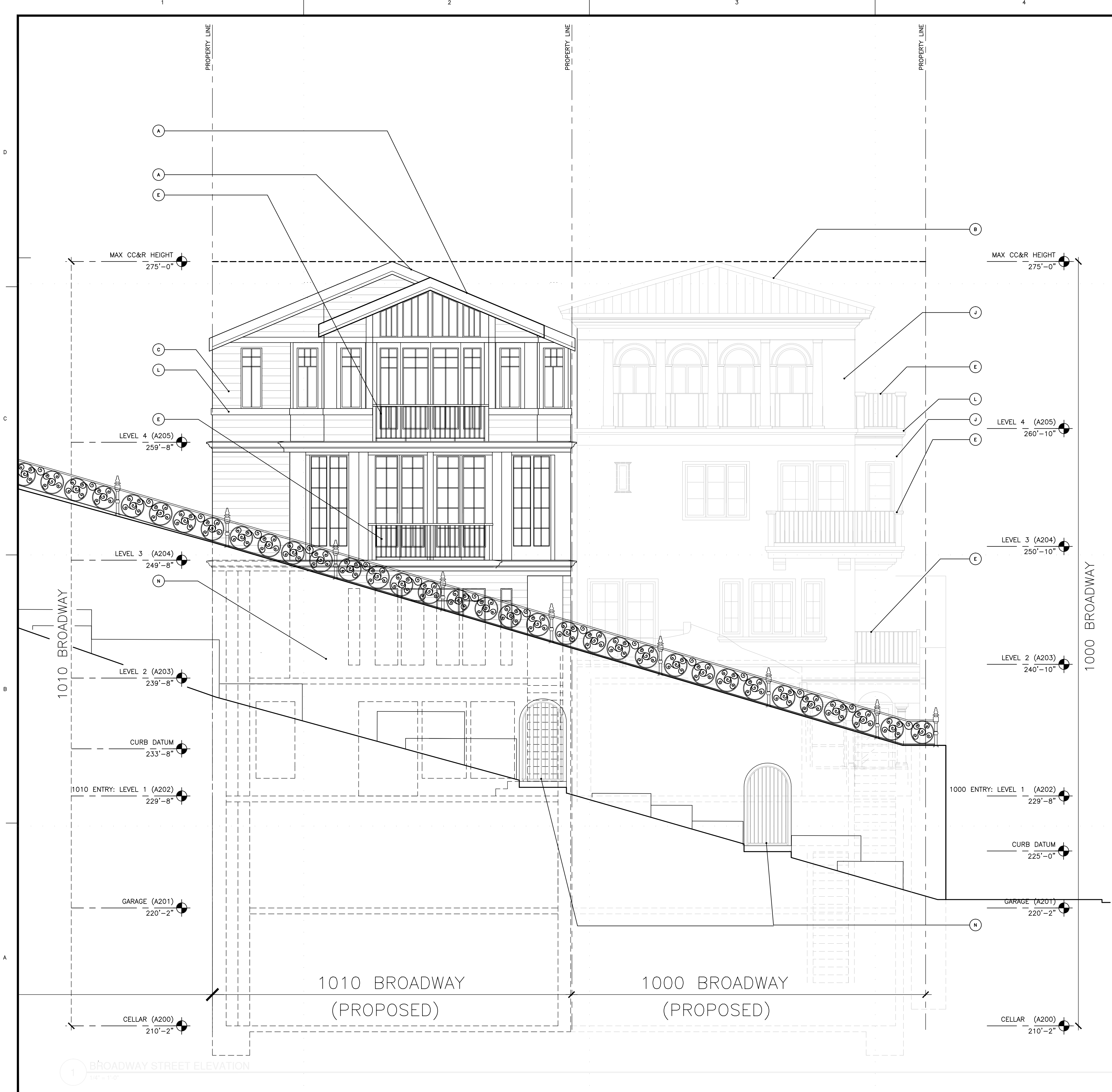
CL, JCR, SY

PROJECT NUMBER

12219

SHEET NUMBER

A301



SHEET NOTES

1. ALL WINDOWS WOOD FRAME EXCEPT AS NOTED

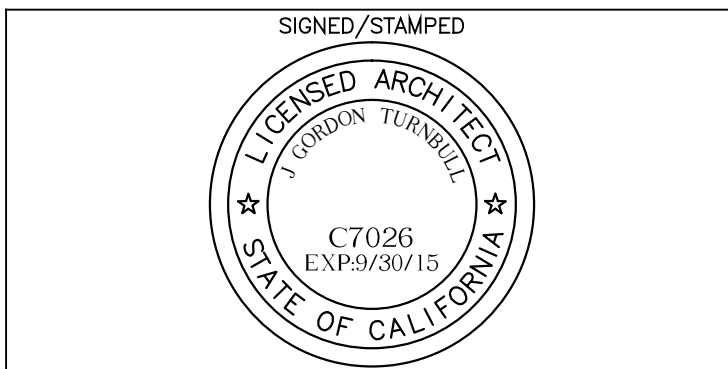
KEY NOTES:

- (A) COPPER ROOF
- (B) TILE ROOF
- (C) WOOD SHINGLE SIDING
- (D) WOOD BALLUSTRADE
- (E) WROUGHT IRON RAILING
- (F) WOOD LATTICE
- (G) WOOD TRELLIS
- (H) BRICK
- (J) CEMENT PLASTER
- (K) WOOD PERGOLA
- (L) WOOD TRIM
- (M) WOOD RAIL
- (N) WROUGHT IRON GATE
- (O) CUSTOM WOOD PANEL GARAGE DOOR
- (P) METAL FRAME WINDOW

(Q) FOR ALL NEW OPENINGS IN THE EXISTING CONCRETE PERIMETER RETAINING WALLS: PROVIDE FOR NEW DOORS AND/OR SOLID FRAMING THAT ARE RECESSED AND LOCATED NO FURTHER FORWARD THAN THE BACK (INTERIOR) SURFACE PLANES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; PROVIDE FOR EXTERIOR GATES THAT ARE ATTACHED/INSTALLED WITHIN THE RECESSES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; AND PROVIDE FOR "UNFINISHED" NEW WALL SURFACES AND EDGE SURFACES THAT ARE REVEALED THROUGH CUTTING OF NEW OPENINGS IN, AND THAT EXHIBIT COLORS, TEXTURES, AND OTHER VISUAL AND MATERIAL QUALITIES OF THE INTERIOR CONSTRUCTION AND COMPOSITION OF, THE EXISTING CONCRETE PERIMETER RETAINING WALLS.

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PROJECT TITLE

**WYSTERIA
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CALIFORNIA

DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

**EXTERIOR ELEVATIONS
BROADWAY
1010 BROADWAY
1000 BROADWAY**

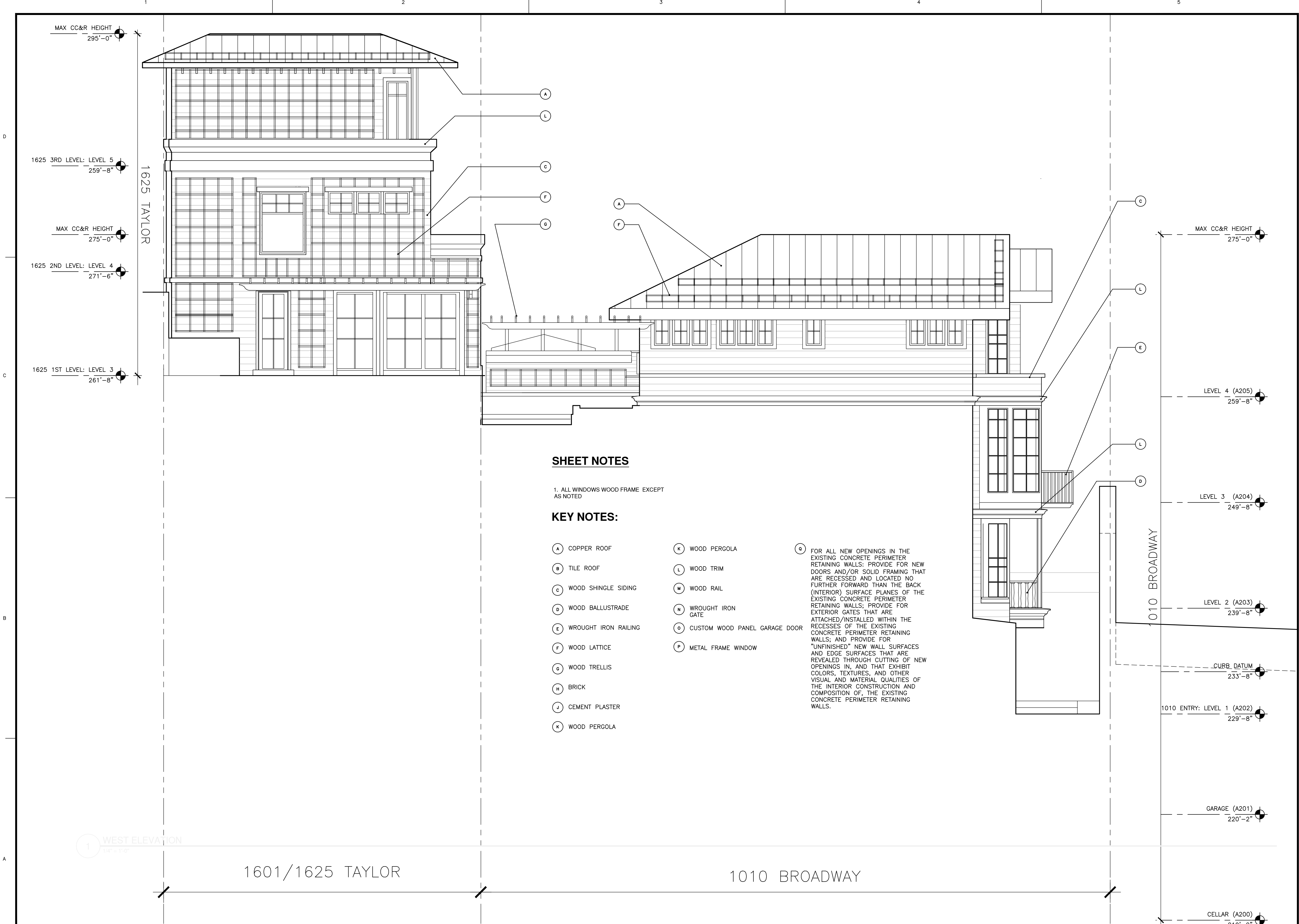
SCALE

1/4" = 1'0"

DRAWN	PROJECT NUMBER
CL, JCR, SY	12219

SHEET NUMBER

A302



SHEET NOTES

1. ALL WINDOWS WOOD FRAME EXCEPT AS NOTED

KEY NOTES:

- | | |
|--------------------------|-----------------------------------|
| (A) COPPER ROOF | (K) WOOD PERGOLA |
| (B) TILE ROOF | (L) WOOD TRIM |
| (C) WOOD SHINGLE SIDING | (M) WOOD RAIL |
| (D) WOOD BALLUSTRADE | (N) WROUGHT IRON GATE |
| (E) WROUGHT IRON RAILING | (O) CUSTOM WOOD PANEL GARAGE DOOR |
| (F) WOOD LATTICE | (P) METAL FRAME WINDOW |
| (G) WOOD TRELLIS | |
| (H) BRICK | |
| (J) CEMENT PLASTER | |
| (K) WOOD PERGOLA | |

(Q) FOR ALL NEW OPENINGS IN THE EXISTING CONCRETE PERIMETER RETAINING WALLS: PROVIDE FOR NEW DOORS AND/OR SOLID FRAMING THAT ARE RECESSED AND LOCATED NO FURTHER FORWARD THAN THE BACK (INTERIOR) SURFACE PLANES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; PROVIDE FOR EXTERIOR GATES THAT ARE ATTACHED/INSTALLED WITHIN THE RECESSES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; AND PROVIDE FOR "UNFINISHED" NEW WALL SURFACES AND EDGE SURFACES THAT ARE REVEALED THROUGH CUTTING OF NEW OPENINGS IN, AND THAT EXHIBIT COLORS, TEXTURES, AND OTHER VISUAL AND MATERIAL QUALITIES OF THE INTERIOR CONSTRUCTION AND COMPOSITION OF, THE EXISTING CONCRETE PERIMETER RETAINING WALLS.

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DATE DESCRIPTION REV.

01.14.2011 SITE PERMIT

01/22/2014 VARIANCE APPLICATION

SHEET TITLE

EXT. ELEV. WEST
1601/1625 TAYLOR
1000 BROADWAY
1010 BROADWAY

SCALE

1/4"=1'0"

DRAWN

CL, JCR, SY

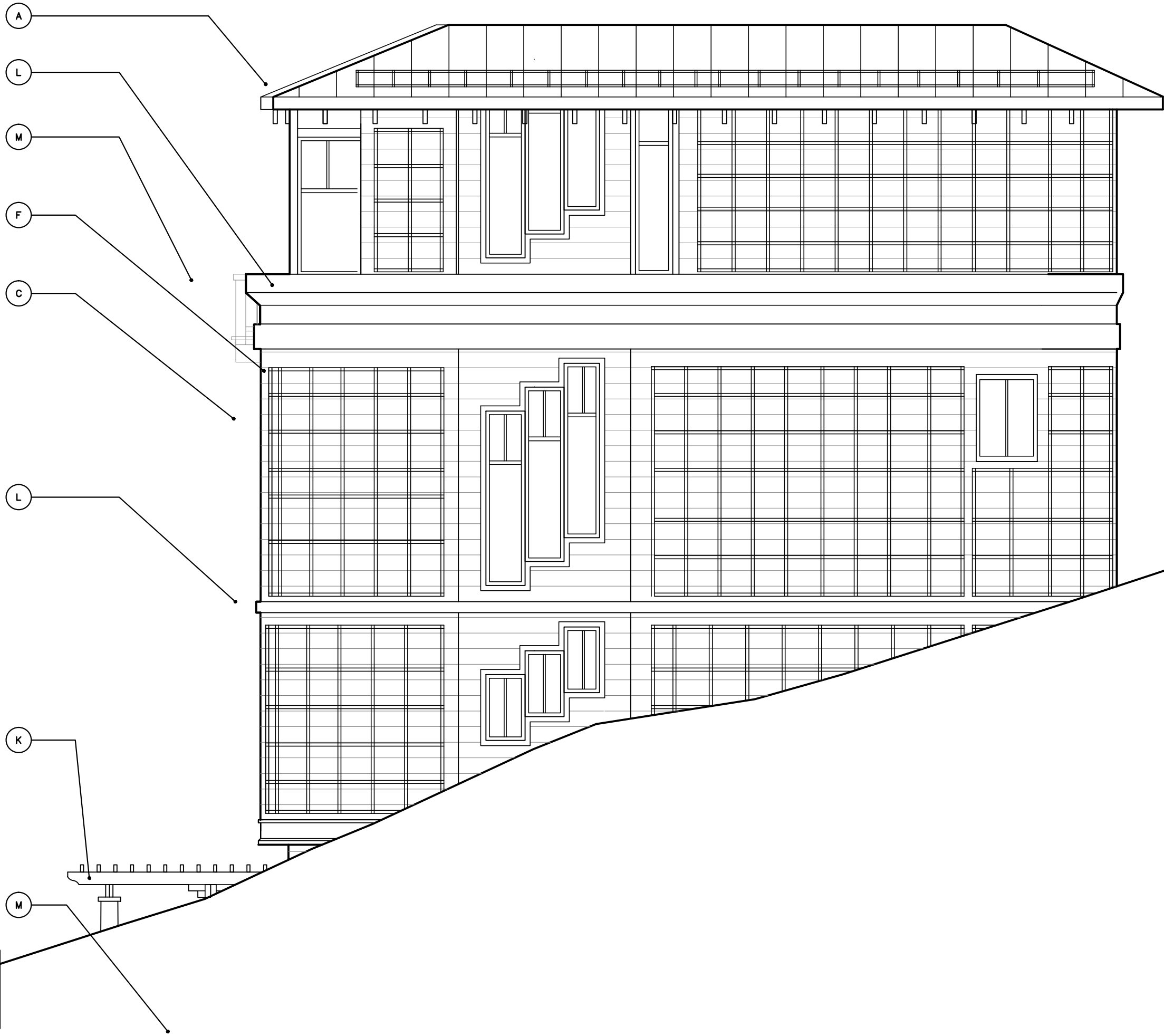
PROJECT NUMBER

12219

SHEET NUMBER

A303

PROPERTY LINE



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

SHEET NOTES

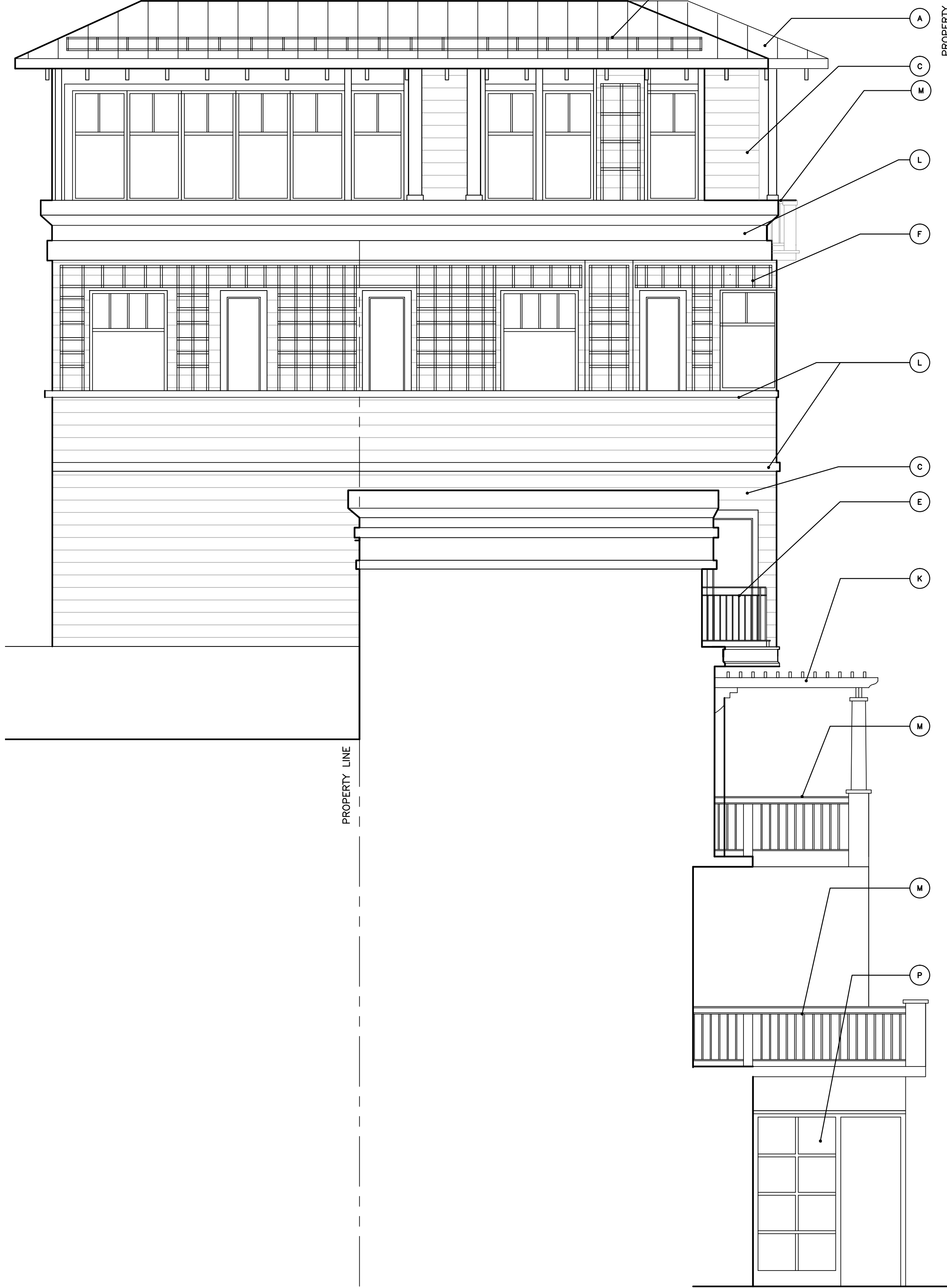
1. ALL WINDOWS WOOD FRAME EXCEPT AS NOTED

KEY NOTES:

- | | |
|--------------------------|-----------------------------------|
| (A) COPPER ROOF | (K) WOOD PERGOLA |
| (B) TILE ROOF | (L) WOOD TRIM |
| (C) WOOD SHINGLE SIDING | (M) WOOD RAIL |
| (D) WOOD BALLUSTRADE | (N) WROUGHT IRON GATE |
| (E) WROUGHT IRON RAILING | (O) CUSTOM WOOD PANEL GARAGE DOOR |
| (F) WOOD LATTICE | (P) METAL FRAME WINDOW |
| (G) WOOD TRELLIS | |
| (H) BRICK | |
| (J) CEMENT PLASTER | |
| (K) WOOD PERGOLA | |

(Q) FOR ALL NEW OPENINGS IN THE EXISTING CONCRETE PERIMETER RETAINING WALLS: PROVIDE FOR NEW DOORS AND/OR SOLID FRAMING THAT ARE RECESSED AND LOCATED NO FURTHER FORWARD THAN THE BACK (INTERIOR) SURFACE PLANES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; PROVIDE FOR EXTERIOR GATES THAT ARE ATTACHED/INSTALLED WITHIN THE RECESSES OF THE EXISTING CONCRETE PERIMETER RETAINING WALLS; AND PROVIDE FOR "UNFINISHED" NEW WALL SURFACES AND EDGE SURFACES THAT ARE REVEALED THROUGH CUTTING OF NEW OPENINGS IN, AND THAT EXHIBIT COLORS, TEXTURES, AND OTHER VISUAL AND MATERIAL QUALITIES OF THE INTERIOR CONSTRUCTION AND COMPOSITION OF, THE EXISTING CONCRETE PERIMETER RETAINING WALLS.

PROPERTY LINE



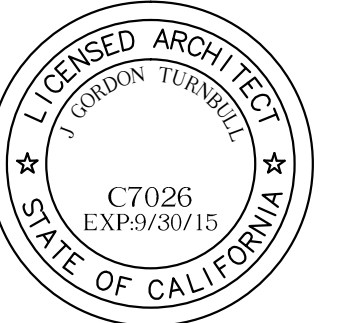
2 SOUTH ELEVATION
1/4" = 1'-0"

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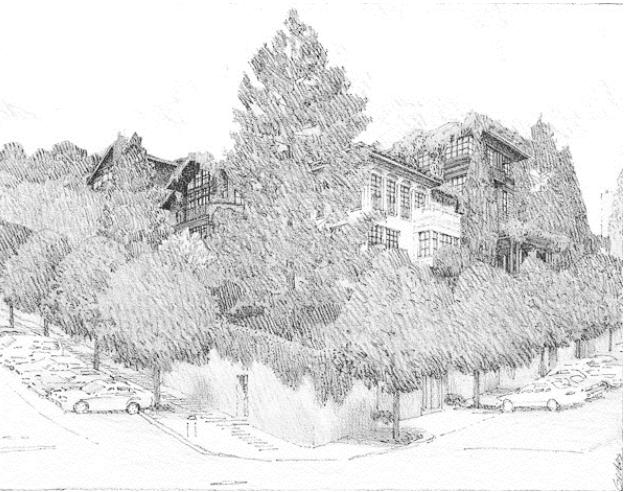
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SUITE 200
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PROJECT TITLE



WYSTERIA
RESIDENCES
SAN FRANCISCO
CALIFORNIA

DATE	DESCRIPTION	REV.
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01.14.2011	SITE PERMIT	
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01/22/2014	VARIANCE APPLICATION	
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SHEET TITLE

EXTERIOR ELEVATIONS
NORTH AND SOUTH
1601/1625 TAYLOR

SCALE

1/4" = 1'-0"

DRAWN

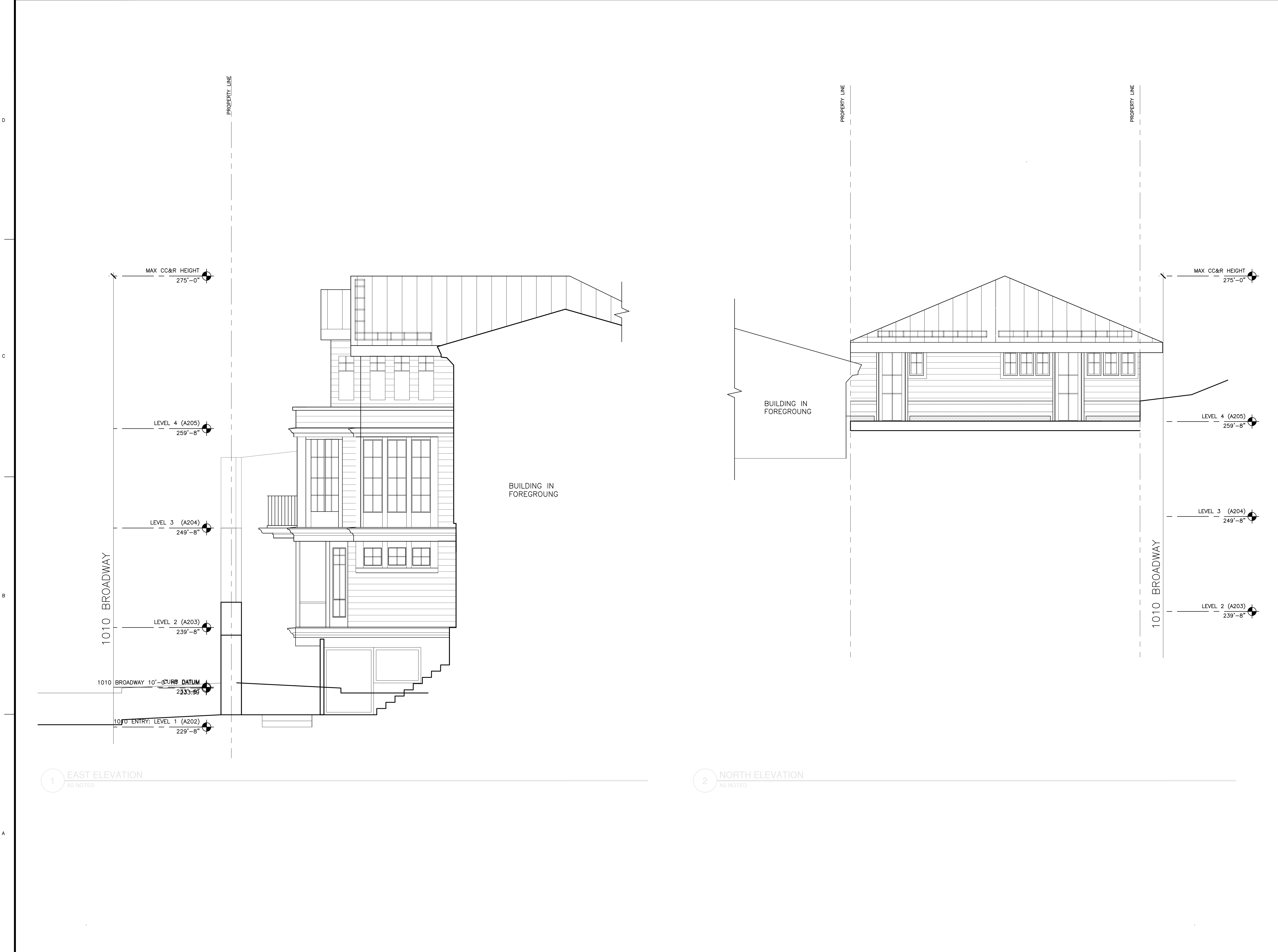
CL, JCR, SY

PROJECT NUMBER

12219

SHEET NUMBER

A304



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LICENSED ARCHITECT

J. GORDON TURNBULL

C7026

EXP. 9/30/15

STATE OF CALIFORNIA

PROJECT TITLE

WYSTERIA
RESIDENCES
SAN FRANCISCO
CALIFORNIA

DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

EXTERIOR ELEVATIONS
NORTH AND EAST
1010 BROADWAY

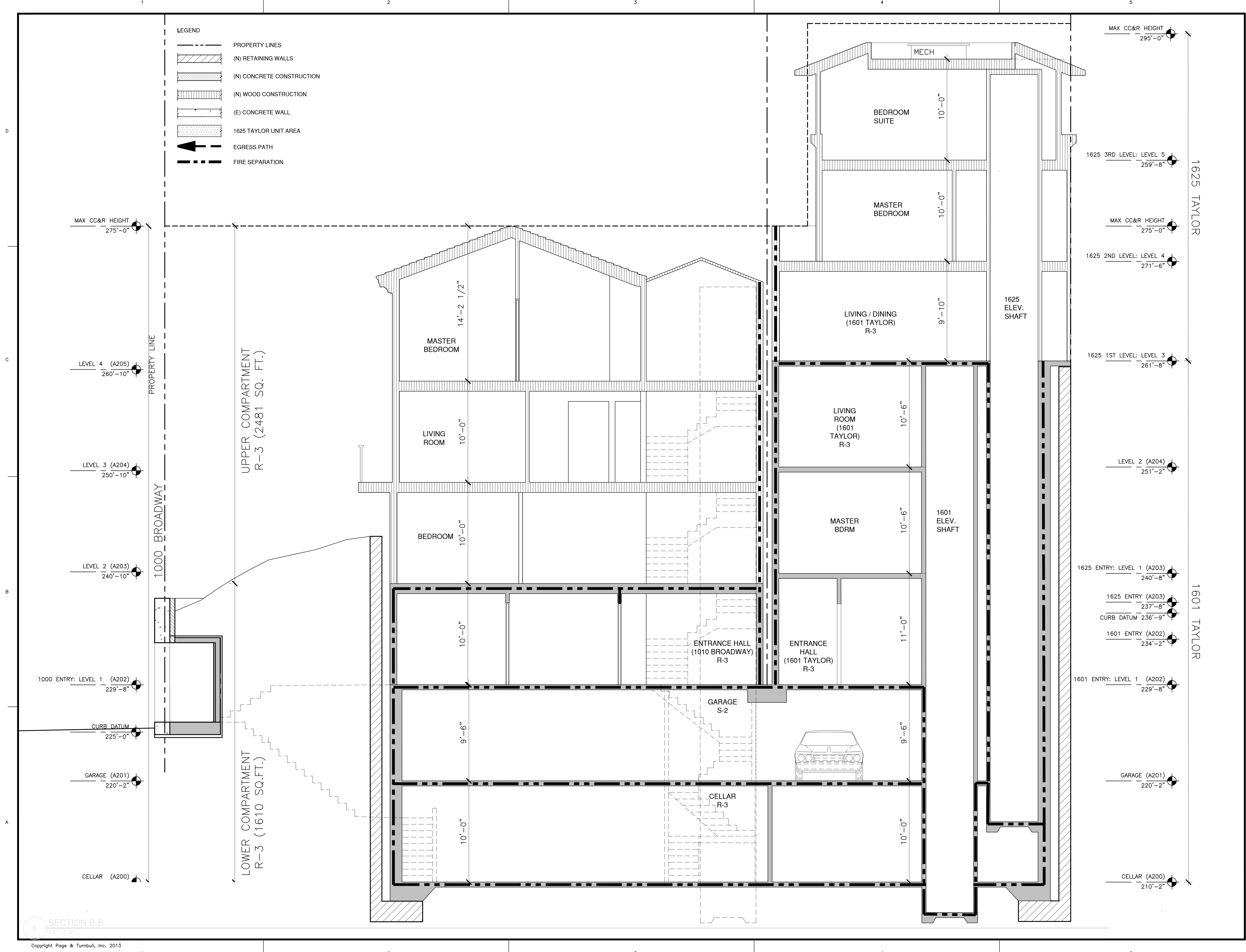
SCALE

1/4"=1'0"

DRAWN	PROJECT NUMBER
CL, JCR	12219

SHEET NUMBER

A305



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LICENSED ARCHITECT


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DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

BUILDING SECTION B-B

SCALE

1/4" = 1'0"

DRAWN

CL, JCR ,SY

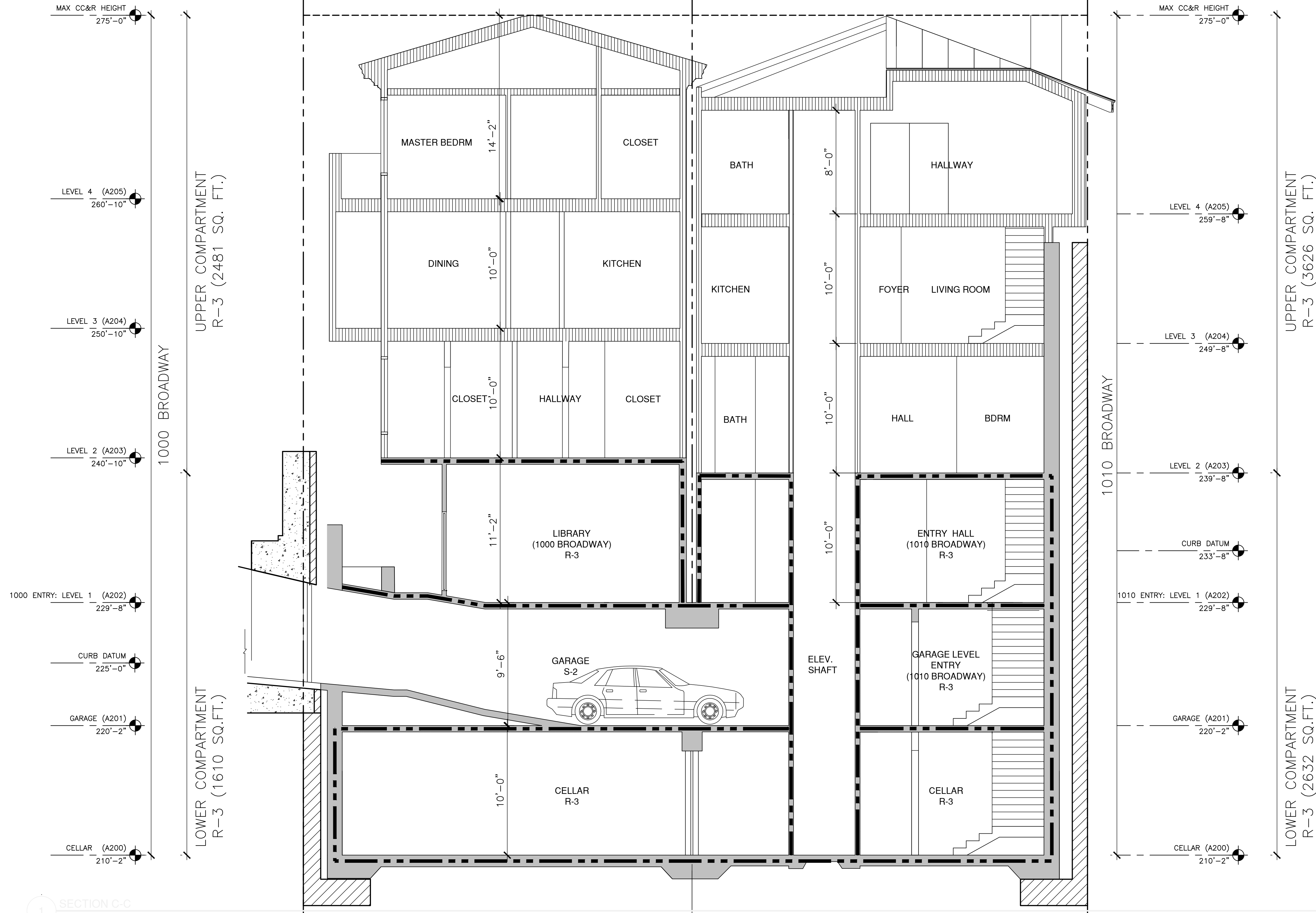
PROJECT NUMBER

12219

SHEET NUMBER

A401

- LEGEND
- PROPERTY LINES
 - (N) RETAINING WALLS
 - (N) CONCRETE CONSTRUCTION
 - (N) WOOD CONSTRUCTION
 - (E) CONCRETE WALL
 - 1625 TAYLOR UNIT AREA
 - EGRESS PATH
 - FIRE SEPARATION

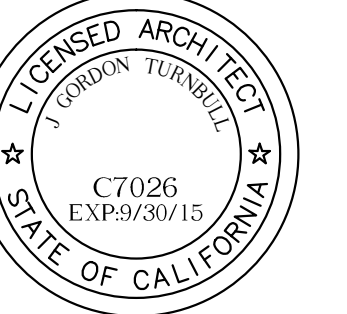


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01.14.2011 SITE PERMIT

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SHEET TITLE

BUILDING SECTION C-C

SCALE

1/4"=1'0"

DRAWN

CL, JCR

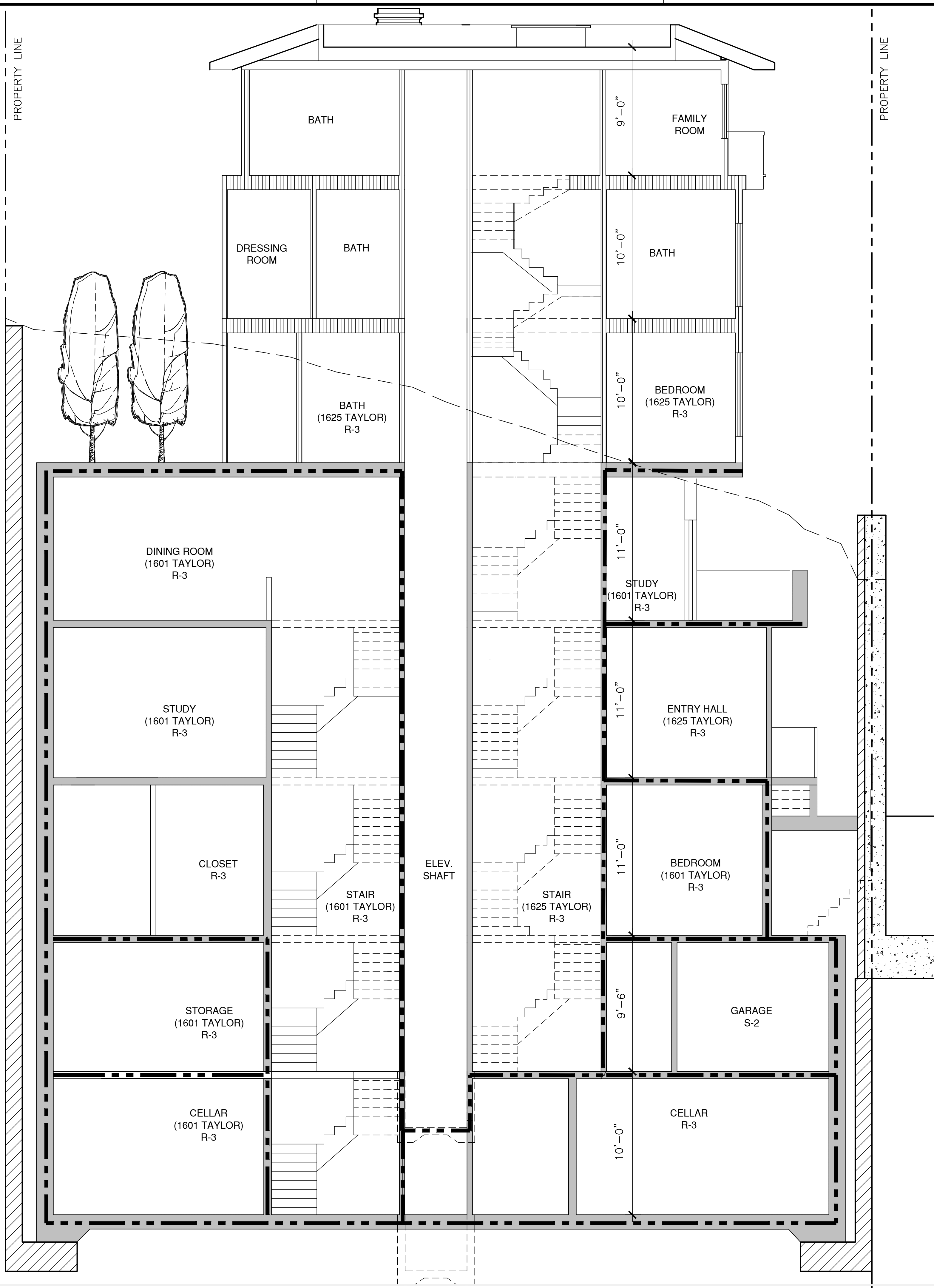
PROJECT NUMBER

12219

SHEET NUMBER

A402

- LEGEND
- PROPERTY LINES
 - (N) RETAINING WALLS
 - (N) CONCRETE CONSTRUCTION
 - (N) WOOD CONSTRUCTION
 - (E) CONCRETE WALL
 - 1625 TAYLOR UNIT AREA
 - EGRESS PATH

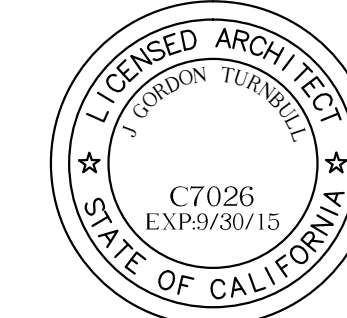


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DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

BUILDING SECTION E-E

SCALE

1/4" = 1'0"

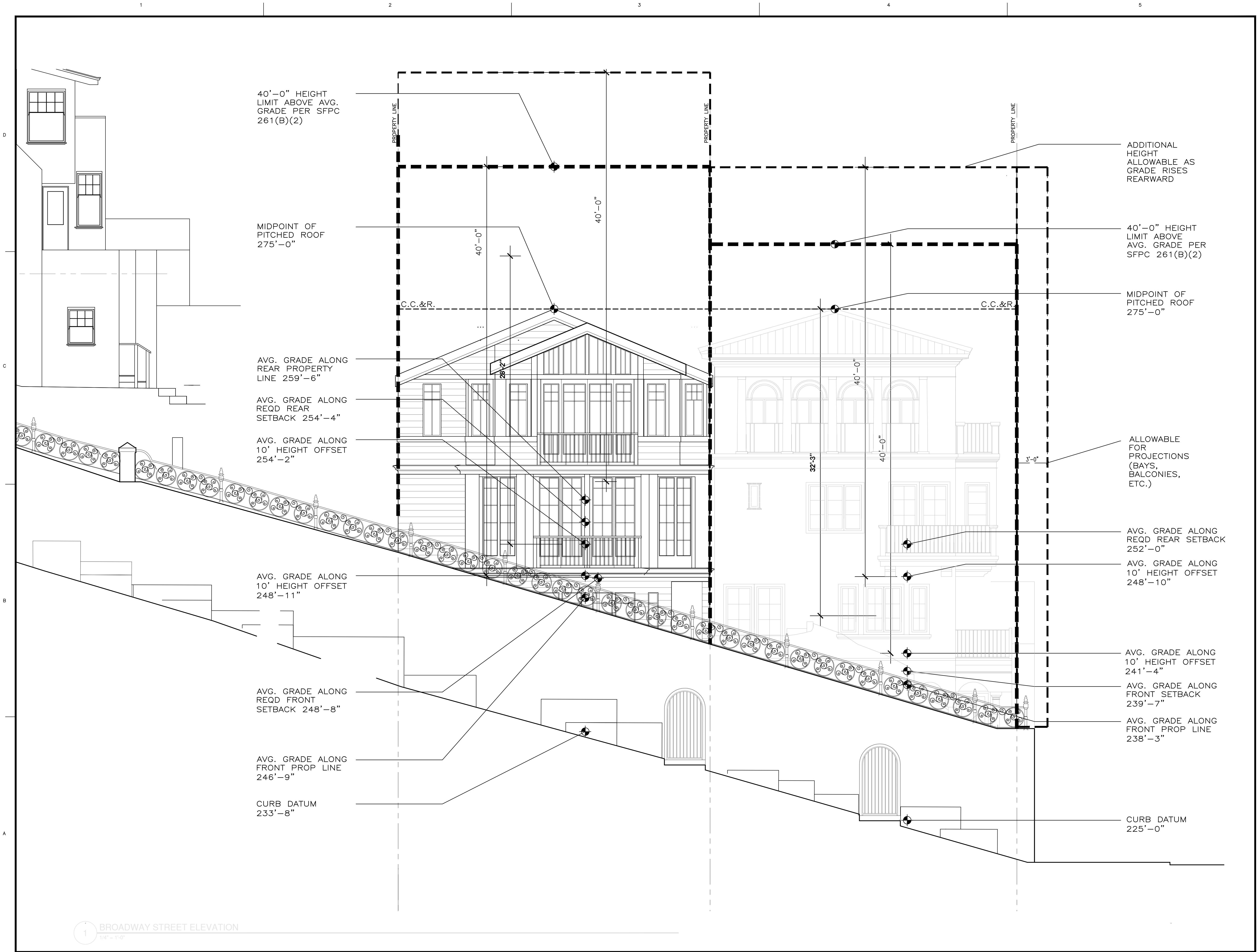
DRAWN
CL, JCR

PROJECT NUMBER
12219

SHEET NUMBER

A403

SECTION E-E
1/4" = 1'-0"

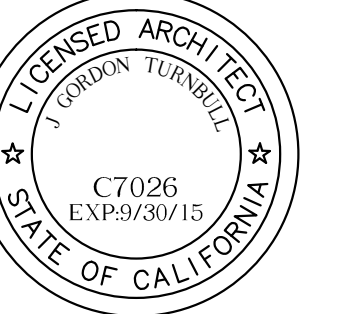


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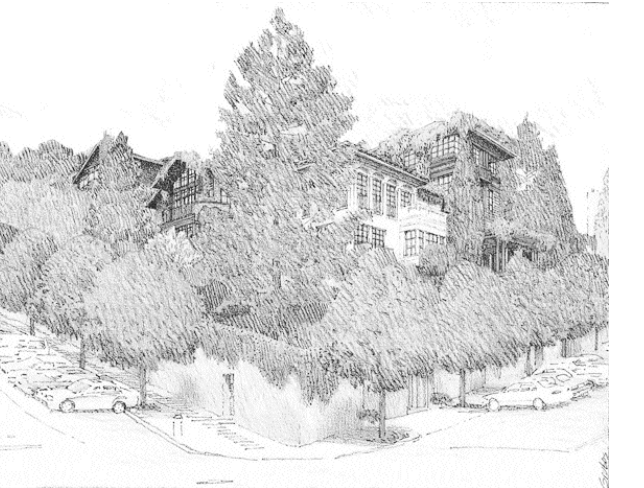
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PROJECT TITLE



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DATE	DESCRIPTION	REV.
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01.14.2011	SITE PERMIT	
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01/22/2014	VARIANCE APPLICATION	
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SHEET TITLE

CODE COMPLIANCE
BROADWAY HEIGHT
AND SETBACK
ANALYSIS

SCALE

1/4" = 1'0"

DRAWN

CL, JCR, SY

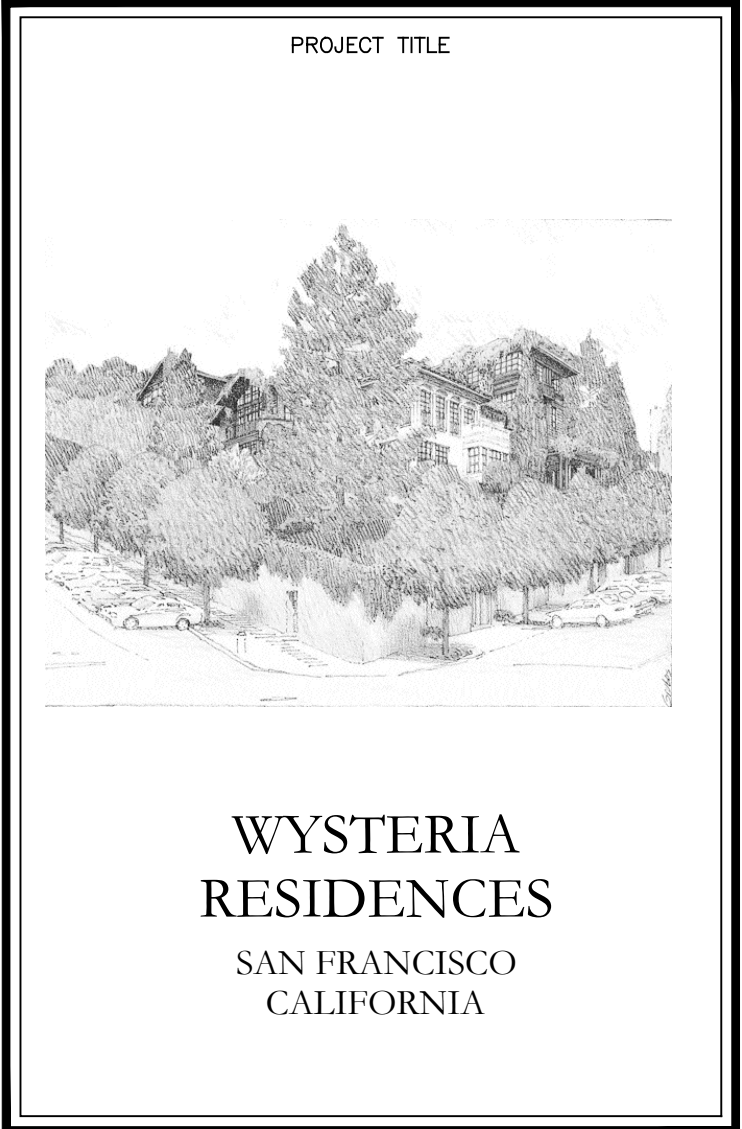
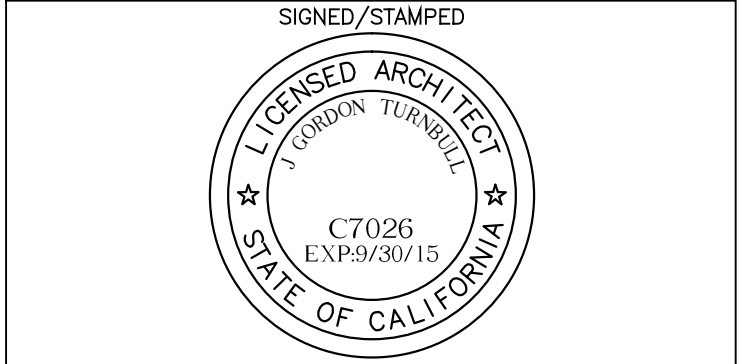
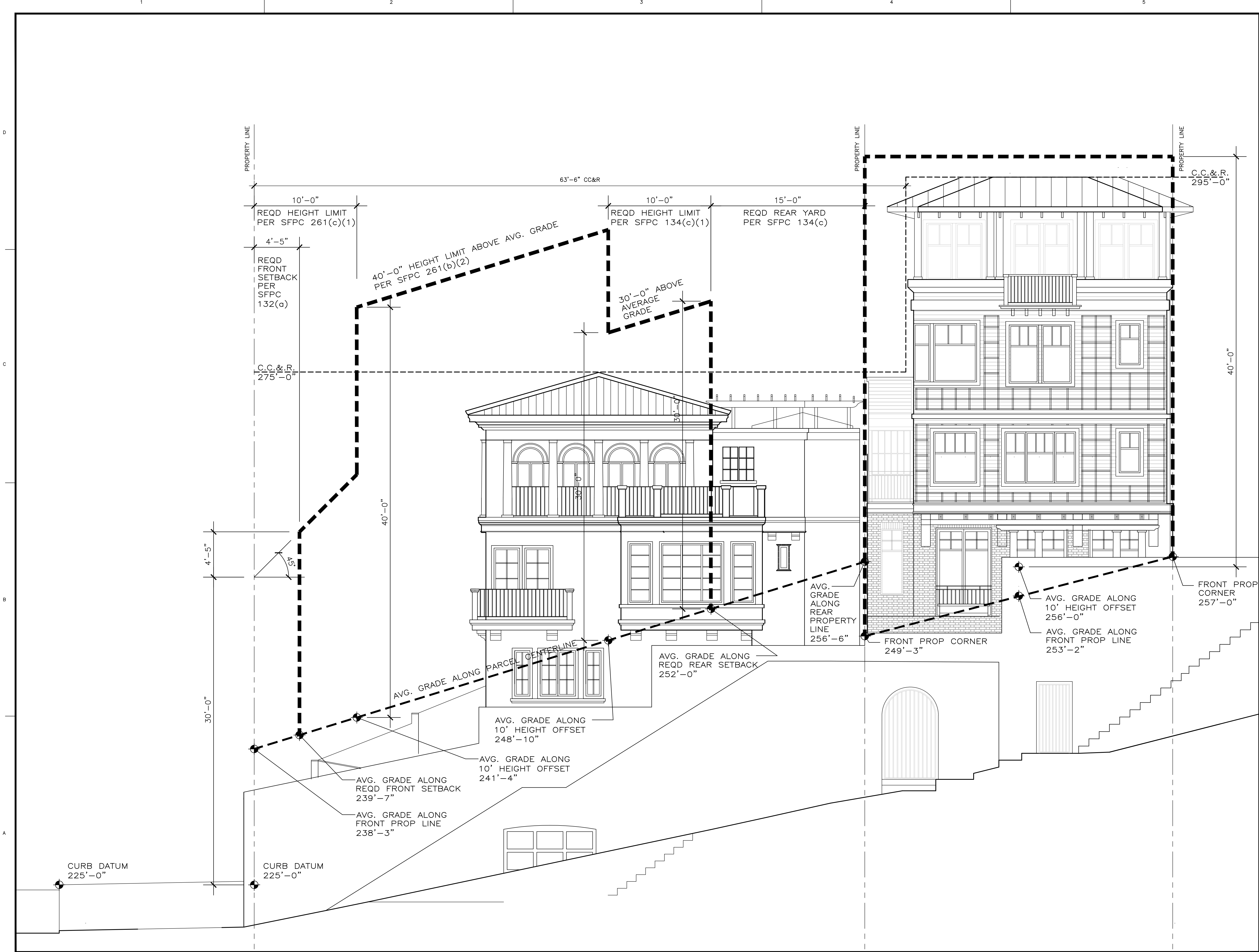
PROJECT NUMBER

04083

SHEET NUMBER

C002

BROADWAY STREET ELEVATION



DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

CODE COMPLIANCE
TAYLOR STREET
HEIGHT AND SETBACK
ANALYSIS

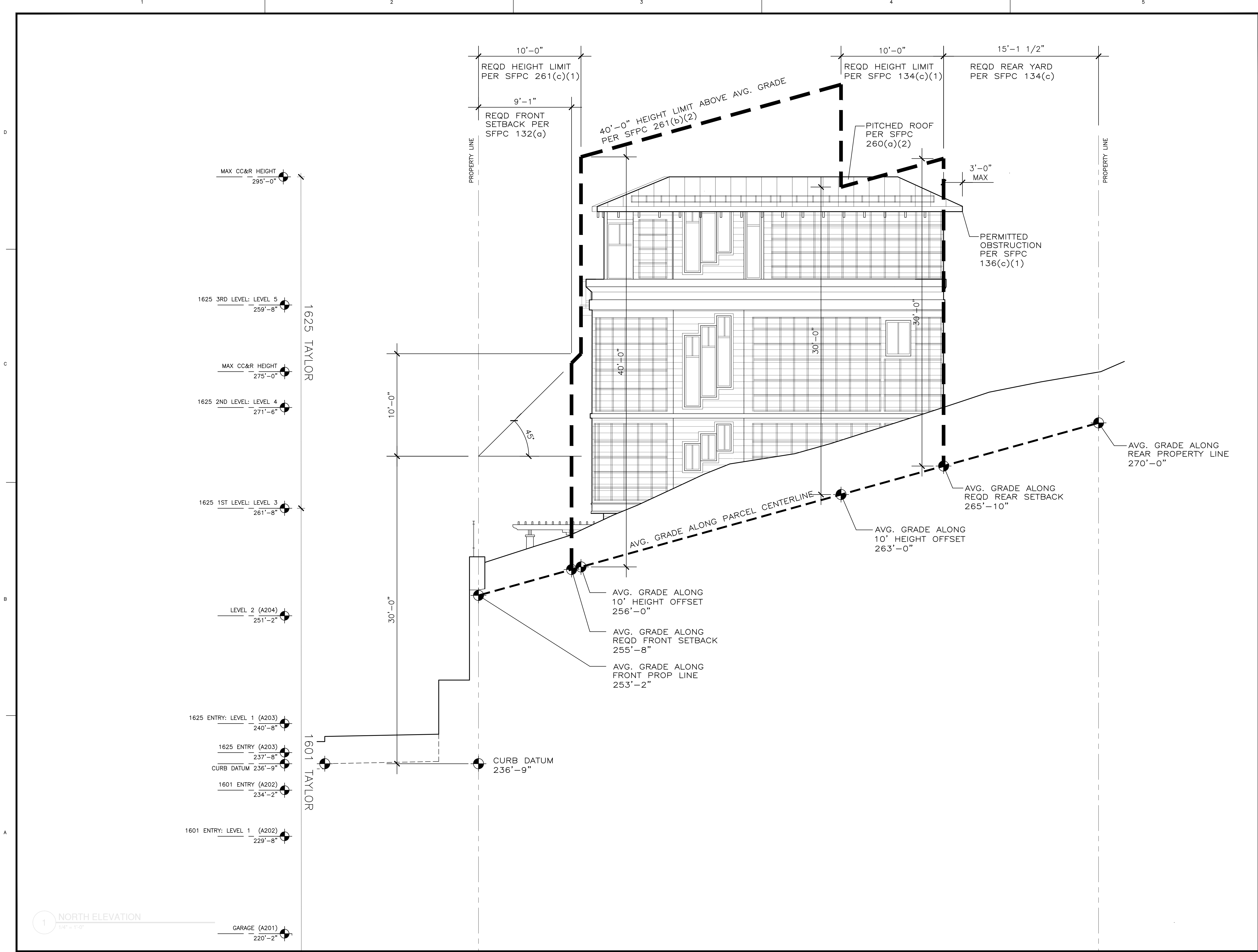
SCALE

1/4"=1'0"

DRAWN CL, JCR, SY	PROJECT NUMBER 04083
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SHEET NUMBER

C003



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CT026
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PROJECT TITLE

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DATE	DESCRIPTION	REV.
01.14.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

CODE COMPLIANCE
NORTH ELEVATION
HEIGHT AND SETBACK
ANALYSIS

SCALE

1/4" = 1'0"

DRAWN

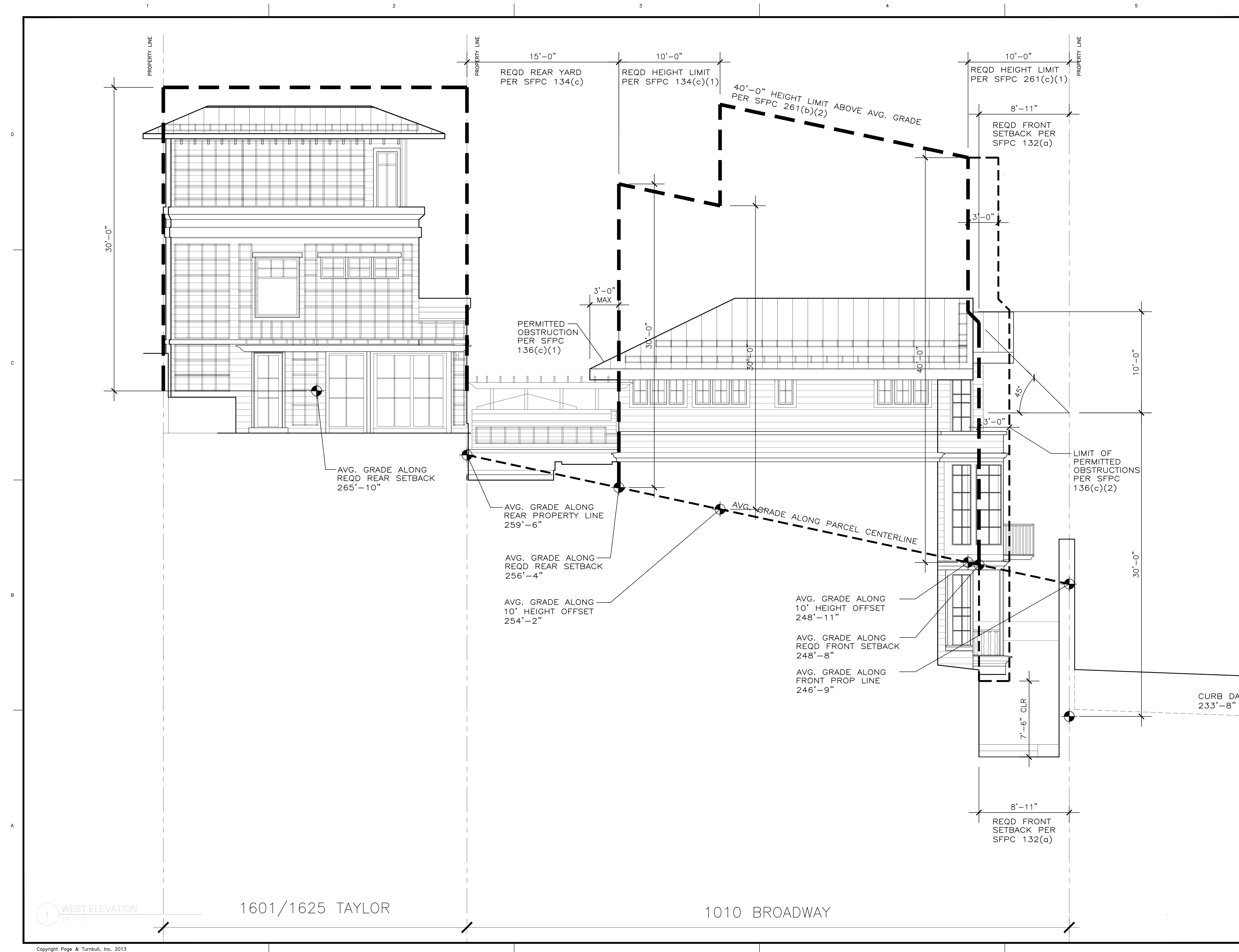
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SHEET NUMBER

C004



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PROJECT TITLE

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01.14.2011	SITE PERMIT	
05.13.2011	SITE PERMIT	
01/22/2014	VARIANCE APPLICATION	

SHEET TITLE

CODE COMPLIANCE
WEST ELEVATION
HEIGHT AND SETBACK
ANALYSIS

SCALE

1/4" = 1'0"

DRAWN

PROJECT NUMBER

CL, JCR, SY

04083

SHEET NUMBER

C005