

78'-0" SUBJECT PROPERTY

35'-1" (45% LOT)

19'-6" (25% LOT)

ALTERNATE IRREGULAR FRONT SETBACK WHERE OCCURS
(SAME AREA AS 50% ADJACENT BLDG. SETBACK)
SFPC 132a / 132b

REAR SETBACK
SFPC 134.a.2

ALLOWABLE REAR YARD
REDUCTION
(30'-0" MAX. HT.)
SFPC 134.c

PERMITTED
OBSTRUCTION
(TO 2nd FLOOR LEVEL)
SFPC 136.c.25.A.ii

DECK SETBACK

FRONT FACADE PULLED BACK TO REDUCE APPARENT SCALE

BAY WINDOWS (7'-1/2" HEADROOM BELOW) MAY
OBSTRUCT FRONT SETBACK OR SIDEWALK
SFPC 136.c.2.A

21ST
ST.

+189.30' (E)

+182.60' (E)

3'-0"

30'-0"

GARAGE
(UNINHABITED)

5

4

3

2

1

+234.88'

+224.63'

+214.38'

+204.13'

+193.88'

+183.63'

10'-3"

10'-3"

10'-3"

10'-3"

10'-3"

10'-3"

51'-3"

3'-0"
MAX.

+199.50' (E)

+186.50' (E)

7'-6" MIN.

29'-9" MAX.

40'-0" MAX.

+194.88' (E)

UPPER DATUM

+186.82' (E)

LOWER DATUM

