



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis Residential Demolition/New Construction

HEARING DATE: AUGUST 14, 2014

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

Date: August 7, 2014
Case No.: 2013.0015D+2013.1715DV
Project Address: 174 27th Street
Zoning: RH-2 (Residential House, Two-Family)
 40-X Height and Bulk District
Block/Lot: 6577/023
Project Sponsor: David Amour, Architect
 3350 Steiner
 San Francisco, CA 94123
Staff Contact: Jessica Look – (415) 575-6812
 jessica.look@sfgov.org
Recommendation: **Do not take DR and approve demolition and new construction as proposed.**

DEMOLITION APPLICATION		NEW BUILDING APPLICATION	
Demolition Case Number	2013.1715D	New Building Case Number	2014.0015D
Recommendation	Do Not Take DR	Recommendation	Do Not Take DR
Demolition Application Number	2013.12.27.5137	New Building Application Number	2013.12.27.5135
Number Of Existing Units	1	Number Of New Units	1
Existing Parking	1	New Parking	2
Number Of Existing Bedrooms	1	Number Of New Bedrooms	3
Existing Building Area	±1,171 Sq. Ft.	New Building Area	±3,880 Sq. Ft.
Public DR Also Filed?	No	Public DR Also Filed?	No
311 Expiration Date	8/1/14	Date Time & Materials Fees Paid	N/A

PROJECT DESCRIPTION

The proposal includes the demolition of the existing one-story over basement single-family residence and the construction of a new three story single family dwelling unit. The project will also seek a Variance from Planning Code Section 132(a), as the subject property has an exaggerated front setback requirement due to the fact that the adjacent property to the east has a front yard set back of approximately 70 feet from the front property line. The proposed front setback design aims to reinforce the regularity of the

front-oriented streetscape in the short term, and would make for a more gradual stepping in the event of the adjacent vacant front yard is later built out to its maximum setback.

The existing single family dwelling is not subject to rent control nor is the subject unit considered an “affordable dwelling-unit” by the Mayor’s Office of Housing. The project has demonstrated in a recent appraisal that the land and property are valued at \$1,550,000.00. This value is greater than the 80th percentile of the combined land and structure values of single-family homes in San Francisco. Due to this fact, the project is not considered to be affordable by this Department’s threshold. Furthermore, this DR is made subject by the RH-2 zoning. Typically, a project that has demonstrated that the value of the land and structure is not affordable or financially accessible housing and is located in an area zoned RH-1, could receive administrative approvals.

SITE DESCRIPTION AND PRESENT USE

The property at 174 27th Street is located on the north side of 27th Street between Guerrero Street and Dolores Street. The property has approximately 25 feet of lot frontage along 27th Street with a lot depth of 114 feet. The lot slopes upward away from the street, and currently contains a one-story over basement single family unit of approximately 1,171 square feet. The dwelling is setback approximately 7 feet, 2 ¼ inches from the front property lines. The property is within a RH-2 (Residential, House, Two-Family) Zoning District with a 40-X Height and Bulk designation. City records indicate that the structure was originally constructed circa 1905 as a one-story single-family dwelling.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The area surrounding the project site is residential in use and residentially zoned and is located in the Bernal Heights neighborhood (but within close proximity of the Mission and Noe Valley neighborhoods). The surrounding neighborhood consists of a mixture of two-, and three-story buildings, containing mostly one- or two- residential dwelling-units. The surrounding blocks are zoned RH-2. The subject block contains a range of construction dates and property types and some intact examples of late 19th and early 20th century residences remain.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 25, 2014	July 24, 2014	21 days
Mailed Notice	10 days	July 25, 2014	July 24, 2014	21 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	-	-
Other neighbors on the block or directly across	-	-	-

the street			
Neighborhood groups	-	-	-

The Department has received one letter of support from the neighbors who live directly east of the project site at 170 27th Street. The letter is included in the attachments. No other comments were received at the date of this report.

REPLACEMENT STRUCTURE

The replacement structure will provide one dwelling-unit with a two-car garage, and would rise to approximately 38 feet, 6 inches in height. The ground floor will contain a two-car garage. The second floor contains the main communal living area including, kitchen, family room and living/dining room. The third floor contains the bedrooms. The property utilizes the 12 foot permitted obstruction per Planning Code Section 136.

The Project proposes a rear yard of approximately 51 feet, 3 5/8 inches (this includes the permitted 12 foot bump out). If a Variance is granted, the front setback would be 8 feet, 9 inches from the front property line and the front entry is set back and raised.

The overall scale, design, and materials of the proposed replacement structure are compatible with the block-face and are complementary with the residential neighborhood character. The materials for the front façade are traditional in style, with wood siding and wood casement and double hung windows with wood window trim. The garage door will be painted wood.

PUBLIC COMMENT

The Project has completed the Section 311 and Mandatory DR notification. Staff has received one letter of support from the adjacent neighbors to the east at 170 27th Street. No separate Discretionary Review was filed.

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 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY’S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1:

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

While the project does not propose an affordable unit, it appropriately constructs quality new family housing and does not remove any housing units. Additionally, the project also provides family-sized housing for the City by proposing a three-bedroom unit, a net gain of 2 bedrooms for the site.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO 'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

The project as proposed is designed to not detract from the neighborhood character, but to enhance the attractiveness and unique character of this neighborhood. The Project is also consistent with the City's policies of providing housing appropriate for families: a three-bedroom dwelling provides adequate space for a modern family. The project is well designed and provides a quality living environment.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

1. Existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The project does not remove any neighborhood-serving uses as the project is maintaining the existing residential use of the property.

1. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project's proposed scale, massing and materials are consistent with the surrounding residential neighborhood, and therefore the project would not disrupt the existing neighborhood character.

2. That the City's supply of affordable housing be preserved and enhanced.

The existing single family dwelling is not subject to rent control nor is the subject unit considered an "affordable dwelling-unit" by the Mayor's Office of Housing. The project has demonstrated in the included appraisal within the last six months that the property is valued at \$1,550,000.00 (dated April 16, 2014). This figure exceeds the 80th percentile of San Francisco single-family home values, which at the date of this report is \$1,506,000.00. Due to this the project is not considered to be affordable by this standard.

3. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposal will not create any effect on where commuter traffic impedes MUNI service. The proposal also adds the required off-street parking where none currently exists.

4. A diverse economic base is 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 project does not affect industrial and service sectors as the project is maintaining the property's existing residential use.

5. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project will be reviewed and constructed according to current Building Codes to address seismic safety issues.

6. Landmarks and historic buildings be preserved.

The subject property is not an historic resource or a landmark building.

7. Parks and open space and their access to sunlight and vistas be protected from development.

The project is proposed to be constructed within the 40 foot height limit and does not require a shadow study per Planning Code Section 295. The project is not located adjacent to any parks or open space.

ENVIRONMENTAL REVIEW

The Project was issued a Categorical Exemption, Classes 1 [State CEQA Guidelines Section 15301(1)(1) and 15303(b)] on February 18, 2014.

RESIDENTIAL DESIGN TEAM REVIEW

The project was reviewed by the Residential Design Team on April 11, 2014. The project was well received by the team. Their comments included support for the front setback variance as proposed, as it's consistent with the predominant block pattern. The team also felt that the massing at the rear responded appropriately to the adjacent cottage and that the overall design was appropriate.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.

BASIS FOR RECOMMENDATION

The Department recommends that the demolition of the existing single-family dwelling and the construction of a new two-family dwelling be approved. The Project is consistent with the Objectives and Policies of the General Plan and complies with the Residential Design Guidelines and Planning Code. The Project meets the criteria set forth in Section 101.1 of the Planning Code in that:

- The Project will not result in any reduction of housing units currently in our housing stock.
- The Project will create one family-sized dwelling-unit, with three bedrooms.
- No tenants will be displaced as a result of this Project.
- The project is not considered an affordable unit.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI.
- The RH-2 Zoning District allows a maximum of two dwelling-units on this lot. The Project is therefore is an appropriate density for the neighborhood.
- Although the structure is 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.
- Although the structure is 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.

RECOMMENDATION:

Case No. 2013.1715D – Do not take DR and approve the demolition.

Case No. 2014.0015D – Do not take DR and approve the new construction as proposed.

DEMOLITION CRITERIA - ADMINISTRATIVE REVIEW

Existing Value and Soundness

1. Whether the Project Sponsor has demonstrated that the value of the existing land and structure of a single-family dwelling is not affordable or financially accessible housing (above the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months);

Project Meets Criteria

Based on Planning staff's review of the appraisal prepared by Isabella Cortesi – an independent third party for this Project - the property was appraised on April 16, 2014 at a value of \$1,550,000.00. This value exceeds the 80th percentile of San Francisco single-family home values, which is \$1,506,000.00. Due to this, the project is not considered to be affordable for the purposes of this report and Planning Code Section 317. Please contact planner for copy of appraisal.

2. Whether the housing has been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings);

Project Does Not Meets Criteria

A soundness report was not prepared for the property.

DEMOLITION CRITERIA

Existing Building

1. Whether the property is free of a history of serious, continuing code violations;

Project Meets Criteria

A review of the databases for the Department of Building Inspection and the Planning Department did not show any enforcement cases or notices of violation.

2. Whether the housing has been maintained in a decent, safe, and sanitary condition;

Project Meets Criteria

The housing is free of Housing Code violations and appears to have been maintained in a decent, safe, and sanitary condition.

3. Whether the property is a "historical resource" under CEQA;

Project Meets Criteria

Although the structure is more than 50-years old, a review of the Historic Resource Evaluation resulted in a determination that it is not an historic resource for the purposes of CEQA.

4. If the property is a historical resource, whether the removal of the resource will have a substantial adverse impact under CEQA;

Criteria Not Applicable to Project

The property is not a historical resource.

Rental Protection

5. Whether the Project converts rental housing to other forms of tenure or occupancy;

Criteria Not Applicable to Project

The existing unit is currently owner occupied and thus not rental housing.

6. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing;

Project Meets Criteria

According to the Project Sponsor, the building is not subject to rent control because it is a single-family dwelling that is currently owner occupied.

Priority Policies

7. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Project Does Not Meet Criteria

The Project does not meet this criterion because the existing dwelling will be demolished. Nonetheless, the Project results in a no loss of housing and thus preserves the quantity of housing. One family-sized unit will replace one single-family home that contained only one bedroom. The creation of this family-sized unit will preserve the cultural and economic diversity within the neighborhood.

8. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

Project Meets Criteria

The Project will conserve the neighborhood character by constructing a replacement building that is compatible with regard to materials, massing, glazing pattern, and roofline with the dwellings in the

surrounding neighborhood. By creating a compatible new building in a neighborhood defined by one- and two- family units, the neighborhood's cultural and economic diversity will be preserved.

9. Whether the Project protects the relative affordability of existing housing;

Project Meets Criteria

The existing building was appraised at \$1,550,000.00 on April 16, 2014 and is therefore not considered affordable

10. Whether the Project increases the number of permanently affordable units as governed by Section 415;

Project Does Not Meet Criteria

The Project does not include any permanently affordable units, as the construction of the dwelling does not trigger Section 415 review.

Replacement Structure

11. Whether the Project located in-fill housing on appropriate sites in established neighborhoods;

Project Meets Criteria

The Project replaces one for one a single family dwelling-unit in a neighborhood characterized by one- and two-family dwellings.

12. Whether the Project increases the number of family-sized units on-site.

Project Meets Criteria

The Project will create one family-sized unit – with three-bedrooms. The floor plans reflect new quality, family housing.

13. Whether the Project creates new supportive housing;

Project Does Not Meet Criteria

The Project is not specifically designed to accommodate any particular Special Population Group as defined in the Housing Element.

14. Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines to enhance existing neighborhood character.

Project Meets Criteria

The Project is in scale with the surrounding neighborhood and constructed of high-quality materials. Furthermore, the project will feature green sustainable building elements. The project meets the Residential Design Guidelines.

15. Whether the Project increases the number of on-site dwelling units;

Project Does Not Meets Criteria

The Project does not increase the number of dwelling units on the site.

16. Whether the Project increases the number of on-site bedrooms.

Project Meets Criteria

The Project increases the number of bedrooms on the site from one to three.

Design Review Checklist

NEIGHBORHOOD CHARACTER (PAGES 7-10)

QUESTION	
The visual character is: (check one)	
Defined	
Mixed	X

Comments: The surrounding neighborhood consists of a mixture of two-, and three-story buildings, containing mostly one or two residential units. The block face of the subject property has a mixed visual character.

SITE DESIGN (PAGES 11 - 21)

QUESTION	YES	NO	N/A
Topography (page 11)			
Does the building respect the topography of the site and the surrounding area?	X		
Is the building placed on its site so it responds to its position on the block and to the placement of surrounding buildings?	X		
Front Setback (pages 12 - 15)			
Does the front setback provide a pedestrian scale and enhance the street?	X		
In areas with varied front setbacks, is the building designed to act as transition between adjacent buildings and to unify the overall streetscape?	X		
Does the building provide landscaping in the front setback?	X		
Side Spacing (page 15)			
Does the building respect the existing pattern of side spacing?			X
Rear Yard (pages 16 - 17)			
Is the building articulated to minimize impacts on light to adjacent properties?	X		
Is the building articulated to minimize impacts on privacy to adjacent properties?	X		
Views (page 18)			
Does the project protect major public views from public spaces?			X
Special Building Locations (pages 19 - 21)			
Is greater visual emphasis provided for corner buildings?			X
Is the building facade designed to enhance and complement adjacent public spaces?			X
Is the building articulated to minimize impacts on light to adjacent cottages?	X		

Comments: The new building respects the existing block pattern by not impeding into the established mid-block open space. The adjacent property to the east is noncomplying and located at the rear of the lot. The new building respects this existing noncomplying dwelling by ending its bulk of the massing near the front building wall of the adjacent building and also with a side setback allowing light and air to access. Privacy on adjacent properties has been respected by utilizing minimal amounts glazing directed

toward the adjacent properties. The overall scale of the proposed replacement structure is consistent with the block face and is complementary to the neighborhood character

BUILDING SCALE AND FORM (PAGES 23 - 30)

QUESTION	YES	NO	N/A
Building Scale (pages 23 - 27)			
Is the building's height and depth compatible with the existing building scale at the street?	X		
Is the building's height and depth compatible with the existing building scale at the mid-block open space?	X		
Building Form (pages 28 - 30)			
Is the building's form compatible with that of surrounding buildings?	X		
Is the building's facade width compatible with those found on surrounding buildings?	X		
Are the building's proportions compatible with those found on surrounding buildings?	X		
Is the building's roofline compatible with those found on surrounding buildings?	X		

Comments: The new construction is compatible with the established building scale at the street, as it creates a stronger street wall with a more compatible front setback. The height and depth of the building are compatible with the existing mid-block open space. The building's form, façade width, proportions, and roofline are also compatible with the mixed neighborhood context.

ARCHITECTURAL FEATURES (PAGES 31 - 41)

QUESTION	YES	NO	N/A
Building Entrances (pages 31 - 33)			
Does the building entrance enhance the connection between the public realm of the street and sidewalk and the private realm of the building?	X		
Does the location of the building entrance respect the existing pattern of building entrances?	X		
Is the building's front porch compatible with existing porches of surrounding buildings?	X		
Are utility panels located so they are not visible on the front building wall or on the sidewalk?	X		
Bay Windows (page 34)			
Are the length, height and type of bay windows compatible with those found on surrounding buildings?	X		
Garages (pages 34 - 37)			
Is the garage structure detailed to create a visually interesting street frontage?	X		
Are the design and placement of the garage entrance and door compatible with the building and the surrounding area?	X		
Is the width of the garage entrance minimized?	X		
Is the placement of the curb cut coordinated to maximize on-street parking?	X		
Rooftop Architectural Features (pages 38 - 41)			

Is the stair penthouse designed to minimize its visibility from the street?			X
Are the parapets compatible with the overall building proportions and other building elements?	X		
Are the dormers compatible with the architectural character of surrounding buildings?			X
Are the windscreens designed to minimize impacts on the building's design and on light to adjacent buildings?			X

Comments: The location of the entrance and landing is consistent with the pattern of raised entrances found along 27th Street. The garage door width meets the Residential Design Guidelines with the goal to minimize the visual impacts of the vehicle entrance. The placement of the garage is similar to the pattern found on the block face.

BUILDING DETAILS (PAGES 43 - 48)

QUESTION	YES	NO	N/A
Architectural Details (pages 43 - 44)			
Are the placement and scale of architectural details compatible with the building and the surrounding area?	X		
Windows (pages 44 - 46)			
Do the windows contribute to the architectural character of the building and the neighborhood?	X		
Are the proportion and size of the windows related to that of existing buildings in the neighborhood?	X		
Are the window features designed to be compatible with the building's architectural character, as well as other buildings in the neighborhood?	X		
Are the window materials compatible with those found on surrounding buildings, especially on facades visible from the street?	X		
Exterior Materials (pages 47 - 48)			
Are the type, finish and quality of the building's materials compatible with those used in the surrounding area?	X		
Are the building's exposed walls covered and finished with quality materials that are compatible with the front facade and adjacent buildings?	X		
Are the building's materials properly detailed and appropriately applied?	X		

Comments:

The placement and scale of the architectural details are compatible with the mixed residential character of this neighborhood. The façade is articulated with windows that are complimentary to the existing character of the neighborhood. The façade also features wood windows that are residential in character and compatible with the window patterns found on neighboring buildings.

SPECIAL GUIDELINES FOR ALTERATIONS TO BUILDINGS OF POTENTIAL HISTORIC OR ARCHITECTURAL MERIT (PAGES 49 – 54)

QUESTION	YES	NO	N/A
Is the building subject to these Special Guidelines for Alterations to Buildings of Potential Historic or Architectural Merit?			X
Are the character-defining features of the historic building maintained?			X
Are the character-defining building form and materials of the historic building maintained?			X
Are the character-defining building components of the historic building maintained?			X
Are the character-defining windows of the historic building maintained?			X
Are the character-defining garages of the historic building maintained?			X

Comments: The Project is not an alteration, and the dwelling that will be demolished has been determined not to be an historical resource for the purposes of CEQA.

Attachments:

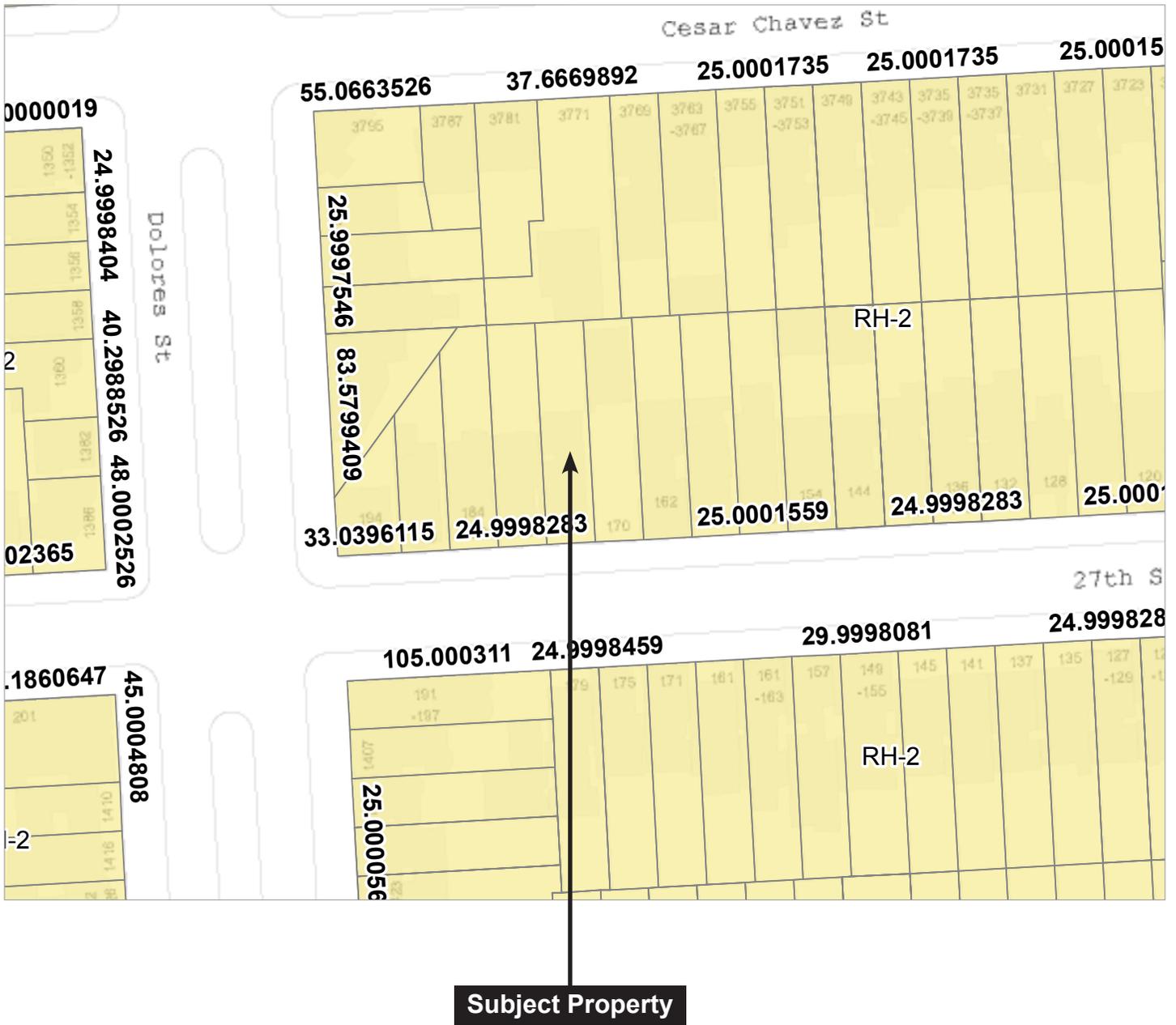
- Design Review Checklist for replacement building
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Section 311 Notice
- Residential Demolition Application
 - Prop M Findings
- Environmental Evaluation / Historic Resources Information
- Cover Letter from Project Sponsor
- Letter from Property Owners
- Reduced Plans
 - Context Photos (included in Plans)
 - Front Setback Studies
- Public Comment

* All page numbers refer to the Residential Design Guidelines

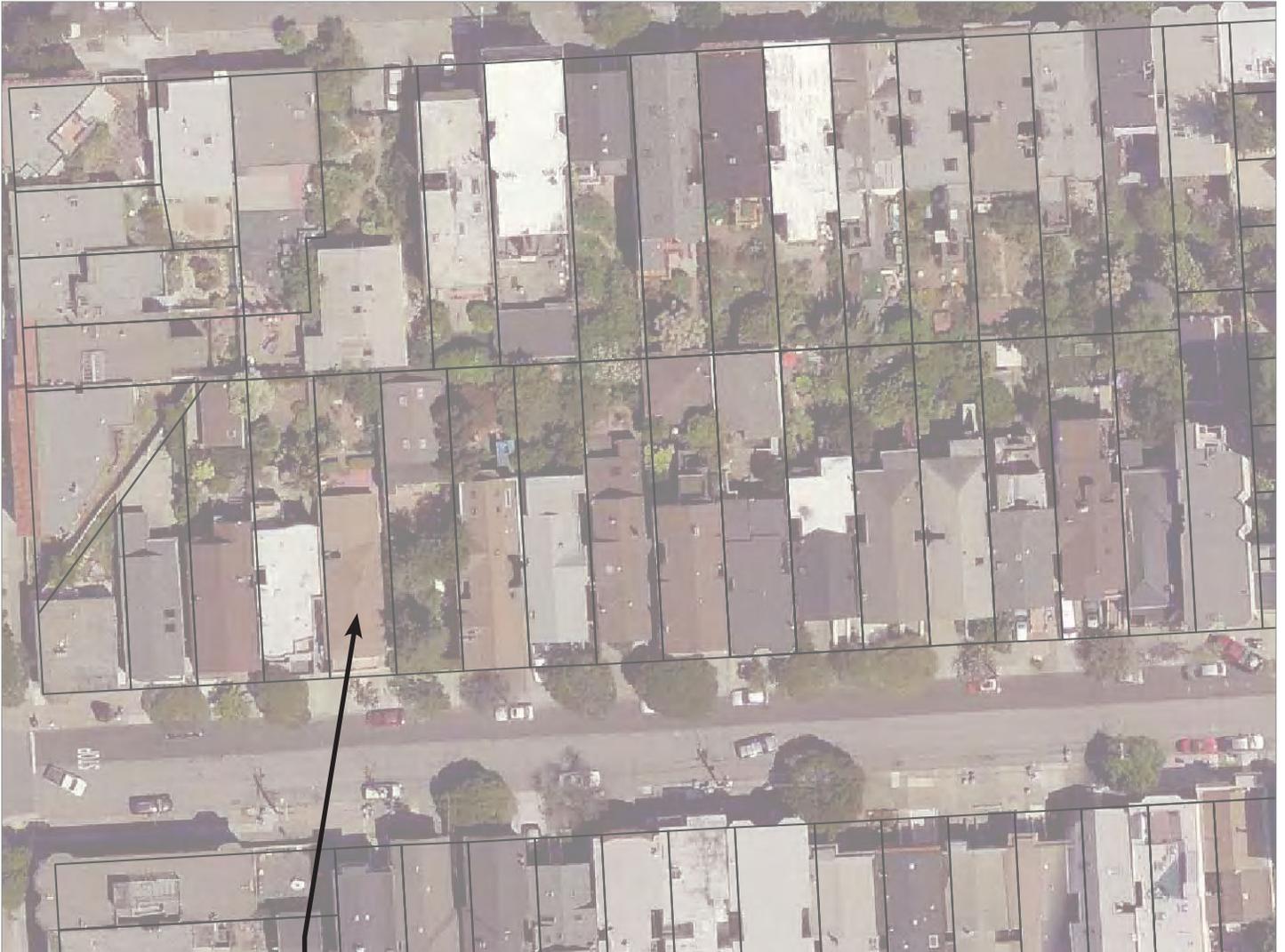
Attachments

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Zoning Map



Aerial Map



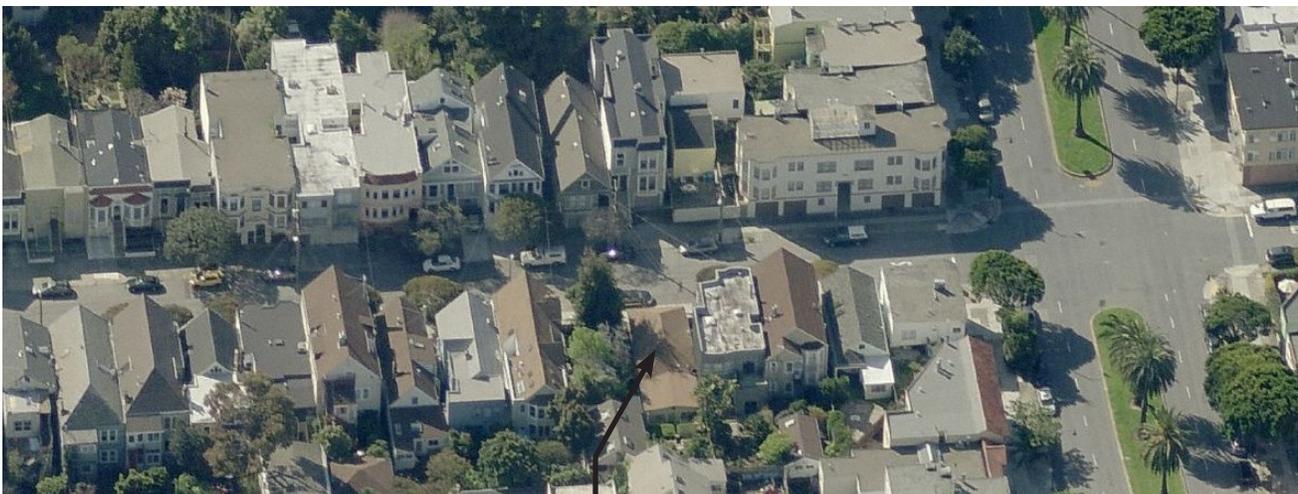
Subject Property



Aerial of Block Face



Subject Property



Subject Property





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On December 27, 2013, the Applicant named below filed Building Permit Application Nos. 2013.12.27.5137 + 2013.12.27.5135 with the City and County of San Francisco.

PROJECT SITE INFORMATION		CONTACT INFORMATION	
Project Address:	174 27 th Street	Applicant:	David Amour, Architect
Cross Street(s):	Dolores and Guerrero Street	Address:	3350 Steiner Street
Block/Lot No.:	6577/023	City, State:	San Francisco, CA 94123
Zoning District(s):	RH-2- 40-X	Telephone:	(415) 440-2880

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	No Change
Front Setback	7 Feet, 2 ¼ Inches	9 Feet
Side Setbacks	0 Feet	No Change
Building Depth	58 Feet, 8 inches ±	63 Feet, 8 Inches
Rear Yard	48 Feet	42 Feet
Building Height	24 Feet, 6 Inches	35 Feet, 3 5/8 Inches
Number of Stories	2	3 stories
Number of Dwelling Units	1	No Change
PROJECT DESCRIPTION		
<p>The proposal includes the demolition of the existing two-story 1,555 sq.ft. single family dwelling unit and the construction of a new three story, 3,880 sq.ft. single-family dwelling that also includes a 2 car garage at the first floor. The proposed project is consistent with the Residential Design Guidelines. A Variance Case No. 2013.1715 V has been filed for the front setback requirements per Planning Code 132(a). This case will be heard in conjunction with the DR See attached plans.</p> <p>The application is subject for a Mandatory Discretionary Review per Planning Code Section 317. The Discretionary Review, Case No. 2014.0015D (New Construction) and 2013.1715D (Demolition) is tentatively scheduled to be heard before the Planning Commission on August 14, 2014. Any interested party with concerns about the project has the opportunity to file a separate Discretionary Review before the 30-day expiration date noted on this Section 311 notice..</p>		

For more information, please contact Planning Department staff:

Planner: Jessica Look
 Telephone: (415) 575-6812
 E-mail: Jessica.look@sfgov.org

Notice Date:
 Expiration Date:

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APPLICATION FOR Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Kate Cutler & Ethan Bauman	
PROPERTY OWNER'S ADDRESS: 3780 23rd Street San Francisco, CA 94114	TELEPHONE: (415) 235-8736 EMAIL: kate@mybkr.com; ethan@schireson.com

APPLICANT'S NAME: David Armour, Armour+Vokic Architecture Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 3350 Steiner Street San Francisco, CA 94123	TELEPHONE: (415) 440-2880 EMAIL: david@armour-vokic.com

CONTACT FOR PROJECT INFORMATION: David Armour, Armour+Vokic Architecture Same as Above <input checked="" type="checkbox"/>	
ADDRESS: 3350 Steiner Street San Francisco, CA 94123	TELEPHONE: (415) 440-2880 EMAIL: david@armour-vokic.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): David Armour, Armour+Vokic Architecture Same as Above <input checked="" type="checkbox"/>	
ADDRESS: 3350 Steiner Street San Francisco, CA 94123	TELEPHONE: (415) 440-2880 EMAIL: david@armour-vokic.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 174 27th Street, San Francisco, CA	ZIP CODE: 94110
CROSS STREETS: Dolores Street	

ASSESSORS BLOCK/LOT: 6577 / 023	LOT DIMENSIONS: 25'-0"x114'	LOT AREA (SQ. FT.): 2,850	ZONING DISTRICT: RH-2	HEIGHT/BULK DISTRICT: 40-X
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3. Project Type and History

(Please check all that apply) <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: _____	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	BUILDING PERMIT NUMBER(S):	DATE FILED:	
		201312275135	12/27/2013	
		201312275137	12/27/2013	
		DATE OF PROPERTY PURCHASE: (MM/DD/YYYY)		
		07/11/2013		
		ELLIS ACT	YES	NO
		Was the building subject to the Ellis Act within the last decade?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	1	0	1	1
Hotel Rooms	0	0	0	0
Parking Spaces	1	1	1	2
Loading Spaces	0	0	0	0
Number of Buildings	1	0	1	1
Height of Building(s)	24'-6"	0	33'-10"	33'-10"
Number of Stories	2	0	3	3
Bicycle Spaces	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
Residential	1,171	0	2,830	2,830
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	384	0	455	455
Other (Specify Use)	0	0	595 (storage, mech.)	595
TOTAL GSF	1,555	0	3,880	3,880

5. Additional Project Details

UNITS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Units:	1	1	0
Rental Units:	0	0	0
Total Units:	1	1	0
Units subject to Rent Control:	0	0	0
Vacant Units:	0	0	0

BEDROOMS	EXISTING:	PROPOSED:	NET CHANGE:
Owner-occupied Bedrooms:	1	3	2
Rental Bedrooms:	0	0	0
Total Bedrooms:	1	3	2
Bedrooms subject to Rent Control:	0	0	0

6. Unit Specific Information

	UNIT NO.	NO. OF BEDROOMS	GSF	OCCUPANCY	ADDITIONAL CRITERIA (check all that apply)
EXISTING	1	1	1555	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input checked="" type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED	1	3	3880	<input checked="" type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	
EXISTING				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	<input type="checkbox"/> ELLIS ACT <input type="checkbox"/> VACANT <input type="checkbox"/> RENT CONTROL
PROPOSED				<input type="checkbox"/> OWNER OCCUPIED <input type="checkbox"/> RENTAL	

7. Other Information

Please describe any additional project features that were not included in the above tables:
(Attach a separate sheet if more space is needed)

Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The project site is residential. It is not zoned for retail use.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposal does not retain existing housing. The existing housing is not considered either an "affordable dwelling unit" or "relatively affordable and financially accessible". The proposed building was designed to be compatible with the neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The existing dwelling is not considered either an "affordable dwelling unit" or "relatively affordable and financially accessible".

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

There is no MUNI service on the block. The closest MUNI service is on Church Street.

Please respond to each policy; if it's not applicable explain why:

5. 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 proposal is entirely residential so it would have no effect on the City's industrial or service sectors.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposal is designed to conform with the building code in effect on the date of the permit application in order to protect against loss of life in the event of an earthquake.

7. That landmarks and historic buildings be preserved; and

The existing building was determined NOT to be a historic resource.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

There are no parks or open space near the subject property.

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Dwelling Unit Demolition

(SUPPLEMENTAL INFORMATION)

Pursuant to Planning Code Section 317(d), Residential Demolition not otherwise subject to a Conditional Use Authorization shall be either subject to a Mandatory Discretionary Review hearing or will qualify for administrative approval.

Administrative approval only applies to:

- (1) single-family dwellings in RH-1 and RH-1(D) Districts proposed for Demolition that are not affordable or financially accessible housing (valued by a credible appraisal within the past six months to be greater than 80% of combined land and structure value of single-family homes in San Francisco); **OR**
- (2) residential buildings of two units or fewer that are found to be unsound housing.

Please see the Department's website under Publications for "Loss of Dwelling Units Numerical Values".

The Planning Commission will consider the following criteria in the review of Residential Demolitions. Please fill out answers to the criteria below:

EXISTING VALUE AND SOUNDNESS		YES	NO
1	Is the value of the existing land and structure of the single-family dwelling affordable or financially accessible housing (below the 80% average price of single-family homes in San Francisco, as determined by a credible appraisal within six months)? If no, submittal of a credible appraisal is required with the application.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2	Has the housing been found to be unsound at the 50% threshold (applicable to one- and two-family dwellings)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Is the property free of a history of serious, continuing code violations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Has the housing been maintained in a decent, safe, and sanitary condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Is the property a <i>historical resource</i> under CEQA? If yes, will the removal of the resource have a substantial adverse impact under CEQA? <input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RENTAL PROTECTION		YES	NO
6	Does the Project convert rental housing to other forms of tenure or occupancy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Does the Project remove rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PRIORITY POLICIES		YES	NO
8	Does the Project conserve existing housing to preserve cultural and economic neighborhood diversity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Does the Project conserve neighborhood character to preserve neighborhood cultural and economic diversity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Does the Project protect the relative affordability of existing housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Does the Project increase the number of permanently affordable units as governed by Section 415?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Demolition Application Submittal Checklist

(FOR PLANNING DEPARTMENT USE ONLY)

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials.

APPLICATION MATERIALS	CHECKLIST
Original Application, signed with all blanks completed	<input type="checkbox"/>
Prop. M Findings (General Plan Policy Findings)	<input type="checkbox"/>
Supplemental Information Pages for Demolition	<input type="checkbox"/>
Notification Materials Package: (See Page 4)	<input type="checkbox"/> *
Notification map	<input type="checkbox"/> *
Address labels	<input type="checkbox"/> *
Address list (printed list of all mailing data or copy of labels)	<input type="checkbox"/> *
Affidavit of Notification Materials Preparation	<input type="checkbox"/> *
Set of plans: One set full size AND two reduced size 11"x17"	<input type="checkbox"/>
Site Plan (existing and proposed)	<input type="checkbox"/>
Floor Plans (existing and proposed)	<input type="checkbox"/>
Elevations (including adjacent structures)	<input type="checkbox"/>
Current photographs	<input type="checkbox"/>
Historic photographs (if possible)	<input type="checkbox"/>
Check payable to Planning Dept. (see current fee schedule)	<input type="checkbox"/>
Letter of authorization for agent (if applicable)	<input type="checkbox"/>
Pre-Application Materials (if applicable)	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- * Required upon request upon hearing scheduling.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
174 27th St		6577/023	
Case No.	Permit No.	Plans Dated	
2013.1715E		11/15/13	
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demo existing structure and replace new single family home			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<input type="checkbox"/>	Soil Disturbance/Modification: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Monica Pereira <small>DATE: 09/16/2013 10:58:12 AM</small>	
Per GIS database, Hist Pres and Archeo are the only CEQA resources that require additional review.	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
--------------------------	---

<input checked="" type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): <i>PTR form dated 2/13/2014.</i>
-------------------------------------	--

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
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<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
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Comments (optional):

Preservation Planner Signature: *Gretchen Hilliard* 2/18/14

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.
--------------------------	---

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.
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Planner Name: <i>Gretchen Hilliard</i>
Project Approval Action: Select One <i>DR Hearing</i> <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>

Signature or Stamp: <i>Gretchen A. Hilliard</i> 2/18/2014

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.
In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.



SAN FRANCISCO PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		Date of Form Completion	2/13/2014
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PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	174 27th Street	
Block/Lot:	Cross Streets:	
6577/023		
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1715E

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/15/2013
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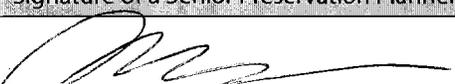
PROJECT ISSUES:	
<input type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	

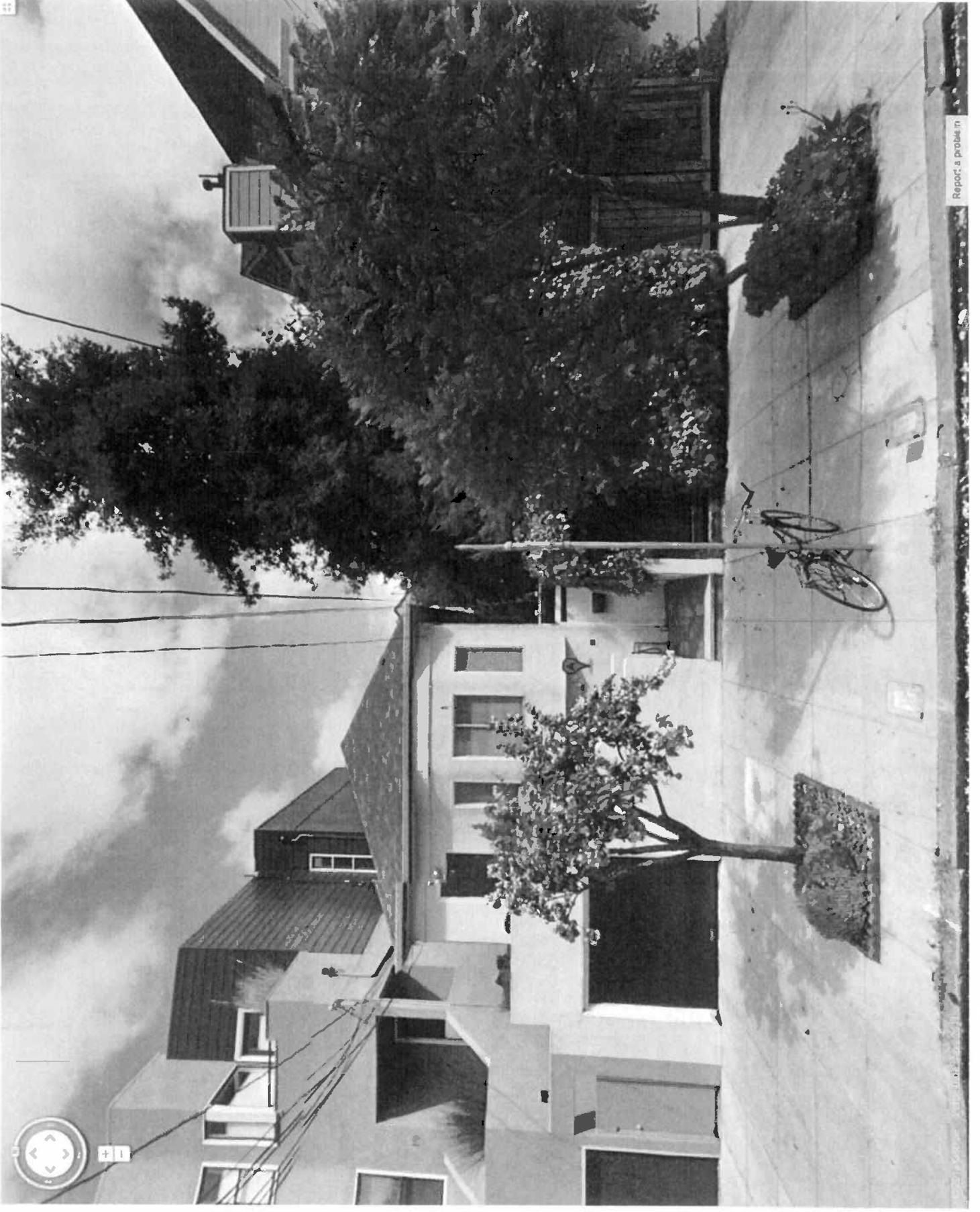
PRESERVATION TEAM REVIEW:				
Historic Resource Present		<input type="radio"/> Yes	<input checked="" type="radio"/> No *	<input type="radio"/> N/A
Individual		Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Period of Significance:	<input type="text"/>	Period of Significance:	<input type="text"/>	
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor		

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Needs More Information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input type="radio"/> No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:
<p>According to the Supplemental Information Form for Historic Resource Determination prepared by Architecture + History, LLC (dated October 2, 2013), the subject property at 174 27th Street contains a one-story over basement, wood frame, single-family residence constructed in 1905 by builder/owner George Robie. The subject building was originally constructed as a Queen Anne or vernacular cottage and extensively altered in 1922 and the 1960s. Documented exterior alterations to the property include: raising the building and adding a garage (1922), stuccoing of the front façade (ca. 1922), rear addition (1960). The front door was replaced and the front windows were replaced with aluminum sash at unknown dates.</p> <p>The subject property has been significantly altered and no longer represents its original appearance as a Queen Anne cottage. The subject building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).</p> <p>The subject property is not located within the boundaries of any known historic districts. The subject building was constructed early in the development of the Noe Valley neighborhood. The subject block contains a range of construction dates and property types and some intact examples of late-19th and early-20th century residences remain. The subject block lacks architectural cohesion and no eligible historic district appears to be present.</p> <p>Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	2/14/14



Report a problem



1001 ←

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DISCRETIONARY REVIEW: 174 27th Street

July 29th, 2014

Dear Commissioners,

Thank you for your consideration of the proposed demolition and new construction at 174 27th Street in Noe Valley. The owners purchased the home uncertain of whether it could reasonably be renovated and expanded or whether demolition was the more sound approach, both structurally and economically, with the goal of creating a long term family home to raise their two young boys. The owners are Kate Cutler and Ethan Bauman, a local couple with neighborhood roots and a desire to make Noe Valley their permanent home.

Kate grew up a few blocks away on 23rd Street in an 1868 Victorian farmhouse where her parents still live. A life-long history with the neighborhood and proximity to family led Kate and Ethan to purchase 174 27th Street in July 2013. They hired my firm to explore making improvements to meet the needs of their family by creating a three bedroom home that sensitively responds to the context of the site and the character of the neighborhood.



The lot is zoned RH-2, which carries with it a 45% rear yard requirement suggesting that adding an additional story would be necessary to meet the owners' needs. Our initial analysis showed that the existing structure is very substandard both functionally and structurally and is not in character with the pattern of structures on the block. The dwelling appears to be composed of a small cottage-like original structure with an un-permitted rear addition that is completely out of character with the rest of the home. The hodge-podge nature of the structure coupled with inadequate foundations is not suited to the addition of another story.

The findings of our analysis led to a conclusion to seek a demolition permit for the existing structure and to erect a new family home in its place. The dwelling has been primarily owner-occupied and was recently appraised at \$1,550,000. A historic resource evaluation was conducted and the dwelling was found NOT to be a historic resource under CEQA. This particular dwelling type would likely qualify for an administrative demolition approval if it was situated on a lot zoned RH-1.



The design is informed by the owner's experience growing up in the neighborhood and the historic home she lived in, as expressed through the use of building forms and materials that reference the prevailing pattern in the neighborhood and San Francisco, without directly mimicking them. The use of classical detailing rather than 19th Victorian creates a tangible historical connection and a dialogue between the



past and the present rather than a verbatim copy of a historical style. The massing reinforces the prevailing block pattern of 3 story homes and responds to the configuration of the adjacent structures.

The internal layout suggests a traditional pattern of spatial organization that has been relaxed to reflect today's lifestyle patterns of a more open, flowing connection between spaces.



The family kitchen opens onto a terraced garden through a drum shaped sunroom, the shape of which references classical building forms while also creating a softened massing that is friendly to the adjacent neighboring dwellings. A shallow dome with a central oculus skylight caps the drum form and adds a fitting bit of punctuation to the design.

The project also seeks a front setback variance due to the unusual location of the neighboring dwelling to the east, located against the rear property line. The result is a front setback on the subject property that is located farther back than the existing subject dwelling and, oddly enough, a setback that is greater than the front setback of the adjacent property with the dwelling located at the rear of its lot.

The proposed building location of 174 27th Street is in line with the dwelling to the west of the subject property, which also shares a similar massing and roof height. The granting of a front setback variance will allow the proposed new dwelling to better reflect the intent of the Residential Design Guidelines, with a design that is in harmony with the block pattern. The proposed front setback is more than 18” deeper than the space fronting the existing structure on the subject property.



No objections to the demolition or variance request have been brought to my attention. Kate and Ethan are thrilled with the prospect of building their own piece of Noe Valley, joining their new home culturally and architecturally to the historic Cutler family home on 23rd Street and the broader character of the neighborhood.

The Planning Department supports the demolition application and proposed replacement home and recommends that the Commission not take DR and approve the project as proposed.

Thank you for your time and consideration.

David Armour
Architect, Principal
David Armour Architecture

We wanted to reach out and provide context on our family as you review our request to turn 174 27th street into a home that reflects our personal history.

Kate, a native San Franciscan first lived 4033 23rd street in Noe Valley, walking to Wind in the Willows preschool along with her two other siblings.

In 1983 at age 10 she moved 3 blocks away to 3780 23rd street, which is the historic Victorian farm house from 1868 pictured below:



She grew up with a constant reminder of the historical significance of her home, a picture of it from the side, as a working farm, hung in the hallway passed down from owner to owner. You didn't live in 3780 as much as took care of it for whoever the next people were going to be.



The walls of 3780 were covered in Bradbury replicas of William Morris Victorian Wall paper and period light fixtures. Hopefully you'll see shadows of this house and our respect for the architectural heritage of Noe valley in our plans.

Though we'd also like our home to reflect the ethnic and cultural diversity of the city. Kate's parents are locals who have been plugged into the city since the late 60s. They hung out with activists they met at Castro Camera as well as dead heads and dancers. They thought it was important their children were exposed to the zeitgeist of SF and found ways to weave the spirit of San Francisco into their home. The house at 3780, as well as the comingling of architecture, culture, and history of Noe Valley, greatly influenced Kate. She has always wanted to live in a house that celebrates the cultural richness of her childhood and the architectural uniqueness of San Francisco.

Today, Kate is the co-founder of BKR, which is comprised of 8 women who make a sustainable, modern, glass water bottle to try to wean the US off disposable plastic water balls.



Her husband Ethan was not born in San Francisco, but has lived in Noe Valley and the mission for half of his life (about 20 years). Ethan experienced the city from a standpoint of music, food, and entrepreneurship, taking in weekly shows at the Fillmore, Café du Nord, 111 Minna, Warfield, Boom Boom Room, the Independent, Elbo room, Bruno's and other venues across the city. He supported emerging artists and marquee names alike, and dedicated 10 years of his career to working with a series of digital music start-ups that would break the monopoly of corporate radio to better enable lesser known acts to reach more ears.

One of his great pleasures was the SF food scene, and was an early regular of Delfina, when it was a tiny sliver on 18th street, Slanted Door when it was till on Valencia, as well as Tartine before lines wrapped around the corner, though perhaps his favorite food (in the world?!?) are the crispy carnitas tacos at La Taqueria on 25th and mission, the Lomo Saltado at Mi Linda Peru, or a fresh crab yanked from the tanks of Sun Fat on mission. We mention this not to make you hungry (☺), but to say that the preservation of the people, places and community that make all of those institutions possible is incredibly important to both of us.

Ethan wants this house to not only reflect the Victorian styling, but to be a gathering place for neighbors and friends. A place friends and neighbors can come to listen to music and gather to recreate their favorite dishes from the rest of SF – to recreate PPQ's garlic crab, Zuni's brick over chicken, or Saigon Sandwiches Bahn Mi. We won't recreate La Taqueria's carnitas, however. They are simply unachievable.

Kate & Ethan both want it to be a home where their 5 and 2 year old sons can easily pop into the mission to buy some fruit from a veggie stand, walk to their grandma and grandpas, or ride their bikes to the woman's building for a class.

We want them to understand the Latin and Asian influences in the city, and are sending both to Clarendon Japanese immersion to help continue the legacy of multi-culturalism that has fostered the acceptance, the food, the art, and the richness of the city that we love.

We can't imagine leaving San Francisco or raising our children anywhere else. When it came time to buy a home, the market was so competitive that we knew we had to get creative if we wanted to stay. When we found the property at 174 27th street we got excited. It was the perfect spot to build the beautiful San Francisco home we'd always wanted. We chose Armour + Vokic as architects because we felt that they would be able to build a home that acknowledged and celebrated San Francisco's heritage. They have prepared plans for a beautiful Edwardian single family home that reflects the original character and charm of Noe Valley – a house that we believe can be more than a place to live, but a celebration of San Francisco and Noe Valley itself. We would ask that you grant us the ability to remove the structure that presently exists and allow us to build something beautiful; a house that will add to the street, neighborhood and city and be the home for families in the same way the home at 3780 has been for families for over 140 years.

Demolition of the house will not require any tenant evictions, nor will we have tenants after construction – this is the house and the neighborhood our collective childhoods have lead us to, and the house we want our children to grow up in – it is meant not just to be our primary residence, but to be the residence our children grow up in and that we grow old in.

Thanks for your consideration – please don't hesitate to reach out if we can provide more context for this project.



Kate, Ethan, Hudson (5) & Cooper (2)

New Residence - 174 27th Street



DAVID ARMOUR
ARCHITECTURE

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415.440.2880
DavidArmourArchitecture.com

New Construction

174 27th Street
San Francisco, CA 94131



DATE & ISSUANCE

DR Set
July 24, 2014

Cutler Bauman Residence

FILE: _____

JOB #: 1312

DRAWN BY: _____

DO NOT SCALE DRAWINGS

SCALE: _____

Cover Sheet, Index &
Project Information

A0.0

STREET PERSPECTIVE OF PROPOSED DESIGN



SCOPE OF WORK

New 3-story, 3-bedroom single-family residence with garage at the ground level.

PROJECT DIRECTORY

Project Sponsor

Kate Cutler & Ethan Bauman
174 27th Street
San Francisco, CA 94131
415.235.8736

Architect

Armour+Vokic Architecture
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415.440.2880

David Armour, Principal
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Kit Gallup
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kit@armour-vokic.com

BUILDING DATA

Block & Lot No. 6577 - 023
Zoning RH-2
Height & Bulk 40-X
Occupancy R-3, U
Use Single Family Dwelling, Private Garage
(N) Const. Type V-B
(N) No. of Stories 3
(N) Height 38' - 6" (l.o. (N) Monitor)

Effective CODES:

2010 CBC & SF Amendments
2010 CMC & SF Amendments
2010 CPC & SF Amendments
2010 California Electrical Code
& SF Amendments
2010 California Energy Code
& SF Amendments
2010 CFC & SF Amendments
2007 San Francisco Housing Code Amendments

Building to Receive AUTOMATIC SPINKLER SYSTEM
per 2010 CBC Section 903.2.81 Under separate permit

AREA CALCULATIONS

PROPOSED AREAS

Level	(N) U Occupancy Area	(N) R Occupancy Area	Proposed (N) Gross Square Footage
1F Ground Floor/Garage	1,050 sq. ft.	112 sq. ft.	1,162 sq. ft.
2F Second Floor	---	1,360 sq. ft.	1,360 sq. ft.
3F Third Floor	---	1,358 sq. ft.	1,358 sq. ft.
Subtotal (N)	1,050 sq. ft.	2,830 sq. ft.	3,880 sq. ft.

Totals (N)	1,050 sq. ft.	2,830 sq. ft.	3,880sq. ft.
-------------------	----------------------	----------------------	---------------------

NOTE: LOT AREA = 2,850 SF
(114'-0" depth x 25'-0" street width)

VICINITY MAP



CODE REQUIREMENTS

CONTRACTOR NOTES

- The contractor will visit the site and be fully cognizant of all existing conditions prior to submitting any propositions or bids.
- Contractor shall be responsible for the safekeeping of all existing utilities, amenities and site improvements during construction, whether or not shown on drawings or uncovered during work.
- Contractor shall provide positive drainage away from residence.
- The contractor shall at all times, keep the construction site free from accumulation of waste materials or rubbish caused by contractor's operations.
- At the completion of the work, contractor shall clean all surfaces and leave the work "broom clean". All carpets are to be vacuumed clean.
- Trench backfill within public right-of-way shall conform to city or county standards.
- Contractor shall provide for traffic control as required.
- Contractor shall provide and utilize facilities necessary to control dust.
- If any asbestos or known materials containing asbestos are discovered, the contractor will be responsible to coordinate with the owner, as required for the removal of these conditions, prior to the beginning of this project. If the contractor participates in any portion of the removal process in his coordination with the owner, then the contractor will provide the owner with a written statement releasing the owner of any future liability from the contractor, his employees and any subcontractors hired by the contractor related to this work.
- These drawings and specifications do not represent an assessment of the presence or an assessment of the absence of any toxic or hazardous materials on this project site. The owners are solely responsible for such assessment and should be consulted for any questions, therein. The contractor will resolve the applicable regulations and procedures with the owner at the time of discovery.
- All work will be performed in accordance with all applicable codes, laws, ordinances and regulations, which relate to this project, including but not limited to: State of Cal. Administrative Code Title 24, last accepted edition: CBC 2010 or last accepted edition: CEC 2010 or last accepted edition: CPC 2010 or last accepted edition: CMC 2010 or last accepted edition.
- It is the responsibility of the contractor to notify the Architect at once upon discovery of any conflicts or discrepancies between the aforementioned and the drawings and specifications of this project.
- The contractor will coordinate and be responsible for all work by subcontractors and their compliance with all these general conditions. The contractor will identify any conflicts between the work of the affected trades, as directed by these drawings, during the layout of the architect for design conformance before beginning any installation.
- The contractor will field verify all existing and proposed dimensions and conditions. It is the responsibility of the contractor to notify the architect at once upon discovery of any conflicts or discrepancies between the aforementioned and the drawings and specifications. Contractor shall follow dimensions and is not to scale drawings. If dimensions are required but not shown the contractor shall notify the architect.
- Any changes, alternatives or modifications to these drawings and specifications must be approved in writing from the architect and owner, and only proceed when such written approval clearly states the agreed cost or credit of the change, alternative or modification to this project. The intent of these drawings and specifications is to include all items necessary for a complete job. The contractor will provide all materials, labor and expertise necessary to achieve a complete job as shown in these drawings and specifications or not shown, but intended.
- The contractor is fully responsible for construction means, methods, techniques, sequences and procedures for the work shown on these drawings and specifications. It is the contractor's responsibility to enact the aforementioned in compliance with generally accepted standards of practice for the construction industry for the type of work shown on these drawings and specifications.
- The architect reserves the right of review for all materials and products, for which no specific brand name or manufacturer is identified in these drawings and specifications. The contractor shall verify with the architect the need for shop drawings or samples of materials and products, which were not identified, as well as any material, products or equipment substitutions proposed in place of those items identified in these drawings and specifications.
- It is the contractor's responsibility to verify and coordinate all utility type connections, utility company's requirements and include any related costs associated with this responsibility in their proposal or bid. The contractor is responsible for writing letters regarding operative agreements for this project between the contractor and the local fire department, the local water agency, the local natural or propane gas providers, TV provider, the owner's security service provider and any unnamed utility type service provider. The contractor will provide copies of any such agreements to the architect and owner, if required or requested.
- The contractor is fully responsible to enact the appropriate safety precautions required to maintain a safe working environment. The contractor will also indemnify and hold harmless the owner, the architect, their consultants, and their employees from and against any claims for damages, including any injury claims by the contractor, his employees, his subcontractors or anyone he allows on the construction site, which result from the contractor's performance of the work shown on these drawings and specifications.
- The contractor will carry the appropriate workman's compensation and liability insurance as required by the local government agency having jurisdiction for this issue, as well as comply with the generally accepted industry standards of practice for a project of his scope. It will be the responsibility of the contractor to verify with the owner if owner will be required to carry fire insurance or other types of insurance for the duration of the project, and assist the owner in identifying the amount of coverage required.
- Where intended, all new work shall align and be of the same material finish and quality.
- The sealant, caulking and flashing locations shown on these drawings are not intended to cover all conditions requiring these products. It is the responsibility of the Contractor to identify all conditions requiring these products, to review conditions not identified in the drawings with the Owner's Agent for design conformance and to provide and warrant a complete waterproof installation.
- All connectors and fasteners are intended to be concealed, unless otherwise noted. Where such devices cannot be concealed, as intended, notify the Owner's Agent for review of design conformance.

GENERAL NOTES

- Comply with all codes, laws, ordinances, rules, and regulations of public authorities governing the work.
- Obtain and pay for permits and inspections required by public authorities governing the work.
- Review documents, verify dimensions and field conditions and confirm that work is buildable as shown. Report any conflicts or omissions to the architect for clarification prior to performing any work in question. Submit requests for substitutions, revisions, or changes to architect for review prior to purchase, fabrication or installation.
- Coordinate work with the owner, including scheduling time and locations for deliveries, building access, use of building services and facilities, and use of elevators. Minimize disturbance of building functions and occupants.
- Owner will provide work noted "by others" or "NIC" under separate contract. Include schedule requirements in construction progress schedule and coordinate to assure orderly sequence of installation.
- Coordinate telecommunications, data and security system installations.
- Maintain exits, exit lighting, fire protective devices, and alarms in conformance with codes and ordinances.
- Protect area of work and adjacent areas from damage.
- Maintain work areas secure and lockable during construction. Coordinate with tenant and landlord to ensure security.
- Do not scale drawings. Written dimensions govern. In case of conflict, consult the architect.
- Maintain dimensions marked "clear". Allow for thickness of finishes.
- Coordinate and provide backing for millwork and items attached or mounted to walls or ceilings.
- Where existing access panels conflict with construction, relocate panels to align with and fit within new construction.
- Undercut doors to clear top of floor finishes by 1/4 inch, unless otherwise noted.
- If the Contractor finds fault, disagrees, objects or would like to change the scope of these conditions and his stated responsibilities as outlined in these General Notes, then the Contractor must resolve such changes with the Owner in writing before signing a contract. Failure to do so will constitute an understanding of these General Notes and their acceptance by the Contractor.

ABBREVIATIONS (where not otherwise defined)

℞	PROPERTY LINE	ENCL	Enclosure	O.C.	On Center
⊕	SQUARE FEET	E.P.	Electrical Panel	O.D.	Outside Diameter or Overflow
&	AND	E.O.	Equal		
∠	ANGLE	EQUIP.	Equipment	Drain	
@	AT	EXPO.	Exposed	O.H.	Opposite Hand (Mirror Image)
/	DIAMETER	EXP.	Expansion	OPNG.	Opening
L	PERPENDICULAR	EXT.	Exterior	OPP.	Opposite
#	POUND OR NUMBER	F.D.	Floor Drain		
<	LESS THAN	FDN.	Foundation	PL.	Plate
>	GREATER THAN	FF. (FF)	Finish Face	PLAS.	Plaster
⌄	CENTERLINE	FIN.	Finish	PLWD.	Plywood
		FL.	Floor	PNL.	Panel
		FLASH.FLASHING	Flashing	PT.	Point
		FLOUR.	Flourescent	PR.	Pair
		F.O.	Face of	PTD.	Painted
		F.O.C.	Face of Concrete	PTN.	Partition
		F.O.F.	Face of Finish	P.T.	Pressure Treated
		F.O.S.	Face of Stud		
		FS	Face of Stud	R.	Riser or Radius
		FPRF.	Fireproof	REINF.	Reinforcing
		FRG. (FRG)	Framing	R.D.	Roof Drain
		FT.	Foot/Feet	REQ.	Required
		FTG.	Footing	RESIL.	Resilient
		FURR.	Furring	R.O.	Rough Opening
		FUT.	Future	RDWD.	Redwood
				RWL	Rainwater Leader
APPROX.	Approximate	GA.	Gauge		
ARCH.	Architect	GALV.	Galvanized	S.	South
ASPH.	Asphalt	G.B.	Grab Bar	S.C. (SC)	Solid Core
		GDRL.	Guardrail	SCHED.	Schedule
		GL. (GL)	Grid Line	SH.	Shelf
		GLS.	Glass	SHR.	Shower
		GFCI	Ground Fault	SHT.	Sheet
			Circuit Interrupt	SIM.	Similar
		GND.	Ground	SPEC.	Specification
		GR.	Grade	SO.	Square
		GYP.	Gypsum	S.S.	Stainless Steel
		GWB	Gypsum Wall-board	S.S.D.	See Structural Drawings
		G.I.	Galvanized Iron	STD.	Standard
				STL.	Steel
		H.B.	Hose Bib	STOR.	Storage
		H.C. (HC)	Hollow Core	STRL.	Structural
		HDWD.	Hardwood	S.V.	Sheet Vinyl
		HDWR.	Hardware	SYM.	Symmetrical
		HDRL.	Handrail		
		H.M. (HM)	Hollow Metal	T.	Tread
		HORIZ.	Horizontal	T.B.	Towel Bar
		H.P.	High Point	TEL.	Telephone
		HR.	Hour	TEMP.	Tempered
		HT.	Height	T&G	Tounge & Groove
				TH.	Threshold
		I.D.	Inside Diameter	THK.	Thick
		INFO.	Information	T.O.	Top of
		INSUL.	Insulation	T.O.W.	Top of Wall
		INT.	Interior	T.P.D.	Toilet Paper Dispenser
		JT.	Joint	T.V.	Television
				T.S.	Tube Steel
		KIT.	Kitchen	TYP.	Typical
		LAM.	Laminate	UNF.	Unfinished
		LAV.	Lavatory	U.O.N.	Unless Otherwise Noted
		L.P.	Low Point		
		LT.	Light		
				VEN.	Veneer
		MAX.	Maximum	VERT.	Vertical
		M.C.	Medicine Cabinet	VEST.	Vestibule
		MECH.	Mechanical	V.T.	Vinyl Tile
		MEMB.	Membrane	V.I.F.	Verify in Field
		MET.	Metal		
		MFR.	Manufacturer	W.	West
		MNFR.	Manufacturer	W/	With
		MIN.	Minimum	WD. (WD)	Wood
		MISC.	Miscellaneous	W.O.	Where Occurs
		MUL.	Mullion	W/O	Without
		(N)	New	WP.	Waterproofing
		N	North	WR.	Water Resistant
		N.I.C.	Not in Contract	WT.	Weight
		NOM.	Nominal		
		N.T.S.	Not to Scale		

SYMBOL LEGEND

	EXISTING EXTERIOR or INTERIOR WALL (TO REMAIN)
	NEW EXTERIOR or INTERIOR WALL
	1 HOUR RATED WALL EXISTING/NEW
	EXISTING EXTERIOR or INTERIOR WALL TO BE DEMOLISHED
	OVERHEAD LINE

PROJECT NOTES



DAVID ARMOUR
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415.440.2880
DavidArmourArchitecture.com

New Construction

174 27th Street
San Francisco, CA 94131



DATE & ISSUANCE

DR Set
July 24, 2014

Cutler Bauman Residence
FILE:
JOB #: 1312
DRAWN BY:
DO NOT SCALE DRAWINGS
SCALE: 1/4" = 1'-0"

Notes, Legend & Abbreviations

A0.1



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New
Construction

174 27th Street
San Francisco, CA 94131



DATE & ISSUANCE
DR Set
July 24, 2014

Cutler Bauman Residence
FILE:
JOB #: 1312
DRAWN BY:
DO NOT SCALE DRAWINGS
SCALE:

Project Photos

A0.2

ADJACENT PROPERTY 161, 163 & 169 27th Street
ADJACENT PROPERTY 171 & 173 27th Street
ADJACENT PROPERTY 175 27th Street
ADJACENT PROPERTY 179 & 181 27th Street
ADJACENT PROPERTY 191, 193, 195 & 197 27th Street



BLOCK ELEVATION - FACING SIDE OF STREET

ADJACENT PROPERTY 184, 186 & 188 27th Street
ADJACENT PROPERTY 178 27th Street
SUBJECT PROPERTY 174 27th Street
ADJACENT PROPERTY 170 27th Street
ADJACENT PROPERTY 162 & 164 27th Street



BLOCK ELEVATION - SAME SIDE OF STREET

ADJACENT PROPERTY 3771 Cesar Chavez Street
ADJACENT PROPERTY 170 27th Street
SUBJECT PROPERTY 174 27th Street
ADJACENT PROPERTY 178 27th Street



REAR VIEW - SUBJECT & ADJACENT BUILDINGS

ILLUSTRATIONS SHOWN FOR
REFERENCE ONLY



View looking Southeast - Rear Terrace

SCALE:

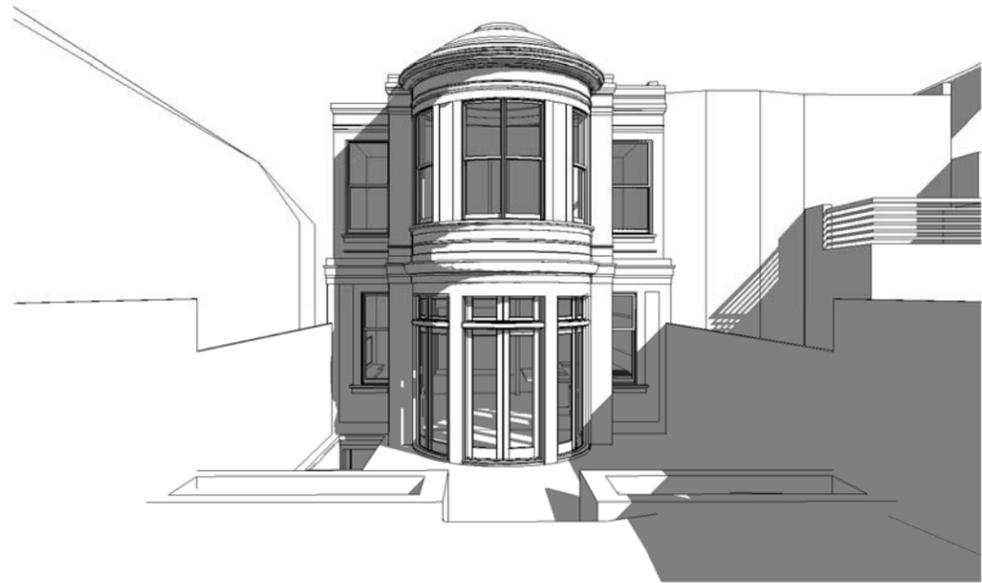
4



View looking Northwest

SCALE:

2



View looking South - Rear Terrace

SCALE:

3



ADJACENT PROPERTY
178 27th Street

SUBJECT PROPERTY
174 27th Street

ADJACENT PROPERTY
170 27th Street

View looking North

SCALE:

1



ARMOUR+VOKIC
ARCHITECTURE

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415.440.2880
www.armour-vokic.com

**New
Construction**

174 27th Street
San Francisco, CA
94131

Date & Issue

DR Set
July 24, 2014

Cutter Bauman Residence

File:

Job #: 1312

Drawn By:

DO NOT SCALE DRAWINGS

Scale:

Project Perspectives

A0.3



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New Construction

174 27th Street
San Francisco, CA 94131



DATE & ISSUANCE

Cutler Bauman Residence

FILE: 1312
JOB #: 1312
DRAWN BY: Author
DO NOT SCALE DRAWINGS
SCALE: 12" = 1'-0"

GreenPoint Req's
Verification & Checklist

A0.4

Green Building: Site Permit Checklist

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name Cutler - Bauman Residence	Block/Lot 6577/023	Address 174 27th Street
Gross Building Area 3,880 Sq Ft	Primary Occupancy R-3	Design Professional/Applicant: Sign & Date
# of Dwelling Units 1	Height to highest occupied floor 22 Ft	Number of occupied floors 3

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management - Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	20
Final number of required points (base number +/- adjustment)	95
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

LEED PROJECTS	New Large Commercial	New Residential Mid-Rise ¹	New Residential High-Rise ¹	Commercial Interior	Commercial Alteration	Residential Alteration
	Type of Project Proposed (Indicate at right)					
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management - 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
15% Energy Reduction Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6)	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	n/r	●	Meet LEED prerequisites		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155		●	n/r	n/r
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	n/r
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	See CBC 1207		●	n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 ³
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³		
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2). (13C.5.106.4)	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction (13C.5.504.3)	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
Resilient flooring systems: For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.6
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	● See CA T24 Part 11 Section 5.714.7
CFCs and Halons: Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management - Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

SHEET NOTES

① NOTE



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New Construction

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DATE & ISSUANCE

DR Set
July 24, 2014

Cutler Bauman Residence

FILE:

JOB #: 1312

DRAWN BY:

DO NOT SCALE DRAWINGS

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

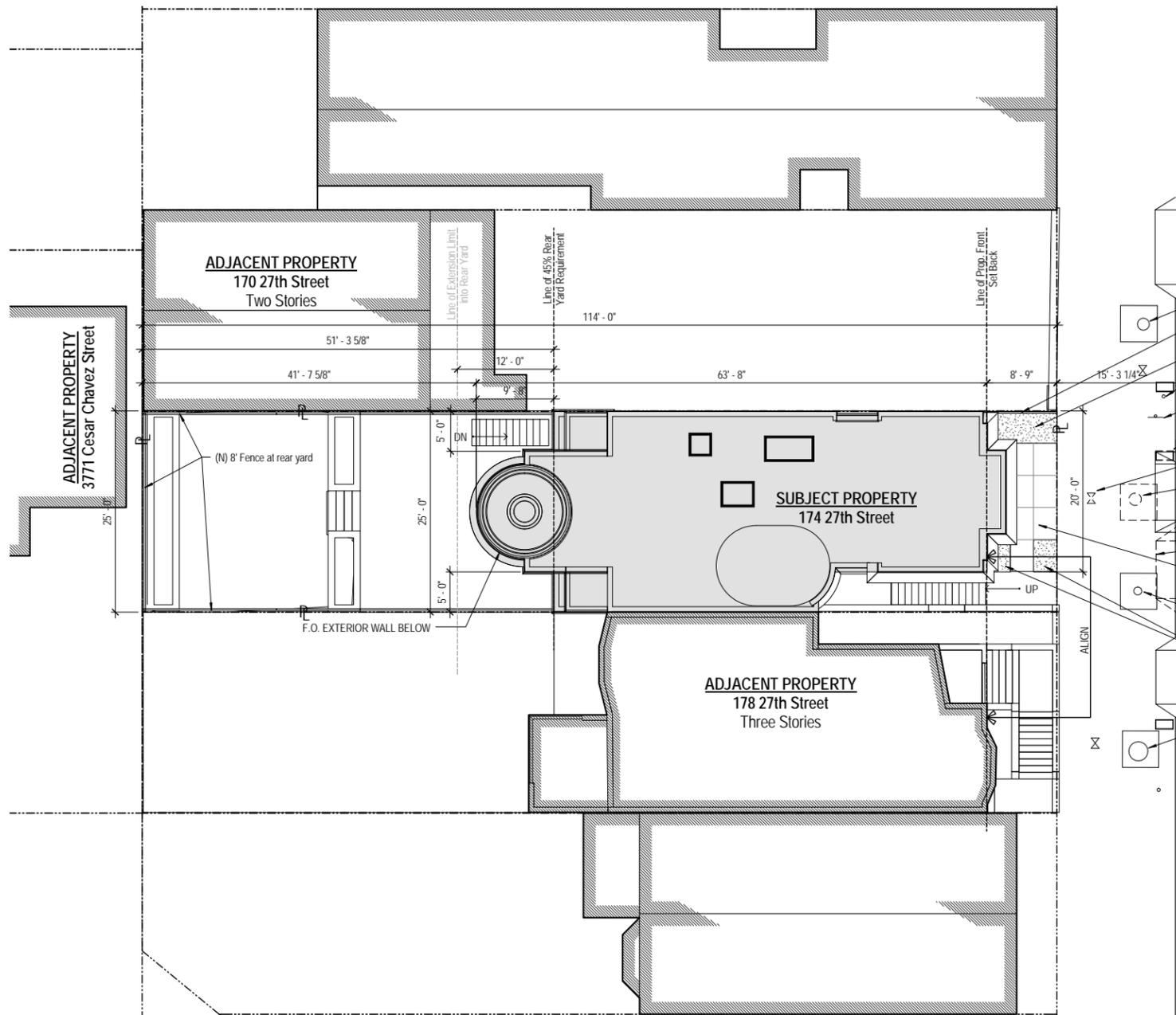


(N) Plot Plan

A1.1

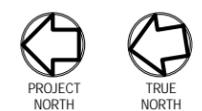
GENERAL NOTES

- (E) Street Tree, 4" D.
- (N) Fence to replace existing, max. 6' high
- (N) Planter Bed
- (E) Sanitary Sewer Cleanout, typ.
- (E) Restricted Parking Sign
- (E) Water Meter, typ. to be relocated
- (E) Gas Valve, typ. to be relocated
- (E) Street Tree, 6" D. to be removed
- (N) Curb Cut, C.L. of bay/garage door
- (E) Curb Cut, to be relocated
- (N) Stone Pavers @drive w/ open joints with greenery
- (N) Street Tree, 24" box C.L. of (N) stairway
- (N) Planter Beds
- (E) Street Tree, 10" D.



Proposed Plot Plan
SCALE: 1/8" = 1'-0"

1



SHEET NOTES

① Note



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GENERAL NOTES

DATE & ISSUANCE

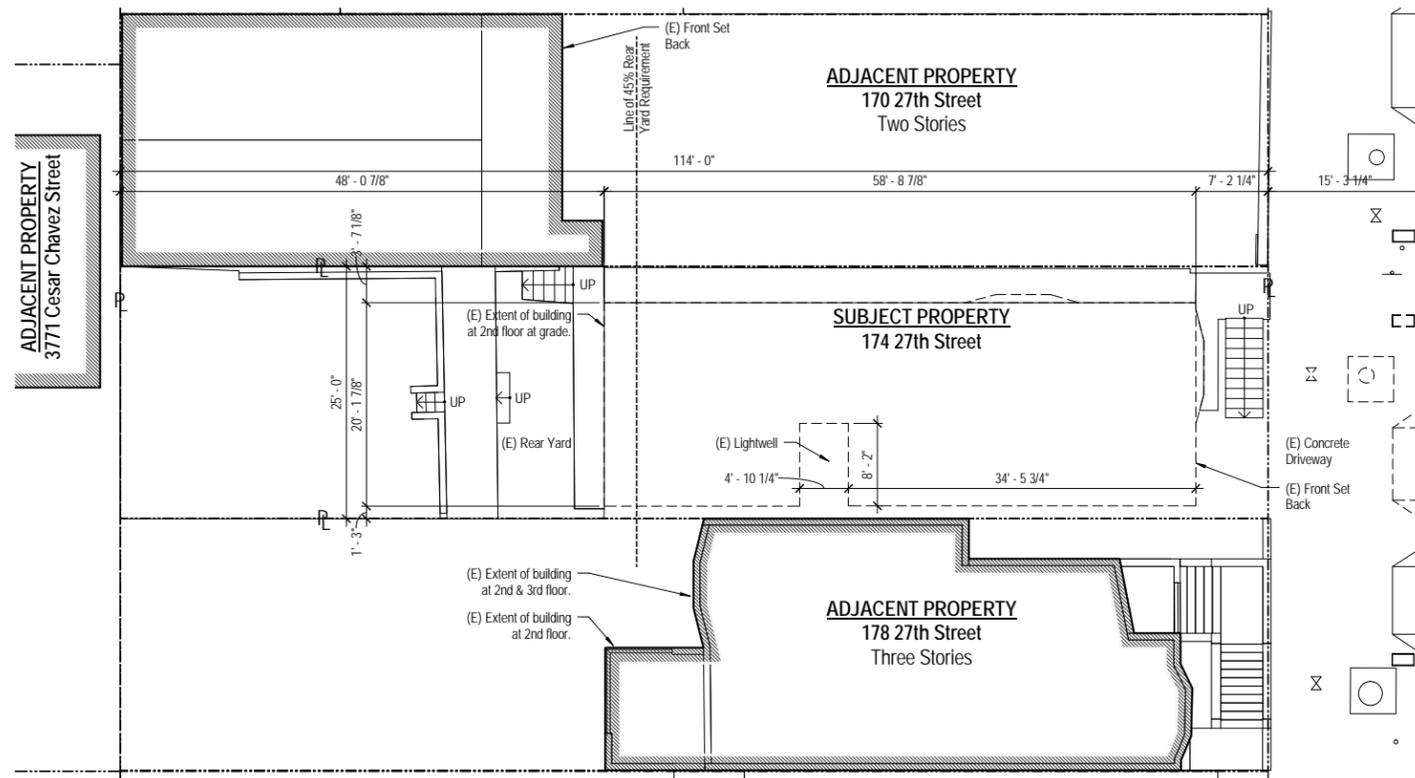
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(E) Plot Plan

A1.2



Existing Plot Plan
SCALE: 1/8" = 1'-0"

1



SHEET NOTES

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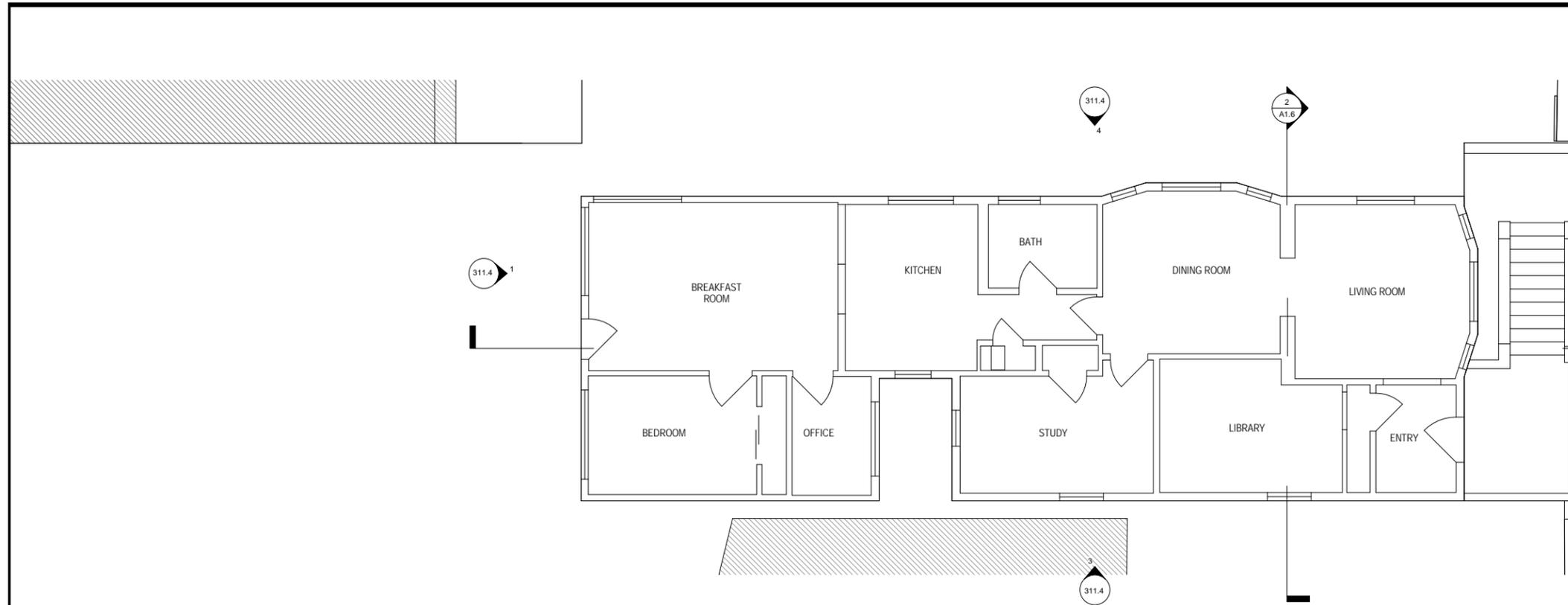
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(Demo) Floor Plans

A1.3

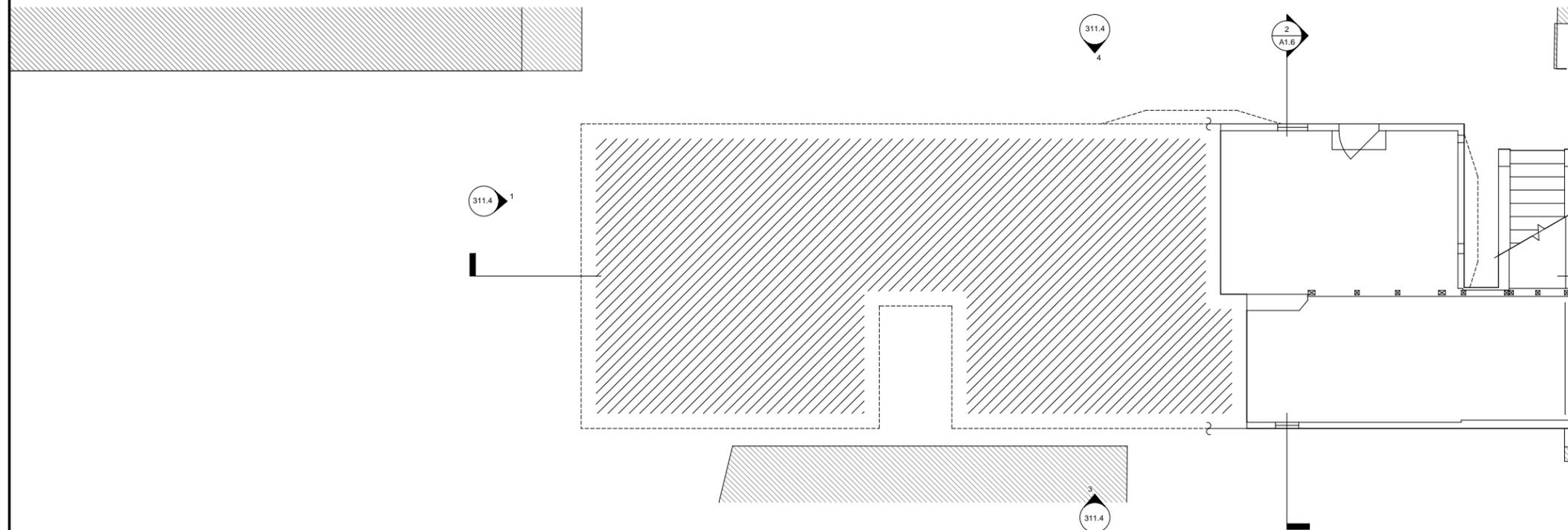


Second Floor Demolition Plan

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

2

GENERAL NOTES

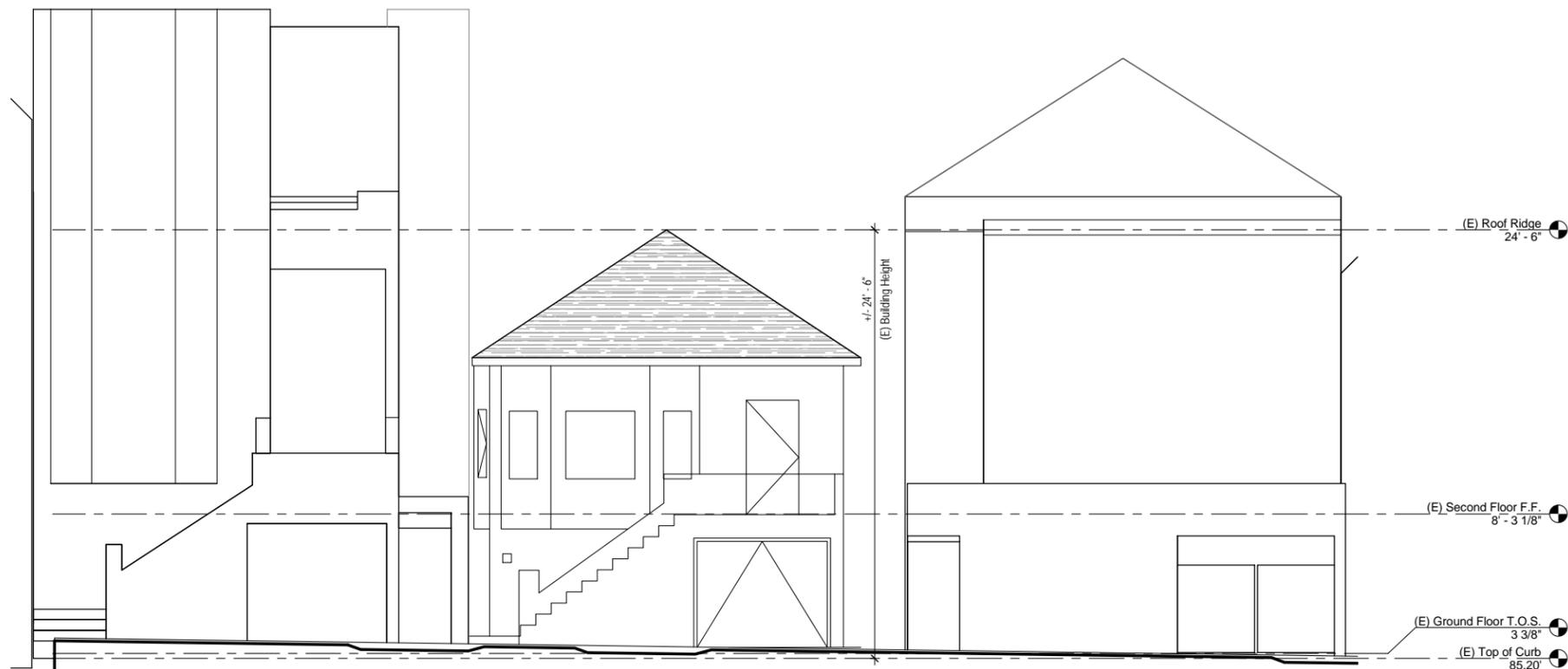


Ground Floor Demolition Plan

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

1





(E) South Elevation

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

2

GENERAL NOTES

SHEET NOTES

1 NOTE



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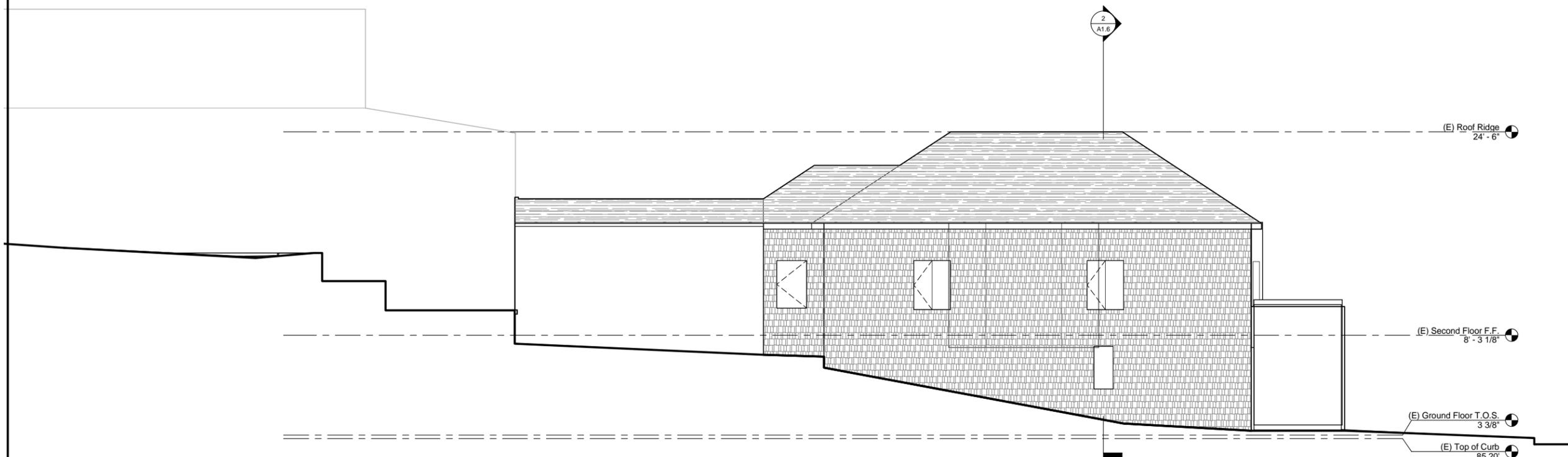
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SCALE: 1/4" = 1'-0"

(Demo) Elevations

A1.4



(E) West Elevation

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

1

SHEET NOTES

① NOTE



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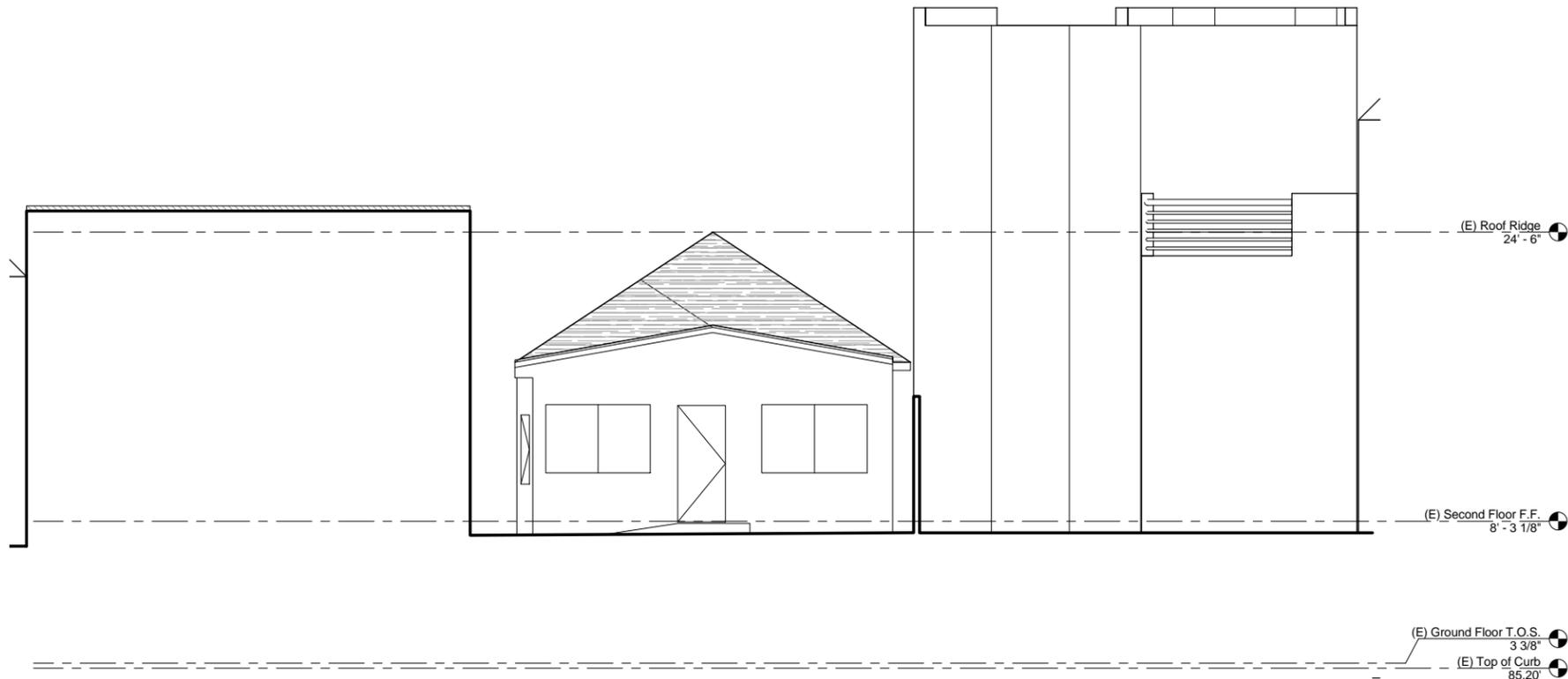
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DRAWN BY: Author
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SCALE: 1/4" = 1'-0"

(Demo) Elevations

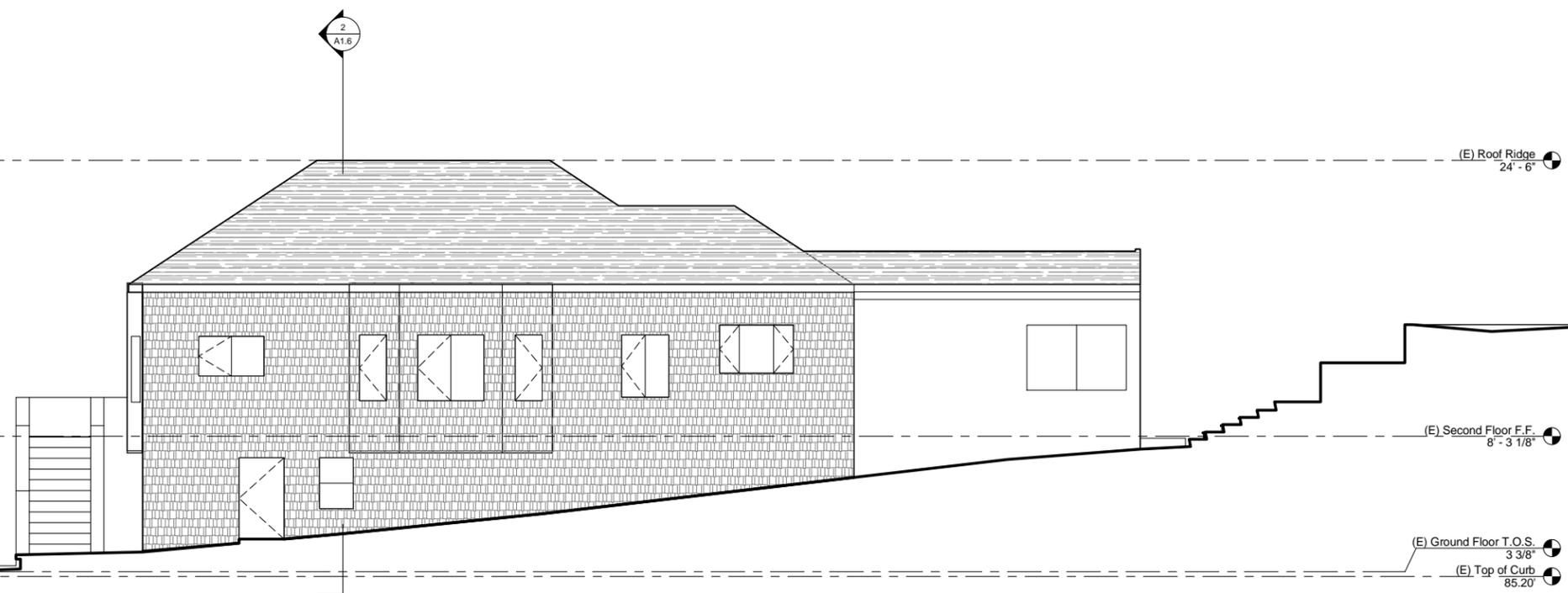
A1.5



(E) North Elevation
SCALE: 1/4" = 1'-0"

2

GENERAL NOTES



(E) East Elevation
SCALE: 1/4" = 1'-0"

1

SHEET NOTES

① NOTE



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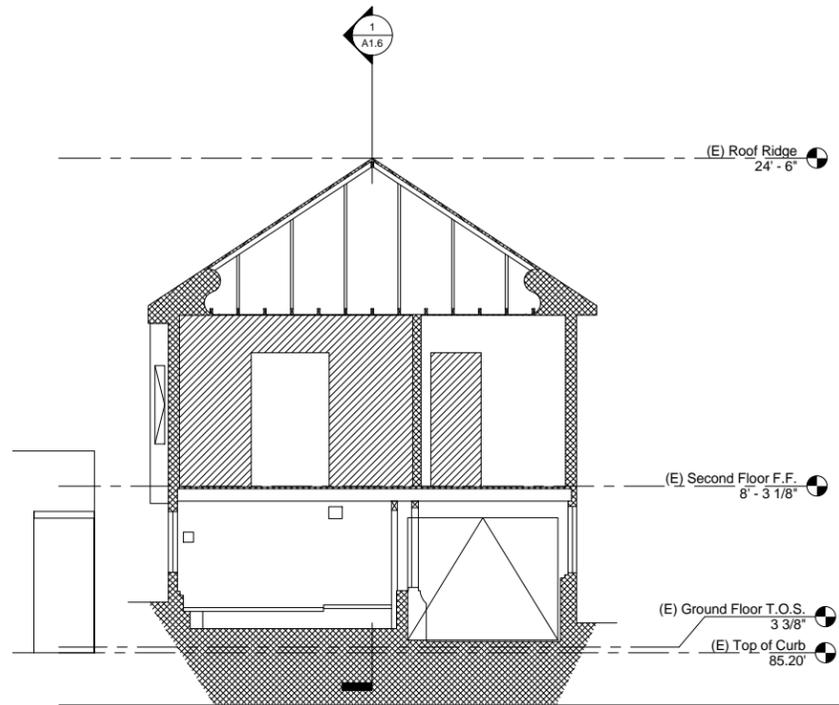
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JOB #: 1312
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SCALE: 1/4" = 1'-0"

(Demo) Sections

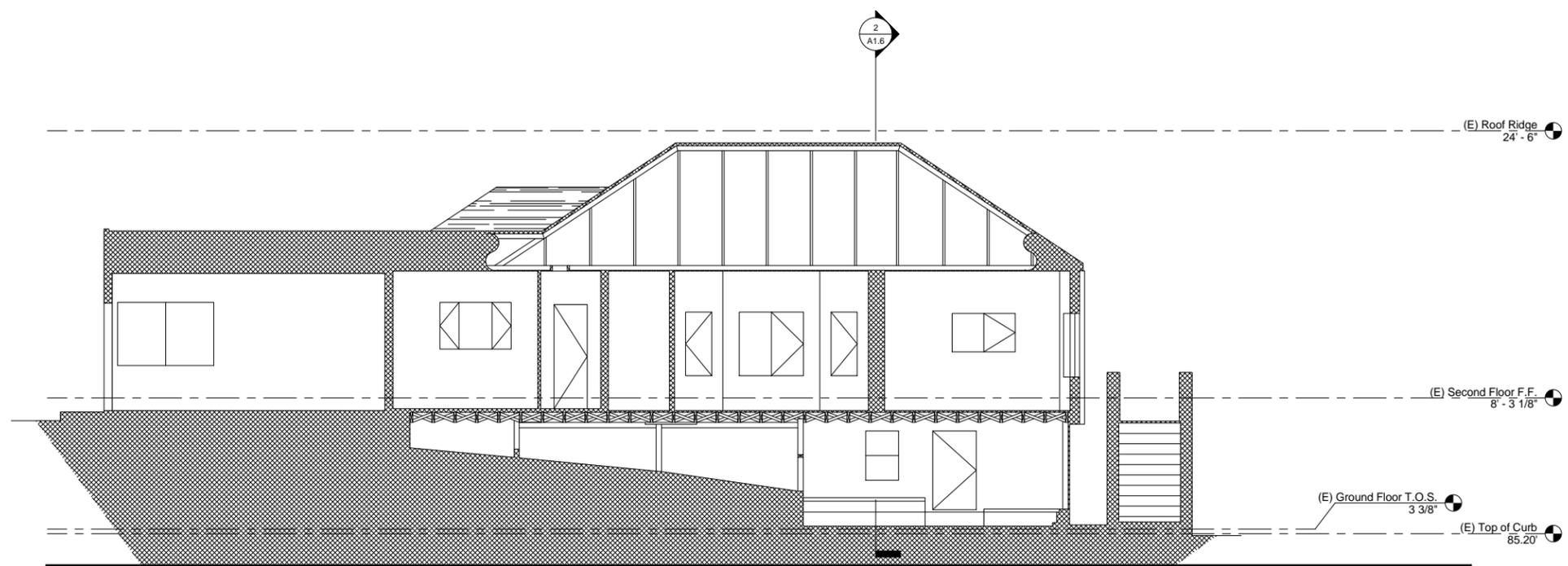
A1.6



(E) Transverse Section
SCALE: 1/4" = 1'-0"

2

GENERAL NOTES



(E) Longitudinal Section
SCALE: 1/4" = 1'-0"

1

SHEET NOTES

① NOTE



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GENERAL NOTES

1. Refer to Construction Notes on A0.1 for dimensioning explanation.

Cutler Bauman Residence

FILE:

JOB #: 1312

DRAWN BY:

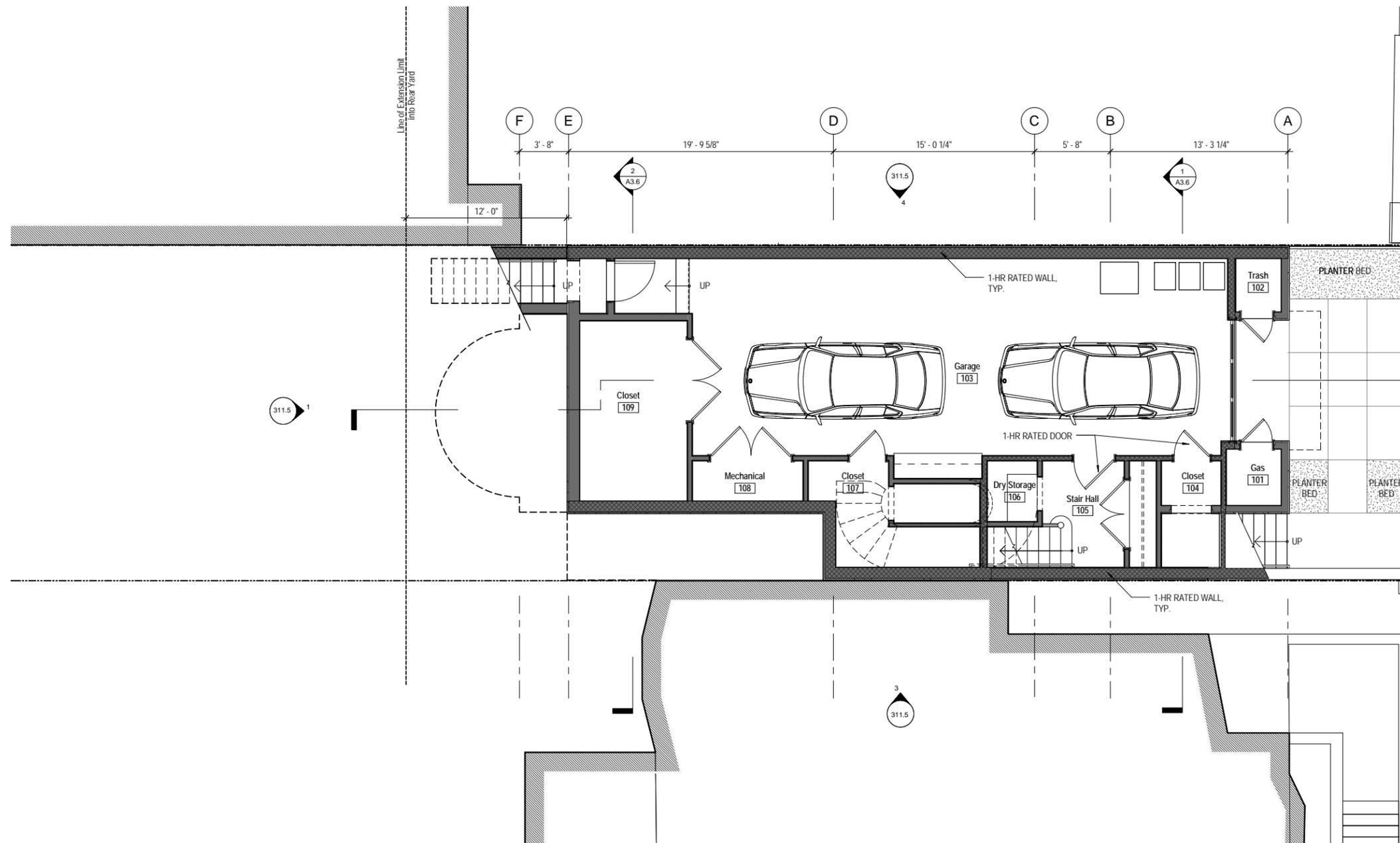
DO NOT SCALE DRAWINGS

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



(N) Ground Floor Construction

A2.1



Ground Floor Construction Plan
SCALE: 1/4" = 1'-0"

1

SHEET NOTES

1 NOTE



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1. Refer to Construction Notes on A0.1 for dimensioning explanation.

Cutler Bauman Residence

FILE:

JOB #: 1312

DRAWN BY:

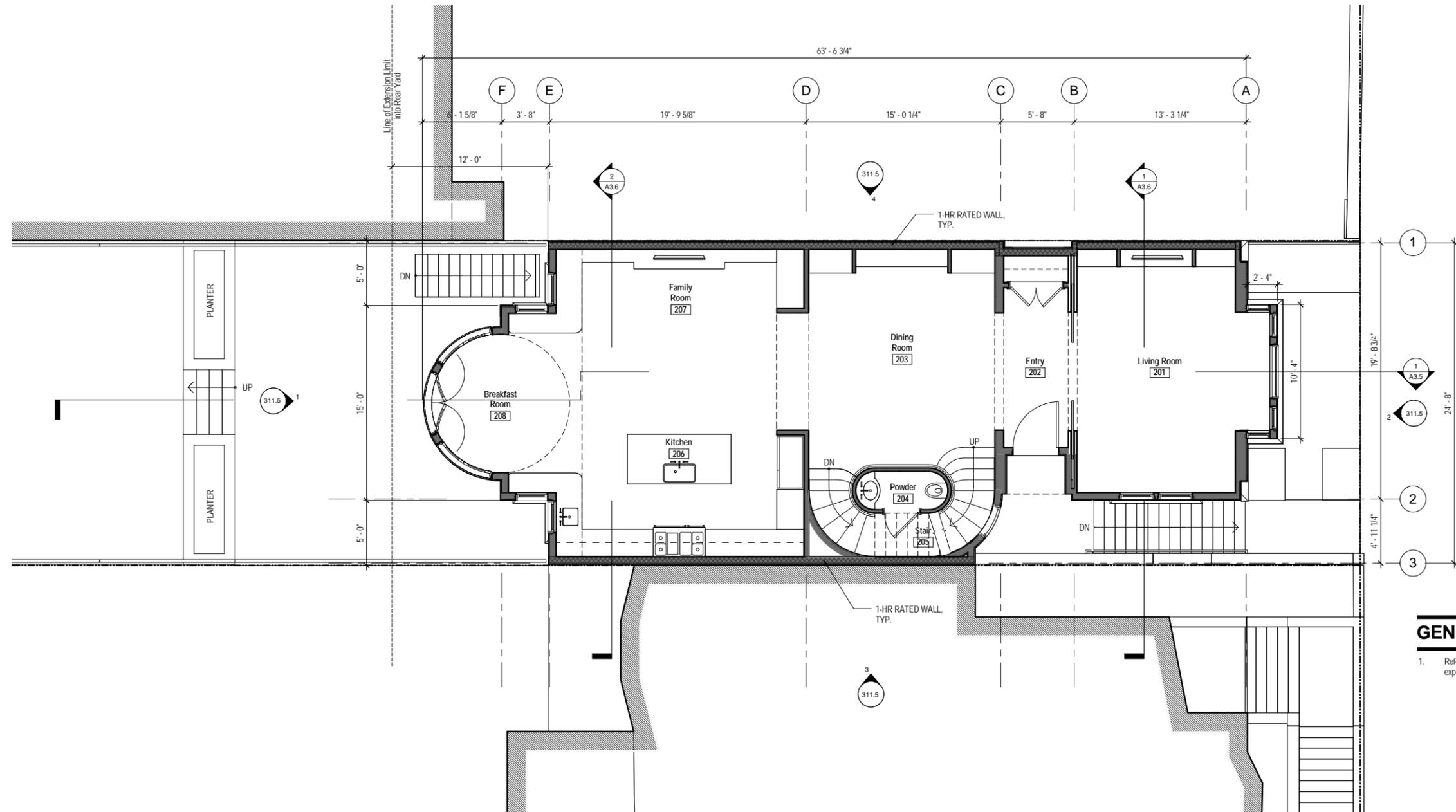
DO NOT SCALE DRAWINGS

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



(N) Second Floor
Construction

A2.2



A2.2-1 Second Floor Construction Plan
SCALE: 1/4" = 1'-0"

1

SHEET NOTES

① NOTE



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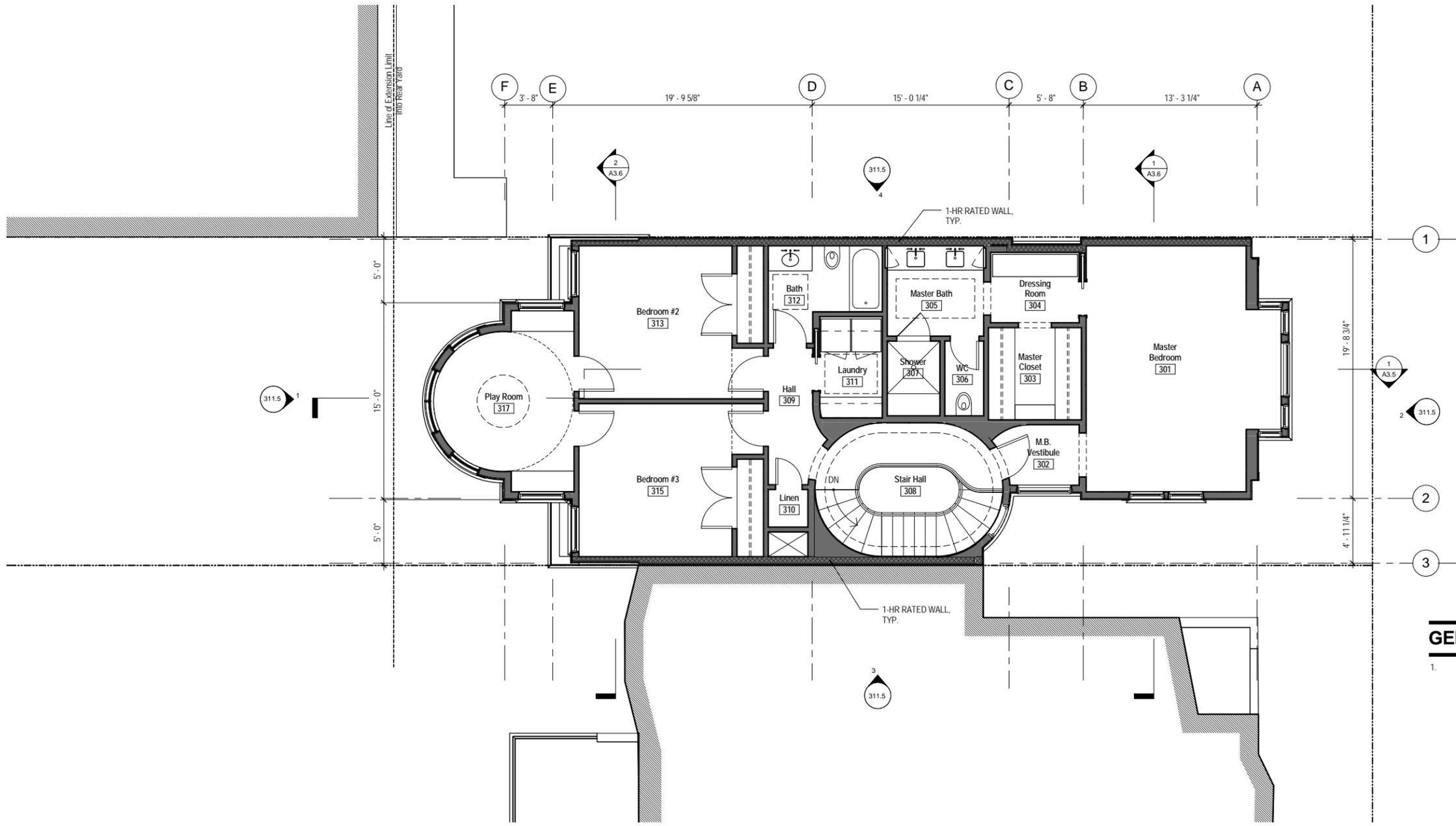
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GENERAL NOTES

1. Refer to Construction Notes on A0.1 for dimensioning explanation.



Second Floor Construction Plan
SCALE: 1/4" = 1'-0"

1



Cutler Bauman Residence
FILE:
JOB #: 1312
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DO NOT SCALE DRAWINGS
SCALE: 1/4" = 1'-0"
0 1 2 4 8

(N) Third Floor Construction

A2.3

SHEET NOTES

1 NOTE



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FILE:

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

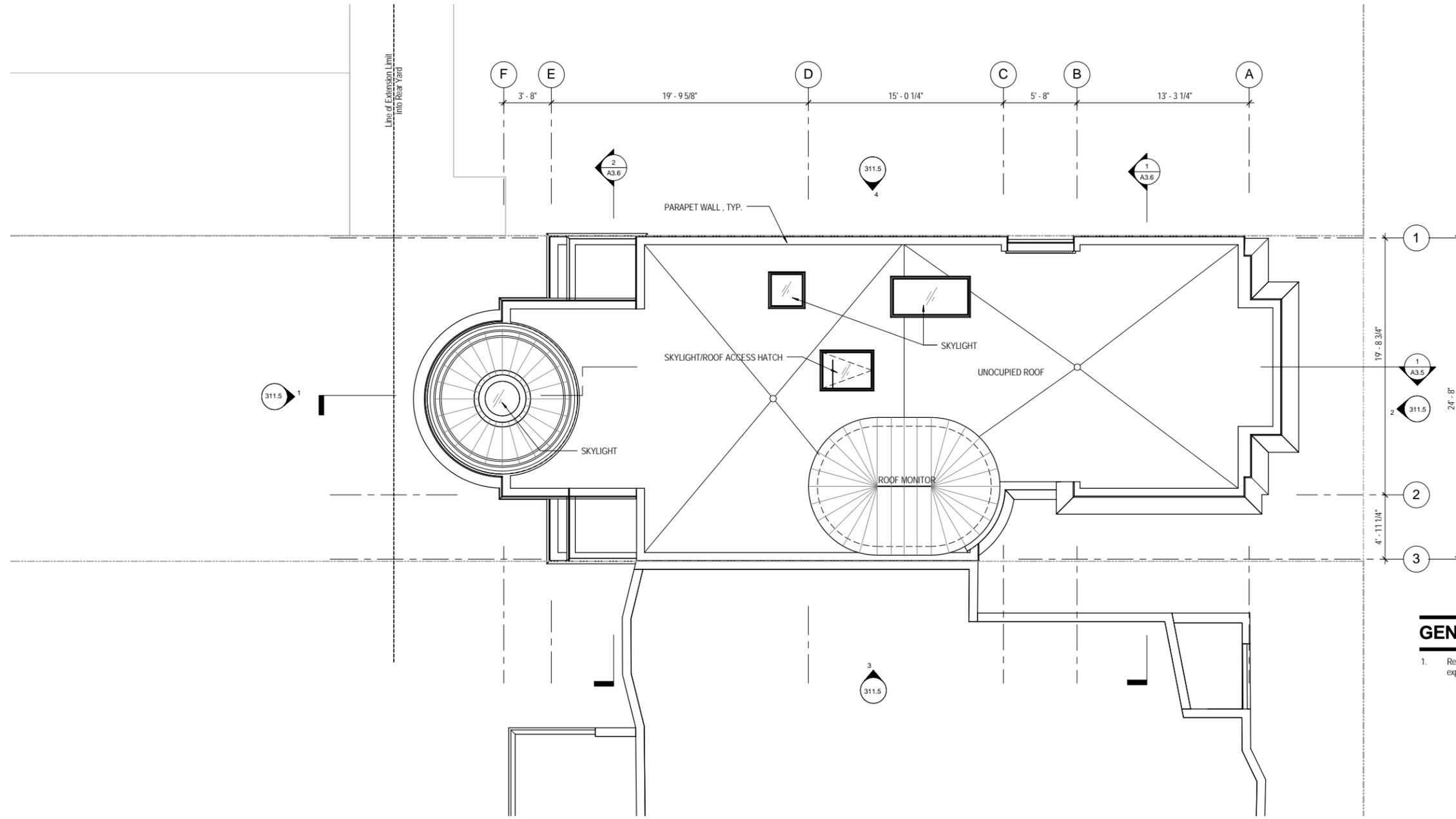


(N) Roof Construction

A2.4

GENERAL NOTES

1. Refer to Construction Notes on A0.1 for dimensioning explanation.



Roof Constuction Plan
SCALE: 1/4" = 1'-0"

1



SHEET NOTES

- ① PAINTED FLUSH SHIPLAP WOOD SIDING
- ② PAINTED HORIZ. WOOD SIDING W/ REVEAL
- ③ PAINTED WOOD WINDOWS
- ④ PAINTED WOOD TRIM
- ⑤ PAINTED WOOD DOOR(S)
- ⑥ PAINTED FIBERCEMENT PANEL
- ⑦ ZINC ROOF
- ⑧ PAINTED WOOD GARAGE DOOR



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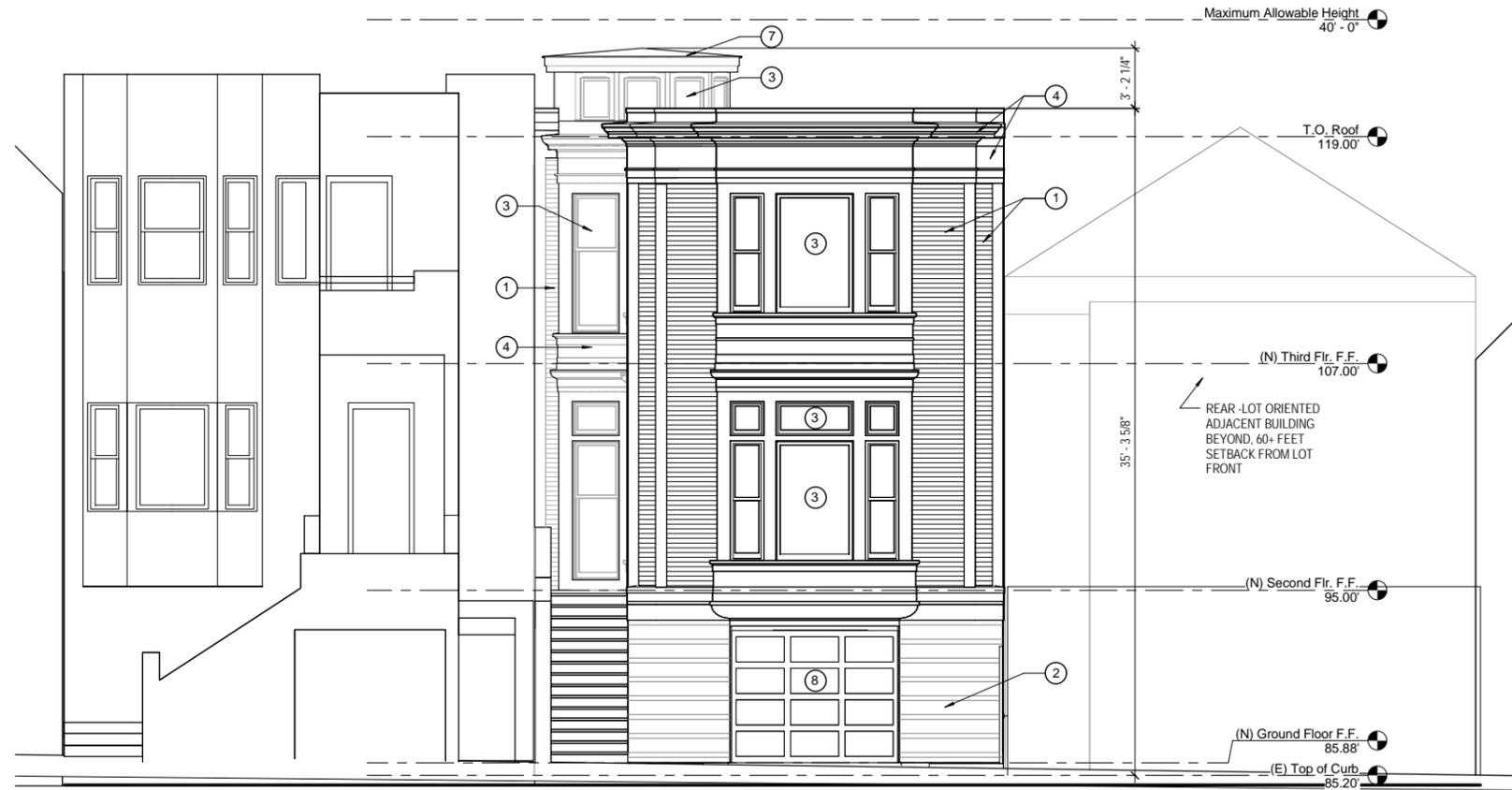
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July 24, 2014

GENERAL NOTES



ADJACENT PROPERTY
178 27th Street

SUBJECT PROPERTY
174 27th Street

ADJACENT PROPERTY
170 27th Street

Proposed South Elevation
SCALE: 1/4" = 1'-0"

1

Cutler Bauman Residence
FILE:
JOB #: 1312
DRAWN BY:
DO NOT SCALE DRAWINGS
SCALE: 1/4" = 1'-0"
0 1 2 4 8

(N) South Elevations

A3.1

SHEET NOTES

- ① PAINTED FLUSH SHIPLAP WOOD SIDING
- ② PAINTED HORIZ. WOOD SIDING W/ REVEAL
- ③ PAINTED WOOD WINDOWS
- ④ PAINTED WOOD TRIM
- ⑤ PAINTED WOOD DOOR(S)
- ⑥ PAINTED FIBERCEMENT PANEL
- ⑦ ZINC ROOF
- ⑧ PAINTED WOOD GARAGE DOOR



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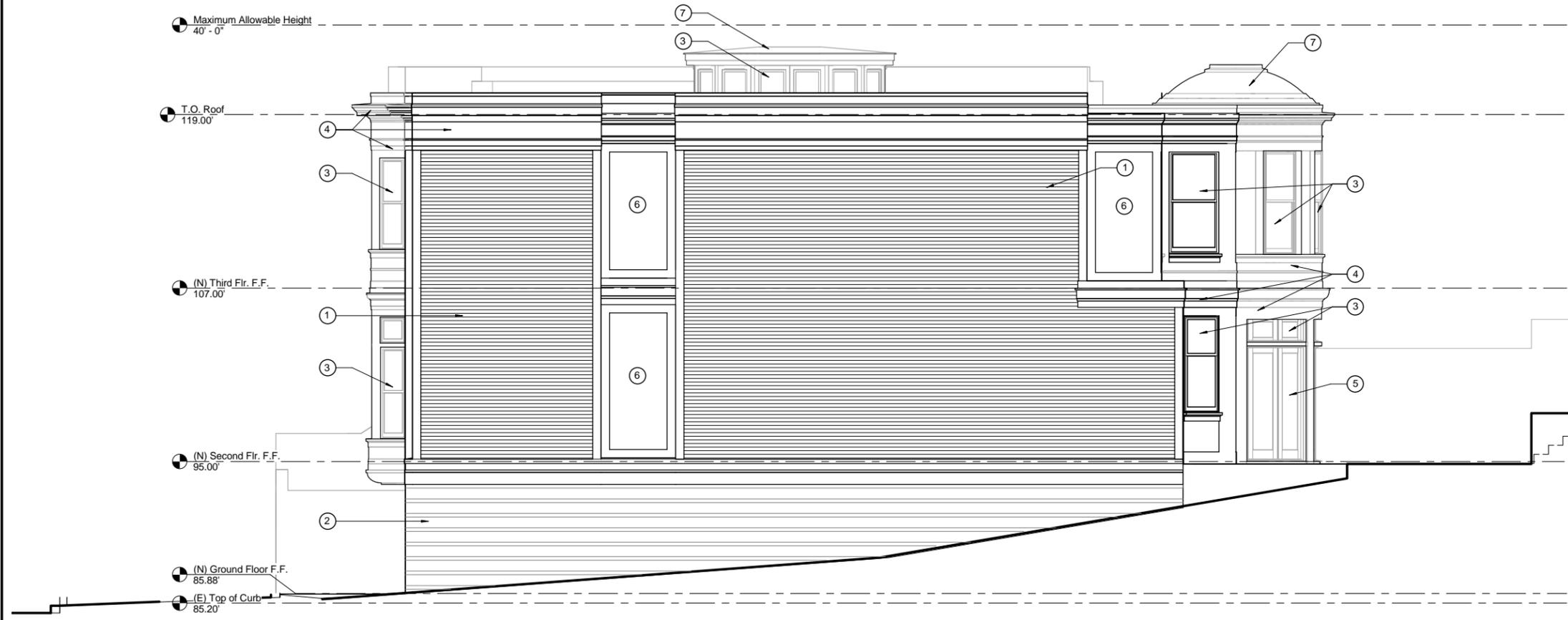
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July 24, 2014

GENERAL NOTES



Proposed East Elevation
SCALE: 1/4" = 1'-0"

1

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FILE:
JOB #: 1312
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DO NOT SCALE DRAWINGS
SCALE: 1/4" = 1'-0"
0 1 2 4 8

(N) East Elevations

A3.2

SHEET NOTES

- ① PAINTED FLUSH SHIPLAP WOOD SIDING
- ② PAINTED HORIZ. WOOD SIDING W/ REVEAL
- ③ PAINTED WOOD WINDOWS
- ④ PAINTED WOOD TRIM
- ⑤ PAINTED WOOD DOOR(S)
- ⑥ PAINTED FIBERCEMENT PANEL
- ⑦ ZINC ROOF
- ⑧ PAINTED WOOD GARAGE DOOR



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GENERAL NOTES

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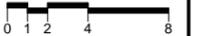
FILE:

JOB #: 1312

DRAWN BY:

DO NOT SCALE DRAWINGS

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



(N) North Elevations

A3.3



Proposed North Elevation
SCALE: 1/4" = 1'-0"

SHEET NOTES

- ① PAINTED FLUSH SHIPLAP WOOD SIDING
- ② PAINTED HORIZ. WOOD SIDING W/ REVEAL
- ③ PAINTED WOOD WINDOWS
- ④ PAINTED WOOD TRIM
- ⑤ PAINTED WOOD DOOR(S)
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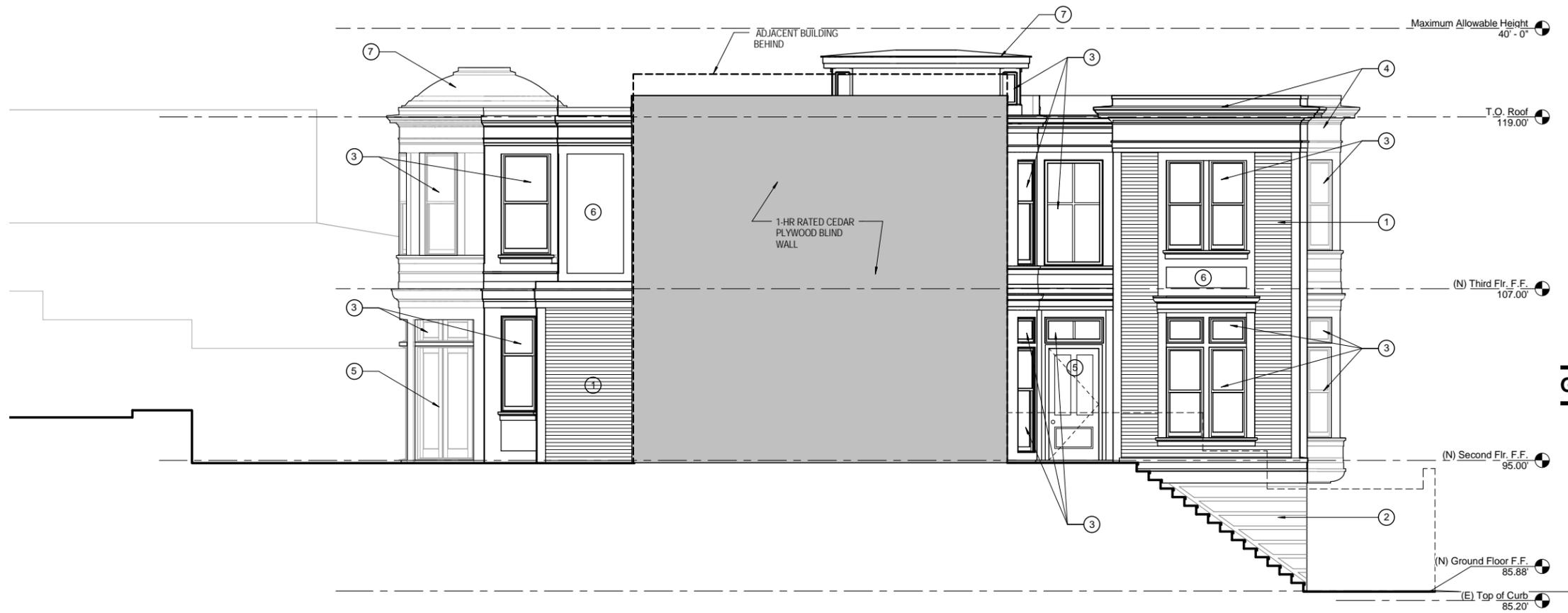
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GENERAL NOTES



Proposed West Elevation
SCALE: 1/4" = 1'-0"

1

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0 1 2 4 8

(N) West Elevations

A3.4

SHEET NOTES

① NOTE



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GENERAL NOTES



Longitudinal Building Section 2
SCALE: 1/4" = 1'-0"

1

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



(N) Longitudinal Building
Section

A3.5

SHEET NOTES

① NOTE



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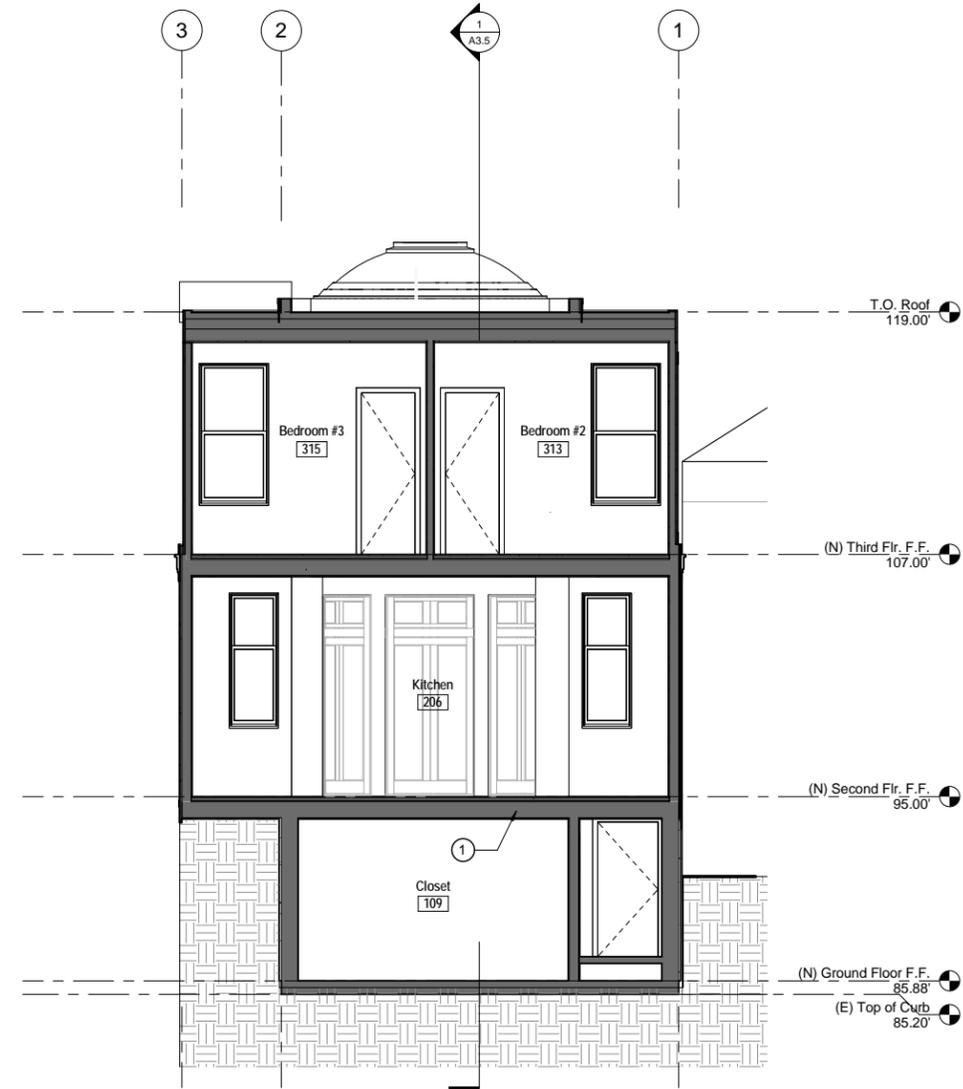
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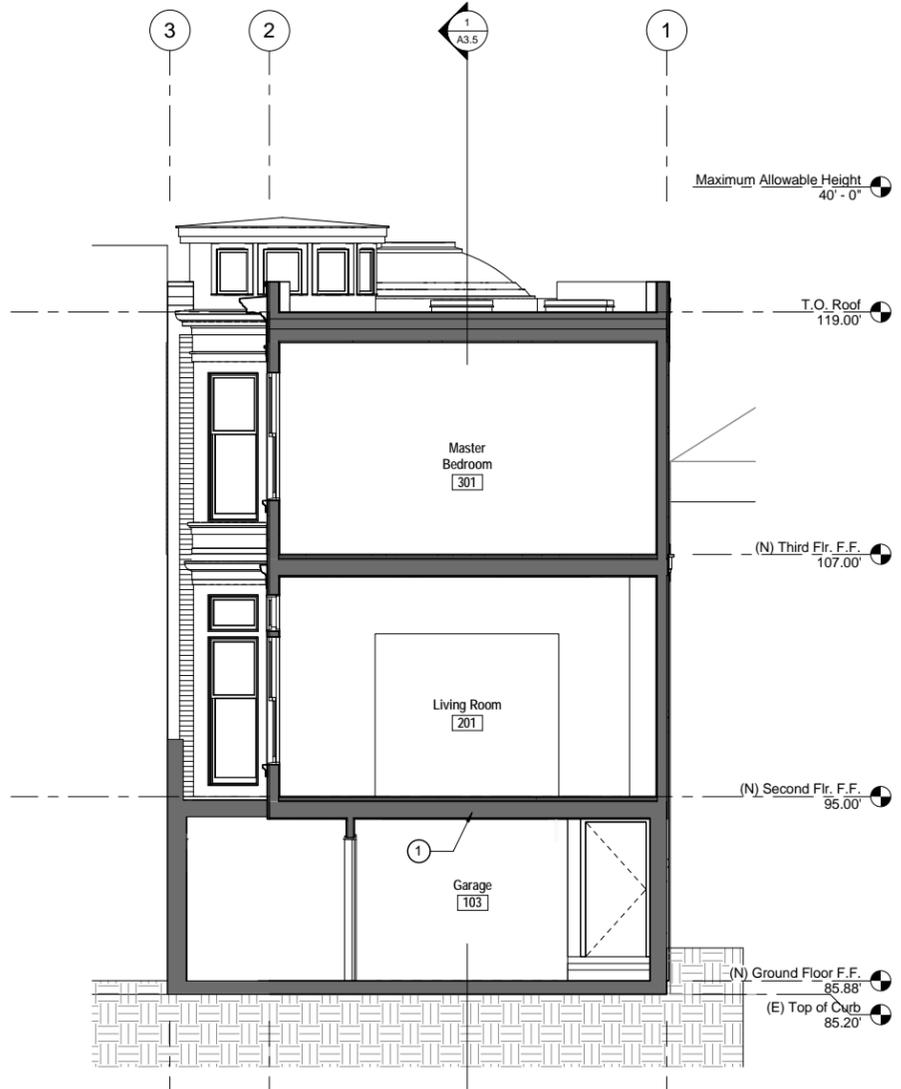
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(N) Transverse Sections

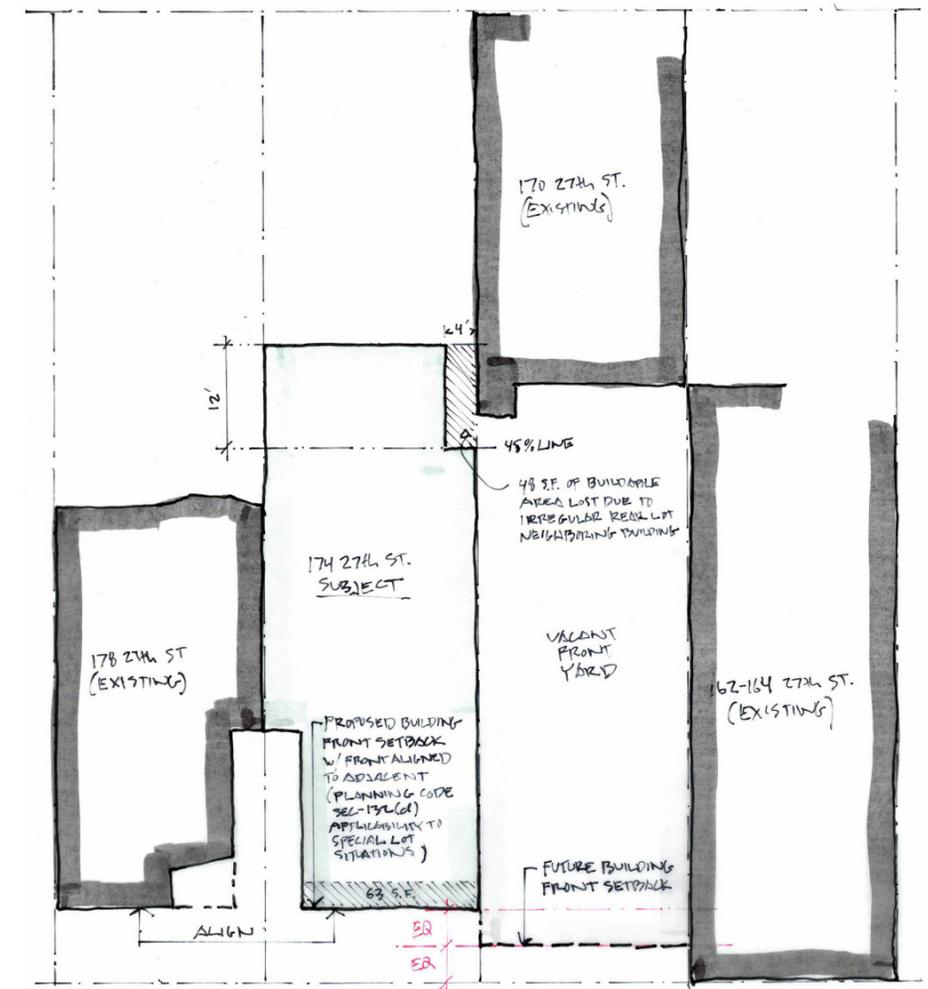
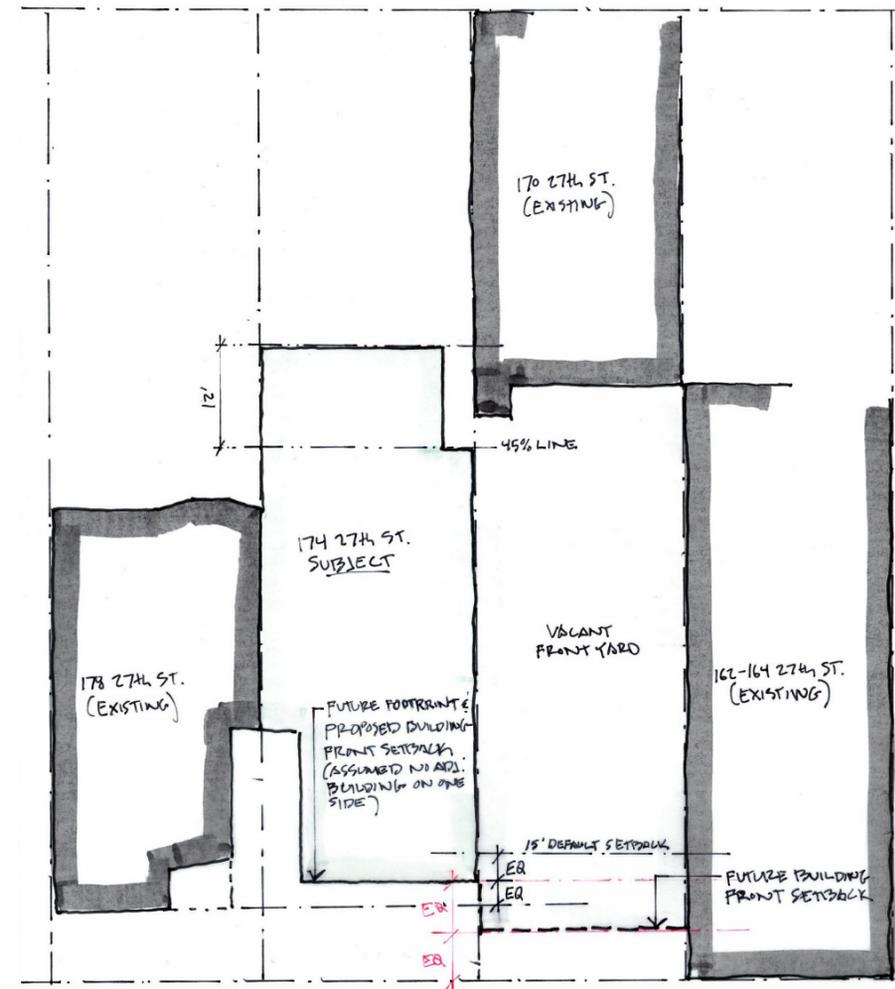
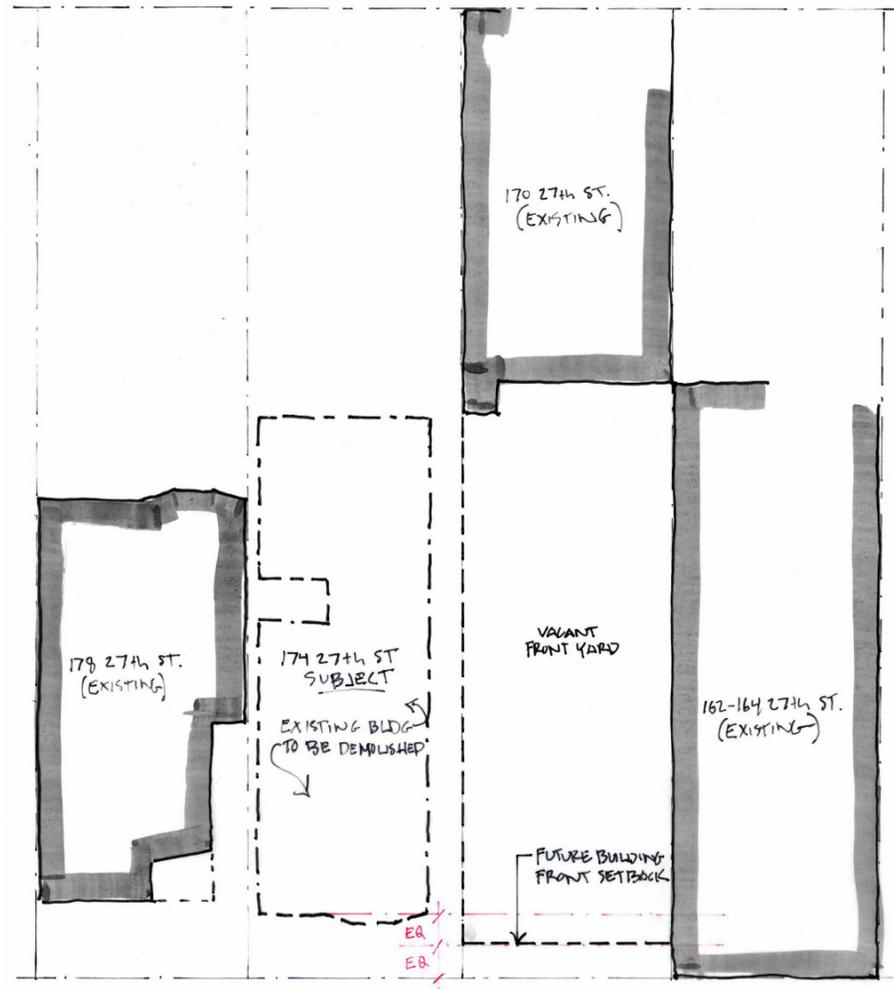
A3.6



Transverse Building Section 2
SCALE: 1/4" = 1'-0" **2**



Transverse Building Section 1
SCALE: 1/4" = 1'-0" **1**



STREET FRONT SETBACK DIAGRAM 1

Diagram 1 illustrates the gradual stepping of the four facades if the vacant front yard adjacent to the subject property is later built out to its maximum setback. This study assumes the existing building on the subject lot remains.

STREET FRONT SETBACK DIAGRAM 2

Diagram 2 illustrates the jagged stepping of the four facades if the vacant front yard adjacent to the subject property is later built out to its maximum setback. This study assumes the proposed new residence on the subject property has a front setback that is the average of the adjacent 178 building front and the fifteen foot default setback on the opposing vacant front yard side. Note that this subject setback creates an "in-between" condition that matches none of its adjacencies.

STREET FRONT SETBACK DIAGRAM 3

Diagram 3 illustrates the gradual stepping of the four facades if the proposed residence front facade is aligned to the adjacent 178 building and the vacant front yard is later built out to its maximum setback. Aligning the front of the proposed residence with its existing neighbor better reinforces the regularity of the front-oriented streetscape in the short-term, and would make for a more gradual stepping in the event the adjacent vacant front yard is later built out to its maximum setback.

The irregular rear-justified neighboring building creates a hardship for the subject property in that the buildable area at the rear is reduced out of necessity to not adjoin its front corner per the design guidelines. Note that the square footage lost in the rear is nearly the same as that gained by the additional three feet afforded by aligning the front to 178. Also, zoning directs new buildings to align with its neighbor in the event the opposing neighbor fronts the other street (Sec. 132-d Applicability to Special Situations) - a similar situation to this.

174 27th Street - Front Setback Studies

Public Comment

April 21, 2014

To Whom It May Concern:

We live directly to the east of 174 27th street. Early in this process, Kate & Ethan introduced themselves and their two children Cooper and Hudson to us and were eager to share their plans to demolish the structure and build a home that honors the Victorian styling of the other homes in the neighborhood.

They also invited our street and the streets around us to review the detailed blue prints of the planned house and provided us with copies of those plans.

We support the demolition of 174 27th and believe the planned house will be a great improvement not just to the structure that is currently there but to the general aesthetic of the street.

We're also excited to have kids the same ages as ours moving in right next door. This is a block loaded with families with small kids and we're always excited to have one more built in play date.

Sincerely,

Adrian Flores and Susan Brim
170 27th St
San Francisco, CA 94110
(650) 380-1885