

# SAN FRANCISCO PLANNING COMMISSION PUBLIC HEARING

December 9, 2021



ARMOUR-CHOREBANIAN RESIDENCE | 136 DELMAR STREET, SAN FRANCISCO



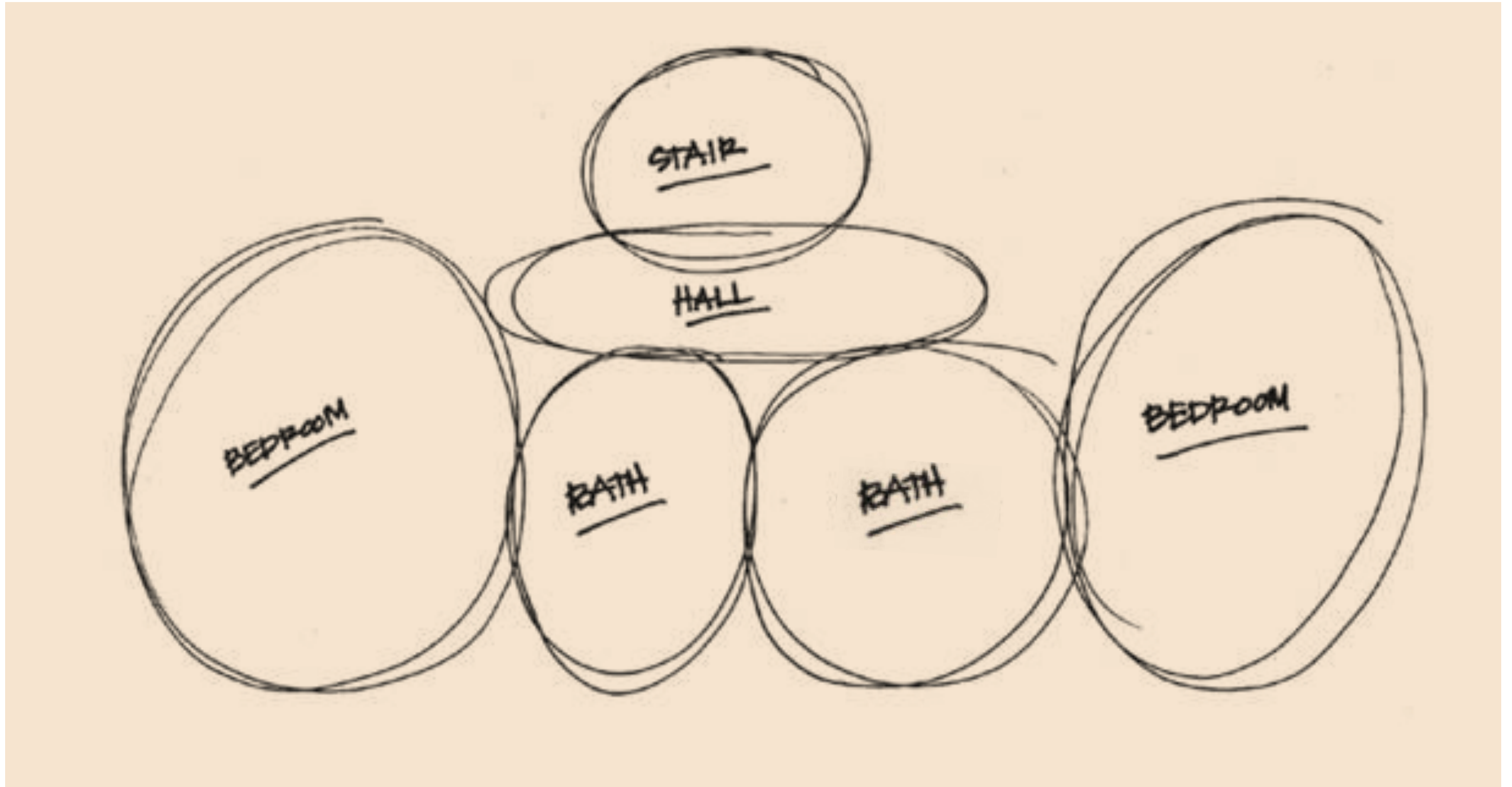
2015



ARMOUR-CHOREBANIAN RESIDENCE  
136 DELMAR STREET



ARMOUR-CHOREBANIAN RESIDENCE | 136 DELMAR STREET





Subject  
Property

ARMOUR-CHOREBANIAN RESIDENCE | 136 DELMAR STREET



ARMOUR-CHOREBANIAN RESIDENCE  
136 DELMAR STREET

PRIMARY MASSING SET 5' FROM NORTH PROPERTY LINE, PROVIDING A SIDE OFFSET IN RECOGNITION OF ADJACENT CATEGORY 'A' HISTORIC RESOURCE AT 130



PATTERN OF  
HOUSES ON  
DELMAR

ARMOUR-CHOREBANIAN RESIDENCE  
136 DELMAR STREET





PATTERN OF  
HOUSES ON  
DELMAR

ARMOUR-CHOREBANIAN RESIDENCE  
136 DELMAR STREET



STEPPED MASSING AND SLOPED ROOFS MODULATE BUILDING SCALE AT FRONT AND REAR FACADES AND OPTIMIZE LIGHT PENETRATION TO MID-BLOCK OPEN SPACE AND ADJACENT PROPERTIES

HEIGHT LIMIT AT ROOF PEAK

5'-0"

21'-2" CLEAR

18'-2" CLEAR

13'-2" CLEAR

10'-6" CLEAR

130 DELMAR

138 DELMAR

PRIMARY MASSING SET 5' FROM NORTH PROPERTY LINE, PROVIDING A SIDE OFFSET IN RECOGNITION OF ADJACENT CATEGORY 'A' HISTORIC RESOURCE AT 130 DELMAR

REAR  
FAÇADE  
LOOKING  
WEST

ARMOUR-CHOREBANIAN RESIDENCE  
136 DELMAR STREET



Rear wall  
set back 5 feet

REAR  
VIEW  
LOOKING  
NORTHWEST

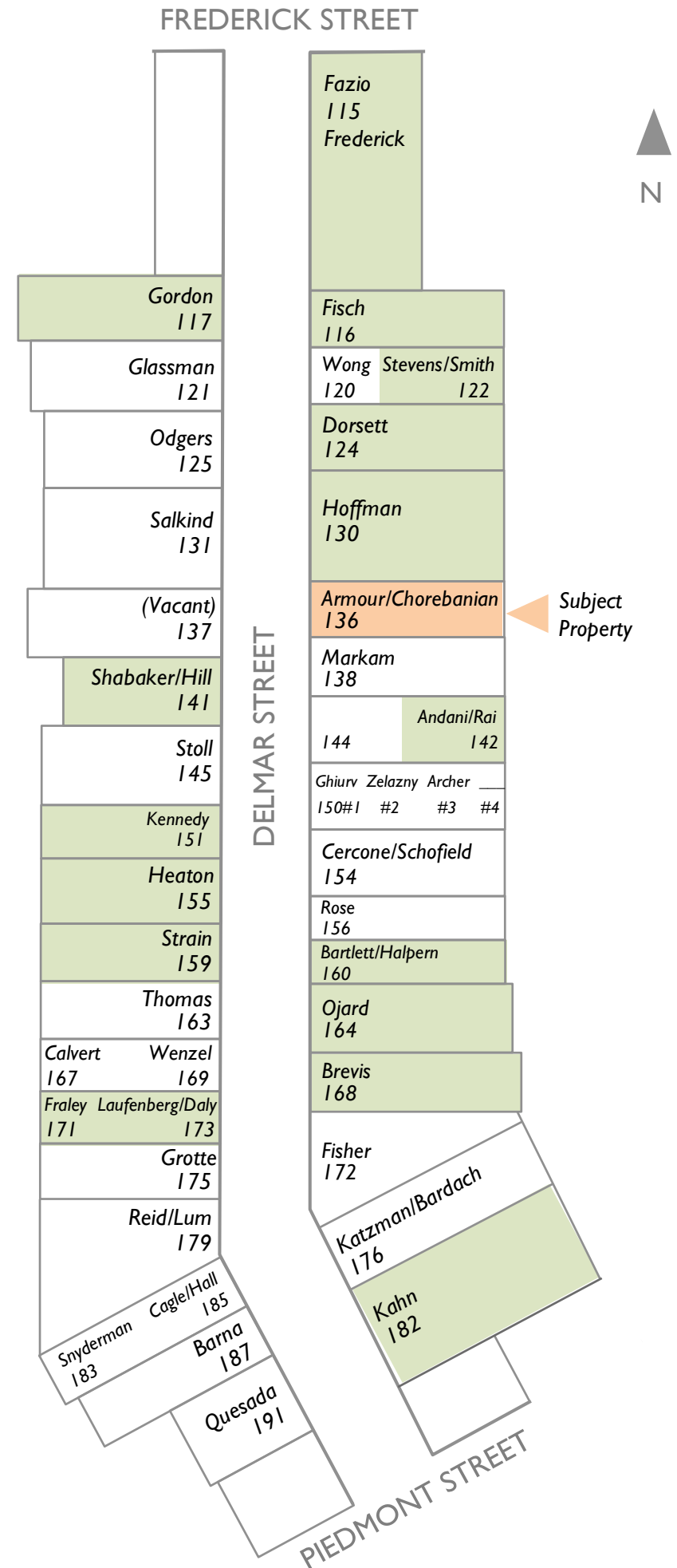


## FINAL DESIGN

- 2,965 square foot, 4-bedroom primary unit
- 669 square foot, 1-bedroom ADU rental unit
- 1-car garage
- Contemporary Shingle-style design bridging past and future

# 136 Delmar Project Supporters

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