



HEARING PRESENTATION - MARCH 4, 2021

PROJECT: 501 CRESCENT AVE, SAN FRANCISCO
APPLICANTS: SAVINA & MOMCHIL KYURKCHIEV



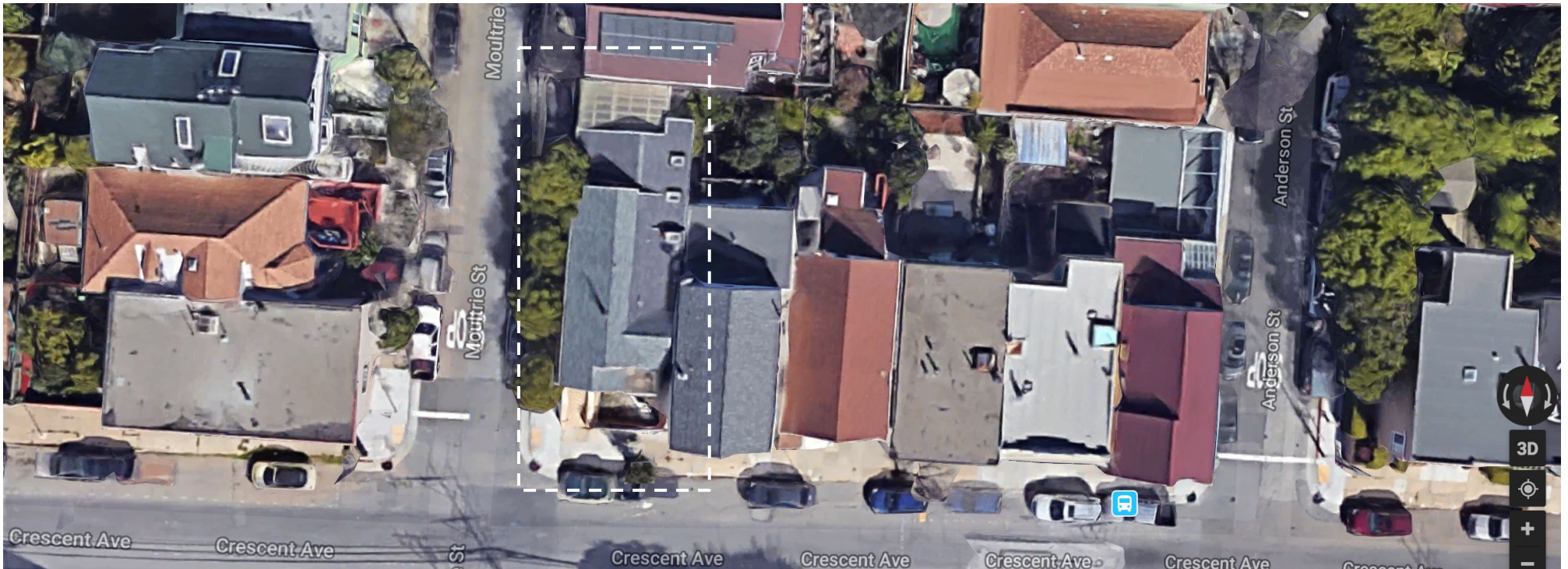
ABOUT US

501 Crescent Ave, San Francisco | Savina & Momchil Kyurkchiev | 3.4.2021

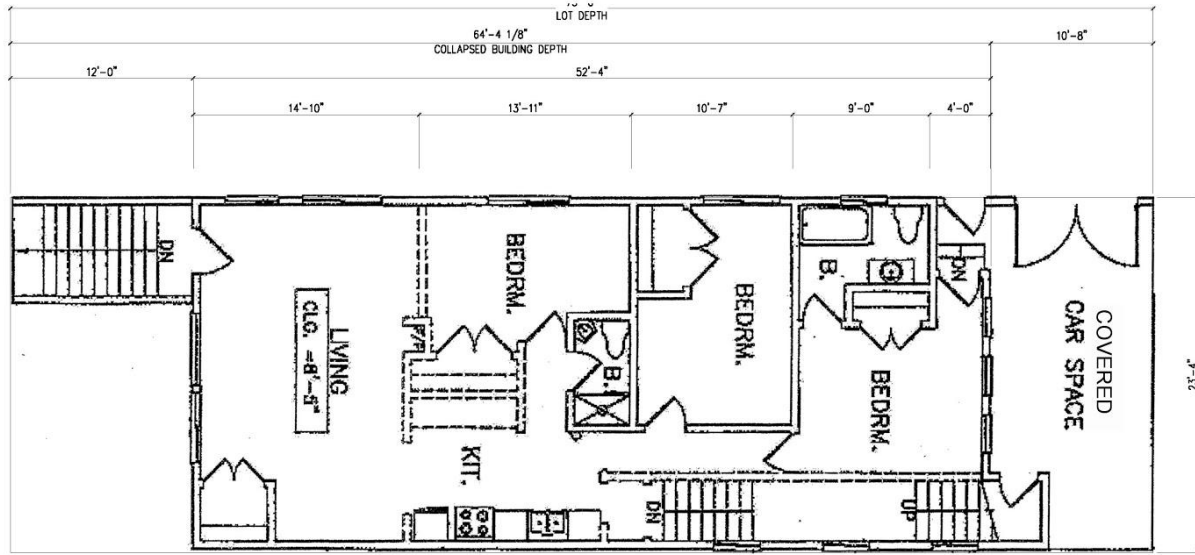


THE PROPERTY AT 501 CRESCENT AVE IN 2018

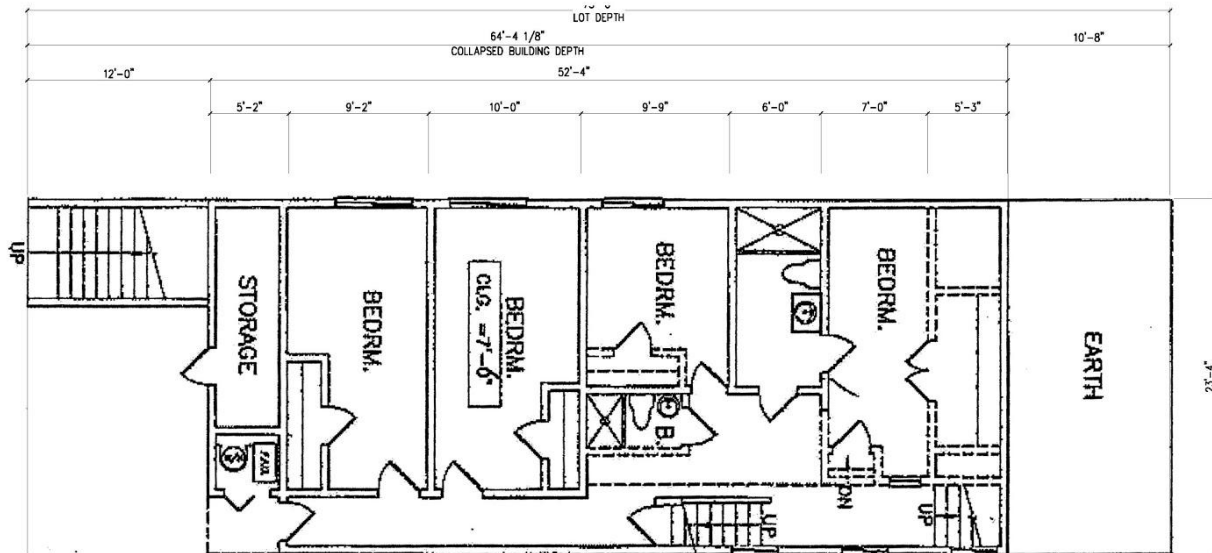
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THE COLLAPSED HOUSE - PHOTOS



2 EXISTING SECOND FLOOR PLAN (PRE COLLAPSE)
SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN (PRE COLLAPSE)
SCALE: 1/4" = 1'-0"

COLLAPSED HOUSE AREAS:
 RESIDENTIAL: ±2,449 SF
 COVERED CAR SPACE: ±193 SF
 FRONT YARD: ±193 SF

COLLAPSED HOUSE:		TOTAL MASS REDUCTION:	
TOTAL USABLE FLOOR AREA:		TOTAL MASS REDUCTION:	
FIRST FLOOR:	1,206 (ALLOWED: 1,062)	FIRST FLOOR:	-(164 > ALLOWED)
SECOND FLOOR:	1,243 (ALLOWED: 1,062)	SECOND FLOOR:	-(144 > ALLOWED)
THIRD FLOOR:	- (ALLOWED: 1,062)	THIRD FLOOR:	1,062
TOTAL:	2,449 SQ FT	TOTAL:	(774) SQ FT (REQUIRED MASS REDUCTION PER SFPC SEC 242(e)(3): 650 SQ FT)

THE COLLAPSED HOUSE - FLOOR PLANS

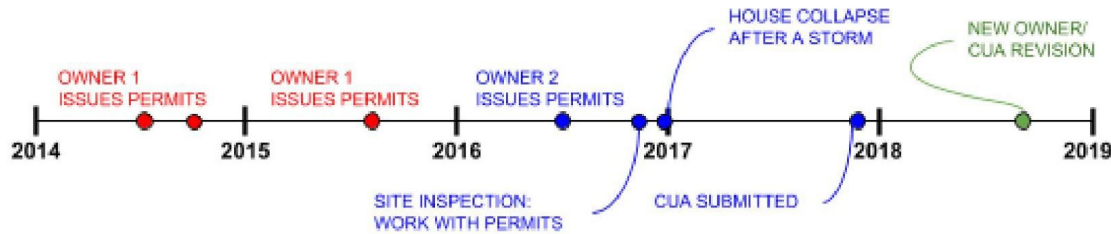


Wall Collapses At San Francisco Home Under Construction

December 6, 2016

HOUSE COLLAPSES

TIMELINE DIAGRAM:



SEQUENCE EVENTS:

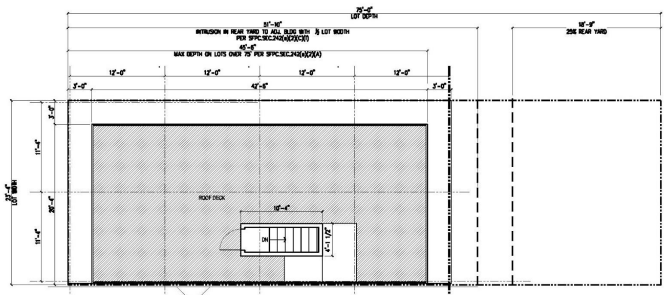
- FEB - 2014 THE HOUSE WAS SOLD TO 'OWNER 1'
- 2014-2015 TWO BUILDING PERMITS WERE ISSUED.
- DEC - 2015 THE HOUSE WAS SOLD TO 'OWNER 2' (PREVIOUS OWNER).
- NOV - 2016 A BUILDING PERMIT FOR HOUSE REMODEL WAS ISSUED.
- DEC - 2016 THE BUILDING COLLAPSES AFTER A STORM.
- DEC - 2016 DBI & PLANNING ISSUE NOTICES OF VIOLATIONS.
- NOV - 2017 CONDITIONAL USE AUTHORIZATION IS SUBMITTED.
- JAN - 2018 PRE-APPLICATION MEETING WITH NEIGHBORS.
- FEB - 2018 WE PURCHASED THE LOT.
- MARCH - 2018 THE CUA WAS TRANSFERRED TO US

HOUSE OWNERSHIP HISTORY SINCE 2012:

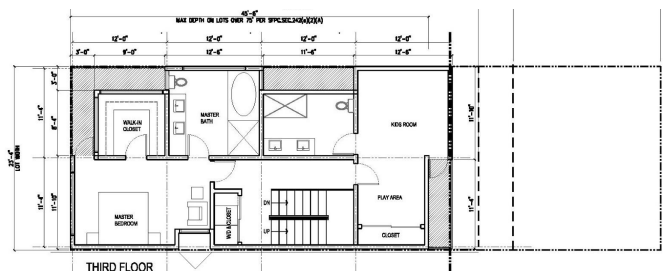
1. 6/20/2012 SOLD
2. 7/18/2013 SOLD
3. 2/28/2014 SOLD
4. 5/29/2015 SOLD
5. 8/26/2015 SOLD
6. 12/30/2015 SOLD (HOUSE COLLAPSES)
7. 2/28/2018 SOLD (TO US)

(BASED ON ZILLOW.COM)

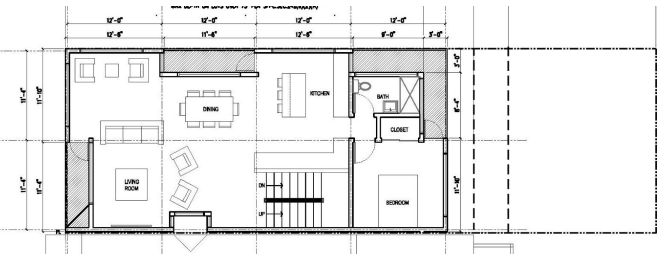
TIMELINE OF EVENTS - PRE-DEMOLITION



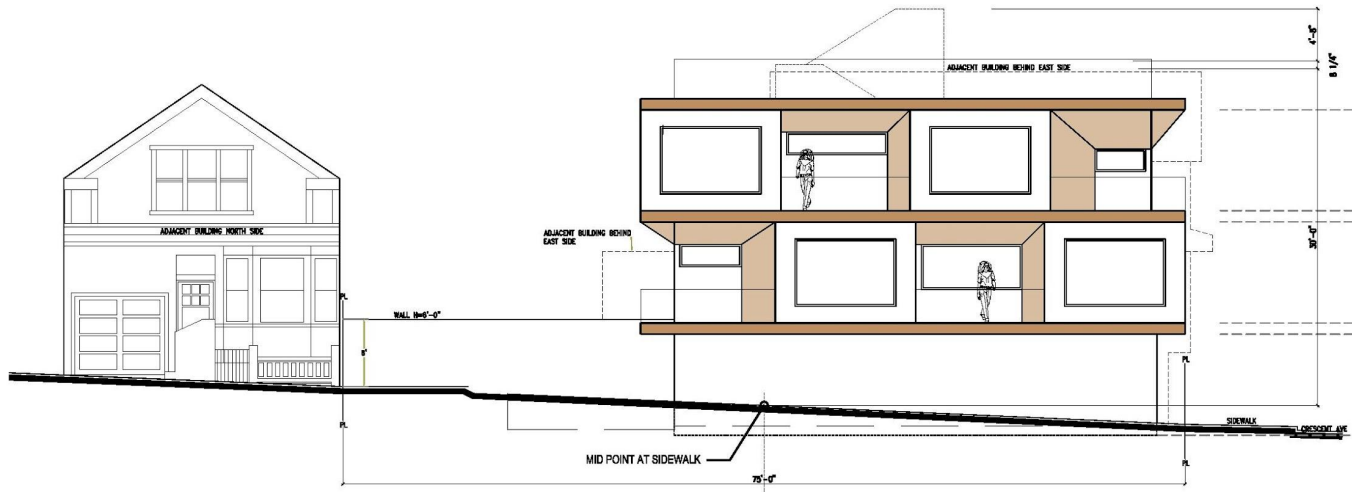
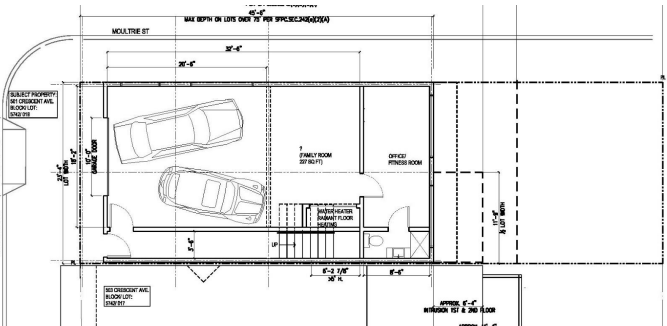
ROOF PLAN



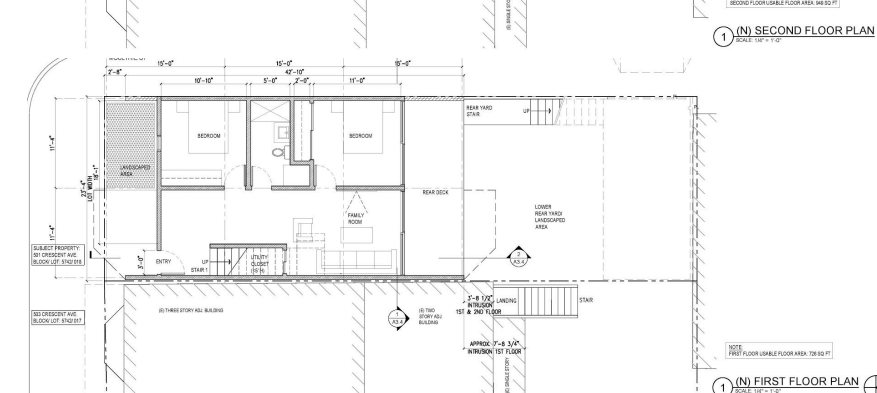
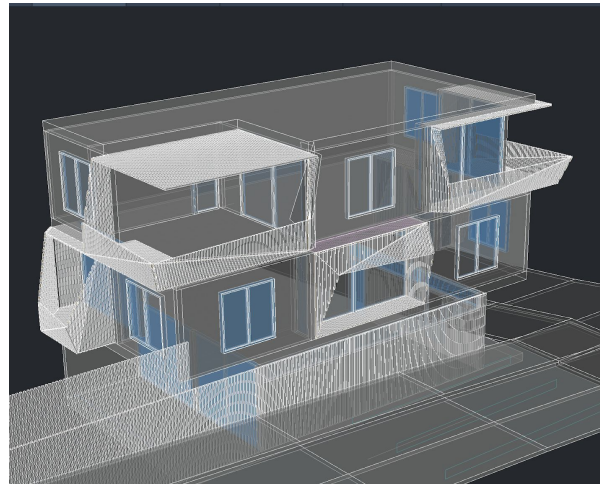
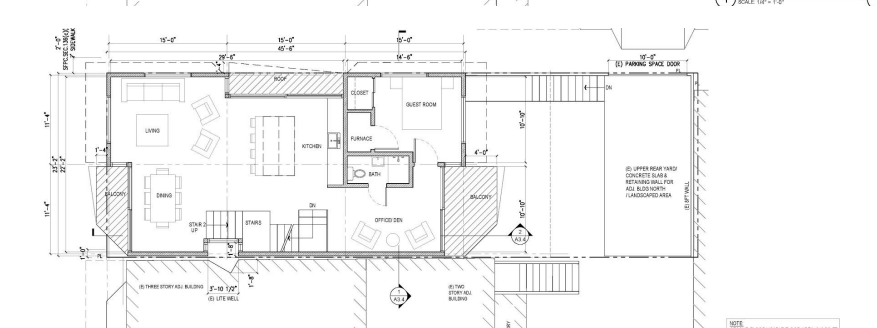
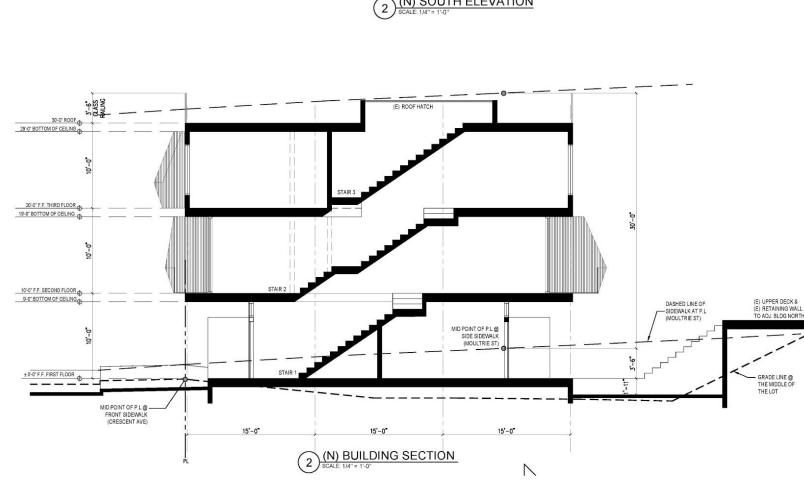
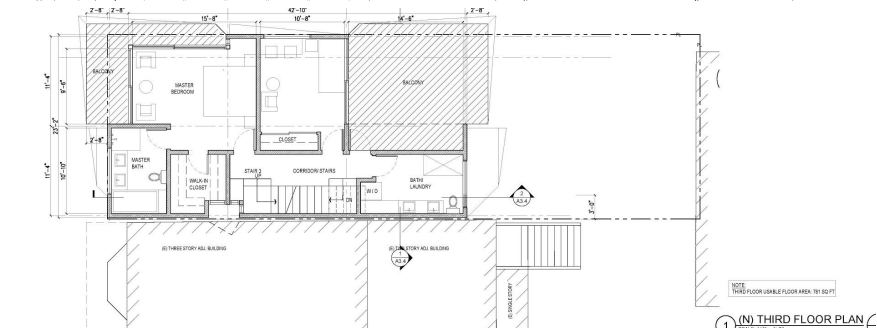
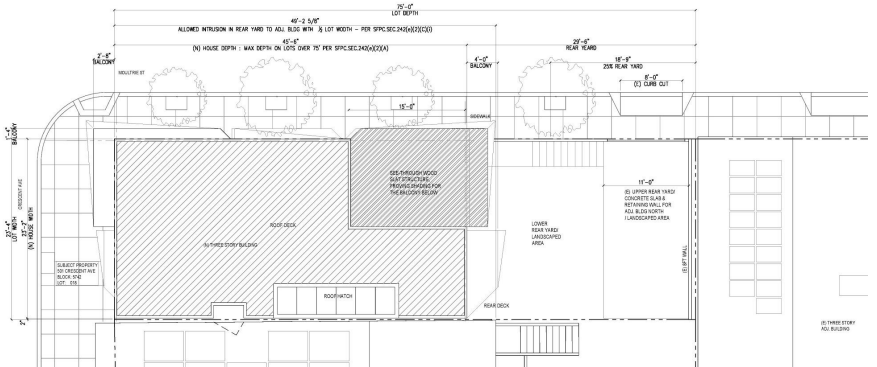
THIRD FLOOR



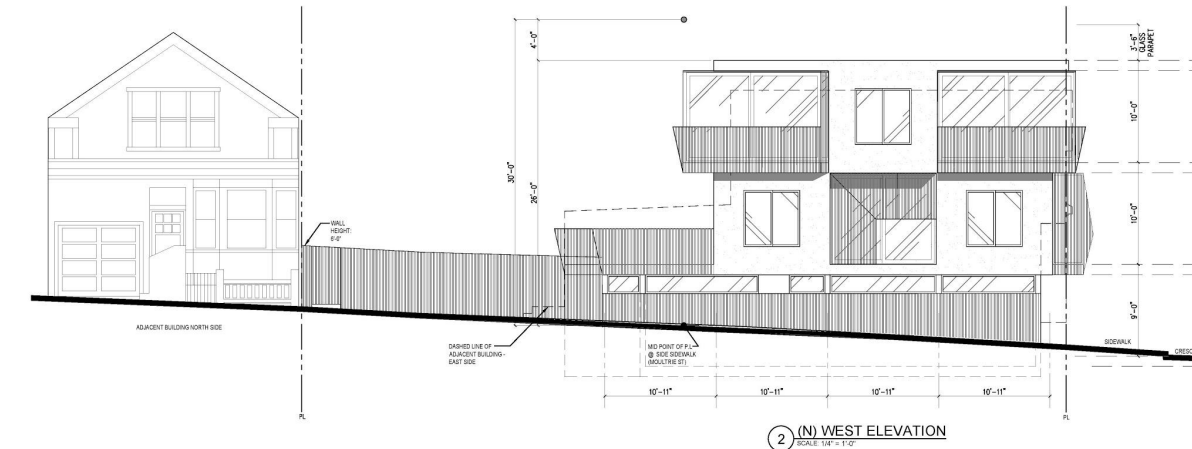
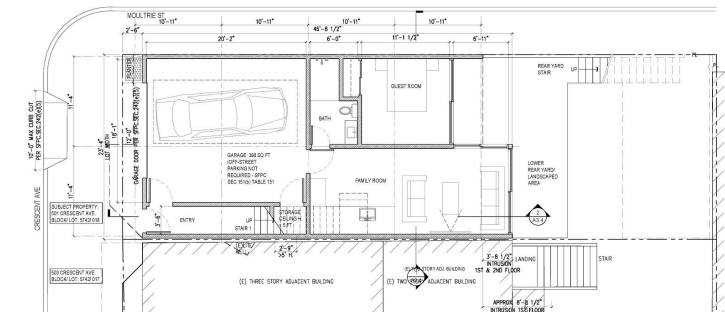
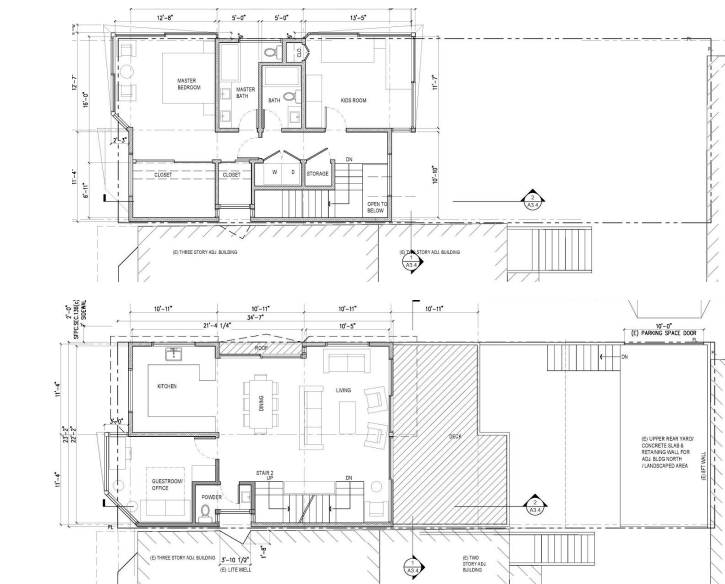
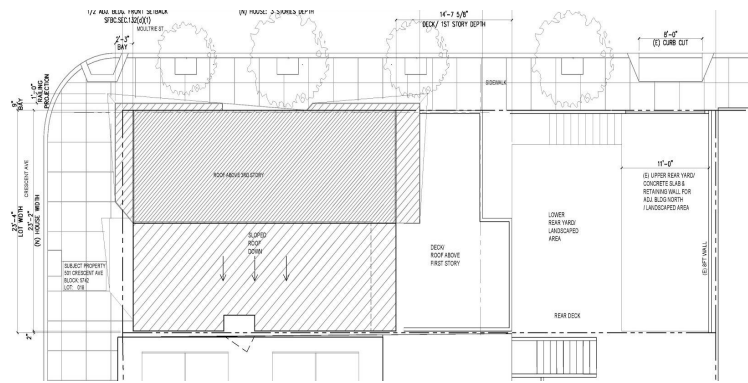
SECOND FLOOR



PROPOSED DESIGN - 1ST PROJECT REVIEW WITH OUR ASSIGNED PLANNER - MAY 8, 2018

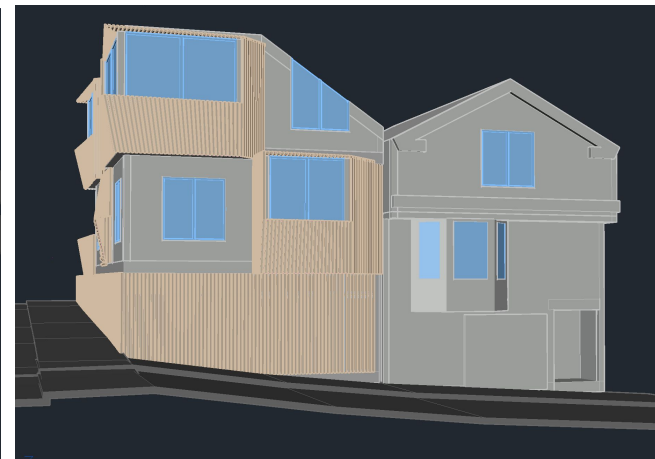
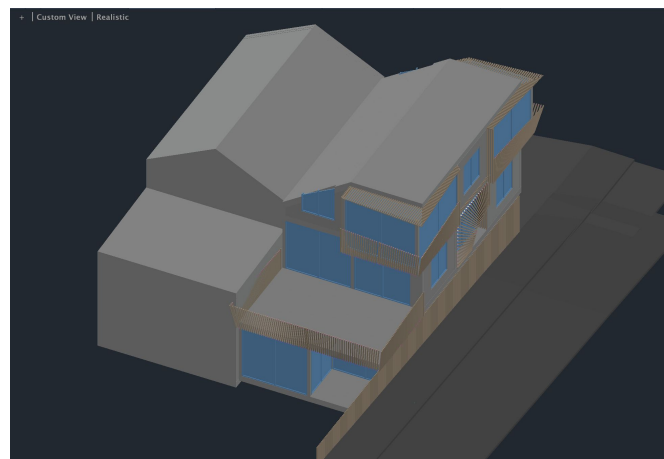


1ST PRE-APPLICATION MEETING DESIGN - JULY 31, 2019



LIST OF DESIGN CHANGES:

- SLOPED ROOF
- PUSHING DOWN THE HOUSE WITH 6"
- ROOF DECK/ GLASS RAILING REMOVAL
- MASS REDUCTION OF RESIDENTIAL AREA
- FRONT SETBACK PROVIDED
- ADDING MORE MASS AT LEVEL 1 &
- REDUCING MASS ABOVE
- BAY WINDOWS INSTEAD OF BALCONIES
- ADDING A GARAGE



POST PRE-APP MEETING REVISION - NOVEMBER 20, 2019

FEB 2020 - RDAT COMMENTS:

- VISUAL AND ARCHITECTURAL INTEREST IS OKAY
- THE HOUSE IS ON A CORNER LOT & WE ARE SUPPORTIVE OF "ANCHOR" STRUCTURES
- THE MONOTONOUS GROUND FLOOR DESIGN AND ITS WALLED-OFF INTERFACE WITH THE STREET IS NOT A DESIGN WE WANT TO CARRY FORWARD IN THIS NEIGHBORHOOD.
- PROVIDE 3D SHOWING ALL BALCONIES & THEIR WOOD SLAT ENCLOSURES.
- WE ARE HAPPY TO SEE MORE GENEROUS FENESTRATION IN THIS NEIGHBORHOOD.
- WE RECOMMEND ACCENTUATING THE VERTICAL ELEMENTS ON THE FENESTRATION TO BE IN HARMONY WITH THE VERTICAL ELEMENTS AND VERTICAL PROPORTIONS OF NEIGHBORING BAY WINDOWS.
- DISTINGUISH THE OPENINGS OF THE GARAGE DOOR AND THE ENTRY DOOR FROM THE REST OF THE FACADE
- REDUCE GARAGE DOOR WIDTH TO 10'
- SHOW MATERIALS

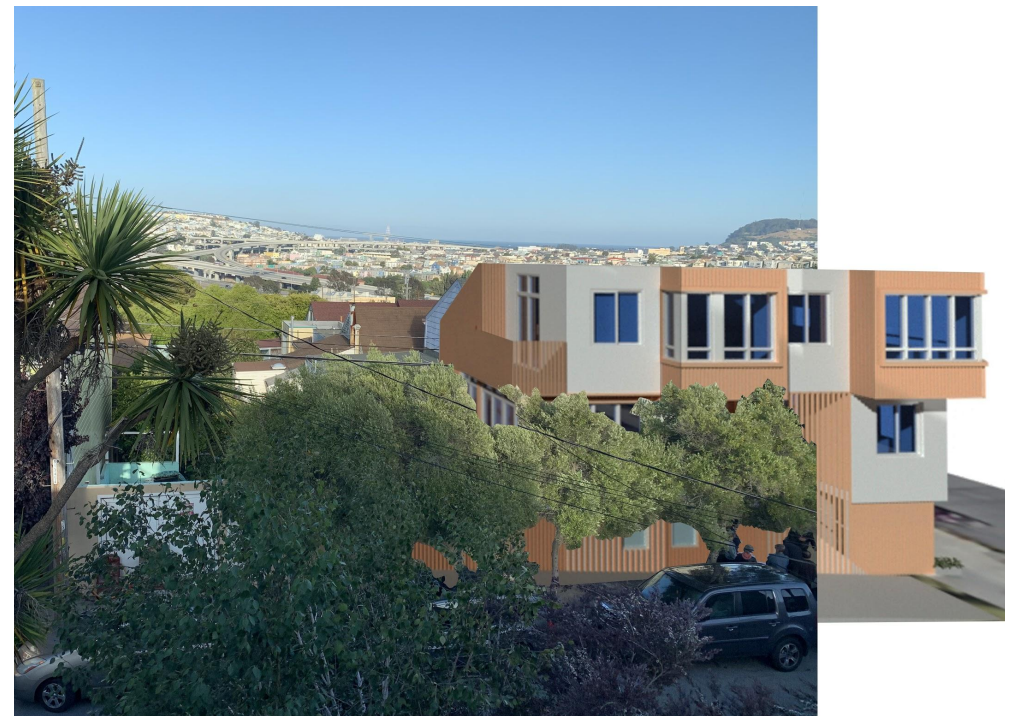
MAY 2020 - RDAT COMMENTS:

- PROVIDE DETAIL SECTION AT ROOFLINE FOR ALL TYPICAL AND UNIQUE CONDITIONS.
- PROVIDE DETAIL DRAWINGS FOR WOOD FIN ASSEMBLIES & GUARDRAILS
- PROVIDE TRUE WINDOW DETAILS SHOWING FACE OF GLASS RECESSED AT LEAST 3" BACK FROM PRIMARY FAÇADE.
- BAY WINDOWS 1, 2, AND 3 MAY BE OPERABLE WINDOWS BUT NOT SLIDING DOORS.
- PROVIDE THICKER FRAMES (MINIMUM 3-4 INCHES THICK) FOR ALL GLAZED OPENINGS TO HELP MODULATE THE SPAN OF GLAZED OPENINGS.
- UTILIZE LIGHT COLOR FRAMES (WHITE, ETC.) TO MAKE THE FRAMES APPARENT FROM THE STREET AND REDUCE THE APPARENT SPAN OF GLASS.

NOV 2020 - PLAN CHECK LETTER:

- REFINE THE BAY WINDOWS AND THEIR PROPORTIONS TO BETTER MATCH WITH THE CONTEXT OF THE NEIGHBORHOOD.
- CORNER BUILDINGS PLAY A STRONG ROLE IN THE CHARACTER OF THE NEIGHBORHOOD.
- TO CELEBRATE THE CORNER LOCATION, FLIP THE LOCATION OF THE FRONT DOOR ENTRYWAY AND THE GARAGE ENTRY
- COMPLY WITH THE "CORNER BUILDING" GUIDELINES OF THE RDGS FOR A PROMINENT BUILDING ENTRANCE.
- SHOW THE LOCATION OF THE UTILITY PANELS
- CALCULATE AND NOTE THE AREA OF THE LANDSCAPED SETBACK TO BE A MINIMUM OF 20%
- THE AREAS TO BE COUNTED TOWARD MASS REDUCTION CAN NOT HAVE ANOTHER MASS ABOVE
- FOR AN AREA TO COUNT ALONG A SIDE PROPERTY LINE IT MUST BE A MINIMUM OF AT LEAST 3 FEET. THE LIGHTWELL AND 2ND FLOOR NOTCH WOULD NEED TO BE DEEPER TO BE COUNTED.
- ADD BICYCLE PARKING SPACE

PLANNING REVIEW COMMENTS - SUMMARY (FEB 2020 RDAT / MAY 2020 RDAT REVIEW / NOV 2020 PLAN CHECK LETTER)



PROPOSED DESIGN - REVISIONS - MARCH 2020 / MAY 2020 / NOV 2020



**DESIGN FEATURES -
(COMPLIANCE WITH RESIDENTIAL DESIGN GUIDELINES):**

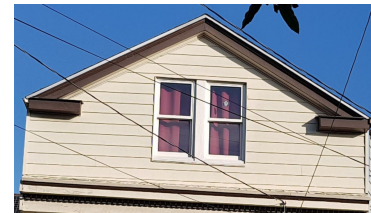
- A PROMINENT BUILDING ENTRANCE IS CREATED
- THE BUILDING ENTRANCE ENHANCES THE CONNECTION BETWEEN THE PUBLIC REALM OF THE SIDEWALK AND THE PRIVATE REALM OF THE BLDG.
- VISUAL RICHNESS OF THE MOULTRIE ST & BLDG COMPATIBILITY.
- BOTH STREET FACADES ARE DESIGNED TO BE FENESTRATED, ARTICULATED AND FINISHED AS “FRONT” FACADES.
- THE PROPOSED FENESTRATION & BAY WINDOWS FOLLOW THE PROPORTIONS OF THE SURROUNDING HOUSES.
- A MORE COMPLEX BUILDING FORM IS DESIGNED AT THE CORNER LOCATION (BAY WINDOWS, BALCONIES, AND WOOD SLAT ACCENTS).
- THE REAR FACADE IS VISIBLE FROM THE STREET AND HAVE MORE VISUAL INTEREST THAN TYPICALLY.

PROPOSED DESIGN - POST PRE-APP REVISION - NOV 2020

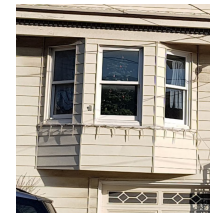


501 CRESCENT AVE
SUBJECT PROPERTY

503 CRESCENT AVE
ADJACENT BLDG EAST



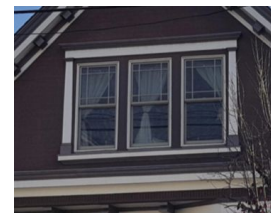
TYPICAL WINDOW SIZE
503 CRESCENT AVE
ADJACENT BLDG EAST



BAY WINDOWS
503 CRESCENT AVE
ADJACENT BLDG EAST



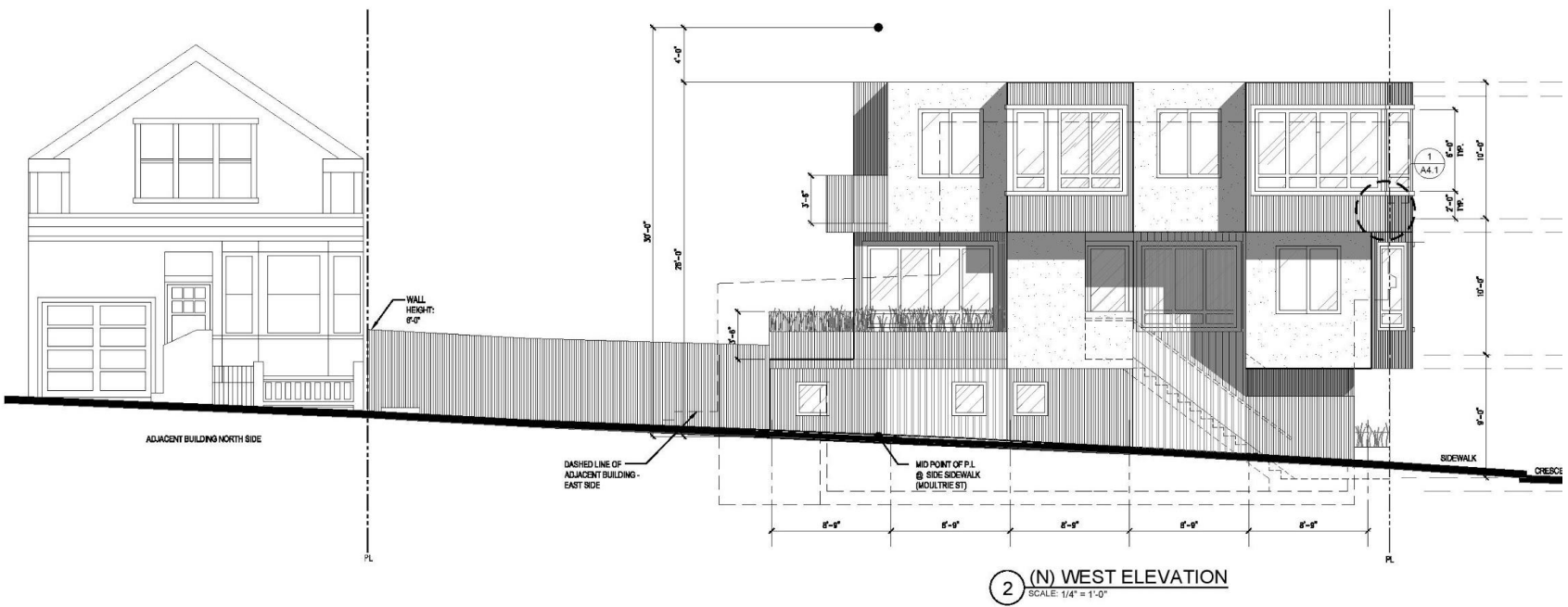
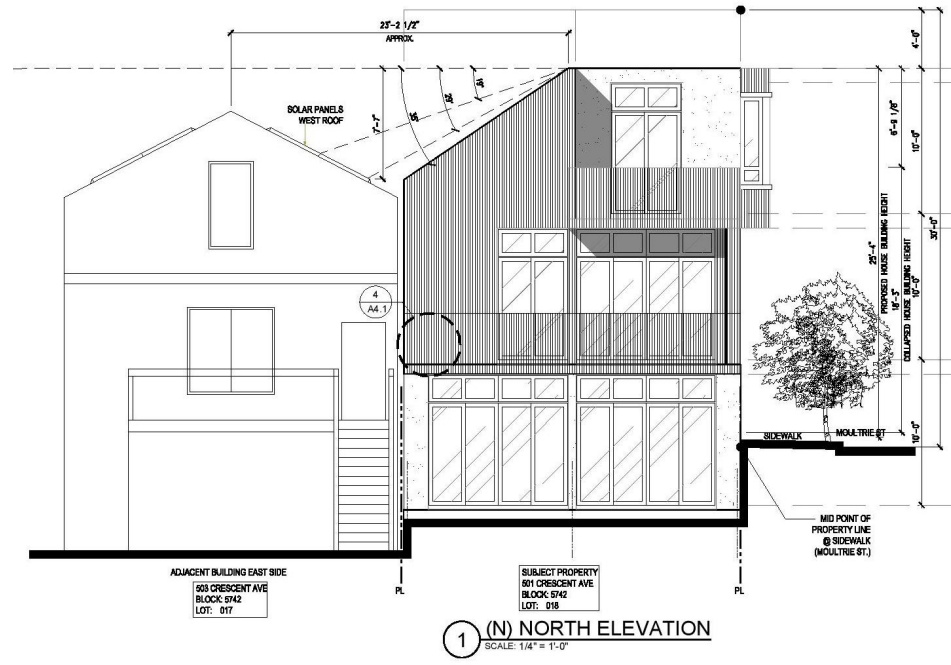
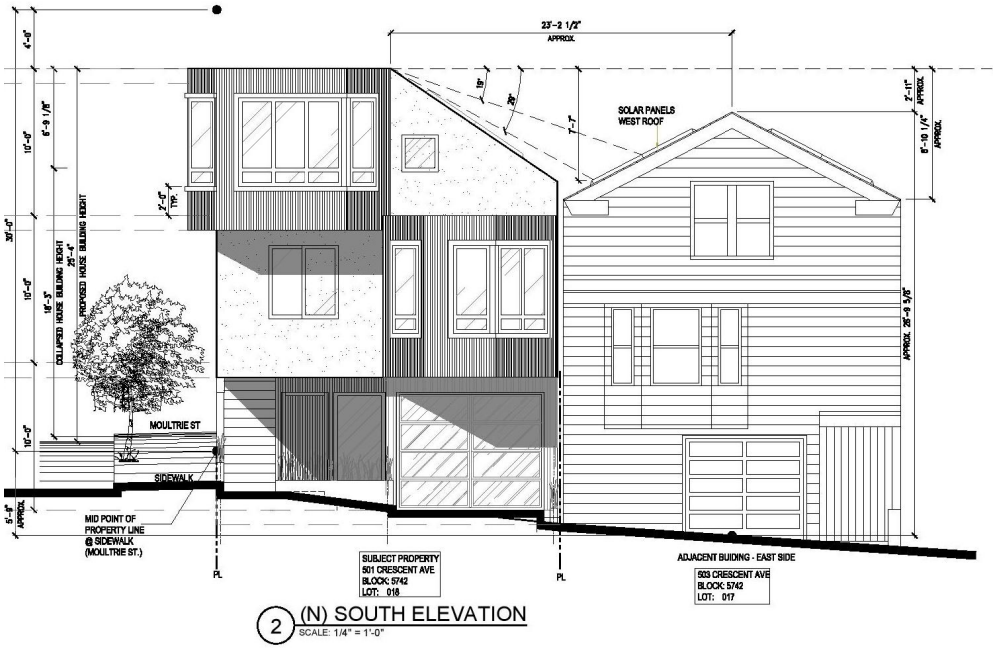
DIVERSE WINDOW TYPES
519 CRESCENT AVE
EAST BLDG



DIVERSE WINDOW TYPES
795 MOULTRIE ST
ADJACENT BLDG NORTH



DIVERSE WINDOW TYPES
744 MOULTRIE ST
BLDG NORTH



2ND PRE-APPLICATION MEETING DESIGN - DECEMBER 29, 2020 - ELEVATIONS



PROPOSED DESIGN - HEARING - MARCH 4, 2021