PROJECT APPLICATION RECORD NUMBER (PRJ)

San Francisco Planning

VARIANCE FROM THE PLANNING CODE

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 714 Steiner Street | Block/Lot(s): 0803 / 019

The Project is seeking a variance from Planning Code Section(s): Section 134 (rear yard) and 132 (front setback)

Variance Findings

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;

Please see attached findings.

2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;

Please see attached findings.

3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;

Please see attached findings.

4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity;

Please see attached findings.

5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

Please see attached findings.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the owner or authorized agent of the owner of this property.

b) The information presented is true and correct to the best of my knowledge.

c) Other information or applications may be required.

d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.

e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Signature

Chloe Angelis, Reuben, Junius, & Rose LLP

Name (Printed)

8/24/21

Date

Authorized Agent

Relationship to Project
(i.e. Owner, Architect, etc.)

415-567-9000

Phone

cangelis@reubenlaw.com

Email

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

714 STEINER STREET
VARIANCE APPLICATION – ATTACHMENT A

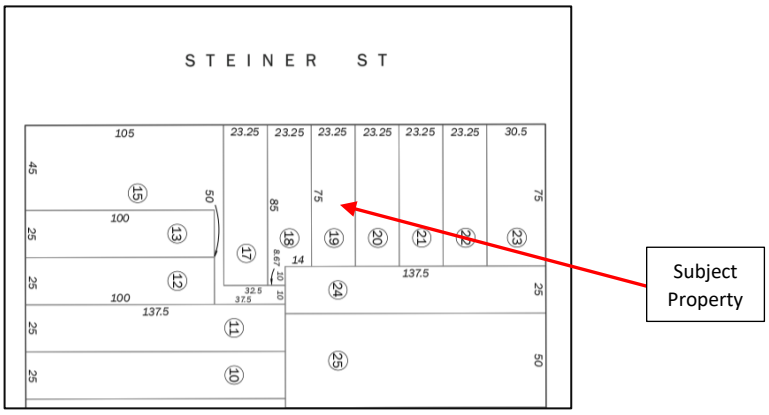
I. PROJECT DESCRIPTION

714 Steiner Street (the "**Property**") is a 1,742 square foot parcel located on the east side of Steiner Street between Hayes and Grove Streets in the Alamo Square neighborhood. The Property is located directly across from Alamo Square Park. One of the seven "Painted Ladies," the Property contains a four story wood-framed two-family residential structure. Constructed prior to 1900, it is located within the Article 10 Alamo Square Historic District as a contributing structure.

West facades (looking East) of Steiner Street buildings. Image: googlemaps, 11-16-20

The building currently features a ground floor garage, an 884 square foot, two-bedroom unit located on the second floor, and an 1,868 square foot three-bedroom unit located on the third and attic floors. Both units share the main entrance and rear yard, and both are currently vacant.

The Property, as well as the majority of the "Painted Ladies" on Steiner Street, have relatively shallow lots of 75 feet in depth. The houses are all sited in a similar manner – each has a front setback of approximately 9 feet, and they share a rear yard depth of approximately 18 feet, 9 inches. The buildings take up the majority of the lots.



REUBEN, JUNIUS & ROSE, LLP

Over time, several of the houses have had incremental additions to the rear of the buildings, including the Property, which features a two-story deck structure that projects 9 feet, 2 inches into the rear yard and a bay window that projects 3 feet, 7 inches into the rear yard.

East facades (looking west) of Steiner Street buildings. Image: googlemaps, 11-16-20

The Project includes interior alterations throughout the building, including seismic upgrades. The garage and off-street parking will be removed, and the ground floor will be converted to an 889-square foot two-bedroom unit, with its entrance located at that level and with direct access to the rear yard. The upper floors will be restored to the original configuration – a 3,173 square foot unit. At the rear, the existing two-story deck and egress stair will be removed, and a new one-story deck will be constructed at the second floor, extending 7 feet from the rear façade. The deck will have direct access to the upper unit at the second floor, with a new stair leading off the deck from the second floor to the rear yard. Below the deck, a covered patio would connect the lower unit to the shared backyard, and an exterior "closet" would provide storage space that compensates for storage lost by converting the garage to a new dwelling unit.

At the rear façade, the bay window at the third floor will be reconfigured and will extend out 3 feet, 3 1/4 inches from the façade. There will be three new skylights installed on the center portion of the roof. At the front façade, the entry stair will be rebuilt and restored, the garage removed, a new pair of windows installed, a mechanical bike vault installed within a new planter box, and the front area reconfigured for attractive and independent access to the ground floor unit. A new fence and gate will be installed at the front property line where the existing bollards/footings exist. All facades will be restored and repainted, including the historic windows (the "**Project**"). All work will conform to the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and will require approval by the Historic Preservation Commission. The Owner is also pursuing a Mills Act application to further the historic renovation of the Property.

II. VARIANCES REQUESTED

1. Rear Yard Requirement (Section 134)

In RH-2 Districts, Section 134(c)(3) requires a minimum rear yard depth equal to 45 percent of the total depth of the lot. The Property is 75 feet deep, therefore, a 45 percent rear yard would be 33.75 feet. Alternatively, the Planning Code allows a required rear yard to be reduced to a line which is an average between the depths of the rear building walls of the two adjacent buildings. The existing rear yard is 18 feet, 9 inches, or 25 percent of the lot depth, which matches that of the other properties on the street.

The replacement second-floor deck will extend out 7 feet into the rear yard, leaving 10 feet, 9 inches of open rear yard area – in alignment with the adjacent sunroom and deck projection at 712 Steiner to the immediate south. In addition to the deck, the stair along the northern property line would extend to the rear property line, connecting the deck to the shared yard and providing direct access to the yard from the upper unit. Because these features are located within the required rear yard, a variance is required.

In addition to the deck and stair, the existing bay window at the third story extends 3 feet, 8 inches from the rear facade, projecting into the required rear yard, and is 7 feet, 8 inches wide. The reconfigured bay window will project 3 feet, 3 1/4 inches from the facade into the rear yard, and will be slightly wider, at 9 feet, 6 3/4 inches. Because reconfiguration of this feature would exceed the allowable dimensions for bay windows projecting into the rear yard under Section 136(c)(2), a variance from Section 134 is required.

2. Front Setback Requirement (Section 132)

Section 132(b) requires a front setback equal to the average of the two adjacent front setbacks, but in no case shall the front setback requirement be more than 15 feet or 15 percent of the average lot depth from the street, whichever is less. The adjacent properties are both set back 9 feet, 1 7/8 inches, which means the Property has a setback requirement equal to 9 feet, 1 7/8 inches.

The proposed mechanical bicycle vault would be located under a new landscape planter, which is situated within the front setback. Although this bike vault would be completely hidden from view, it is located within the required front setback and is not covered as a permitted obstruction under Section 136. Thus, a variance is required.

III. VARIANCE FINDINGS

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator needs to find that the facts presented are such to establish the findings stated below:

1. **That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district.**

The Property is one of the "Painted Ladies," a row of famous residences that front Alamo Square Park. The Property is included as a contributor to the Alamo Square Historic District for its architectural significance to the City's history. This row is an iconic piece of San Francisco history and is internationally recognized – people come from all over the world to see the Property and its unique setting. Without a doubt, the building is one of the most significant pieces of the City's iconography. Over time, the Property has fallen into disrepair. The owner purchased the building in 2020 and is committed to being a good steward and rehabilitating the building to its original character. To that end, the Property Owner is also pursuing a Mills Act Application.

The Property was originally constructed as a single-family house. However, in the 1960's the building was "chopped up" into two dwelling units. The main floor was cut off from the upper floors, with the center stairwell closed off. Interior partitions were installed randomly throughout the building, with original features hidden behind drywall. The resulting units were not well thought out and do not function well for contemporary families. The owner wants to create two new family sized units with upgraded features, while restoring the original interiors as much as possible. In order to achieve this, one unit will be relocated to the ground floor. At the rear, the two-story deck-and-stair system will be removed and replaced with a one-story deck and staircase which will provide access to the shared rear yard open space.

The row of six houses – the Painted Ladies – were built/designed by Matthew Kavanagh in the Queen Anne style. Each lot is similar in size – they are 75 feet deep, due to the length of the lot at 981 Grove Street, which runs parallel to the six properties and is over 137 feet deep. All six are sited in the same manner on their lots. They feature a 9-foot front setback along Steiner Street and an 18 foot, 9 inch deep rear yard. This is the original condition of the Property – it never featured an extensive rear yard. At some point, likely when the Property was divided into two units, a two-story deck and stair structure was constructed at the rear. Reviewing the other lots in this row, several contain rear additions and/or egress structures.

The unique circumstances of how these six buildings were sited and constructed preclude any additive improvements in the rear yard without a variance. The original massing of the building is not being altered – the rear façade remains in its original location, 18 feet, 9 inches from the rear property line. The Project would remove the existing 2-story stair and deck structure and replace it with a lower-profiled one-story deck which would align with the adjacent sunroom and deck projection at 712 Steiner to the immediate south. The deck provides private open space to the upper unit while allowing access to the shared rear yard. The lower unit would enjoy direct access to a covered patio beneath the deck, which would lead into the open air shared yard area just beyond. Because of the unique nature of how the building was sited on the lot, a Code-complying rear yard is not feasible, and a rear yard variance is required to make any additive improvements at the rear.

Similarly, due to the below-average lot depth and the unique siting of the building, the front setback and rear yard requirements are prohibitive of even minor additions, reconfigurations, or

external improvements, despite the relatively average size of the building. The proposed 3 foot, 3 1/4 inch rear bay window is shallower than the current bay window, and would amount to a slightly increased horizontal dimension.

Further, due to the building siting and limited buildable area, in order for the Project to achieve its goals of historic restoration and preservation while also providing and upgrading two family-sized residential units, the Property is removing the ground floor garage. This will also allow the Project to restore the Property's façade to its original condition. The bike vault is proposed as replacement transportation storage. Modern bicycles, especially electric bikes that would be a feasible replacement for an automobile, tend to be heavy, valuable, and require access to electricity and protection from the weather. The proposed bicycle vault would provide all of these features and help substitute the loss of the garage in a neighborhood already strapped for parking. Ground floor interior bicycle parking was deemed infeasible because it would have to be accessed by a narrow and difficult to maneuver path from the front yard and would eliminate interior tenant storage space.

2. **That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this City Planning Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property.**

Literal enforcement of the rear yard requirement would prevent the restoration of this iconic building to its historic condition. The Project aims to restore the interior of the house, uncovering original features while retaining two generously sized dwelling units. In order to achieve this, a one-story rear deck is necessary in order to provide private open space and convenient access to the shared rear yard from the upper unit. The building retains its original rear yard – it has always been small – while reducing the overall envelope with the removal of the multi-story deck and stair structure. The site conditions were not created by the owner of the Property – they are original to when the lot was developed, or arise from developments that took place over 50 years before the current owner purchased the Property. The removal of the larger two-story deck/stair structure will open up the rear area to light and air; the new deck will not impact the adjacent properties, which both feature extensions at the ground floor.

Additionally, the deck is necessary to provide sufficient required open space for both units. The Planning Code requires properties in this district to provide 125 square feet of open space for each unit if private, and 166 square feet for each unit if shared. The Project proposes 327 square feet of shared open space on the ground floor, with 166 square feet allotted to the downstairs unit and 161 square feet allotted to the upstairs unit—this leaves a deficit of open space for the upstairs unit, which would be provided on the proposed second floor deck. If the deck could not be built, the Project would not provide sufficient open space as required by the Planning Code.

Further, due to the Property's siting and limited lot depth, any reconfiguration of the existing bay window would take place within the required rear yard. The removal of the multi-story deck and stair structure will substantially open up the yard to improved light and air access; however, it will substantially reduce the upper unit's useable outdoor space. The Project would widen the bay window to maximize light and air into the main bedroom – allowing the upper unit

to maintain some of the upper-level light and air access that will be lost to the removal of the existing third story outdoor deck space, while still leading to an overall reduction in the structure's rear envelope.

At the front setback, literal enforcement of the Code would prevent the installation of the bicycle vault, which is crucial to providing convenient and secure bike storage given the Project's removal of the garage. The Property Owner has agreed to give up the existing garage in order to provide a spacious ground floor unit with both front and rear frontage, as well as to focus on the historical restoration of the front facade. Disapproval of the front setback variance would force the Property Owner to store bicycles within the building—likely on the ground floor in a shared storage area which would require navigating a narrow passage from the sidewalk. Given the removal of the parking garage, the most efficient and practical means of providing secured onsite transportation storage would be via the proposed bicycle vault. The proposal is a creative solution for a historic property that is in line with the Planning Department's policy to prioritize alternative means of transportation.

3. **That the variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.**

The variances from the rear yard requirements of Section 134(c)(e) are necessary for the preservation and enjoyment of a substantial property right of the Property. If the rear deck was not approved, then there would be insufficient open space dedicated to the upper unit and there would not be any direct access from the upper unit to the shared rear yard open space. All of the residences along this street share similar conditions at the rear yard. Many of them have encroachments into the rear yard, many recently approved. Further, as discussed, no reconfigurations can be made to the rear bay window, existing decks, or rear stairs without encroaching into the required rear yard, effectively prohibiting any additive improvements without a variance.

The other Postcard Row homes are single family residences – as originally constructed – and so have full private access of their small rear yards. At the Property, the Owner is required to maintain a second dwelling unit, and thus is required to provided shared outdoor space. Further, the deck is necessary in order to provide the amount of open space that the Planning Code requires for two units. The Planning Code requires properties in this district to provide 125 square feet of open space for each unit if private, and 166 square feet for each unit if shared. The Project proposes 327 square feet of shared open space on the ground floor, with 166 square feet allotted to the downstairs unit and 161 square feet allotted to the upstairs unit—this leaves a deficit of open space for the upstairs unit, which would be provided on the proposed second floor deck. If the deck could not be built, the Project would not provide sufficient required open space for the upper unit.

The historic condition of the Property includes a rear bay window—which the Project proposes to replace and widen. Bay windows are typical of homes of the era, and the proposed bay would maximize light and air into the home's main bedroom.

The variance from the front setback requirement of Section 132(a) is also necessary for the preservation and enjoyment of a substantial property right. If the bike vault cannot be constructed in the front setback, the Property will be giving up a garage without the ability to construct convenient and secure storage for an alternative mode of transportation. Homes of this size typically include parking garages, and each of the other Painted Ladies on the block has a garage. The Owner has agreed to give up her own existing parking garage in order to maximize the quality and livability of the new ground floor unit and bring the Property's façade back to its original look. This is an unprecedented concession for a home of this size, in one of the City's most parking-challenged neighborhoods, at a property where the Planning Code principally permits up to three parking spaces. The choice exemplifies the Owner's willingness to prioritize the objective design quality of the Project—but the concession is dependent on the Owner's ability to include functional and secure bike parking.

The requested variances provide the most feasible manner by which the Project Sponsor may enjoy the right to the full use and benefit of the Property. The subject Property as well as the other buildings on this block are all generally of the same massing and layout; they have considerable front setbacks and small rear yards, all with some kind of encroachments. The Property shares characteristics of the neighbors, and the proposed rear and front yard encroachments are reasonable and in keeping with the pattern of development on this very unique block.

4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

Granting the requested variances will not be materially detrimental to the public welfare or materially injurious to the community because the Project will restore an iconic historic Property. The Project will allow the building to be rehabilitated while providing two family sized dwelling units and secured on-site bicycle parking. The variances will result in a project that maximizes light and air by removing a multi-story deck system and provides both shared and private open spaces.

The proposed deck reduces the rear yard encroachment from two levels to one and provides private open space to the upper unit that is necessary to meet the required open space minimums established by the Planning Code. The Project as proposed is also consistent with the number of other properties in the vicinity that also have rear yard encroachments. On the subject block alone, four of the adjacent Painted Ladies include some type of deck or sunroom that encroaches into the rear yard. The new deck and stair have been designed to minimize the overall appearance and impact to the adjacent properties. The lot to the south has a multi-story structure along the subject Property line and will not be impacted by the deck, which aligns with that lot's own encroaching deck and sunroom. The deck has been designed to minimize any impact to the lot to the north. The proposed bay window, though slightly wider, will be less imposing than the existing multi-level deck structure, which will be completely removed to open up the yard and improve light and air access.

The proposed rear yard encroachments would also not unduly impact the lower unit. The new unit would have windows on both Steiner Street and at the rear yard frontage. The exposure

standards established in Planning Code Section 140 require only that one room face either a public street or an open area that is 25 feet in every horizontal direction. The new ground floor unit would have two west-facing windows – one looking directly out onto Steiner Street – as well as immediate access to a covered back porch and patio from the rear-facing kitchen and family room. This unique ground-floor layout provides more light exposure than a similar Code-compliant unit could provide, with the added benefit of direct access to abundant outdoor space.

The bicycle vault will offer secure and convenient bike storage, which is a necessary feature given the Owner's willingness to remove the existing parking garage. The bicycle vault will be hidden within a new landscape planter, such that it will be virtually undetectable from the public right of way and will have no impact on the character of the block.

5. That the granting of such variance will be in harmony with the general purpose and intent of this City Planning Code and will not adversely affect the Master Plan.

The general purposes of the Code are outlined in Planning Code Section 101, which explains that the Code was adopted to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare of the City. Several of the explicit goals of the Code support the variances requested by the applicant.

The Project advances the following Objectives and Policies of the General Plan, as follows:

IV. GENERAL PLAN FINDINGS

Housing:

OBJECTIVE 4	FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.
Policy 4.1	Develop new housing, and encourage the remodeling of existing housing, for families with children.
	The Project will rehabilitate two old, outdated dwelling units and replace them with new units with a generous layout and contemporary features. It will contribute to the range of housing options for couples and families with children.
OBJECTIVE 11:	RECOGNIZE 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.
Policy 11.7	Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

The Project will create two new, more Code-complying residences that are more in keeping with the neighborhood character. The rear deck and stair will not have an impact on the adjacent neighbors or immediate area; it does not detract from the historic nature of the neighborhood. Overall, the Project will strengthen the local culture and history of the neighborhood.

V. PRIORITY GENERAL PLAN POLICY FINDINGS

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project and this Variance application are consistent with each of these policies as follows:

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 will not have any impact on existing neighborhood-serving retail uses; the tenants will continue to utilize and frequent neighborhood-serving retail uses in the area.

2. That Existing Housing And Neighborhood Character Be Conserved And Protected In Order To Preserve The Cultural And Economic Diversity Of Our Neighborhoods

The Project will replace two outdated dwelling units with a new, generously family-sized units. It will preserve the character of the residential building type in the neighborhood and contribute to the overall neighborhood character.

3. That the City's Supply Of Affordable Housing Be Preserved And Enhanced

The Project will have no impact on the affordable housing supply in the City.

4. That Commuter Traffic Not Impede MUNI Transit Service Or Overburden Our Streets or Neighborhood Parking

The Project will not impede MUNI Transit service or overburden streets or neighborhood parking.

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 Project will not displace any industrial or service sector uses, as the involves a two-family residence. The neighborhood is not zoned for industrial uses.

6. That The City Achieve the Greatest Possible Preparedness to Protect Against Injury And Loss of Life in an Earthquake

All construction will conform to the structural and seismic requirements of the San Francisco Building Code.

7. That Landmarks And Historic Buildings Be Preserved

The building is one of the "Painted Ladies", the iconic row of houses along Alamo Square Park. Located within the Article 10 Alamo Square Historic District, the Project will rehabilitate and restore the deteriorated building back to its glory. All work will conform with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and will require approval by the Historic Preservation Commission.

8. That Our Parks And Open Space And Their Access To Sunlight And Vistas Be Protected From Development

The Project will not impact parks, open space, or their access to sunlight or vistas.

CULVER RESIDENCE

714 STEINER STREET, SAN FRANCISCO, CA 94117

SCOPE OF WORK

REHABILITATION OF THE STRUCTURE, INCLUDING SEISMIC UPGRADES, INTERIOR ALTERATIONS THROUGHOUT, RELOCATION OF A DWELLING UNIT TO THE GROUND FLOOR, THE CONSTRUCTION OF A ONE-STORY REAR ADDITION AT THE GROUND FLOOR WITH DECK, NEW BAY WINDOW AT REAR, INSTALLATION OF SKYLIGHTS AT THE ROOF, AND REBUILDING FRONT ENTRANCE STAIRS, LANDING, AND GARAGE OPENING

PROJECT DIRECTORY

OWNER
LEAH CULVER
714 STEINER STREET
SAN FRANCISCO, CA 94117

ARCHITECT
DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

DAVID ARMOUR, PRINCIPAL
david@armourachitecture.com

KATHERINA PISHCHIK, DESIGNER
kat@armourarchitecture.com

LAND USE ATTORNEY
REUBEN, JUNIUS & ROSE, LLP
ONE BUSH STREET, SUITE 600
SAN FRANCISCO, CA 94104
(415) 567-9000

TARA N. SULLIVAN
tsullivan@reubenlaw.com

PERMIT CONSULTANT
GARY BELL AND ASSOCIATES
201 NOE STREET
SAN FRANCISCO, CA 94114
(415)377-0425

ERIC B. JACOBS
PRINCIPAL
Eric@gbasf.com

HISTORICAL CONSULTANT
ARCHITECTURE+HISTORY, LLC
1715 GREEN STREET
SAN FRANCISCO, CA 94123
(415) 760-4318

BRIDGET MALEY
bridget@architecture-history.com

GEOTECHNICAL ENGINEER
NERSI HEMATI CONSULTING
822 COLLEGE AVENUE #726
KENTFIELD, CA 94914
(415) 308-1227

NERSI HEMATI, P.E., G.E.
nersi#nersihemati.com

STRUCTURAL ENGINEER
STRANDBERG ENGINEERING
1511 15TH STREET
SAN FRANCISCO, CA 94103
(415) 778-8726

DAVID STRANDBERG, P.E.
david@strandbergeng.com

BUILDING DATA / PROJECT SUMMARY TABLE

BLOCK / LOT NO.	0803 / 019	MAX DEPTH EXCAVATION	3'-0"	(E) CONSTRUCTION TYPE	V-B
LOT AREA	23'-3" X 75' = 1,743.75 SQ FT	SOIL DISTURBANCE	168 CUBIC YARDS	(N) CONSTRUCTION TYPE	V-B
ZONING DISTRICT	RH-2	EXCAVATION AREA	1567 SQ FT	(E) NO. OF STORIES	4
HEIGHT & BULK	40-X	EXISTING OCCUPANCY	R-3, U	(N) NO. OF STORIES	4
EXISTING HEIGHT	43'-3" ABOVE CURB		2 FAMILY DWELLING, GARAGE		
PROPOSED HEIGHT	43'-3" ABOVE CURB	PROPOSED OCCUPANCY	R-3, 2 FAMILY DWELLING		

SF PLANNING CODE SECTION 102: GROSS AREA CALCULATIONS

	EXISTING RESIDENTIAL USE			PROPOSED RESIDENTIAL USE			EXISTING USABLE OPEN SPACE (COMMON)	PROPOSED USABLE OPEN SPACE (COMMON)	PROPOSED USABLE OPEN SPACE (PRIVATE)
LEVEL	UNIT #1 (2-BEDROOM)	UNIT #2 (3-BEDROOM)	COMMON	UNIT #1 (2-BEDROOM)	UNIT #2 (5-BEDROOM)	COMMON			
1ST FLOOR	0	0	0	889	183	186	387	327	0
2ND FLOOR	892	0	215	0	1,121	0	41	0	115 (UNIT 2)
3RD FLOOR	0	1,114	0	0	1,122	0	0	0	0
4TH FLOOR	0	744	0	0	747	0	0	0	0
TOTAL GSF	892	1,858	215	889	3,173	186	428	327	115
OVERALL GSF	2,965			4,248					

# VEHICLE PARKING SPACES	# EXISTING VEHICLE PARKING SPACES	# PROPOSED VEHICLE PARKING SPACES	EXISTING VEHICLE PARKING AREA,SQ. FT.	PROPOSED VEHICLE PARKING AREA,SQ. FT.	# EXISTING BICYCLE PARKING SPACES	# PROPOSED BICYCLE PARKING SPACES	
	3	0	399	0	0	2	

CBC SECTION 502: BUILDING AREA CALCULATIONS

LEVEL	EXISTING	PROPOSED
1ST FLOOR	1,057	1,259
2ND FLOOR	1,086	1,101
3RD FLOOR	1,114	1,122
4TH FLOOR	741	747
TOTAL AREA	3,998	4,229

CBC SECTION 502: GROSS FLOOR AREA CALCULATIONS

LEVEL	'U' OCCUPANCY (SQ. FT.)		'R' OCCUPANCY (SQ. FT.)	
	EXISTING	PROPOSED	EXISTING	PROPOSED
1ST FLOOR	982	0	0	1,144
2ND FLOOR	0	0	1,001	1,013
3RD FLOOR	0	0	1,041	1,043
4TH FLOOR	0	0	686	665
TOTAL AREA	982	0	2,728	3,865

SHEET INDEX

EFFECTIVE CODES

2019 CBC & SF AMENDMENTS
2019 CHBC
2019 CMC & SF AMENDMENTS
2019 CPC & SF AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE & SF AMENDMENTS
2019 CALIFORNIA ENERGY CODE & SF AMENDMENTS

BUILDING TO RECEIVE AUTOMATIC SPRINKLER SYSTEM PER 2019 CBC SECTION 903.2.8.1 AND INSTALLED PER 2019 CBC SECTION 903.3.1.3 (SEE "SEPARATE PERMITS" BELOW)

SEPARATE PERMITS

1. AUTOMATIC SPRINKLER SYSTEM

VICINITY MAP

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT C-31527 DAVID M. ARMOUR RENEWAL 08/31/21 STATE OF CALIFORNIA

CULVER RESIDENCE
714 STEINER STREET, SAN FRANCISCO, CA 94117

ISSUANCE	DATE
CofA/VARIANCE	05.26.21
BUILDING PERMIT	03.29.21
MILLS ACT APP.	05.26.21
PLAN CHECK	08.24.21
RESPONCE	
JOB #	2004

PROJECT INFORMATION & SHEET INDEX

G1.0

SCALE: N.T.S.

GENERAL NOTES

1. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS FOR DIMENSIONS. IF A DIMENSION IS REQUIRED BUT NOT INDICATED, THE CONTRACTOR SHALL IMMEDIATELY REQUEST THE REQUIRED INFORMATION FROM THE ARCHITECT PRIOR TO PERFORMING THE WORK IN QUESTION.
2. ALL INTERIOR WALL DIMENSIONS ARE POSITIONED AT FACE OF STUD WALL UNLESS OTHERWISE NOTED.
3. (+/-) DIMENSIONS PROVIDED SHALL BE VERIFIED IN FIELD
4. THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS BETWEEN THE INFORMATION GIVEN IN THE CONSTRUCTION DOCUMENTS AND THE EXISTING FIELD CONDITIONS PRIOR TO PERFORMING THE WORK IN QUESTION.

SYMBOL LEGEND

PROPERTY LINE

CENTER LINE

DEMO LINE

ABOVE LINE

HIDDEN LINE

EXISTING WALL

PROPOSED WALL

PROPOSED 1 HOUR RATED WALL

NORTH ARROW — PROJECT NORTH, TRUE NORTH

EXTERIOR ELEVATION — ID NUMBER, SHEET NUMBER

SECTION CALLOUT — ID NUMBER, SHEET NUMBER

DETAIL SECTION CALLOUT — ID NUMBER, SHEET NUMBER

ENLARGED DETAIL CALLOUT — ID NUMBER, SHEET NUMBER

INTERIOR ELEVATION CALLOUTS — ID NUMBER, SHEET NUMBER

ELEVATION DATUM — FLOOR NAME, HEIGHT

WALL/FLOOR TYPE TAG — WALL/FLOOR TYPE NUMBER SEE WALL/FLOOR ASSEMBLY

WINDOW TAG — WINDOW NUMBER, SEE WINDOW SCHEDULE

DOOR TAG — EXTERIOR DOOR(D) OR INTERIOR DOOR NUMBER, SEE DOOR SCHEDULE

OPENING TAG — CASED OPENING, SEE OPENING SCHEDULE

ABBREVIATIONS

SYMBOLS

℄	PROPERTY LINE
⌖	SQUARE FEET
&	AND
∠	ANGLE
@	AT
Ø	DIAMETER
L	PERPENDICULAR
#	POUND OR NUMBER
>	GREATER THAN
<	LESS THAN
℄	CENTERLINE

ABBREVIATIONS

A	
ABBRVS	ABBREVIATIONS
ABV	ABOVE
ACOUS	ACOUSTICAL
AD	AREA DRAIN
ADJ	ADJACENT
ADD'T	ADDITIONAL
AFF	ABOVE FINISED FLOOR
AGGR	AGGREGATE
AL	ALUMINUM
APN	ASSESSOR'S PARCEL NUMBER
APRX	APPROXIMATE
ARCH	ARCHITECT
ASPH	ASPHALT
B	
BD	BOARD
BKG	BACKING
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BUR	BUILT-UP ROOFING
C	
CA	CALIFORNIA OR CONTRACT ADMINSTRATION
CAB	CABINET
CB	CATCH BASIN
CBC	CALIFORNIA BUILDING CODE
CEM	CEMENT
CER	CERAMIC
CHBC	CALIFORNIA HISTORIC BUILDING CODE
CI	CAST IRON
CJ	CONTROL JOINT
CL	CLOSET
CLG	CEILING
CLOT	CLEAN OUT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER TOP
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CSWK	CASEWORK
CR	COLD ROLLED
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
D	
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
E	
(E)	EXISTING
E.	EAST
EA	EACH
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENCL	ENCLOSURE
EP	ELECTRICAL PANEL
ETR	EXISTING TO REMAIN
EQUIP	EQUIPMENT
EQ	EQUAL
EXPO	EXPOSED
EXP	EXPANSION
EXT	EXTERIOR
F	
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FACE OR FINISH FLOOR
FIN	FINISH
FL	FLOOR
FLASH	FLASHING
FLOUR	FLOURESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FPRF	FIREPROOF
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
G	
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GDRL	GUARDRAIL
GL	GRIDLINE
GLS	GLASS
GFCI	GROUND FAULT CIRCUIT INTERUPT
GND	GROUND
GR	GRADE
GYP	GYPSUM
GBB	GYPSUM BACKER BOARD
GWB	GYPSUM WALL BOARD
GI	GALVANIZED IRON
H	
HB	HOSE BIB
HC	HOLLOW CORE
HDWD	HARDWOOD
HDWR	HARDWARE
HDRL	HANDRAIL
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
I	
ID	INSIDE DIAMTER
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
J	
JT	JOINT
K	
KIT	KITCHEN
L	
LAM	LAMINATE
LAV	LAVATORY
LED	LIGHT EMITTING DIODE FIXTURE
LT	LIGHT
LP	LOW POINT
LV	LOW VOLTAGE
LW	LIGHTWELL
M	
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MUL	MULLION
N	
(N)	NEW
N.	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
P	
PL	PLATE
PLAS	PLASTER
PLY	PLYWOOD
PNL	PANEL
PT	POINT
PR	PAIR
PT	PRESURE TREATED
PTD	PAINTED
PTN	PARTITION
Q	
QUAN	QUANITY
R	
R	RISER
REINF	REINFORCING
RD	ROOF DRAIN
REQ'D	REQUIRED
RESIL	RESILIENT
REV	REVISION
RO	ROUGH OPENING
RDWD	REDWOOD
RWL	RAINWATER LEADER
S	
S.	SOUTH
SC	SOLID CORE
SCH'D	SCHEDULE
SH	SHELF
SHW'R	SHOWER
SHT	SHEET
SIM	SIMILAR
SL	SLAB
SPEC	SPECIFICATION
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SV	SHEET VINYL
SYM	SYMETRICAL
T	
T	TREAD
TB	TOWEL BAR
TEL	TELEPHONE
TEMP	TEMPERED
T&G	TONGUE & GROOVE
TH	THREASHOLD
THK	THICK
TL	TILE
TO.	TOP OF
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TS	TUB STEEL
TV	TELEVISION
TYP	TYPICAL
U	
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
V	
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	
W.	WEST
W/	WITH
WD	WOOD
WO	WHERE OCCURS
W/O	WITHOUT
WP	WATERPROOFING
WR	WATER RESISTANT
WT	WIEGHT

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT C-31527 DAVID M. ARMOUR RENEWAL 08/31/21 STATE OF CALIFORNIA

CULVER RESIDENCE

714 STEINER STREET, SAN FRANCISCO, CA 94117

ISSUANCE	DATE
CofA/VARIANCE	05.26.21
BUILDING PERMIT	03.29.21
MILLS ACT APP.	05.26.21
PLAN CHECK	08.24.21
RESPONCE	

JOB # 2004

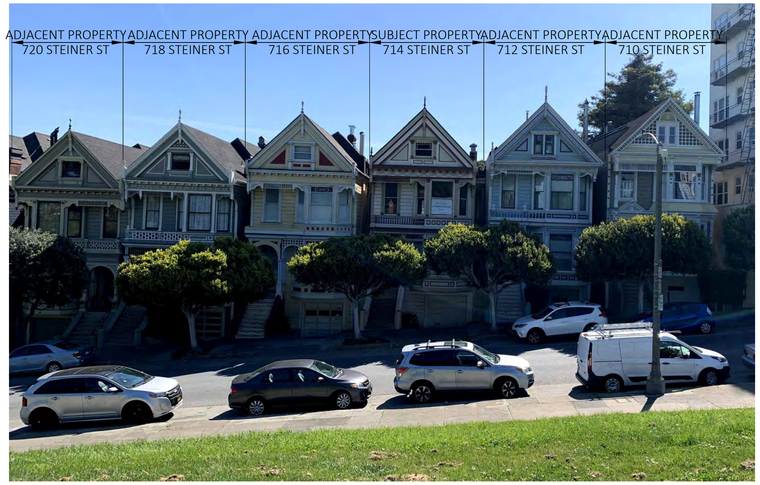
ABBREVIATIONS, SYMBOL LEGEND AND GENERAL NOTES

G1.1

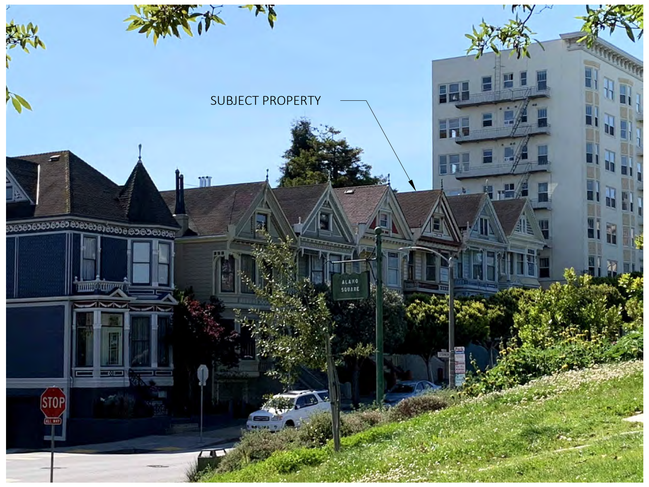
SCALE: N.T.S.

714 STEINER STREET FRONT FACADE 7

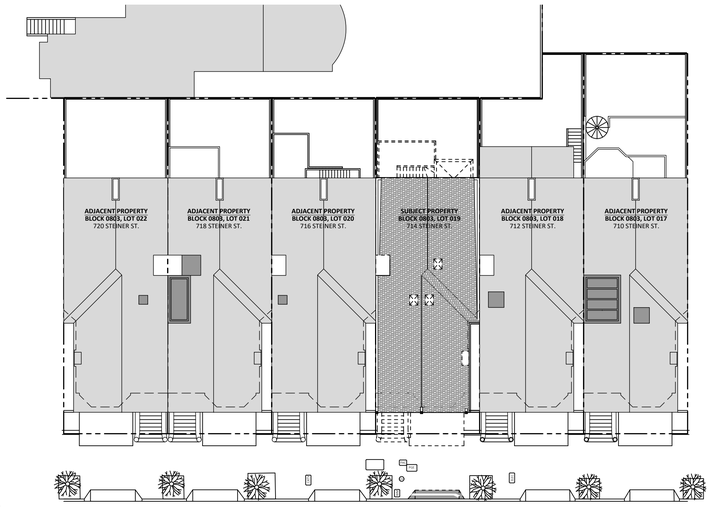
VIEW LOOKING NORTHEAST 5



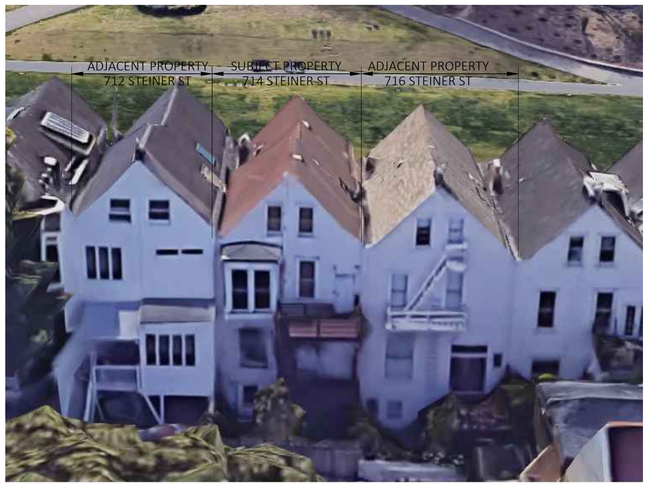
VIEW LOOKING EAST 2



VIEW LOOKING SOUTHEAST 4



PHOTOGRAPH KEYPLAN
FOR REFERENCE ONLY 1



REAR FACADES 6

VIEW LOOKING SOUTHEAST 3

DAVID ARMOUR
ARCHITECTURE

498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT
C-31527
DAVID M. ARMOUR
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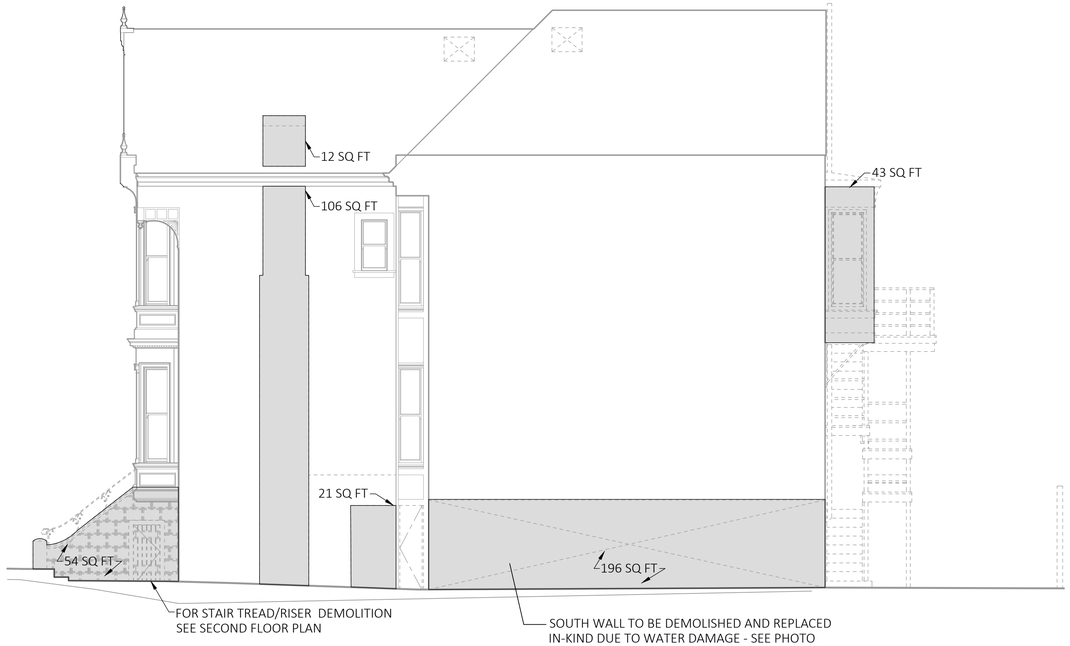
SITE PHOTOS

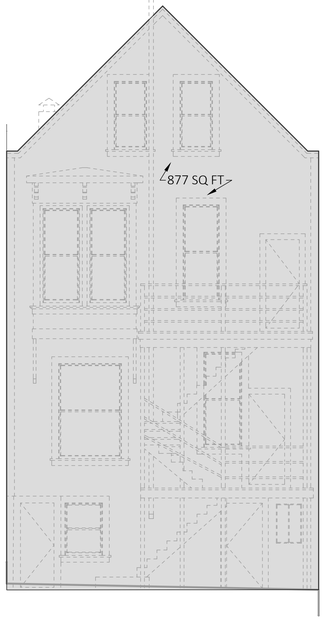
G2.1

SCALE: N.T.S.

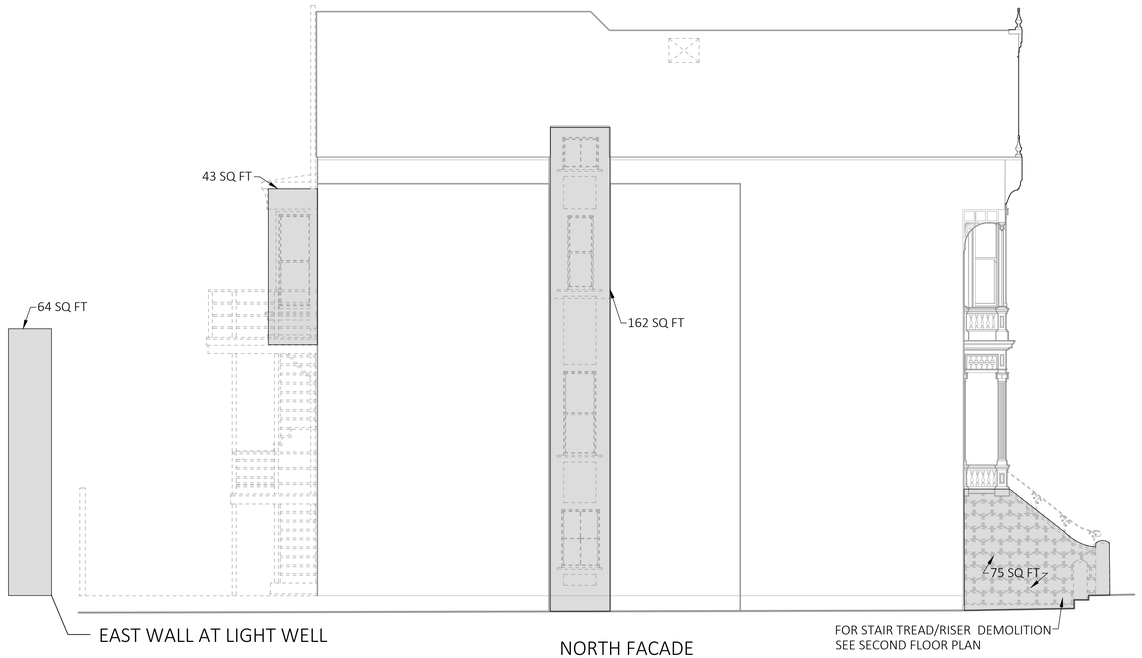
WEST FACADE
277 SQ FT REMOVED



SOUTH FACADE
429 SQ FT REMOVED



EAST FACADE
941 SQ FT REMOVED



NORTH FACADE
242 SQ FT REMOVED

INTERIOR VIEW OF WATER DAMAGED SOUTH
PROPERTY LINE WALL INSIDE (E) GARAGE

DRAWING LEGEND

- ARTICLE 10 SEC 1005(F)(2) AND 1005(F)(3) DEMOLISHED WALLS
- DEMOLISHED LINEAR FOOTAGE ELEMENTS
- DEMOLISHED INTERIOR WALLS; LINEAR FOOTAGE ELEMENTS
- RETAINED LINEAR FOOTAGE ELEMENTS

SAN FRANCISCO PLANNING CODE ARTICLE 10 SECTION 1005 (F) CALCULATION TABLE

1005(F)(1) SURFACE AREA OF ALL EXTERIOR WALLS FACING PUBLIC STREET(S) (SQUARE FEET)

LOCATION	(E) AREA (SF)	AREA REMOVED (SF)	% REMOVED	PROPOSED % REMOVED	SECTION 1005 (F)(1) LIMITS	COMPLIES WITH PLANNING CODE
FRONT FACADE	849	130	15.3%	15.3%	25% OR LESS	YES

1005(F)(2) ALL EXTERNAL WALLS FROM THEIR FUNCTION AS EXTERNAL WALLS (SQUARE FEET)

FLOOR	(E) AREA (SF)	AREA REMOVED (SF)	% REMOVED	PROPOSED % REMOVED	SECTION 1005 (F)(2) LIMITS	COMPLIES WITH PLANNING CODE
NORTH	1,770	280	15.8%	35.7%	50% OR LESS	YES
EAST	968	941	97.2%			
SOUTH	1,580	432	27.3%			
WEST	938	221	23.6%			
TOTAL	5,256	1,874	35.7%			

1005(F)(3) ALL EXTERNAL WALLS FROM THEIR FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS (SQUARE FEET)

FLOOR	(E) AREA (SF)	AREA REMOVED (SF)	% REMOVED	PROPOSED % REMOVED	SECTION 1005 (F)(3) LIMITS	COMPLIES WITH PLANNING CODE
NORTH	1,770	280	15.8%	35.7%	25% OR LESS	NO
EAST	968	941	97.2%			
SOUTH	1,580	432	27.3%			
WEST	938	221	23.6%			
TOTAL	5,256	1,874	35.7%			

1005(F)(4) ALL EXISTING INTERNAL FRAMEWORK OR FLOOR PLATES

INTERNAL STRUCTURAL FRAMEWORK (LINEAR FEET OF INTERIOR PARTITIONS, LOAD BEARING WALLS, COLUMNS, ETC.)

FLOOR	(E) LINEAL FT	LINEAL FT REMOVED	% REMOVED	PROPOSED % REMOVED	SECTION 1005 (F)(4) LIMITS	COMPLIES WITH PLANNING CODE
FIRST FLOOR	48'-0"	48'-0"*	100.0%	72.4%***	75% OR LESS	YES
SECOND FLOOR	129'-6"	106'-7"	82.3%			
THIRD FLOOR	104'-11"	84'-8"	80.7%			
FOURTH FLOOR	145'-3"	70'-3"	48.4%			
TOTAL	427'-8"	309'-6"	72.4%			

AREA OF ROOF AND FLOOR PLATES EXCEPT AT/BELOW GRADE (SQUARE FEET)

FLOOR	(E) AREA (SF)	AREA REMOVED (SF)	% REMOVED			
FIRST FLOOR	0	0	-	4.60%***	75% OR LESS	YES
SECOND FLOOR	1,140	75	6.6%			
THIRD FLOOR	1,145	28	2.4%			
FOURTH FLOOR	1,121	84**	7.5%			
ROOF	1,118	20	1.8%			
TOTAL	4,524	207	4.6%			

* (E) POST AND BEAM SYSTEM TO BE REMOVED AND REPLACED WITH (N) LOAD-BEARING WALLS AS PART OF FULL SEISMIC UPGRADE OF STRUCTURE

** (E) ORIGINAL STAIR TO BE REMOVED DUE TO SUBSTANTIAL DAMAGE FROM 1960S ILLEGAL SUBDIVISION OF HOME - WILL BE REPLACED WITH A NEW STAIR TO MATCH ORIGINAL

*** INTERNAL STRUCTURAL FRAMEWORK DEMOLITION CALCULATIONS INCLUDE REMOVAL OF STRUCTURAL ELEMENTS FROM THE ORIGINAL CONSTRUCTION AS WELL AS THE 1960s WHEN THE RESIDENCE WAS DIVIDED INTO TWO UNITS WITHOUT A PERMIT, THEN SUBSEQUENTLY LEGALIZED.

INTERNAL STRUCTURAL FRAMEWORK (LINEAR FEET OF INTERIOR PARTITIONS, LOAD BEARING WALLS, COLUMNS, ETC.) - ORIGINAL 1894 CONSTRUCTION

FLOOR	(E) LINEAL FT	LINEAL FT REMOVED	% REMOVED			
FIRST FLOOR	48'-0"	48'-0"	100.0%	65.4%	75% OR LESS	YES
SECOND FLOOR	46'-2"	24'-9"	53.6%			
THIRD FLOOR	98'1	77'-10"	79.4%			
FOURTH FLOOR	145'-3"	70'-3"	48.4%			
TOTAL	337'-6"	220'-10"	65.4%			

INTERNAL STRUCTURAL FRAMEWORK (LINEAR FEET OF INTERIOR PARTITIONS, LOAD BEARING WALLS, COLUMNS, ETC.) - 1960s ALTERATIONS

FLOOR	(E) LINEAL FT	LINEAL FT REMOVED	% REMOVED			
FIRST FLOOR	0'-0"	0'-0"	-	100.0%	75% OR LESS	NO
SECOND FLOOR	83'-4"	83'-4"	100.0%			
THIRD FLOOR	6'-10"	6'-10"	100.0%			
FOURTH FLOOR	0'-0"	0'-0"	-			
TOTAL	90'-2"	90'-2"	100.0%			

NOTES

1 SEE SHEET G2.3 FOR FLOOR PLAN DIAGRAMS

2 FOR THE PURPOSES OF ARTICLE 10 SECTION 1005 (F), DEMOLITION SHALL BE DEFINED AS ANY ONE OF THE FOLLOWING:

(1) REMOVAL OF MORE THAN 25 PERCENT OF THE SURFACE OF ALL EXTERNAL WALLS FACING A PUBLIC STREET(S); OR

(2) REMOVAL OF MORE THAN 50 PERCENT OF ALL EXTERNAL WALLS FROM THEIR FUNCTION AS ALL EXTERNAL WALLS; OR

(3) REMOVAL OF MORE THAN 25 PERCENT OF EXTERNAL WALLS FROM FUNCTION AS EITHER EXTERNAL OR INTERNAL WALLS; OR

(4) REMOVAL OF MORE THAN 75 PERCENT OF THE BUILDING'S EXISTING INTERNAL STRUCTURAL FRAMEWORK OR FLOOR PLATES UNLESS THE CITY DETERMINES THAT SUCH REMOVAL IS THE ONLY FEASIBLE MEANS TO MEET THE STANDARDS FOR SEISMIC LOAD & FORCES OF THE LATEST ADOPTED VERSION OF THE SAN FRANCISCO BUILDING CODE AND THE STATE HISTORICAL BUILDING CODE.

(5) IF REMOVAL AND REPLACEMENT OF ADDITIONAL BUILDING ELEMENTS CONSIDERED BEYOND REPAIR IS REQUIRED DURING CONSTRUCTION, CONTACT THE PLANNING DEPARTMENT IMMEDIATELY FOR REVIEW AND APPROVAL. THIS INCLUDES FLOOR FRAMING, SIDEWALLS AND OTHER STRUCTURAL MEMBERS NOT VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. REMOVAL OF ELEMENTS BEYOND PERCENTAGES SUBMITTED ABOVE IS CONSIDERED A VIOLATION. IF REMOVAL IS BEYOND PERCENTAGES OUTLINED IN PLANNING CODE SECTION 1005, FURTHER ENVIRONMENTAL REVIEW BY THE PLANNING DEPARTMENT IS REQUIRED.

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT C-24527 DAVID M. ARMOUR RENEWAL 08/31/21 STATE OF CALIFORNIA

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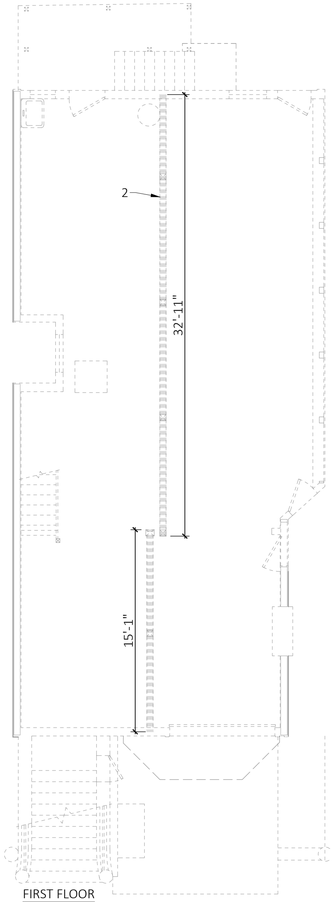
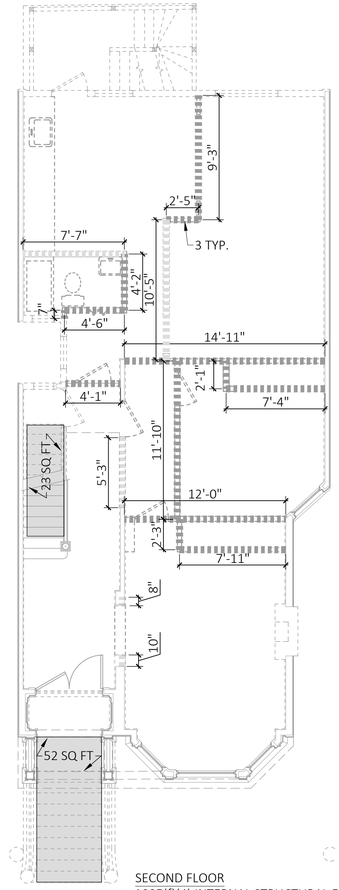
PLANNING CODE COMPLIANCE: ARTICLE 10 DEMOLITION CALCULATIONS

G2.2

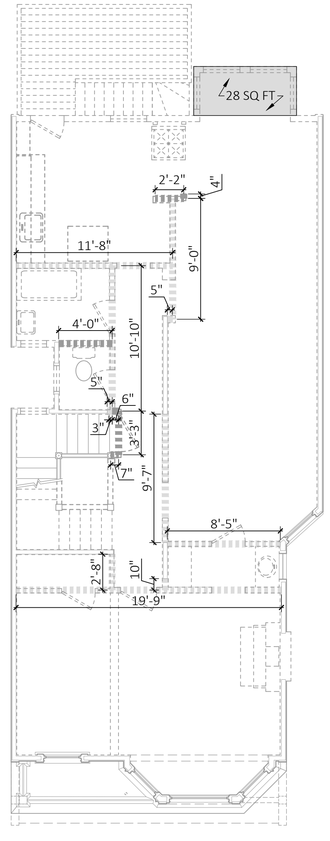
SCALE: N.T.S.



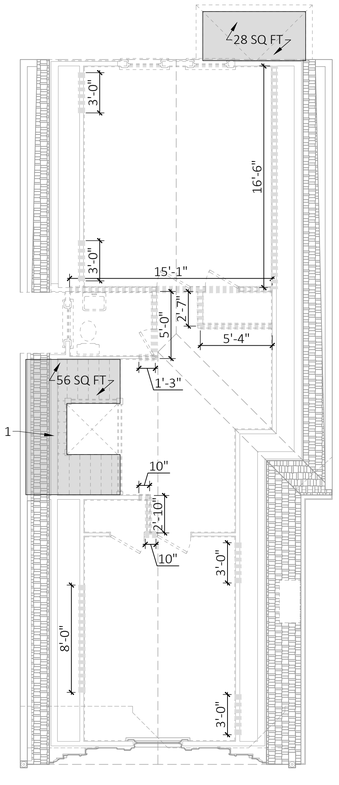
FIRST FLOOR
1005(f)(4) INTERNAL STRUCTURAL FRAMEWORK:
48'-0" REMOVED IN TOTAL (1894)
FLOOR PLATES: 0 SQ FT REMOVED



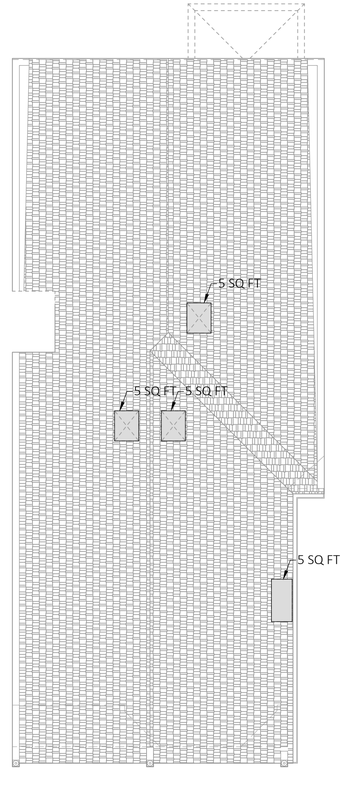
SECOND FLOOR
1005(f)(4) INTERNAL STRUCTURAL FRAMEWORK:
106'-7" REMOVED IN TOTAL
24'-9" (1894) + 83'-4" (1960s)
FLOOR PLATES: 75 SQ FT REMOVED



THIRD FLOOR
1005(f)(4) INTERNAL STRUCTURAL FRAMEWORK:
84'-8" REMOVED IN TOTAL
77'-10" (1894) + 6'-10" (1960s)
FLOOR PLATES: 28 SQ FT REMOVED



FOURTH FLOOR
1005(f)(4) INTERNAL STRUCTURAL FRAMEWORK:
70'-3" REMOVED IN TOTAL (1894)
FLOOR PLATES: 56 SQ FT REMOVED



ROOF
FLOOR PLATES: 20 SQ FT REMOVED

415 | 7788726 1511 15TH STREET SAN FRANCISCO CALIFORNIA 94103
STRANDBERG ENGINEERING

August 4, 2021

City and County of San Francisco
Department of Building Inspection
49 South Van Ness Avenue
San Francisco, California 94103
dbi.specialinspections@sfgov.org

Structural Evaluation
Culver Residence – Chimney and Entry Stair Evaluation
714 Steiner Street, San Francisco, CA 94117
SFDBI PA #2021 – 0323 – 7149

To whom it may concern:

We visited the site on March 22, 2021 to observe the existing conditions of the above residence. The main areas that we would like to address are the following:

1. The existing brick chimney on the northwest side of the building that runs the full height of the building.
2. The existing entry stairs.
3. The existing framing supporting the second floor along south wall and central bearing line.

Our site visits included a review of the existing construction in which we observed exposed elements, and damages to finishes that might be indicative of larger structural issues. This report provides a summary of our findings and recommendations to demolish and rebuild-in-kind the chimney, entry stairs, and framing supporting the second floor. Replacing the chimney will avoid the danger the chimney poses to those in close proximity, such as neighbors, during a seismic event. Replacing the entry stairs will provide safe access to the main entrance. Replacing the first floor walls ensures framing is adequate, properly waterproofed, fire rated, and conforms to current seismic resistance standards.

I. Description of Existing Construction

CHIMNEY
The existing brick chimney appears to be made of a single course of unreinforced masonry, based on the exposed brick at the garage level, see attached Photo 1. Per the photo, the garage door was installed by demolishing a portion of the existing supporting brick. Photo also shows cracking along right side of chimney between brick and adjacent walls. The condition of the existing brick at the above floors were covered by finishes and inaccessible for observation.

ENTRY STAIRS
The existing entry stairs leading from the side walk to the main entry on the second floor appear to be unlevel, potentially creating a tripping hazard. The exposed stairs have evidence of staining where water typically pools and leaks to framing below, see Photos 2 – 4. Cracks and gaps are observed throughout indicating possible foundation settlement. The existing foundation appears to be unreinforced brick masonry with portions of concrete, indicating attempts to patch previous cracks and leaks. Some portions of stair construction appear to be flat 1x untreated wood framing currently supporting heavy stone steps and mortar bed above. The existing 1x untreated wood framing shows signs of water intrusion, water damage, buckling, and areas of dry rot. There is no waterproofing barrier between any of the untreated wood framing surfaces and concrete, or brick interface.

EXISTING FIRST FLOOR WALL FRAMING
The existing framing supporting the second floor are 4x6 posts and beams along the rear south wall and central bearing line. The exterior finish appears to have been applied directly to the existing 4x6 framing without adequate waterproofing. Existing structural framing shows signs of water intrusion, water damage, and areas of dry rot.

II. Inspection Findings and Recommendations

CHIMNEY
Based on our observations, the existing chimney does not appear to have adequate bracing to be laterally tied back to the building structure and shows signs of distress that we assume propagates throughout the chimney above.

It is our professional opinion that the existing unreinforced brick chimney poses a danger to anyone on site and within close proximity of the chimney during a seismic event. We recommend that the existing brick chimney be removed and replaced by wood framed chimney constructed per current applicable building codes and standards.

ENTRY STAIRS
Based on our observations, the water damage, existing cracks, and uneven stair treads, are signs indicative of foundation settlement and framing instability. Existing patchwork has been shown to be ineffective due to re-emerging signs of distress. Delaying action may compound the issues by allowing existing cracks to grow over time leading to further water intrusion and stair misalignment.

It is our professional opinion that the entry stairs should be demolished and rebuilt in order to provide safe access to the residence's main entry rather than continued patchwork. Other factors may also be contributing to the instability of the existing stair construction but cannot be determined at this time.

EXISTING FIRST FLOOR WALL FRAMING
Based on our observations, the existing framing has been minimally infilled and is now showing signs of water damage and dry rot.

It is our professional opinion that the existing framing along the rear south wall should be demolished and rebuilt in order to provide proper waterproofing and adequate fire rated construction that also conforms to current seismic resistance standards. For the central bearing line the existing beam and post system is inadequate per the current Code and should be replaced by our new engineered solution.

Photos provided below for reference.

Please do not hesitate to call 415-778-8726 if you have any questions regarding this report.

Best Regards,
David Strandberg

Photo 1: Existing brick framing where installation of garage door exposes damage to brick work. Large crack indicates separation between building and brick framing.

Photo 2: Untreated wood framing showing water damage, buckling, and staining.

Photo 3: Cracking and gaps in concrete stairs allowing water to seep into enclosed crawlspace below stairs.

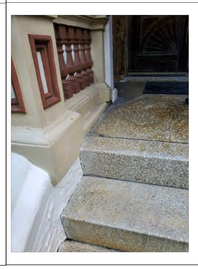


Photo 4: Cracking and gaps in concrete stairs allowing water to seep into enclosed crawlspace below stairs.

DRAWING LEGEND

ARTICLE 10 SEC 1005(F)(4) HORIZONTAL ELEMENTS

DEMOLISHED LINEAR FOOTAGE ELEMENTS

DEMOLISHED ORIGINAL 1894 INTERIOR WALLS; LINEAR FOOTAGE ELEMENTS

DEMOLISHED 1960S INTERIOR WALLS; LINEAR FOOTAGE ELEMENTS

RETAINED LINEAR FOOTAGE ELEMENTS

NOTES
1 (E) ORIGINAL STAIR TO BE REMOVED DUE TO SUBSTANTIAL DAMAGE FROM 1960S ILLEGAL SUBDIVISION OF HOME - WILL BE REPLACED WITH A NEW STAIR TO MATCH ORIGINAL CONFIGURATION AND ARCHITECTURAL DETAILS
2 (E) POST AND BEAM SYSTEM TO BE REMOVED AND REPLACED WITH (N) LOAD-BEARING WALLS AS PART OF FULL SEISMIC UPGRADE OF STRUCTURE
3 ALL 1960S WALLS TO BE REMOVED, TO RESTORE ORIGINAL INTERIOR SPATIAL CONFIGURATION

Photo 5: Existing first floor wall framing with water damage along south wall.

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT ★ C-24527 ★ DAVID M. ARMOUR ★ RENEWAL 8/31/21 ★ STATE OF CALIFORNIA

CULVER RESIDENCE

714 STEINER STREET, SAN FRANCISCO, CA 94117

ISSUANCE	DATE
CofA/VARIANCE	05.26.21
BUILDING PERMIT	03.29.21
MILLS ACT APP.	05.26.21
PLAN CHECK	08.24.21
RESPONCE	
JOB #	2004

PLANNING CODE COMPLIANCE: ARTICLE 10 DEMOLITION CALCULATIONS

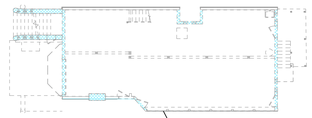
G2.3

SCALE: N.T.S.

INTERIOR VIEW OF WATER
DAMAGED SOUTH PROPERTY LINE
WALL INSIDE (E) GARAGE

B1 - REMOVAL OF FRONT AND REAR FACADES
(E) TOTAL LENGTH: 45'-2"'
TOTAL LENGTH REMOVED: 45'-2"

B2 - REMOVAL OF ALL EXTERIOR WALLS
(E) TOTAL LENGTH: 166'-2"'
TOTAL LENGTH REMOVED: 80'-7"



SOUTH WALL TO BE DEMOLISHED AND REPLACED IN-KIND DUE TO WATER DAMAGE - NOT INCLUDED IN DEMOLITION CALCULATIONS PER SECTION 317 (b)(9)

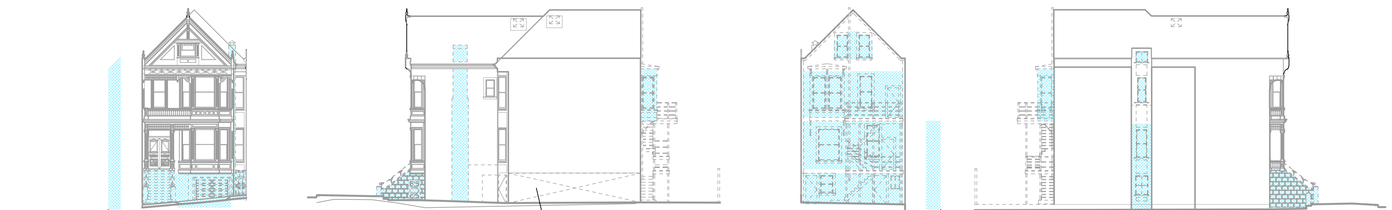
WEST FACADE*
(E) LENGTH: 25'-6"
LENGTH REMOVED: 25'-6"
* INCLUDES LIGHT WELL

SOUTH FACADE
(E) LENGTH: 56'-8"'
LENGTH REMOVED: 14'-8"

EAST FACADE*
(E) LENGTH: 24'-11"
LENGTH REMOVED: 24'-11"
* INCLUDES LIGHT WELL

NORTH FACADE
(E) LENGTH: 59'-1"
LENGTH REMOVED: 15'-6"

B1 + B2 EXTERIOR FACADE/WALL REMOVAL - LINEAL FOUNDATION MEASUREMENTS



WEST WALL AT LIGHT WELL

WEST FACADE*
(E) AREA: 938 SF
AREA REMOVED: 277 SF
* INCLUDES LIGHT WELL

SOUTH FACADE
(E) AREA: 1580 SF
AREA REMOVED: 212 SF

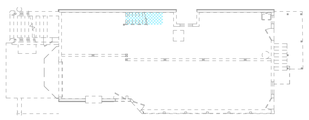
SOUTH WALL TO BE DEMOLISHED AND REPLACED IN-KIND DUE TO WATER DAMAGE - NOT INCLUDED IN DEMOLITION CALCULATIONS PER SECTION 317 (b)(9)

EAST FACADE*
(E) AREA: 968 SF
AREA REMOVED: 735 SF
* INCLUDES LIGHT WELL

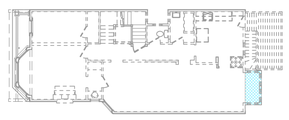
EAST WALL AT LIGHT WELL

NORTH FACADE
(E) AREA: 1770 SF
AREA REMOVED: 222 SF

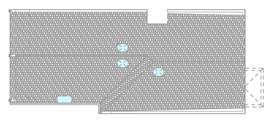
C1 VERTICAL ENVELOPE ELEMENTS - SURFACE AREA MEASUREMENTS



1ST FLOOR
317(b)(2)(C) - HORIZONTAL ELEMENTS REMOVED
(E) AREA: 23 SF (STAIR)
AREA REMOVED: 23 SF (STAIR)

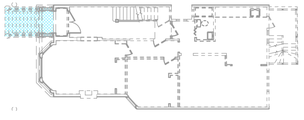


3RD FLOOR
317(B)(2)(C) - HORIZONTAL ELEMENTS REMOVED
(E) AREA: 1145 SF
AREA REMOVED: 28 SF

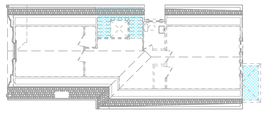


ROOF
317(B)(2)(C) - HORIZONTAL ELEMENTS REMOVED
(E) AREA: 1118 SF
AREA REMOVED: 20 SF

(E) TOTAL AREA: 4564 SF
TOTAL AREA REMOVED: 328 SF 7.2%



2ND FLOOR
317(B)(2)(C) - HORIZONTAL ELEMENTS REMOVED
(E) AREA: 1157 SF
AREA REMOVED: 70 SF



4TH FLOOR
317(B)(2)(C) - HORIZONTAL ELEMENTS REMOVED
(E) AREA: 1121 SF
TOTAL AREA REMOVED: 84 SF

C2 HORIZOTAL ENVELOPE ELEMENTS - LINEAL FOUNDATION MEASUREMENTS

SAN FRANCISCO PLANNING CODE SEC. 317(b)(2)
DEFINITION "DEMOLITION OF RESIDENTIAL BUILDINGS"

FOR THE PURPOSES OF THIS SECTION, "DEMOLITION OF RESIDENTIAL BUILDINGS" SHALL MEAN ANY OF THE FOLLOWING:

(A) ANY WORK ON A RESIDENTIAL BUILDING FOR WHICH THE DEPARTMENT OF BUILDING INSPECTION DETERMINES THAT AN APPLICATION PERMIT IS REQUIRED, OR

(B1) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE SUM OF THE FRONT FACADE AND REAR FAÇADE AND
(B2) ALSO PROPOSES THE REMOVAL OF MORE THAN 65% OF THE SUM OF ALL EXTERIOR WALLS, MEASURED IN LINEAL FEET AT THE FOUNDATION LEVEL, OR

(C1) A MAJOR ALTERATION OF A RESIDENTIAL BUILDING THAT PROPOSES THE REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND
(C2) MORE THAN 50% OF THE HORIZONTAL ELEMENTS OF THE EXISTING BUILDING, AS MEASURED IN SQUARE FEET OF ACTUAL SURFACE AREA.

(9) WHERE EXTERIOR ELEMENTS OF A BUILDING ARE REMOVED AND REPLACED FOR REPAIR OR MAINTENANCE, IN LIKE MATERIALS, WITH NO INCREASE IN THE EXTENT OF THE ELEMENT OR VOLUME OF THE BUILDING, SUCH REPLACEMENT SHALL NOT BE CONSIDERED REMOVAL FOR THE PURPOSES OF THIS SECTION.

CONCLUSION: NOT A DEMOLITION

B1 IS GREATER THAN 50% BUT
B2 IS LESS THAN 65%

C1 IS LESS THAN 50%
C2 IS LESS THAN 50%

EXTERIOR FACADES - LINEAL FOUNDATION MEASUREMENTS

		(E) LENGTH	LENGTH REMOVED	% REMOVED	TOTAL % REMOVED
B1	FRONT FACADE*	22'-11"	22'-11"	100%	100%
	REAR FACADE	22'-3"	22'-3"	100%	
	TOTAL	45'-2"	45'-2"	100%	

* INCLUDES ANGLED WALL

EXTERIOR WALLS - LINEAL FOUNDATION MEASUREMENTS

		(E) LENGTH	LENGTH REMOVED	% REMOVED	TOTAL % REMOVED
B2	WEST FACADE*	25'-6"	25'-6"	100%	48%
	SOUTH FACADE	56'-8"	14'-8"	26%	
	EAST FACADE**	24'-11"	24'-11"	100%	
	NORTH FACADE	59'-1"	15'-6"	20	
	TOTAL	166'-2"	80'-7"	48%	

* INCLUDES ANGLED WALL & LIGHT WELL ** INCLUDES LIGHT WELL

VERTICAL ENVELOPE ELEMENTS - SURFACE AREA MEASUREMENTS

		(E) AREA	AREA REMOVED	% REMOVED	TOTAL % REMOVED
C1	WEST FACADE*	938	277	30	24%
	SOUTH FACADE	1580	212	13	
	EAST FACADE*	968	735	76	
	NORTH FACADE	1770	22	1	
	TOTAL	5256	1246	24	

* INCLUDES LIGHT WELL

HORIZONTAL ENVELOPE ELEMENTS - SURFACE AREA MEASUREMENTS

		(E) AREA	AREA REMOVED	% REMOVED	TOTAL % REMOVED
C2	FIRST FLOOR	23	23	100%	4.9%
	SECOND FLOOR	1157	70	6%	
	THIRD FLOOR	1145	28	2.4%	
	FOURTH FLOOR	1121	84	7.5%	
	ROOF	1118	20	1.8%	

LEGEND

DEMOLISHED HORIZONTAL / VERTICAL ELEMENTS

DEMOLISHED LINEAR FOOTAGE ELEMENTS

RETAINED LINEAR FOOTAGE ELEMENTS

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT C-24527 DAVID M. ARMOUR RENEWAL 04/21 STATE OF CALIFORNIA

CULVER RESIDENCE
714 STEINER STREET, SAN FRANCISCO, CA 94117

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CofA/VARIANCE	05.26.21
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PLAN CHECK	08.24.21
RESPONCE	

JOB # 2004

PLANNING CODE COMPLIANCE: ARTICLE 10 DEMOLITION CALCULATIONS

G2.4

SCALE: N.T.S.

October 6, 2020

RE: 714 Steiner – AB-028 Pre-application Plan review meeting summary

A pre-application meeting was conducted by video conference on July 17, 2020 and was attended by Mark Walls of SFDBI, Architect David Armour and Eric Jacobs of Gary Bell and Associates.

The plans that were submitted with the pre-application meeting request were reviewed. The findings of that meeting are included below as an amendment to the original pre-application meeting letter.

Subsequent to the July 17 meeting, the design was modified to conform with commentary received from the San Francisco Planning Department, leading to the removal of the garage and a revised first floor plan which places the two first floor bedrooms in a street-facing position, allowing for a code-compliant arrangement of the Emergency Escape and Rescue Openings (EEROs) per 2-19 CBC Section 1030. The revised floor plans follow this letter.

There will now only be one new rear-facing bedroom, located on the third floor. When the subject building was originally constructed, there were two rear-facing bedrooms on the third floor. The proposed design restores one of those original rear-facing bedrooms in its original location.

Given the proposed changes, would the provision of a fully sprinklered NFPA-13R sprinkler system, and fire-rated occupancy separation between the two units be an acceptable equivalency for compliant EEROs in a two-unit building? Note; Rated separation also required at any interior common space. MGW

10/26/2020 - Per discussion with Mark Walls, yes, an NFPA-13R sprinkler system is acceptable.

Thank you for your attention to this matter.

David Armour, *Architect*

LICENSED ARCHITECT C-24527 DAVID M. ARMOUR REN. 10/31/21 STATE OF CALIFORNIA

Mark Walls, DBI

NOV 03 2020

June 19, 2020

October 1, 2020 – Amended with summary of pre-application meeting

RE: 714 Steiner – AB-028 Pre-application Plan review request

714 Steiner Street is a landmark, 4-story, Type V structure located on San Francisco's famous Postcard Row in the Alamo Square Landmark District. The structure was originally built in 1894 as a single-family home but was converted in 1960 to two dwelling units. The existing building consists of unrated construction and is not fire sprinklered. The structure is designated as a Category 'A' Historic Resource under CEQA and is eligible for review under the California Historic Building Code (CHBC).

The lot dimensions are 23'-3" wide x 75' long and currently there is a 9' 6-1/4" deep rear yard open space. The original single-family dwelling configuration featured 3 rear-facing bedrooms and two front-facing bedrooms. The current two-unit configuration consists of five front-facing bedrooms and one rear-facing bedroom.

The proposed project involves the relocation of the second-floor dwelling unit to the first floor to restore the original single-family configuration on the upper three floors. The relocated unit will be accessed from the public way by an open space on the south side of the house. ~~The first-floor unit has two rear-facing bedrooms that open onto a 10'-5/8" deep rear yard~~. The project will include new fire-rated construction for code-compliant occupancy separation between the individual dwelling units as well as between the garage and the dwelling units and the entire structure will be fully sprinklered to NFPA 13. The rear wall of the first floor will be fire-rated and fire sprinklers will be installed above the exterior doors on the first floor that open onto the rear yard. HAR Construction & Fire sprinkler protection required above all openings at the buildings rear wall. MGW

1. Is it possible to use the California Historic Building Code for the relocated unit on the first floor? If so, is the attached configuration acceptable? Regarding the 36" minimum width of the Exit Discharge as required by **Section 1028.4.1** of the **SFBC**, would **Section 8502.2** of the **California Historic Building Code** permit an exit discharge width of 32-3/4" over a travel distance of 17'-7" of which a 3'-8" portion has a 29" width? The exit discharge will serve an individual dwelling unit with an occupant load of four on the first story of a NFPA-13, fully sprinklered two-unit building.

10/1/2020 - Per the pre-app meeting conducted July 17, 2020 with Mark Walls, yes, it is acceptable to apply the California Historic Building Code to the project. MGW

2. I understand that, per code, emergency escape and rescue openings are required below the fourth floor.

I further understand that **Section 1030.1** of the **SFBC** - Emergency Escape and Rescue Opening (EERO) requirement as well as SFDBI **Information Sheet EG-02** modifies the 50' minimum depth requirement to 25' for yards that do not open to public way. The existing rear yard depth is 9'-6 ¼", the proposed rear yard depth is 10'-9 5/8". Would the provision of a fully sprinklered NFPA-13 sprinkler system, and fire-rated occupancy separation between the two units be an acceptable equivalency for compliant EEROs in a two-unit building?

~~***10/1/2020 - Per the pre-app meeting conducted July 17, 2020 with Mark Walls, yes, it is acceptable to locate new bedrooms at the rear of the subject property under the following conditions:***~~

- ~~***One-hour rated separation between the individual dwelling units***~~
- ~~***Installation of NFPA 13 sprinkler system.***~~

Note; There are no new bedrooms at the rear. The updated pre-app dated; 10-6-20, place one existing bedroom to remain at the rear on the 3rd floor. See first page for update fire sprinkler system. MGW

Signed:

Mark Walls

Senior building Inspector

San Francisco Department of Building Inspection

Mark Walls, DBI

NOV 03 2020

(At the request of SFDBI Reviewer Mark Walls we ask that Preservation Planning acknowledge this pre-application scope and the landmark status of the building. SF PLANNING involvement is for visibility only as this is an active project, under review and which will be heard by the SFHPC when approval has been recommended by staff)

Elizabeth Gordon-Jonckheer

Principal Planner

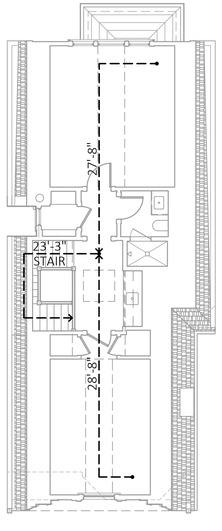
Northwest team and Historic Preservation, Current Planning Division

Elizabeth Jonckheer 10/26/2020

EXPOSURE, VENTILATION (CBC 1202), & LIGHTING (CBC 1204) TABLE						
LOCATION		ROOM AREA (SQ FT)	VENTILATION		LIGHTING	
RM. #	ROOM NAME		REQ'D AREA	PRV'D AREA	REQ'D AREA	PRV'D AREA
106	BEDROOM 1	126.09 SF	5.04 SF	11.63 SF	10.09 SF	18.60 SF
108	BEDROOM 2	145.39 SF	5.81 SF	8.25 SF	11.63 SF	13.62 SF
112	FAMILY ROOM	161.79 SF	6.47 SF	33.50 SF	12.94 SF	24.52 SF
202	LIVING ROOM	194.50 SF	7.78 SF	31.46 SF	15.56 SF	82.16 SF
204	DINING ROOM	225.05 SF	9.00 SF	10.50 SF	18.00 SF	16.08 SF
302	BEDROOM 1	242.01 SF	8.85 SF	36.54 SF	17.70 SF	57.24 SF
306	BEDROOM 2	100.00 SF	4.73 SF	10.50 SF	9.46 SF	16.08 SF
309	BEDROOM 3	215.52 SF	8.62 SF	40.63 SF	17.24 SF	97.77 SF
402	BEDROOM 4	170.05 SF	6.80 SF	4.69 SF	13.60 SF	7.37 SF
403	BEDROOM 5	220.52 SF	8.82 SF	11.75 SF	17.64 SF	29.64 SF

NOTE:

1. BEDROOM 1, ROOM 106, MEETS THE MINIMUM EXPOSURE REQUIREMENTS: FLOOR AREA IS GREATER THAN 120 SQ FT, NATURAL LIGHTING IS 8.51 SQ FT GREATER THAN REQUIRED MINIMUM.



4TH FLOOR

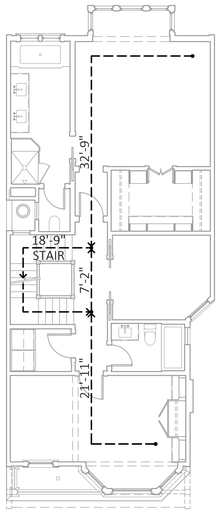
EXIT ACCESS TRAVEL DISTANCE CALCULATED BY FLOOR:

FOURTH	28'-8"
STAIR	23'-3"
THIRD	7'-2"
STAIR	18'-9"
SECOND	5'-0" + 6'-10"
TOTAL =	89-8"

PER CBC TABLE 1006.2.2 EXCEPTION 1: EXIT ACCESS TRAVEL DISTANCE FOR BUILDINGS WITH ONE EXIT: 125'

ACTUAL: 89'-8" < 125' MAX

CONCLUSION: ALLOWABLE W/ SPRINKLER



3RD FLOOR

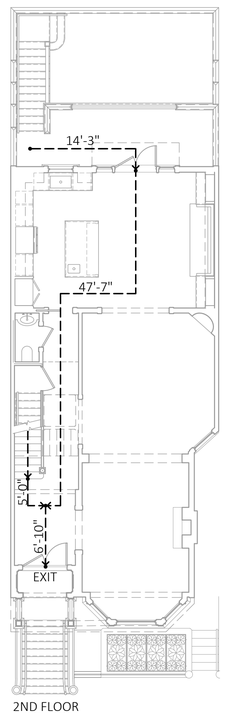
EXIT ACCESS TRAVEL DISTANCE CALCULATED BY FLOOR:

THIRD	32-9"
STAIR	18'-9"
SECOND	5'-0" + 6'-10"
TOTAL =	63'-4"

PER CBC TABLE 1006.2.2 EXCEPTION 1: EXIT ACCESS TRAVEL DISTANCE FOR BUILDINGS WITH ONE EXIT: 125'

ACTUAL: 63'-4" < 125' MAX

CONCLUSION: ALLOWABLE W/ SPRINKLER



2ND FLOOR

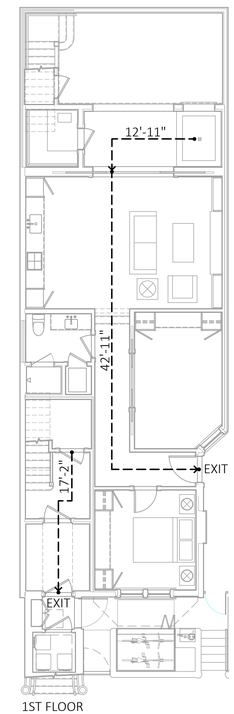
EXIT ACCESS TRAVEL DISTANCE CALCULATED BY FLOOR:

SECOND	14'-3"
FIRST	47'-7"+ 5'-0" + 6'-10"
TOTAL	= 68'-11"

PER CBC TABLE 1006.2.2 EXCEPTION 1: EXIT ACCESS TRAVEL DISTANCE FOR BUILDINGS WITH ONE EXIT: 125'

ACTUAL: 68'-11" < 125' MAX

CONCLUSION: ALLOWABLE W/ SPRINKLER



1ST FLOOR

EXIT ACCESS TRAVEL DISTANCE CALCULATED BY FLOOR:

FIRST	12'-11" + 42'-11"
TOTAL	= 55'-10"

PER CBC TABLE 1006.2.2 EXCEPTION 1: EXIT ACCESS TRAVEL DISTANCE FOR BUILDINGS WITH ONE EXIT: 125'

ACTUAL: 55'-10" < 125' MAX

CONCLUSION: ALLOWABLE W/ SPRINKLER

EGRESS DIAGRAMS

FOR REFERENCE ONLY

1

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT C-24527 DAVID M. ARMOUR REN. 10/31/21 STATE OF CALIFORNIA

CULVER RESIDENCE

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ISSUANCE	DATE
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PLAN CHECK	08.24.21
RESPONCE	
JOB #	2004

BLDG CODE COMPLIANCE: EGRESS DIAGRAMS AND LIGHT AND VENT REQUIREMENTS

G2.5

SCALE: N.T.S.

GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: March 11, 2020 (For permit applications January 2020 - December 2022)

INSTRUCTIONS:

1. Fill out the project information in the Verification box at the right.
2. Submittal must be a minimum of 11" x 17".
3. This form is for permit applications submitted January 2020 through December 2022.

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS: adds any amount of conditioned area, volume, or size
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	•
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.	•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	Environment Code ch. 14 SFGBC 4.103.2.3 CalGreen 4.408.2, 4.408.5	Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Demonstrate ≥65% recovery. See www.dbi.org for details.	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•
	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR AIR QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

CULVER RESIDENCE
PROJECT NAME

0803/019
BLOCK/LOT

714 STEINER STREET
ADDRESS

R-3
PRIMARY OCCUPANCY

3,610 SQ FT
GROSS BUILDING AREA

909 SQ FT
INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

LICENSED PROFESSIONAL *(sign & date)*
May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:

Projects that increase total conditioned floor area by ≥1,000 sq.ft.: *Green Building Compliance Professional of Record will verify compliance.*

GREEN BUILDING COMPLIANCE PROFESSIONAL
(name & contact phone #)

FIRM

☐ I am a LEED Accredited Professional

☐ I am a GreenPoint Rater

☐ I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL
(sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY

Indoor Water Efficiency

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads[2]	1.8 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush[1] and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush[1]
Urinals	Wall mount: 0.125 gallons / flush
	Floor mount: 0.5 gallons / flush

NOTES:

1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)
2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

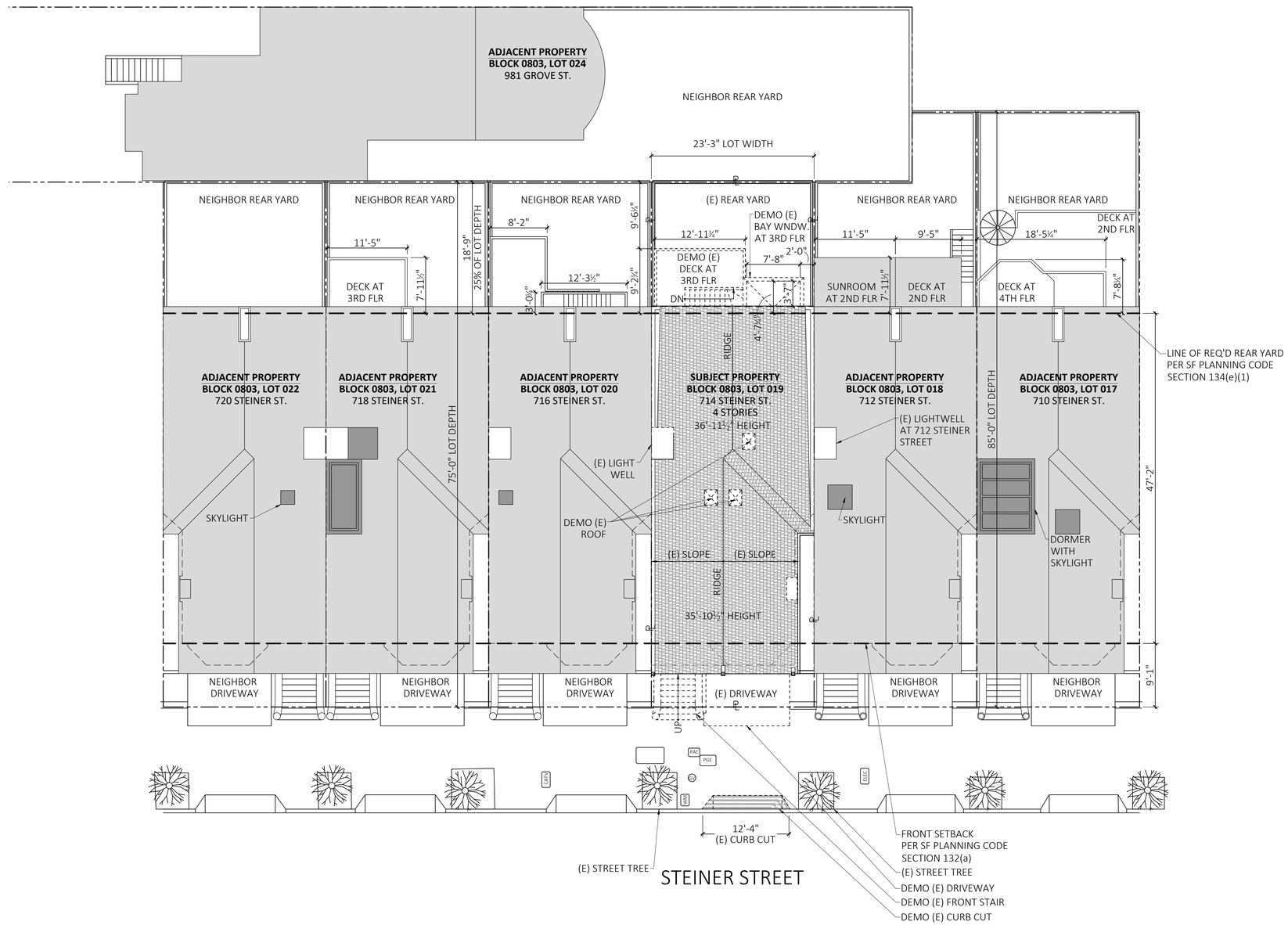
Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI.org.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

1. Any toilet manufactured to use more than 1.6 gallons/flush
2. Any urinal manufactured to use more than 1 gallon/flush
3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
4. Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.



SITE PLAN - EXISTING AND DEMOLITION 1

1/8" = 1'-0"

0 4' 8' 16'

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT
C-31527
DAVID M. ARMOUR
RENEWAL 03/31/21
STATE OF CALIFORNIA

CULVER RESIDENCE

714 STEINER STREET, SAN FRANCISCO, CA 94117

ISSUANCE	DATE
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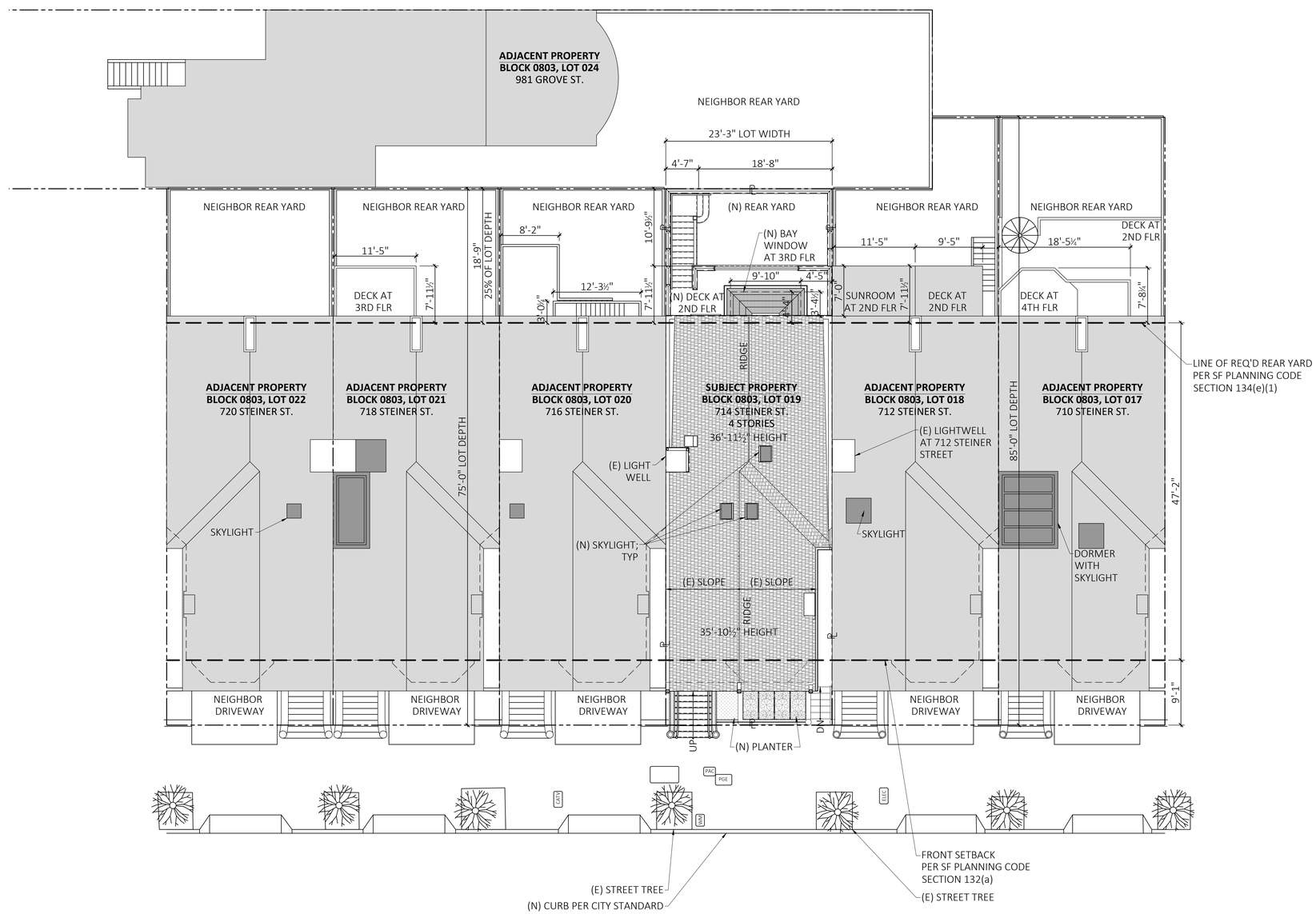
RESPONCE	
JOB #	2004

SITE PLAN - EXISTING AND DEMOLITION

A0.1

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



STEINER STREET

GENERAL NOTES

1. SEE PROPOSED FIRST FLOOR PLAN ON SHEET A1.1 FOR LANDSCAPE DIMENSIONS

SAN FRANCISCO PLANNING CODE SECTION 134(e)(1) TABLE		
NET FRONT SETBACK AREA	PERMEABLE AREA PROVIDED	LANDSCAPE AREA PROVIDED
139 SQ. FT.	73 SQ. FT. (53%)	35 SQ. FT. (25%)

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

N

0 4' 8' 16'

DAVID ARMOUR
ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT
C-31527
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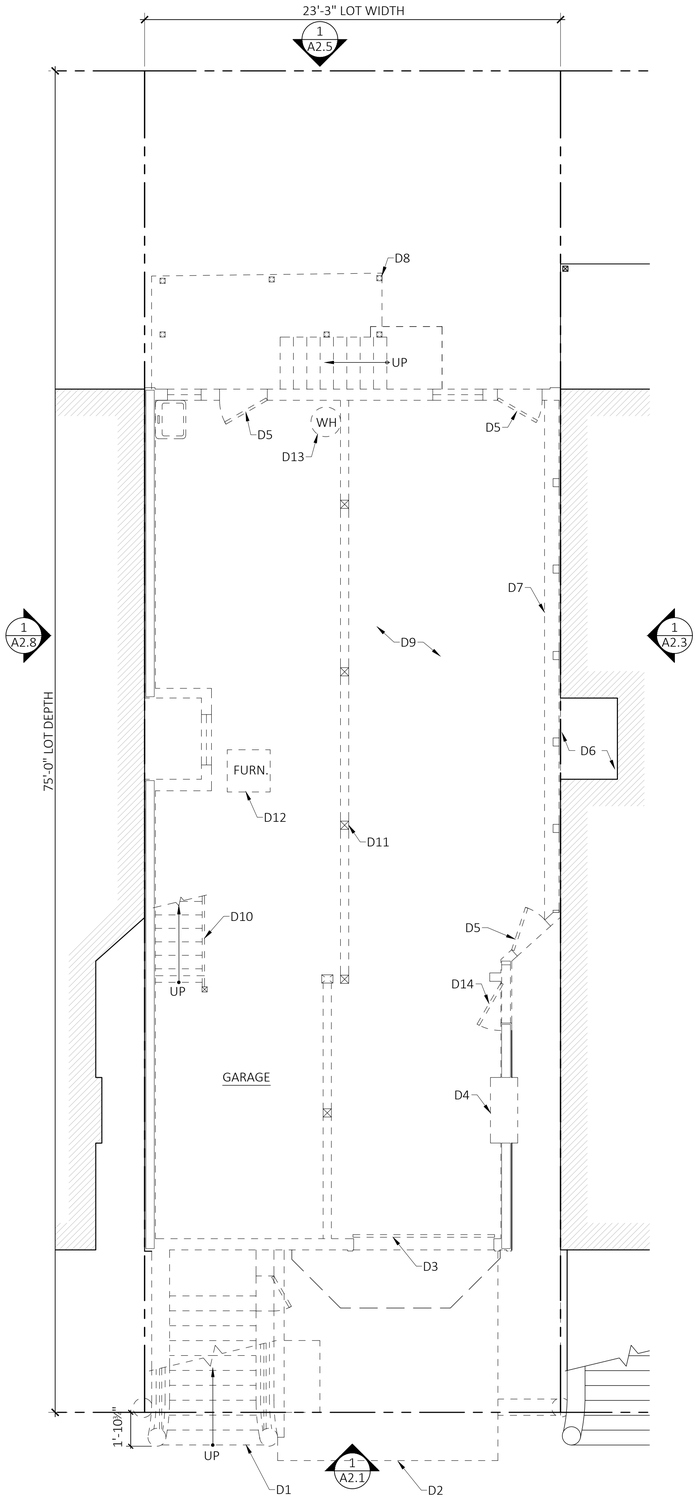
SITE PLAN - PROPOSED

A0.2

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



FIRST FLOOR PLAN - EXISTING AND DEMOLITION 2

1/4" = 1'-0"

NOTES: EXISTING

- D1 (E) FRONT STAIR TO BE DEMOLISHED
- D2 (E) DRIVEWAY TO BE DEMOLISHED
- D3 (E) GARAGE DOOR TO BE DEMOLISHED
- D4 (E) BRICK CHIMNEY TO BE DEMOLISHED
- D5 (E) DOOR TO BE DEMOLISHED
- D6 LIGHT WELL AT 712 STEINER
- D7 (E) WATER DAMAGED BLIND WALL TO BE REMOVED - SEE PHOTO ON G2.2
- D8 (E) WOOD DECK AND STAIR TO BE DEMOLISHED
- D9 (E) SLAB ON GRADE TO BE DEMOLISHED
- D10 (E) STAIR TO BE DEMOLISHED
- D11 (E) POST AND BEAM SYSTEM TO BE DEMOLISHED
- D12 (E) HVAC SYSTEM TO BE DEMOLISHED
- D13 DEMOLISH (E) PLUMBING FIXTURE/ EQUIPMENT
- D14 (E) DOOR TO BE REPLACED

GENERAL NOTES

- A SEE SHEET G2.5 FOR THE REQUIRED LIGHTING AND VENTILATION TABLE
- B ALL GRIDLINES ARE TO FACE OF (E) OR (N) STUD UON (GENERAL NOTE ON ALL PLANS, ELEVATIONS, & BUILDING SECTIONS)

FIG. 1: EXISTING DOOR IN GARAGE COVERED BY SIDING

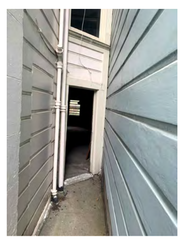
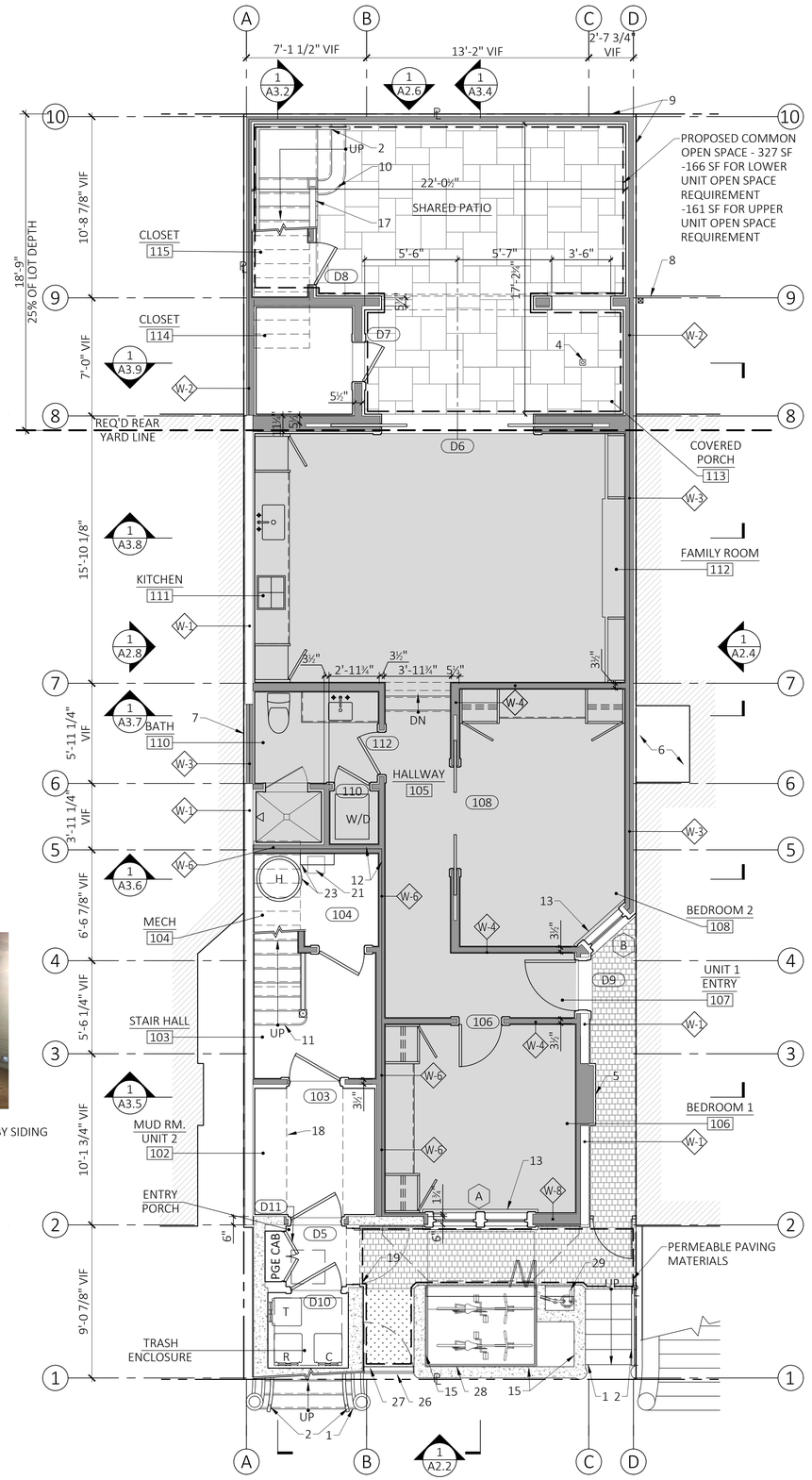


FIG. 2: SIDING OVER DOOR



FIRST FLOOR PLAN - PROPOSED 1

1/4" = 1'-0"

NOTES: PROPOSED

1. (N) CONCRETE STAIR WITH TERRAZZO TREADS & RISERS PER CBC 1011
2. (N) DECORATIVE METALWORK; GUARDRAILING PER CBC 1015; HANDRAILING PER CBC 1014
3. (N) TERRAZZO BIKE RAMP
4. (N) FLOOR DRAIN
5. (N) WOOD FRAMED CHIMNEY WITH SCORED STUCCO FINISH TO MATCH (E); INSTALL STUCCO PER CBC 2512
6. LIGHT WELL AT 712 STEINER STREET
7. (E) LIGHT WELL TO BE FILLED IN
8. EXTENT OF SUNROOM ABOVE AT 712 STEINER STREET
9. (N) PAINTED WOOD FENCE; 10'-0" MAX HEIGHT
10. (N) WOOD FRAMED STAIR PER CBC 1011
11. (N) WOOD FRAMED STAIR; NON-EGRESS COMPONENT
12. (N) FIRE RATED WALL ASSEMBLY; SEE ASSEMBLY DETAILS ON SHEETS A8.2.1 AND A8.2.2
13. (N) PAINTED WOOD WINDOW; SEE WINDOW SCHEDULE FOR MORE INFORMATION
14. (N) PAINTED METAL GATE
15. (N) CONCRETE SITE WALL WITH STUCCO FINISH
16. (N) PAINTED WOOD HANDRAIL PER CBC 1014
17. (N) PAINTED WOOD GUARDRAIL PER CBC 1015
18. (N) BUILT-IN CASEWORK OR CABINETRY
19. (N) FIRE-RATED DOOR ASSEMBLY ASSEMBLY PER CBC 716.2
20. (N) HVAC EQUIPMENT; SEE SHEET A7.5
21. (N) ACID RESISTANT FLOOR SINK
22. (N) FLOOR DRAIN
23. (N) BOILER AND WATER STORAGE TANK
24. SF PLANNING CODE SECTION 140 OPEN SPACE REQUIREMENT
25. (N) LANDSCAPE PLANTER
26. MAINTENANCE ACCESS PANEL
27. LANDSCAPE AREA
28. (N) CONCRETE VAULT STRUCTURE FOR BICYCLE STORAGE
29. (N) GAS METER LOCATION

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT C-31527 DAVID M. ARMOUR RENEWAL 08/31/21 STATE OF CALIFORNIA

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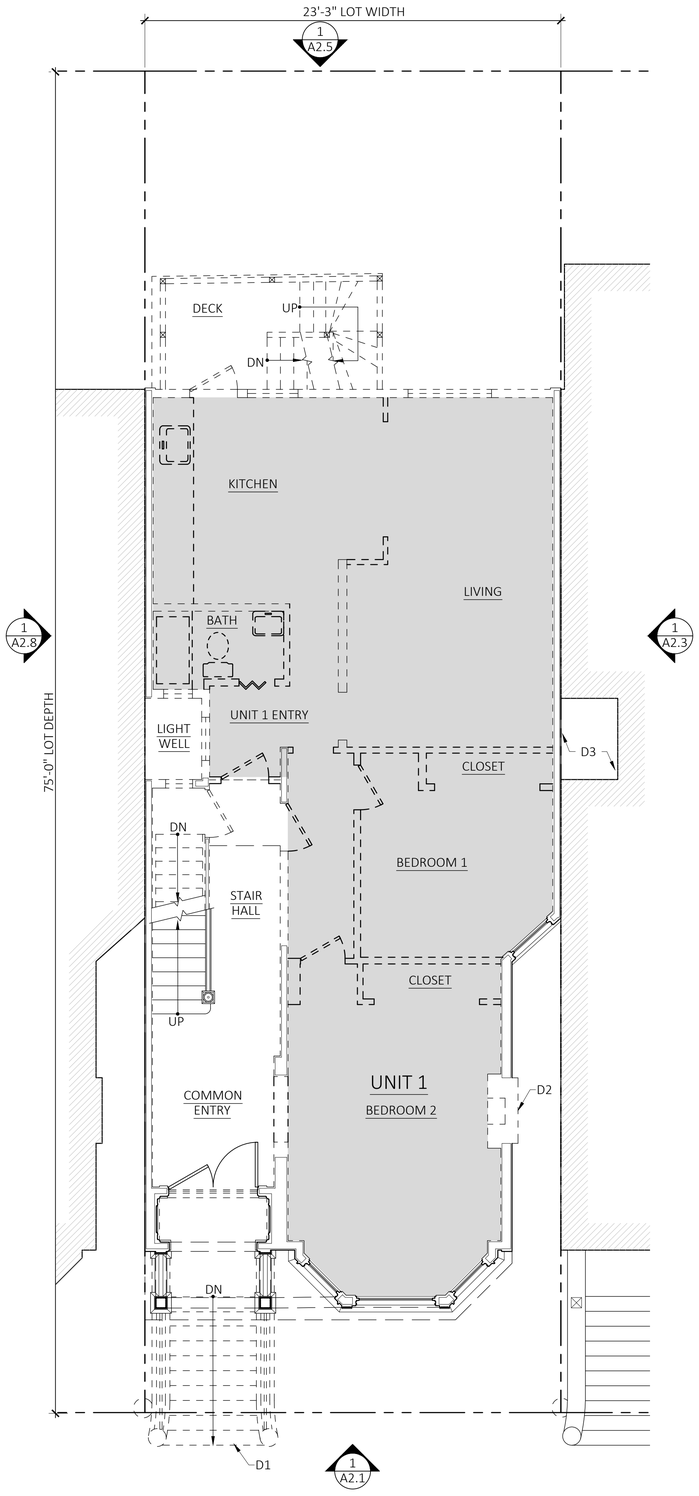
FIRST FLOOR PLAN - EXISTING AND DEMOLITION AND PROPOSED

A1.1

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

N

0 2' 4' 8'



SECOND FLOOR PLAN - EXISTING AND DEMOLITION 2

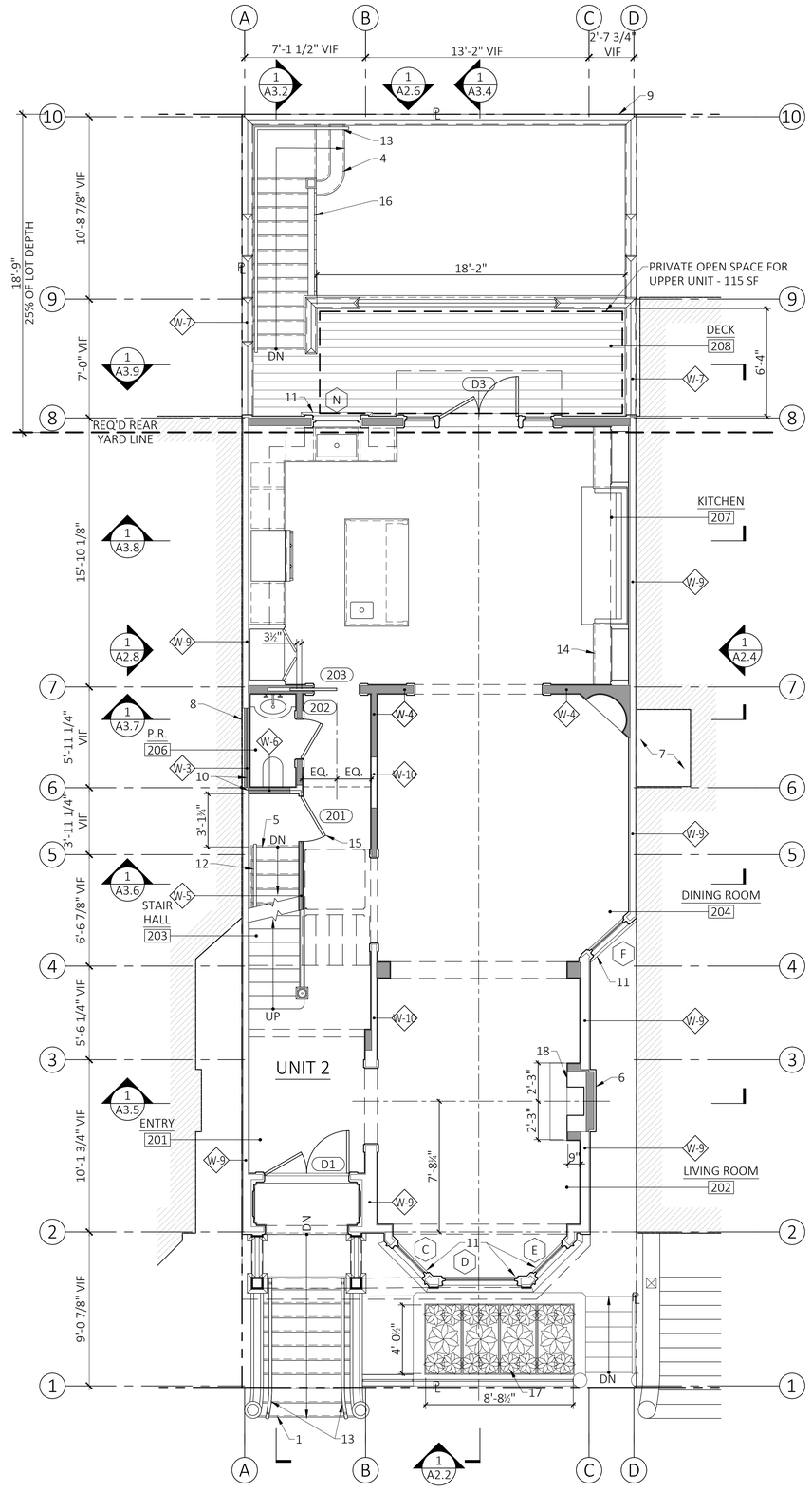
1/4" = 1'-0"

NOTES: EXISTING

- D1 (E) FRONT STAIR TO BE DEMOLISHED
- D2 (E) BRICK CHIMNEY TO BE DEMOLISHED
- D3 LIGHT WELL AT 712 STEINER

GENERAL NOTES

- A SEE SHEET G2.5 FOR THE REQUIRED LIGHTING AND VENTILATION TABLE



SECOND FLOOR PLAN - PROPOSED 1

1/4" = 1'-0"

NOTES: PROPOSED

1. (N) CONCRETE STAIR WITH TERRAZZO TREADS & RISERS PER CBC 1011
2. (N) DECORATIVE METALWORK; GUARDRAILING PER CBC 1015; HANDRAILING PER CBC 1014
3. (N) TERRAZZO BIKE RAMP
4. (N) WOOD FRAMED STAIR PER CBC 1011
5. (N) WOOD FRAMED STAIR; NON-EGRESS COMPONENT
6. (N) WOOD FRAMED CHIMNEY WITH SCORED STUCCO FINISH TO MATCH (E); INSTALL STUCCO PER CBC 2512
7. LIGHT WELL AT 712 STEINER STREET
8. (E) LIGHT WELL TO BE FILLED IN
9. (N) PAINTED WOOD FENCE; 10'-0" MAX HEIGHT
10. (N) FIRE RATED WALL ASSEMBLY; SEE ASSEMBLY DETAILS ON SHEETS A8.2.1 AND A8.2.2
11. (N) PAINTED WOOD WINDOW; SEE WINDOW SCHEDULE FOR MORE INFORMATION
12. (N) PAINTED WOOD HANDRAIL PER CBC 1014
13. (N) NATURAL PATINA BRONZE HANDRAIL PER CBC 1014
14. (N) BUILT-IN CASEWORK OR CABINETRY
15. (N) FIRE-RATED DOOR ASSEMBLY PER CBC 716.2
16. (N) PAINTED WOOD GUARDRAIL PER CBC 1015
17. (N) LANDSCAPE PLANTER ABOVE (N) BICYCLE STORAGE BELOW
18. (N) GAS FIREPLACE

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
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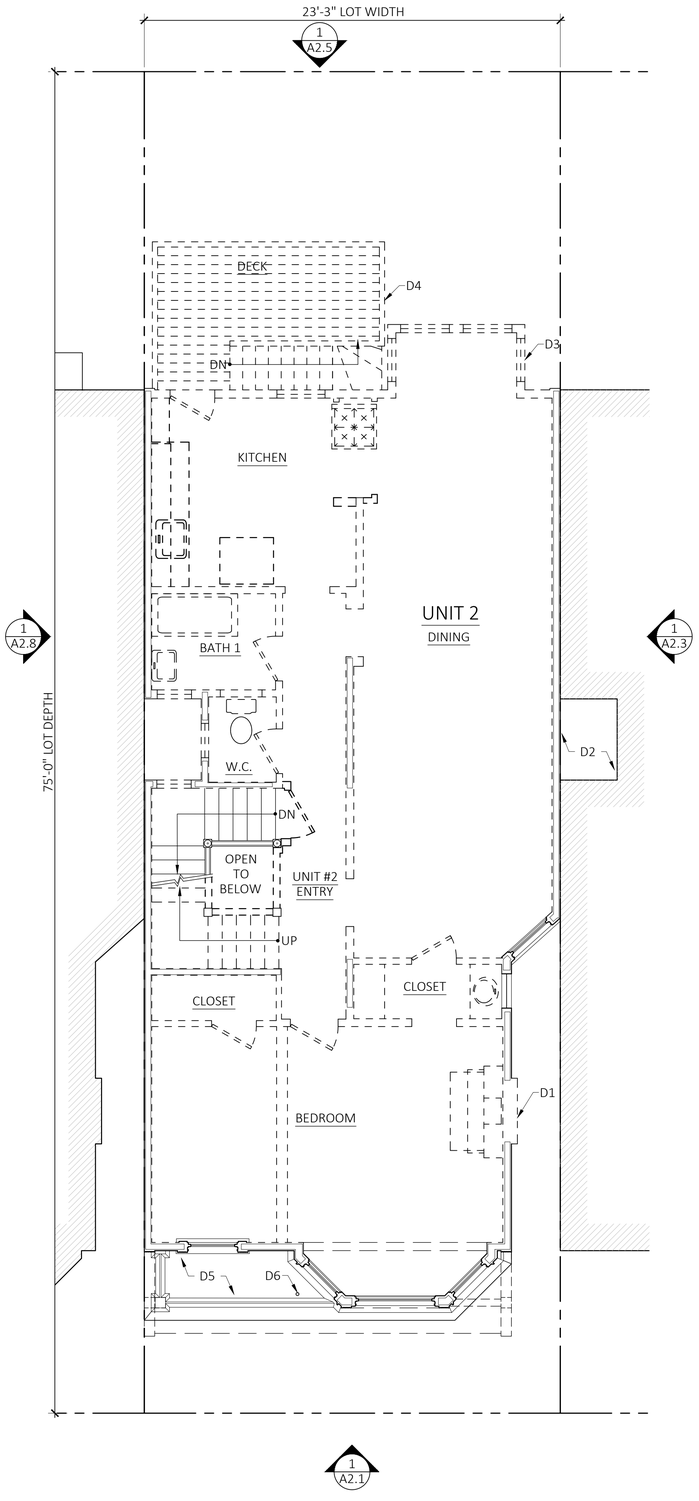
SECOND FLOOR PLAN - EXISTING AND DEMOLITION AND PROPOSED

A1.2

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

N

0 2' 4' 8'



NOTES: EXISTING

- D1 (E) BRICK CHIMNEY TO BE DEMOLISHED
- D2 LIGHT WELL AT 712 STEINER
- D3 (E) BAY WINDOW TO BE DEMOLISHED
- D4 (E) DECK AND STAIR TO BE DEMOLISHED
- D5 (E) GALVANIZED METAL ROOFING TO BE DEMOLISHED
- D6 DEMOLISH (E) EXPOSED DRAIN PIPE

GENERAL NOTES

A SEE SHEET G2.5 FOR THE REQUIRED LIGHTING AND VENTILATION TABLE

REMOVE (E) GALVANIZED METAL ROOFING AND REPLACE WITH COPPER

REMOVE (E) TRIM AND REPLACE

FIG. 1: EXISTING SHEET METAL ROOFING

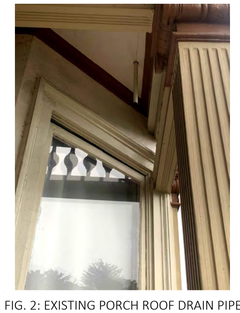
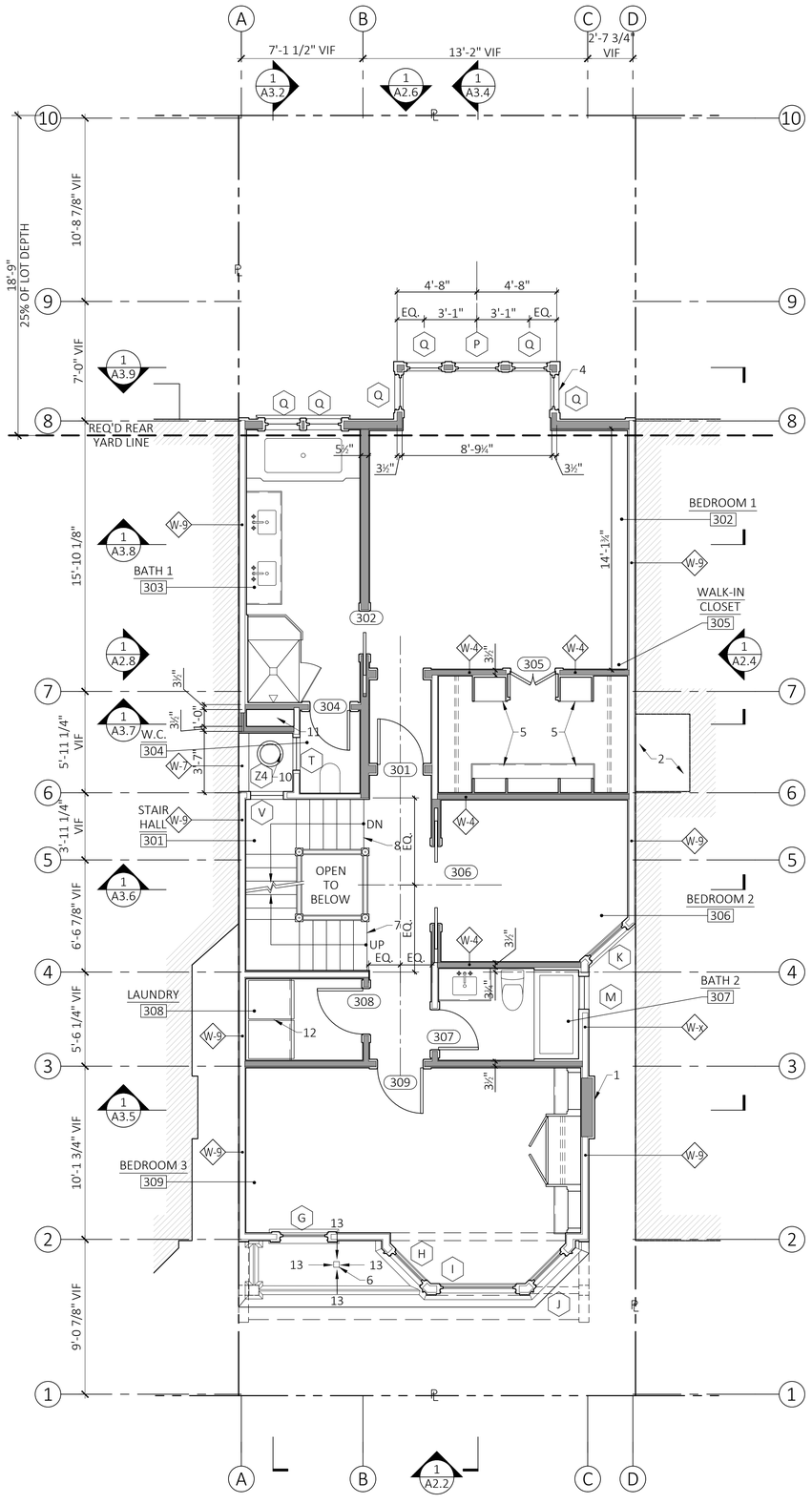


FIG. 2: EXISTING PORCH ROOF DRAIN PIPE

THIRD FLOOR PLAN - EXISTING AND DEMOLITION 2

1/4" = 1'-0"



THIRD FLOOR PLAN - PROPOSED 1

1/4" = 1'-0"

NOTES: PROPOSED

1. (N) WOOD FRAMED CHIMNEY WITH SCORED STUCCO FINISH TO MATCH (E); INSTALL STUCCO PER CBC 2512
2. LIGHT WELL AT 712 STEINER STREET
3. (N) FIRE RATED WALL ASSEMBLY; SEE ASSEMBLY DETAILS ON SHEETS A8.2.1 AND A8.2.2
4. (N) PAINTED WOOD WINDOW; SEE WINDOW SCHEDULE FOR MORE INFORMATION
5. (N) BUILT-IN CASEWORK OR CABINETRY
6. (N) COPPER ROOF AND DRAIN OVER (N) WATERPROOFING MEMBRANE
7. (N) STAIR IN-KIND TO REPLACE (E) DAMAGED STAIR
8. (E) STAIR RAISED TO ALIGN TO (N) FINISHED FLOOR LEVEL
9. (N) SKYLIGHT; SEE SCHEDULE
10. (N) VELUX RIGID SUN TUNNEL TLR; SEE SCHEDULE
11. (N) 10" RANGE HOOD VENT
12. (N) 2" FLOOR DRAIN
13. ROOF SLOPING ¼" PER FOOT TO DRAIN

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498 HAIGHT STREET
SAN FRANCISCO, CA 94117
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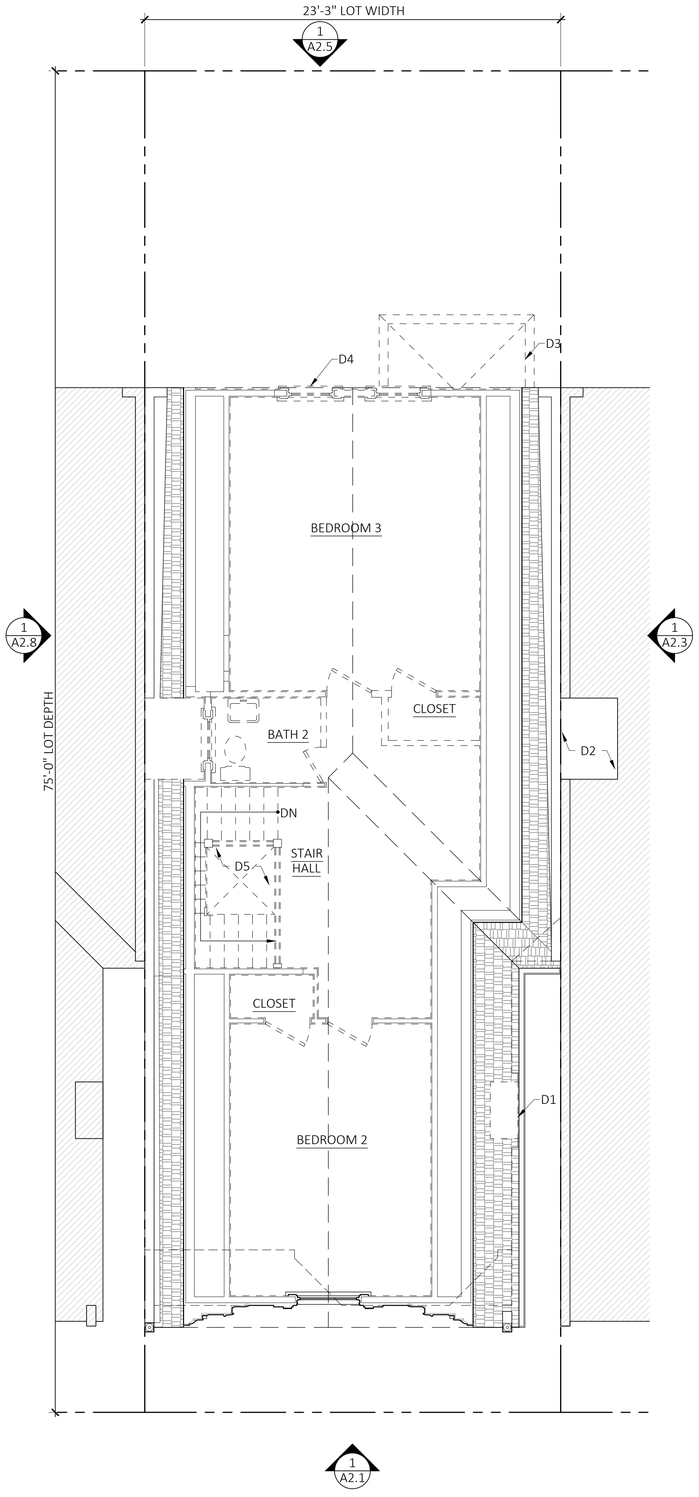
THIRD FLOOR PLAN - EXISTING AND DEMOLITION AND PROPOSED

A1.3

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



NOTES: EXISTING

- D1 (E) BRICK CHIMNEY TO BE DEMOLISHED
- D2 LIGHT WELL AT 712 STEINER
- D3 (E) BAY WINDOW BELOW TO BE DEMOLISHED
- D4 (E) WINDOWS TO BE DEMOLISHED
- D5 (E) STAIR AND ENCLOSING WALLS TO BE DEMOLISHED

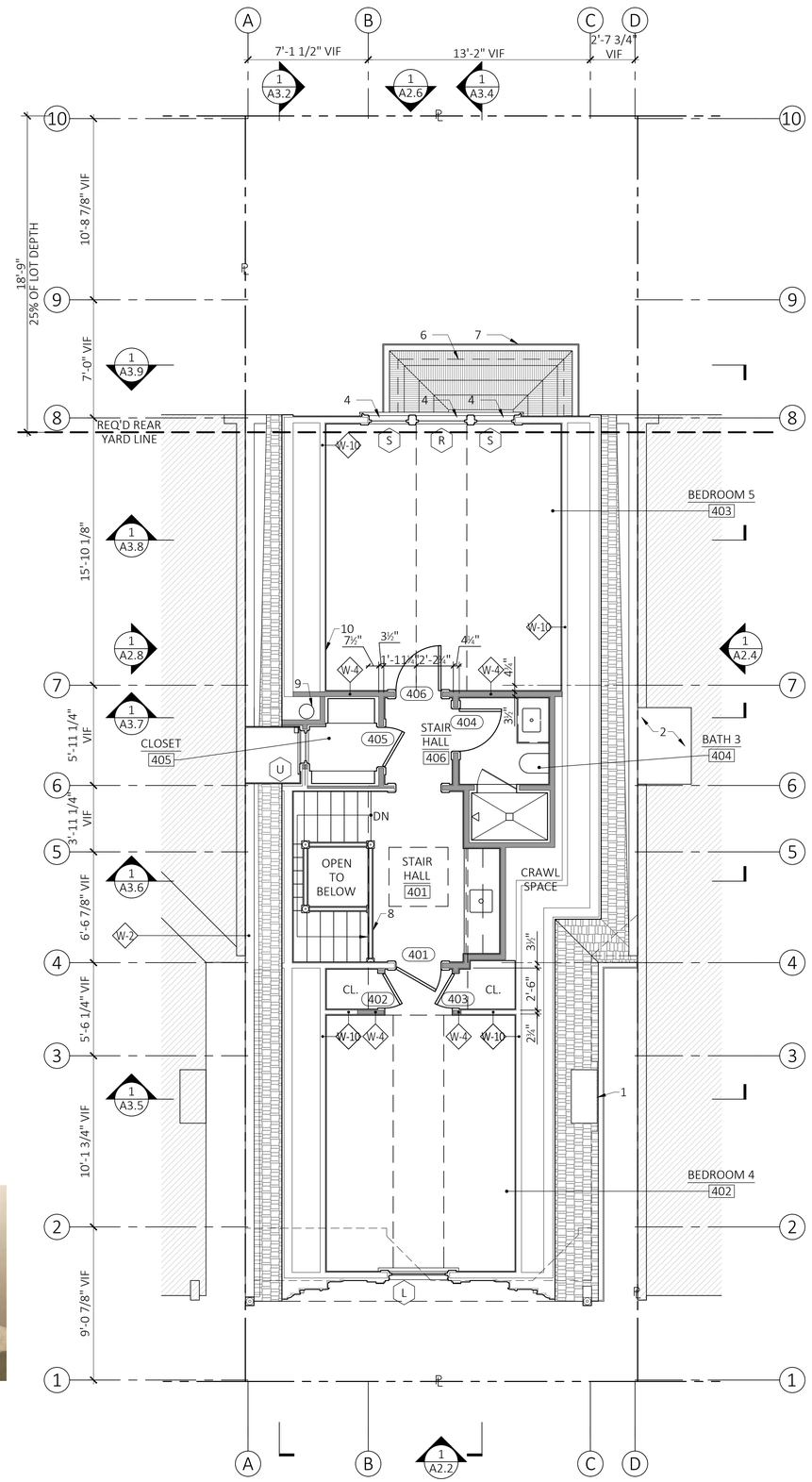
GENERAL NOTES

A SEE SHEET G2.5 FOR THE REQUIRED LIGHTING AND VENTILATION TABLE

FIG. 1: EXISTING STAIR

FOURTH FLOOR PLAN - EXISTING AND DEMOLITION 2

1/4" = 1'-0"



NOTES: PROPOSED

1. (N) WOOD FRAMED CHIMNEY WITH SCORED STUCCO FINISH TO MATCH (E); INSTALL STUCCO PER CBC 2512
2. LIGHT WELL AT 712 STEINER STREET
3. (N) FIRE RATED WALL ASSEMBLY; SEE ASSEMBLY DETAILS ON SHEETS A8.2.1 AND A8.2.2
4. (N) PAINTED WOOD WINDOW; SEE WINDOW SCHEDULE FOR MORE INFORMATION
5. (N) BUILT-IN CASEWORK OR CABINETRY
6. (N) COPPER FLAT-SEAM ROOFING FINISH OVER WATERPROOFING MEMBRANE
7. (N) COPPER GUTTER WITH INTERNAL LEADER
8. (N) 36" AFF GUARDRAIL PER CHBC CODE SECTION 8-504
9. (N) KITCHEN HOOD VENT

FOURTH FLOOR PLAN - PROPOSED 1

1/4" = 1'-0"

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
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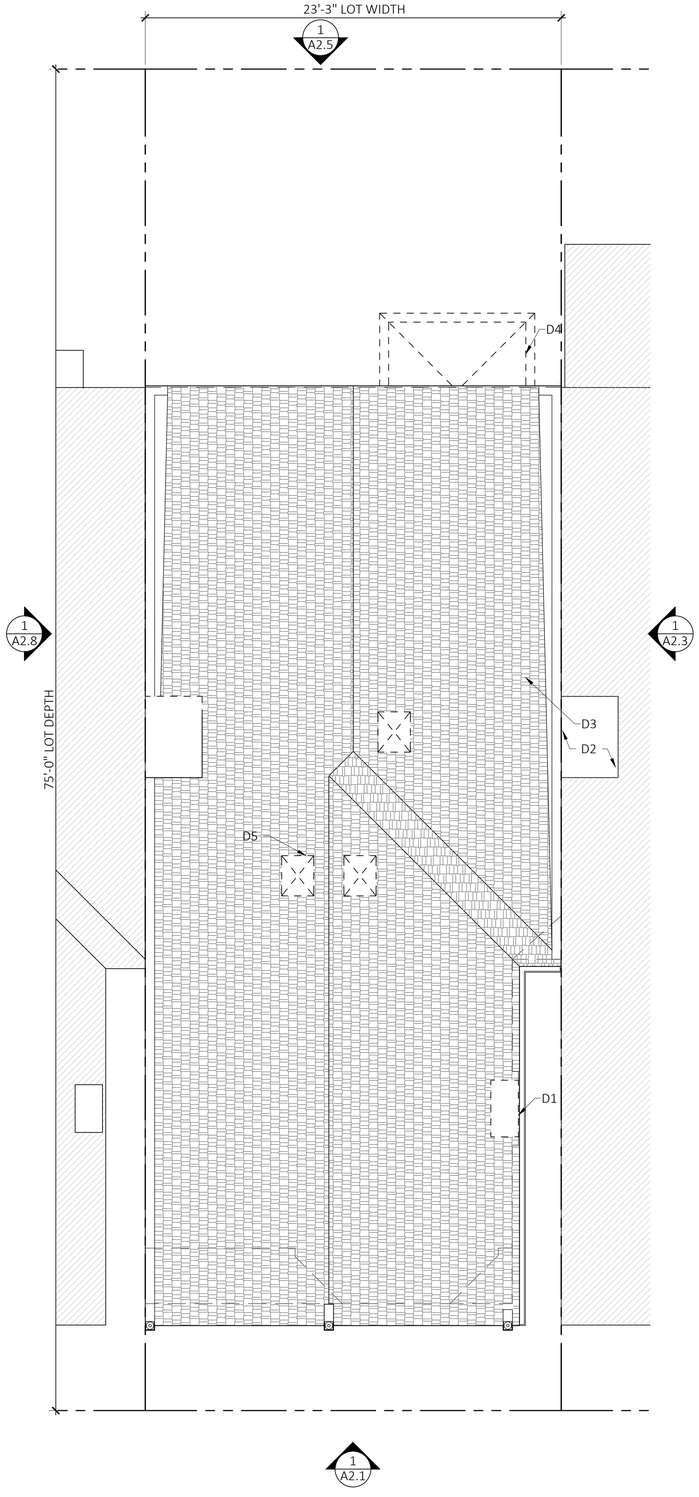
FOURTH FLOOR PLAN - EXISTING AND DEMOLITION AND PROPOSED

A1.4

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

N

0 2' 4' 8'



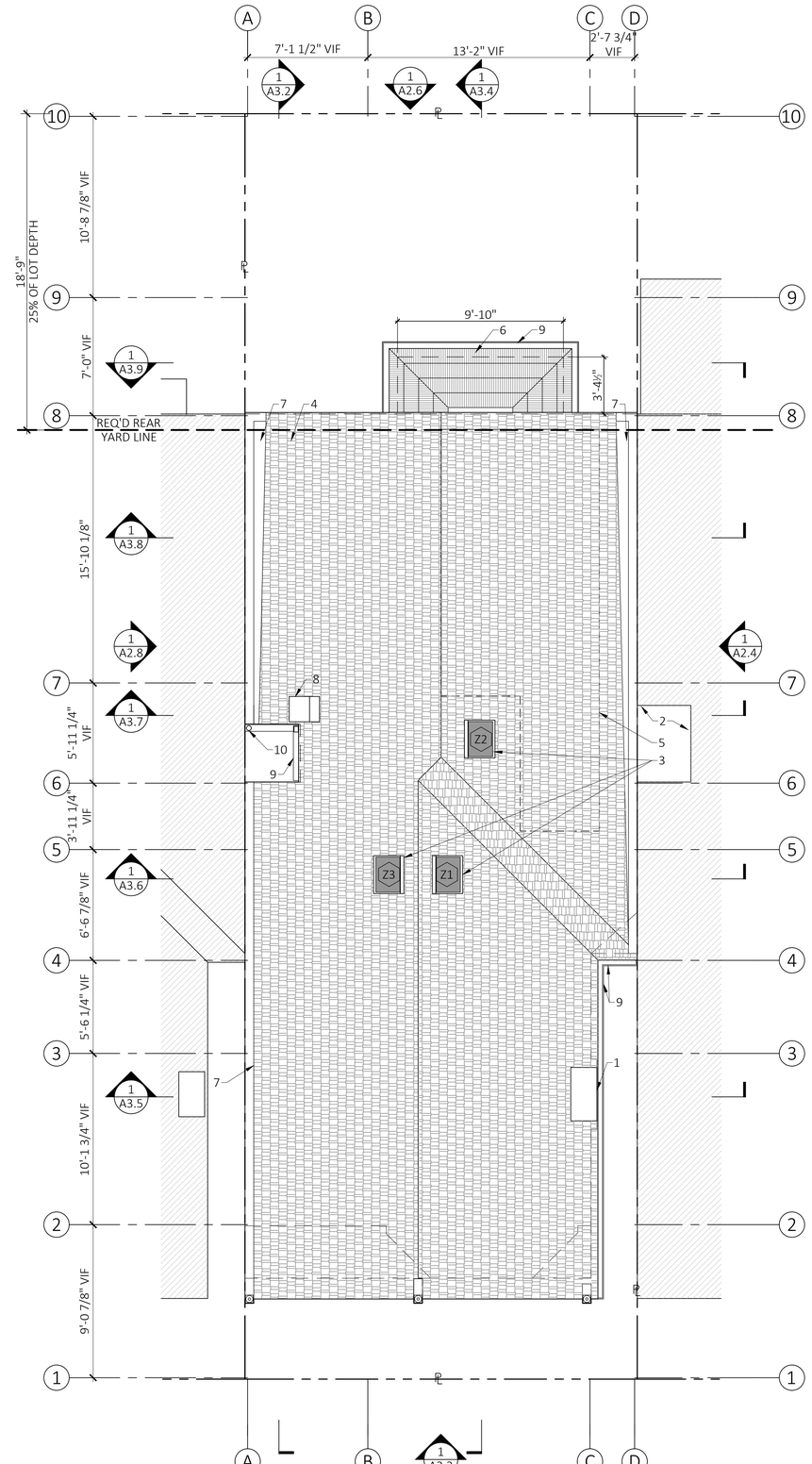
ROOF PLAN - EXISTING AND DEMOLITION 2

1/4" = 1'-0"

NOTES: EXISTING

- D1 (E) BRICK CHIMNEY TO BE DEMOLISHED
- D2 LIGHT WELL AT 712 STEINER
- D3 REMOVE (E) COMP. SHINGLE ROOFING
- D4 (E) BAY WINDOW BELOW TO BE DEMOLISHED
- D5 AREA OF (E) ROOF TO BE DEMOLISHED

GENERAL NOTES



ROOF PLAN - PROPOSED 1

1/4" = 1'-0"

NOTES: PROPOSED

1. (N) COPPER CHIMNEY CAP
2. LIGHT WELL AT 712 STEINER STREET
3. (N) SKYLIGHT; SEE SCHEDULE
4. (N) COMP. SHINGLE ROOFING
5. AREA FOR PHOTO VOLTAIC PANEL ARRAY
6. (N) COPPER FLAT-SEAM ROOFING FINISH OVER WATERPROOFING MEMBRANE
7. (E) DUTCH GUTTER WITH (N) COPPER LINING
8. (N) REMOTE BLOWER FOR KITCHEN HOOD
9. (N) COPPER GUTTER
10. (N) COPPER DOWN SPOUT
11. (N) INTERNAL LEADER
12. (N) OVERFLOW

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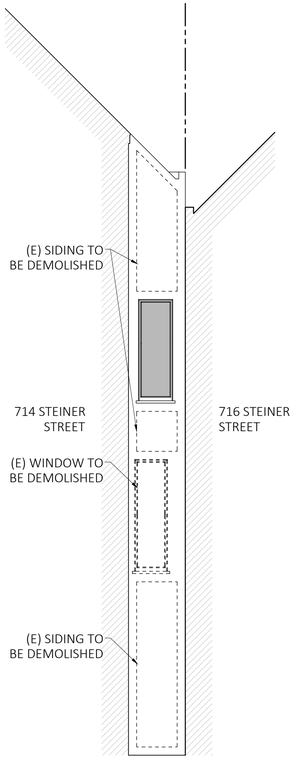
ROOF PLAN - EXISTING AND DEMOLITION AND PROPOSED

A1.5

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

0 2' 4' 8'



WEST LIGHT WELL - EXISTING 2
1/4" = 1'-0"

WEST ELEVATION - EXISTING 1
1/4" = 1'-0"

GENERAL NOTES

A. ALL WORK OUTSIDE OF THE SCOPE OF WORK BUBBLE ON THE STREET-FACING FACADES TO BE LIMITED TO:

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- PAINTING

0 2' 4' 8'

DAVID ARMOUR
ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT
C-31527
DAVID M. ARMOUR
RENEWAL 3/31/21
STATE OF CALIFORNIA

CULVER RESIDENCE

714 STEINER STREET, SAN FRANCISCO, CA 94117

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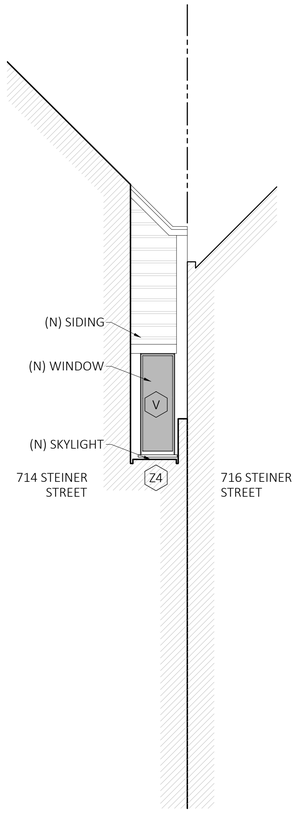
WEST ELEVATION - EXISTING

A2.1

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

PHOTO SHOWING POSTCARD ROW IN THE LATE 1940s 3



WEST LIGHT WELL - PROPOSED 2
1/4" = 1'-0"

WEST ELEVATION - PROPOSED 1
1/4" = 1'-0"

GENERAL NOTES

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0 2' 4' 8'

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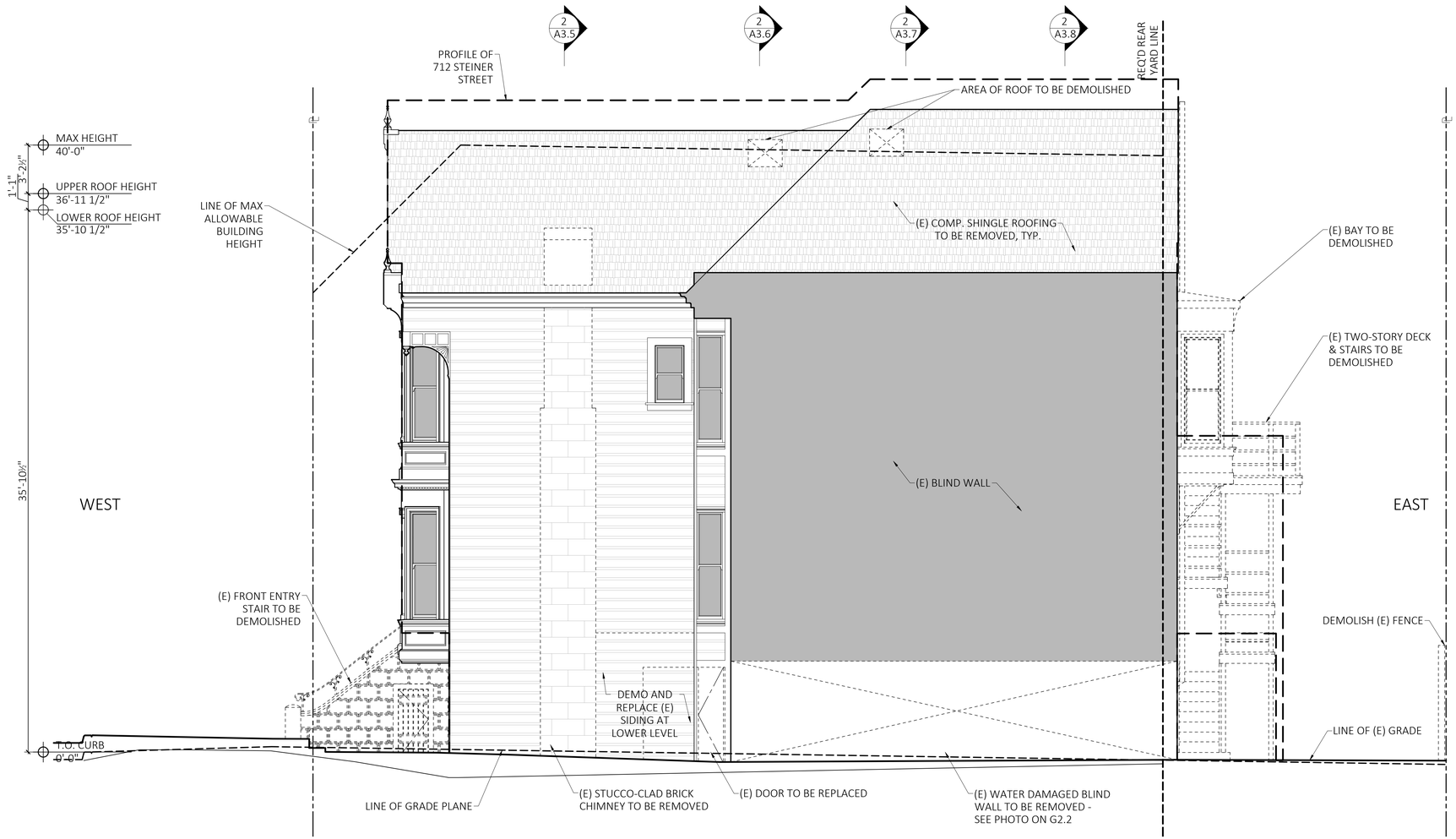
WEST ELEVATION - PROPOSED

A2.2

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



SOUTH ELEVATION - EXISTING

1/4" = 1'-0" 1

0 2' 4' 8'

GENERAL NOTES

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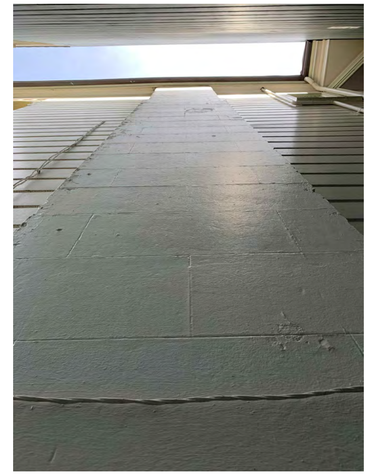
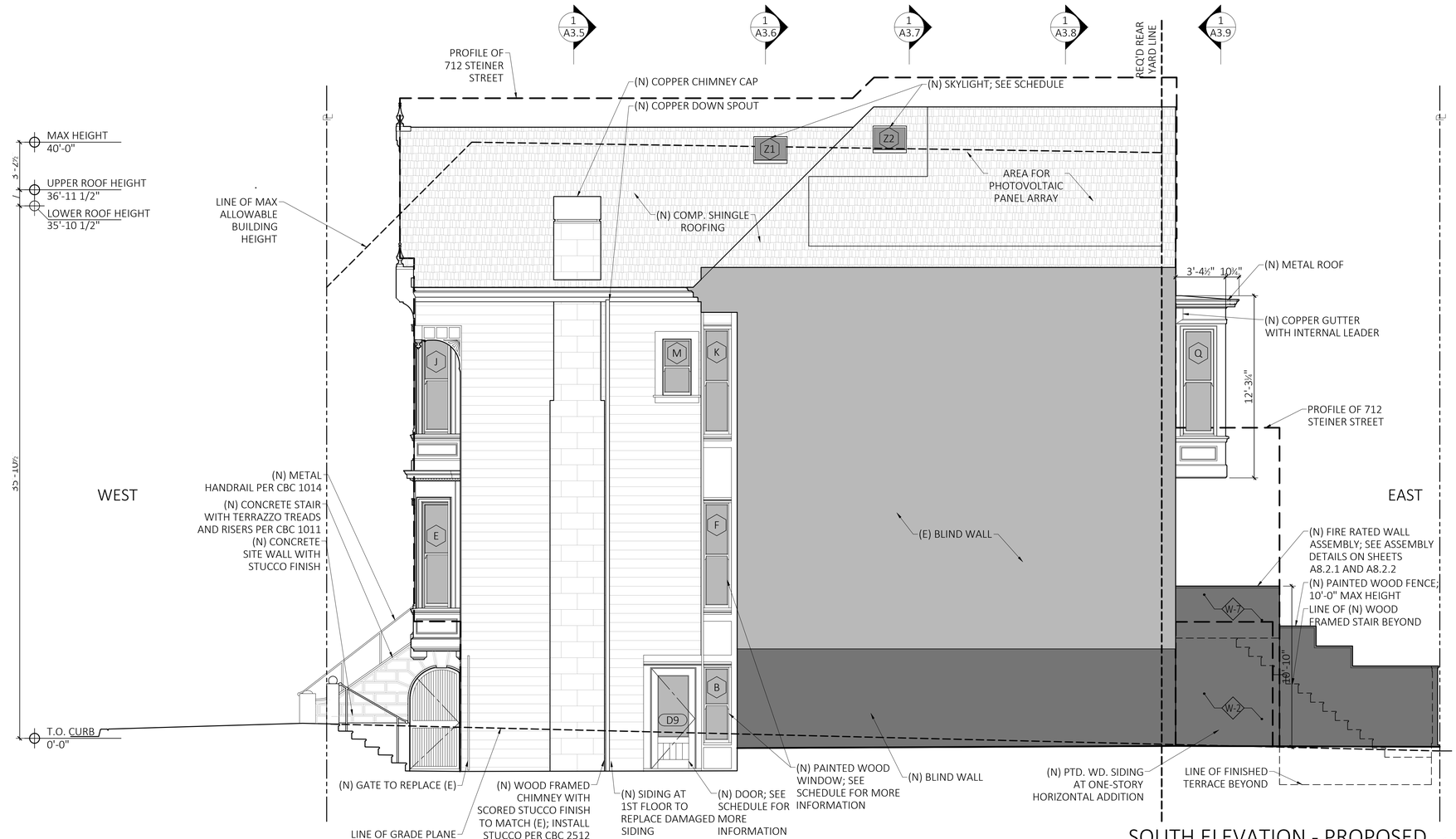
SOUTH ELEVATION - EXISTING

A2.3

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



EXISTING CHIMNEY 3



SOUTH ELEVATION - PROPOSED 1

1/4" = 1'-0"

0 2' 4' 8'

GENERAL NOTES

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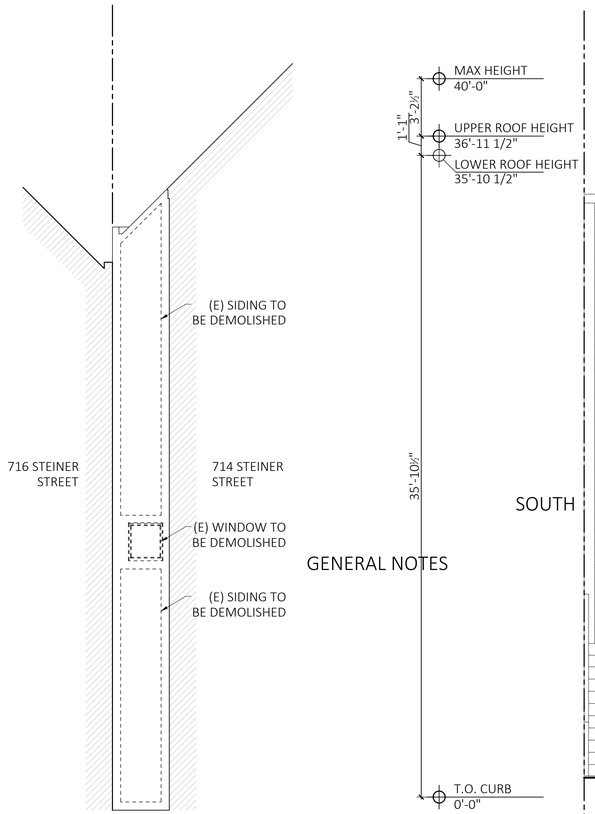
SOUTH ELEVATION - PROPOSED

A2.4

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



EAST LIGHT WELL - EXISTING 2

1/4" = 1'-0"

GENERAL NOTES

EAST ELEVATION - EXISTING 1

1/4" = 1'-0"

GENERAL NOTES

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0 2' 4' 8'

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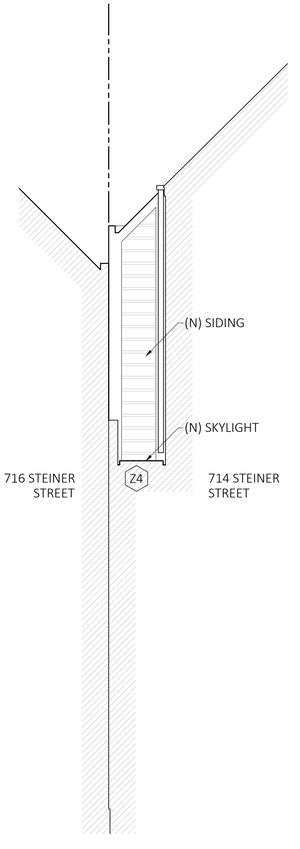
EAST ELEVATION - EXISTING

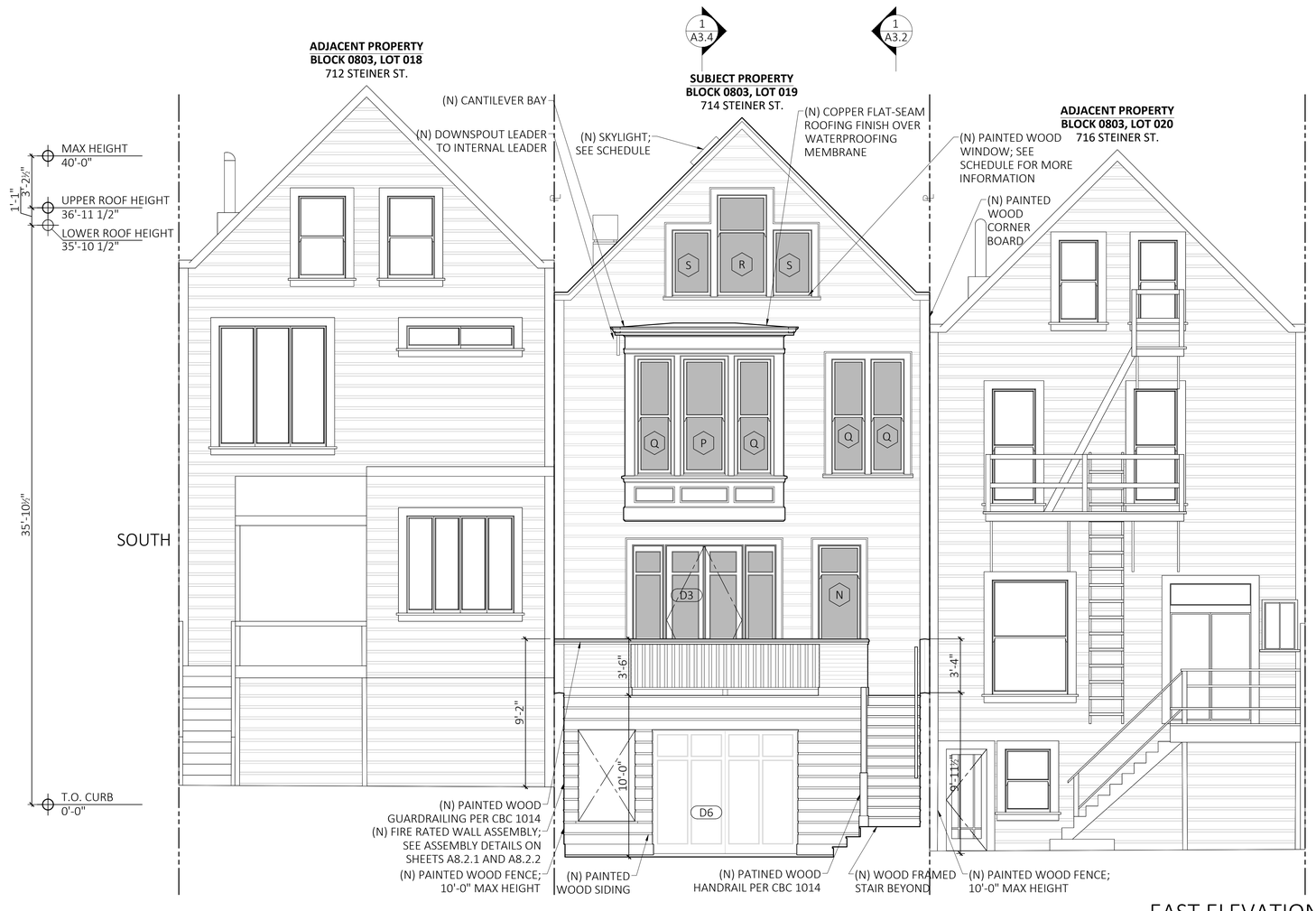
A2.5

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



EAST LIGHT WELL - PROPOSED 2

1/4" = 1'-0"



EAST ELEVATION - PROPOSED 1

1/4" = 1'-0"

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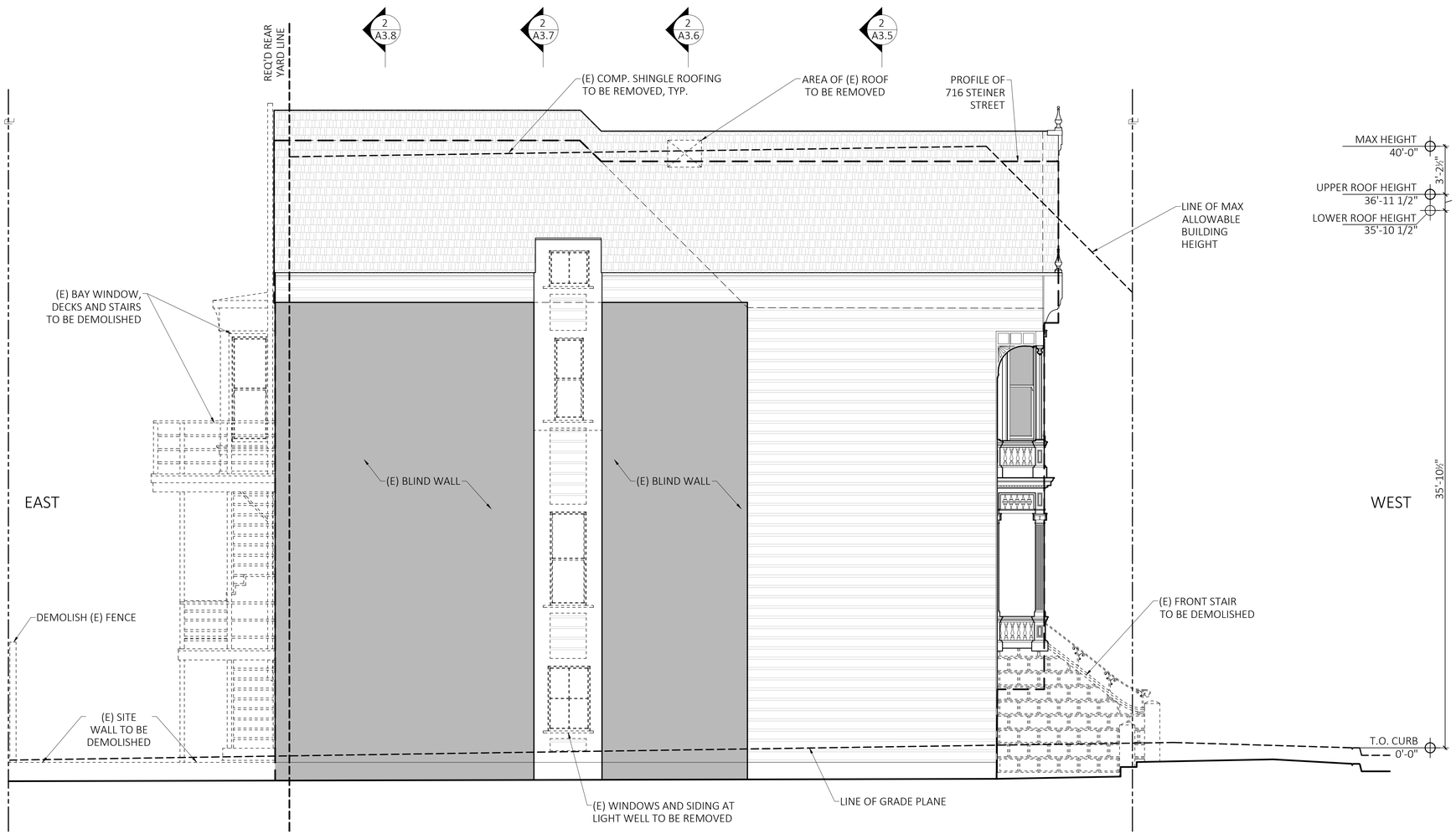
EAST ELEVATION - PROPOSED

A2.6

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



NORTH ELEVATION - EXISTING 1

1/4" = 1'-0"

0 2' 4' 8'

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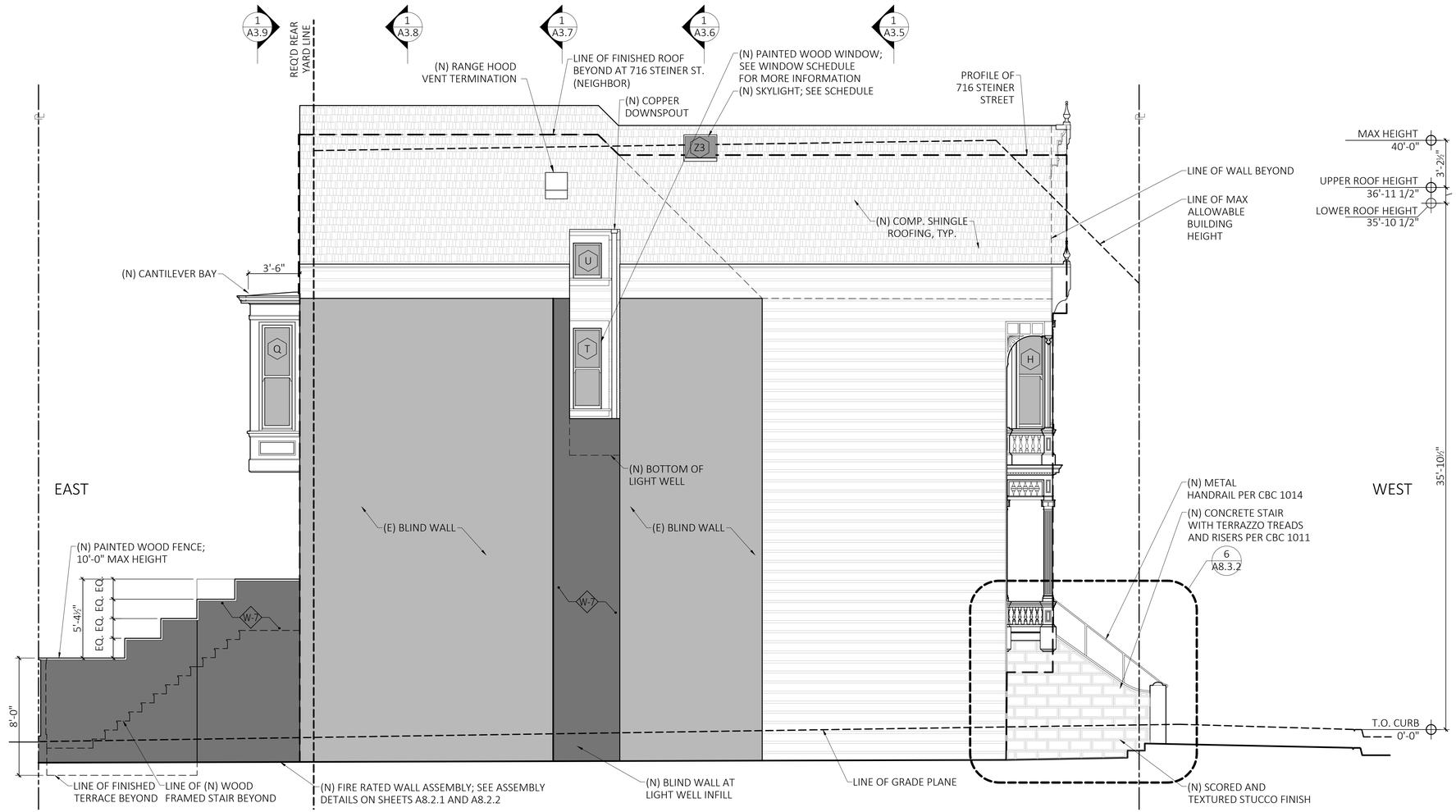
NORTH ELEVATION - EXISTING

A2.7

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



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

0 2' 4' 8'

GENERAL NOTES

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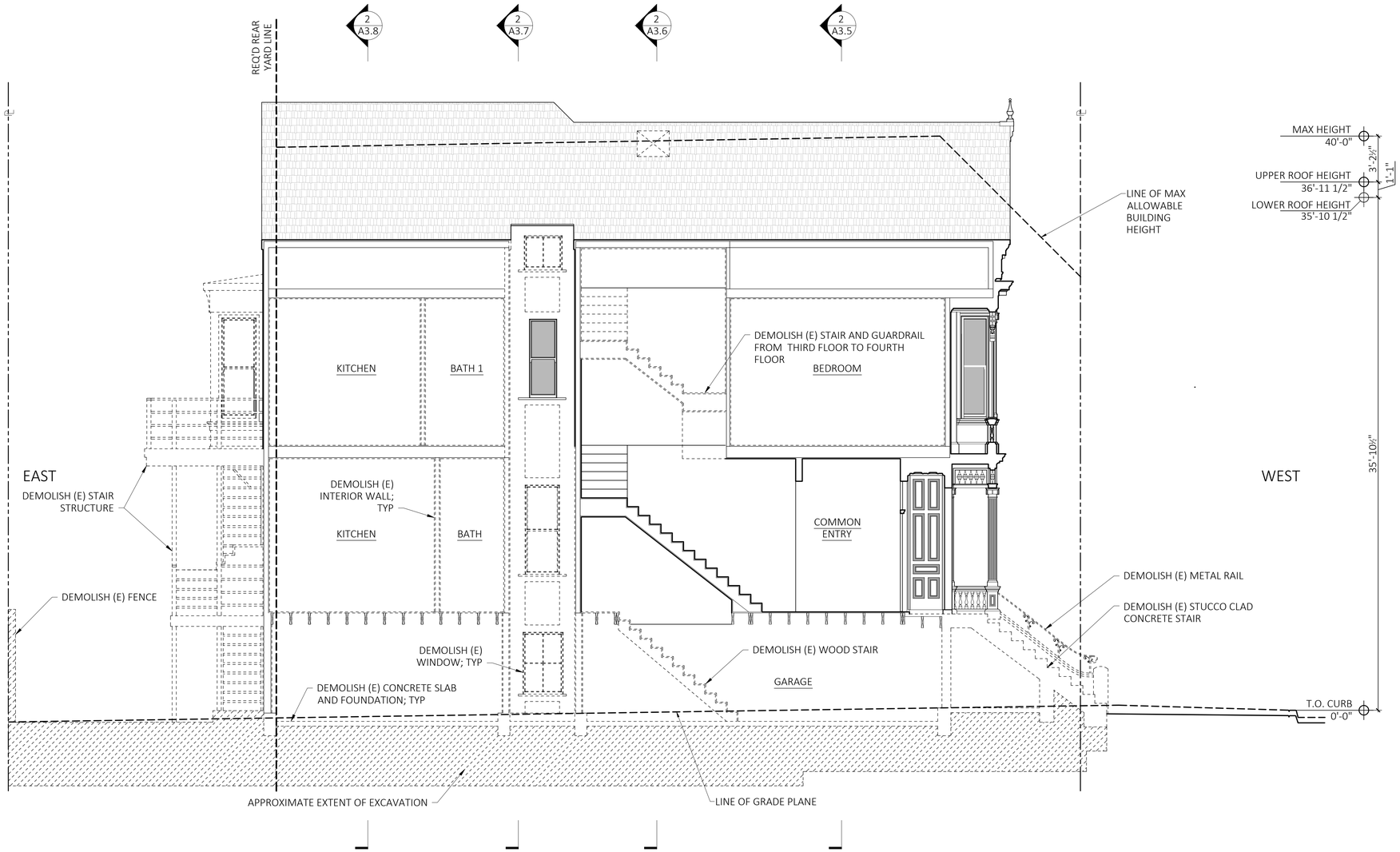
NORTH ELEVATION - PROPOSED

A2.8

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



LONGITUDINAL BUILDING SECTION - EXISTING & DEMOLITION 1

1/4" = 1'-0"

0 2' 4' 8'

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CULVER RESIDENCE

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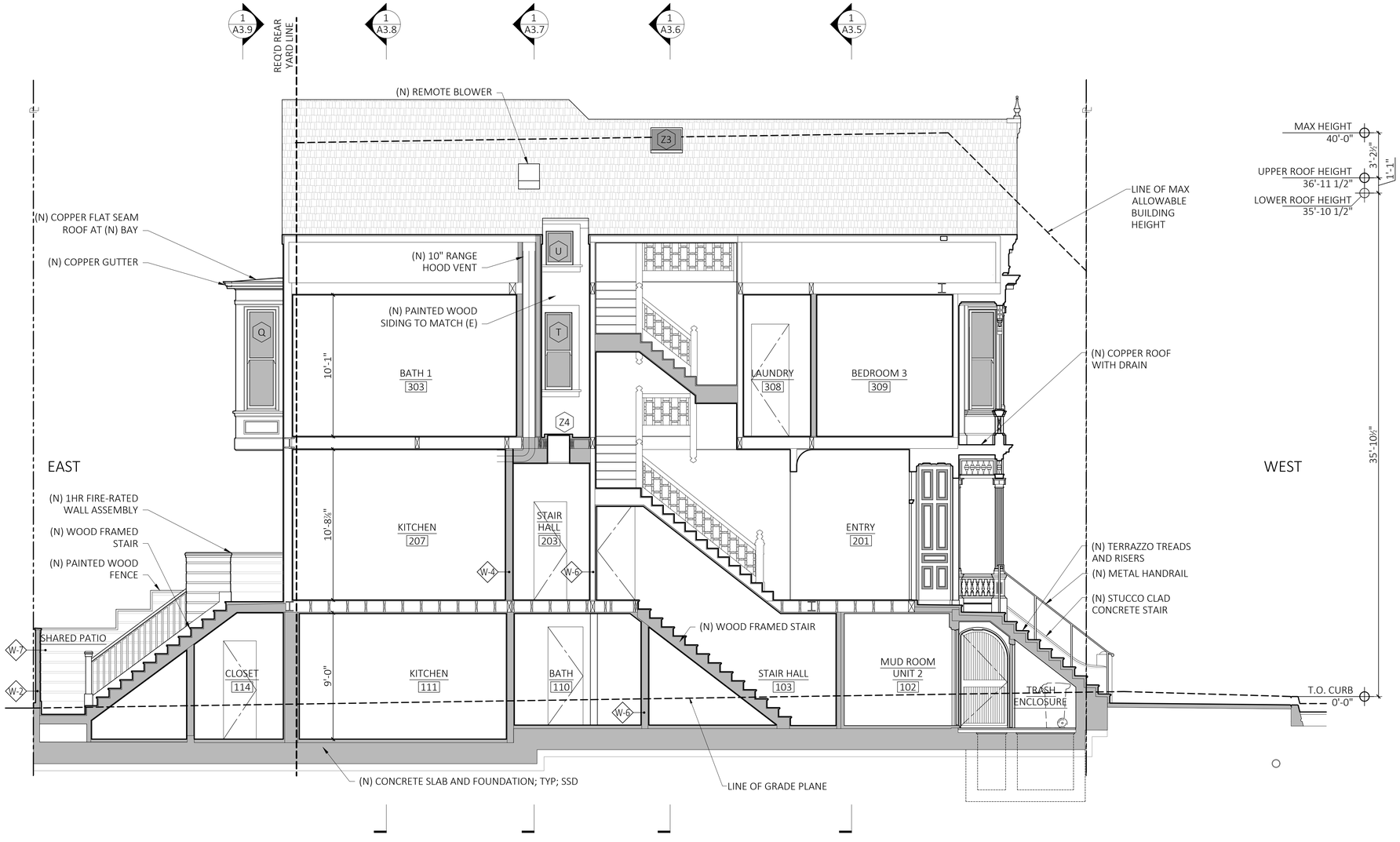
JOB # 2004

BUILDING SECTION

A3.1

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



LONGITUDINAL BUILDING SECTION - PROPOSED 1

1/4" = 1'-0"

0 2' 4' 8'

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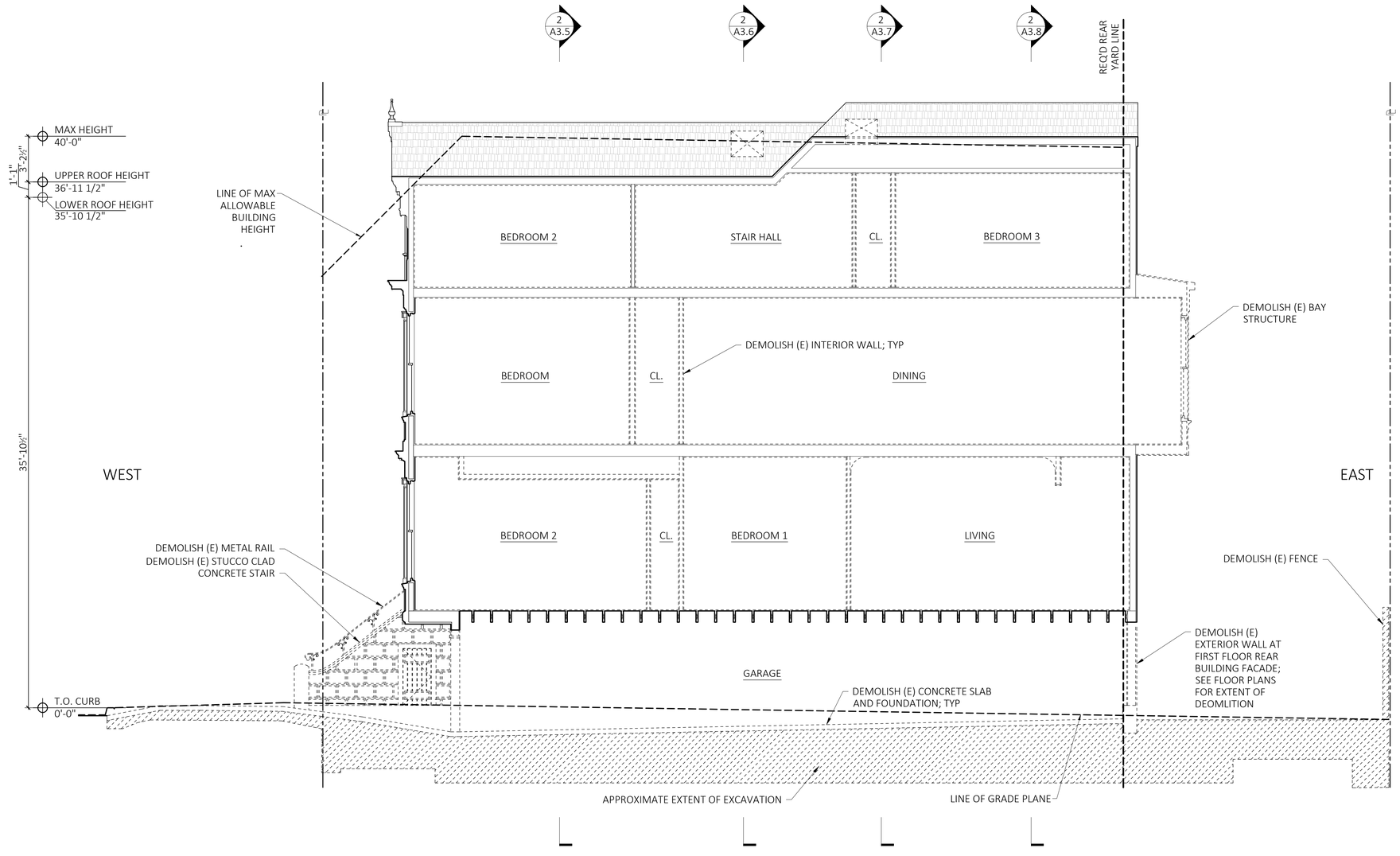
JOB # 2006

BUILDING SECTION

A3.2

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



LONGITUDINAL BUILDING SECTION - EXISTING & DEMOLITION 1

1/4" = 1'-0"

0 2' 4' 8'

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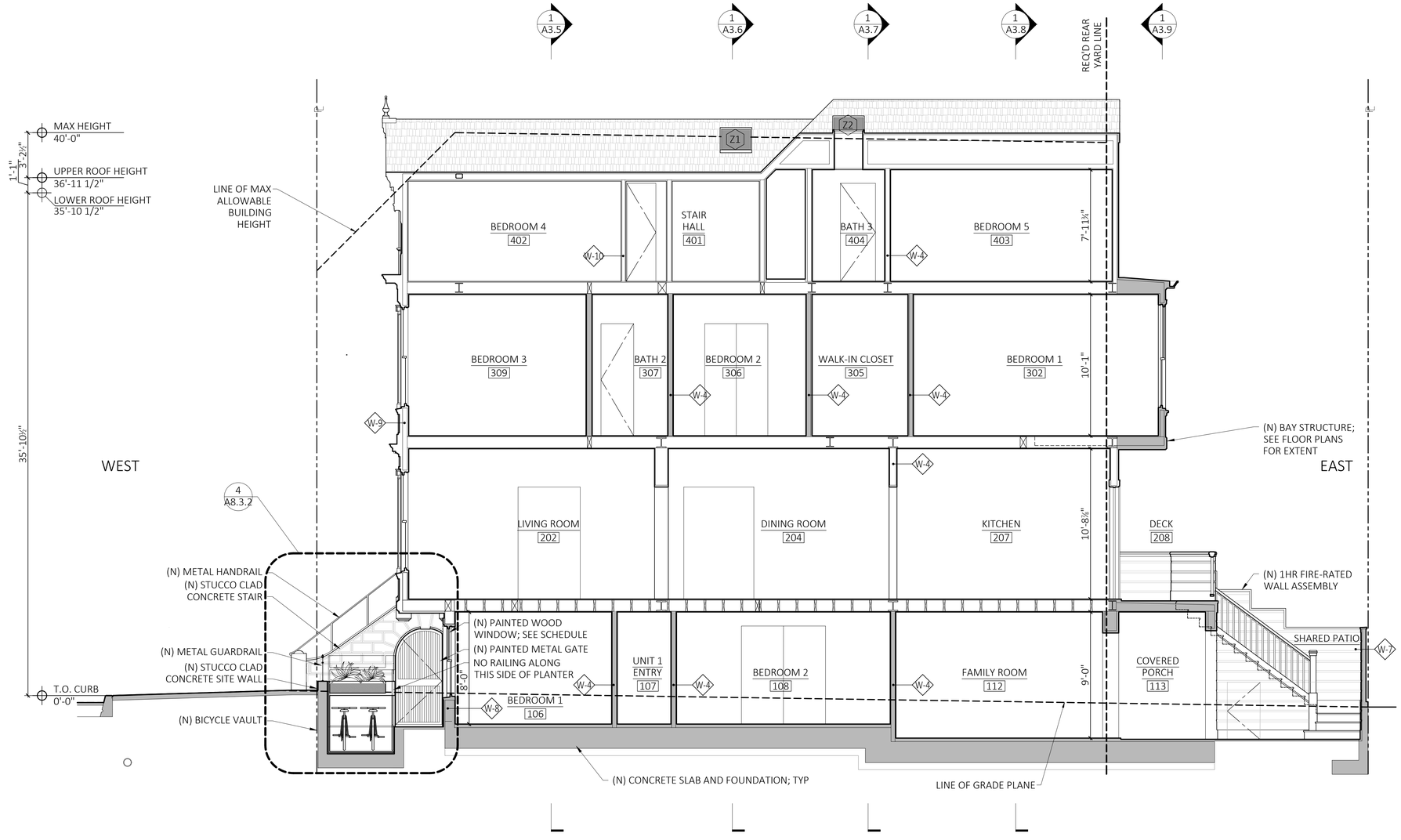
JOB #	2004

BUILDING SECTION

A3.3

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



LONGITUDINAL BUILDING SECTION - PROPOSED 1

1/4" = 1'-0"

0 2' 4' 8'

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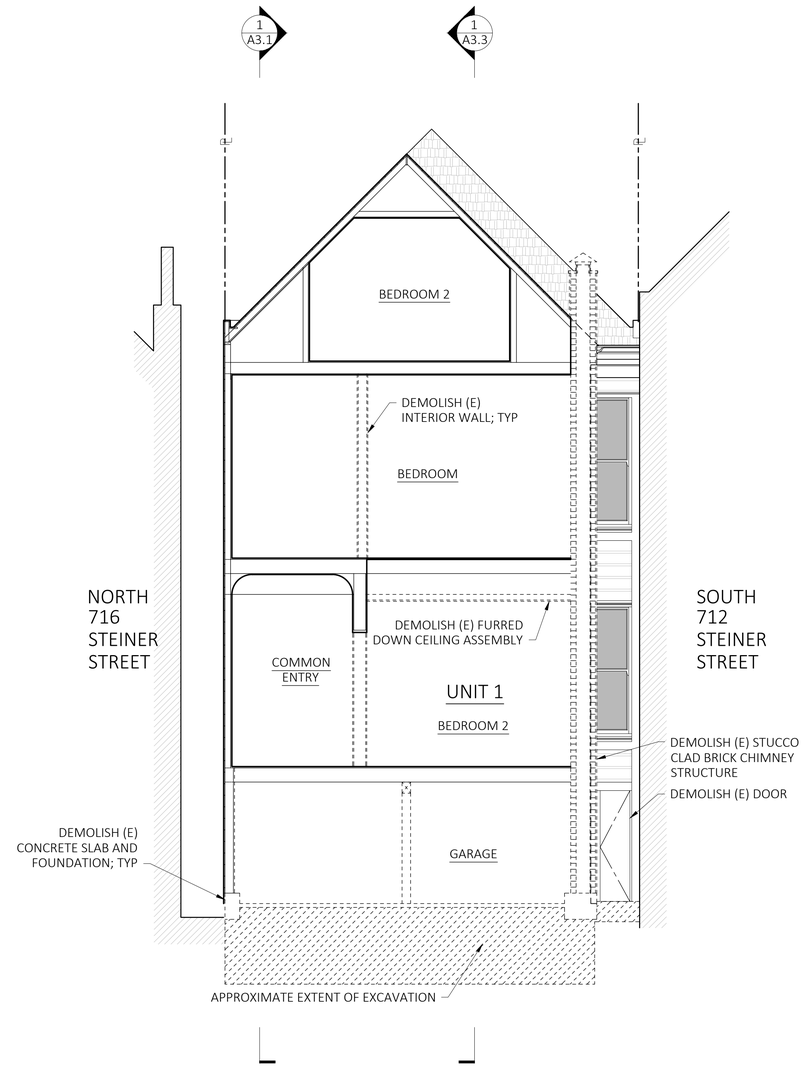
BUILDING SECTION

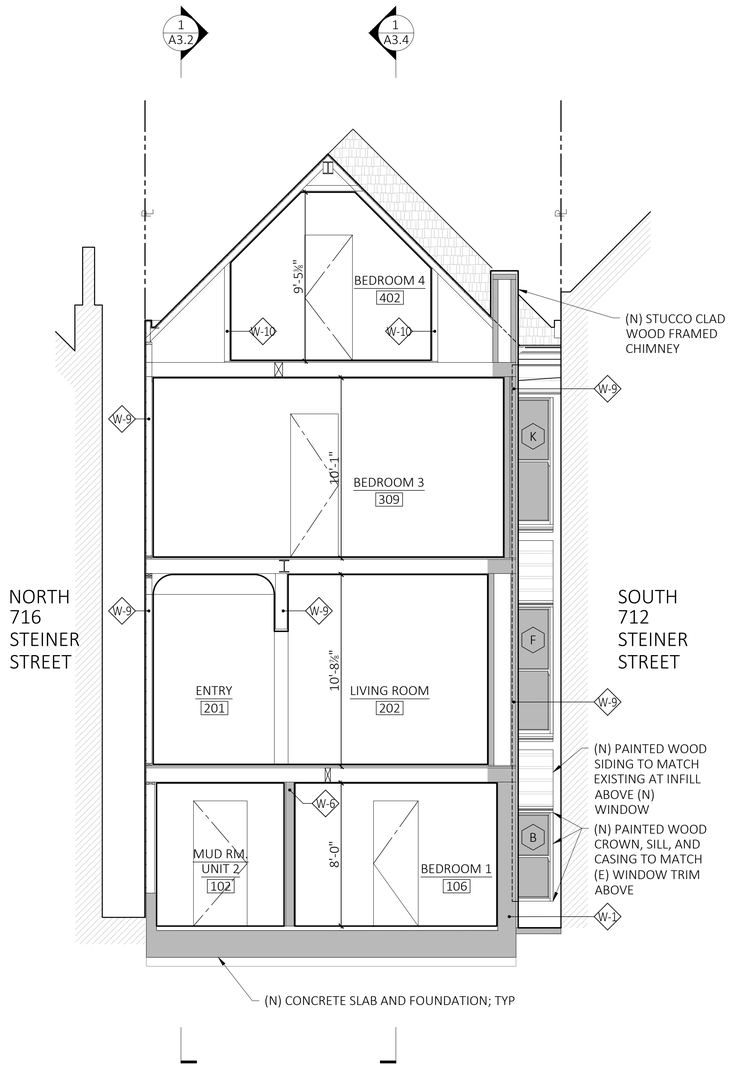
A3.4

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



TRANSVERSE BUILDING SECTION - EXISTING & DEMOLITION 2

1/4" = 1'-0"



TRANSVERSE BUILDING SECTION - PROPOSED 1

1/4" = 1'-0"

0 2' 4' 8'

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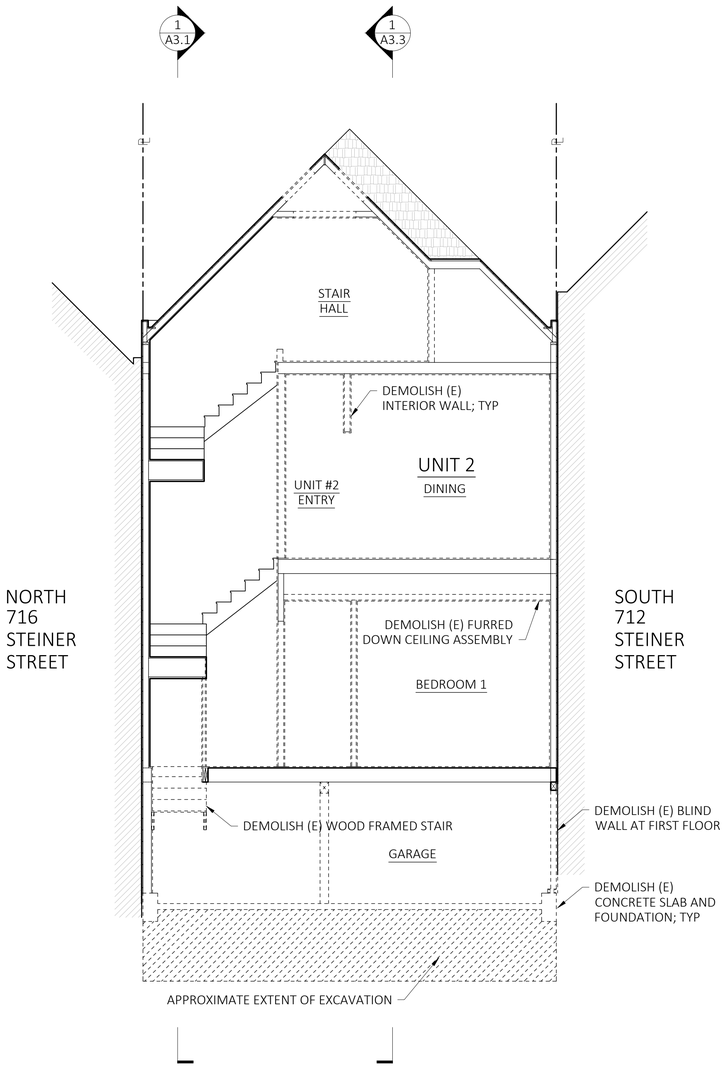
BUILDING SECTIONS

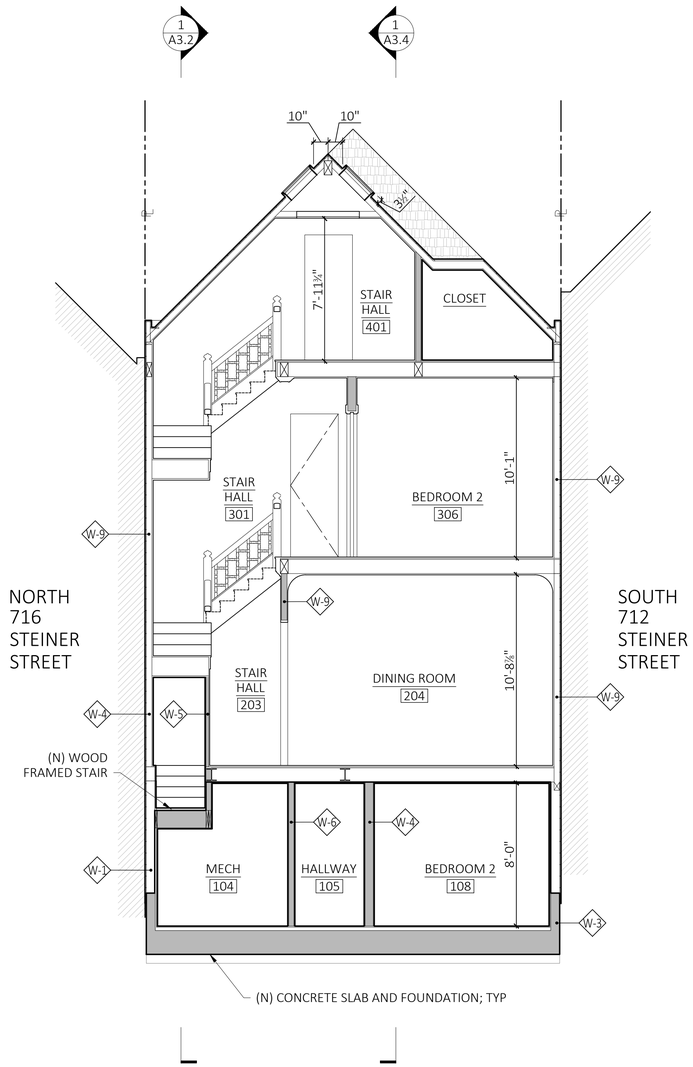
A3.5

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



TRANSVERSE BUILDING SECTION - EXISTING & DEMOLITION 2

1/4" = 1'-0"



TRANSVERSE BUILDING SECTION - PROPOSED 1

1/4" = 1'-0"

0 2' 4' 8'

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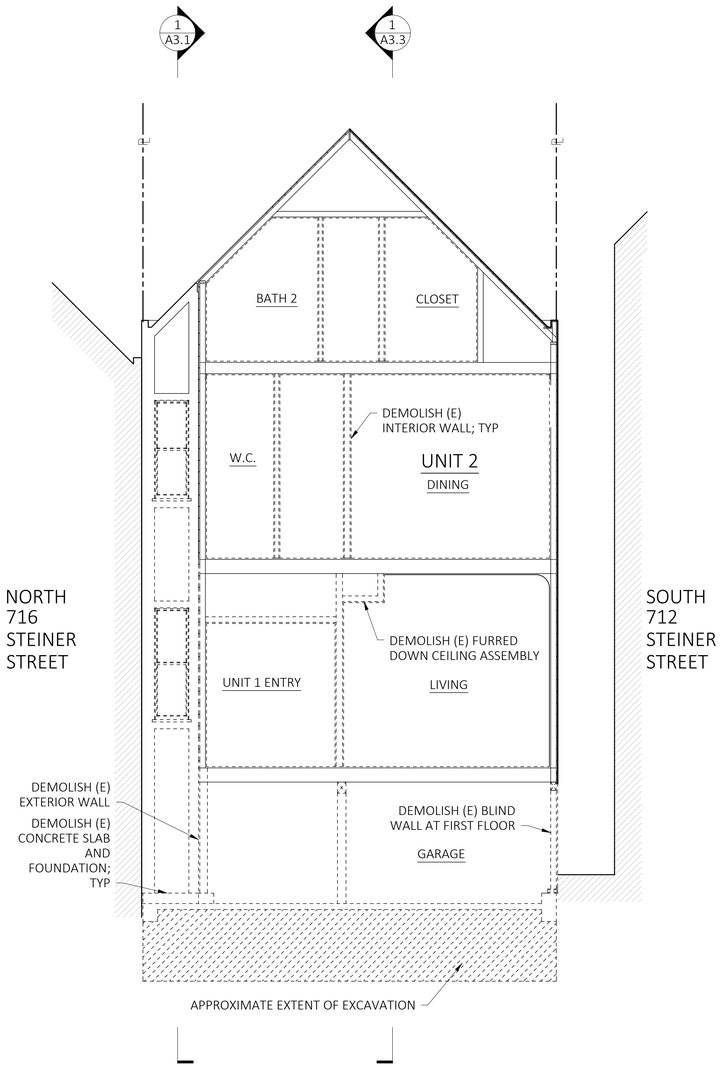
BUILDING SECTIONS

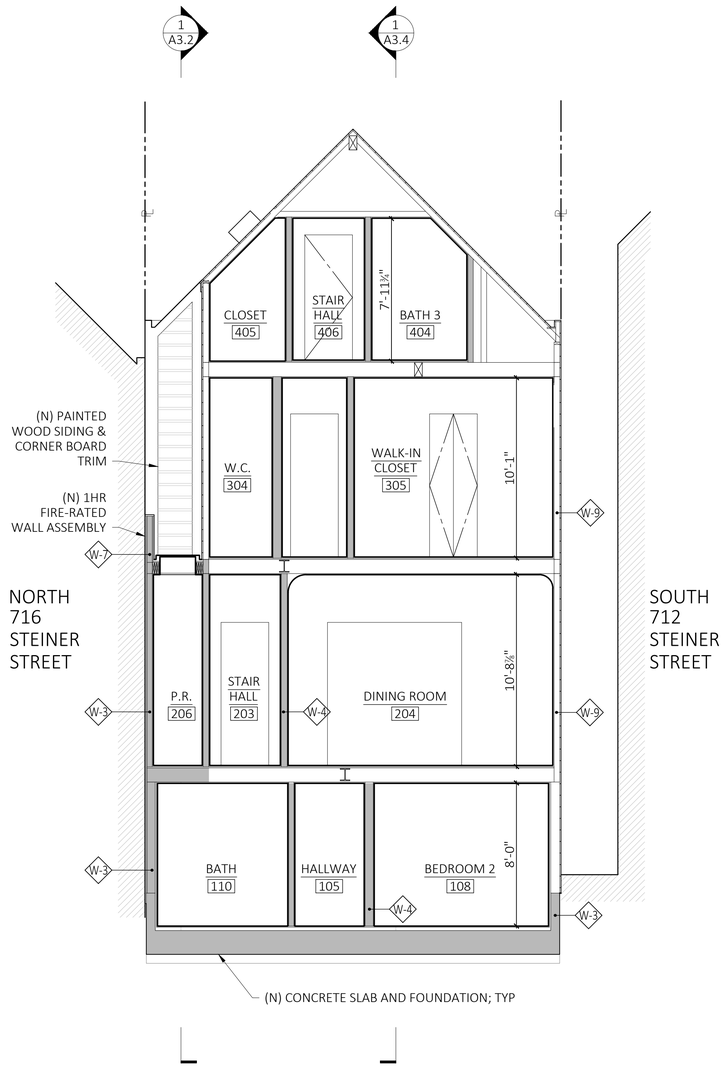
A3.6

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



TRANSVERSE BUILDING SECTION - EXISTING & DEMOLITION 2

1/4" = 1'-0"



TRANSVERSE BUILDING SECTION - PROPOSED 1

1/4" = 1'-0"

0 2' 4' 8'

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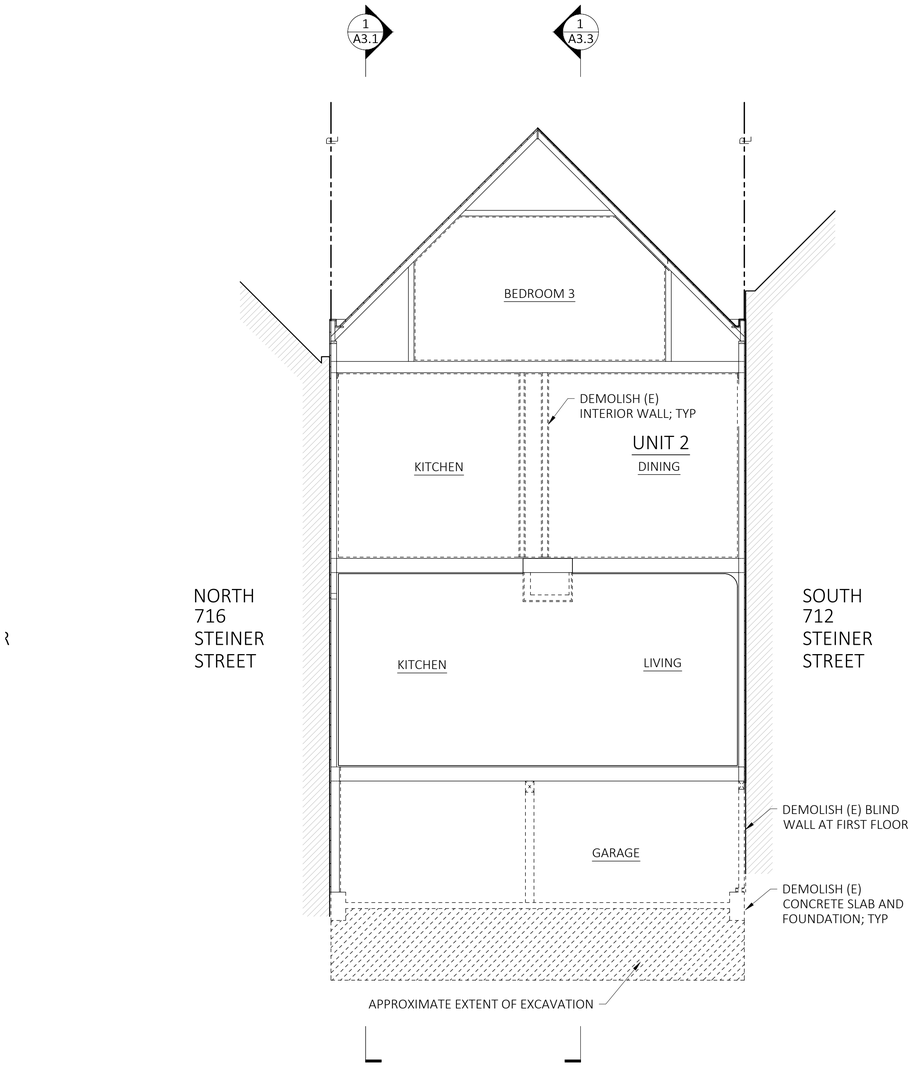
BUILDING SECTIONS

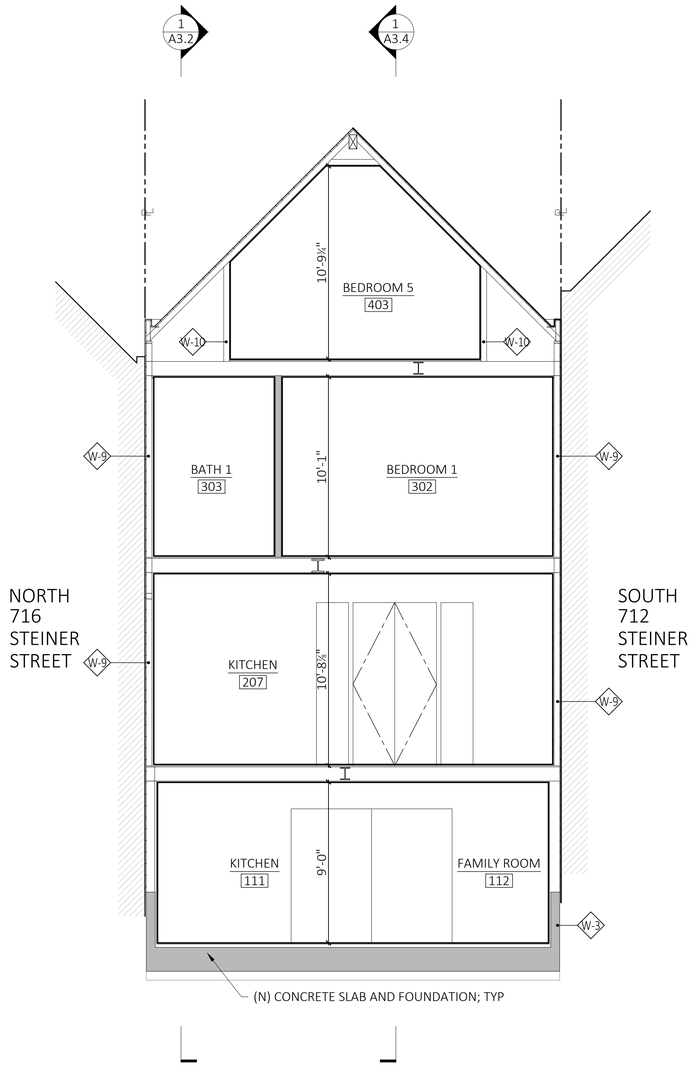
A3.7

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



TRANSVERSE BUILDING SECTION - EXISTING & DEMOLITION 2

1/4" = 1'-0"



TRANSVERSE BUILDING SECTION - PROPOSED 1

1/4" = 1'-0"

0 2' 4' 8'

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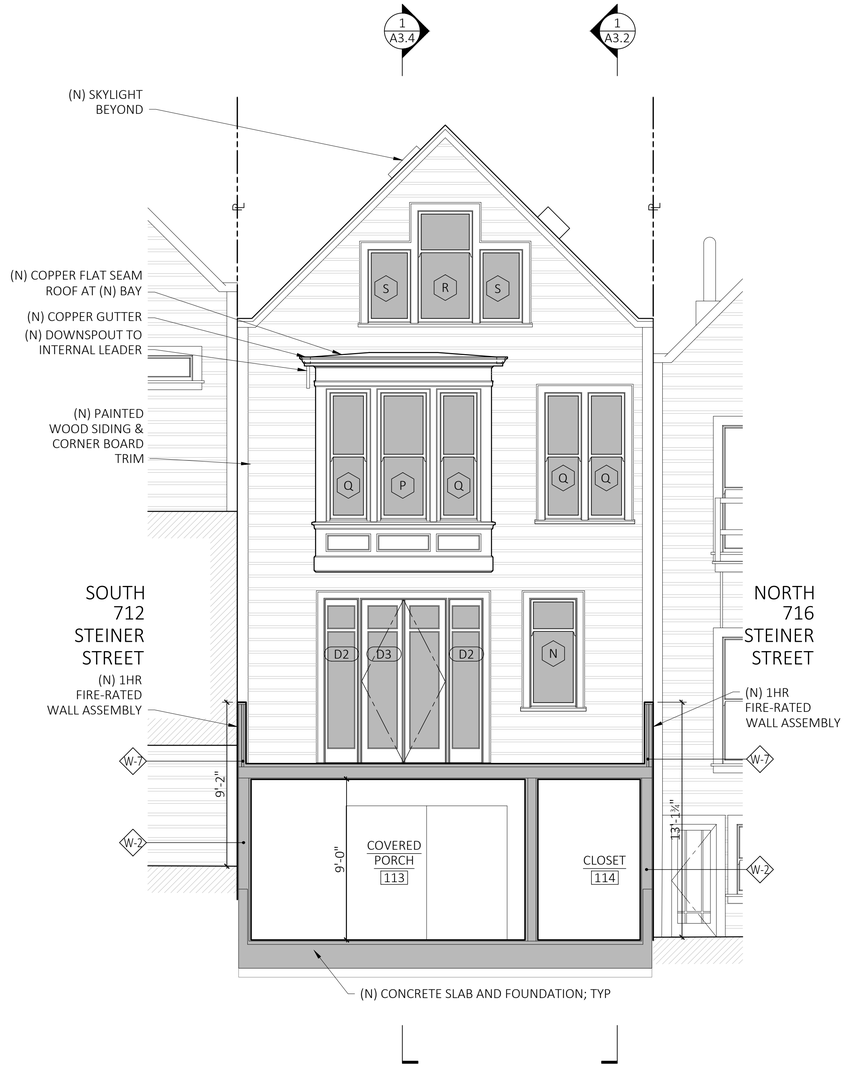
SECTIONS

A3.8

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



TRANSVERSE BUILDING SECTION - PROPOSED 1

1/4" = 1'-0"

0 2' 4' 8'

DAVID ARMOUR
ARCHITECTURE

498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT
C-31527
DAVID M. ARMOUR
RENEWAL 04/21
STATE OF CALIFORNIA

CULVER RESIDENCE

714 STEINER STREET, SAN FRANCISCO, CA 94117

ISSUANCE	DATE
CofA/VARIANCE	05.26.21
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PLAN CHECK	08.24.21
RESPONCE	
JOB #	2004

BUILDING SECTION

A3.9

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

EXISTING FRONT BAY WINDOW SASH 2

WINDOW NOTES

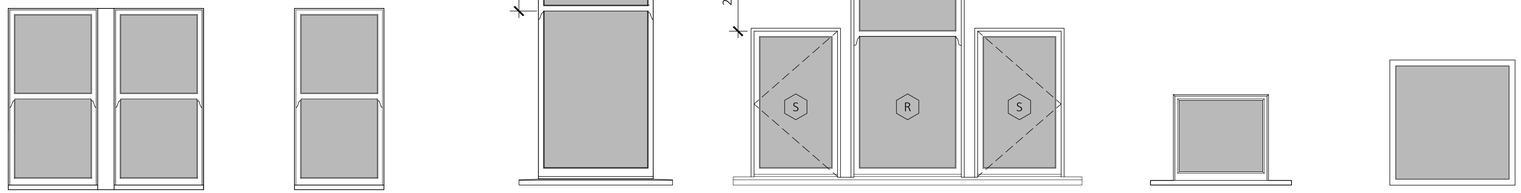
1. REPLACE WINDOW SASH WITH NEW, MATCH EXISTING PROFILES; REPLACE GLAZING WITH CLEAR $\frac{1}{4}$" LAMINATED GLASS (CLOSEST CODE-COMPLIANT MODERN EQUIVALENT TO EXISTING)
2. REFURBISH WINDOW SILL, MATCH EXISTING
3. REFURBISH LEADED GLASS

*WINDOW E IS NOT ORIGINAL

WINDOW SCHEDULE

⬡	TYPE	DESCRIPTION	SIZE		GLAZING			WINDOW			DETAILS			NOTES
			WIDTH	HEIGHT	GLASS	U-VALUE	SHGC	MATERIAL	INT FINISH	EXT FINISH	SILL	HEAD	JAMB	
A	1		2'-6"	5'-0"				WOOD	PAINT	PAINT	TBD	TBD	TBD	NEW WINDOW
B	2		MATCH WINDOW "F"	5'-0"				WOOD	PAINT	PAINT	TBD	TBD	TBD	NEW WINDOW
C	N/A		NO CHANGE	NO CHANGE	-	-	-	WOOD	PAINT	PAINT	TBD	TBD	TBD	EXISTING WINDOW; SEE ENLARGED WINDOW ELEVATIONS
D	N/A		NO CHANGE	NO CHANGE	-	-	-	WOOD	PAINT	PAINT	TBD	TBD	TBD	EXISTING WINDOW; SEE ENLARGED WINDOW ELEVATIONS
E	N/A		NO CHANGE	NO CHANGE	-	-	-	WOOD	PAINT	PAINT	TBD	TBD	TBD	EXISTING WINDOW; SEE ENLARGED WINDOW ELEVATIONS
F	N/A		NO CHANGE	NO CHANGE	-	-	-	WOOD	PAINT	PAINT	TBD	TBD	TBD	EXISTING WINDOW; SEE ENLARGED WINDOW ELEVATIONS
G	N/A		NO CHANGE	NO CHANGE	-	-	-	WOOD	PAINT	PAINT	TBD	TBD	TBD	EXISTING WINDOW; SEE ENLARGED WINDOW ELEVATIONS
H	N/A		NO CHANGE	NO CHANGE	-	-	-	WOOD	PAINT	PAINT	TBD	TBD	TBD	EXISTING WINDOW; SEE ENLARGED WINDOW ELEVATIONS
I	N/A		NO CHANGE	NO CHANGE	-	-	-	WOOD	PAINT	PAINT	TBD	TBD	TBD	EXISTING WINDOW; SEE ENLARGED WINDOW ELEVATIONS
J	N/A		NO CHANGE	NO CHANGE	-	-	-	WOOD	PAINT	PAINT	TBD	TBD	TBD	EXISTING WINDOW; SEE ENLARGED WINDOW ELEVATIONS
K	N/A		NO CHANGE	NO CHANGE	-	-	-	WOOD	PAINT	PAINT	TBD	TBD	TBD	EXISTING WINDOW; SEE ENLARGED WINDOW ELEVATIONS
L	N/A		NO CHANGE	NO CHANGE	-	-	-	WOOD	PAINT	PAINT	TBD	TBD	TBD	EXISTING WINDOW; SEE ENLARGED WINDOW ELEVATIONS
M	N/A		NO CHANGE	NO CHANGE	-	-	-	WOOD	PAINT	PAINT	TBD	TBD	TBD	EXISTING WINDOW; SEE ENLARGED WINDOW ELEVATIONS
N	3		2'-10"	6'-7"				WOOD	PAINT	PAINT	TBD	TBD	TBD	NEW WINDOW
P	2		2'-6"	7'-2"				WOOD	PAINT	PAINT	TBD	TBD	TBD	NEW DOUBLE-HUNG WINDOW
Q	2		2'-0"	7'-2"				WOOD	PAINT	PAINT	TBD	TBD	TBD	NEW DOUBLE-HUNG WINDOW
R	4		3'-0"	6'-3"				WOOD	PAINT	PAINT	TBD	TBD	TBD	NEW COTTAGE STYLE DOUBLE-HUNG WINDOW
S	4		2'-4"	4'-1"				WOOD	PAINT	PAINT	TBD	TBD	TBD	NEW CASEMENT WINDOW
T	2		MATCH EXISTING	MATCH EXISTING	-	-	-	WOOD	PAINT	PAINT	TBD	TBD	TBD	NEW WINDOW
U	5		1'-11"	2'-4 ¾"	-	-	-	WOOD	PAINT	PAINT	TBD	TBD	TBD	NEW WINDOW
V	N/A		MATCH EXISTING	MATCH EXISTING	-	-	-	WOOD	PAINT	PAINT	TBD	TBD	TBD	EXISTING WINDOW; SEE ENLARGED WINDOW ELEVATIONS

NEW WINDOWS



TYPE 1
PAIRED DOUBLE-HUNG

TYPE 2
DOUBLE-HUNG

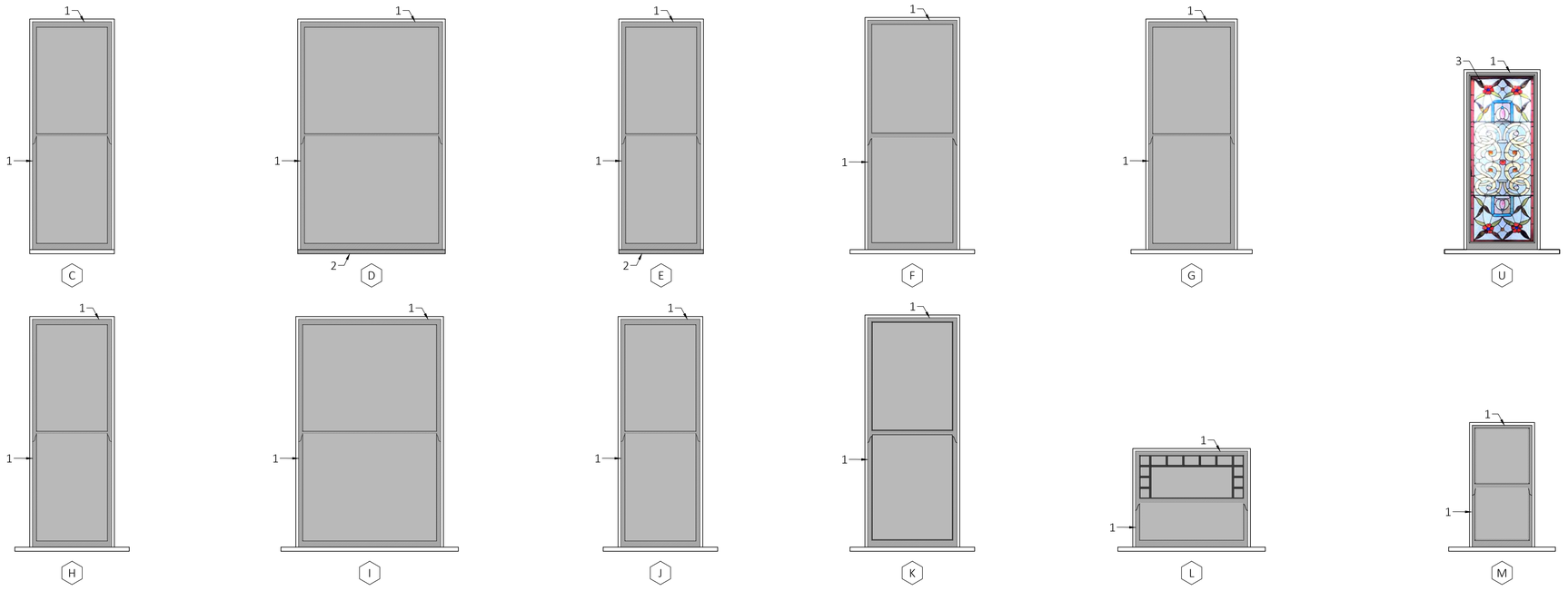
TYPE 3
COTTAGE STYLE
DOUBLE-HUNG

TYPE 4
CASEMENT - DOUBLE-HUNG - CASEMENT

TYPE 5
AWNING

TYPE 6
SKYLIGHT

EXISTING WINDOWS



ENLARGED WINDOW ELEVATIONS 1
1/2" = 1'-0"

SCALE: NA

DAVID ARMOUR
ARCHITECTURE

498 HAIGHT STREET
SAN FRANCISCO, CA 94117
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WINDOW SCHEDULES & TYPES

A4.1

FIG. 3: WINDOWS WITH TYPICAL INTERIOR SASH CONDITIONS SUCH AS WATER DAMAGE

CORNER CUT OUT OF WINDOW RAIL AND BOTTOM SASH

FIG. 2: WINDOW J

BROKEN BEVELED GLAZING

FIG. 1: FRONT DOOR

DOOR NOTES

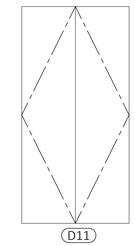
1. PATCH AND INFILL CUT-OUT IN DOOR
2. REPLACE BOTTOM RAIL
3. REPLACE GLAZING
4. NEW DOOR HARDWARE
5. REPAIR AND REFURBISH ASTRAGAL
6. "S" DENOTES SAFETY GLAZING

EXISTING DOOR

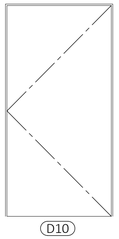
EXTERIOR DOOR SCHEDULE

#	TYPE	DESCRIPTION	SIZE			DOOR			GLAZING			HARDWARE TYPE	DETAILS			NOTES
			WIDTH	HEIGHT	THICKNESS	MATERIAL	INT FINISH	EXT FINISH	GLASS	U-VALUE	SHGC		TH	HEAD	JAMB	
D1	N/A	(E) FRENCH ENTRY DOOR	NO CHANGE	NO CHANGE	NO CHANGE	WOOD	PAINT	PAINT				ENTRY				
D2		NOT USED														
D3	1	OUT-SWING FRENCH DOOR	4'-8"	9'-2"		WOOD	PAINT	PAINT				MULTI-POINT				
D4		NOT USED														
D5	3	IN-SWING ENTRY DOOR	3'-0"	7'-0"		WOOD	PAINT	PAINT								
D6	4	PAIRED POCKETING LIFT/SLIDE	9'-1"	7'-8"		WOOD	PAINT	PAINT	lowE2							
D7	5	OUT-SWING DOOR	2'-6"	7'-8"		WOOD	PAINT	PAINT								
D8	6	BLIND DOOR	2'-4"	4'-1"		WOOD	PAINT	PAINT								
D9	3	IN-SWING ENTRY DOOR	2'-11"	6'-9"		WOOD	PAINT	PAINT								
D10	7	SINGLE TRASH ENCLOSURE DOOR	3'-0"	5'-10 3/4"		WOOD	PAINT	PAINT								
D11	8	DOUBLE CABINET DOOR	3'-0"	5'-10 3/4"		WOOD	PAINT	PAINT								

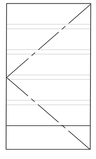
NEW DOORS



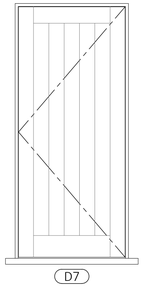
D11
TYPE 8
DOUBLE CABINET DOOR



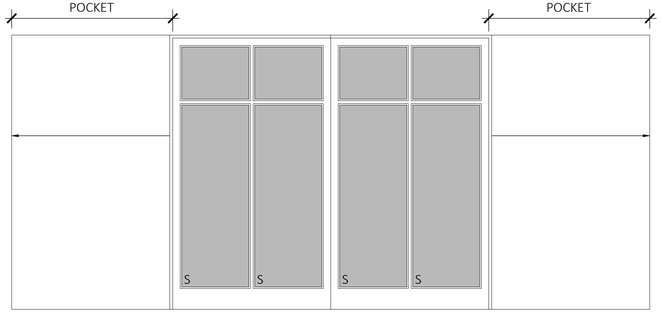
D10
TYPE 7
SINGLE DOOR TO TRASH ENCLOSURE



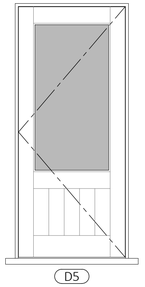
D8
TYPE 6
BLIND DOOR



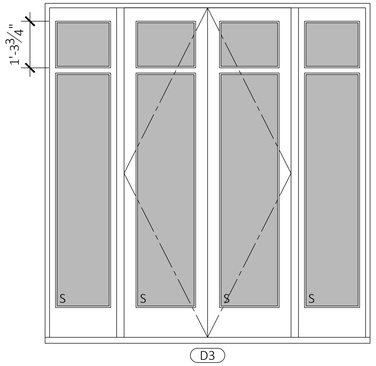
D7
TYPE 5
OUT-SWING DOOR



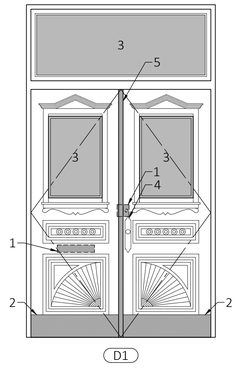
D6
TYPE 4
PAIRED POCKETING LIFT/SLIDE



D5
TYPE 3
IN-SWING ENTRY DOOR



D3
TYPE 1
FRENCH DOOR WITH SIDELITES



D1

ENLARGED DOOR ELEVATIONS 1

1/2" = 1'-0"

SKYLIGHT SCHEDULE

#	TYPE	DESCRIPTION	MANUFACTURER	MODEL	SIZE		GLAZING			MATERIAL	FINISH	DETAIL	NOTES
					WIDTH	HEIGHT	GLASS	U-VALUE	SHGC				
Z1	1	LOW PROFILE SYSTEM DECK MOUNT	WASCO BY VELUX	LPG	2-3"	2-3"	LAM SAFETY			ALUMINUM	ANODIZED	TBD	
Z2	1	LOW PROFILE SYSTEM DECK MOUNT	WASCO BY VELUX	LPG	2-3"	2-3"	LAM SAFETY			ALUMINUM	ANODIZED	TBD	
Z3	1	LOW PROFILE SYSTEM DECK MOUNT	WASCO BY VELUX	LPG	2-3"	2-3"	LAM SAFETY			ALUMINUM	ANODIZED	TBD	
Z4	2		VELUX	TLR-014	BY MANF	BY MANF	LAM SAFETY			ALUMINUM	ANODIZED		

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
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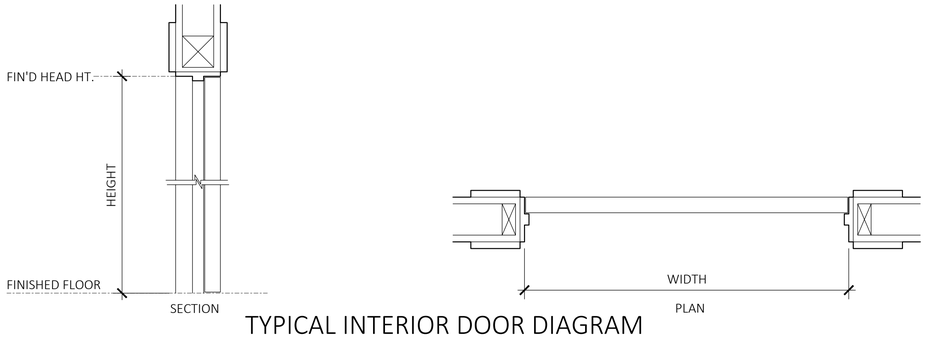
JOB # 2004

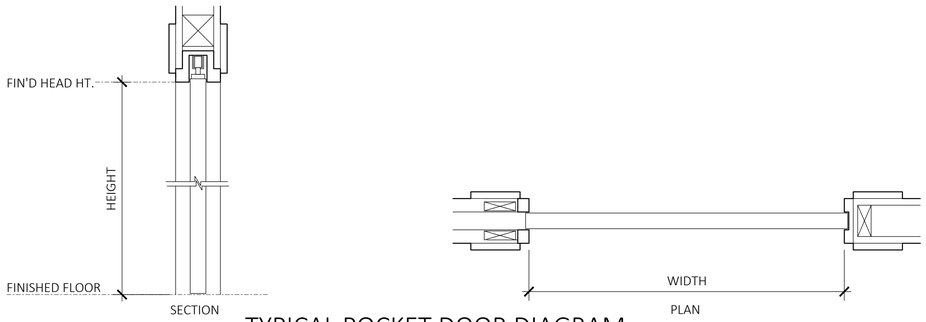
EXTERIOR DOOR AND SKYLIGHT SCHEDULE & TYPES

A4.2

SCALE: NA



TYPICAL INTERIOR DOOR DIAGRAM

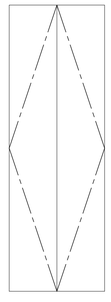


TYPICAL POCKET DOOR DIAGRAM

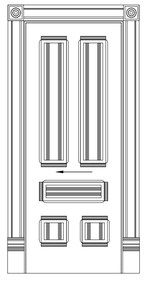
INTERIOR DOOR SCHEDULE

#	TYPE	DESCRIPTION	SIZE			DOOR			HARDWARE TYPE	DETAILS			NOTES
			WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME FINISH	DOOR FINISH		HEAD	SADDLE	JAMB	
101		NOT USED											
102		NOT USED											
103	2	SINGLE	3'-0"	7'-0"	1-¾"								
104	2	SINGLE	2'-8"	7'-0"	1-¾"								
105		NOT USED											
106	2	SINGLE	2'-8"	7'-0"	1-¾"								
107		NOT USED											
108	3	DOUBLE POCKET DOOR	6'-2"	7'-0"	1-¾"								
109		NOT USED											
110	2	SINGLE	2'-6"	7'-0"	1-¾"								
111		NOT USED											
112	2	SINGLE	2'-10"	7'-0"	1-¾"								
113		NOT USED											
201	2	SINGLE	(E)	(E)	1-¾"								
202	2	SINGLE	2'-4"	7'-0"	1-¾"								
203	6	SINGLE POCKET DOOR	2'-9"	7'-0"	1-¾"								
301	2	SINGLE	2'-8"	7'-0"	1-¾"								
302	6	SINGLE POCKET DOOR	2'-6"	7'-0"	1-¾"								
303		NOT USED											
304	2	SINGLE	2'-4"	7'-0"	1-¾"								
305	7	DOUBLE DOOR	2'-8"	7'-0"	1-¾"								
306	3	DOUBLE POCKET DOOR	4'-6"	7'-0"	1-¾"								
307	2	SINGLE	2'-4"	7'-0"	1-¾"								
308	2	SINGLE	2'-8"	7'-0"	1-¾"								
309	2	SINGLE	2'-8"	7'-0"	1-¾"								
401	2	SINGLE	2'-8"	7'-0"	1-¾"								
402	2	SINGLE	2'-0 3/4"	7'-0"	1-¾"								
403	2	SINGLE	2'-0 3/4"	7'-0"	1-¾"								
404	2	SINGLE	2'-6"	7'-0"	1-¾"								
405	2	SINGLE	2'-4"	7'-0"	1-¾"								
406	2	SINGLE	2'-8"	7'-0"	1-¾"								
407		NOT USED											

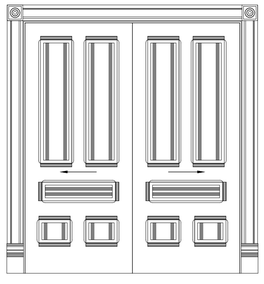
DOOR NOTES



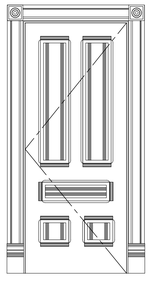
TYPE 7
DOUBLE DOOR



TYPE 6
SINGLE POCKET DOOR



TYPE 3
DOUBLE POCKET DOOR



TYPE 2
SINGLE DOOR

ENLARGED DOOR ELEVATIONS

1/2" = 1'-0"

1

DAVID ARMOUR
ARCHITECTURE

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INTERIOR DOOR AND
OPENING SCHEDULE & TYPES

A4.3

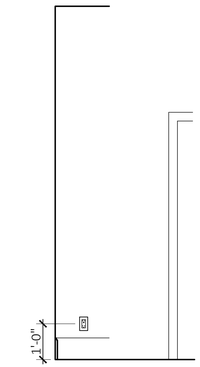
SCALE: NA

MECHANICAL/PLUMBING NOTES

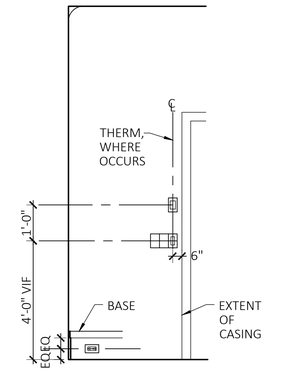
1. ALL EXISTING INTERIOR MECHANICAL AND PLUMBING INFRASTRUCTURE / FIXTURES TO BE DEMOLISHED.
2. PROVIDE W.C. VENTILATION DIRECT TO EXTERIOR, BACKDRAFT PROTECTED PER CBC 1203.5.2.1
3. FURNACE COMPARTMENT: PROVIDE COMBUSTION AIR VENTS WITHIN 12 INCHES OF FLOOR AND CEILING PER CMC 701.11
4. CLOTHES DRYER: MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" WITH TWO ELBOWS. THIS SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. PROVIDE MINIMUM 4" DIAMETER, SMOOTH, METAL DUCT, AND SHOW DUCT ROUTE ON PLAN. CMC §504.4.2. AN OPENING NOT LESS THAN 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS PER CMC §504.4.1(1)
5. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE 3 FEET FROM THE PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC §502.2.1 AND PROVIDE WITH BACK-DRAFT DAMPERS PER CMC §504.1.1. EXHAUST SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY
6. GARAGE VENTILATION: 200 SQ. IN. OPEN FREE AREA TO BE PROVIDED FOR GARAGE VENTILATION
7. PROVIDE A MECHANICAL VENTILATING SYSTEM FOR ALL BATHROOMS CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR PER CBC 1203.3
8. GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC §802.6 AND TERMINATE A MINIMUM 4' FROM THE PROPERTY LINE PER SFMC §802.6.1. THROUGH WALL VENT TERMINATION PER SFMC §802.2.6
9. COMPLY WITH SHAFT ENCLOSURE & FIRE / SMOKE DAMPER REQUIREMENTS PER CMC 711 & 713
10. PROVIDE 100-SQ. INCH MIN. MAKEUP AIR OPENING FOR DOMESTIC DRYER PER CMC 504.3.2
11. PROVIDE COMBUSTION AIR OPENINGS FOR FUEL BURNING EQUIPMENTS PER CMC 702, 703, 704 AND TABLE 7-1
12. PROVIDE MIN. 26 GAUGE STEEL DUCT WITHIN GARAGE SPACE.
13. DRYER VENT DUCT TO BE 4" DIA. MAX.
14. GAS-FIRED APPLIANCES SHALL HAVE INTERMITTENT IGNITION DEVICE. GAS SHUT OFF VALVES SHALL BE WITHIN 3 FEET OF APPLIANCE SERVED. WATER HEATER BLANKET INSULATION: MIN. R-12. FIRST FIVE FEET OF PIPES CLOSEST TO WH: MIN. R-4
15. PROVIDE 18" MIN. PLATFORM & SEISMIC STRAPS FOR WATER HEATER.
16. BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF ASHRAE 62.2, INCLUDIING WHOLE BUILDING VENTILATION AND LOCAL EXHAUST REQUIREMENTS PER CALIFORNIA ENERGY CODE 150.0(o), SEE TABLE 4.1 BELOW FOR MIN. CFM REQUIREMENTS
17. GAS FIRED WATER HEATER COMPARTMENTS WITHIN A BUILDING SHALL HAVE AT LEAST TWO OPENINGS LOCATED WITHIN THE UPPER AND LOWER 12" OF THE ENCLOSURE FOR COMBUSTION AIR. EACH OPENING SHALL BE SIZED AT 1 SQ. INCH PER 1,000 BTU/H WITH AN AREA OF AT LEAST 100 SQ. INCH. CPC §506.3
18. GAS FIRED WATER HEATER MUST BE STRAPPED AT UPPER ONE-THIRD (1/3) AND THE LOWER ONE-THIRD (1/3) FOR LATERAL SUPPORT. CPC § 507.2
19. PER CMC §304.4 A.ATTIC ACCESS OPENING OF 22"X30" OR LARGER TO ACCOMMODATE THE REMOVAL OF THE LARGEST EQUIPMENT AND LOCATED NOT OVER 20'-0" FROM EQUIPMENT; PROVIDE UNOBSTRUCTED PASSAGE 24" WIDE WITH SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT/CONTROL PANEL; PROVIDE A LEVEL, UNOBSTRUCTED WORK PLATFORM, MINIMUM 30"X30" IN FRONT OF THE EQUIPMENT WITH 30" HEADROOM; PROVIDE A LIGHT OVER EQUIPMENT WITH SWITCH AT ACCESS
20. DOMESTIC RANGE HOOD VENTS SHALL MEET THE REQUIREMENTS OF CMC §504.3 AND COMPLY WITH CMC TABLE §403.7 AND THE CALIFORNIA ENERGY CODE
21.

LIGHTING/ELECTRICAL NOTES

1. ALL EXISTING ELECTRICAL/ POWER WIRING, SWITCHES & RECEPTACLES TO BE REMOVED AND REPLACED, UNLESS OTHERWISE NOTED.
2. ALL INDOOR AND OUTDOOR LIGHTING FOR NEW HOMES MUST BE HIGH EFFICACY PER 2019 CALFORNIA ENERGY CODE.
4. PLEASE VERIFY TRIM SELECTION WITH ARCHITECT BEFORE PURCHASING UNIT
5. A RECEPTACLE OUTLET MUST BE INSTALLED FOR EVERY KITCHEN AND DINING COUNTER WALL SPACE, 12-INCHES OR WIDER. RECEPTACLES MUST BE INSTALLED SO THAT NO POINT ALONG THE COUNTER WALL SPACE IS MORE THAN 24-INCHES (2-FEET), MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET. CEC ARTICLE 210.52(C)(1).
6. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI) PROTECTION FOR 15-AMP AND 20-AMP OUTLETS IN BATHROOM, ON COUNTER-TOP OF A KITCHEN SINK, ON ISLAND OF KITCHEN, WITHIN 6'-0" OF THE OUTER EDGE OF A WET BAR/LAUNDRY/UTILITY SINK, OUTDOOR, IN GARAGE, AND IN BASEMENT. CEC ARTICLE 210.8(A).
7. PROVIDE COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI) PROTECTION FOR ALL NEW OUTLETS (LIGHTS, SMOKE/CO ALARMS, RECEPTACLES) IN ALL ROOMS EXCEPT KITCHENS, BATHROOMS, GARAGE, AND BASEMENT. CEC ARTICLE 210.12
8. NEW RECEPTACLES SHALL BE TAMPERED-PROOF
9. PROVIDE AT LEAST ONE ELECTRICAL RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-6" ABOVE GRADE LEVEL AT FRONT AND BACK OF BUILDING. RECEPTACLE OUTLETS TO BE GFI PROTECTED WITH WEATHERPROOF CASINGS. CEC ARTICLE 210-52(2).
10. PROVIDE ONE LIGHT OUTLET (WALL SWITCH-CONTROLLED) ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES AND EXITS. CEC ARTICLE 210- 70(2)(B).
11. CARBON MONOXIDE DETECTION: SHALL BE INSTALLED IN ACCORDANCE WITH CBC SEC. 915
12. SMOKE ALARM DETECTION: SHALL BE INSTALLED IN ACCORDANCE WITH BATTERY BACKUP PER CBC SEC. 907.2.11.2



TYPICAL MOULDING, SWITCH AND RECEPTACLE LAYOUT DIAGRAM FOR BASEMENT U.O.N.



TYPICAL MOULDING, SWITCH AND RECEPTACLE LAYOUT DIAGRAM FOR GROUND, 2ND & 3RD U.O.N.

TYPICAL SWITCH AND SENSOR LOCATION ADJACENT TO OPENING, U.O.N.

LIGHTING LEGEND

LIGHT FIXTURE TYPE — SYMBOL — VARIATION OF FIXTURE TYPE, U.O.N. — CIRCUIT NUMBER

CEILING

- A XXX-X — RECESSED HIGH EFFICACY LIGHT
- B XXX-X — RECESSED ADJUSTABLE HIGH EFFICACY LIGHT
- C XXX-X — CEILING MOUNTED FIXTURE
- D XXX-X — PENDANT
- E XXX-X — CHANDELIER
- F XXX — CEILING MOUNTED FLUORESCENT LIGHT

WALL

- G XXX-X — WALL MOUNTED FIXTURE
- H XXX-X — STEP LIGHT
- J XXX-X — CLOSET LIGHT

CABINETRY

- K XXX-X — RECESSED CABINET LIGHT

LANDSCAPE

- L XXX-X — PATHWAY LIGHT/UPLIGHT

LIGHTING CONTROL LEGEND

SWITCH TYPE — XXX-X — CIRCUIT NUMBER

- XXX-X — SINGLE POLE SWITCH
- XXX-X — MULTI-CIRCUIT SWITCH
- XXX-X — SWITCH WITH VACANCY SENSOR
- XXX-X — TIMER SWITCH
- XXX-X — JAMB SWITCH
- XXX-X — EXTERIOR SWITCH
- XXX-X — SINGLE POLE DIMMER
- XXX-X — MULTI-CIRCUIT DIMMER
- XXX-X — DIMMER WITH VACANCY SENSOR

SAFETY LEGEND

- SMOKE AND CARBON MONOXIDE DETECTOR, HARD WIRED W/ BATTERY BACK-UP
- CD — CARBON MONOXIDE SENSOR
- FIRE SPRINKLER HEAD

RECEPTACLE LEGEND

- GFCI — GFCI RECEPTACLE
- +54" — DUPLEX RECEPTACLE
- FOURLEX RECEPTACLE
- XXX-X — RECEPTACLE FOR DIMMING USE
- XXX-X — SPLIT RECEPTACLE HALF FOR DIMMING USE
- DEDICATED 120V RECEPTACLE
- DEDICATED 240V RECEPTACLE
- FLOOR RECEPTACLE
- CEILING RECEPTACLE
- WP — WEATHERPROOF GFCI RECEPTACLE
- PLUG MOLD RECEPTACLE (CONCEALED)
- DATA RECEPTACLE JACK
- ELECTRICAL SUB-PANEL

HEATING LEGEND

- FAU — FORCED AIR UNIT
- MANIFOLD
- RADIANT HEATING ZONE
- # — ZONE NUMBER
- THERMOSTAT
- TEMPERATURE SENSOR

VENTILATION LEGEND

- M 101-1 — CEILING EXHAUST FAN: PANASONIC WHISPERGREEN SELECT, FV-05-11VKS1: 30 TO 110 CFM INTEGRATED MULTI-SPEED
- M1 101-1 — WHOLE HOUSE CEILING EXHAUST FAN: PANASONIC WHISPERGREEN SELECT, FV-05-11VKS1: 30 TO 110 CFM INTEGRATED MULTI-SPEED WHOLE HOUSE FAN TO PROVIDE A MINIMUM 105 CFM CONTINUOUS VENTILATION REQUIREMENTS PER TABLE 4.1 FROM ASHRAE 62.2, SHEET A7.0.
- KITCHEN EXHAUST

PLUMBING LEGEND

- H — HOT WATER TANK
- HB — HOSE BIBB - STANDARD
- G — GAS VALVE / KEY
- G M — GAS METER
- BOILER — BOILER

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT — C-31527 — DAVID M. ARMOUR — RENEWAL 08/31/21 — STATE OF CALIFORNIA

CULVER RESIDENCE

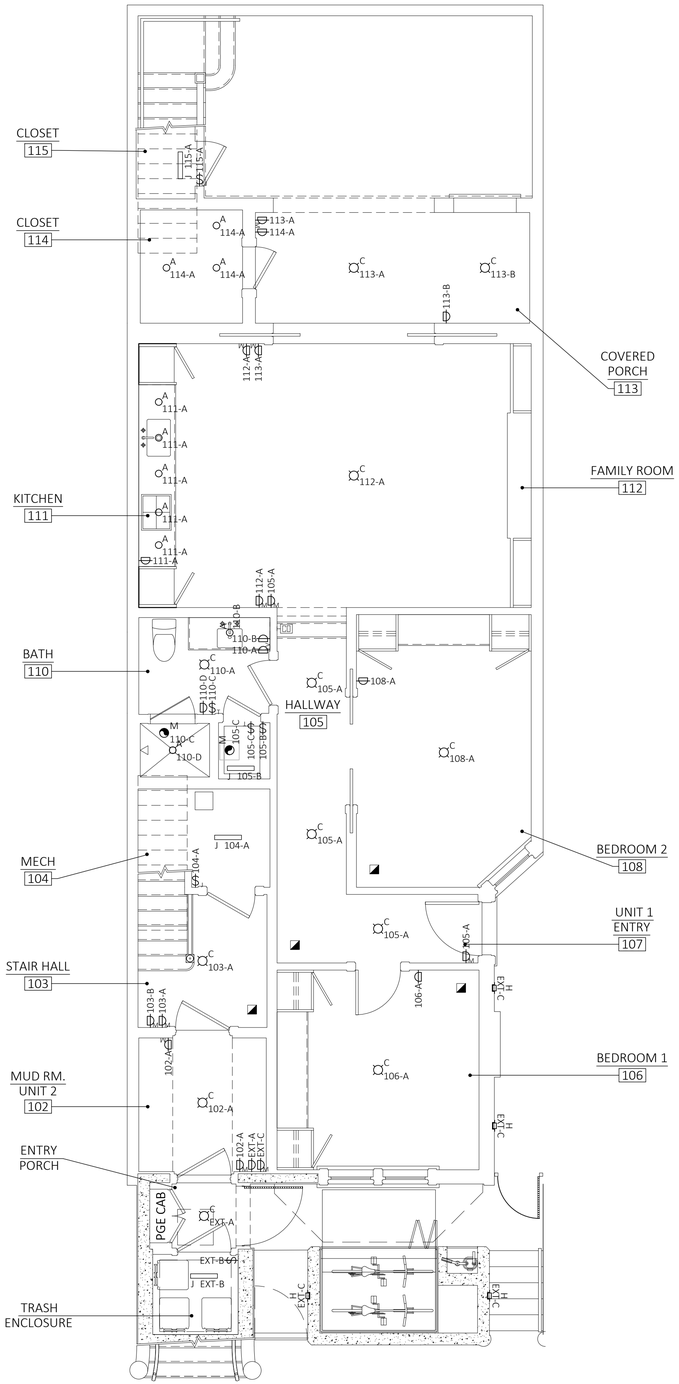
714 STEINER STREET, SAN FRANCISCO, CA 94117

ISSUANCE	DATE
CofA/VARIANCE	05.26.21
BUILDING PERMIT	03.29.21
MILLS ACT APP.	05.26.21
PLAN CHECK	08.24.21
RESPONCE	
JOB #	2004

POWER AND LIGHTING NOTES, LEGEND, AND INSTALLATION DIAGRAMS

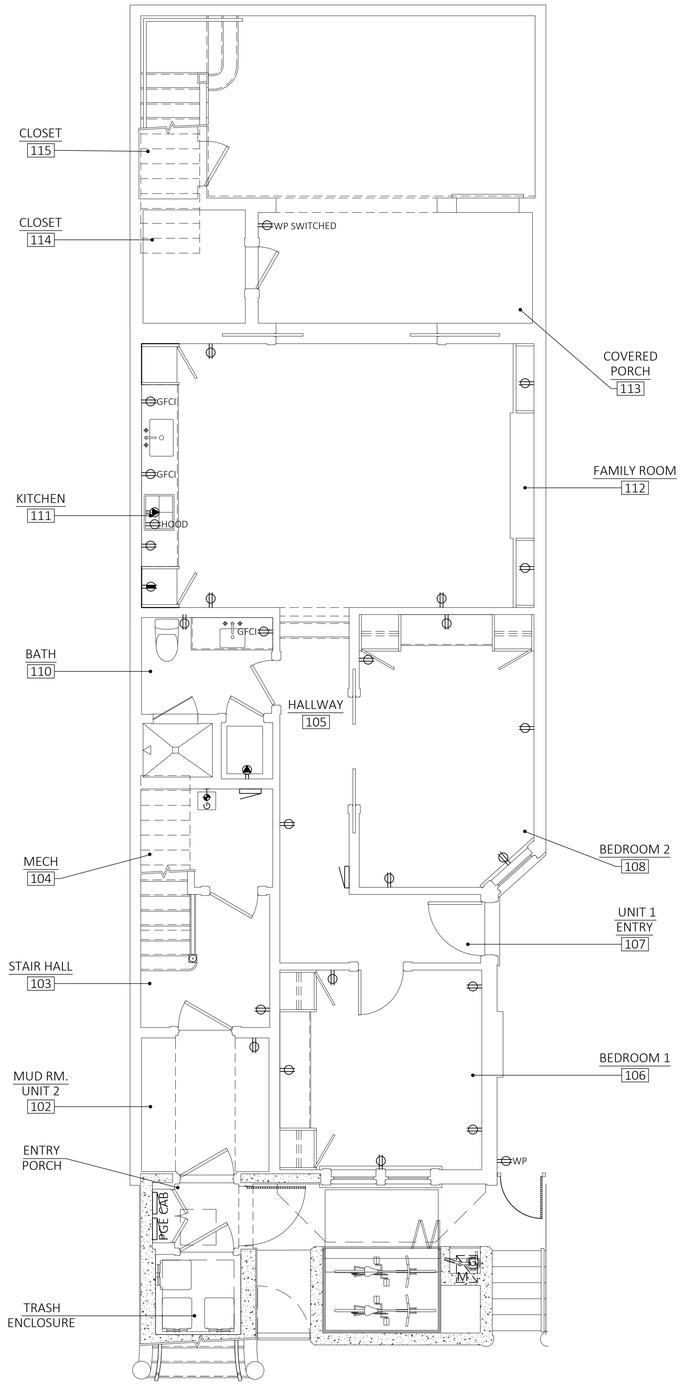
A7.0

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



FIRST FLOOR PLAN - LIGHTING 2

1/4" = 1'-0"



FIRST FLOOR PLAN - POWER 1

1/4" = 1'-0"

GENERAL NOTES

1 SEE SHEET A7.0 FOR DRAWING LEGEND

DAVID ARMOUR
ARCHITECTURE

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SAN FRANCISCO, CA 94117
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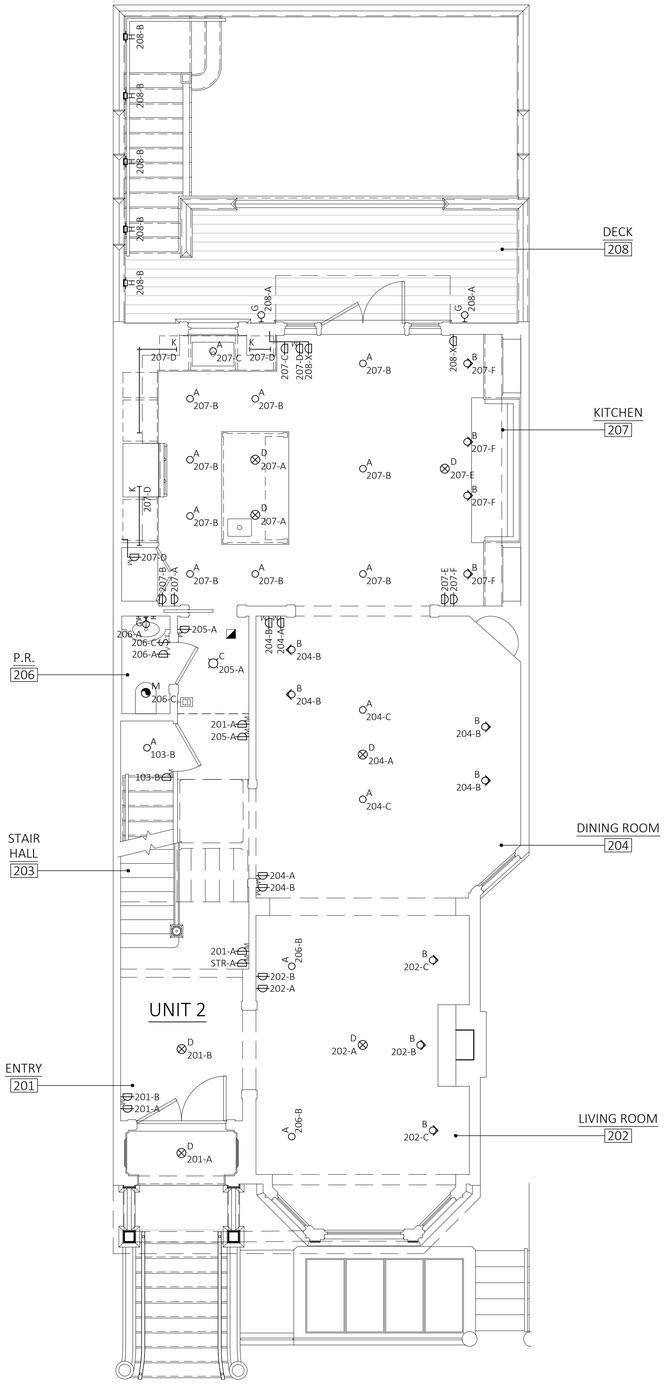
FIRST FLOOR PLAN - POWER AND LIGHTING

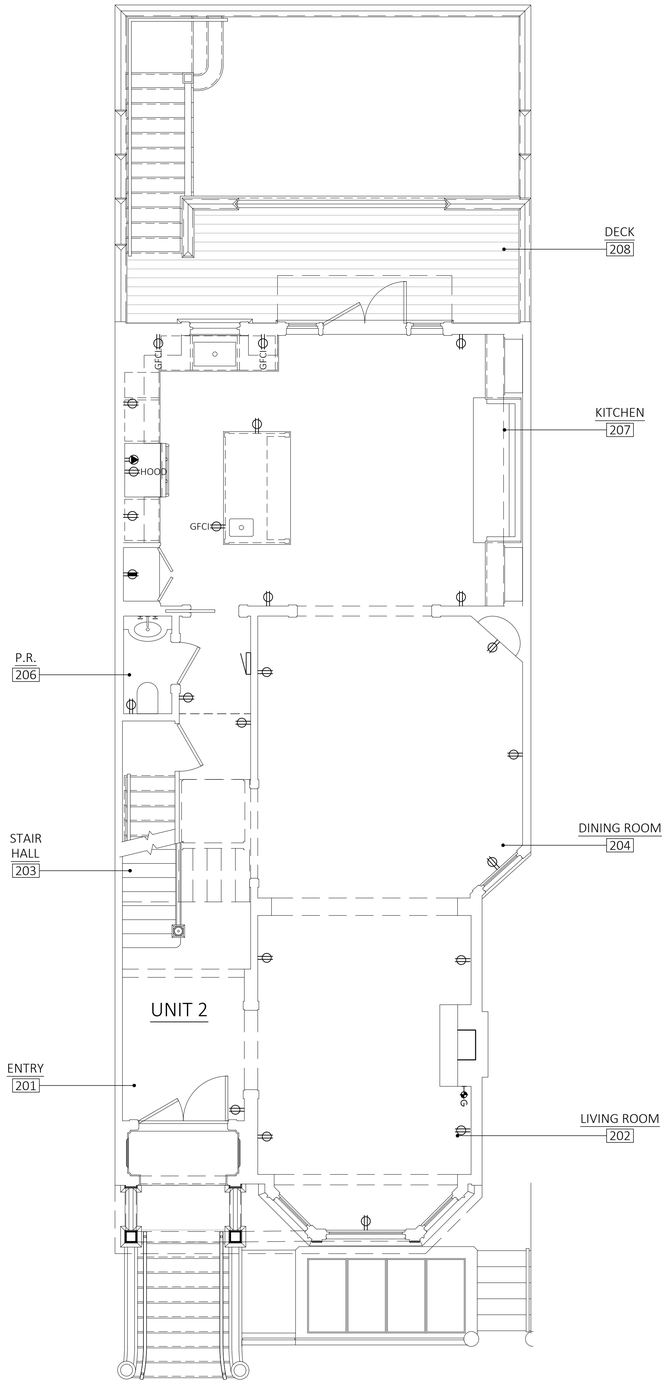
A7.1

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



SECOND FLOOR PLAN - LIGHTING 2

1/4" = 1'-0"



SECOND FLOOR PLAN - POWER 1

1/4" = 1'-0"

GENERAL NOTES

1 SEE SHEET A7.0 FOR DRAWING LEGEND

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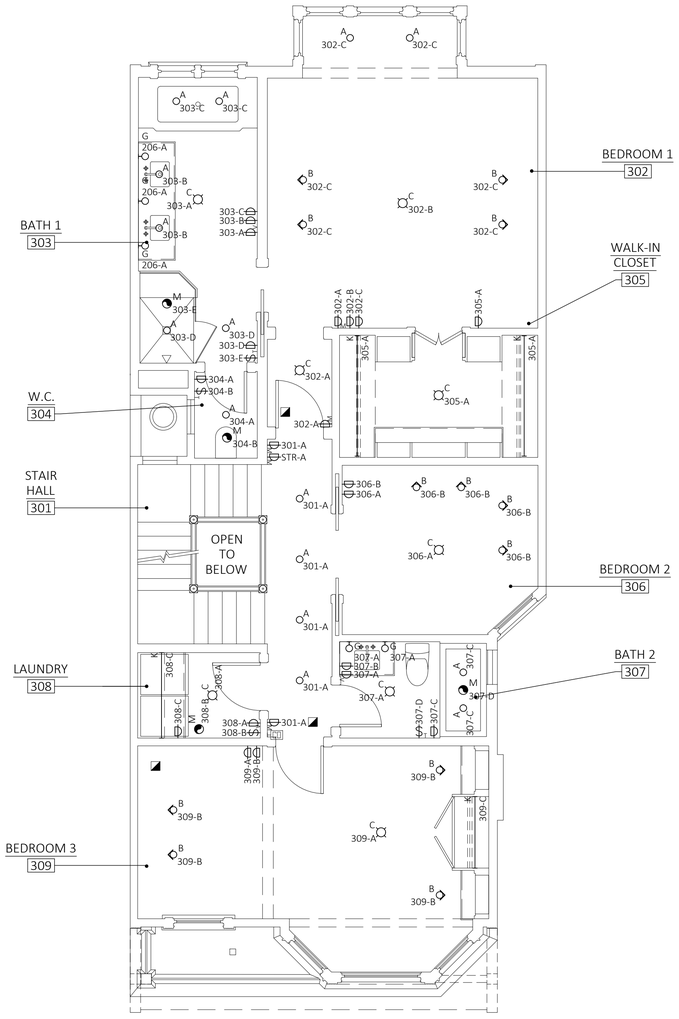
SECOND FLOOR PLAN - POWER AND LIGHTING

A7.2

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

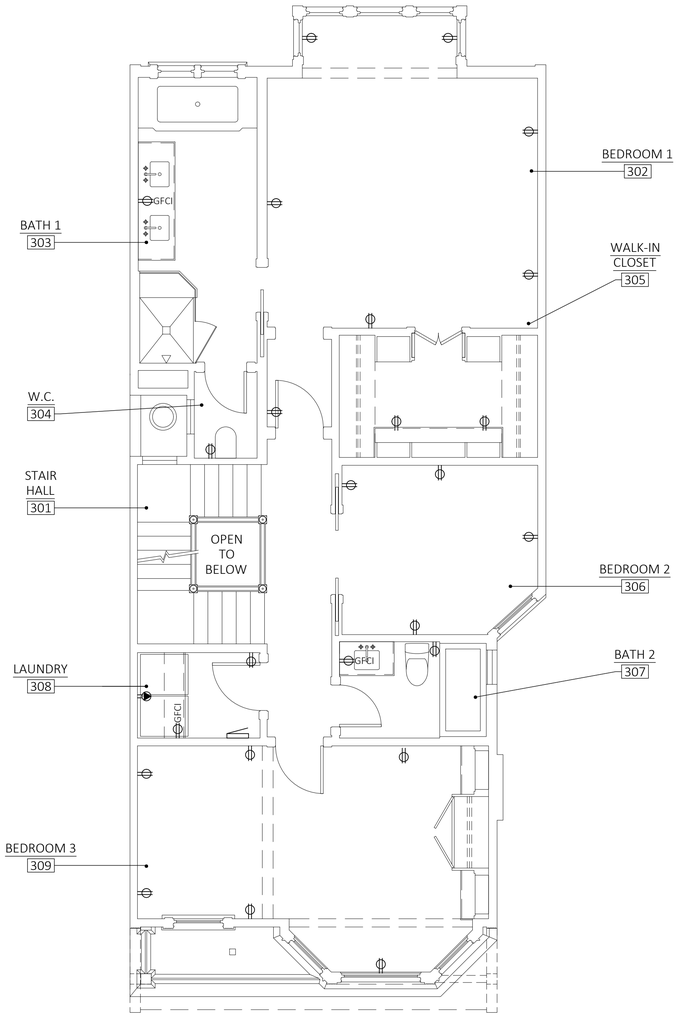
N

0 2' 4' 8'



THIRD FLOOR PLAN - LIGHTING 2

1/4" = 1'-0"



THIRD FLOOR PLAN - POWER 1

1/4" = 1'-0"

GENERAL NOTES

1 SEE SHEET A7.0 FOR DRAWING LEGEND

DAVID ARMOUR
ARCHITECTURE

498 HAIGHT STREET
SAN FRANCISCO, CA 94117
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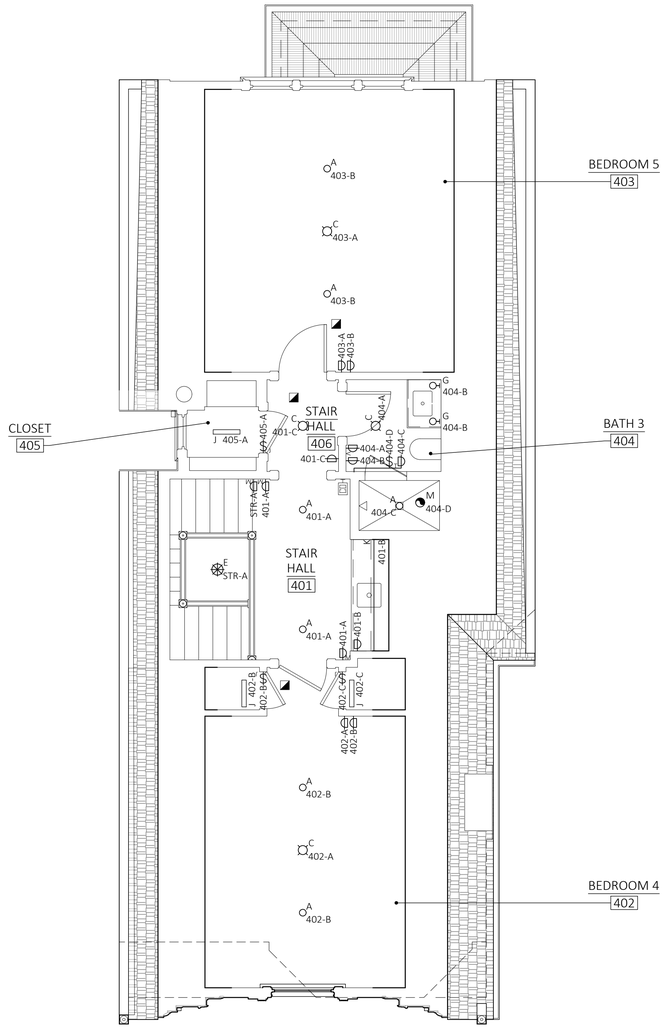
THIRD FLOOR PLAN - POWER AND LIGHTING

A7.3

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

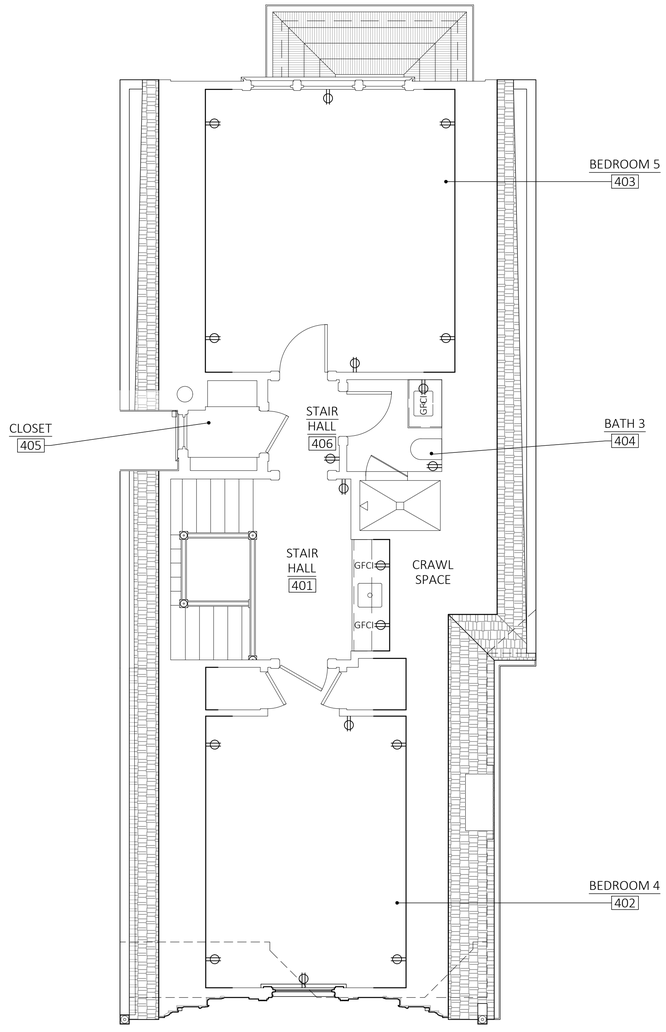
N

0 2' 4' 8'



FOURTH FLOOR PLAN - LIGHTING 2

1/4" = 1'-0"



FOURTH FLOOR PLAN - POWER 1

1/4" = 1'-0"

GENERAL NOTES

1 SEE SHEET A7.0 FOR DRAWING LEGEND

0 2' 4' 8'

DAVID ARMOUR
ARCHITECTURE

498 HAIGHT STREET
SAN FRANCISCO, CA 94117
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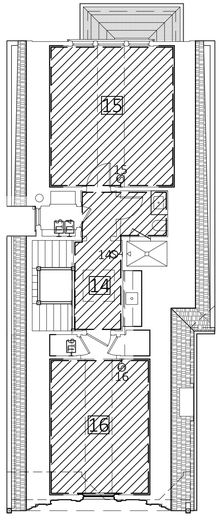
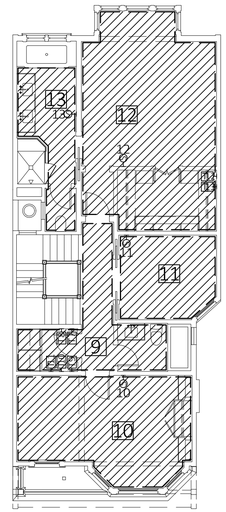
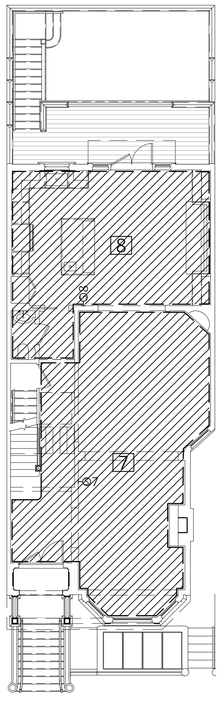
FOURTH FLOOR PLAN - POWER AND LIGHTING

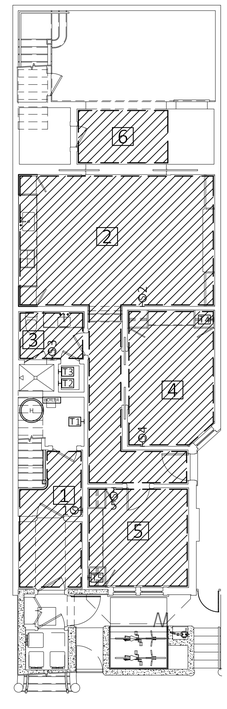
A7.4

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









GENERAL NOTES

1 SEE SHEET A7.0 FOR DRAWING LEGEND

FLOOR PLANS - HYDRONIC HEATING ZONE 1

1/8" = 1'-0"

N

0 2' 4' 8'

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT
C-31527
DAVID M. ARMOUR
RENEWAL 08/31/21
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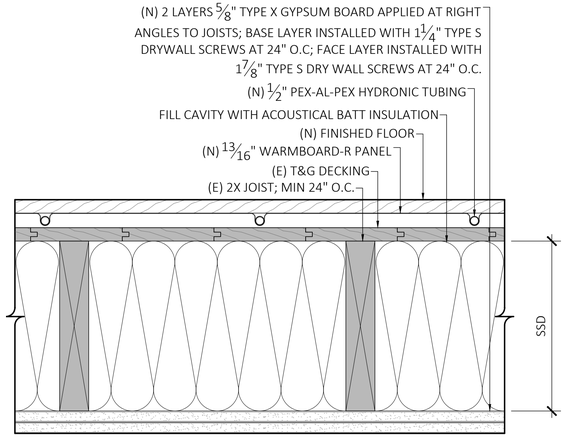
JOB # 2004

HYDRONIC PLANS

A7.5

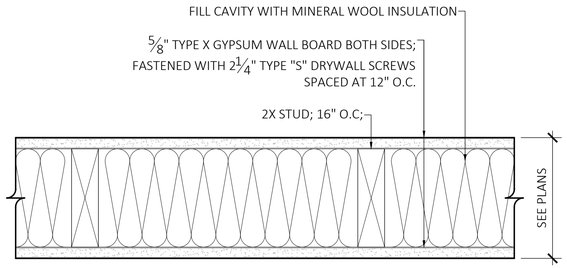
SCALE: 1/8" = 1'-0"



F-6 REFERENCE: CBC 721.1(3) 21-1.1

INTERIOR FLOOR ASSEMBLY 12

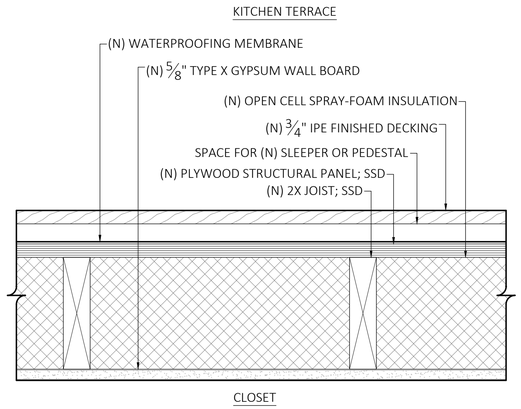
3" = 1'-0"



W-6 REFERENCE: (2X4 STUDS) CBC 721.1(2) 15-1.15; (2X6 STUDS) CBC 721.1(2) 15-1.12

INTERIOR WALL ASSEMBLY 9

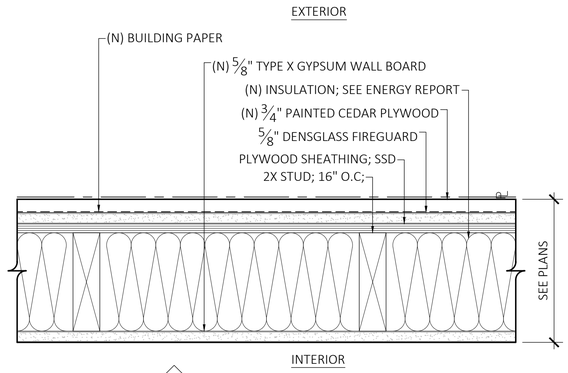
3" = 1'-0"



F-3

EXTERIOR FLOOR ASSEMBLY 6

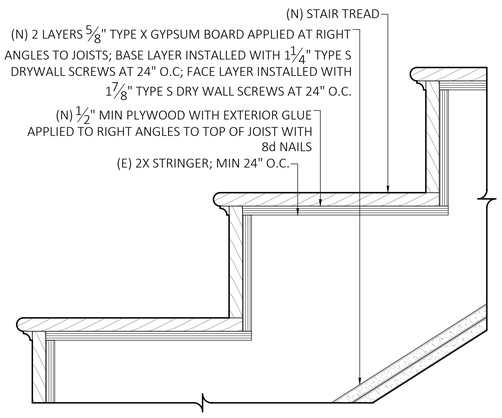
3" = 1'-0"



W-3 REFERENCE: 1 HR- RATED WALL PER CBC 721.1(2) ITEM 15-1.13

EXTERIOR WALL ASSEMBLY 3

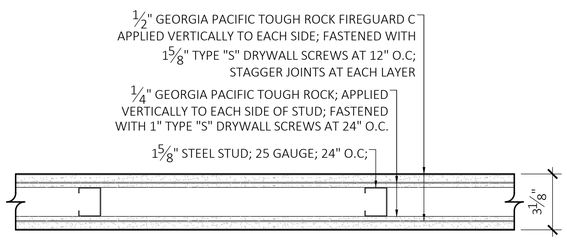
3" = 1'-0"



F-5 REFERENCE: CBC 721.1(3) 21-1.1

INTERIOR FLOOR ASSEMBLY 11

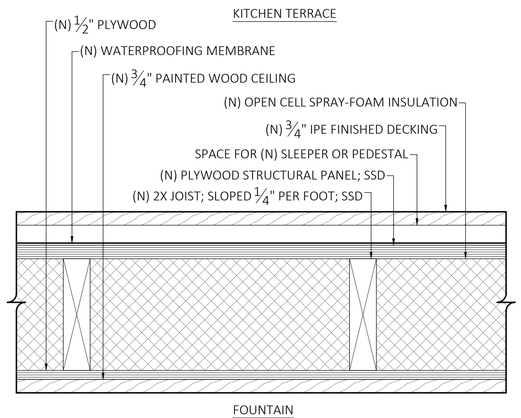
3" = 1'-0"



W-5 REFERENCE: GEORGIA PACIFIC FIRE TEST GA WP 1429

INTERIOR WALL ASSEMBLY 8

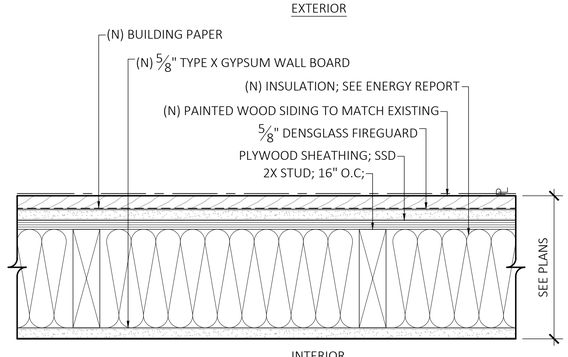
3" = 1'-0"



F-2

EXTERIOR FLOOR ASSEMBLY 5

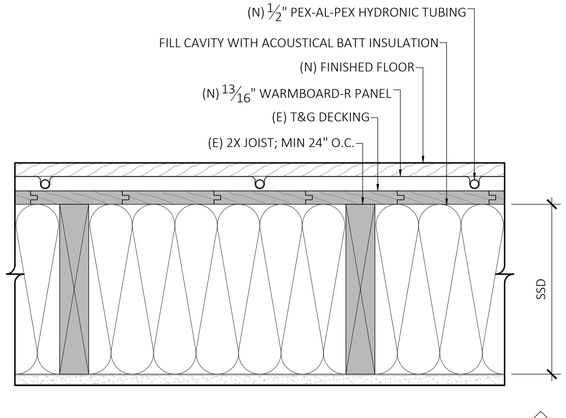
3" = 1'-0"



W-2 REFERENCE: 1 HR- RATED WALL PER CBC 721.1(2) ITEM 15-1.13

EXTERIOR WALL ASSEMBLY 2

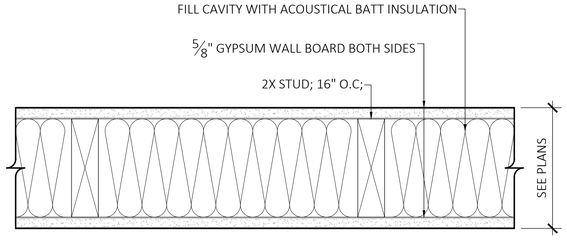
3" = 1'-0"



F-4

INTERIOR FLOOR ASSEMBLY 10

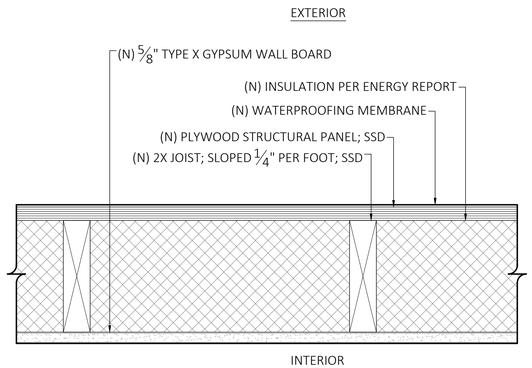
3" = 1'-0"



W-4

INTERIOR WALL ASSEMBLY 7

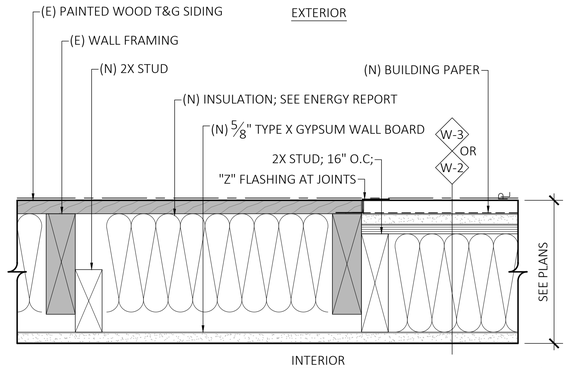
3" = 1'-0"



F-1

EXTERIOR FLOOR ASSEMBLY 4

3" = 1'-0"



W-1

EXTERIOR WALL ASSEMBLY 1

3" = 1'-0"

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
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LICENSED ARCHITECT
C-34527
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RENEWAL 08/31/21
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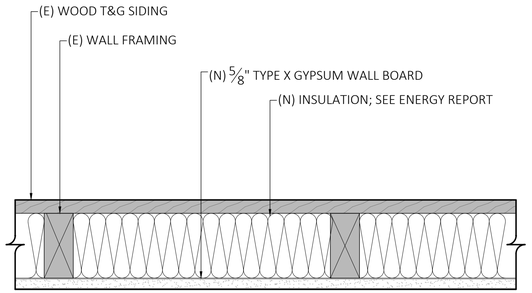
ASSEMBLY DETAILS

A8.2.1

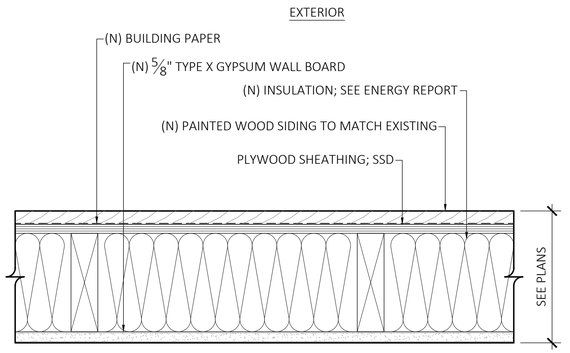
SCALE: 3" = 1'-0"



W-9

EXTERIOR WALL ASSEMBLY 3

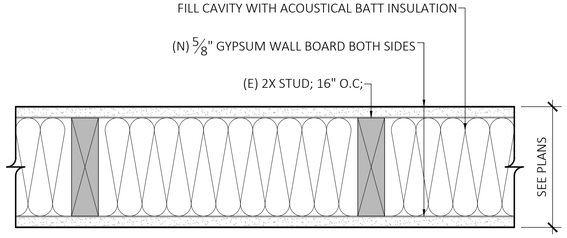
3" = 1'-0"



W-8

EXTERIOR WALL ASSEMBLY 2

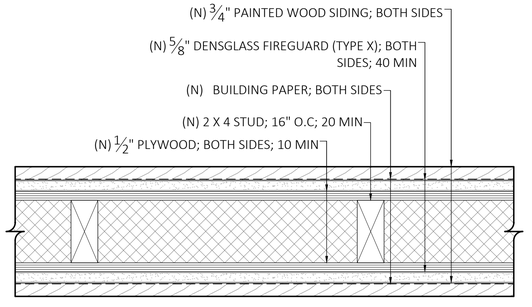
3" = 1'-0"



W-10

INTERIOR WALL ASSEMBLY 7

3" = 1'-0"



W-7 REFERENCE: CBC 722.6.2

EXTERIOR WALL ASSEMBLY 1

3" = 1'-0"

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ARCHITECTURE

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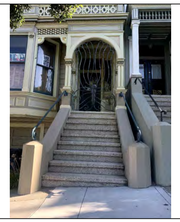
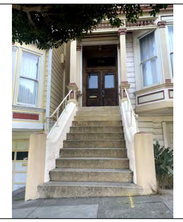
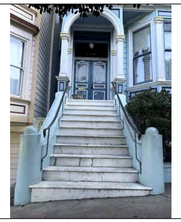
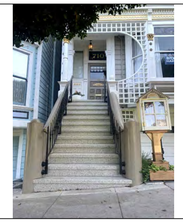
ASSEMBLY DETAILS

A8.2.2

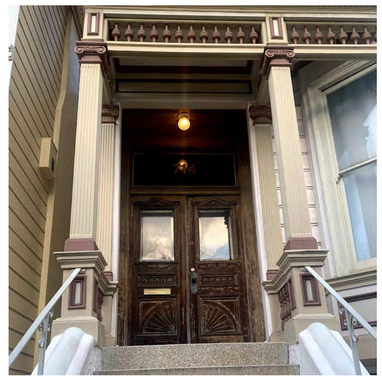
SCALE: 3" = 1'-0"

	720 STEINER STREET		718 STEINER STREET		716 STEINER STREET		714 STEINER STREET		712 STEINER STREET		710 STEINER STREET	
WATER CONNECTION DATE	OCTOBER 22, 1895		OCTOBER 22, 1895		MAY 22, 1895		MAY 18, 1895		JANUARY 14, 1895		AUGUST 3, 1894	
IMAGE												
VISIBLE MATERIAL OF TREADS AND RISERS	TERRAZZO		TERRAZZO		MARBLE AND TOP STEP IS TERRAZZO		TERRAZZO		MARBLE AND TOP STEP IS PAINTED TERRAZZO		TERRAZZO AND CONCRETE	
VISIBLE MATERIAL OF WING WALLS	CEMENT PLASTER SCORED TO LOOK LIKE SMOOTH STONE		CEMENT PLASTER SCORED TO LOOK LIKE SMOOTH STONE		CEMENT PLASTER SCORED TO LOOK LIKE RUSTICATED STONE		CEMENT PLASTER SCORED TO LOOK LIKE RUSTICATED STONE		CEMENT PLASTER SCORED TO LOOK LIKE SMOOTH STONE		CEMENT PLASTER SCORED TO LOOK LIKE SMOOTH STONE AND TERRAZZO CAP	
VISIBLE MATERIAL OF NEWEL POSTS	BOTTOM: SAME AS WING WALLS	TOP: WOOD	BOTTOM: SAME AS WING WALLS	TOP: SAME AS WING WALLS WITH TERRAZZO CAP	BOTTOM: SAME AS WING WALLS	TOP: WOOD	BOTTOM: SAME AS WING WALLS	TOP: WOOD	BOTTOM: SAME AS WING WALLS	TOP: WOOD	BOTTOM: SAME AS WING WALLS	TOP: SAME AS WING WALLS
VISIBLE FORM OF NEWEL POSTS	BOTTOM: OCTAGONAL WITH OCTAGONAL RAISED CAP	TOP: SQUARED WITH MOLDING, SUPPORTING PORTICO COLUMNS	BOTTOM: OCTAGONAL WITH OCTAGONAL RAISED CAP	TOP: SQUARED WITH FLAT CAPS, SUPPORTING PORTICO COLUMNS	BOTTOM: CYLINDRICAL WITH CENTERED HALF-CIRCULAR CAP	TOP: SQUARED WITH MOLDING, SUPPORTING PORTICO COLUMNS	BOTTOM: CYLINDRICAL WITH A FLAT TOP	TOP: SQUARED WITH MOLDING AND PANELING DETAIL, SUPPORTING PORTICO COLUMNS	BOTTOM: CYLINDRICAL WITH CENTERED HALF-CIRCULAR CAP	TOP: SQUARED WITH MOLDING AND PANELING DETAIL, SUPPORTING PORTICO COLUMNS	BOTTOM: SQUARED WITH FLAT CAPS	TOP: SQUARED WITH FLAT CAPS, SUPPORTING ONE PORTICO COLUMN

NEIGHBORING FRONT STAIR MATRIX 1

EXISTING FRONT STAIR
N.T.S. 4

EXISTING GARAGE DOOR
N.T.S. 3



EXISTING FRONT PORCH
N.T.S. 2

EXISTING NON-ORIGINAL BASE CAP TO BE REMOVED AND REPLACED WITH BASE CAP TO MATCH ORIGINAL ON PILASTER

EXISTING COLUMN BASE PROFILES
N.T.S. 6

EXISTING SIDING
N.T.S. 5

DAVID ARMOUR ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT C-31527 DAVID M. ARMOUR RENEWAL 08/31/21 STATE OF CALIFORNIA

CULVER RESIDENCE

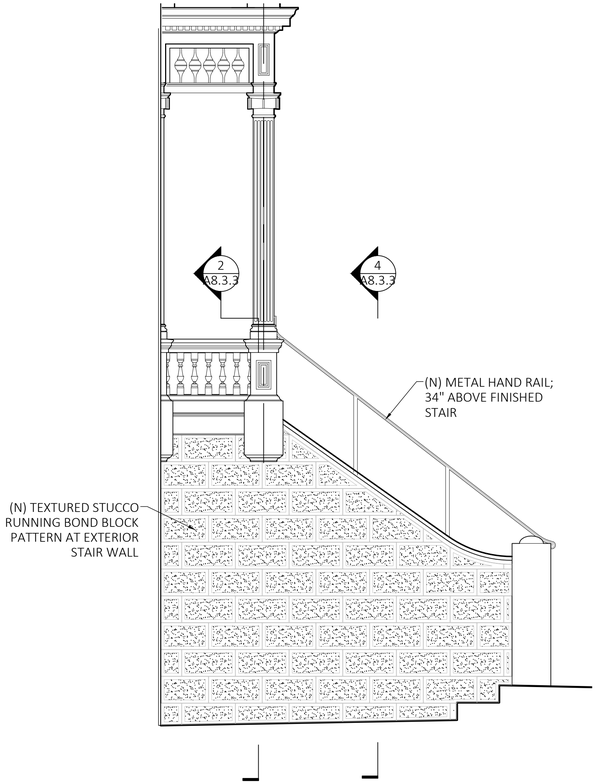
714 STEINER STREET, SAN FRANCISCO, CA 94117

ISSUANCE	DATE
CofA/VARIANCE	05.26.21
BUILDING PERMIT	03.29.21
MILLS ACT APP.	05.26.21
PLAN CHECK	08.24.21
RESPONCE	
JOB #	2004

C OF A: EXISTING ENTRY STAIR AND CHARACTER PHOTOS

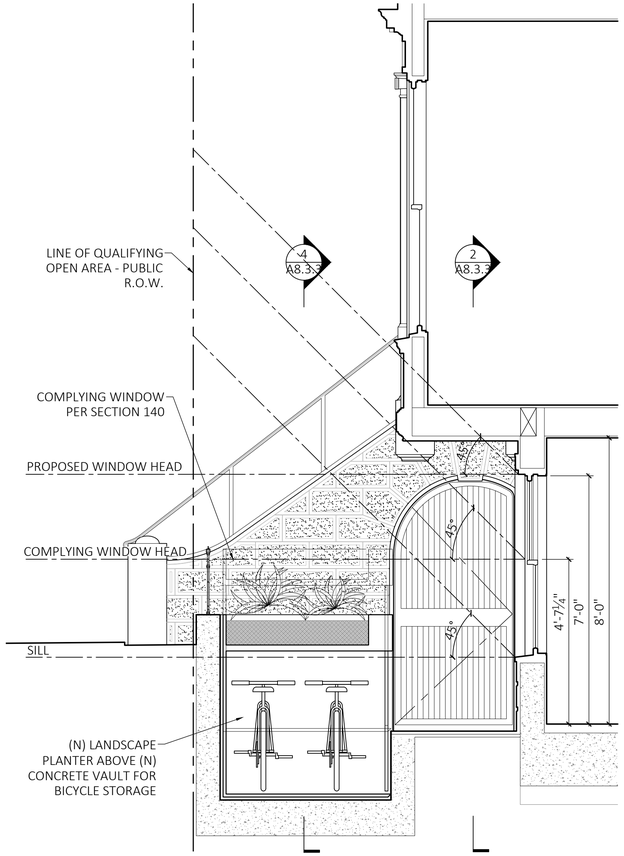
A8.3.1

SCALE: N.T.S.



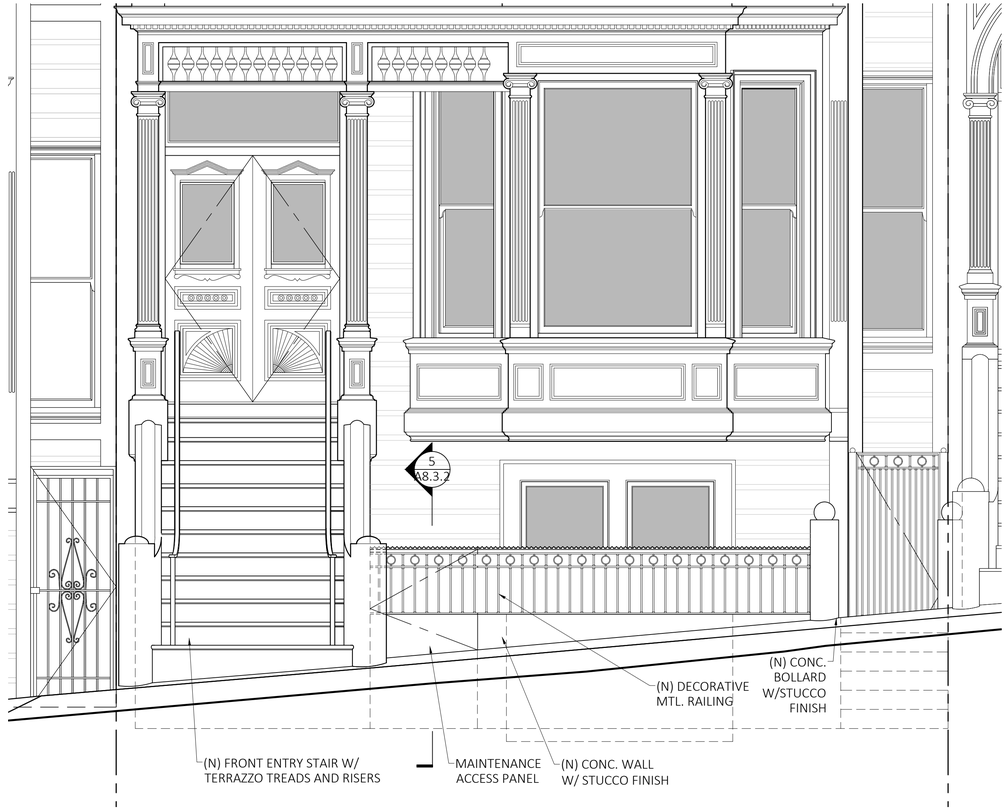
ENLARGED NORTH ELEVATION - PROPOSED 6

1/2" = 1'-0"



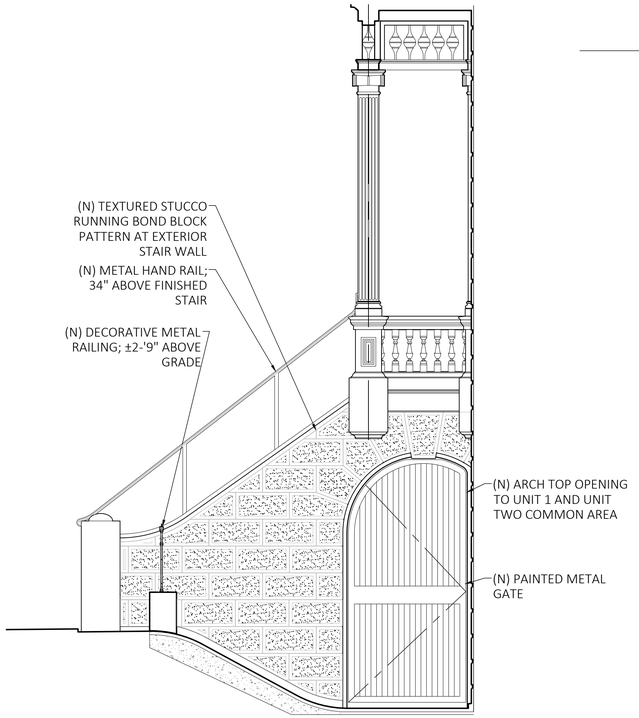
ENLARGED SECTION - PROPOSED 4

1/2" = 1'-0"



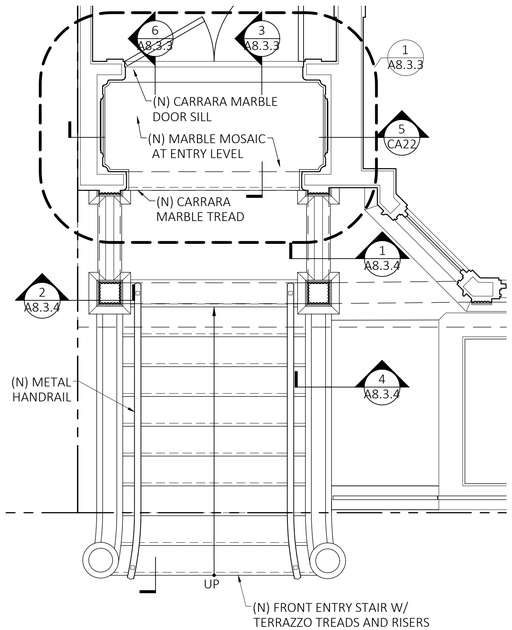
ENLARGED WEST ELEVATION - PROPOSED 2

1/2" = 1'-0"



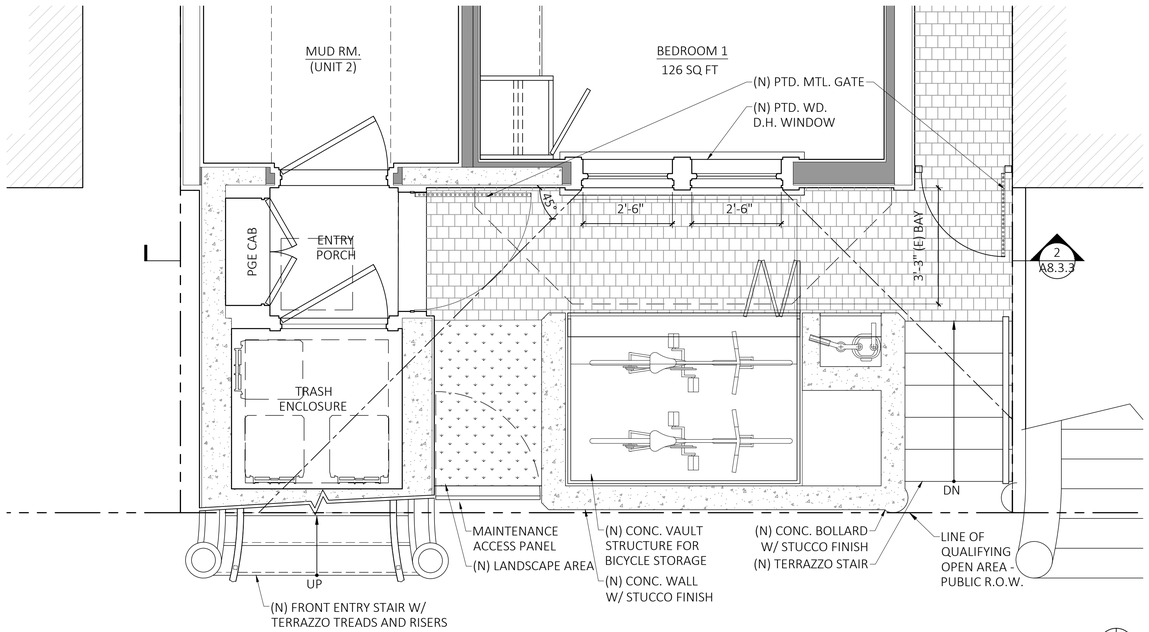
ENLARGED SOUTH ELEVATION - PROPOSED 5

1/2" = 1'-0"



ENLARGED PLAN - PROPOSED 3

1/2" = 1'-0"



ENLARGED PLAN - PROPOSED 1

1/2" = 1'-0"

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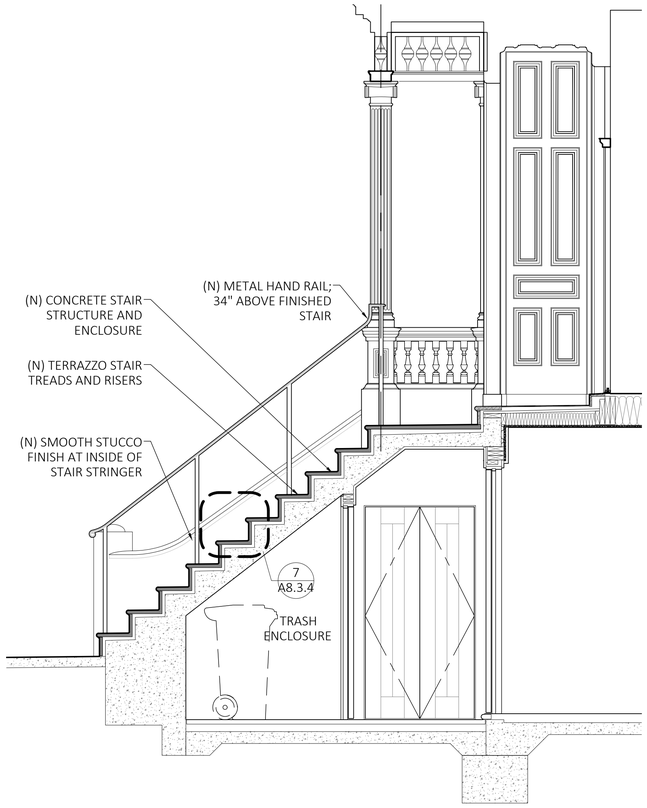
RESPONCE	
JOB #	2004

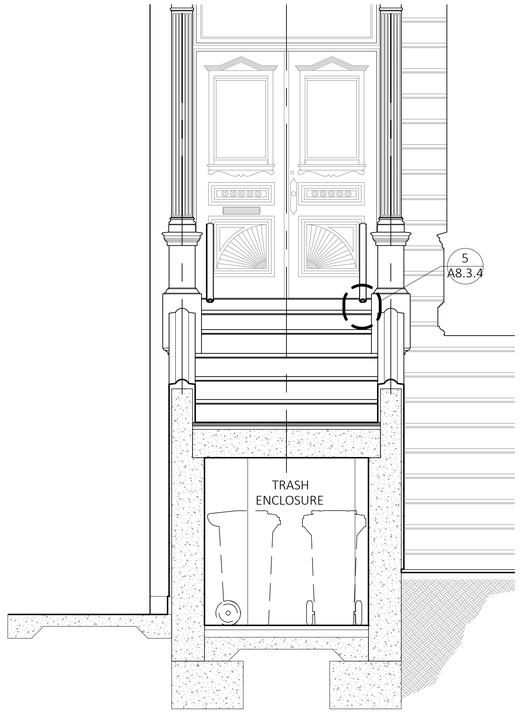
ENTRY STAIR: ENLARGED PLANS, ELEVATIONS, & SECTIONS

A8.3.2

SCALE: 1/2" = 1'-0"

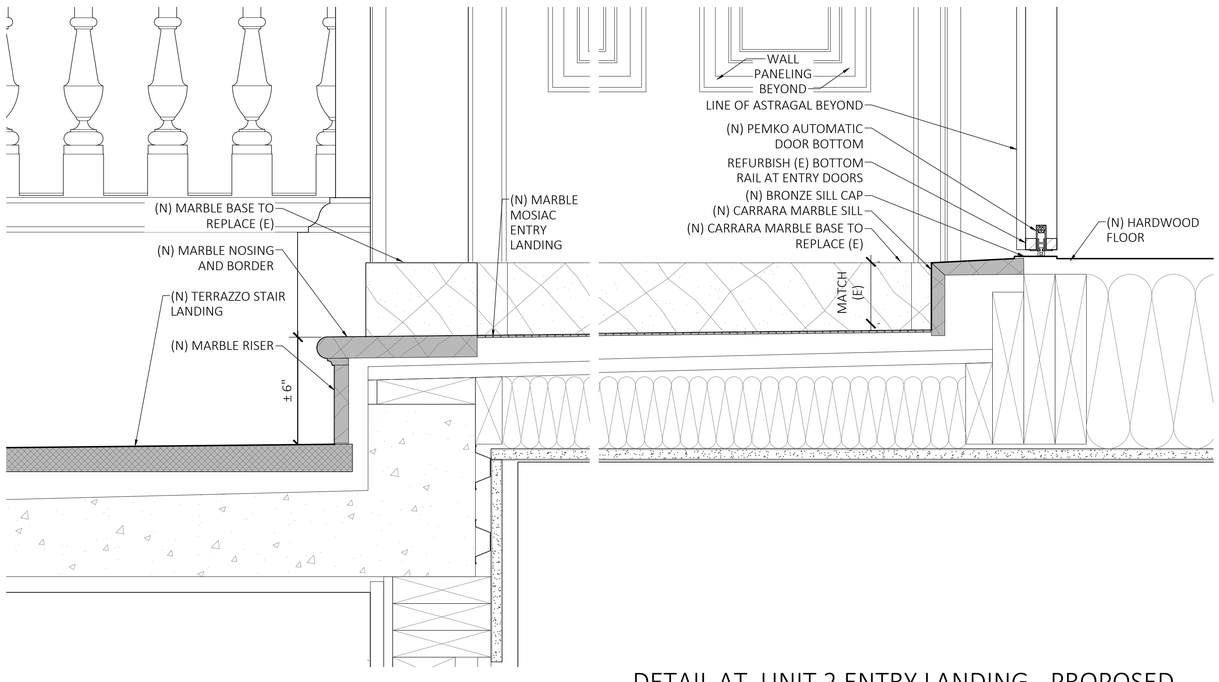


SECTION AT LOWER ENTRY - PROPOSED 6
1/2" = 1'-0"

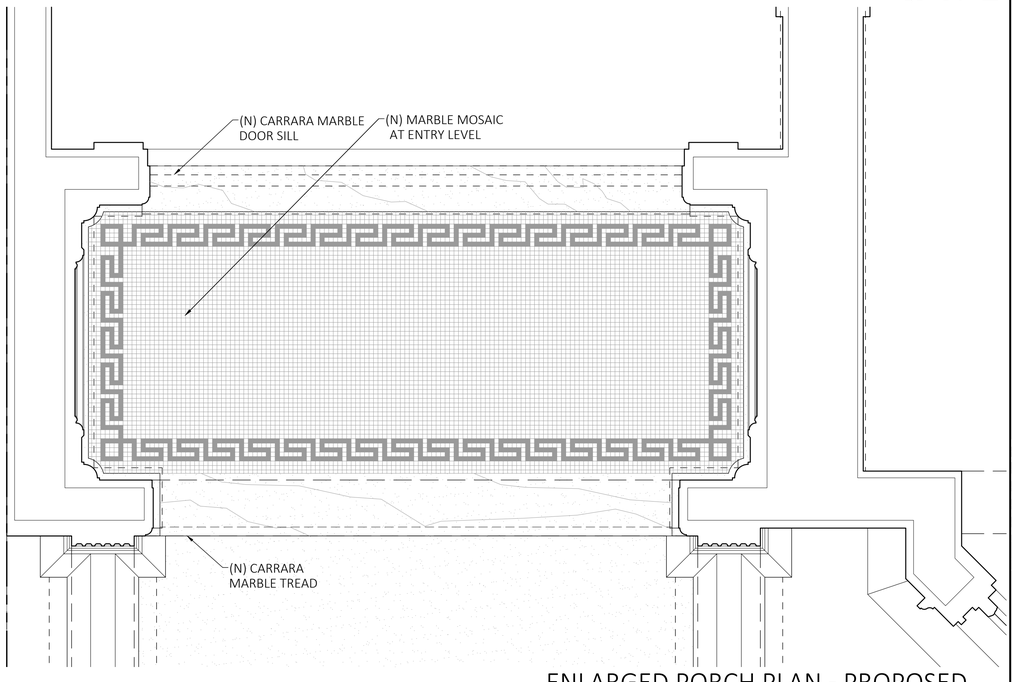


SECTION AT STAIR - PROPOSED 4
1/2" = 1'-0"

SECTION AT STAIR LANDING - PROPOSED 2
1/2" = 1'-0"



DETAIL AT UNIT 2 ENTRY LANDING - PROPOSED 3
3" = 1'-0"



ENLARGED PORCH PLAN - PROPOSED 1
1-1/2" = 1'-0"

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ARCHITECTURE
498 HAIGHT STREET
SAN FRANCISCO, CA 94117
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RENEWAL 08/31/21
STATE OF CALIFORNIA

CULVER RESIDENCE

714 STEINER STREET, SAN FRANCISCO, CA 94117

ISSUANCE	DATE
CofA/VARIANCE	05.26.21
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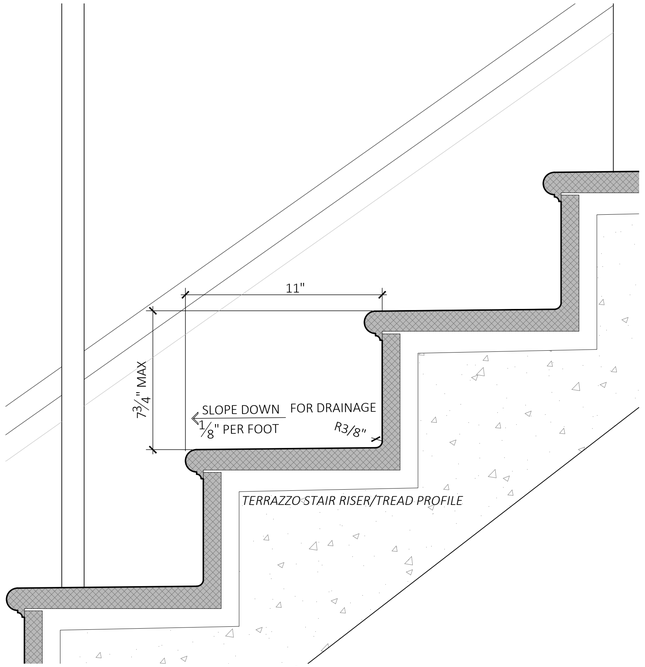
MILLS ACT APP.	05.26.21
PLAN CHECK	08.24.21
RESPONCE	
JOB #	2004

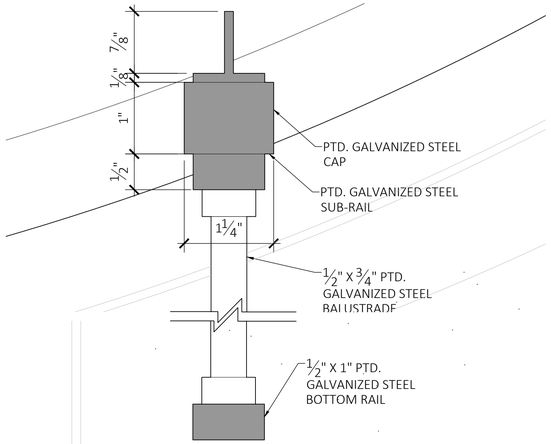
ENTRY STAIR: SECTIONS & ENLARGED DETAILS

A8.3.3

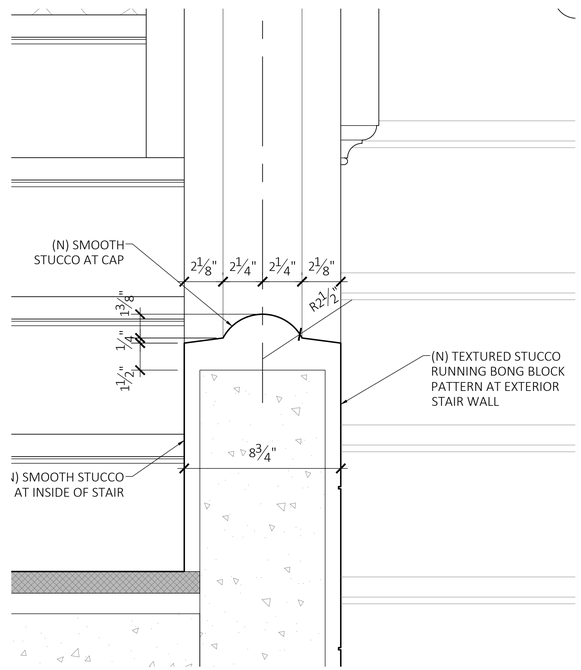
SCALE: AS NOTED



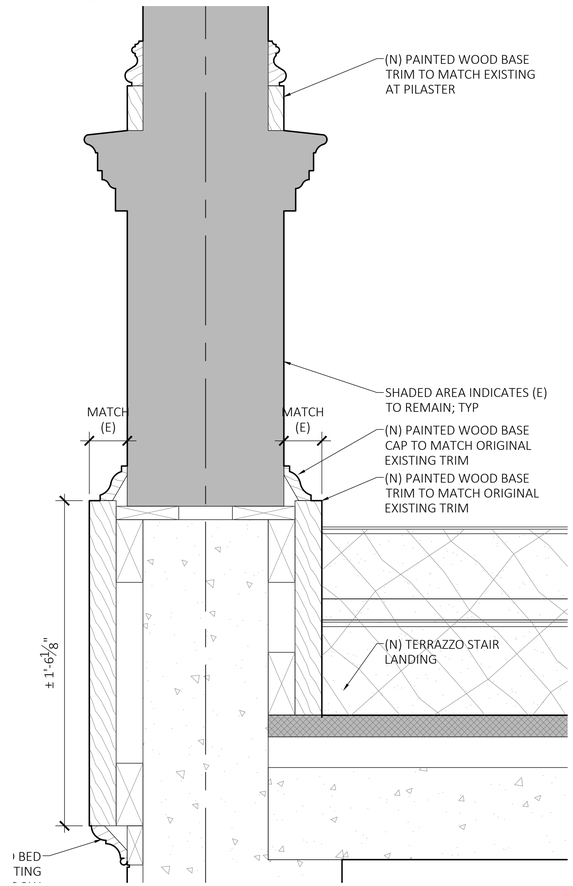
DETAIL AT STAIR TREAD/RISER - PROPOSED 7
3" = 1'-0"



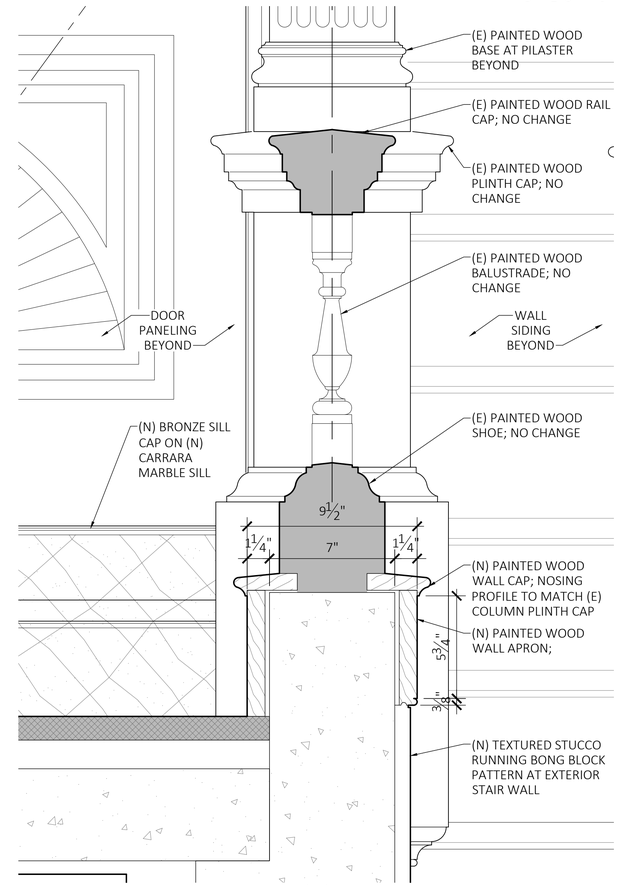
RAILING ALONG FRONT P.L. PLANTER WALLS - PROPOSED 6
1'-0" = 1'-0"



DETAIL AT STAIR WALL - PROPOSED 4
3" = 1'-0"



DETAIL AT COLUMN BASE - PROPOSED 2
3" = 1'-0"



DETAIL AT (E) BALASTER - PROPOSED 1
3" = 1'-0"

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RENEWAL 03/31/21
STATE OF CALIFORNIA

CULVER RESIDENCE
714 STEINER STREET, SAN FRANCISCO, CA 94117

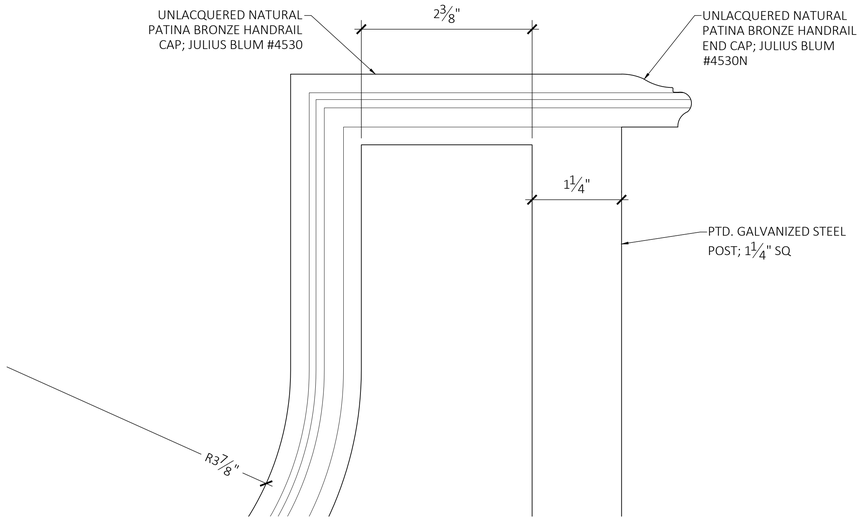
ISSUANCE	DATE
CofA/VARIANCE	05.26.21
BUILDING PERMIT	03.29.21
MILLS ACT APP.	05.26.21
PLAN CHECK	08.24.21
RESPONCE	

JOB # 2004

UNIT 1 ENTRY AND LANDSCAPE

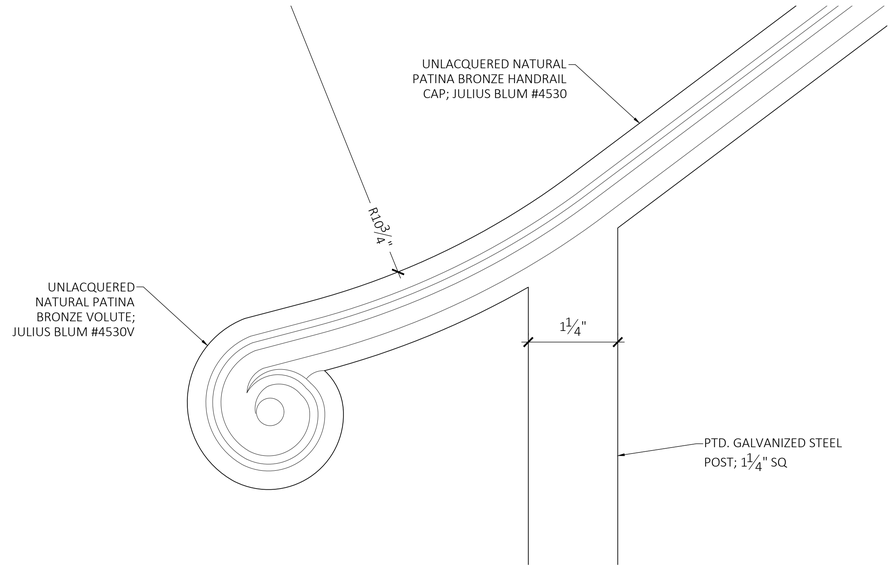
A8.3.4

SCALE: AS NOTED



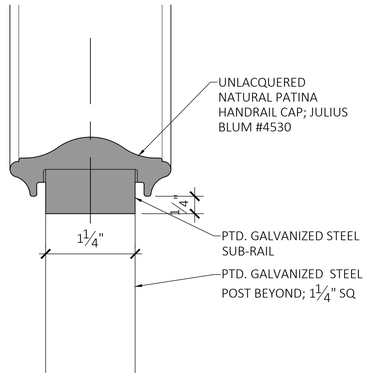
TOP OF STAIR RAIL DETAIL 3

1'-0" = 1'-0"



BOTTOM OF STAIR RAIL DETAIL 2

1'-0" = 1'-0"



STAIR RAIL CAP DETAIL 1

1'-0" = 1'-0"

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498 HAIGHT STREET
SAN FRANCISCO, CA 94117
(415) 440-2880

LICENSED ARCHITECT
C-24527
DAVID M. ARMOUR
RENEWAL 3/31/21
STATE OF CALIFORNIA

CULVER RESIDENCE

714 STEINER STREET, SAN FRANCISCO, CA 94117

ISSUANCE	DATE
CofA/VARIANCE	05.26.21
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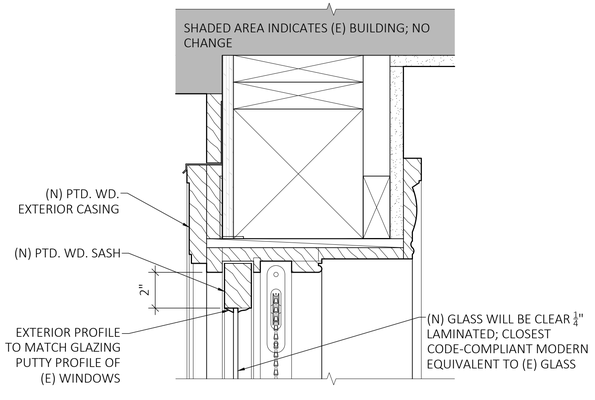
PLAN CHECK	08.24.21
RESPONCE	

JOB # 2004

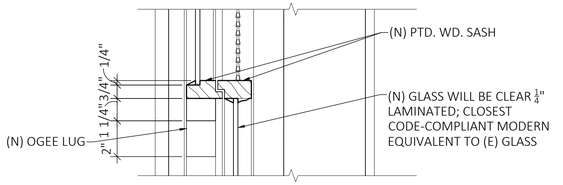
STAIR RAIL DETAILS

A8.3.5

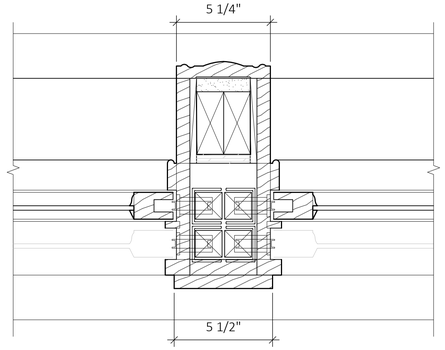
SCALE: AS NOTED



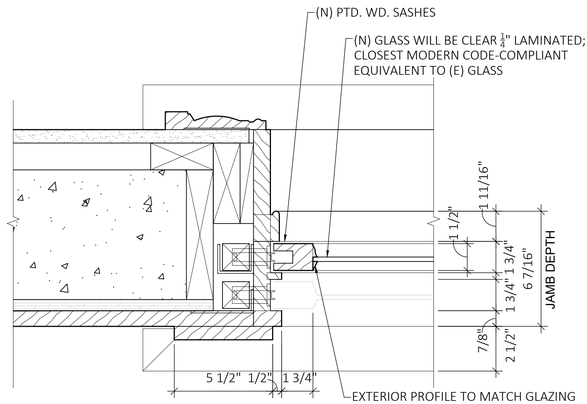
WINDOW HEAD DETAIL - PROPOSED 14



WINDOW SILL DETAIL - PROPOSED 13
1/2" = 1'-0"

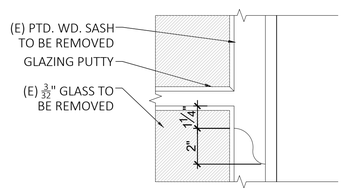


WINDOW JAMB DETAIL - PROPOSED 11
1/2" = 1'-0"

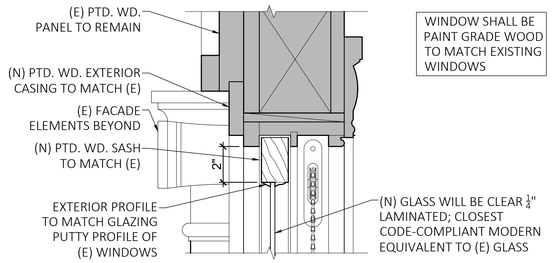


WINDOW JAMB DETAIL - PROPOSED 10
1/2" = 1'-0"

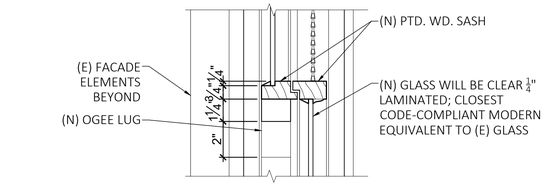
WINDOW SILL DETAIL - PROPOSED 12
1/2" = 1'-0"



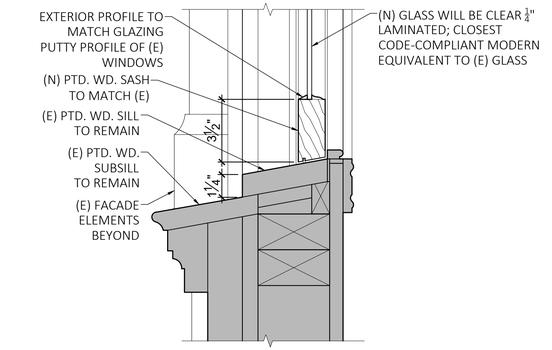
OGEE LUG DETAIL - EXISTING 9
3" = 1'-0"



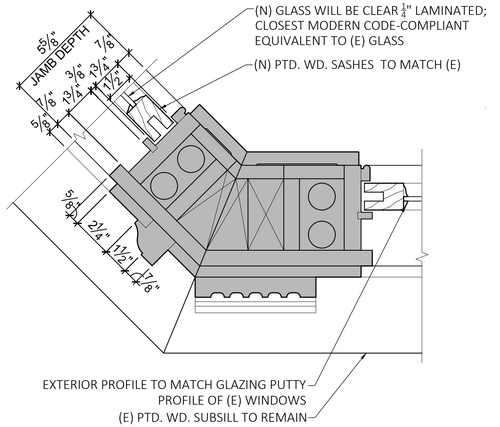
WINDOW HEAD DETAIL - PROPOSED 8
3" = 1'-0"



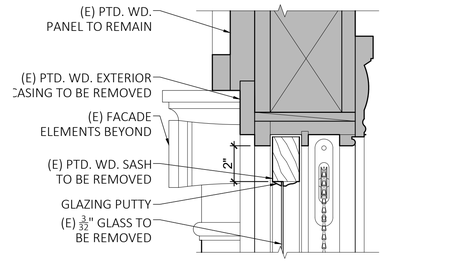
WINDOW SILL DETAIL - PROPOSED 7
3" = 1'-0"



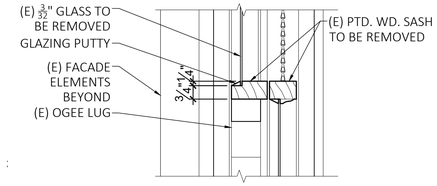
WINDOW JAMB DETAIL - PROPOSED 6
3" = 1'-0"



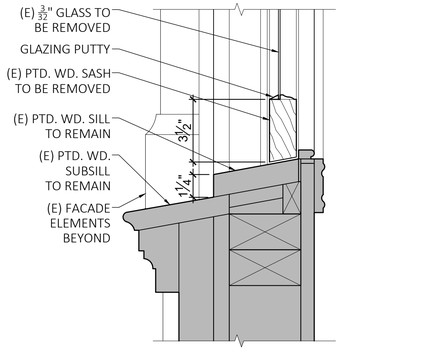
WINDOW JAMB DETAIL - PROPOSED 5
3" = 1'-0"



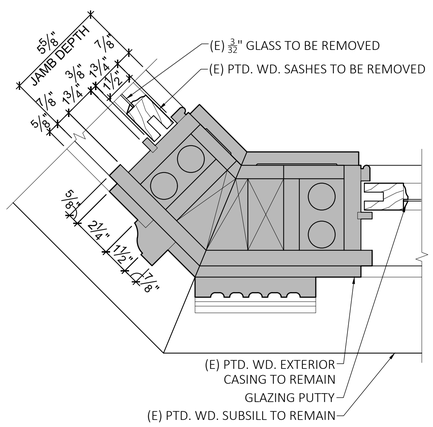
WINDOW HEAD DETAIL - EXISTING 4
3" = 1'-0"



WINDOW SILL DETAIL - EXISTING 3
3" = 1'-0"



WINDOW SILL DETAIL - EXISTING 2
3" = 1'-0"



WINDOW JAMB DETAIL - EXISTING 1
3" = 1'-0"

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498 HAIGHT STREET
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LICENSED ARCHITECT
C-24527
DAVID M. ARMOUR
RENEWAL 03/21
STATE OF CALIFORNIA

CULVER RESIDENCE

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ISSUANCE	DATE
CofA/VARIANCE	05.26.21
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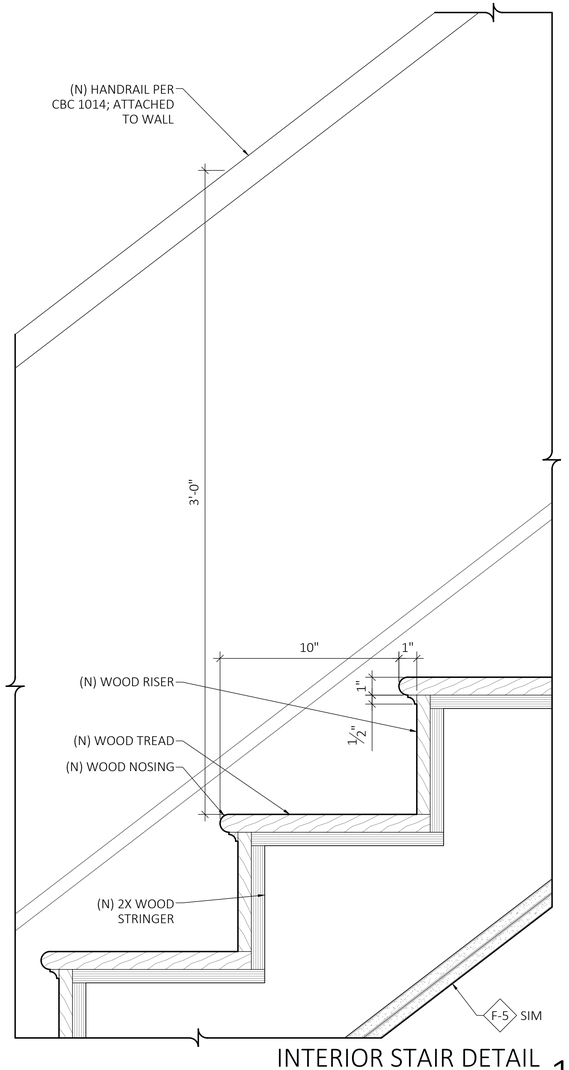
MILLS ACT APP.	05.26.21
PLAN CHECK	08.24.21
RESPONCE	
JOB #	2006

WINDOWS AND OPENINGS

A8.4.1

SCALE: AS NOTED



INTERIOR STAIR DETAIL 1

3" = 1'-0"

DAVID ARMOUR
ARCHITECTURE

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RENEW 08/31/21
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RESPONCE	
JOB #	2004

INTERIOR DETAILS - STAIRS & CASEWORK

A9.2.1

SCALE: 3" = 1'-0"

REUBEN, JUNIUS & ROSE, LLP

September 27, 2021

Delivered Via Email

President Diane Matsuda
San Francisco Historic Preservation Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: Property: 714 Steiner Street
Planning Department Case Nos.:
2020-011214COA, 2020-011214ENV, 2020-011214VAR, 2021-004327MLS
Hearing Date: October 6, 2021
Our File No.: 11663.01

Dear President Matsuda and Commissioners:

Our office is working with the owner (the "Owner") of 714 Steiner Street (the "Property"), which is one of the Painted Ladies on the east side of Steiner Street across from Alamo Square Park known as Postcard Row.

The Property contains a four-story, wood-framed, two-family residential structure. Constructed prior to 1900, it is a contributing resource to the Article 10 Alamo Square Historic District. The Owner proposes a number of interior and exterior alterations to restore the historic structure, including removal of the garage, reconfiguration of the interior to be more in line with the original layout, and relocation of a second unit to the ground floor (the "Project").

The Project is seeking approval of (1) a Certificate of Appropriateness for the alteration of a Property regulated under Article 10; (2) a Mills Act contract to enable the historic rehabilitation and upkeep of the Property; and (3) rear yard and front setback Variances to allow for a second story rear deck and staircase, a reconfigured rear bay window at the third story, and a bicycle vault that would be hidden under a new landscape planter within the front setback.

The Project should be approved for the following reasons:

1. The Project will thoughtfully and sensitively restore an important historic property on one of San Francisco's most iconic blocks.

2. Rehabilitation work, supported by a Mills Act contract, will include seismic improvements, a new roof, restoration of decorative wood details, stained glass, and historic windows, reconstruction of the front stairs and balustrade, and painting of all facades. All work will be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

3. The Property was subdivided around 1960. The main floor was cut off from the upper floors and interior partitions were installed randomly throughout the house. The Project will restore the upper levels of the Property to be more in line with the original configuration and will add a 2-bedroom unit at the ground level with independent access from Steiner Street.

4. The Project includes removal of the non-original garage and driveway in order to provide the spacious ground floor unit with street facing and rear frontages. Garage removal will also facilitate restoration of the historic window configuration on the front façade.

5. In lieu of a garage, the Project proposes a creative solution for bike storage by building a vault hidden under a landscaping planter within the front setback. The bike vault will facilitate the Owner's use of a bike as her primary mode of transit and is consistent with the City's policy to prioritize alternative means of transportation. The bicycle vault will be virtually undetectable from the sidewalk and will have no impact on the character of the block.

A. Existing Property and Project Overview.

1. Existing Property

The Property was constructed around 1895 and is one of seven houses in the row that were built by Matthew Kavanagh. The Property is located within the Article 10 Alamo Square Historic District as a contributing structure.

The building currently features a ground floor garage, an 884 square foot, 2-bedroom unit located on the second floor, and an 1,868 square foot 2-bedroom unit located on the third and attic floors. Both units currently share the main entrance and rear yard, and both are currently vacant. The Property was originally constructed as a single-family house, but was divided into two units sometime in the 1960s. At that time, the main floor was cut off from the upper floors, with the center stairwell closed off. Interior partitions were installed randomly throughout the building, with original features hidden behind drywall. The resulting units were not well thought out and do not function well for contemporary families

The Owner plans to create two new family-sized units with upgraded features, while restoring the original interiors as much as possible.

2. Project Overview

The Project includes interior alterations throughout the building, including seismic upgrades. The garage and off-street parking will be removed. The upper floors will be restored to be more in line with the original configuration—with a 3,173 square foot unit—and an 889 square foot 2-bedroom unit would be relocated to the ground floor.

At the rear, the existing 2-story deck and egress stair will be removed, and a new 1-story deck will be constructed at the second floor, extending 7 feet from the rear façade. The deck will have direct access to the upper unit at the second floor, with a new stair leading off the deck to the rear yard. Below the deck, a covered patio would connect the lower unit to the shared backyard, and an exterior closet would provide storage space that compensates for storage lost by converting the garage to a new dwelling unit.

The rear bay window at the third floor will be reconfigured and will extend out 3 feet, 3-1/4 inches from the façade. There will be three new skylights installed on the center portion of the roof. At the front façade, the entry stair will be rebuilt and restored, the non-original garage removed, a new pair of windows installed, a hidden mechanical bike vault installed within a new planter box, and the front area reconfigured for attractive and independent access to the ground floor unit. A new fence and gate will be installed at the front property line where the existing bollards/footings exist. All facades will be restored and repainted, including the historic windows. All work will conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the "SOI Standards").

B. Certificate of Appropriateness is Warranted.

The Project will comply with Planning Code Article 10 and with the SOI Standards. The Project has been sensitively designed to restore the Property to its original character—both inside and out. A non-original garage and driveway would be removed—allowing the front facade to be restored to its original configuration. The majority of exterior alterations are limited to the rear and secondary facades, and the Property's distinctive materials, features, and finishes on the primary façade would be preserved or replaced in kind. The Property's essential form and integrity would

be retained and unimpaired and the Property will maintain its compatibility with and contribution to the Alamo Square Historic District.

C. Mills Act Approval is Appropriate and Necessary to Further the Historic Rehabilitation and ongoing Maintenance of the Property.

The Mills Act allows property owners to obtain a property tax credit in exchange for entering into a contract with the City to restore and preserve a historic property. As a contributing building to the Alamo Square Historic District, the Property is eligible for a Mills Act contract.

The Property represents an exceptional example of Queen Anne, Victorian-era architecture and it is an integral component of the Painted Ladies that face Alamo Square and are often photographed as iconic San Francisco residences. Prior to its purchase by the Owner in 2019, the property had been detrimentally neglected for a long period of time. Substantial investment is required to correct structural deficiencies, repair water infiltration and damage, and rectify previous poorly executed projects.

As detailed in the Rehabilitation Plan, the Project would involve the following rehabilitation work:

1. Structural and seismic improvements;
2. Site drainage and waterproofing improvements;
3. New roofing;
4. Restoration and repair of decorative wood details;
5. Restoration and repair of the front door and wood paneling and windows;
6. Reconstruction of the front stairs and balustrade;
7. Removal of the driveway and garage and restoration of the lower story of the front façade to the historic window configuration;
8. Painting of all facades, including abating lead paint; and
9. Stained glass restoration.

Combined with the ongoing maintenance the Property will require, the Property represents a considerable investment and property tax relief will provide meaningful assistance to the Owner in achieving the goals of both the Rehabilitation and Maintenance Plans.

D. Variances are Appropriate, Necessary, and not Materially Injurious to the Property or its Neighbors.

1. Rear Yard Variances

The existing rear yard is 18 feet, 9 inches (25%) of the lot depth, which matches that of the other properties on the street and is consistent with the Section 134 rules for rear yard averaging. The Project would remove the existing 2-story stair and deck structure and replace it with a lower-profiled 1-story deck, which would extend 7 feet from the rear facade and would align with the

adjacent sunroom and deck projection at 712 Steiner to the immediate south. The deck would provide private open space to the upper unit and would facilitate direct access from that unit to the yard. Below the deck, a covered patio would connect the lower unit to the shared backyard, and an exterior closet would provide storage that compensates for storage lost by converting the garage to a new dwelling unit.

Existing Decks and Stairs *Proposed Deck and Staircase*

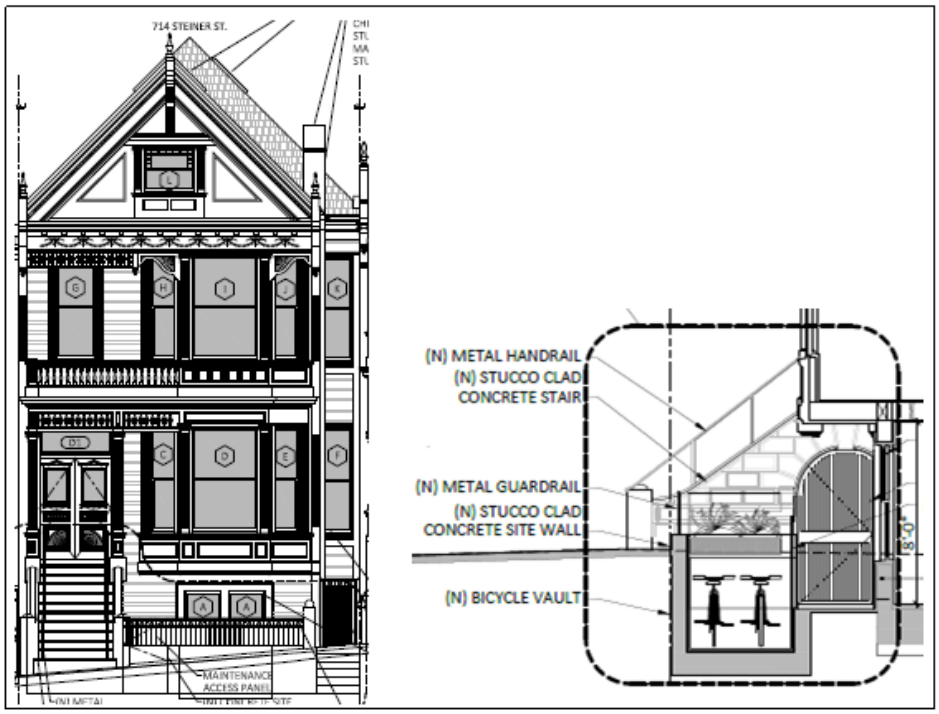
The proposed rear yard encroachments would not unduly impact the lower unit. The Planning Code exposure standards require only that one room face either a public street or an open area that is 25 feet in every horizontal direction, and the new ground floor unit would have two west-facing windows and rear yard frontage with direct access to a covered patio and the shared yard. This unique ground-floor layout provides more light exposure than a similar Code-compliant unit could provide, with the added benefit of direct access to outdoor space.

Further, the deck is necessary to provide sufficient open space for both units. The Planning Code requires properties in this district to provide 125 square feet of open space for each unit if private, and 166 square feet for each unit if shared. The Project proposes 327 square feet of shared open space on the ground floor, with 166 square feet allotted to the downstairs unit and 161 square feet allotted to the upstairs unit—this leaves a deficit of open space for the upstairs unit, which would be provided on the proposed second floor deck. If the deck could not be built, the Project would instead require a variance in order to provide less than the required open space square footage.

At the third floor, the rear bay window will be reconfigured and will extend out 3 feet, 3 1/4 inches from the façade. Due to the Property's siting and limited lot depth, any reconfiguration of the existing bay window would take place within the required rear yard. The Project would widen the bay window to maximize light and air into the main bedroom—allowing the upper unit to maintain some of the upper-level light and air access that will be lost to the removal of the existing third story deck space—while still leading to an overall reduction in the structure's rear envelope.

2. Front Setback Variance

Section 132(b) requires a front setback equal to the average of the two adjacent front setbacks. The adjacent properties are both set back 9 feet, 1 7/8 inches, which means the Property has a setback requirement equal to 9 feet, 1 7/8 inches. The Project proposes a mechanical bicycle vault that would be situated under a new landscape planter within the front setback—which would be completely hidden from view, as illustrated here:



The Owner has agreed to give up the existing garage in order to provide a spacious ground floor unit with both front and rear frontages, as well as to focus on the historic restoration of the front facade. The front setback variance is critical to the Project. Modern bicycles, especially electric bikes that would be a feasible replacement for an automobile, tend to be heavy, valuable, and require access to electricity and protection from the weather. Ground floor interior bicycle parking was deemed infeasible because it would have to be accessed by a narrow and difficult to maneuver path from the front yard and would eliminate interior tenant storage space.

Given the removal of the garage, the most efficient and practical means of providing secured onsite bike storage would be via the proposed bicycle vault. The proposal is a creative solution for a historic property that is in line with the Planning Department's policy to prioritize alternative means of transportation. The bicycle vault will be hidden within a new landscape planter, such that it will be virtually undetectable from the sidewalk and will have no impact on the character of the block.

E. Conclusion

As detailed herein, the Project will result in the thoughtful restoration of one of San Francisco's most iconic properties. The Property was subdivided sometime around 1960 and has fallen into severe disrepair over the years. The Owner proposes to reconfigure the interior of the Property to be more in line with its original layout, while still preserving a second two-bedroom unit—which would be relocated to the ground floor and would enjoy independent access from the street and direct access to the shared rear yard.

The removal of the garage will allow the Steiner Street facade to be restored to its original appearance. The entry stair will be rebuilt and restored, a new fence and gate will be installed where the existing bollards/footings sit, and all facades will be restored and repainted, including the historic windows. All work will conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

This is an extraordinary property that the Owner plans to sensitively modernize and meticulously restore. To date, the Project has received 4 letters of support, including from the immediate neighbor to the south and the Victorian Alliance of San Francisco. We are not aware of any letters submitted in opposition to the Project.

We look forward to presenting the Project to you on October 6. If you have any questions before then, please feel free to contact me at 415-567-9000 or cangelis@reubenlaw.com.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

Chloe Angelis

Enclosures

cc:
Commissioner Kate Black
Commissioner Chris Foley
Commissioner Richard S.E. Johns
Commissioner Ruchira Nageswaran
Commissioner Lydia So
Commissioner Jason Wright
Michelle Taylor, Senior Preservation Planner
Shannon Ferguson, Senior Planner
Jonathan Vimr, Senior Planner

714 STEINER LETTERS OF SUPPORT

CHARLENE LI

September 27, 2021

Dear San Francisco Planning Department and Historic Preservation Commission:

We're writing to you today as residents and owners of one of the famous Painted Ladies of Alamo Square and a neighbor of 714 Steiner. We have reviewed the plans and approve of the proposed changes.

Our home at 722 Steiner still has its original front garden, so we agree that the replacement of the garage and driveway with a front garden is historically appropriate. We also support the reconstruction of the front stairs for safety purposes and look forward to the repainting and repairs to the facade.

Overall, we support the plans to renovate 714 Steiner to preserve the beauty of these iconic homes.

Sincerely,
Charlene Li and Côme Laguë
722 Steiner
San Francisco, CA 94117

charlene@charleneli.com | +1 415.203.9597

Gail Baugh and Jim Warshell
700 Hayes Street. San Francisco, CA 94102

September 24, 2021

To: Zoning Administrator, HCP Commission, Michelle Taylor, Planner, SF Planning Department

Re: 714 Steiner Street Certificate of Appropriateness and Mills Act Contract

We are writing to support the owners of 714 Steiner Street, one of the iconic homes on Post Card Row, in their quest to rehabilitate their home.

Retaining the rental unit and removing the garage entrance driveway is a wonderful way to add permeable landscape and eliminate car storage for this important home. The rear setback concern has also provided a livable solution to a small, sloping "back yard."

The owners and their team are working to provide a home for themselves as we all adapt to a new future, while providing opportunities for our city to reclaim a home that is a part of San Francisco's cultural heritage.

Sincerely,

Gail Baugh and Jim Warshell
gailbaugh40@gmail.com
jimwarshell@yahoo.com

From: George
To: Chloe V. Angelis
Subject: Re: #714 Steiner. Letter for Leah Culver from next door neighbor at #712
Date: Sunday, September 19, 2021 11:42:19 AM

Dear San Francisco Planning Department and Historic Preservation Commission,

I am the next door neighbor, (#712), of Leah Culver at of #714 Steiner. I am thrilled and relieved to see the wonderful plans and proposals for the renovation of this key component of the group of homes, known as "The Painted Ladies". Over the years this home has been neglected and hacked up, in some cases to the point we have been concerned in our home, about fire and the stability of one chimney and the rear decks. Knowing that this home will be restored with architectural integrity and with all changes made to code, is a huge relief. I appreciate all that Ms Culver is proposing to bring this home back, and know that she will make it better than ever. Simply put, I love all her plans and proposed changes.

When originally built, these homes all had front gardens. The plans to put a garden back in place of a garage is not something that is without historical precedence, as there were no garages on this row for their first 30 years, and in one case, I believe the last garden was converted sometime in the 1950s. It will not be an anomaly, as 722 still retains it's original garden. I am in support of restoring the front garden at #714 Steiner, especially since it will allow the upper floors to be restored to their original purpose. I also support the rebuild of the front steps for safety and preservation. I'm looking forward to seeing the front façade of this iconic home repaired and re-painted.

I also support the change from a two-story deck to a one-story deck and the addition of a new fence. I do not believe my home will be negatively impacted by any of the proposed changes, in fact, it will be a huge plus for all the homes surrounding #714.

As a fellow resident of a Painted Lady, (The Blue Painted Lady), I encourage the restoration and improvement of #714 Steiner to preserve the beauty of the neighborhood and the preservation of this San Francisco icon. .

Sincerely,
George Horsfall

George Horsfall
#01449827
KBM Real Estate
310 Berry Street, San Francisco, CA 94158

ghorsfall@aol.com 415-377-8559
712 Steiner, San Francisco, 94117
547 Lombard, San Francisco, 94133
27 Gårdviksvägen, Resö Sweden 457 97

The Victorian Alliance of San Francisco
PO Box 14543, San Francisco, CA 94114
(415) 824-2666 victorianalliance.org Founded 1973

September 24, 2021

San Francisco Historic Preservation Commission
1660 Mission Street
San Francisco, CA 94103

Dear Commissioners:

I am writing to express my support for Leah Culver's project to sensitively rehabilitate 714 Steiner Street.

The Victorian Alliance of San Francisco is the City's oldest all-volunteer historic preservation organization, which since 1973 has advocated for the care and celebration of San Francisco's architectural heritage. There are few residential structures more recognizable and instantly associated with the City's Victorian architectural heritage than 714 Steiner and its "Postcard Row" sisters.

Since her purchase of this important, but sadly neglected property, we've been impressed by Ms. Culver's solicitous and thoughtful approach to her stewardship. The architectural plans for the property underscore this approach, and represent a careful, respectful project that is appropriate to this property. We are supportive of her project and hope that it serves as an example to other owners of San Francisco's irreplaceable architectural heritage.

Thank you for considering my comments.

Sincerely,

Rob

Rob Thomson, President
Victorian Alliance of San Francisco