



**618-630
OCTAVIA STREET**

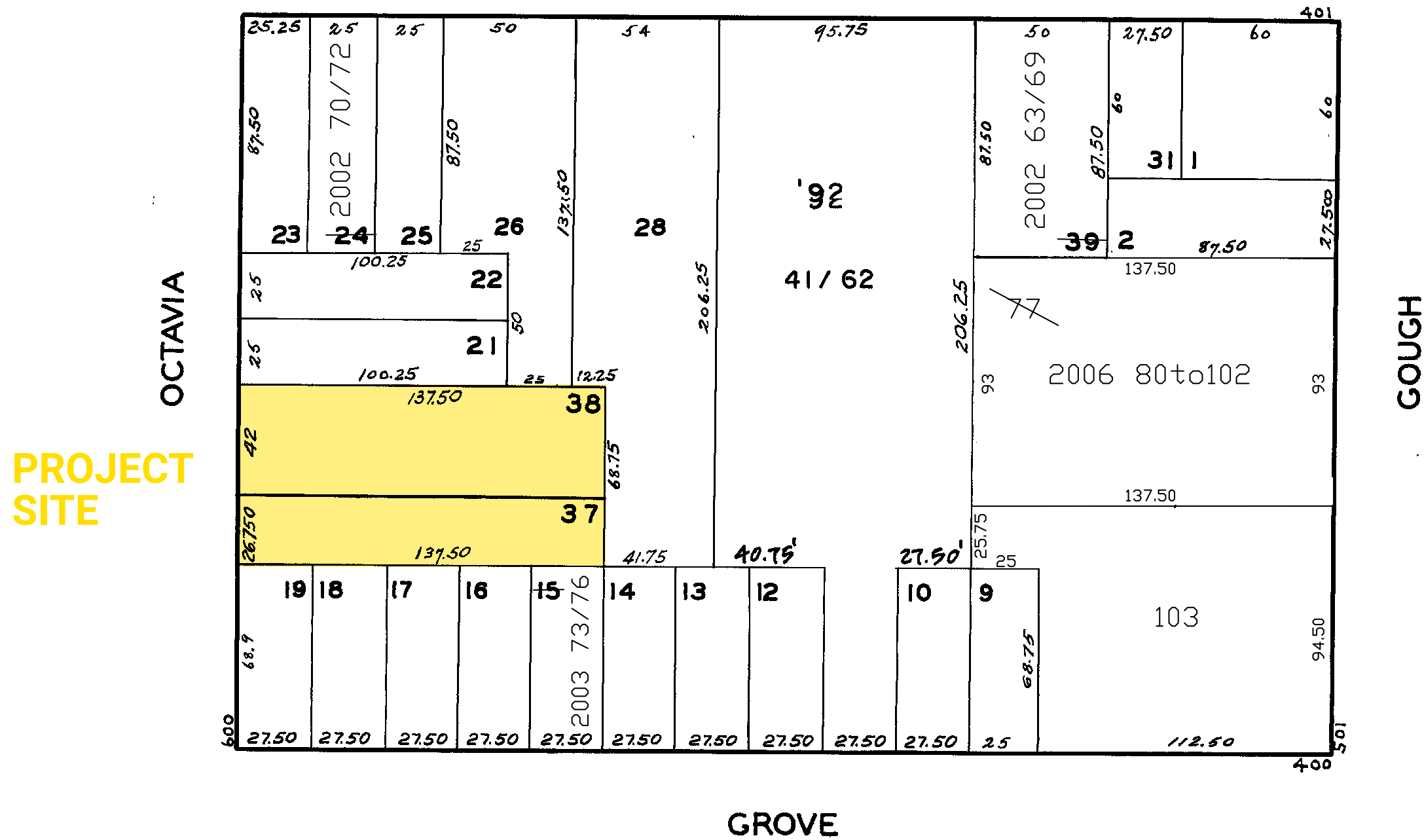
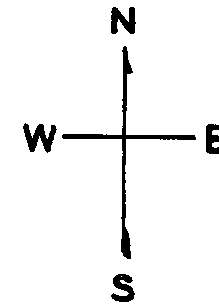
SAN FRANCISCO, CA 94110

PLANNING COMISSION
April 7, 2022

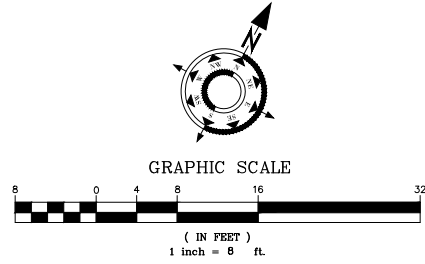


HANDEL ARCHITECTS LLP

ASSESSOR'S PARCEL MAP



SITE SURVEY



- LEGEND:**
- BW BOTTOM OF WALL
 - CFP CAST IRON FIRE FINISHED FLOOR
 - FL FLOWLINE
 - GS GROUND SHOT
 - SSCO SANITARY SEWER CLEANOUT
 - STB STREET TREE BOX
 - TC TOP OF CURB
 - TELE TELEPHONE
 - TS TOP OF STEP
 - UNK UNKNOWN VAULT
 - WLT WALKWAY
 - WTR WATER
- INDICATES BOUNDARY LINE
 - INDICATES BUILDING POPOUT LINE
 - INDICATES CHAIN LINK FENCE
 - INDICATES OVERHEAD EAVE LINE
 - INDICATES FIRE ESCAPE
 - INDICATES LOT LINE
 - INDICATES MINOR CONTOUR
 - INDICATES WOOD FENCE
 - INDICATES CONCRETE
- X 76.2 INDICATES GROUND SHOT
 - 12 TREE INDICATES TREE SIZE AND TYPE

- NOTES:**
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - THE DATE OF THE FIELD SURVEY WAS JULY 23 AND 24, 2019.
 - ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.

BENCHMARK:

BM11823
 IN CONCRETE SIDEWALK AT THE NORTHWESTERLY RETURN OF VAN NESS AVE. AND GROVE ST. NEAR THE NORTHEASTERLY ANGLE POINT OF HANDICAP RAMP FACING GROVE ST. 2.3' WESTERLY FROM CENTER/CENTER "MRY" MANHOLE IN SIDEWALK. 6.3' SOUTHERLY FROM CENTER/CENTER STREET LIGHT PULL BOX. 6.7' NORTHWESTERLY FROM CENTER/CENTER CATCH BASIN. 22.1' NORTHEASTERLY FROM CENTER/CENTER FIRE HYDRANT.
 ELEVATION= 61.291' (SFVD13)

TITLE REPORT NOTE:
 NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO MUIR CONSULTING, INC. THERE MAY EXIST DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL THAT ARE NOT SHOWN.

UTILITY NOTE:
 UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

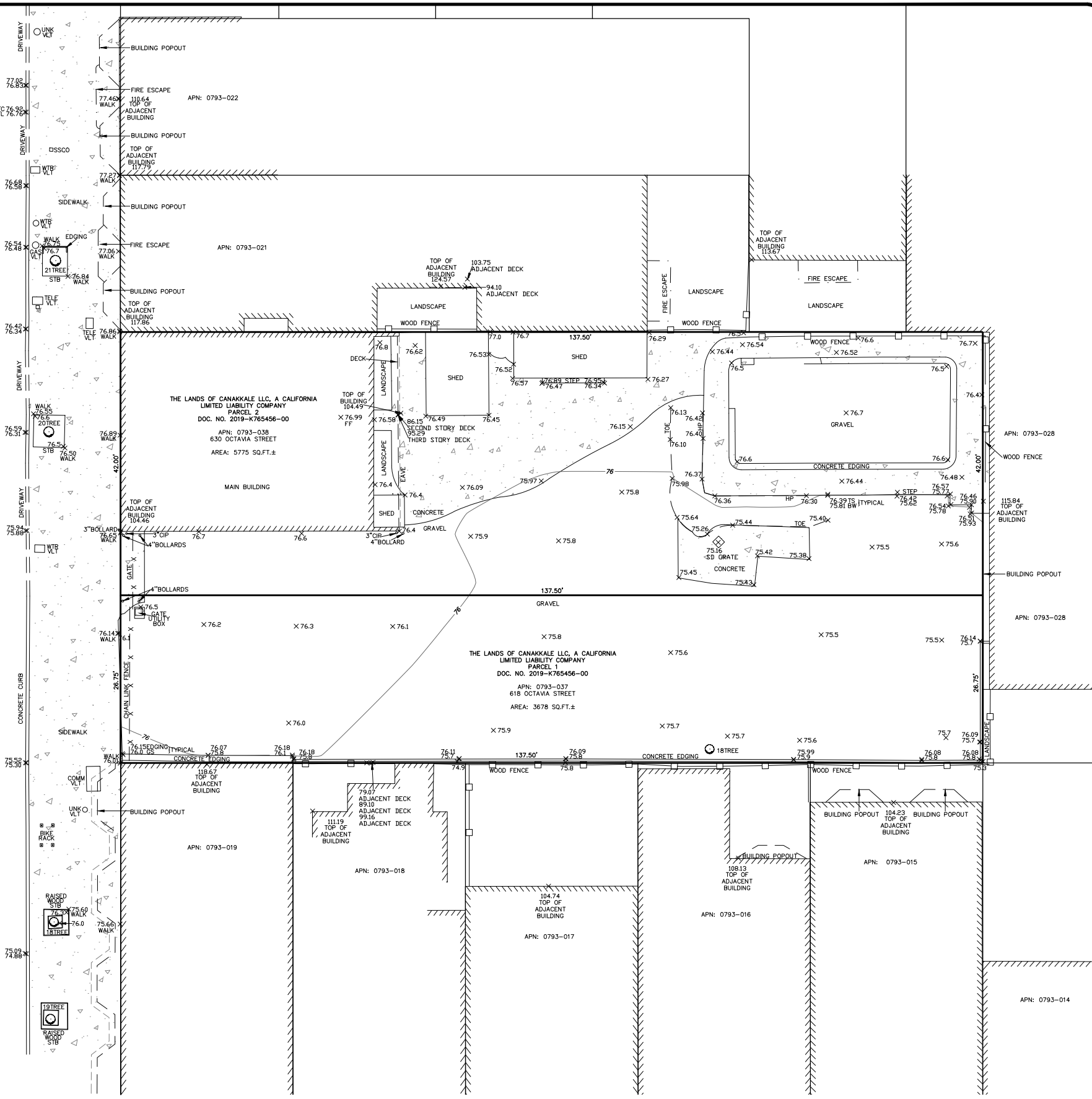
TREE NOTE:
 TREE TYPES, DRIP LINES, AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION.

SURVEYOR'S STATEMENT
 THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Jack M. Smith
 JACK M. SMITH
 LICENSE NO. S.S. #7539
 LICENSE EXPIRES 07-31-2019
 DATE _____



OCTAVIA STREET
 (68.75' R/W)



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BOUNDARY & TOPOGRAPHIC SURVEY
 OF THE LANDS OF CANAKKALE LLC
 618 & 630 OCTAVIA STREET
 CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA

JOB NUMBER: 5708-01
 DRAWING NAME: 5708-01
 WCC: 5708-01
 CHECKED BY: TJE
 DATE: 09/01/2021

1 of 1

DESIGN INTENT NARRATIVE

Introduction & Context

The design intent for 618 Octavia is to contribute a mid-scale residential development with additional affordable units through the State Density Bonus Program. The surrounding context is part of the Hayes Valley Residential Historic District and is rich with classic Victorian and Edwardian San Francisco architecture styles. The urban landscape is uniquely San Franciscan with integrated neighborhood commercial, pocket parks, and hidden alleyways. One of the most intriguing and promising characteristics of the project is its location as a nexus between Hayes Valley's lively arts and commercial sector and the parks and residential habitat of the Western Addition.

Massing & Materiality

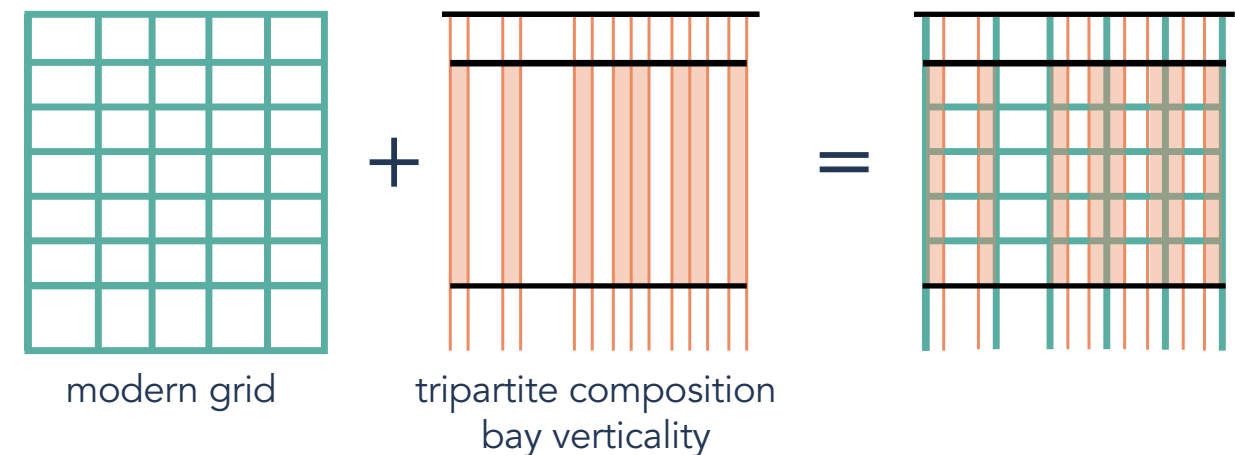
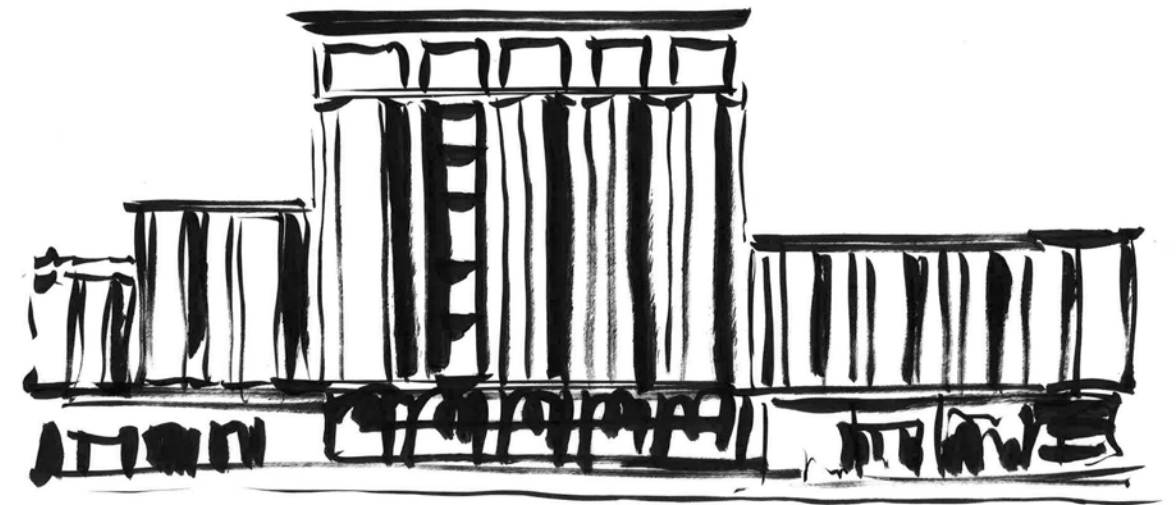
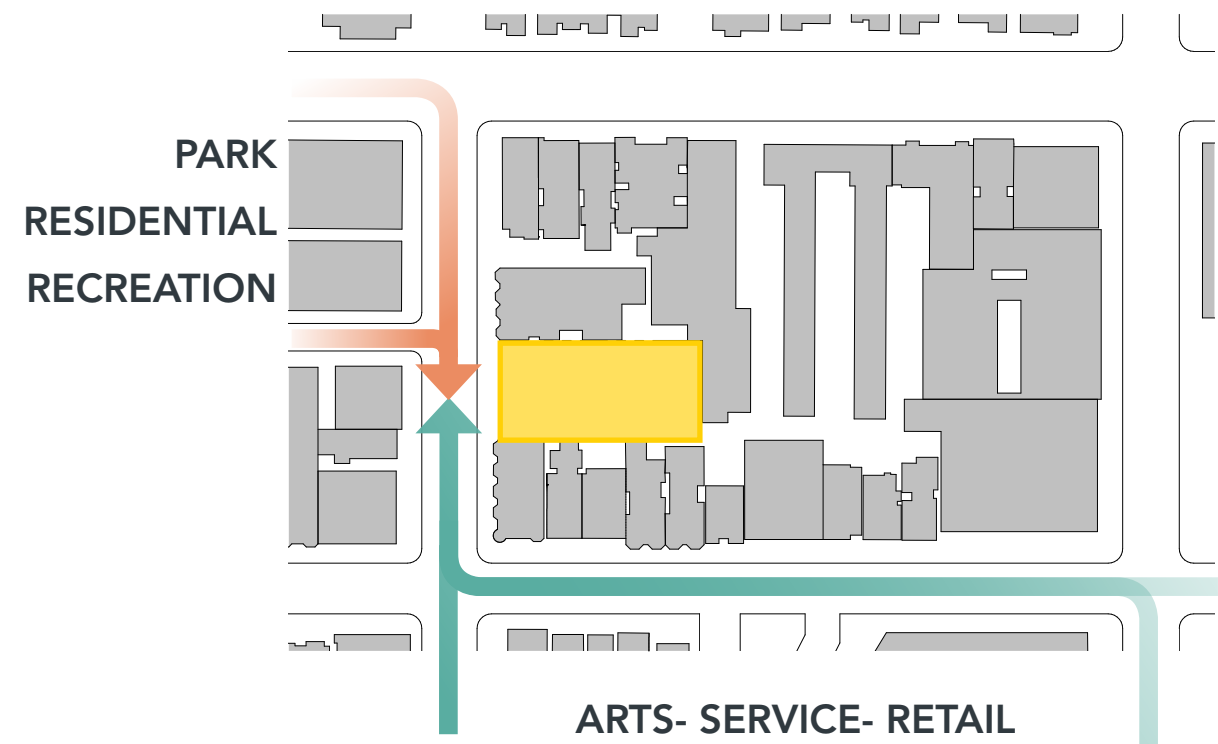
The project proposes the individually granted state density bonus outlined herein to add density to an in-fill site currently used mostly for surface parking. The project has been creatively sculpted with a beautifully landscaped rear yard and common light wells on the sides. This will bring better quality light and air to adjacent neighbors and residents of the building.

618 Octavia aspires to provide a contemporary reinterpretation of the classic architecture that characterizes the Hayes Valley District. A tripartite composition is employed to de-emphasize scale. The base, aligned with adjacent building datums, emphasizes the active streetscape pattern of neighborhood commercial and residential entries. In the Middle section, vertically aligned classically shaped bays are in keeping with the rhythm of the block. The top of the building features a setback floor and strong uninterrupted cornice or crown. A lush rooftop terrace and solarium also provide a place of respite for residents and visual relief for the neighboring buildings.

Because the side facades are close to the adjacent properties and highly visible, they are treated with minimal glazing and the same high quality materials as the street facing facade such as ceramic coated rainscreen siding. The designers have used feedback from Design and historic reviews to further develop materials that are appropriate to the palette and historic texture of the neighborhood.

Streetscape & Ground Floor Experience

At the ground level, 618 Octavia seeks to activate the street front through large windows, minimal setback, and approximately 1,400 SF of retail space. The storefront is formally designed in picture bays with clerestory windows and granite bulkheads. The small portion of the ground level dedicated to the private garage entry will be incorporated into the overall façade design language.

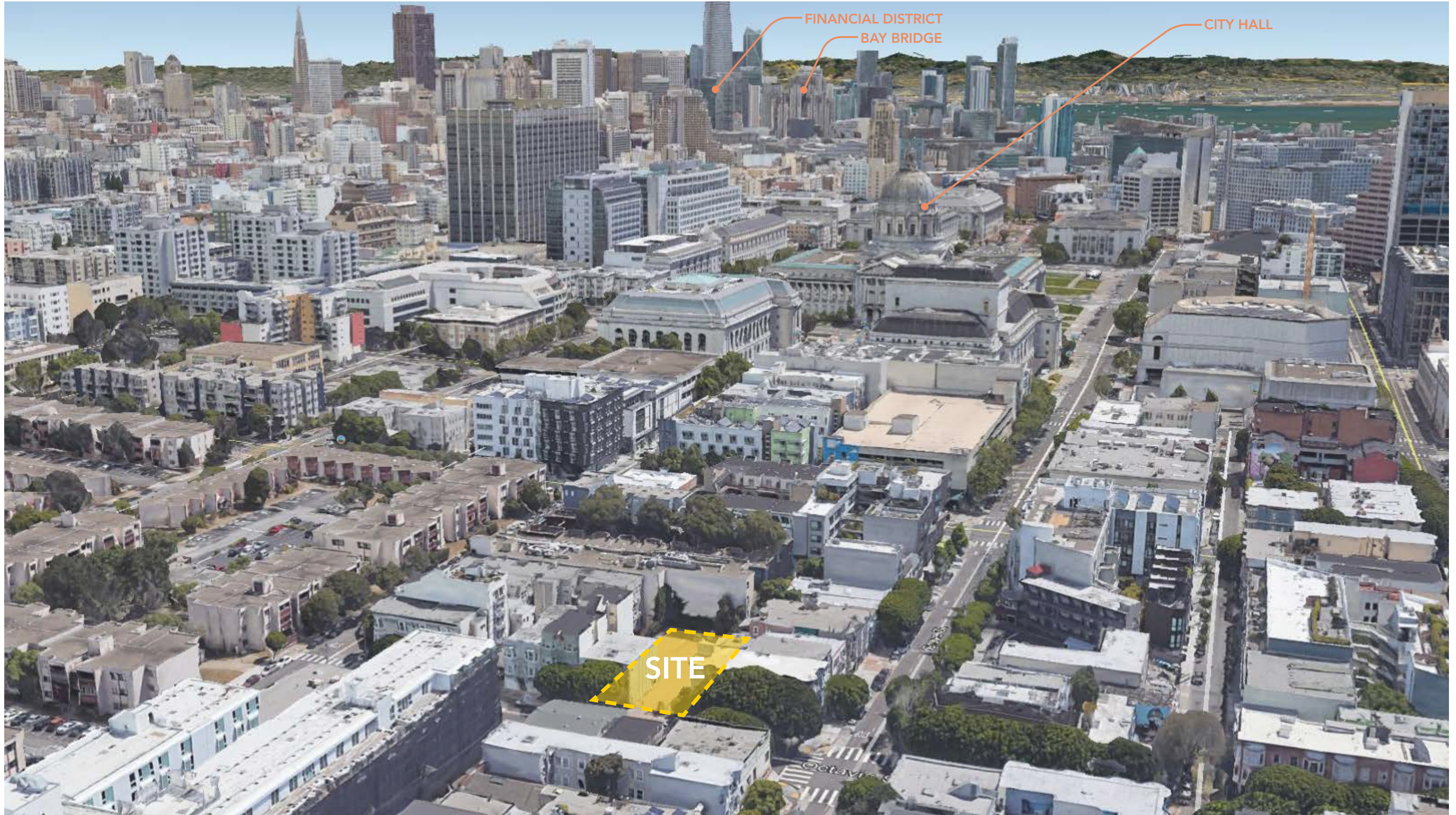


ZONING SUMMARY & PROJECT SITE

Address	618/630, San Francisco, CA 94102
Block/Lot	618 Octavia: Block 0793 / Lot 037 630 Octavia: Block 0793 / Lot 038 Area : 3,678 + 5,775 SF = 9,453 SF
Zoning District	Hayes Gough NCT
Height & Bulk Limit	40 - X
Residential Density Limit	N/A
Unit Mix Requirements	40% 2+ Bd
Front and Side Setbacks	N/A
Rear Yards	25% of the total lot depth 15' minimum on the lowest floor with D.U.s
Usable Open Space	Residential: Private: 60 SF / unit Common: 80 SF / unit
Residential Off-Street Parking	None required; Max 0.75 spaces per Dwelling Unit, Conditional
Bicycle Parking	Buildings < 100 D.U: Class I: 1 per dwelling unit Class II: 2 per 20 dwelling units Retail: 1 Class I space per 7,500 sf of Occupied Floor Area 1 Class II space per 2,500 SF (Min 2)



PROJECT SITE AERIAL VIEW



PROJECT SITE AERIAL VIEW



NEIGHBORHOOD CONTEXT PHOTOS



STREET OVERVIEW - SAME SIDE AS SUBJECT PROPERTY (LOOKING EAST)



REAR VIEW OF ADJACENT PROPERTIES, EAST



STREET OVERVIEW - OPPOSITE SIDE AS SUBJECT PROPERTY (LOOKING WEST)



REAR VIEW OF SUBJECT PROPERTY



REAR VIEW OF ADJACENT PROPERTIES, NORTH



REAR VIEW OF ADJACENT PROPERTIES, SOUTH



KEY PLAN

NEIGHBORHOOD CHARACTER PHOTOS



PATRICIA'S GREEN, HAYES VALLEY



AVALON HAYES VALLEY



525 GOUGH



400 GROVE



FILLMORE STREET



475 GOUGH



PIERCE STREET



555 FULTON



HAYES STREET

DENSITY SCHEME: AREA TABULATIONS & PROJECT DATA

LEVEL	BUILDABLE GROSS AREA, SF ¹				BUILDABLE AREA ¹
	RESIDENTIAL			RETAIL	
	UNITS, NET	COMMON (ELEV. LOBBY, CORRIDOR, STAIRS, ETC.)	RESIDENTIAL USE SUBTOTAL		
LEVEL 8	2,851	883	3,734	0	3,734
LEVEL 7	5,840	1,220	7,060	0	7,060
LEVEL 6	5,931	1,220	7,151	0	7,151
LEVEL 5	5,931	1,220	7,151	0	7,151
LEVEL 4	5,931	1,220	7,151	0	7,151
LEVEL 3	5,931	1,220	7,151	0	7,151
LEVEL 2	5,931	1,220	7,151	0	7,151
LEVEL 1	3,125	2,109	5,234	1,385	6,619
LEVEL B1	0	0	0	0	9,453
TOTAL	41,471	10,312	51,783	1,385	62,621

EXEMPTED SF, PER PLANNING CODE SECTION 102 FLOOR AREA, GROSS DEFINITION, ITEMS (b) (1), (3), (4), (8), (11); OR Z.A. BULLETIN No. 6			
PARKING	BIKE PARKING	MECHANICAL, UTILITY, OTHER NON. RES.	SUBTOTAL
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
5,982	574	2,897	9,453
5,982	574	2,897	9,453

FLOOR AREA, GROSS (PER SECTION 102), SF
3,734
7,060
7,151
7,151
7,151
7,151
7,151
5,234
0
51,783

BASE PROJECT RESIDENTIAL FLOOR AREA = 34,522 SF x 1.5 = 51,783 SF

- NOTES:
 1. EXTERIOR BALCONIES, TERRACES, AND ROOF DECKS ARE EXCLUDED
 2. SF PLANNING CODE SECTION 102 FLOOR AREA RATIO DEFINITION

LEVEL	DENSITY BONUS UNIT MIX TABULATION			
	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS
1	0	1	1	2
2	2	4	0	6
3	2	4	0	6
4	2	4	0	6
5	2	4	0	6
6	2	4	0	6
7	2	4	0	6
8	0	2	0	2
TOTAL	12	27	1	40
	30%	68%	3%	

% AMI	REPLACEMENT UNIT MIX				PERCENTAGE (RE: 26.67 UNIT BASE SCHEME)
	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS	
80% AMI (REPLACEMENT UNITS)	4	0	0	4	15%
				4	15%

% AMI (REQUIRED AS PER DB)	INCLUSIONARY UNIT MIX				PERCENTAGE
	1	2	3	TOTAL UNITS	
80% AMI	1	2	0	3	11%
105% AMI	0	1	0	1	4%
130% AMI	1	1	0	2	8%
TOTAL	2	4	0	6	23%

TOTAL AT 80% AMI	5	2	0	7	26%
GRAND TOTAL	6	4	0	10	38%

	REQUIRED	PROVIDED	ANTICIPATED WAIVER/CONCESSION*
HEIGHT, Section 253	45' (40' + Additional 5' permitted for active ground floor, Sec. 263.20)	85' nominal (lowest L1 walk elevation to finished roof), 84'-7 1/8" (per Planning Code Section 260, see sheet 26)	YES, A WAIVER IS REQUESTED FOR THE BUILDING HEIGHT.
REAR YARD, Section 209.2	25% total depth of the lot, but no less than 15' on the lowest floor with dwelling units 25% of 137'-6" lot depth = 34'-4 1/2"	21'-9"	YES, A WAIVER IS REQUESTED FOR THE REAR YARD.
USABLE OPEN SPACE per Section 135	if Private: 60 SF / DU ; if Common: 80 SF / DU 40 Units minus 5 Units with Private Open Space = 35 DU x 80 = 2800 SF Common Open Space	Common: 2,845 SF	NO
PARKING MINIMUM per Section 151.1	none required; up to 0.50 or 0.75(C.U.) cars for each Dwelling Unit 40 D.U.s X 0.75 spaces = 30 spaces permitted	29 Stacker Spaces 1 Accessible Space = 30 Spaces Total = 0.75 per DU	YES, A CONCESSION / INCENTIVE IS REQUESTED TO ALLOW 0.75 SPACES PER UNIT.
CAR SHARE, Section 166	0-49 residential units: 0 car share parking spaces required	0 car share parking spaces	NO
OFF-STREET FREIGHT LOADING per Section 152	0 - 100,000 SF Occupied Space: 0 required	0 off-street freight loading spaces provided	NO
BICYCLE PARKING per Section 155.2	Class I Residential: 1 Class I space per dwelling unit Class I Retail: One Class I space for every 7,500 square feet of Occupied Floor Area. Class I TDM Active-6: A number of Class I spaces equivalent to the number of Class II spaces required by Planning Code, at a minimum 5 bicycles. Class II Residential: 2 Class II spaces per 20 dwelling units - TDM Plan Active-2 Option B Class II Retail : Minimum two spaces. One Class II space for every 2,500 sq. ft. of Occupied Floor Area. Class II: 40 / 20 = 4 spaces (Residential) + 2 spaces (Retail) = 6 Class II spaces	46 Class I bike spaces -40 spaces residential -1 space retail -5 spaces TDM Active-6 bicycle fleet 6 Class II bike spaces	NO

*PROJECT SPONSOR RESERVES THE RIGHT TO APPLY FOR MODIFICATIONS TO DEVELOPMENT STANDARDS EITHER AS CONCESSIONS, INCENTIVES, OR WAIVERS.

DIAGRAMS: OPEN SPACE - BETTER ROOFS

	REQUIRED / PERMITTED ZONING	PROPOSED
Usable Open Space per Section 125	60 SF per unit private, 80 SF per unit common 60 SF x 5 units = 300 SF Private 80 SF x 35 units = 2,800 SF Common	2,061 SF Common Terrace + 784 SF Solarium = 2,845 SF Common Open Space
Zoning	Hayes Gough NCT	

USABLE OPEN SPACE PROVIDED (PER SFPD SEC 135)			
LEVEL	COMMON	PRIVATE	TOTAL
8	2,845		2,845
7			0
6			0
5			0
4			0
3			0
2		482	482
1		1,848	1,848
TOTAL	2,845	2,330	5,175

Better Roofs Ordinance:

Total Roof Area: 6,760 SF

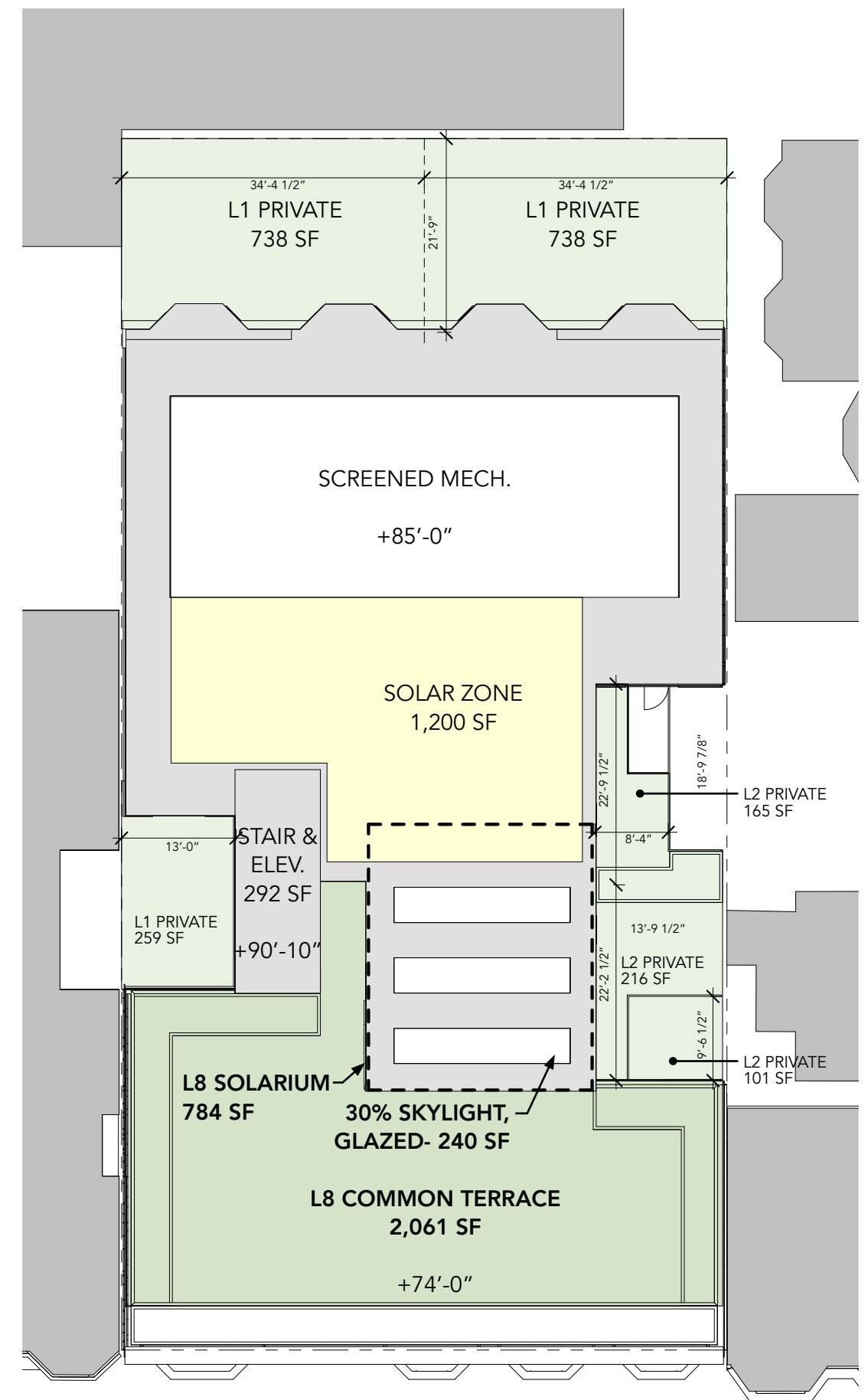
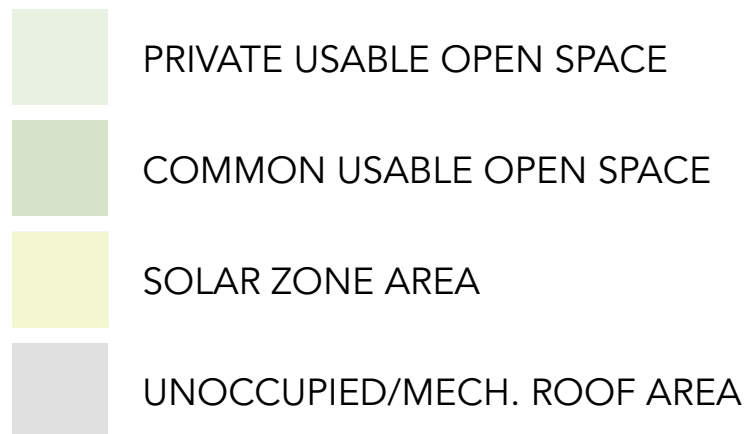
Better Roof Use **Required: 30%**
(Living Roof at rate of 2 SF for 1 SF of Solar Roof)

Better Roof Use **Provided:**

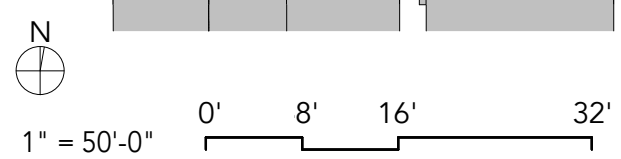
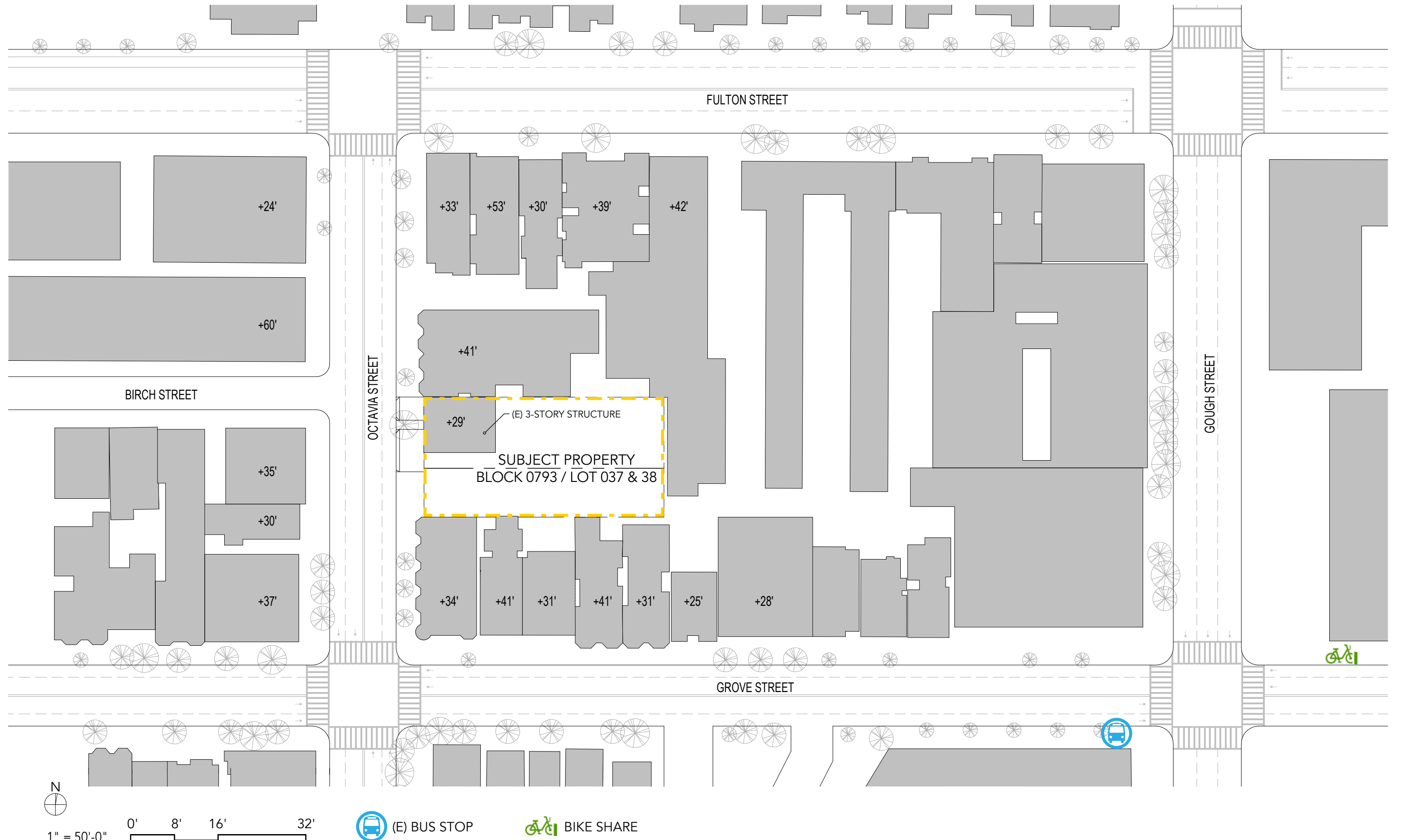
Roof Terrace: Living roof with roof deck & integrated planters:
2,061 SF
2,061 SF / 2 = 1030.5 SF

Solar Roof: 1,200 SF

Total: 1,030 + 1,200
= 2,230 / 6,760 = **33%**

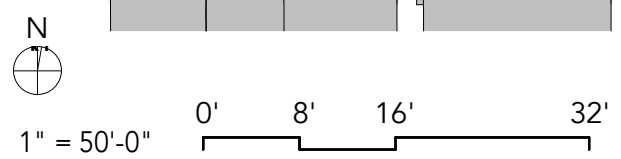
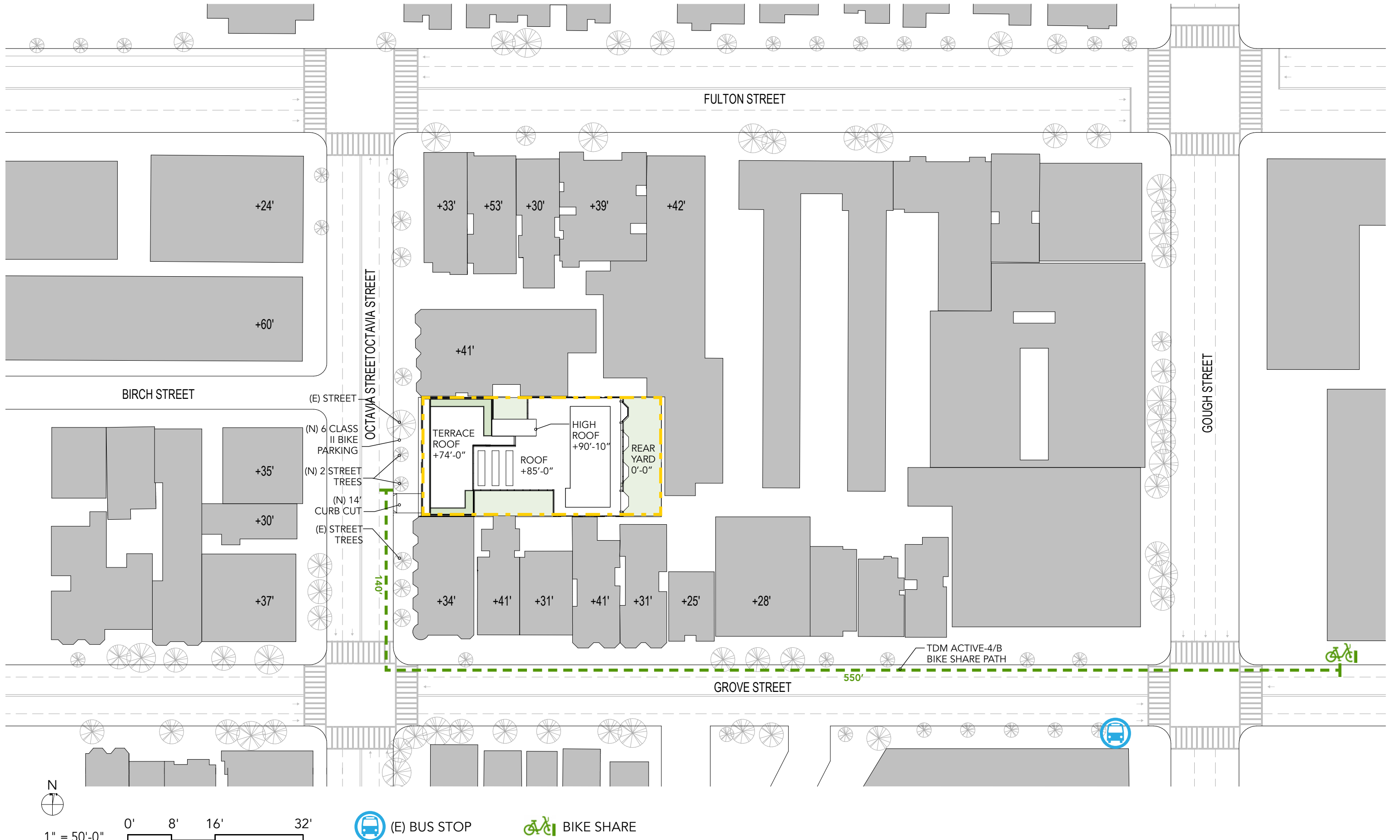


EXISTING SITE PLAN

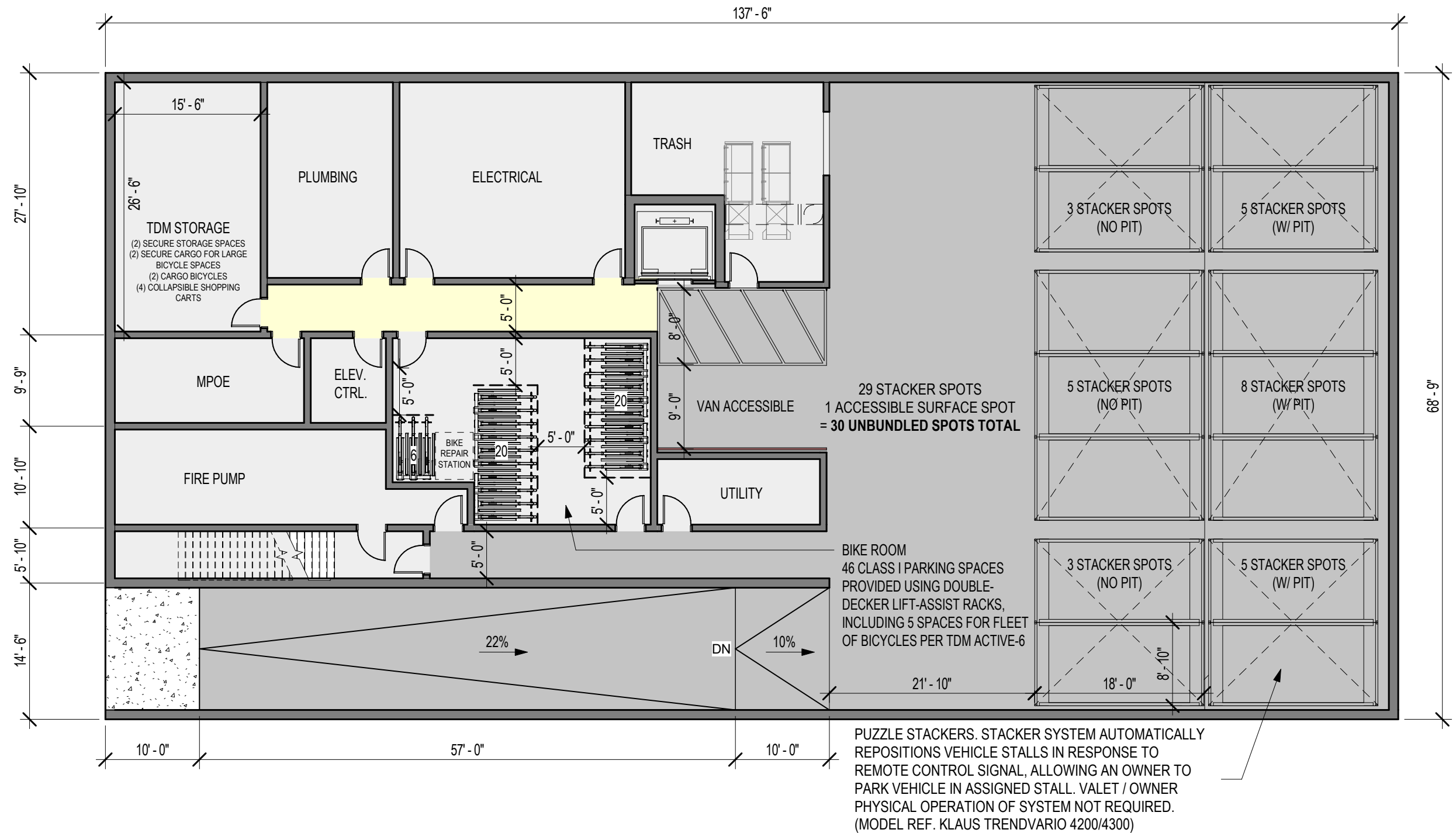


 (E) BUS STOP
  BIKE SHARE

PROPOSED SITE PLAN

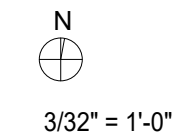
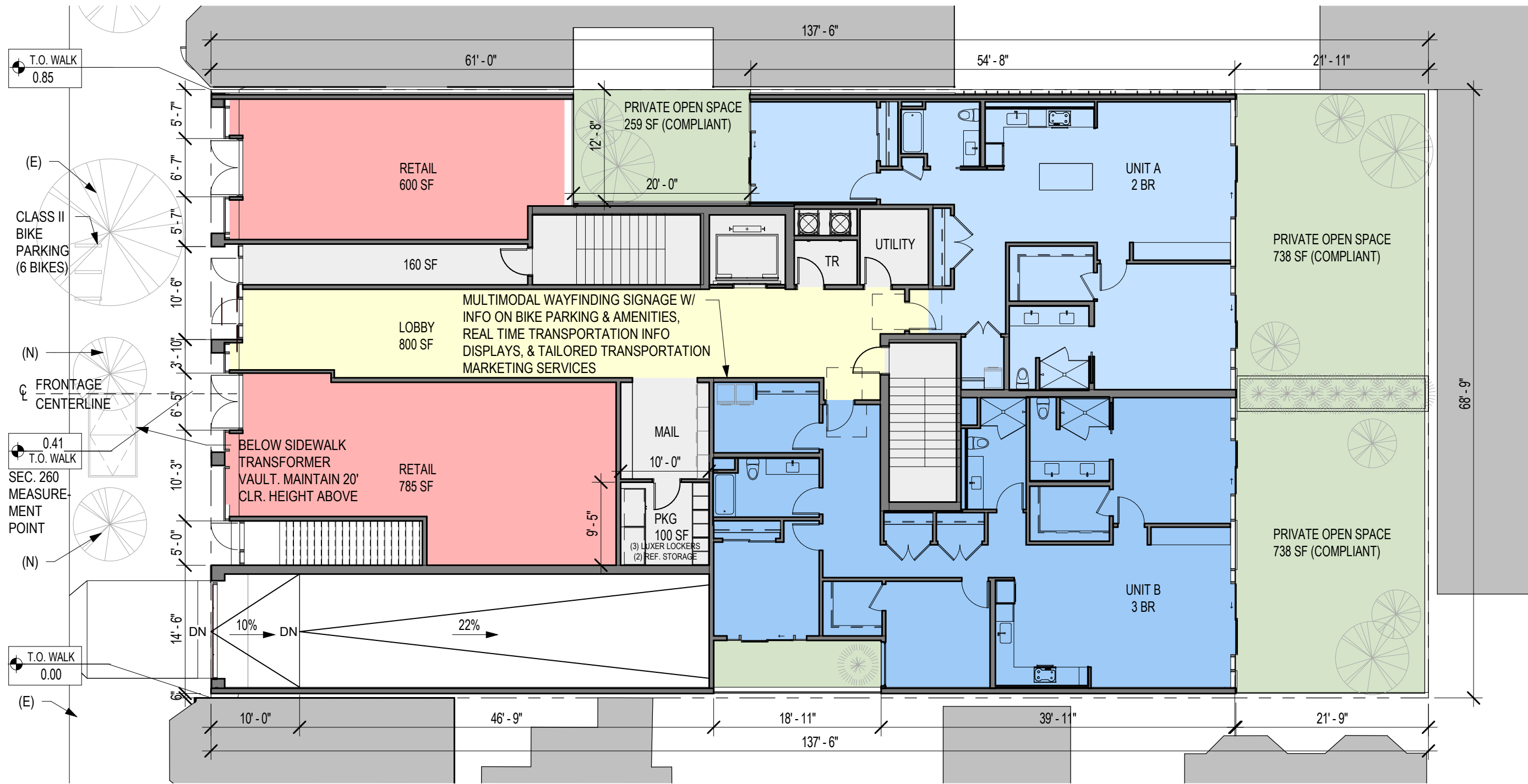


DENSITY SCHEME: BASEMENT LEVEL PLAN

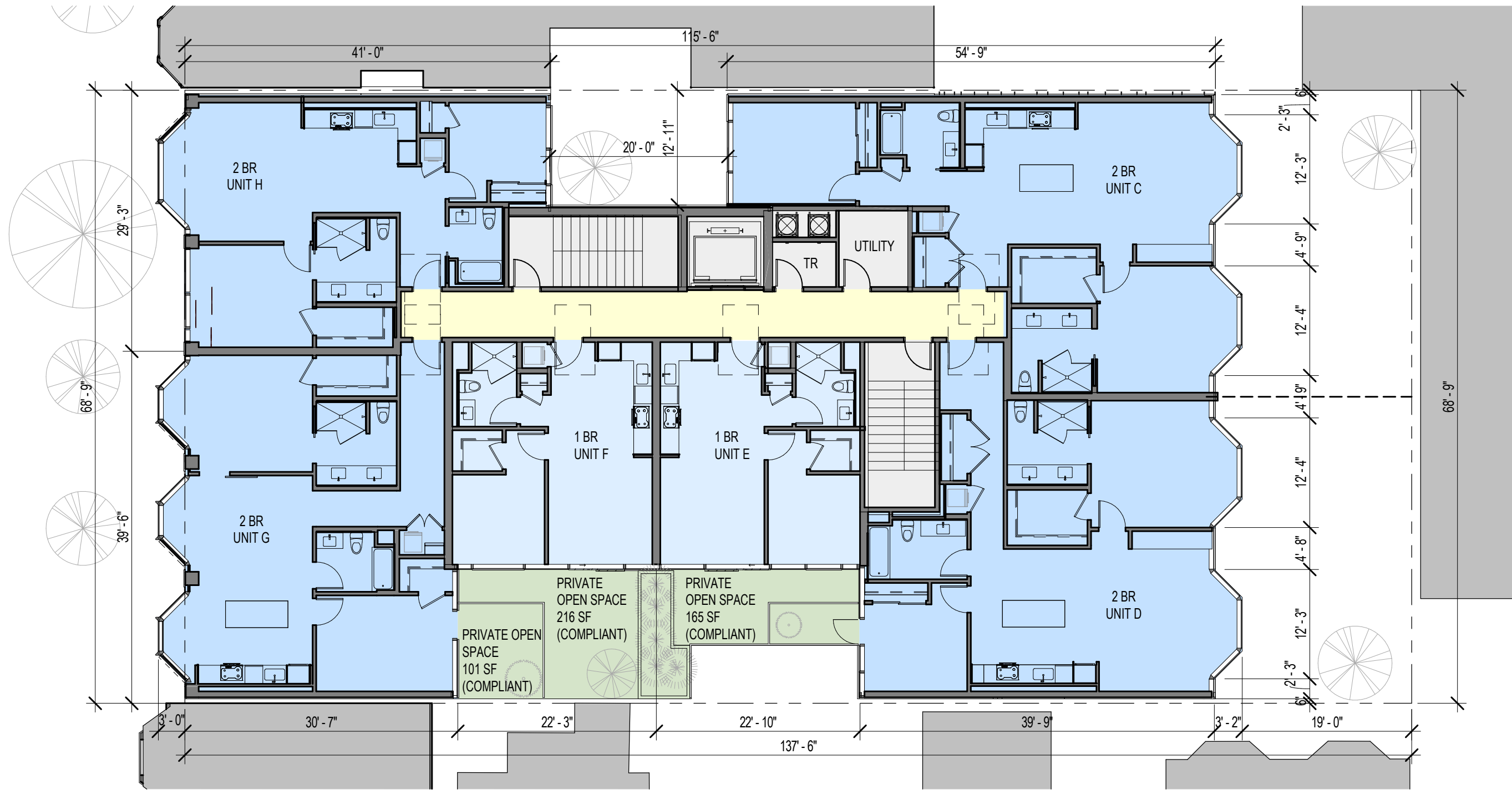


N
3/32" = 1'-0"

DENSITY SCHEME: GROUND FLOOR PLAN

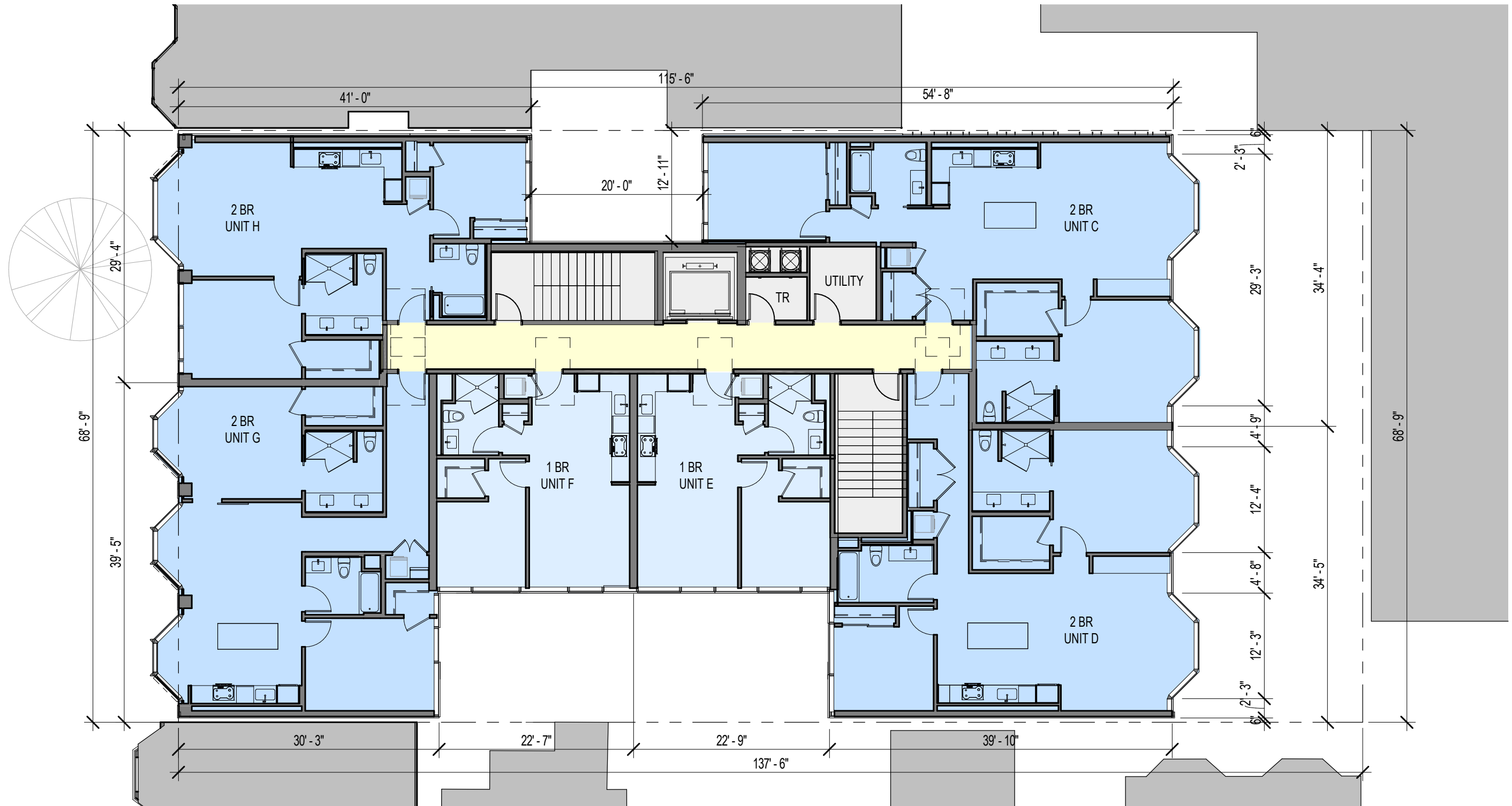



DENSITY SCHEME: LEVEL 2 FLOOR PLAN



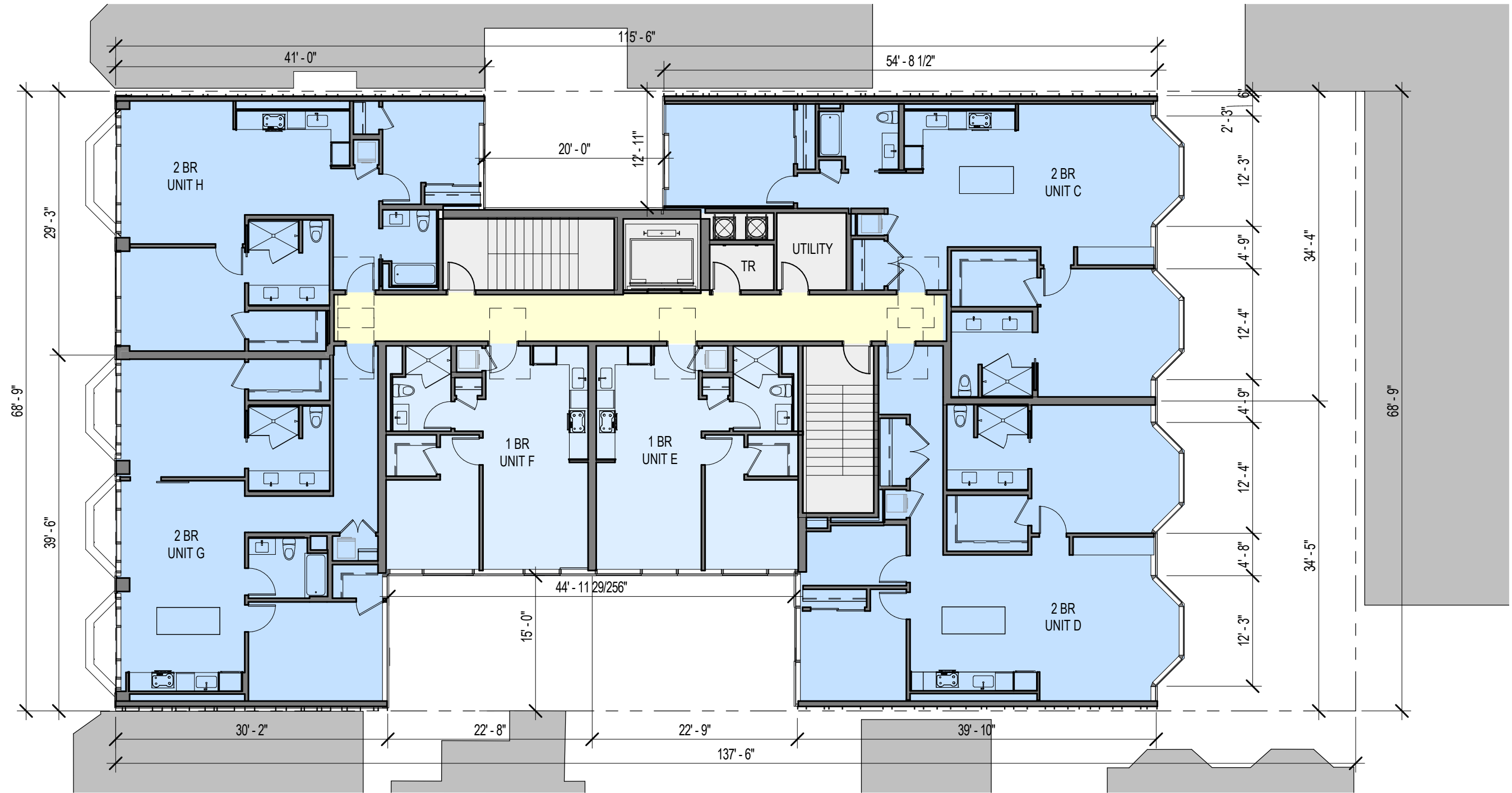
N
 3/32" = 1'-0"


DENSITY SCHEME: LEVEL 3-6 TYPICAL FLOOR PLAN



N

 3/32" = 1'-0"

DENSITY SCHEME: LEVEL 7 FLOOR PLAN



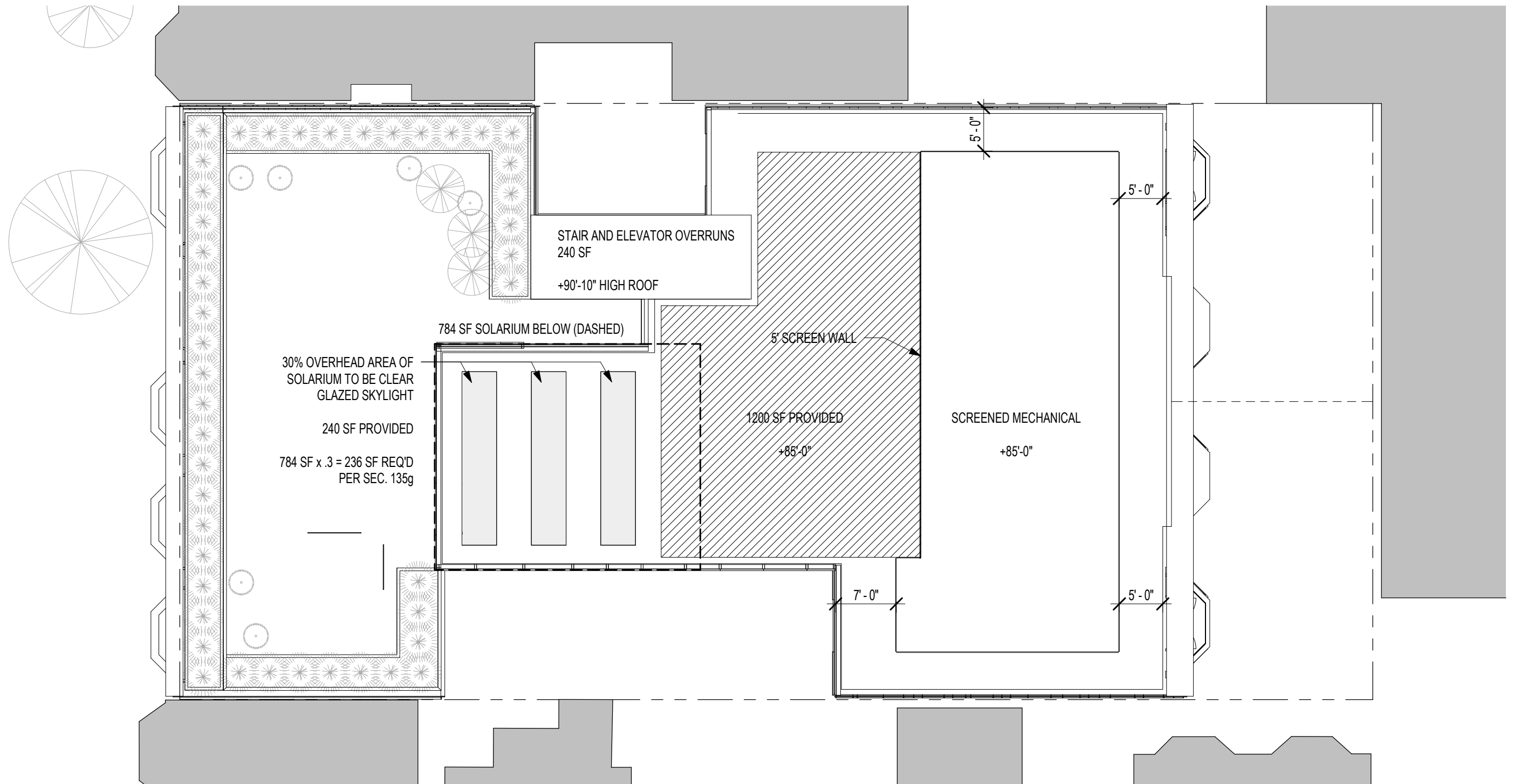
N

 3/32" = 1'-0"


DENSITY SCHEME: LEVEL 8 FLOOR PLAN



3/32" = 1'-0"

DENSITY SCHEME: ROOF PLAN

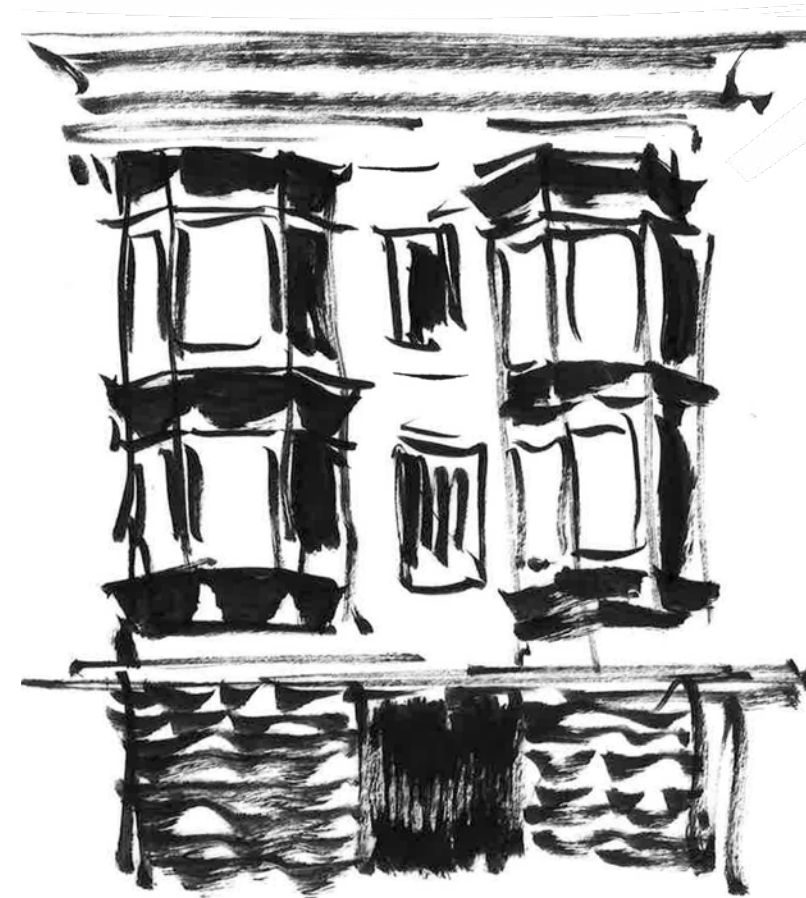


N

 3/32" = 1'-0"

DENSITY SCHEME: SECTION



ARCHITECTURAL CONCEPTS



HISTORIC DISTRICT MATERIAL CHARACTER

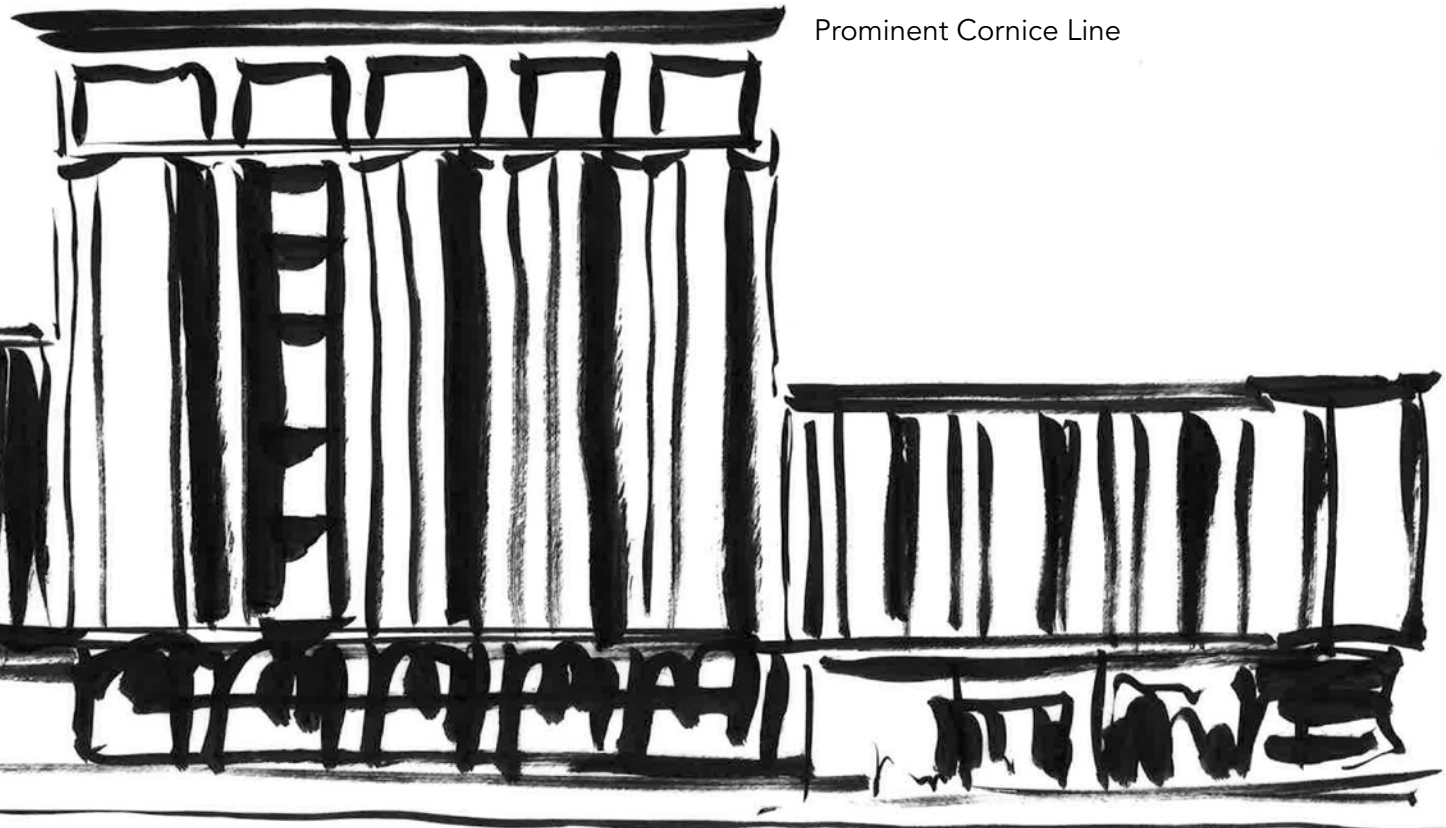
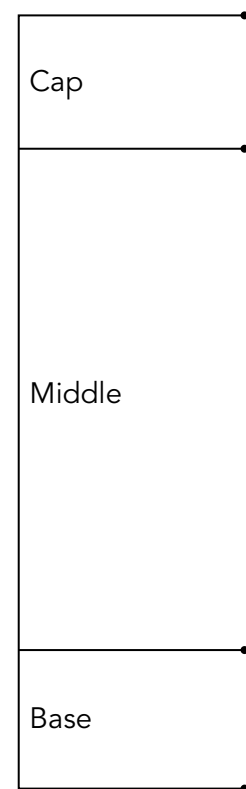
Profile and Shadow

Solid / Void

Textured Cladding

BAY WINDOWS

Contemporary + Classical



Prominent Cornice Line

TRIPARTITE COMPOSITION

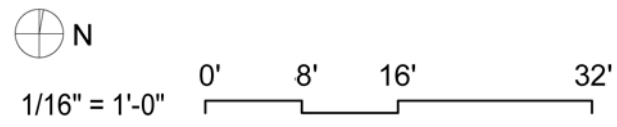
DENSITY SCHEME: WEST ELEVATION



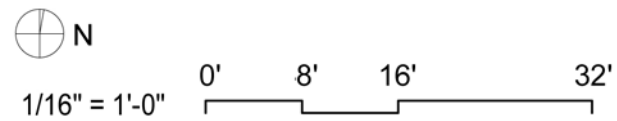
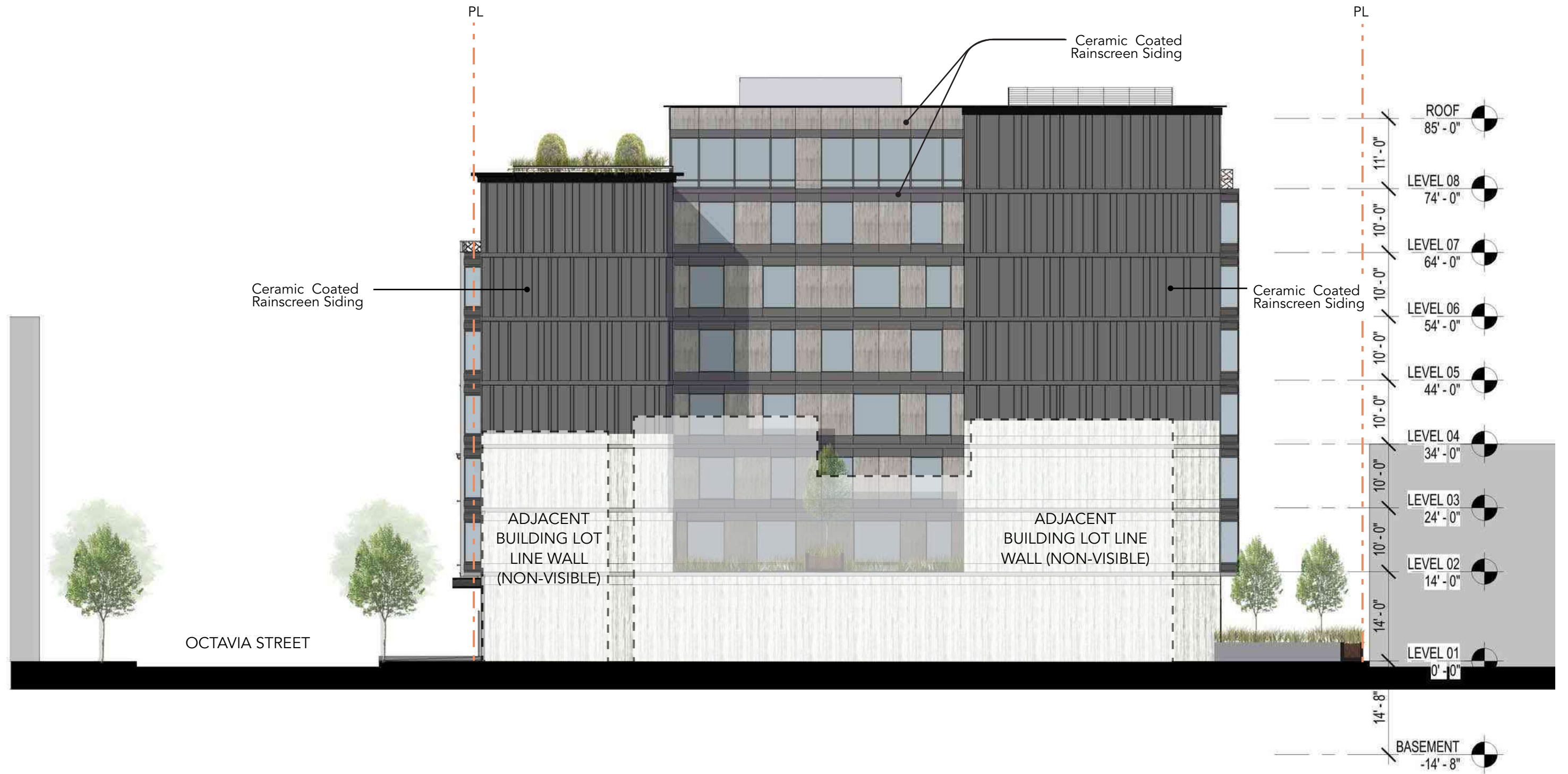
DENSITY SCHEME: NORTH ELEVATION



DENSITY SCHEME: EAST ELEVATION



DENSITY SCHEME: SOUTH ELEVATION



DENSITY SCHEME: RENDERING



DENSITY SCHEME: PERSPECTIVE



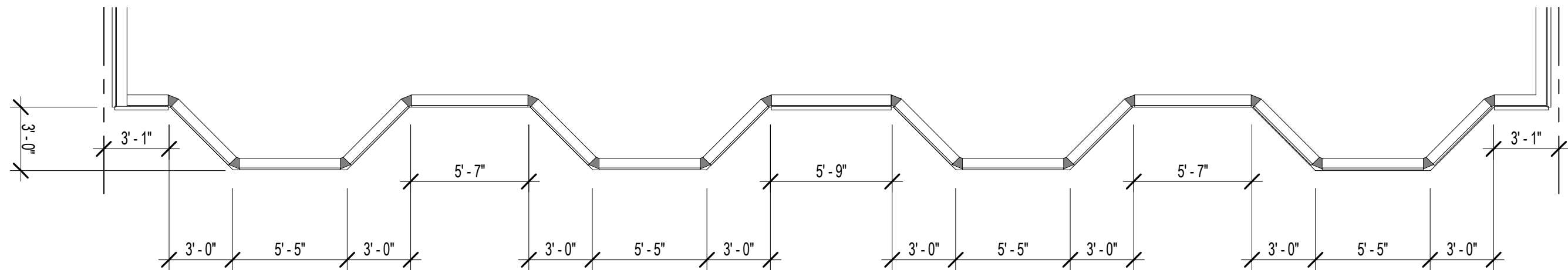
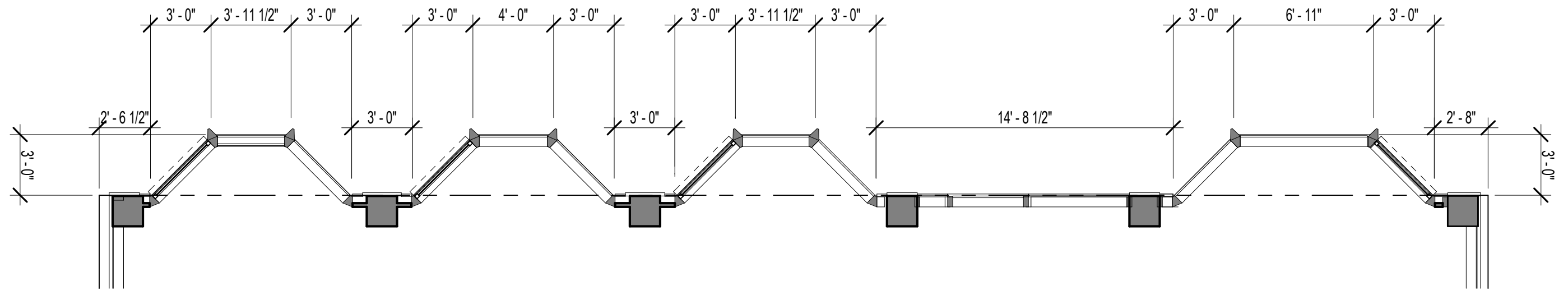
DIAGRAMS: BAY WINDOW COMPLIANCE

BAY WINDOW COMPLIANCE

Maximum Length of Bay = 9 ft along a line parallel to building, and 15 ft total.
 Length of Bay Provided = 6' 11" ft along a line parallel to building, and 12' 11" total.

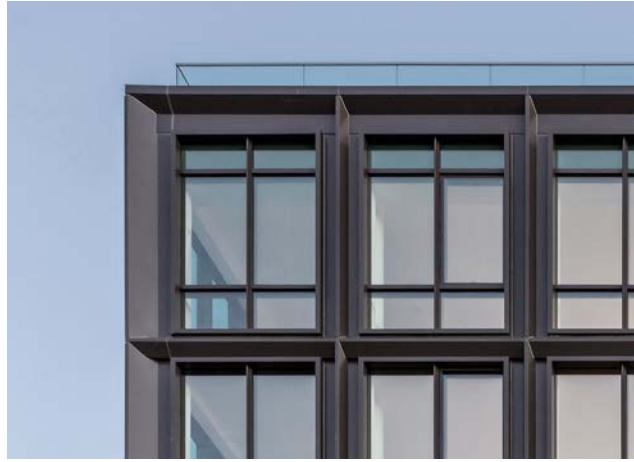
Maximum Aggregate Length = 2/3 Length of buildable width of the lot, or 45' 10"
 (Street Facing or Rear)
 Aggregate Length Provided = 4 x 11' 5" = 45' 8". 45' 8" < 45' 10".

OCTAVIA STREET



REAR YARD

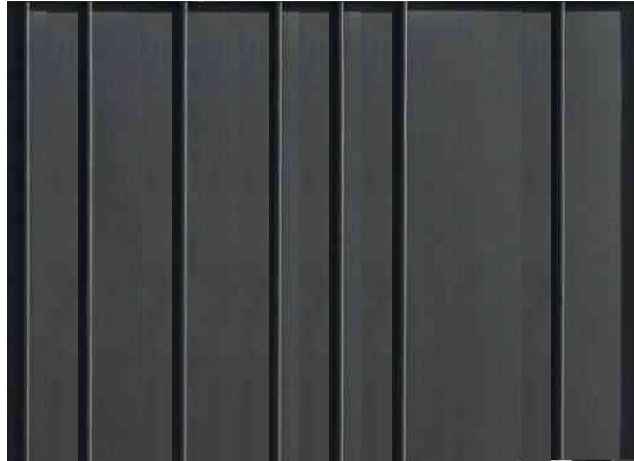
BUILDING MATERIALS



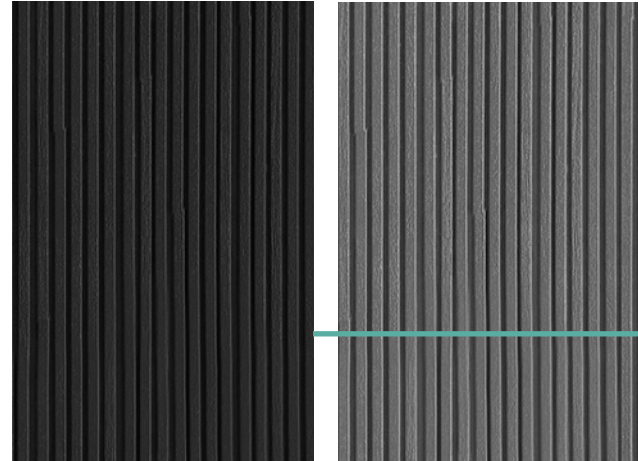
GLAZING WITH FORMED METAL PANEL



DECORATIVE METAL RAILING



CERAMIC COATED RAINSCREEN SIDING



CERAMIC COATED RAINSCREEN SIDING



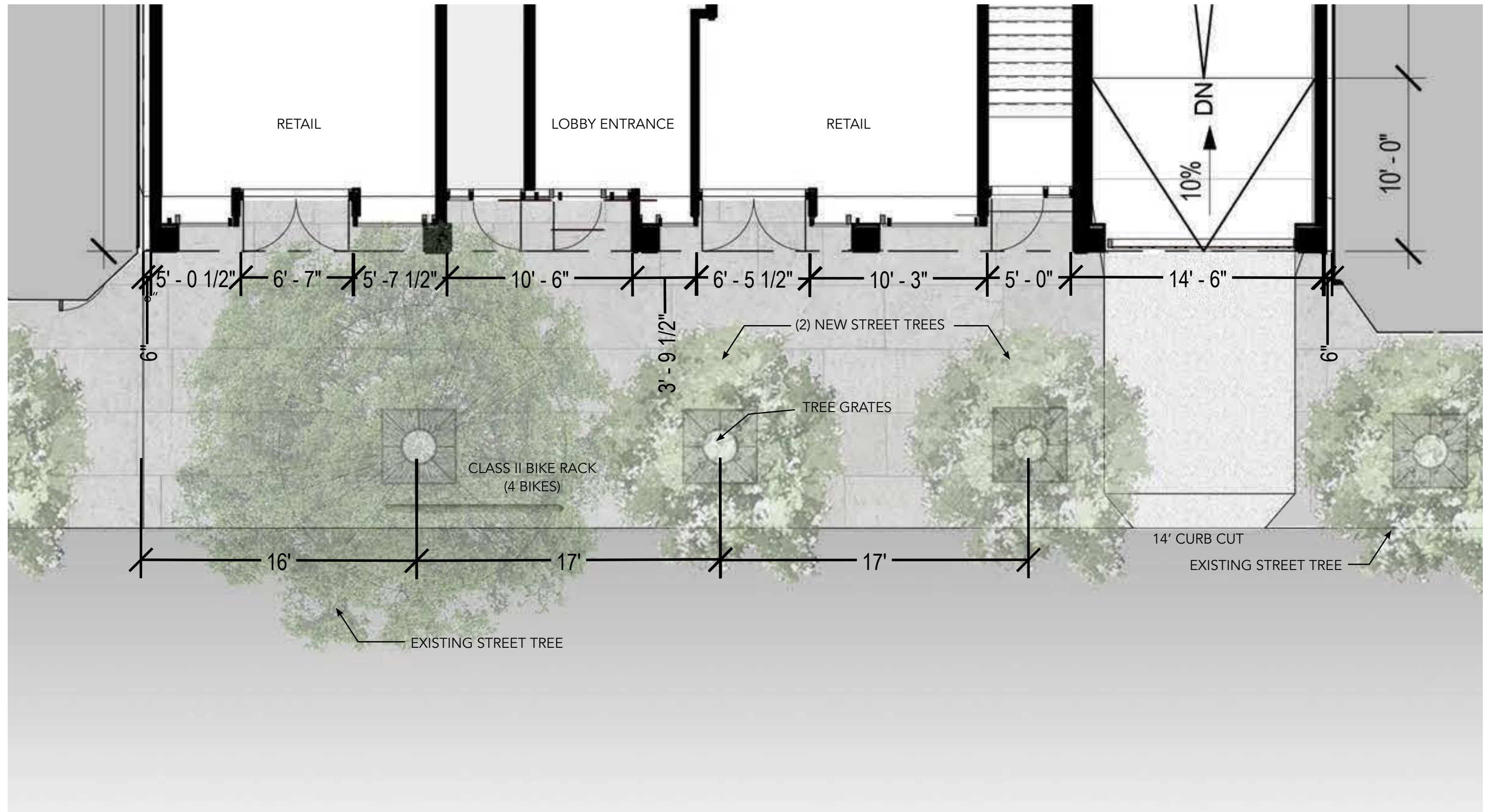
STOREFRONT SYSTEM WITH NONREFLECTIVE GLASS AND GRANITE BULKHEADS



DECORATIVE METAL ENTRY



STREETSCAPE DESIGN



THANK YOU



HANDEL ARCHITECTS LLP

