



2395 SACRAMENTO

SAN FRANCISCO, CA

PROJECT APPLICATION

OCTOBER 2, 2023

NO. 2022-004172PRJ

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ARCHITECT:
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OWNER:
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2040 WEBSTER STREET
SAN FRANCISCO, CA 94115
TEL: 203.500.3766

CONTACT: EDUARDO SAGUES
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NOTE:

- SEE G004 & G005 FOR DEMO CALCULATIONS
- SEE G006 FOR BUILDING HEIGHT DIAGRAMS

PROPERTY INFORMATION

Address	2395 Sacramento St
APN Number	0637/016 + 0637/015
Lot Area (sf)	15,105
Zoning District	RM-1
Height District	40-X

PLANNING CODE ANALYSIS

Element	Requirement	Code Section	Req'd	Provided	Requested Waivers/Concessions
Article 38 Exposure Zone	Enhanced ventilation	SF Health Code	Yes	Yes	No
Front Setback	Average of two adjacent existing buildings	132	2'-4" 4'-8" + 0/2 = 2'-4"	2'-6" Sacramento St	No
Side Yard	No side yard req'd	130	N/A	9'-0" Webster St	No
Rear Yard	45% of lot depth or average of adjacent neighbors. If averaged, no less than 25% of lot depth or 15 feet, whichever is greater.	Table 209.2 / Section 130,134	25'-5" = 25% Lot 015	8" Lot 015	Yes
			33'-3" = 25% Lot 016	16'-0" Lot 016	
Usable Open Space Per Dwelling Unit	At least 100 square feet if private, and 133 square feet per Dwelling Unit if common	Table 209.2, Section 135,136	8 units x 100 sf = 800 Private Open	2,584 Private Open Space	No
			16 units x 133 sf = 2,128 Common Open	2,291 Common Open Space	
Dwelling Unit Exposure	DU to have window facing complying ROW, yard or court	140	Yes	Yes, at 17 units	Yes, for 7 units
Carshare	0 for up to 49 units	Table 166	0	0	No
Off-Street Parking	None required; 1.5 per dwelling unit max	151	36 max	26 Unbundled Parking	No
Bicycle Parking	1 Class 1 per dwelling unit and 1 Class 2 per 20 dwelling units	155.2	24 Class I	38 Class I	No
			1 Class II	4 Class II	
Dwelling Unit Mix		207.7	25% 2BR; 10% at least 3BR	Yes See Unit Mix	No
Height and Bulk	40-X	260	40' max; No bulk limit	77'-6"	Yes
Dwelling Unit Density Limit	1:800 sq ft of lot area	209.2	15 (Lot 016) + 4 (Lot 015) = 19	24	No
Better Roof Areas	15% of total roof area to be "solar ready."	149	Yes 1,088sq ft	Yes 1,308 sf ft	No
Green Landscaping	20% of Front Setback shall be unpaved and devoted to plant material	132(g)	Yes 20% of 94 sq ft = 19 sq ft	Yes 75 sq ft	No
Permeability	At least 50% of Front Setback shall be permeable	132(h)	Yes 50% of 94 sq ft = 47 sq ft	Yes 75 sq ft	No

* Project sponsor reserves the right to apply for modifications to development standards either as concessions, incentives, or waivers.

** Project will provide 14 TDM points.

UNIT MIX & GFA

LEVEL	UNIT MIX				GROSS FLOOR AREA (GFA)*								
	1 BR	2BR	3BR	4BR	UNIT AREA	CIRCULATION	AMENITY	BLDG SERVICE	PARKING	BIKE**	GFA TOTAL	NON-GFA TOTAL	TOTAL SF
ROOF											-	-	-
8					2,932	180					3,112	-	3,112
7				2	2,632	1,043					3,675	-	3,675
6			2	2	7,048	1,394					8,442	-	8,442
5			1		5,638	1,167					6,805	-	6,805
4		4	2		9,506	2,080					11,586	-	11,586
3		2	1		7,164	2,052					9,216	-	9,216
2	1	4	2		9,244	2,334					11,578	-	11,578
1			1		1,609	2,158	872	1,720	5,538	695	11,897	695	12,592
SUBTOTAL	1	10	9	4									
	4%	42%	38%	17%									
TOTALS				24	45,773	12,408	872	1,720	5,538	695	66,311	695	67,006

* GROSS FLOOR AREA PER SF PLANING CODE, SECTION 102 (b)(8) AND 102(b)(21)

** BICYCLE PARKING AREAS & AREAS SERVING TDM MEASURES ARE EXEMPT FROM GROSS FLOOR AREA, PER SECTION 102(b)(8) AND 102(b)(21)

NOTE: ALL AREAS REPRESENT GROSS SQUARE FEET AND ARE MEASURED FROM THE CL OF CORRIDOR WALLS, EXTERIOR FINISH OF EXTEROR WALLS, AND CENTER LINE OF DEMISING WALLS

EXISTING VS PROPOSED

	Existing	Proposed	Net Addition
Gross Floor Area (sf)	24,850	66,311	41,461
Building Height	67'-10"	77'-6"	10'-4"

Gross Floor Area measured per Sec 102(b) GFA

Building Height measured per Sec 260

*See G004 for diagram

CALCULATION OF ON-SITE BMR REQUIREMENT + FEE (UNIT BASED)

Density Unit/X SF of Lot	800	
Lot	15,105	
Base Density Units	19.0	
Step 1		
State Density Bonus	26.0%	Based on 14.5% BMRs on-site at 80% AMI
Total Units	24	(19 base units x 1.26 = 24 total units)
BMR Inclusionary %	14.50%	As per Inclusionary Affordable_Housing Affidavit CHART 3-A: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or before 1/1/23
Total onsite BMRs Required	3	
Step 2		
Base Density BMRs - onsite BMRs	3	
Step 3		
Ratio of Base BMRs vs. Total BMRs	100%	
Step 4		
Total BMR Fee to be paid	-	No fee due to all BMRs being provided on-site
# of BMRs per Income Tier		
80% AMI - 14.5%	3	
105% AMI - 0%	-	N/A
130% AMI - 0%	-	N/A
% required as per State Law		
80% AMI - 14.5%	15%	Exceeds required % of Low Income which for 26% bonus should be 14% as per State Law
105% AMI - 0%	0%	
130% AMI - 0%	0%	

OPEN SPACE SUMMARY SQ FT

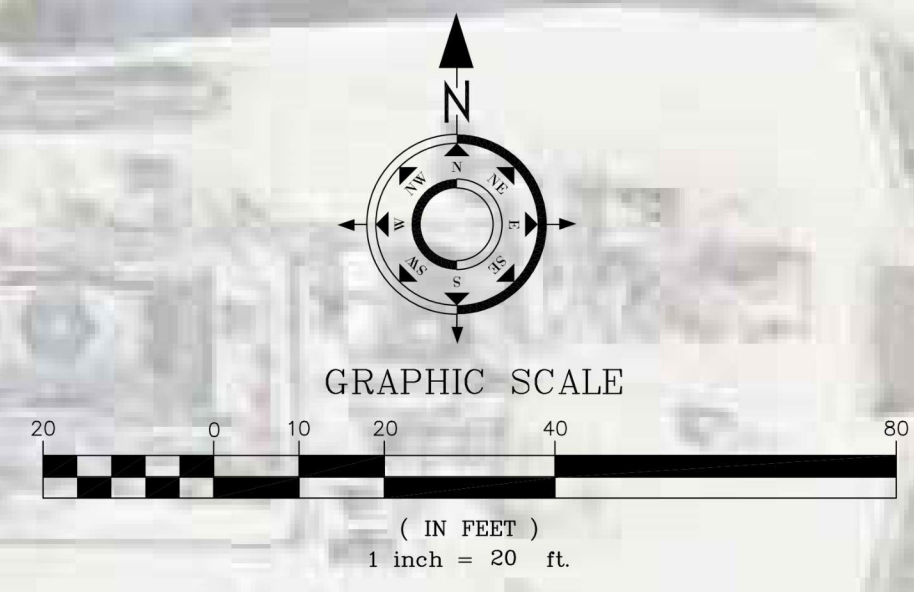
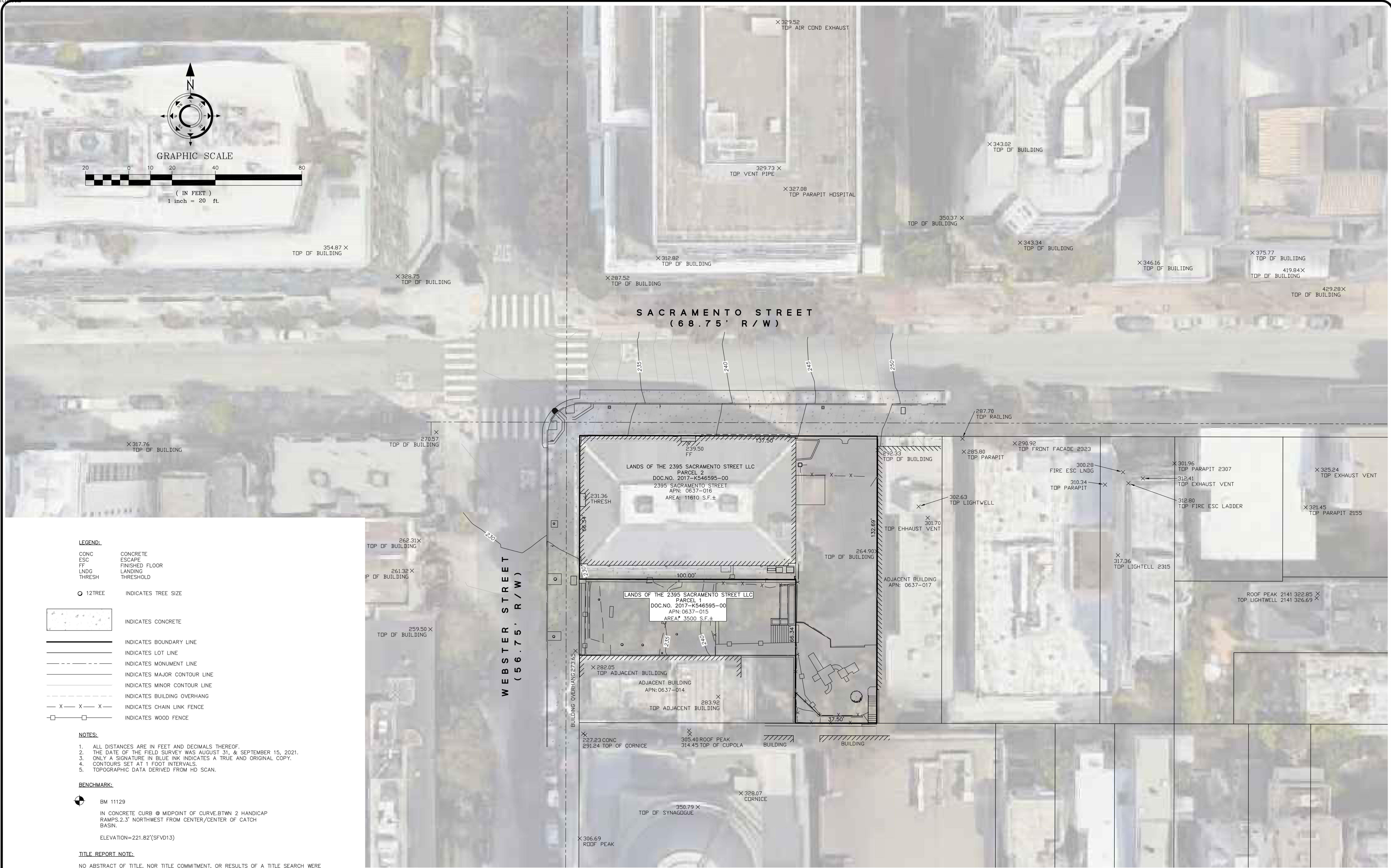
LEVEL	CODE COMPLYING			TOTAL
	PRIVATE	COMMON	EXTRA	
R				-
8				-
7	255	1,623		1,878
6	648			648
5	108			108
4	108			108
3	108			108
2	1,357		555	1,912
1		668		668
TOTAL	2,584	2,291	***555	5,430

REQUIRED	*800	**2,128
PROVIDED	2,584	2,291

* 8 units x 100 sf = 800

** 16 units x 133 sf = 2,128

*** Additional common open space that does not meet all of the dimensional requirements under Sec. 135(f)



- LEGEND:**
- CONC CONCRETE
 - ESC ESCAPE
 - FF FINISHED FLOOR
 - LANDG LANDING
 - THRESH THRESHOLD
 - 12TREE INDICATES TREE SIZE
 - INDICATES CONCRETE
 - INDICATES BOUNDARY LINE
 - INDICATES LOT LINE
 - INDICATES MONUMENT LINE
 - INDICATES MAJOR CONTOUR LINE
 - INDICATES MINOR CONTOUR LINE
 - INDICATES BUILDING OVERHANG
 - X - X - X INDICATES CHAIN LINK FENCE
 - INDICATES WOOD FENCE

- NOTES:**
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 2. THE DATE OF THE FIELD SURVEY WAS AUGUST 31, & SEPTEMBER 15, 2021.
 3. ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.
 4. CONTOURS SET AT 1 FOOT INTERVALS.
 5. TOPOGRAPHIC DATA DERIVED FROM HD SCAN.

- BENCHMARK:**
- BM 11129
IN CONCRETE CURB @ MIDPOINT OF CURVE BTWN 2 HANDICAP RAMP S. 2.3' NORTHWEST FROM CENTER/CENTER OF CATCH BASIN.
ELEVATION = 221.82' (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 OR 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.

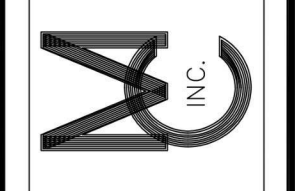
Jack M. Smith
JACK M. SMITH, S.F.S. #7539
LICENSE EXPIRES 12-31-2021



DATE _____

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MUIR CONSULTING, INC.
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LAND SURVEYING • GPS • UNMANNED AERIAL SURVEYS
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CALIFORNIA

**BUILDING HEIGHT SURVEY
FOR STRUCTURES NEAR
2395 SACRAMENTO STREET
CITY & COUNTY OF SAN FRANCISCO**

JOB NUMBER	6623-02
DRAWING NAME	6623-02 TOPO.dwg
DRAWN BY	WCC
CHECKED BY	TJE
DATE	10/05/2021
SHEET NO.	1 OF 1

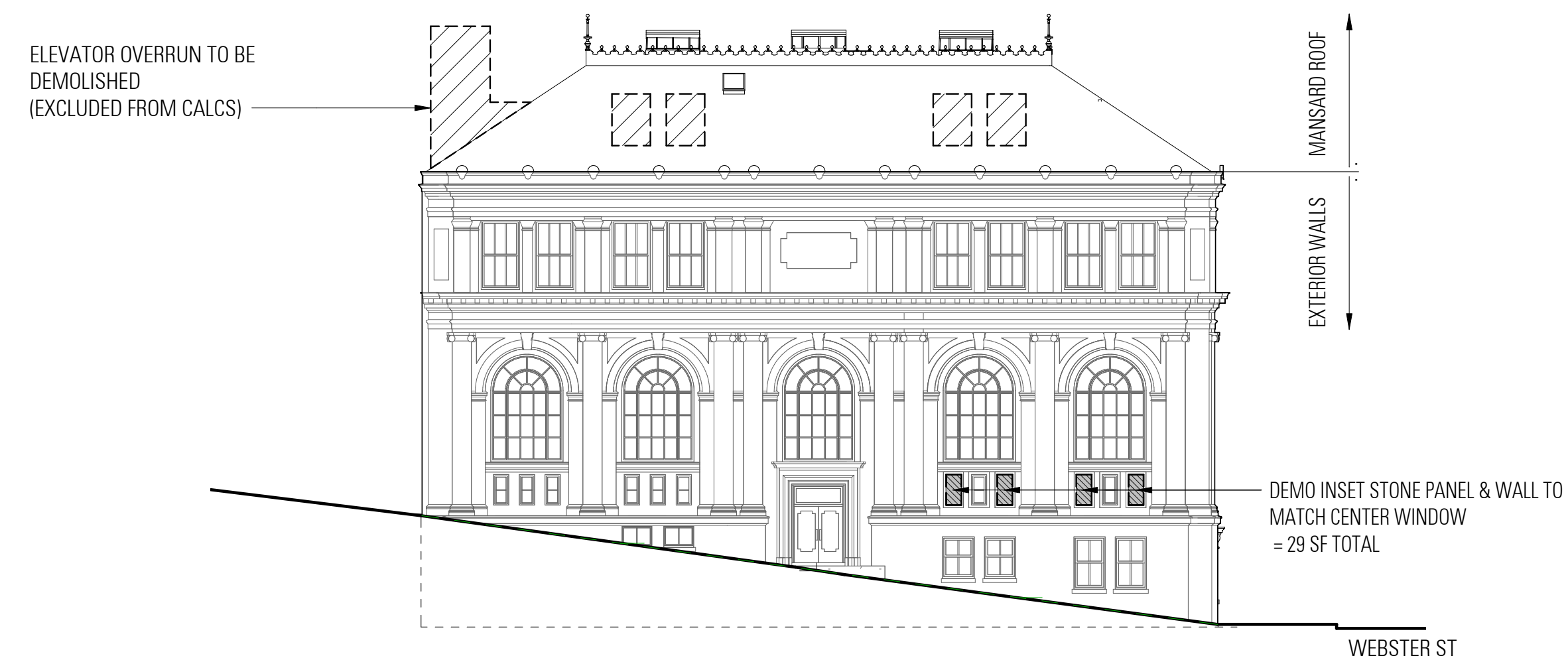


SOUTH ELEVATION SUMMARY (NOTE: NOT A PUBLIC FACING ELEVATION)

(E) EXTERIOR WALL AREA:	5,486 SF
AREA OF EXTERNAL WALL SURFACE TO BE REMOVED FACING PUBLIC STREET	N/A
AREA OF EXTERNAL WALL TO BE REMOVED FROM EXTERNAL FUNCTION	922 + 29 = 951 SF
AREA OF EXTERNAL WALL TO BE REMOVED FROM EXTERNAL OR INTERNAL FUCTION	55 + 144 + 72 + 29 = 300 SF

3 DEMO ELEVATION SOUTH

G004 1/16" = 1'-0"

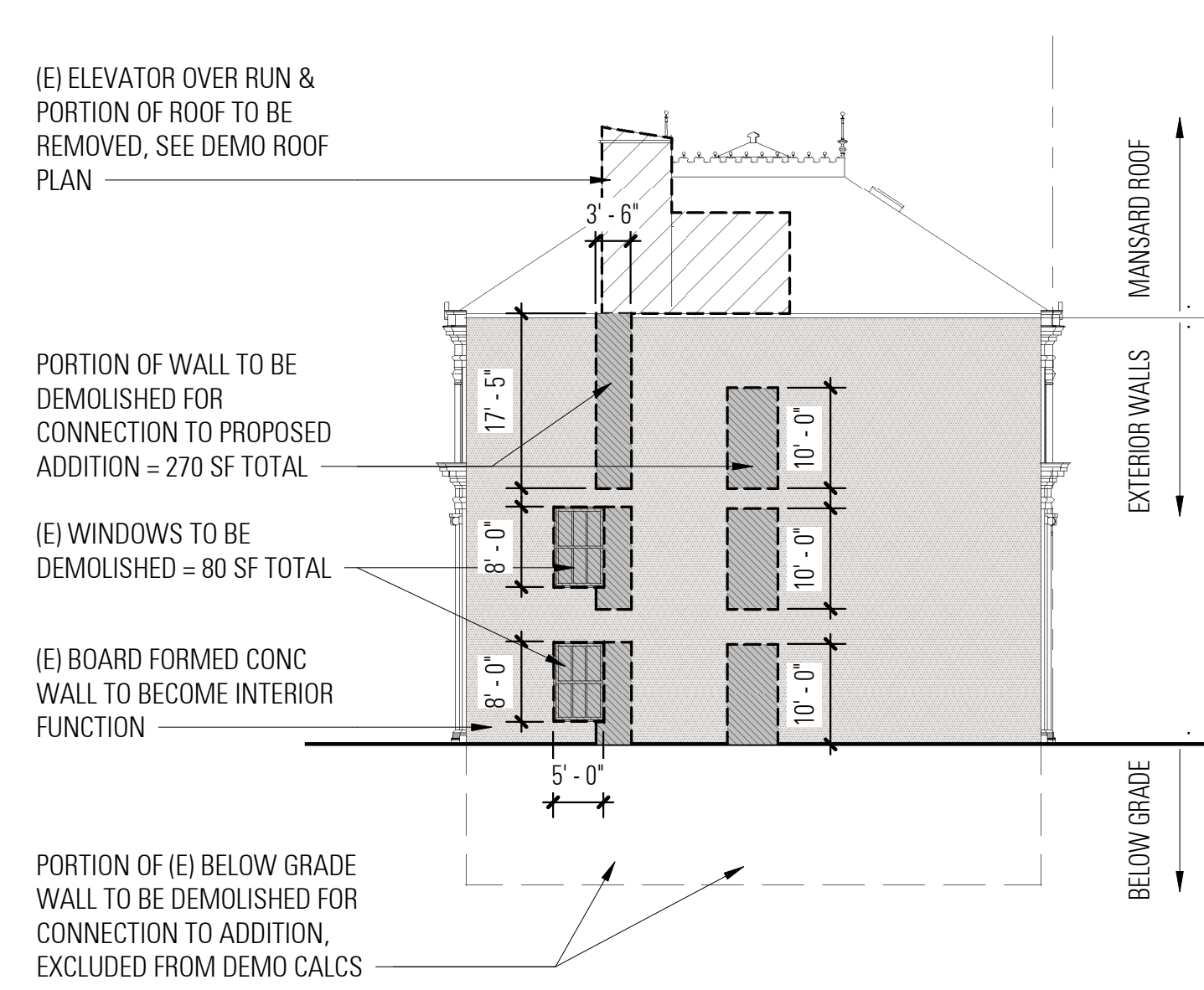


SACRAMENTO ST (NORTH) ELEVATION SUMMARY

(E) EXTERIOR WALL AREA:	5,003 SF
AREA OF EXTERNAL WALL SURFACE TO BE REMOVED (FACING PUBLIC STREET)	29 SF
AREA OF EXTERNAL WALL TO BE REMOVED FROM EXTERNAL FUNCTION	29 SF
AREA OF EXTERNAL WALL TO BE REMOVED FROM EXTERNAL OR INTERNAL FUCTION	29 SF

1 (E) NORTH ELEVATION

G004 1/16" = 1'-0"

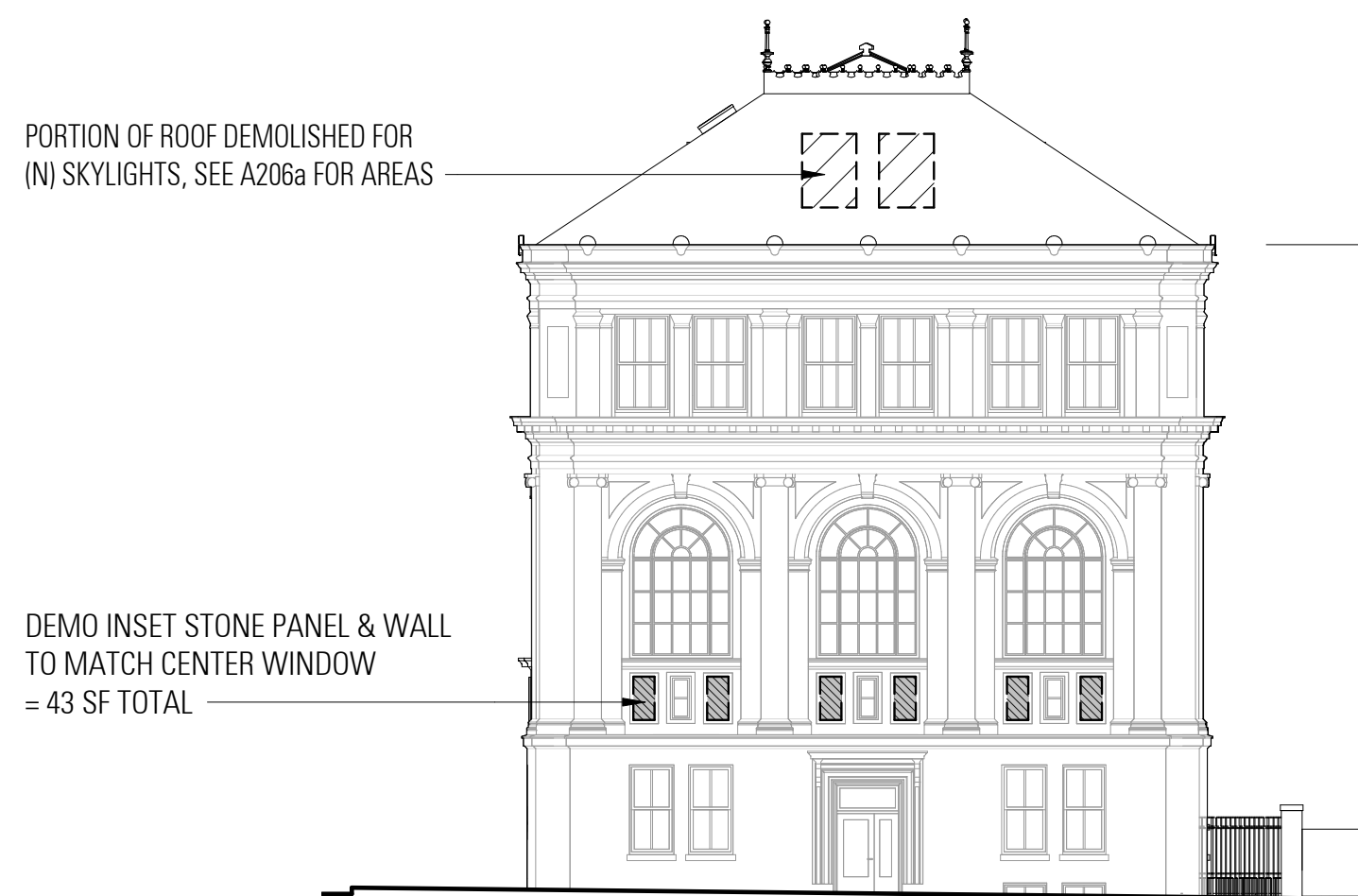


EAST ELEVATION SUMMARY (NOTE: NOT A PUBLIC FACING ELEVATION)

(E) EXTERIOR WALL AREA:	2,425 SF
AREA OF EXTERNAL WALL SURFACE TO BE REMOVED (FACING PUBLIC STREET)	N/A
AREA OF EXTERNAL WALL TO BE REMOVED FROM EXTERNAL FUNCTION	2,425 SF
AREA OF EXTERNAL WALL TO BE REMOVED FROM EXTERNAL OR INTERNAL FUCTION	80 + 270 = 350 SF

4 DEMO ELEVATION EAST

G004 1/16" = 1'-0"



WEBSTER ST (WEST) ELEVATION SUMMARY

(E) EXTERIOR WALL AREA:	3,416 SF
AREA OF EXTERNAL WALL SURFACE TO BE REMOVED (FACING PUBLIC STREET)	0 SF
AREA OF EXTERNAL WALL TO BE REMOVED FROM EXTERNAL FUNCTION	0 SF
AREA OF EXTERNAL WALL TO BE REMOVED FROM EXTERNAL OR INTERNAL FUCTION	43 SF

2 (E) WEST ELEVATION

G004 1/16" = 1'-0"

DEMO ELEVATION LEGEND

- WALL OR WINDOW TO BE DEMOLISHED AND REMOVED FROM INTERNAL & EXTERNAL FUNCTION (1005(f)(3))
- PORTION OF WALL REMOVED FROM EXTERNAL FUNCTION
- PORTION OF ROOF OR WALLS EXCLUDED FROM DEMOLITION CALCS OF EXTERNAL WALLS (BELOW GRADE OR ELEVATOR OVER RUN)

DEMO CALCULATIONS

Planning Code Section 1005

1005(f)(1): All "public facing" exterior walls (if you remove siding only, this is removal)

Elevation	(E) SF	Demo SF	% Demo	Max Permitted	Meets Code
Sacramento Street (Front) Elevation	5,003	29	0.6%	25.0%	Y
South (Rear) Elevation, (Not Public Facing)	n/a	n/a	0.0%		
East (Side) Elevation, (Not Public Facing)	n/a	n/a	0.0%		
Webster Street (Side) Elevation, if applicable	3,416	43	1.3%		
Total	8,419	72	0.9%		

1005(f)(2): All Exterior Walls from function as exterior walls

Elevation	(E) SF	Demo SF	% Demo	Max Permitted	Meets Code
Sacramento Street (Front) Elevation	5,003	29	0.6%	50.0%	Y
South (Rear) Elevation	5,486	951	17.3%		
East (Side) Elevation	2,425	2,425	100.0%		
Webster Street (Side) Elevation	3,416	43	1.3%		
Total	16,330	3,376	20.7%		

1005(f)(3): External Walls that function as either external or internal walls

Elevation	(E) SF	Demo SF	% Demo	Max Permitted	Meets Code
Sacramento Street (Front) Elevation	5,003	29	0.6%	25.0%	Y
South (Rear) Elevation	5,486	300	5.5%		
East (Side) Elevation	2,425	350	14.4%		
Webster Street (Side) Elevation	3,416	43	1.3%		
Total	16,330	650	4.0%		

1005(f)(4):

Horizontal Elements

Floor Plate	(E) SF	Demo SF	% Demo	Max Permitted	Meets Code
Ground Floor (excluded per code)	n/a	n/a	0.0%	75.0%	Y
2nd Floor	5,985	1,294	21.6%		
3rd Floor	3,516	1,544	43.9%		
4th Floor	6,522	581	8.9%		
5th Floor	3,042	44	1.4%		
Roof	6,235	832	13.3%		
Total	25,300	3,670	14.5%		

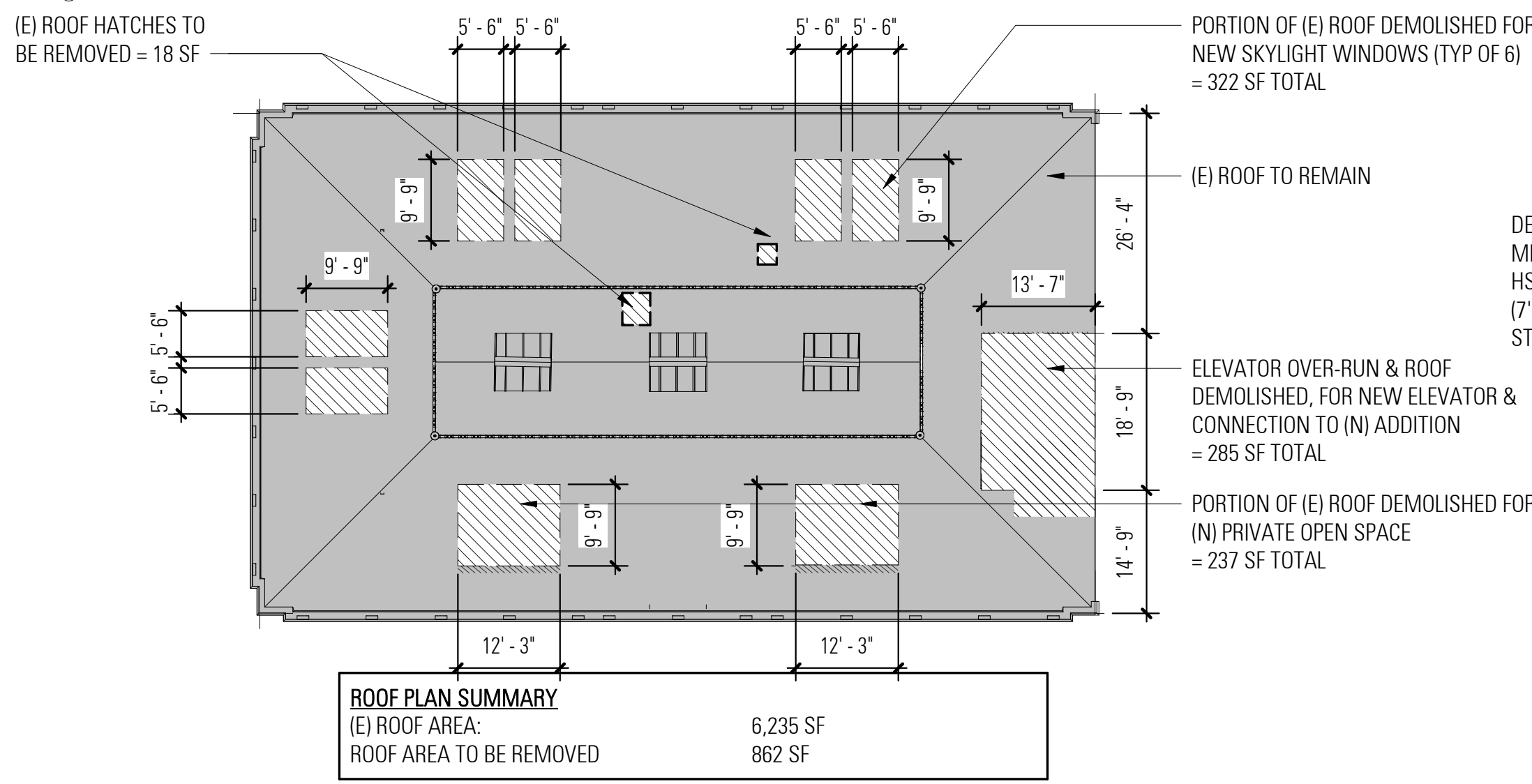
1005(f)(4):

Internal Structural Framework (structural elements only - posts, shear walls, etc.)

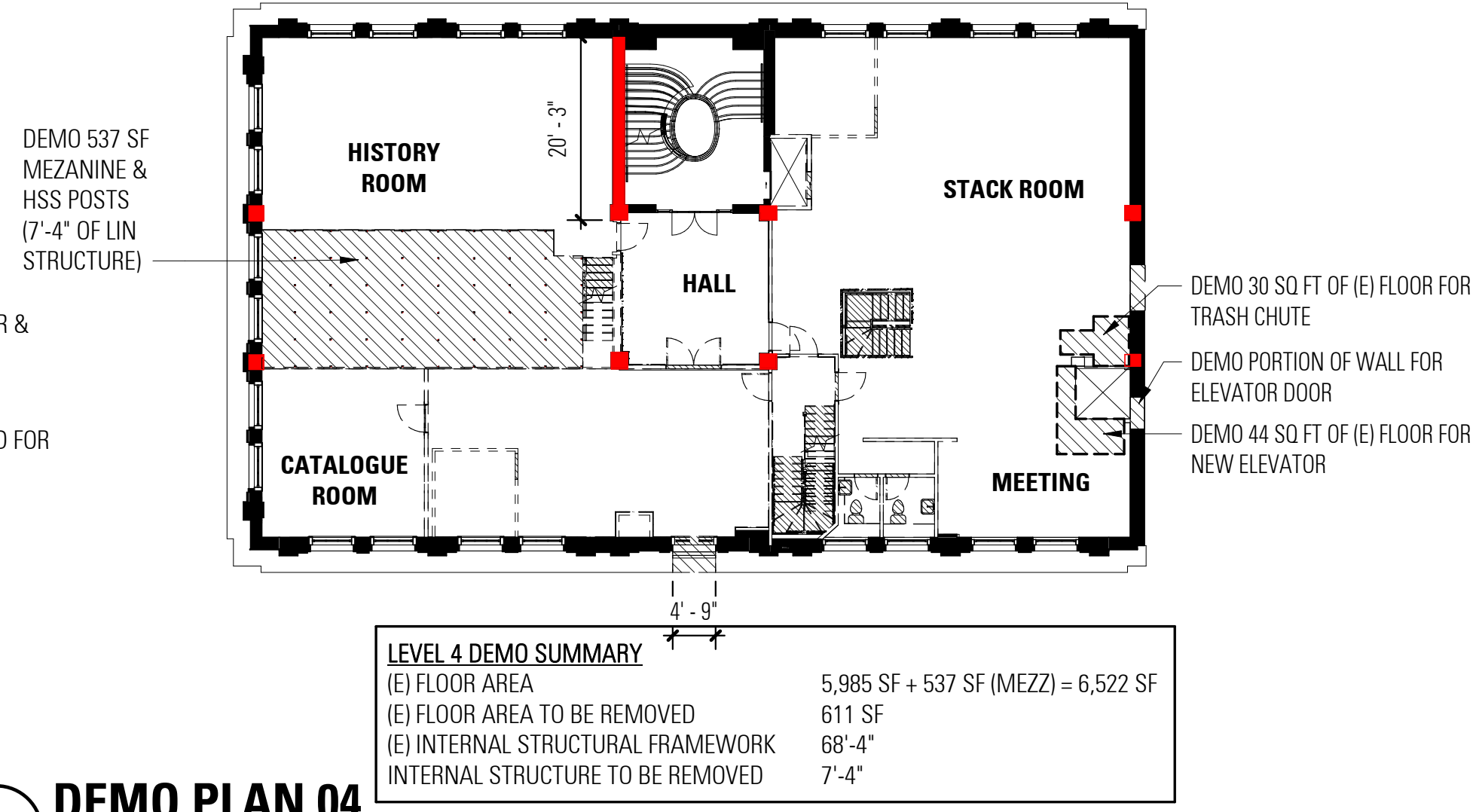
Walls	(E) LF	Demo LF	% Demo	Max Permitted	Meets Code
Ground Floor	61'-0"	0'	0.0%	75.0%	Y
2nd Floor	61'-0"	0'	0.0%		
3rd Floor	61'-0"	0'	0.0%		
4th Floor	68'-4"	7'-4"	10.7%		
5th Floor	11'-4"	0'	0.0%		
Roof	6,936'-3"	153'-7"	2.2%		
Total	7,198'-11"	160'-11"	2.2%		

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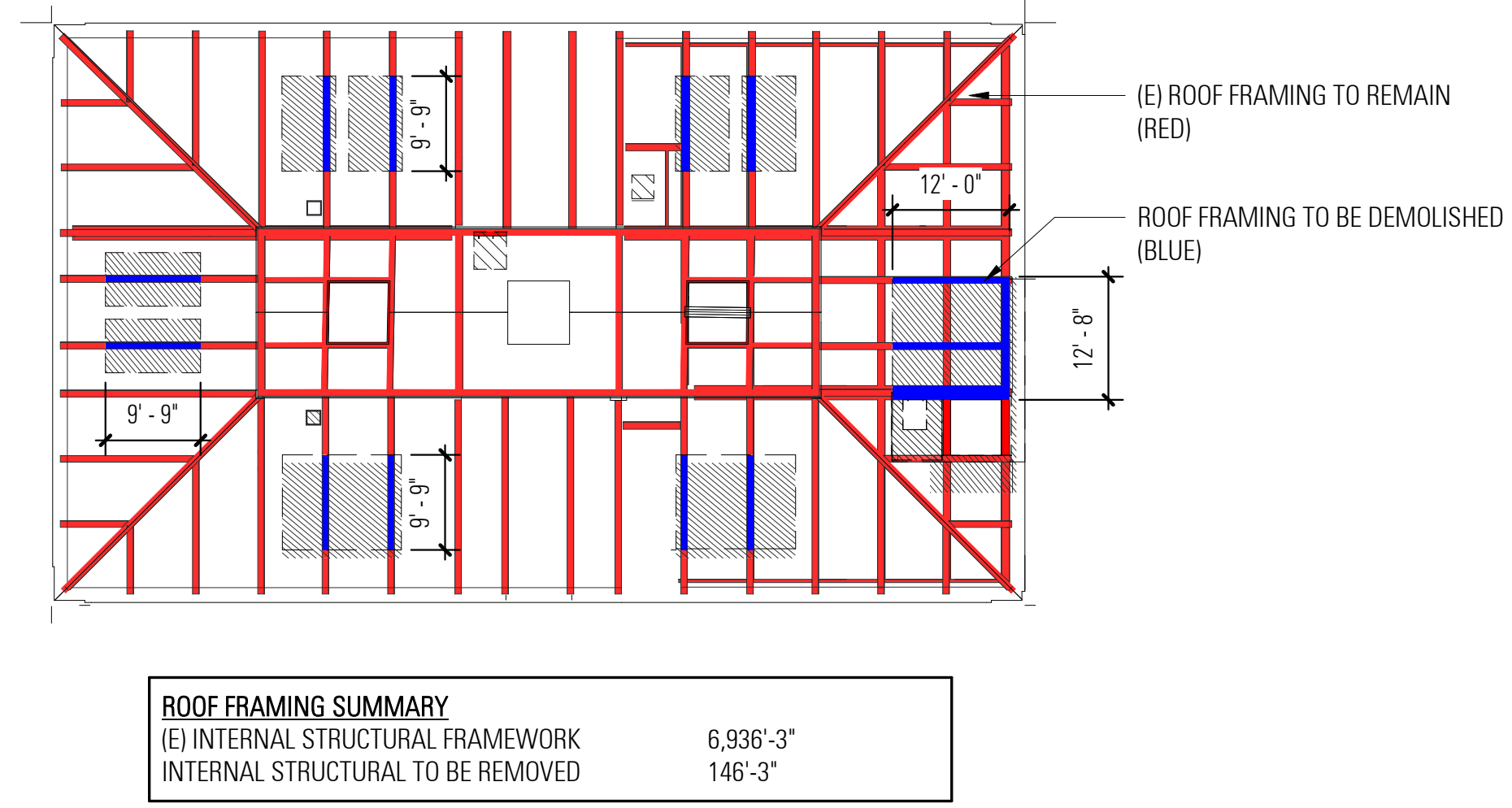


7 DEMO PLAN ROOF
 G005 1/16" = 1'-0"

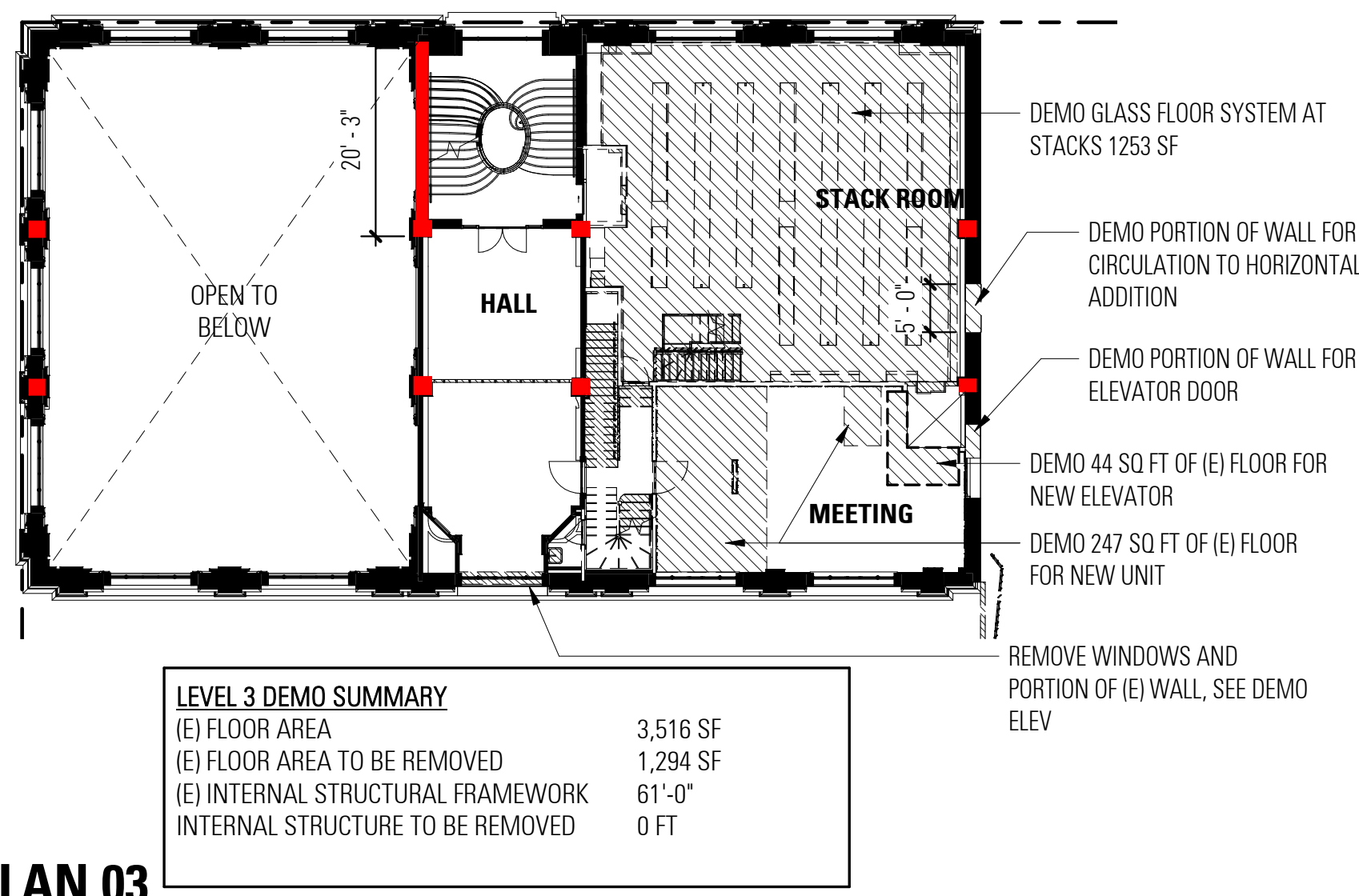


4 DEMO PLAN 04
 G005 1/16" = 1'-0"

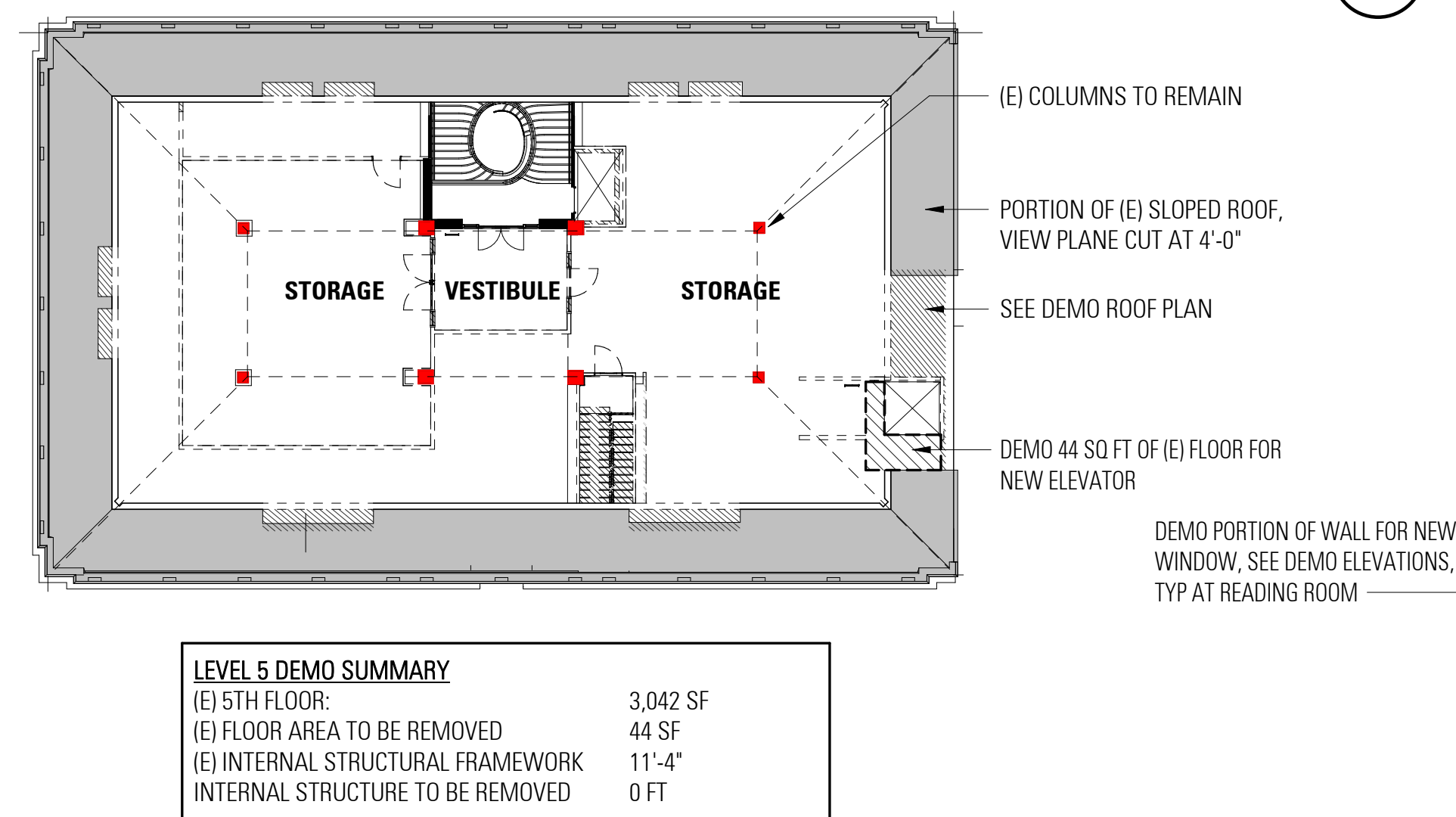
- DEMO PLAN LEGEND**
- (E) WALLS TO REMAIN
 - (E) INTERNAL STRUCTURAL FRAMEWORK TO REMAIN
 - (E) INTERNAL STRUCTURAL FRAMEWORK TO BE REMOVED
 - (E) NON-STRUCTURAL WALL TO BE REMOVED
 - (E) FLOOR AREA TO BE DEMOLISHED



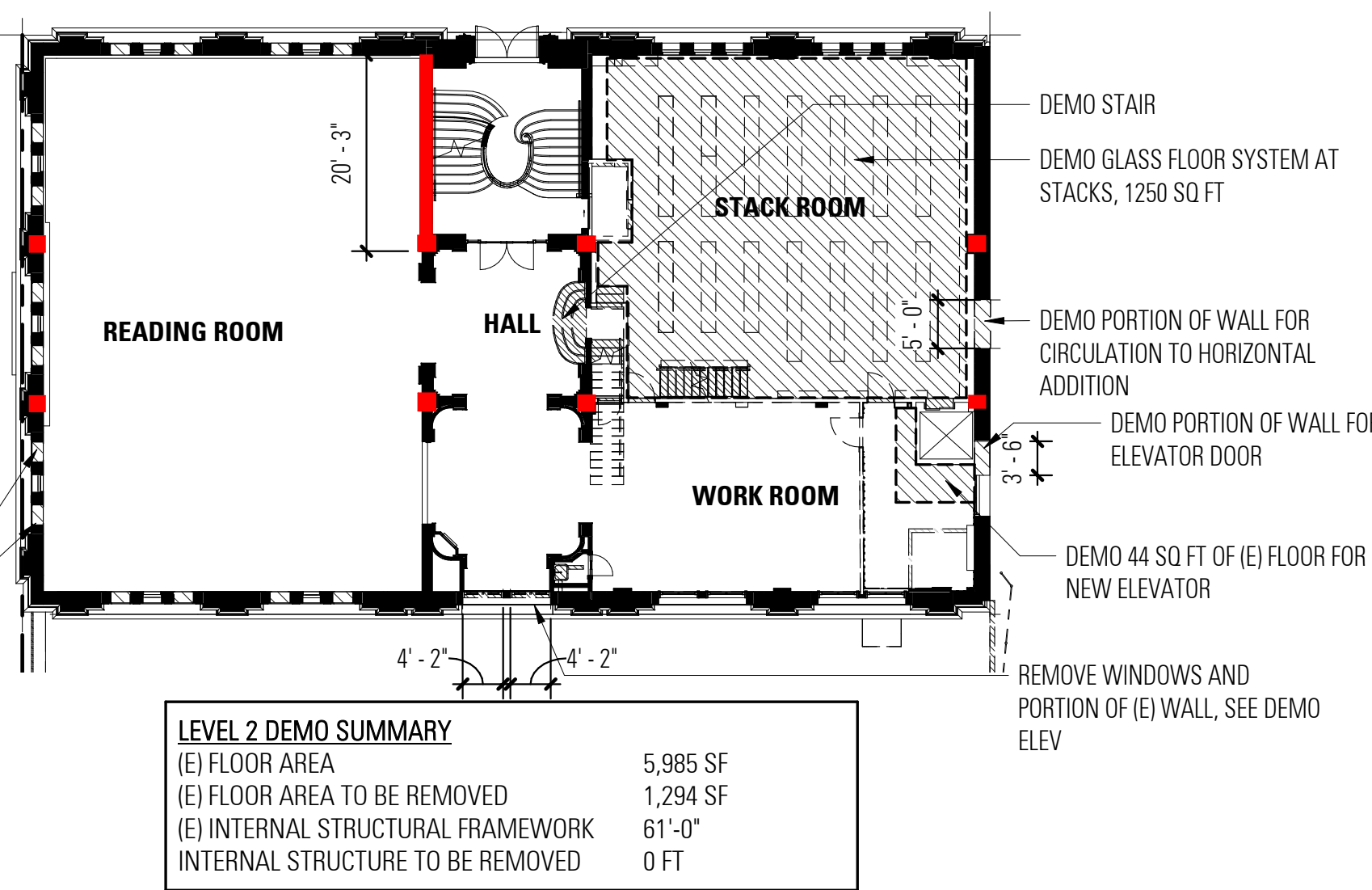
6 DEMO PLAN ROOF FRAMING
 G005 1/16" = 1'-0"



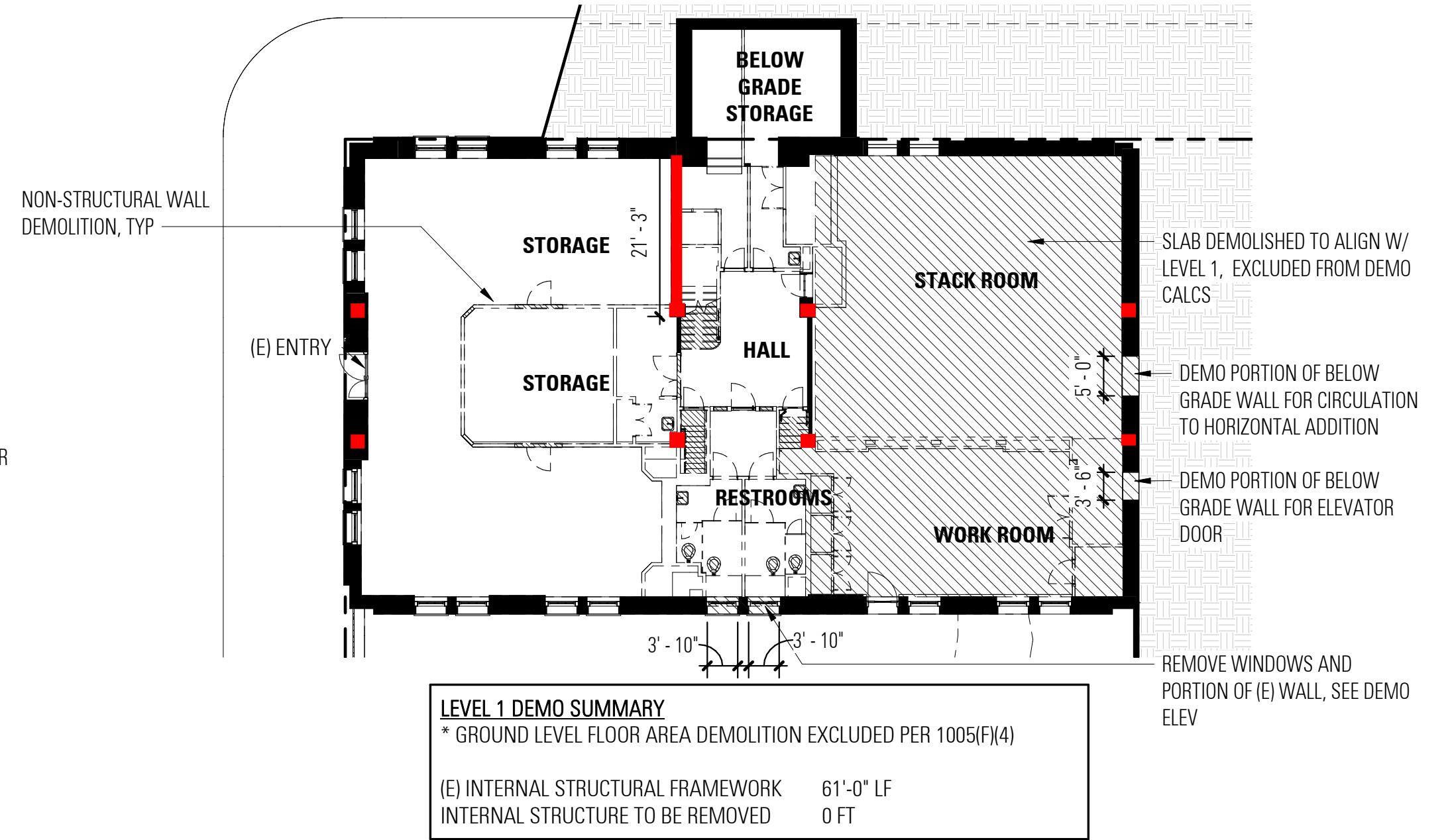
3 DEMO PLAN 03
 G005 1/16" = 1'-0"



5 DEMO PLAN 05
 G005 1/16" = 1'-0"



2 DEMO PLAN 02
 G005 1/16" = 1'-0"



1 DEMO PLAN 01
 G005 1/16" = 1'-0"

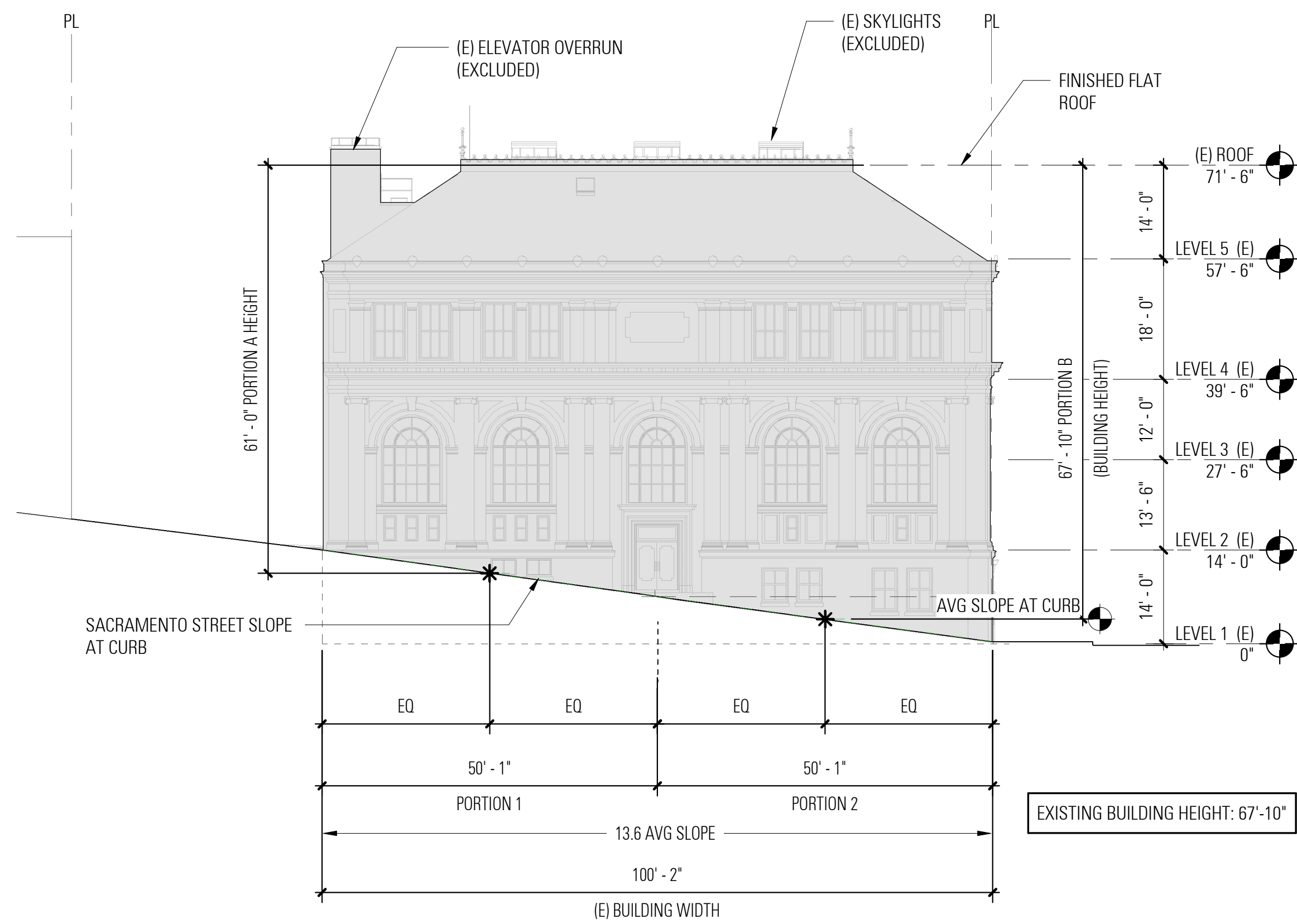
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BUILDING HEIGHT MEASUREMENT

BUILDING HEIGHT FOR THE PROJECTS IS MEASURED FROM SACRAMENTO STREET PURSUANT TO SEC 260(a)(1)(D).

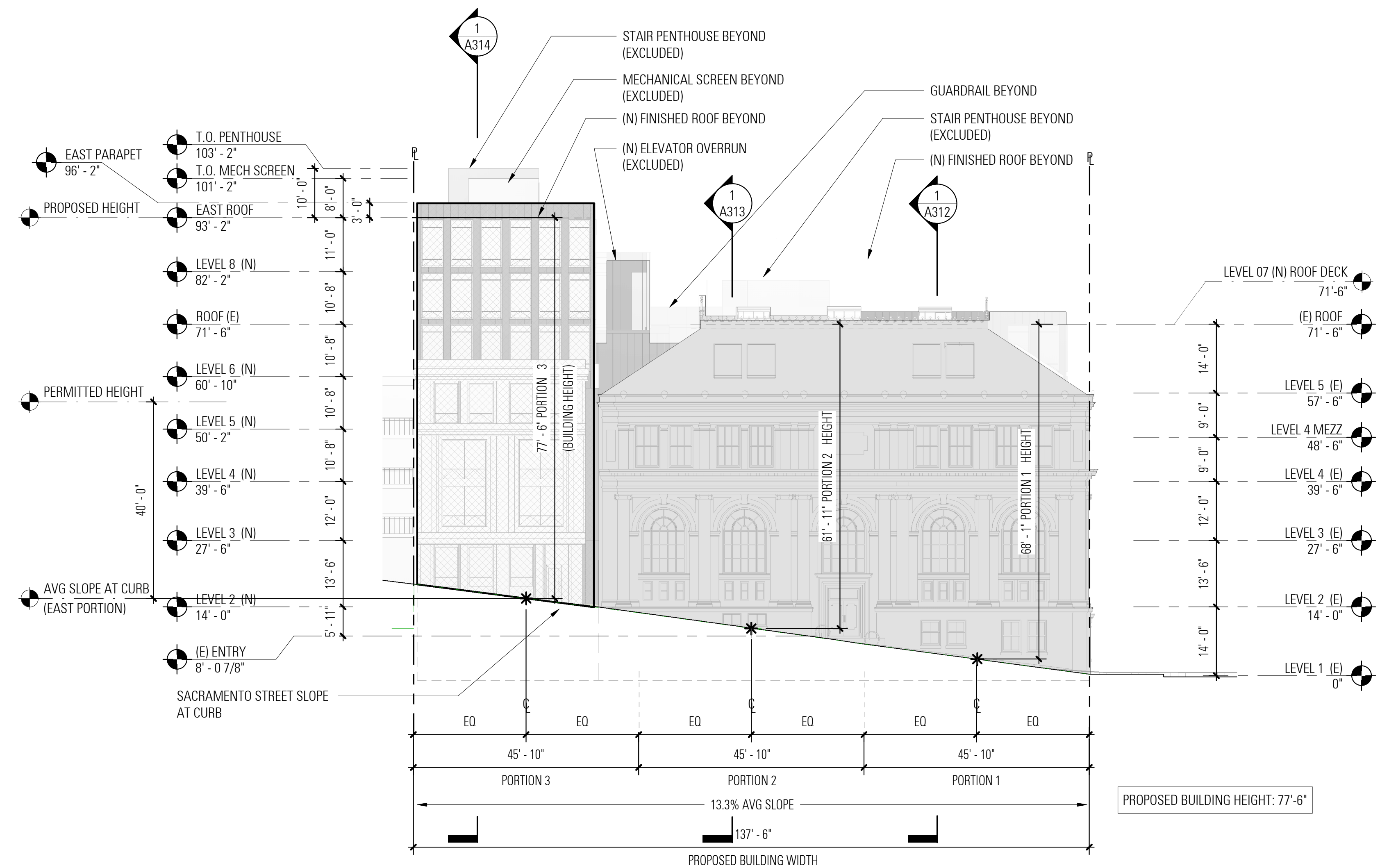
PER SEC 260(a)(3): IN CASES WHERE THE HEIGHT LIMIT IS 65 FT OR LESS AND A STREET FROM WHICH HEIGHT MEASUREMENTS ARE MADE SLOPES Laterally ALONG THE LOT, THERE SHALL BE A MAXIMUM WIDTH FOR THE PORTION OF THE BUILDING THAT MAY BE MEASURED FROM A SINGLE POINT AT CURB OR GROUND LEVEL.

PER TABLE 260: WHEN THE AVERAGE SLOPE OF CURB OR GROUND FROM WHICH HEIGHT IS MEASURED IS 5-15%, MAXIMUM WIDTH FOR PORTION OF BUILDING THAT MAY BE MEASURED FROM A SINGLE POINT IS 65 FT. THIS RESULTS IN TWO PORTIONS FOR THE EXISTING FACADE AND THREE PORTIONS FOR THE PROPOSED FACADE, AS DEPICTED BELOW.



(E) NORTH ELEVATION - BUILDING HEIGHT

1/16" = 1'-0"



(N) NORTH ELEVATION - BUILDING HEIGHT

1/16" = 1'-0"

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PROPOSED TDM MEASURES

ACTIVE-2 BICYCLE PARKING

OPTION C RESIDENTIAL

REQUIRED: 1.5 CLASS I BIKE PARKING SPACES FOR EVERY DWELLING UNIT & 3 CLASS II BIKE PARKING SPACES FOR EVERY 20 UNITS.

PROVIDED:
 24 UNITS * 1.5 = 36 CLASS I SPACES
 3 PER 20 UNITS = 4 CLASS II SPACES
 SEE A103 & A201b

ACTIVE-5A BICYCLE REPAIR STATION

REQUIRED: SECURE REPAIR STATION W/ TOOLS
 PROVIDED: INSIDE BIKE STORAGE ROOM
 SEE A201b

DELIVERY-1 DELIVERY SUPPORTIVE AMENITIES

REQUIRED: AREA FOR RECEIPT OF DELIVERIES FOR ONE OF THE FOLLOWING:
 1. CLOTHES LOCKERS FOR DELIVERY SERVICES
 2. TEMPORARY STORAGE FOR PACKAGE DELIVERIES, LAUNDRY DELIVERIES, AND OTHER DELIVERIES
 3. TEMPORARY REFRIGERATION FOR GROCERY DELIVERIES

PROVIDED: TEMPORARY DELIVERY STORAGE AT LEVEL 1 LOBBY, AT PACKAGE ROOM.
 SEE A201b

FAMILY-1 FAMILY AMENITIES

OPTION A

REQUIRED:
 (2) SECURE STORAGE SPACES 35"Hx25"Wx30"D
 (2) SECURE CARGO OR LARGE BIKE PARKING SPACES

PROVIDED:
 (2) SECURE STORAGE SPACES AT RESIDENT STORAGE
 (2) LARGE BIKE SPACES AT BIKE ROOM
 SEE A201b

TOTAL BIKE PARKING

CLASS I SPACES

ACTIVE-2 = 36
 FAMILY-1 = 2
TOTAL = 38 SPACES (BIKE STORAGE) SEE A201b

*3'x10' LARGE BICYCLE OR BIKE W/ TRAILER

CLASS II SPACES

ACTIVE-2 = 4
TOTAL = 4 SPACES (SACRAMENTO STREET) SEE A102b

TDM Plan Worksheet

Category	Measure	Points	Land Use Category			
			A Retail	B Office	C Residential	D Other
ACTIVE-1	Improve Walking Conditions: Option A; or	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Improve Walking Conditions: Option B; or	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Improve Walking Conditions: Option C; or	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Improve Walking Conditions: Option D	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
ACTIVE-2	Bicycle Parking: Option A; or	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Bicycle Parking: Option B; or	2	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Bicycle Parking: Option C; or	3	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Bicycle Parking: Option D	4	Ⓜ	Ⓜ	Ⓜ	Ⓜ
ACTIVE-3	Showers and Lockers	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
ACTIVE-4	Bike Share Membership: Location A; or	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Bike Share Membership: Location B	2	Ⓜ	Ⓜ	Ⓜ	Ⓜ
ACTIVE-5A	Bicycle Repair Station	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
ACTIVE-5B	Bicycle Maintenance Services	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
ACTIVE-6	Fleet of Bicycles	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
ACTIVE-7	Bicycle Valet Parking	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
CSHARE-1	Car-share Parking and Membership: Option A; or	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Car-share Parking and Membership: Option B; or	2	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Car-share Parking and Membership: Option C; or	3	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Car-share Parking and Membership: Option D; or	4	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Car-share Parking and Membership: Option E	5	Ⓜ	Ⓜ	Ⓜ	Ⓜ
DELIVERY-1	Delivery Supportive Amenities	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
DELIVERY-2	Provide Delivery Services	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
FAMILY-1	Family TDM Amenities: Option A; and/or	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Family TDM Amenities: Option B	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
FAMILY-2	On-site Childcare	2	Ⓜ	Ⓜ	Ⓜ	Ⓜ
FAMILY-3	Family TDM Package	2	Ⓜ	Ⓜ	Ⓜ	Ⓜ
HOV-1	Contributions or Incentives for Sustainable Transportation: Option A; or	2	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Contributions or Incentives for Sustainable Transportation: Option B; or	4	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Contributions or Incentives for Sustainable Transportation: Option C; or	6	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Contributions or Incentives for Sustainable Transportation: Option D	8	Ⓜ	Ⓜ	Ⓜ	Ⓜ
HOV-2	Shuttle Bus Service: Option A; or	7	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Shuttle Bus Service: Option B	14	Ⓜ	Ⓜ	Ⓜ	Ⓜ

NOTES:
 A project sponsor can only receive up to 14 points between HOV-2 and HOV-3.
 Please tally the points on the next page.

Ⓜ = applicable to land use category.
 Ⓜ = applicable to land use category, see fact sheets for further details regarding project size and/or location.
 Ⓜ = applicable to land use category only if project includes some parking.
 Ⓜ = not applicable to land use category.
 Ⓜ = project sponsor can select these measures for land use category D, but will not receive points.

Category	Measure	Points	Land Use Category			
			A Retail	B Office	C Residential	D Other
HOV-3	Vanpool Program: Option A; or	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Vanpool Program: Option B; or	2	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Vanpool Program: Option C; or	3	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Vanpool Program: Option D; or	4	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Vanpool Program: Option E; or	5	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Vanpool Program: Option F; or	6	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Vanpool Program: Option G	7	Ⓜ	Ⓜ	Ⓜ	Ⓜ
INFO-1	Multimodal Wayfinding Signage	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
INFO-2	Real Time Transportation Information Displays	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
INFO-3	Tailored Transportation Marketing Services: Option A; or	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Tailored Transportation Marketing Services: Option B; or	2	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Tailored Transportation Marketing Services: Option C; or	3	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Tailored Transportation Marketing Services: Option D	4	Ⓜ	Ⓜ	Ⓜ	Ⓜ
LU-1	Healthy Food Retail in Underserved Area	2	Ⓜ	Ⓜ	Ⓜ	Ⓜ
LU-2	On-site Affordable Housing: Option A; or	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	On-site Affordable Housing: Option B; or	2	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	On-site Affordable Housing: Option C; or	3	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	On-site Affordable Housing: Option D	4	Ⓜ	Ⓜ	Ⓜ	Ⓜ
PKG-1	Unbundle Parking: Location A; or	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Unbundle Parking: Location B; or	2	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Unbundle Parking: Location C; or	3	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Unbundle Parking: Location D; or	4	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Unbundle Parking: Location E	5	Ⓜ	Ⓜ	Ⓜ	Ⓜ
PKG-2	Parking Pricing	2	Ⓜ	Ⓜ	Ⓜ	Ⓜ
PKG-3	Parking Cash Out: Non-residential Tenants	2	Ⓜ	Ⓜ	Ⓜ	Ⓜ
PKG-4	Parking Supply: Option A; or	1	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Parking Supply: Option B; or	2	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Parking Supply: Option C; or	3	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Parking Supply: Option D; or	4	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Parking Supply: Option E; or	5	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Parking Supply: Option F; or	6	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Parking Supply: Option G; or	7	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Parking Supply: Option H; or	8	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Parking Supply: Option I; or	9	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Parking Supply: Option J; or	10	Ⓜ	Ⓜ	Ⓜ	Ⓜ
	Parking Supply: Option K	11	Ⓜ	Ⓜ	Ⓜ	Ⓜ
LAND USE CATEGORY TOTALS			A Retail	B Office	C Residential	D Other
Point Subtotal From Page 1:					6	
Point Subtotal From Page 2:					8	
TOTALS:					14	

TOTAL = 14



1. FROM SACRAMENTO ST (LOOKING WEST)



2. FROM SACRAMENTO ST



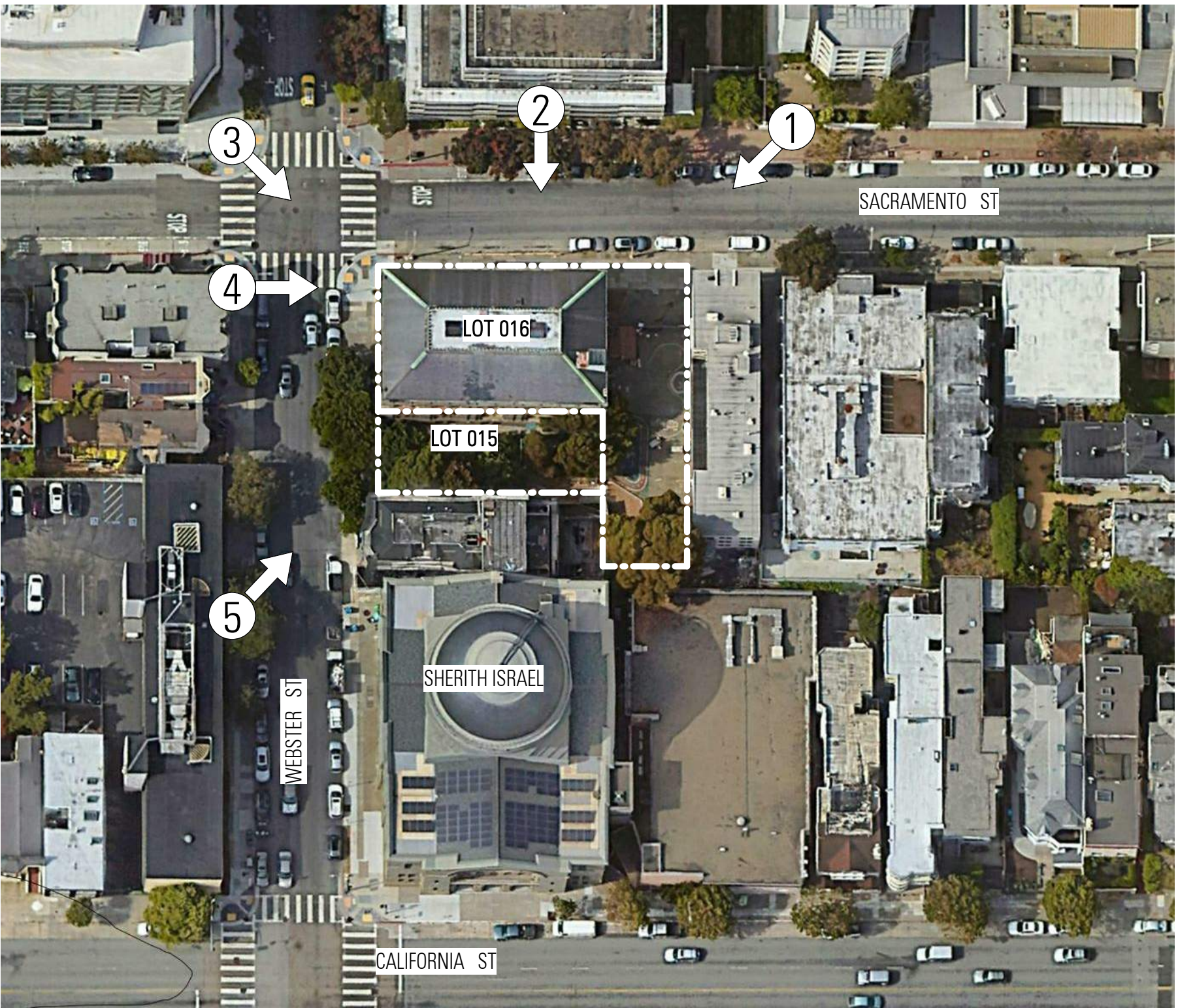
3. FROM SACRAMENTO & WEBSTER



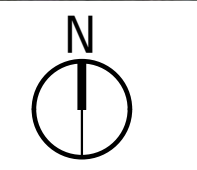
4. FROM SACRAMENTO & WEBSTER



5. FROM WEBSTER ST (LOOKING NORTH)



AERIAL KEYPLAN



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6. LOOKING AT 2018/2020 WEBSTER



7. LOOKING AT 2018/2020 WEBSTER - FROM INSIDE 2395 SACRAMENTO



8. LOOKING AT SOUTH FACADE / LOT 015



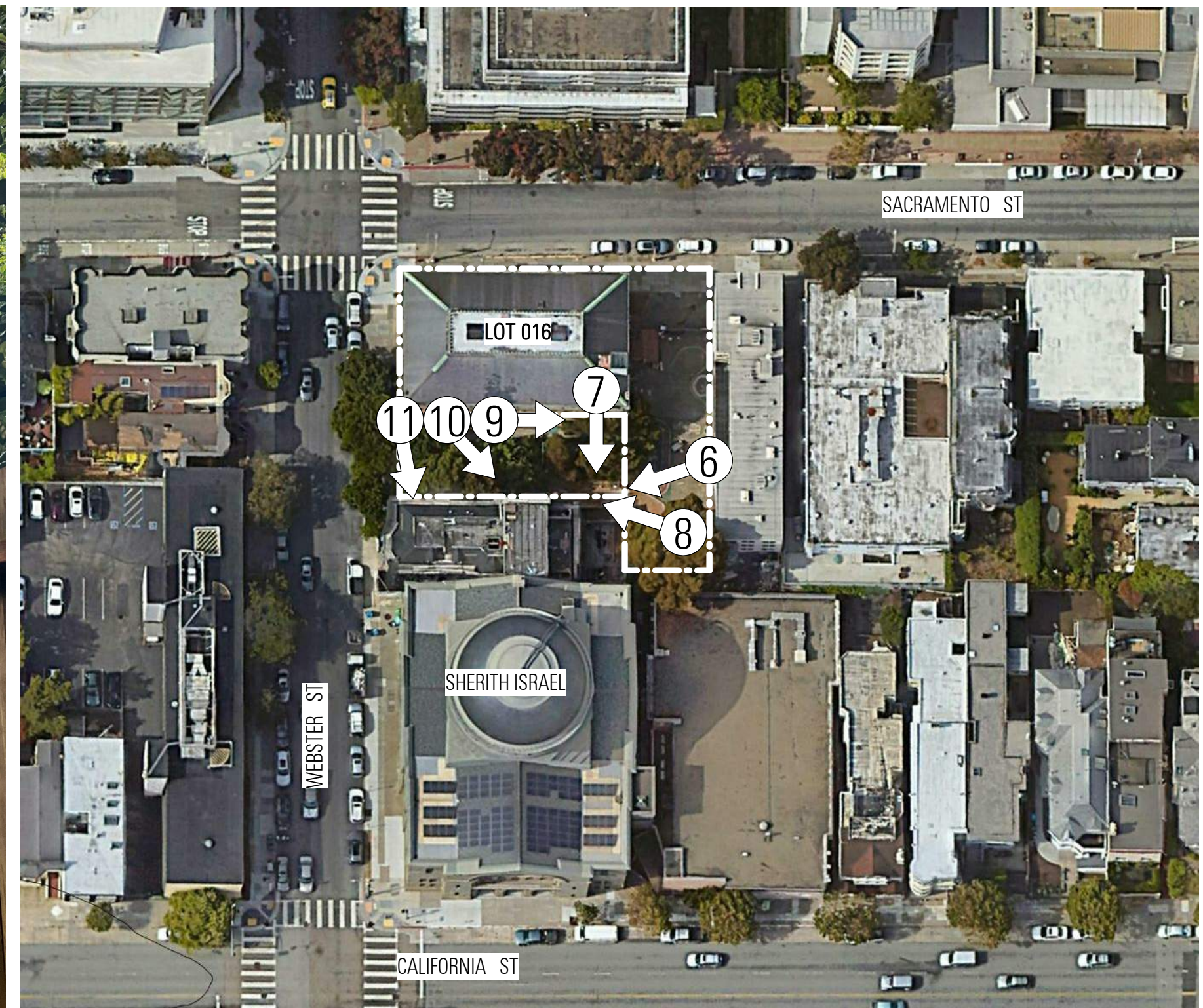
9. LOOKING AT SOUTH FACADE AT GRADE



10. LOOKING SOUTH AT 2018/2020 WEBSTER



11. LOOKING SOUTH AT 2018/2020 WEBSTER



AERIAL KEYPLAN



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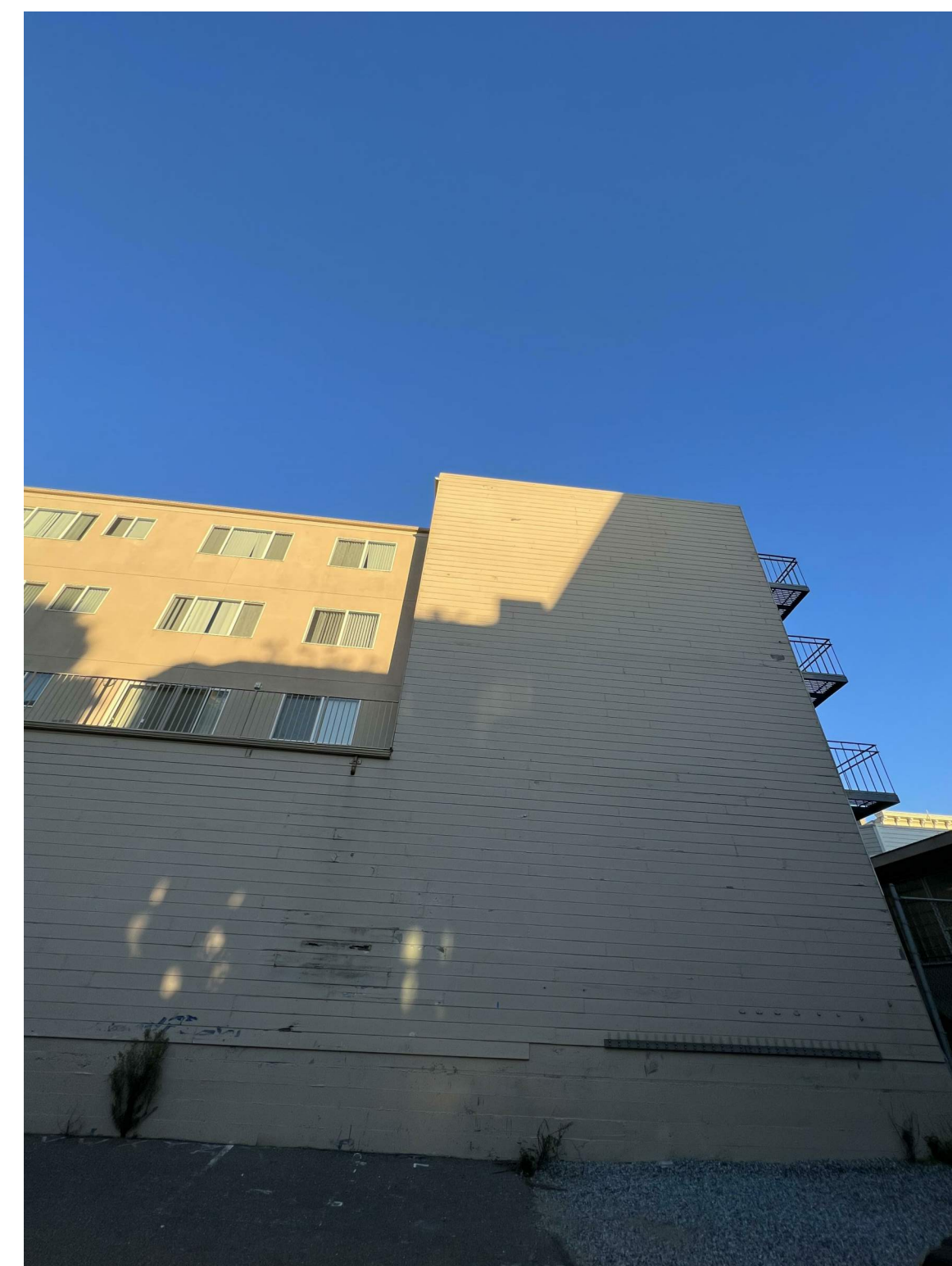
12. FROM SACRAMENTO SIDEWALK



13. LOOKING AT 2329 SACRAMENTO



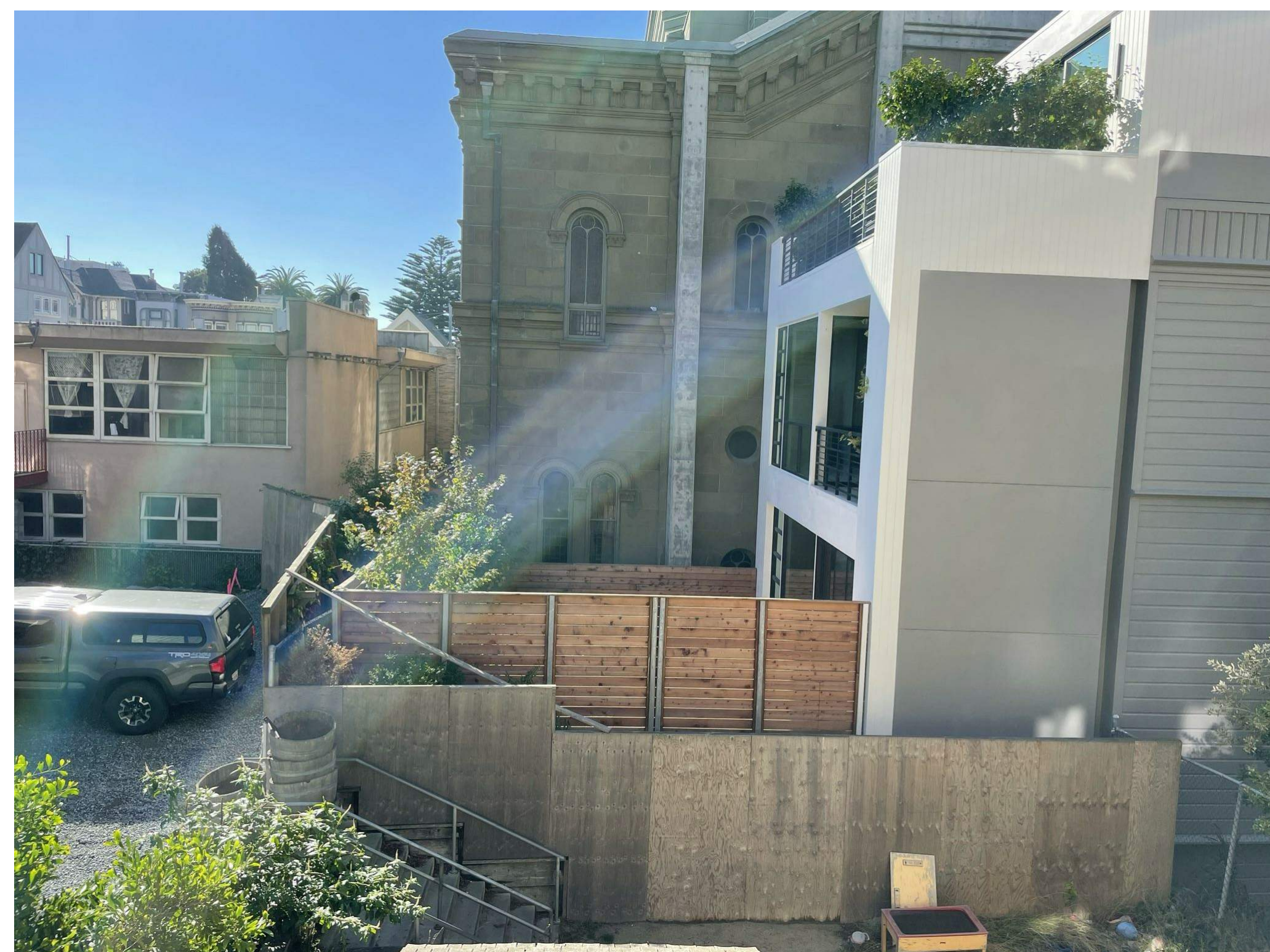
14. LOOKING AT 2329 SACRAMENTO



15. LOOKING AT 2329 SACRAMENTO



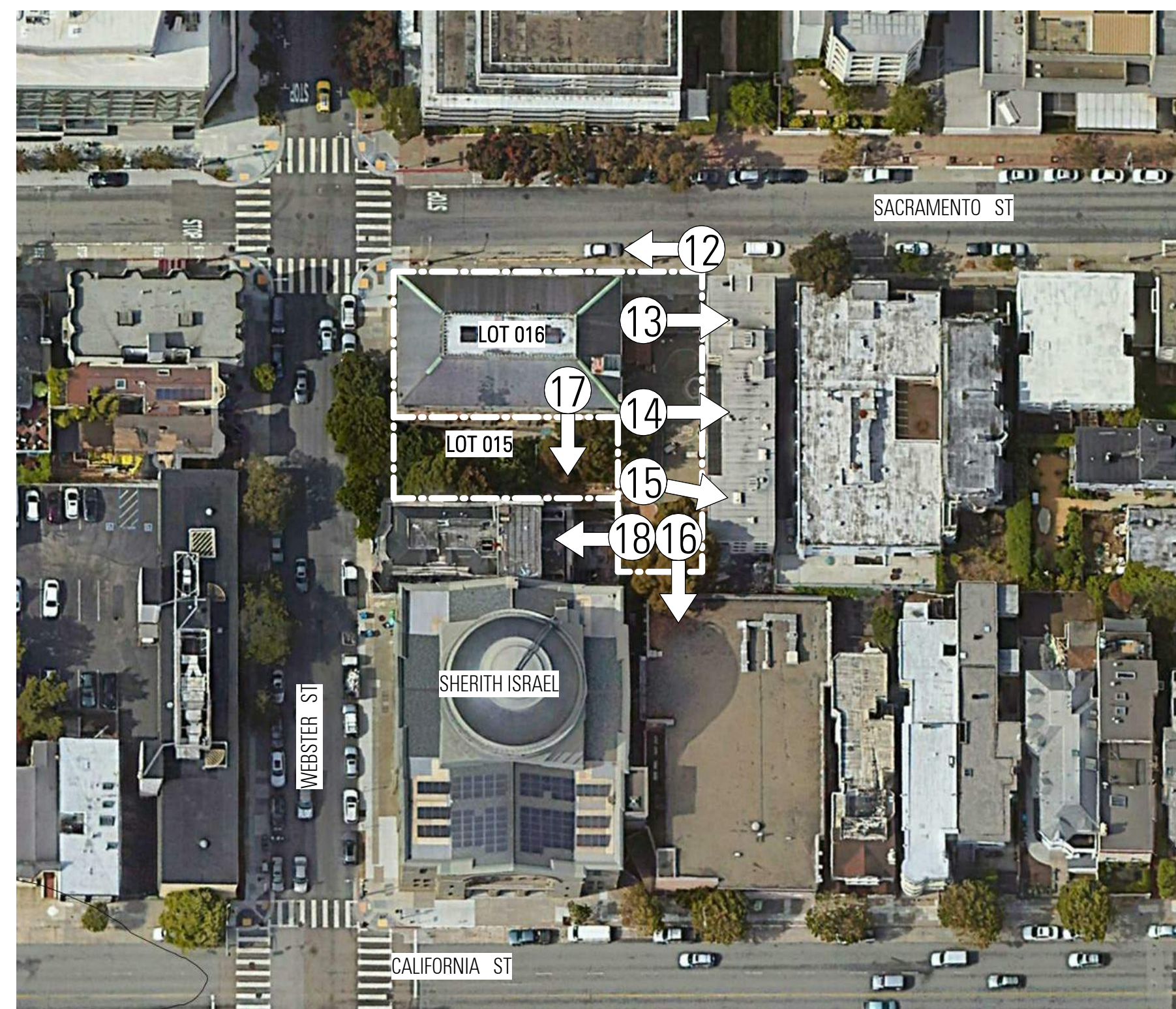
16. LOOKING AT 2262 CALIFORNIA



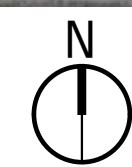
17. LOOKING AT 2262 CALIFORNIA & 2018/2020 WEBSTER



18. LOOKING AT 2018/2020 WEBSTER



AERIAL KEYPLAN



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178 TOWNSEND



1629 MARKET



700 MARKET



475 BRANNAN



2240 MARKET



BERKELEY PUBLIC LIBRARY

NOTE:

THE PHOTOS ABOVE ARE EXAMPLES OF PROJECTS IN SAN FRANCISCO THAT INCLUDED HORIZONTAL AND VERTICAL ADDITIONS TO HISTORIC STRUCTURES. THE BERKELEY PUBLIC LIBRARY IS AN EXAMPLE OF AN ADDITION TO A HISTORIC BUILDING THAT THE NATIONAL PARK SERVICE USES AN EXAMPLE IN ITS PRESERVATION BRIEF 14

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2395 SACRAMENTO ST

VIEW AT CORNER

10.02.2023

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2395 SACRAMENTO ST

VIEW AT SACRAMENTO

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2395 SACRAMENTO ST

VIEW AT WEBSTER

10.02.2023

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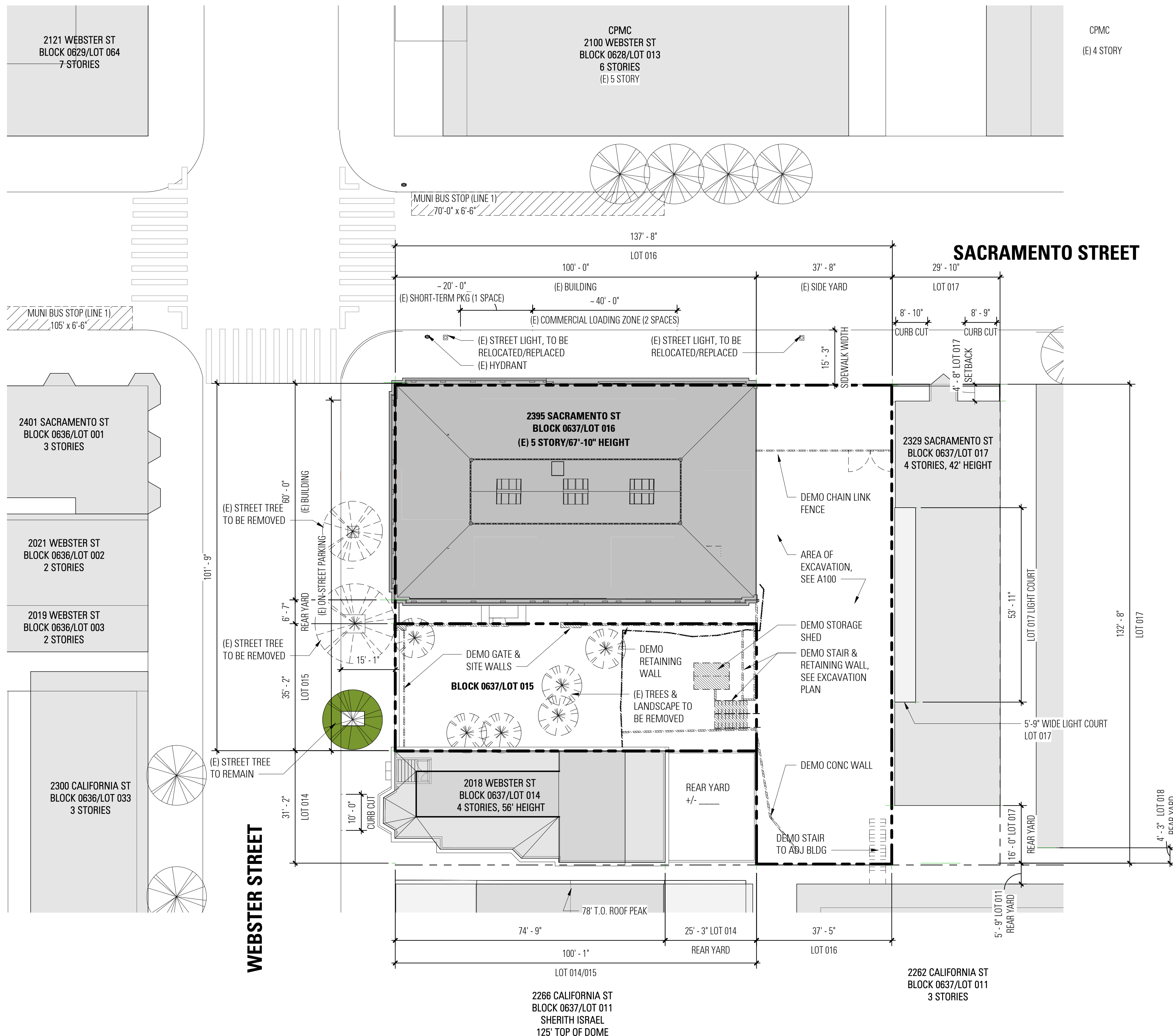
A003



EXISTING VIEW FROM WEBSTER STREET, LOOKING NORTH-EAST

PROPOSED VIEW FROM WEBSTER STREET, LOOKING NORTH-EAST

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SITE PLAN LEGEND

- EXISTING SUBJECT BUILDING
- EXISTING ADJACENT BUILDING
- PROPOSED ADDITION
- LANDSCAPED AREA ON GRADE OR PODIUM
- (E) STREET TREE TO BE REMOVED
- (E) STREET TREE AT ADJACENT PROPERTY, NOT IN SCOPE
- (E) STREET TREE TO REMAIN AT SUBJECT PROPERTY
- PROPOSED STREET TREE AT SUBJECT PROPERTY

NOTE: SEE STREETScape PLAN FOR ADDITION INFORMATION

NOTE: (O) EXISTING ON-SITE PARKING SPACES

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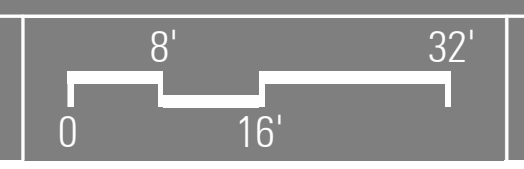
2395 SACRAMENTO ST

EXISTING SITE PLAN

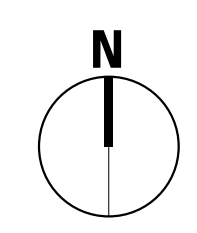
10.02.2023

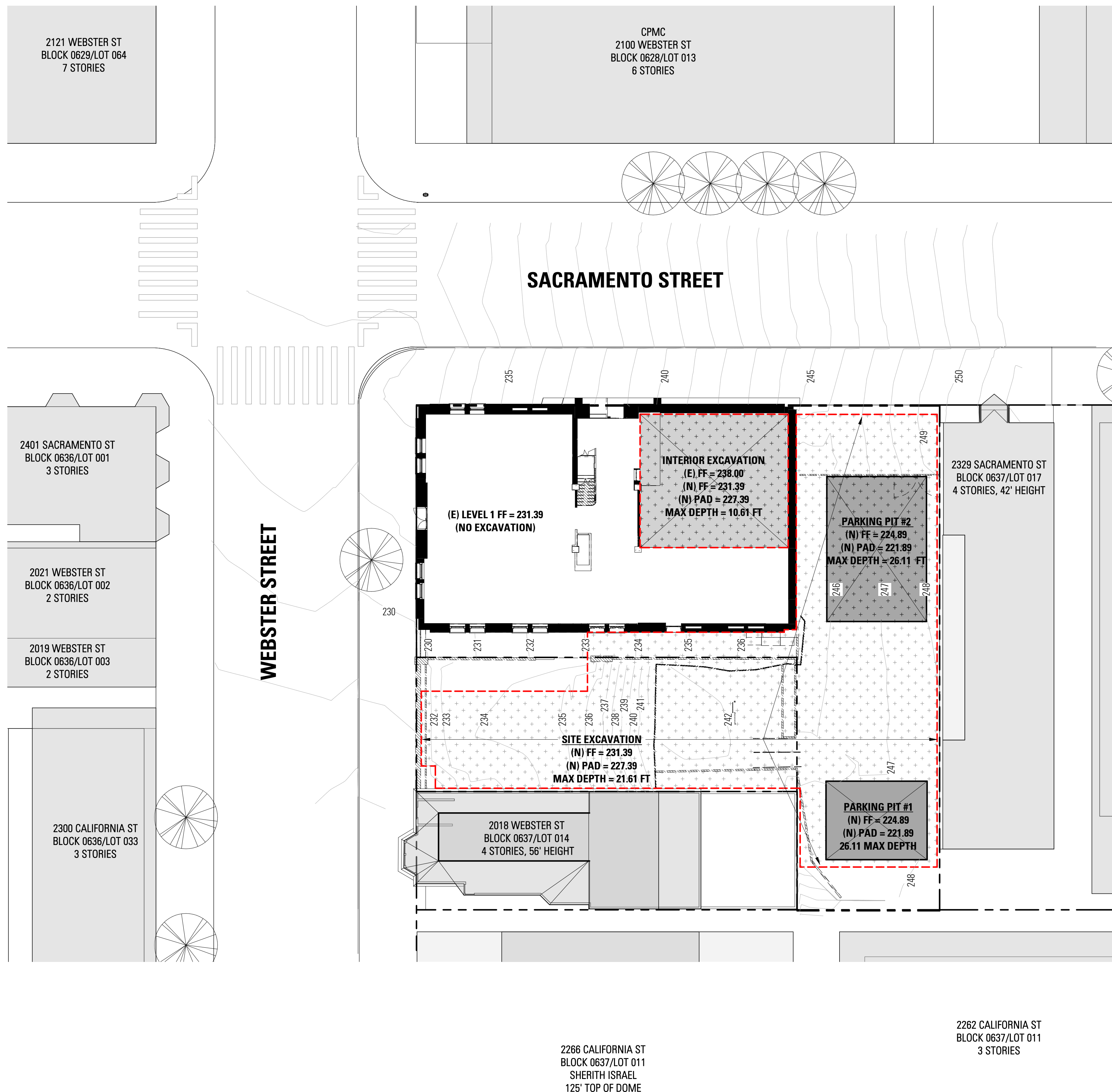
2021052

BAR architects



A100





EXCAVATION SUMMARY

(E) LEVEL 1 FF = 231.39
 (N) LEVEL 1 FF = 231.39
 PRELIMINARY FOUNDATION THICKNESS = 3FT
 PRELIMINARY FILL DEPTH = 1 FT
 TOP OF PAD/BOT OF EXCAVATION = 227.39

LEGEND	MAX DEPTH	(N) PAD	AREA	VOLUME
+++ SITE EXCAVATION	21.61 FT	227.39	6,175 SF	4,750 CU YD
+++ PARKING PIT EXCAVATION	26.11 FT	221.89	1,550 SF	544 CU YD
+++ INTERIOR EXCAVATION	10.61 FT	221.89	1,365 SF	536 CU YD
TOTAL			9,090 SF	5,830 CU YD*

*AMOUNT MAY VARY BASED ON FURTHER FOUNDATION DESIGN

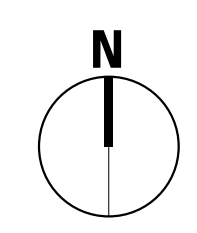
AREA SUMMARY

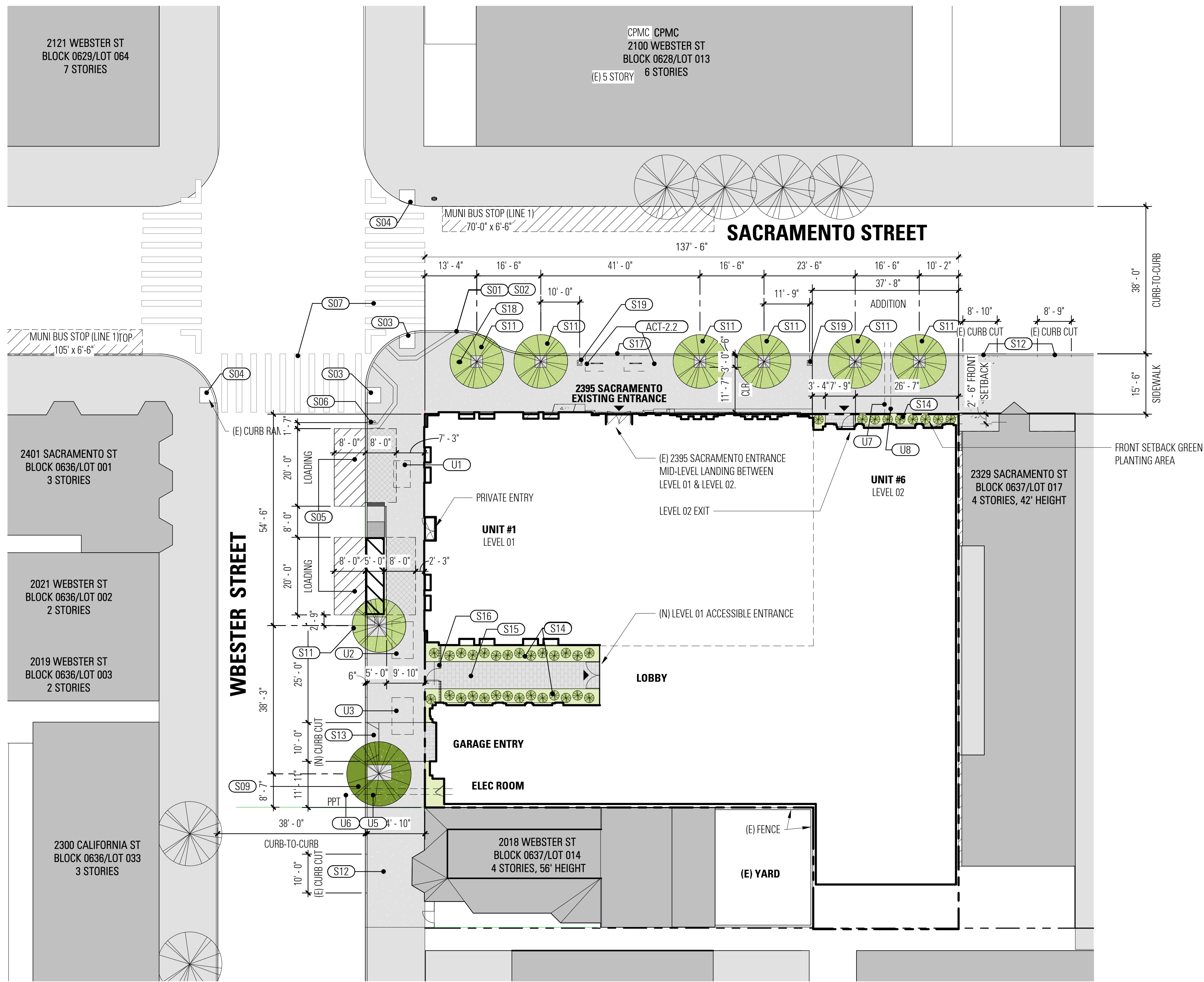
INTERIOR AREA	= 1,365
EXTERIOR AREA	= 7,725
TOTAL	= 9,090 SF (INCLUDES PITS)

VOLUME SUMMARY

INTERIOR AREA	= 536
EXTERIOR AREA	= 4,750
PIT #1	= 193
PIT #2	= 351
TOTAL	= 5,830 CU YDS

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STREETSCAPE PLAN LEGEND

- STANDARD CITY SIDEWALK, MODIFY AS REQ'D FOR NEW BULB-OUT.
- SPECIALTY PAVING
- PLANTING AREA, ON GRADE
- (E) STREET TREE AT ADJACENT PROPERTY, NOT IN SCOPE
- (E) STREET TREE TO REMAIN AT SUBJECT PROPERTY
- PROPOSED STREET TREE AT SUBJECT PROPERTY

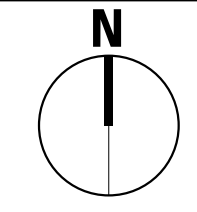
FRONT SETBACK

REQ'D FRONT SETBACK = 37'-8" x 2'-4" = 88 SF TOTAL AREA

REQUIRED	PROVIDED
20% LANDSCAPED AREA = 18 SF	75 SF LANDSCAPED AREA
50% PERMEABLE AREA = 44 SF	75 SF PERMEABLE AREA

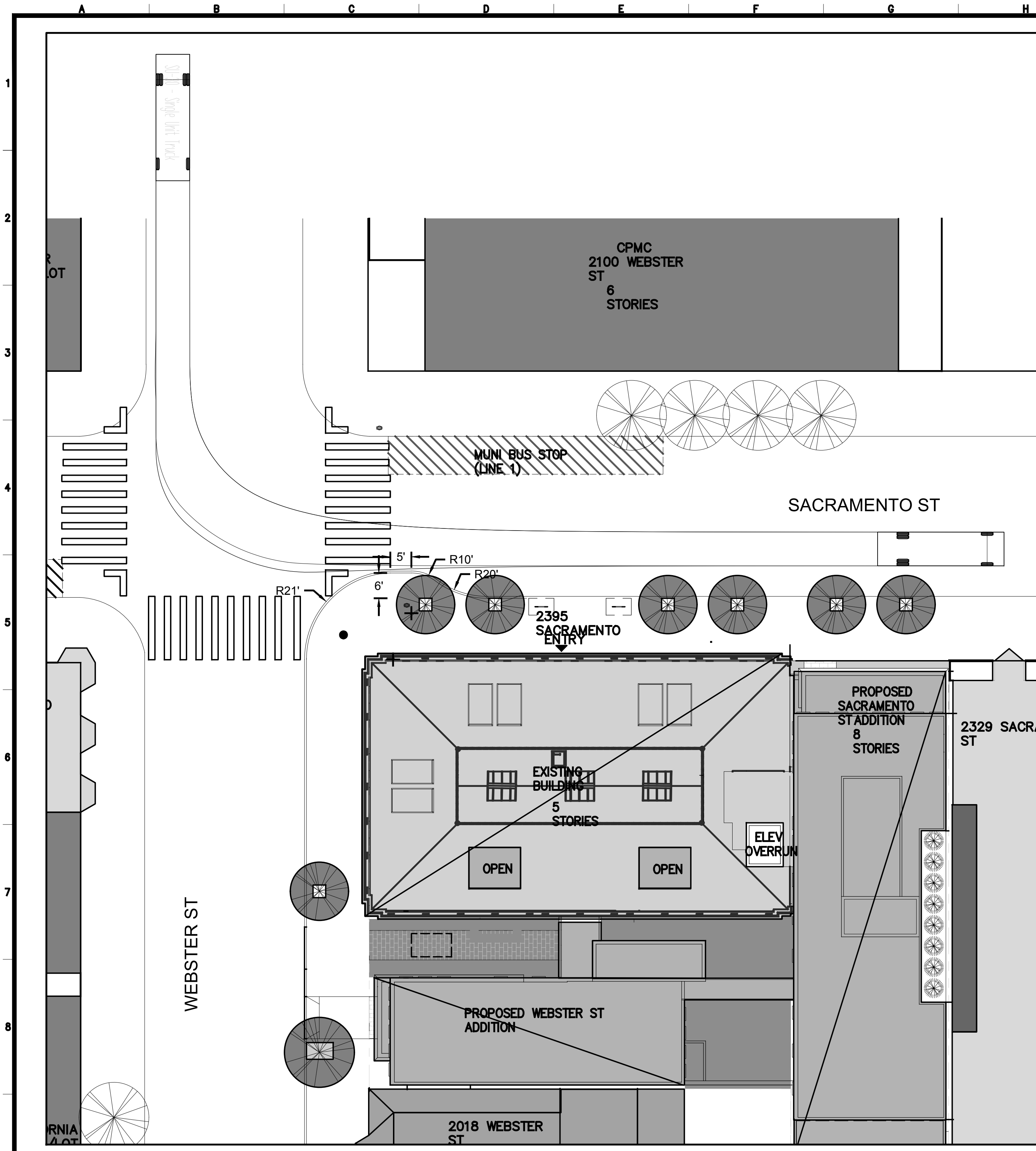
KEYNOTES

KEY	DESCRIPTION
ACT-2.2	4 CLASS II BICYCLE SPACES
S01	(N) NON-TRANSIT BULBOUT. EXTEND TO BUS BULBOUT PENDING OUTCOME OF 1 CALIFORNIA MUNI FORWARD PLANNING EFFORT. MODIFY ASSOCIATED UTILITY WORK IF IMPACTED
S02	SEE CIVIL EXHIBIT C1.0 FOR TURNING SDAT TURN TEMPLATE COMPLIANCE
S03	(N) ACCESSIBLE PEDESTRIAN RAMP
S04	(N) ACCESSIBLE PEDESTRIAN RECEIVING RAMP, IF EXISTING CURB RAMP DOES NOT COMPLY W/ CURRENT CITY STANDARDS
S05	(N) ACCESSIBLE PASSENGER LOADING ZONE, TO MATCH DISABILITY BULLETIN MOD-10 STANDARDS
S06	EXISTING STOP SIGN
S07	CROSS WALK
S09	EXISTING STREET TREE TO REMAIN
S11	(N) STREET TREE
S12	EXISTING DRIVEWAY CURB CUT
S13	(N) DRIVEWAY CURB CUT
S14	(N) PERMEABLE PLANTING ON GRADE
S15	(N) SPECIAL PAVING
S16	(N) STEEL PICKET GATE W/ KNOX BOX ACCESS
S17	REMOVE YELLOW & GREEN CURB
S18	EXISTING FIRE HYDRANT
S19	(N) STREET LIGHT (RELOCATED)
U1	EXISTING HIGH VOLTAGE PG&E UTL VAULT TIE-IN
U2	(N) 4' x 8'-6" x 6" PG&E SUBSURFACE SPLICE BOX
U3	(N) 4'-6" x 8'-6" x 7'-6" PG&E SUBSURFACE TRANSFORMER
U5	(N) SANITARY SEWER LATERAL, TO MATCH LOCATION OF EXISTING SEWER LATERAL
U6	(N) STORM DRAIN LATERAL
U7	(N) FIRE WATER SUPPLY
U8	(N) DOMESTIC WATER SUPPLY & UNDERGROUND METER

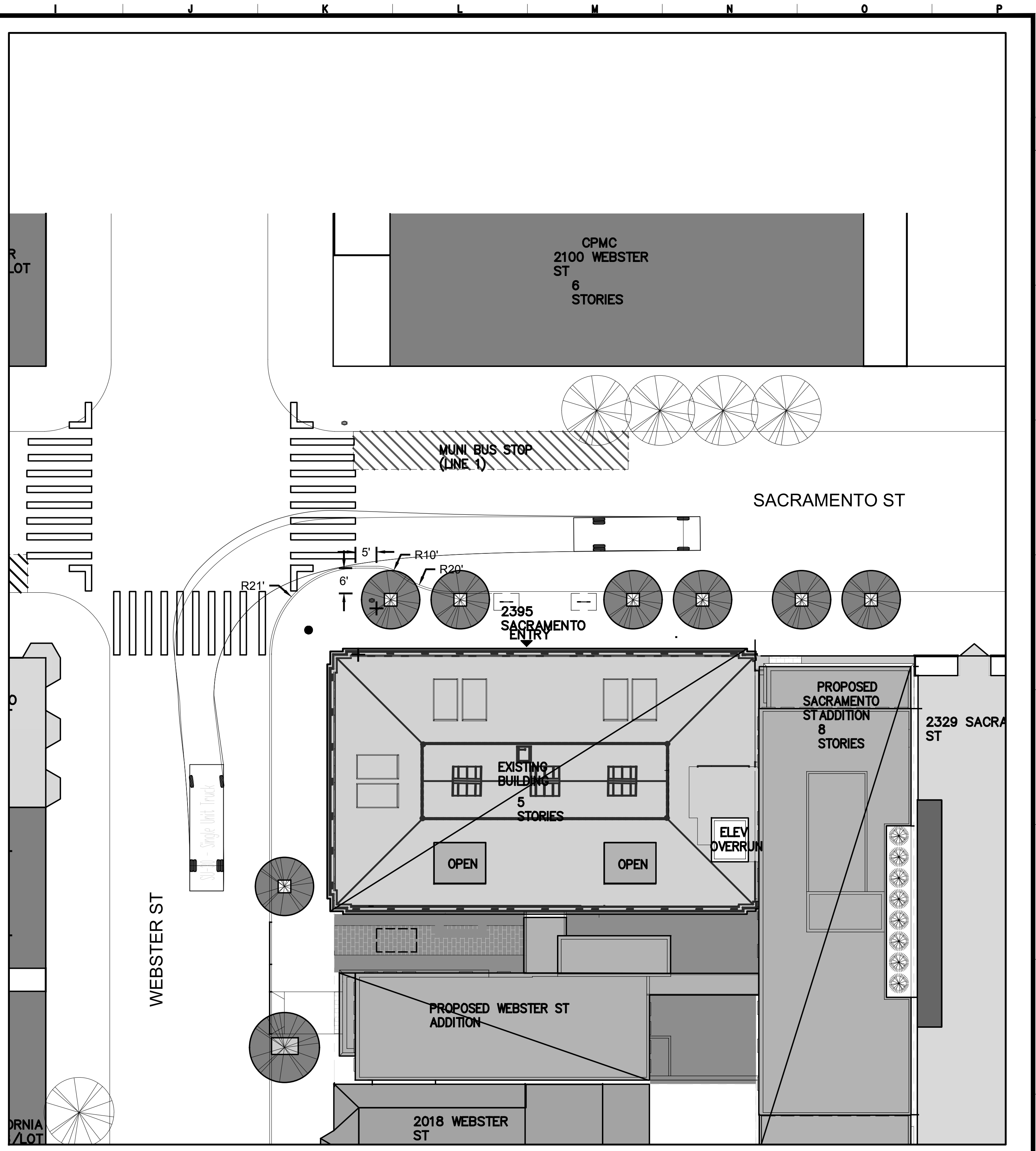


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SU-30 LEFT HAND TURN
SCALE: 1/16" = 1'-0"



SU-30 RIGHT HAND TURN
SCALE: 1/16" = 1'-0"

PRELIMINARY - 11/23/22

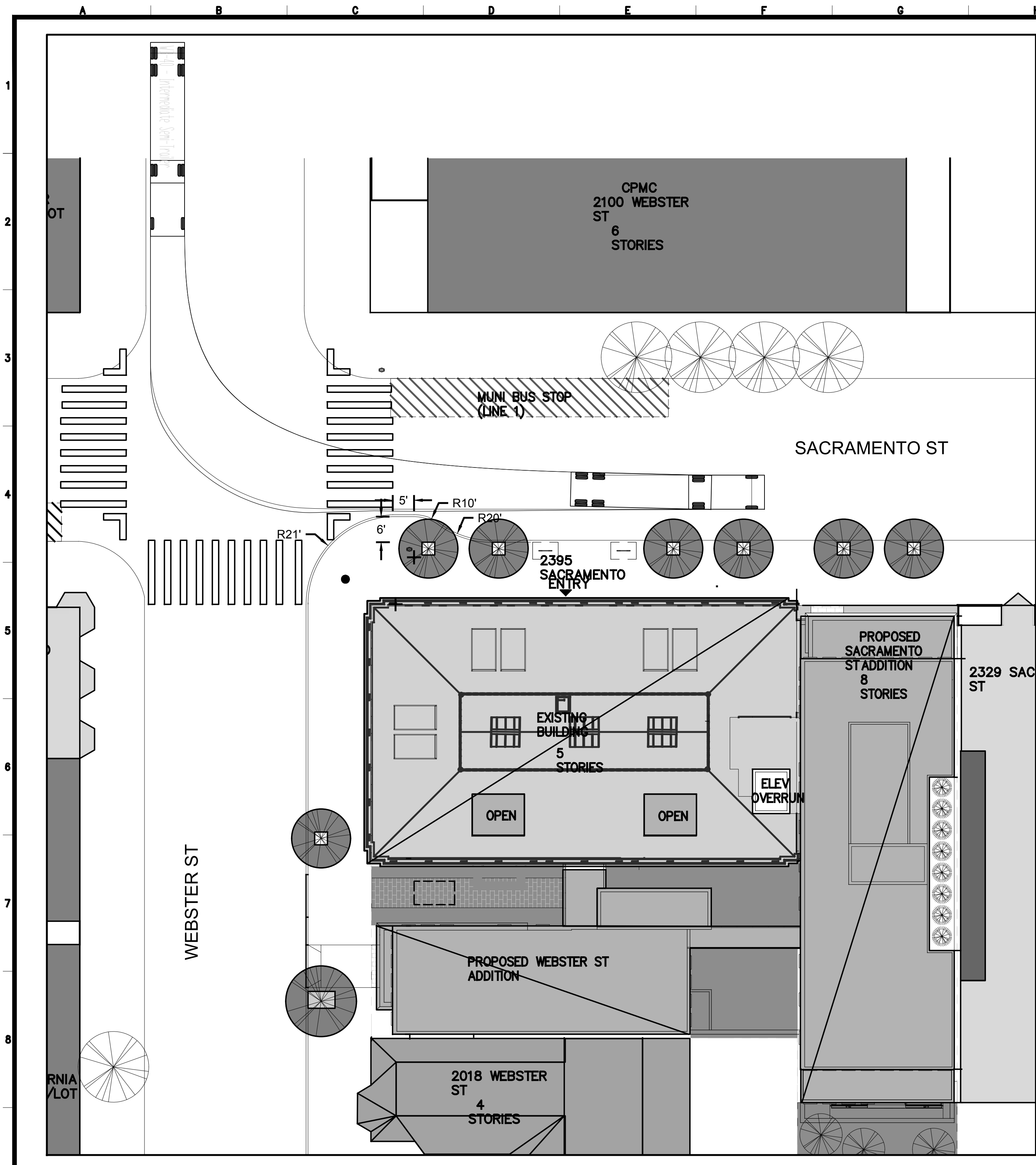
NO.	DATE	DESCRIPTION	BY	APP.
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CONSULTING ENGINEERS

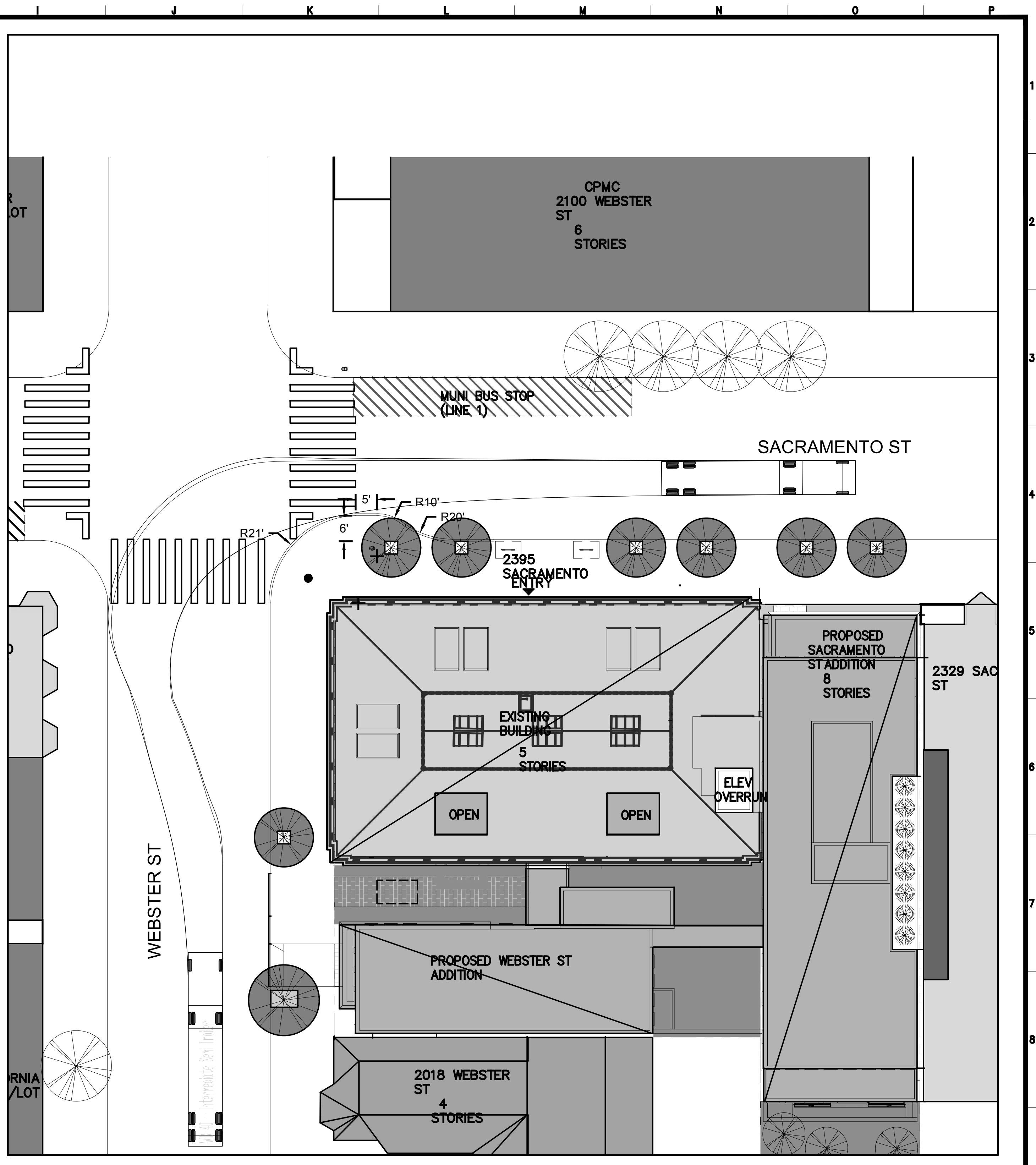
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350 Townsend Street, Suite 409
San Francisco, California 94107
415.658.5850
www.UrbanDesignCE.com

Project INTERSECTION DESIGN SACRAMENTO ST AT WEBSTER	Sheet Number C1.0
Sheet Name SU-30 TURNING TEMPLATE	

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 Model Units: Undefined



WB-40 LEFT HAND TURN
SCALE: 1/16" = 1'-0"



WB-40 RIGHT HAND TURN
SCALE: 1/16" = 1'-0"

PRELIMINARY - 11/23/22

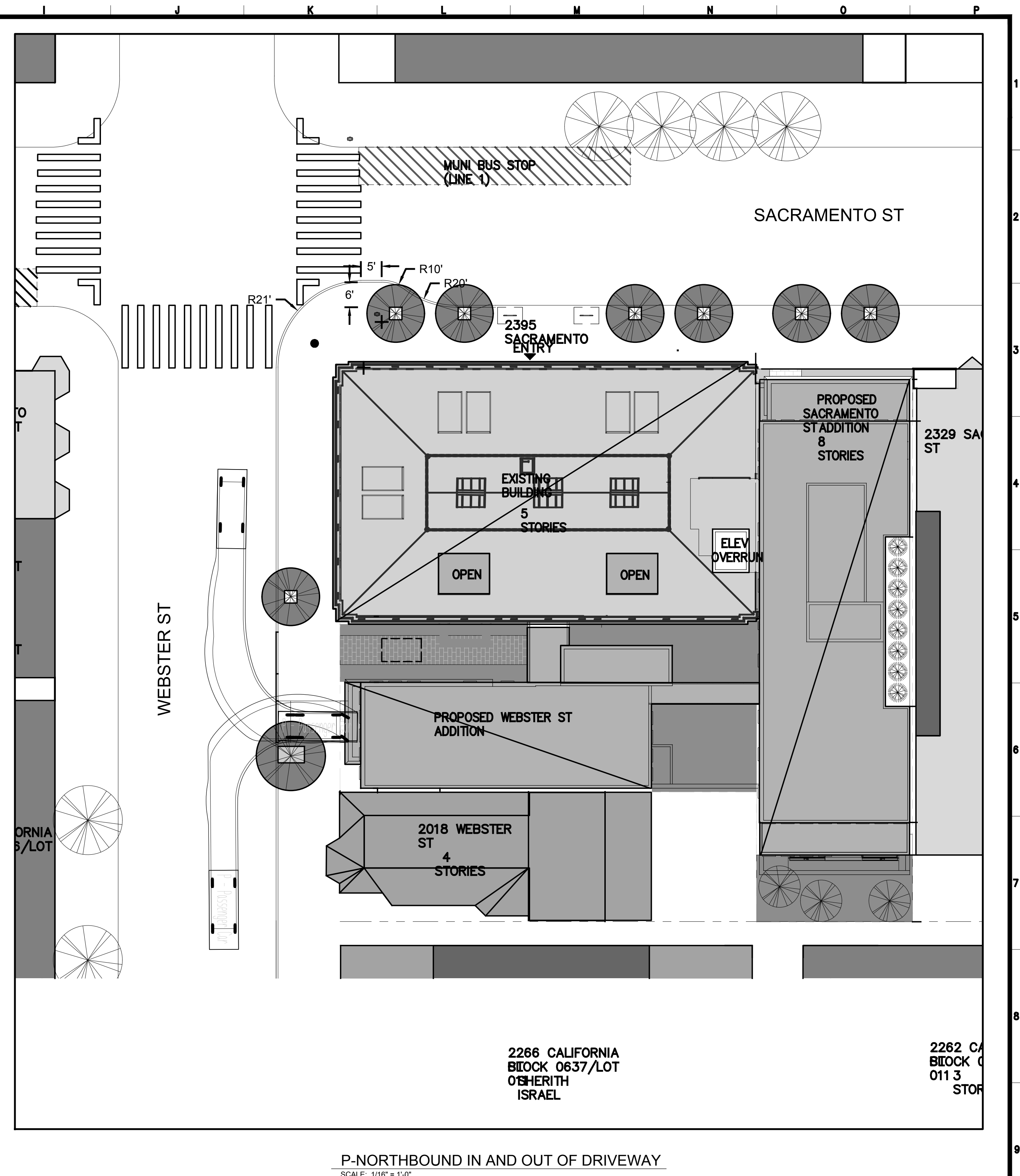
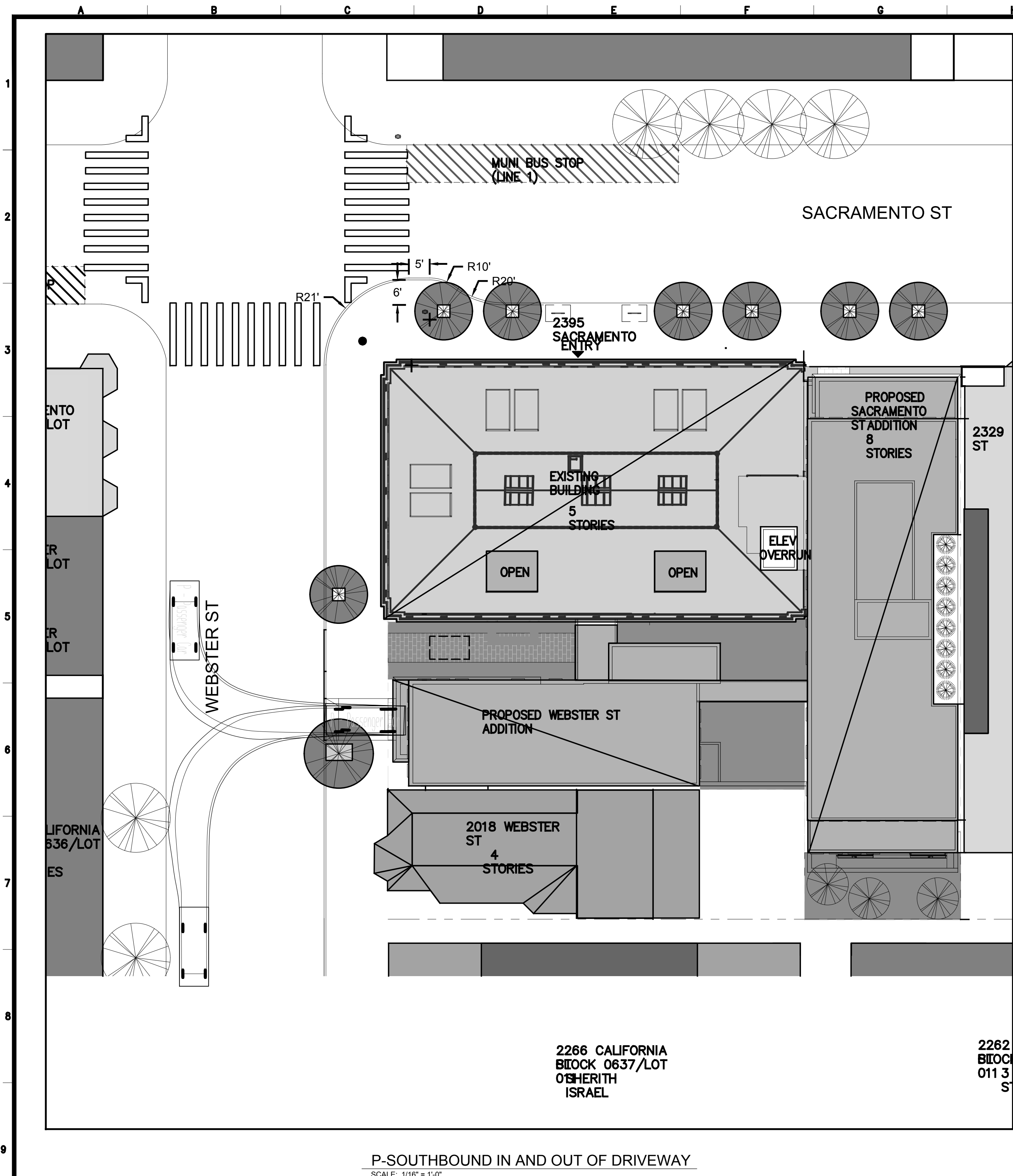
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Project
**INTERSECTION DESIGN
 SACRAMENTO ST AT WEBSTER**
 Sheet Name
WB-40 TURNING TEMPLATE

Sheet Number
C1.1

Drawing Path: T:\projects\URDES\2395 Sacramento St. San Francisco.dwg, V11015.dwg, Logix: Diana
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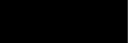
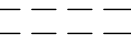
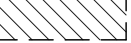

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Project INTERSECTION DESIGN SACRAMENTO ST AT WEBSTER	Sheet Number C1.2
Sheet Name PASSENGER CAR TURNING TEMPLATE	

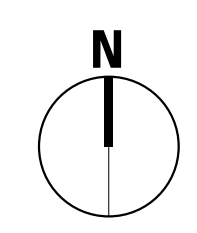
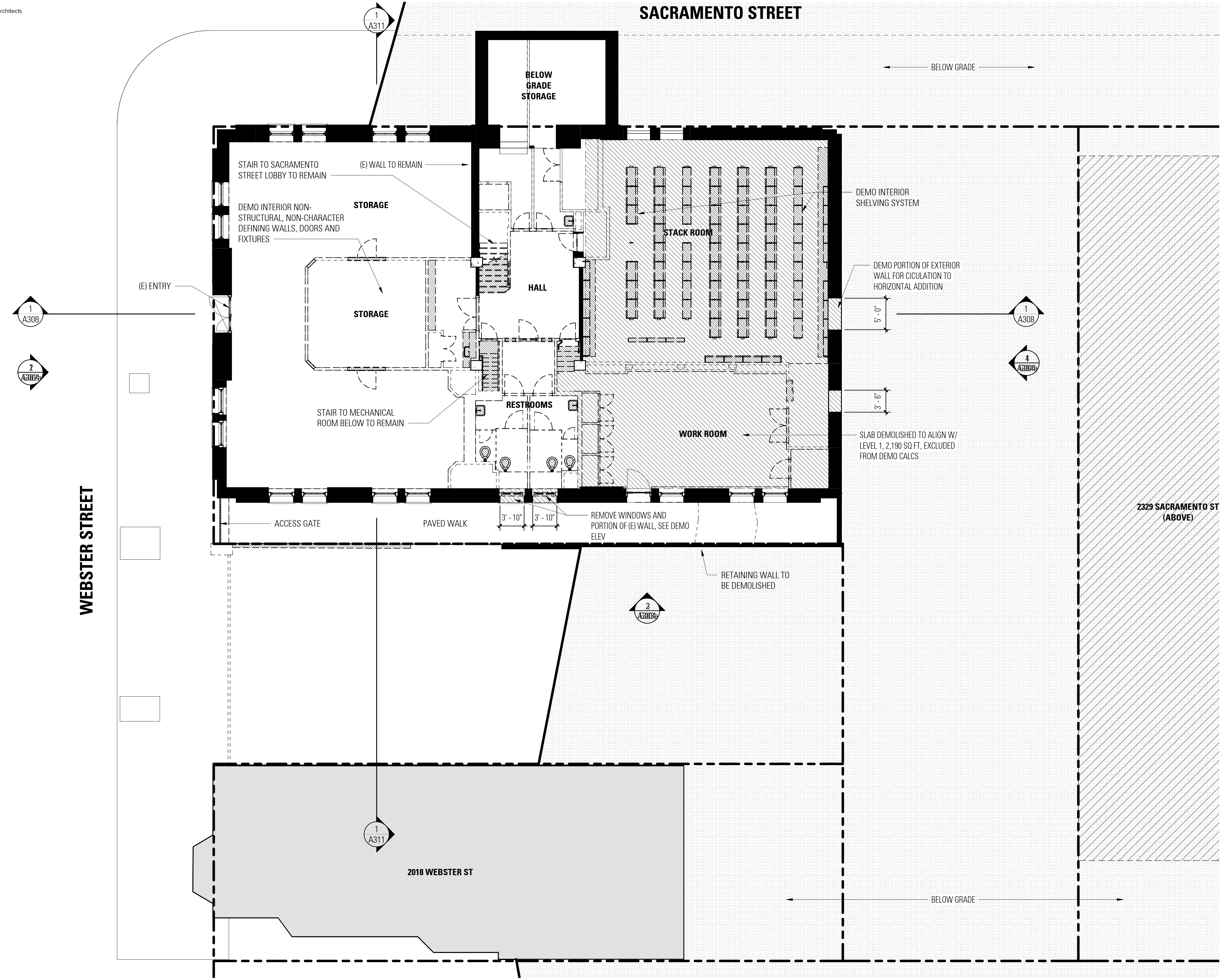
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SACRAMENTO STREET

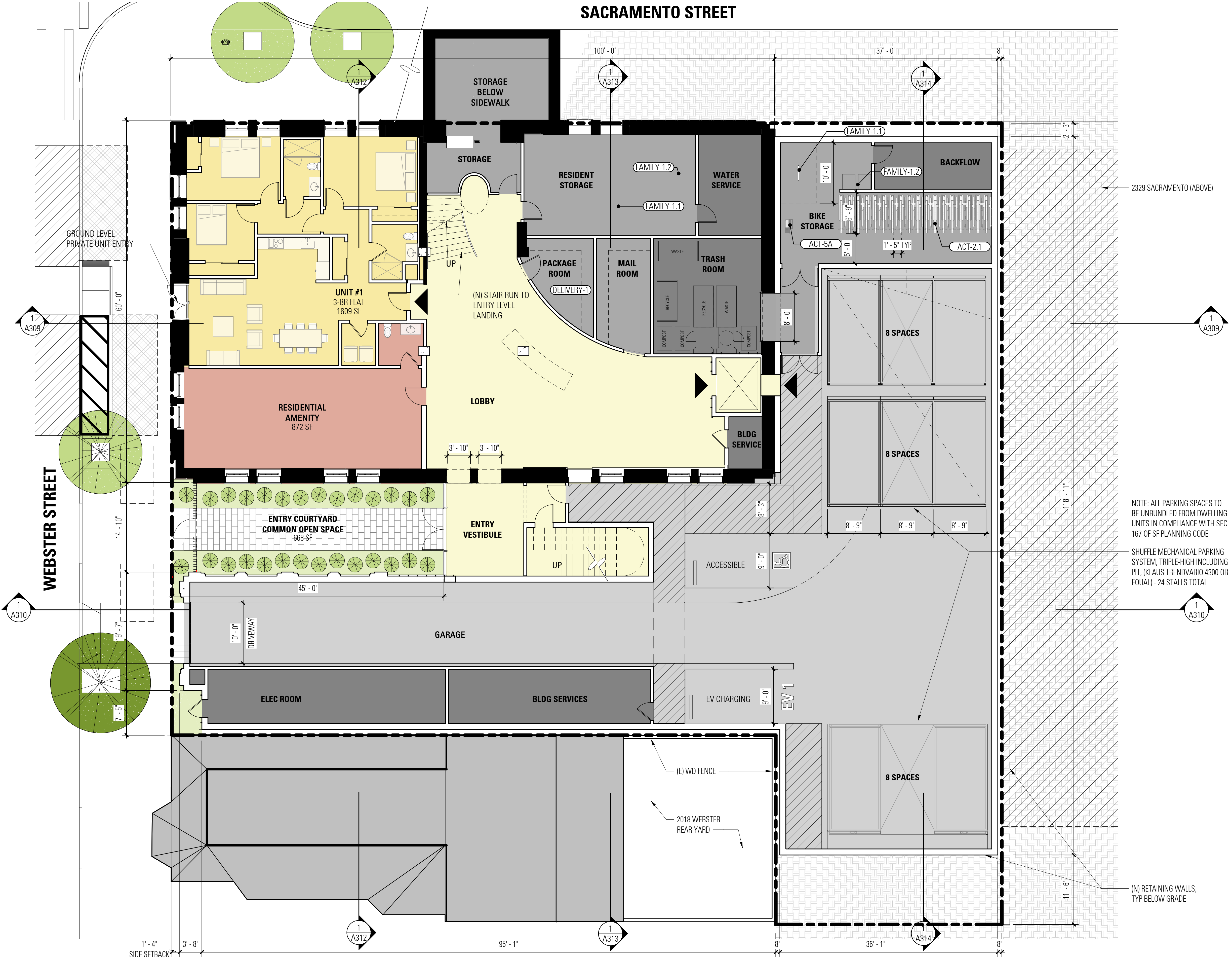
EXISTING PLAN LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING MILLWORK TO BE DEMOLISHED
-  EXISTING ROOF/FLOOR TO BE DEMOLISHED, WHERE NOTED

NOTE: SEE G004 FOR DEMOLITION CALCULATIONS



SACRAMENTO STREET



GRAPHIC LEGEND

- EXISTING WALL TO REMAIN
- EXISTING ROOF TO REMAIN
- NEW WALL
- CIRCULATION
- FOR SALE DWELLING UNIT - FLAT
- FOR SALE DWELLING UNIT - TOWNHOME
- COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- RESIDENTIAL AMENITY

KEYNOTES	
KEY	DESCRIPTION
ACT-2.1	36 CLASS I BICYCLE SPACES, STACKED DOUBLE DECKER LIFT ASSIST, BASIS OF DESIGN
ACT-5A	BICYCLE REPAIR STATION W/ TOOLS
DELIVERY-1	TEMPORARY DELIVERY STORAGE FOR PACKAGES, LAUNDRY, & OTHER DELIVERIES
FAMILY-1.1	2 CLASS I BICYCLE SPACES, 3'X10' FOR LARGE BIKE PARKING (BICYCLE + CHLD TRAILER)
FAMILY-1.2	SECURE STORAGE SPACES 35"Hx25"X30"D

TOTAL BIKE PARKING

- CLASS I SPACES**
- ACTIVE-2 = 36
 - FAMILY-1 = 2*
 - TOTAL = 38 SPACES (BIKE STORAGE)**
- *3'x10' CARGO BICYCLE SPACES
- CLASS II SPACES**
- ACTIVE-2 = 4
 - TOTAL = 4 SPACES (WEBSTER STREET)**

NOTE: ALL PARKING SPACES TO BE UNBUNDLED FROM DWELLING UNITS IN COMPLIANCE WITH SEC 167 OF SF PLANNING CODE

SHUFFLE MECHANICAL PARKING SYSTEM, TRIPLE-HIGH INCLUDING PIT, (KLAUS TRENDVARIO 4300 OR EQUAL) - 24 STALLS TOTAL

(N) RETAINING WALLS, TYP BELOW GRADE

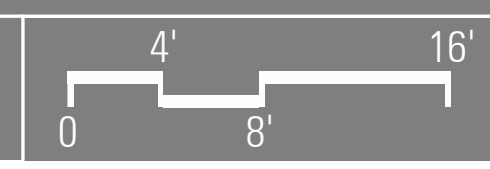
2395 SACRAMENTO ST

PROPOSED LEVEL 1 PLAN (WEBSTER ST ENTRY)

10.02.2023

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A201b

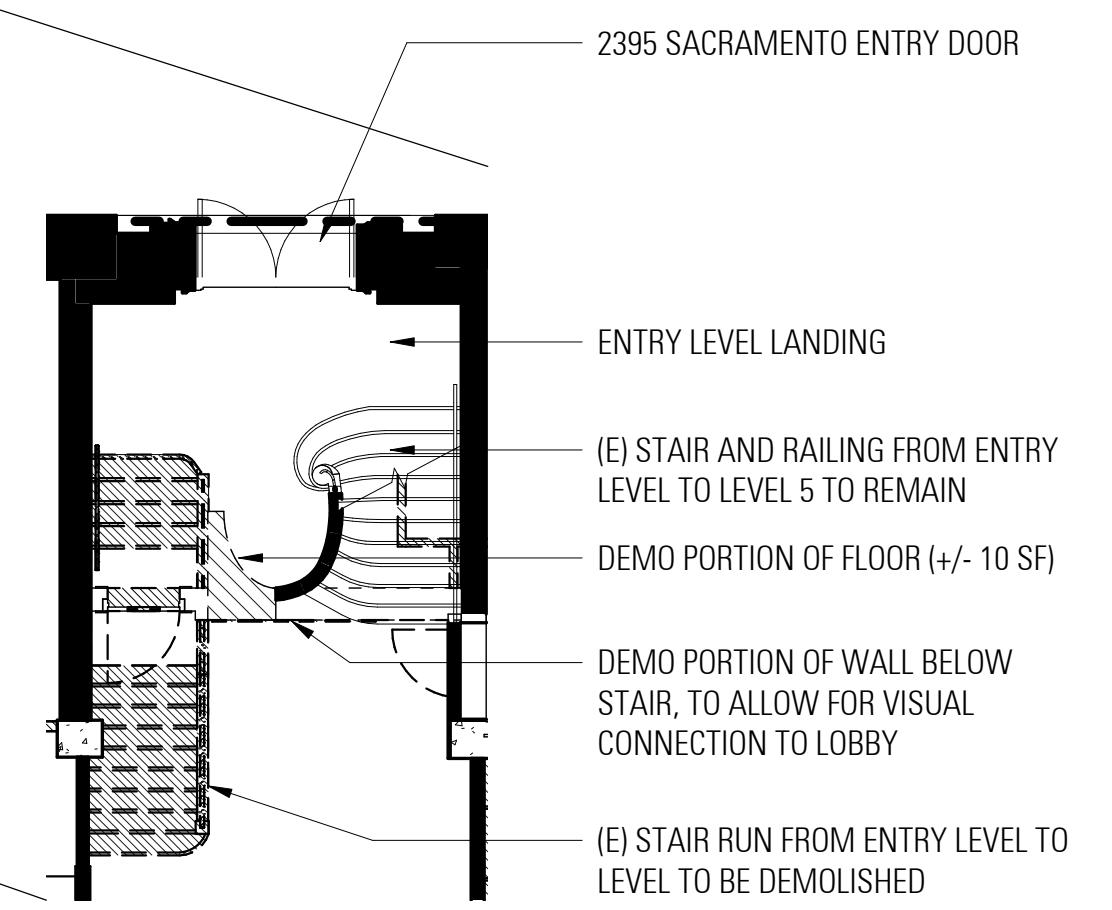
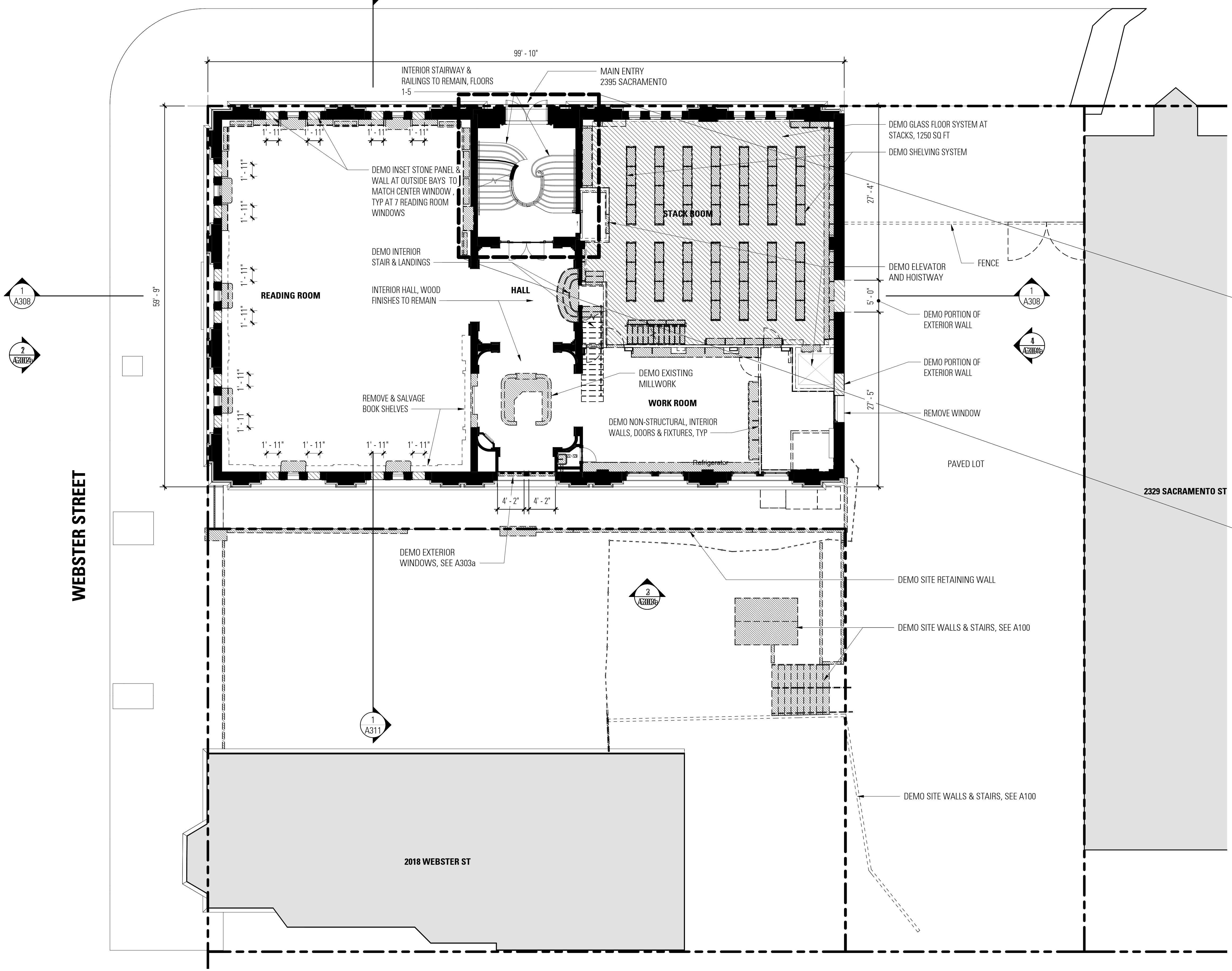
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SACRAMENTO STREET

EXISTING PLAN LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING MILLWORK TO BE DEMOLISHED
- EXISTING ROOF/FLOOR TO BE DEMOLISHED, WHERE NOTED

NOTE: SEE G004 FOR DEMOLITION CALCULATIONS



STAIR DEMO PLAN

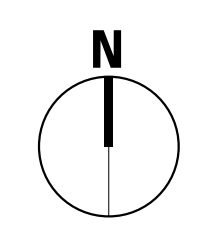
1/8" = 1'-0"



PROPOSED INTERIOR DEMO

PHOTOS

1 1/2" = 1'-0"



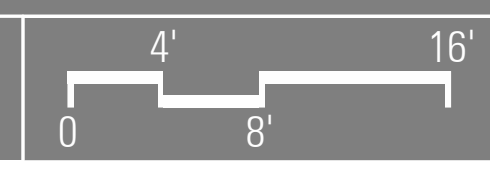
2395 SACRAMENTO ST

EXISTING LEVEL 2 PLAN

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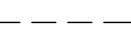




A202a

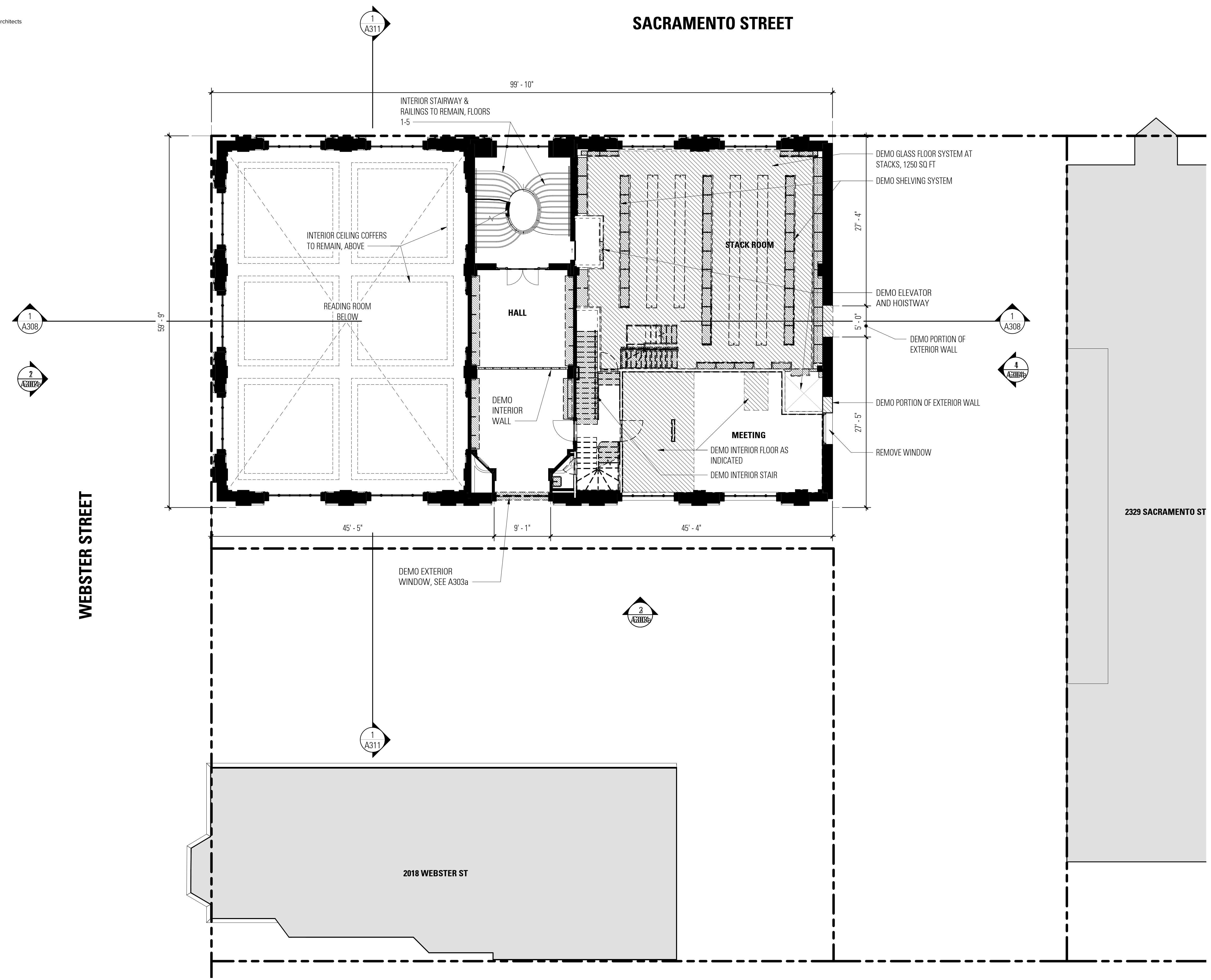
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SACRAMENTO STREET

EXISTING PLAN LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING MILLWORK TO BE DEMOLISHED
-  EXISTING ROOF/FLOOR TO BE DEMOLISHED, WHERE NOTED

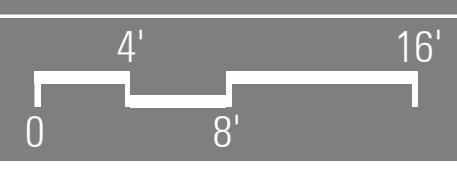
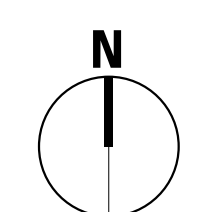
NOTE: SEE G004 FOR DEMOLITION CALCULATIONS



WEBSTER STREET

2329 SACRAMENTO ST

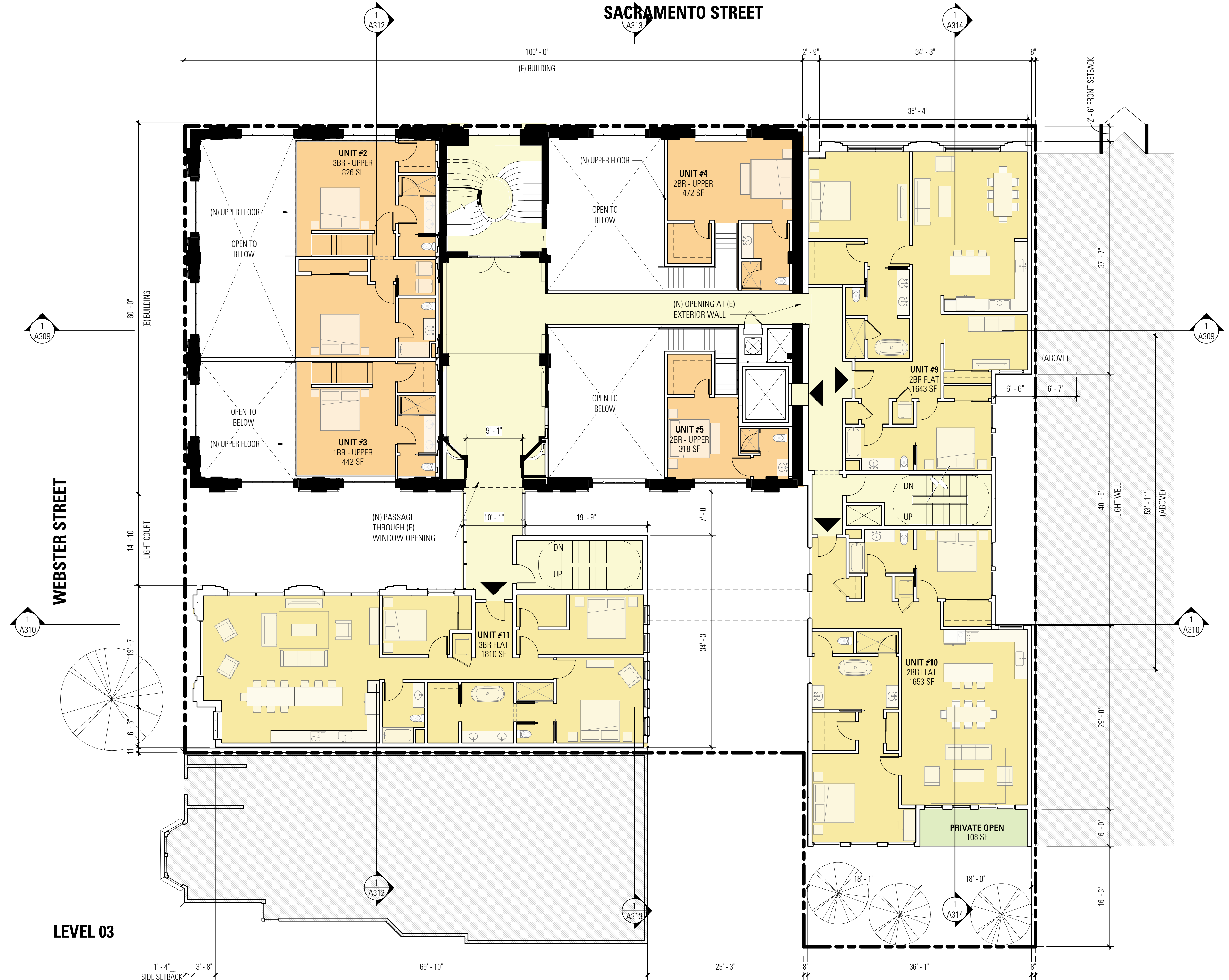
2018 WEBSTER ST



SACRAMENTO STREET

GRAPHIC LEGEND

- EXISTING WALL TO REMAIN
- EXISTING ROOF TO REMAIN
- NEW WALL
- CIRCULATION
- FOR SALE DWELLING UNIT - FLAT
- FOR SALE DWELLING UNIT - TOWNHOME
- COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- RESIDENTIAL AMENITY



LEVEL 03

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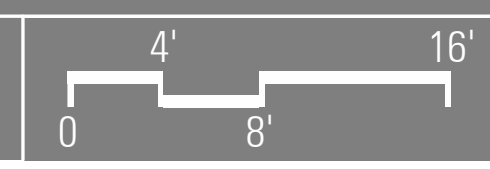
2395 SACRAMENTO ST

PROPOSED LEVEL 3 PLAN

10.02.2023

2021052


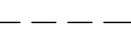


BAR architects



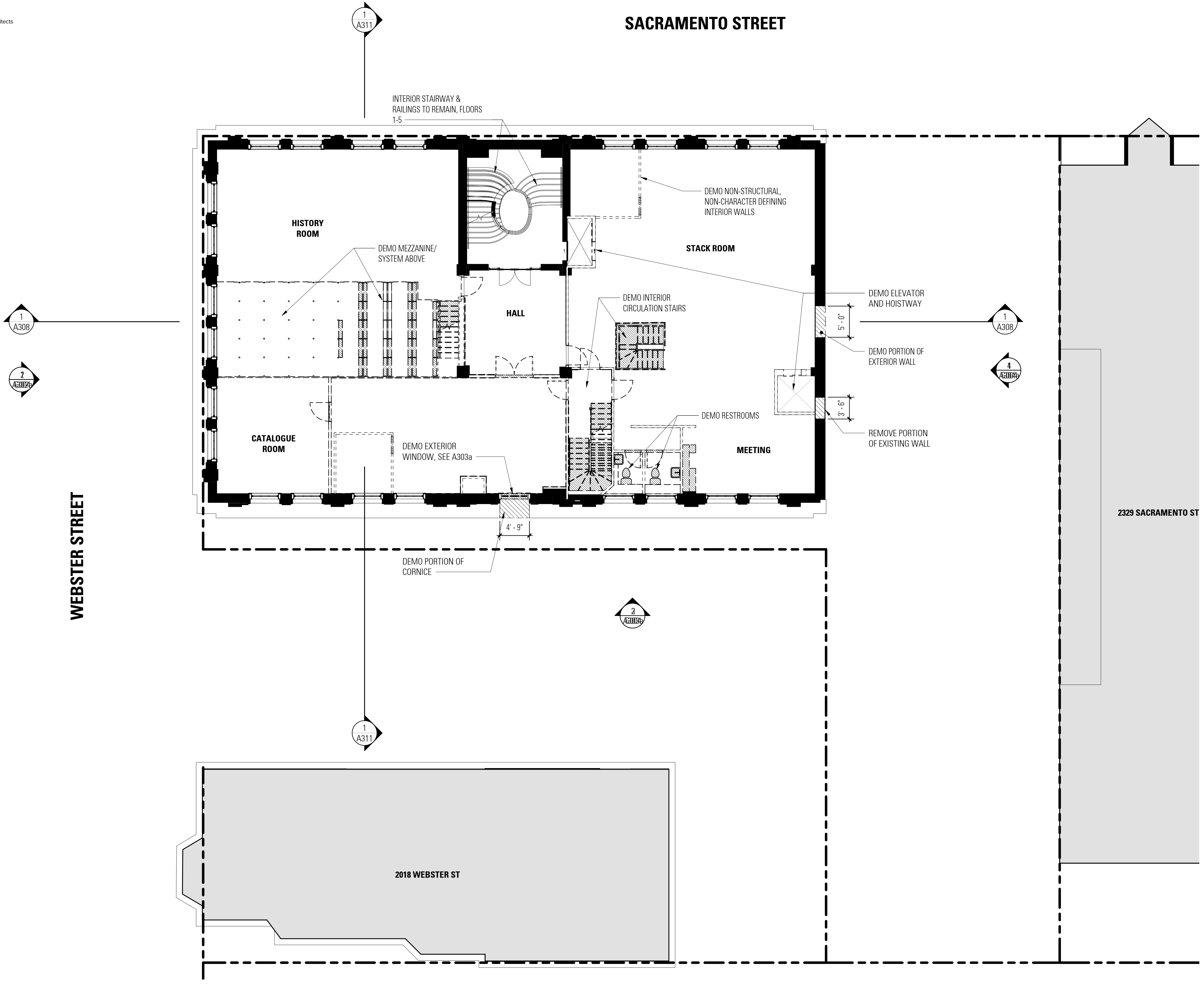
A203b

SACRAMENTO STREET

EXISTING PLAN LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING MILLWORK TO BE DEMOLISHED
-  EXISTING ROOF/FLOOR TO BE DEMOLISHED, WHERE NOTED

NOTE: SEE G004 FOR DEMOLITION CALCULATIONS



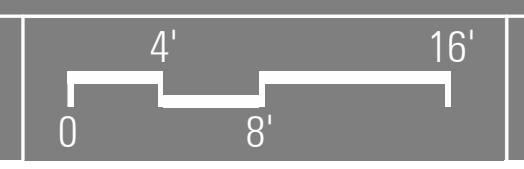
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2021052

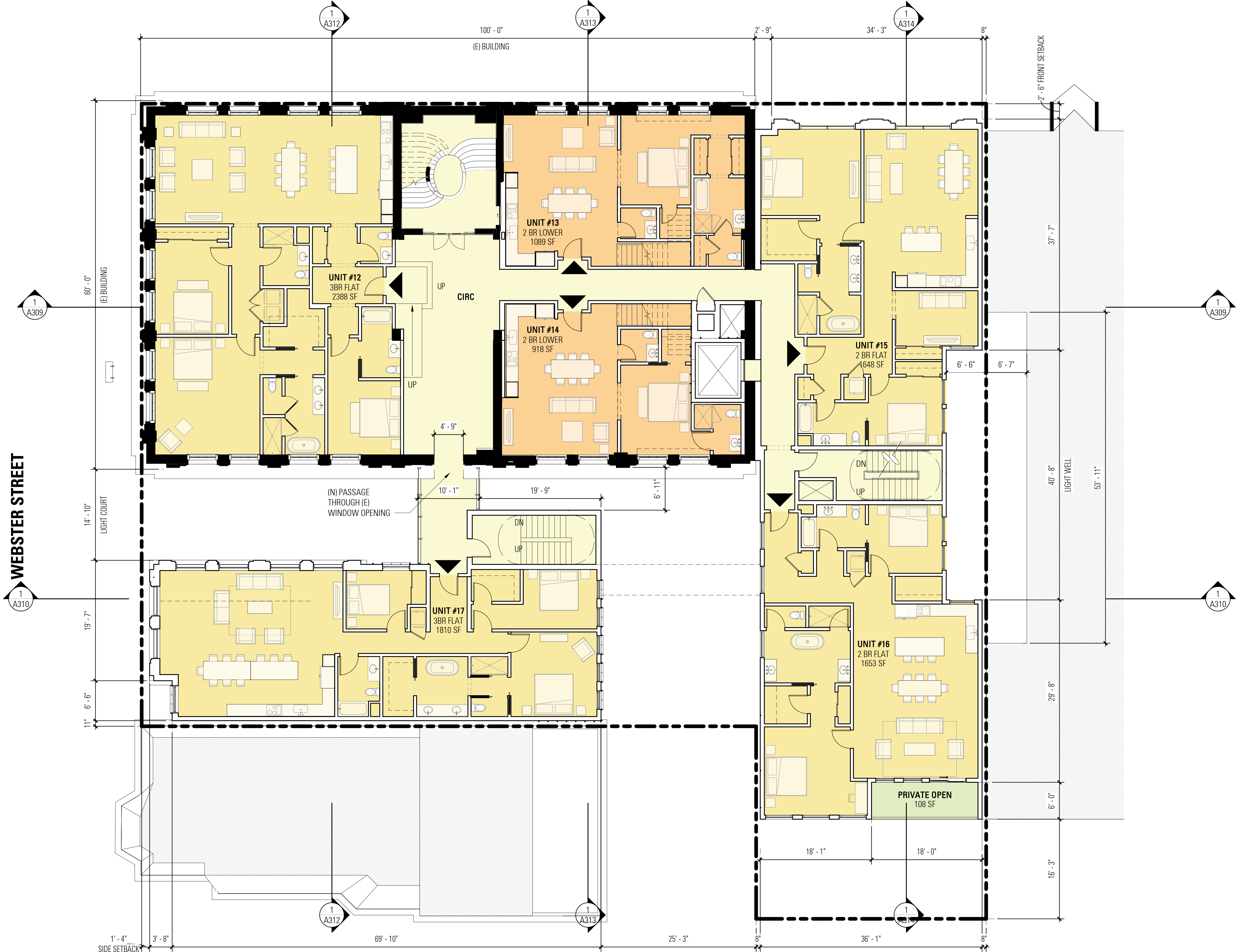
BAR architects



A204a

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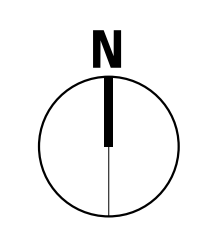
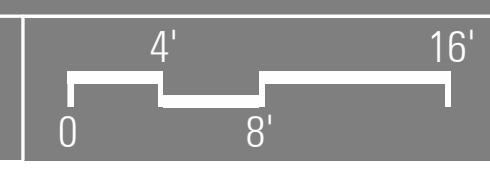
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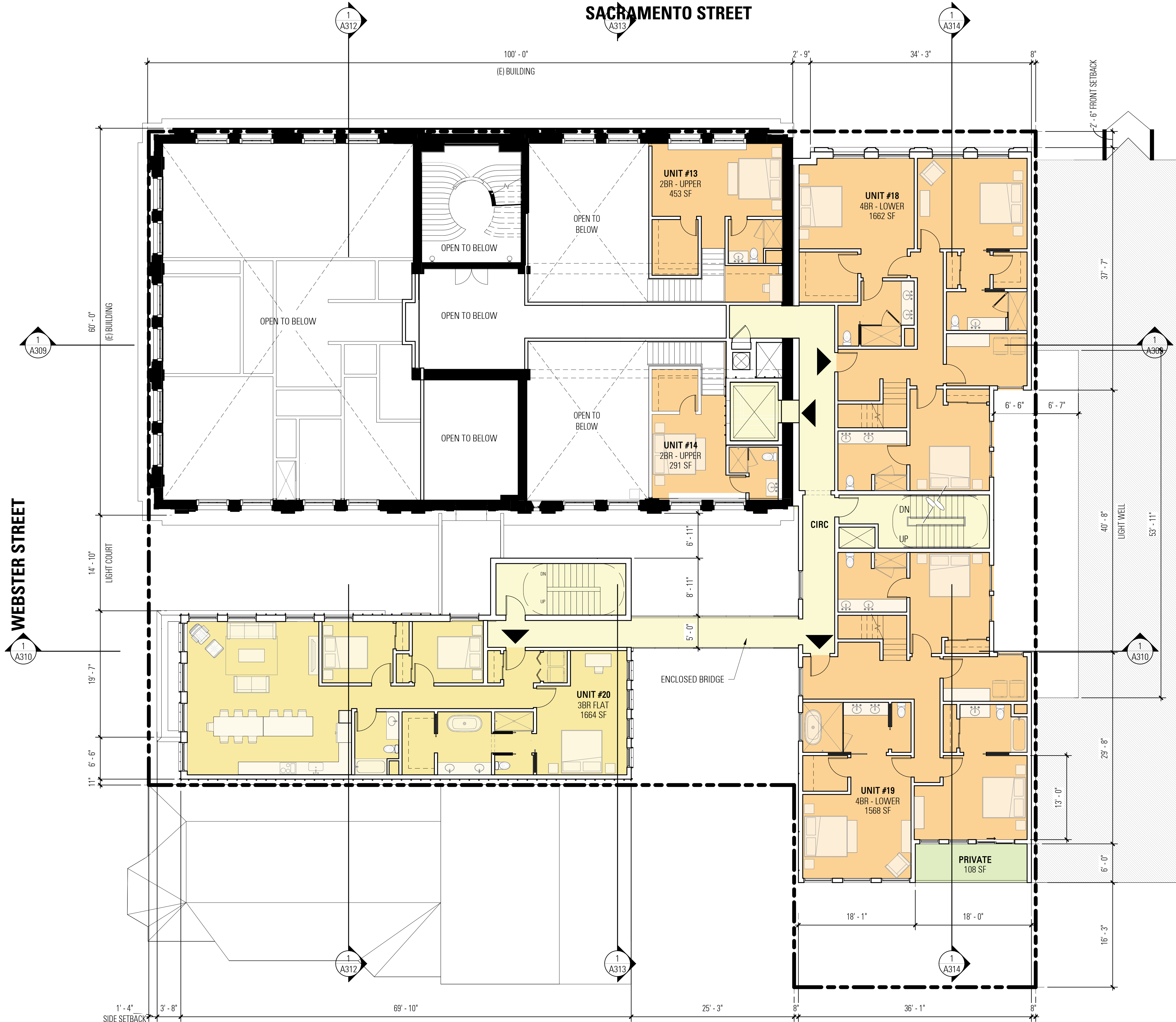
GRAPHIC LEGEND

- EXISTING WALL TO REMAIN
- EXISTING ROOF TO REMAIN
- NEW WALL
- CIRCULATION
- FOR SALE DWELLING UNIT - FLAT
- FOR SALE DWELLING UNIT - TOWNHOME
- COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- RESIDENTIAL AMENITY

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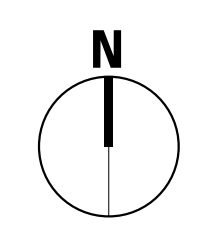
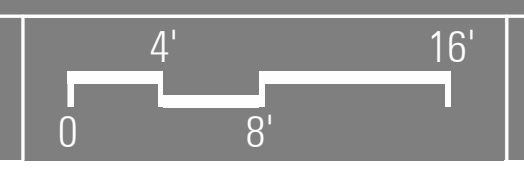
SACRAMENTO STREET



GRAPHIC LEGEND


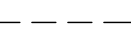


- EXISTING WALL TO REMAIN
- EXISTING ROOF TO REMAIN
- NEW WALL
- CIRCULATION
- FOR SALE DWELLING UNIT - FLAT
- FOR SALE DWELLING UNIT - TOWNHOME
- COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- RESIDENTIAL AMENITY

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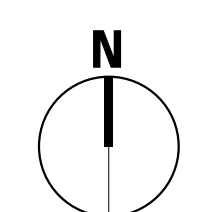
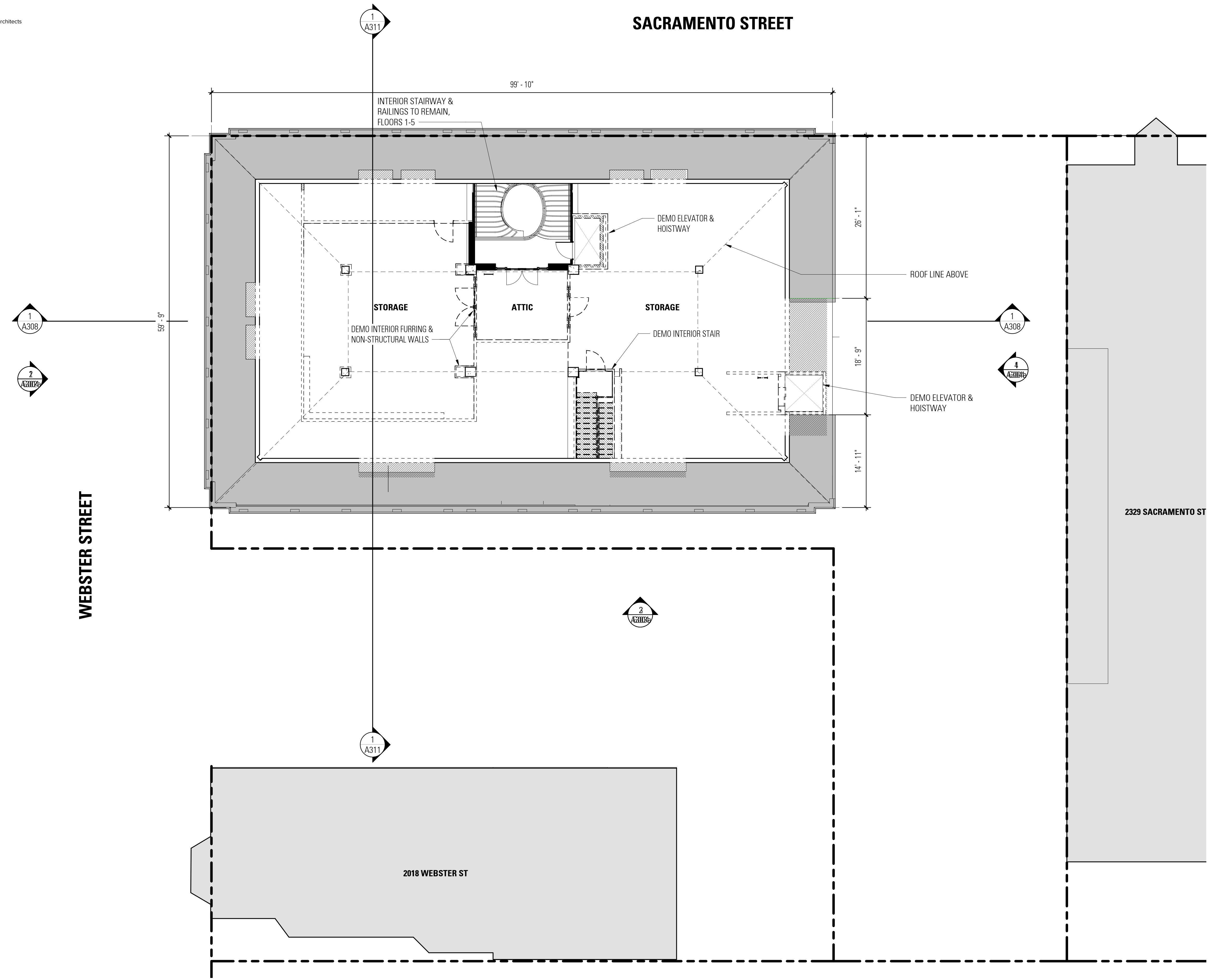


SACRAMENTO STREET

EXISTING PLAN LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING MILLWORK TO BE DEMOLISHED
-  EXISTING ROOF/FLOOR TO BE DEMOLISHED, WHERE NOTED

NOTE: SEE G004 FOR DEMOLITION CALCULATIONS



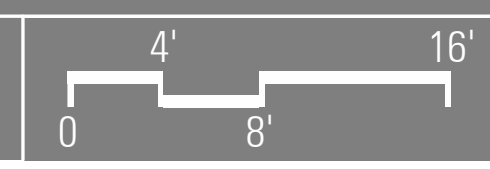
2395 SACRAMENTO ST

EXISTING LEVEL 5 PLAN (ATTIC)

10.02.2023

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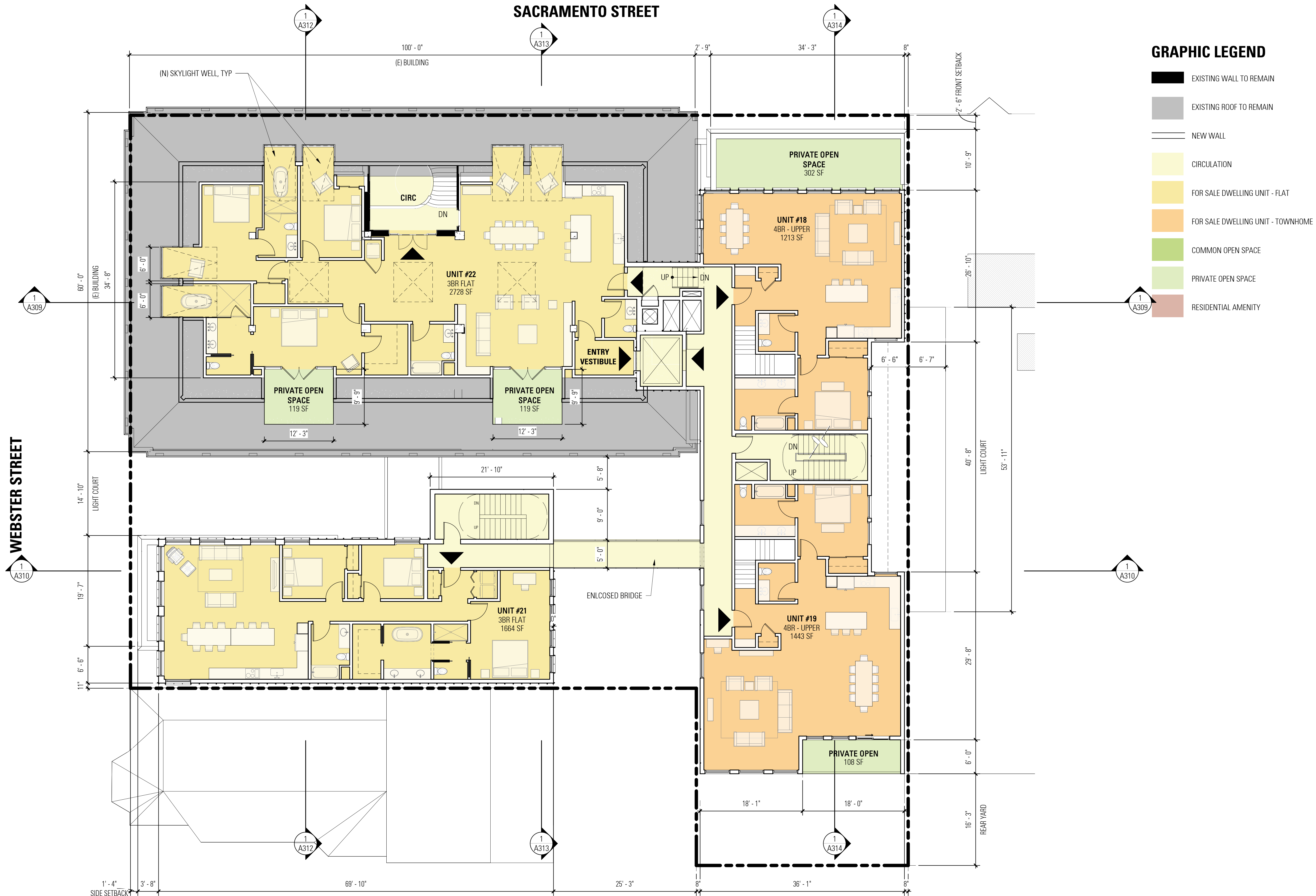
BAR architects



A206a

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SACRAMENTO STREET



GRAPHIC LEGEND

- EXISTING WALL TO REMAIN
- EXISTING ROOF TO REMAIN
- NEW WALL
- CIRCULATION
- FOR SALE DWELLING UNIT - FLAT
- FOR SALE DWELLING UNIT - TOWNHOME
- COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- RESIDENTIAL AMENITY

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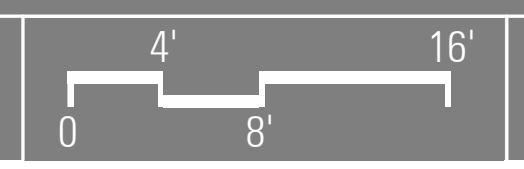
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PROPOSED LEVEL 6 PLAN

10.02.2023

2021052

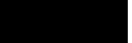
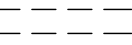
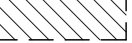

BAR architects



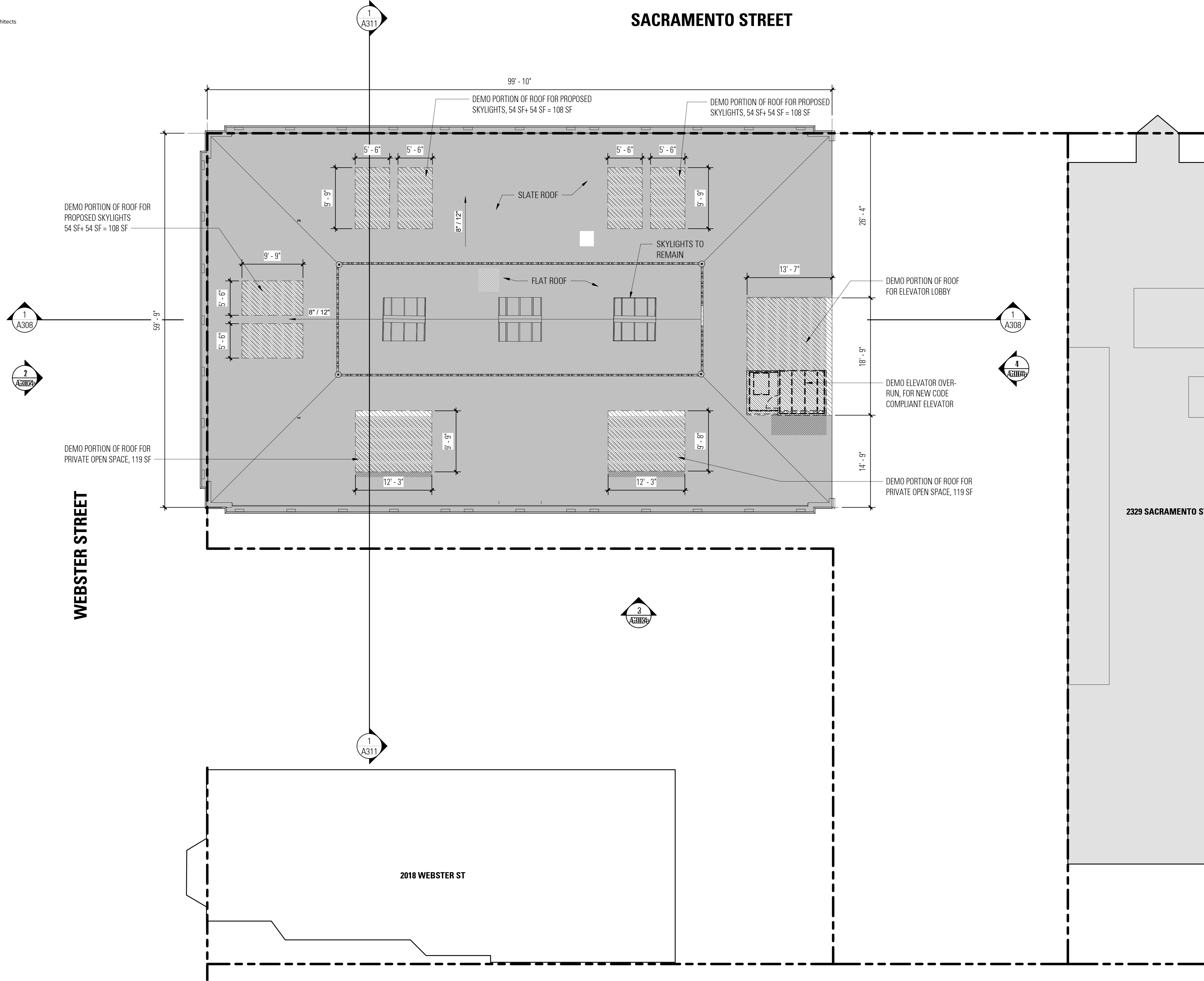
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SACRAMENTO STREET

EXISTING PLAN LEGEND

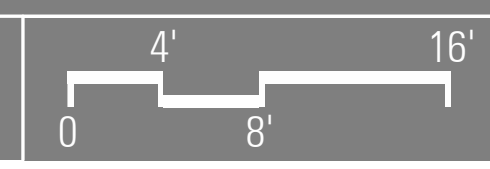
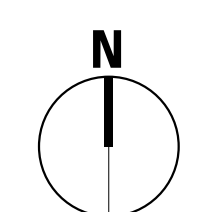
-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING MILLWORK TO BE DEMOLISHED
-  EXISTING ROOF/FLOOR TO BE DEMOLISHED, WHERE NOTED

NOTE: SEE G004 FOR DEMOLITION CALCULATIONS



2329 SACRAMENTO ST

2018 WEBSTER ST



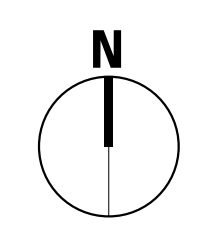
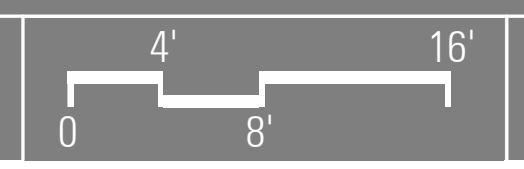
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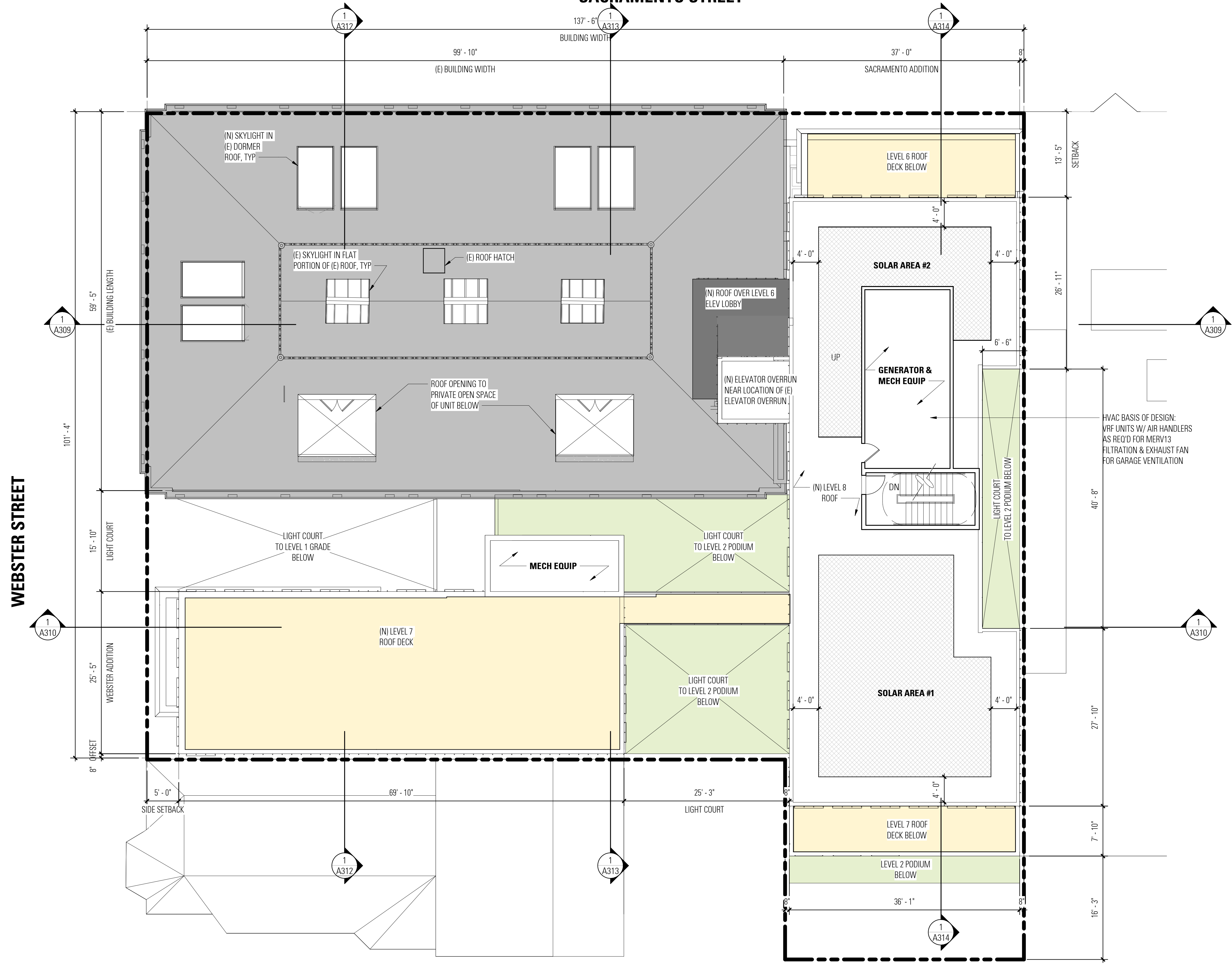
GRAPHIC LEGEND

- EXISTING WALL TO REMAIN
- EXISTING ROOF TO REMAIN
- NEW WALL
- CIRCULATION
- FOR SALE DWELLING UNIT - FLAT
- FOR SALE DWELLING UNIT - TOWNHOME
- COMMON OPEN SPACE
- PRIVATE OPEN SPACE
- RESIDENTIAL AMENITY

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SACRAMENTO STREET



LEGEND

ROOF TYPE	AREA (SF)
(N) UNOCCUPIED ROOFS	3,700
(N) OCCUPIED ROOF DECKS	2,200
(N) PODIUM DECKS	1,355
TOTAL (N) ROOF AREA	7,255 SF

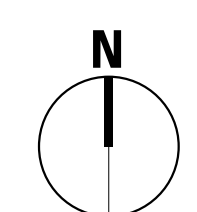
BETTER ROOF AREA REQUIRED	AREA (SF)
15% OF TOTAL ROOF AREA (SOLAR POWER)	1,088
OR	
30% OF TOTAL ROOF AREA (LIVING GREEN ROOF)	2,176

BETTER ROOF AREA PROPOSED	AREA (SF)
SOLAR AREA #1	847
SOLAR AREA #2	461
TOTAL BETTER ROOF AREA PROVIDED	1,308 SF *
	= 18.0% OF (N) ROOF AREA

HVAC BASIS OF DESIGN:
VRF UNITS W/ AIR HANDLERS
AS REQ'D FOR MERV13
FILTRATION & EXHAUST FAN
FOR GARAGE VENTILATION

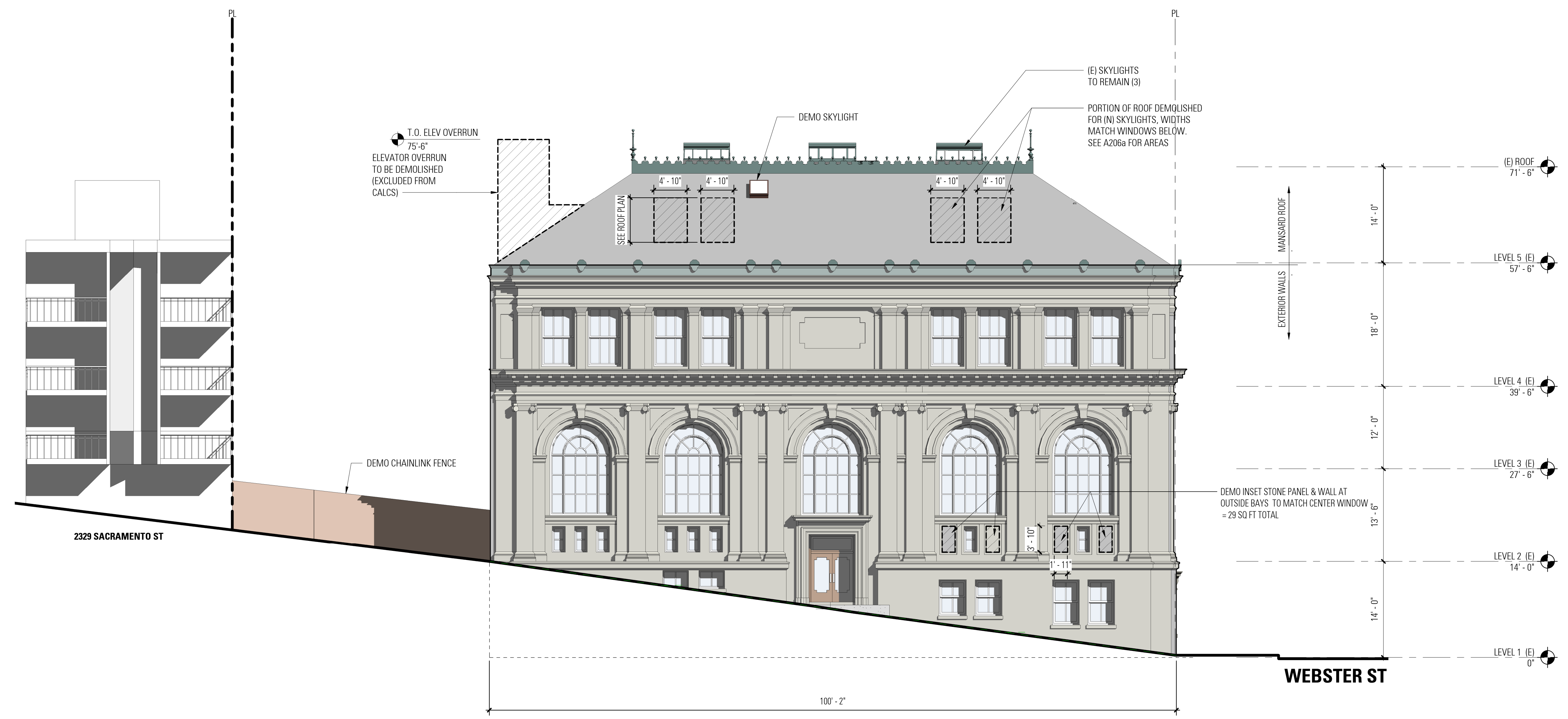
NOTE: ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN COMPLIANCE WITH PLANNING CODE SEC 141

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EXISTING ELEVATIONS NOTES:

1. SEE G004 & G005 FOR DEMOLITION CALCULATIONS
2. SEE G006 FOR BUILDING HEIGHT MEASUREMENT PER SEC 260



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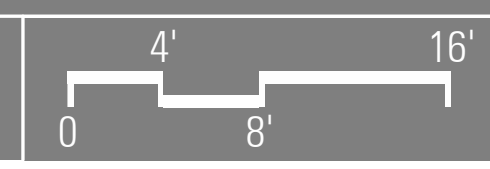
2395 SACRAMENTO ST

EXISTING NORTH ELEVATION - SACRAMENTO ST

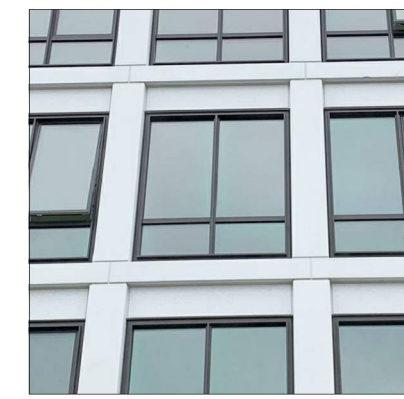
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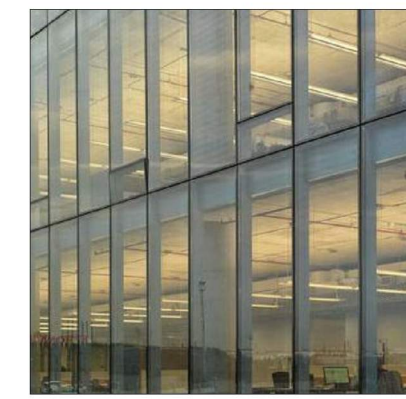
BAR architects



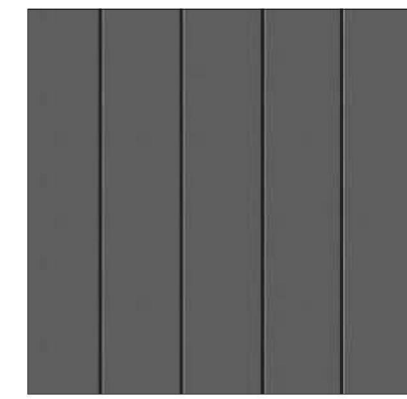
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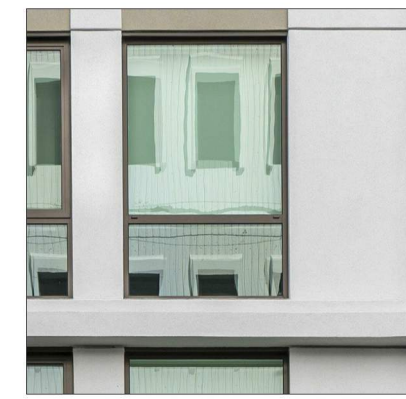
1. GFRP PANELS



2. WINDOW WALL SYSTEM



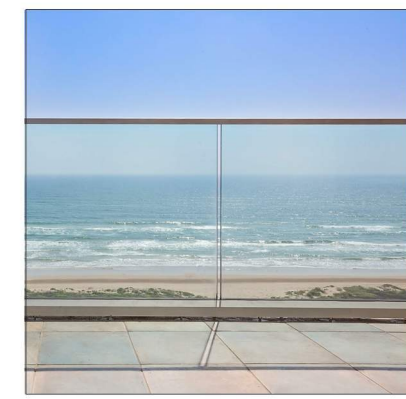
3. ZINC PANEL (OR SIM COLOR)



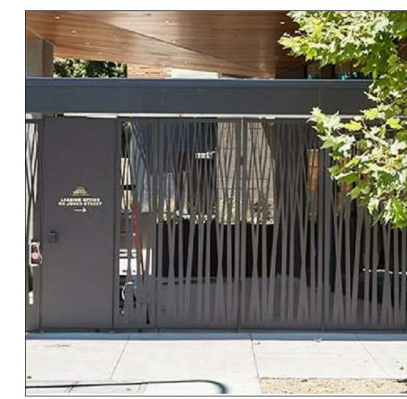
5. EIFS SYSTEM



7. ALUMINUM WINDOW



10. GLASS GUARDRAIL



13. METAL FENCE & GATE



18. SKYLIGHT WINDOW

PROPOSED ELEVATION NOTES:

- SEE G006 FOR BUILDING HEIGHT MEASUREMENT
- BIRD-SAFE GLAZING TREATMENT WILL BE PROVIDED WHERE REQUIRED AT ALL EXTERIOR GLAZING
- ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN COMPLIANCE WITH PLANNING CODE SEC 141.
- SEE A400 SERIES FOR ENLARGED WINDOW SCHEDULE & TYPICAL WINDOW DETAILS

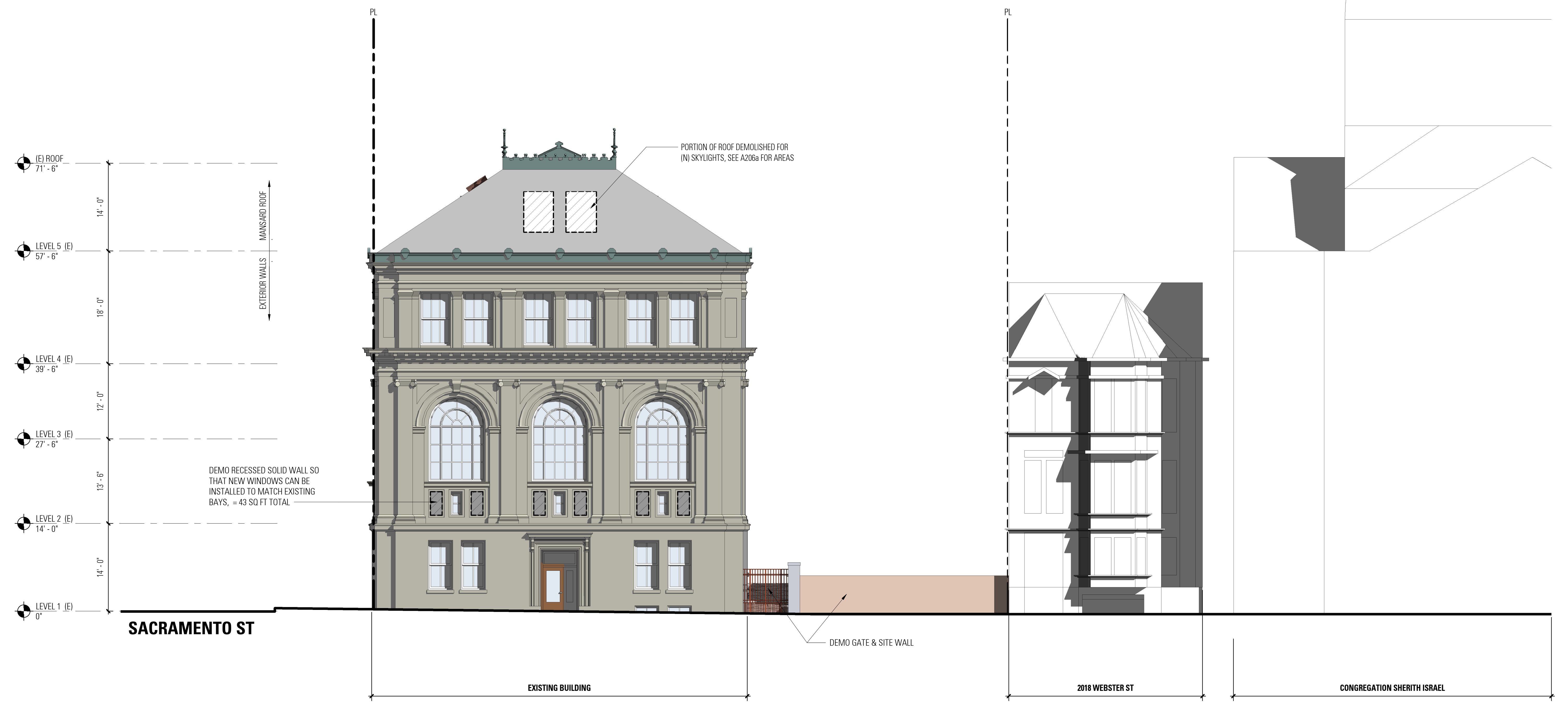


KEYNOTES	
KEY	DESCRIPTION
1	GFRP PANELS, CLARK PACIFIC OR SIM.
2	GLASS CURTAIN WALL W/ CAPLESS MULLIONS, SEE A400 SERIES FOR DETAILS
3	ZINC OR SIMILAR COLORED METAL PANEL
5	EIFS SYSTEM, FINISH COAT
7	ALUMINUM WINDOW
10	GLASS GUARDRAIL W/ BIRD SAFE TREATMENT WHERE REQUIRED
14	SPANDREL GLASS
16	METAL MECHANICAL SCREEN
18	(N) SKYLIGHT WINDOW
22	(E) MULTI-LITE ARCHED STEEL WINDOWS
23	(E) DOUBLE-HUNG STEEL SASH WINDOW
24	(N) DOUBLE-HUNG STEEL SASH WINDOW
25	(E) SLATE ROOF
26	(E) COPPER ORNAMENTATION
27	(E) WOOD DOOR, REFINISH IN KIND
28	(E) ROOF SKYLIGHT WINDOW

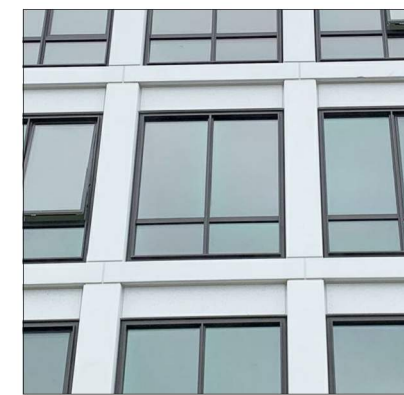
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EXISTING ELEVATIONS NOTES:

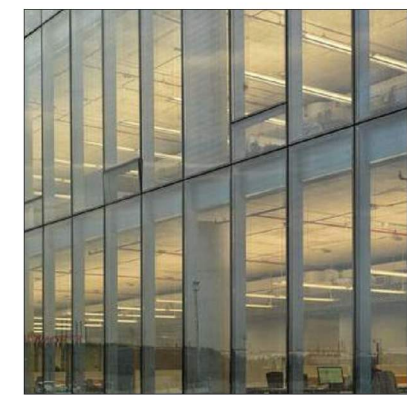
- 1. SEE G004 & G005 FOR DEMOLITION CALCULATIONS
- 2. SEE G006 FOR BUILDING HEIGHT MEASUREMENT PER SEC 260



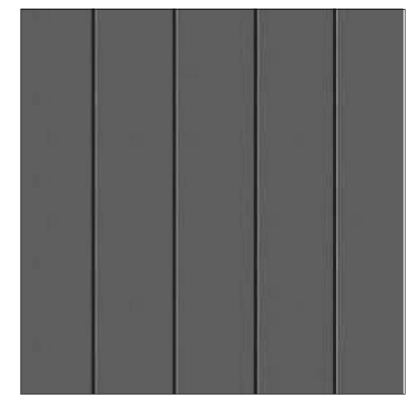
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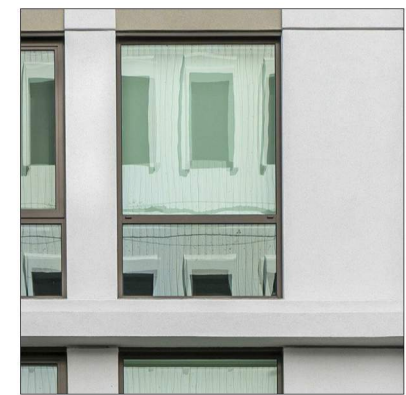
1. GFRC PANELS



2. WINDOW WALL SYSTEM



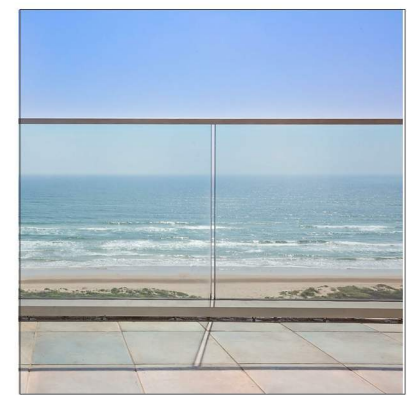
3. ZINC PANEL (OR SIM COLOR)



5. EIFS SYSTEM



7. ALUMINUM WINDOW



10. GLASS GUARDRAIL



13. METAL FENCE & GATE

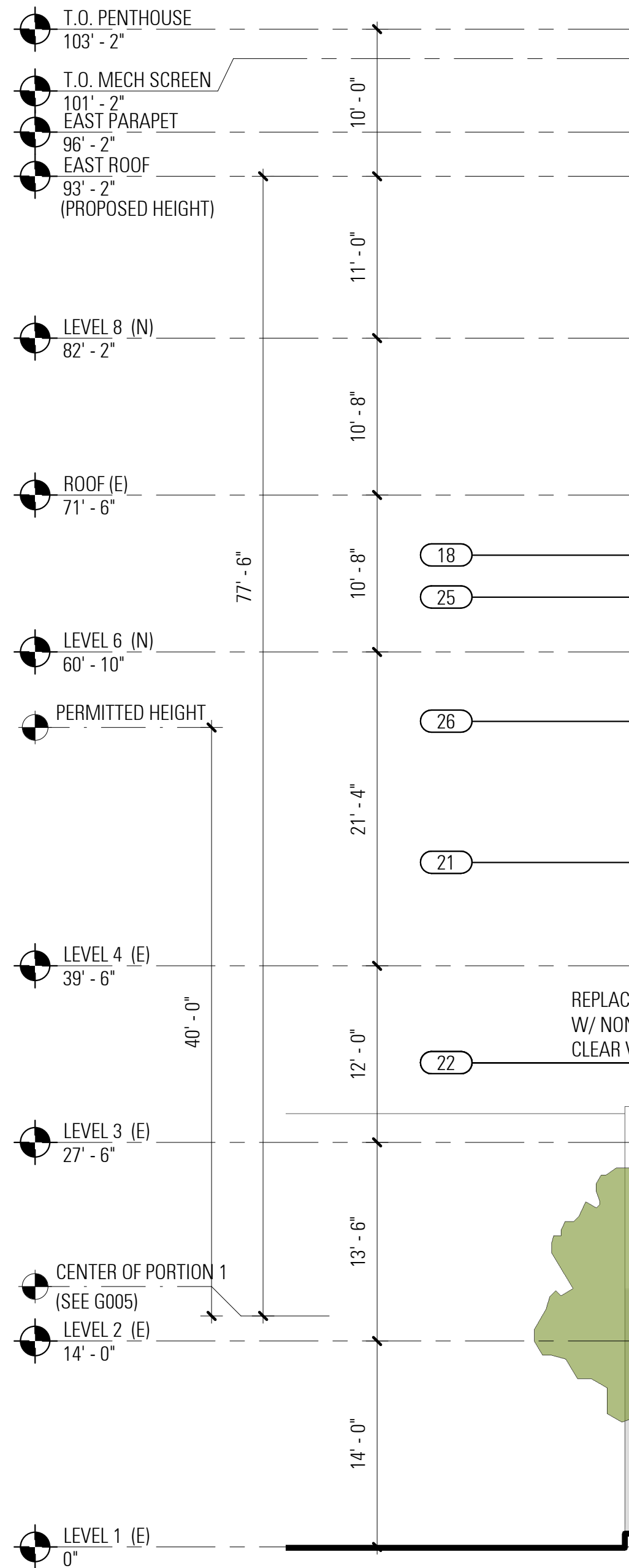


18. SKYLIGHT WINDOW

PROPOSED ELEVATION NOTES:

- SEE G006 FOR BUILDING HEIGHT MEASUREMENT
- BIRD-SAFE GLAZING TREATMENT WILL BE PROVIDED WHERE REQUIRED AT ALL EXTERIOR GLAZING
- ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN COMPLIANCE WITH PLANNING CODE SEC 141
- SEE A400 SERIES FOR ENLARGED WINDOW SCHEDULE & TYPICAL WINDOW DETAILS

ILLUSTRATIVE DIMENSIONS ONLY, HEIGHT MEASURED ALONG SACRAMENTO STREET, SEE G005 & A301b

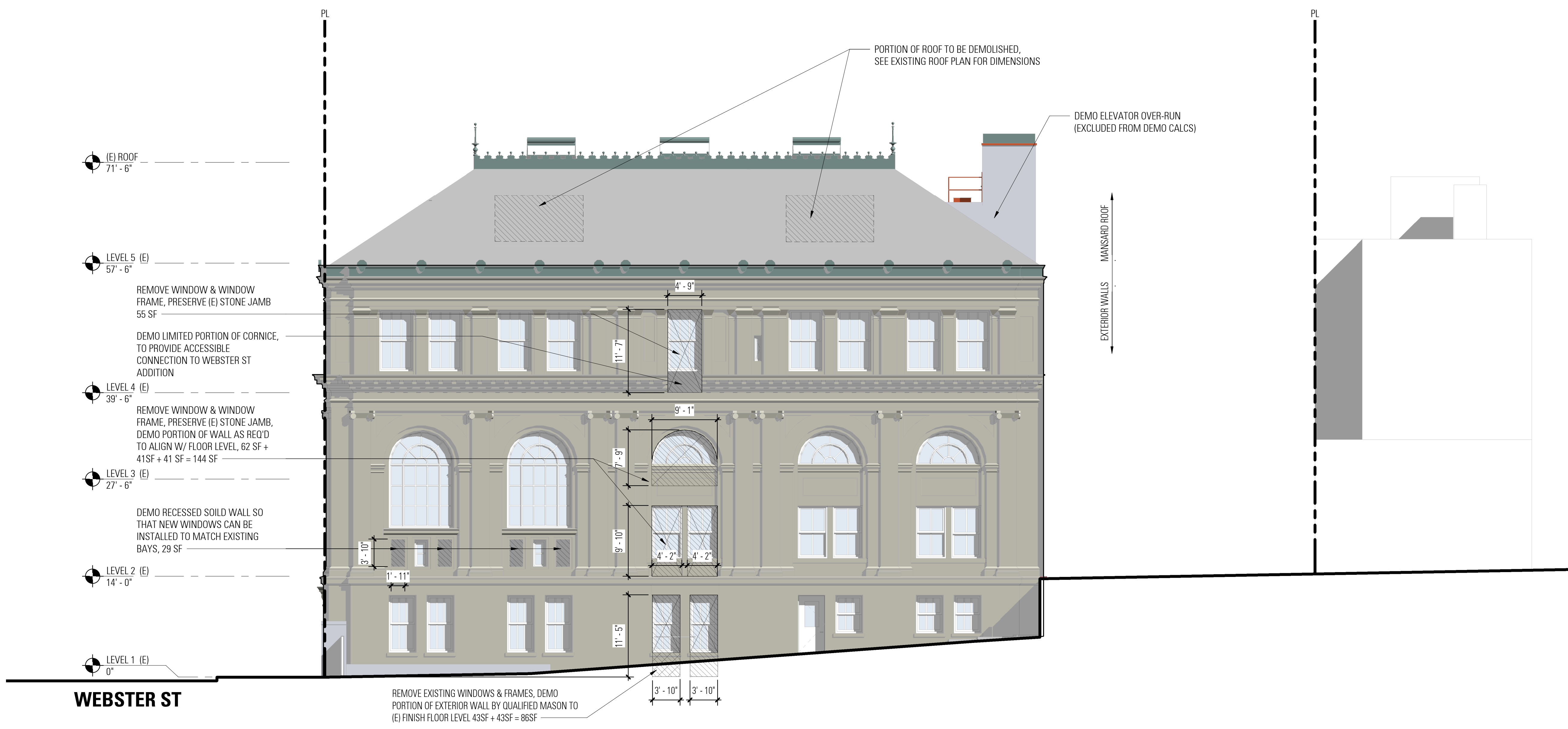


KEYNOTES	
KEY	DESCRIPTION
1	GFRC PANELS, CLARK PACIFIC OR SIM.
2	GLASS CURTAIN WALL W/ CAPLESS MULLIONS, SEE A400 SERIES FOR DETAILS
3	ZINC OR SIMILAR COLORED METAL PANEL
5	EIFS SYSTEM, FINISH COAT
7	ALUMINUM WINDOW
10	GLASS GUARDRAIL W/ BIRD SAFE TREATMENT WHERE REQUIRED
12	GARAGE DOOR
14	SPANDREL GLASS
16	METAL MECHANICAL SCREEN
18	(N) SKYLIGHT WINDOW
21	(E) COLUSA SANDSTONE
22	(E) MULTI-LITE ARCHED STEEL WINDOWS
23	(E) DOUBLE-HUNG STEEL SASH WINDOW
24	(N) DOUBLE-HUNG STEEL SASH WINDOW
25	(E) SLATE ROOF
26	(E) COPPER ORNAMENTATION
27	(E) WOOD DOOR, REFINISH IN KIND

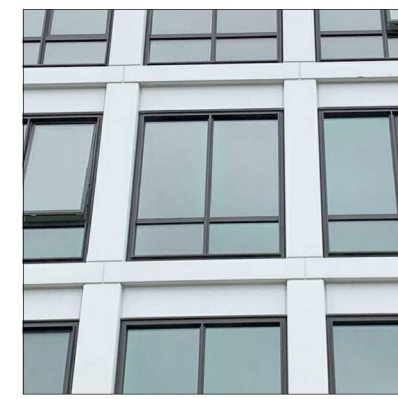
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EXISTING ELEVATIONS NOTES:

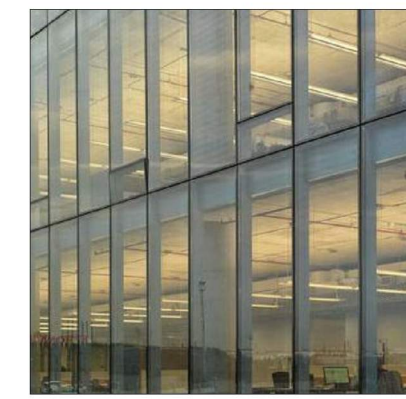
1. SEE G004 & G005 FOR DEMOLITION CALCULATIONS
2. SEE G006 FOR BUILDING HEIGHT MEASUREMENT PER SEC 260



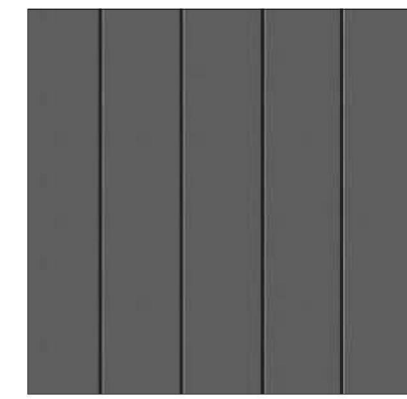
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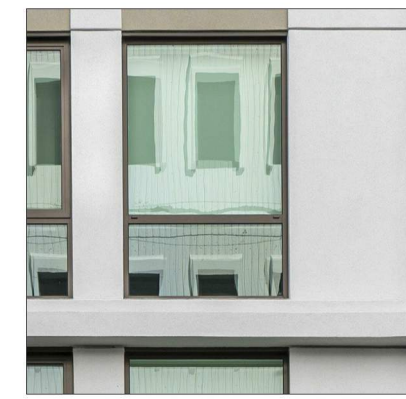
1. GFRC PANELS



2. WINDOW WALL SYSTEM



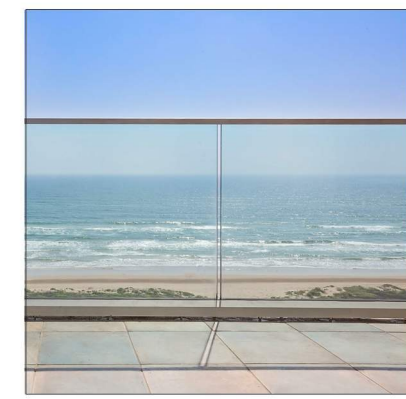
3. ZINC PANEL (OR SIM COLOR)



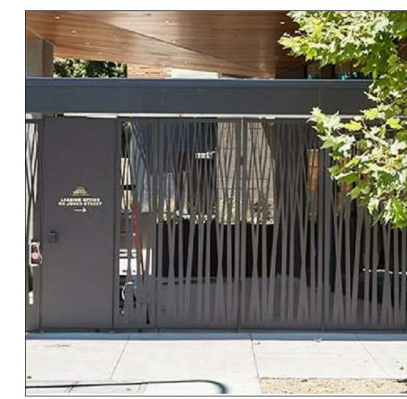
5. EIFS SYSTEM



7. ALUMINUM WINDOW



10. GLASS GUARDRAIL



13. METAL FENCE & GATE



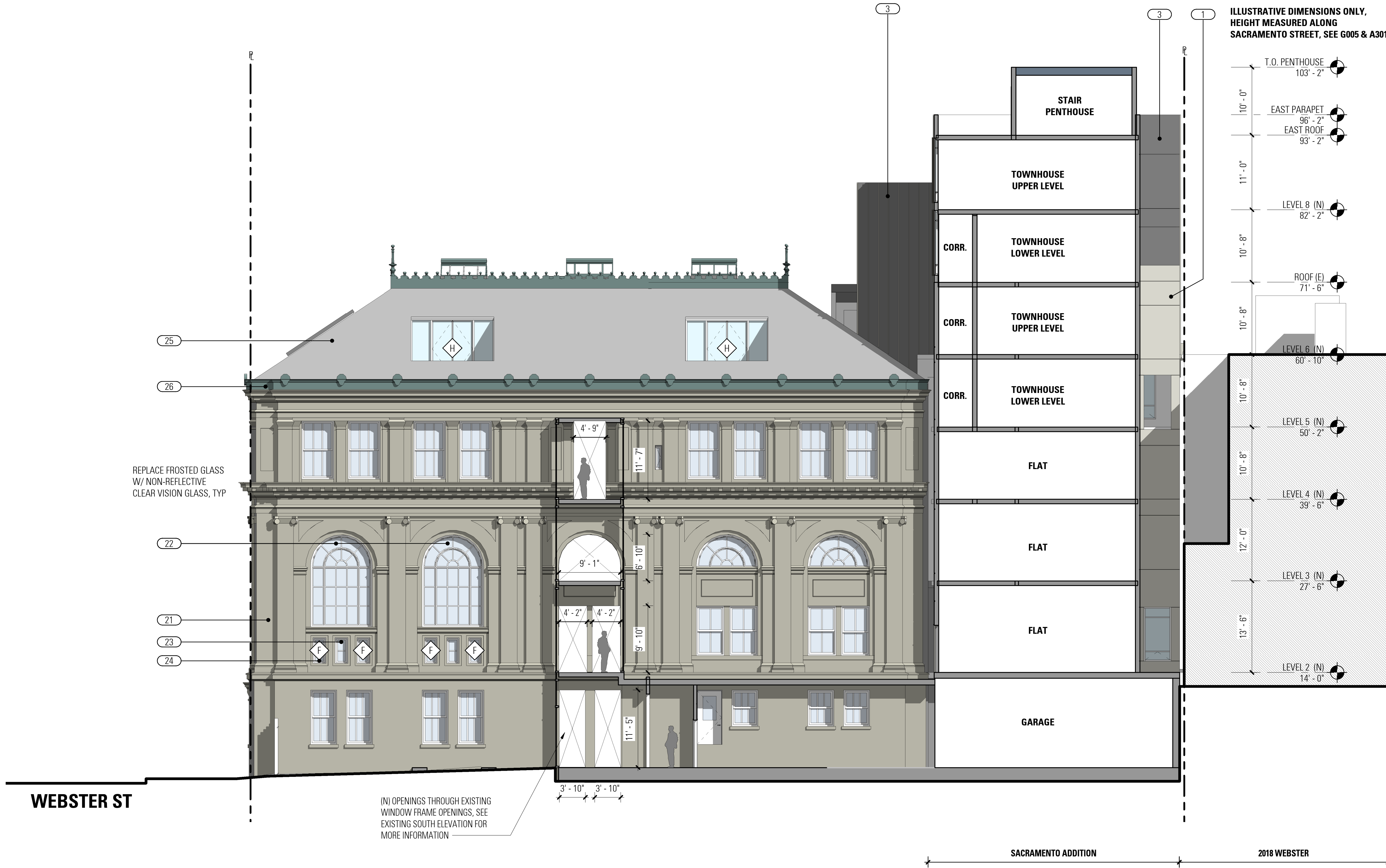
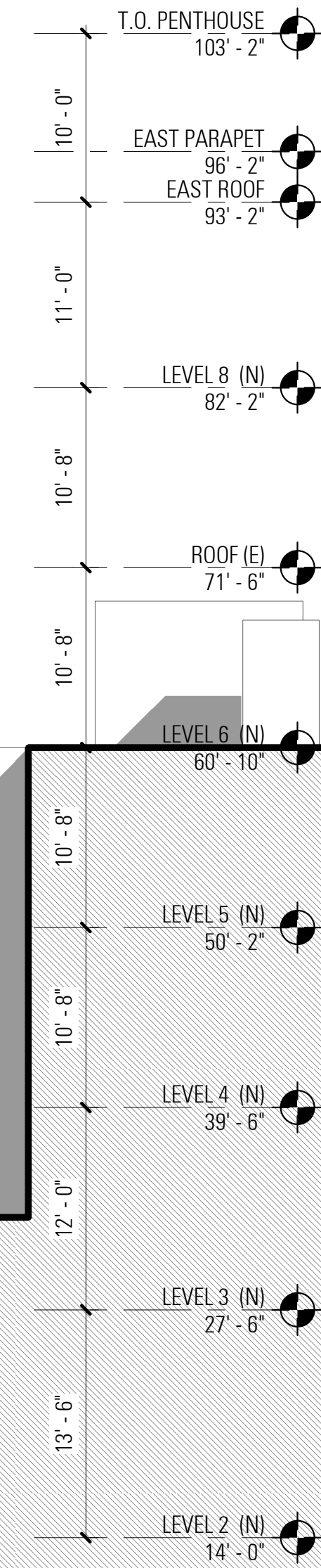
18. SKYLIGHT WINDOW

PROPOSED ELEVATION NOTES:

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- BIRD-SAFE GLAZING TREATMENT WILL BE PROVIDED WHERE REQUIRED AT ALL EXTERIOR GLAZING
- ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN COMPLIANCE WITH PLANNING CODE SEC 141.
- SEE A400 SERIES FOR ENLARGED WINDOW SCHEDULE & TYPICAL WINDOW DETAILS

KEYNOTES	
KEY	DESCRIPTION
1	GFRC PANELS, CLARK PACIFIC OR SIM.
3	ZINC OR SIMILAR COLORED METAL PANEL
21	(E) COLUSA SANDSTONE
22	(E) MULTI-LITE ARCHED STEEL WINDOWS
23	(E) DOUBLE-HUNG STEEL SASH WINDOW
24	(N) DOUBLE-HUNG STEEL SASH WINDOW
25	(E) SLATE ROOF
26	(E) COPPER ORNAMENTATION

ILLUSTRATIVE DIMENSIONS ONLY, HEIGHT MEASURED ALONG SACRAMENTO STREET, SEE G005 & A301b



REPLACE FROSTED GLASS W/ NON-REFLECTIVE CLEAR VISION GLASS, TYP

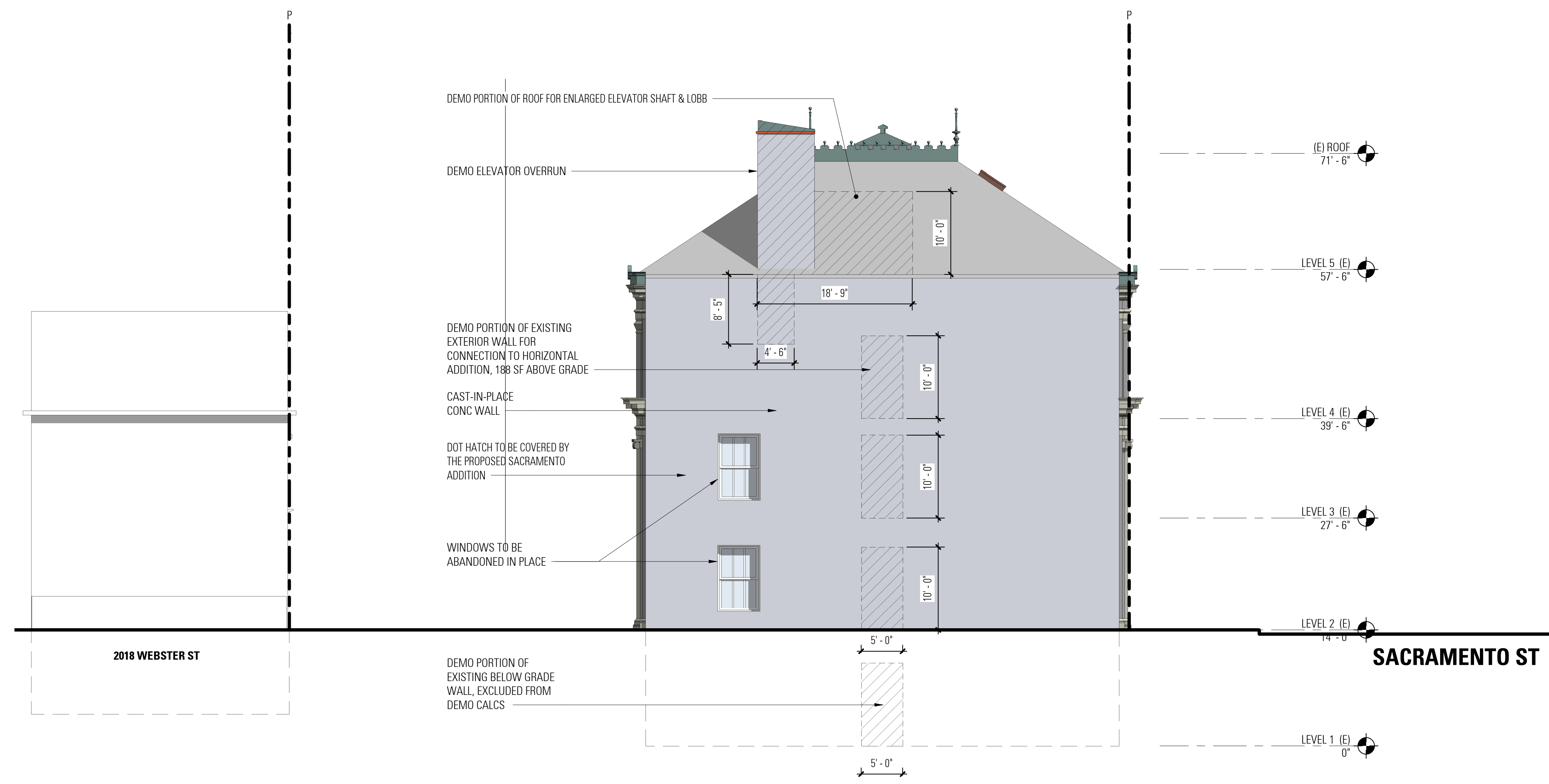
(N) OPENINGS THROUGH EXISTING WINDOW FRAME OPENINGS, SEE EXISTING SOUTH ELEVATION FOR MORE INFORMATION

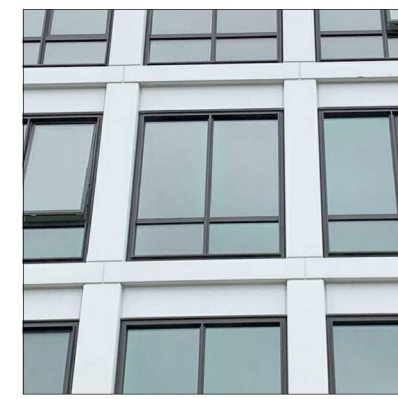
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EXISTING ELEVATIONS NOTES:

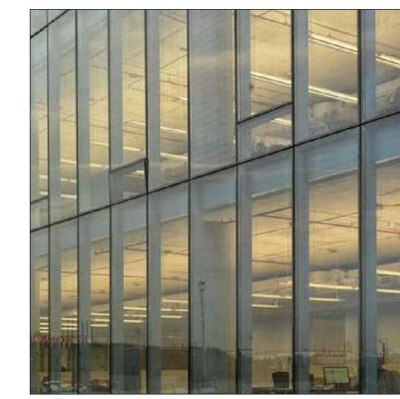
- 1. SEE G004 & G005 FOR DEMOLITION CALCULATIONS
- 2. SEE G006 FOR BUILDING HEIGHT MEASUREMENT PER SEC 260

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9/13/2023 3:06:41 PM

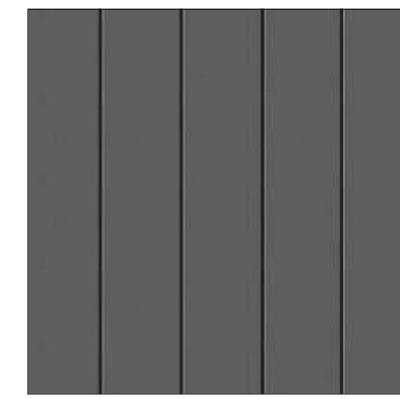




1. GFRC PANELS



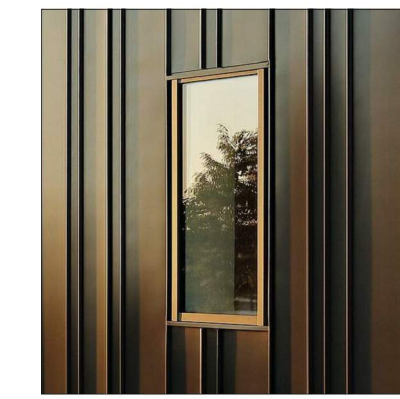
2. WINDOW WALL SYSTEM



3. ZINC PANEL (OR SIM COLOR)



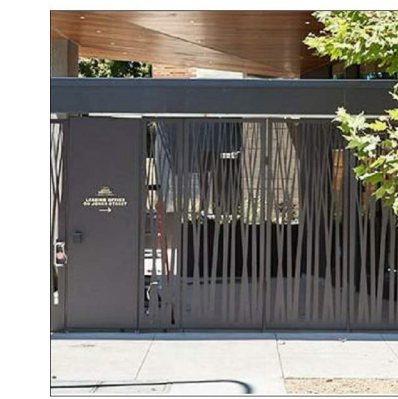
5. EIFS SYSTEM



7. ALUMINUM WINDOW



10. GLASS GUARDRAIL



13. METAL FENCE & GATE



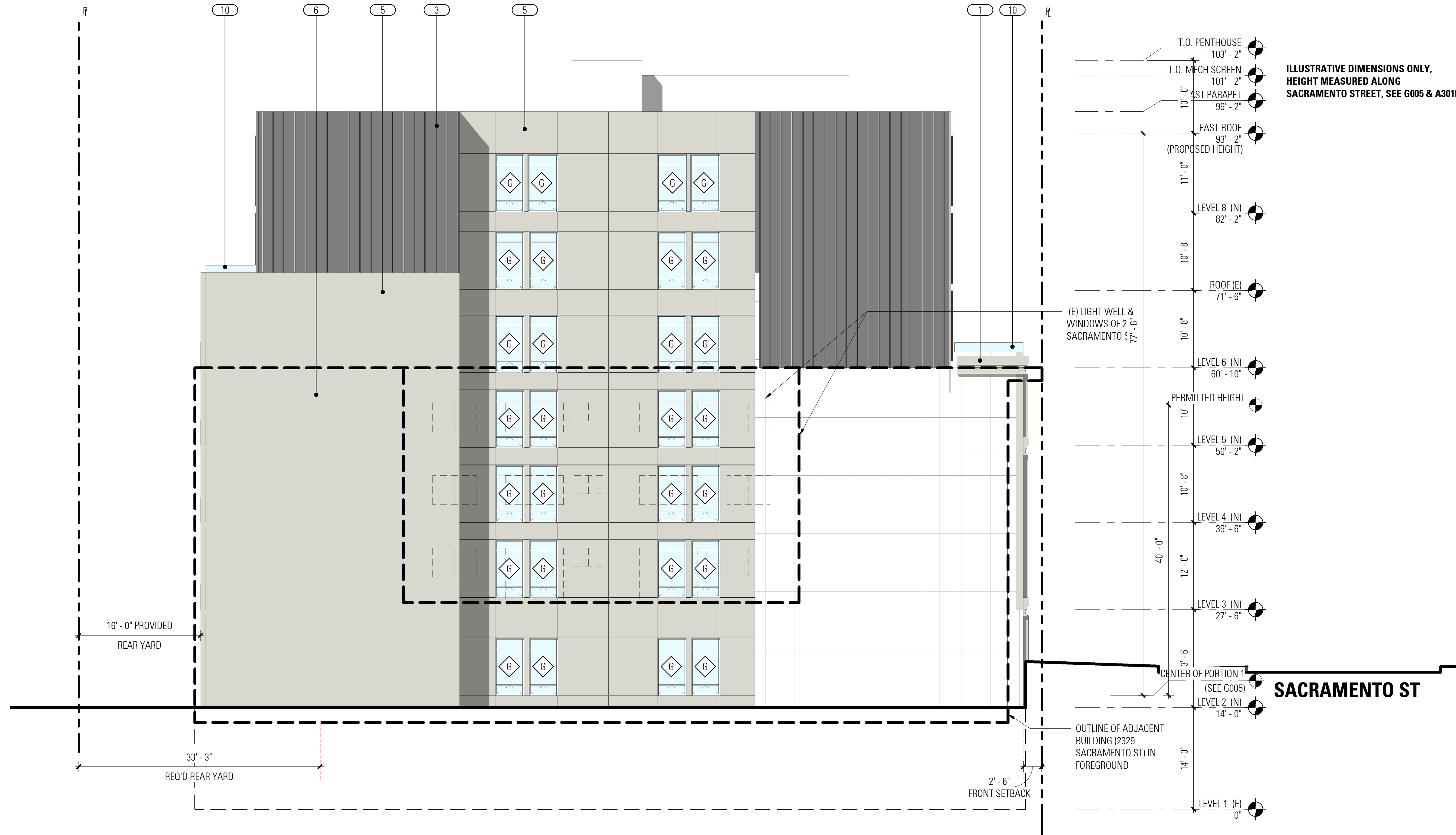
18. SKYLIGHT WINDOW

PROPOSED ELEVATION NOTES:

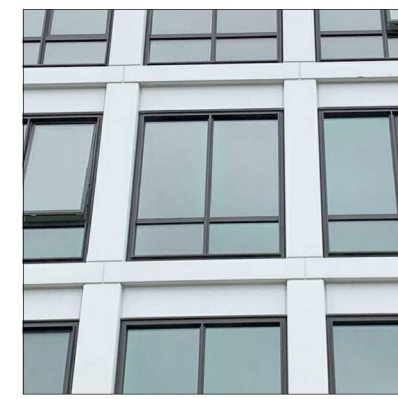
1. SEE G006 FOR BUILDING HEIGHT MEASUREMENT
2. BIRD-SAFE GLAZING TREATMENT WILL BE PROVIDED WHERE REQUIRED AT ALL EXTERIOR GLAZING
3. ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN COMPLIANCE WITH PLANNING CODE SEC 141.
4. SEE A400 SERIES FOR ENLARGED WINDOW SCHEDULE & TYPICAL WINDOW DETAILS

KEYNOTES	
KEY	DESCRIPTION
1	GFRC PANELS, CLARK PACIFIC OR SIM.
3	ZINC OR SIMILAR COLORED METAL PANEL
5	EIFS SYSTEM, FINISH COAT
6	BLIND WALL 4' X 8' SHEET
10	GLASS GUARDRAIL W/ BIRD SAFE TREATMENT WHERE REQUIRED

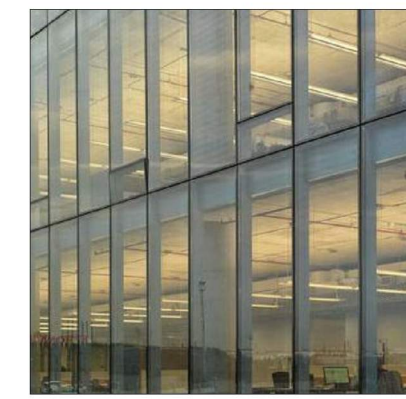
ILLUSTRATIVE DIMENSIONS ONLY, HEIGHT MEASURED ALONG SACRAMENTO STREET, SEE G005 & A301b



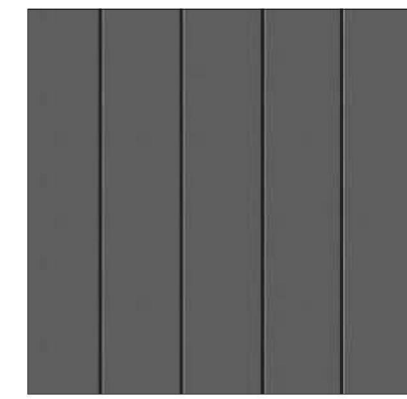
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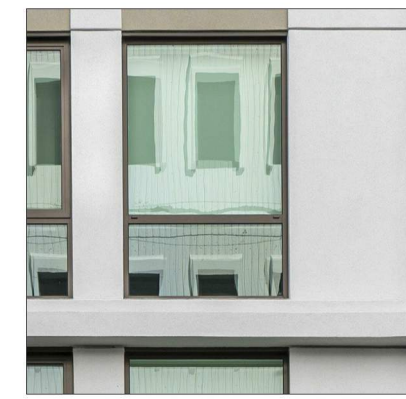
1. GFRC PANELS



2. WINDOW WALL SYSTEM



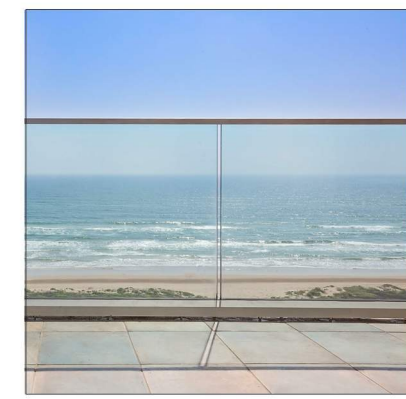
3. ZINC PANEL (OR SIM COLOR)



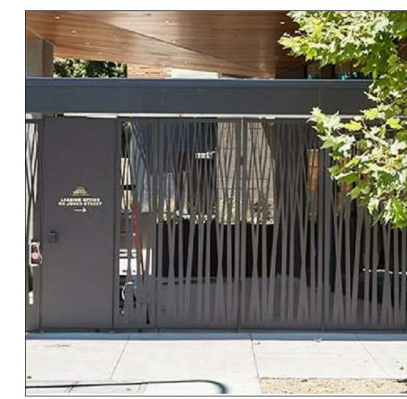
5. EIFS SYSTEM



7. ALUMINUM WINDOW



10. GLASS GUARDRAIL



13. METAL FENCE & GATE



18. SKYLIGHT WINDOW

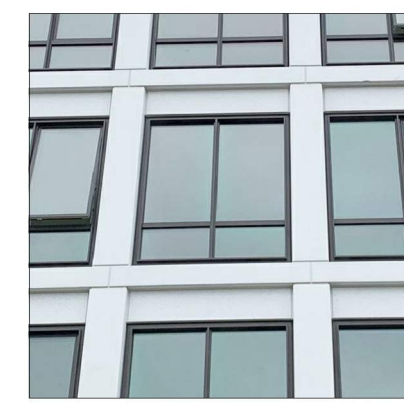
PROPOSED ELEVATION NOTES:

- SEE G006 FOR BUILDING HEIGHT MEASUREMENT
- BIRD-SAFE GLAZING TREATMENT WILL BE PROVIDED WHERE REQUIRED AT ALL EXTERIOR GLAZING
- ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN COMPLIANCE WITH PLANNING CODE SEC 141.
- SEE A400 SERIES FOR ENLARGED WINDOW SCHEDULE & TYPICAL WINDOW DETAILS

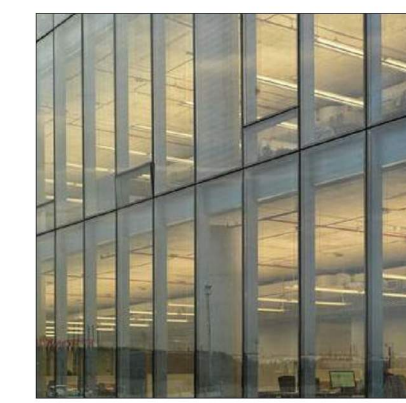
KEYNOTES	
KEY	DESCRIPTION
1	GFRC PANELS, CLARK PACIFIC OR SIM.
3	ZINC OR SIMILAR COLORED METAL PANEL
5	EIFS SYSTEM, FINISH COAT
10	GLASS GUARDRAIL W/ BIRD SAFE TREATMENT WHERE REQUIRED
16	METAL MECHANICAL SCREEN



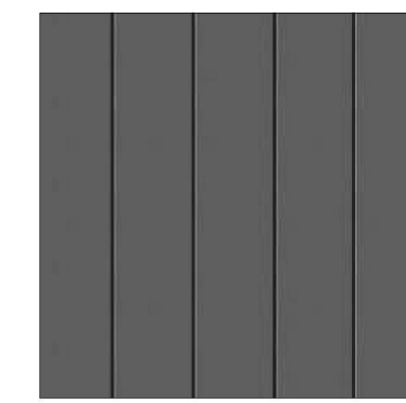
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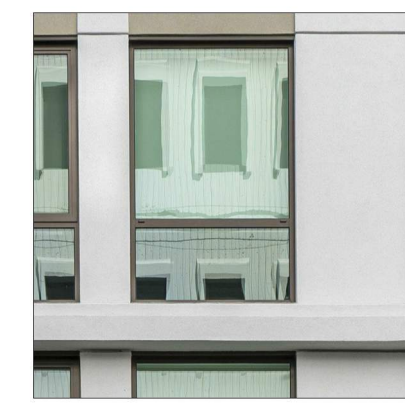
1. GFRC PANELS



2. WINDOW WALL SYSTEM



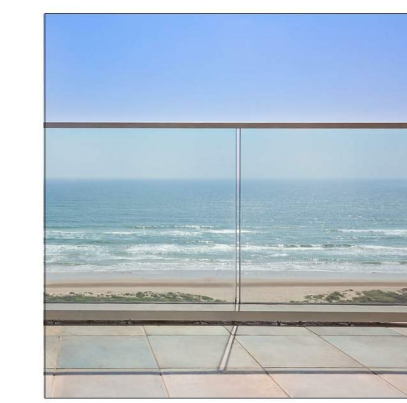
3. ZINC PANEL (OR SIM COLOR)



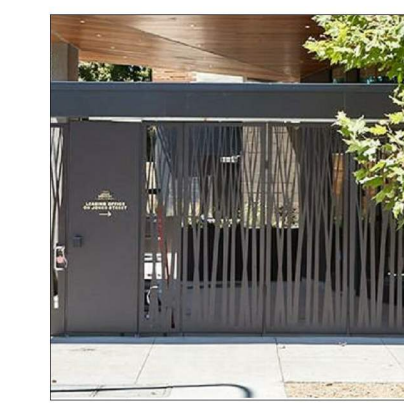
5. EIFS SYSTEM



7. ALUMINUM WINDOW



10. GLASS GUARDRAIL



13. METAL FENCE & GATE



18. SKYLIGHT WINDOW

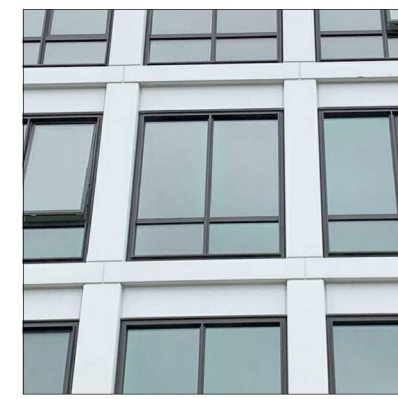
PROPOSED ELEVATION NOTES:

1. SEE G006 FOR BUILDING HEIGHT MEASUREMENT
2. BIRD-SAFE GLAZING TREATMENT WILL BE PROVIDED WHERE REQUIRED AT ALL EXTERIOR GLAZING
3. ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN COMPLIANCE WITH PLANNING CODE SEC 141.
4. SEE A400 SERIES FOR ENLARGED WINDOW SCHEDULE & TYPICAL WINDOW DETAILS

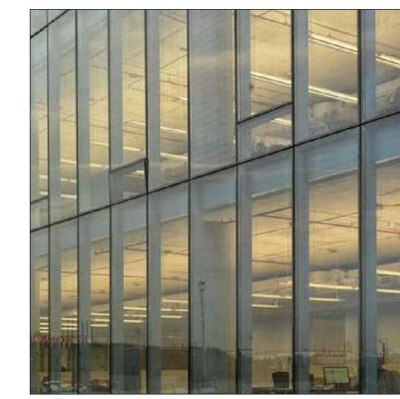
KEYNOTES	
KEY	DESCRIPTION
1	GFRC PANELS, CLARK PACIFIC OR SIM.
2	GLASS CURTAIN WALL W/ CAPLESS MULLIONS, SEE A400 SERIES FOR DETAILS
3	ZINC OR SIMILAR COLORED METAL PANEL
5	EIFS SYSTEM, FINISH COAT
7	ALUMINUM WINDOW



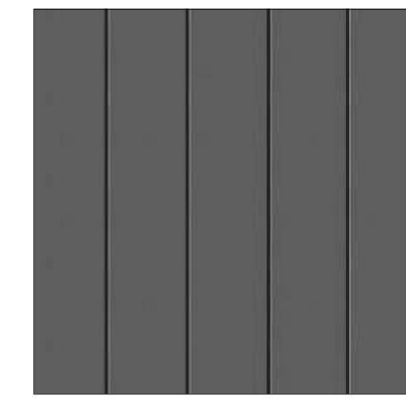
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1. GFRC PANELS



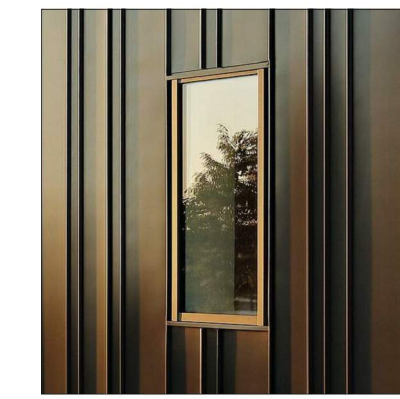
2. WINDOW WALL SYSTEM



3. ZINC PANEL (OR SIM COLOR)



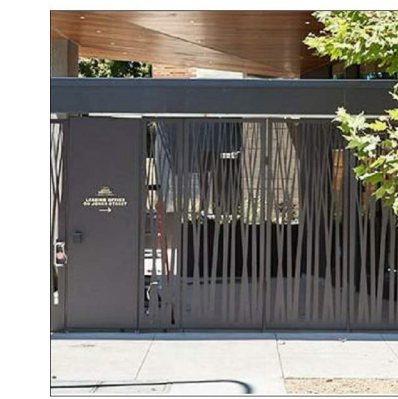
5. EIFS SYSTEM



7. ALUMINUM WINDOW



10. GLASS GUARDRAIL



13. METAL FENCE & GATE

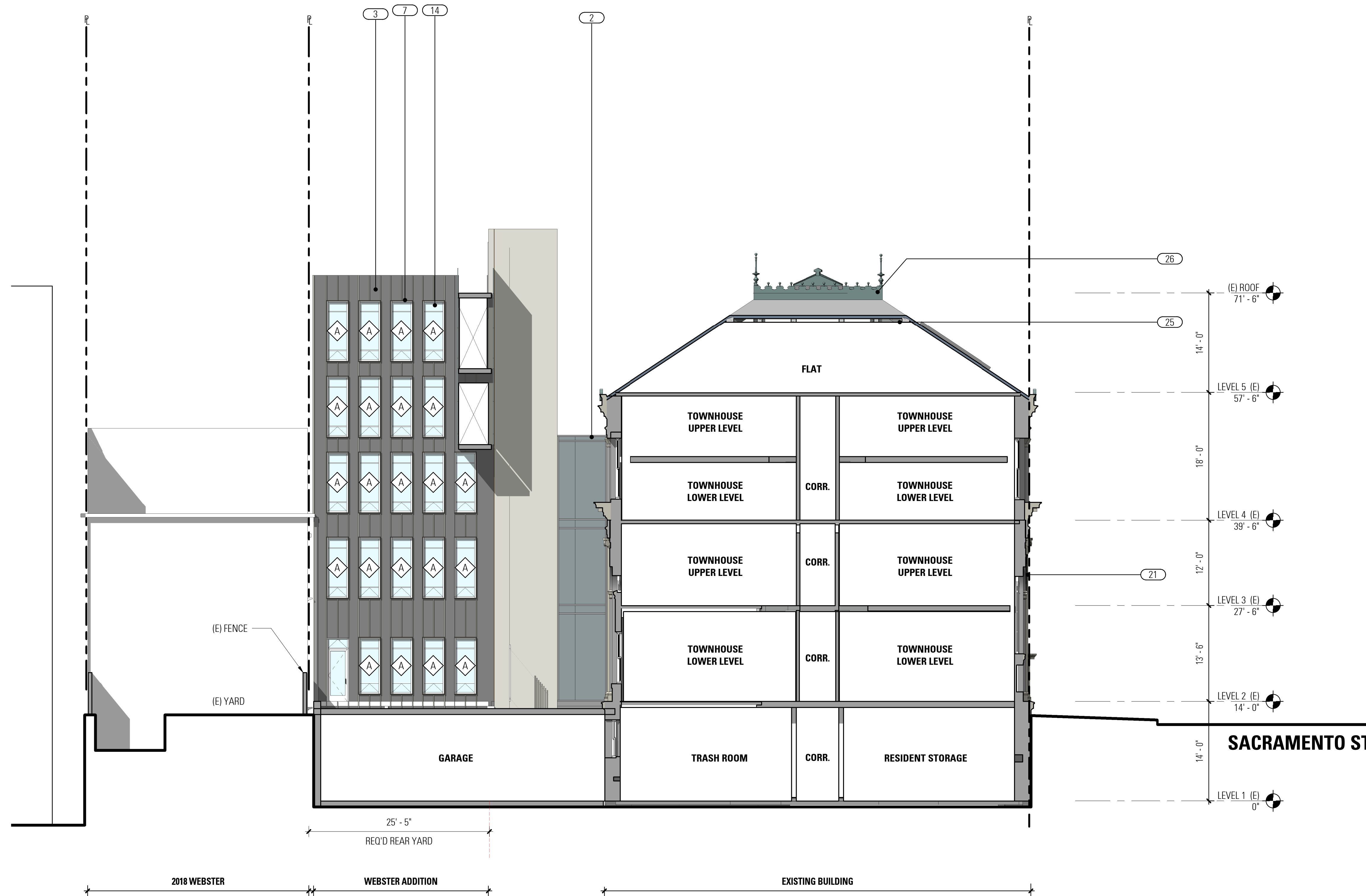


18. SKYLIGHT WINDOW

PROPOSED ELEVATION NOTES:

1. SEE G006 FOR BUILDING HEIGHT MEASUREMENT
2. BIRD-SAFE GLAZING TREATMENT WILL BE PROVIDED WHERE REQUIRED AT ALL EXTERIOR GLAZING
3. ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW IN COMPLIANCE WITH PLANNING CODE SEC 141.
4. SEE A400 SERIES FOR ENLARGED WINDOW SCHEDULE & TYPICAL WINDOW DETAILS

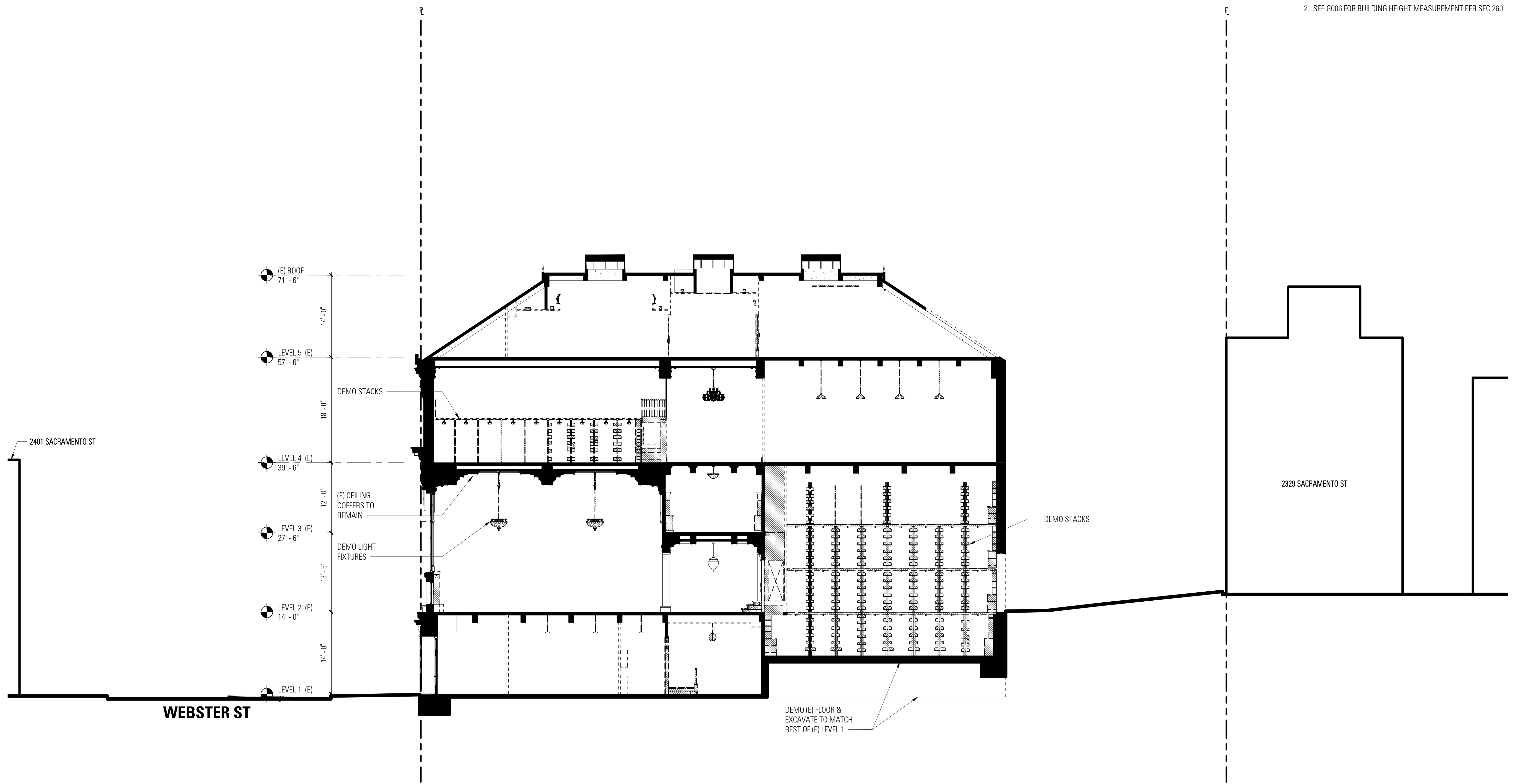
KEYNOTES	
KEY	DESCRIPTION
2	GLASS CURTAIN WALL W/ CAPLESS MULLIONS. SEE A400 SERIES FOR DETAILS
3	ZINC OR SIMILAR COLORED METAL PANEL
7	ALUMINUM WINDOW
14	SPANDREL GLASS
21	(E) COLUSA SANDSTONE
25	(E) SLATE ROOF
26	(E) COPPER ORNAMENTATION



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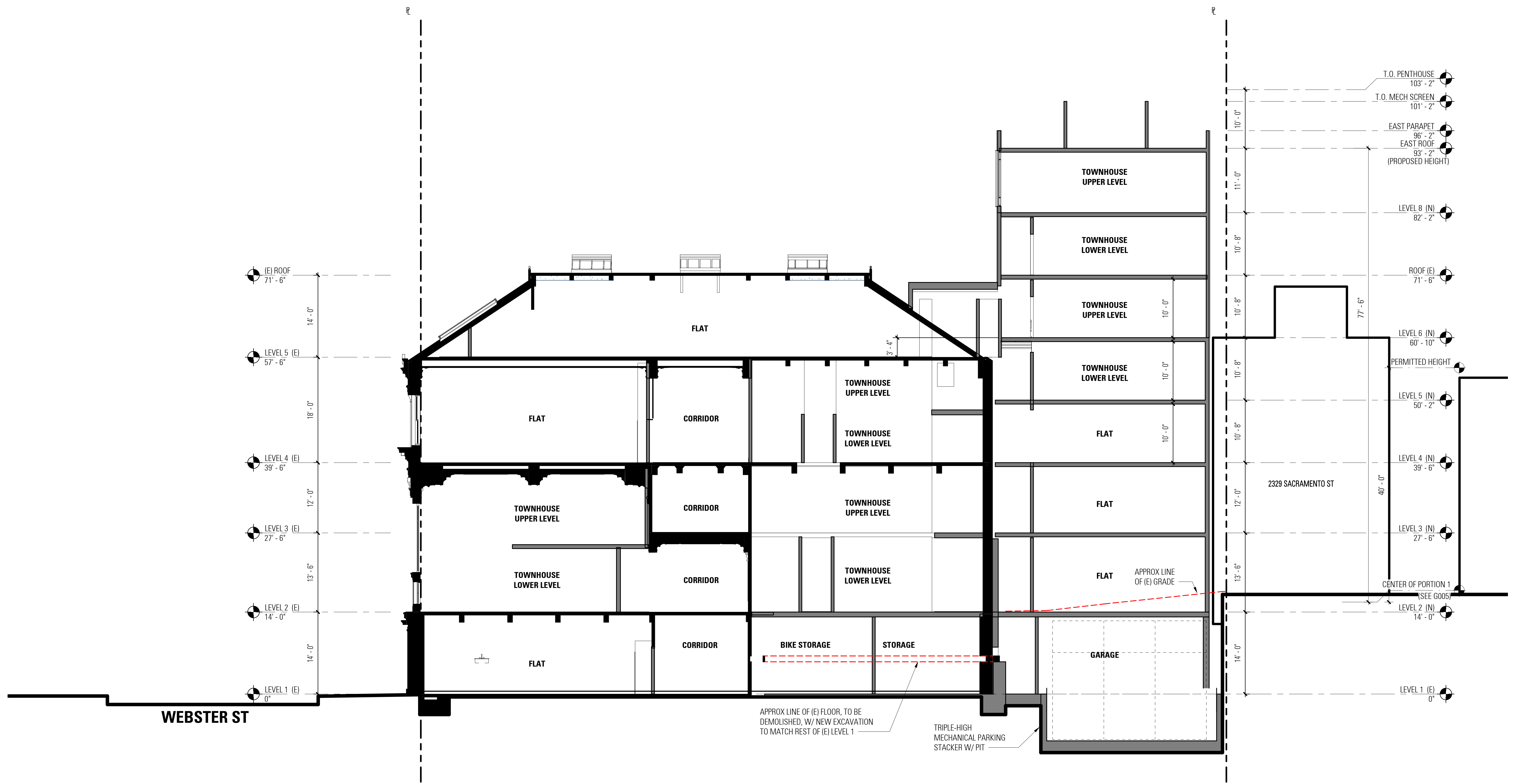
EXISTING ELEVATIONS NOTES:

- 1. SEE G004 & G005 FOR DEMOLITION CALCULATIONS
- 2. SEE G006 FOR BUILDING HEIGHT MEASUREMENT PER SEC 260

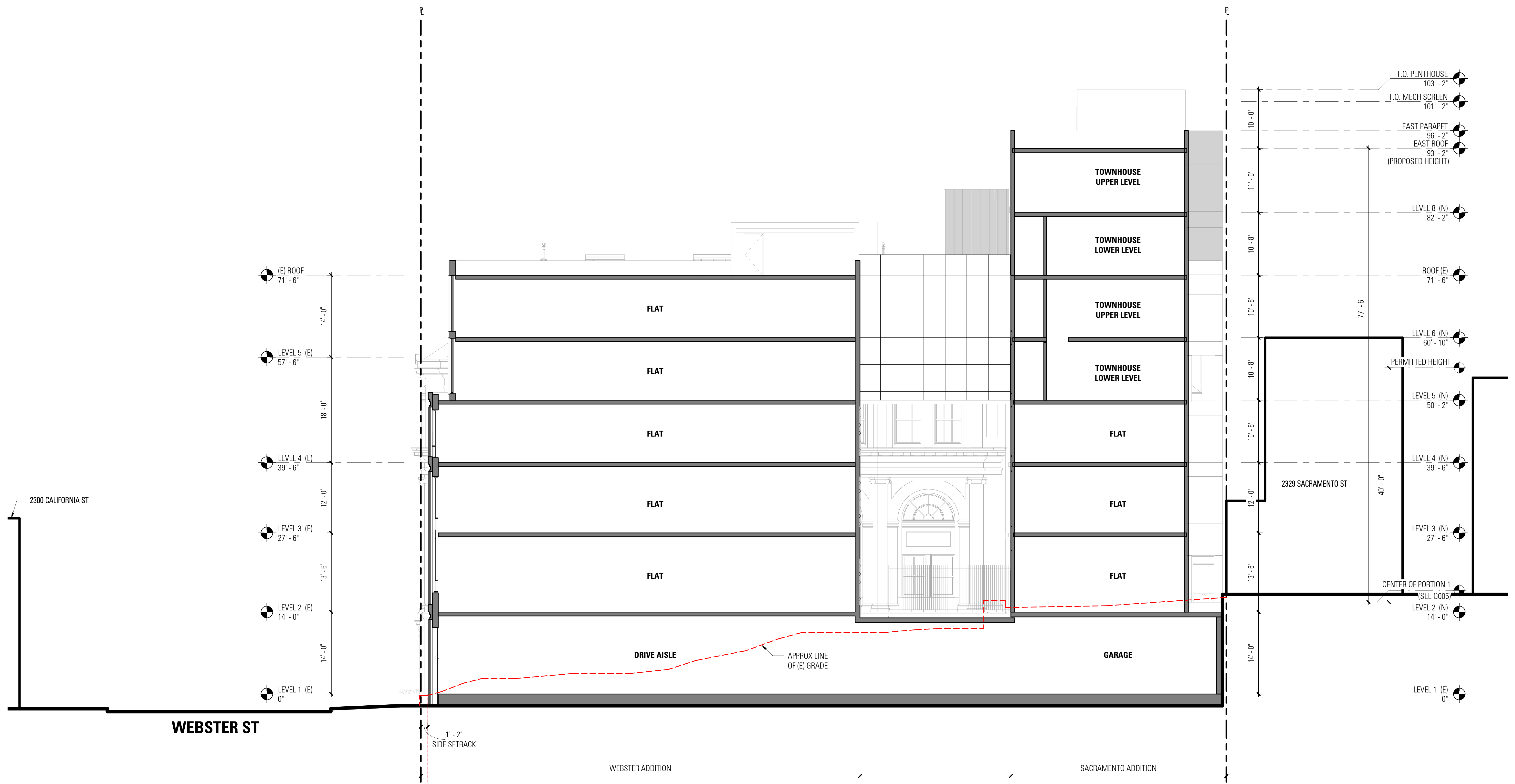


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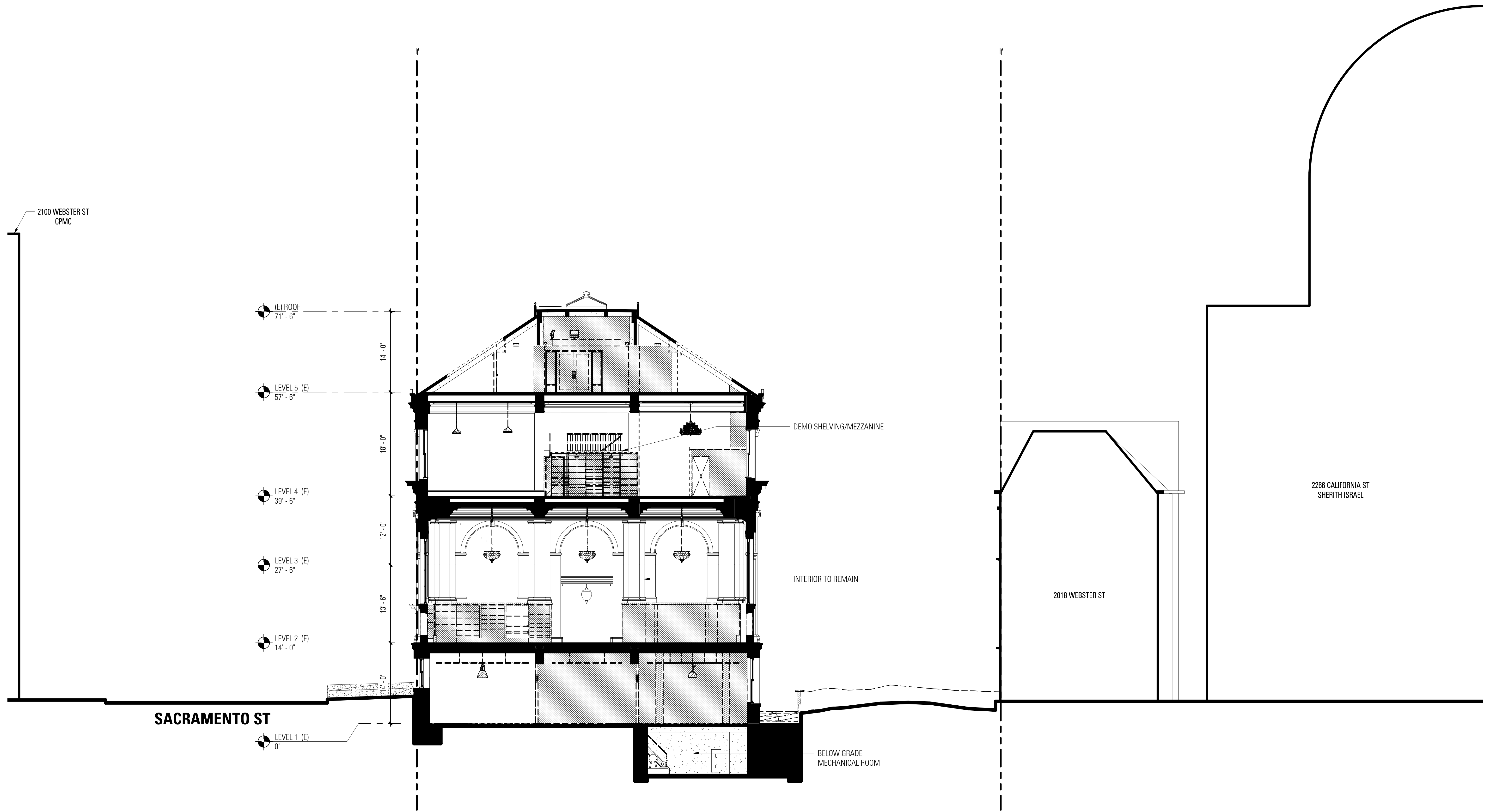
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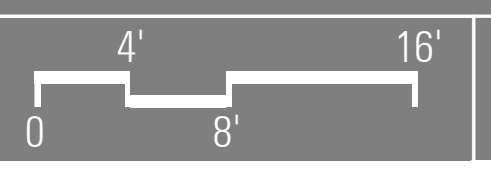
2395 SACRAMENTO ST

EXISTING N/S BUILDING SECTION

10.02.2023

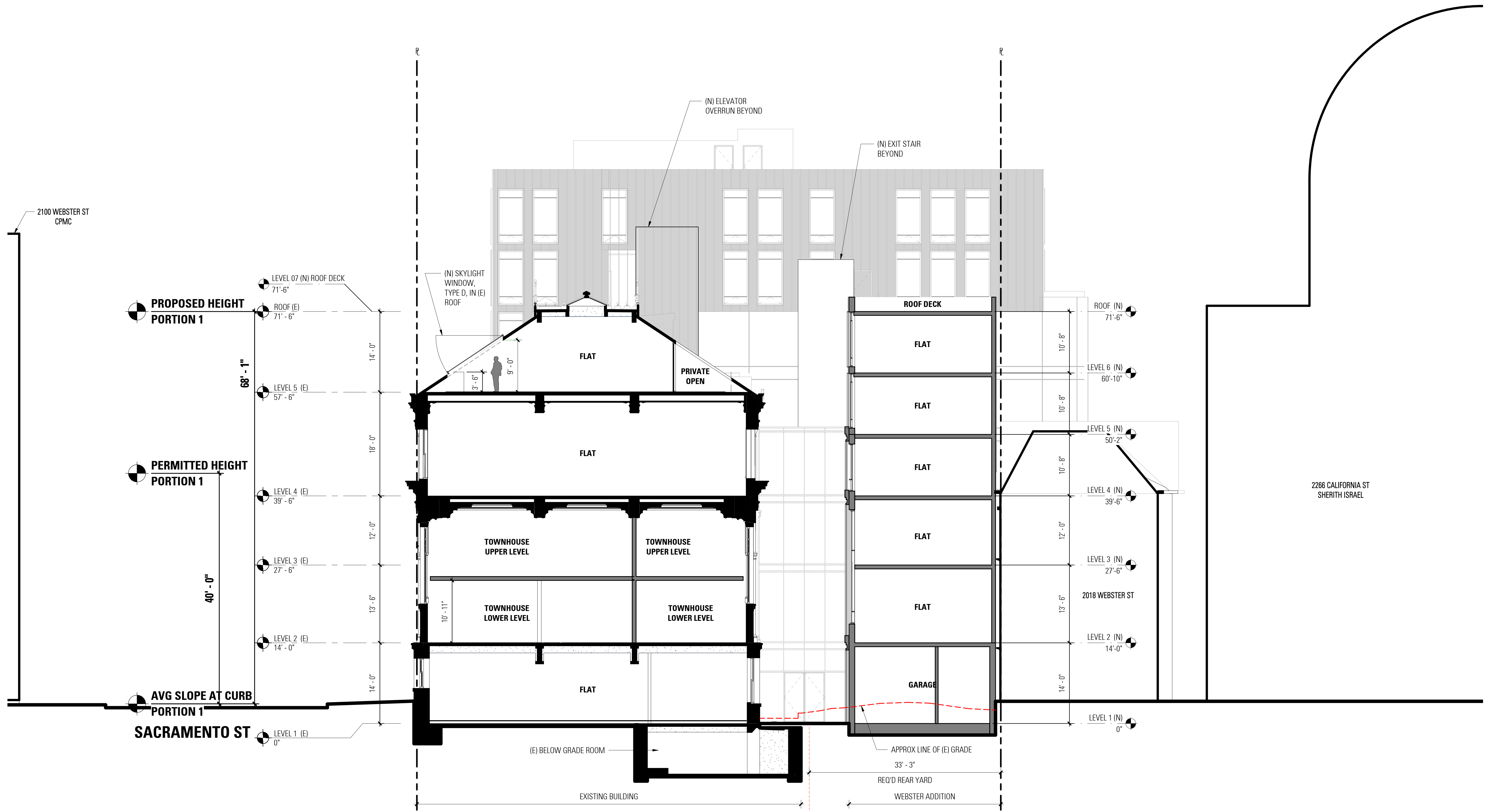
2021052

BAR architects



A311

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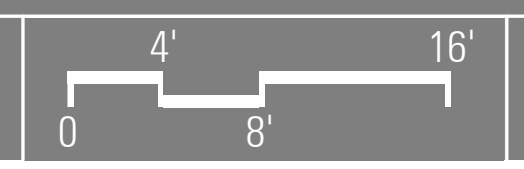
2395 SACRAMENTO ST

PROPOSED N/S BUILDING SECTION 1

10.02.2023

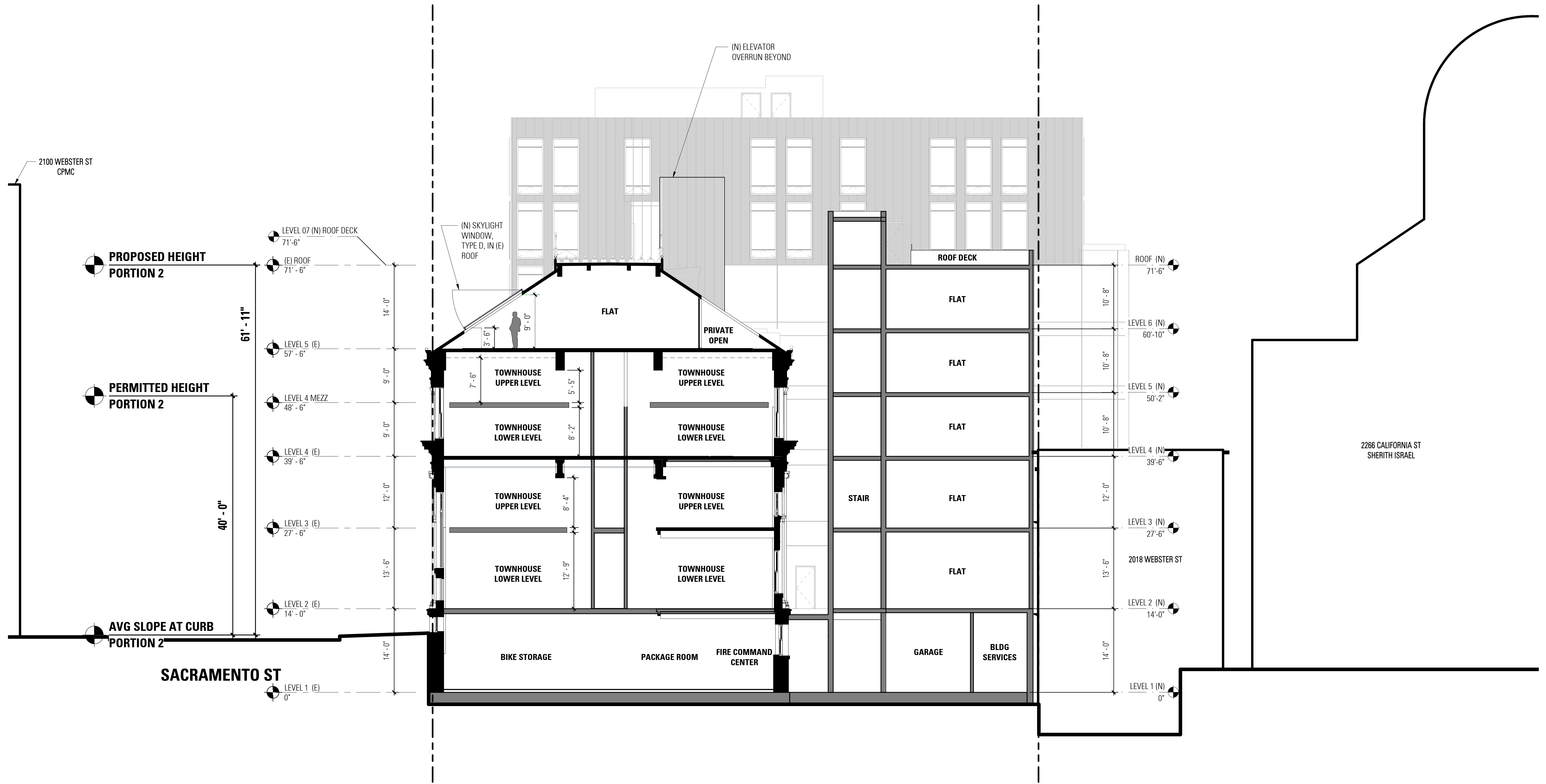
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BAR architects



A312

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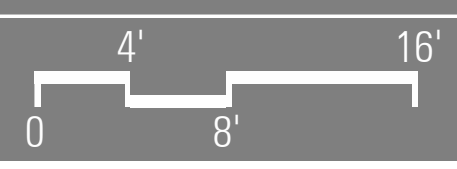
2395 SACRAMENTO ST

PROPOSED N/S BUILDING SECTION 2

10.02.2023

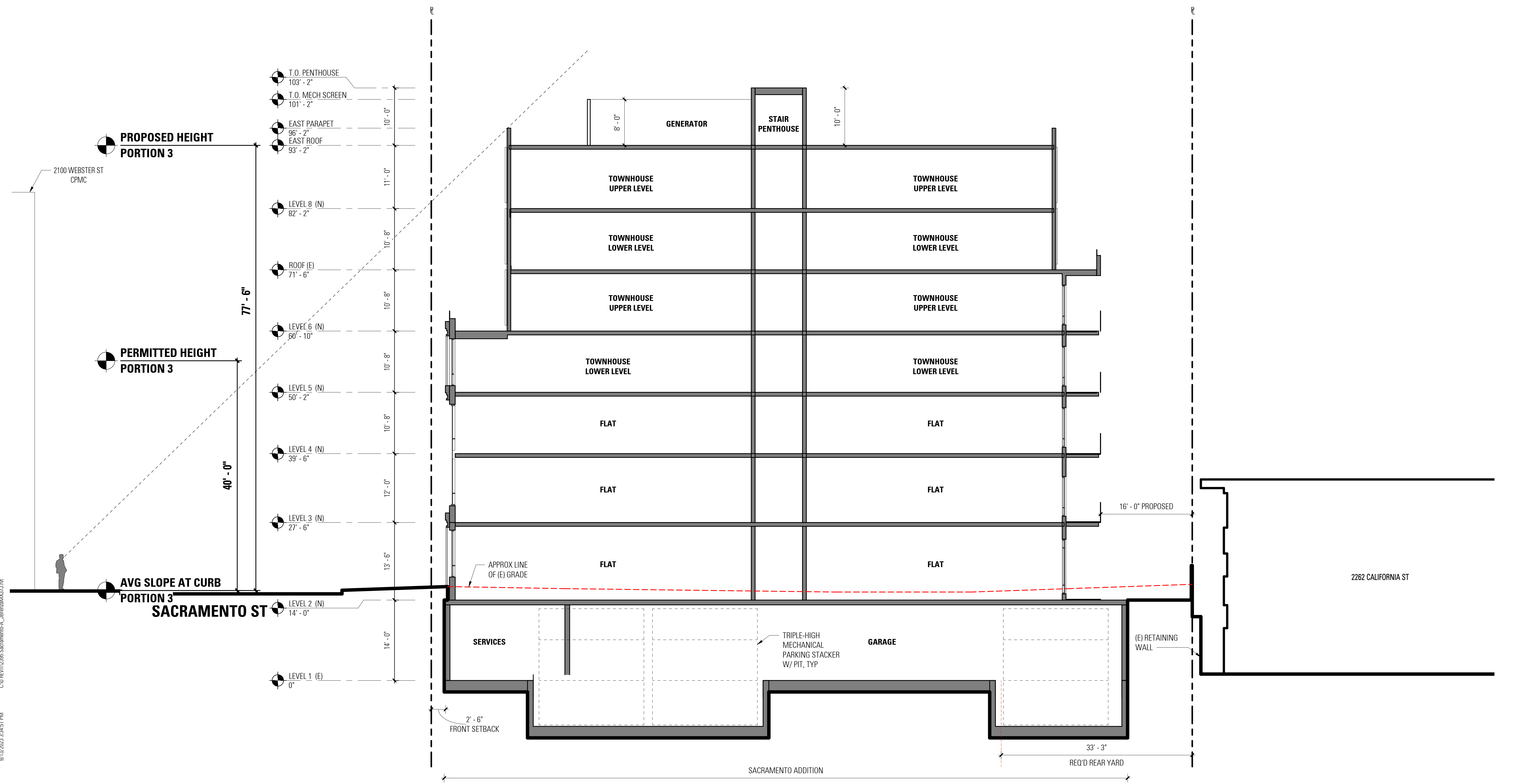
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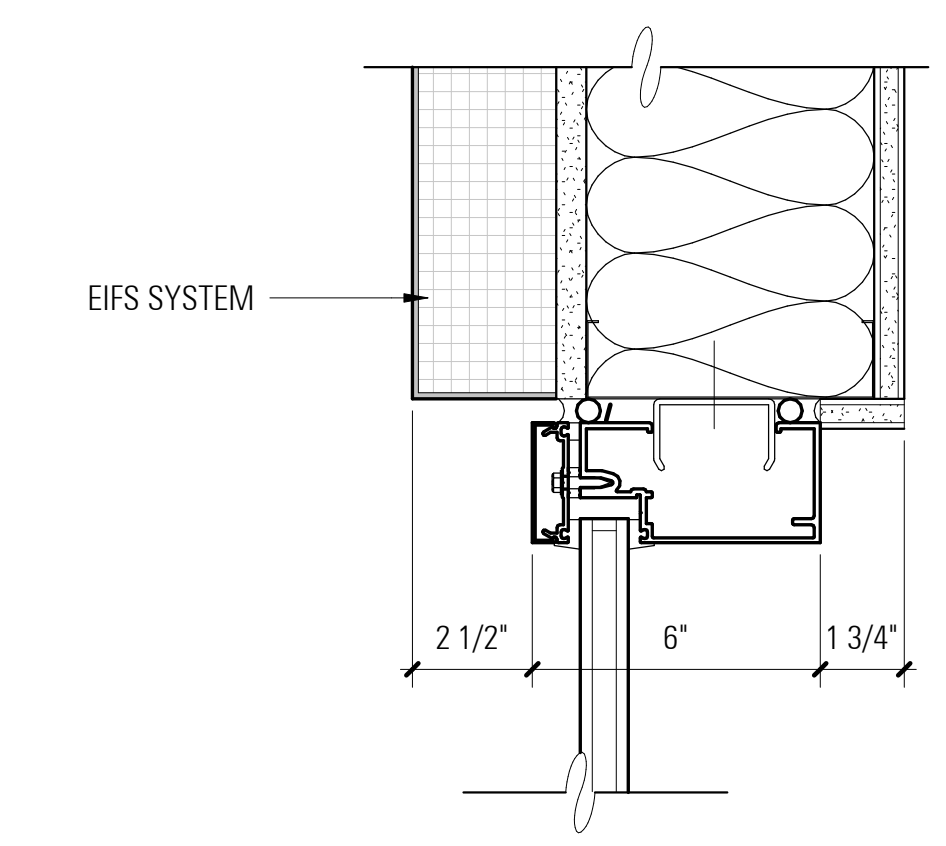
BAR architects



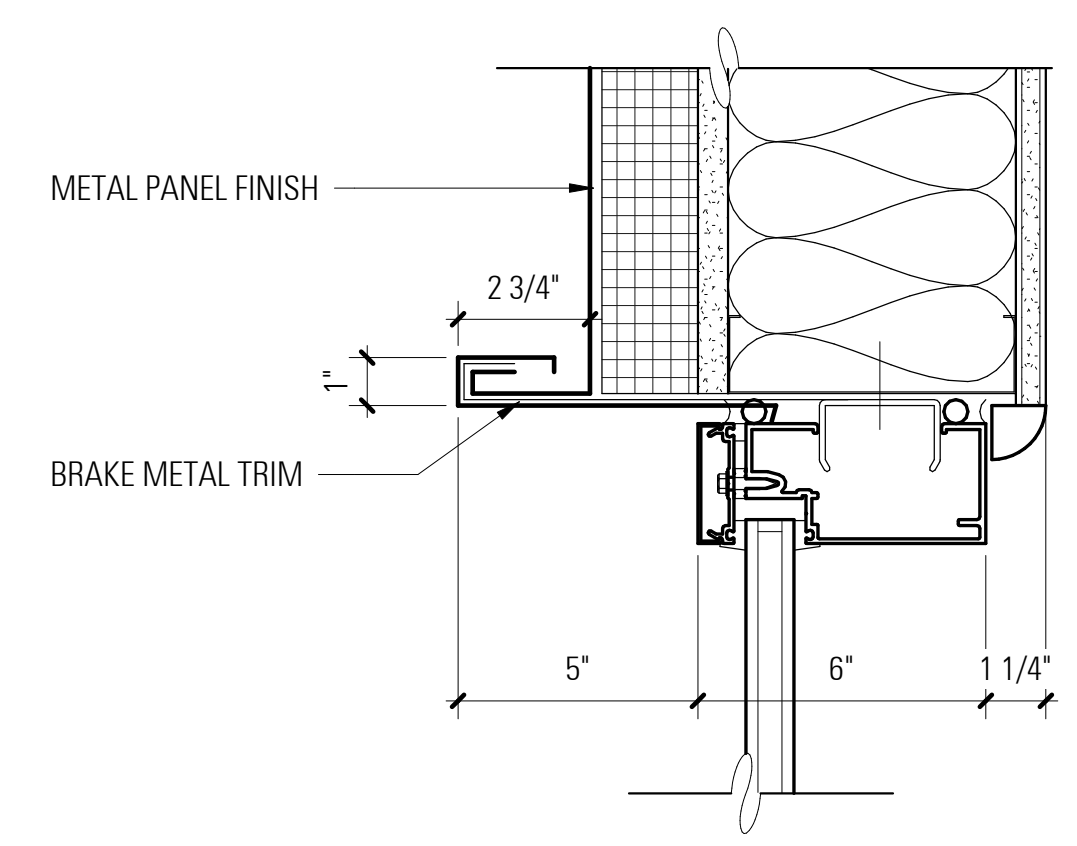
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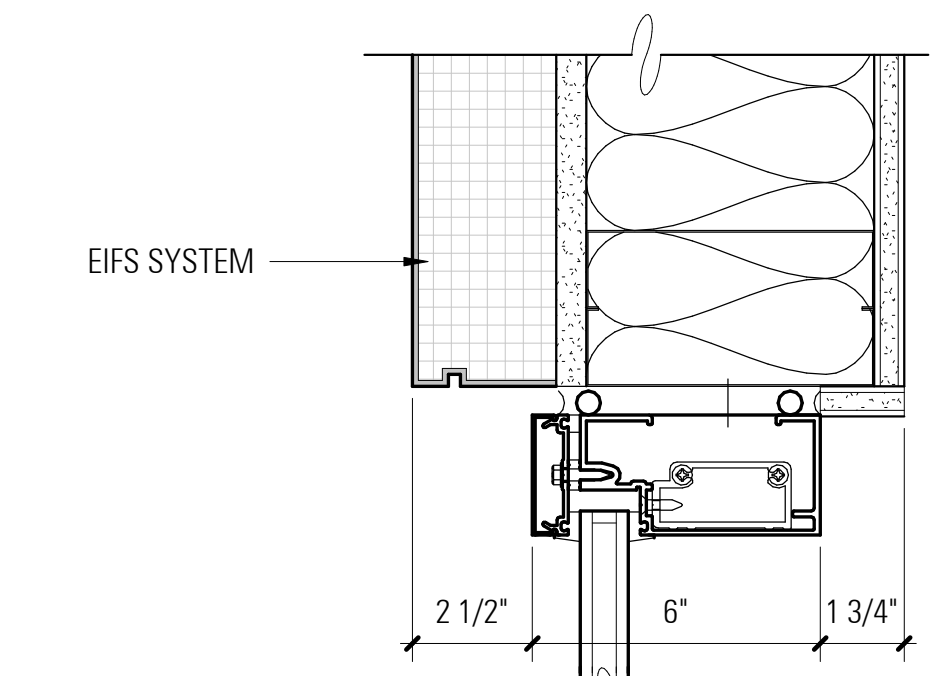




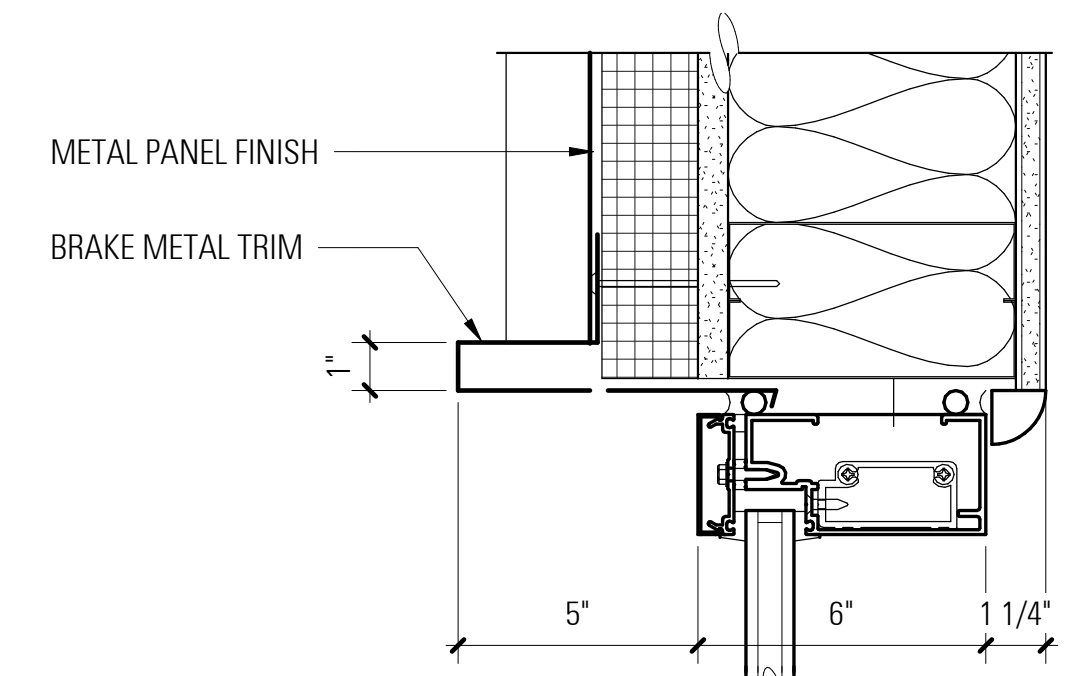
**DETAIL 6
(JAMB)**



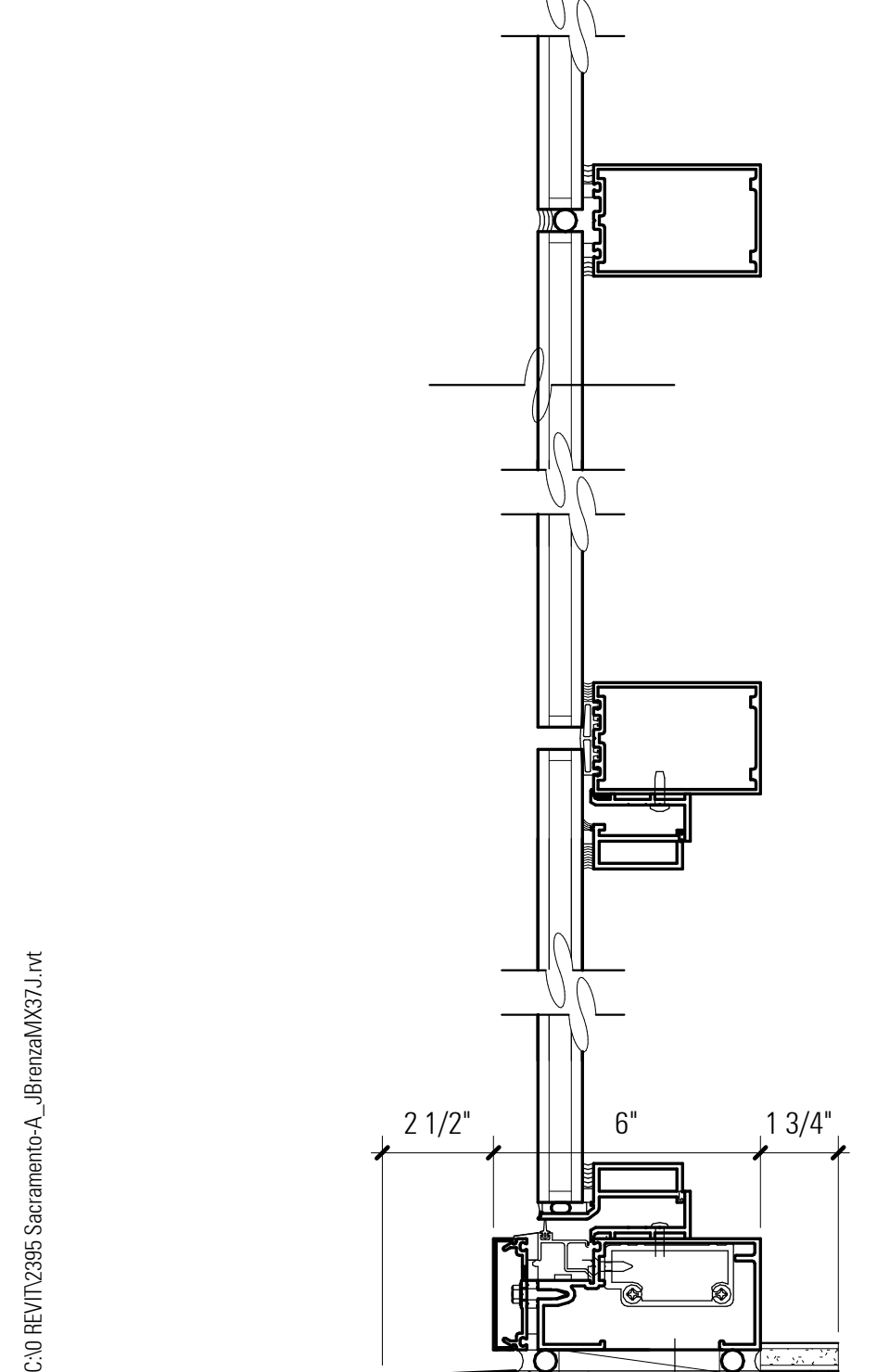
**DETAIL 3
(JAMB)**



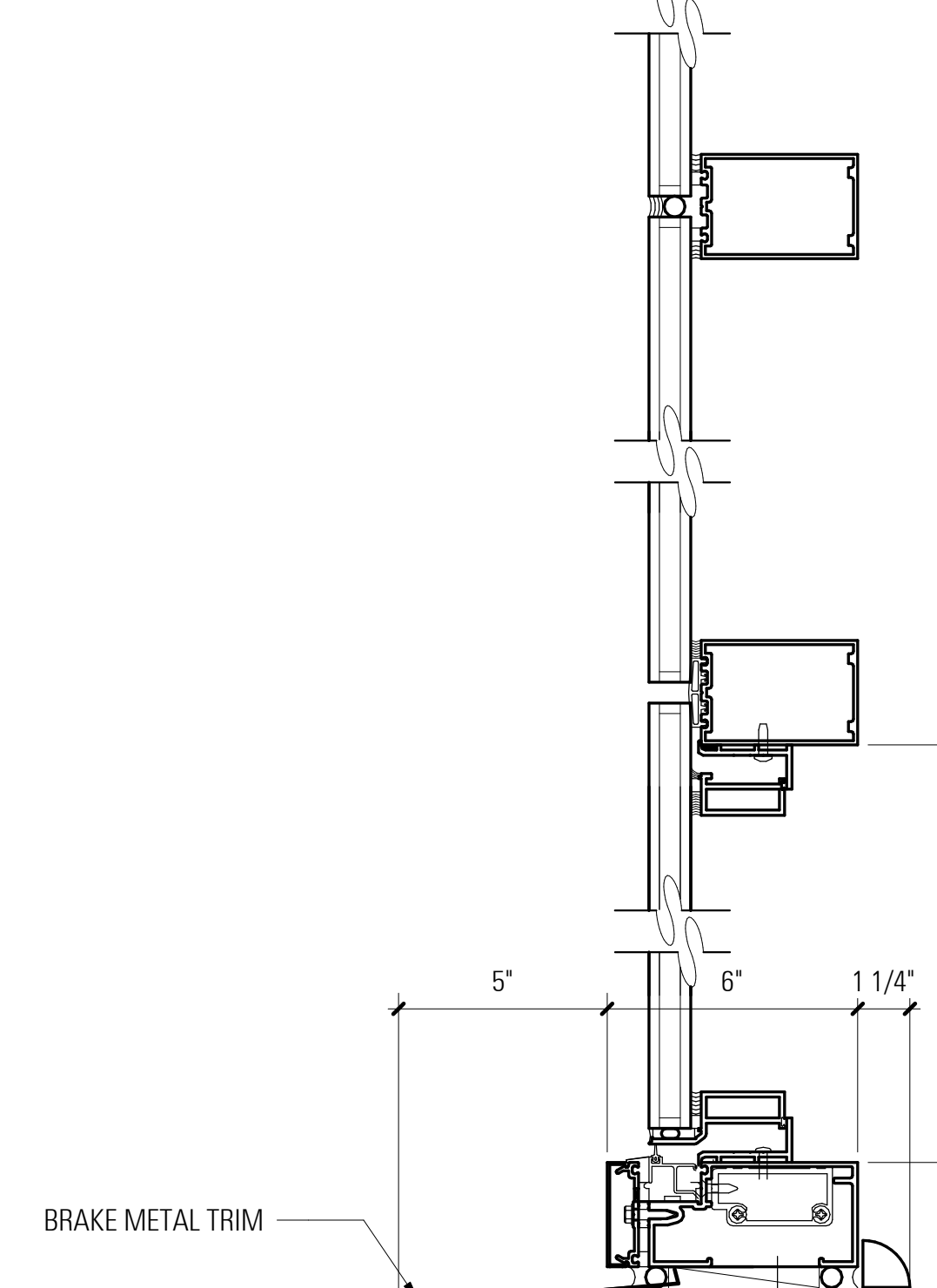
**DETAIL 5
(HEAD)**



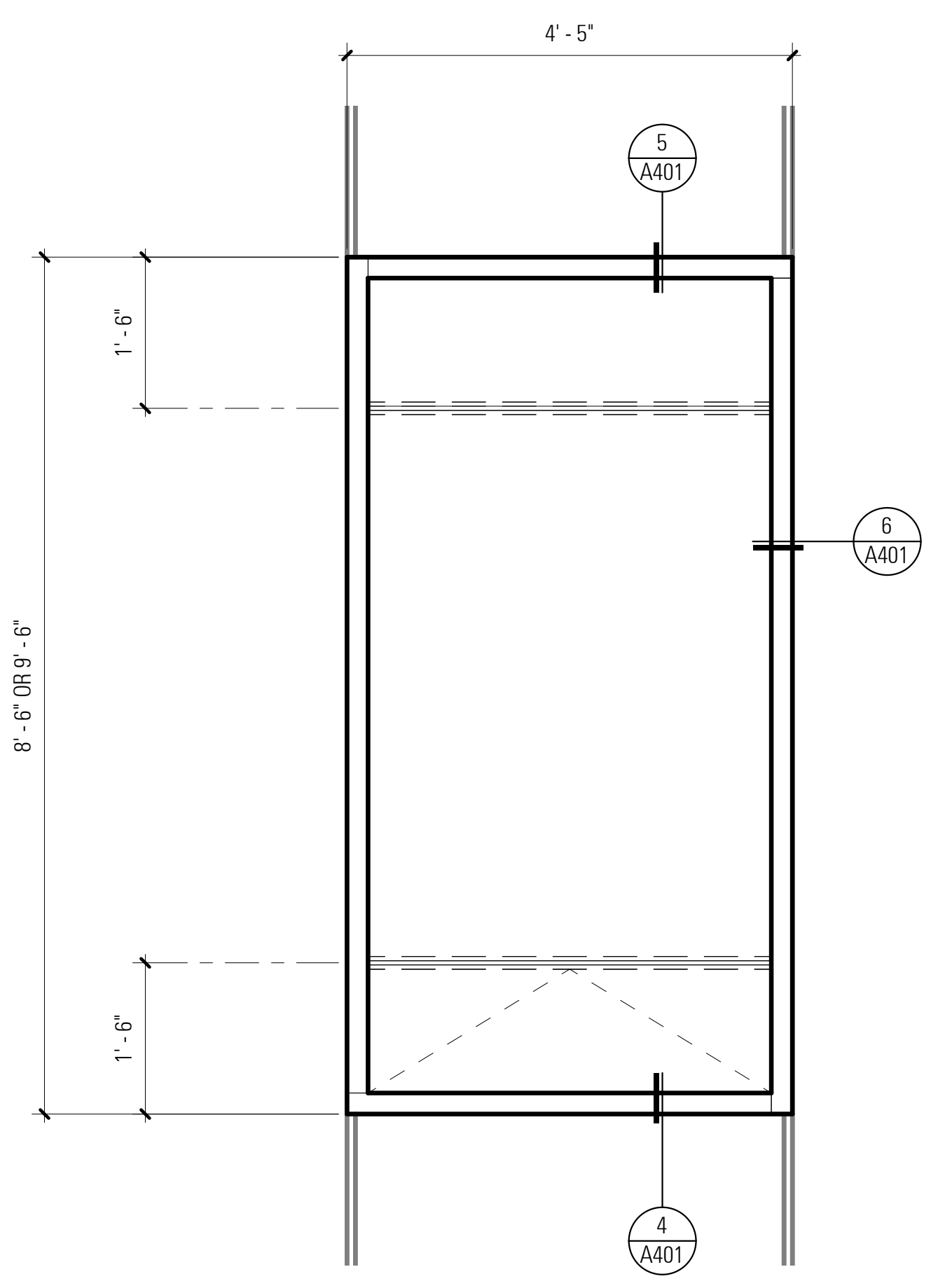
**DETAIL 2
(HEAD)**



**DETAIL 4
(SILL)**

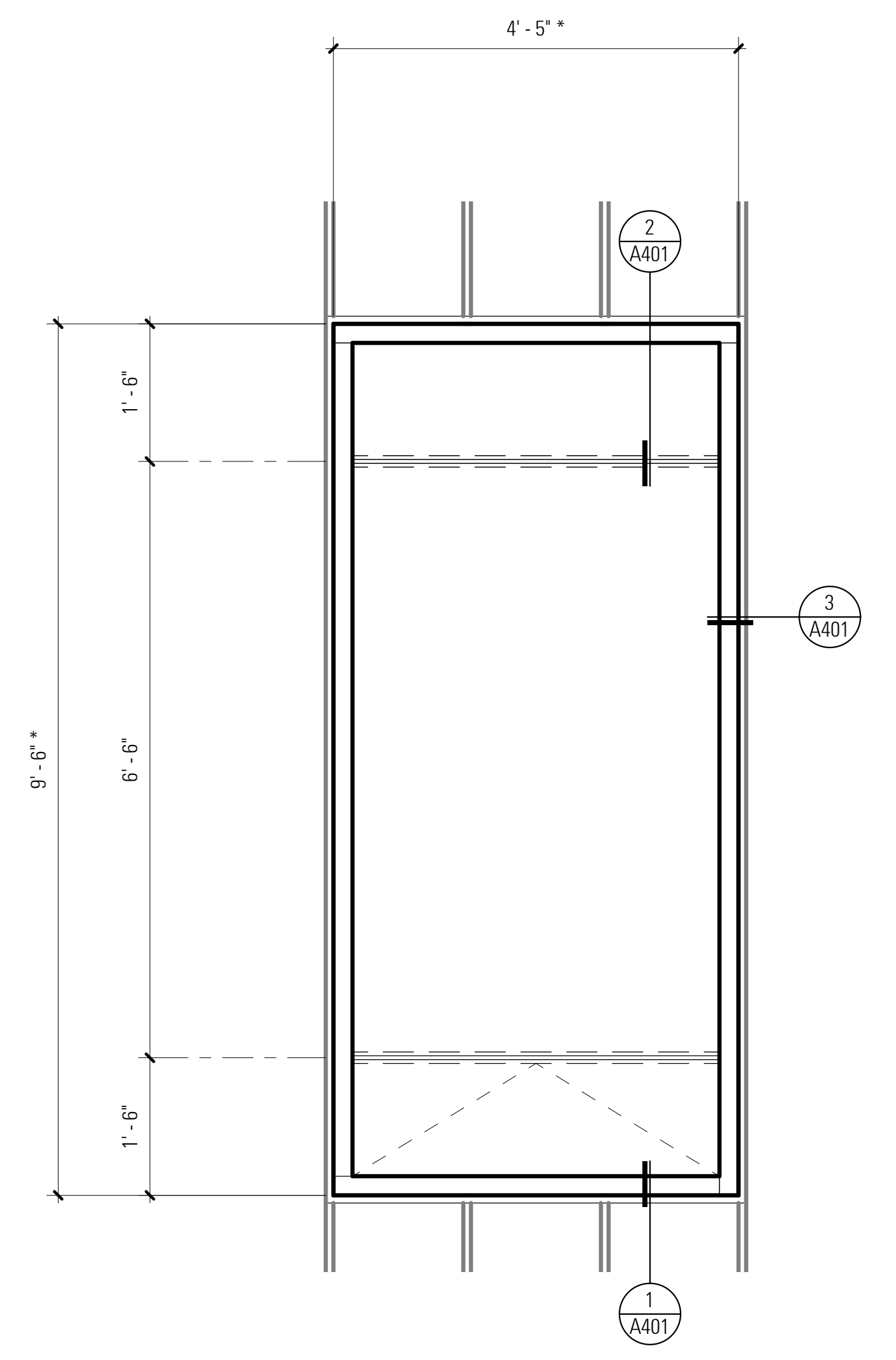


**DETAIL 1
(SILL)**



* AT PROPOSED EAST ELEVATION ONLY, WINDOW TYPE G IS 4' - 0" WIDE BY 8' - 0" HIGH

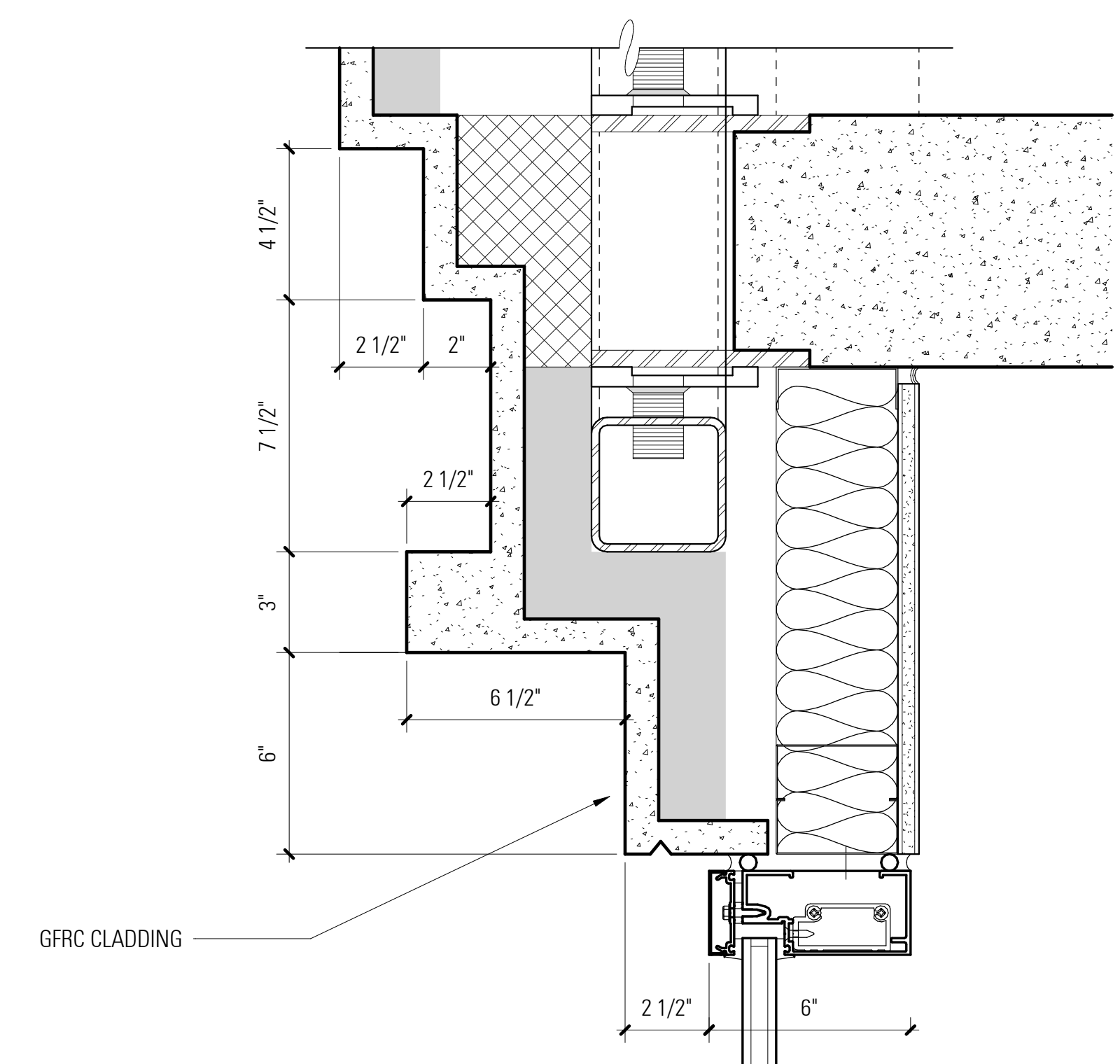
ELEVATION - WINDOW TYPE G
3/4" = 1'-0"



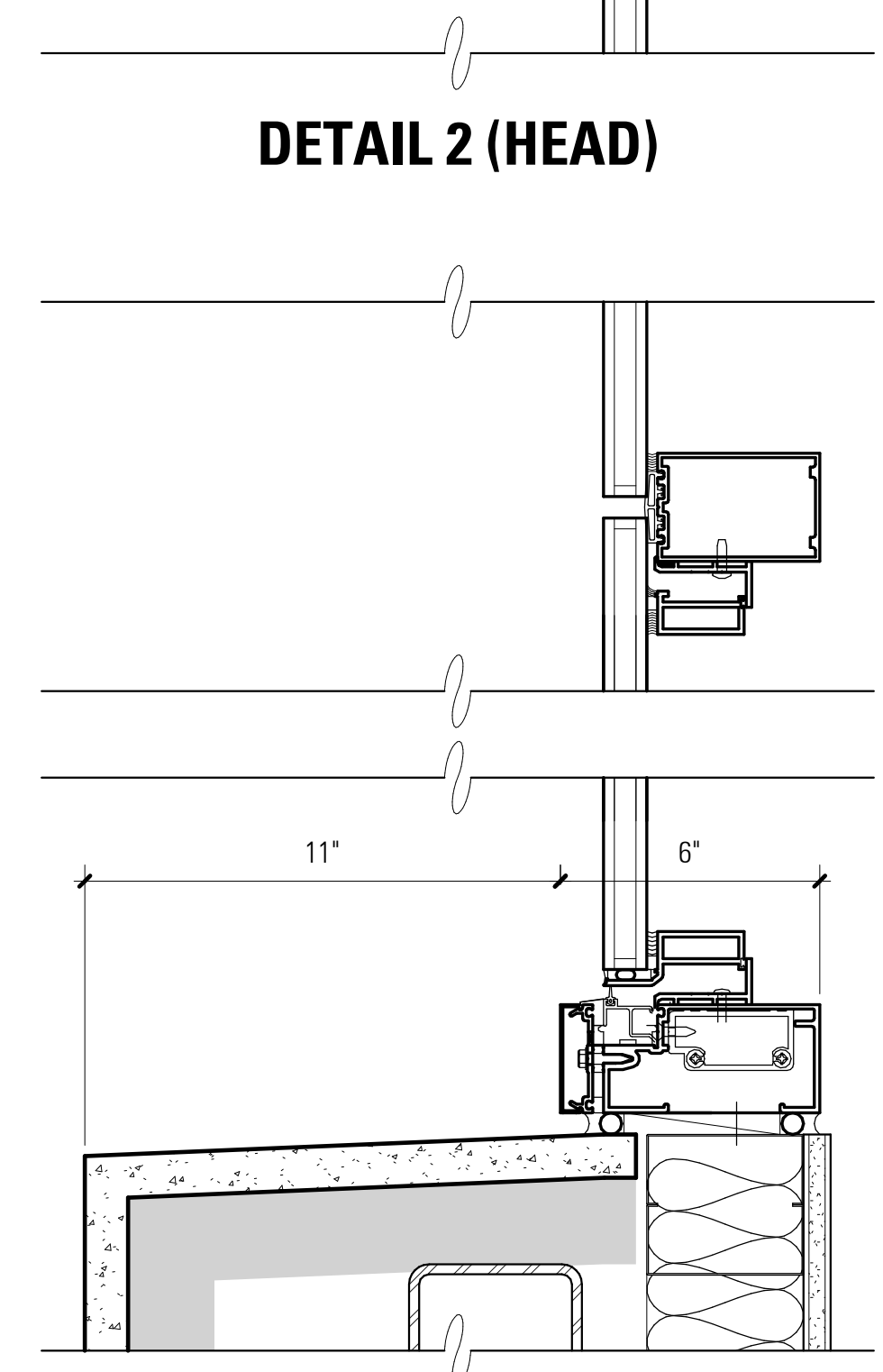
* AT PROPOSED EAST COURTYARD ELEVATION ONLY, WINDOW TYPE A IS 3' - 0" WIDE BY 7' - 11" TO 8' - 6" HIGH

ELEVATION - WINDOW TYPE A
3/4" = 1'-0"

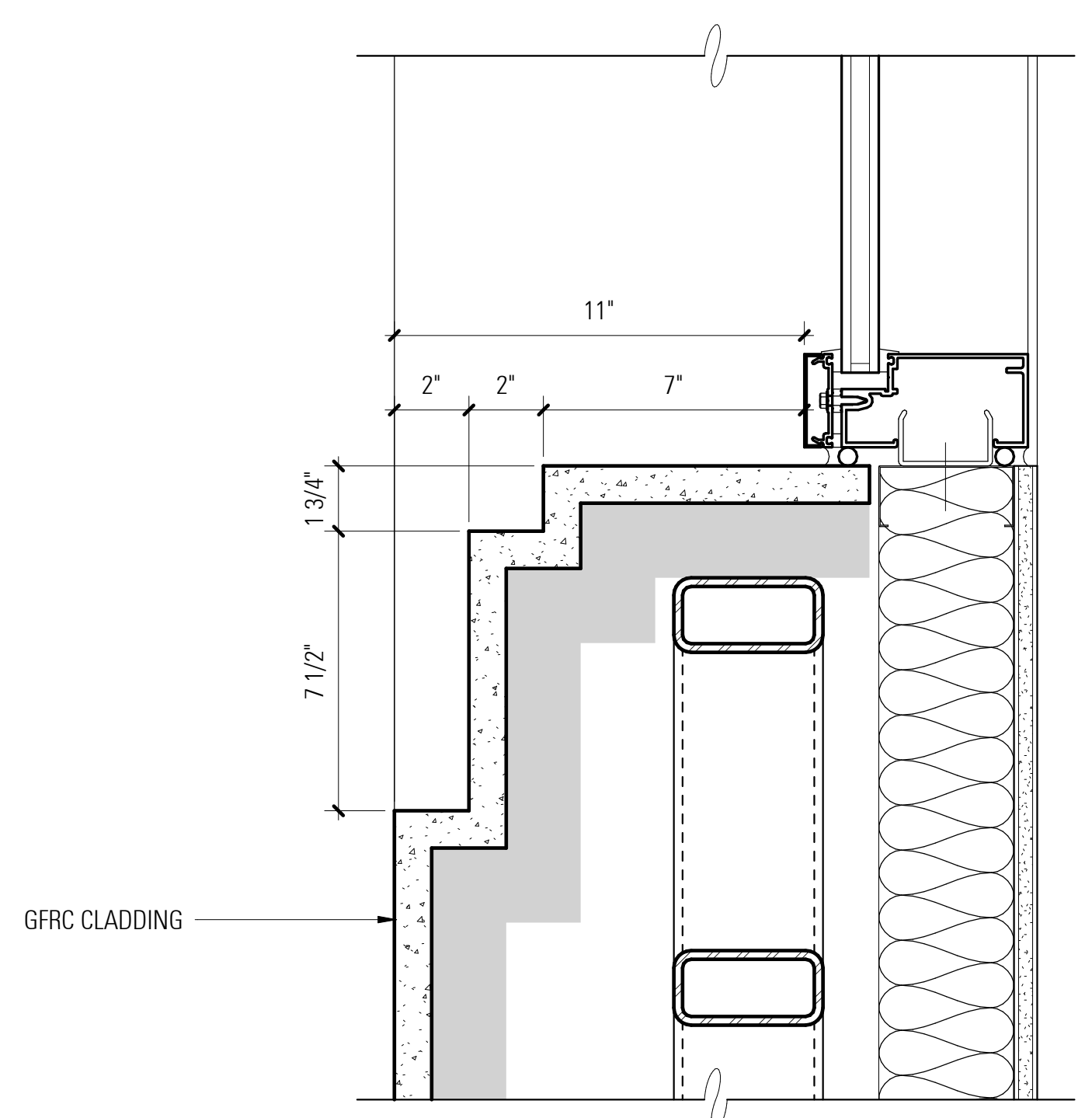
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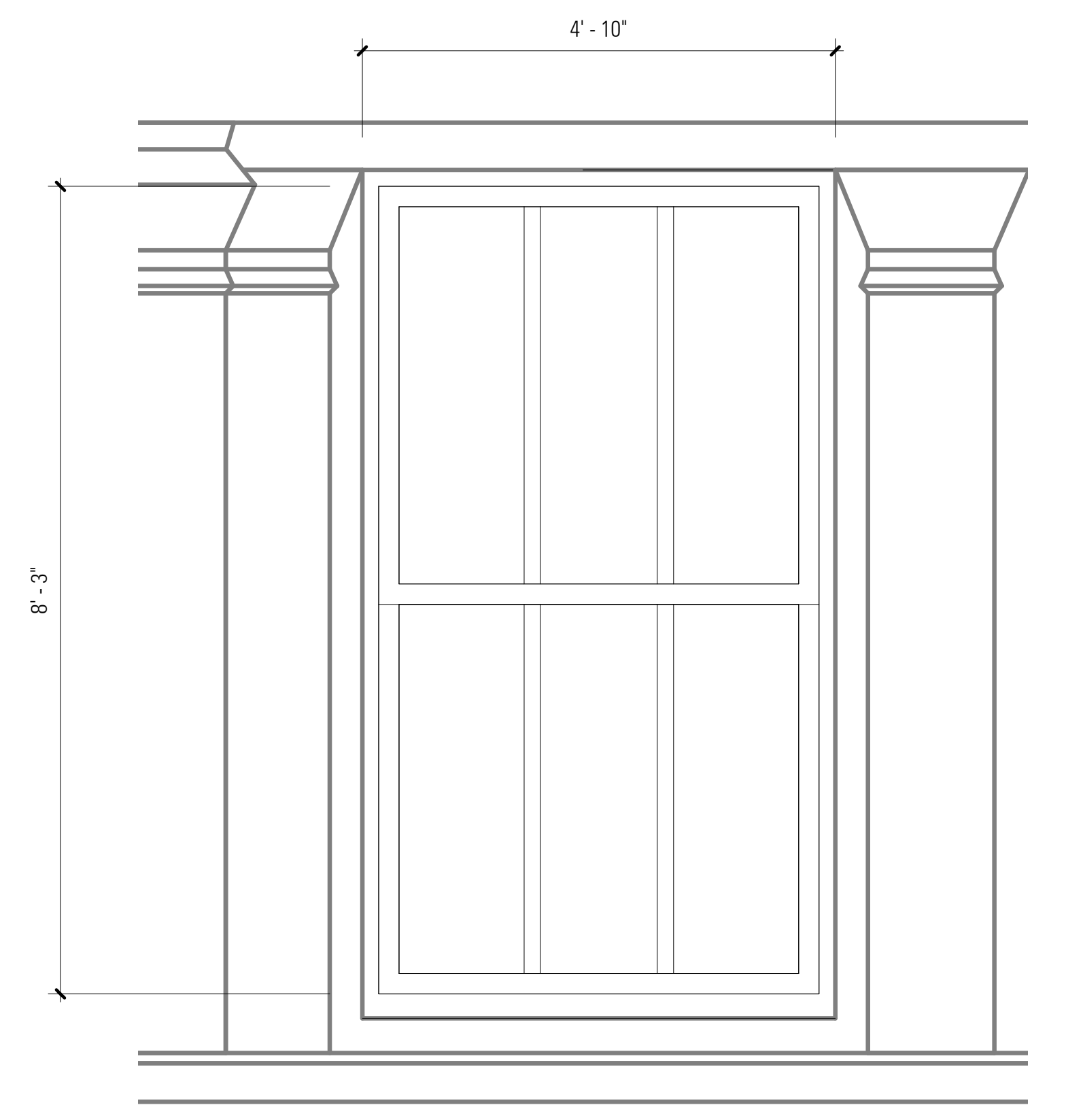
DETAIL 2 (HEAD)



DETAIL 1 (SILL)

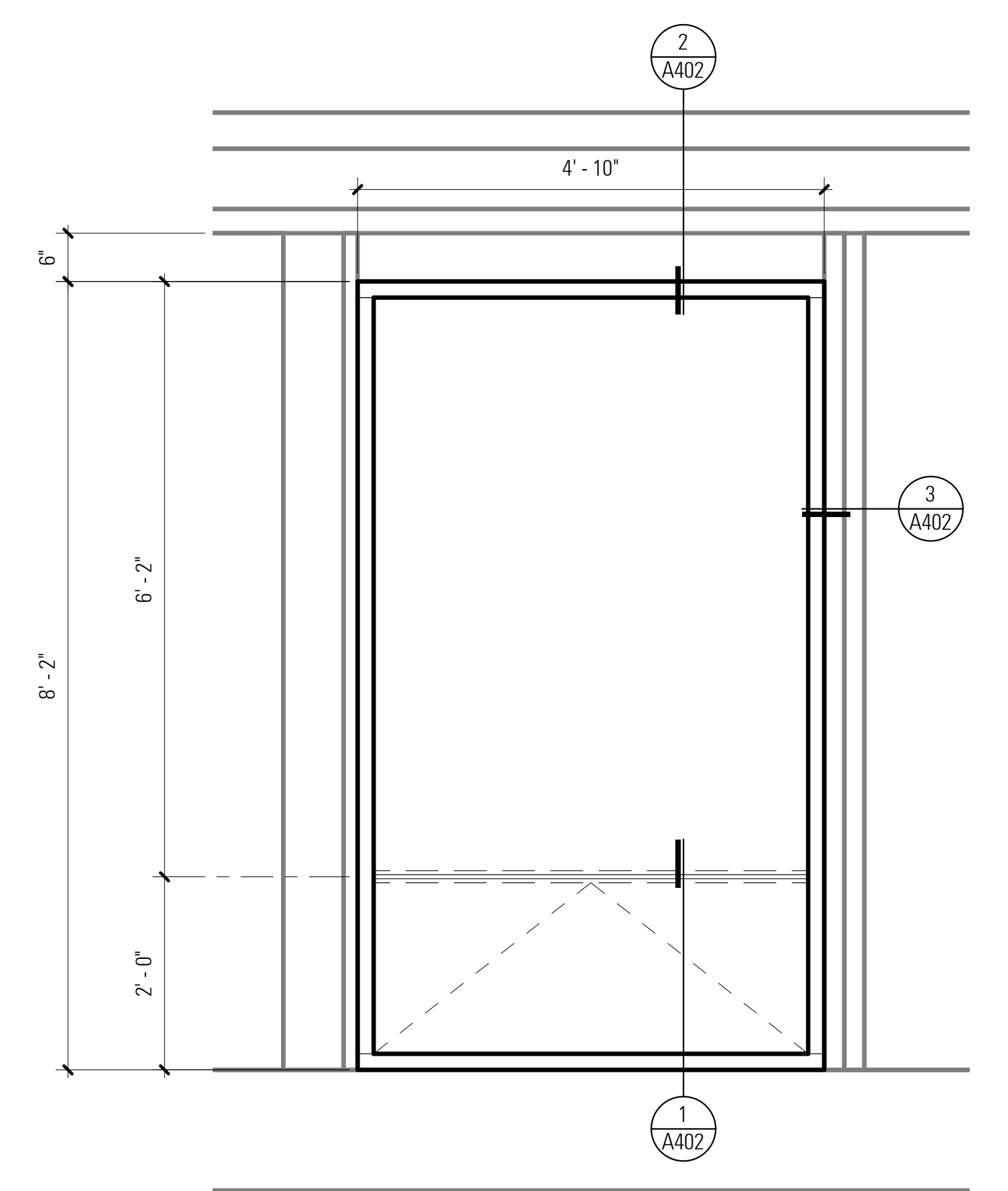


DETAIL 3 (JAMB)



ELEVATION - (E) WINDOW FOR REFERENCE ONLY

3/4" = 1'-0"



ELEVATION - WINDOW TYPE B

3/4" = 1'-0"

SPANDREL GLASS AT FLOOR

DETAIL 4 (SPANDREL PANEL)

GFRCL CLADDING

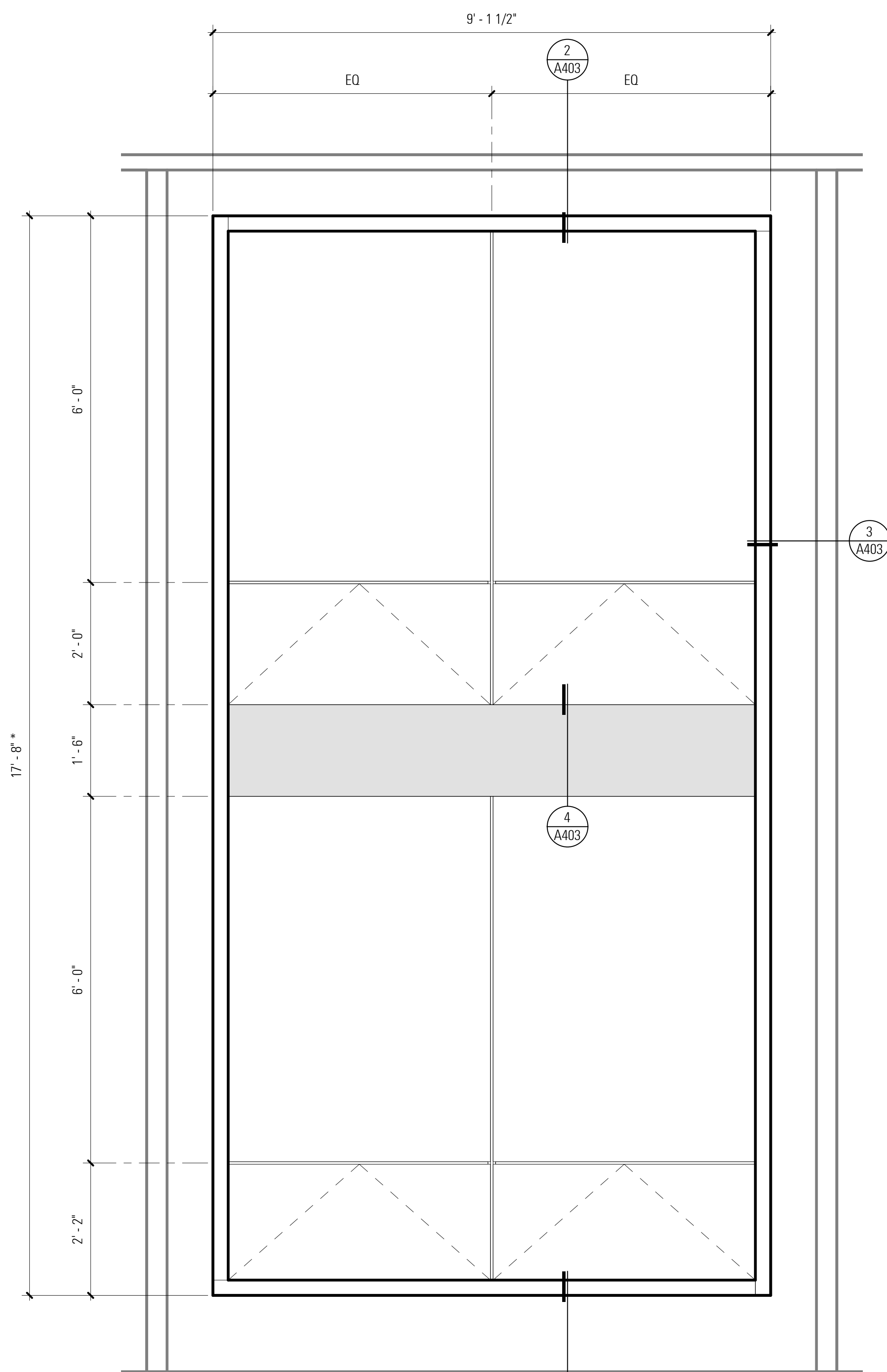
DETAIL 2 (HEAD)

GFRCL CLADDING

DETAIL 3 (JAMB)

GFRCL CLADDING

DETAIL 1 (SILL)

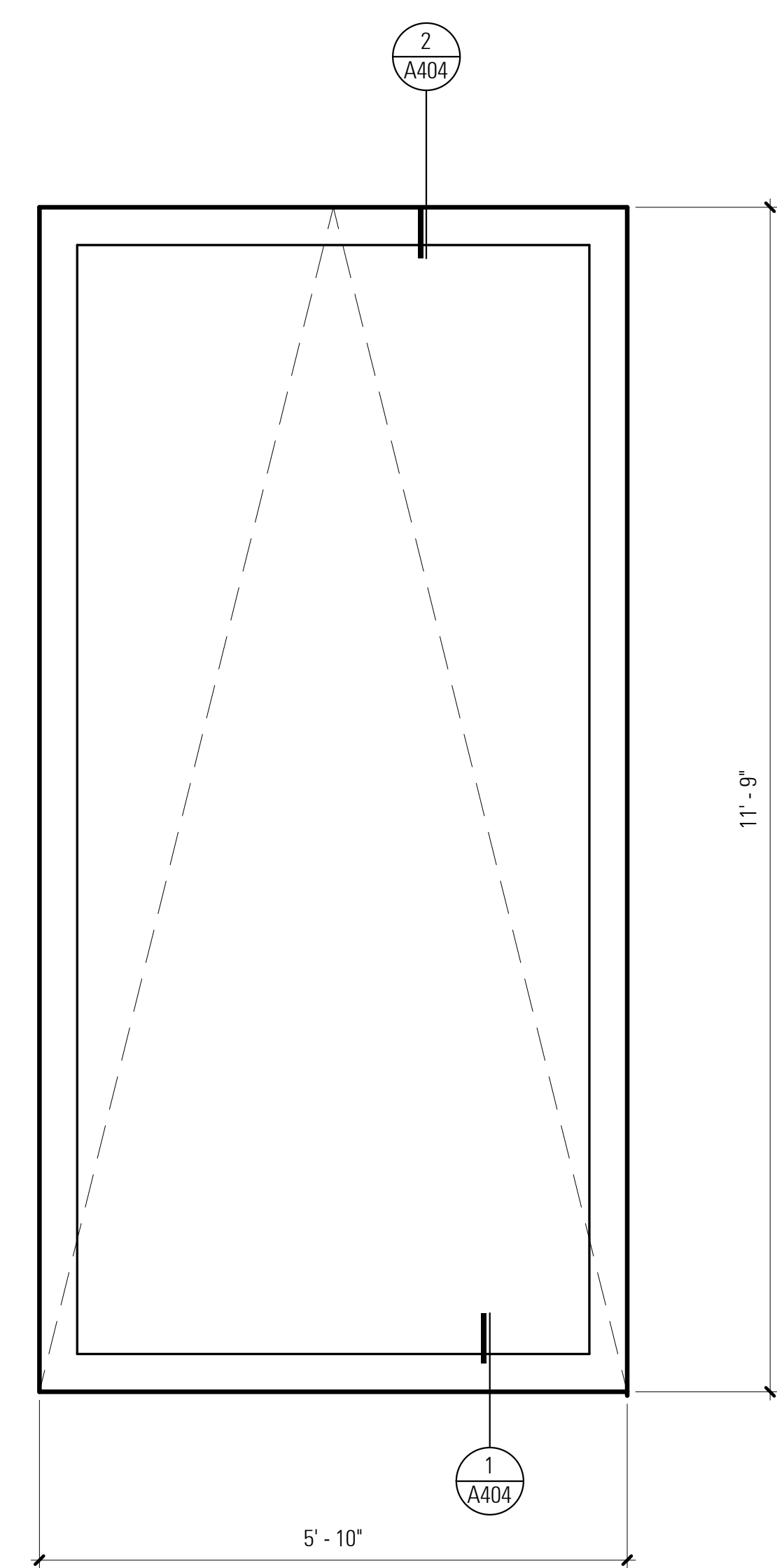
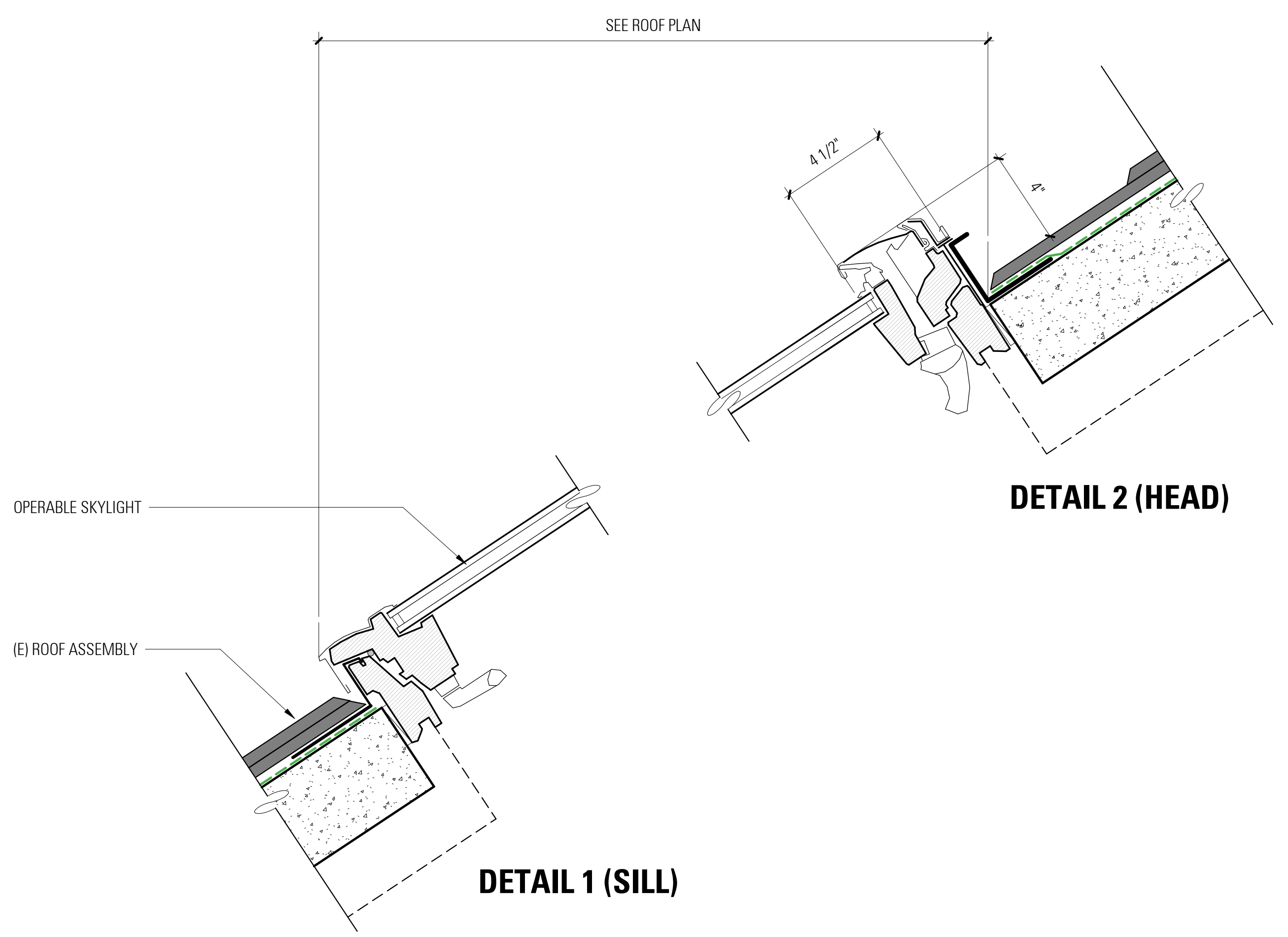


* AT WEBSTER ADDITION, WINDOW TYPE C IS 19' - 10" HIGH (SACRAMENTO ADDITION VERSION SHOWN ABOVE)

ELEVATION - WINDOW TYPE C

3/4" = 1'-0"

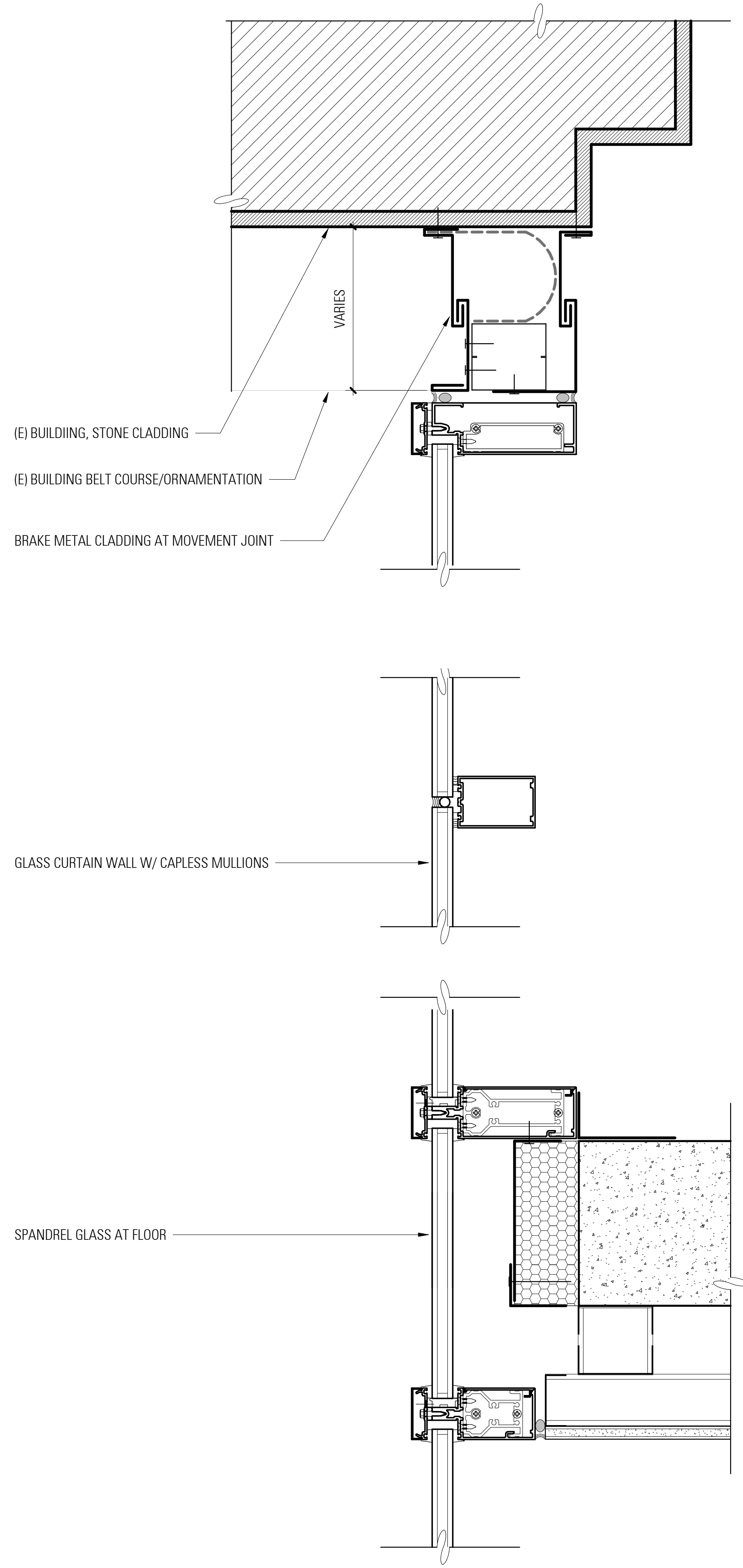
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SKYLIGHT - WINDOW TYPE D

3/4" = 1'-0"

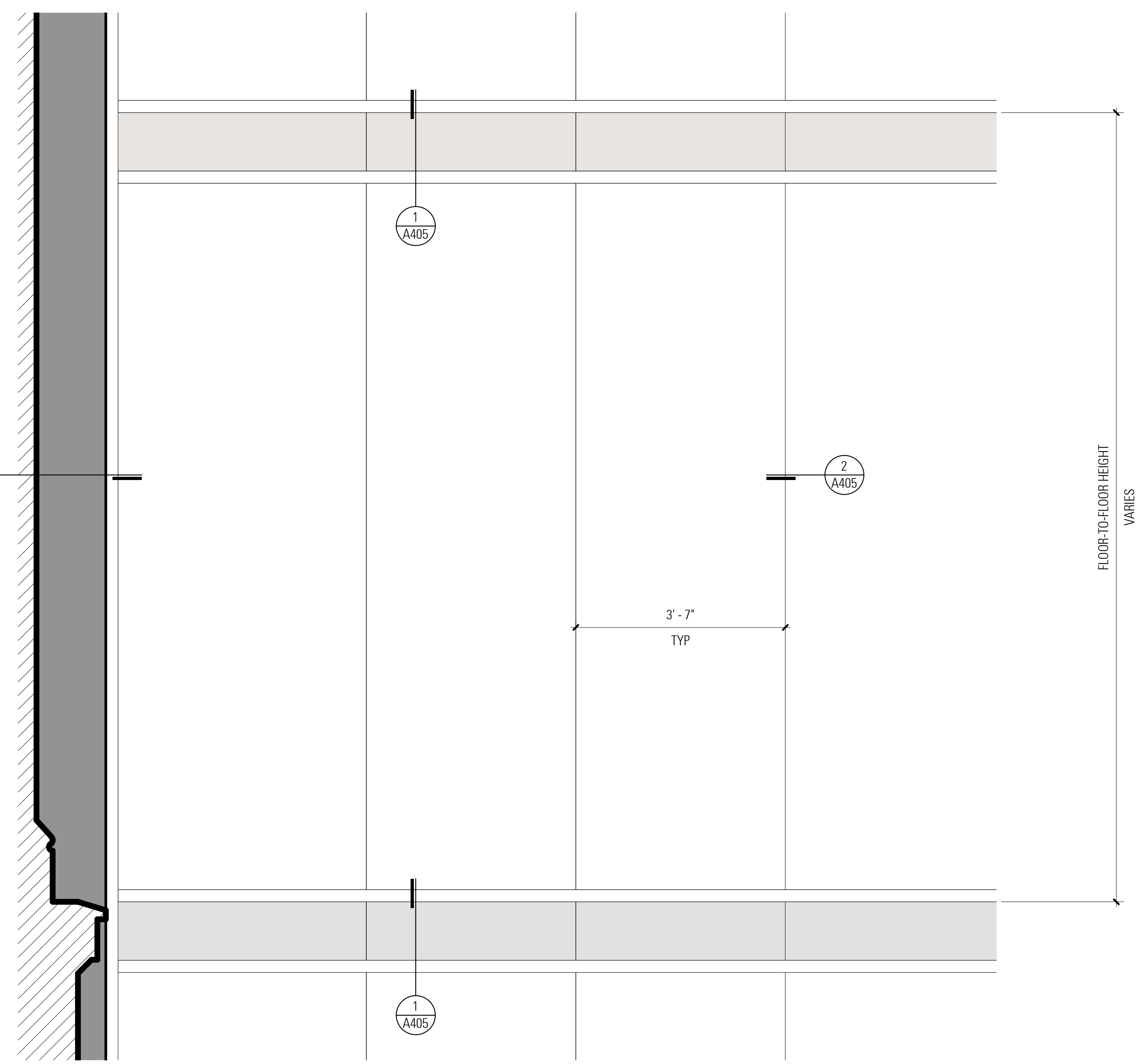
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**DETAIL 3
(JAMB AT (E) BLDG)**

**DETAIL 2
(GLASS JAMB)**

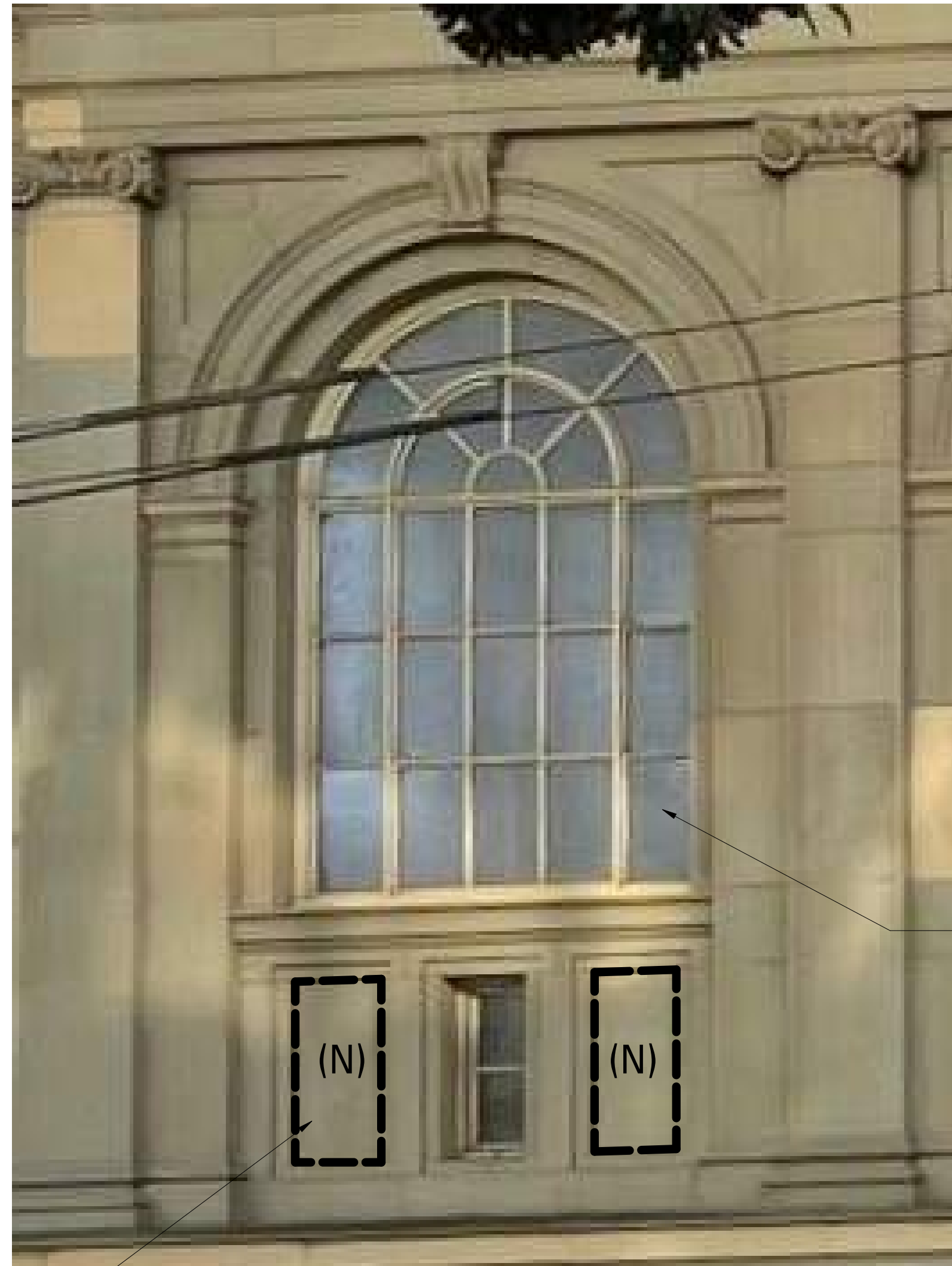
**DETAIL 1
(HEAD/SILL)**



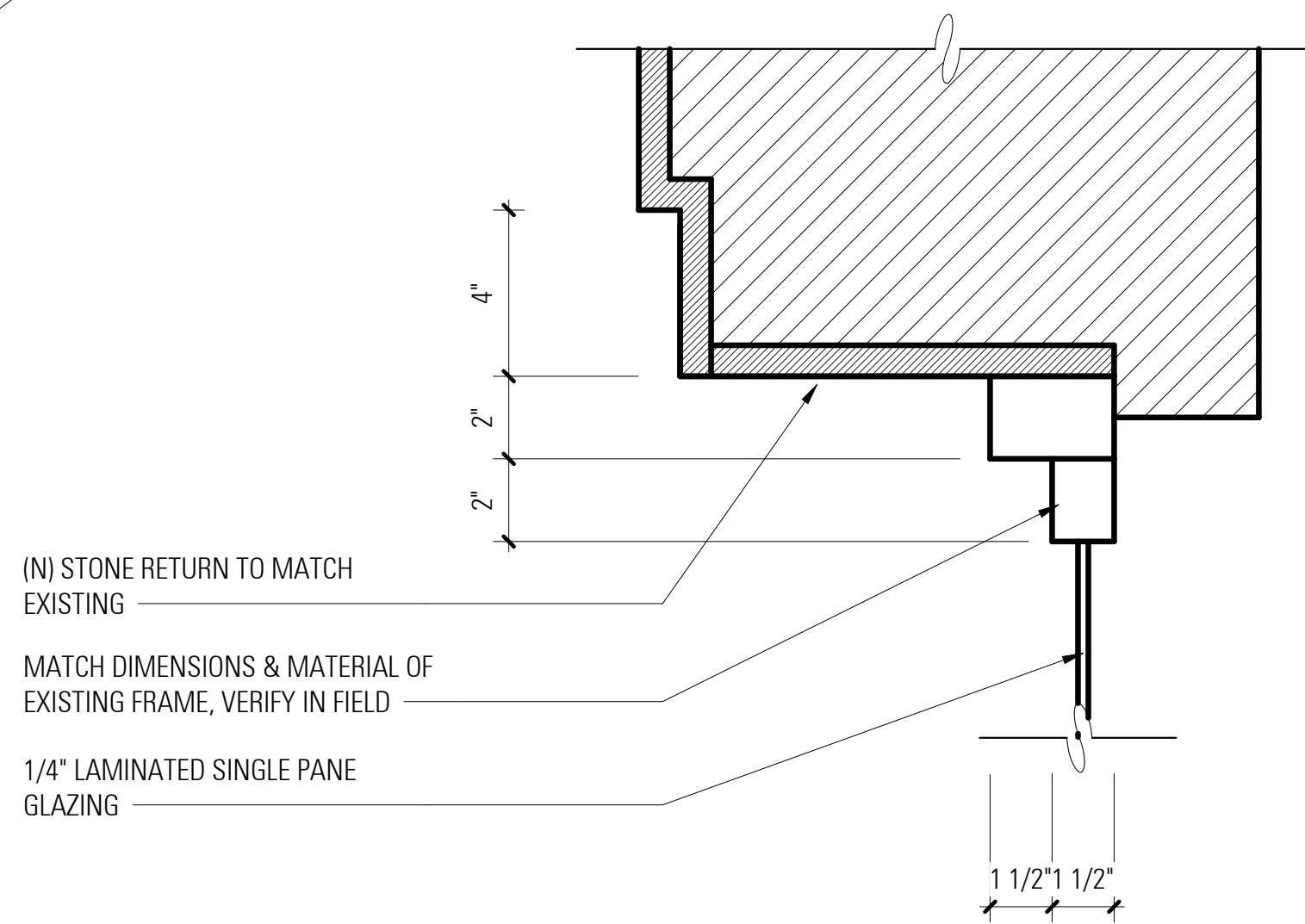
ELEVATION - WINDOW TYPE E

3/4" = 1'-0"

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DESIGN INTENT IS TO MATCH HEAD/JAMB SILL OF EXISTING TYPE F WINDOWS IN KIND, AND MATCH THE ADJACENT 3-WINDOW BAYS



(N) STONE RETURN TO MATCH EXISTING

MATCH DIMENSIONS & MATERIAL OF EXISTING FRAME, VERIFY IN FIELD

1/4" LAMINATED SINGLE PANE GLAZING

TYPE F HEAD/JAMB

3" = 1'-0"

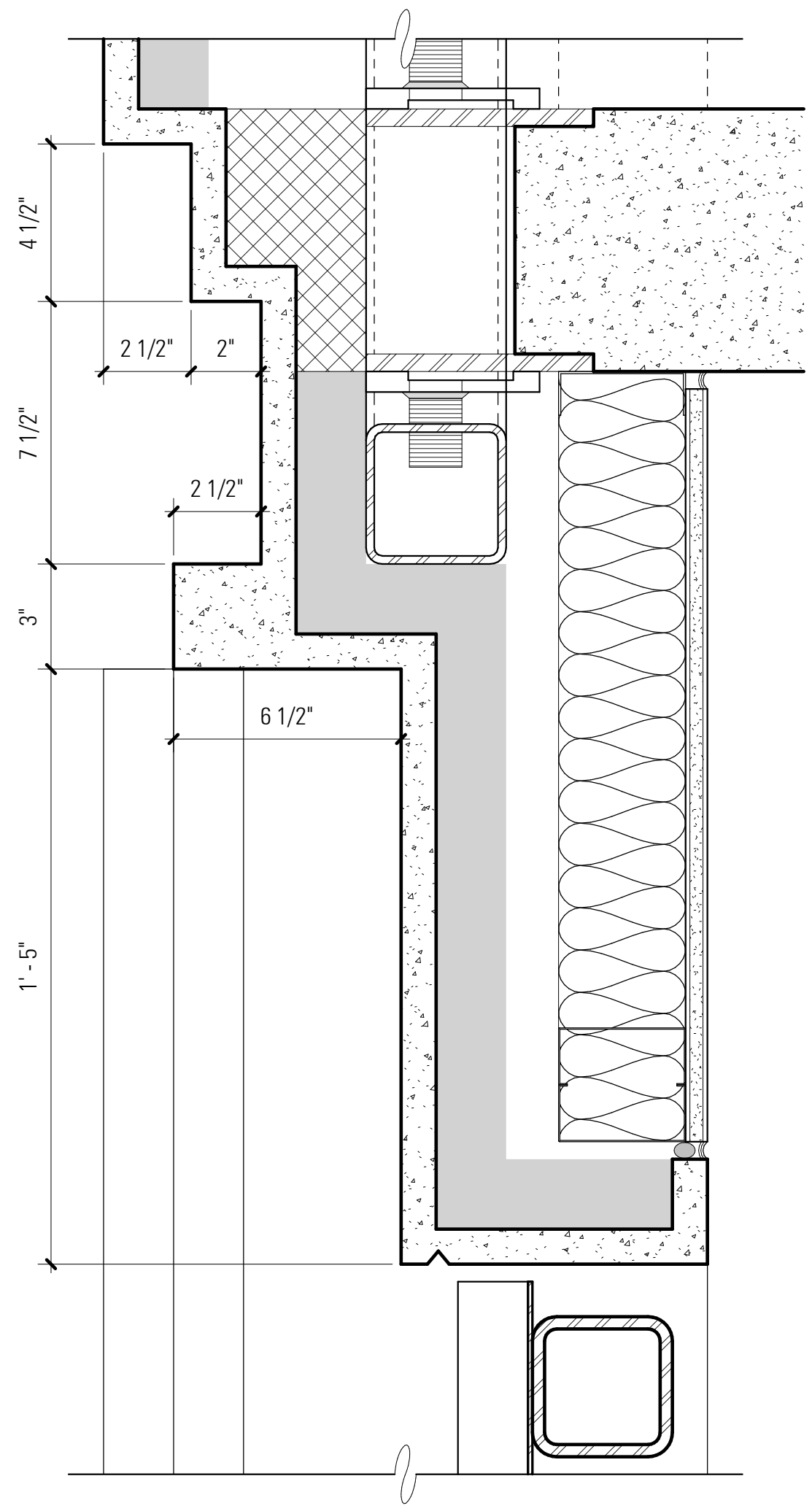
REPLACE EXISTING OBSCURED GLASS PANES AND REPLACE W/ 1/4" LAMINATED CLEAR, NON-REFLECTIVE GLASS, TYP



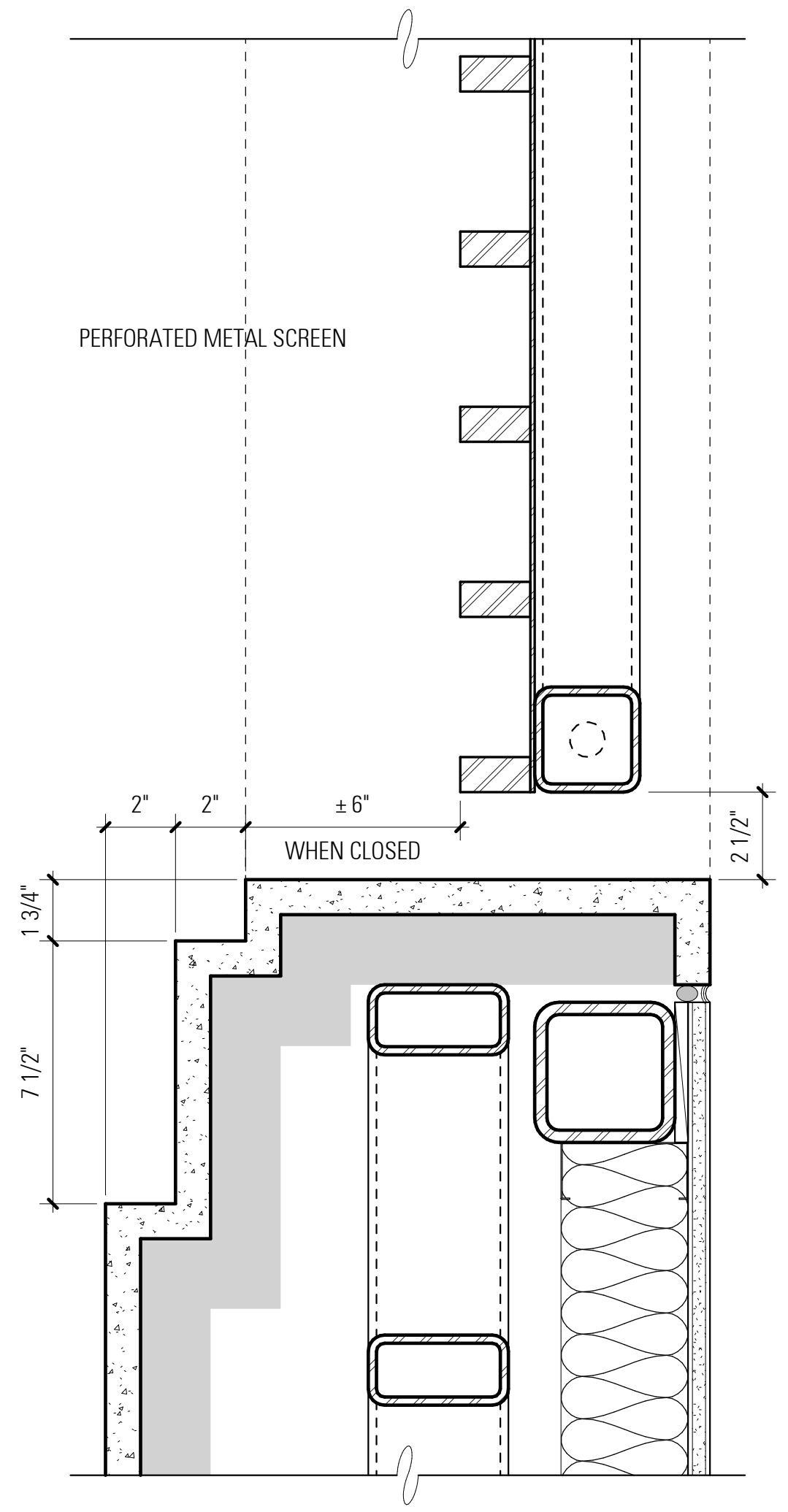
ELEVATION - WINDOW TYPE F

3/4" = 1'-0"

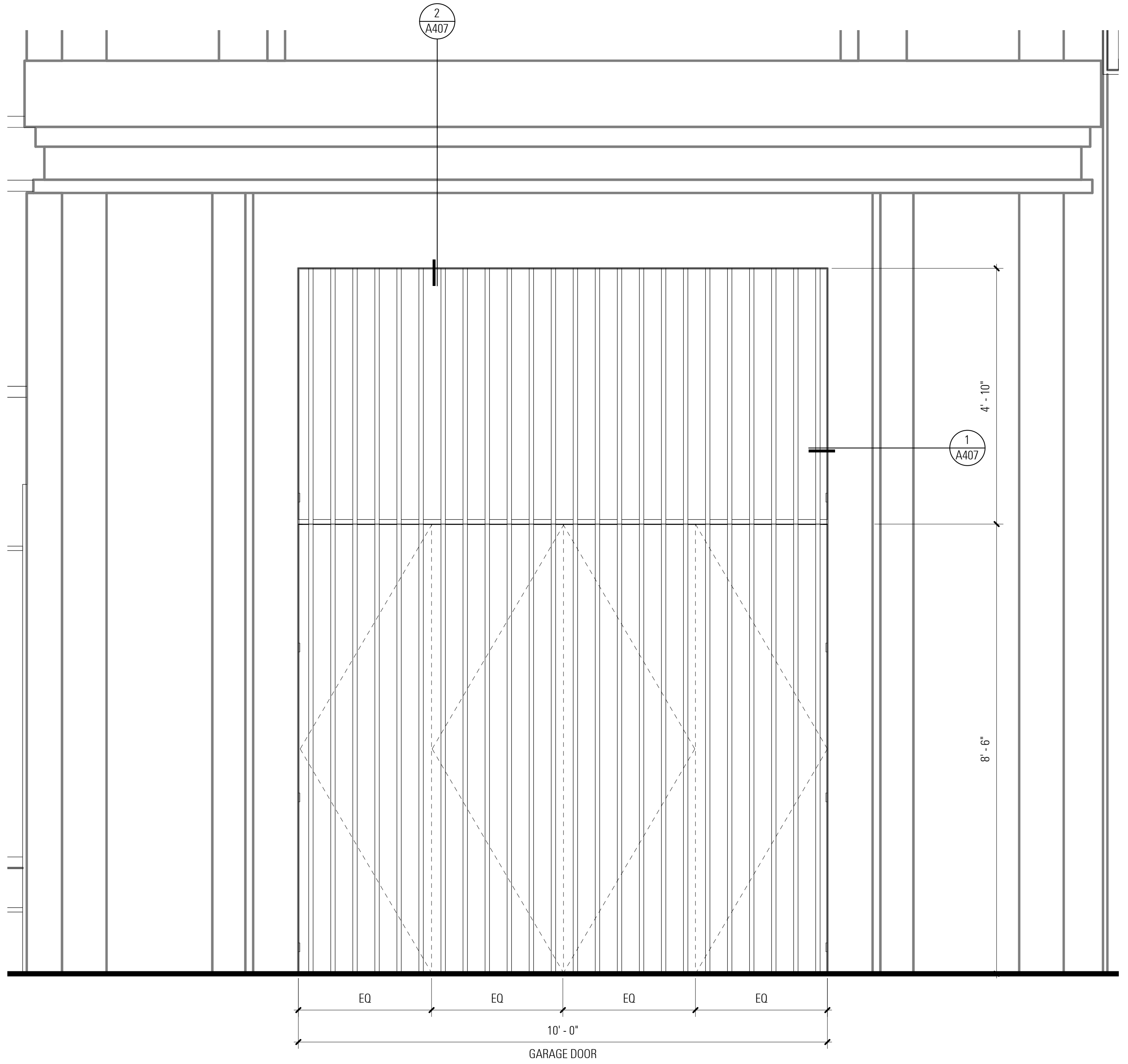
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DETAIL 2 (HEAD)



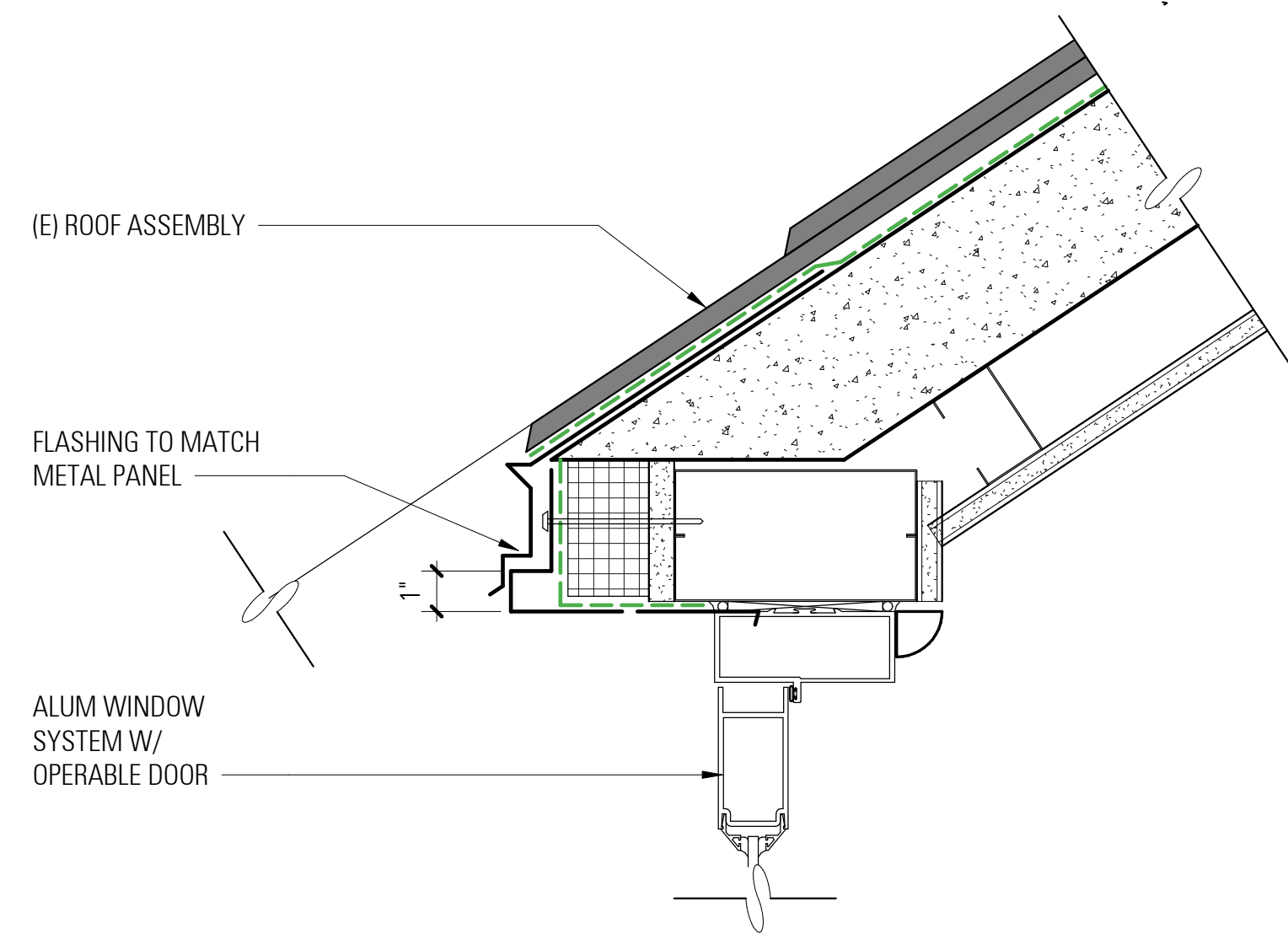
DETAIL 1 (JAMB)



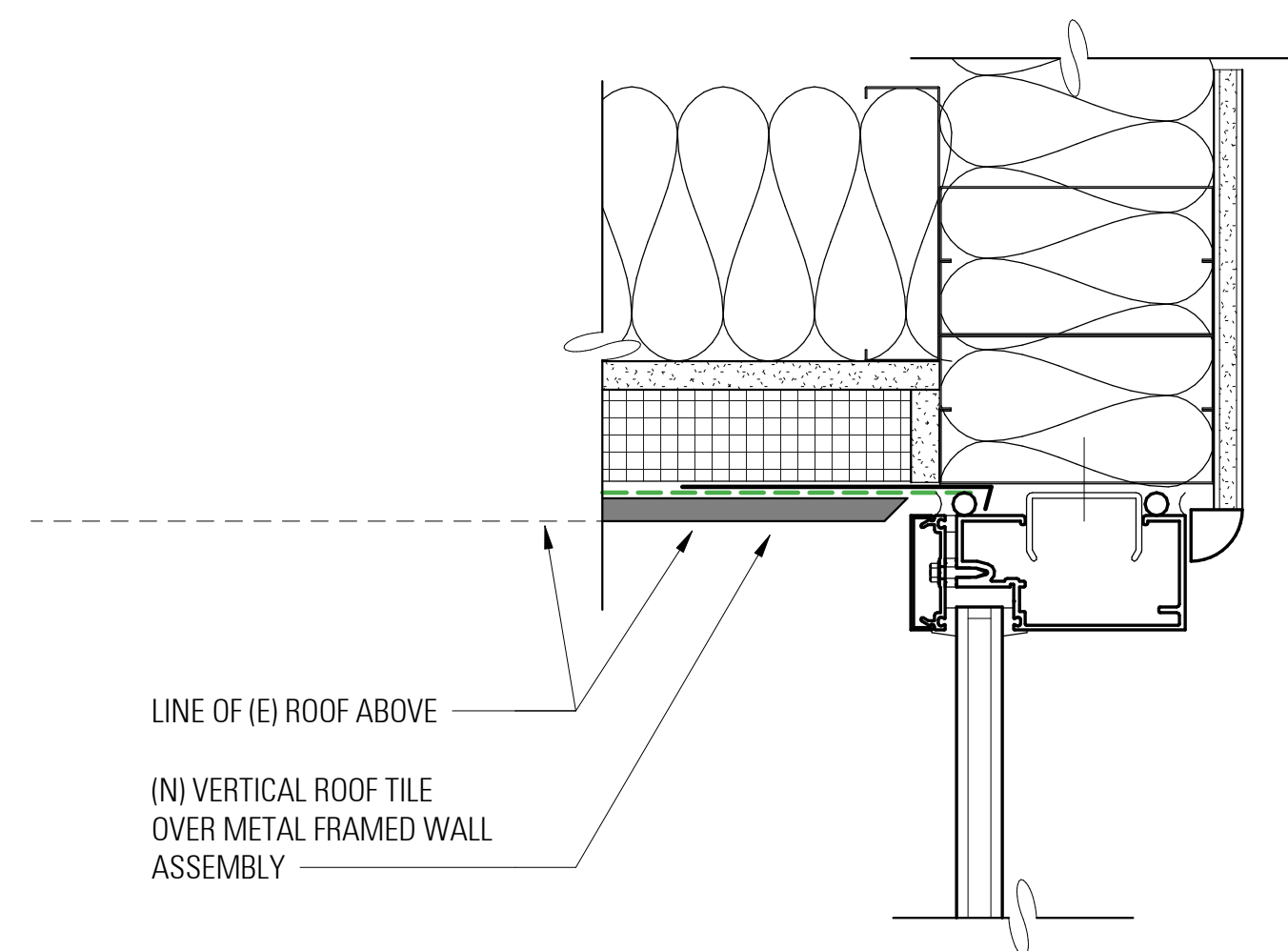
ELEVATION - GARAGE DOOR

3/4" = 1'-0"

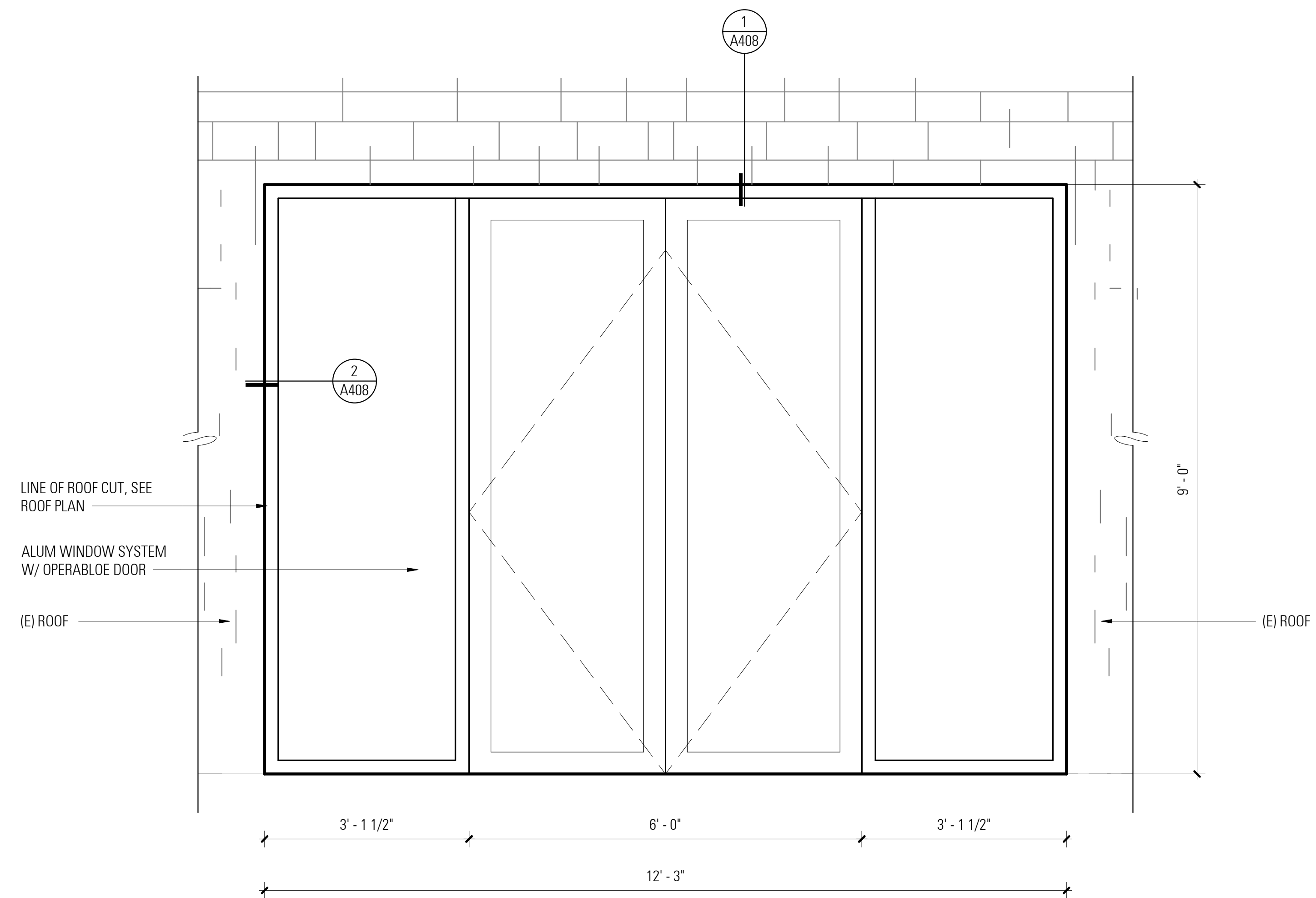
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DETAIL 1(HEAD)



DETAIL 2 (JAMB)



ELEVATION - ROOF UNIT DOOR

3/4" = 1'-0"

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