



2050 VAN NESS AVE

PRESENTATION TO PLANNING COMMISSION

Date of Package: July 25, 2019

Project Sponsor:
2050 Van Ness LLC.
Law Office of Zesara C. Chan
100 Pine Street,
San Francisco, CA 94111

177 post st, suite 920 - san francisco, ca 94108 - **ian birchall and associates** - p: 415.512.9660 - f:415.512.9663 - www.ibadesign.com

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2050 VAN NESS AVE

PROJECT DATA SUMMARY

7/25/2019

AREA DESCRIPTION	SQ. FT.
P.U.O.S. DECK AREA	140
C.U.O.S. DECK AREA (850 SF) + INNER COURT @ REAR YARD (2,257 SF)	3,107
TOTAL RESIDENTIAL SALEABLE NET AREA*	35,832
TOTAL R-2 RESIDENTIAL GROSS AREA**	48,510
TOTAL M RETAIL GROSS AREA**	874
TOTAL S-2 PARKING / STORAGE GROSS AREA**	8,705
TOTAL BUILDING GROSS - CONSTRUCTED AREA (ALL OCCUPANCIES)**	58,089
TOTAL BUILDING GROSS AREA - SF PLANNING***	49,268

**Net areas include floor area from inside face of interior and exterior walls within a unit & exclude shafts.*

***Gross Floor Areas (GFA) include all circulation areas, interior & exterior walls to outside face of building. GFAs for adjacent occupancies are measured to the centerline of shared*

****Total building Gross Floor Area (GFA) area per SF Planning Code excludes all parking below grade, bike parking & utility / storage areas used for building maintenance and 1/3 of each bay window projection as defined per section 102.*

ITEM DESCRIPTION	REQUIRED / ALLOWED	PROVIDED
UNIT COUNT	N/A	63
AVERAGE UNIT SIZE	N/A	558 SF
UNIT MIX	MIN 25% 2+BD, 10% 3+BD	(46) 1BD, (11) 2BD, (6) 3BD = 27% 2+BD, 10% 3+BDs
CAR PARKING	MAX 1 PER 2 DWELLING UNITS = 32	24 + 1 CAR SHARE
BIKE PARKING	MIN 63 CLASS 1 / 5 CLASS 2	64 CLASS 1 / 6 CLASS 2
FAR	MAX 4.8:1 = 49,286 SF	4.79:1 = 49,268 SF
CUOS	2294 SF	3,107 SF including non-compliant inner court <i>(variance needed)</i>
PUOS	36 SF	140 SF



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CORNER VIEW AT VAN NESS & PACIFIC AVE
(sheet reference: A-24.0)

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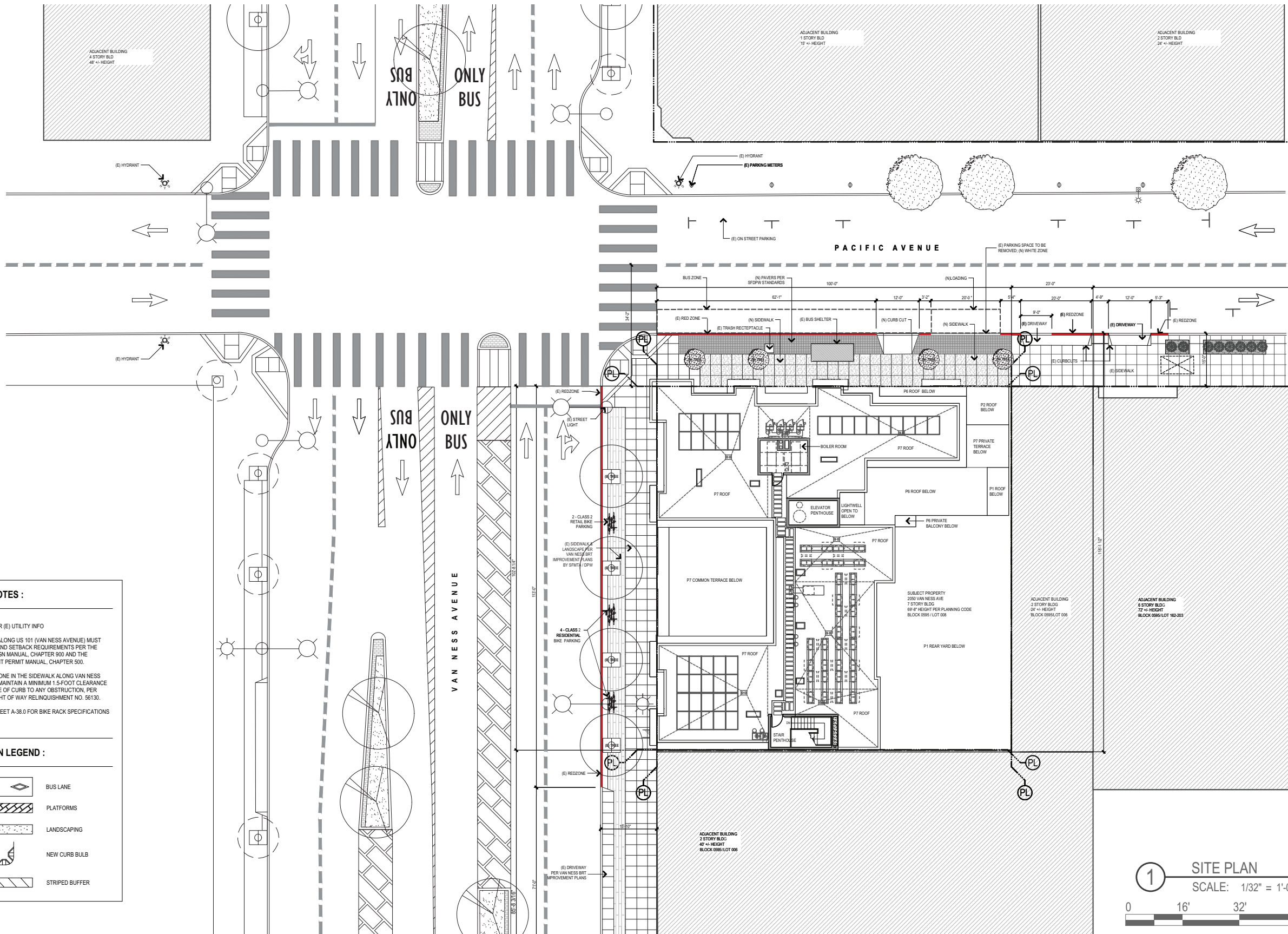
STREET VIEW AT VAN NESS AVE
 (sheet reference: A-26.0)

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SHEET NOTES :

1. SEE CIVIL FOR (E) UTILITY INFO

2. NEW TREES ALONG US 101 (VAN NESS AVENUE) MUST MEET SAFETY AND SETBACK REQUIREMENTS PER THE HIGHWAY DESIGN MANUAL, CHAPTER 900 AND THE ENCROACHMENT PERMIT MANUAL, CHAPTER 500.

3. ANY WORK DONE IN THE SIDEWALK ALONG VAN NESS AVENUE MUST MAINTAIN A MINIMUM 1.5-FOOT CLEARANCE FROM THE FACE OF CURB TO ANY OBSTRUCTION, PER CALTRANS RIGHT OF WAY RELINQUISHMENT NO. 55130.

4. REFER TO SHEET A-38.0 FOR BIKE RACK SPECIFICATIONS AND DETAILS.

SITE PLAN LEGEND :

ONLY BUS

BUS LANE

PLATFORMS

LANDSCAPING

NEW CURB BULB

STRIPED BUFFER

1

SITE PLAN
SCALE: 1/32" = 1'-0"

0

16'

32'

64'

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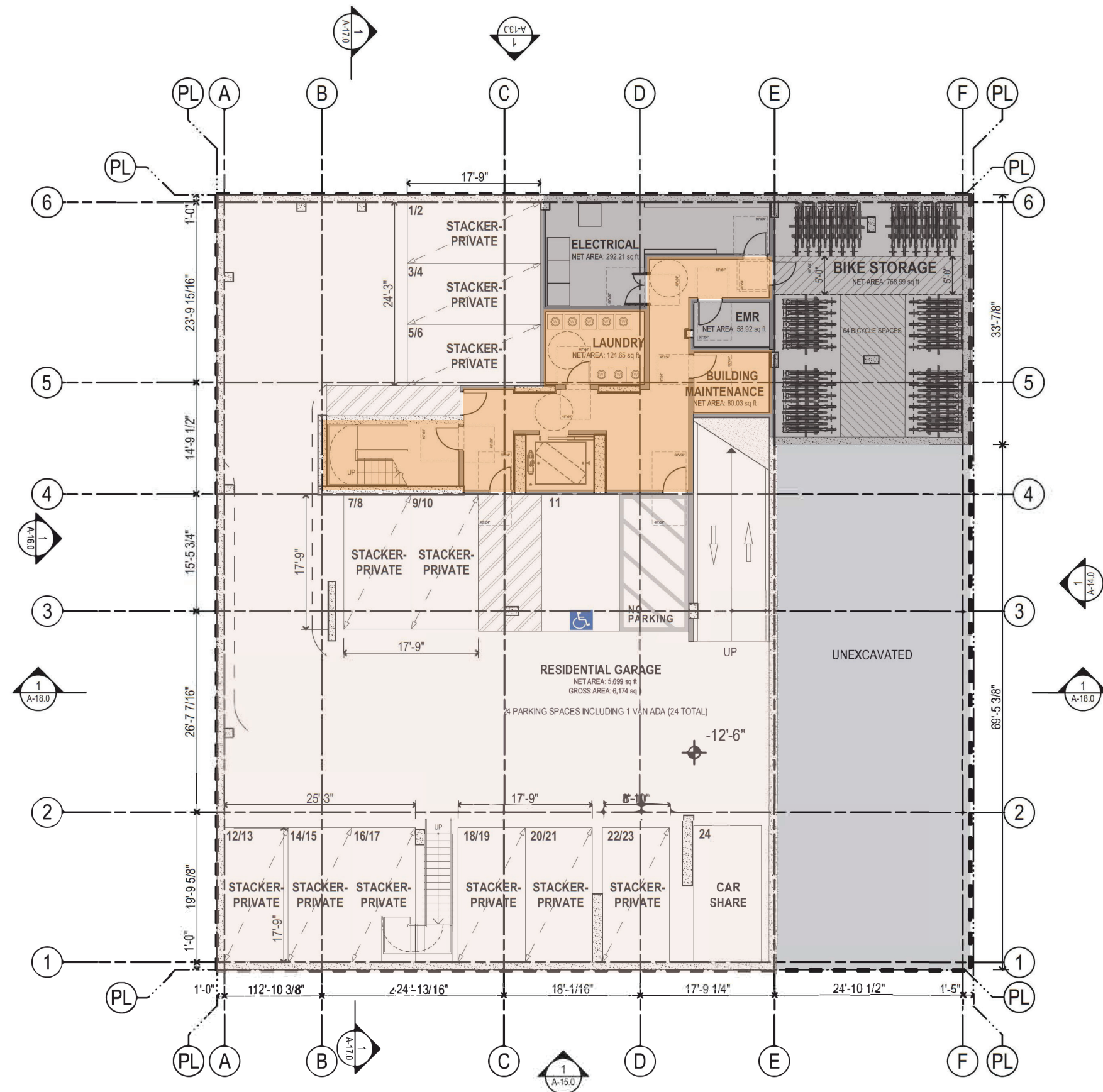
PROPOSED SITE PLAN
(sheet reference: A-2 .0)

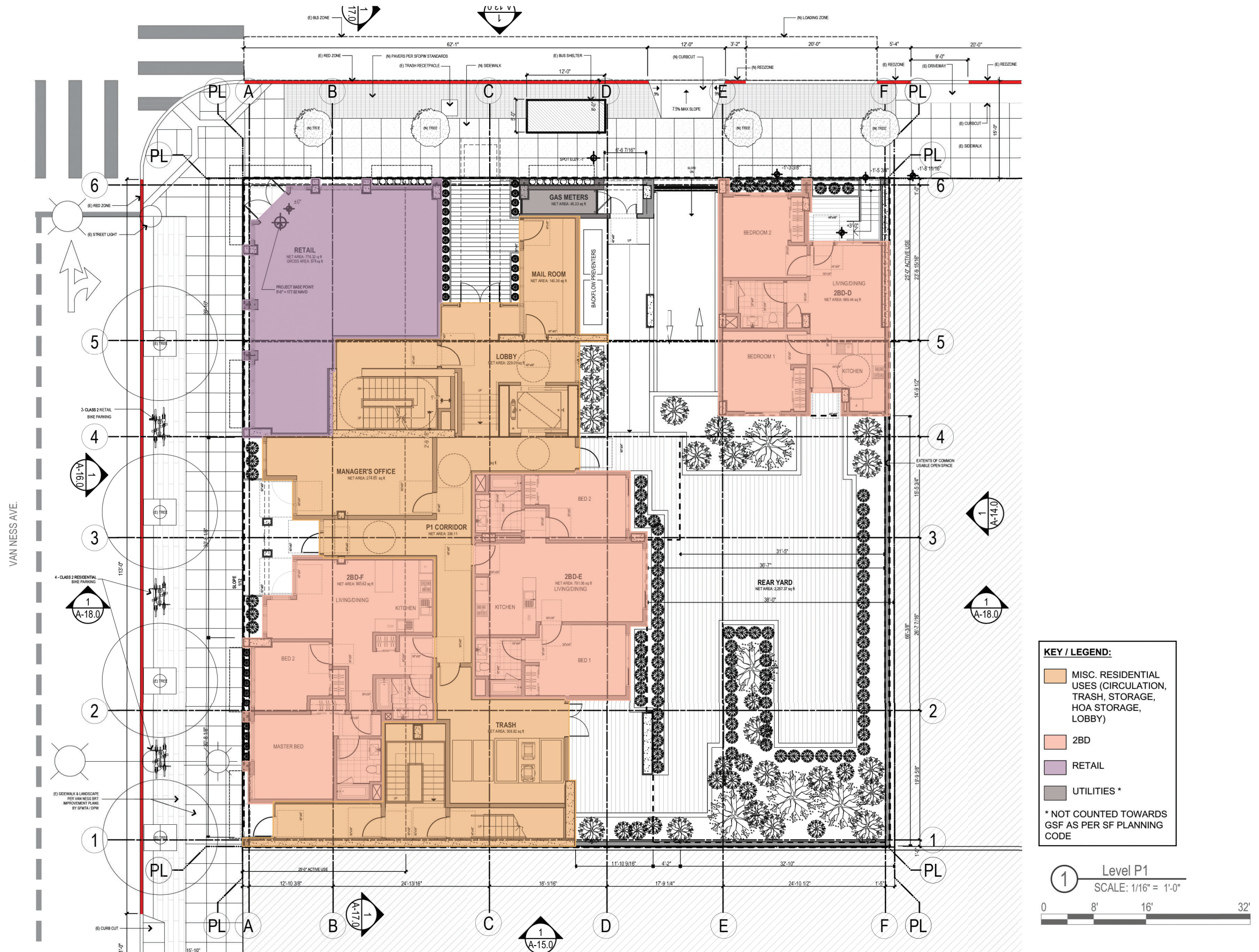
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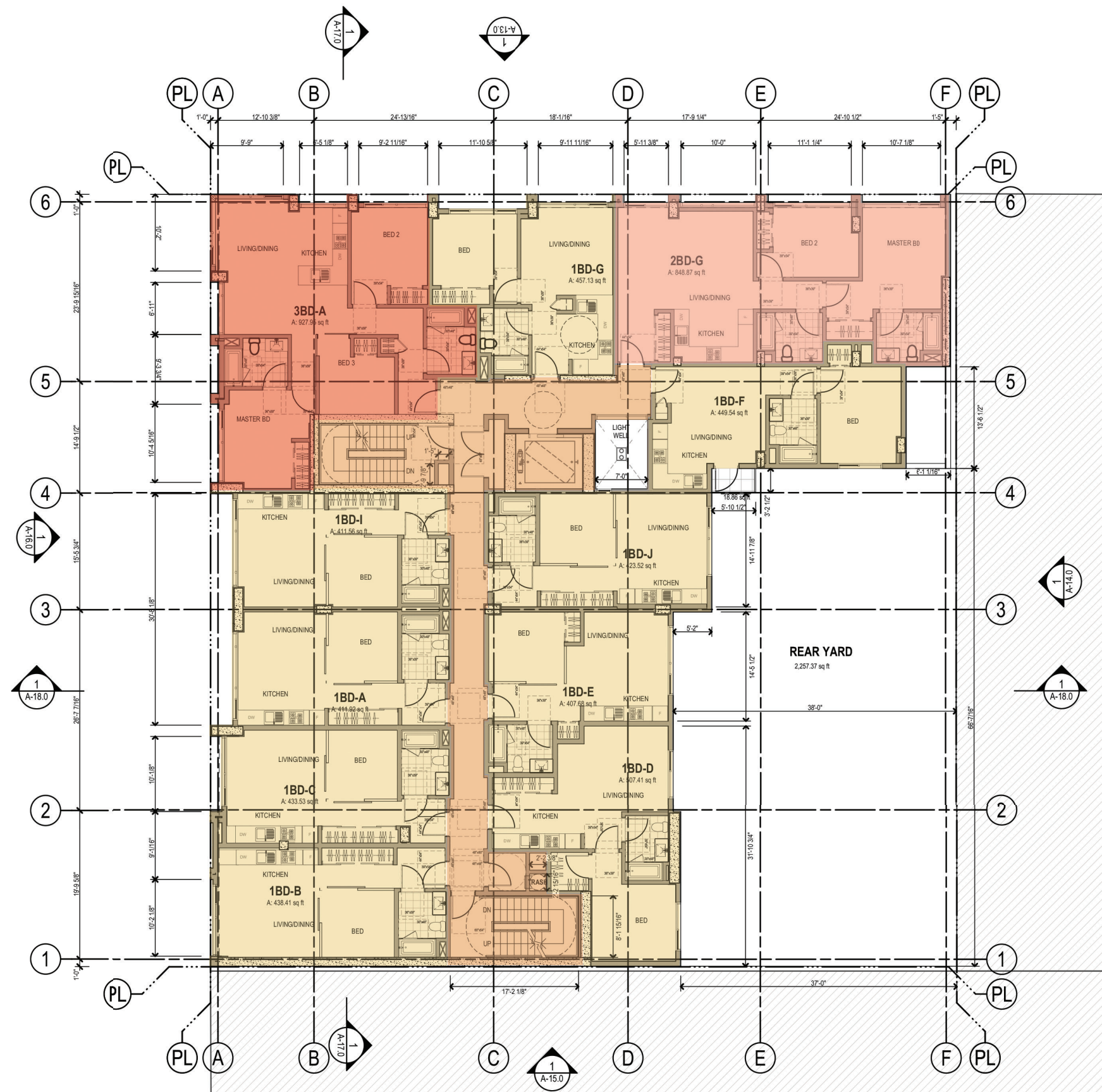
P1 FLOOR PLAN
(sheet reference: A-4.0)

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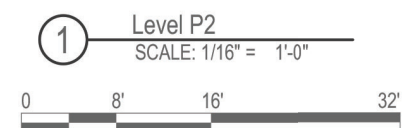
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KEY / LEGEND:	
	MISC. RESIDENTIAL USES (CIRCULATION, TRASH, STORAGE, HOA STORAGE, LOBBY)
	1BD
	2BD
	3BD



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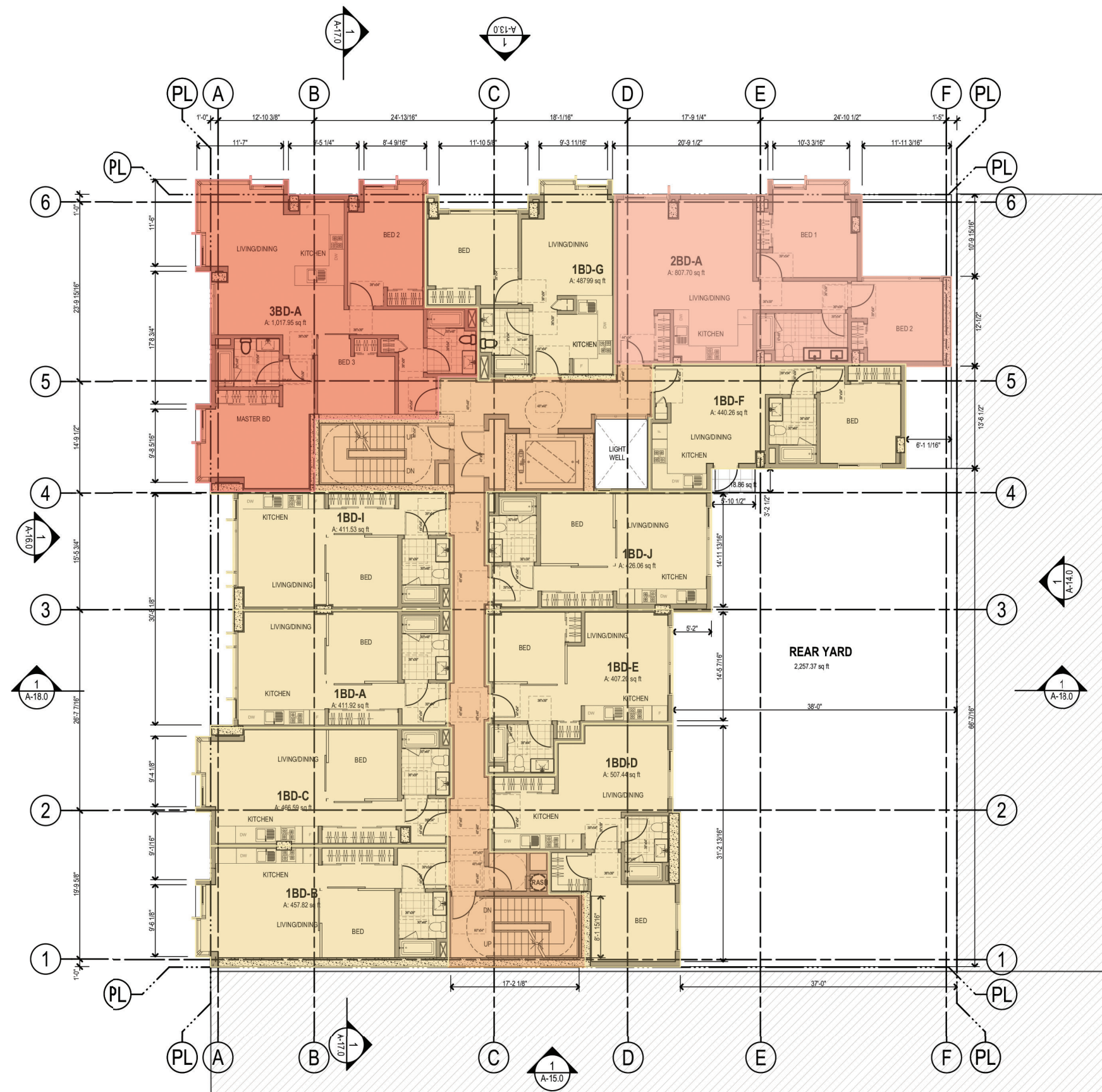
P2 FLOOR PLAN
(sheet reference: A-5.0)

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KEY / LEGEND:

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- 3BD

1 Level P3
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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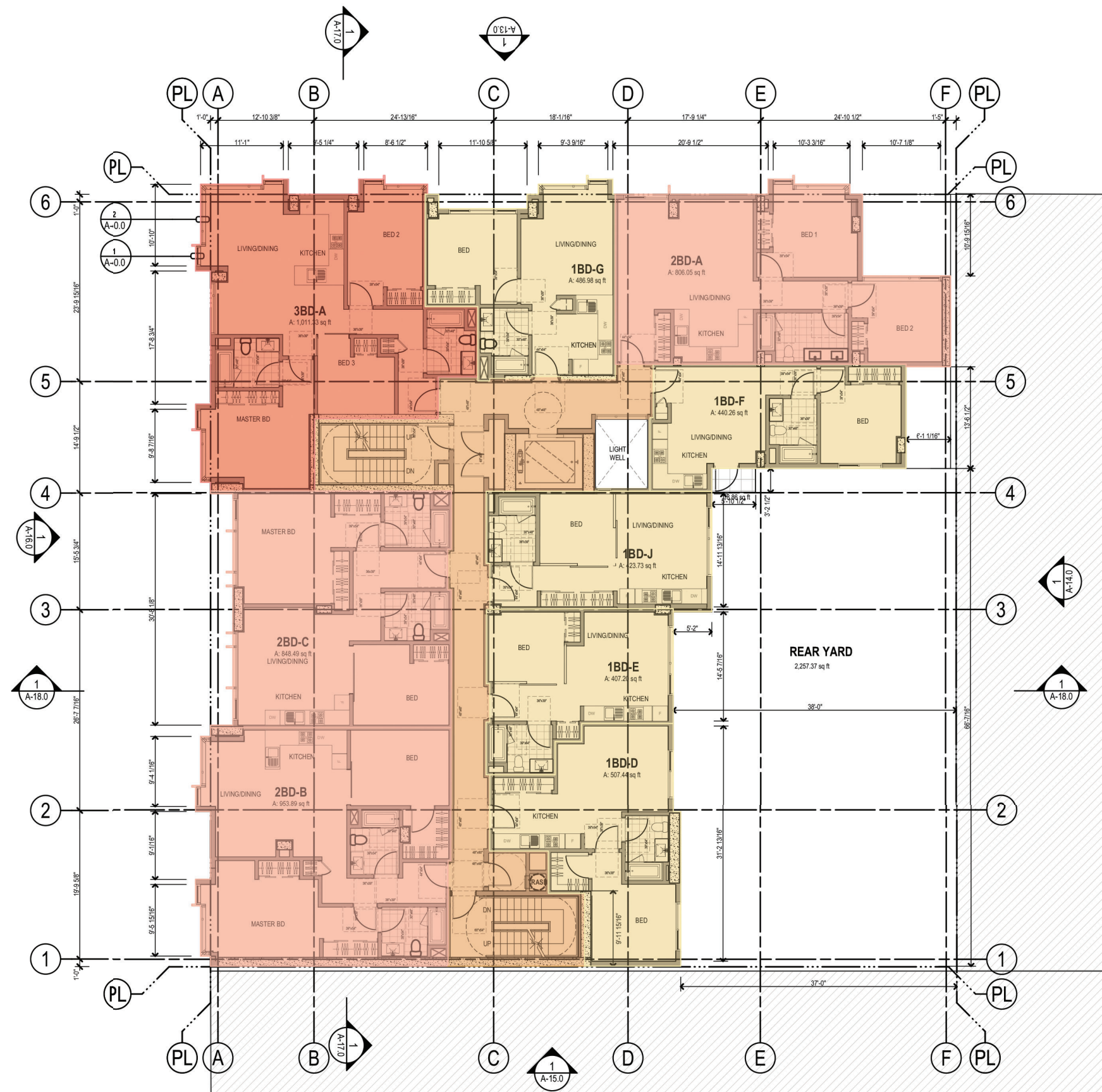
P3 - P5 FLOOR PLAN
(sheet reference: A-6.0 - A-8.0)

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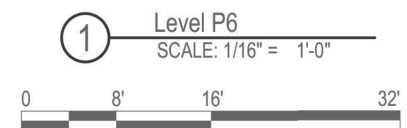
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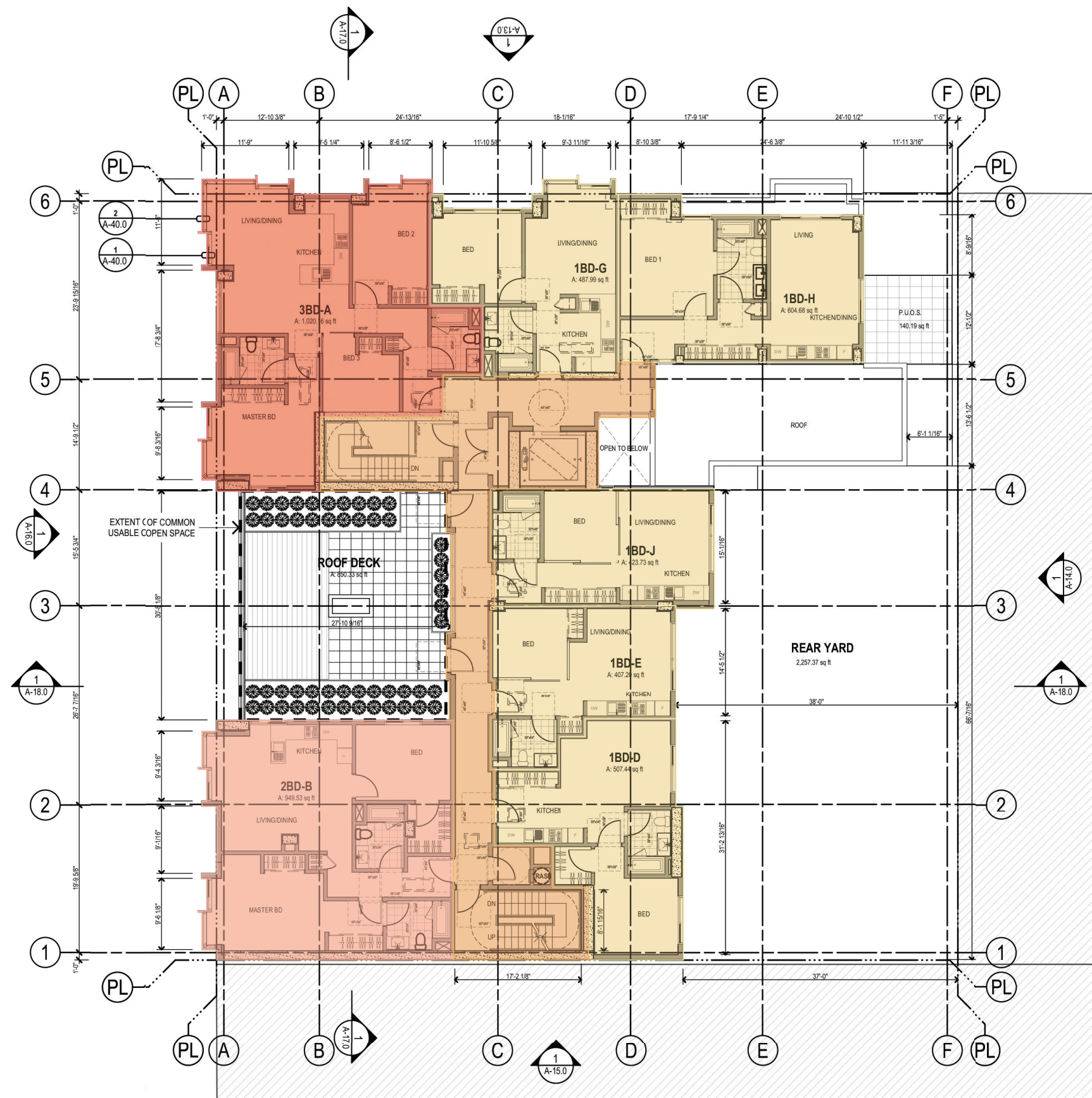
P6 FLOOR PLAN
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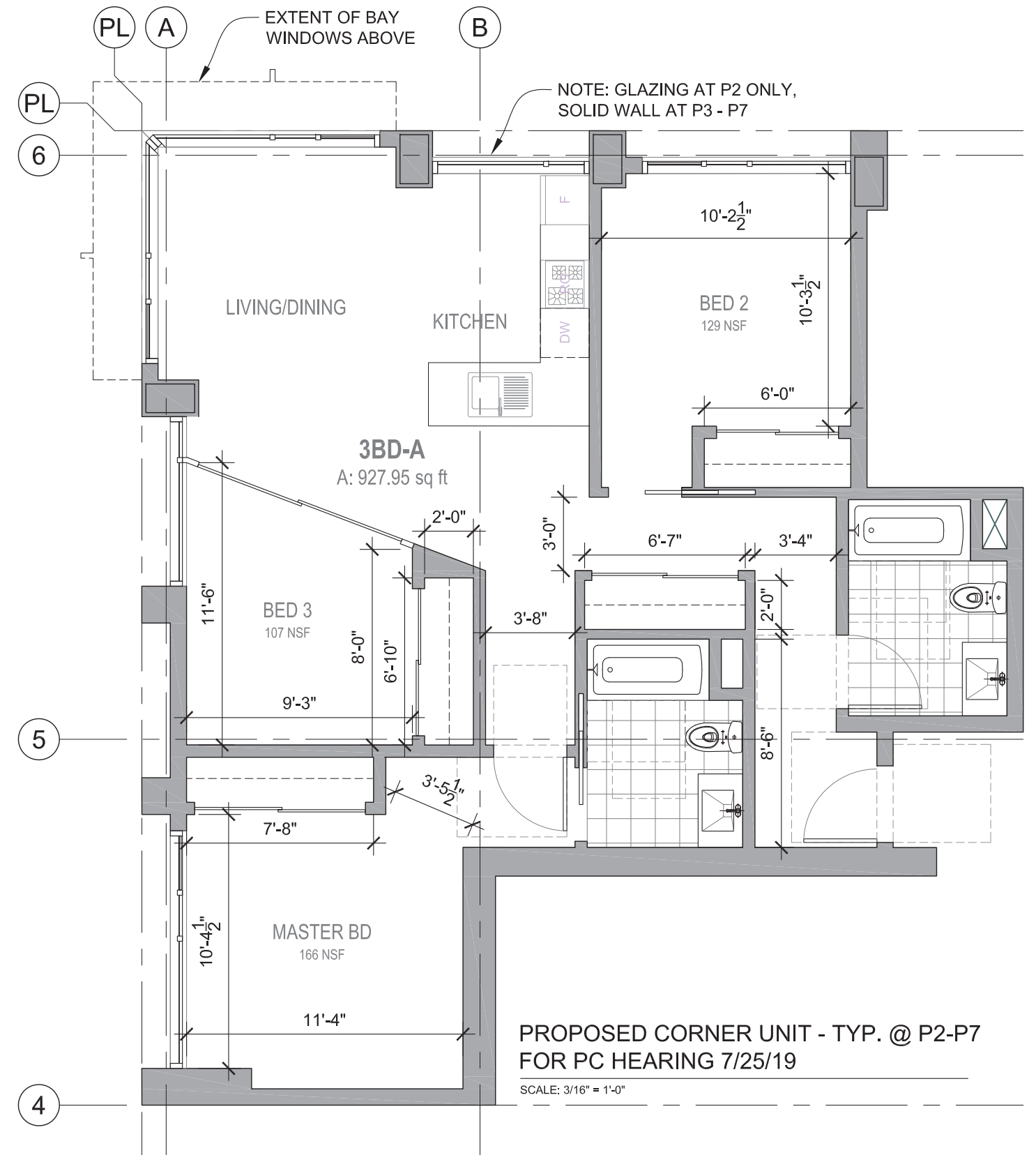
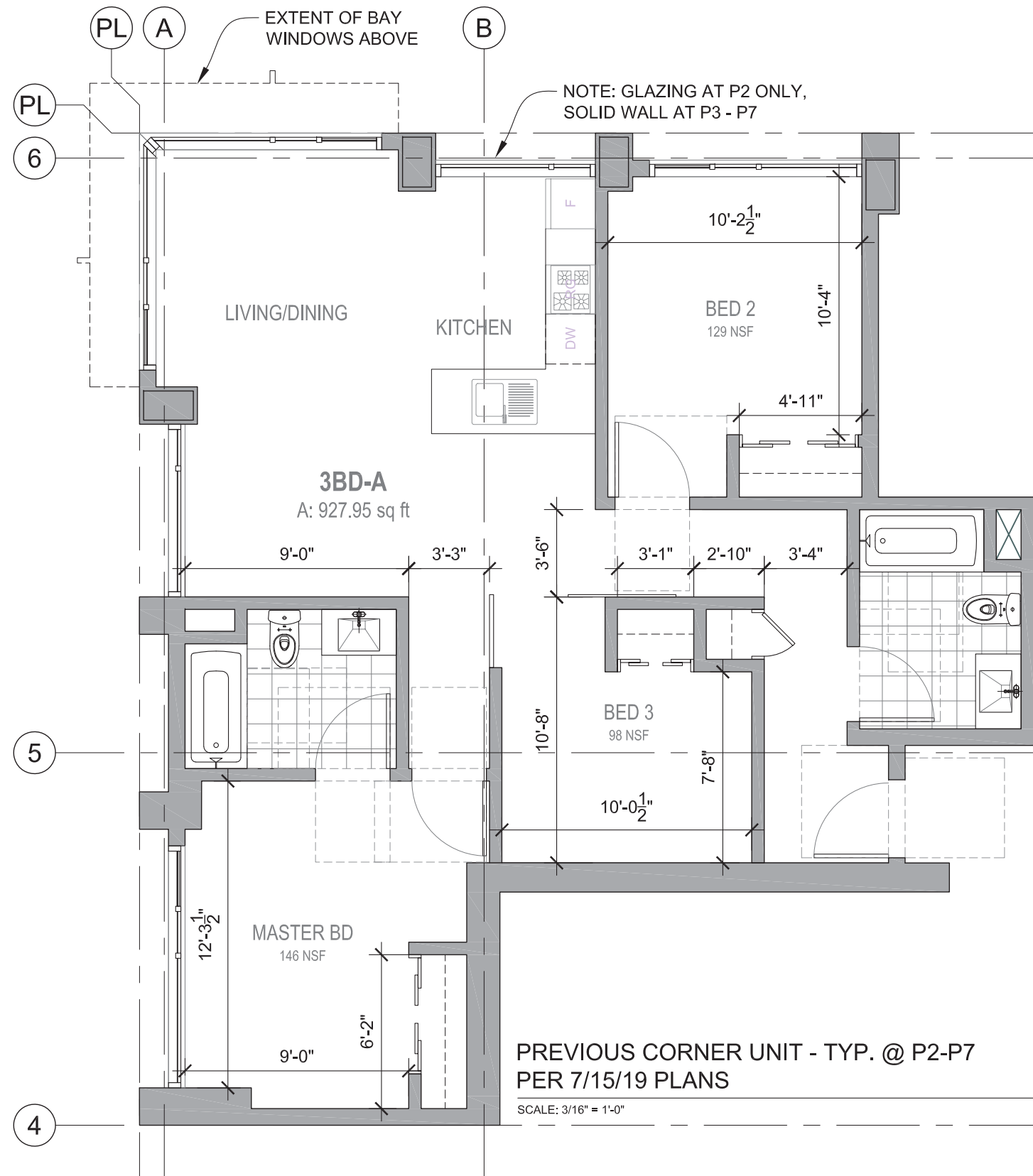
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“NESTED” BEDROOM PROGRAM

This exhibit is submitted to demonstrate the compliance of the “nested” bedroom program of this project. Located along a transit-rich corridor with abundant access to dining and entertainment options, this project provides the opportunity to provide much-needed starter housing. The internal bedroom program maximizes the unit mix and density within a code-conforming envelope by providing nested bedrooms that have been designed to meet all functional and legal requirements for light, air, and furnishability.

NESTED BEDROOM UNIT COUNT

NEW PROPOSED DESIGN W/REVISED 3 BEDROOM CORNER UNIT LAYOUT (dated 7/25/19)

Level	3B	2B	1B
P2			5
P3			5
P4			5
P5			5
P6		2	1
P7			1
SUBTOTAL	0	2	22
% of 63 Units	0%	3%	35%

TOTAL = 24 Units with nested bedrooms (38% of the total 63 unit count)

CURRENT CU+VAR SUBMISSION - 63 UNIT SCHEME (dated 7/15/19)

Level	3B	2B	1B
P2	1		5
P3	1		5
P4	1		5
P5	1		5
P6	1	2	1
P7	1		1
SUBTOTAL	6	2	22
% of 63 Units	10%	3%	35%

TOTAL = 30 Units with nested bedrooms (48% of the total 63 unit count)

ORIGINAL CU+VAR SUBMISSION - 53 UNIT SCHEME (dated 1/10/17)

Level	3B	2B	1B
P2			5
P3			5
P4			5
P5			5
P6			5
P7		1	4
P8		1	4
SUBTOTAL	0	2	33
% of 53 Units	0%	4%	62%

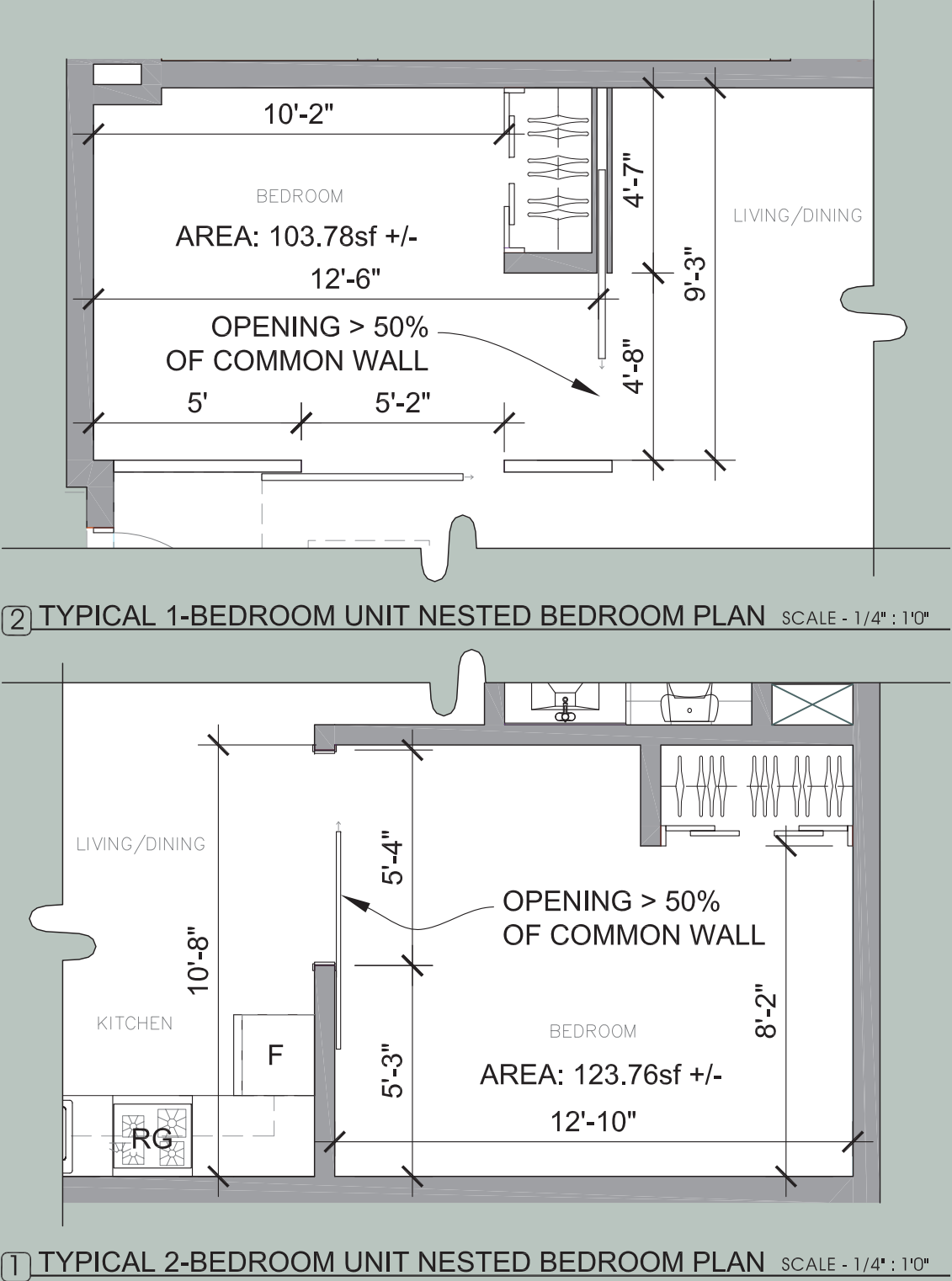
TOTAL = 35 Units with nested bedrooms (66% of the total 53 unit count)

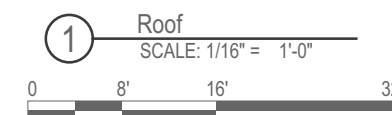
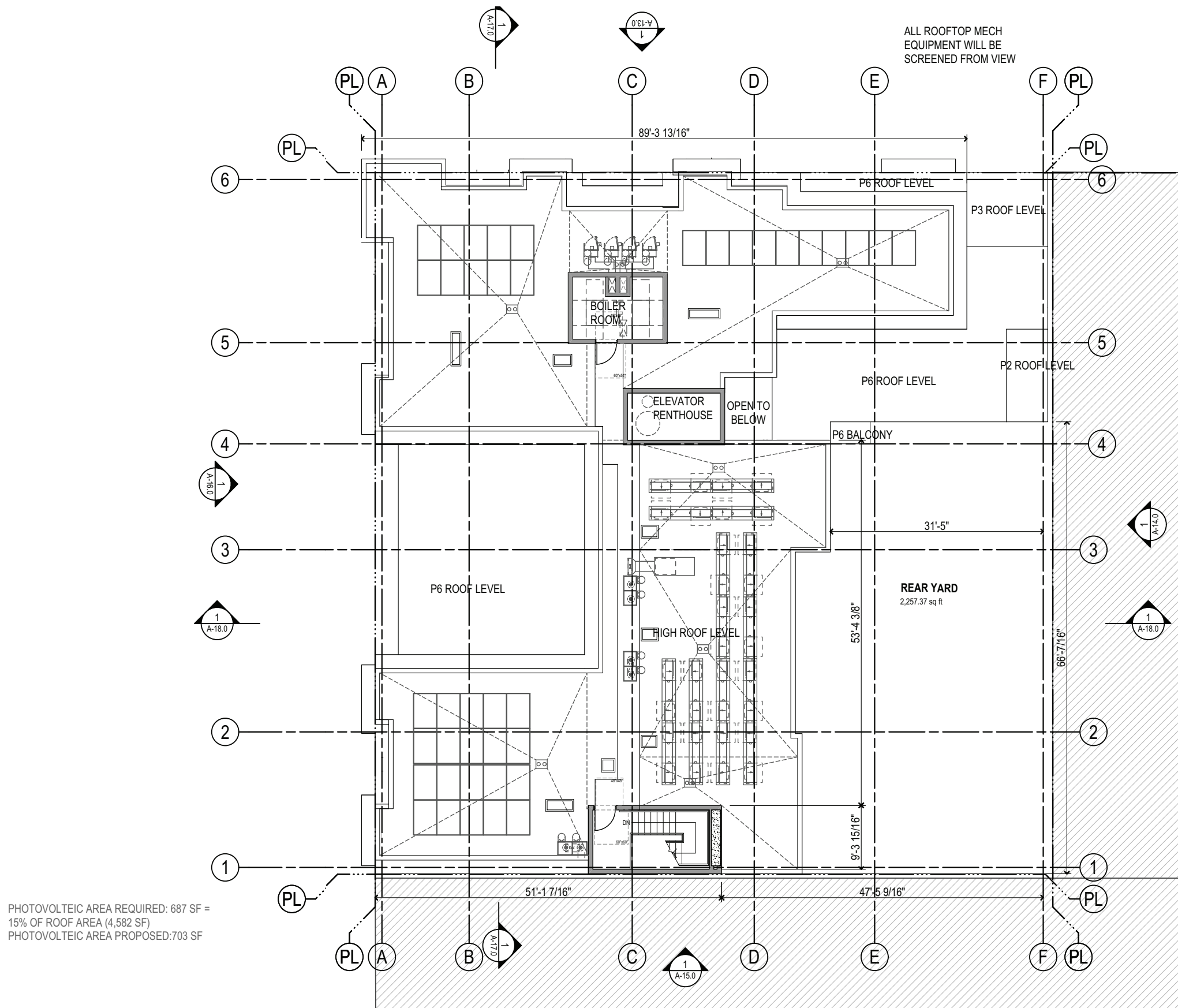
“NESTED” BEDROOM CODE COMPLIANCE

INTERIOR SPACE DIMENSIONS	
CBC 2016 1208.1	HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL BE NOT LESS THAN 7 FEET IN ANY PLAN DIMENSION.
CBC 2016 1208.3	EVERY DWELLING UNIT SHALL HAVE NO FEWER THAN ONE ROOM THAT SHALL HAVE NOT LESS THAN 120 SQUARE FEET OF NET FLOOR AREA. OTHER HABITABLE ROOMS SHALL HAVE A NET FLOOR AREA OF NOT LESS THAN 70 SQUARE FEET.

VENTILATION	
CBC 2016 1203.5.1.1	WHERE ROOMS AND SPACES WITHOUT OPENINGS TO THE OUTDOORS ARE VENTILATED THROUGH AN ADJOINING ROOM, THE OPENING TO THE ADJOINING ROOM SHALL BE UNOBSTRUCTED AND SHALL HAVE AN AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE INTERIOR ROOM OR SPACE, BUT NOT LESS THAN 25 SQUARE FEET. THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE BASED ON THE TOTAL FLOOR AREA BEING VENTILATED.

NATURAL LIGHTING	
CBC 2016 1205.2.1	FOR THE PURPOSE OF NATURAL LIGHT ANY ROOM IS PERMITTED TO BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHERE ONE-HALF OF THE AREA OF THE COMMON WALL IS OPEN AND UNOBSTRUCTED AND PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM OR 25 SF.





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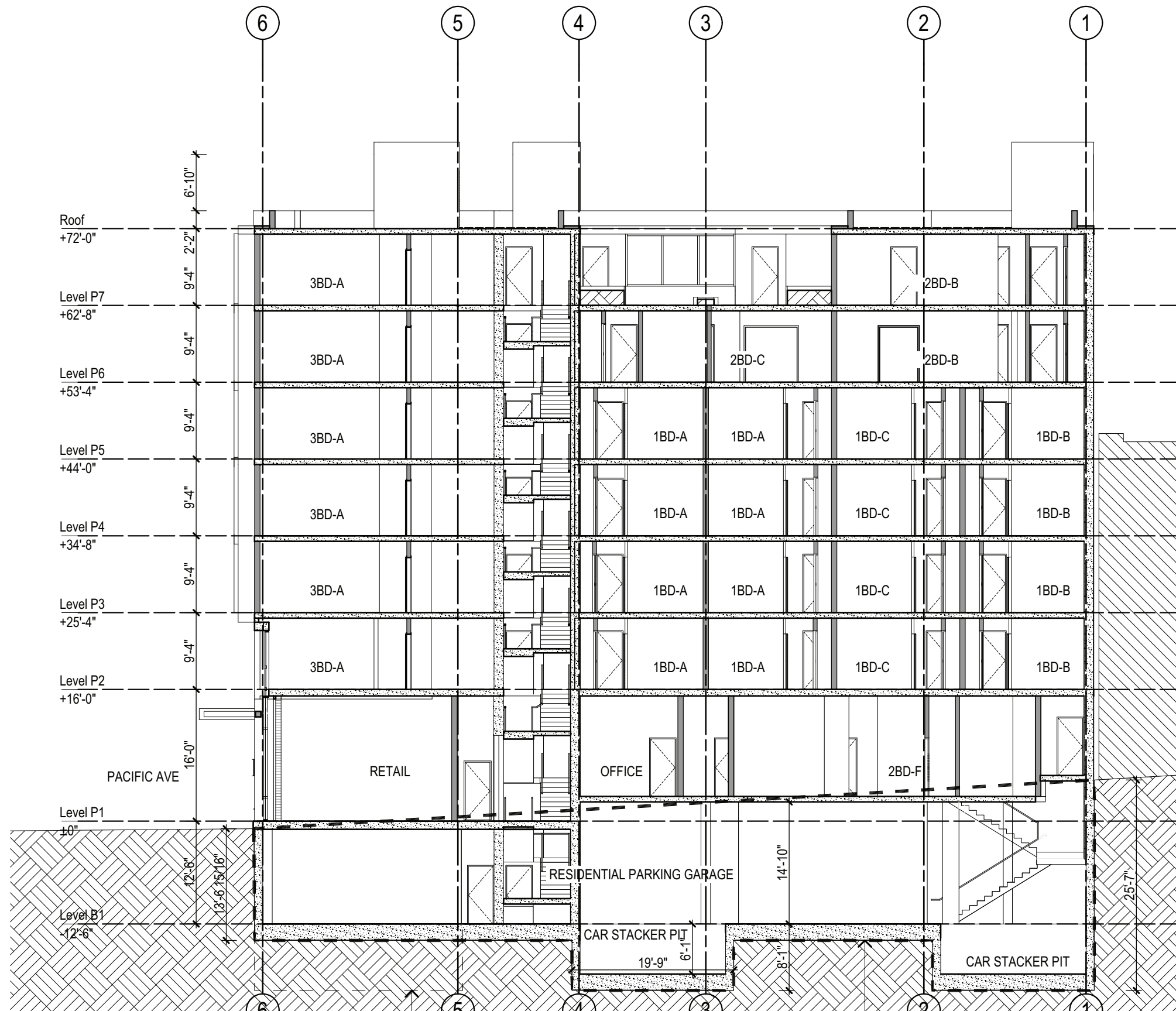
ROOF PLAN
(sheet reference: A-12.0)

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EXCAVATION CALCULATIONS

AVERAGE BASEMENT DEPTH:
15'-8"

BASEMENT AREA:
8,436 SQFT

BASEMENT EXCAVATION:
132,106 CUBIC FEET

STACKER AREA:
1,666 SQFT

STACKER PIT DEPTH:
6'-1"

STACKER PIT EXCAVATION:
1666SQFT X 6'-1" = 10,135 CUBIC FEET

TOTAL EXCAVATION:
132106 + 10135 = 142,241 CUBIC FEET
= 5,268 CUBIC YARDS

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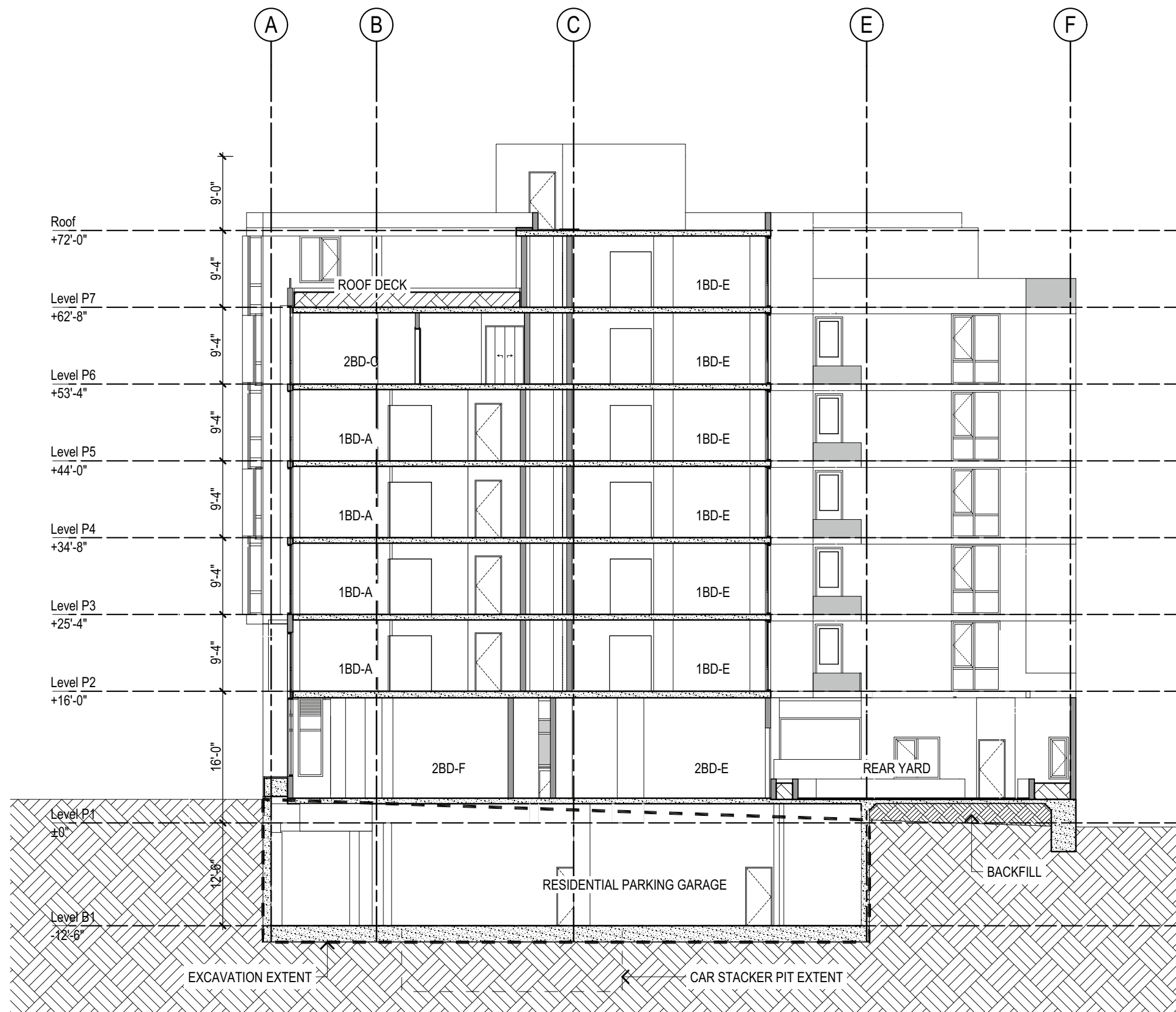
LONGITUDINAL BUILDING SECTION
(sheet reference: A-17.0)

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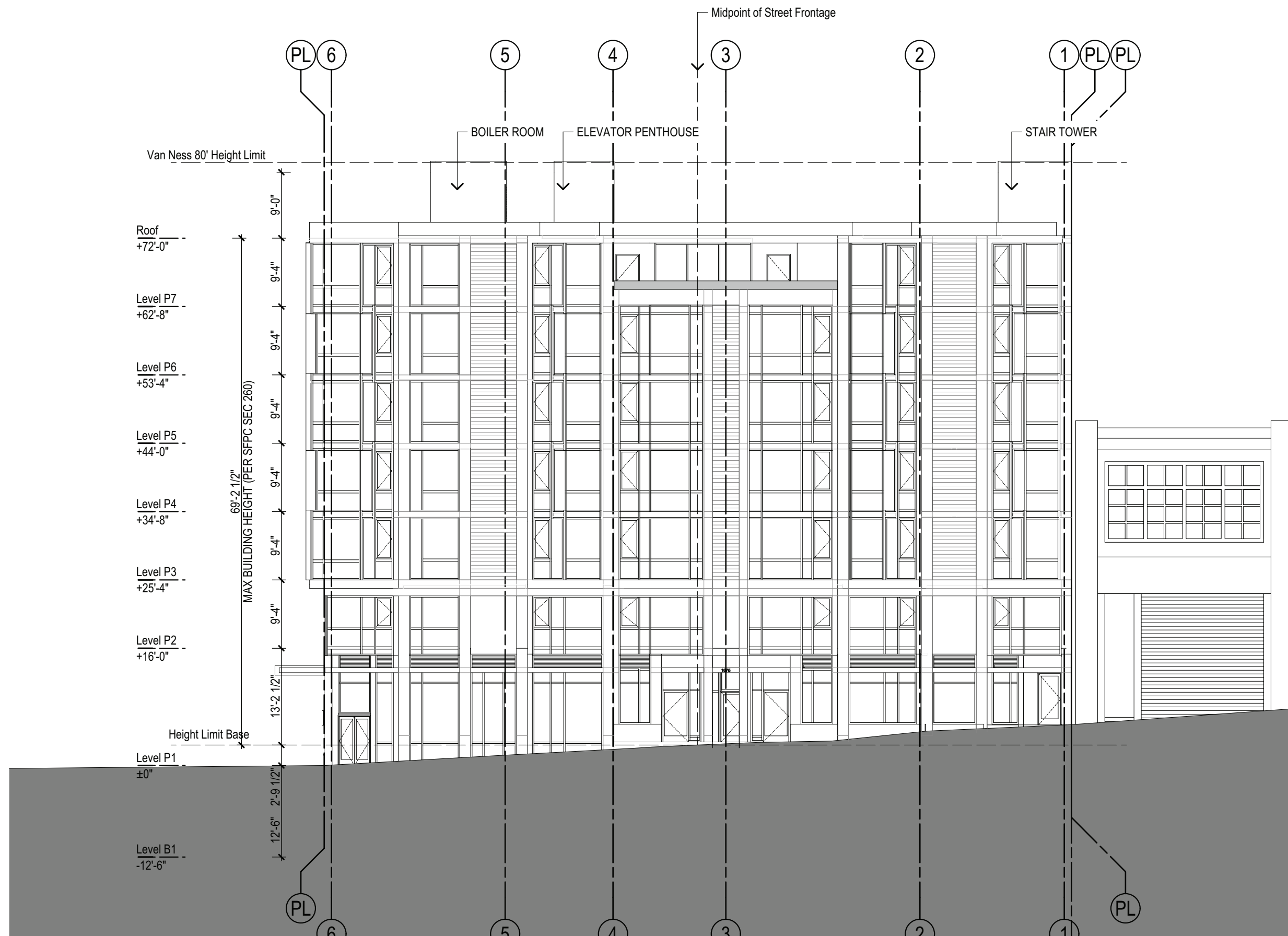
NORTH EXTERIOR ELEVATION
(sheet reference: A-13.0)

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WEST EXTERIOR ELEVATION
(sheet reference: A-16.0)

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CORNER VIEW AT VAN NESS & PACIFIC AVE
 (sheet reference: A-24.0)

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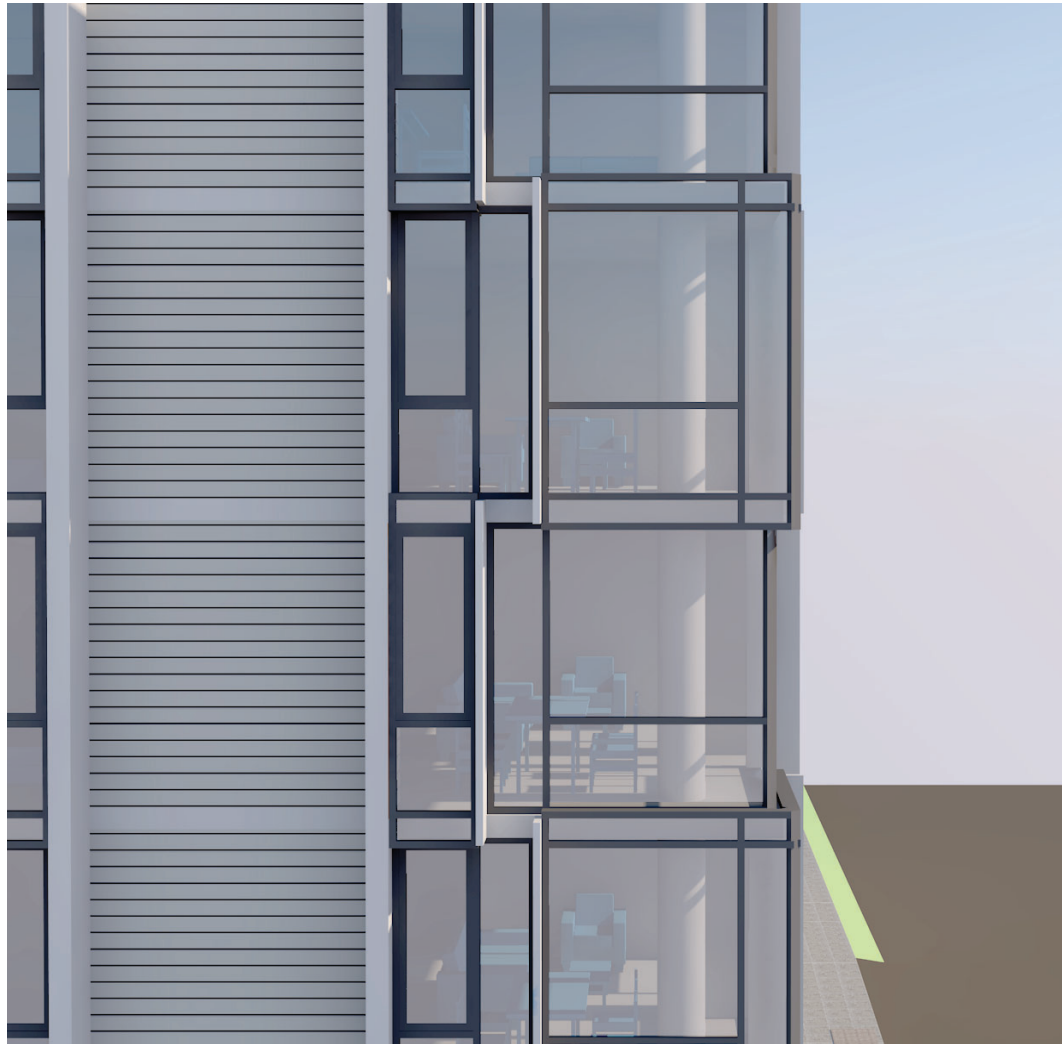
STREET VIEW AT VAN NESS AVE
 (sheet reference: A-26.0)

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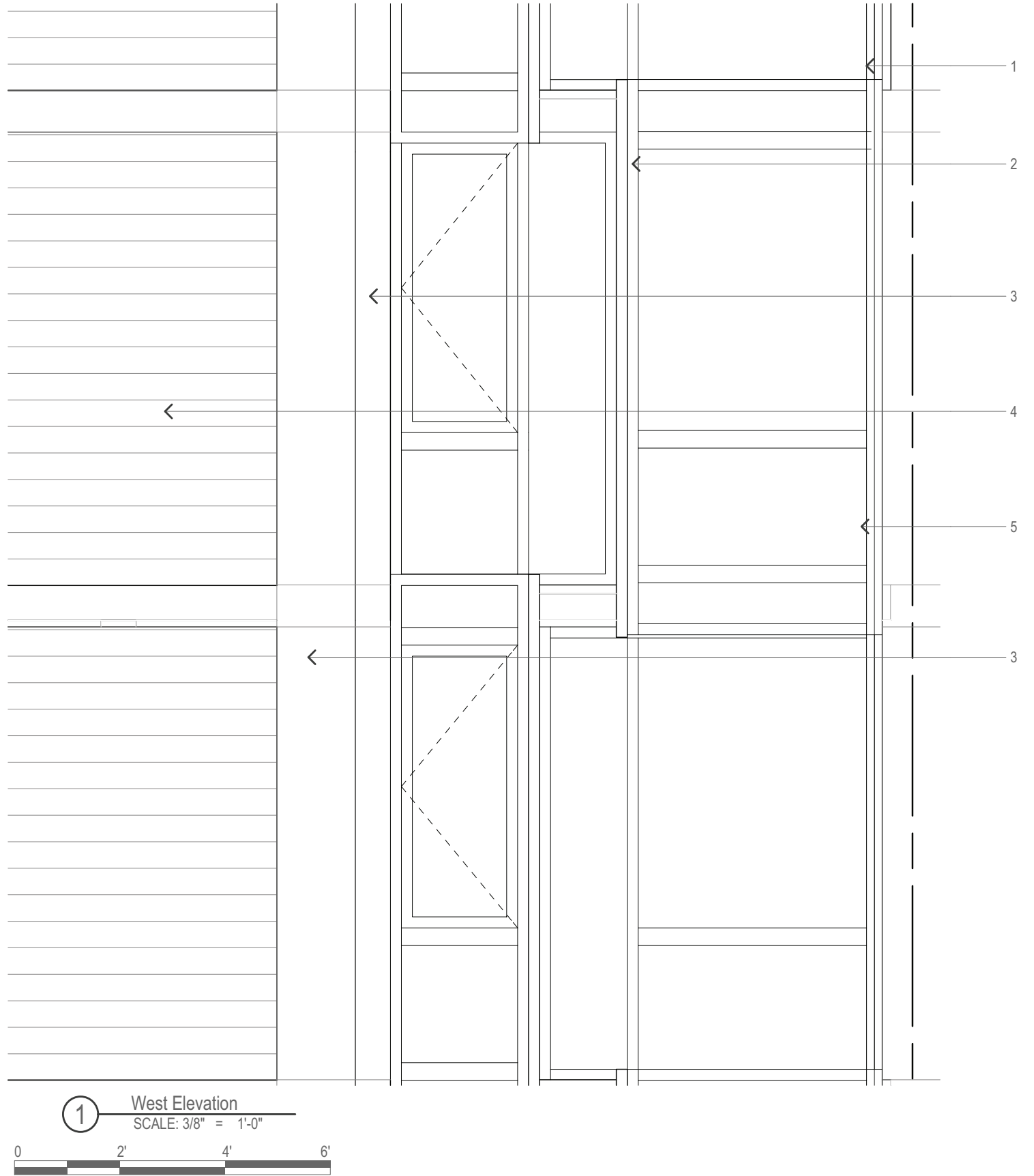
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○ ALUMINUM COMPOSITE PANEL SAMPLE



○ ALUMINUM FIN SAMPLE



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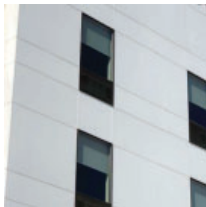
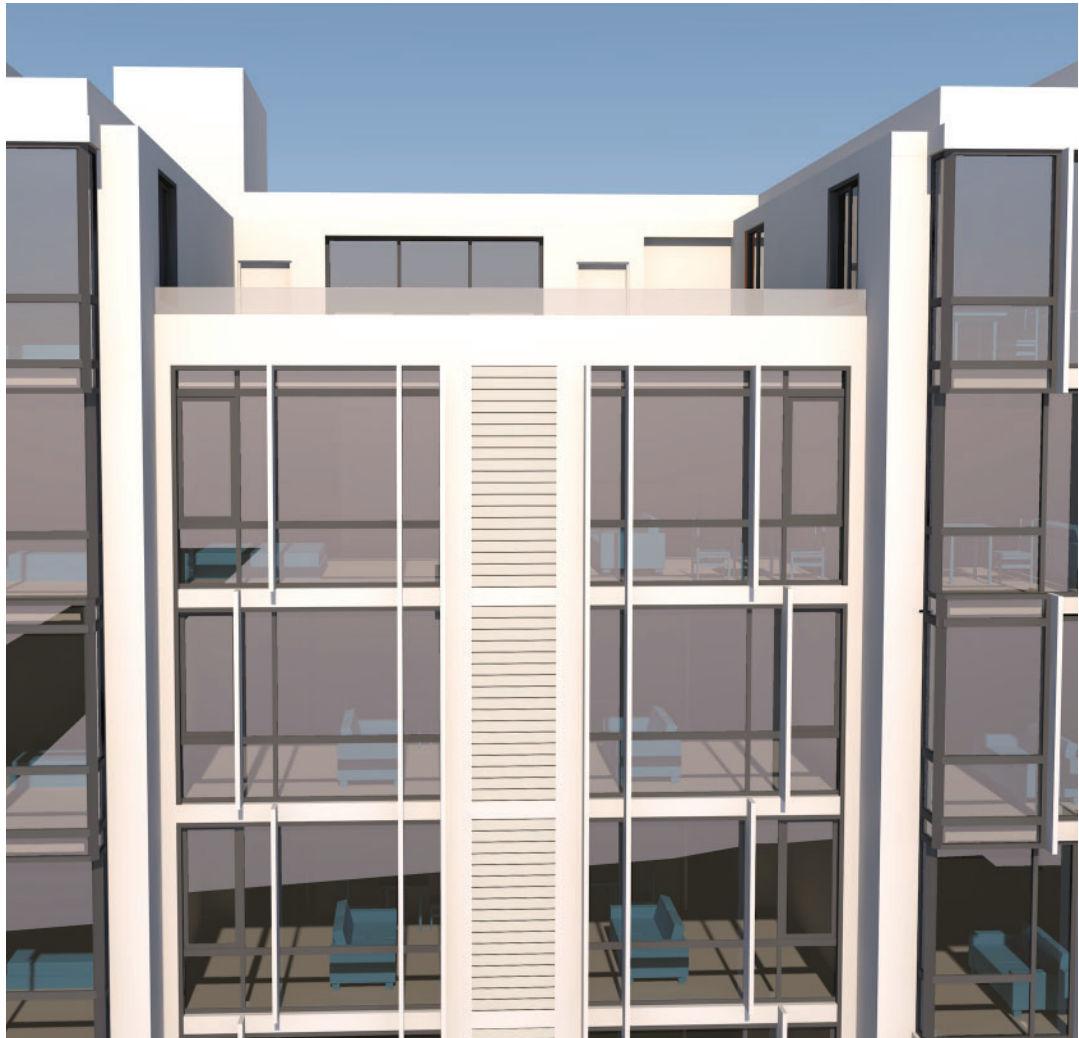
ENLARGED WEST ELEVATION 1 / MATERIAL SAMPLES
(sheet reference: A-34.0)

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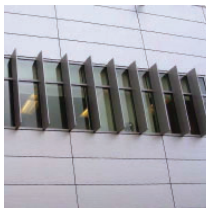
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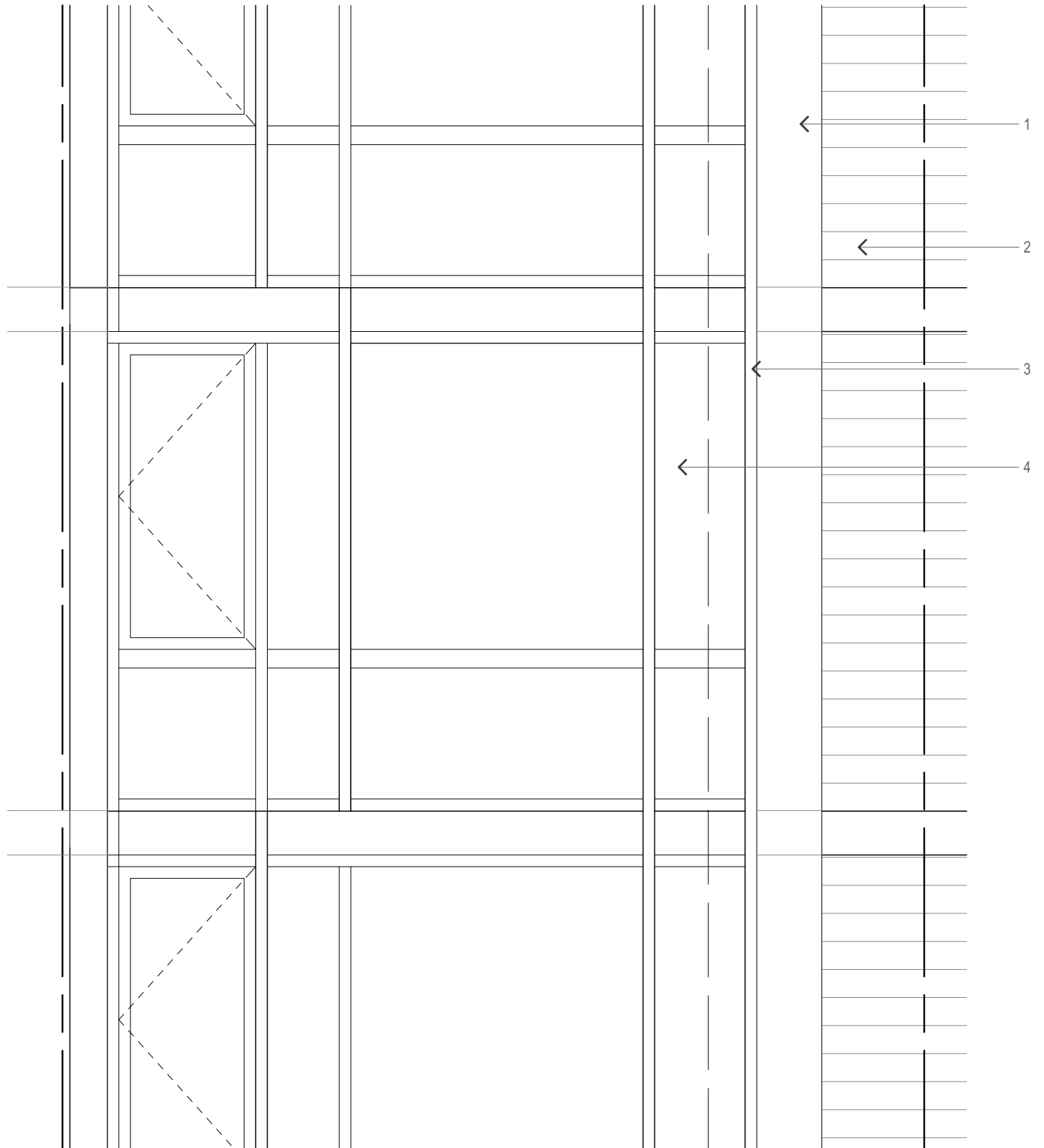
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ALUMINUM COMPOSITE PANEL SAMPLE



ALUMINUM FIN SAMPLE



1 West Elevation
SCALE: 3/8" = 1'-0"



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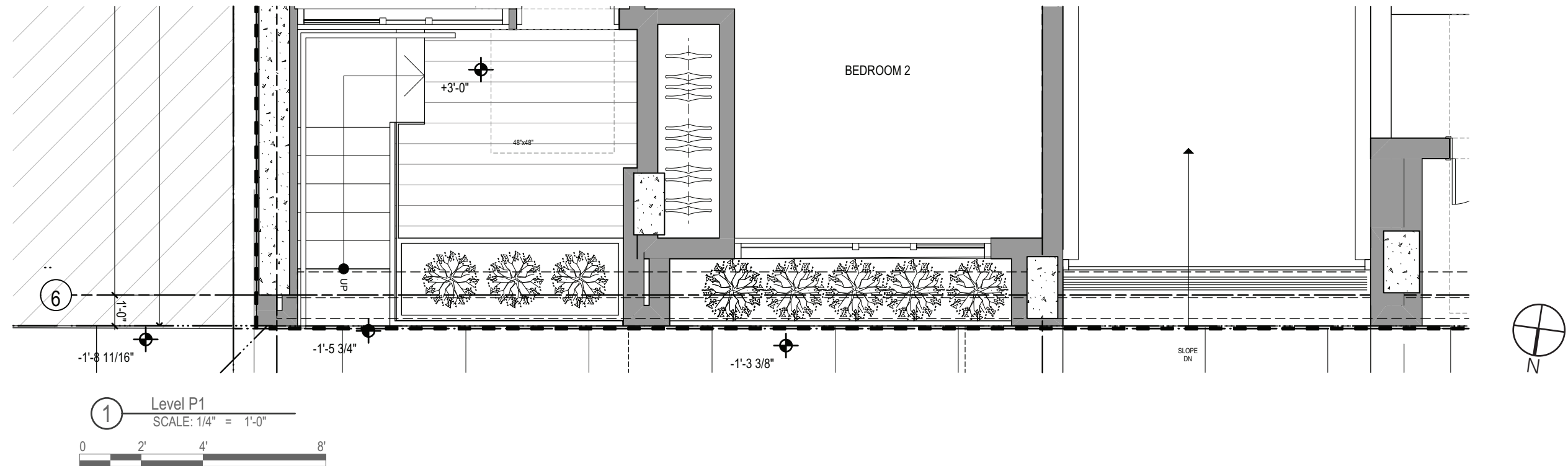
ENLARGED WEST ELEVATION 2 / MATERIAL SAMPLES
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RESIDENTIAL UNIT ENTRY AT PACIFIC AVE
(sheet reference: A-36.0)

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MAIN RESIDENTIAL UNIT ENTRY AT PACIFIC AVE
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LEGEND

- 2050 VAN NESS PROPERTY
- ADJACENT PROPERTY
- ADJACENT PROPERTY BUILDABLE AREA
- PROPOSED 2050 VAN NESS REAR YARD

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REAR YARD OPEN SPACES

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