ADDRESS: 8 Octavia Blvd., San Francisco, CA 94103

CROSS STREET: Between Market and Haight Streets.

BLOCK/LOT: 0855/11

ENVIRONMENTAL/PROP K: 98.891E/98.791K

PROJECT DESCRIPTION: New 49 Unit, 8 Story, Mixed use Multi-Family and Commercial Building. The builidng will be, Automatic Sprinkled with a manual and automatic fire alarm system. It is considered an Adaptable Accesible Building with full elevator access.
The building will include parking, one commercial space and residentail housing units. There will typically be two unit types; a 1 bedroom (27%), 2 bedroom units (67%) and 3 bedroom units (6%). Non of the units are to have mezzanines.

CODE USED:
2010 CALIF BLDG CODE & SF AMENDMENTS
2010 CALIF MECH CODE & SF AMENDMENTS
2010 CALIF PLMBG CODE & SF AMENDMENTS
2010 CALIF ELECTR CODE & SF AMENDMENTS
2010 CALIF ENERGY CODE
2010 CALIF FIRE CODE & SF AMENDMENTS
2010 HOUSING CODE
2010 NFPA 72 (FIRE ALARMS)
2010 NFPA 13 / 13R (SPRINKLERS)

ZONING: Octavia & Market Plan (NCT and NC3) and Design competition

EXISTING SITE CONDITION: The site is a vacant lot previously traversed by the central freeway.

OCCUPANCY:
R-2 Multi- Residential,
U Private Garage
A-2 Assembly occupancy with loads less than 300

ACCESSIBILITY: As per the multi level model in CBC Sec 1107b and The California Multi Family Disabled Access Regulations book Sec 11, this is a multi-level, elevator building . It is in full compliance with CBC Section 11-b, accesible in all common areas and accesible adaptable in private dwelling units.
There is one accesible parking stall as per Tbl 11B-6 (20 parking stalls < 25 parking stalls). As per 1129B.4 this stall is a Van sized space with a clear 96 inch access aisle.

CONSTRUCTION and TYPE and BUILDING TYPE: The proposed building is to be Type 1B.
Please refer to Assembly diagram for description of all rated assemblies.
As per Table 601, and unless inidicated as a fire wall, all structural frames, floors and bearing walls are to be rated at a minimum of 2 hours.
As per Table 508.3.3 the maximum horizontal fire seperation between all listed assemblies in a sprinkled building is 1 hours; therefore Table 601 governs

NUMBER OF STORIES: 8 Stories / 75 feet (Automatic Sprinkled)
THE ENTIRE BUILDING IS TO BE FULLY SPRINKELED. THIS WILL BE UNDER SEPERATE PERMIT. See addendum schedule.
Install Type 1 dry/wet combination standpipe

HEIGHT: 75' high from the property line on Market street. Market street is to be defined as the front of the project. The site slopes up to Haight (rear of project). The elevator penthouse roof extends an additional 18'-6" above the roof.
The roof line is 51'-4" from the property line on Haight street. A maximum 55'-0" is permitted (additonal 5' above 50' allowed if commercial space has ceiling height greater than 12')
See 1-A2.1 for permitted building envelope

LOT SIZE/AREA: The site is irregular in shape. The lengths provided are averages:
Length: 256'-0"
Width: 48'-9"
Area: 12,573 sq ft

LOT COVERAGE: The building occupies 11,410 sq ft (90%)of the subject site. There is 5 foot side yard as well as a front entry yard / court which serves the commercial and residential programs

REAR YARD: Although the SFPC does not require that the project provide rear yards or setbacks, the following have been provided. (This has been done to reduce the overall mass of the building) :
1. Side Yard: 298 sq ft
2. Front Yard: 363 sq ft
3. Courtyards: 4 open couryards each meeting minimum width and depth measurments. Each court provides for 480 sq ft of yard space.
The total rear yard square footage provided is 3,081 sq ft which is 25% of the lot area.
The distributed courts effectivley reduce the apparent overall mass of the project.

OPEN SPACE: Common Outdoor Space

The common outdoor space has been provided at:
1. Roof: 4,282 sq ft

Private Outdoor Space

2. Penthouse roof decks: 3 Private Decks
Each deck is approx. 250 sq ft which total 750 sq ft

PARKING: Off street parking
The project makes provision for the following:
25 standard size stalls of which 1 is accessible.
This provides for a ratio of 0.5 and is permitted under table 151 SFPC
As per UBC Table 11B-6 1 accesible parking space is required. As per UBC Sec 1129B4-2 this space is van accessible.
Acessible stalls and loading areas will NOT be striped.
There is to be 1 Car Share stall.

Off street loading
As per table 152 no offstreet loading spaces are required:
1. Residentail net square footage = 45,178 sq ft < 100,000 sq ft
2. Commercial net square footage = 2,000 sq ft < 10,000 sq ft

Bike Stalls
Twenty Six (26) independantly accessible bike stalls have been provided. This provides for a ratio of 0.5

STRUCTURE: The entire structural component of the building is to be non combustiable concrete construction.
The floor slabs are to be post tensioned poured in place concrete.
Supporting walls and columns are to be poured in place concrete.

EXTERIOR MATERIALS: Acrylic Cement Pplaster, "Hardi-Plank" Siding & "Hardi-Panel" Fascias, Anodized Aluminum Framed Doors and Windows(Storefront & Sliding), Curtain Wall System, Aluminum Bar Grating Guardrails, Aluminum operable sun shades, Sectional Garage & Doors with vented perforated metal siding.

GROSS BUILDING AREA CALCULATION FOR TABLE 503: Type 1B non combustiable construction pemits a building of this type and use the following:

R-1: unlimited floor area and 11 stories height; Building complies
A-3: unlimited floor area and 11 stories height; Building complies
S-1: 48,000 sq ft of area and 11 stories height; Building complies

FLOOR AREA CALCULATIONS:

Gross Sq Ft		
		Area
	Level 1	2,804
	Level 2	10,931
	Level 3	9,490
	Level 4	8,972
	Level 5	9,489
	Level 6	9,489
	Level 7	9,489
	Level 8	9,489
		70,153

One Bedroom	13
Two Bedroom	33
Three Bedroom	3
Total	49

Net Residential Area 47,660 sq.ft.
Net Commercial Area 2,085 sq.ft.

OCCUPANCY LOAD CALCULATIONS

36.8	per floor: non cascading	R-2 Load Factor = 200 as per CBC Tbl 1004.1.1
39.3	per floor: non cascading	S-3 Load Factor = 200 as per CBC Tbl 1004.1.1 2 exits required
285	Load Factor:15	Common outdoor deck 2 exits required as per CBC 1019.1
93.2	Load Factor:15 & 200	Mercantile (Market street)- assumes 640 sq ft for kitchen 2 exits required
85.5"	285 * 0.3	Minimum Accumulative Width of any component of means of egress system, as defined by Tbl 1005.1 However, minimum accessible stair width shall be 48" *2 = 96"

OCCUPANCY SEPARATION: 2 HR slab between 1st story S2 Garage and 2nd Story R-2 Residential as per CBC Table 706.3.9

2 HR non combustiable between S2 Garage and Exit lobby / paths.

2 HR non combustiable between A3 and R2

TYPE IB CONSTRUCTION 2 HR. WALLS: Structural frame, and bearing walls both interior and exterior as per CBC Table 601

TYPE IB CONSTRUCTION 2 HR. SHAFT WALLS: All stairs w/ 2 HR enclosure as per CBC Sec. 707.4
1-1/2 HR Door as per CBC Sec. 715.4

TYPE IB CONSTRUCTION 1 HR. WALLS: All corridors leading to exit enclosures

TYPE 1B CONSTRUCTION. NR WALLS: Non Bearing Interior Partitions. Non Rated Doors

EMERGENCY ESCAPE: As per CBC Section 1029 Exception 1, Type 1 construction equiped with an approved automatic sprinkler system need not provide emergency escape and rescue opening

GARAGE VENTILLATION: Total Garage (S-2) area = 7,842 sq ft
In accoradance with CBC Sec 406.4.2 a mechanical ventillation system will be provided

GROUP R LIGHT AND VENTILATION: Light: All habitable rooms (except bathrooms as per CBC 1203.2) have natural light greater than $\frac{1}{10}$ of the floor area.

Ventillation: All rooms required by CBC 1203.1 shall be provided with mechanical ventilation

PROJECT DATA

1

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OCTAVIA GATEWAY
8 OCTAVIA BLVD, SAN FRANCISCO, CA

PROJECT DATA

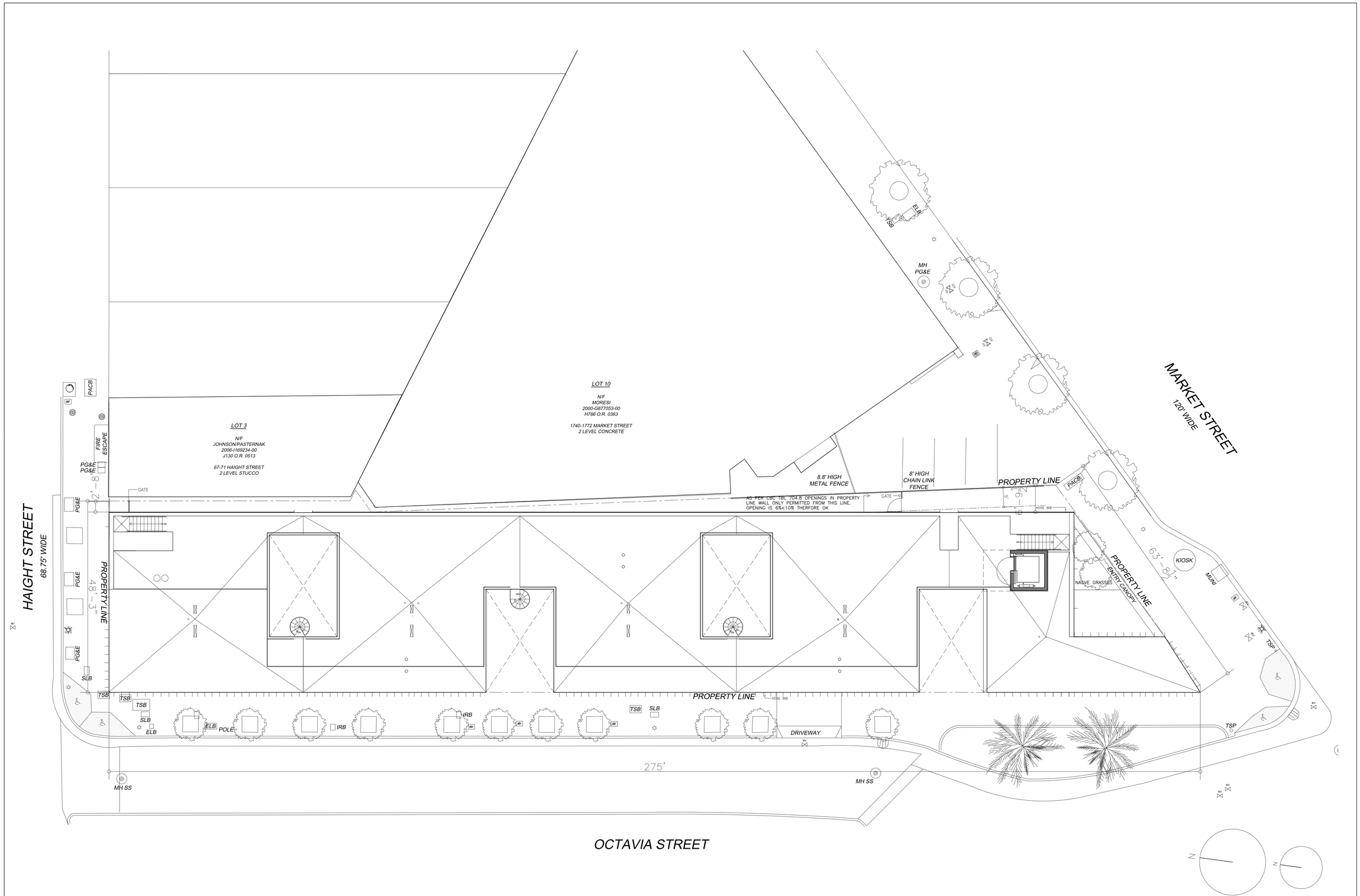
GMP SET

Date 06/15/2012

Scale 3/32"=1'-0"

Job OGW

Sheet A0.5



SITE 1

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OCTAVIA GATEWAY

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SITE PLAN

GMP SET

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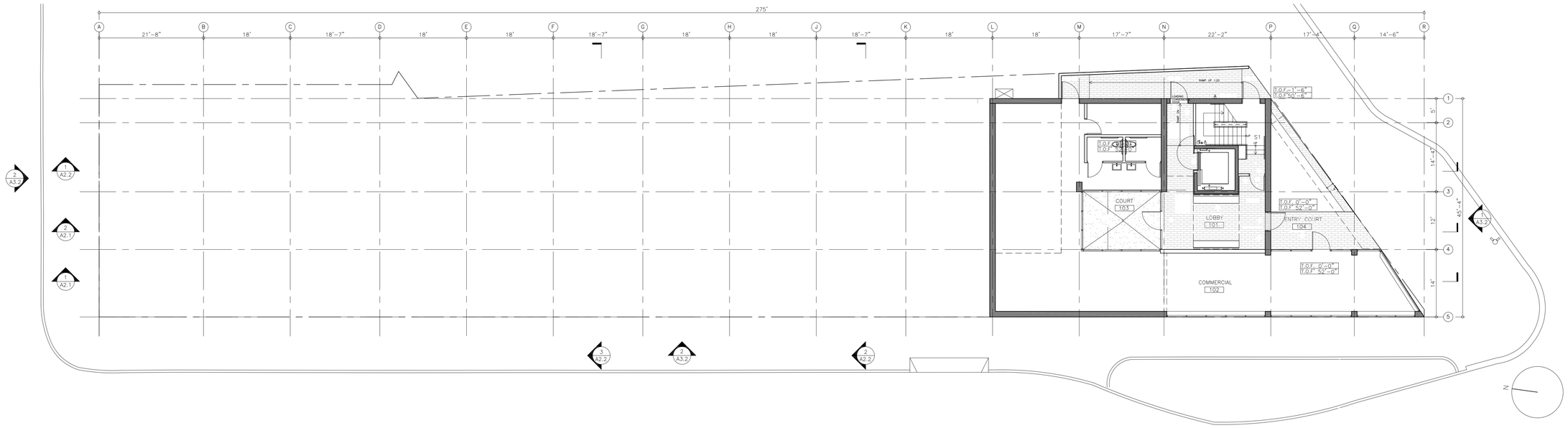

FIRST LEVEL PLAN

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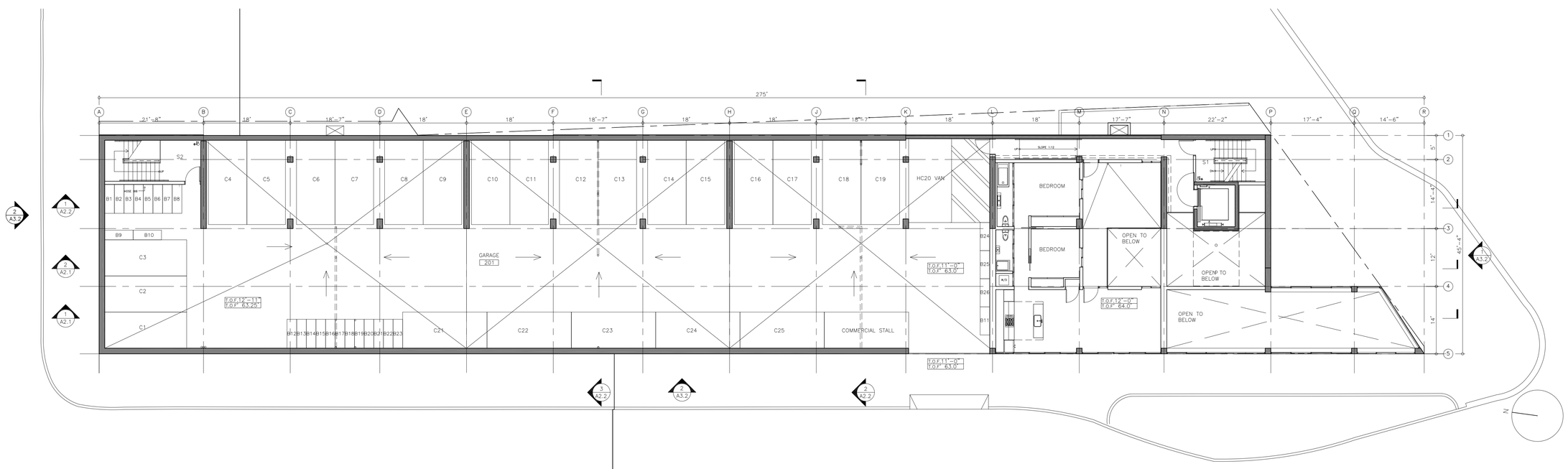

SECOND LEVEL PLAN

2

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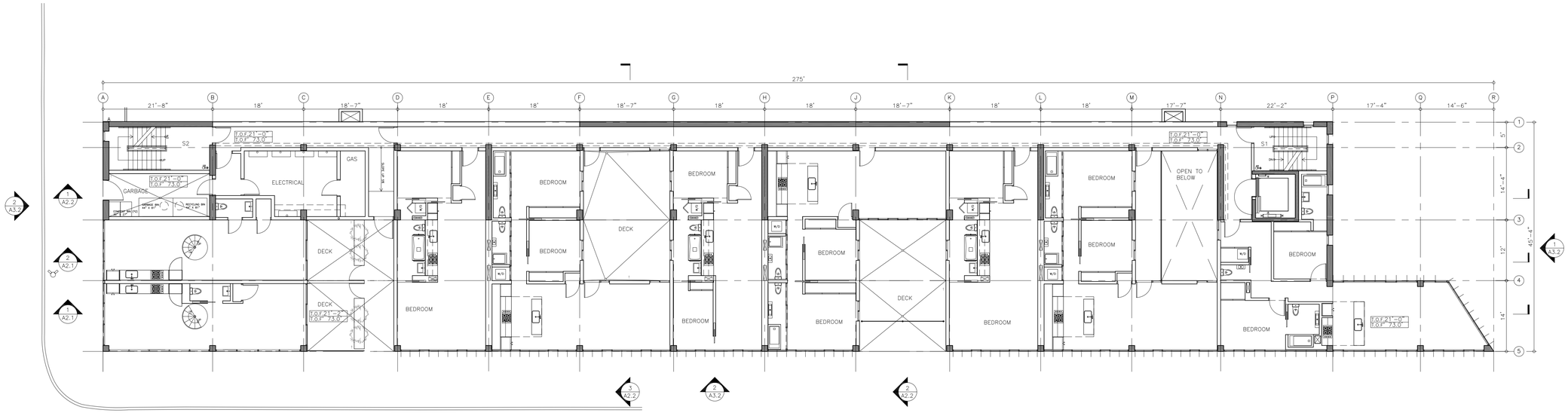
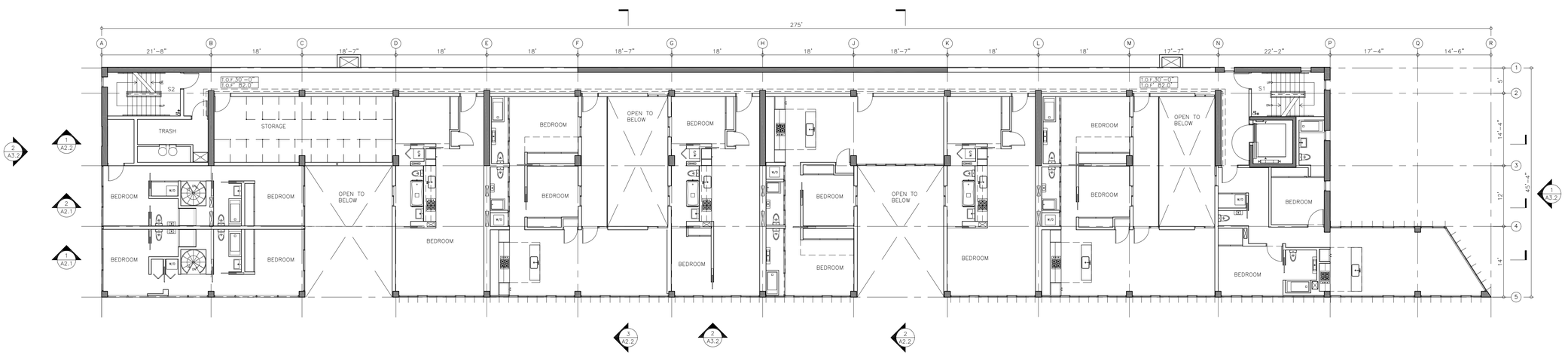


THIRD LEVEL PLAN (1)



FOURTH LEVEL PLAN (2)

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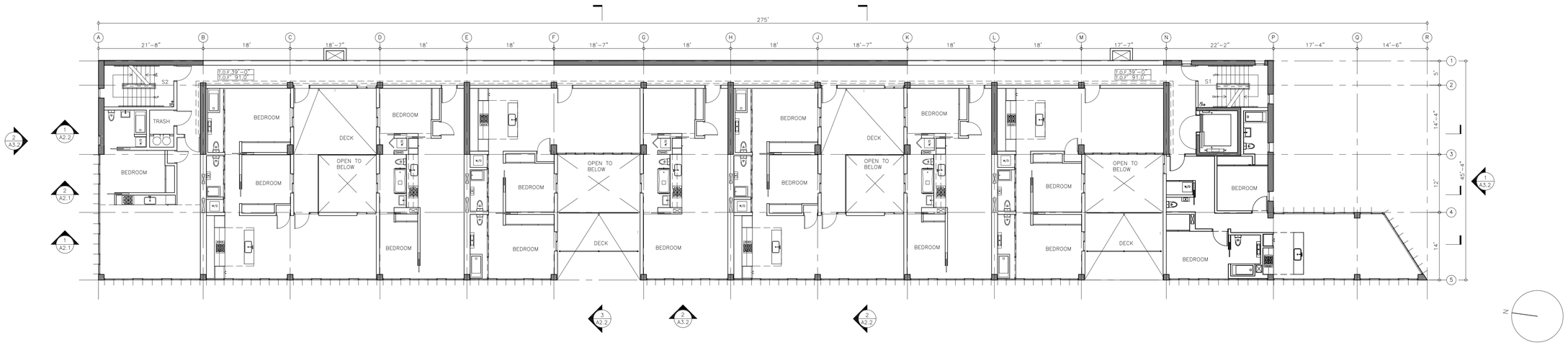

FIFTH LEVEL PLAN

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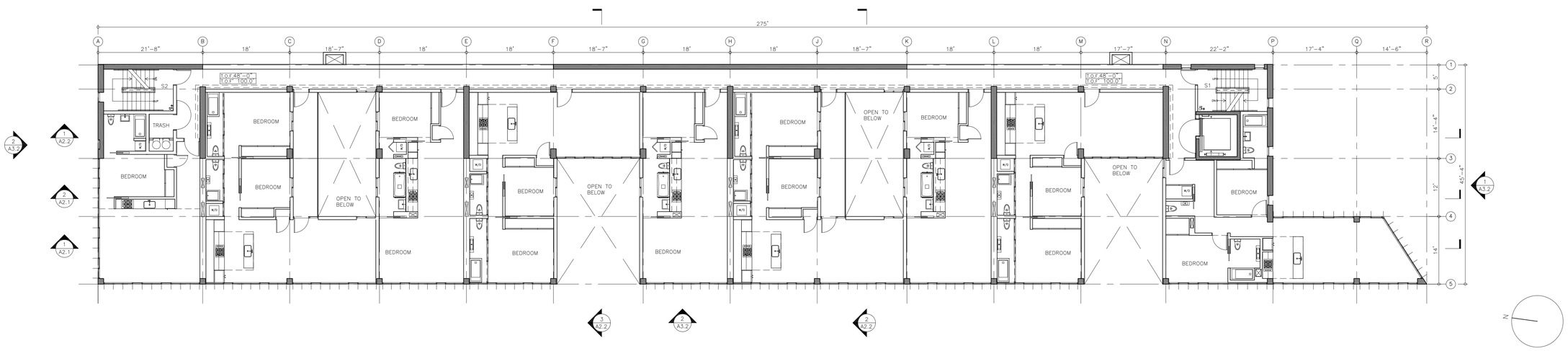

SIXTH LEVEL PLAN

2

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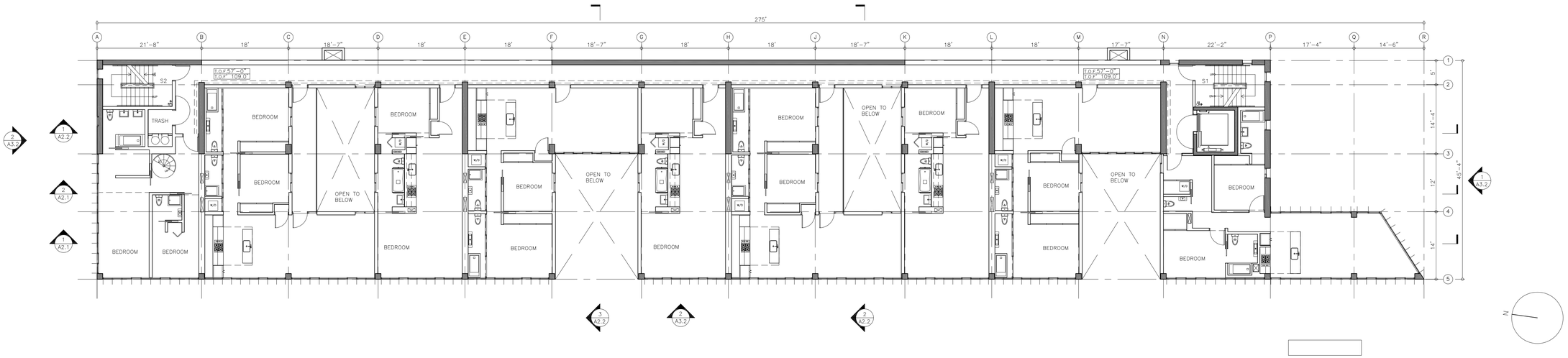
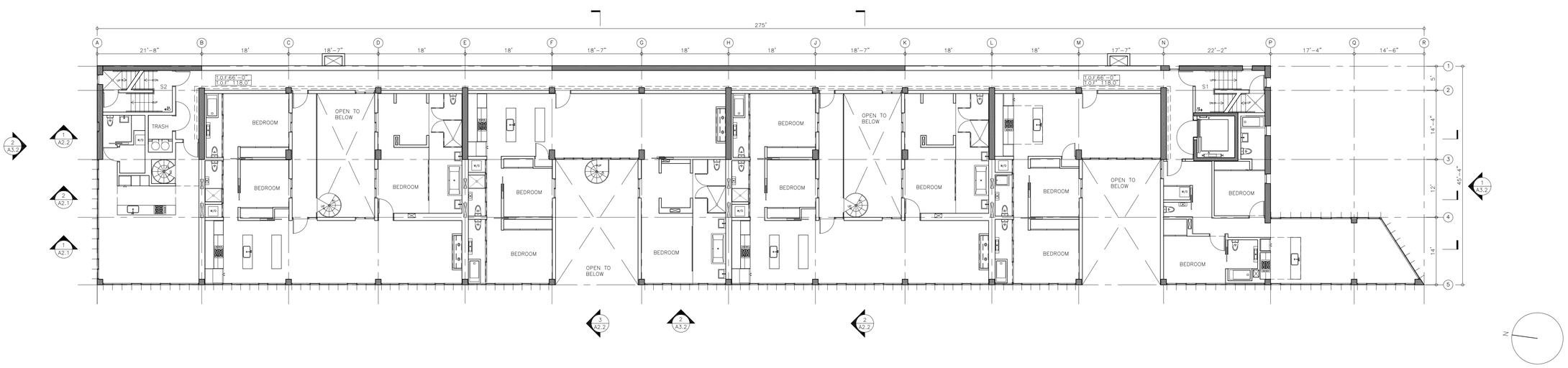


TYPICAL FLOOR PLAN; LEVEL 7 (1)



TYPICAL FLOOR PLAN; LEVEL 8 (2)

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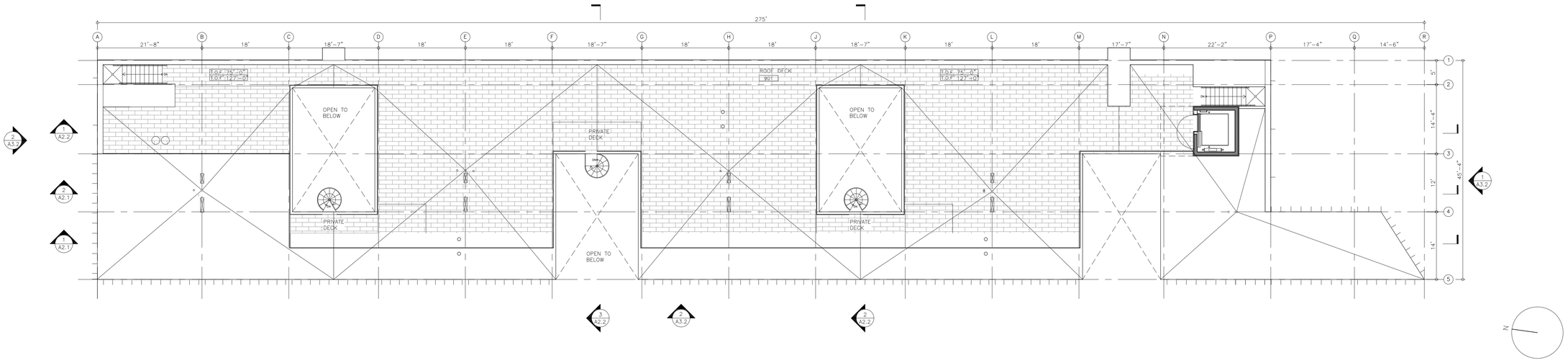

ROOF PLAN

1

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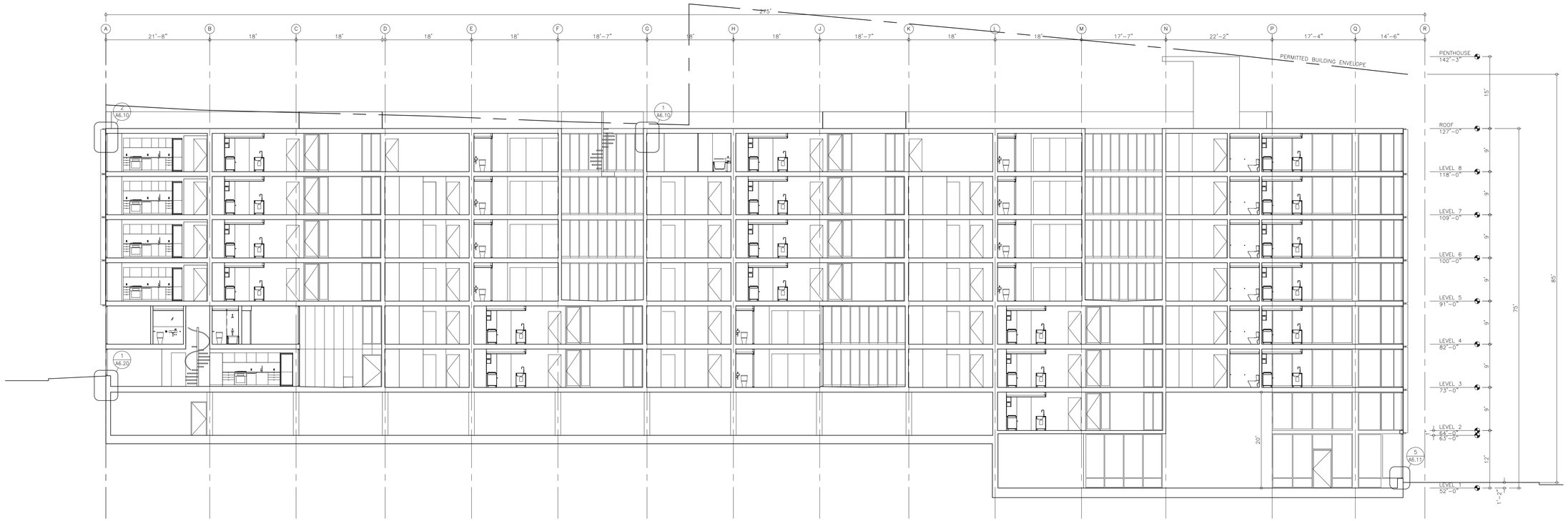
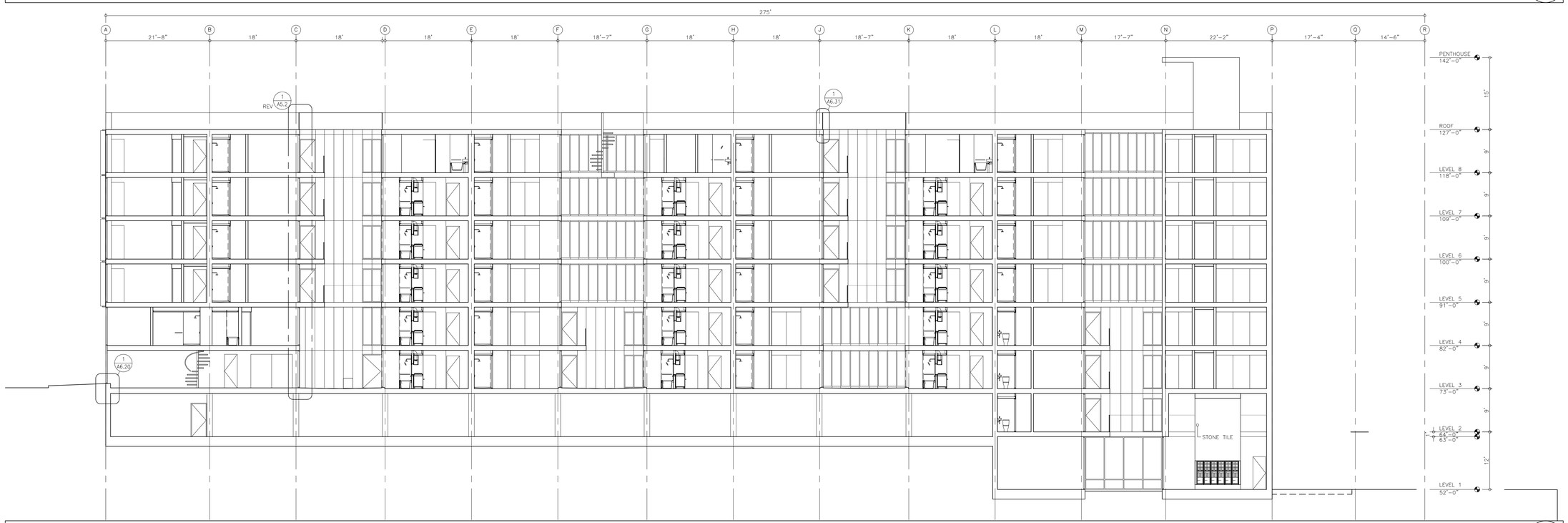


LONGITUDINAL SECTION 1



LONGITUDINAL SECTION 2

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SECTION

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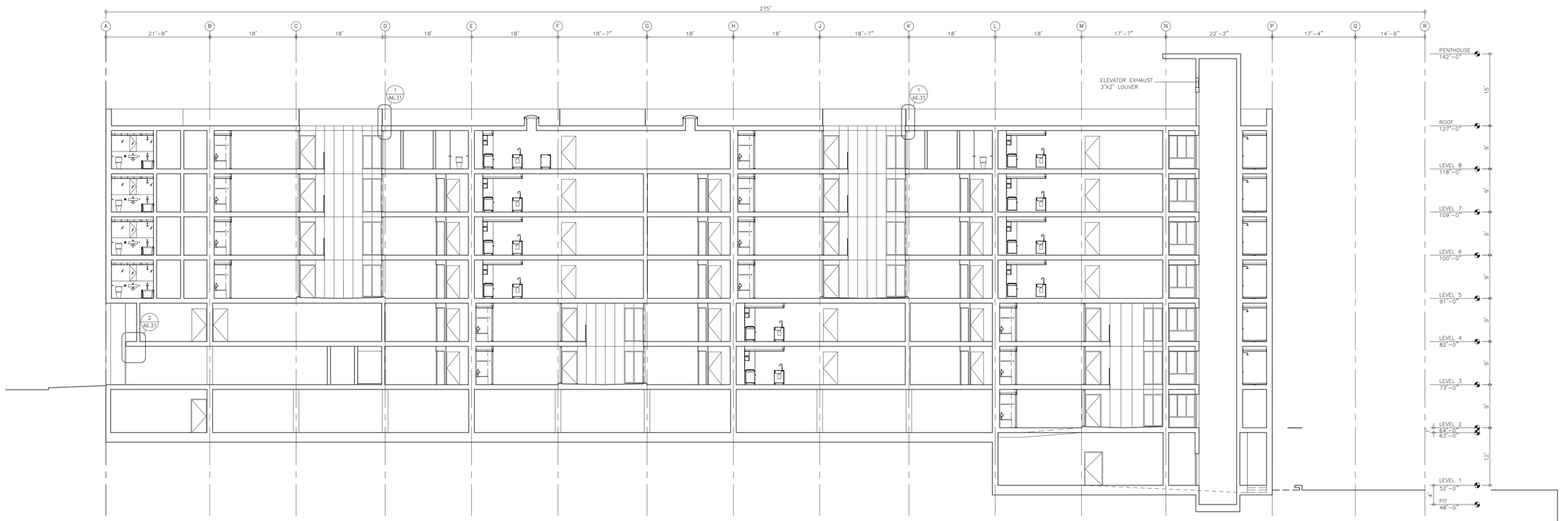

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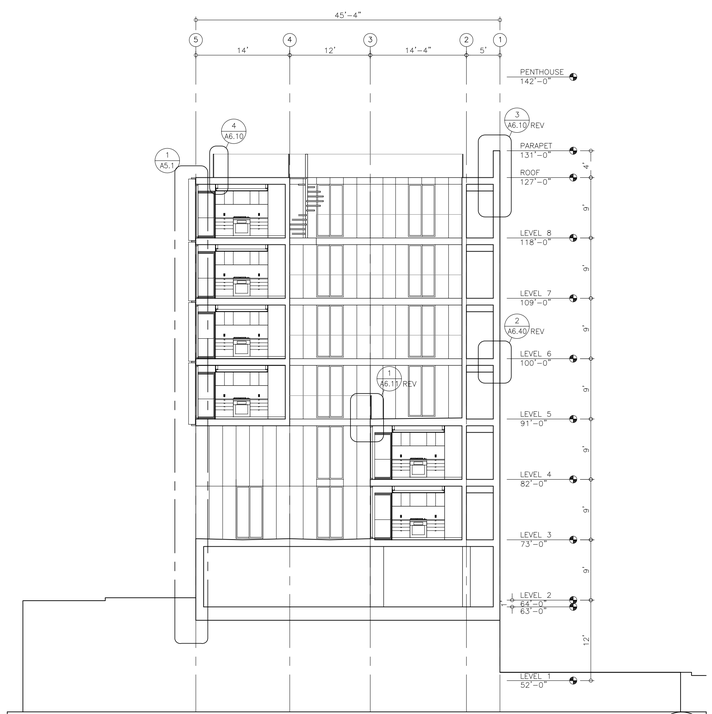

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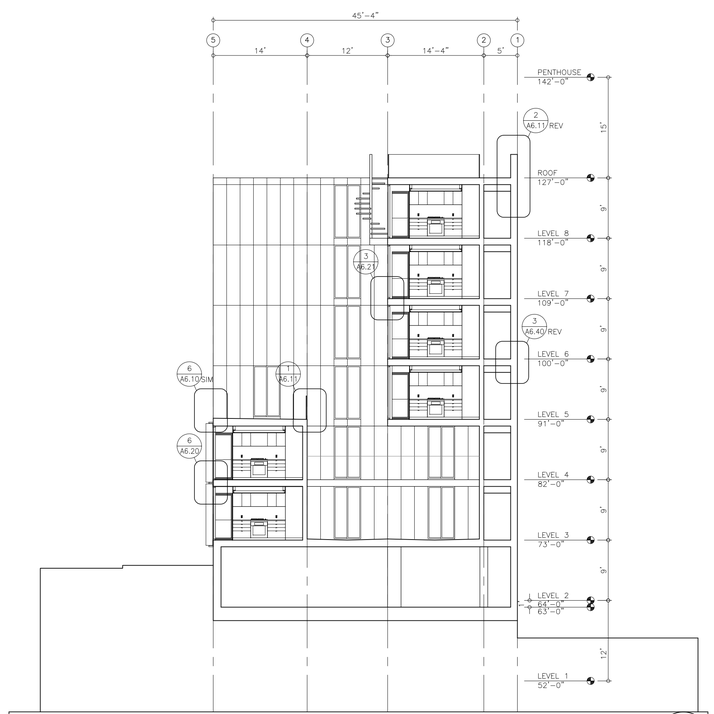

CROSS SECTION 3

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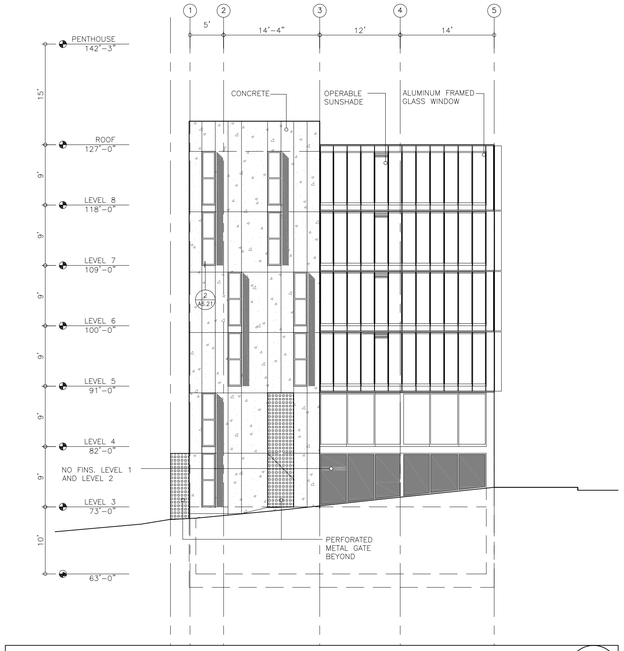
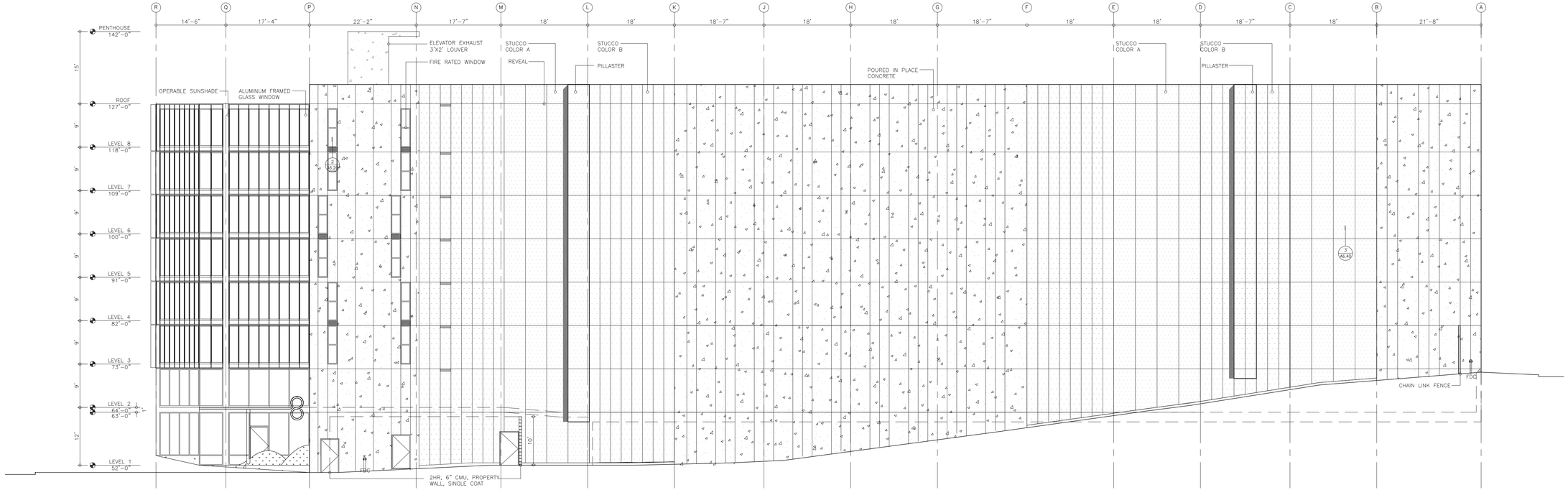


NORTH ELEVATION 1



EAST ELEVATION 2

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OCTAVIA GATEWAY

8 OCTAVIA BLVD, SAN FRANCISCO, CA

EXTERIOR ELEVATIONS NORTH, EAST

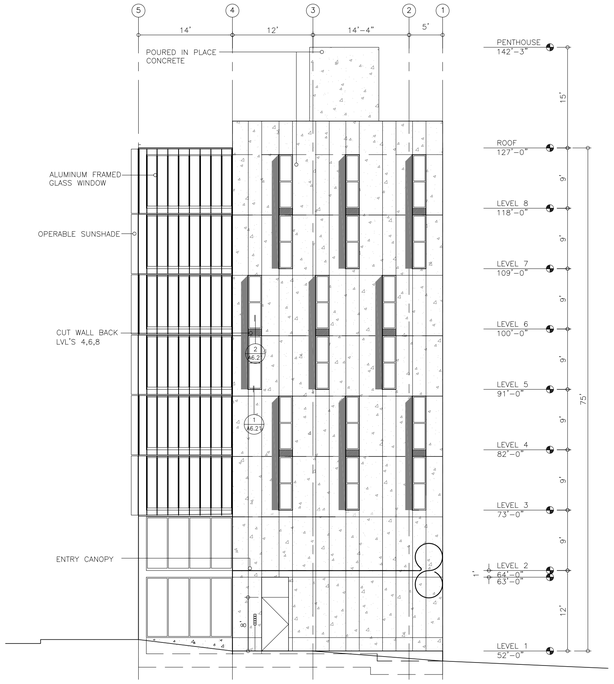
GMP SET

Date 06/15/2012

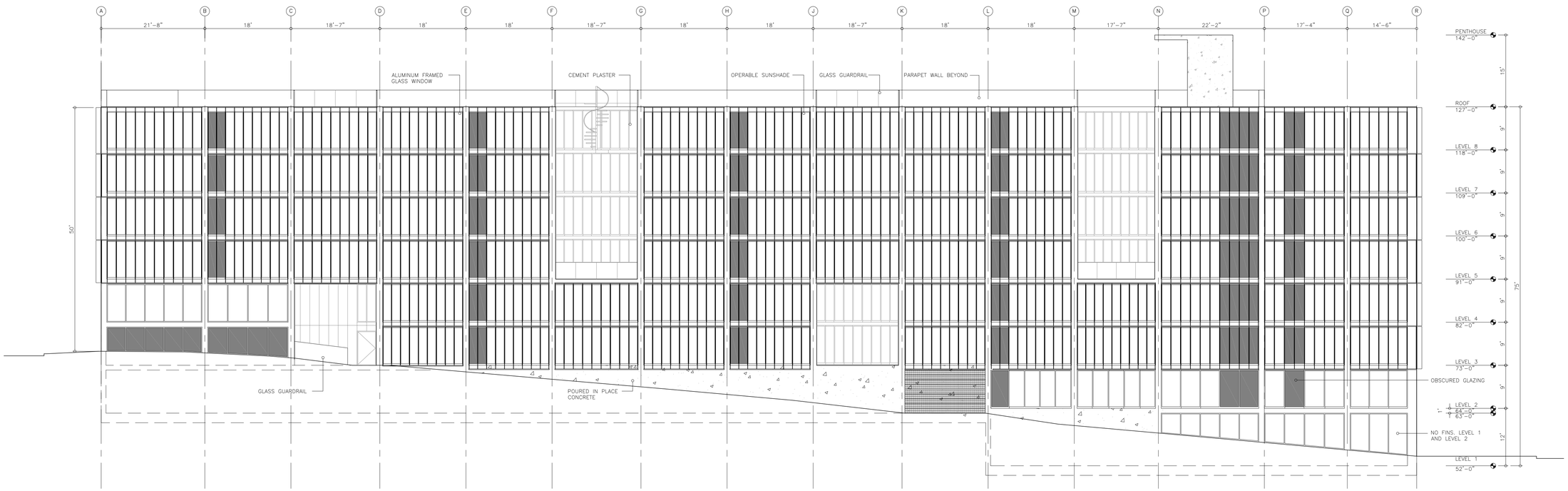
Scale 3/32"=1'-0"

Job OGW

Sheet A3.1



SOUTH ELEVATION 1



WEST ELEVATION 2

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OCTAVIA GATEWAY

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EXTERIOR ELEVATIONS
SOUTH, WEST

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Sheet
A3.2