

1965 MARKET STREET SAN FRANCISCO, CA



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REVISIONS

NO.	DATE	ISSUE
04/17/24	SB 330 APPLICATION	

REVISION CHANGE

ISSUE

04/17/24 SB 330 APPLICATION

APPLICANT

Ruben, Junius & Rose, LLP
1 Bush St. Ste. 600
San Francisco, CA 94104

PROJECT NAME

1965 Market St

San Francisco, CA 94103

BLOCK/LOT

3534 / 058, 059, 061 & 062

SCALE

AS NOTED

DRAWN BY

TG / MP / SP

CHECKED BY

RG

PROJECT NO.

202314

DATE OF PUBLICATION

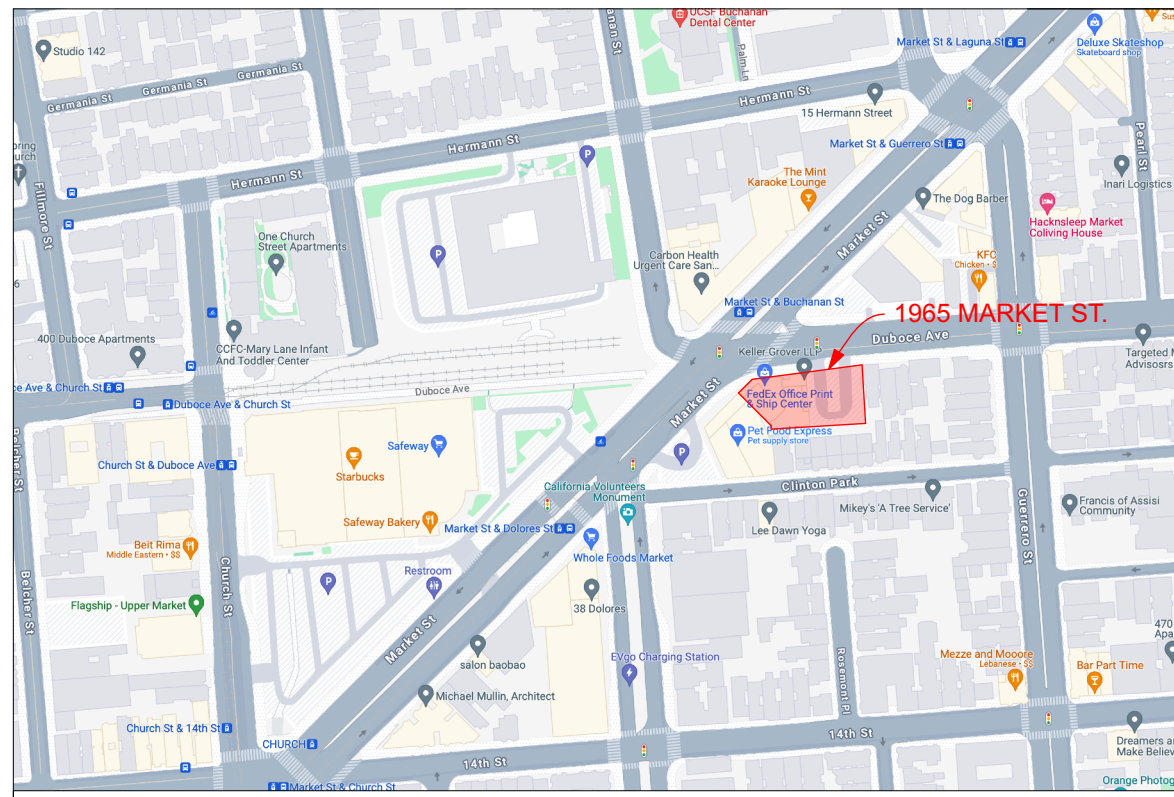
4/18/24

COVER SHEET

DRAWING NO. 1 OF 24

G0.01

1965 Market St, San Francisco



ABBREVIATIONS

AT	AT CENTERLINE	(N)	NEW
Q	DIAMETER	N.I.C.	NOT IN CONTRACT
ABV	ABOVE	NO	NUMBER
A.D.	ADJUSTABLE	NGM.	NOMINAL
ADJ.	ADJUSTABLE	N.T.S.	NOT TO SCALE
A.F.F.	APPROXIMATE	O.C.	ON CENTER
ARCH.	ARCHITECTURAL	O.H.	OVERHANG
ASPH.	ASPHALT	OPNG.	OPENING
		OPP.	OPPOSITE
		O.V.	OVER
BLDG.	BUILDING	E	PROPERTY LINE
BLKG.	BLOCKING	PLAM.	PLASTIC LAMINATE
B.U.R.	BUILT-UP ROOFING	PLYWD.	PLYWOOD
C.I.R.	CONTROL JOINT	P.T.	PRESSURE TREATED
C.J.R.	CONTROL JOINT	PTD.	PAINTED
CLG.	CLEAR	(R)	RELOCATED
CH.	CEILING HEIGHT	RISE.	RISE RISER
CONT.	CONTINUOUS	RETUR.	RETURN AIR
CTR.	CENTER	R.F.	ROOF DRAIN
		R.A.	REFRIGERATOR
		R.D.	REGISTER
		REF.	REGISTER
		REIN.	REINFORCED
		REQ.	REQUIRED
		RM.	ROOM
		R.O.	ROUGH OPENING
		RDWD.	REDWOOD
		S.	SOUTH
		S.A.B.F.	SELF-ADHERED
			BITUMINOUS FLASHING
		S.C.	SOLID CORE
		S.D.	SECTION
		SECT.	SHEET
		SH.	SHEATHING
		S.M.	SIMILAR
		S.M.D.	SEE MECHANICAL DRAWINGS
		SPEC.	SPECIFICATION
		SC	SQUARE
		S.S.D.	SEE STRUCTURAL DRAWINGS
		STD.	STANDARD
		STL.	STEEL
		STOR.	STORAGE
		STRUC.	STRUCTURAL
		SUSP.	SUSPENDED
		SYM.	SYMBOL
		T.	TREAD
		T.B.	TOWEL BAR
		T&G	TONGUE AND GROOVE
		T.O.	TOP OF
		T.O.P.	TOP OF SLAB
		T.O.P.	TOP OF PLATE
		T.O.F.	TOP OF FINISH
		T.O.C.	TOP OF CURB
		T.O.W.	TOP OF WALL
		TRM.	TRIM
		TRSM.	TRANSOM
		TV.	TELEVISION
		TYP.	TYPICAL
		U.O.N.	UNLESS OTHERWISE NOTED
		V.	VERT.
		V.I.F.	VERIFY IN FIELD
		V.G.	VERTICAL GRAIN
		W.	WEST
		W.C.	WASHING MACHINE
		W.	WITH
		W.C.	WATER CLOSET (TOILET)
		W.O.	WOOD
		WH.	WATER HEATER
		W/O.	WITHOUT
		W.P.	WATERPROOF, WORK
		W.R.	WATER RESISTANT
		W.R.C.	WESTERN RED CEDAR
		YD.	YARD

VICINITY MAP

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06 COORDINATION: THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.

07 CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURES OR REMOVAL TASKS UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

08 INSTALLATION: THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.). ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECTS.

09 SUBCONTRACTORS: PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

10 REPAIR: THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

11 ABANDONMENT: ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.

12 CLOSE-OUT: THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL ARRANGE FOR DEPARTMENT OF BUILDING INSPECTIONS AND SIGN-OFFS AS REQUIRED.

13 UPON COMPLETION OF BUILDING CONSTRUCTION AN ERRC TEST SHALL BE CONDUCTED PER SFDD REQUIREMENTS, AND IF IT FAILS, AN ERRC SYSTEM SHALL BE INSTALLED.

14 CABLING AND SHAFTS FOR FIRE ALARM SYSTEM SHALL BE PROVIDED WITH 2-HOUR SURVIVABILITY PER 2016 NFPA 72.

15 FIRE ALARM CONTRACTOR SHALL COMPLY WITH 2013 NFPA 72, INCLUDING LOW FREQUENCY REQUIREMENTS FOR SLEEPING AREAS. A LIVING ROOM SHALL BE CONSIDERED A POTENTIAL SLEEPING AREA.

16 PROVIDE TWO-WAY COMMUNICATION DEVICE AT ELEVATOR AT ALL LEVELS ABOVE MEZZANINE. PER CBC 1007.8.

ABBREVIATIONS

PLANTER	DEMOWALL (PLAN VIEW)	EXISTING WALL (PLAN VIEW)	NEW WALL (PLAN VIEW)	HATCH = STRUCTURE	HATCH = FINISH	HIDDEN EDGE, ABOVE OR BEYOND	HIDDEN EDGE, BELOW OR BEHIND	FACE OF FINISH	FACE OF STUD, CONCRETE OR CENTER OF STEEL U.O.N.	DOOR SYMBOL	WINDOW SYMBOL	# = WINDOW TYPE LETTER + OTC RATING	SKYLIGHT SYMBOL	GUARD SYMBOL	WALL (FLOOR) TYPE	GRID OR REFERENCE LINE	SECTION MARKER	DRAWING # OF SHEET #	DETAIL MARKER	DRAWING # OF SHEET #	ELEVATION MARKER	DRAWING # OF SHEET #	ROOM NO. OF MATERIAL CODE	FLOOR WALL CEILING	LEVEL LINE OR DATUM	SPOT ELEVATION	PROPERTY LINE	NEW OR FINISHED CONTOURS	EXISTING CONTOURS
⊕	⊖	⊕	⊖	⊕	⊖	⊕	⊖	⊕	⊖	⊕	⊖	⊕	⊖	⊕	⊖	⊕	⊖	⊕	⊖	⊕	⊖	⊕	⊖	⊕	⊖	⊕	⊖	⊕	⊖

ELECTRICAL/MECHANICAL SYMBOLS

⊕	SURFACE CEILING LIGHT FIXTURE	⊕	RECESSED DIRECTIONAL LIGHT FIXTURE	⊕	RECESSED CEILING LIGHT FIXTURE	⊕	LIGHT MOUNTED LIGHT FIXTURE	⊕	MOTION DETECTOR & PHOTOCONTROL LIGHT FIXTURE	⊕	RECESSED WALL LIGHT FIXTURE	⊕	EXPOSED STRIP LIGHT FIXTURE	⊕	CONCEALED STRIP LIGHT FIXTURE	⊕	TRACK AND STRIP LIGHT FIXTURES	⊕	ELECTRICAL SWITCH	⊕	3-WAY SWITCH	⊕	4-WAY SWITCH	⊕	DIMMER SWITCH	⊕	PULL SWITCH	⊕	MANUAL-ON OCCUPANCY SENSOR SWITCH
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SCOPE OF WORK

THE PROJECT PROPOSES A LOT MERGER OF THE FOUR SUBJECT LOTS AT THE SOUTHEAST CORNER OF MARKET STREET AND DUBOCE AVENUE, AND THE CONSTRUCTION OF 23-STORY MIXED-USE STATE DENSITY BONUS PROJECT WITH 200 DWELLING UNITS. ON THE MARKET STREET FRONTAGE, THE BUILDING WILL BE 12 STORIES AND SETBACK TO INCORPORATE THE EXISTING 2-STORY COMMERCIAL BUILDING, WHICH IS A HISTORIC RESOURCE. THE PROJECT WILL ALSO FEATURE 61 PARKING SPACES IN AN UNDERGROUND GARAGE.

THE RTO-ZONED LOTS ARE SUBJECT TO FORM-BASED DENSITY VIA PLANNING CODE SEC. 207(C)(9).

INDIVIDUALLY REQUESTED STATE DENSITY BONUS

WAIVERS RTO:
- OPEN SPACE (SEC 135)
- HEIGHT (SEC 260)
- GROUND FLOOR COMMERCIAL (SEC 145.4)

WAIVERS NCT-3:
- OPEN SPACE (SEC 135)
- HEIGHT (SEC 260)
- GROUND FLOOR COMMERCIAL (SEC 145.4)

INCENTIVE CONCESSIONS:

- "COLLAPSE THE TIERS" SEC 415

PLANNING CODE SUMMARY:

PROJECT SITE: 1965 MARKET STREET, SAN FRANCISCO, CA 94103

CROSS STREET: DUBOCE AVE

ASSESSOR'S PARCEL #: BLOCK: 3534 / LOT: 058, 059, 061, 062

ZONING: NCT-3 / RTO

LOT AREA: 16,823 SQ. FT.

HEIGHT LIMIT: NCT 85-X; PROPOSED HEIGHT 135'-8"
RTO 40-X; PROPOSED HEIGHT 239'-10"

REAR SETBACK: REQUIRED - 25% OF LOT @ FIRST RESIDENTIAL LEVEL & ABOVE IN NCT-3 / @ AT GRADE & ABOVE IN RTO
PROPOSED - 25% OF LOT @ FIRST RESIDENTIAL LEVEL & ABOVE

DWELLING DENSITY: RTO = 1:600
NCT-3 = NONE
APPROXIMATE NUMBER OF UNITS LOCATED WITHIN RTO LOT: 143
APPROXIMATE NUMBER OF UNITS LOCATED WITHIN NCT-3 LOT: 57
PROPOSED: FORM BASED DENSITY PER STATE DENSITY BONUS

DWELLING UNIT MIX: REQUIRED: - PER 207.6(c):
MINIMUM REQUIRED IS 40% 2-BEDROOM UNITS OR 30% TO BE 3-BEDROOMS OR 35% TO BE AT LEAST 2 OR 3 BEDROOMS WITH 10% OF THE TOTAL CONTAINING 3 BEDROOMS.

PROVIDED:
108 UNITS WITH 2 BEDROOMS OR GREATER PROVIDED (54%).

PARKING: PERMITTED - 0.75 PER RESIDENTIAL UNIT IN RTO / 0.5 PER RESIDENTIAL UNIT IN NCT-3
- MAX.: 135.75 PARKING STALLS = (143x0.75)+(57x0.5)
PROPOSED - 0.3 PER RESIDENTIAL UNIT - 61 RESIDENTIAL PARKING STALLS (INCLUDES 2 ADA) (INCLUDES 2 ADA COMPLIANT PARKING)
NOTE: ALL OFF-STREET PARKING IS UNBUNDLED AND WILL BE SOLD SEPARATELY FROM THE DWELLING UNITS IN COMPLIANCE WITH SFPC SECTION 167

CAR SHARE: REQUIRED - 1 PER 50-200 DWELLING UNITS
PROPOSED - 1 CAR SHARE PROVIDED
NOTE: ACCESS TO CAR SHARE BY PUBLIC WILL BE FACILITATED BY TEMPORARY SECURITY CODES THAT ENABLE USERS ACCESS TO BUILDING GARAGE VIA BUILDING SECURITY SYSTEM

BIKE PARKING: REQUIRED: 125 CLASS 1 BICYCLE PARKING FOR RESIDENTIAL UNITS
10 CLASS 2 BICYCLE PARKING FOR RESIDENTIAL UNITS
PROPOSED: 125 CLASS 1 BICYCLE PARKING FOR RESIDENTIAL UNITS
10 CLASS 2 BICYCLE PARKING FOR RESIDENTIAL UNITS

COMMON OPEN SPACE: REQUIRED (PER RTO/NCT-3): 133/100 SF PER RESIDENTIAL UNIT = 17,689 RTO+5,300 NCT-3 = 22,989 sq ft
PROVIDED - 4,953 SF COMMON ROOF DECKS & PATIOS

PRIVATE OPEN SPACE: REQUIRED (PER RTO/NCT-3): 100/80 SF PER RESIDENTIAL UNIT
PROVIDED - 9 UNITS PROVIDED WITH REQ'D MIN. PRIVATE OPEN SPACE

INCLUSIONARY HOUSING: 28 ON-SITE INCLUSIONARY UNITS
AN 88.75% DENSITY BONUS IS REQUESTED PROVIDING 25% OF UNITS AT 50% AMI

SF BETTER ROOFS: NON APPLICABLE AS BUILDING CONTAINS MORE THAN 10 OCCUPIED FLOORS

BUILDING CODE SUMMARY: TYPE I-A CONSTRUCTION.

OCCUPANT GROUP: R-2: RESIDENTIAL - GROUND FLOOR TO STORY 23
S-2: STORAGE/PARKING GARAGE - BASEMENT
B: BUSINESS

UNITS COUNT: PROPOSED - 200 RESIDENTIAL UNITS

BLDG. HT. & NUMBER OF STORY: PROPOSED:
BLDG. HT. 239'-10"
STORIES: 23 STORY BLDG OVER BASEMENT TYPE 1A (S-2 & R-2)
BUILDING IS A HIGH RISE.
HIGHEST OCCUPIED FLOOR IS 120'-0" ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS

BLDG. AREA: PROPOSED:
LOT AREA: 16,823 SQ. FT. LOT AREA
GROSS FLOOR AREA: 220,889 SQ. FT. (INCLUDING BASEMENT)

SPRINKLERS: BUILDING IS REQUIRED TO BE SPRINKLER PROTECTED PER NFPA 13 AND STANDPIPE OUTLETS REQUIRED IN EACH STAIRWELL FLOOR LANDING AND ROOF PER SFBC SEC. 905 AND NFPA 14.

FIRE ALARM SYSTEM: AUTOMATIC FIRE ALARM SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA 72 AND SFBC SEC. 907

EMERGENCY RESPONDER: ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RADIO RESPONDERS WITHIN THE BUILDING. UPON COMPLETION OF THE BUILDING CONSTRUCTION, A RADIO COVERAGE TEST SHALL BE CONDUCTED PER THE SPECIFIC REQUIREMENTS OF SFPC AND NFPA 72 AND IF THE TEST FAILS, AN EMERGENCY RADIO COVERAGE SYSTEM (ERRCS) SHALL BE INSTALLED.

SMOKE AND CO ALARMS: PROVIDE SMOKE ALARMS PER 2022 SFPC SEC. 907.2.11 AND CARBON MONOXIDE ALARMS PER CFC 908.7 THROUGHOUT BUILDING.

ACCESSIBLE ELEVATOR: BLDG. IS A COVERED MULTIFAMILY DWELLING WITH AN ELEVATOR THAT MEETS THE CBC CHAPTER 11A REQUIREMENTS; FOR ENTIRE BLDG.

ACCESSIBILITY: CBC SEC. 1134A, BATHING AND TOILET FACILITIES; PROJECT CONFORMS WITH OPTION 2 COMPLIANCE.

BUILDING GROSS AREA

LEVEL	TYPE	GROSS AREA (SQ FT)
BASEMENT	1A	16,145
GROUND FLOOR	1A	11,295
2ND STORY	1A	10,665
3RD STORY	1A	10,811
4TH STORY	1A	10,574
5TH STORY	1A	10,741
6TH STORY	1A	10,752
7TH STORY	1A	10,752
8TH STORY	1A	10,752
9TH STORY	1A	10,752
10TH STORY	1A	10,752
11TH STORY	1A	10,752
12TH STORY	1A	9,878
13TH STORY	1A	9,878
14TH STORY	1A	6,541
15TH STORY	1A	6,749
16TH STORY	1A	6,749
17TH STORY	1A	6,749
18TH STORY	1A	6,749
19TH STORY	1A	6,749
20TH STORY	1A	6,749
21ST STORY	1A	6,749
22ND STORY	1A	6,749
23RD STORY	1A	5,857
TOTAL		220,889 SF

BUILDING GROSS AREA DEDUCTIONS:

-16,145 SF UNDERGROUND PARKING & BIKE STORAGE
-198 SF ELEVATOR SHAFT ON GROUND FLOOR
204,546 SF GROSS FLOOR AREA PER PLANNING

UNIT MIX - RESIDENTIAL

UNIT TYPE	QUANTITY	UNIT MIX %
1 BD	80	40.0%
2 BD	93	46.5%
2 BD + DEN	5	2.5%
3 BD	10	5.0%
STUDIO	12	6.0%
TOTAL	200	100%

DEFERRED SUBMITTALS:

SPRINKLER SYSTEM IS UNDER SEPARATE PERMIT
FIRE ALARM UNDER SEPARATE PERMIT
EMERGENCY EVACUATION SIGNS UNDER SEPARATE PERMIT
STAIRWELL IDENTIFICATION SIGNS & EVACUATION SIGNS UNDER SEPARATE PERMIT
ASSEMBLY PERMIT FOR ROOF UNDER SEPARATE PERMIT
ADDENDUM #1: FOUNDATION & PT DUMM (INCLUDES CONC. COLUMNS & WALLS)
ADDENDUM #2: SUPERSTRUCTURE (WOOD FRAMING ABOVE BASEMENT TYPE I-A)
ADDENDUM #3: BLDG PLANS, ARCHITECTURAL, MEP, TITLE 24
ADDENDUM #4: FIRE SPRINKLERS SYSTEM
ADDENDUM #5: ERRC
ADDENDUM #6: FIRE ALARM / TWO-WAY COMMUNICATION FOR ELEVATOR

ADDENDA SCHEDULE:

BUILDING GROSS AREA

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FIRE RESISTANCE SUMMARY

TABLE 601 COMPLIANCE

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A	B	A	B	HT	A	B	
Primary structural frame ^c (see Section 202)	3 ^a	2 ^a	1	0	1	0	HT	1	0	
Bearing walls										
Exterior ^{d, f}	3	2	1	0	2	2	2	1	0	
Interior	3 ^a	2 ^a	1	0	1	0	1/HT	1	0	
Nonbearing walls and partitions	See Table 602									
Nonbearing walls and partitions	0	0	0	0	0	0	See Section 602.4.6	0	0	
Interior ^d										
Floor construction and associated secondary members (see Section 202)	2	2	1	0	1	0	HT	1	0	
Roof construction and associated secondary members (see Section 202)	1 1/2 ^a	1 ^{b,c}	1 ^{b,c}	0 ^f	1 ^{b,c}	0	HT	1 ^{b,c}	0	

TABLE 602 COMPLIANCE

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

FIRE SEPARATION DISTANCE (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H, L	OCCUPANCY GROUP F-1, M, S-14	OCCUPANCY GROUP A, B, E, F-2, I, R ^{h,i} , S-2 ^h , U ^{h,j,k}
< 5'	All	3	2	1
	IA	3	2	1
> 5 to < 10	Others	2	1	1 ^d
	IA, IB	2	1	1 ^d
	IIA, IIB	1	0	0
> 10 to < 30	Others	1	1	1 ^d
> 30	All	0	0	0

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05 DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR CONDITIONS. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.

06 COORDINATION: THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.

07 CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURES OR REMOVAL TASKS UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

08 INSTALLATION: THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.). ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE ARCHITECTS.

09 SUBCONTRACTORS: PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

10 REPAIR: THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

11 ABANDONMENT: ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.

12 CLOSE-OUT: THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL ARRANGE FOR DEPARTMENT OF BUILDING INSPECTIONS AND SIGN-OFFS AS REQUIRED.

13 UPON COMPLETION OF BUILDING CONSTRUCTION AN ERRC TEST SHALL BE CONDUCTED PER SFDD REQUIREMENTS, AND IF IT FAILS, AN ERRC SYSTEM SHALL BE INSTALLED.

14 CABLING AND SHAFTS FOR FIRE ALARM SYSTEM SHALL BE PROVIDED WITH 2-HOUR SURVIVABILITY PER 2016 NFPA 72.

15 FIRE ALARM CONTRACTOR SHALL COMPLY WITH 2013 NFPA 72, INCLUDING LOW FREQUENCY REQUIREMENTS FOR SLEEPING AREAS. A LIVING ROOM SHALL BE CONSIDERED A POTENTIAL SLEEPING AREA.

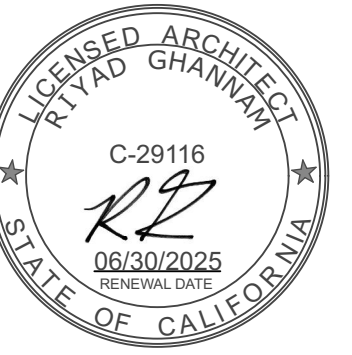
16 PROVIDE TWO-WAY COMMUNICATION DEVICE AT ELEVATOR AT ALL LEVELS ABOVE MEZZANINE. PER CBC 1007.8.

DEFERRED SUBMITTALS:

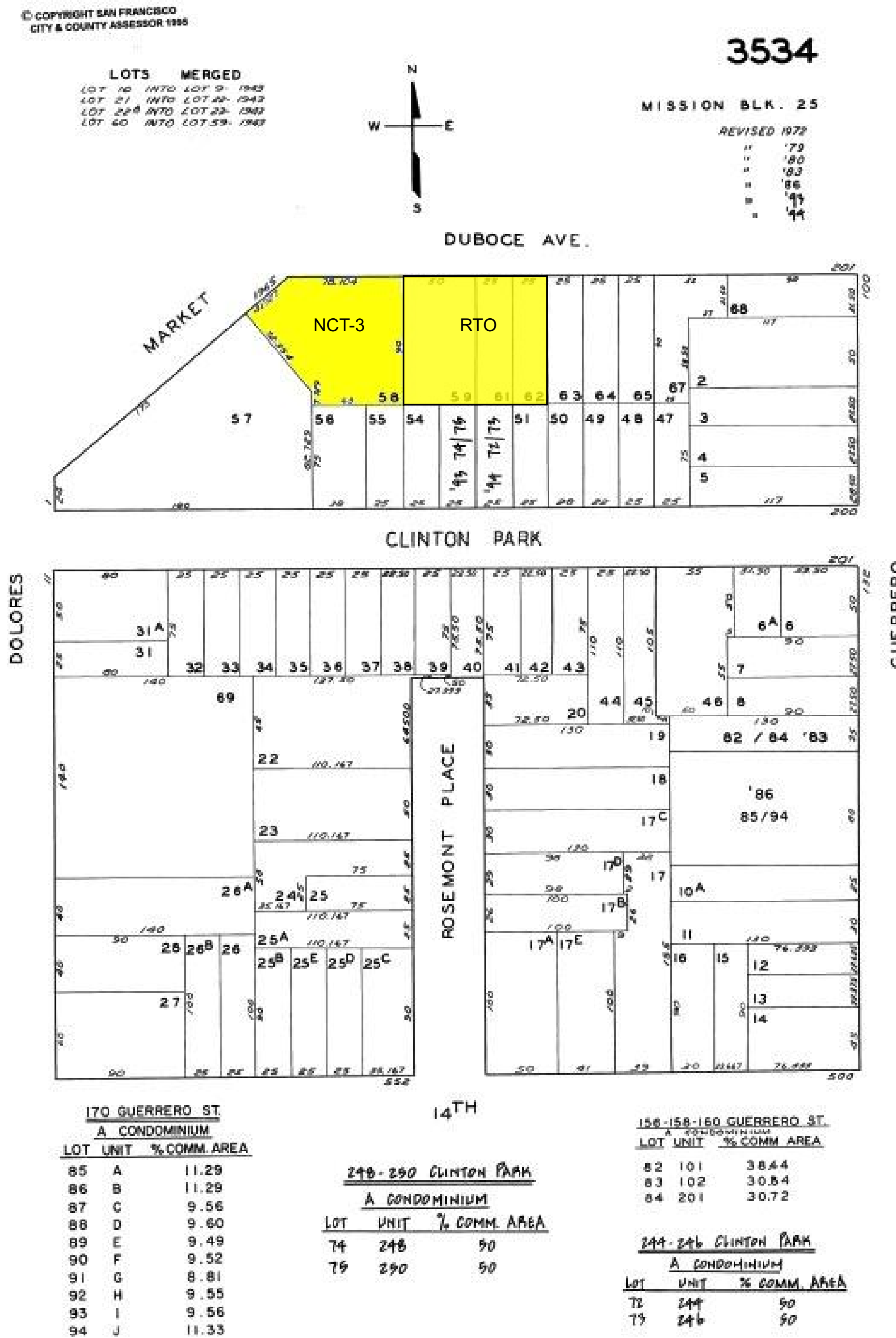
SPRINKLER SYSTEM IS UNDER SEPARATE PERMIT
FIRE ALARM UNDER SEPARATE PERMIT
EMER

1965 MARKET STREET, SAN FRANCISCO

23 STORIES TYPE 1A + UNDERGROUND PARKING - 200 RESIDENTIAL UNITS



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REVISIONS NO.	DATE	ISSUE
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REVISION CHANGE

ISSUE
04/17/24 SB 330 APPLICATION

APPLICANT
Ruben, Junius & Rose, LLP
1 Bush St. Ste. 600
San Francisco, CA 94104

PROJECT NAME
1965 Market St

San Francisco, CA 94103

BLOCK/LOT
3534 / 058, 059, 061 & 062

SCALE
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DENSITY BONUS STUDY

DRAWING NO. 3 OF 24

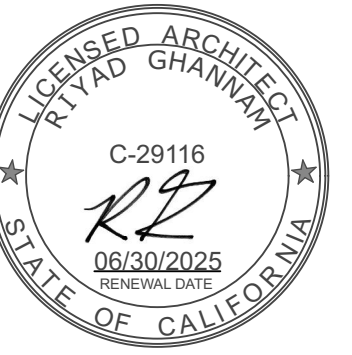
G0.03

SITE INFORMATION:

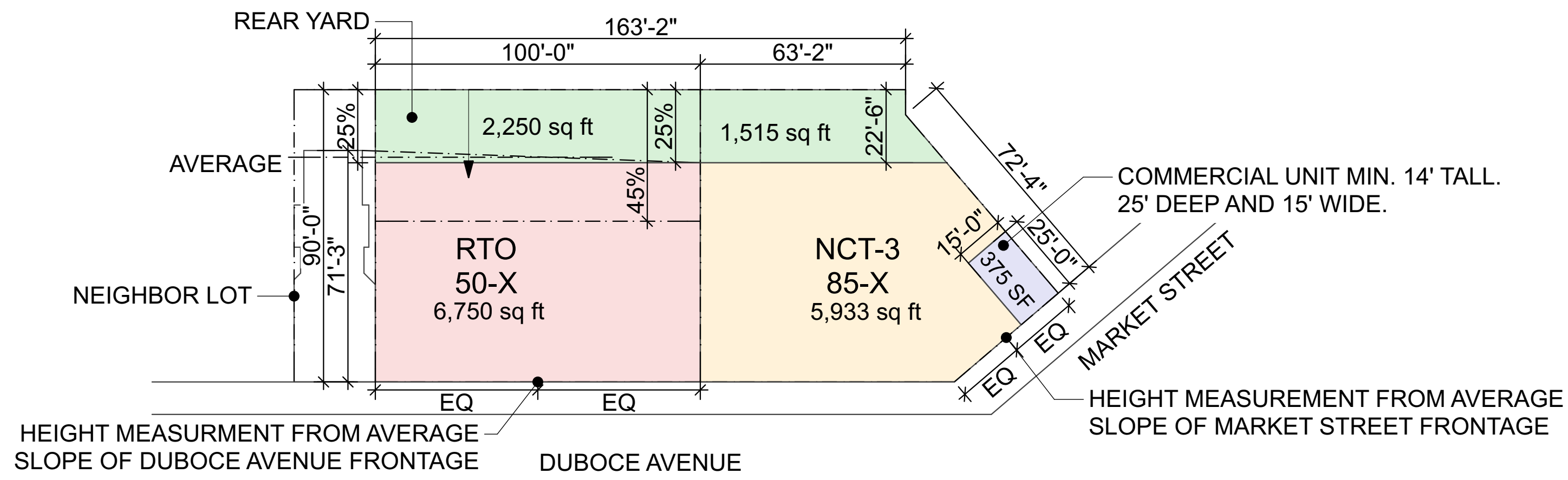
Project Address: 1965 Market Street and Duboce. San Francisco CA, 94103, USA
Assessors Parcel 3534/058, 3534/059, 3534/061 & 3534/062
Zoning District: NCT-3 & RTO
Height & Bulk: 85-X, 40-X & 50-X
Lot Area: 16,823 SF

DENSITY BONUS STUDY

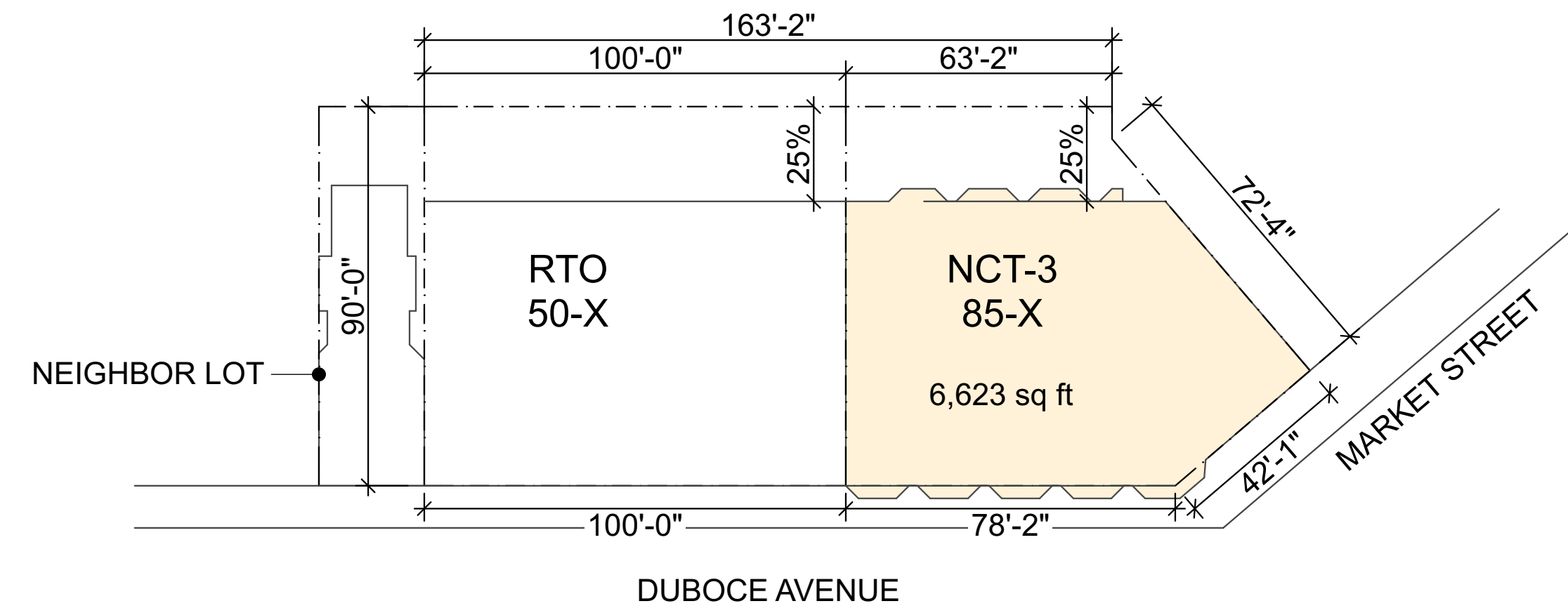
BASE PROJECT STUDY



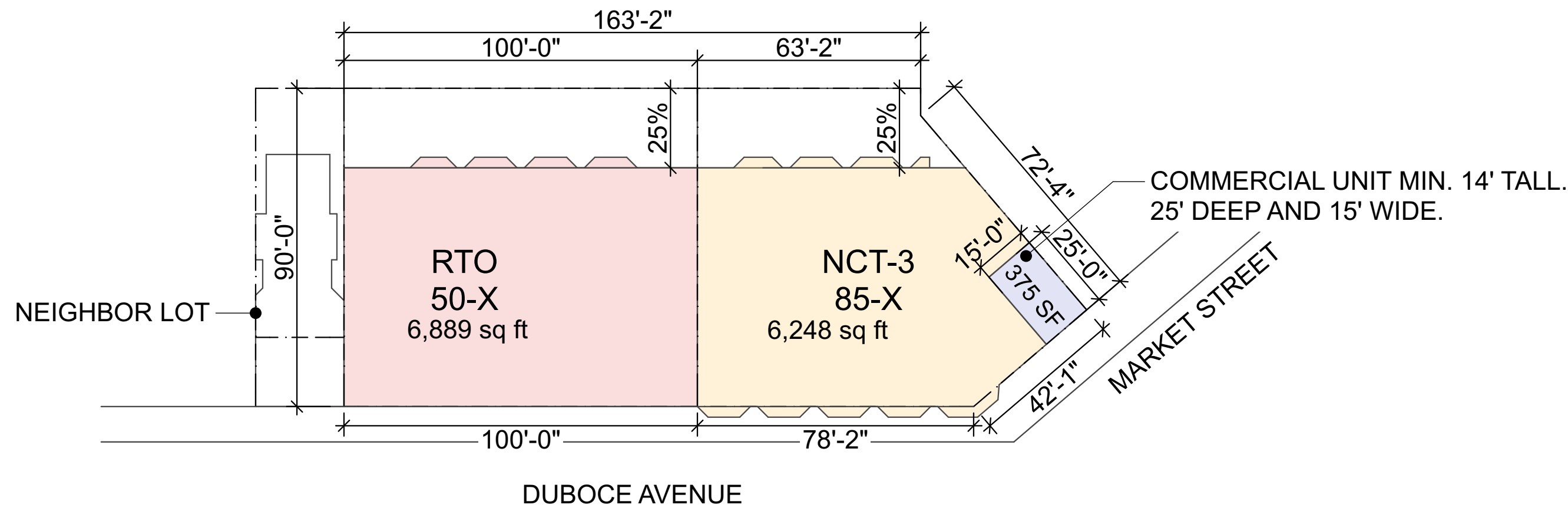
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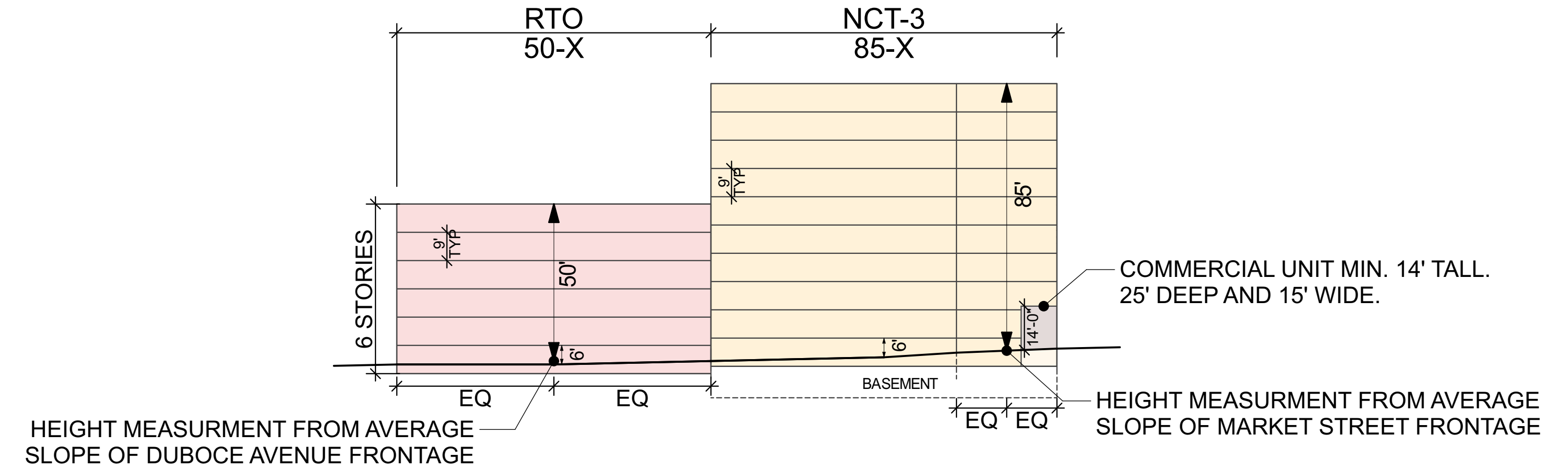
GROUND FLOOR PLAN



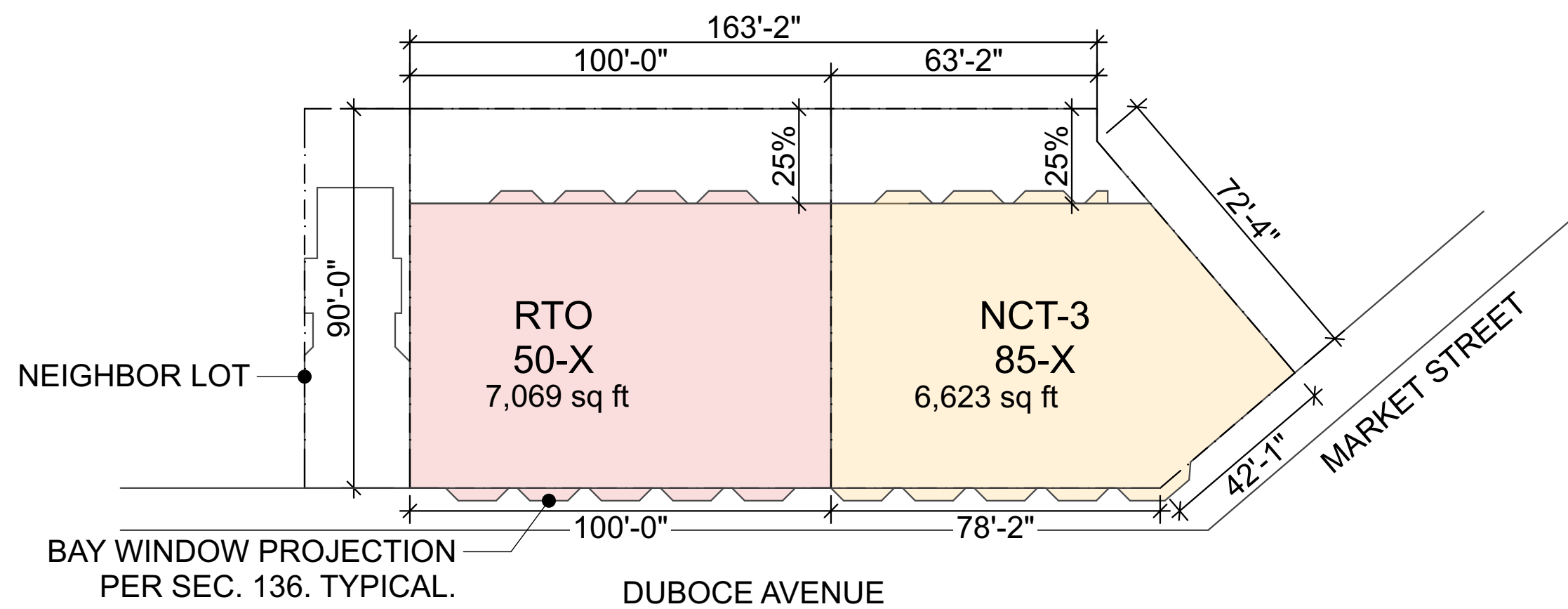
7TH FLOOR TO 10TH FLOOR



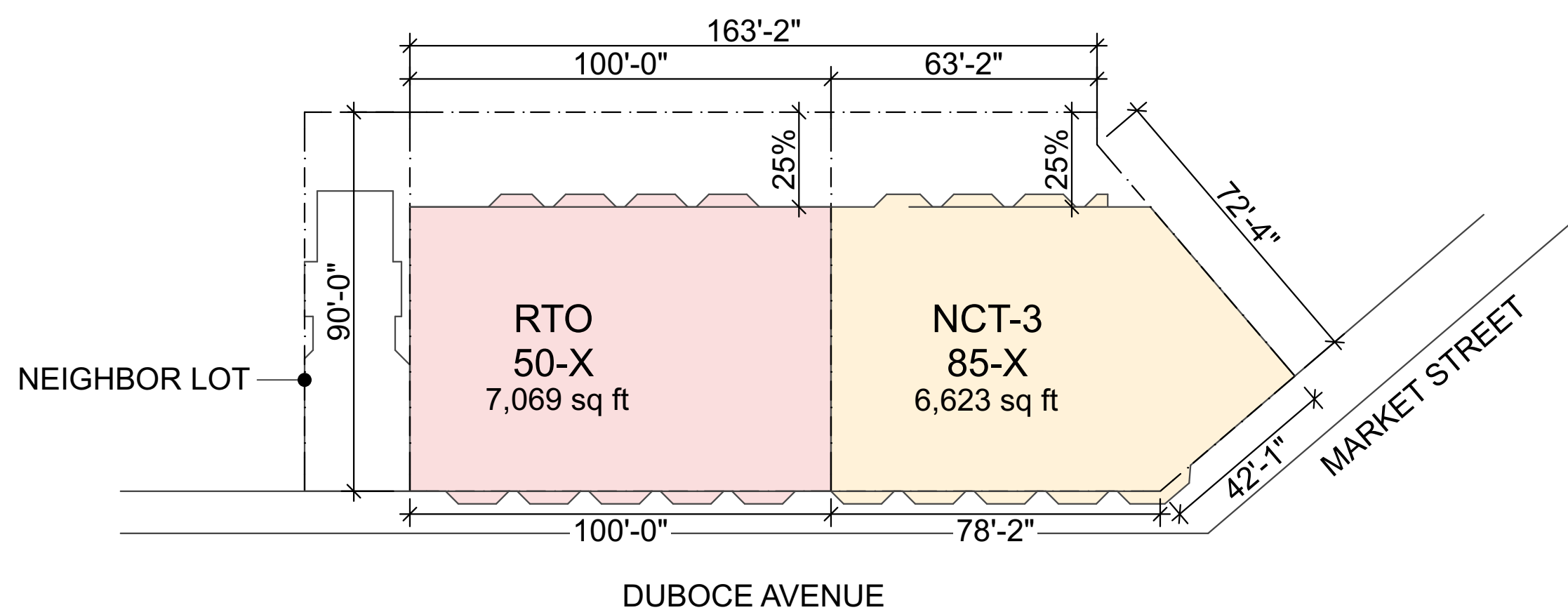
2ND FLOOR



TYPICAL SECTION



3RD FLOOR to 4TH FLOOR



5TH FLOOR TO 6TH FLOOR

	RTO	NCT-3
1	6,750	5,933
2	6,889	6,248
3	7,069	6,623
4	7,069	6,623
5	7,069	6,623
6	7,069	6,623
7		6,623
8		6,623
9		6,623
10		6,623
T:	41,915	65,165
DENSITY:	FORM BASED	FORM BASED
LOT:	9,000 SF	7,823 SF

SUMMARY:

BASE PROJECT RESIDENTIAL FLOOR AREA:
CALCULATE THE BASE PROJECT'S RESIDENTIAL FLOOR AREA, INCLUDING EACH STORY OF A HYPOTHETICAL BUILDING, ON THE PROPOSED SITE.

NCT-3 - TOTAL RESIDENTIAL FLOOR AREA (RFA) 65,165 SF
RTO - TOTAL RESIDENTIAL FLOOR AREA (RFA) 41,915 SF

$$RFA = 65,165 SF + 41,915 SF = 107,080 SF$$

$$\therefore 107,080 SF + 88.75 \% = 202,113 SF$$

THE MAXIMUM ALLOWABLE DENSITY BONUS PROJECT SHALL NOT EXCEED 202,113 SF OF RESIDENTIAL FLOOR AREA.

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BASE PROJECT

DRAWING NO. 4 OF 24

G0.04

BUILDING DATA:

Total Gross Area: 220,889 SF including underground garage.
 Stories: 23 over basement
 Height: 239'-10" Per Sec.260
 High Rise: Yes
 Rear Yard: 25% of Lot Depth. 21.4% of Lot Size.
 Open Space: 3570 SF Rear Yard & 4,953 SF Roof Deck.
 Construction: IA
 Units: 200
 Parking: 61
 Occupancy Type: R-2 Residential Units
 S-2 Parking
 B Business

Fire Service Elevator: Yes. Two Fire Service Elevators are required.
 Tall Building Per DBI: Less than 240' tall, therefore it is not a "Tall Building".

Individually Requested State Density Bonus

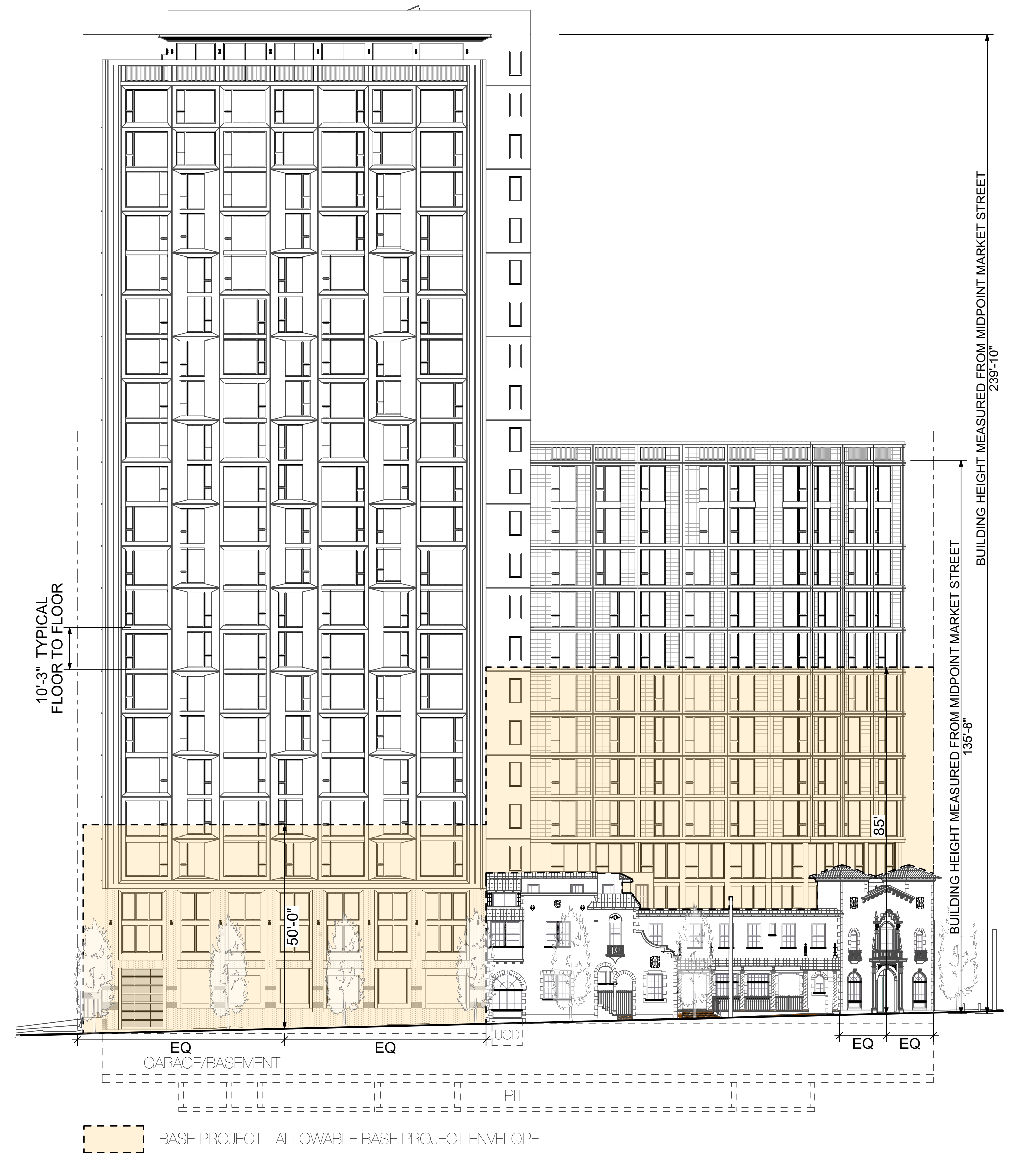
TOTAL RESIDENTIAL AREA (RFA):

FLOOR	RESIDENTIAL AREA (SF)
BASEMENT	0
GROUND FLOOR	8,058
2ND STORY	10,665
3RD STORY	10,811
4TH STORY	10,574
5TH STORY	10,741
6TH STORY	10,752
7TH STORY	10,752
8TH STORY	10,752
9TH STORY	10,752
10TH STORY	10,752
11TH STORY	10,752
12TH STORY	9,878
13TH STORY	9,878
14TH STORY	6,541
15TH STORY	6,749
16TH STORY	6,749
17TH STORY	6,749
18TH STORY	6,749
19TH STORY	6,749
20TH STORY	6,749
21ST STORY	6,749
22ND STORY	6,749
23RD STORY	5,857
TOTAL	201,507 ft²

DWELLING UNIT INVENTORY:

UNIT TYPE	QUANTITY	UNIT MIX %
1 BD	80	40.0%
2 BD	93	46.5%
2 BD + DEN	5	2.5%
3 BD	10	5.0%
STUDIO	12	6.0%
TOTAL	200	100%

54.0%



ELEVATION FROM DUBOCE AVENUE AND MARKET STREET INTERSECTION

THE MAXIMUM ALLOWABLE DENSITY BONUS PROJECT SHALL NOT EXCEED 202,113 SF OF RESIDENTIAL FLOOR AREA.



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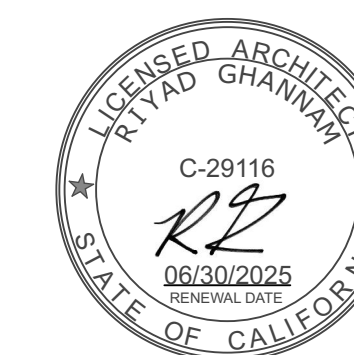
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BUILDING DATA & DENSITY BONUS

DRAWING NO. 5 OF 24

G0.05



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RENDERINGS



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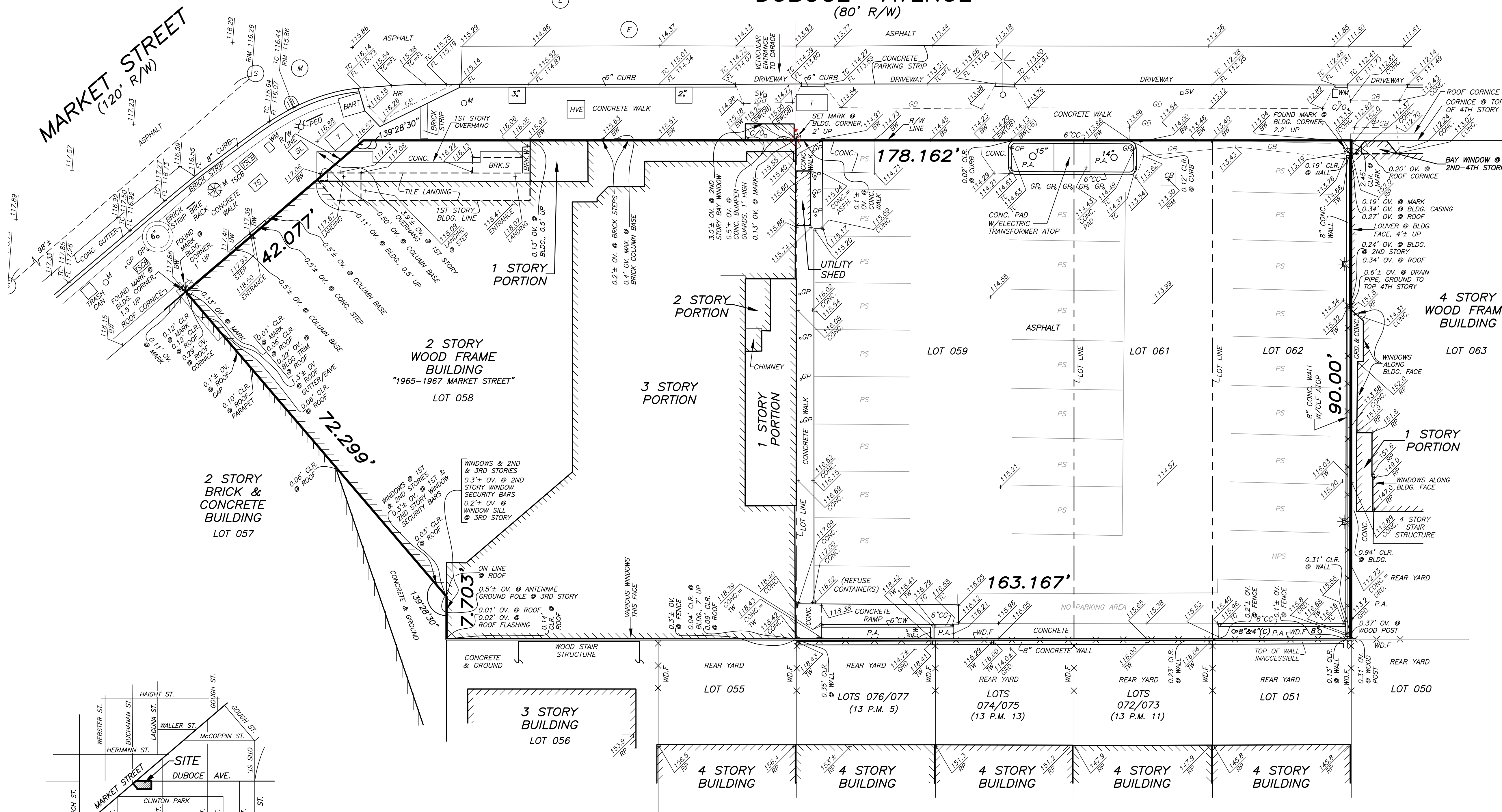
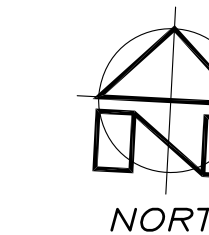
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RENDERINGS

DUBOCE AVENUE
(80' R/W)

JOINT POLES AND OVERHEAD ELECTRIC & COMMUNICATION
WIRES ON NORTH SIDEWALK OF DUBOCE AVENUE



LEGEND

CLR. OV. BLDG. MAX. MEAS. R/W P.O.B. PARCEL MAPS CONC. ASPH. GRD. HPS. CC. CW. BRK. W. W.D.F. P.A. PS. HPS. FL. BW. GB. TW. RP. RC.	CLEAR OF PROPERTY LINE OVER PROPERTY LINE MAXIMUM MEASURED RIGHT OF WAY POINT OF BEGINNING PARCEL MAPS CONCRETE ASPHALT GROUND HANDICAP RAMP CONCRETE CURB CONCRETE WALL BRICK WALL BRICK STEPS WOOD FENCE PLANTED AREA PARKING SPACE TOP OF CURB FLOW LINE BACK OF WALK GRADE BREAK TOP OF WALL ROOF PARAPET ROOF CORNICE	LIGHT DECORATIVE ELECTROLIER W/MUNI GUY ELECTROLIER MUNI GUY POLE TRAFFIC SIGNAL POLE CATCH BASIN MUNI POLE GUARD POST TRAFFIC SIGNAL CONTROL BOX, 5'± HIGH TRAFFIC SIGNAL CONTROL BOX, 5'± HIGH TRAFFIC SIGNAL PULLBOX STREET LIGHT PULLBOX PEDESTRIAN TRAFFIC SIGN CATCH BASIN SEWER MANHOLE MUNI (HETCH HETCHY) MANHOLE ELECTRIC MANHOLE TREE W/DIAMETER SEWER VENT HIGH VOLTAGE ELECTRIC PULLBOX TREE PIT W/TREE
---	--	--

LEGAL DESCRIPTION
ALL THAT REAL PROPERTY SITUATED IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
COMMENCING AT A POINT ON THE SOUTHERLY LINE OF DUBOCE AVENUE, FORMERLY RIDLEY STREET, DISTANT THEREON 317 FEET WESTERLY FROM THE SOUTHWESTERLY CORNER OF DUBOCE AVENUE AND GUERRERO STREET; RUNNING THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF GUERRERO STREET 90 FEET; THENCE AT A RIGHT ANGLE WESTERLY 63 FEET TO A POINT DISTANT EASTERLY 180 FEET FROM THE EASTERLY LINE OF DUBOCE AVENUE; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF GUERRERO STREET 7 FEET; THENCE NORTHERLY 72 FEET, 4 INCHES TO A POINT ON THE SOUTHEASTERLY LINE OF MARKET STREET, DISTANT THEREON 41 FEET, 11 INCHES SOUTHWESTERLY FROM THE SOUTHERLY LINE OF DUBOCE AVENUE; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF MARKET STREET 41 FEET, 11 INCHES TO THE SOUTHERLY LINE OF DUBOCE AVENUE; THENCE EASTERLY ALONG SAID LINE OF DUBOCE AVENUE 78 FEET, 1-1/4 INCHES MORE OR LESS TO THE POINT OF COMMENCEMENT.

BEING A PORTION OF MISSION BLOCK NO. 25.
ASSESSOR'S LOT: 058; BLOCK: 3534

PARCEL TWO:
COMMENCING AT A POINT ON THE SOUTHERLY LINE OF DUBOCE AVENUE, DISTANT THEREON 267 FEET WESTERLY FROM THE WESTERLY LINE OF GUERRERO STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF DUBOCE AVENUE 50 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 90 FEET; THENCE AT A RIGHT ANGLE EASTERLY 50 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 90 FEET TO THE POINT OF COMMENCEMENT.

BEING A PORTION OF MISSION BLOCK NO. 25.
ASSESSOR'S LOT 059; BLOCK 3534

PARCEL THREE:
COMMENCING AT A POINT ON THE SOUTHERLY LINE OF DUBOCE AVENUE, DISTANT THEREON 242 FEET WESTERLY FROM THE WESTERLY LINE OF GUERRERO STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF DUBOCE AVENUE 25 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 90 FEET; THENCE AT A RIGHT ANGLE EASTERLY 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 90 FEET TO THE POINT OF COMMENCEMENT.

BEING A PORTION OF MISSION BLOCK NO. 25.
ASSESSOR'S LOT 061; BLOCK 3534

PARCEL FOUR:
COMMENCING AT A POINT ON THE SOUTHERLY LINE OF DUBOCE AVENUE, DISTANT THEREON 217 FEET WESTERLY FROM THE WESTERLY LINE OF GUERRERO STREET; RUNNING THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF DUBOCE AVENUE 25 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 90 FEET; THENCE AT A RIGHT ANGLE EASTERLY 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 90 FEET TO THE SOUTHERLY LINE DUBOCE AVENUE AND THE POINT OF COMMENCEMENT.

BEING A PORTION OF MISSION BLOCK NO. 25.
ASSESSOR'S LOT 062; BLOCK 3534

SURVEY REFERENCE
OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT NO. 0224034722-CB DATED NOVEMBER 26, 2014.
THE FOLLOWING ARE PERTINENT EXCEPTIONS TO TITLE WITHIN THE ABOVE REFERENCED PRELIMINARY REPORT:
9. "PARCEL MAP WAIVER" RECORDED APRIL 4, 1979 IN BOOK C754, PAGE 94-94A, OFFICIAL RECORDS. NOTE: PARKING FOR BUILDING ON LOT 058 MUST BE MAINTAINED ON LOTS 059 AND 061. NOT PLOTTABLE.
18. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED NOVEMBER 22, 2011 IN REEL K528, IMAGE 368, OFFICIAL RECORDS. NOT PLOTTABLE.

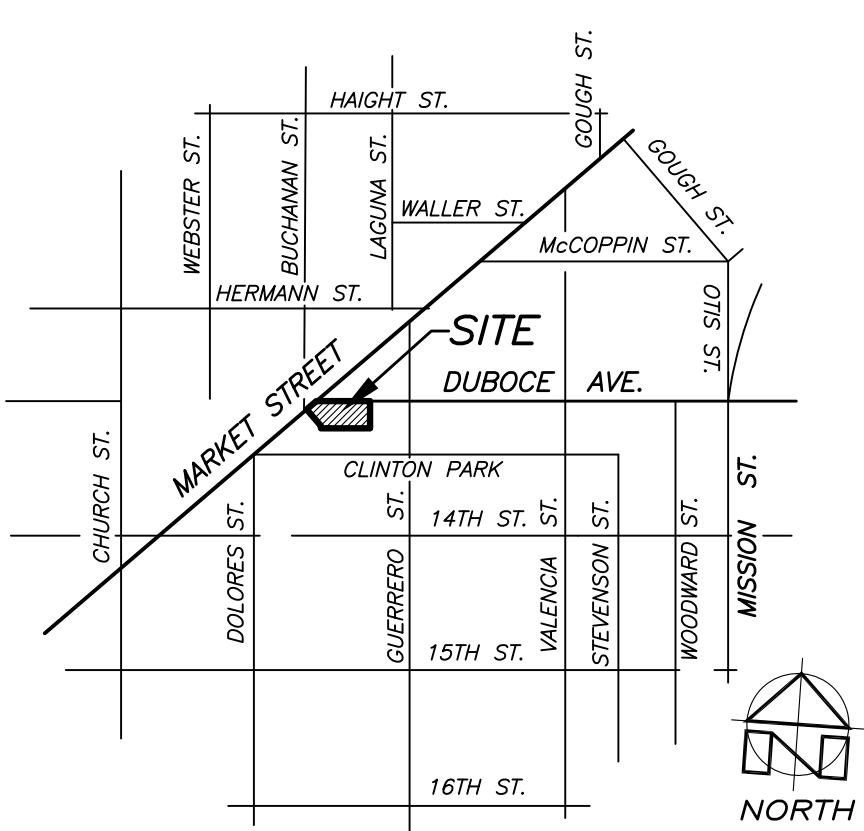
BASIS OF SURVEY
1. CITY OF SAN FRANCISCO MONUMENT MAP NO. 259 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
2. BLOCK DIAGRAM OF MISSION BLOCK NO. 25 DATED APRIL 30, 1910, FILED IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

BENCHMARK
CITY BENCHMARK NO. 10088, 2-1/4" DOMED BRASS STAMPED DISK AT THE SOUTHWEST CORNER OF MARKET STREET, BUCHANAN STREET AND DUBOCE AVENUE. ELEVATION = 119.76 FEET, CCSF 2013 NAVD88 VERTICAL DATUM.

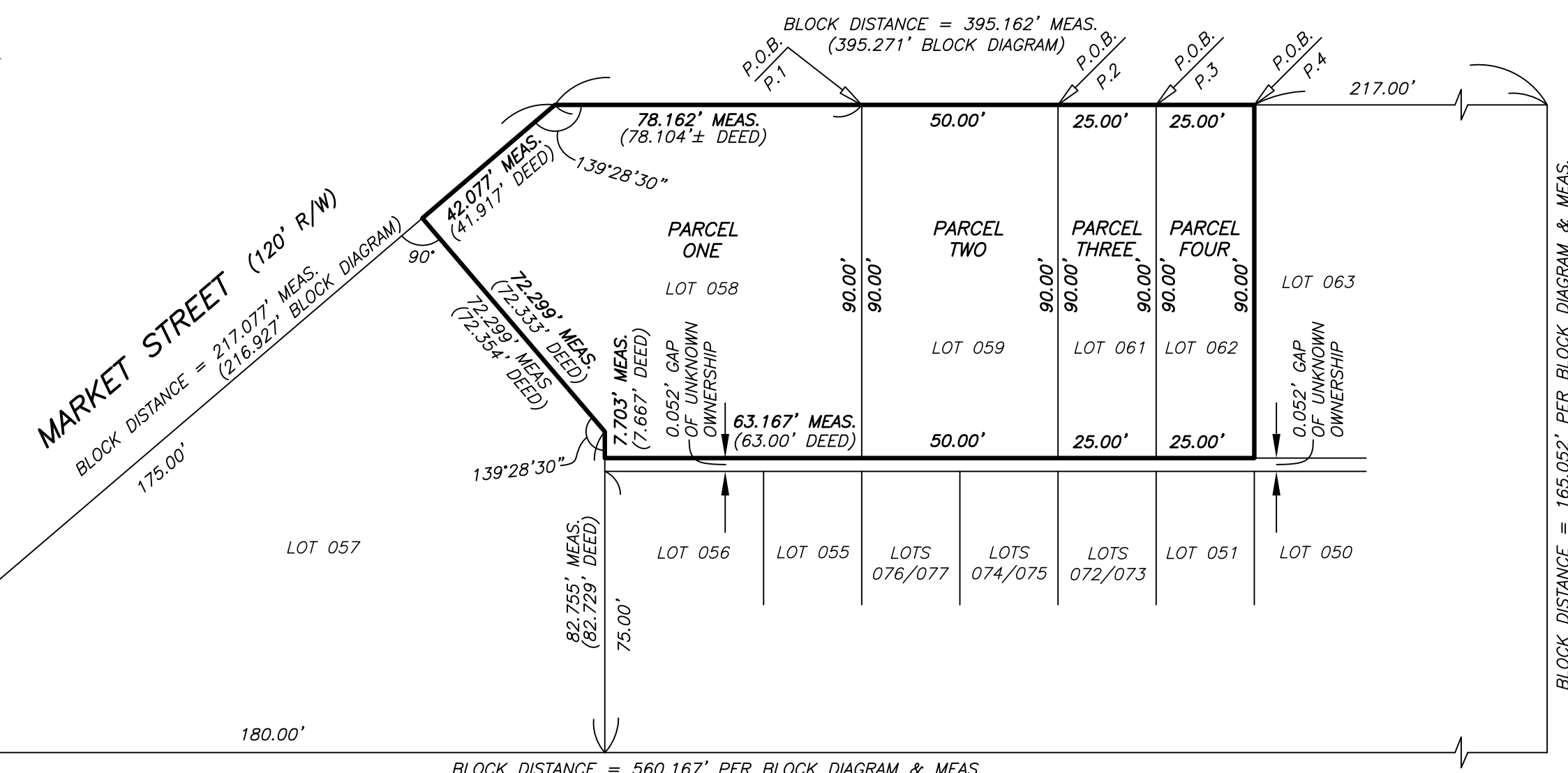
GENERAL NOTES
1. DETAILS NEAR PROPERTY LINES MAY NOT BE TO SCALE.
2. ALL PROPERTY LINE ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE.
3. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. VARIOUS BUILDING TRIM, SIGNS, LIGHTS, BALCONIES, ETC. ON THE BUILDING FACE OF THE SUBJECT PROPERTY ENCRUSH ONTO MARKET STREET AND DUBOCE AVENUE. ONLY SELECTED ITEMS ARE SHOWN HEREON.

SITE AREA = 16,823± SQ.FT.

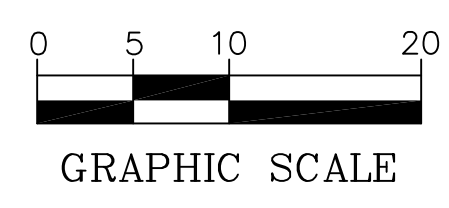
VICINITY MAP
NO SCALE



DUBOCE AVENUE (80' R/W)



BOUNDARY DETAIL
NO SCALE



BOUNDARY AND TOPOGRAPHIC SURVEY
OF A PORTION OF ASSESSOR'S BLOCK NO. 3534
FOR
KELLER GROVER PROPERTIES, LLC
SAN FRANCISCO CALIFORNIA

SCALE: 1" = 10'	MARTIN M. RON ASSOCIATES LAND SURVEYORS 859 HARRISON STREET, SUITE 200 SAN FRANCISCO, CA 94107 (415) 543-4500	SURV: RS
DATE: 7/19/16		DES: DES.
SHEET: 1		DRW: JP
DF: 1		CHK: BR
JOB NO. S-9228		REV. NO.

CLINTON PARK



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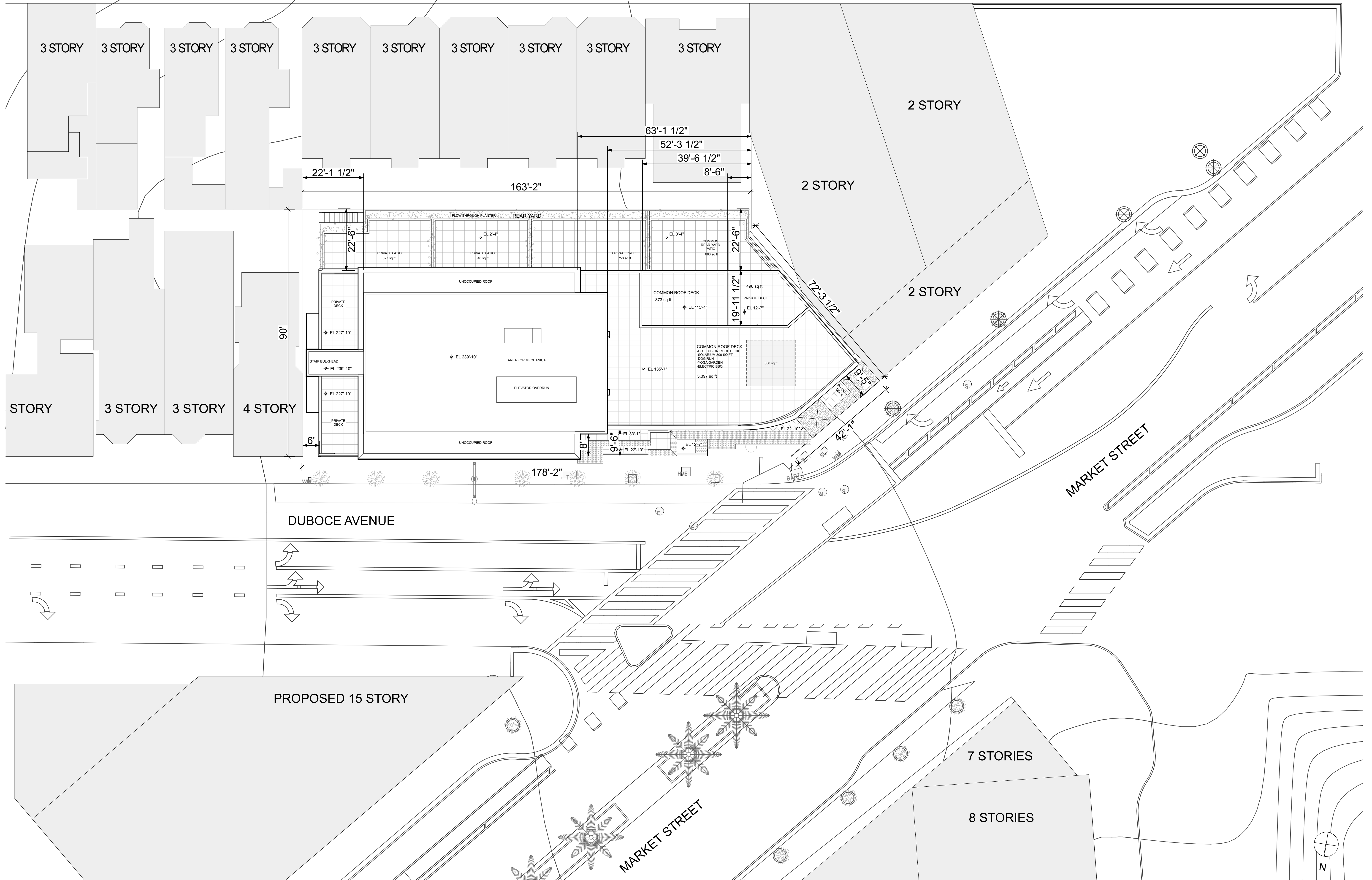
DATE OF PUBLICATION

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SITE PLAN

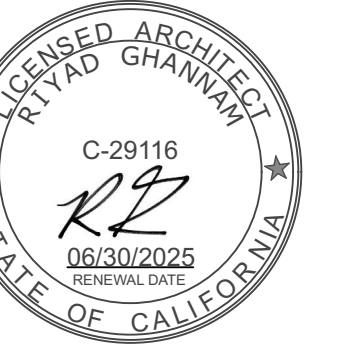
DRAWING NO. 10 OF 24

A1.01



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

1



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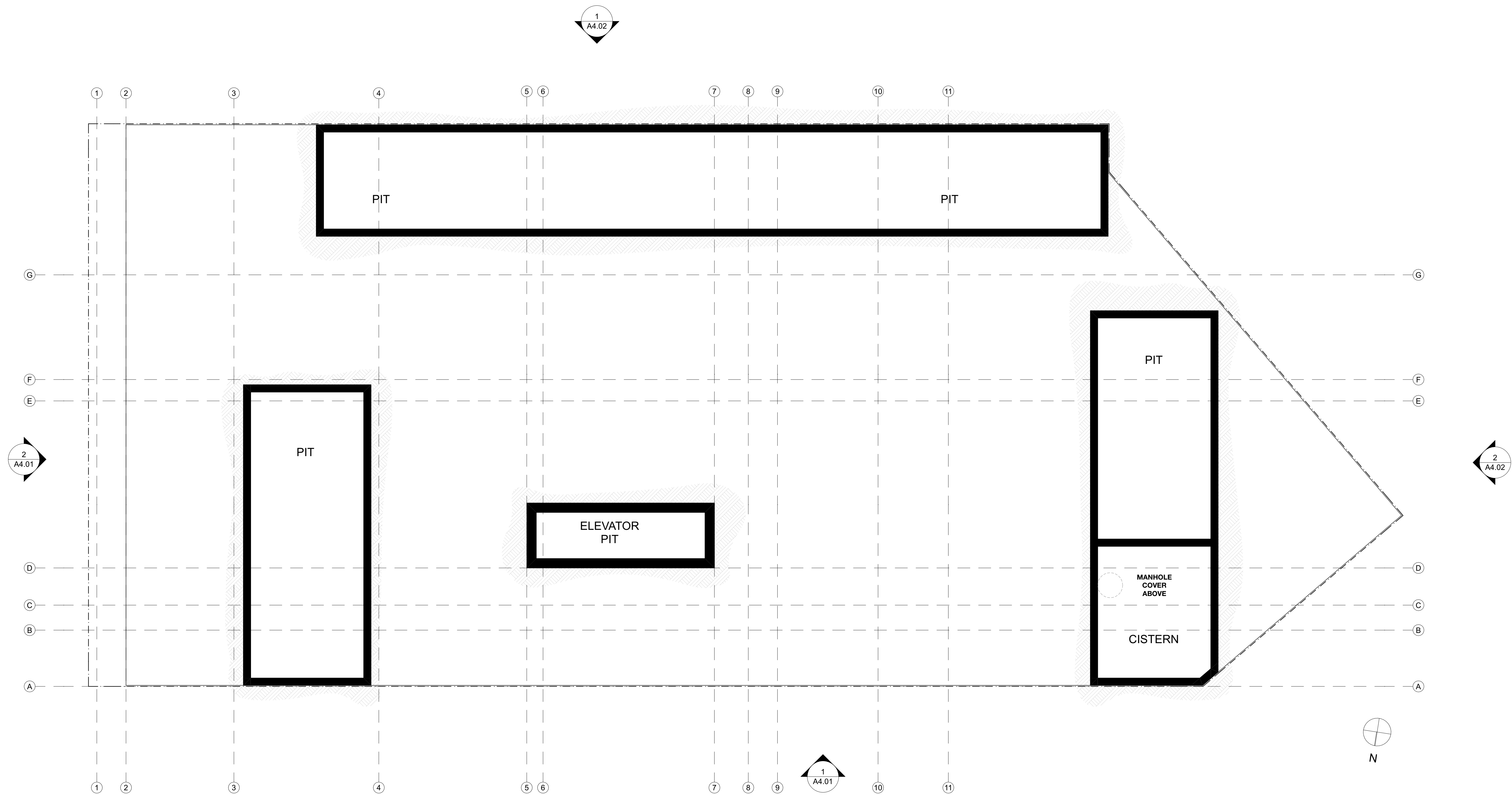
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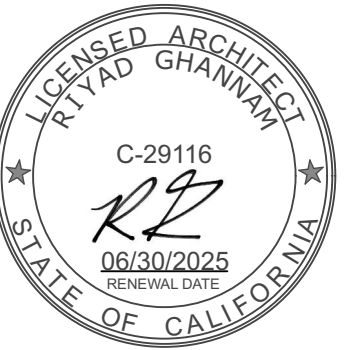
CISTERN/PIT

DRAWING NO. 11 OF 24

A2.01



1



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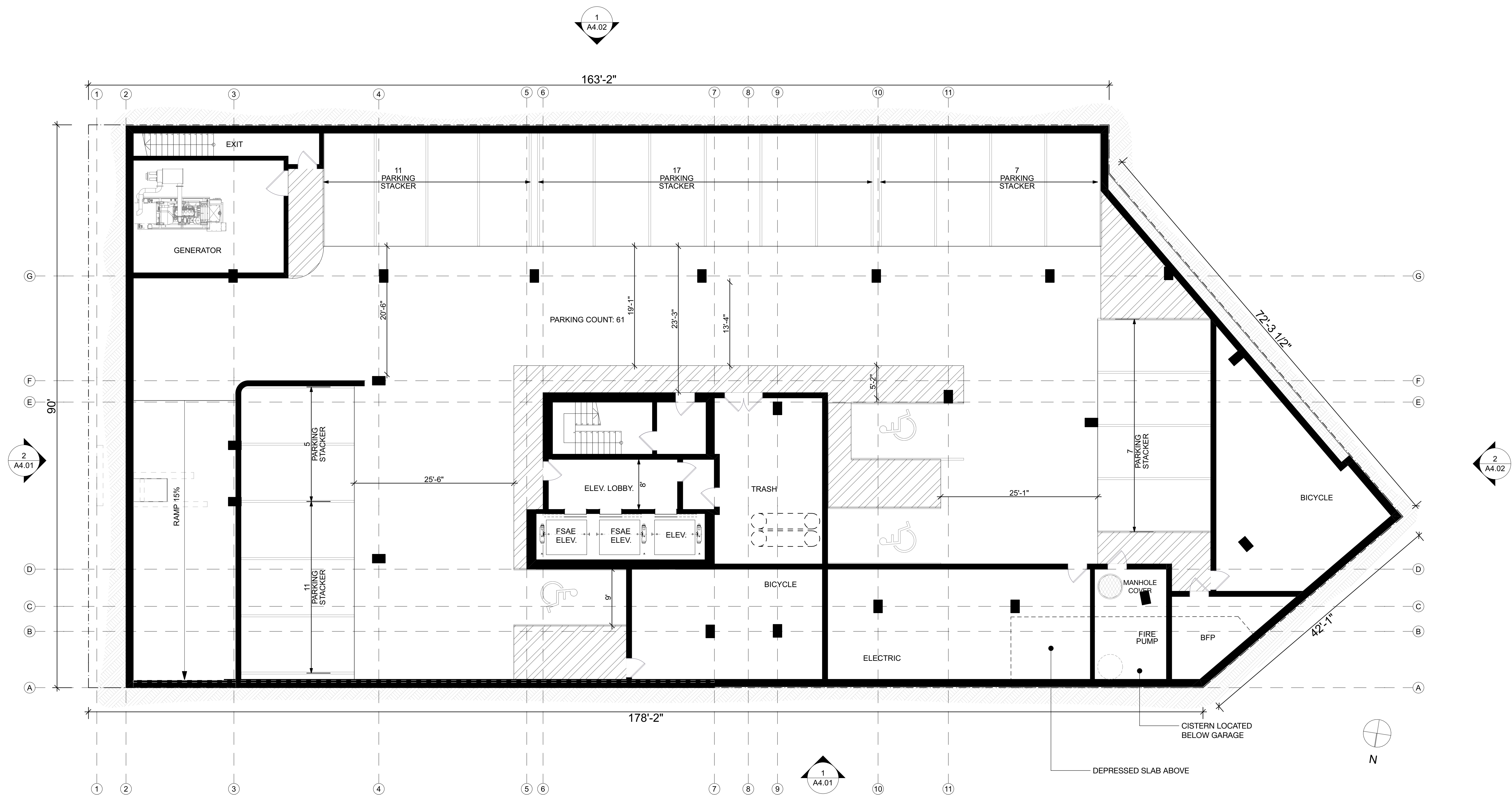
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BASEMENT

DRAWING NO. 12 OF 24

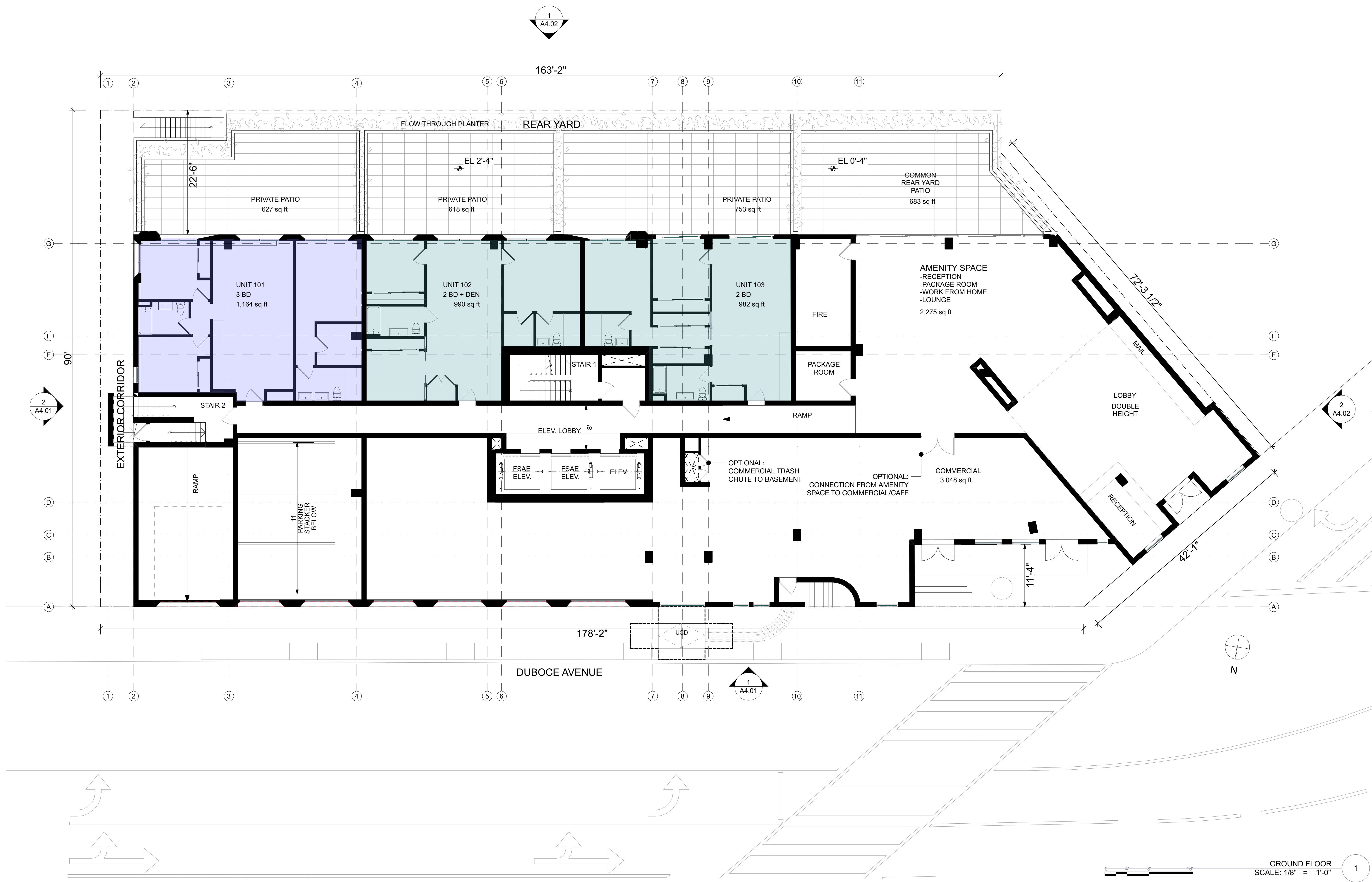
A2.02



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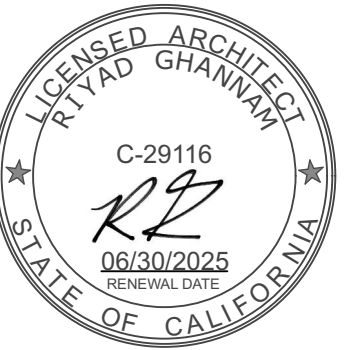
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GROUND FLOOR PLANS



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APPLICANT
 Ruben, Junius & Rose, LLP
 1 Bush St. Ste. 600
 San Francisco, CA 94104

PROJECT NAME
1965 Market St

San Francisco, CA 94103

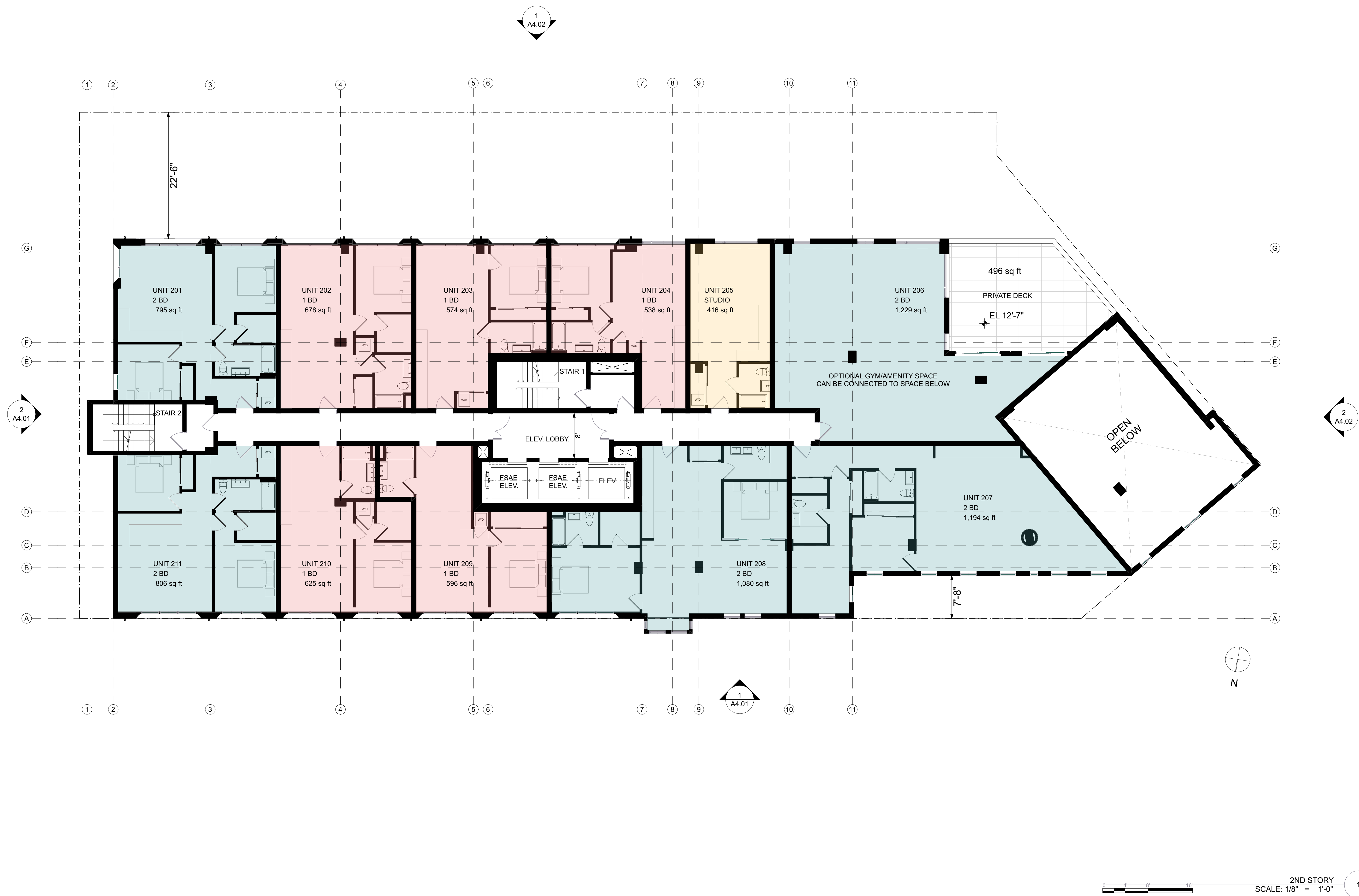
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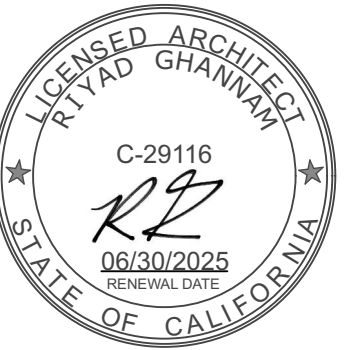
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2ND FLOOR

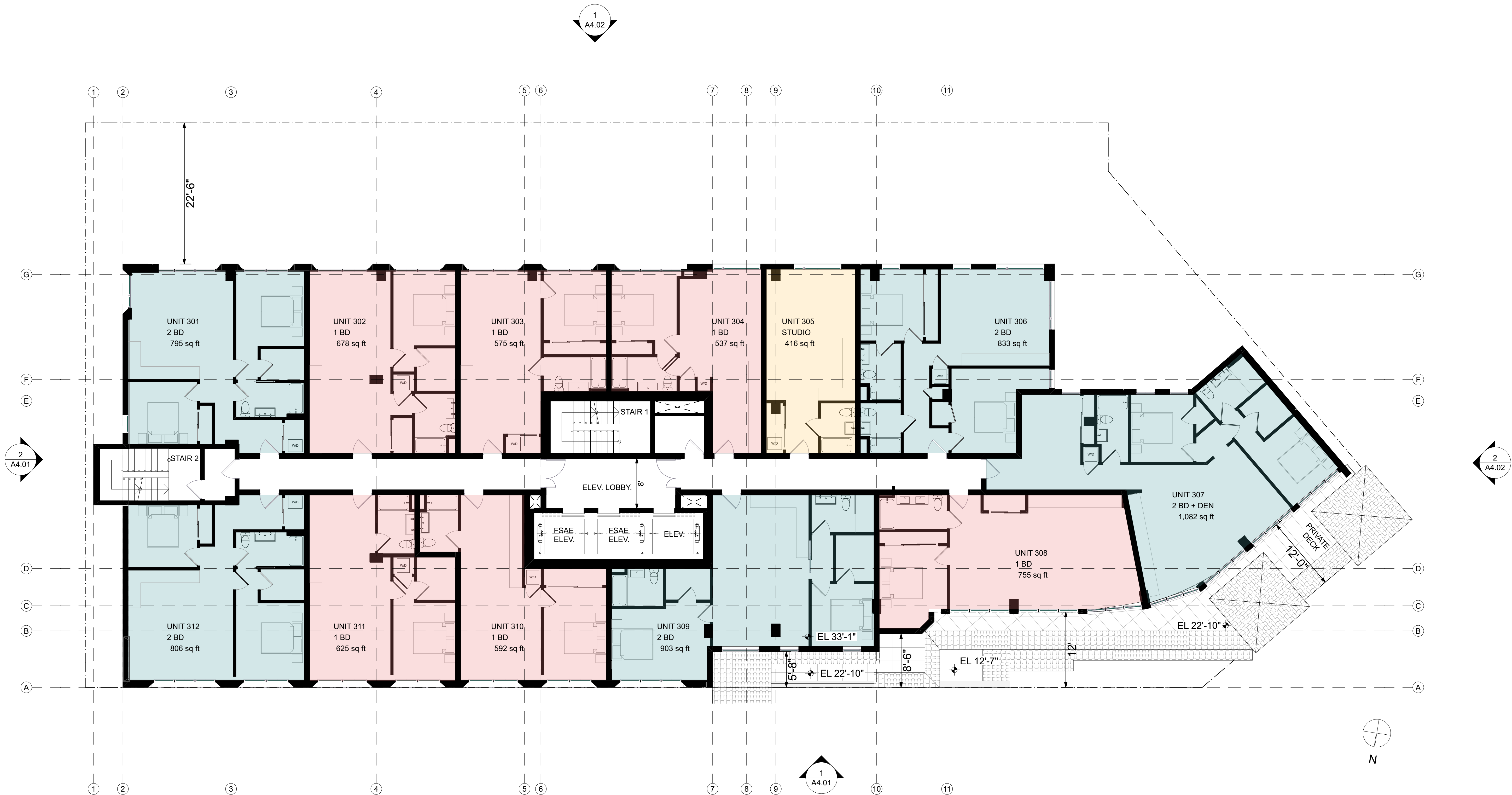
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A2.04





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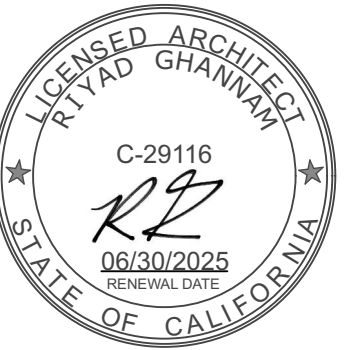
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3RD FLOOR





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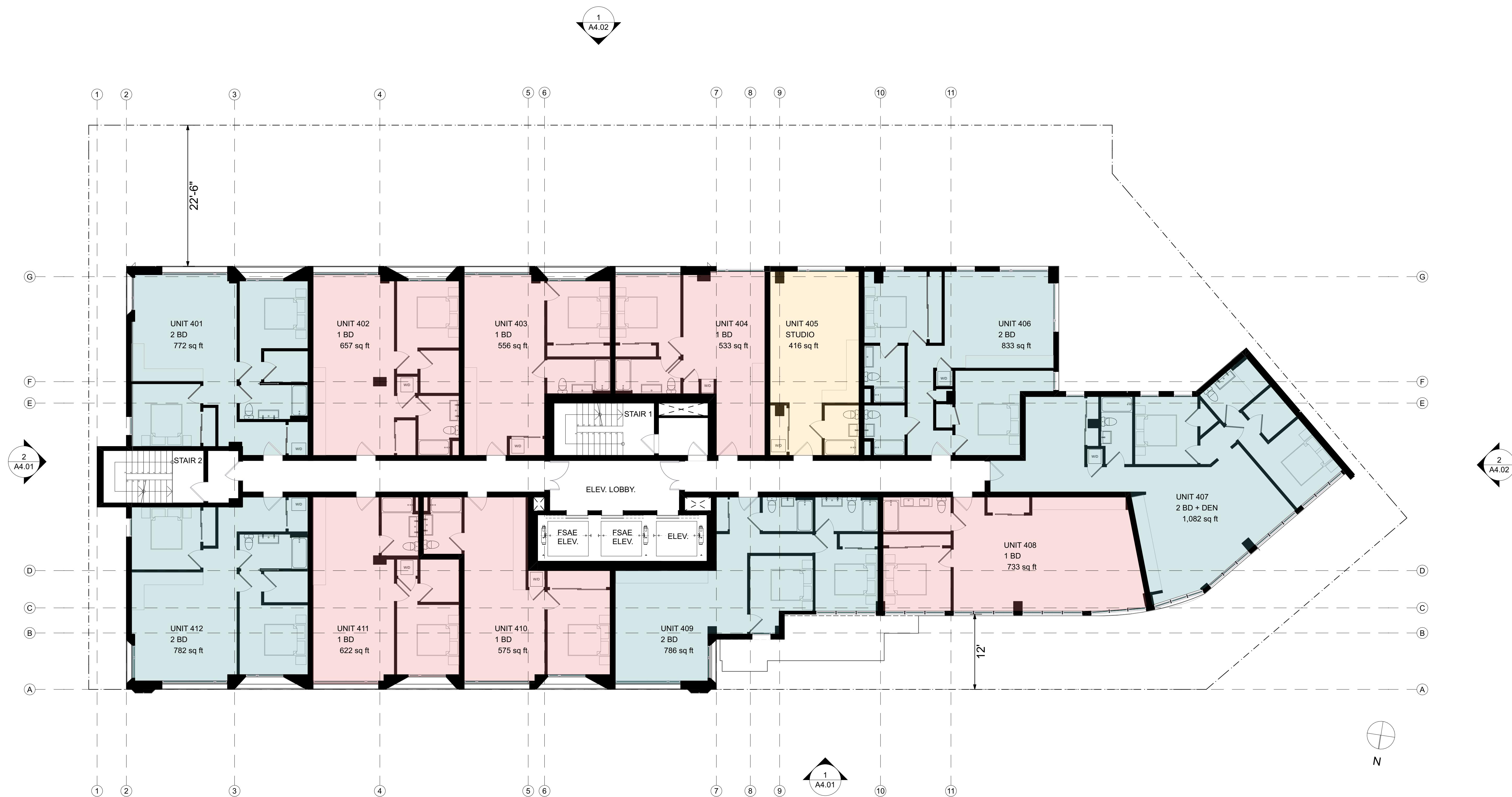
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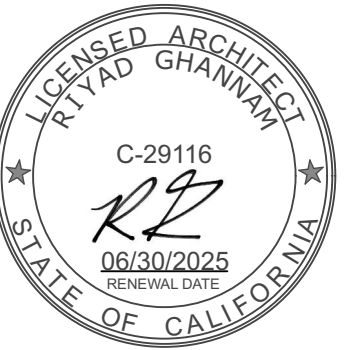
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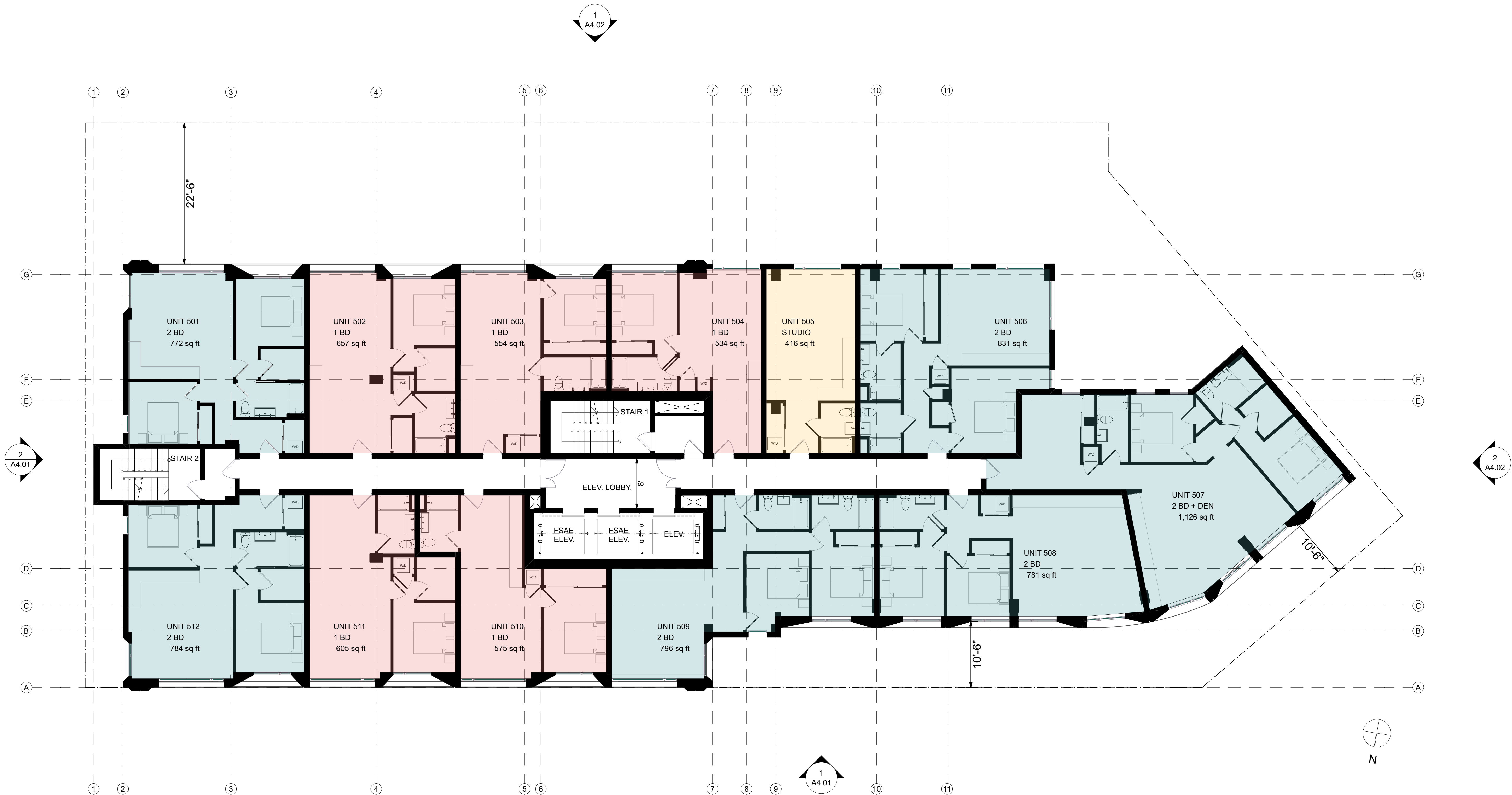
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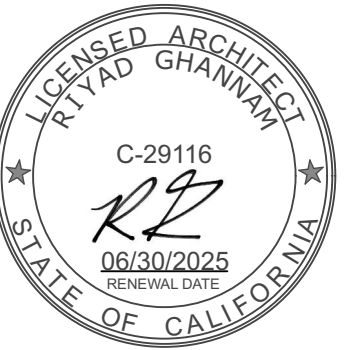
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A2.07



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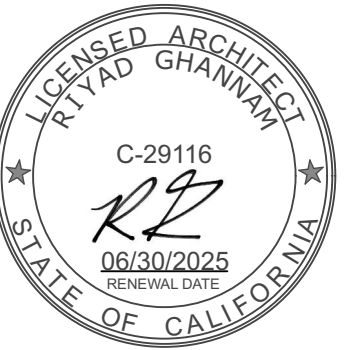
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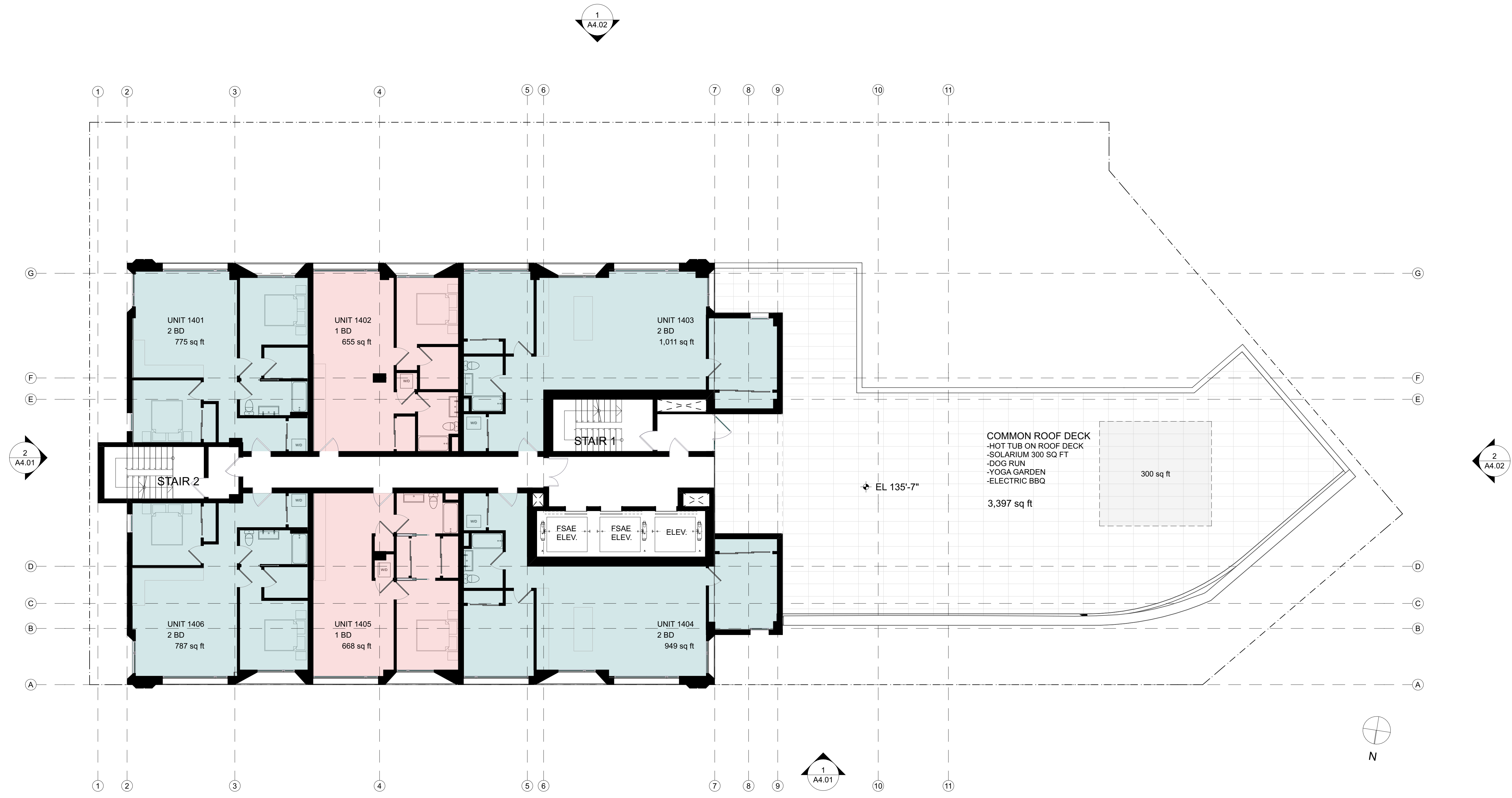
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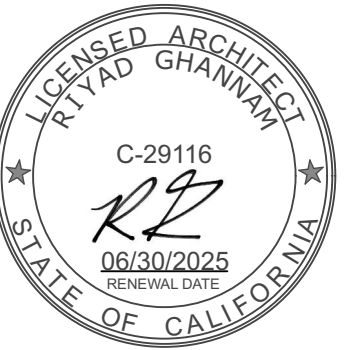
San Francisco, CA 94103

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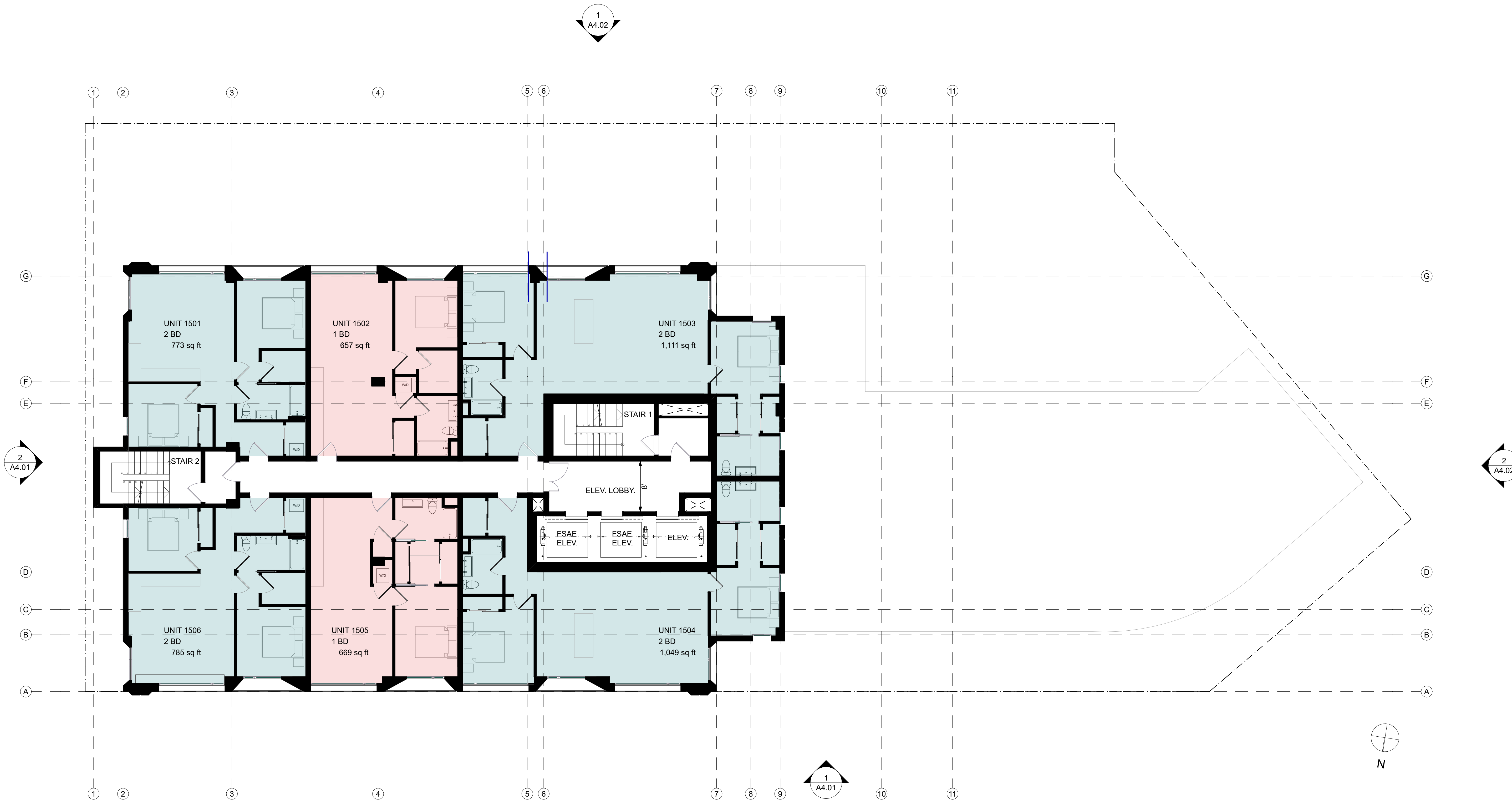
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14TH FLOOR





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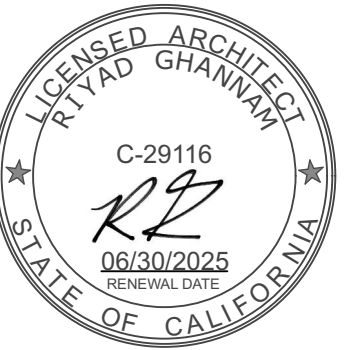
San Francisco, CA 94103

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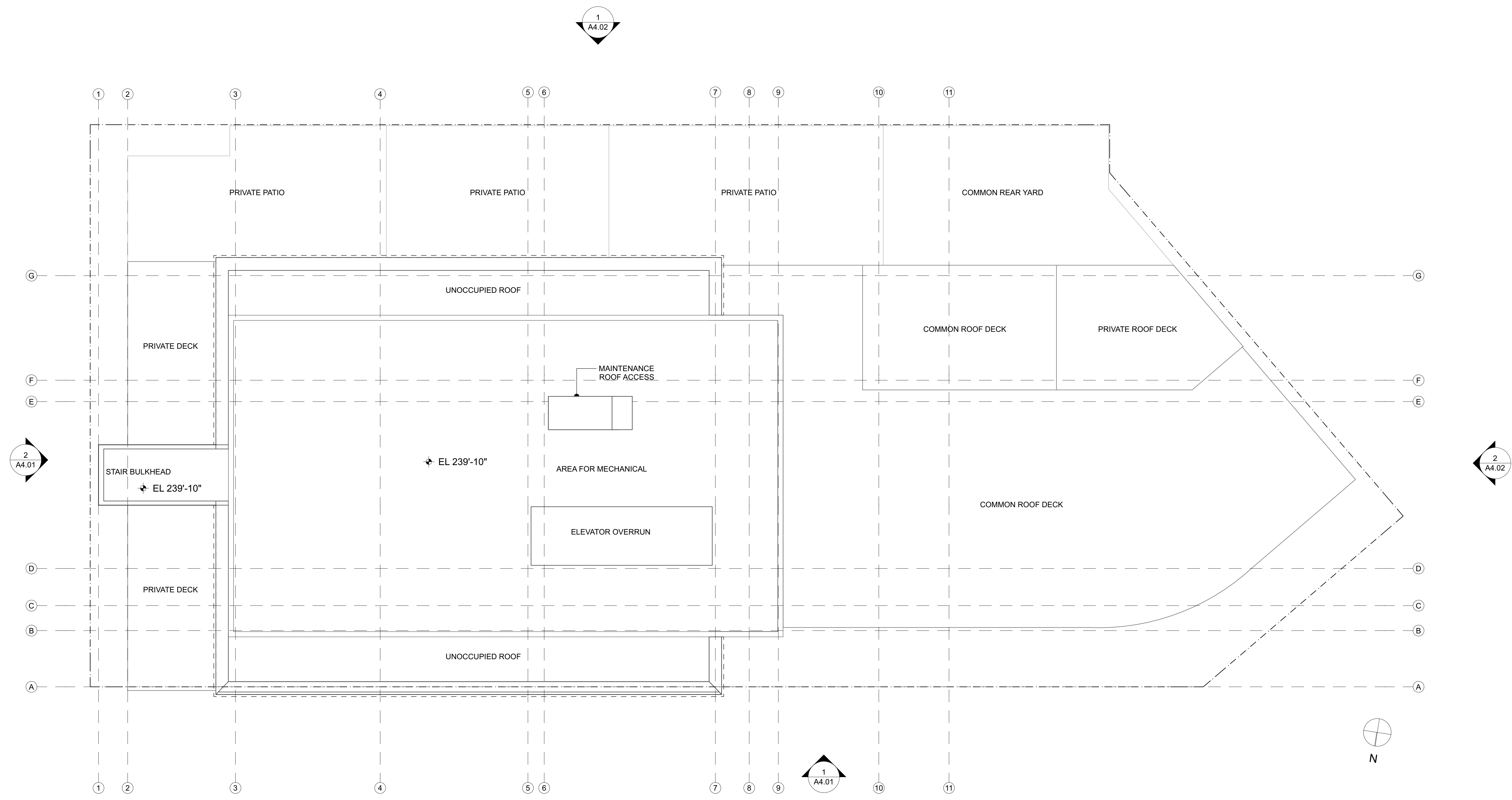
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15TH TO 21ND FLOOR
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FLOOR





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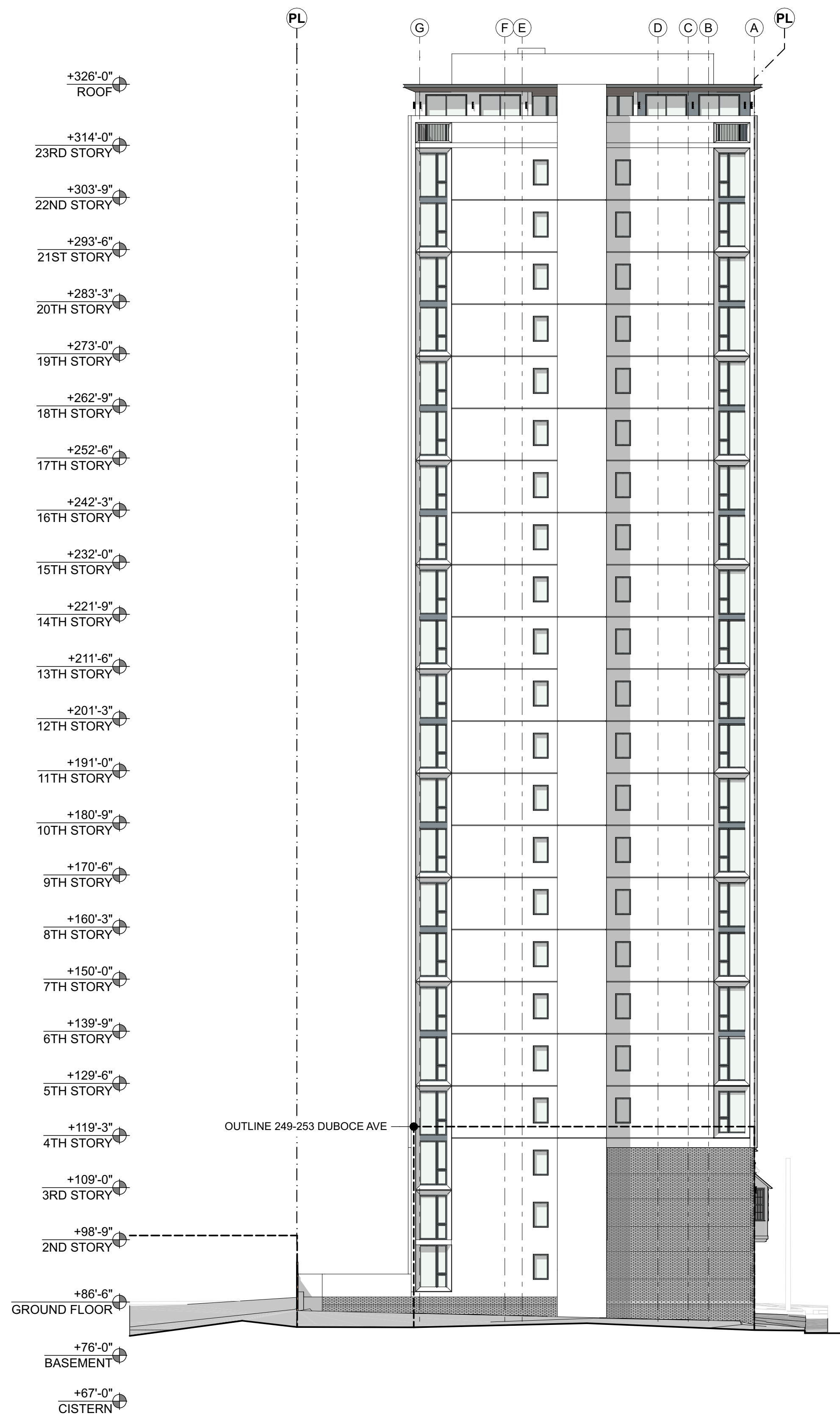
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San Francisco, CA 94103

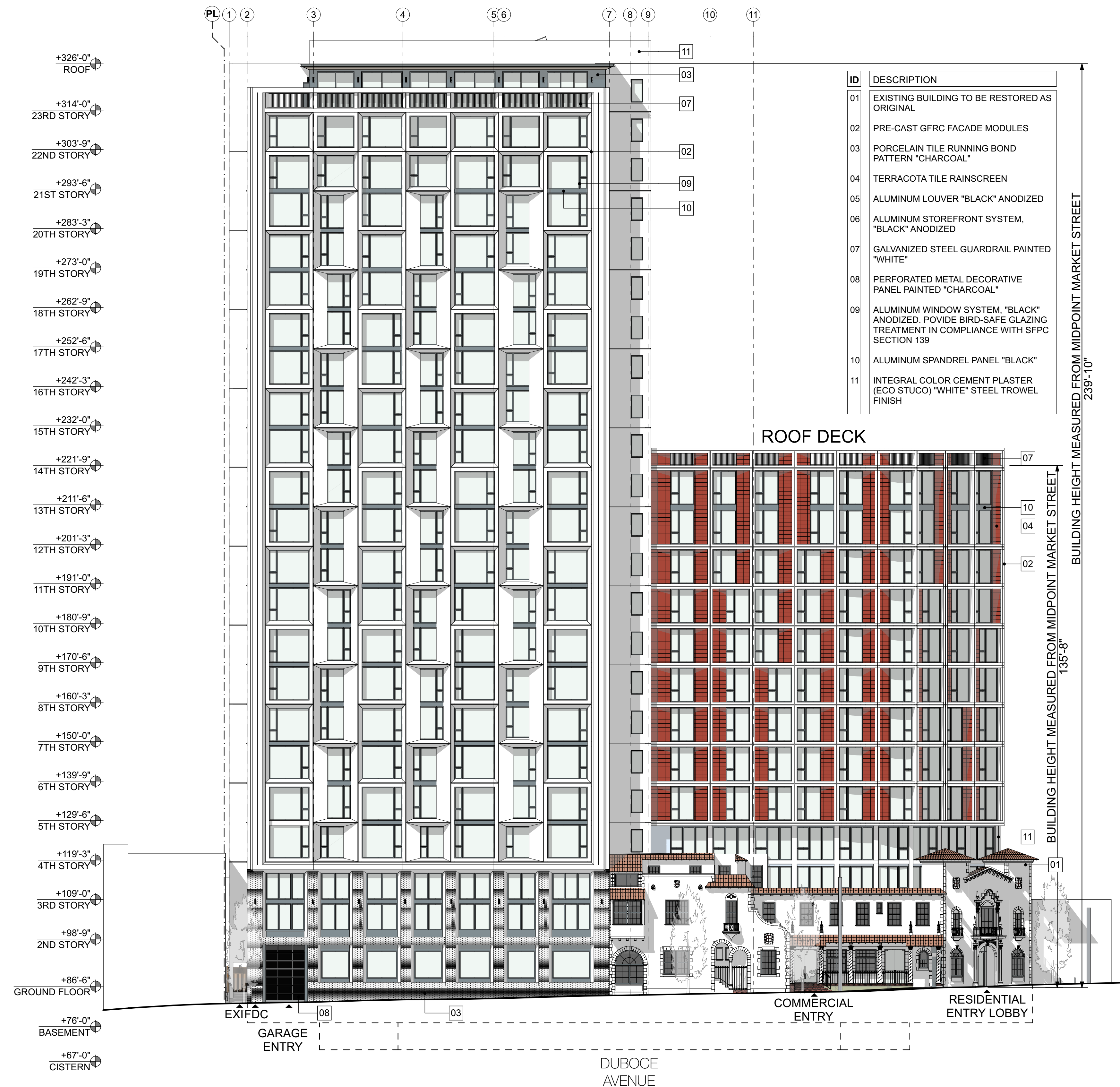
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ELEVATION



EAST ELEVATION 2



NORTH ELEVATION AT DUBOCE 1



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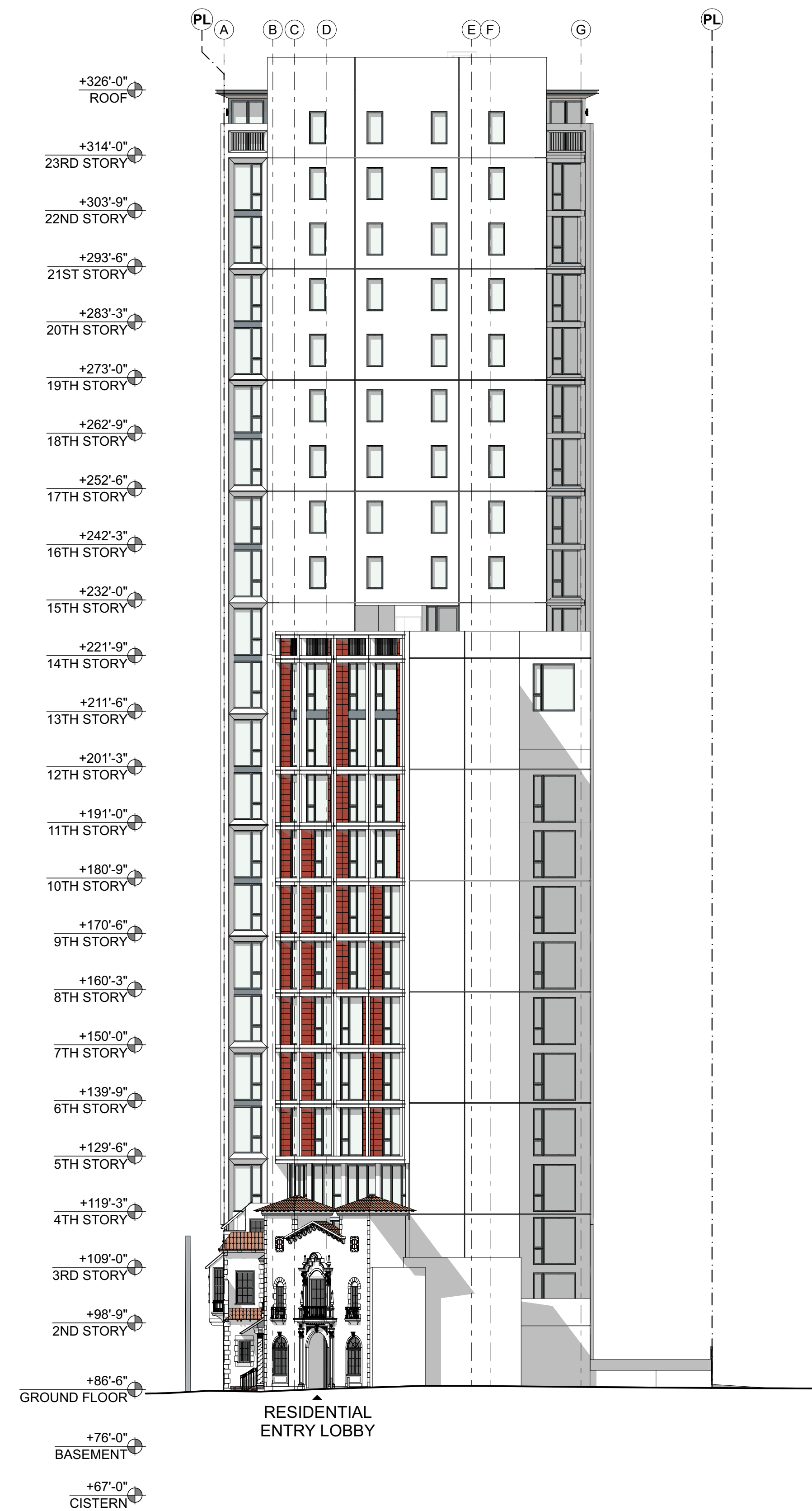
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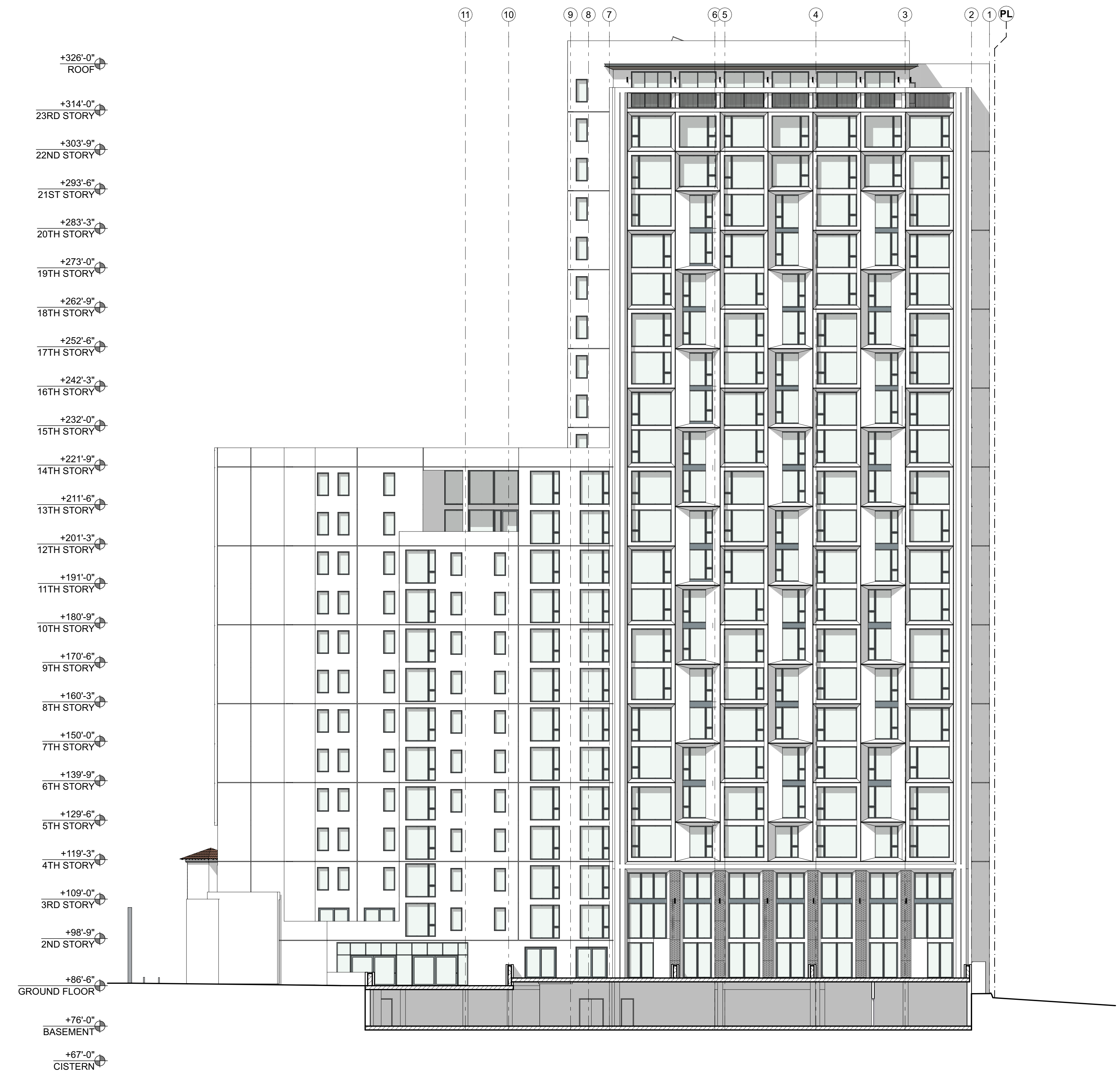
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ELEVATION



WEST ELEVATION 2



SOUTH ELEVATION 1