UDAT REVIEW
1491 SUNNYDALE AVENUE, SF
PARCEL Q AFFORDABLE HOUSING

SUMMARY SCOPE OF WORK

The project involves the construction of a 5-story building to accommodate 55 units of affordable housing. The building will include structured parking, office, community space, laundry rooms, and other support spaces. Also includes the construction of outdoor play areas, landscaping, bicycle parking, and other site improvements.

PROJECT DATA

ADDRESS: 1491 Sunnydale Avenue, San Francisco, CA 94134

MUNICIPALITY: San Francisco/San Francisco County

ZONE: NC-1

EXISTING ZONING (INC. SPECIAL USE DIST, HEIGHT AND BULK DIST., ETC): NC-1

PROPOSED ZONING: NC-2

SPECIAL USE DISTRICT: Sunnydale Hope SF

PROJECT DATA:

ADDRESS: 1491 Sunnydale Avenue, San Francisco, CA 94134

MUNICIPALITY: San Francisco/San Francisco County

ZONE: NC-1

EXISTING ZONING (INC. SPECIAL USE DIST, HEIGHT AND BULK DIST., ETC): NC-1

PROPOSED ZONING: NC-2

SPECIAL USE DISTRICT: Sunnydale Hope SF

USES:

PERMITTED (PERMITTED, CONDITIONAL USE, A.U.P., ETC): RESIDENTIAL

MINOR USE PERMIT

CALIFORNIA BUILDING CODE OCCUPANCY TYPE: TYPE VA OVER TYPE I

WEIGHT:

CALIFORNIA BUILDING CODE CONSTRUCTION TYPE: TYPE I + 4 TYPE V

MAX. ALLOWABLE HEIGHT PER SUNNYDALE HOPE SF DESIGN STANDARDS: 60’

PROPOSED HEIGHT: 60’

REQUIREMENTS:

REQUIRED PARKING AT #:1 RATIO: 55 STALLS

ALLOWABLE COMPACT STALL DIMENSIONS - REGULAR: 8’X18’

STALL DIMENSIONS - COMPACT: 7.5’X15’

AISLE WIDTH RECOMMENDED: 24’

REQUIRED PARKING AT #:1 RATIO: 55 STALLS

ACCESSIBLE PROVIDED: 2 STALLS

COMPACT PROVIDED: 11 STALLS

TOTAL PROVIDED: 30 STALLS

BICYCLES:

LONG TERM (1:1 “CLASS 1” STALL PER UNIT): 55 INTERIOR BIKE ROOM

SHORT TERM (1:20) “CLASS 2” PARKING: 3 EXTERIOR RACKS NEAR ENTRY

TRASH / RECYCLING:

STORAGE / PICKUP REQUIREMENTS:

STUDIO: 2 UNITS 4%

ONE-BEDROOM: 20 UNITS 36%

TWO-BEDROOM: 19 UNITS 35%

THREE-BEDROOM: 14 UNITS 25%

TOTAL: 55 UNITS

COVER SHEET

VIEW AT THE CORNER OF SUNNYDALE AVENUE AND HAHN STREET.

SUNNYDALE AVENUE - NEIGHBORING PROPERTIES.

HAHN STREET - NEIGHBORING PROPERTIES.

ARIAL VIEW SHOWING VACANT LOT/AREA OF PROPOSED WORK AT THE CNR OF SUNNYDALE AVENUE AND HAHN STREET.
VIEW TOWARDS THE SOUTH-EAST SHOWING THE PROPOSED BUILDING AT THE CORNER OF SUNNYDAYLE AND HAHN STREET.
AERIAL VIEW TOWARDS NW SHOWING PODIUM LEVEL TERRACE AND NEIGHBORING PROPERTIES.
GENERAL NOTES- ROOF PLAN

A. Membrane Roofing System to be Class "A" T.P.O. over Protection Board, U.O.N. for Assembly Detail, See TYP.

B. Roof Elevations are from 0'-0" Datum at 1ST Floor Level. Elevations at Roof Structure are to Top of Deck/Cricket. Elevations at Parapet are to Top of Framing.

C. Provide Gravity Vents distributed evenly to meet Free Vented Area at 1' per 150' Attic Area. Coordinate Vent Locations with other Penetrations. Where Plywood Crickets are used, provide holes in Plywood Sheathing below at Min. 8'-0" apart to ventilate spaces under Crickets, See TYP.

D. Maintain Min. 6' Clear "DANGER ZONE" at Edges of Roof without Parapet or Parapet extending 42" in height above Deck Surface. Demarcate Zone with Yellow Striping and Locate all Equipment 6' Outside of Zone.

E. Provide Building Exterior Maintenance System per O.S.H.A. Requirements.

F. Typical Roof Slope 3/8" per Ft. Slope at Crickets 1/4" per Ft. Min. Allowable Slope (at Valley Intersections and Other Locations) 1/4" per Ft.


I. Provide Sheep Foot (Sprinkler) Punches and Gymnastics of Same Manufacturer. Provide Ventilation, Access, and Drainage As Required.


SHEET NOTES- ROOF PLAN

- Property Line
- Storm Drainage
- Storm Valleys
- Sump Screen Outlets
- Access Doors
- Hatchway
- Door Frame
- Line of Wall Below
- Trash Chute Termination
- Roof Below. See Floor Plans for Additional Information
- Fire Safety Water Pumps
- Painted SS Not All Shown
- All Airway
- Sarco Encast
- Exhaust Duct
- Mech./Plumbing Shaft
- Supply Duct
- R.O.O.F. Plan Legend

1491 Sunnydale Avenue
Related Companies of CA
Mercy Housing, CA
January 11th, 2017
Roof Plan

COPYRIGHT © 2016 HKIT ARCHITECTS