

An all-inclusive solution for
San Francisco Soft Story Buildings

1 Assessment.

- ✓ Site Visit
- ✓ Preparation of Base Drawings
- ✓ Preliminary Construction
- ✓ Estimate



2 Design.

Engineering:

- ✓ Structural
- ✓ Optimization
- ✓ Constructability

Architecture:

- ✓ Materials
- ✓ Finishes
- ✓ Restoration

3 Construction to Close-out.

- ✓ Contractor Bids
- ✓ Construction Support
- ✓ Turn-Key Operation

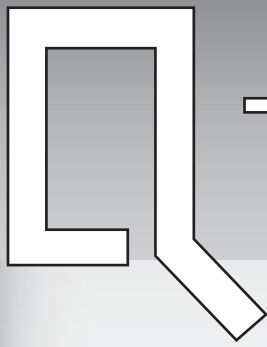


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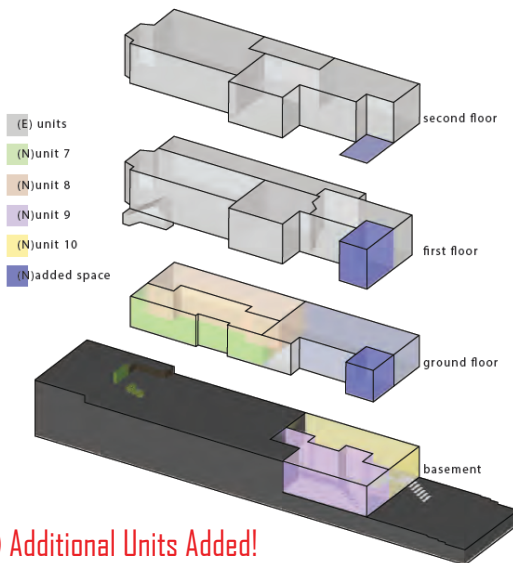
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architecture & engineering: a team approach

Our added value is a seamless understanding of a building, structurally and architecturally. Often upgrades are not limited to structural work, they may implicate other "non-structural" elements such as historic preservation, existing electrical, mechanical, plumbing, fire, etc. This is why having architects on board is extremely valuable. And we can do both in-house. No extra coordination time for you, no extra charge – 1-stop shop.

Design Efficiency & Flexibility
Better Coordination
Non-Invasive Engineering
Property Value Increases

Making your project profitable: A Case Study in Accessory Dwelling Units



(4) Additional Units Added!



Efficiency Unit with Garden View



BEFORE

A typical two story, 6-unit San Francisco apartment building with storage space at grade.



AFTER

Reclaiming wasted space to create (2) attractive garden micro-units

ADU (Ordinance No. 30-15 ; April 2015)

A major benefit for property owners: adding ADUs under this ordinance, new units are eligible for complete or partial waiver from planning code standards regarding residential density, parking, rear yard setback, dwelling unit exposure and usable open space.

For more information:
www.que-arch.com/softstory