



DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: JUNE 3, 2021

Record No.: 2019-006578DRP
Project Address: 2455 Harrison Street
Permit Applications: 2019.0430.9262
Zoning: UMU [Urban Mixed Use]
48-X Height and Bulk District
Mission Area Plan - Eastern Neighborhoods
Block/Lot: 4084 / 026
Project Sponsor: Edward Morris
Kerman Morris Architects
139 Noe Street
San Francisco, CA 94114
Staff Contact: David Winslow – (628) 652-7567
David.Winslow@sfgov.org

Recommendation: Do Not Take DR and approve

Project Description

The project proposes to demolish an existing one-story automotive repair building and construct a new four-story mixed-use building with laboratory use on the first and second stories, and residential dwelling units on the third and fourth stories.

Site Description and Present Use

The site is a 26' wide x 100'-0" deep lot containing an existing 1-story, industrial building. The existing building is a Category 'C' - no historic resource present - built in 1983.

Surrounding Properties and Neighborhood

The subject property is situated immediately adjacent to 2-story buildings. The DR Requestor's building to the north has full lot coverage which has a residential unit at the second floor.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	February 22, 2021– March 24, 2021	March 24, 2021	June 3, 2021	72 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	May 15, 2021	May 15, 2021	20 days
Mailed Notice	20 days	May 15, 2021	May 15, 2021	20 days
Online Notice	20 days	May 15, 2021	May 15, 2021	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	0	1	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

Environmental Review

The Department, pursuant to CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, determined that the project is consistent with the project site’s development density established by zoning, the community plan, and general plan policies in the Eastern Neighborhoods Rezoning and Area Plans, for which a programmatic environmental impact report was certified. Accordingly, the Department issued a community plan evaluation for the project on December 18, 2019.

DR Requestor

DR requestor: Albert Urrutia owner of the adjacent property 2451 Harrison to the north of the proposed project.

DR Requestor’s Concerns and Proposed Alternatives

DR requestor Is concerned that the proposed project will:

1. Is out of context with the other buildings on the block.
2. Would block property line windows serving adjacent residential unit and remove bedrooms from the apartment.
3. The proposed building will impact solar panels.

Proposed alternatives:

1. Set back the upper floors 3’ to 5’ from property line to allow retention of property line windows
2. Locate penthouse on south side of building
3. Remove a story.

See attached *Discretionary Review Application*, dated March 24, 2021.

Project Sponsor’s Response to DR Application

The proposed project is code-complying. The Planning Code does not regulate or protect property line windows. The DR requestor’s unprotected property line windows serve an unpermitted dwelling unit and do not provide legal access to light, air, and emergency access. The project sponsor did relocate the stair penthouse to the south side of the property and is willing to reduce the height of the 30” roof parapet. But providing light wells to the adjacent windows would result in the loss of bedrooms and still render the DR requestor’s windows deficient with respect to emergency access. The DR requestor should remedy their non-complying condition on their own property rather than requesting a code complying project to do so.

See attached *Discretionary Review Response*, dated May 13, 2021

Department Review

Staff supports the proposed project without modification despite its impacts to the adjacent building and its dwelling unit. In this case, the windows of the DR requestor’s residential unit are non-compliant – with respect to both the Planning Code per exposure and the Building Code - regardless of whether the neighboring property builds or not. It is generally accepted that the condition of any dwelling unit with respect to compliance is the responsibility of the property owner. A remedy from the project sponsor is not available to the correct this condition.

Solar panels are not protected by state or local law as doing so would allow them to act as de facto impediments to development.

Recommendation: Do Not Take DR and Approve

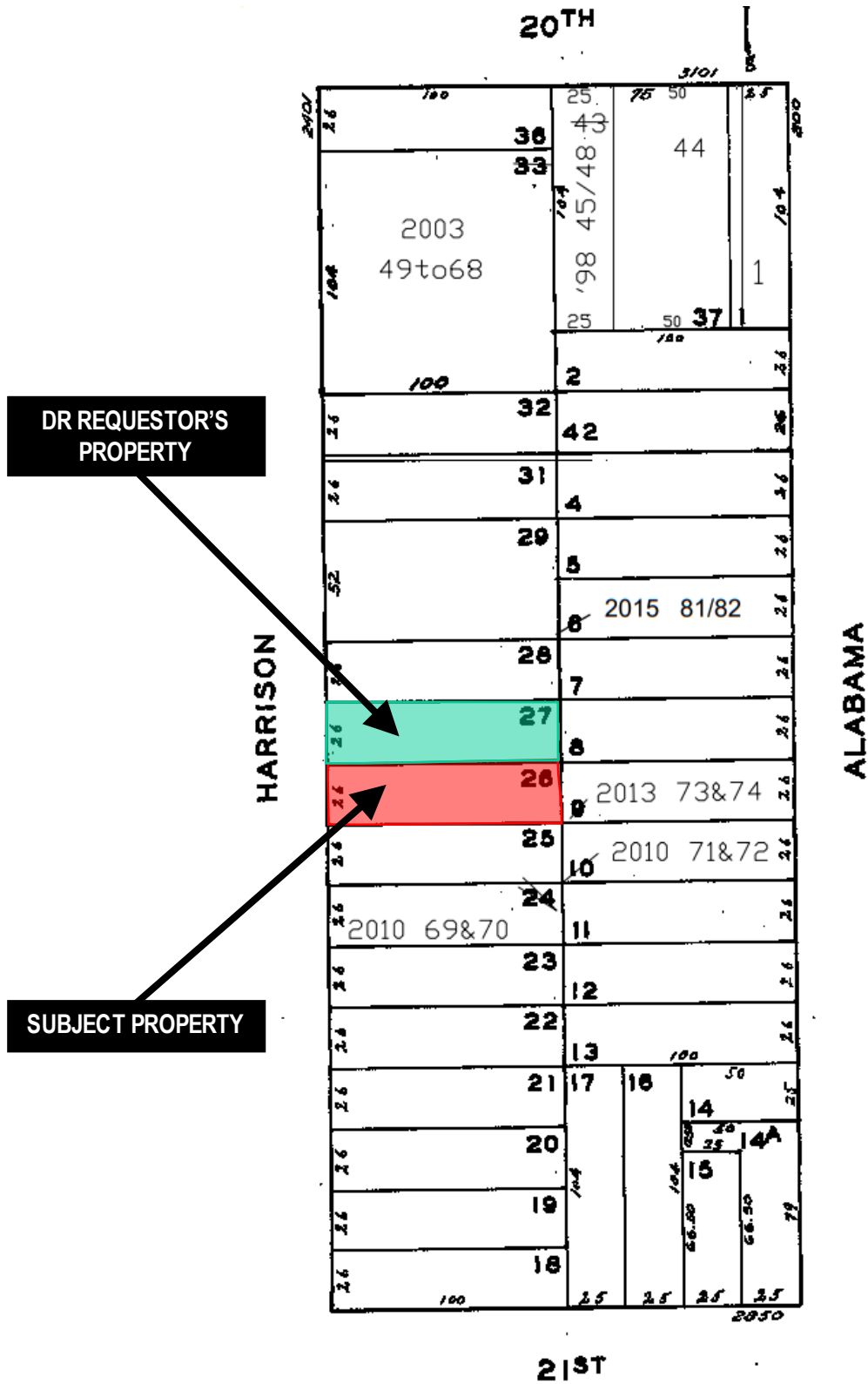
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application
Letter of opposition
Discretionary Review Response, dated May 13, 2021
311 plans

Exhibits

Discretionary Review Hearing
Case Number 2019-006578DRP
2455 Harrison Street

Parcel Map



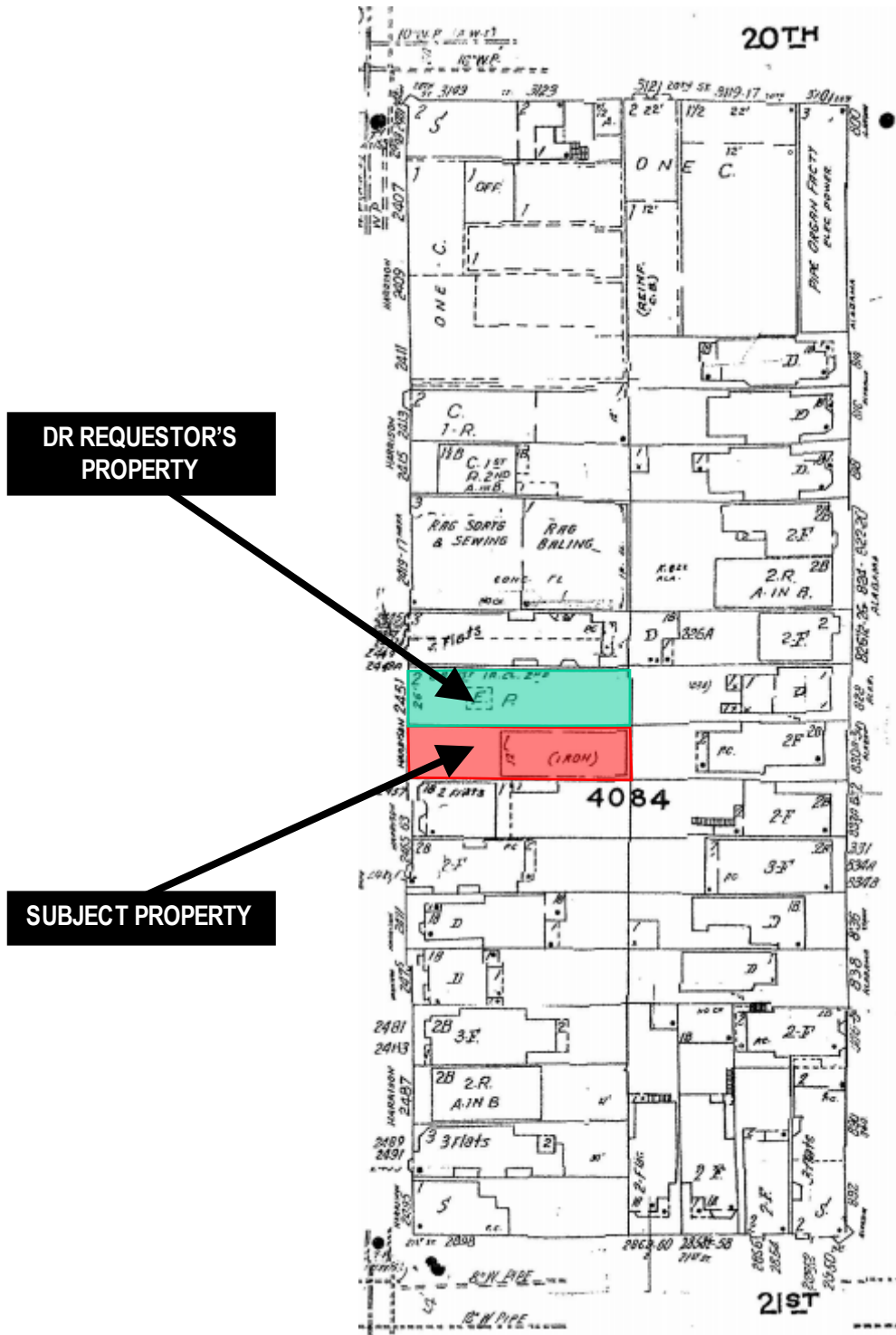
DR REQUESTOR'S PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
 Case Number 2019-006578DRP
 2455 Harrison Street

Sanborn Map*



DR REQUESTOR'S
PROPERTY

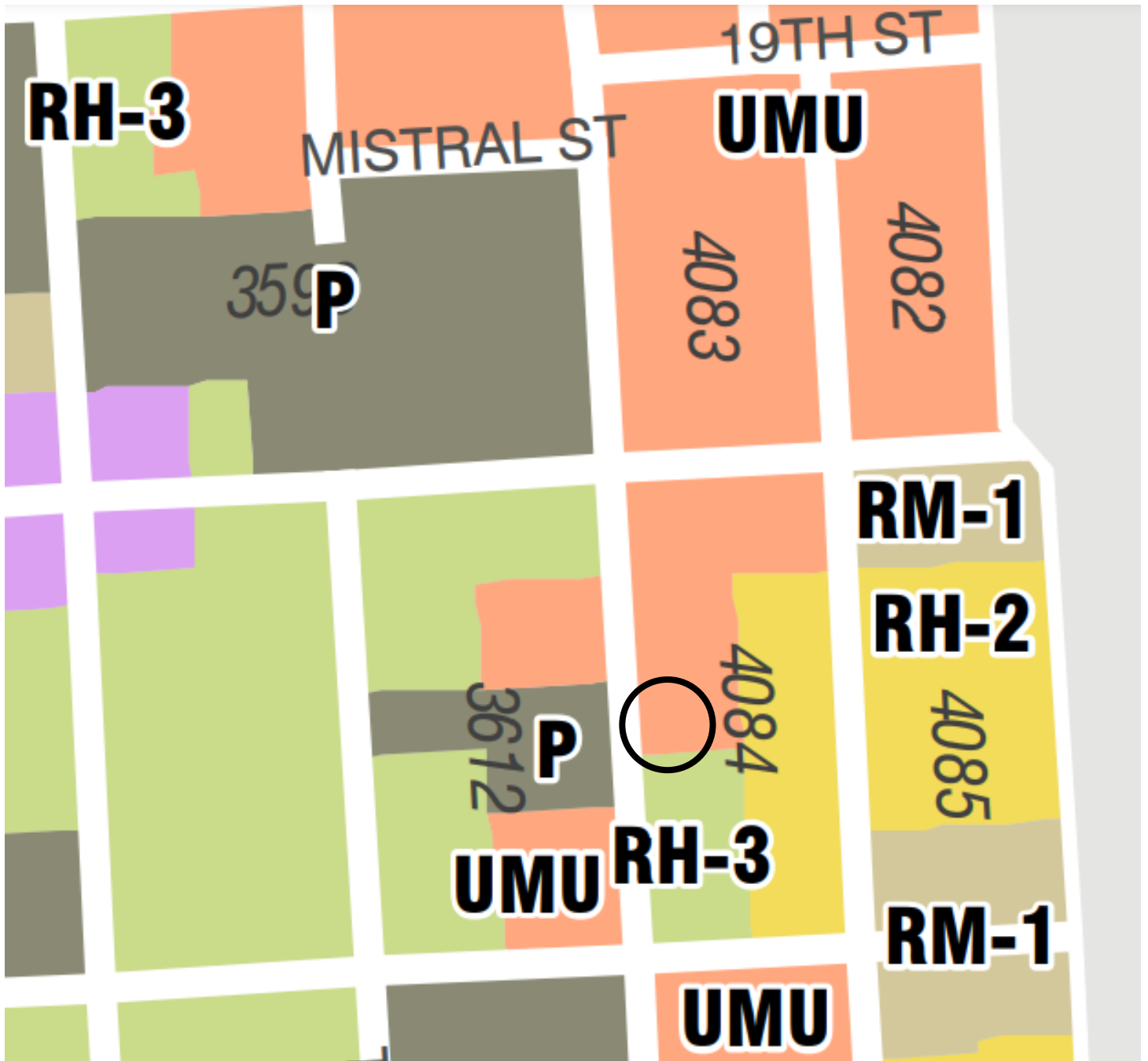
SUBJECT PROPERTY

*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing
Case Number 2019-006578DRP
2455 Harrison Street

Zoning Map



Discretionary Review Hearing
Case Number 2019-006578DRP
2455 Harrison Street

Aerial Photo



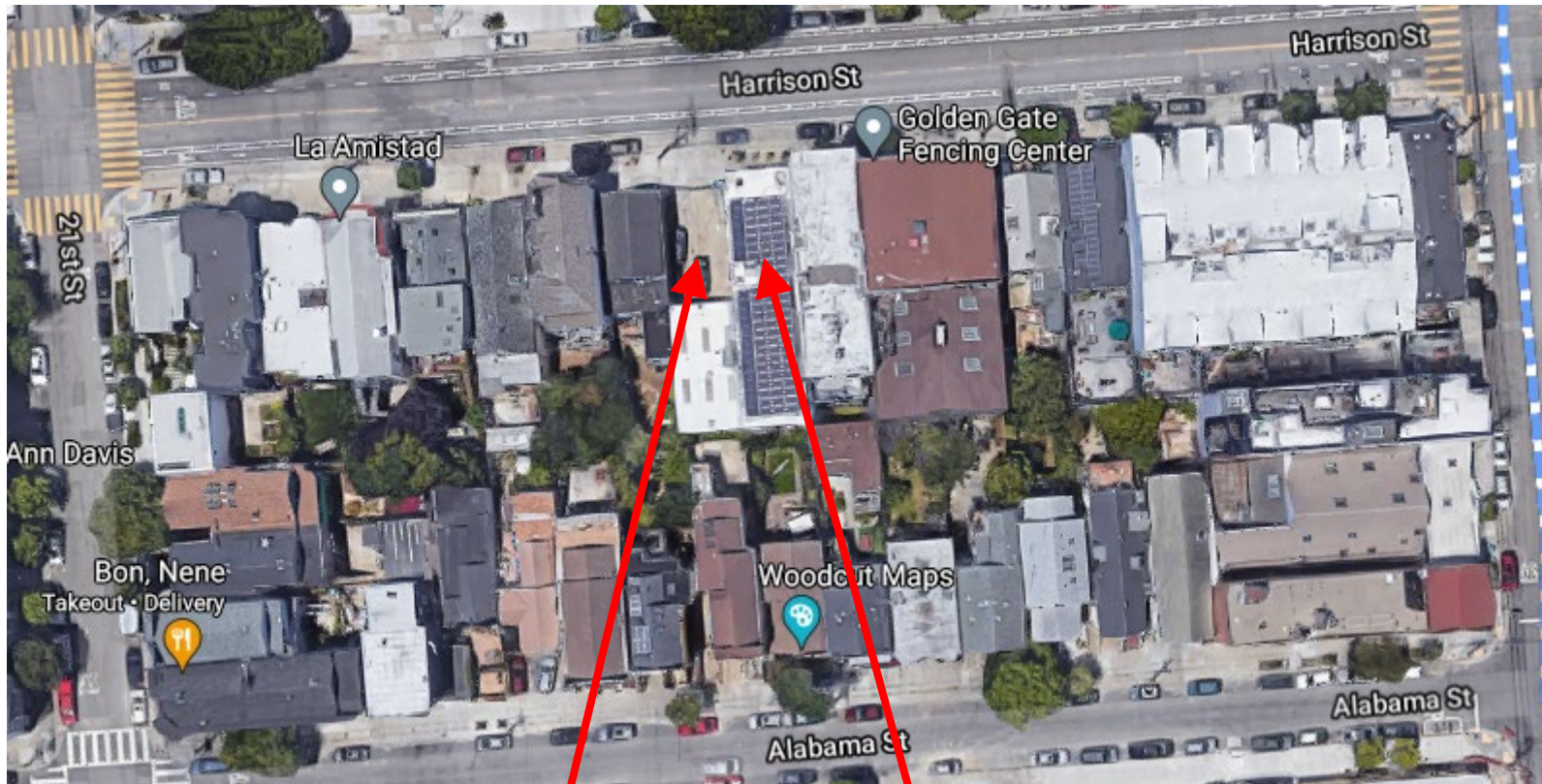
DR REQUESTOR'S
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2019-006578DRP
2455 Harrison Street

Aerial Photo



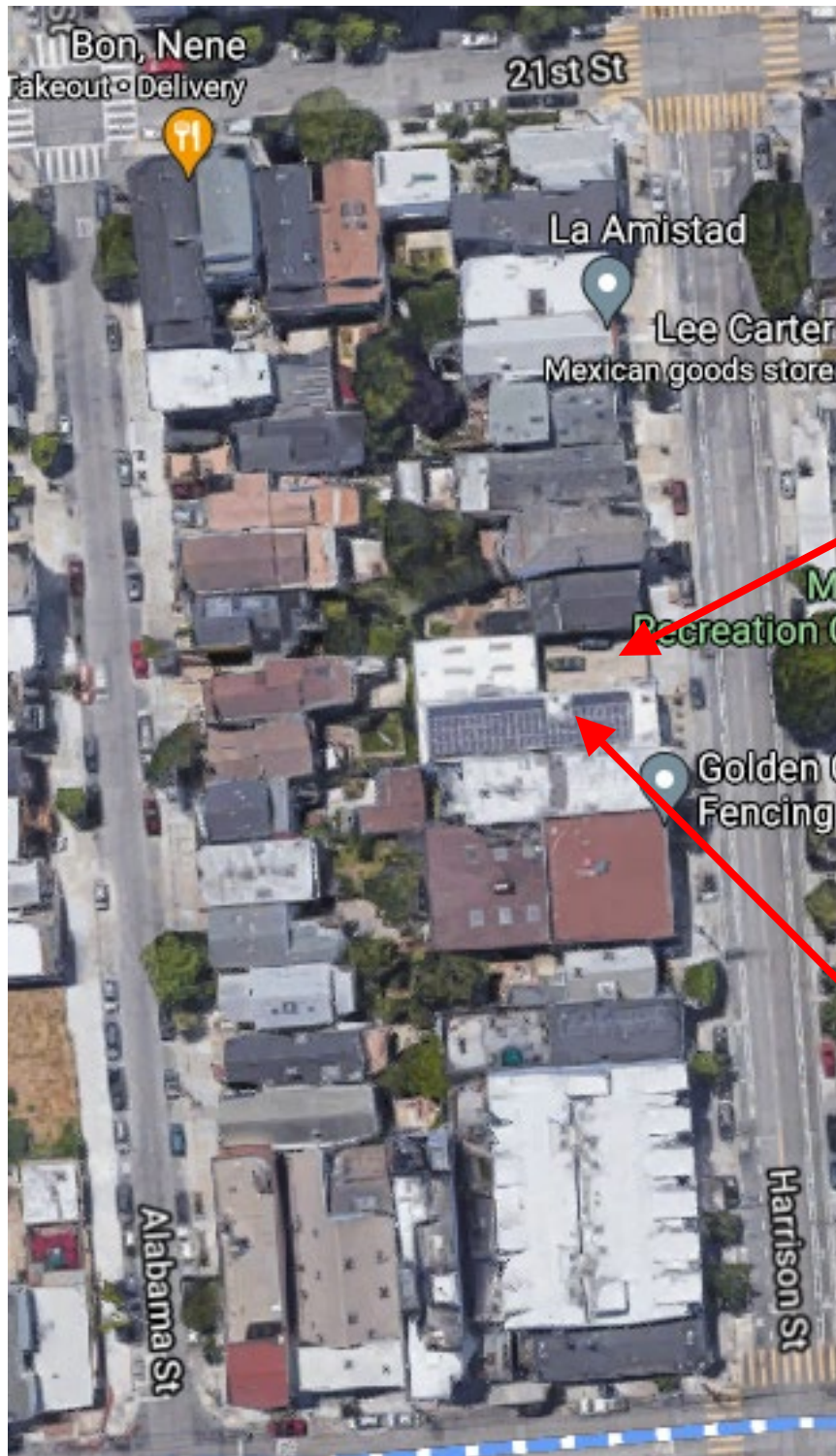
SUBJECT PROPERTY

DR REQUESTOR'S PROPERTY



Discretionary Review Hearing
Case Number 2019-006578DRP
2455 Harrison Street

Aerial Photo



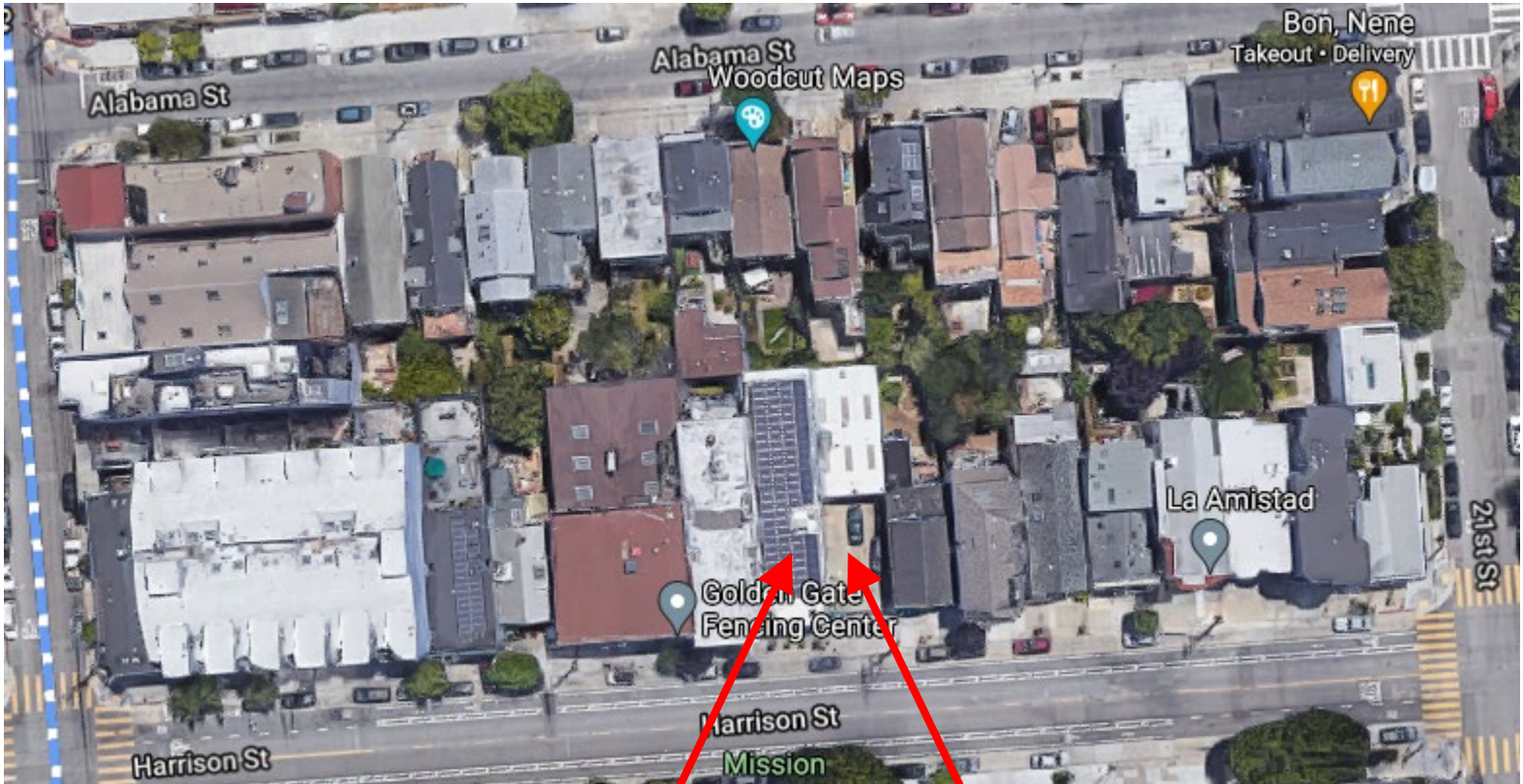
SUBJECT PROPERTY

DR REQUESTOR'S
PROPERTY



Discretionary Review Hearing
Case Number 2019-006578DRP
2455 Harrison Street

Aerial Photo



**DR REQUESTOR'S
PROPERTY**

SUBJECT PROPERTY



Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-006578DRP
2455 Harrison Street



NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **April 30, 2019**, Building Permit Application No. **201904309262** was filed for work at the Project Address below.

Notice Date: 2/22/21 Expiration Date: 3/24/21

PROJECT INFORMATION

Project Address: **2455 HARRISON ST**
Cross Streets: **20th and 21st Streets**
Block / Lot No.: **4084 / 026**
Zoning District(s): **UMU / 48-X**
Record No.: **2019-006578PRJ**

APPLICANT INFORMATION

Applicant: **Edward D. Morris**
Address: **139 Noe Street**
City, State: **San Francisco, CA 94114**
Telephone: **(415) 749-0302**
Email: toby@kermanmorris.com

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE	PROJECT FEATURES	Existing	Proposed
<input checked="" type="checkbox"/> Demolition	Building Use:	Automotive Repair	Residential/Laboratory
<input checked="" type="checkbox"/> Change of Use	Front Setback:	49 feet	None
<input type="checkbox"/> Rear Addition	Side Setbacks:	None	No Change
<input checked="" type="checkbox"/> New Construction	Building Depth:	51 feet	75 feet
<input type="checkbox"/> Façade Alteration(s)	Rear Yard:	None	25 feet
<input type="checkbox"/> Side Addition	Building Height:	29 feet 6 inches	48 feet
<input type="checkbox"/> Alteration	Number of Stories:	1	4
<input type="checkbox"/> Front Addition	Number of Dwelling Units	0	5
<input type="checkbox"/> Vertical Addition	Number of Parking Spaces	0	No Change

PROJECT DESCRIPTION

The project includes the demolition of an existing one-story automotive repair building and the construction of a four-story mixed-use building with laboratory use on the first and second stories, and residential dwelling units on the third and fourth stories.

Pursuant to Planning Code Section 295, the Project will require review by the Planning Commission to assess the impact of shadow on a nearby property under the jurisdiction of the San Francisco Parks and Recreation Commission. Separate notice of this public hearing will occur.

The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.

To view plans or related documents, visit sfplanning.org/notices and search the Project Address listed above.

For more information, please contact Planning Department staff:

Planner: **Alex Westhoff** Telephone: **628-652-7314** Email: Alex.Westhoff@sfgov.org

General Information About Procedures During COVID-19 Shelter-In-Place Order

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning counter at the Permit Center via email at pic@sfgov.org.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Create an account or be an existing registered user through our Public Portal (<https://aca-ccsf.accela.com/ccsf/Default.aspx>).
2. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/dr-application>) and email the completed PDF application to

CPC.Intake@sfgov.org. You will receive follow-up instructions via email on how to post payment for the DR Application through our Public Portal.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

Board of Appeals

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

Environmental Review

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Board of Supervisors at bos.legislation@sfgov.org, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2455 HARRISON ST		4084026
Case No.		Permit No.
2019-006578ENV		201904309262
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project sponsor proposes the demolition of the existing one-story industrial building and construction of a 48-foot-tall (64-foot-tall with elevator penthouse), four-story over basement, mixed-use building approximately 12,090 square feet in size. The project would provide approximately 4,288 square feet of non-life science laboratory space at the ground-floor, second floor, and part of the basement. At the third and fourth floors, the project would provide five residential units. The project would include an approximately 532-square-foot roof deck. Off-street vehicle parking is not proposed. The project would require approximately 100 cubic yards of excavation.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input checked="" type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</p>
<input checked="" type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p> <p>PLEASE SEE ATTACHED</p>	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify):</i> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

**STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/12/2021
	Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

Step 2: Environmental Screening Comments

Archeological Resources: The department's staff archeologist conducted preliminary archeological review on 7/2/2020 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

Hazardous Materials: The project is subject to the Maher Ordinance (Article 22A of the Health Code), which is administered by the Department of Public Health. The project sponsor enrolled in the Maher Program on 6/6/2019.

Traffic: The department's transportation staff reviewed the proposed project on 10/4/2019 and determined that additional transportation review is not required.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is located within an air pollutant exposure zone but would not add new stationary sources of toxic air contaminants. Pursuant to Director's Bulletin No. 2 for Type 3, Clean Construction projects, the project sponsor has committed to using Tier 4 engines on all diesel-fueled construction equipment. Thus, no significant construction or operational air quality impacts would occur.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). The project would be required to implement BMPs to prevent construction site runoff discharges into the combined or separate sewer systems. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

Natural Habitat: The project site, which currently paved and covered with a building, is within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

Shadow: A consultant-prepared shadow study determined that the proposed project would not create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces. Net new shadow would be cast upon the Mission Recreation Center soccer field until 8:15 a.m., which is 45 minutes before the Recreation Center opens at 9 a.m.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on January 6, 2020 to adjacent occupants and owners of buildings within 300 feet of the project site and to the Mission neighborhood group list.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.	
Planner Name:	Date:



DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Albert Urrutia
Address: 2451 Harrison Street, San Francisco, CA 94110
Email Address: aurrutia@atriumstructural.com
Telephone: 415-642-7722

Information on the Owner of the Property Being Developed

Name: Fahman Properties LLC
Company/Organization: Fahman Properties LLC (415)290-1437
Address:
Telephone: 415-290-1437

Property Information and Related Applications

Project Address: 2455 Harrison Street
Block/Lot(s): 4084/026
Building Permit Application No(s): 2019-0430-9262

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

Table with 3 columns: PRIOR ACTION, YES, NO. Rows include: Have you discussed this project with the permit applicant? (Yes checked), Did you discuss the project with the Planning Department permit review planner? (No checked), Did you participate in outside mediation on this case? (Yes checked). Includes a text box for 'Changes Made to the Project as a Result of Mediation.'

Suggested changes to architect to allow for property line windows but the architect says the owner refused

DISCRETIONARY REVIEW REQUEST

In the space below and on **seperate** paper, if **necessary**, please present facts sufficient to answer **each** question.

1. What are the **reasons** for **requesting Discretionary Review**? The project meets the **standards** of the **Planning Code** and the **Residential Design Guidelines**. **What** are the **exceptional** and **extraordinary circumstances** that justify **Discretionary Review** of the **project**? How does the project conflict with the City's **General Plan** or the **Planning Code's Priority Policies** or **Residential Design Guidelines**? Please be **specific and site specific** sections of the **Residential Design Guidelines**.

The building located at 2455 Harrison is much taller than all the other buildings on the block. At the parapet it is 52 feet above the sidewalk and at the top of the penthouse it is 65 feet. It is out of context with the other buildings on the block. 2451 Harrison Street, next door, is 34 feet at the parapet, the apartment building north of 2451 is 40 feet at the parapet. The next door buildin at 2463 is only 28 feet tall at the ridge.

The 2455 building would remove rented bedrooms from the 2451 Harrison building as it is being built to the north property line blocking existing bedroom windows in the property line wall. These windows have been in place since the building was originally built.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as **part** of construction. **Please** explain how this project would cause unreasonable impacts. If you **believe** your property, the **property** of others or the **neighborhood** would be unreasonably affected, please state who would be **affected**, and how.

The building at 2455 Harrison is to the south of my building at 2451 Harrison. At the top of the penthouse it is 65 feet tall and would cast a large shadow on my roof top solar panels. At their highest point my solar panels are at a height of 40 feet. The penthouses are on the north side of the building, casting a larger shadow. As California is moving away from natural gas to renewable electricity this will put a tremendous electrical burden on 2451 Harrison going forward. Commencing in 2021 all new buildings will be required to be 100% electric, no gas. 2451 Harrison at certain times of the day sends electricity back into the grid. We have an analysis by our solar energy company that is attached.

2451 Harrison Street is a zero-lot line building. the upper rear unit 2453 Harrison has been a continuously rented space for at least the 24 years that I have owned the property and I believe many years before. This unit has bedroom windows that face 2455. By building the 2455 building up to the property line it would block all these windows, removing bedrooms.

3. What alternatives or **changes** to the proposed project, beyond the changes (if any) **already** made would respond to the **exceptional** and **extraordinary** circumstances and reduce the adverse effects noted **above** in question #1?

1. Set back the upper stories at least 3 feet (5 feet better) to allow for the property line windows.
2. Place the penthouses on the south side of the building.
3. Remove a story from the project

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.



Signature

Albert Urrutia

Name (Printed)

Same

415-642-7722

aurrutia@atriumstructural.com

Relationship to Requestor
(i.e. Attorney, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

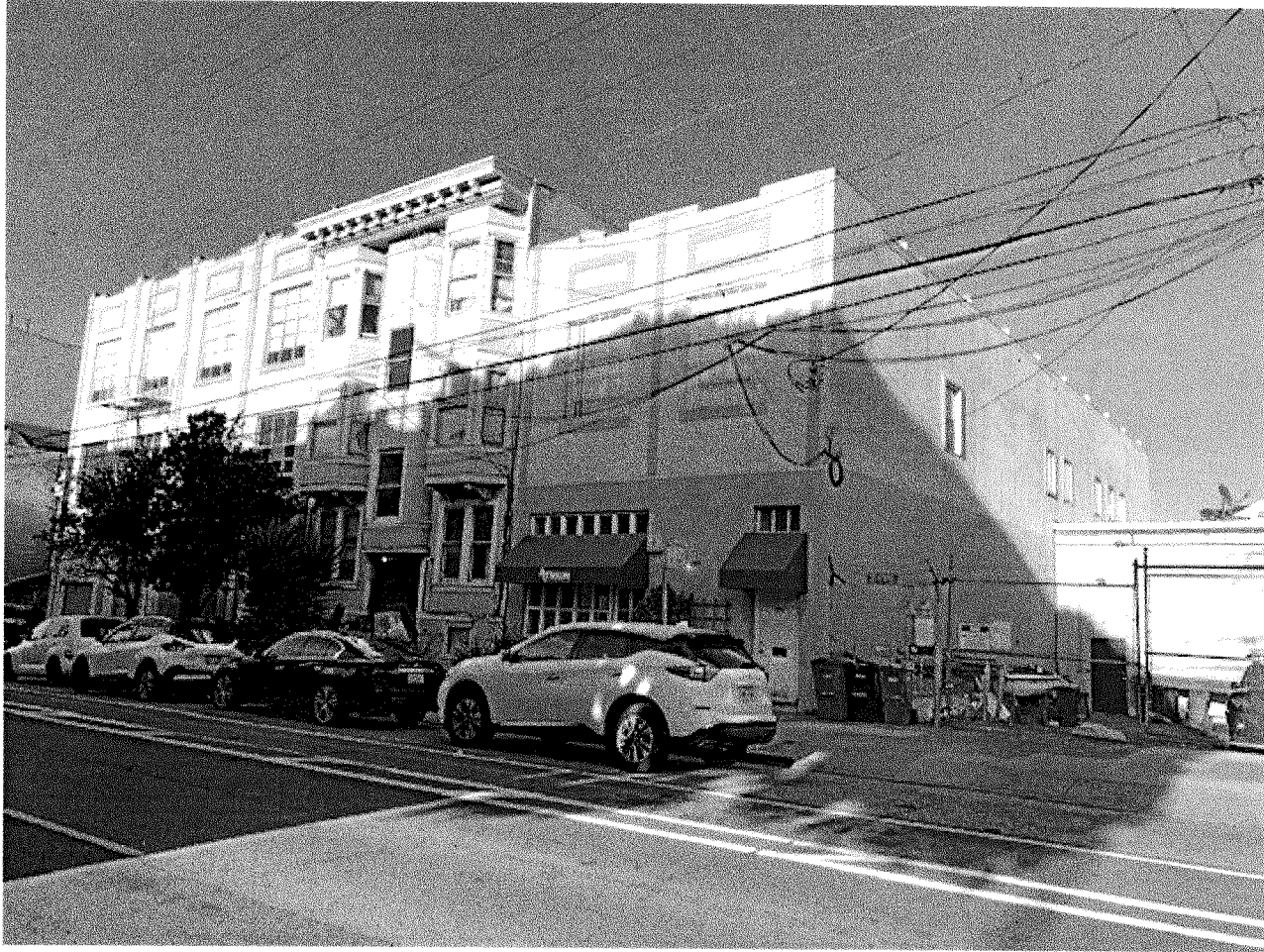
By: _____

Date: _____

For clarity, this is a copy of the response to question 2.

2. The building at 2455 Harrison is to the south of my building at 2451 Harrison. At the top of the penthouse, it is 65 feet tall and would cast a large shadow on my roof top solar panels. At their highest point my solar panels are only at a height of 40 feet. The penthouses are on the north side of the building, casting a larger shadow. As California is moving away from natural gas to renewable electricity this will put a tremendous electrical burden on 2451 Harrison going forward. Commencing in 2021 all new buildings will be required to be 100% electric, no gas. 2451 Harrison at certain times of the day sends electricity back into the grid. We have an analysis by our solar energy company that is attached.

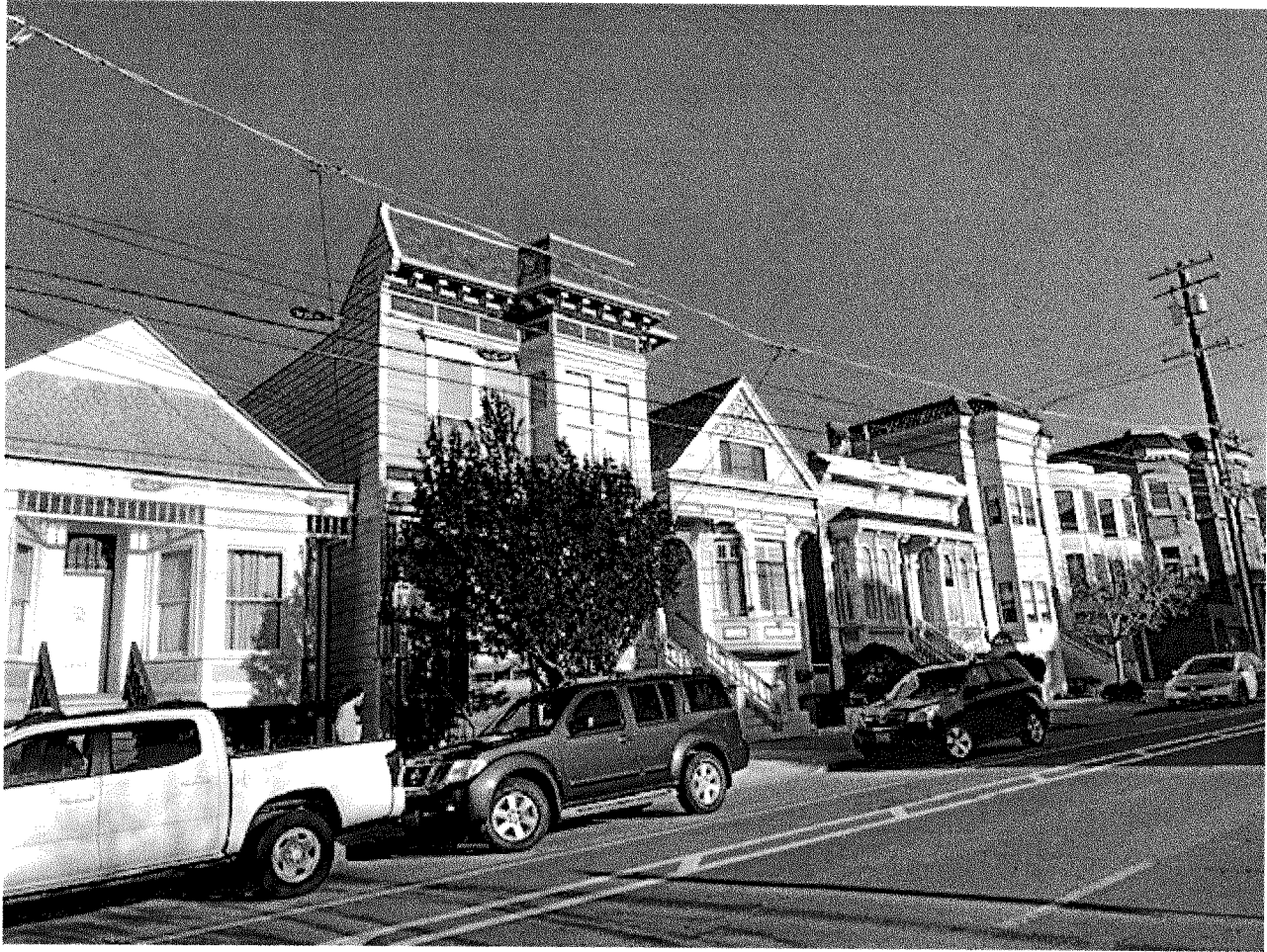
2451 Harrison Street is a zero-lot line building, the upper rear unit 2453 Harrison has been a continuously rented space for at least the 24 years that I have owned the property and I believe many years before. This unit has bedroom windows that face 2455. By building the 2455 building up to the property line it would block all these windows, removing bedrooms.



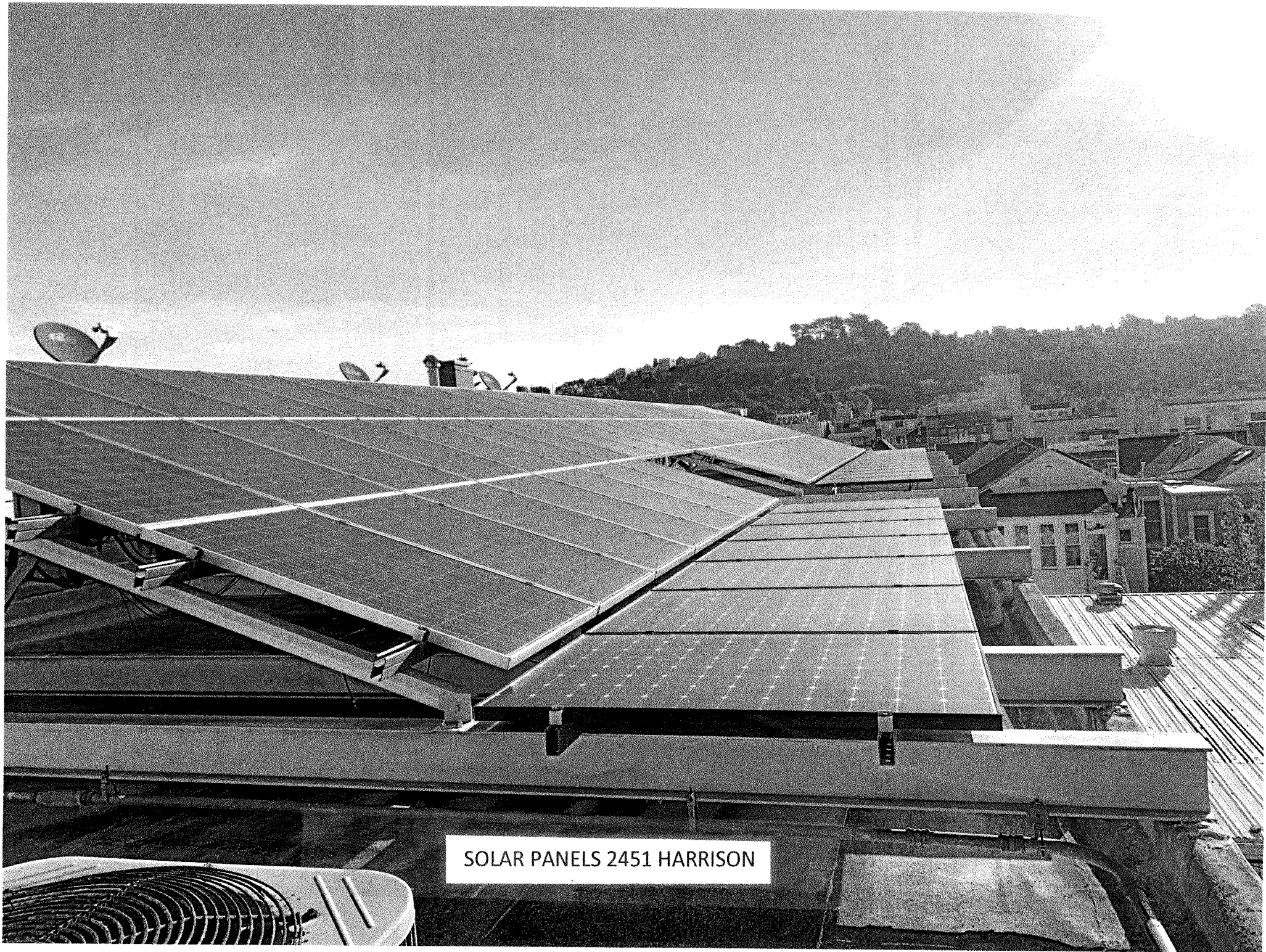
2451 HARRISON WITH PROPERTY LINE WINDOWS AND NORTH STREET VIEW



2455 HARRISON WITH STREET VIEW



2463 HARRISON WITH SOUTH STREET VIEW



SOLAR PANELS 2451 HARRISON

Albion Power Company
218 Pierce Street
San Francisco, California 94117
General B; C-10; C-46 878027



March 3, 2021

RE: 2451 Harrison Street Solar Installation

To whom it may concern,

The property at 2451 Harrison Street has a solar installation installed consisting of (72) Sharp 208 watt modules and (21) SUNPOWER 327 watt module. The installed system has a total capacity of 21.83 KW and has been inspected by the City of San Francisco and placed into operation by PG&E.

Attached are energy calculations from the California Solar Initiative (CSI) program indicating that this system is expected to produce 31,747 annual kWh (21,681 kWh and 10,006 kWh respectively for each technology – see p. 2 of each report). The kWh calculator used for this energy estimate is the same one employed by the State of California and City of San Francisco rebate programs and which this project was eligible for. Assuming a per kWh rate of 20 ¢, the value of this energy over the next 10 years would be \$76,192 for example.

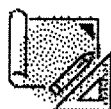
Any change in neighboring buildings may inhibit solar access and the ability for 2451 to receive access to sunlight, which fuels their significant financial investment and helps California meet its environmental goals.

Regards,

Charles Adams

Albion Power Company
O: 415.558.1786 | C: 415.971.3155 | F: 708.232.2635
cadams@albionpower.com | www.albionpower.com

none



CSI & MASH Calculators

Developed by AESC, Inc.

Incentive Calculator - CSI Standard PV

The CSI-EPBB calculator is a tool available to participants of the CSI Program to determine the EPBB Design Factor and calculate an appropriate incentive level based on a reasonable expectation of performance for an individual system. The CSI-EPBB Calculator has also been created for consumer's to educate themselves on the differences of solar system design and how changes to the PV system's specifications will produce different kilowatt hour results over the course of a year. Please be aware that actual performance of an installed PV system is based on numerous factors, including some factors that may not be considered in the CSI-EPBB Calculator. While this calculator relies on industry-standard assumptions, and is driven by NREL's PV Watts v. 2 calculator, there may be other factors that affect the output of your PV System.

	Proposed	Reference
Site Specifications:		
Project Name	2541 Harrison PH 1	
ZIP Code	94110	92867
City	San Francisco	Orange
Utility	PG&E	
Customer Type	Commercial	
Incentive Type	EPBB	
PV System Specifications:		
PV Module	Sharp:ND-206U1 208.0W STC, 180.1W PTC, 183.6W PTC _{sdj} ¹	
Number of Modules	72	
Mounting Method	>6" average standoff	
DC Rating (kW STC)	14.9760	
DC Rating (kW PTC)	12.9672	
Inverter	SMA America:SB6.0-1TP-US-40 [240V]	
Number of Inverters	3	
Inverter Efficiency (%)	97.00 %	
Shading	Minimal Shading	Minimal Shading
Array Tilt (degrees)	15	

none

none

Array Azimuth (degrees):

178 True North U*

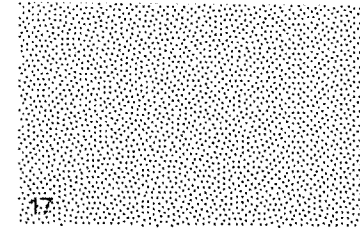


Optimal Tilt (proposed azimuth):

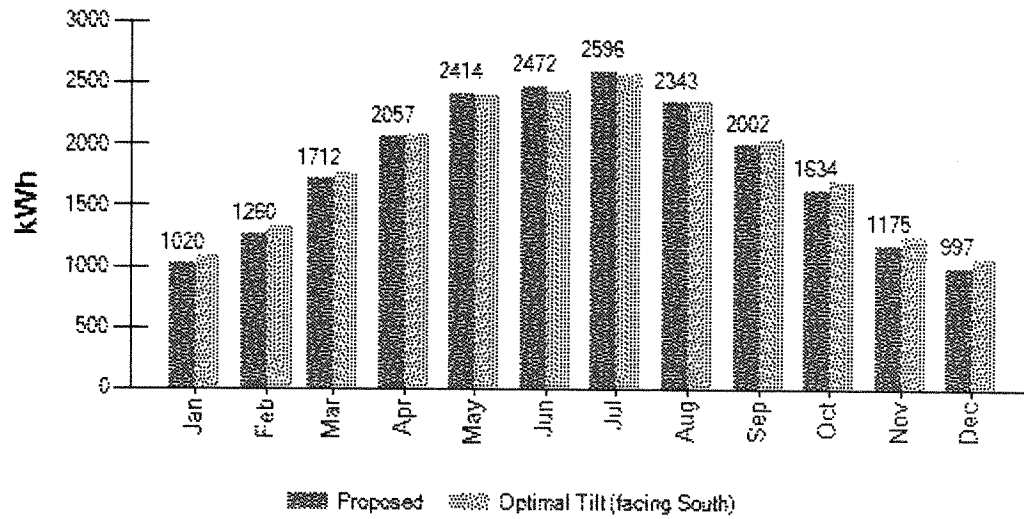
20

Optimal Tilt (facing South):

20



Estimated Monthly Production



none

none

	Proposed	Reference
Results		
Annual kWh	21,681 (a)	
at optimal tilt	22,081 (b)	
facing south at optimal tilt	22,081 (c)	22,746 (d)
Summer Months	May-October	May-October
Summer kWh	13,461 (e)	
at optimal tilt	13,511 (f)	
facing south at optimal tilt	13,511 (g)	13,123 (h)
CEC-AC Rating	12.578 kW	
Design Correction ²	99.630%	
Geographic Correction ³	97.076%	
Installation Correction ⁴	100.000%	
Design Factor ⁵	96.717%	
CSI Rating ⁶	12.165 kW	
Incentive Rate	\$0.00/Watt	
Incentive ⁷	\$0	
	The CSI Program has closed and is no longer accepting applications.	
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Notes:

1. PTC_{adj} : The adjusted PTC rating is calculated based on the installation method and panel specifications. See the User Guide Appendix A for details on the adjusted PTC calculation.
2. **Design Correction**: This is the ratio of the summer output of the proposed system (e) and the summer output of the summer optimal system at the proposed location (f).
3. **Geographic Correction**: This is the ratio of the annual output of the summer optimal south facing system at the proposed location (c) and the annual output of the summer optimal south facing system at the reference location (d).
4. **Installation Correction**: This is the ratio of the adjusted PTC rating and the unadjusted PTC rating.
5. **Design Factor**: This is the product of the Design Correction, Geographic Correction, and Installation Correction.
6. **CSI Rating**: This is the product of the Design Factor and the CEC-AC Rating.
7. **Incentive**: This is the total incentive for the proposed system. It is the product of the CSI Rating and the Incentive Rate.
Please be aware that the final CSI incentive rate that is reserved for you will be determined by your CSI Program Administrator at the time your reservation request (RR) application is approved, and may be lower than the current incentive rate shown in the CSI Statewide Trigger Point Tracker. Please note that final incentive amounts are subject to change based upon the configuration of the as-built system. (Per the CSI Handbook, no projects or applications are reserved CSI funding until all required information has been submitted and approved in writing by the Program Administrator.)
8. As of 6/20/08, the CSI-EPBB calculator performs rounding as follows:

none

none

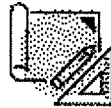
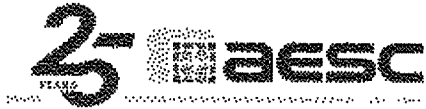
-
- Estimated kWh production is rounded to the kWh
 - CEC-AC rating is rounded to the watt
 - CSI rating is rounded to the watt
 - Design factor is rounded to 5 significant digits
 - Incentive is rounded to the dollar

E-mail csi-epbb@aesc-inc.com with questions or comments.

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none

none



CSI & MASH Calculators

Developed by AESC, Inc.

Incentive Calculator - CSI Standard PV

The CSI-EPBB calculator is a tool available to participants of the CSI Program to determine the EPBB Design Factor and calculate an appropriate incentive level based on a reasonable expectation of performance for an individual system. The CSI-EPBB Calculator has also been created for consumer's to educate themselves on the differences of solar system design and how changes to the PV system's specifications will produce different kilowatt hour results over the course of a year. Please be aware that actual performance of an installed PV system is based on numerous factors, including some factors that may not be considered in the CSI-EPBB Calculator. While this calculator relies on industry-standard assumptions, and is driven by NREL's PV Watts v. 2 calculator, there may be other factors that affect the output of your PV System.

	Proposed	Reference
Site Specifications:		
Project Name	2541 Harrison PH 2	
ZIP Code	94110	92867
City	San Francisco	Orange
Utility	PG&E	
Customer Type	Commercial	
Incentive Type	EPBB	
PV System Specifications:		
PV Module	SunPower:SPR-327NE-WHT-D 327.0W STC, 301.4W PTC, 305.1W PTC _{adj} ¹	
Number of Modules	21	
Mounting Method	>6" average standoff	
DC Rating (kW STC)	6.8670	
DC Rating (kW PTC)	6.3294	
Inverter	SMA America:SB7.0-1TP-US-40 [240V]	
Number of Inverters	1	
Inverter Efficiency (%)	97.00 %	
Shading	Minimal Shading	Minimal Shading
Array Tilt (degrees)	15	

none

none

Array Azimuth (degrees)

178 True North U*

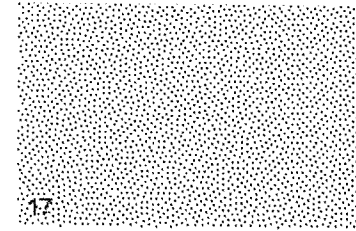


Optimal Tilt (proposed azimuth)

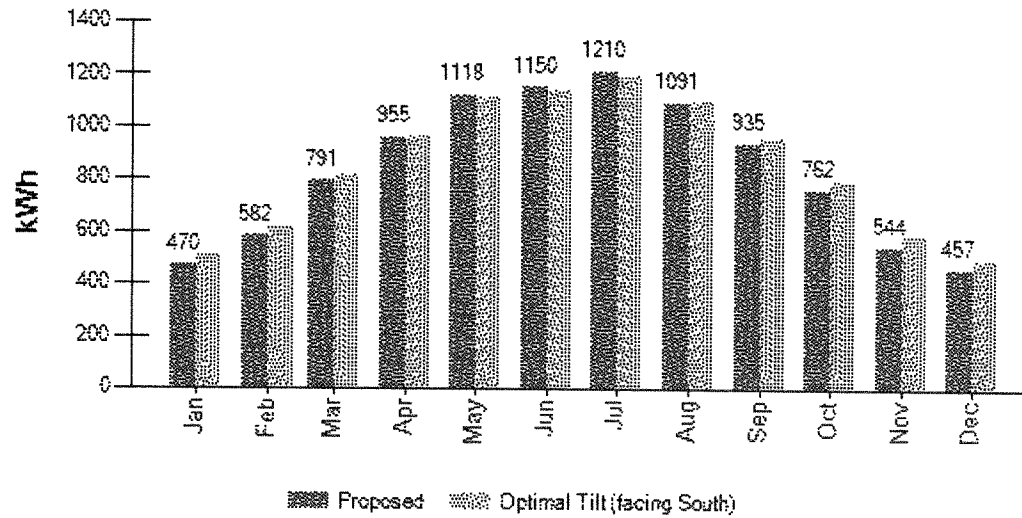
20

Optimal Tilt (facing South)

20



Estimated Monthly Production



none

none

	Proposed	Reference
Results		
Annual kWh	10,066 (a)	
at optimal tilt	10,257 (b)	
facing south at optimal tilt	10,257 (c)	10,701 (d)
Summer Months	May-October	May-October
Summer kWh	6,267 (e)	
at optimal tilt	6,292 (f)	
facing south at optimal tilt	6,292 (g)	6,204 (h)
CEC-AC Rating	6.140 kW	
Design Correction ²	99.603%	
Geographic Correction ³	95.851%	
Installation Correction ⁴	100.000%	
Design Factor ⁵	95.470%	
CSI Rating ⁶	5.862 kW	
Incentive Rate	\$0.00/Watt	
Incentive ⁷	\$0	
	The CSI Program has closed and is no longer accepting applications.	
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Notes:

1. PTC_{adj} : The adjusted PTC rating is calculated based on the installation method and panel specifications. See the User Guide Appendix A for details on the adjusted PTC calculation.
2. **Design Correction**: This is the ratio of the summer output of the proposed system (e) and the summer output of the summer optimal system at the proposed location (f).
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8. As of 6/20/08, the CSI-EPBB calculator performs rounding as follows:

none

none

- Estimated kWh production is rounded to the kWh
- CEC-AC rating is rounded to the watt
- CSI rating is rounded to the watt
- Design factor is rounded to 5 significant digits
- Incentive is rounded to the dollar

E-mail csi-epbb@aesc-inc.com with questions or comments.

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none



RESPONSE TO DISCRETIONARY REVIEW

Project Information

Property Address: 2455 Harrison Street

Zip Code: 94110

Building Permit Application(s): 2019-0430-9262

Record Number: 2019-006578DRP

Discretionary Review Coordinator: David Winslow

Project Sponsor

Name: Edward D Morris ("Toby")

Phone: 415-377-6502

Email: toby@kermanmorris.com

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

SEE ATTACHED

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

SEE ATTACHED

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

SEE ATTACHED


Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	0	5
Occupied Stories (all levels with habitable rooms)	1	4
Basement Levels (may include garage or windowless storage rooms)	0	1
Parking Spaces (Off-Street)	0	0
Bedrooms	0	7
Height	29'-6"	48'-0"
Building Depth	51'-0"	75'-0" *
Rental Value (monthly)	NA	NA
Property Value	NA	NA

* 75' bldg. depth at residential levels; 100' bldg. depth at laboratory levels

I attest that the above information is true to the best of my knowledge.

Signature: 	Date: 05/13/2021
Printed Name: Edward D. Morris (Toby)	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

PLEASE SEE ATTACHED

2455 Harrison Street DR Response (2019-006578DRP)

Prepared by Kerman Morris Architects

05/22/2021

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

No extraordinary circumstances beyond those in the control of the DR Applicant (namely to reconfigure and legalize his dwelling unit to meet Planning and Building Codes, or seek variances and local equivalencies) occur with this proposal.

Concerns of DR Requestor:

The DR requester raises three (3) concerns:

- 1) The building is too tall;
- 2) its construction would “remove existing rented bedrooms from the 2451 Harrison building,” as this building’s windows are on the common property line; and
- 3) the additional height would cast shadows on the extensive photovoltaic array on the DR Requestor’s building.

Concern #1: The building is too tall and out of character with buildings in the block:

- The subject building is located in the UMU/48x zoning district. It is fully compliant with the code.
- Buildings in the area, as noted by the DR Requestor, are mixed (some residential, single family and multi-family, some industrial) in use and in heights. More recent buildings were constructed to the former height limit of 40 feet that pre-dates the rezoning of the Eastern Neighborhoods. The 48 foot height limit was expressly introduced into the Planning Code to enable mixed-use buildings (such as is being proposed at 2455 Harrison) to have adequate ceiling heights for their non-residential uses (in our case a laboratory) at the street level.

>> Our proposal is consistent with the code and general Plan’s intent to maintain industry and housing in this district.

Concern #2: The proposed construction at 2455 Harrison would block existing bedroom windows in the property line wall.

This claim is problematic for several reasons:

- First, the Planning Code does not regulate property line windows (the Building Code does that) and,
- Second, the existing windows the DR Requestor seeks to protect serve an illegal/unpermitted dwelling unit without code required light and air to its bedrooms and living spaces and without legal emergency egress from its bedroom windows.

Planning Code Issues:

The Residential Design Guidelines note: “Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.”

In reference to LIGHT, the guidelines (p. 16 RDG, Dec 2003) recommend matching lightwells (when lightwells are present on abutting properties). In this case there are no lightwells on the DR Requestor's property, only unpermitted property line windows providing light and air to an unpermitted dwelling unit, including its bedrooms. The RDGs are silent on property line windows.

Building Code Issues:

Property line windows (such as the six property line windows on the DR Requestor's property at 2451/2453 Harrison, five of which are in the unpermitted residential unit at the second floor) are regulated by the San Francisco Building Code (SFBC). SFBC Administrative Bulletin 009 (AB-009) recognizes the inherent fire hazard introduced by property line windows (transfer of fire from one property to the abutter) and provides for safe implementation of their use:

- Property line windows must be fixed (cannot provide ventilation) and fire rated,
- they cannot be used to provide "required light, and ventilation, required egress, or for required emergency rescue" for any room, especially a bedroom; and
- a recorded statement must be filed with the City Recorder stating that said openings will be "closed or protected with approved fire resistive wall construction" should the neighboring property (in this case 2455 Harrison) be "improved in such a manner that the openings no longer comply with the provisions."

Existing conditions at the DR Requestor's Property:

All windows in the DR Requestor's unpermitted dwelling unit (2453 Harrison Street) are unprotected property line windows, located on the side and rear property lines of that building. They are being used for the express purpose of providing light and air across property lines to illegal bedrooms with no emergency egress, in direct violation of the San Francisco and California Building Codes and the life safety provisions therein intended to provide for safe living conditions.

>> The DR Requestor should correct code violations on his own property to provide adequate light and air and exiting to his tenants instead of asking the Sponsor of 2455 Harrison to diminish a code complying design which delivers 5 new residential units.

Concern #3: The subject proposal will cast shadows on the DR Requestor's solar array:

The DR requestor has an extensive solar array on the roof of his property. We applaud the effort and expense he has gone to provide clean power to his building. That array, however is a story and a half below the allowable development height of the subject property. Attempts to protect solar access (especially in the winter months when the sun is low in the southern sky) to his panels would require removal of the proposed top floor at 2455 Harrison, or a significant setback of approximately 10 feet from the common side property line (resulting in a building width of approximately 15 feet). Either approach would result in the loss of (2) dwelling units (and require a variance to dwelling unit mix) or the loss of (3) of the 5 dwelling units.

>> Given that the Planning Code does not protect direct light access to solar arrays, this hardship and loss of dwelling units to the subject proposal is unjustified and unacceptable.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

Changes Already Effected to Increase solar access to DR Requestor's VE Array:

Subsequent to our 04/02/2019 pre-application community meeting and in response to concerns voiced by the DR Requestor on a site visit of his property on 07/30/2019, the Project Sponsor's Architect (Kerman Morris Architects) moved the stair and elevator shafts away from the common side property line with the DR Requestor to the south side of the subject property, in order to minimize the shadowing impacts of the proposed building on the DR Requestor's rooftop solar array. This change resulted in positive benefit of increased solar access to the DR Requestor's array.

Reduce Height?:

We are unwilling to reduce the height of the proposed 48 foot tall mixed-use structure. A lower structure would result in loss of dwelling units (in the case of removal of a floor) or compromise the functionality of all levels and/or require us to seek a variance ground floor ceiling height (section 145.1(c)(4)). These hardships to the proposed design are unwarranted. **We are willing to reduce the height of the 30" tall 1-hour parapet along our common property line should the DR Applicant agree to drop the DR Appeal.**

Lightwells to protect DR Requestor's Illegal Property line windows?:

Kerman Morris Architects also did a number of design studies to see if and how we could provide a lightwell along our common property line to preserve light to the DR Requestor's windows and non-code compliant bedrooms.

We found that any considered lightwell on the subject property in would,

- impact three stories of the proposed 2455 Harrison Street mixed-used building, and
- would result in loss of bedrooms to the subject property.

2455 Harrison proposes to bring (5) new dwelling units to this lot (2 two-bedroom units; 1 one-bedroom and 2 studios). The units are very small, but still meet dwelling unit mix requirements of section 207.6 (40% 2-Bedroom units).

- We feel the loss of proposed legal dwelling units at the subject property are not justified to protect a single unpermitted illegal dwelling unit at the DR Requestor's property.
- This is reinforced by the conclusion that even if we were to forgo units or bedrooms to provide light and air to the DR Requestor's unit (by incorporating a lightwell), he would still not have legal/code compliant emergency egress from his bedrooms.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

The DR Requestor has (3) three requested changes to our design:

- 1) Place the penthouses on the south side of the building:
 - Placing the penthouses on the south side of the building has already been done for the benefit of the DR Applicant.
- 2) Setback the upper stories 3-5' to honor his property line windows:

- Setting the upper stories away from the property line results in loss of units.
- 3) Place the penthouses on the south side of the building:
- Placing the penthouses on the south side of the building has been done.
- 4) Remove a story from the project:
- Removing a story will result in the loss of 2 or 3 of the proposed 5 dwelling units.

We are unwilling to make further changes to the proposed 5 dwelling units over laboratory uses building at the subject property.

- UMU/48x: Everything proposed for the subject property follows code (no variances are requested).
- In order to have code complying open space for the proposed dwelling units it must occur on the roof and hence requires access (stairs and elevator) for egress and handicapped accessibility. That vertical circulation has already been located away from the DR Requestor.
- Proposed is an ambitious mix of lab and residential uses, bringing (5) units to the subject property; those safe and code complying units should not be compromised or diminished in order to provide partial building code (addressing light/air; but not addressing emergency egress) at the DR Requestor's property.
- The impacts, shadows on private property are common and expected in San Francisco's urban environment. The Residential Design Guidelines say (p. 16), "In areas with a dense building pattern some reduction of light to neighboring buildings can be expected with a building expansion."
- The scale of the development is consistent with the neighborhood, development patterns and with the Planning Code and the use proposed supportive of goals embedded in the Eastern Neighborhoods rezoning and the goals and intent of San Francisco's General Plan.



Harrison St

Alabama St

Alabama St

Harrison St

Golden Gate Fencing Center

2451 HARRISON DR APPLICANT 2445

2455 Harrison St, San Francisco, CA 94110

2455 HARRISON SUBJECT PROPERTY

Woodcut Maps

2463

2461

2465

2467

2471

2473

2475

820

824A

830

832

832B

834

836

838

886

2478

2476

Golden Gate
Fencing Center

2455 Harrison St, San
Francisco, CA 94110

DR APPLICANT

SUBJECT
PROPERTY

Woodcut Maps

2463

2467

2461

2415

2413

2445

818

816

820

822

822 1/2

824A

830

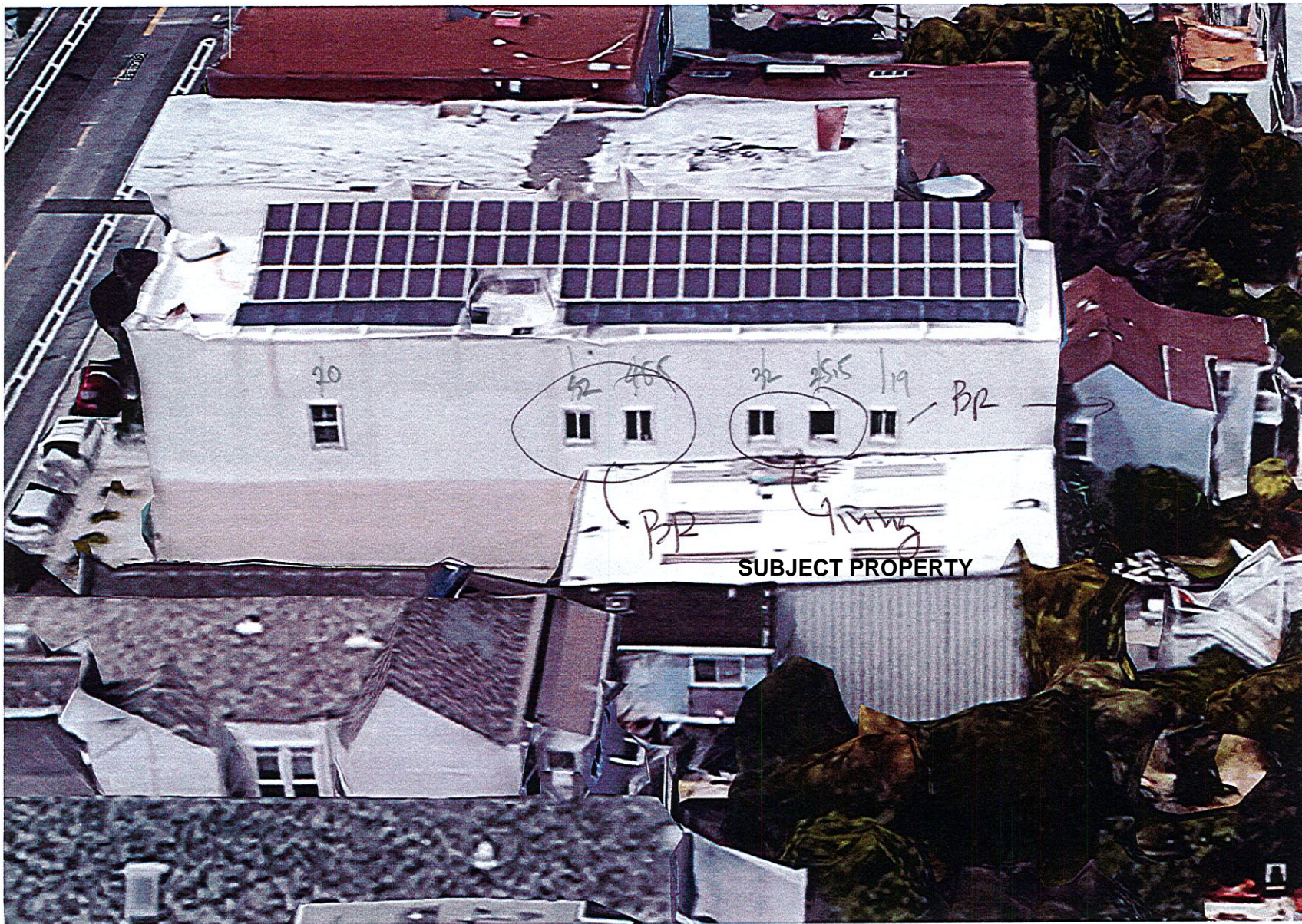
832B

832

834

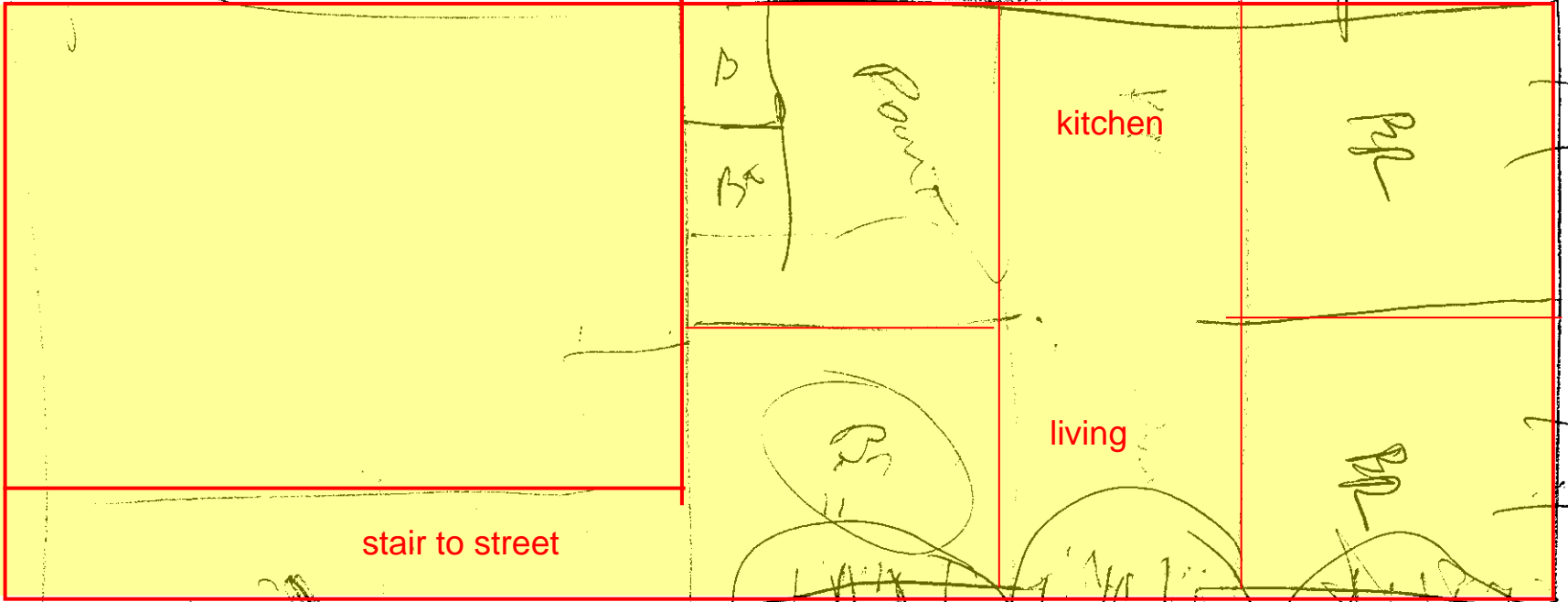


**PROPERTY LINE WINDOWS AT
2451 HARRISON (DR APPLICANT)**



Harrison Street

Rear Yard



stair to street

kitchen

living

BEDROOM WINDOWS

LIVINGROOM WINDOWS

BEDROOM WINDOW

SATURDAY 11/11/2019
 TOP FLOOR
 w/sg Team w/
 Albert Umfria

**MAP OF UNIT AT
 2451 HARRISON**

THIS BEDROOM ALSO HAS A PL WINDOW FACING REAR

2455 HARRISON: SUBJECT PROPERTY PPL

A LIGHTWELL PROPOSED IN THIS ZONE WILL KILL 1 BEDROOM

A LIGHTWELL PROPOSED IN THIS ZONE WILL KILL 2 BEDROOMS

(E) WINDOWS AT DR APPLICANT HE SEEKS TO PROTECT

Kerman Morris Architects Inc.
139 Pine Street
San Francisco, CA
94114
415 749 8092

Revisions	



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

NOTICE

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NORTH EXTERIOR ELEVATION

DATE	04/19/2019
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1616

A5.02

PL

PL

112
89.5
100

PROPERTY LINE WINDOWS PER AB-009, TYP. THIS WALL - 90-MIN. RATED - 4" MIN. RETURN

ADJACENT BUILDING 2451 HARRISON (4084027) BUILDING LINE

ROOF 48'-0"

FOURTH FLOOR 38'-0"

THIRD FLOOR 28'-0"

SECOND FLOOR 17'-0"

MEZZANINE LEVEL 8'-0"

FIRST FLOOR 0'

PROPOSED ELEVATION - NORTH
1/4" = 1'-0"

BEDROOM WINDOWS AT 2451 HARRISON

2451/2453 HARRISON: DR APPLICANT (ORANGE)

From: [Mee Zee](#)
To: [Winslow, David \(CPC\)](#)
Subject: RE: Case No. 2019-006578DRP
Date: Thursday, May 20, 2021 1:09:01 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

to whom it may concern,

this email is in regard to;

2019-006578DRP: 2455 Harrison Street – between 20th & 21st Streets; Lot 026 in Assessor's Block 4084 (District 9) - Discretionary Review of Building Permit No. 2019.0430.9262 to demolish an existing one-story automotive repair building and construct a new four-story mixed-use building with laboratory use on the first and second stories, and residential dwelling units on the third and fourth stories within the UMU (Urban Mixed Use) - Mission Eastern Neighborhoods Zoning District and 48-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).).

I am emailing to notify you that in the plans for the building project at 2455 Harrison St.,

NOWHERE in the plans is the residence 2453 Harrison St. acknowledged. 2453 Harrison St. is directly next door to 2455 Harrison St.

2453 Harrison St. has 5 windows that WILL be entirely covered by this 4 story project at 2455 Harrison St.

I do not know how this would be legal...

please put this into the record for the June 3rd hearing AND please get back to me with any information you can give me to shed some light on this matter.

attached are the plans for the 2455 Harrison St. project; which you will see that 2453 Harrison St. is NOT acknowledged in any way.

thank you for your time,

Matthew G. Methner
(lease holder @ 2453 Harrison St.)

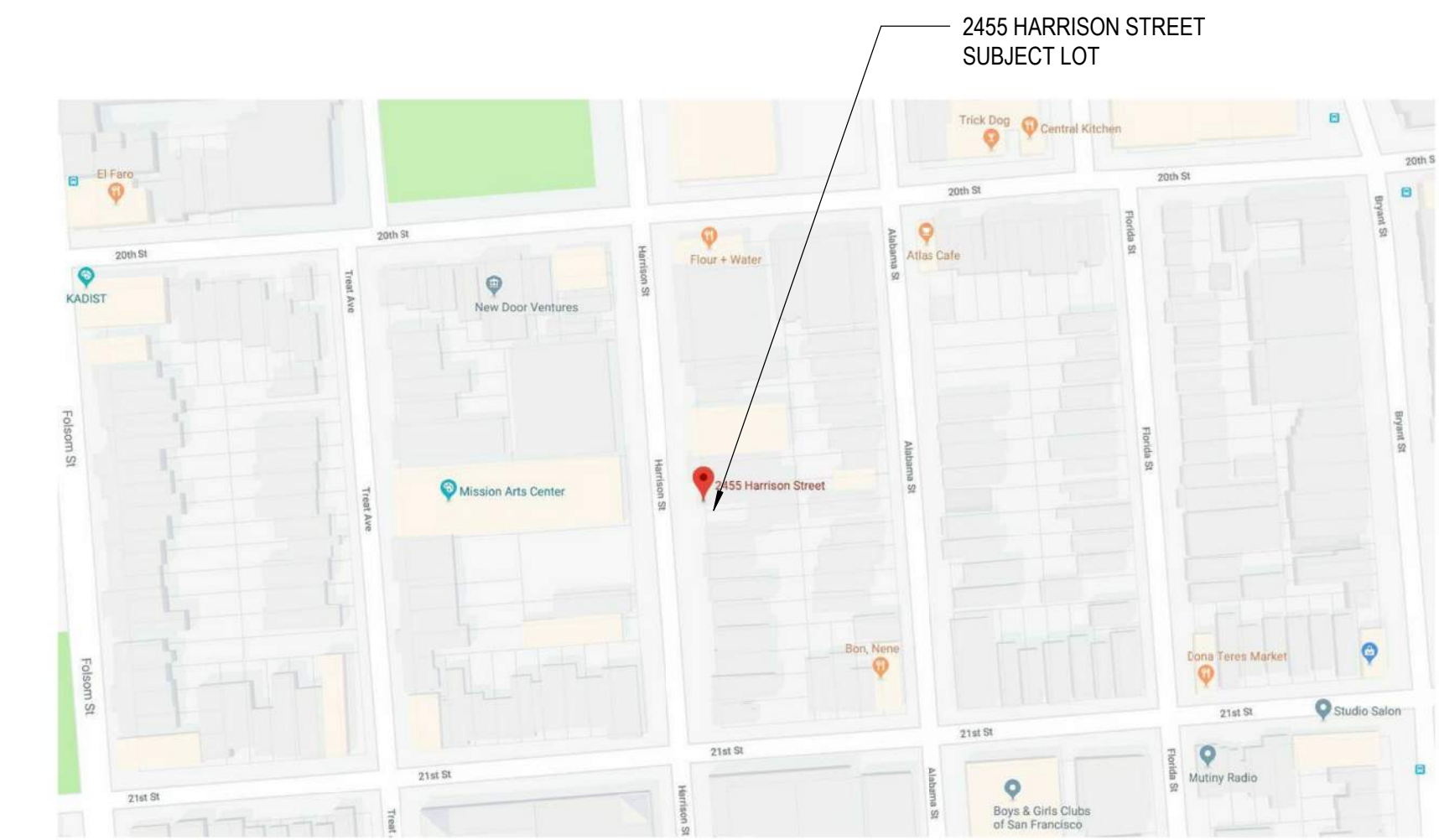
BM 360 (2455 Harrison) 1/18 2455 Harrison, 8/21/14

2455 HARRISON

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING



LOCATION MAP:



km
kerman
morris
architects llp
139 Noe Street
San Francisco, CA
94114
415.749.0302

Revisions

NO.	DESCRIPTION	DATE

2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

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FAHMAN PROPERTIES LLC
(415)290-1437

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COVER SHEET

DATE: 12/11/2020

SCALE: 1/8" = 1'-0"

DRAWN BY: SC

CHECKED BY: TM, JM

JOB NO.: 1816

G0.01

BUILDING DATA:

OWNER: FAHMAN PROPERTIES LLC (415)290-1437
PROJECT ADDRESS: 2455 HARRISON ST, SAN FRANCISCO, CA 94110
PARCEL: 4084 / 026 **LOT SIZE:** 2,600 SF 0.060 acres
ZONING DISTRICT: UMU / 48-X
OCCUPANCY GROUP: L, R-2
CONSTRUCTION TYPE: TYPE III-A
ARCHITECT: KERMAN MORRIS ARCHITECTS
139 NOE STREET
SAN FRANCISCO, CA 94114
T: (415) 749-0302
STRUCTURAL ENGINEER: ONE DESIGN
2845 CALIFORNIA ST.
SAN FRANCISCO, CA 94115
415-828-4412
MECHANICAL ENGINEER: MK ENGINEERS
3450 3RD STREET, SUITE 4B
SAN FRANCISCO, CA 94124
CONTACT: EMMANUEL VELOZ
T: (415) 282 3100
E: EMMANUEL.VELOZ@MKENGRS.COM
LANDSCAPE ARCHITECT: TBD
CIVIL: TBD

DESCRIPTION OF WORK

THE PROJECT CONSISTS OF THE DEMOLITION OF THE 1-STORY EXISTING STRUCTURE (INDUSTRIAL USE PER PIM) AT THE REAR OF THE LOT AND THE CONSTRUCTION OF A TYPE III-A, 4-STORY PLUS BASEMENT MIXED-USE BUILDING ON A UMU LOT. THE USE OF THE BUILDING WILL INCLUDE (1) NON-LIFE-SCIENCE LABORATORY SPACE OCCUPYING THE GROUND FLOOR, PART OF THE BASEMENT AND THE 2ND FLOOR; AND (5) DWELLING UNITS ON THE 3RD AND 4TH FLOORS IN THIS BUILDING. ACCESSORY RESIDENTIAL SPACE WILL BE PROVIDED AT THE BASEMENT FOR BICYCLE PARKING AND GENERAL STORAGE; AND AT THE ROOF FOR A SMALL ROOF DECK WITH LESS THAN 50 OCCUPANTS.

ALL WORK TO COMPLY WITH CURRENT LOCAL AND STATE CODES INCLUDING BUT NOT LIMITED TO: THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA FIRE CODE, THE CURRENT EDITION OF THE SAN FRANCISCO BUILDING AND PLANNING CODES, TITLE-24 ENERGY STANDARDS, GYPSUM FIRE RESISTANCE DESIGN MANUAL (20TH EDITION), ETC...

SITE PERMIT

12/11/2020

SFDBI BPA#: 201904309262

SHEET INDEX

- 01 GENERAL
 - G0.01 COVER SHEET
 - G0.02 ABBREVIATIONS, GENERAL NOTES, & PROJECT INFORMATION
 - G0.04 SITE PHOTOS
 - G0.05 SITE SURVEY
 - G0.06 3D VIEWS
 - G1.01 PLANNING, & PROJECT INFORMATION
 - G2.01 BUILDING CODE ANALYSIS
 - G2.10 EGRESS / PATH OF TRAVEL SITE PLAN
 - G2.21 FIRE FLOW INFO & DBI PRE-APPLICATION FINDING SUMMARY
 - G2.22 DBI PRE-APPLICATION FINDING DRAWINGS
 - G2.23 DBI PRE-APPLICATION FINDING DRAWINGS
 - G2.24 DBI PRE-APPLICATION FINDING DRAWINGS
 - G2.25 DBI PRE-APPLICATION FINDING DRAWINGS
 - G2.31 GENERAL ACCESSIBILITY REQUIREMENTS
 - G2.32 GREENPOINT RATED CHECKLIST
- 04 ARCHITECTURAL EXISTING
 - AE1.01 EXISTING SITE PLAN
- 06 ARCHITECTURE
 - A1.01 PROPOSED SITE PLAN
 - A2.01 BASEMENT FLOOR PLAN
 - A2.02 FIRST FLOOR & MEZZANINE LEVEL PLAN
 - A2.03 SECOND FLOOR PLAN
 - A2.04 THIRD FLOOR PLAN
 - A2.05 FOURTH FLOOR PLAN
 - A2.06 ROOF FLOOR PLAN
 - A5.01 EAST & WEST EXTERIOR ELEVATIONS
 - A5.02 NORTH EXTERIOR ELEVATION
 - A5.03 SOUTH EXTERIOR ELEVATION
 - A7.01 BUILDING SECTION
 - A7.02 BUILDING SECTIONS
 - A10.01 PARTITIONS TYPES
- 13
- 29

GENERAL LEGEND

- BUILDING / WALL SECTION
- EXTERIOR ELEVATION
- COLUMN LINE
- ELEVATION MARKER
- CENTER LINE
- PROPERTY LINE
- WALL TYPE PARTITION
- KEYNOTE
- DOOR TAG
- WINDOW TAG

12/11/2020 7:58:49 PM

201904309262
DBI PERMIT APPLICATION NUMBER:

ABBREVIATIONS

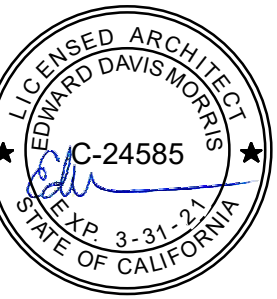
& AND	GA GAUGE	S SOUTH
@ AT	GALV GALVANIZED	SCD SEE CIVIL DRAWINGS
° DEGREES	GC GENERAL CONTRACTOR	SCHED SCHEDULE / SCHEDULING
Ø DIAMETER OR ROUND	GEN GENERAL	SD STORM DRAIN
(E) EXISTING	GFIC GROUND FAULT INTERRUPT	SECT SECTION
(N) NEW	GND GROUND	SEF SEE ELECTRICAL DRAWINGS
' FOOT / FEET	GWB GYPSUM WALL BOARD	SF SQUARE FEET
" INCH / INCHES	GYP GYPSUM	SFD SEE FIRE PROTECTION DRAWINGS
% PERCENT	HB HOSE BIB	SHT SHEET
± PLUS / MINUS	HD HEAVY DUTY	SIM SIMILAR
# POUND OR NUMBER	HM HOLLOW METAL	SLD SEE LANDSCAPE DRAWINGS
AB ANCHOR BOLT	HORZ HORIZONTAL	SMD SEE MECHANICAL DRAWINGS
ADDL ADDITIONAL	HR HOUR	SOG SLAB ON GRADE
ADJ ADJACENT	HSS HOLLOW STEEL SECTION	SPD SEE PLUMBING DRAWINGS
AFF ABOVE FINISH FLOOR	HT HEIGHT	SPEC SPECIFICATIONS
ALT ALTERNATE	HVAC HEATING, VENTILATING, AND AIR CONDITIONING	SQ SQUARE
ALUM ALUMINUM	HHW HOT WATER HEATER	SS/ST STAINLESS STEEL
APPROX APPROXIMATE	IN INCH OR INCHES	SSD SEE STRUCTURAL DRAWINGS
ARCH ARCHITECTURAL	INS INSULATE / INSULATION / INSULATING	STC SOUND TRANSMISSION CLASS
B.O. BOTTOM OF	INT INTERIOR	STD STANDARD
BD BOARD	J BOX JUNCTION BOX	STL STEEL
BLDG BUILDING	JT JOINT	STRL STRUCTURAL
CAB CABINET	L ANGLE / LONG / LENGTH	SUSP SUSPENDED
CBC CALIFORNIA BUILDING CODE	LAV LAVATORY	SYM SYMMETRICAL
CEC CALIFORNIA ENERGY CODE	LBS POUND / POUNDS	SYST SYSTEM
CEM CEMENT	LF LINEAR FEET	T&B TOP AND BOTTOM
CER CERAMIC	LVL LEVEL	T&G TONGUE AND GROOVE
CF CUBIC FEET	LWC LIGHT WEIGHT CONCRETE	T.O. TOP OF
CFC CALIFORNIA FIRE CODE	MAX MAXIMUM	T/TRD TREAD
CFCI CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	MECH MECHANICAL	TB TOWEL BAR
CFOI CONTRACTOR FURNISHED, OWNER INSTALLED	MFR MANUFACTURER	TEMP TEMPORARY
CJ CONTROL JOINT	MH MANHOLE	THK THICK
CL CENTER LINE	MIN MINIMUM	TOB TOP OF BEAM
CLG CEILING	MISC MISCELLANEOUS	TOC TOP OF CONCRETE
CLR CLEAR	MTD MOUNTED	TOS TOP OF SLAB
CMU CONCRETE MASONRY UNIT	MTG MOUNTING	TP TOILET PAPER
COL COLUMN	MTL METAL	TYP TYPICAL
CONC CONCRETE	N NORTH	UON UNLESS OTHERWISE NOTED
CONST CONSTRUCTION	N/A NOT APPLICABLE	V VOLTAGE / VOLT
CONT CONTINUOUS	NIC NOT IN CONTRACT	VERT VERTICAL
CPC CALIFORNIA PLUMBING CODE	NO NUMBER	VIF VERIFY IN FIELD
CPT CARPET	NRC NOISE REDUCTION COEFFICIENT	VPFAM VAPOR PERMEABLE FLUID APPLIED MEMBRANE
CTR CENTER	NTS NOT TO SCALE	W WEST / WIDTH / WIDE
d PENNY	OC ON CENTER	W/ WITH
DBL DOUBLE	OFCI OWNER FURNISHED, CONTRACTOR INSTALLED	W/O WITHOUT
DEPT DEPARTMENT	OFOI OWNER FURNISHED, OWNER INSTALLED	WC WATER CLOSET
DF DOUGLAS FIR	OH OPOSITE HAND	WD WOOD
DH DOUBLE HUNG	OPNG OPENING	WDW WINDOW
DIA DIAMETER	PL PROPERTY LINE	WH WATER HEATER
DIM DIMENSION	PLAM PLASTIC LAMINATE	WP WATERPROOF(ING)
DN DOWN	PLUMB PLUMBING	WPT WORKING POINT
DP DRAIN PIPE	PLYPLY PLYWOOD	WRB WEATHER RESISTIVE BARRIER
DR DOOR	WD WOOD	WT WEIGHT
DS DOWNSPOUT	POC POINT OF CONNECTION	x BY
DTL DETAIL	PSF POUNDS PER SQUARE FOOT	
DWG DRAWING	PSI POUNDS PER SQUARE INCH	
E EAST	PTDF PRESSURE TREATED DOUGLAS FIR	
EA EACH	PTN PARTITION	
EERO EMERGENCY ESCAPE AND RESCUE OPENING(S)	PV PHOTOVOLTAIC	
EL ELEVATION	R RADIUS (IN DIMENSION) / RISER	
ELEC ELECTRICAL	RAD RADIUS	
ELEV ELEVATOR / ELEVATION	RCP REFLECTED CEILING PLAN	
EQ EQUAL	RD ROOF DRAIN	
EQUIP EQUIPMENT	REF REFERENCE	
EXT EXTERIOR	REFR REFRIGERATOR	
FA FIRE ALARM	REG REGISTER	
FC FOOT-CANDLE	REINF REINFORCED	
FD FLOOR DRAIN	REQ REQUIRED	
FDC FIRE DEPARTMENT CONNECTION	RM ROOM	
FDN FOUNDATION	RO ROUGH OPENING	
FE FIRE EXTINGUISHER	RWD REDWOOD	
FEC FIRE EXTINGUISHER W/ CABINET	RWL RAIN WATER LEADER	
FF FINISH FLOOR		
FIN FINISH		
FLR FLOOR / FLOORING		
FLUOR FLUORESCENT		
FO FACE OF		
FOC FACE OF CONCRETE / CURB		
FOF FACE OF FINISH		
FOS FACE OF STUD		
FT FOOT OR FEET		
FTG FOOTING		
FTS FABRIC COVERED TACK SURFACE		
FURG FURRING		

GENERAL NOTES

- A. GENERAL NOTES:**
1. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
 2. WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
 3. VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.
 4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
 5. PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.
 6. COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PROVIDED BY THE OWNER.
- B. DEFINITIONS:**
1. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.
 2. "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
 3. "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS, SHALL BE PROVIDED.
 4. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE AND PLUMB RELATION TO ADJACENT MATERIALS.
- C. DIMENSIONS:**
1. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.
 - ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:
 A. STRUCTURAL DRAWINGS
 B. LARGE SCALE DETAILS
 C. SMALL SCALE DETAILS
 D. ENLARGED VIEWS
 E. FLOOR PLANS AND ELEVATIONS
 3. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.
 4. FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB, UNLESS OTHERWISE NOTED.
 5. VERTICAL DIMENSIONS ARE INDICATED FROM THE FLOOR ELEVATION TO FACE OF FINISHED MATERIAL, UNLESS NOTED ABOVE FINISH FLOOR -"AFF".
 6. CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED ACOUSTIC PANEL CEILING GRID OR FACE OF FINISH MATERIAL FOR OTHER CEILING TYPES, UON.
 7. DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS.
- D. DRAWING SET ORGANIZATION:**
1. EACH DRAWING SET SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE DRAWING TITLE BLOCK. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEET.
 SHEET NUMBER EXAMPLE: A201
 "A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING
 "2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET
 "01" INDICATES THE SHEET NUMBER
 2. SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS DRAWING CONTENT, PROJECT SECTOR OR PHASE. REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEETS INCLUDED IN THE DOCUMENT SET.
 EXAMPLE: EL201A
 "EL" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING AND THE DRAWING CONTENT = ELECTRICAL LIGHTING
 "A" INDICATES SECTOR "A" OF PLAN SHEET "201". REFER TO THE PROJECT KEY PLAN OR COMPOSITE PLAN INDICATING THE RELATIONSHIP OF THE SECTORS.
 3. DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE, IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY BE NOT USED IN THE DRAWING SET.
 4. DISCIPLINE IDENTIFICATION, IN ORDER BOUND IN THE DRAWING SET. REFER TO THE DRAWING SET INDEX FOR DISCIPLINE CONTAINED IN THIS DRAWING SET:
 G GENERAL INFORMATION Q EQUIPMENT
 C CIVIL F FIRE PROTECTION
 L LANDSCAPE P PLUMBING
 S STRUCTURAL M MECHANICAL
 A ARCHITECTURAL E ELECTRICAL
 I INTERIORS T TELECOMMUNICATIONS
 5. DRAWING CATEGORY IDENTIFICATION REFER TO THE DRAWING SET INDEX FOR DISCIPLINES, CATEGORIES AND SHEET NUMBERS CONTAINED IN THIS DRAWING SET:



Revisions



2455 HARRISON
 2455 HARRISON ST., SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
 (415)290-1437

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ABBREVIATIONS, GENERAL NOTES, & PROJECT INFORMATION

DATE 04/19/2019

SCALE 1" = 1'-0"

DRAWN BY DRN

CHECKED BY CHK

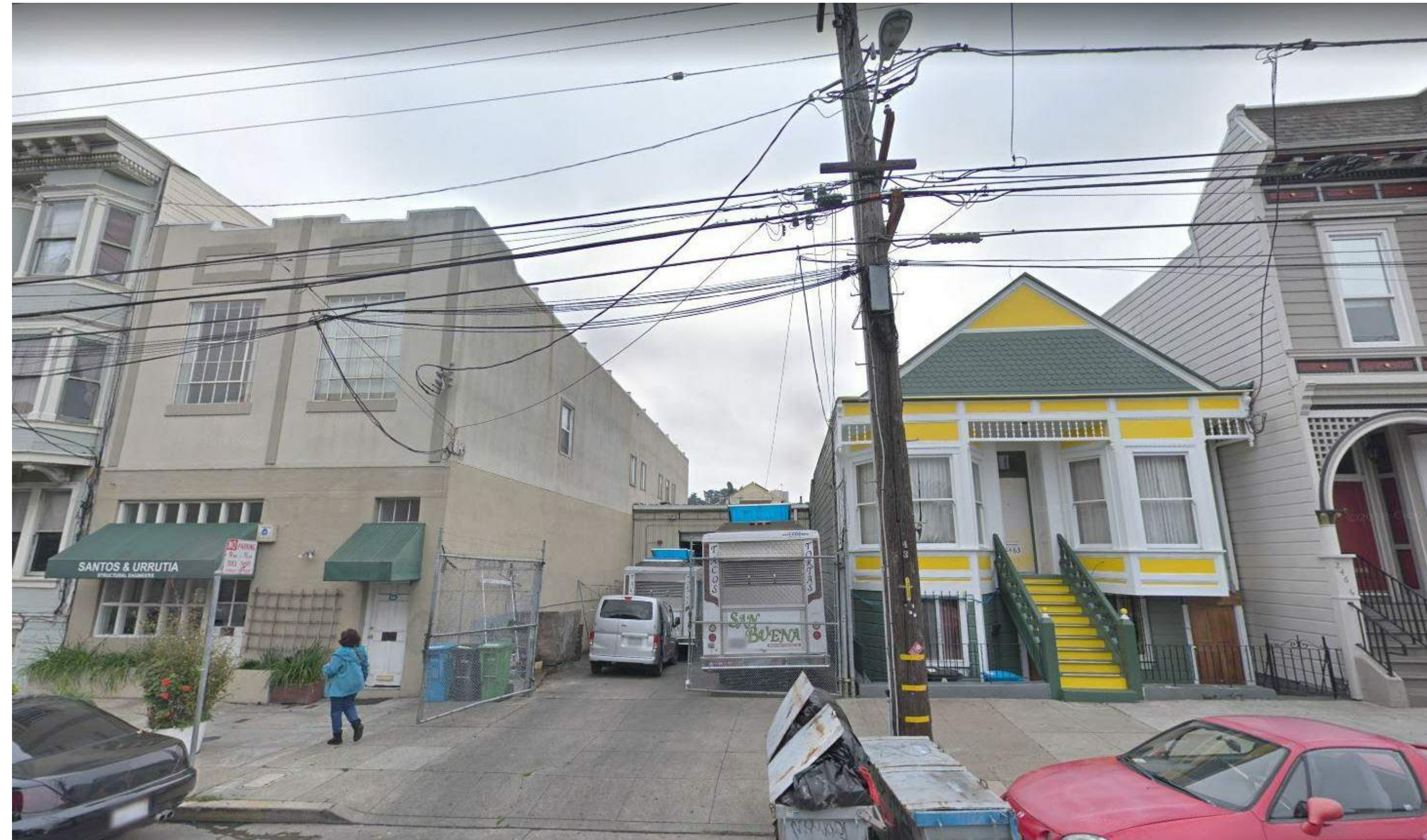
JOB NO. 1816

G0.02

SUBJECT PROPERTY W/ (E) BUILDING



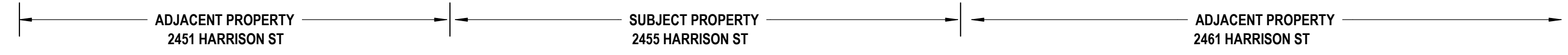
BUILDING ON THE SAME SIDE OF HARRISON STREET



BIRD'S EYE VIEW OF REAR FACADES AND YARDS



(E) BUILDING AT SUBJECT PROPERTY



BIRD'S EYE VIEW OF FRONT FACADES



(E) BUILDING AT SUBJECT PROPERTY

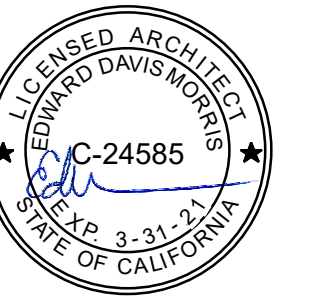
BUILDING ON THE OPPOSITE SIDE OF HARRISON STREET



km
kerman
morris
architects llc
139 Noe Street
San Francisco, CA
94114
415.749.0302

Revisions

NO.	DESCRIPTION



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

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SITE PHOTOS

DATE 04/19/2019

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816

G0.04

BAA 360 / 0555 Harrison/1816 2455 Harrison, B21-14

12/19/2019 7:59:01 PM

02/12/2019 2:58:51 PM
 318 BRANNAN ST. SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472
 KCA ENGINEERS, INC.

GENERAL NOTES:

- ALL SURVEY WERE CONDUCTED IN FEBRUARY 2019.
- DATA PORTRAYS EXISTING CONDITIONS ON THE DATE OF SURVEY.
- ELEVATIONS BASED ON SAN FRANCISCO CITY DATUM IN THE NORTHWEST CORNER OF THE INTERSECTION OF HARRISON STREET AND 21ST STREET, LETTER "O" IN "OPEN" TOP HPFS HYDRANT, ELEVATION= 33.263'.

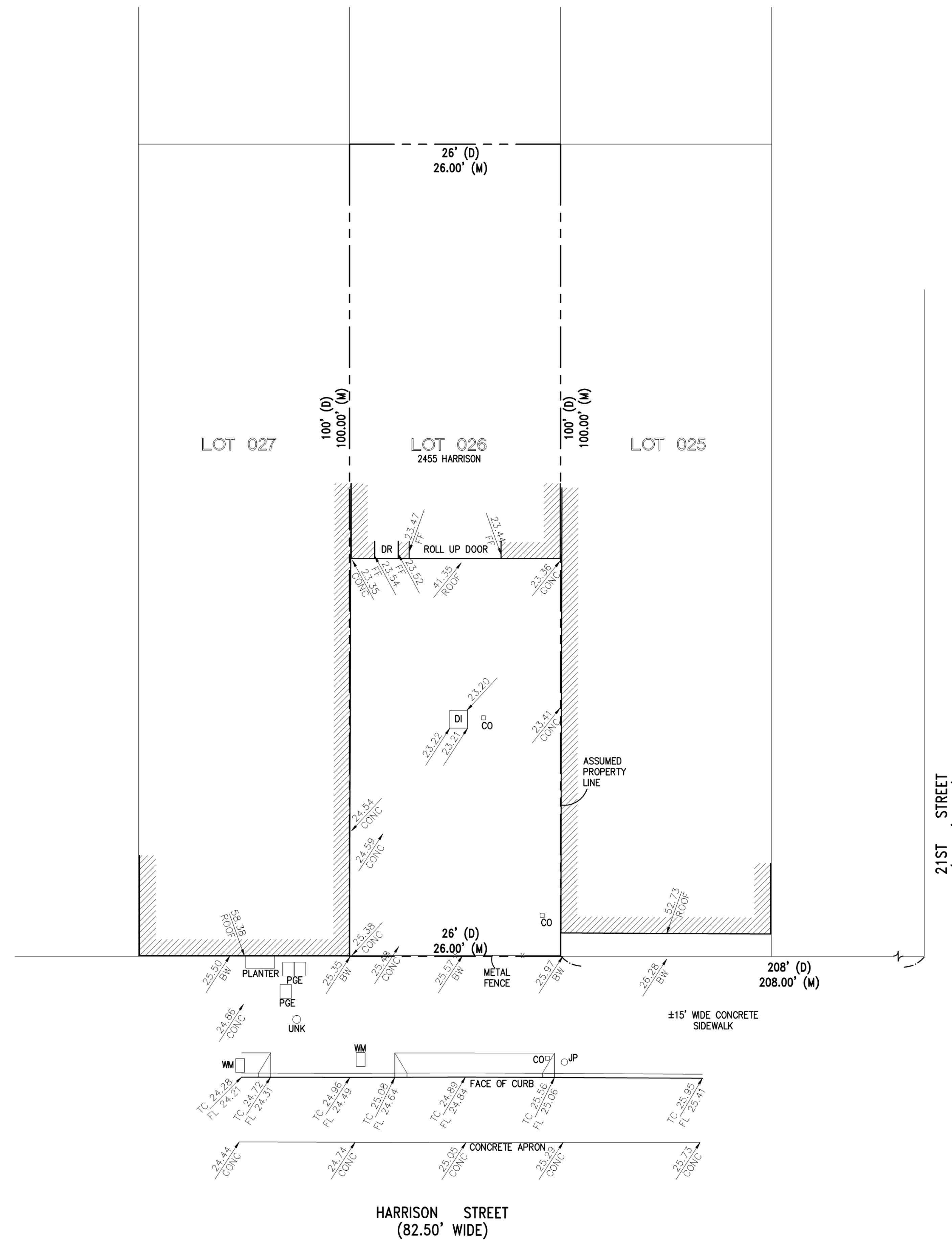
LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF HARRISON STREET, DISTANT HEREON 208 FEET NORTHERLY FROM THE NORTHERLY LINE OF 21ST STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF HARRISON STREET, 26 FEET; THENCE AT A RIGHT ANGLE EASTERLY 100 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 26 FEET; THENCE AT A RIGHT ANGLE WESTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING A PART OF MISSION BLOCK NO 142.

BLOCK 4084; LOT 026.



ABBREVIATIONS:

- D DEED
- BW BACK OF WALK
- CO CLEAN OUT
- DI DROP INLET
- FL FLOW LINE
- JP JOINT POLE
- M MEASURED DISTANCE
- TC TOP OF CURB
- WM WATER METER
- UNK UNKNOWN UTILITY

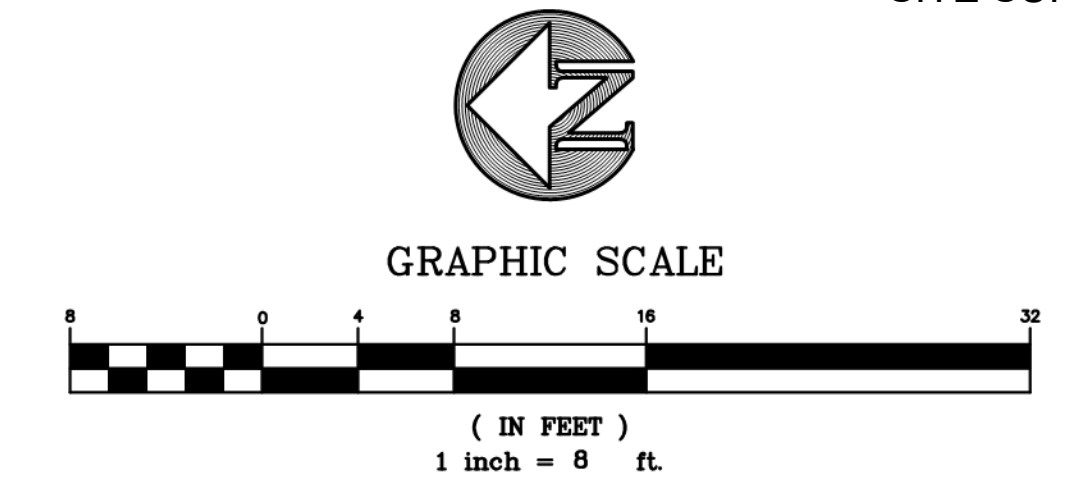
Revisions	

2455 HARRISON
 2455 HARRISON ST, SAN FRANCISCO, CA 94110

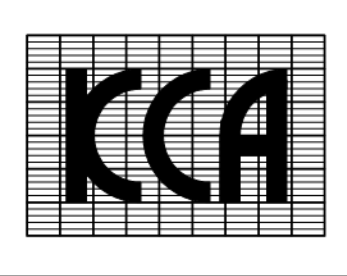
SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
 (415)290-1437

SITE SURVEY



KCA ENGINEERS, INC.
 CONSULTING ENGINEERS • SURVEYORS • PLANNERS
 318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472



APPROVED: _____
 PROJECT NO. _____
 APPROVED: _____

DES.	TOM	DRW.	RL
CKD.	REV.	PJB	
DATE	FEB 2019		
JOB NO.	6618		
NO.	DATE	DESCRIPTION	

SAN FRANCISCO

SITE SURVEY MAP FOR
 2455 HARRISON STREET
 ASSESSOR'S BLOCK 4084 ~ LOT 026

CALIFORNIA

SCALE:
 HORIZ. 1" = 8'
 VERT. _____

G0.05

BM 360 (2455 Harrison) 11/18 2455 Harrison_02/14



1 Street View



2 +Exterior View of Entry from street



3 View of Restaurant from Mezzanine



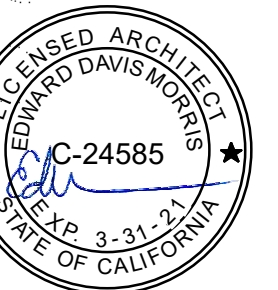
4 Lobby View to Entry Door

km
kerman
morris
architects llp

139 New Street
San Francisco, CA
94114
415.749.0302

Revisions

NO.	DESCRIPTION



2455 HARRISON
2455 HARRISON ST., SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

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NOTICE

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The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman/Morris Architects prior to the commencement of any work.

These drawings are an industry standard's builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

3D VIEWS

DATE 08/26/19

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816

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BAH 360 / 0385 Harrison 0110 2455 Harrison 021 14



139 New Street
San Francisco, CA
94114
415.749.0302

PROJECT SUMMARY

LEVEL	DWELLING UNIT MIX				BUILDING INTERIOR AREA (NET)								EXTERIOR OPEN SPACE (NET)	
	STUDIO	1BR	2BR	TOTAL	RESIDENTIAL			COMMON CIRCULATION	OTHER			PRIVATE	COMMON	
					DWELLING UNIT	CIRCULATION	SUBTOTAL		LABORATORY	STORAGE	UTILITY			TOTAL
BASEMENT	0	0	0	0	0 SF	0 SF	0 SF	325 SF	853 SF	633 SF	231 SF	2,042 SF	0 SF	0 SF
FIRST FLOOR	0	0	0	0	0 SF	0 SF	0 SF	469 SF	1,364 SF	28 SF	7 SF	1,869 SF	0 SF	0 SF
MEZZANINE LEVEL	0	0	0	0	0 SF	0 SF	0 SF	0 SF	463 SF	0 SF	0 SF	463 SF	0 SF	0 SF
SECOND FLOOR	0	0	0	0	0 SF	0 SF	0 SF	245 SF	1,608 SF	0 SF	0 SF	1,853 SF	0 SF	0 SF
THIRD FLOOR	2	1	0	3	1,120 SF	371 SF	1,491 SF	0 SF	0 SF	0 SF	0 SF	1,491 SF	170 SF	0 SF
FOURTH FLOOR	0	0	2	2	1,180 SF	371 SF	1,551 SF	0 SF	0 SF	0 SF	0 SF	1,551 SF	0 SF	0 SF
ROOF	0	0	0	0	0 SF	232 SF	232 SF	0 SF	0 SF	0 SF	108 SF	340 SF	0 SF	532 SF
	2	1	2	5	2,300 SF	974 SF	3,274 SF	1,039 SF	4,288 SF	661 SF	346 SF	9,609 SF	170 SF	532 SF

UNIT MIX PERCENTAGE

Name	UNIT DISTRIBUTION			
	STUDIO	1BR	2BR	TOTAL
UNIT A	0	1	0	1
UNIT B	1	0	0	1
UNIT C	1	0	0	1
UNIT D	0	0	1	1
UNIT E	0	0	1	1
	2	1	2	5
	40%	20%	40%	

ZONING INFORMATION & PLANNING CODE ANALYSIS

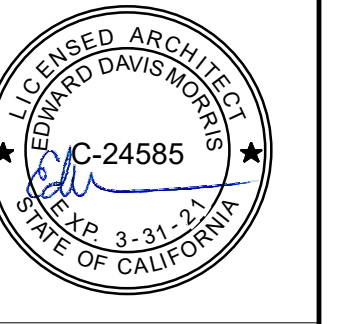
ADDRESS : 2455 HARRISON ST, SAN FRANCISCO 94110			ORIGINAL FILING :		Planning Code Order
BLOCK / LOT : 4084 / 026			HISTORIC STANDING : C - NO HISTORIC RESOURCE PRESENT / NOT AGE ELIGIBLE		
Topic	Code Section	Required / Allowed	Provided		
ZONE/MAP	MAP ZN07	UMU	COMMERCIAL AND RESIDENTIAL MIXED USE		1
PERMITTED USE	SFPC 843	URBAN MIXED USE	COMMERCIAL, OFFICE, AND RESIDENTIAL USES COMPLYING W/ SFPC SEC. 843		2
SPECIAL USE DISTRICT	SFPC 249.60	RESTRICTIONS OF MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT APPLIES.	COMMERCIAL SPACE TO COMPLY WITH SPECIAL USE DISTRICT RESTRICTIONS		2.1
DWELLING UNIT DENSITY LIMIT	SFPC 207.5	NO DENSITY LIMIT	1 UNIT COMMERCIAL, 1 UNIT OFFICE, 5 UNITS RESIDENTIAL		3
F.A.R	SFPC 124	3.0 TO 1 FOR NON-RESIDENTIAL USES	<3.0-1 (<7,800 SF GROSS AREA ON NON-RESIDENTIAL BASEMENT AND FLOORS 1 AND 2 : 2,600 SF LOT)		4
HEIGHT	SFPC 260	48-X (48' MAXIMUM HEIGHT)	48'-0"		5
BULK LIMIT	SFPC 270	48-X; NOT APPLICABLE	NOT APPLICABLE		6
FRONT YARD SETBACK	SFPC 132	NOT REQUIRED IN UMU DISTRICTS	NOT PROVIDED		7
REAR YARD SETBACK	SFPC 134(a)(2)	25% OF THE LOT DEPTH, BUT IN NO CASE LESS THAN 15'	25' PROVIDED AT THE LOWEST STORY CONTAINING DWELLING UNITS, AND AT EACH SUCCEEDING LEVEL OF THE BUILDING		8
USABLE OPEN SPACE FOR DWELLING UNITS	SFPC TABLE 135(a)	80 sqft PER UNIT; 54 sqft PER UNIT IF PUBLICLY ACCESSIBLE	175 SF PRIVATE DECK PROVIDED FOR UNIT A; 322 SF COMMON ROOF DECK PROVIDED FOR UNITS B - E = 81 SF/UNIT		9
USABLE OPEN SPACE FOR NON-RESIDENTIAL	SFPC 135.3	1 sqft PER 250 sqft OF OCCUPIED FLOOR AREA OF NEW OR ADDED sqft FOR EATING/DRINKING ESTABLISHMENTS, AND 1 sqft PER 50 sqft FOR OFFICE USE.	2770 / 250 = 11 sqft REQ'D FOR RESTAURANT, AND PROVIDED 50 sqft AT THE GROUND FLOOR ENTRY. 1829 / 50 = 37 sqft REQ'D FOR OFFICE SPACE, AND PROVIDED REAR OPEN SPACE 60 sqft AT SECOND FLOOR. PROJECT COMPLIES.		10
OBSTRUCTIONS	SFPC 136	ALLOWED	NO OBSTRUCTIONS OVER STREET / PUBLIC WAY; BAY WINDOW OBSTRUCTIONS OVER REAR YARD / OPEN SPACE COMPLY W/ SFPC 136.c		11
BIRD SAFE	SFPC 139	BIRD-SAFE GLAZING TREATMENT REQUIRED TO NEW CONSTRUCTION PROJECT.	PROJECT WILL PROPOSE BIRD-SAFE GLAZING TREATMENT		12
ROOFTOP SCREENING	SFPC 141	ROOFTOP MECHANICAL EQUIPMENT SHALL BE ARRANGED SO AS NOT TO BE VISIBLE FROM ANY POINT OR BELOW THE ROOF LEVEL OF THE SUBJECT BUILDING.	MECHANICAL EQUIPMENT ON ROOF TO BE SCREENED PER SFPC 141		13
HEIGHT / STREET FRONTAGE REVIEW	SFPC 145.1 (c)(1)	OFF-STREET PARKING AT STREET GRADE MUST BE SET BACK AT LEAST 25'	NO PARKING		14
PARKING AND LOADING ENTRANCES	SFPC 145.1 (c)(2)	NO MORE THAN 1/3 OF THE WIDTH OR 20' GIVEN TO PARKING INGRESS OR EGRESS	NO PARKING RAMP		15
ACTIVE USES REQUIRED	SFPC 145.1 (c)(3)	ACTIVE USES REQUIRED	GROUND FLOOR IS FOR COMMERCIAL USE		16
GROUND FLOOR CEILING HEIGHT	SFPC 145.1 (c)(4)	ALL GROUND FLOOR UNITS IN UMU DIST. SHALL HAVE A MIN. FLOOR TO FLOOR HEIGHT OF 17'	17'-0"		17
STREET-FACING GROUND LEVEL SPACES	SFPC 145.1 (c)(5)	GROUND FLOOR SHALL BE AS CLOSE TO SIDEWALK ELEVATION AS POSSIBLE			18
TRANSPARENCY AND FENESTRATION	SFPC 145.1 (c)(6)	FRONTAGE WITH ACTIVE USES MUST BE FENESTRATED WITH TRANSPARENT WINDOW AND DOORWAYS FOR NO LESS THAN 60%	72.3%, 72%(OPENING) / 99.5' (ACTIVE USE FRONTAGE) * 100% = 72.3%		19
GATES, RAILINGS AND GRILLWORK	SFPC 145.1 (c)(7)	ANY DECORATIVE RAILINGS OR GRILLWORK, OTHER THAN WIRE MESH WHICH IS PLACED IN FRONT OF OR BEHIND GROUND FLOOR WINDOWS SHALL BE MIN. 75% OPEN TO PERPENDICULAR VIEW.	COMPLIES - SEE ELEVATIONS		20
REDUCTION OF SHADOW ON CERTAIN PUBLIC OPEN SPACE	SFPC 147	NEW BUILDING AND ADDITIONS TO EXISTING BUILDINGS IN MIXED USE DISTRICT WHERE THE BUILDING HEIGHT EXCEEDS 50 FEET SHALL BE SHAPED, CONSISTENT WITH THE DICTATES OF GOOD DESIGN AND WITHOUT UNDULY RESTRICTING THE DEVELOPMENT POTENTIAL OF THE SITE IN QUESTION, TO REDUCE SUBSTANTIAL SHADOW IMPACTS ON PUBLIC PLAZAS AND OTHER PUBLICLY ACCESSIBLE SPACES OTHER THAN THOSE PROTECTED UNDER SECTION 295.	STAIR PENTHOUSE HAS BEEN SHAPED TO REDUCE THE SHADOW TO NEIGHBORING REAR YARD, AND PROJECT DOES NOT CAST SHADOW AT PUBLIC OPEN SPACE DURING OPERATING HOUR.		21
BETTER ROOFS / LIVING ROOF ALTERNATIVE	SFPC 149	15% OF ROOF AREA REQUIRED FOR SOLAR PANEL			22
OFF-STREET PARKING	SFPC 151.1	NONE REQUIRED. UP TO 0.75 CARS FOR EACH DWELLING UNIT, AND UP TO 1 CAR FOR UNIT WITH AT LEAST 2 BEDROOMS AND AT LEAST 1,000 sqft OF OCCUPIED FLOOR AREA	2 BIKE PARKING SPACE FOR EACH UNIT		23
OPERATING CONDITIONS FOR VARIOUS USES	SFPC 202.2				24
AFFORDABLE HOUSING REQUIREMENTS	SFPC 419.3	FOR TIER A, 14.4% ON SITE OR 23% OFF SITE, AND THE FEE MUST BE PAID AT ISSUANCE OF THE FIRST CONSTRUCTION DOCUMENT	NOT APPLICABLE, THE BUILDING ONLY CONTAINS 5 UNITS OF RESIDENCE		25
	SFPC TABLE 419.5	30% OF THE UNITS TO MIDDLE INCOME HOUSEHOLDS	NOT APPLICABLE, THE BUILDING ONLY CONTAINS 5 UNITS OF RESIDENCE		26
GOOD NEIGHBOR POLICIES	SFPC 803.5, 202.2(a)(1)	GOOD NEIGHBOR POLICY OF 803.5 AND THE LOCATION AND OPERATING CONDITIONS OF 202.2(a)(1) APPLY	COMMERCIAL SPACE TO COMPLY WITH THESE SECTIONS		27
USES IN MIXED-USE DISTRICTS	SFPC 803.9 AND 843	PER TABLE 803.9 (f), A MAXIMUM OF (1) STORY MAY BE DESIGNATED AS AN OFFICE STORY IN A 2-4 STORY BUILDING AND IS NOT PERMITTED ON THE 1ST FLOOR.	IN THIS PROJECT, THE 2ND FLOOR--AND ONLY THE 2ND FLOOR--IS DESIGNATED AS AN OFFICE STORY. A RECORDATION OF DESIGNATION SHALL BE RECORDED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT		29

FLOOR AREA, GROSS PER PLANNING CODE

PER SF PLANNING CODE DEFINITION OF "FLOOR AREA, GROSS" IN SEC. 102

USE	AREA TYPE PER CODE	TOTAL AREA	AREA INCLUDED IN GROSS	COMMENTS
BASEMENT				
BIKE PARKING	ACCESSORY BICYCLE PARKING	189 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(8)
CIRCULATION	SHARED CIRCULATION	242 SF	242 SF	
COMMERCIAL	COMMERCIAL	872 SF	872 SF	
ELEVATOR	SHARED CIRCULATION	73 SF	73 SF	
MEP	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	162 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR 2	SHARED CIRCULATION	134 SF	134 SF	
STORAGE	RESIDENTIAL	527 SF	527 SF	
STORAGE	RESIDENTIAL	105 SF	105 SF	
TOILET ROOM	TOILET ROOM	72 SF	72 SF	
TRASH	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	105 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
		2,480 SF	2,025 SF	
FIRST FLOOR				
Area	COMMERCIAL	0 SF	0 SF	
COMMERCIAL	COMMERCIAL	1,326 SF	1,326 SF	
COMMERCIAL	COMMERCIAL	199 SF	199 SF	
ELEVATOR	SHARED CIRCULATION	77 SF	77 SF	
GAS ROOM	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	16 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
LOBBY	SHARED CIRCULATION	318 SF	318 SF	
MAIL ROOM	RESIDENTIAL	41 SF	41 SF	
STAIR 1	SHARED CIRCULATION	109 SF	109 SF	
STAIR 2	SHARED CIRCULATION	141 SF	141 SF	
		2,227 SF	2,211 SF	
MEZZANINE LEVEL				
CIRCULATION	COMMERCIAL CIRCULATION	129 SF	129 SF	
COMMERCIAL	COMMERCIAL	542 SF	542 SF	
ELEVATOR	COMMERCIAL CIRCULATION	77 SF	77 SF	
		748 SF	748 SF	
SECOND FLOOR				
COMMERCIAL	COMMERCIAL	1,824 SF	1,824 SF	
COMMERCIAL OPEN SPACE	COMMERCIAL OPEN SPACE	177 SF	177 SF	
ELEVATOR	CIRCULATION	77 SF	77 SF	
GREASE VENT	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	21 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR 1	CIRCULATION	164 SF	164 SF	
STAIR 2	CIRCULATION	141 SF	141 SF	
TOILET ROOM	COMMERCIAL	69 SF	69 SF	
		2,473 SF	2,452 SF	
THIRD FLOOR				
CIRCULATION	RESIDENTIAL CIRCULATION	162 SF	162 SF	
DWELLING UNITS	RESIDENTIAL	674 SF	674 SF	
DWELLING UNITS	RESIDENTIAL	629 SF	629 SF	
ELEVATOR	RESIDENTIAL CIRCULATION	72 SF	72 SF	
GREASE VENT	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	24 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR 1	RESIDENTIAL CIRCULATION	135 SF	135 SF	
STAIR 2	RESIDENTIAL CIRCULATION	134 SF	134 SF	
		1,830 SF	1,805 SF	
FOURTH FLOOR				
CIRCULATION	RESIDENTIAL CIRCULATION	162 SF	162 SF	
DWELLING UNITS	RESIDENTIAL	680 SF	680 SF	
DWELLING UNITS	RESIDENTIAL	683 SF	683 SF	
ELEVATOR	RESIDENTIAL CIRCULATION	76 SF	76 SF	
GREASE VENT	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	24 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR 1	RESIDENTIAL CIRCULATION	142 SF	142 SF	
STAIR 2	RESIDENTIAL CIRCULATION	141 SF	141 SF	
		1,908 SF	1,884 SF	
ROOF				
GREASE VENT	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	31 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR/ELEV PENTHOUSE	CIRCULATION FOR ACCESSORY ROOF DECK & MECHANICAL	393 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(10)
		424 SF	0 SF	
		12,090 SF	11,125 SF	

Revisions



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

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PLANNING & PROJECT INFORMATION

DATE	04/19/2019
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

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PLUMBING FIXTURE / OCCUPANCY TABLE								
ROOM NAME	USAGE TYPE	AREA	OCCUPANCY USER	PLUMBING OCCUPANCY TYPE	PLUMBING OCCUPANT LOAD FACTOR (CPC TABLE A)	PLUMBING OCCUPANT LOAD		
						TOTAL	FEMALE	MALE
NON-LIFE SCIENCE LABORATORY (T.I./N.I.C.)	BUSINESS - OFFICE	2,461 SF	BUSINESS	B	200	14	7	7
		2,461 SF				14	7	7

BUILDING DEPARTMENT CODE ANALYSIS*

* SEE G0.06.1 AND G0.06.2 FOR ADDITIONAL INFORMATION

#	Description	Code Ref. (CBC, U.O.N.)	Allowable	Min/M ax	Proposed	Comments
1 - GENERAL PROJECT INFORMATION						
1.1	TYPE OF CONSTRUCTION	602.1			TYPE III-A	Concrete construction from the Basement to the 2nd Floor. Wood framing from the 3rd Floor to the Roof with fire-retardant treated lumber at exterior walls
1.2	OCCUPANCY CLASSIFICATION	310.4			R-2 (5 UNITS), B	
1.3	HIGH-RISE BUILDING CLASSIFICATION	403.1	N/A		N/A	

3 - HEIGHT AND AREA LIMITATIONS						
3.1	BUILDING HEIGHT	Table 504.3 & 508.4.3	L: 65'-0" / R-2: 85'-0"	Max.	46'-0"	85' is max. for most stringent use within type of construction (R-2 occupancy in Type V-A Construction)
3.2	BUILDING STORIES ABOVE GRADE	Table 504.4 & 508.4.3	L: 5 / R-2: 5	Max.	B: 2 / R-2: 4	Per 508.4.3, the actual height of each occupancy is determined by its highest height above grade.
3.3	LARGEST STORY AREA	Table 506.2	L: 28,500 SF / R-2: 24,000 SF	Max.	2,500 SF	Largest Story = Basement
3.4	TOTAL BUILDING AREA				11,468 SF	Total Gross Building Area
3.51	MEZZANINE AREA LIMITATION	505.2.1	<= 1/3 OF AGGREGATE AREA OF ROOM/SPACE		<= 1/3 AGGREGATE AREA OF ROOM/SPACE	
3.52	MEZZANINE OPENNESS	505.2.3	Open to room below with max. 42" walls		Open to room below with max. 42" walls	

4 - MIXED OCCUPANCY & SPECIAL PROVISIONS						
4.1	MIXED OCCUPANCY CLASSIFICATION	510.2.4	SEPARATED OCCUPANCIES		SEPARATED OCCUPANCIES	
4.2	OCCUPANCY SEPARATION	Table 508.4	4 HR		4 HR	4 HR required between L and R-2 occupancy in buildings equipped throughout with automatic sprinkler
4.3	ALLOWABLE AREA AND HEIGHT	510.2.5	See above		See above	

6 - FIRE RESISTANCE RATING REQUIREMENTS						
6.1	PRIMARY STRUCTURAL FRAME	Table 601	1 HR	Min.	1 HR	
6.2	BEARING WALLS - EXTERIOR	Table 601	2 HR	Min.	2 HR	Non-combustible material required at exterior walls (fire-retardant treated wood okay)
6.3	BEARING WALLS - INTERIOR	Table 601	1 HR	Min.	1 HR	
6.4	NON-BEARING WALLS - EXTERIOR	Table 601	Varies - see below		Varies - see below	Non-combustible material required at exterior walls (fire-retardant treated wood okay)
6.41	WHERE FIRE SEPARATION DISTANCE (FSD) < 30'	Table 602	1 HR	Min.	1 HR	
6.42	WHERE FIRE SEPARATION DISTANCE (FSD) >= 30'	Table 602	Not Required (NR)		0 HR	
6.5	NON-BEARING WALLS - INTERIOR	Table 601	Not Required U.O.N.		Not Provided U.O.N. below	
6.51	NON-BEARING WALLS - RESIDENTIAL TENANT SEPARATION	420, 708	1 HR	Min.	1 HR	Required at all Dwelling Unit demising walls
6.52	CORRIDORS	Table 1020.1	1 HR / NR	Min.	1 HR	No rating required at single occupancy residential corridors (<10 occupants) at 3rd and 4th floors and office corridor at 2nd floor; 1-hour required at Basement and 1st floor corridors for mixed use separation
6.6	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	1 HR	Min.	1 HR	See OCCUPANCY SEPARATION for floor construction between 2nd and 3rd floors
6.7	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	1 HR	Min.	1 HR	
6.81	SHAFT ENCLOSURES CONNECTING LESS THAN 4 STORIES	713.4	1 HR	Min.	1 HR	
6.82	SHAFT ENCLOSURES CONNECTING 4 STORIES OR MORE	713.4	2 HR	Min.	2 HR	This includes mechanical chases, stairway and elevator enclosures, etc.

7 - FIRE AND SMOKE PROTECTION FEATURES						
7.1	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED		90 MINUTES	Min.	90 MINUTES	90 minute rating required at 2-hour exterior walls
7.11	WHERE FIRE SEPARATION DISTANCE (FSD) < 3'	SF DBI AB-009	90 MINUTES	Min.	90 MINUTES	
7.12	WHERE 3' <= FSD < 5'	Table 705.8	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.13	WHERE 5' <= FSD < 10'	Table 705.8	25% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.14	WHERE 10' <= FSD < 15'	Table 705.8	45% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	<45% OPENINGS	See windows in lightwells in North and South Elevations
7.15	WHERE 15' <= FSD < 20'	Table 705.8	75% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.16	WHERE FSD >= 20'	Table 705.8	No Limit			

9 - FIRE PROTECTION SYSTEMS						
9.1	AUTOMATIC, FULLY SPRINKLERED SYSTEM	903 and NFPA 13	Required per CBC 903 and NFPA 13		YES, provided per CBC 903 and NFPA 13	
9.2	STANDPIPE SYSTEMS	905 AND NFPA 14	Required per CBC 905 and NFPA 14 for buildings > 3 stories		YES, provided per CBC 905 and NFPA 14	
9.3	FIRE PUMPS	901.8, 913 and NFPA 20	Pending Fire Flow Calcs		TBD, pending Fire Flow Calcs	
9.4	FIRE ALARM AND DETECTION SYSTEM	907 and NFPA 72	Required per CBC 907 and NFPA 72		YES, provided per CBC 907 and NFPA 72	
9.5	EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM	907 and NFPA 72	Required per CBC 907 and NFPA 72		YES, provided per CBC 907 and NFPA 72	Smoke Alarms (per CBC 907.2.11) to be hard-wired to Building Primary Power. Audible alarm notification to comply with 907.5.21.1 including min. 75 DBA sound pressure in R-occupancies.
9.6	EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM	403.4.5, 916, AND CFC 510	Per CFC 510 as required by Fire Code Official		TBD, per 403.4.5, 916, AND CFC 510	

10 - MEANS OF EGRESS & OCCUPANT LOAD						
10.11	STAIRWAY WIDTH	1005.3.1 & 10.11.2	36"	Min.	36" Stairs Provided	The greater of 0.37(Occupant x 105 Occupants / 2 Stairs = 15.75" per 1005.3.1 and 36" per 1011.2) Exception 1 (occupant load is less than 50)
10.12	OTHER EGRESS COMPONENT WIDTHS	1005.3.2 & 1020.2	36"	Min.	> 36" at all Egress Components	Required: the greater of 0.21(Occupant x 105 Occupants = 21" per 1005.3.1 and 36" at all other floors (less than 50 occupants) per Table 1020.2
10.21	NUMBER OF EXITS - COMMON AREAS	1006.2	2	Min.	2	Occupant Load exceeds 50 = 2 Exits provided with doors swinging in the direction of travel. 2 Stairways provided. Stair 1 exit has direct line of sight to exit at Entrance Lobby
10.22	NUMBER OF EXITS - WITHIN DWELLING UNITS	1006.2.1	1	Min.	1	Per Exception 1, (1) exit permitted within and from unit
10.3	DISTANCE BETWEEN EXIT ACCESS STAIRWAYS	1007.1.1	1/3 Building Diagonal	Min.	> 1/3 Building Diagonal	Per Exception 2, the separation distance shall not be greater than 1/3 the diagonal in buildings fully equipped with fire sprinklers
10.41	ELEVATOR AS ACCESSIBLE MEANS OF EGRESS	1009.2.1	1 Elevator with Standby power per CBC Chapter 27 and 3003 required	Min.	1 Elevator with Standby power per CBC Chapter 27 and 3003 provided	
10.42	TWO-WAY COMMUNICATION	1009.8	Required at each elevator landing (except at level of discharge)		Provided at each elevator landing (except at level of discharge)	
10.5	EMERGENCY ESCAPE AND RESCUE	1030.1	Not Required		Not provided	Per 1030.1 Exception 1, Emergency Escape and Rescue Openings (EERO) not required at R-2 occupancies constructed of Type III-A construction and equipped throughout with an automatic sprinkler system.

11A - HOUSING ACCESSIBILITY						
11.1	SCOPE OF COMPLIANCE TO CHAPTER 11A	1102A	Required at residential floors: 3rd and 4th floors, and roof		Provided at 3rd, 4th, and roof levels	
11.2	BATHING AND TOILET FACILITIES	1134A.2	1 Bathroom per Option 2	Min.	Min. 1 complying Bathroom provided	

11B - ACCESSIBILITY TO PUBLIC BUILDINGS						
11.6	SCOPE OF COMPLIANCE TO CHAPTER 11B	11B-201	Required at public floors: Basement, 1st, and 2nd Floors		Provided at Basement, 1st and 2nd Floors	

OCCUPANCY SCHEDULE BY FLOOR

LEVEL	OCCUPANT LOAD (OL) - SCHEDULE ON G0.06
0-BASEMENT	12
1-FIRST FLOOR	16
1.5-MEZZANINE LEVEL	5
2-SECOND FLOOR	19
3-THIRD FLOOR	8
4-FOURTH FLOOR	6
5-ROOF	38
	104

GROSS BUILDING AREA BREAKDOWN BY USE...

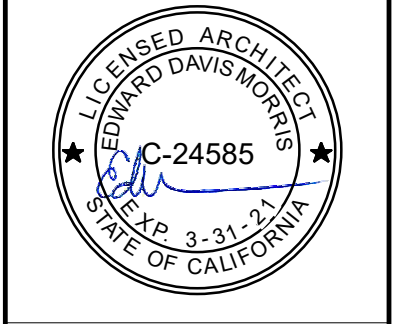
OCCUPANCY	AREA (GROSS)	% SUBTOTAL	% TOTAL
PRINCIPAL USE			
COMMERCIAL	2,417 SF	28%	21%
OFFICE (BUSINESS)	2,406 SF	28%	21%
RESIDENTIAL	3,691 SF	43%	32%
	8,514 SF	100%	73%
ACCESSORY USE			
COMMON CIRCULATION	2,181 SF	70%	19%
STORAGE (RESIDENTIAL)	697 SF	22%	6%
UTILITY	227 SF	7%	2%
	3,105 SF	100%	27%
Grand total	11,618 SF		100%

GROSS BUILDING AREA BREAKDOWN BY FLOOR

LEVEL	PROPOSED
BASEMENT	2,500 SF
FIRST FLOOR	2,365 SF
MEZZANINE LEVEL	657 SF
SECOND FLOOR	2,406 SF
THIRD FLOOR	1,820 SF
FOURTH FLOOR	1,872 SF
	11,618 SF

Revisions

NO.	DATE	DESCRIPTION



2455 HARRISON
2455 HARRISON ST., SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

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The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman/Morris Architects prior to the commencement of any work.

These drawings are an industry standard; builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fasteners, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

BUILDING CODE ANALYSIS

DATE 08/07/19

SCALE

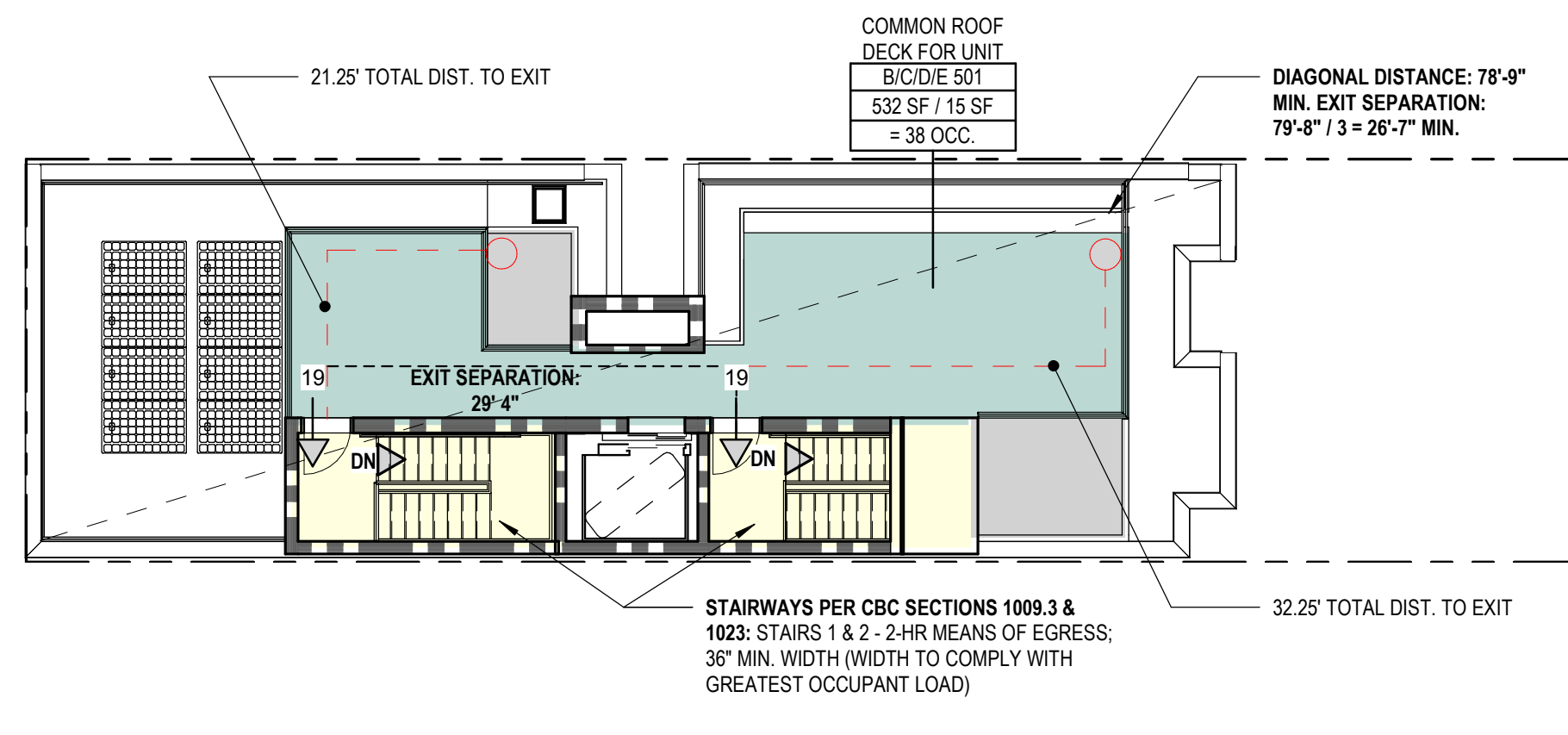
DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816

G2.01

12/10/2023 7:11:30 PM



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 33' < 125' PROJECT COMPLIES

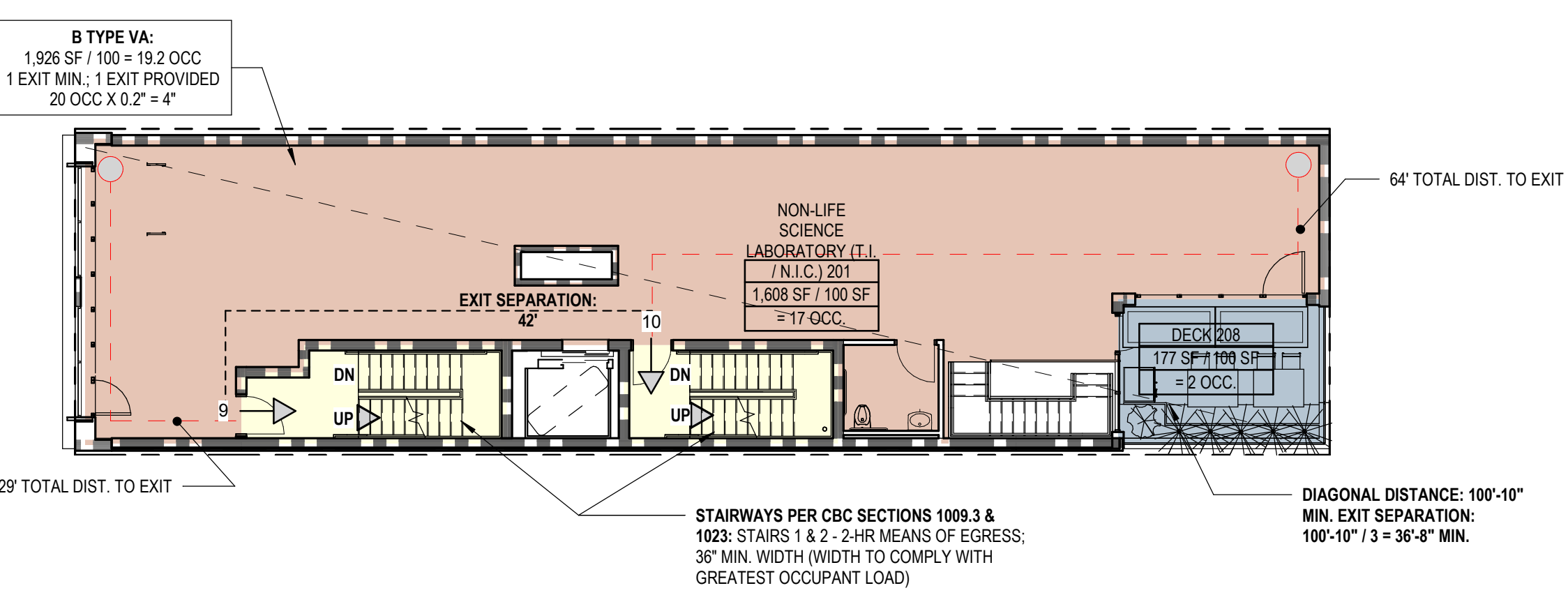
OCCUPANCY WIDTH NOTES: BUILDING

- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125) PER CBC 1006.3.2 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

7 ROOF FLOOR LIFE SAFETY PLAN
3/32" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 64' < 125' PROJECT COMPLIES

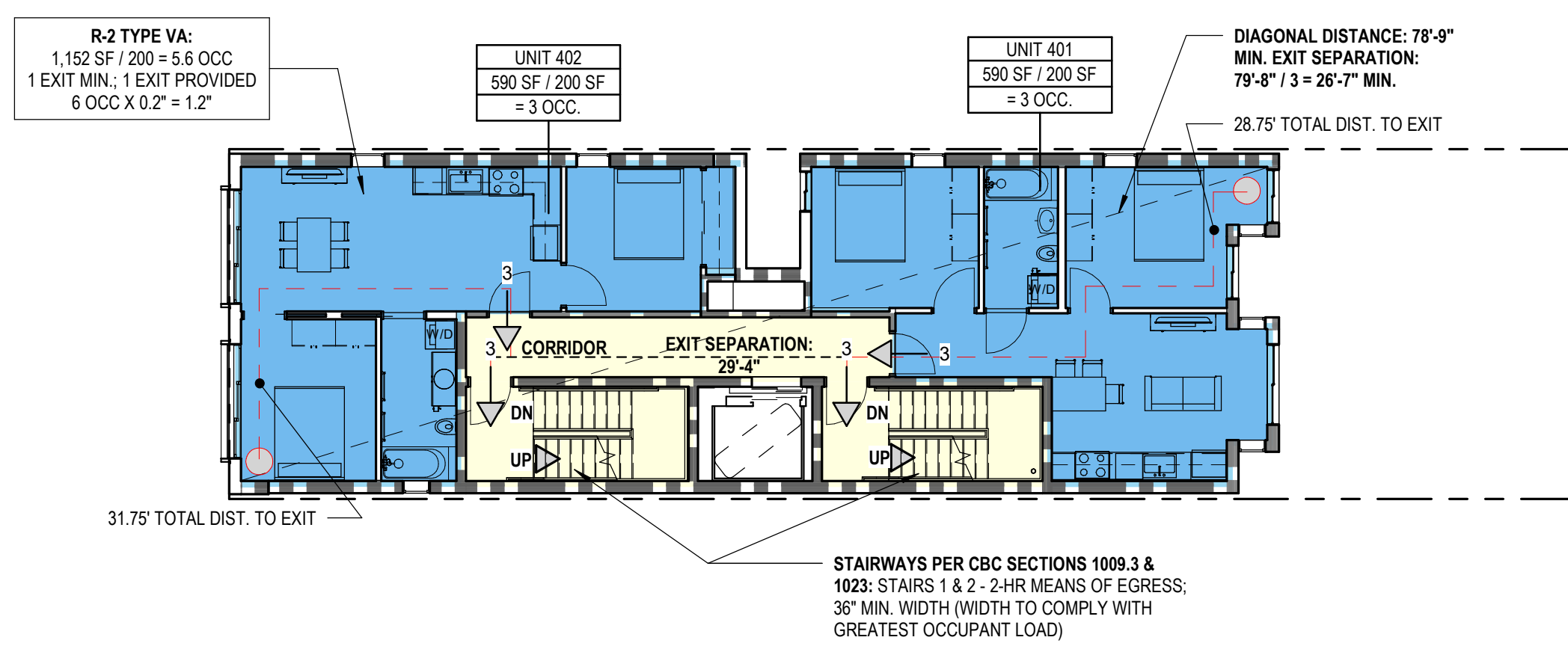
OCCUPANCY WIDTH NOTES: BUILDING

- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125) PER CBC 1006.3.2 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

4 SECOND FLOOR LIFE SAFETY PLAN
3/32" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 32' < 125' PROJECT COMPLIES

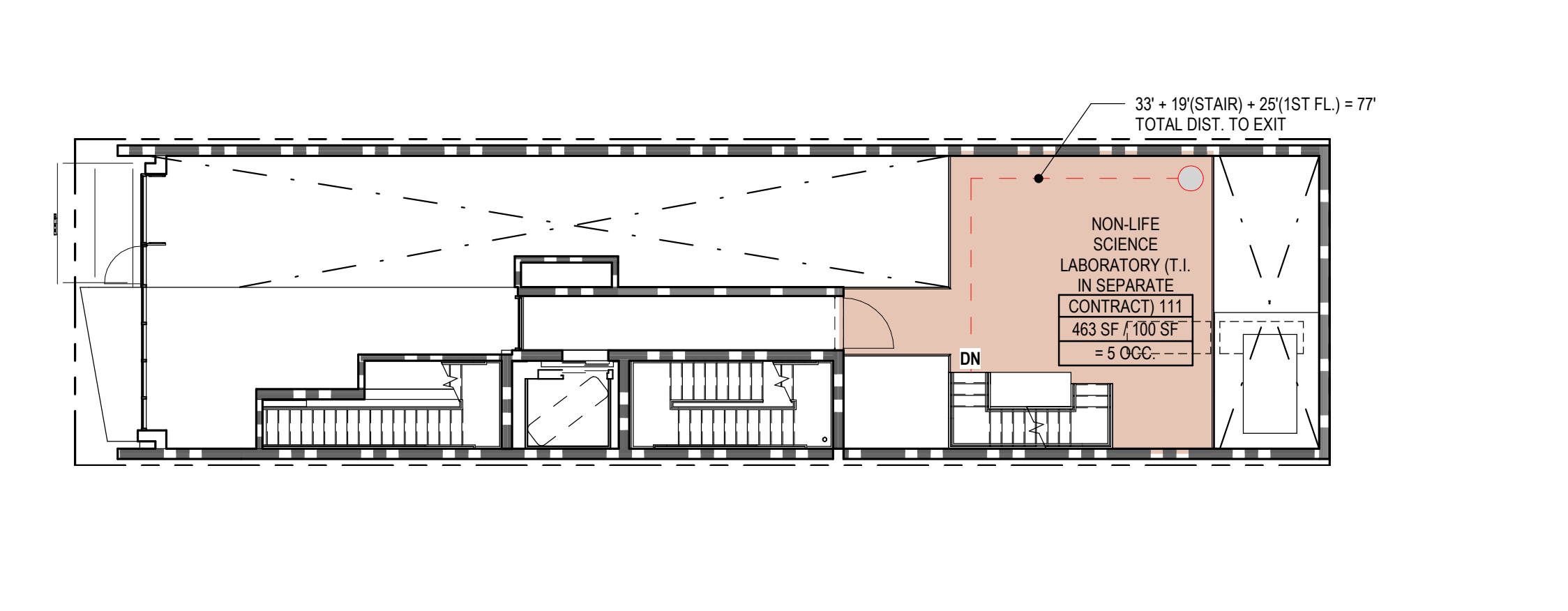
OCCUPANCY WIDTH NOTES: BUILDING

- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125) PER CBC 1006.3.2 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

6 FOURTH FLOOR LIFE SAFETY PLAN
3/32" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 77' < 125' PROJECT COMPLIES

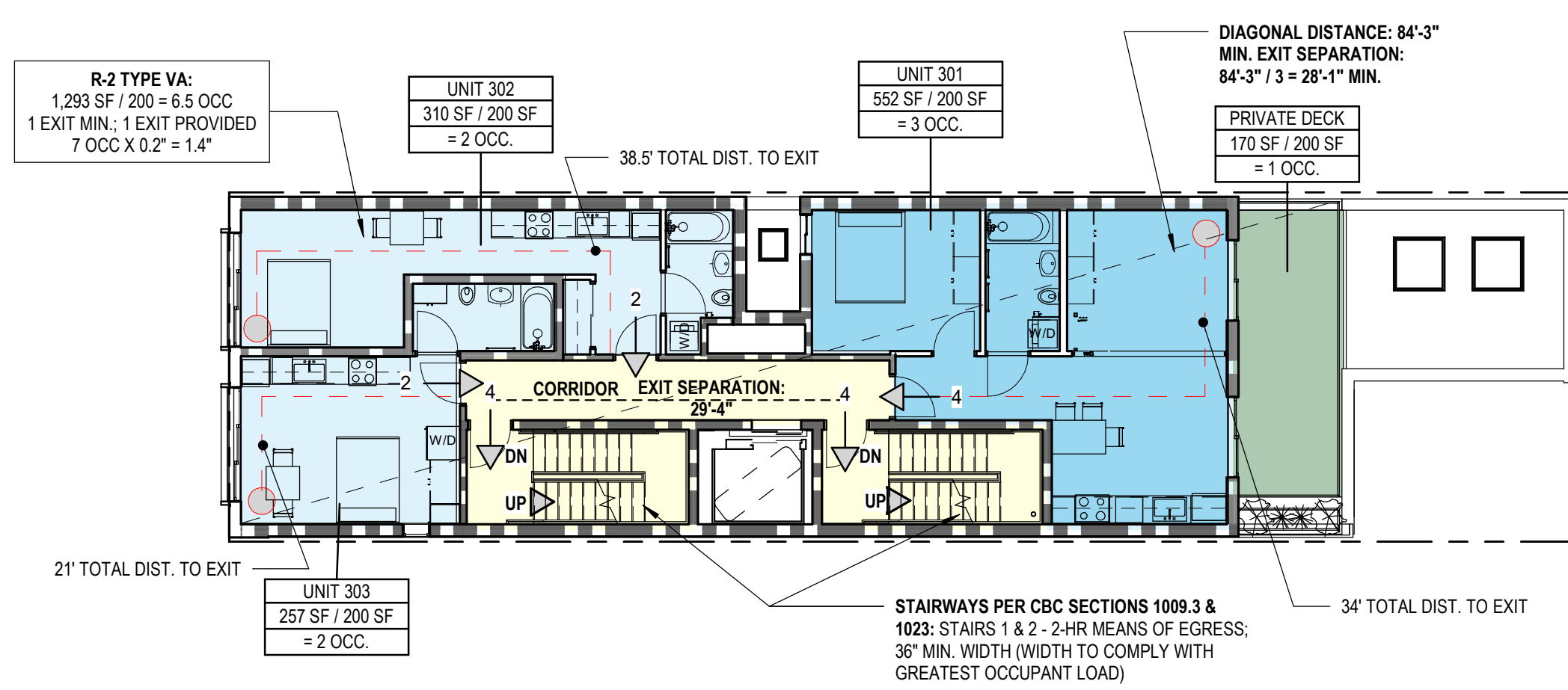
OCCUPANCY WIDTH NOTES: BUILDING

- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125) PER CBC 1006.3.2 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

3 MEZZANINE LEVEL LIFE SAFETY PLAN
3/32" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 34' < 125' PROJECT COMPLIES

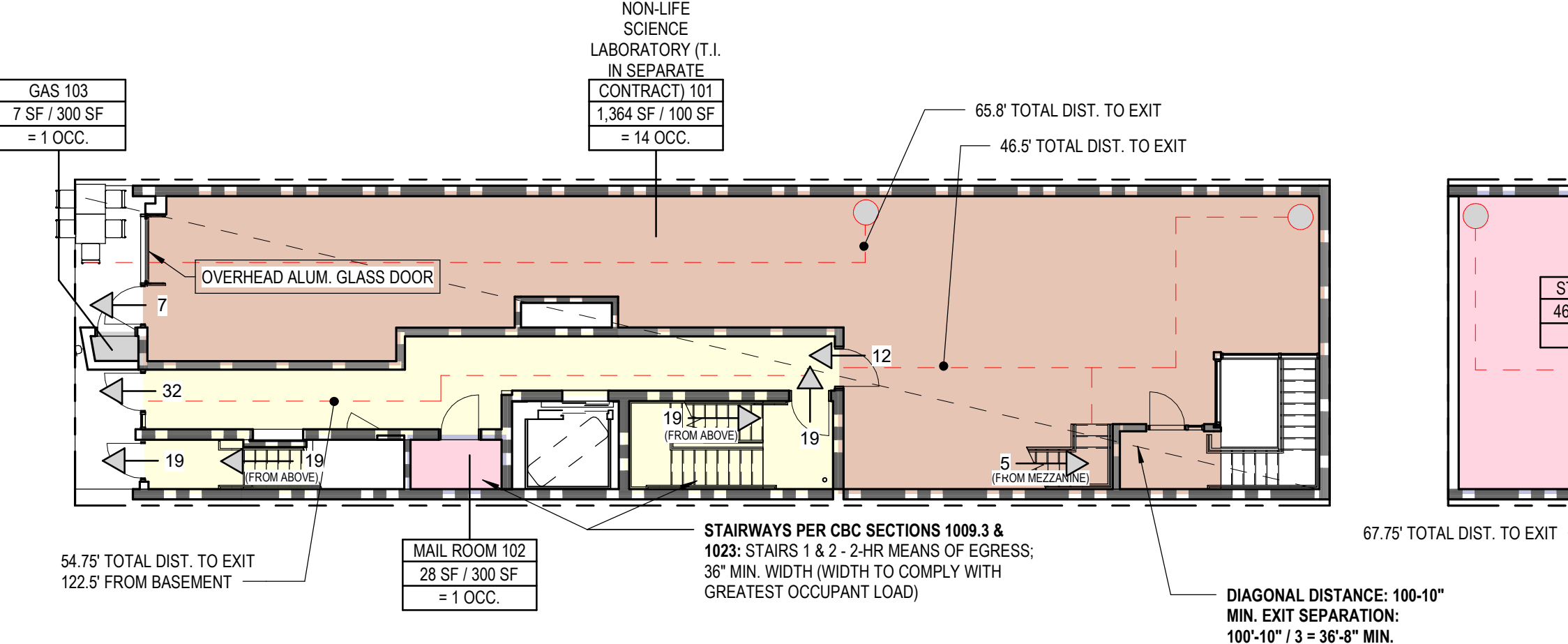
OCCUPANCY WIDTH NOTES: BUILDING

- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125) PER CBC 1006.3.2 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

5 THIRD FLOOR LIFE SAFETY PLAN
3/32" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 66' < 125' PROJECT COMPLIES

OCCUPANCY WIDTH NOTES: BUILDING

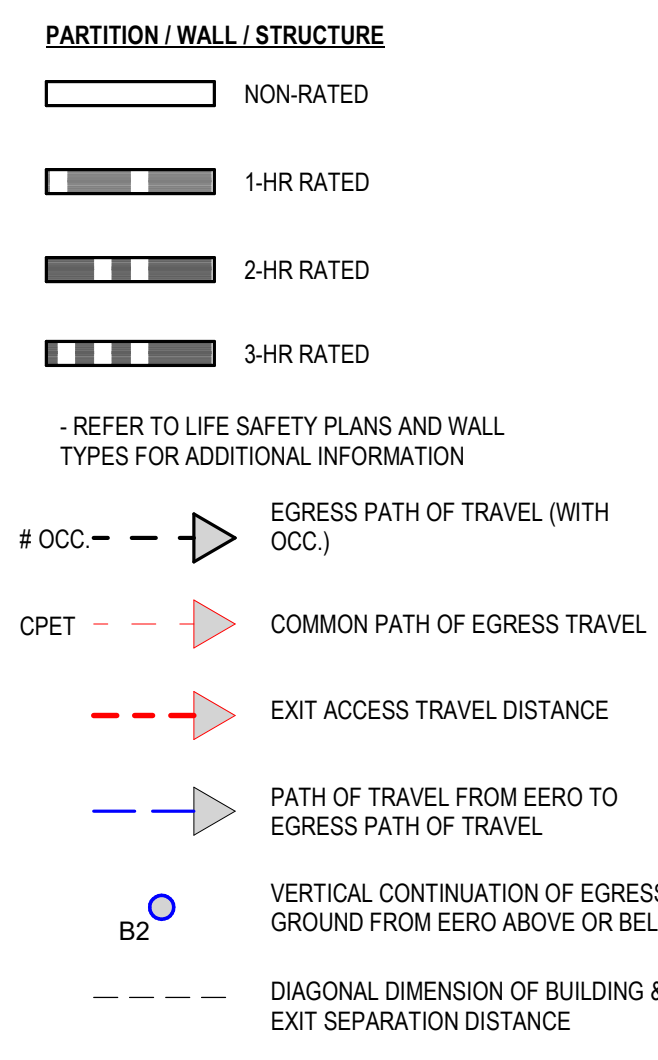
- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125) PER CBC 1006.3.2 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

2 FIRST FLOOR LIFE SAFETY PLAN
3/32" = 1'-0"

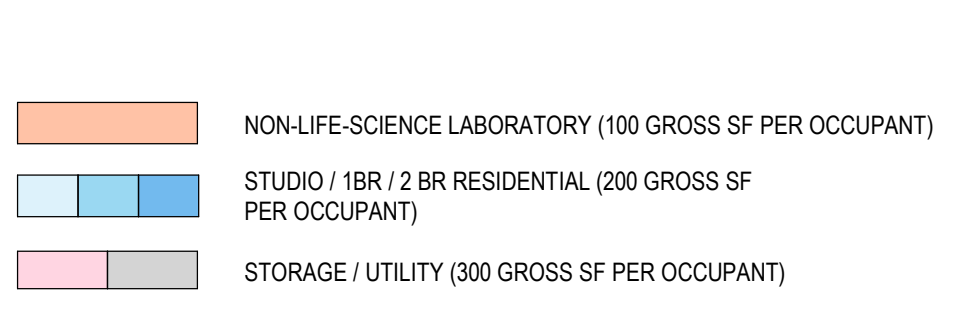
PARTITION PLAN LEGEND



EGRESS PLAN GENERAL NOTES

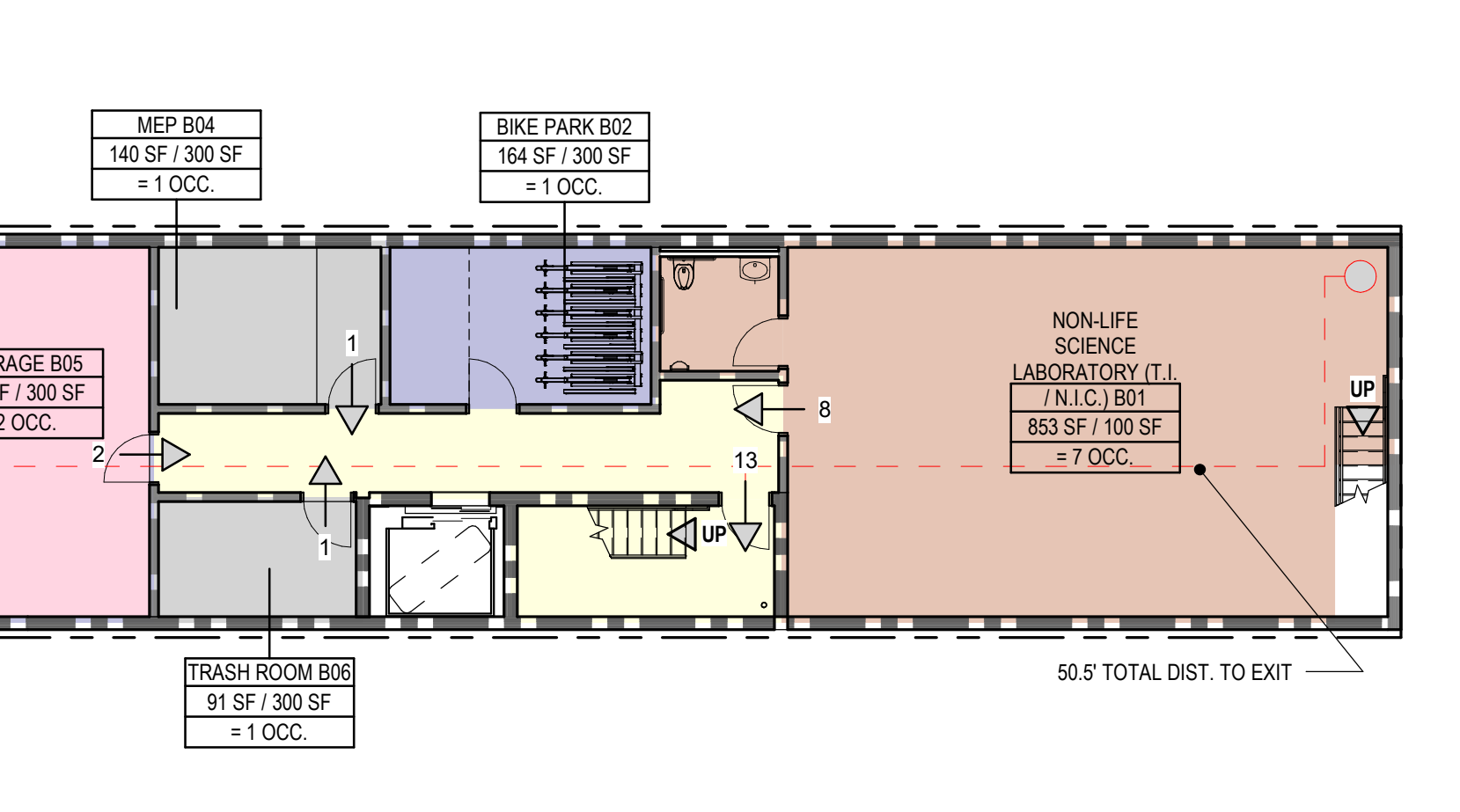
- CORRIDORS AND ACCESSIBLE ROUTES SHALL COMPLY WITH:
 - ENTRANCE SIGNAGE PER CBC SECTION 1110A.2
 - GLUE-DOWN CARPET PER CBC SECTION 1110A.3 & SECTION 804.4.2
 - LEVEL CHANGES SHALL NOT EXCEED PER CBC SECTIONS 1111A & 1121A
 - SLOPES SHALL NOT EXCEED 5% PER CBC SECTION 1111A
 - MINIMUM WIDTH PER CBC SECTIONS 1119A.3
 - EXIT DISCHARGE SHALL COMPLY WITH CBC SECTION 1028.1
 - EXIT ENCLOSURES TO COMPLY WITH CBC SECTIONS 1022.1 & 1023.1 - NO FURNISHING WILL BE ALLOWED
- STAIRWAYS SHALL COMPLY WITH:
 - ENCLOSURES PER CBC SECTION 1022
 - SIGNAGE PER CBC SECTION 1023.8 & 1023.9
 - TREADS, RISERS AND NOSING PER CBC SECTIONS 1123A
 - STRIPING PER CBC SECTIONS 1123A.5
 - BUILDING TO BE EQUIPPED WITH EMERGENCY VOICE ALARM SYSTEM.
- AREAS OF REFUGE **NOT** REQUIRED PER CBC 1009.3, EXCEPTION 5 & 1009.3, EXCEPTION 8
- DOOR FIRE RATING:
 - AT 1-HOUR WALLS:
 - 20-MINUTE FIRE-RATED DOORS - CORRIDORS
 - 45-MINUTE FIRE-RATED DOORS - PROTECTED OPENINGS
 - AT 2-HOUR WALLS:
 - 90-MINUTE FIRE-RATED DOORS - STAIR ENCLOSURES

USE AND MIN. OCCUPANT LOAD



OCCUPANCY SCHEDULE BY FLOOR

LEVEL	OCCUPANT LOAD (OL) - SCHEDULE ON G0.06
0-BASEMENT	12
1-FIRST FLOOR	16
1.5-MEZZANINE LEVEL	5
2-SECOND FLOOR	19
3-THIRD FLOOR	8
4-FOURTH FLOOR	6
5-ROOF	38
	104



TRAVEL DISTANCE NOTES: BUILDING

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OCCUPANCY WIDTH NOTES: BUILDING

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- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

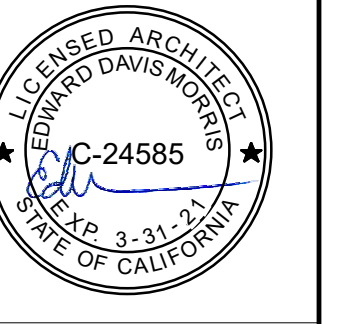
- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125) PER CBC 1006.3.2 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

1 BASTMENT FLOOR LIFE SAFETY PLAN
3/32" = 1'-0"



Revisions

NO.	DATE	DESCRIPTION



2455 HARRISON
2455 HARRISON ST., SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

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These drawings are an industry standard builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fastenings, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

EGRESS / PATH OF TRAVEL SITE PLAN

DATE	04/19/2019
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

G2.10

28 May 2019

Plan Review Supervisor for Pre-Application Meeting
Department of Building Inspection
1660 Mission Street, 2nd Floor
San Francisco, CA 94103

Participants: Jeffrey Ma, P.E. (SFDBI), Lt. Tom Haney (SFFD), Elizabeth Kerman-Morris (KMA),
Justin Mikecz (KMA), Shao-Lun Chien (KMA), Jonathan Wickman (Owner), Aidan Fahy (Owner)

May 14th, 2019
PRE-APPLICATION MEETING FINDINGS
2455 Harrison Street
New Construction

Existing: Single story Industrial Structure
Proposed: 5-Unit Residential over Business / Assembly (A2) and Basement
2016 California Building Code
BPA # 201904309262

PROJECT INFORMATION

Address: 2455 Harrison Street, San Francisco, CA
Block/Lot: 4084 / 026

Type of Construction:

Existing: TYPE-V-B,
Proposed: TYPE III-A, fully sprinklered (NFPA 13 sprinkler system per
903.3.1.2)

Stories:

Existing: 1 story
Proposed: 4 stories over basement

Occupancy:

Existing: 1 vacant Auto Repair garage (S-1)
Proposed: Mixed Use: 5 Dwelling Units (R-2) over Office (B) over
Restaurant (A-2) and mixed-use Basement (A-2 and accessory R-2)

PROJECT SCOPE

This work consists of new structure over basement in an UMU (Urban Mixed Use) zoning district. The subject property consists of an existing 1-story structure Auto Repair shop (S-1) to be demolished. The proposed new construction consists of 4-stories total with 2 stories including (5) new dwelling units (R-2) and common roof deck over 1-story of office space (B) over 1-story of restaurant (A2) over a mixed-use Basement (A-2 and accessory R-2).

ATTACHED DOCUMENTS:

Enclosed please find a 11x17 set of relevant drawings including a code analysis, plans, and elevations.

Our Basic Code Assumptions to be Confirmed and Questions/ Code Ruling Requested:

MIXED USE AND OCCUPANCY

1. **Mixed Use Classification:** Please confirm the building would be considered mixed use with an A-2 occupancy (restaurant) at the 1st floor, a B occupancy (office) at the 2nd, and R-2 occupancies (dwelling units) at the 3rd and 4th. The basement would have both an A-2 occupancy (continuation of restaurant above) and accessory residential space (R-2 accessory storage and utility space).

Response: Confirmed.

2. **Separated Occupancies:** Please confirm the proposed project with the occupancy classifications shown above could use the provisions of Section 508.4:

Response: Confirmed.

a. **Separation:** Per Table 508.4, please confirm the separation between proposed occupancies A-2 and B at the 2nd floor would be 1-hour and the separation between proposed occupancies B and R-2 at the 3rd floor would be 1-hour. Similarly, the different uses in the Basement would have to be separated from adjacent uses (both horizontally and vertically) with 1-hour separations.

Response: Confirmed.

b. **Allowable Building Area** – Please confirm the use of 508.4 would mean the proposed largest floor area by type would comply:

OCCUPANCY	LARGEST AREA BY FLOOR	ALLOW. AREA PER FLOOR
Residential (R-2)	1,861 sf (4F)	24,000 sf
Commercial (A-2)	1,630 sf (1F)	14,000 sf
Office (B)	2,412 sf (2F)	85,500 sf

Response: Confirmed.

to be verified during plan che

c. **Allowable Height/Stories** – Please confirm the use of 508.4 would mean the maximum height and stories would be based on each separate occupancy

OCCUPANCY	ALLOWABLE ABOVE GRADE PLANE HEIGHT (504.3) STORIES (504.4)	ACTUAL ABOVE GRADE PLANE HEIGHT STORIES
Residential (R-2)	85' 5	48' 4
Commercial (A-2)	85' 4	17' 1
Office (B)	85' 6	28' 2

Response: Confirmed. It was noted that since the occupant load of the roof deck is less than 50, the roof deck would be considered an accessory to the R-2 occupancy group (and not assembly) per 303.1.2.

TYPES OF CONSTRUCTION

3. Type of Construction:

a. **Type-V-A:** Please confirm the proposed project could not be considered Type-V-A construction since it does not have a complying egress path from the required emergency escape and rescue opening that would be required from the bedroom in the rear unit of the 3rd floor.
Response: Question Withdrawn. Project will use Type III-A construction.

b. **Type III-A:** Please confirm the proposed project would comply with the requirements of Type III-A construction with the use of fire-retardant treated wood or other non-combustible materials at all exterior walls.

Response: Confirmed.

FIRE-RESISTANT CONSTRUCTION

4. **Stairway:** Please confirm that interior exit stairway enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four or more stories, per CBC Section 1023.2.

Response: Confirmed.

5. **Corridor, B Occupancy:** Please confirm the corridor at the 2nd Floor (Office / B Occupancy) does not need to be rated per Table 1020.1.

Response: Confirmed.

6. **Corridor, R-2 Occupancy:** Please confirm the corridors at the 3rd and 4th Floors (Residential / R-2 Occupancy) do not need to be rated per Table 1020.1 since the occupant load on each floor is less than 10.

Response: Confirmed.

7. **Property Line Windows:** Please confirm that per local equivalency, windows in the property line walls (see plans) may be fixed 90-minute rated assemblies (in the required 2-hour exterior bearing walls at the 3rd and 4th residential floors) if the opening is protected by a fire sprinkler system installed as required by AB-009.

Response: Property line windows per AB-009 are only allowed on the residential floors. It was noted that property line windows must be at least 6' horizontally from an adjacent wall on the neighboring property and vertically must be completely above the adjacent roof or parapet wall. Property line windows less than 6' from an adjacent window or skylight requires neighbor's consent.

MEANS OF EGRESS

8. **Enclosed Elevator Lobbies:** Please confirm that an enclosed elevator lobby is not required: Per CBC Section 3006.3.5, where elevator door has a fire-protection rating required by Section 708.7 and holdway door opening is protected by a listed and labeled smoke containment system complying with ICC ES AC 77. Please confirm Smoke Guard smoke curtain is acceptable.

Response: Confirmed.

9. **Two-way communication:** Two-way communication system are to be provided at each elevator landing on each accessible floor excluding the level of discharge (1st floor).

Response: Confirmed.

10. **Stair Width:** Please confirm that all exit stairs, serving an occupant load of less than 50 persons can be 36" wide per section 1011.2, Exception 1; and that doors in exit paths serving less than 50 occupants do not need to swing in the direction of egress travel per 1010.1.2.1.

Response: Confirmed.

11. **Roof Deck Material:** Please confirm the roof decks may be constructed out of wood provided the area of the occupied roof is less than 500 s.f. per SFBC 1510.10

Response: Confirmed. *WOOD TO BE FIRE-TREATED*

Drawing Revisions: In the attached drawings, we are now showing a roof deck larger than 500 s.f. (but not more than 735 s.f.). We have added a general note requiring that the roof deck be constructed of non-combustible materials per SFBC Sec. 1510.10.

12. **Emergency Escape and Rescue Openings (EERO):** Please confirm EEROs are not required in Type III-A construction per CBC Section 1030.1, exception 1.

Response: Confirmed.

13. **Wheelchair Turning Space:** Please confirm if the required 5' turning space may partially overlap into an elevator door opening in the corridors on the residential floors provided the turning space does not overlap with the doors, trim, walls or any other obstructions.

Response: A 5'-0" turning circle is not required in the residential corridors. It was noted a 44" wide corridor is okay as long as no doors swing out.

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ADDITIONAL TOPICS OF DISCUSSION

14. Horizontal circulation/hallway at 1st floor

Discussion: It was noted that the horizontal circulation on the 1st floor was incorrectly labeled a 'Corridor'. It should be a 'Lobby' since it provides an extension of the exit discharge at Stair #2, connecting it to the exterior, per 1028.1 Exception 1. It was also noted that it could not be considered an 'Exit Passageway' per 1024 since an elevator opens to it.

Drawing Revisions: The attached revised drawings now show this horizontal circulation identified as a 'Lobby'.

15. Courts per 1206.3

Discussion: It was noted that the light court shown (6' wide x 7.5' long) in the drawings provided during the pre-app meeting was too small. Per 1206.3, the 2-story high court should be a minimum of 3' wide and 10' long. If there are windows on opposing sides (as shown on the 4th floor), the minimum width increases to 6'. The required daylight per 1205.2 in one of the opposing bedrooms on the 4th floor can be met by skylights. Jeff did mention it may be possible to apply for alternative compliance (i.e. local equivalency per AB-005) with the court requirements. An example would be if we could not meet the 10' length requirement, we may be able to demonstrate local equivalency with a wider than required court to meet the intent of the code.

Drawing Revisions: In the attached revised drawings, we now show a skylight providing the required daylight to the bedroom on the west side of the light court instead of window. Since this eliminates the opposing window situation, the required light court size is 3'x10' per 1206.3. Our light court is now 4.5' wide x 8.5' long. As suggested by Jeff, we would like to apply for local equivalency via AB-005 by making the case that the proposed light court, while short in length, will provide more light than the required 3'x10' court since the overall floor area is greater and the aspect ratio is better.

16. Single Exit at Basement

Discussion: A single exit is allowed at this level provided the total occupant for this level is 49 occupants or less per Table 1006.3.2.(2). While the commercial space does have (2) means of egress when you include the open stair to the 1st floor, the rest of the basement is served by one exit. The drawings should demonstrate that the most remote area on this floor (e.g. Basement Storage as accessory R-2 space) not in the commercial space has a 125' maximum path of travel.

Drawing Revisions: In the attached revised drawings, the occupiable area of the basement level of the commercial space has been reduced ~90 sf in order to reduce the total occupant load of the Basement Level to 49 people. The drawings also demonstrate the maximum exit access travel distance to the entry to the exit stair is less than 125'. From this point to the exit discharge at grade, there is a continuous 2-hour enclosure.

17. Mixed use of elevator; please confirm it is okay, generally, for the different occupancy groups in the building to share the elevator and, more specifically, for occupants of the 1st floor commercial space to use the (1) shared elevator to access the restrooms (dedicated for the commercial space) at the Basement level.

Response: Confirmed.

18. Door Maneuvering Clearances at Interior Stair Enclosures

Discussion: It was noted that door maneuvering clearances per 11B-404 are required at ground floor exits per 11B-206.4. Since there is an Exception 1 excluding doors at ground floor stairways from this requirement, it is Jeff's interpretation that this implies all doors serving stairway enclosures do not need to comply with 11B-404.

19. Mezzanine area limitations

Discussion: Per 505.2.1, the aggregate area of the mezzanine is limited to one-third of the area of the room or space it opens to below.

20. Accessibility at proposed mezzanine in commercial space: Please confirm the mezzanine within the commercial space at the first floor is not required to be accessible if equal facilitation is provided (i.e. if dining seating is provided at the mezzanine, equal seating is provided at the main level).

Discussion: We were directed to ask Technical Services on the 1st Floor.

Response: Technical Services indicated that since this was a new mezzanine, accessibility per Chapter 11B would have to be provided. The accessible route could be provided by a corridor/bridge connecting it to a mezzanine stop for the elevator or with a LULA within the commercial space.

Drawing Revisions: In the attached drawings, we are now showing an elevator stop at the mezzanine level with a bridge connecting the elevator to the mezzanine.

21. Roof Deck Considerations

Discussion: It was noted that the same notes discussed in the 301 Grove pre-application meeting earlier on the same day (5/14/19) apply to this building as well:
a) The roof deck is considered part of the floor below. In this case the roof deck is part of the 4th floor.
b) Per Response to #2.c. above, a roof deck with less than 50 occupants would be considered accessory to the residential R-2 occupancy and, thus, per the chart in #2.c. above, would be allowed on the main roof above the 4th floor.

Drawing Revisions: The roof deck has been enlarged but has been kept under the maximum area (735 sf) allowed to still be considered an accessory use to residential R-2 occupancy.

22. Glazed roof deck / skylight: It was pointed out that there is a proposed translucent, walkable roof deck / skylight at the rear deck provided at the 2nd floor office space.

Discussion: Tom proposed that this skylight could be allowed via an application/demonstration of local equivalency per AB-005. Tom suggested the local equivalency could be done by providing additional sprinkler protection below the skylight (i.e. at the mezzanine ceiling) similar to what is required of property line windows in AB-009: e.g. quick response head, 18" from a wall, 6'-0" on center, and 3 gpm pressure, per linear foot. Alternatively, equivalency could be demonstrated with an equivalent rating or testing provided by ASTM.

Reviewed and agreed by

[Signature]
SFDBI

6/12/19
Date

[Signature]
SFFD

6/24/19
Date



SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION/WATER FLOW
1660 MISSION STREET, 4TH FLOOR
SAN FRANCISCO, CA. 94103
FAX # 415-575-6933
Email: WaterflowSFFD@sfgov.org

REQUEST FOR WATER FLOW INFORMATION

DATE: 02 / 26 / 2019 REQUEST IS FOR: FIRE FLOW SPRINKLER DESIGN

CONTACT PERSON: Toby Morris ADDRESS: 139 Noe Street

PHONE NO. (415) 749 / 0302 FAX NO. () / ()

EMAIL: toby@kermanmorris.com

OWNER'S NAME: Fahman Properties, LLC PHONE # (415) 239 / 4500

ADDRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE:

2455 Harrison Street

CROSS STREETS (BOTH ARE REQUIRED):

20th Harrison Street / 21th Street

SPECIFY STREET FOR POINT OF CONNECTION:

OCCUPANCY (CIRCLE ONE): R3 (R2) LIVE/WORK (COMMERCIAL) OTHER

HAZARD CLASSIFICATION: (LIGHT) ORD 1 ORD 2 EXT 1 EXT 2 OTHER

CAR-STACKER: YES (NO)

NUMBER OF STORIES: 4-Stories over Basement & Roof Deck HEIGHT OF BLDG.: 48' - 0" FT.

- SUBMIT FORM WITH A \$125.00 CHECK MADE PAYABLE TO 'S.F.F.D.'
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF \$250.00 WILL BE NECESSARY.
- WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL.
- INCOMPLETE FORMS WILL NOT BE PROCESSED.
- PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

*****Official use only*****

Flow data provided by: LAU Date Forwarded 5/7/19

Flow data: FIELD FLOW TEST X STATIC 53 PSI

RECORDS ANALYSIS RESIDUAL 52 PSI

Gate Page 95/104 FLOW 876 GPM

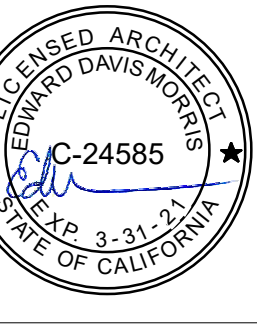
8" MAIN on Harrison

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361



139 Noe Street
San Francisco, CA
94114
415.749.0302

Revisions



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

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These drawings are an industry standard/industry set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

All attachments, connections, fasteners, etc. are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

FIRE FLOW INFO & DBI PRE-APPLICATION FINDING SUMMARY

DATE 04/19/2019

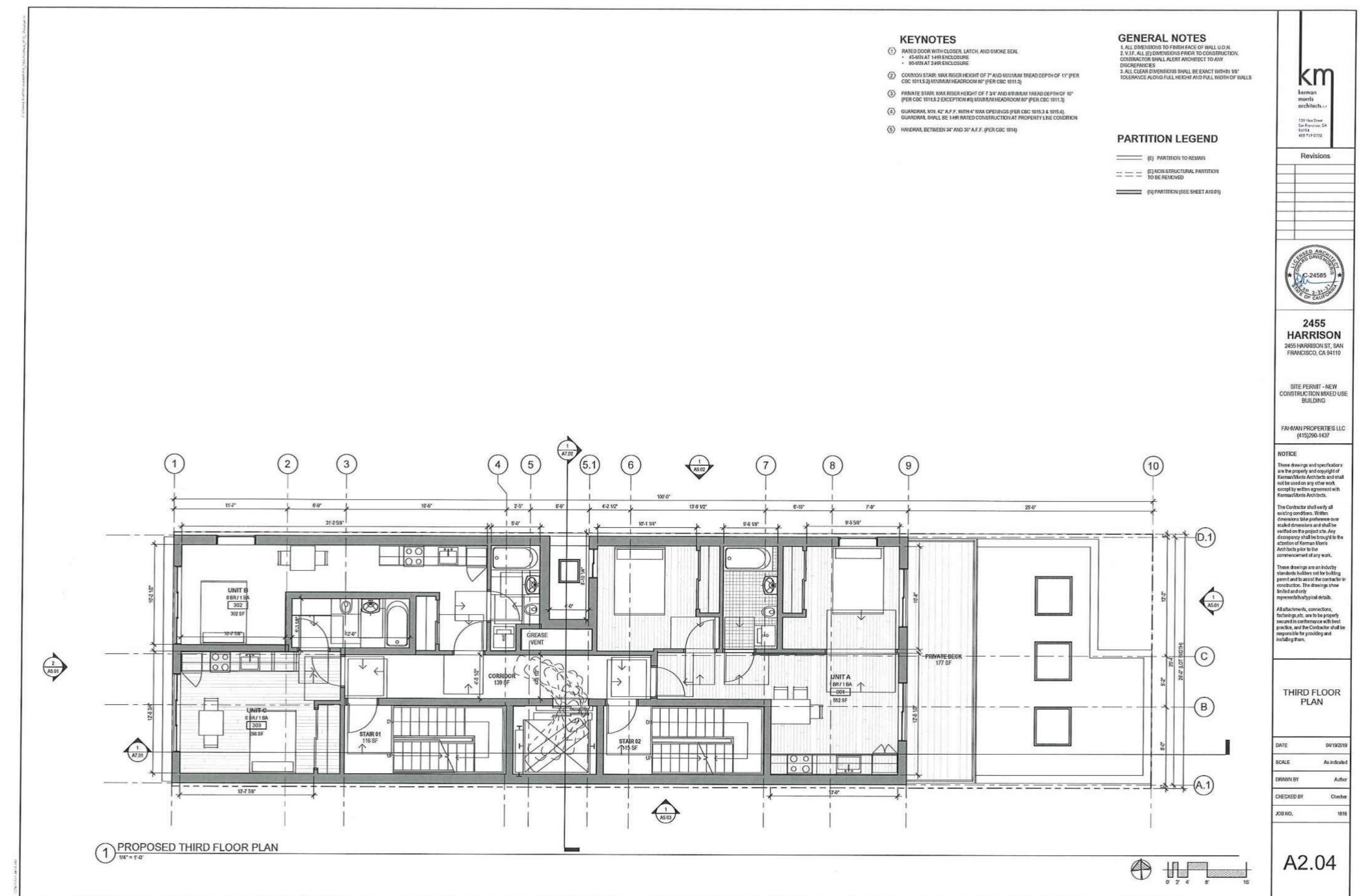
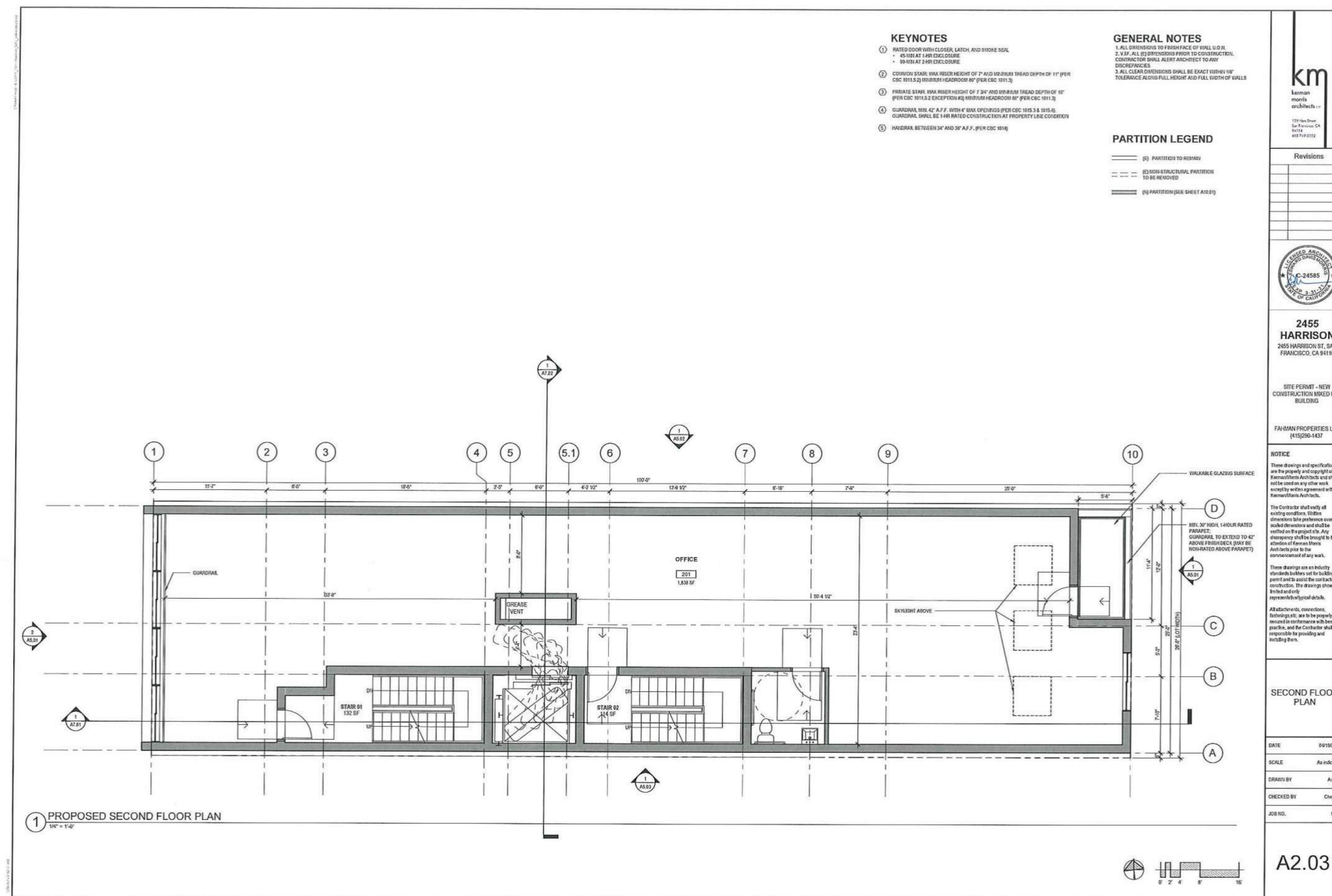
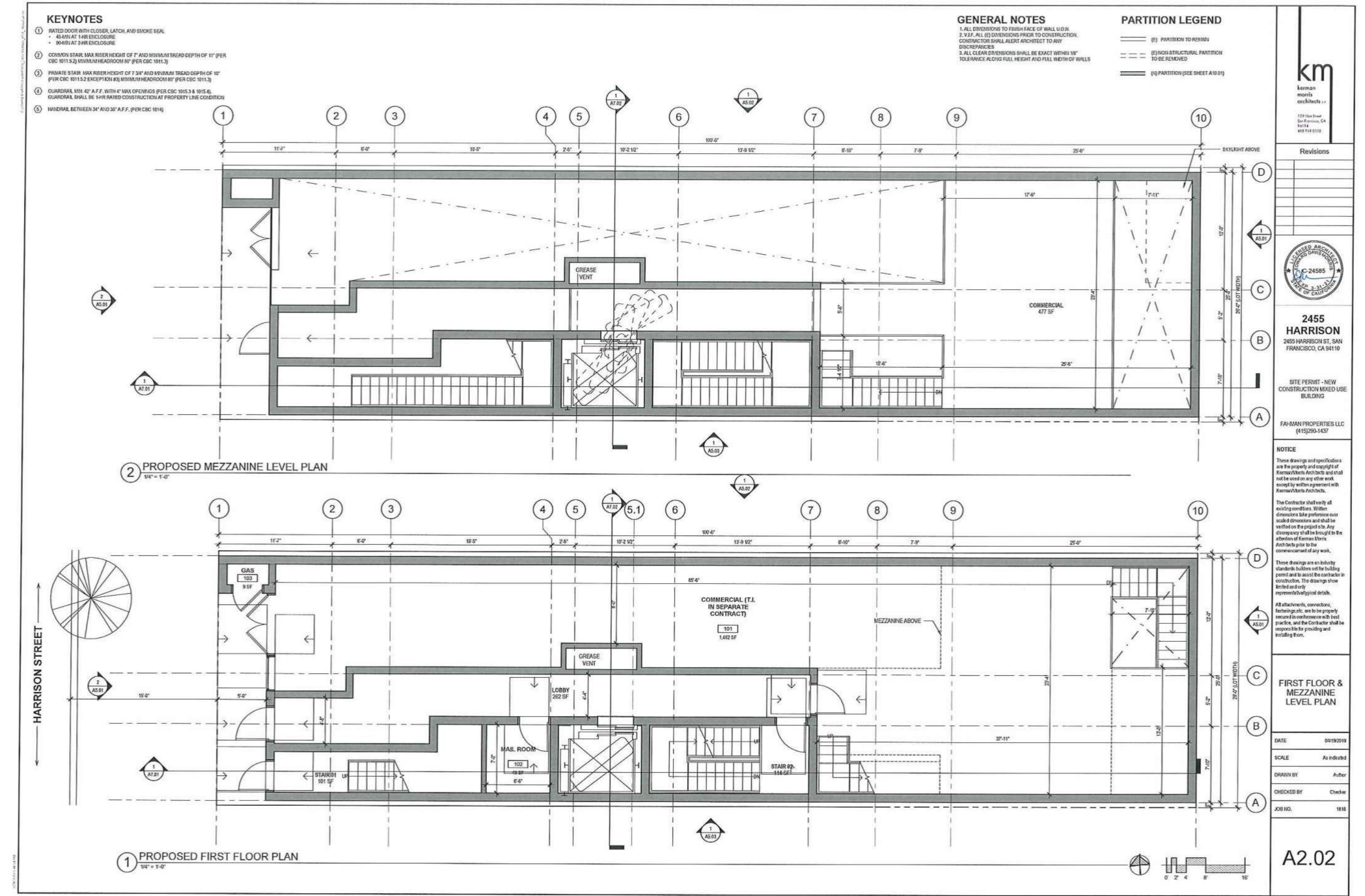
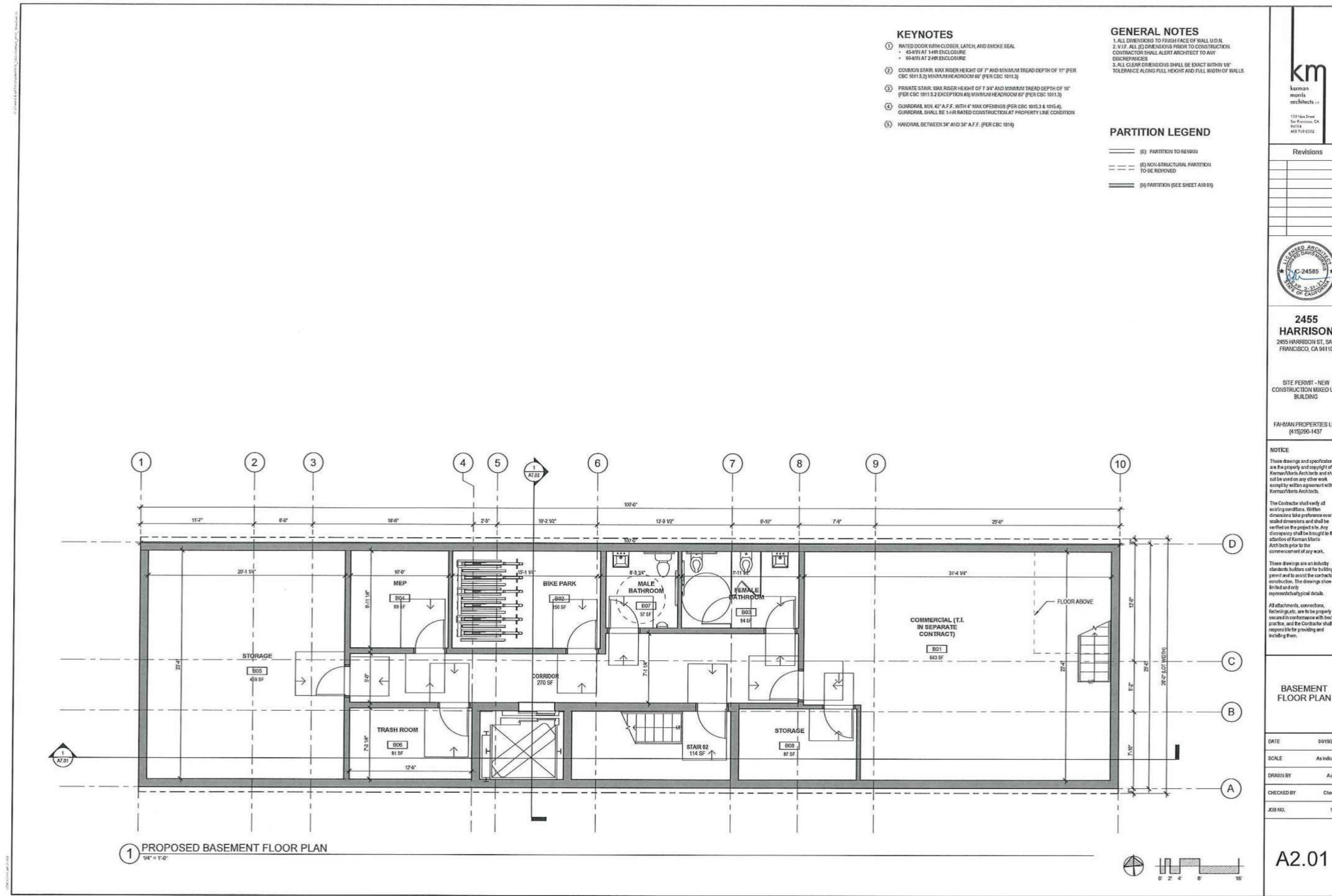
SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816

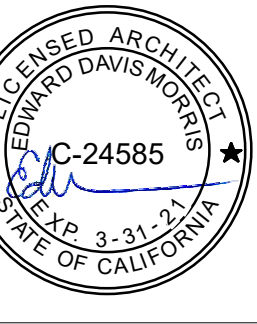
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139 New Street
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94114
415.749.0302

Revisions

No.	Description



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2455 HARRISON ST., SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

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DBI PRE-APPLICATION FINDING DRAWINGS

DATE 06/26/19

SCALE

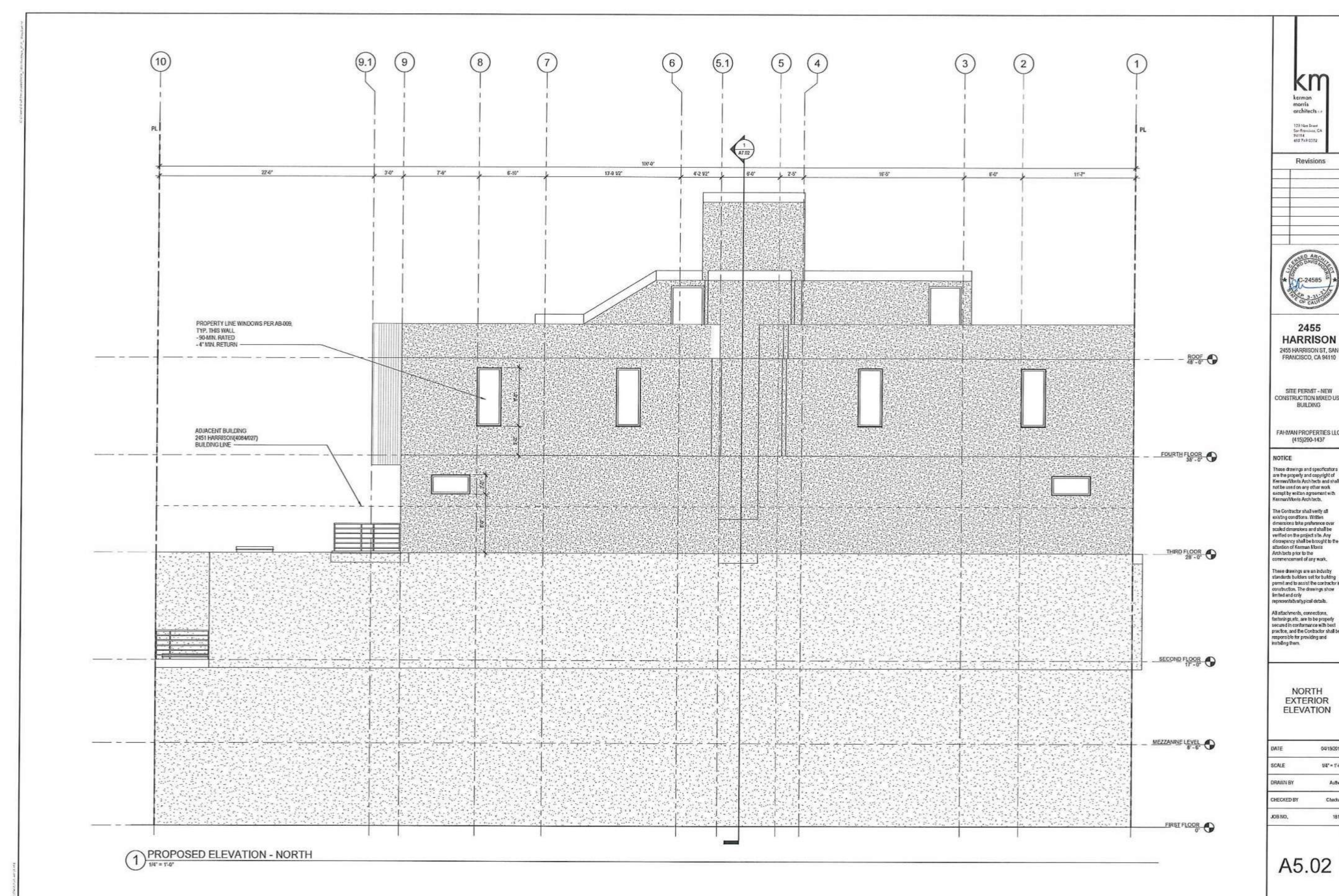
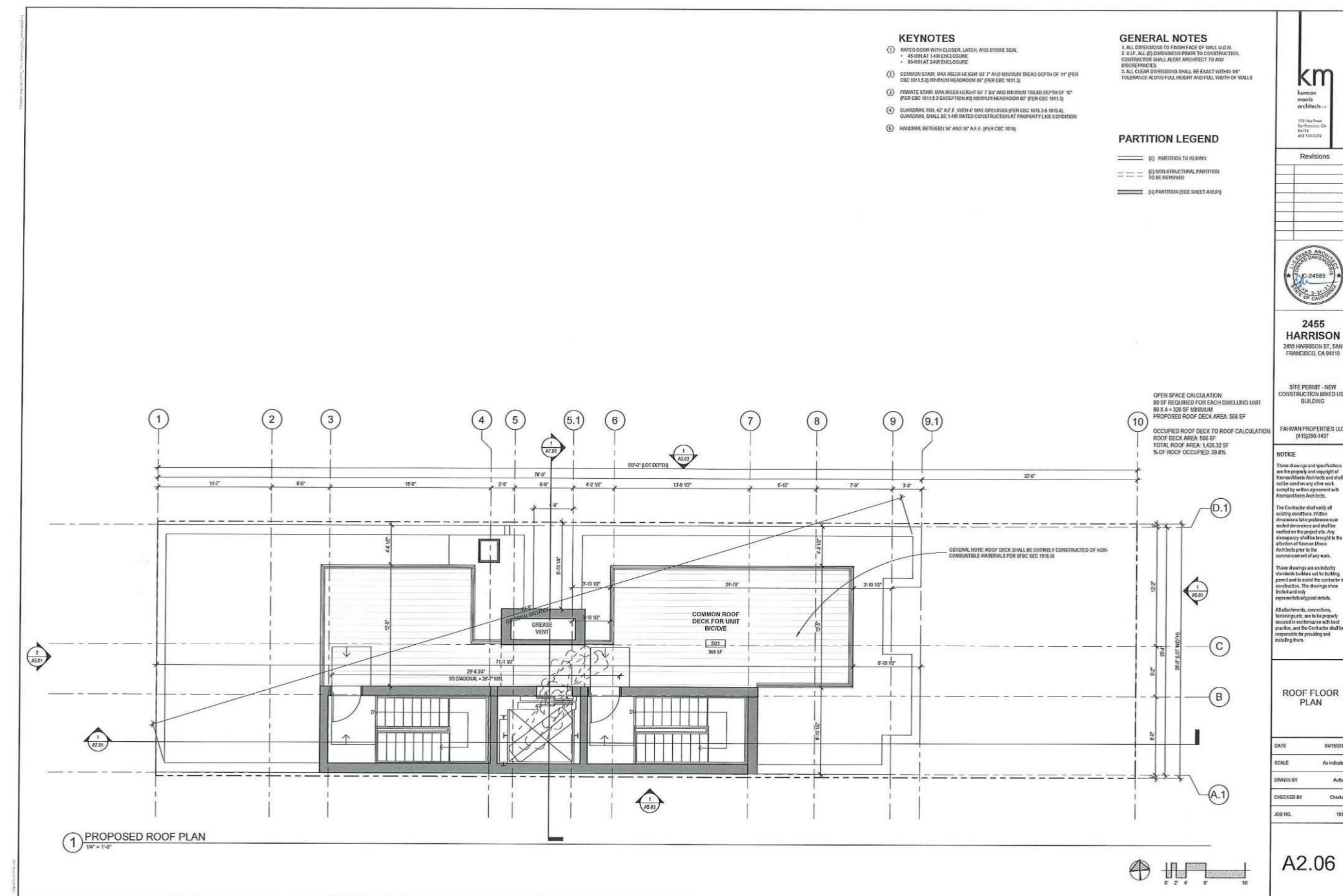
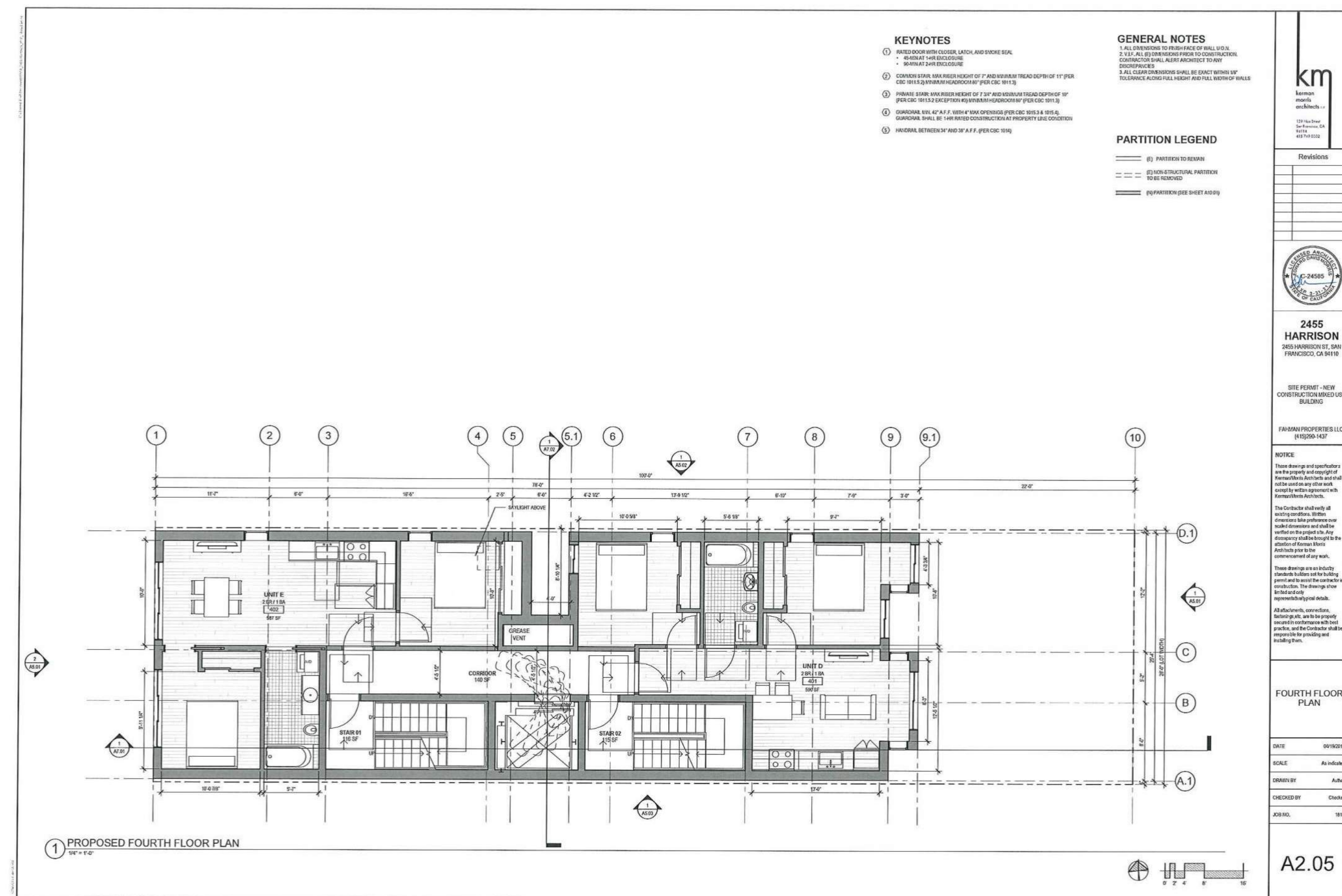
DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816

G2.23

BAA 360 (2455 Harrison) 1116 2455 Harrison, B21.01



km
kerman
morris
architects llp

139 New Street
San Francisco, CA
94114
415.749.0302

Revisions

No.	Description



2455 HARRISON
2455 HARRISON ST., SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

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(415)290-1437

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DATE: 06/26/19

SCALE:

DRAWN BY: Author

CHECKED BY: Checker

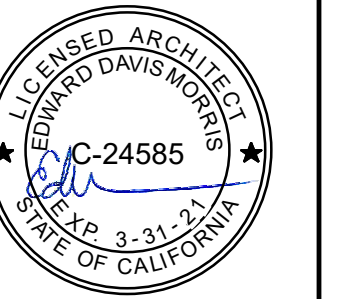
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G2.24

12/10/2020 7:11:37 PM



Revisions



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DATE 06/26/19

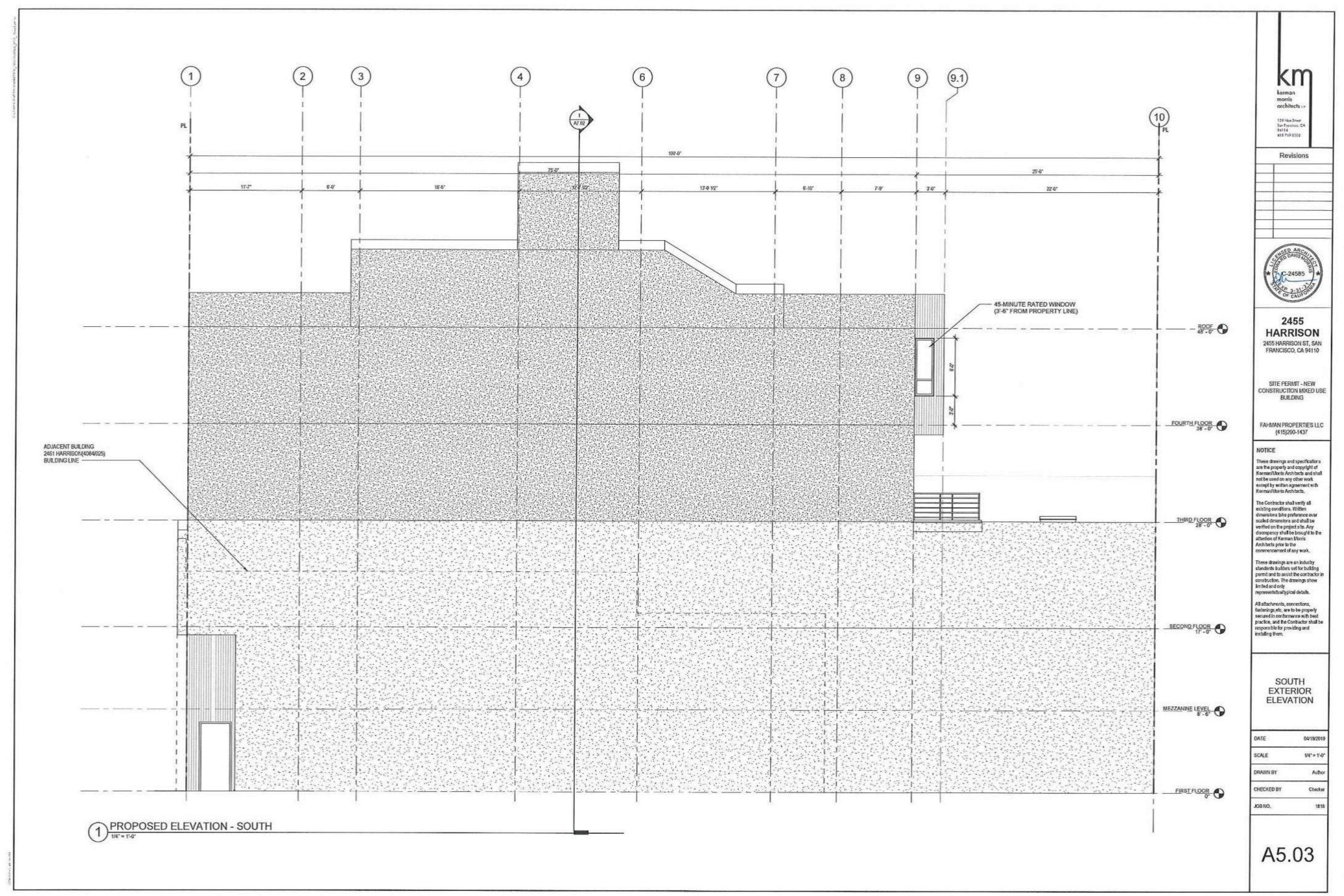
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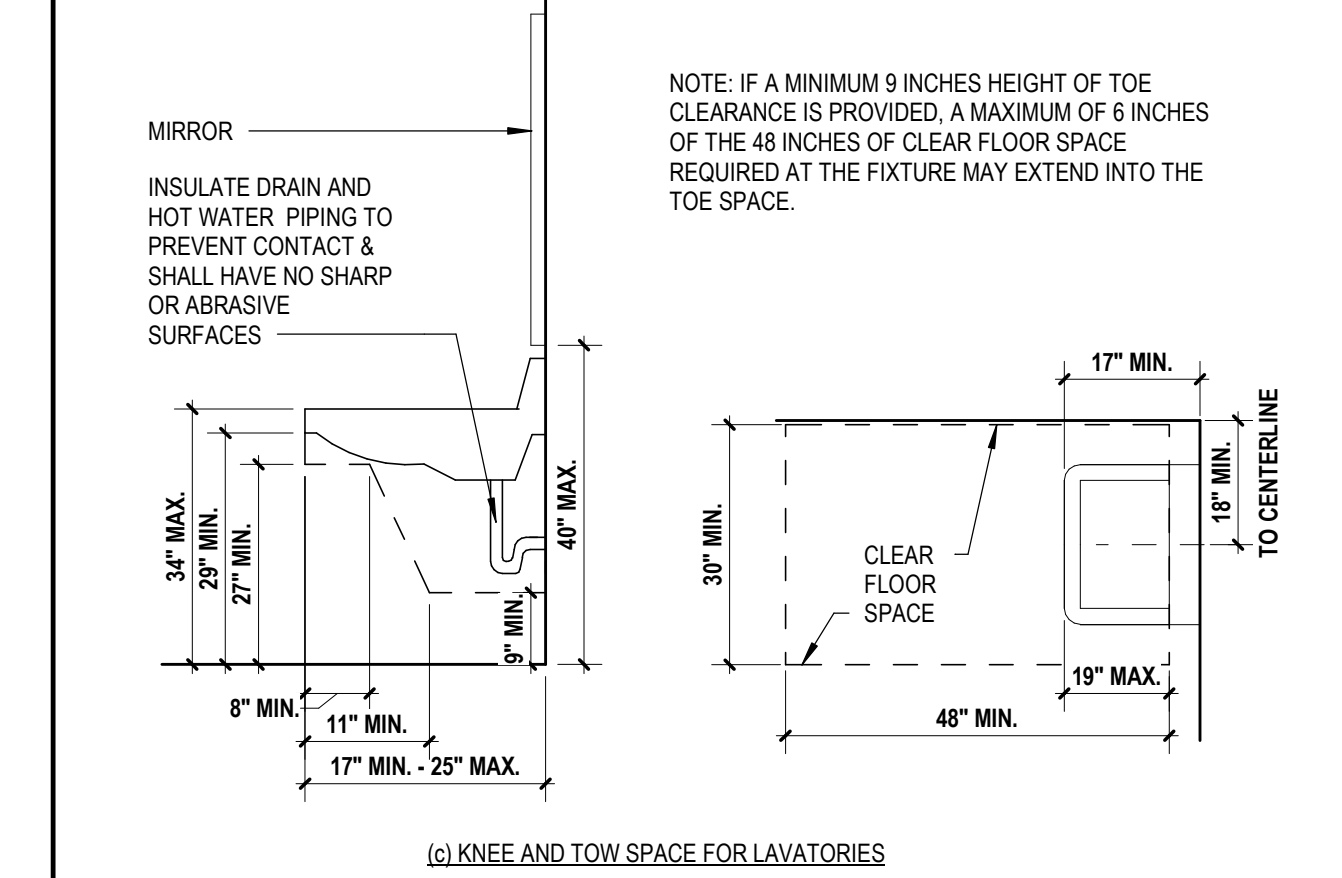
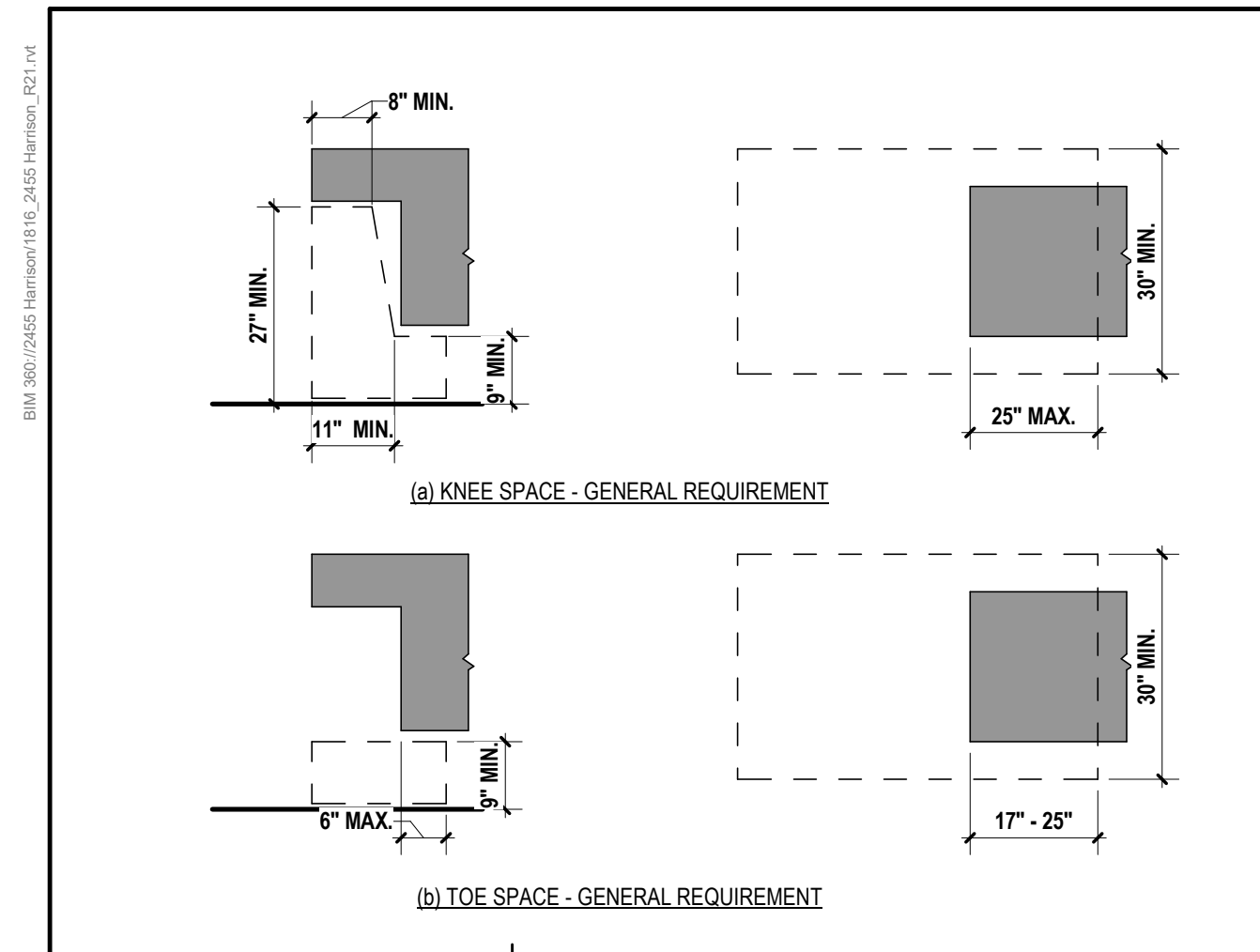
DRAWN BY Author

CHECKED BY Checker

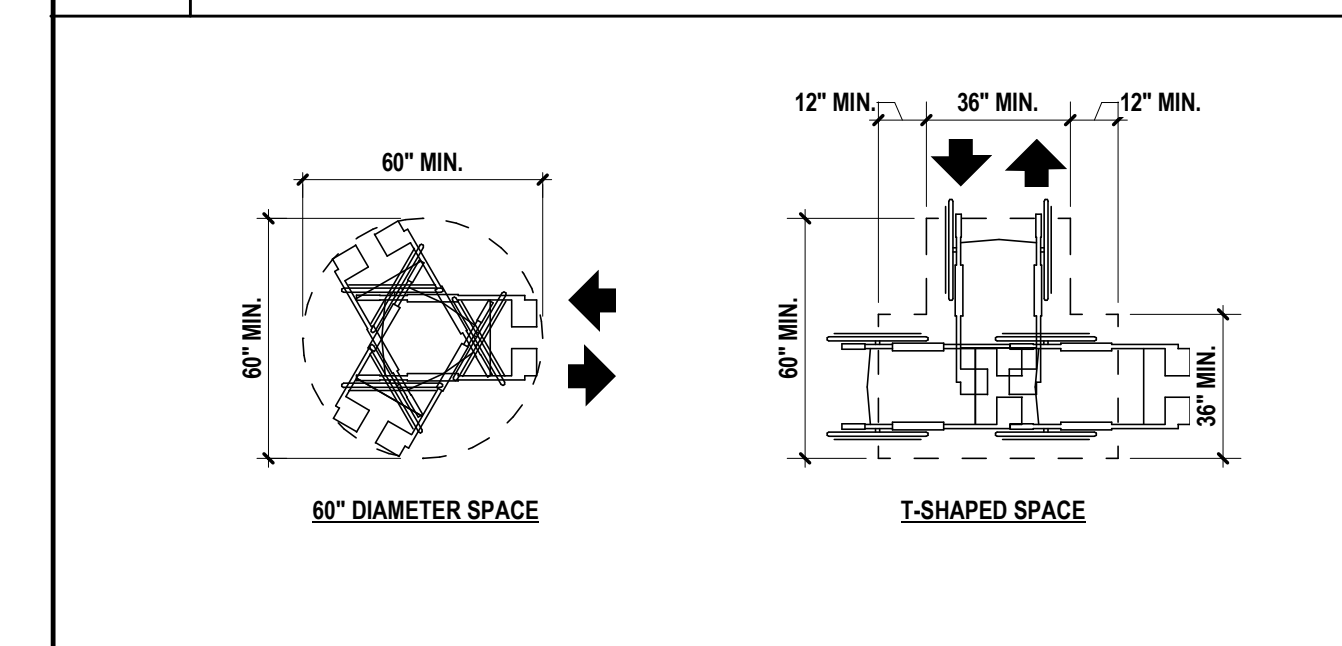
JOB NO. 1816

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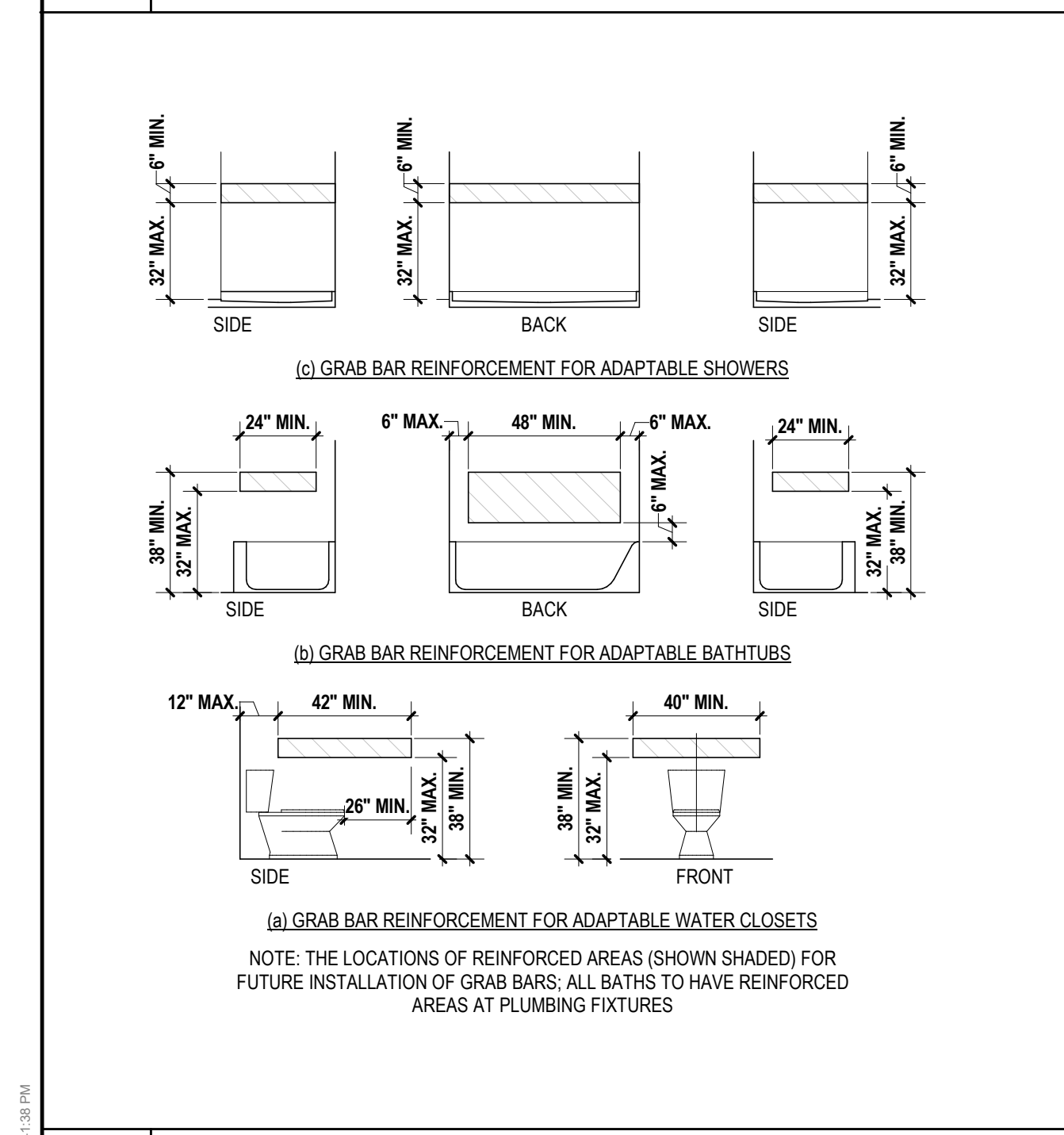




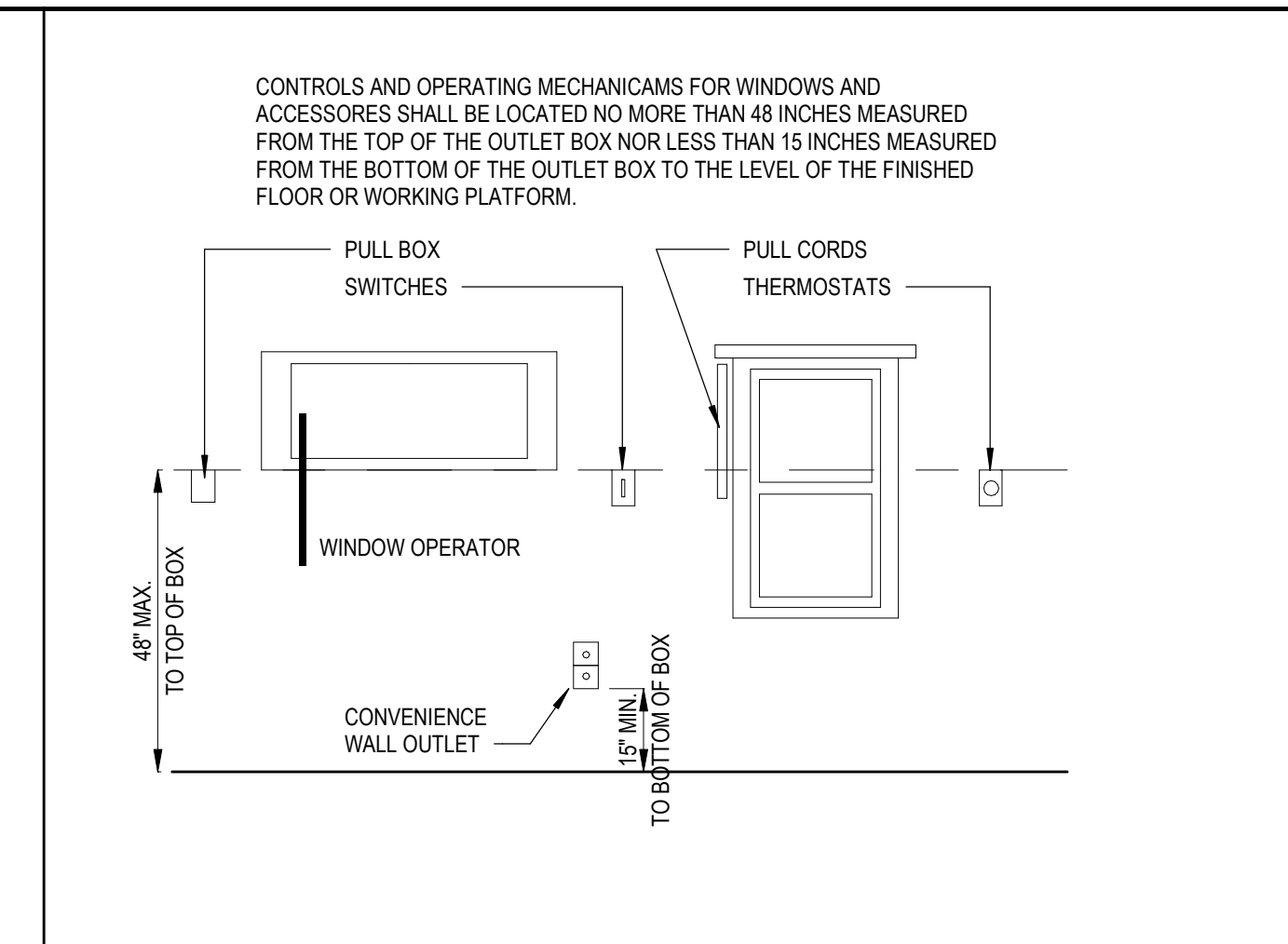
16 KNEE AND TOE SPACE FIGURE 11A-9D



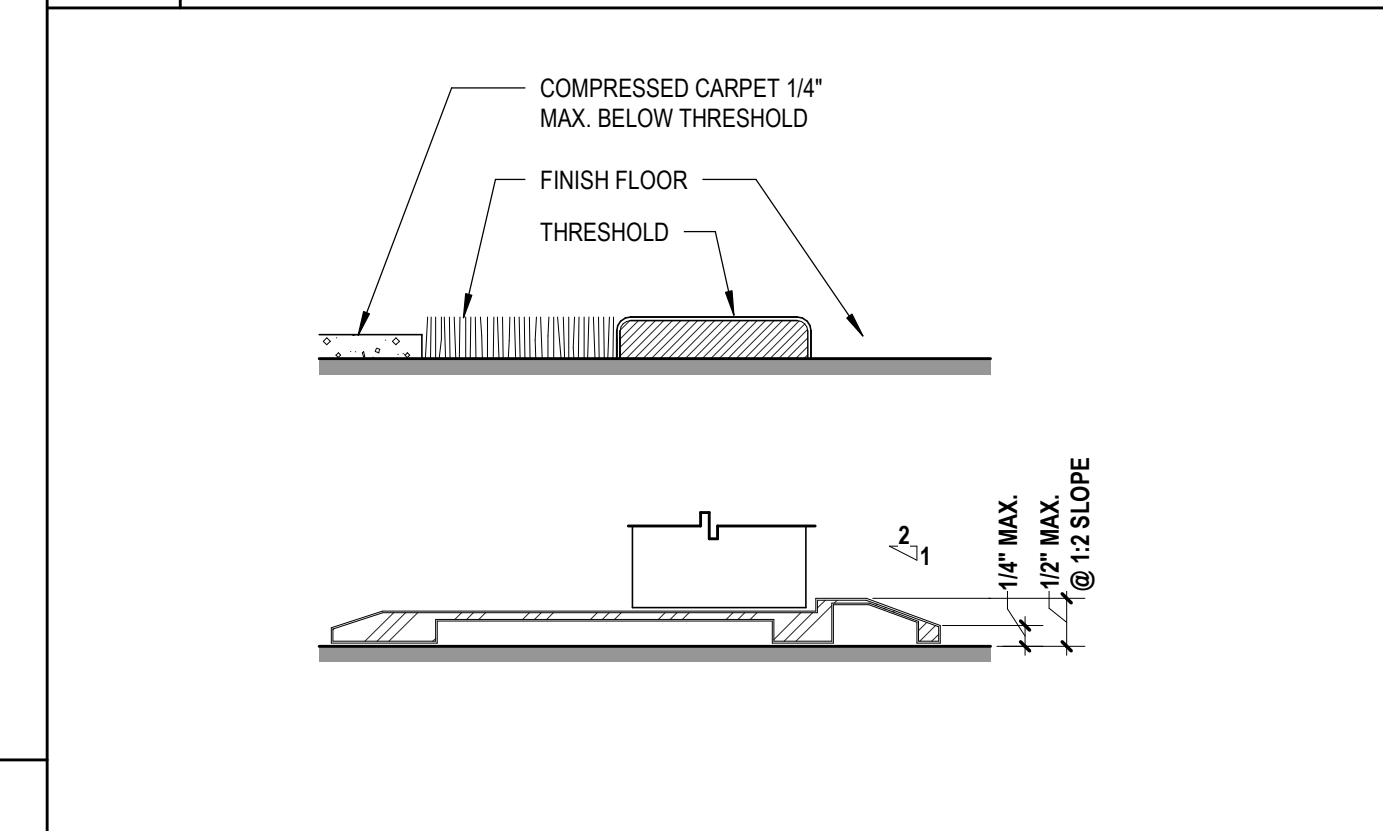
15 WHEEL CHAIR TURNING SPACE FIGURE 11A-1D



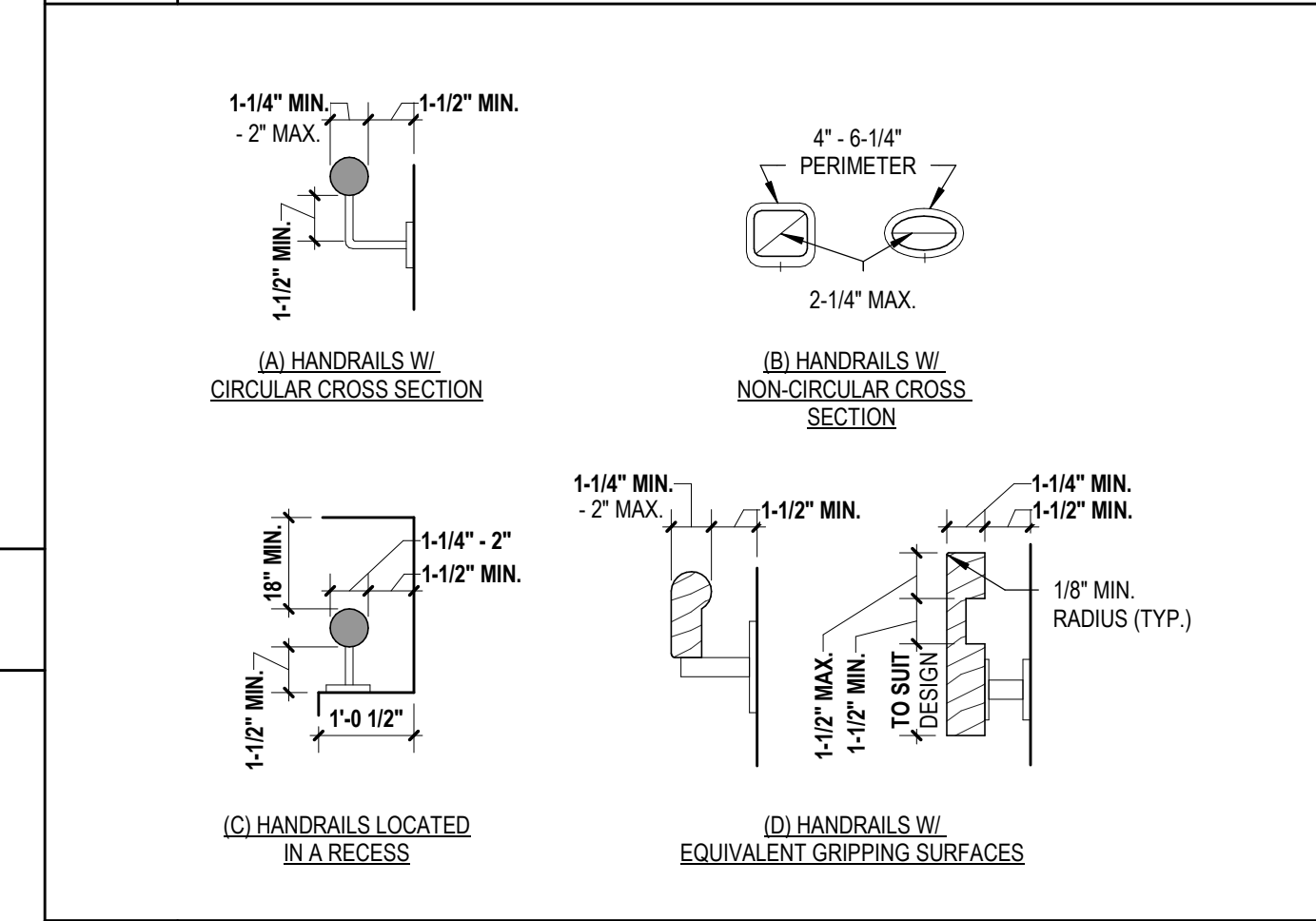
14 WATER CLOSETS / WHEEL CHAIR TURNING SPACE (DWELLING UNITS ONLY) FIGURE 11A-9G



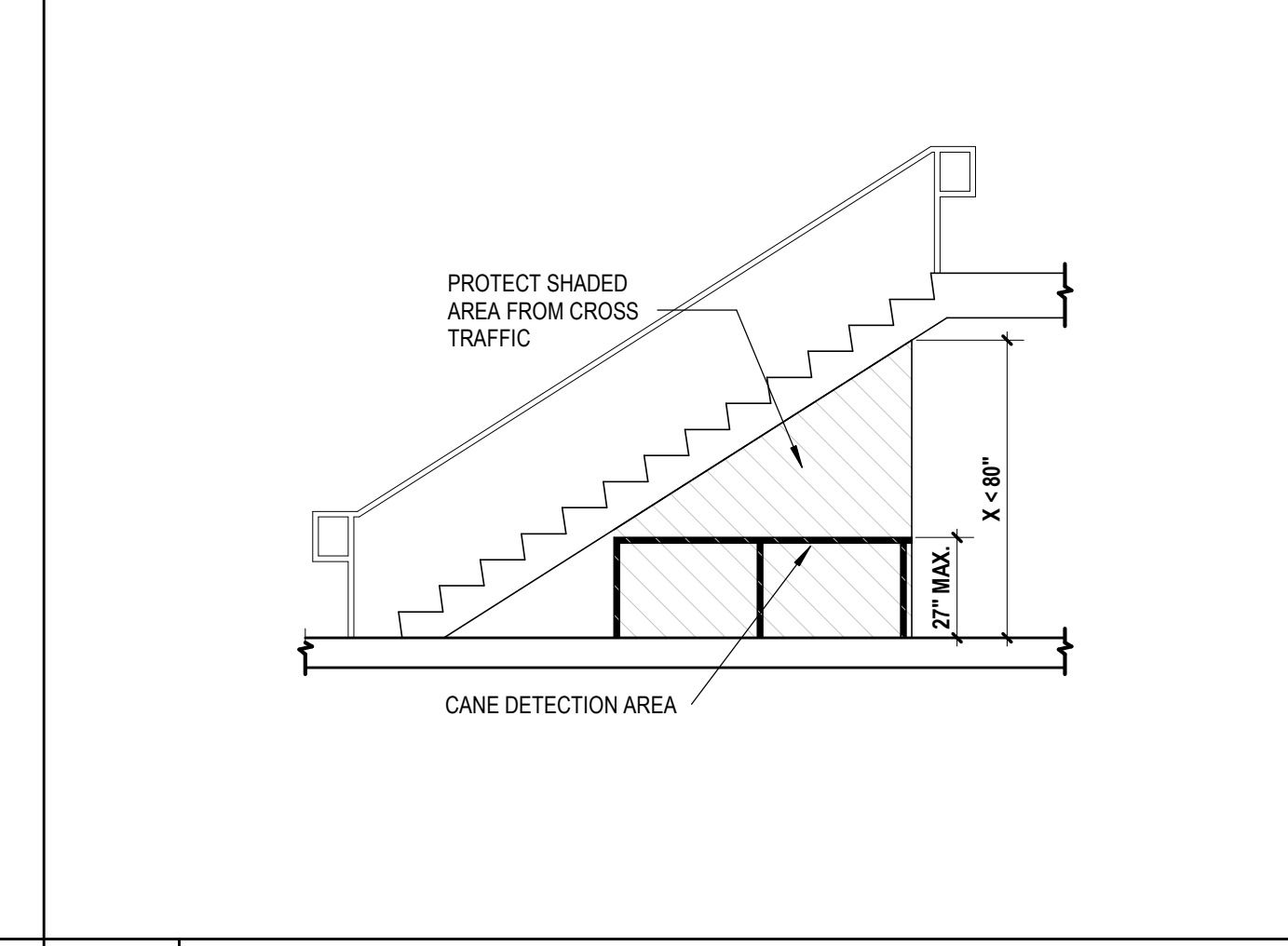
13 CONTROLS, SWITCHES & OUTLETS - HEIGHTS



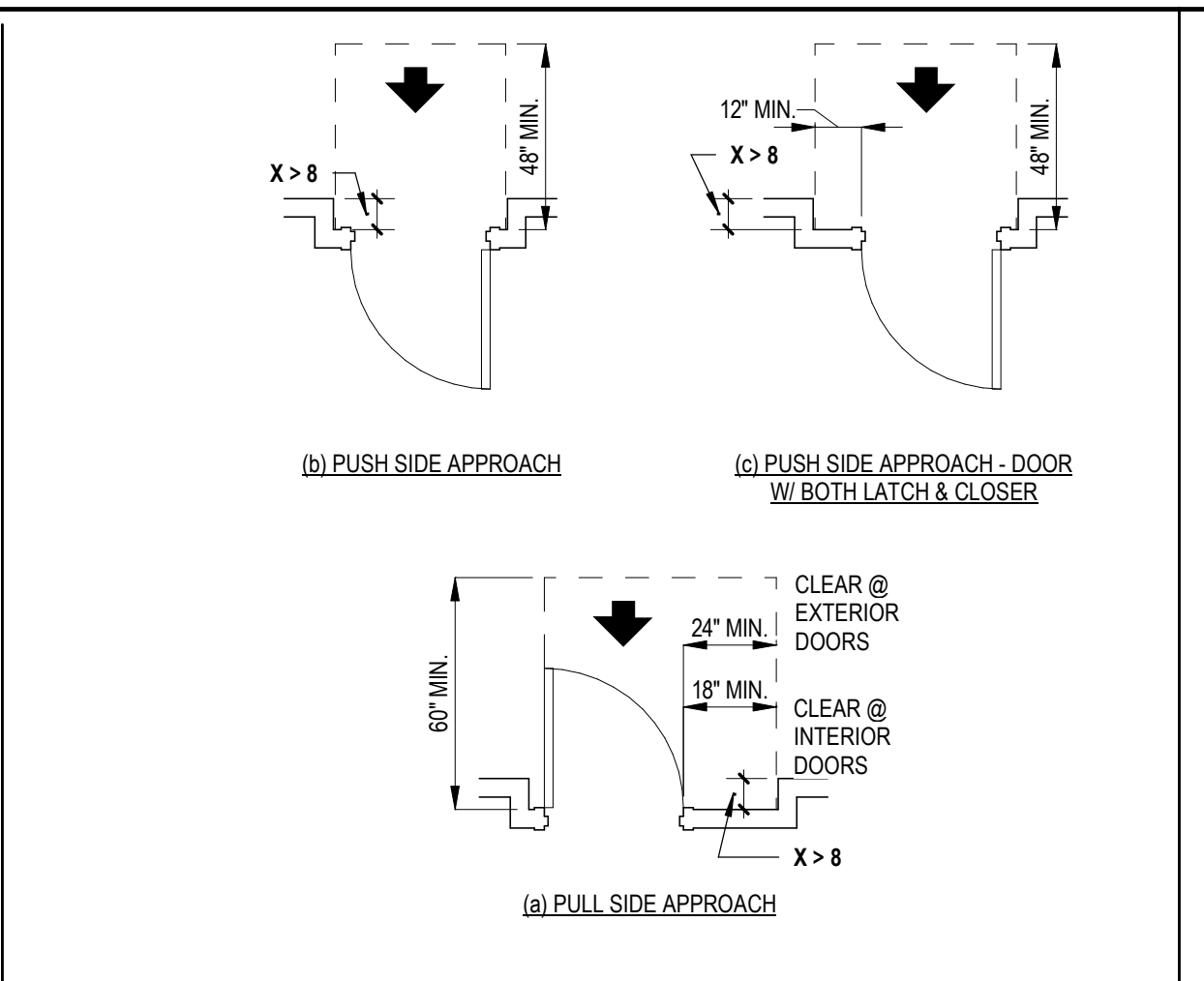
12 THRESHOLDS FIGURE 11A-9I



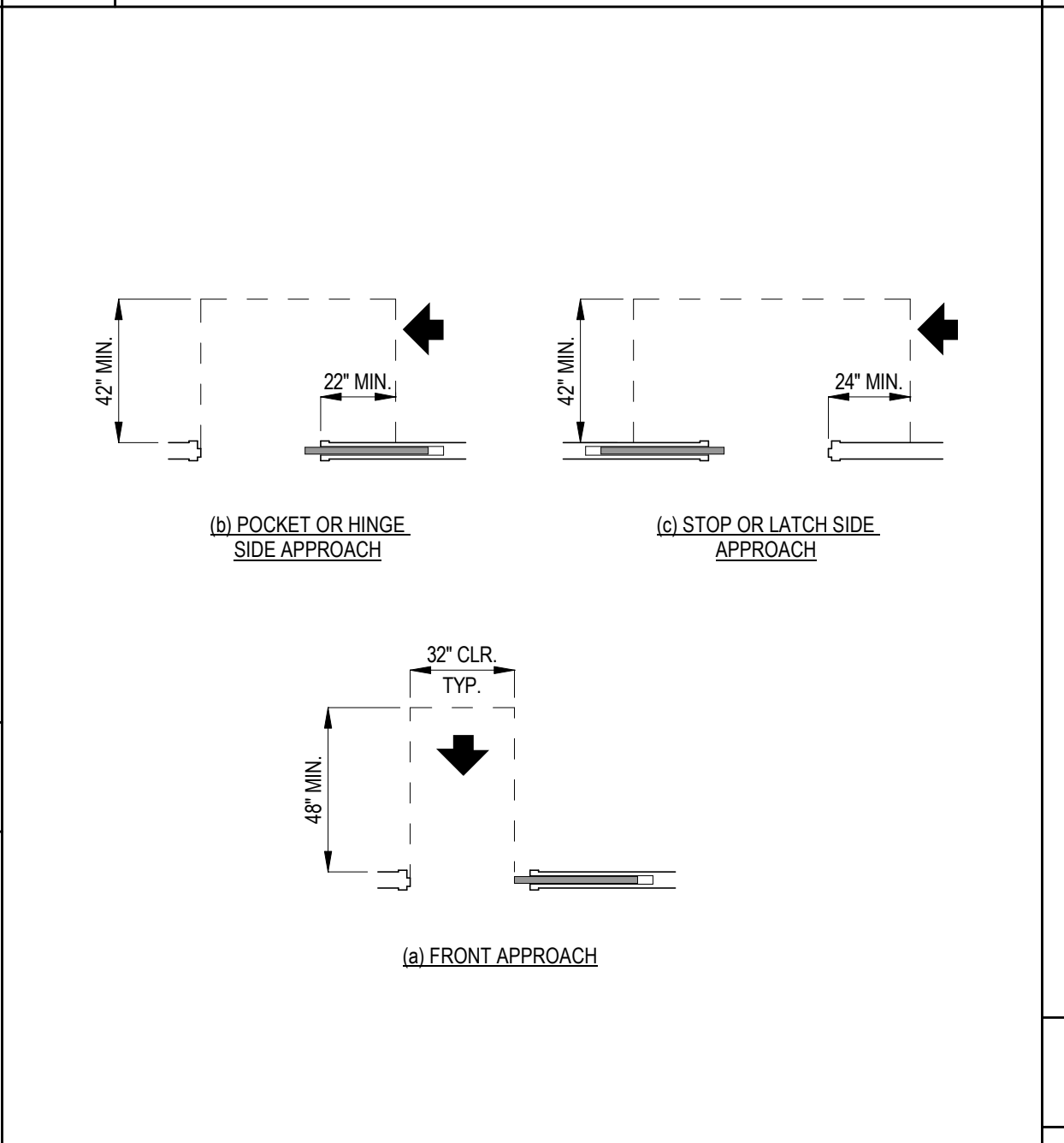
11 HANDRAILS FIGURE 11A-6B



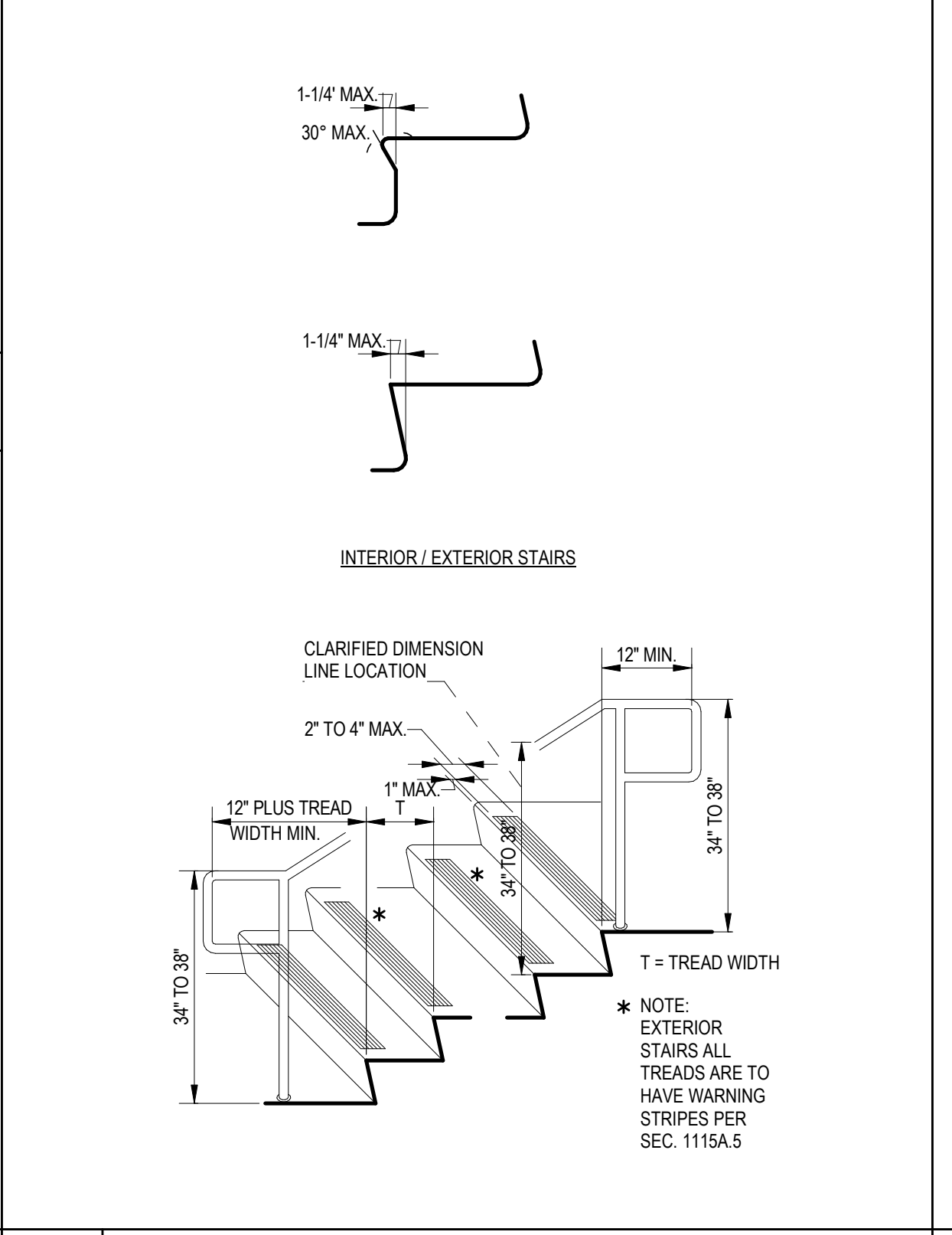
10 VERTICAL CLEARANCE SECTION 1125A.2



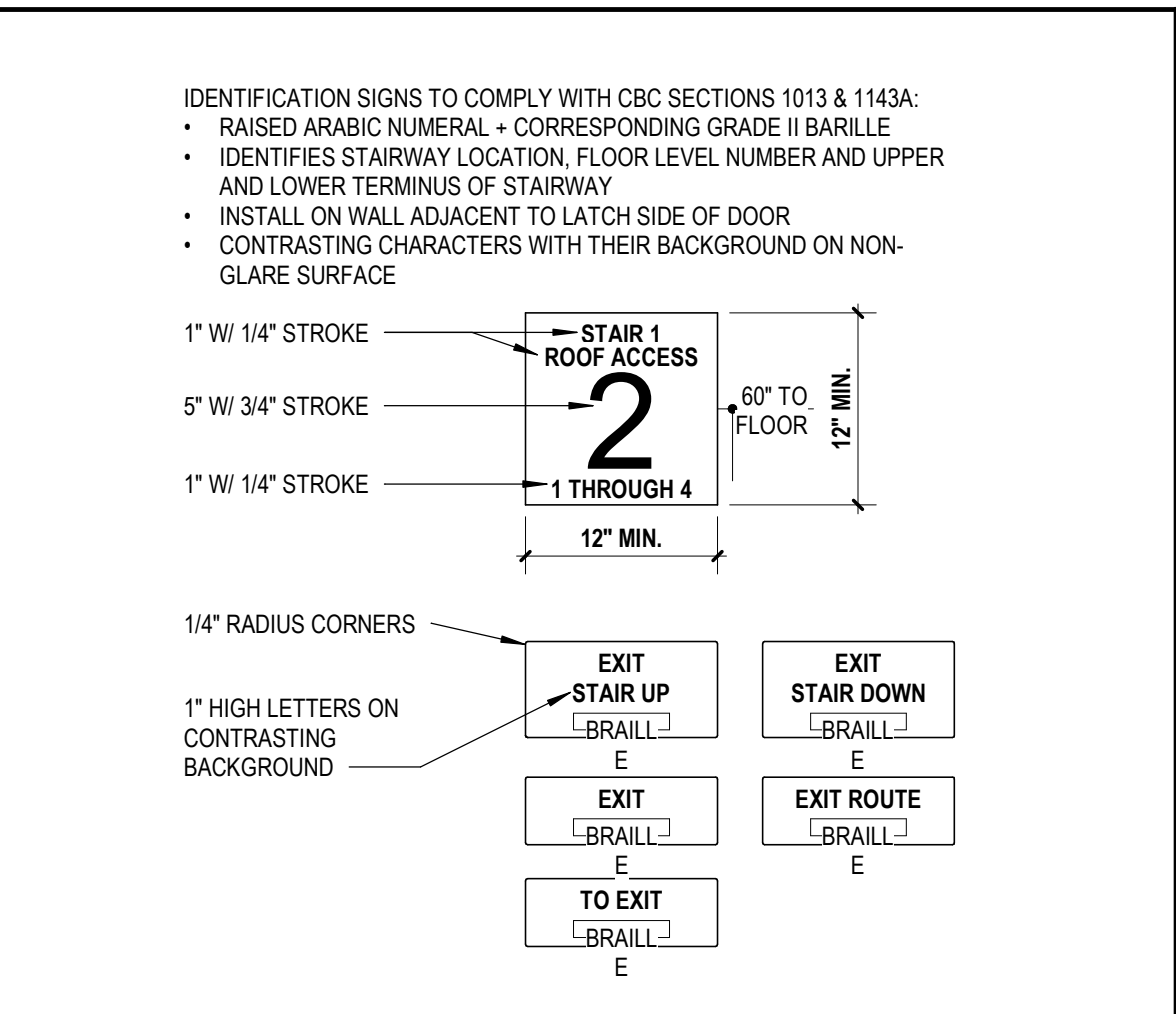
9 MANEUVERING CLEARANCES AT RECESSED DOORS FIGURE 11A-8C



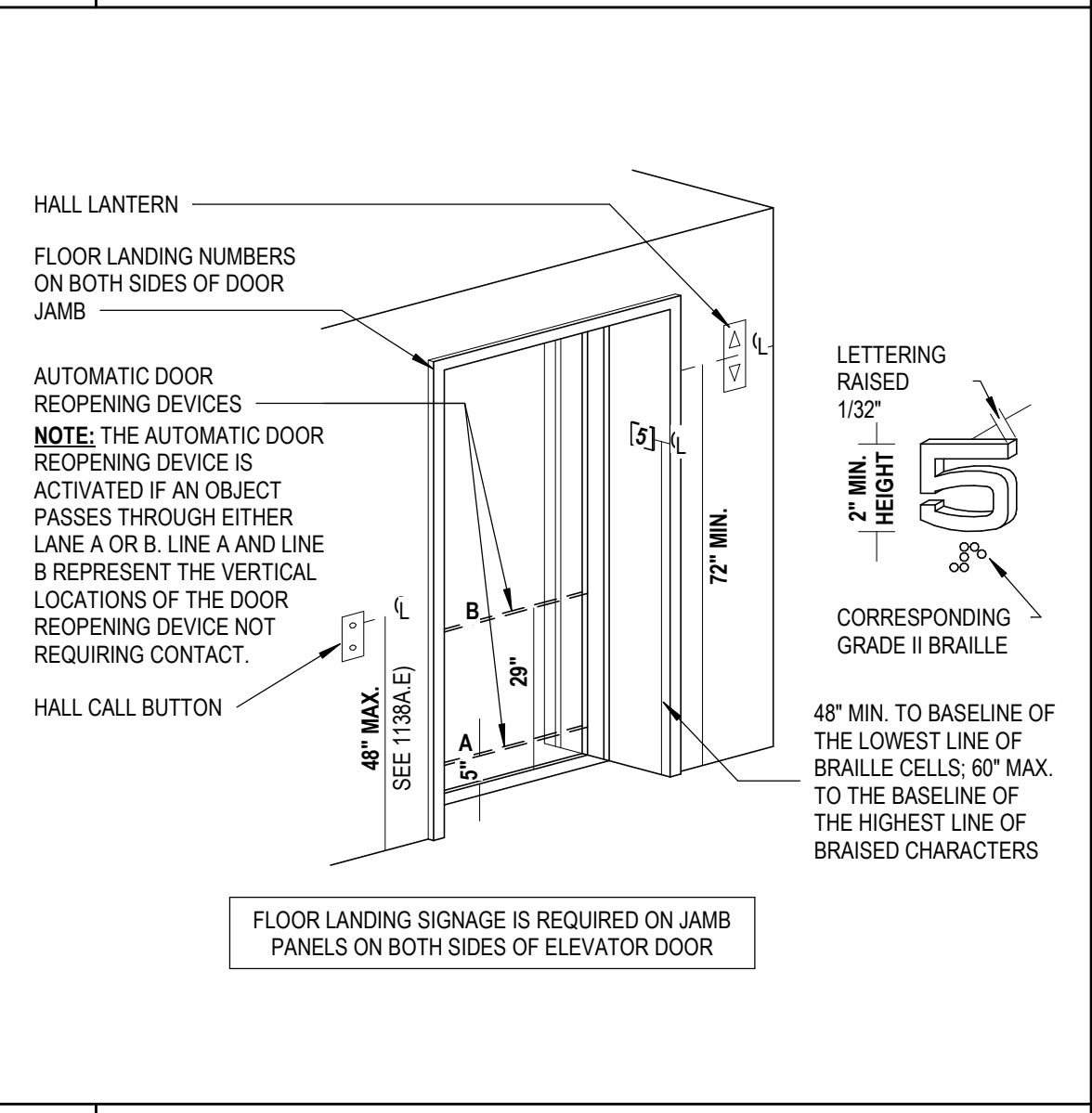
8 MANEUVERING CLEARANCES AT SLIDING DOORS (PUBLIC / COMMON USE AREAS) FIGURE 11A-8B



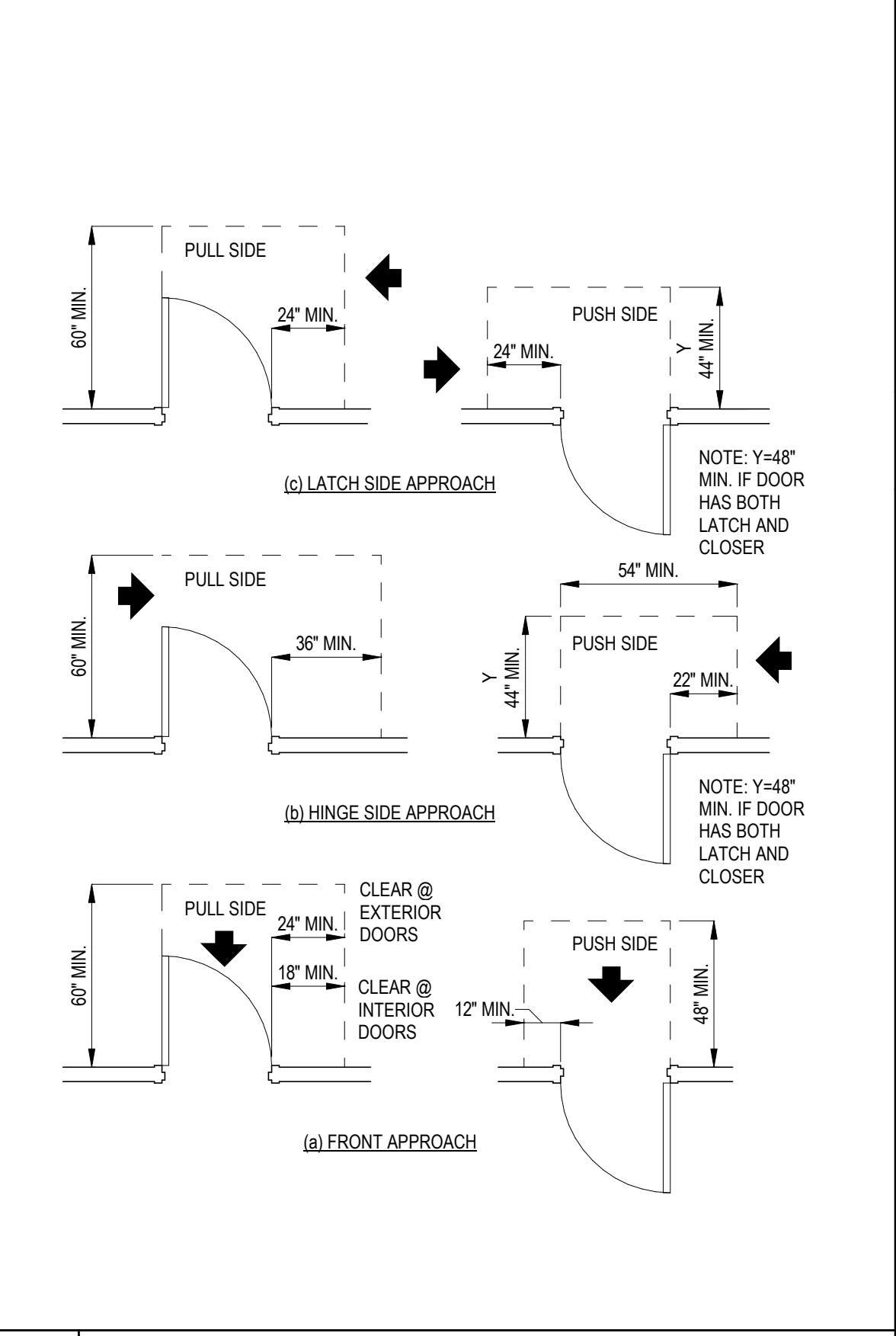
7 WARNING STRIPING AND HANDRAIL EXTENSIONS (PUBLIC / COMMON USE AREAS) FIGURES 1115A.4 AND 1123A.4



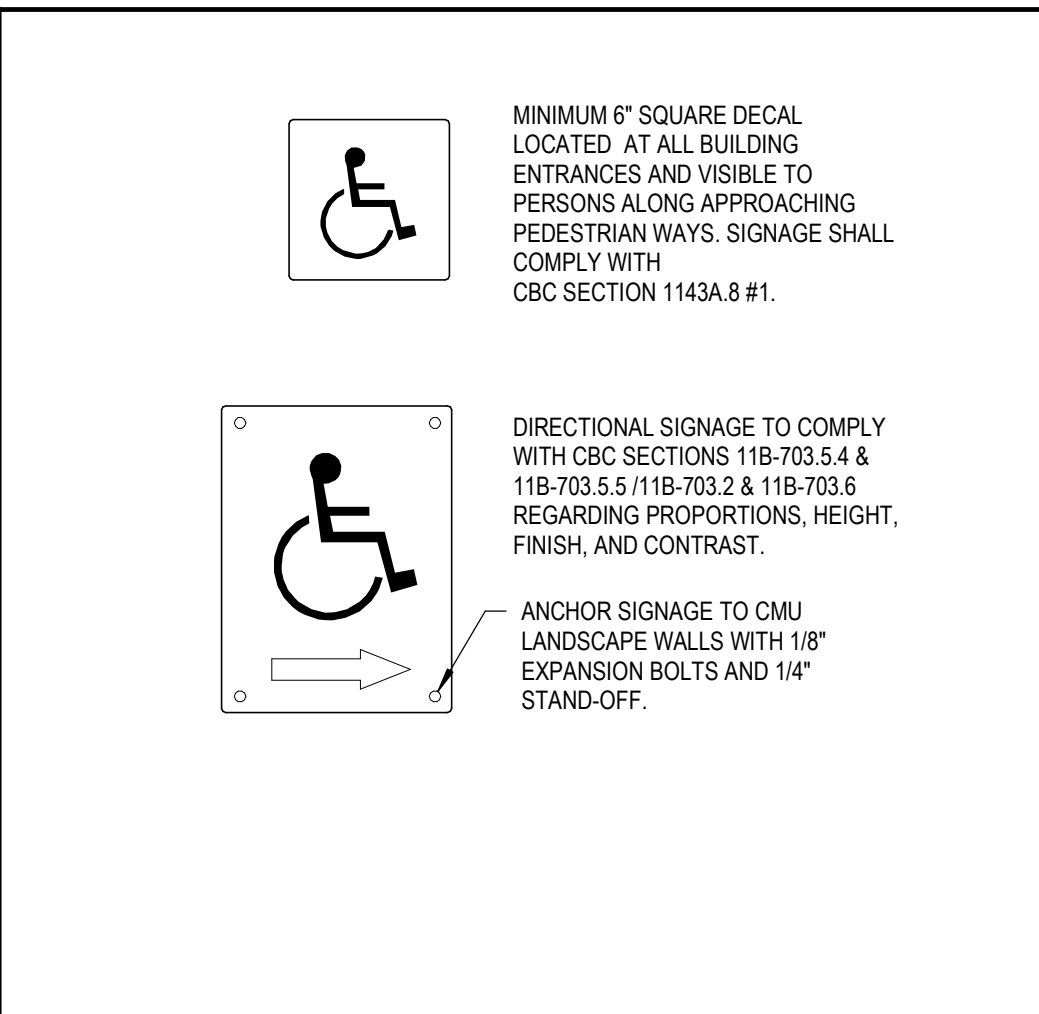
6 IDENTIFICATION SIGNS CBC SECTION 1013 & 1143A



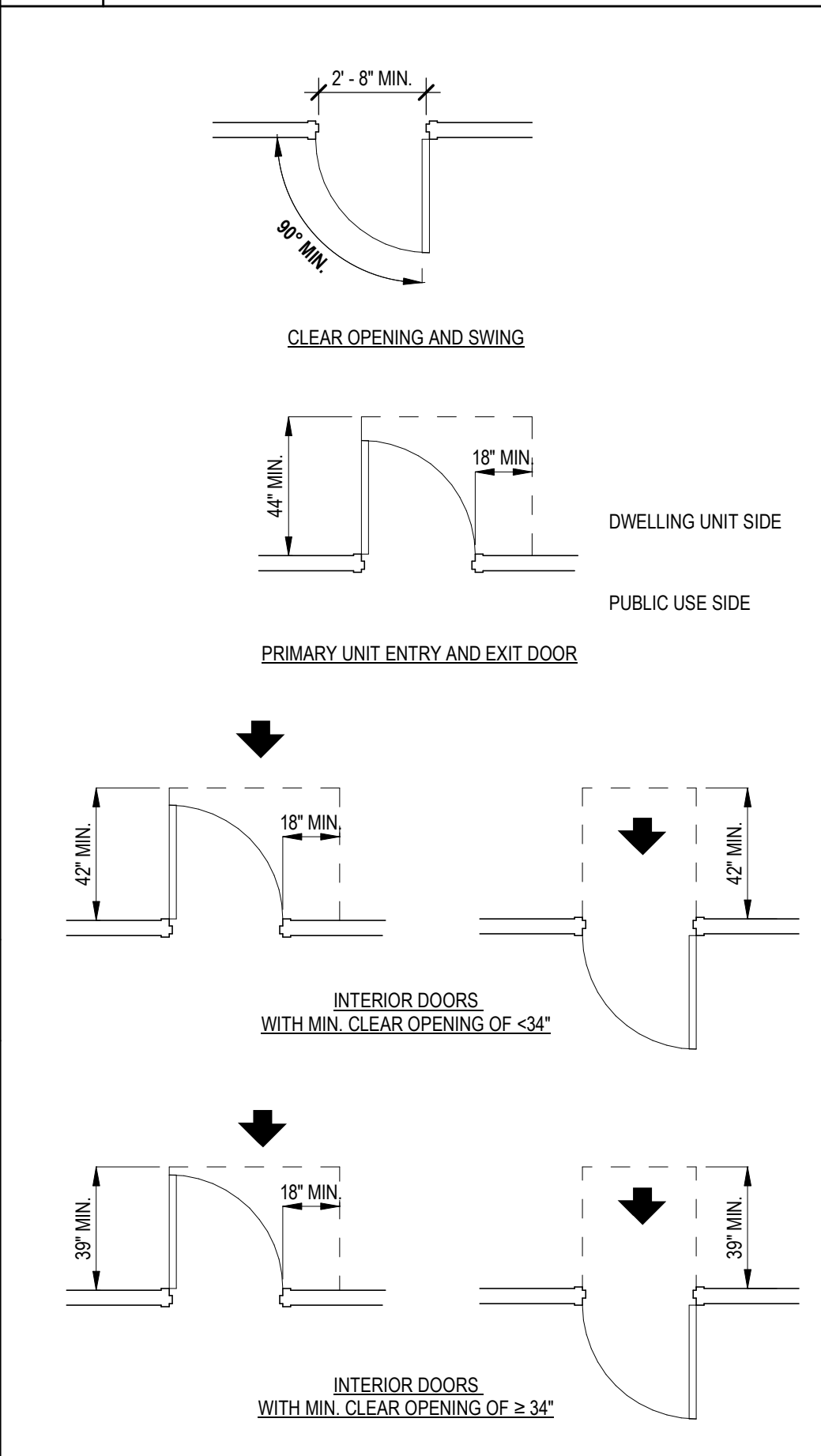
5 HOISTWAY AND ELEVATOR ENTRANCES FIGURE 11A-7C



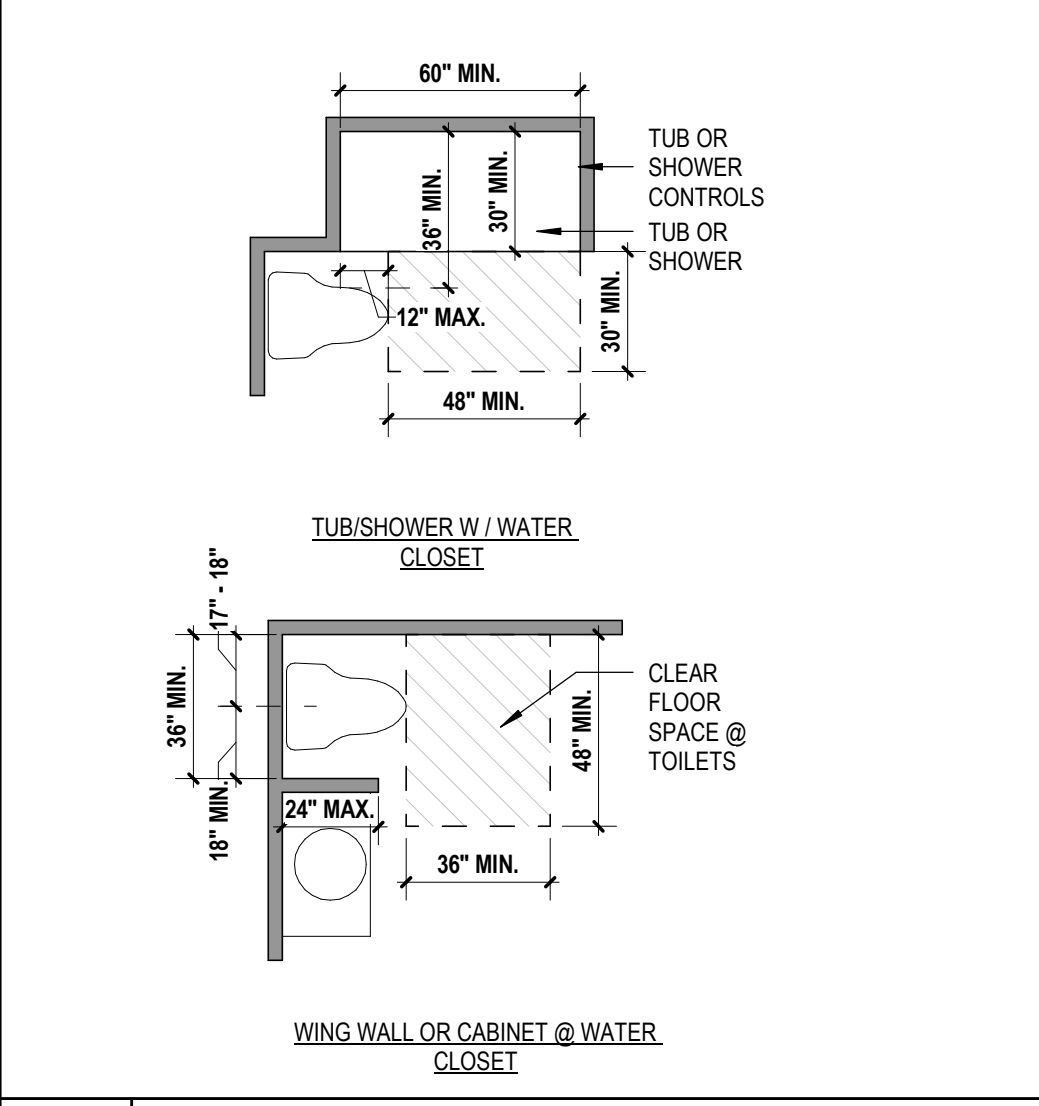
4 MANEUVERING CLEARANCE @ SWINGING DOORS (PUBLIC / COMMON USE AREAS) FIGURE 11A-8A



3 ACCESSIBILITY SIGNAGE



2 MANEUVERING CLEARANCE @ SWINGING DOORS (DWELLING UNITS ONLY) SECTION 1123A

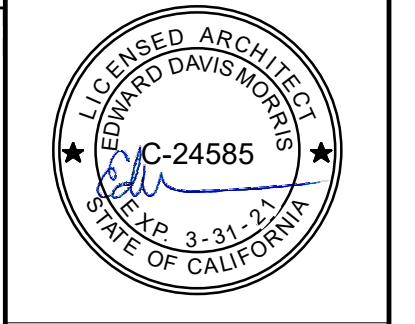


1 ADJACENT BATHROOM FIXTURE CLEARANCES (DWELLING UNITS ONLY) FIGURE 11A-9L & 9M

km
kerman
morris
architects llp

139 New Street
San Francisco, CA
94114
415.749.0302

Revisions



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

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GENERAL ACCESSIBILITY REQUIREMENTS

DATE 04/19/2019

SCALE 1/2" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816

G2.31

GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: October 11, 2017 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:

1. Fill out the project information in the Verification box at the right.
2. Submittal must be a minimum of 11" x 17".
3. This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	if applicable
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	•
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	•
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.	•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.	•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.	if applicable
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	•
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate.	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBOR	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•
	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•

VERIFICATION

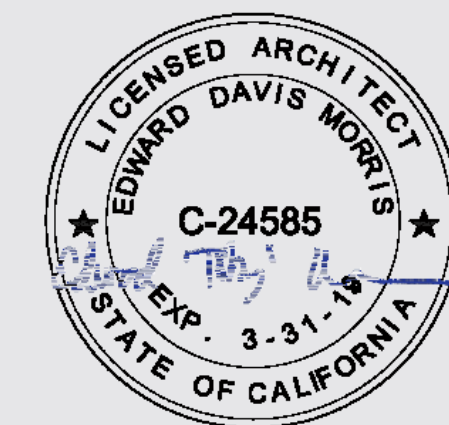
Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

2455 HARRISON
 PROJECT NAME
 4084/026
 BLOCK/LOT
 2455 HARRISON STREET
 ADDRESS
 A-2, B, R-2
 PRIMARY OCCUPANCY
 10,924 SF
 GROSS BUILDING AREA
 10,924 SF
 INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

04/19/2019
 LICENSED PROFESSIONAL (sign & date)
 May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:



Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.

GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)

FIRM

I am a LEED Accredited Professional

I am a GreenPoint Rater

I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads ²	2 gpm @ 80 psi
Lavatory Faucets: residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush ¹ and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush ¹
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

Water Efficiency of Existing Non-Compliant Fixtures

NOTES:

1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L).
2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDDBI.org.

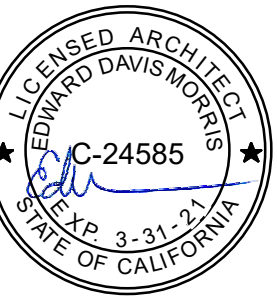
NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

1. Any toilet manufactured to use more than 1.6 gallons/flush
2. Any urinal manufactured to use more than 1 gallon/flush
3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
4. Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.



Revisions



2455 HARRISON
 2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING
 FAHMAN PROPERTIES LLC (415)290-1437

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GREENPOINT RATED CHECKLIST

DATE 04/19/2019

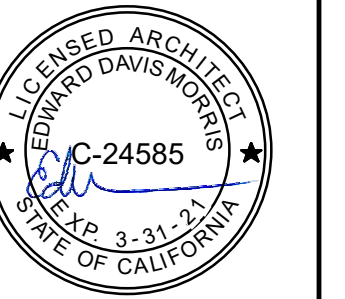
SCALE

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CHECKED BY Checker

JOB NO. 1816

Revisions



2455 HARRISON
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 (415)290-1437

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EXISTING SITE PLAN

DATE 04/19/2019

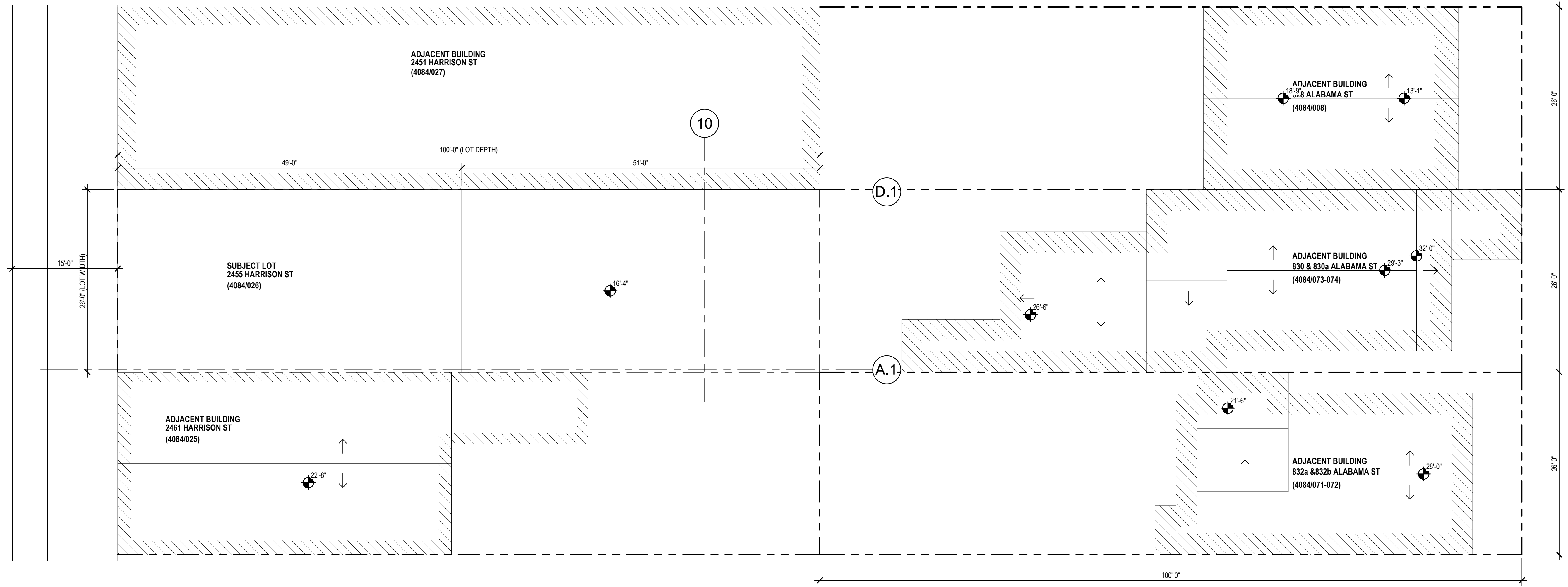
SCALE 1/8" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816

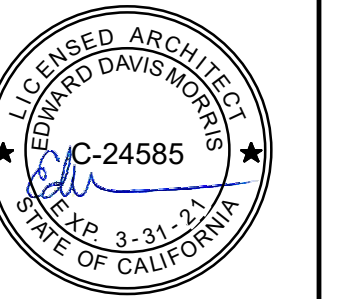
AE1.01



1 EXISTING SITE PLAN
 1/8" = 1'-0"

BAI 360 (2455 Harrison) 1/18 2455 Harrison, 8/21/14

Revisions



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PROPOSED SITE PLAN

DATE 04/19/2019

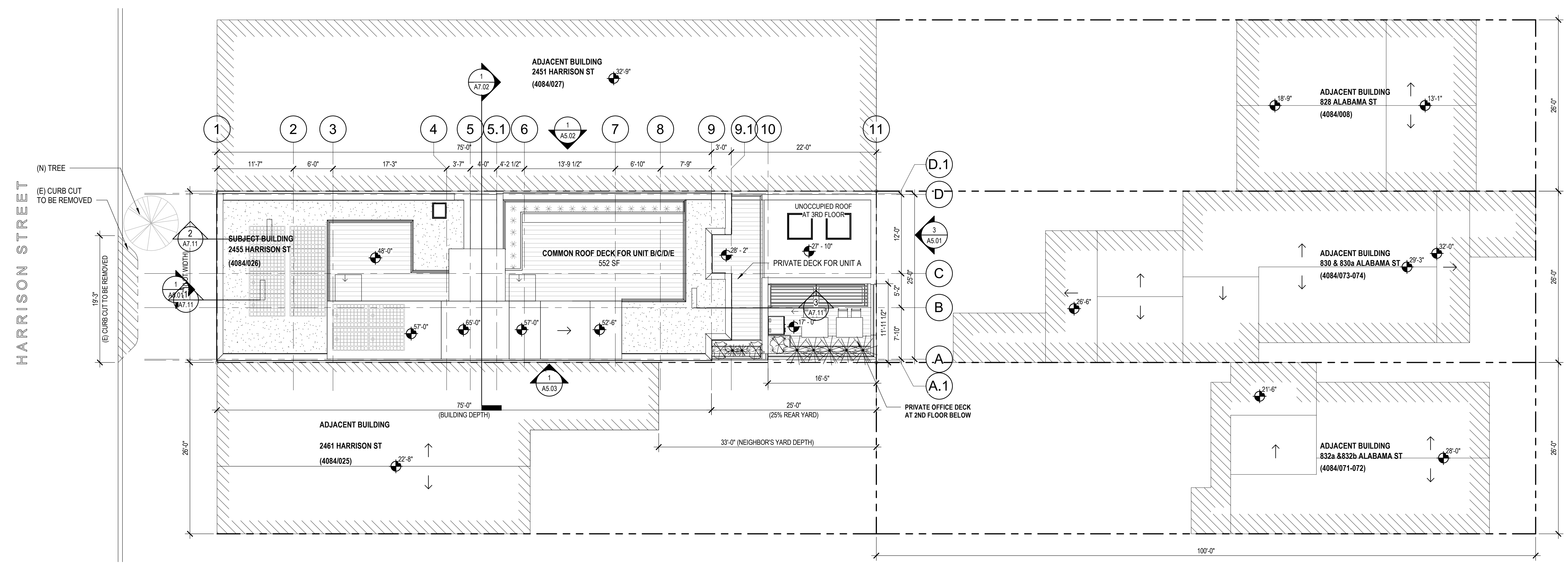
SCALE 1/8" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816

A1.01



1 PROPOSED SITE PLAN - ROOF
 1/8" = 1'-0"

12/10/2019 7:58:58 PM

BM 360 (2455 Harrison) 1110 2455 Harrison A2.01

12/10/2019 2:58:59 PM

KEYNOTES

- ① RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
 - 45-MIN AT 1-HR ENCLOSURE
 - 90-MIN AT 2-HR ENCLOSURE
- ② COMMON STAIR: MAX RISER HEIGHT OF 7" AND MINIMUM TREAD DEPTH OF 11" (PER CBC 1011.5.2) MINIMUM HEADROOM 80" (PER CBC 1011.3)
- ③ PRIVATE STAIR: MAX RISER HEIGHT OF 7 3/4" AND MINIMUM TREAD DEPTH OF 10" (PER CBC 1011.5.2 EXCEPTION #3) MINIMUM HEADROOM 80" (PER CBC 1011.3)
- ④ GUARDRAIL MIN. 42" A.F.F. WITH 4" MAX OPENINGS (PER CBC 1015.3 & 1015.4). GUARDRAIL SHALL BE 1-HR RATED CONSTRUCTION AT PROPERTY LINE CONDITION
- ⑤ HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014)

GENERAL NOTES

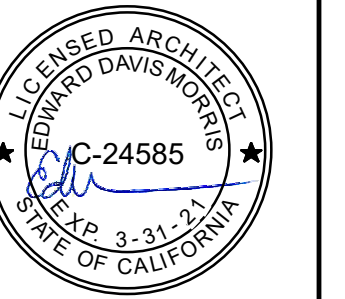
1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

PARTITION LEGEND

- (E) PARTITION TO REMAIN
- - - (E) NON-STRUCTURAL PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A10.01)



Revisions



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BASEMENT FLOOR PLAN

DATE 04/19/2019

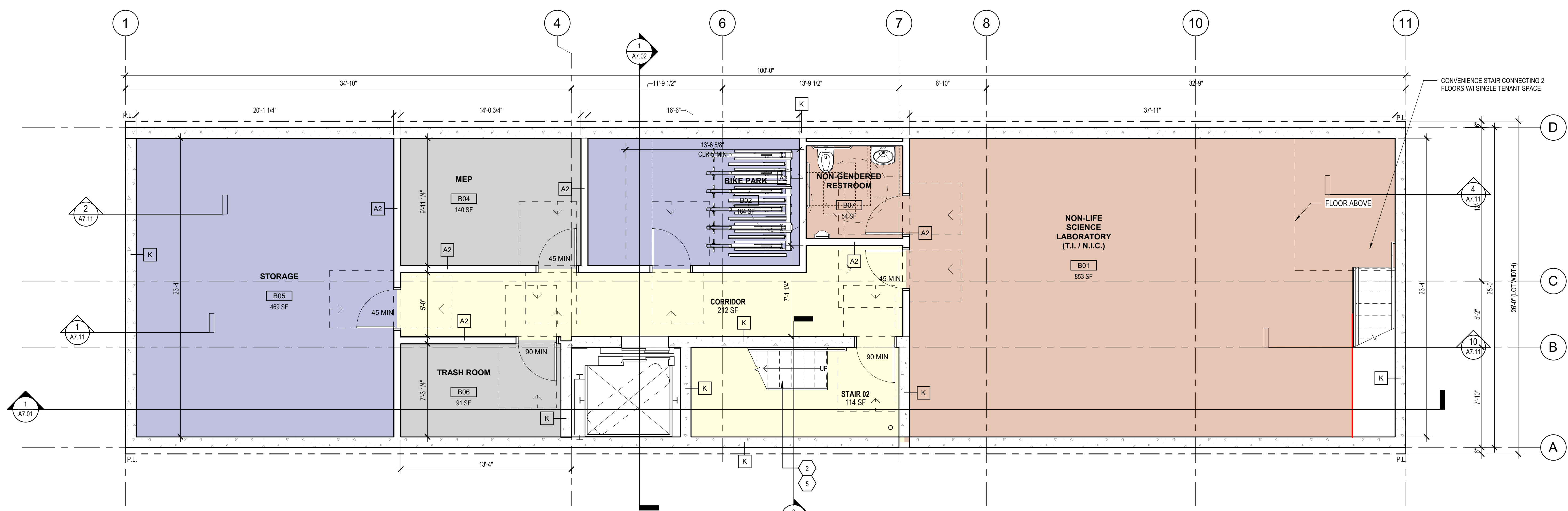
SCALE As indicated

DRAWN BY Author

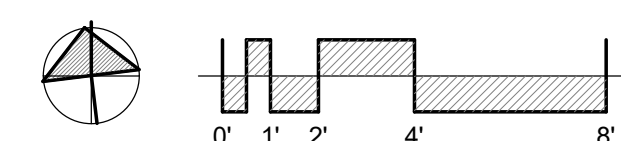
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JOB NO. 1816

A2.01



1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"



12/19/2019 2:59:01 PM

KEYNOTES

- ① RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
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 - 90-MIN AT 2-HR ENCLOSURE
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PARTITION LEGEND

- (E) PARTITION TO REMAIN
- (E) NON-STRUCTURAL PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A10.01)



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Revisions

NO.	DATE	DESCRIPTION
3	A5.01	



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FIRST FLOOR & MEZZANINE LEVEL PLAN

DATE 04/19/2019

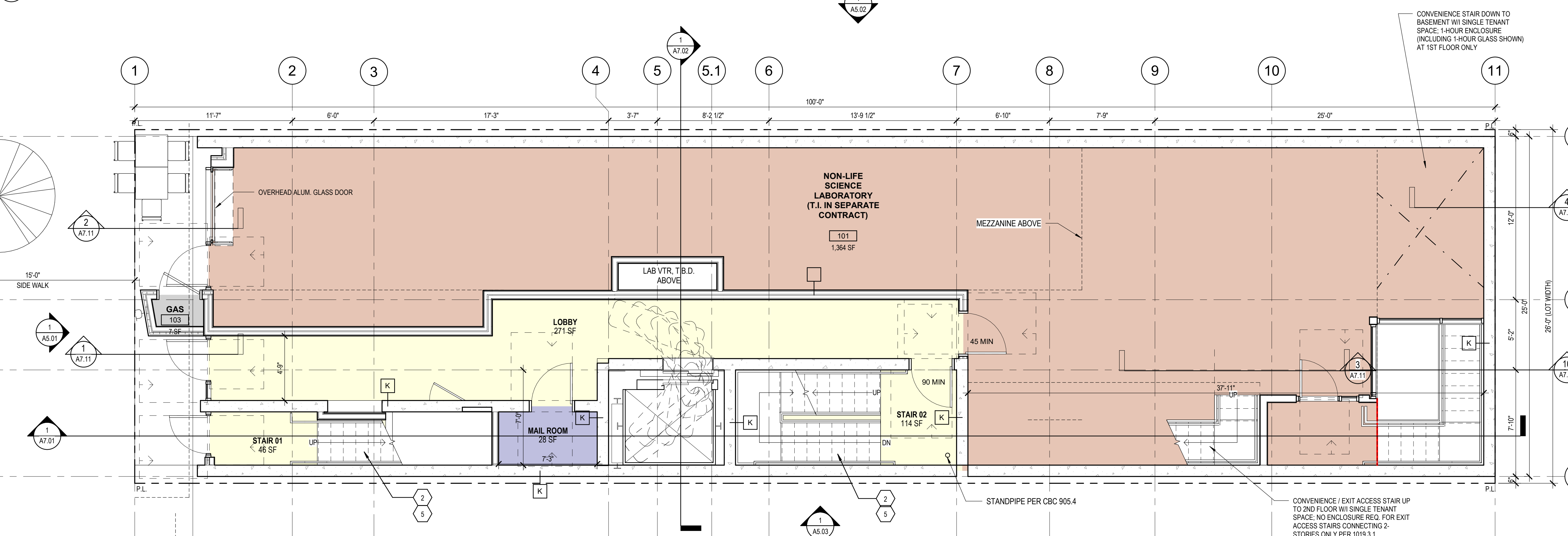
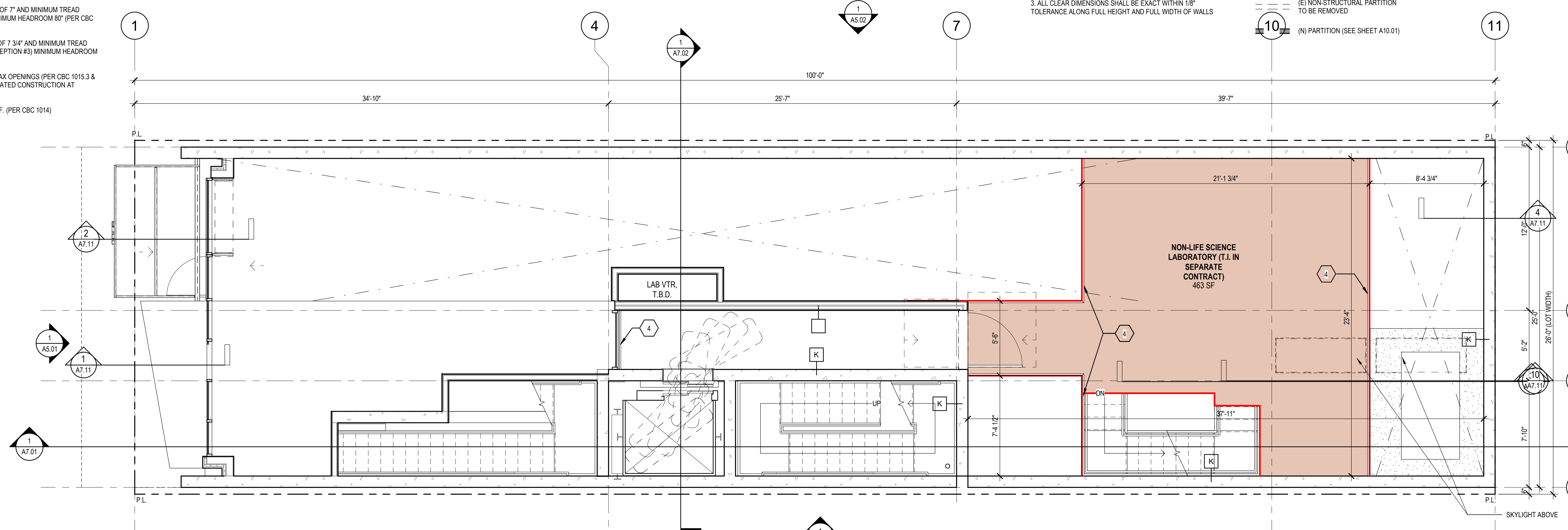
SCALE As indicated

DRAWN BY Author

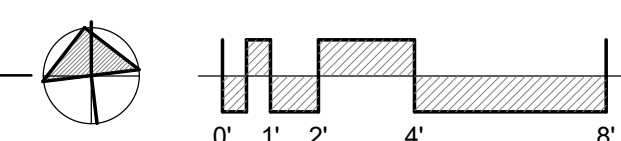
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JOB NO. 1816

A2.02



HARRISON STREET



12/19/2019 2:59:01 PM

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12/19/2019 2:59:01 PM

KEYNOTES

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PARTITION LEGEND

- (E) PARTITION TO REMAIN
- - - (E) NON-STRUCTURAL PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A10.01)



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SECOND FLOOR PLAN

DATE 04/19/2019

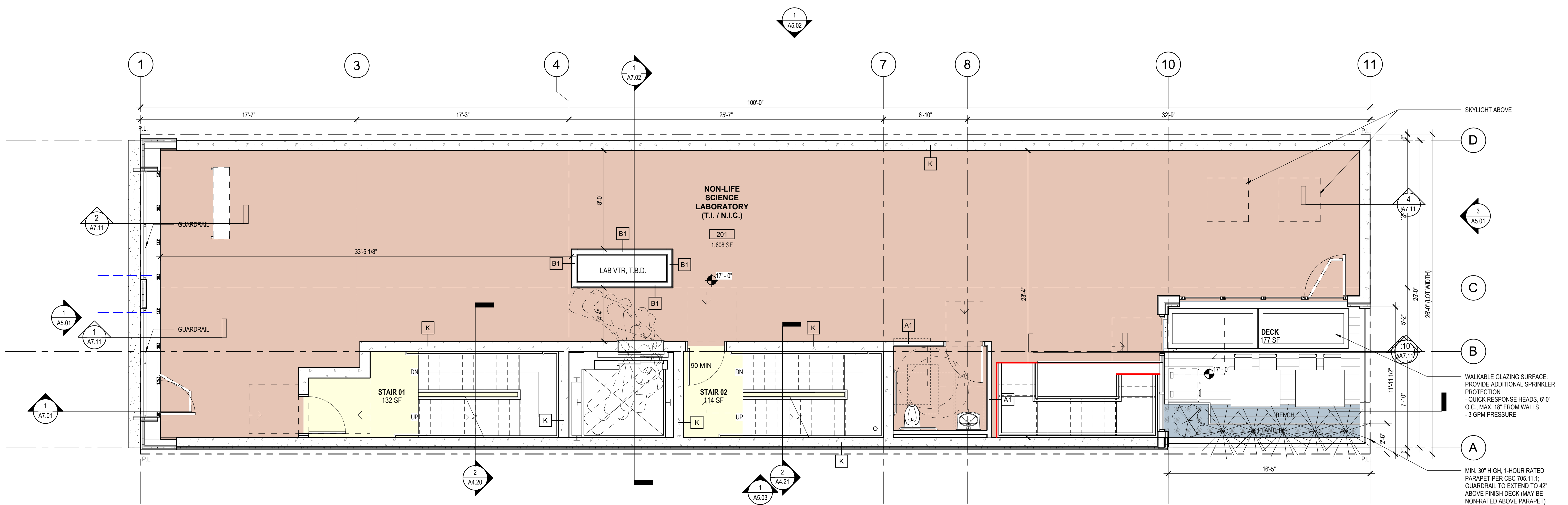
SCALE As indicated

DRAWN BY Author

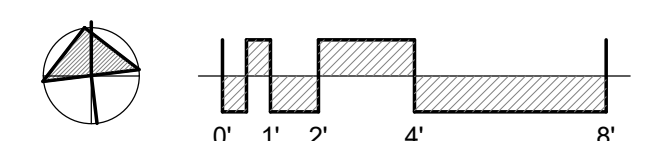
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JOB NO. 1816

A2.03



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



BAH 360 (2015) Revision 0110 2455 Harrison, R21.01

12/10/2019 2:58:01 PM

KEYNOTES

- ① RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
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PARTITION LEGEND

- (E) PARTITION TO REMAIN
- - - (E) NON-STRUCTURAL PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A10.01)



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THIRD FLOOR PLAN

DATE 04/19/2019

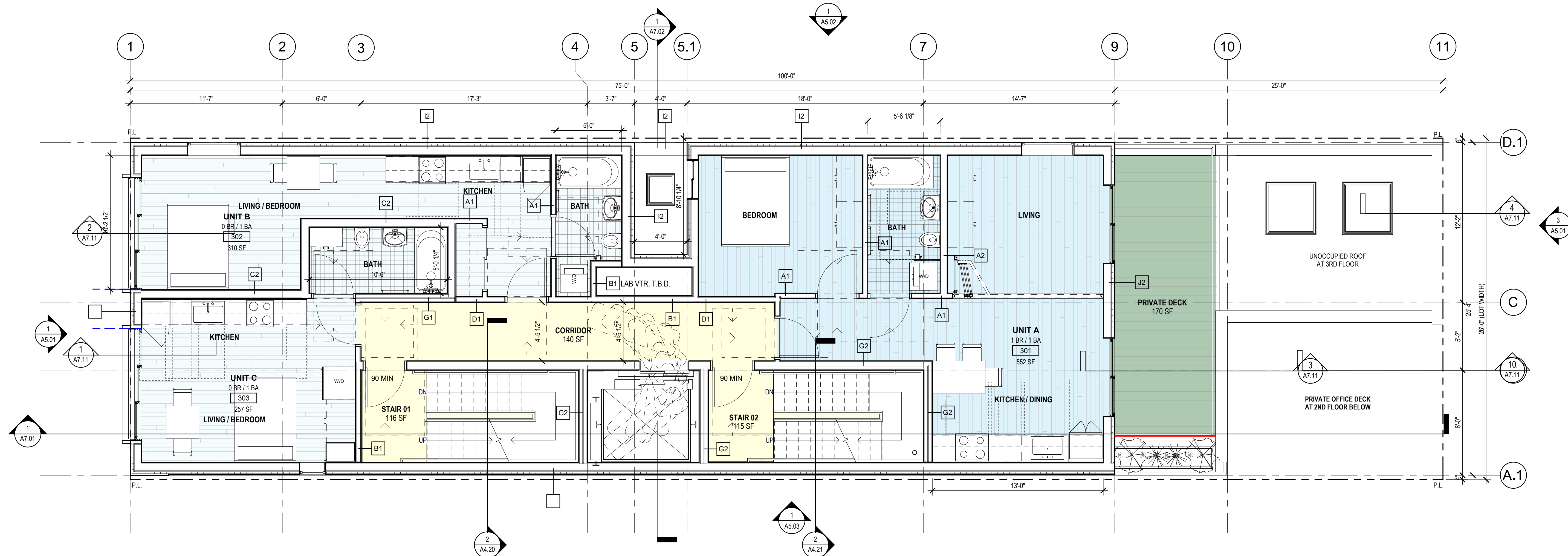
SCALE As indicated

DRAWN BY Author

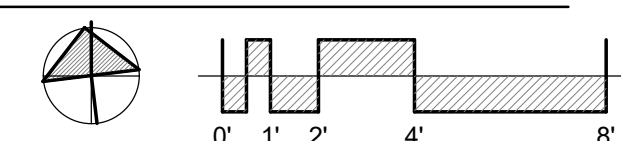
CHECKED BY Checker

JOB NO. 1816

A2.04

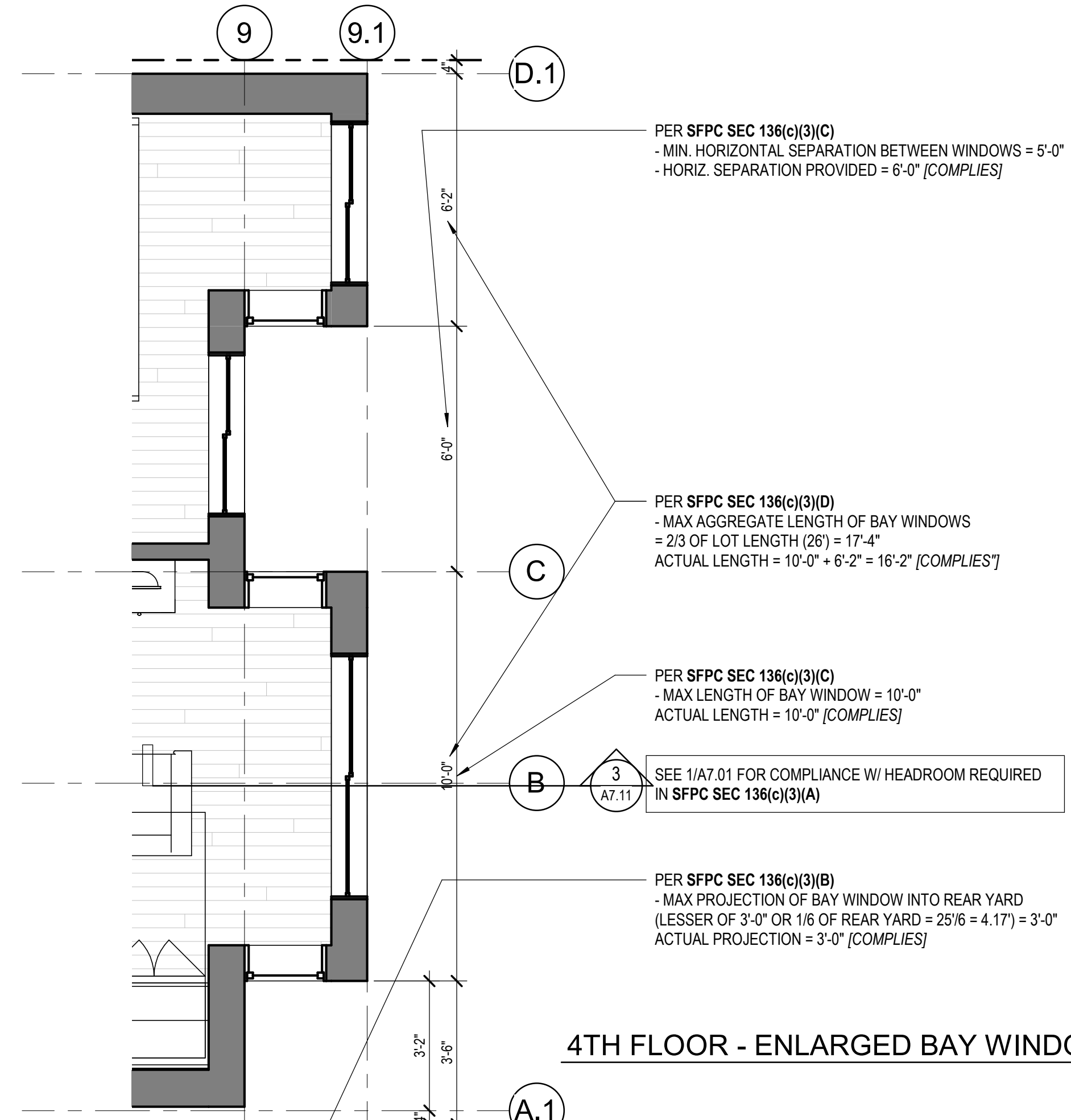


1 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



BM 360 (2455 Harrison) 11.10.2019 2:45:55 Harrison_R21.rvt

12/10/2019 2:58:01 PM



4TH FLOOR - ENLARGED BAY WINDOW PLAN

KEYNOTES

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 - 45-MIN AT 1-HR ENCLOSURE
 - 90-MIN AT 2-HR ENCLOSURE
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PARTITION LEGEND

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- (E) NON-STRUCTURAL PARTITION TO BE REMOVED
- (N) PARTITION (SEE SHEET A10.01)



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Revisions

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FOURTH FLOOR PLAN

DATE 04/19/2019

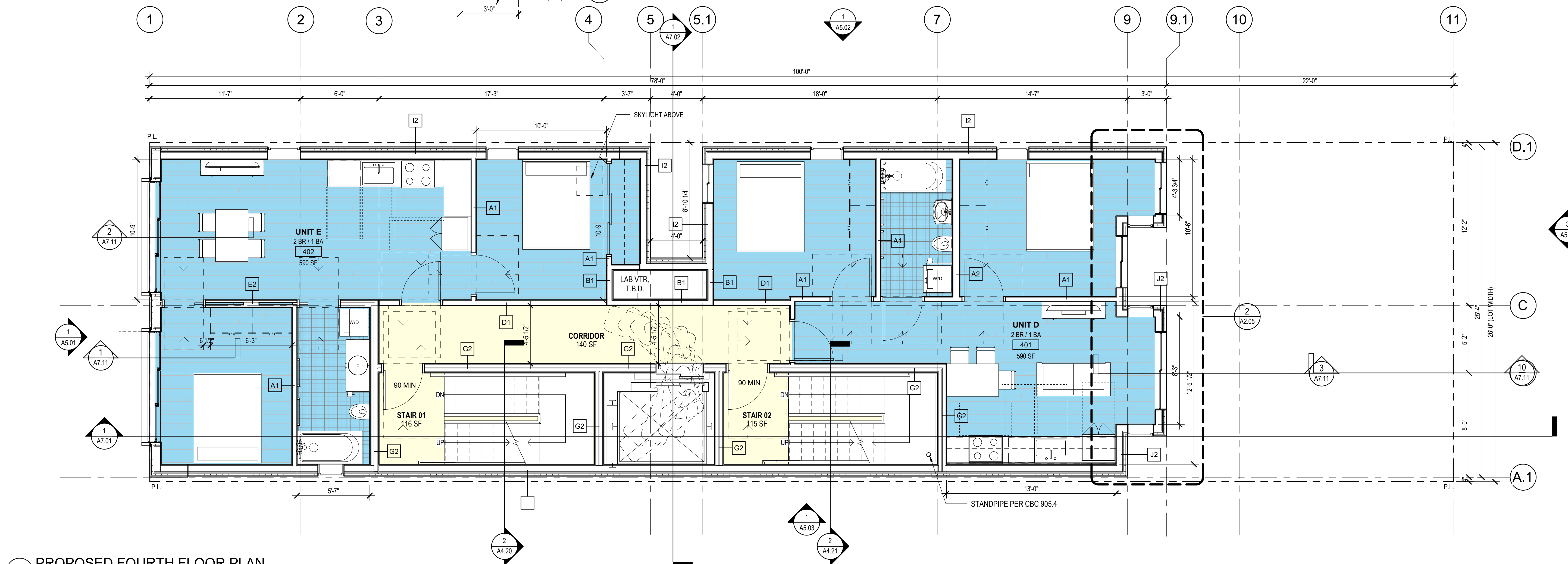
SCALE As indicated

DRAWN BY Author

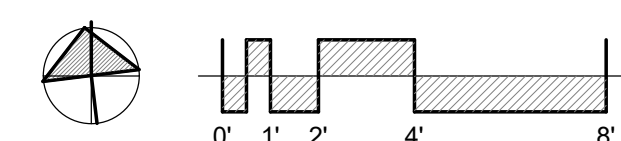
CHECKED BY Checker

JOB NO. 1816

A2.05



1 PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"



BM 360 (2455 Harrison) 11.10.2019 2:45:58 PM

12/10/2019 2:50:03 PM

KEYNOTES

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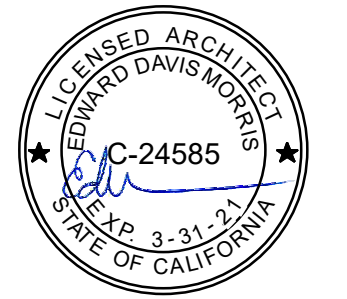
PARTITION LEGEND

- (E) PARTITION TO REMAIN
- - - (E) NON-STRUCTURAL PARTITION TO BE REMOVED
- ▬ (N) PARTITION (SEE SHEET A10.01)



Revisions

NO.	DESCRIPTION



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ROOF FLOOR PLAN

DATE 04/19/2019

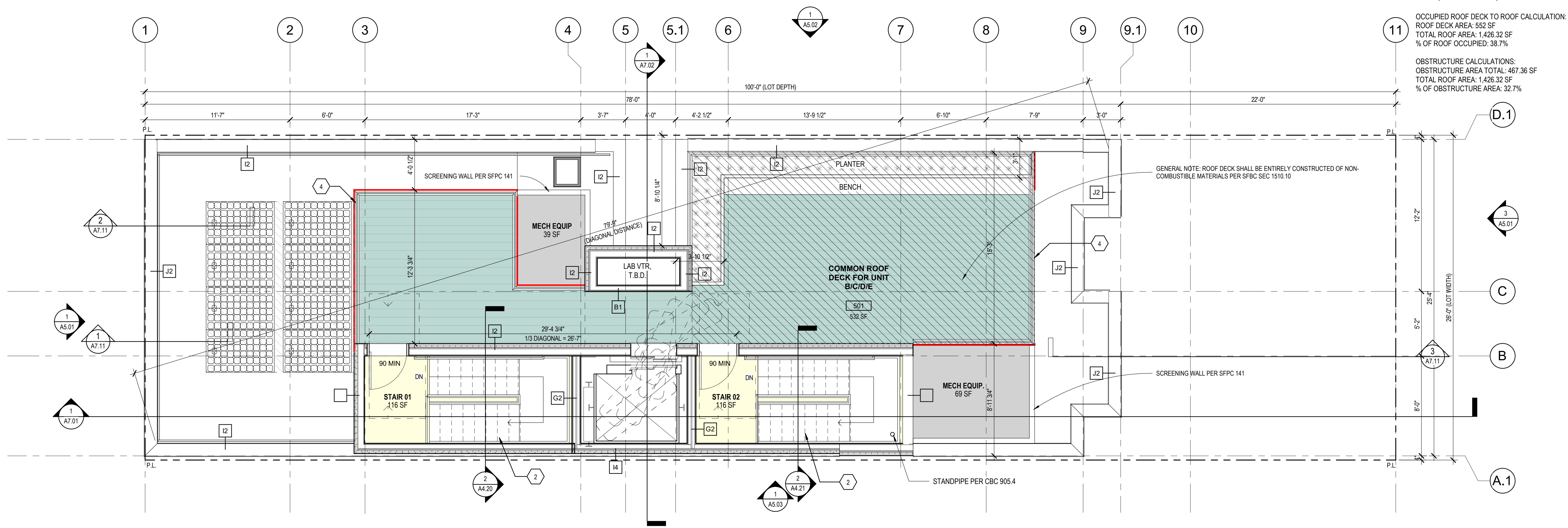
SCALE As indicated

DRAWN BY Author

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JOB NO. 1816

A2.06



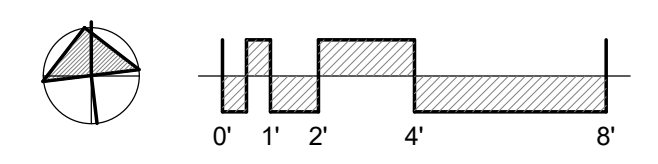
OPEN SPACE CALCULATION:
80 SF REQUIRED FOR EACH DWELLING UNIT
80 X 4 = 320 SF MINIMUM
PROPOSED ROOF DECK AREA: 552 SF
PORTION OF ROOF DECK COMPLYING W/
SFPC 135 (MIN. 15' IN BOTH DIRECTIONS):
421 SF (SHOWN HATCHED)

OCCUPIED ROOF DECK TO ROOF CALCULATION:
ROOF DECK AREA: 552 SF
TOTAL ROOF AREA: 1,426.32 SF
% OF ROOF OCCUPIED: 38.7%

OBSTRUCTURE CALCULATIONS:
OBSTRUCTURE AREA TOTAL: 467.36 SF
TOTAL ROOF AREA: 1,426.32 SF
% OF OBSTRUCTURE AREA: 32.7%

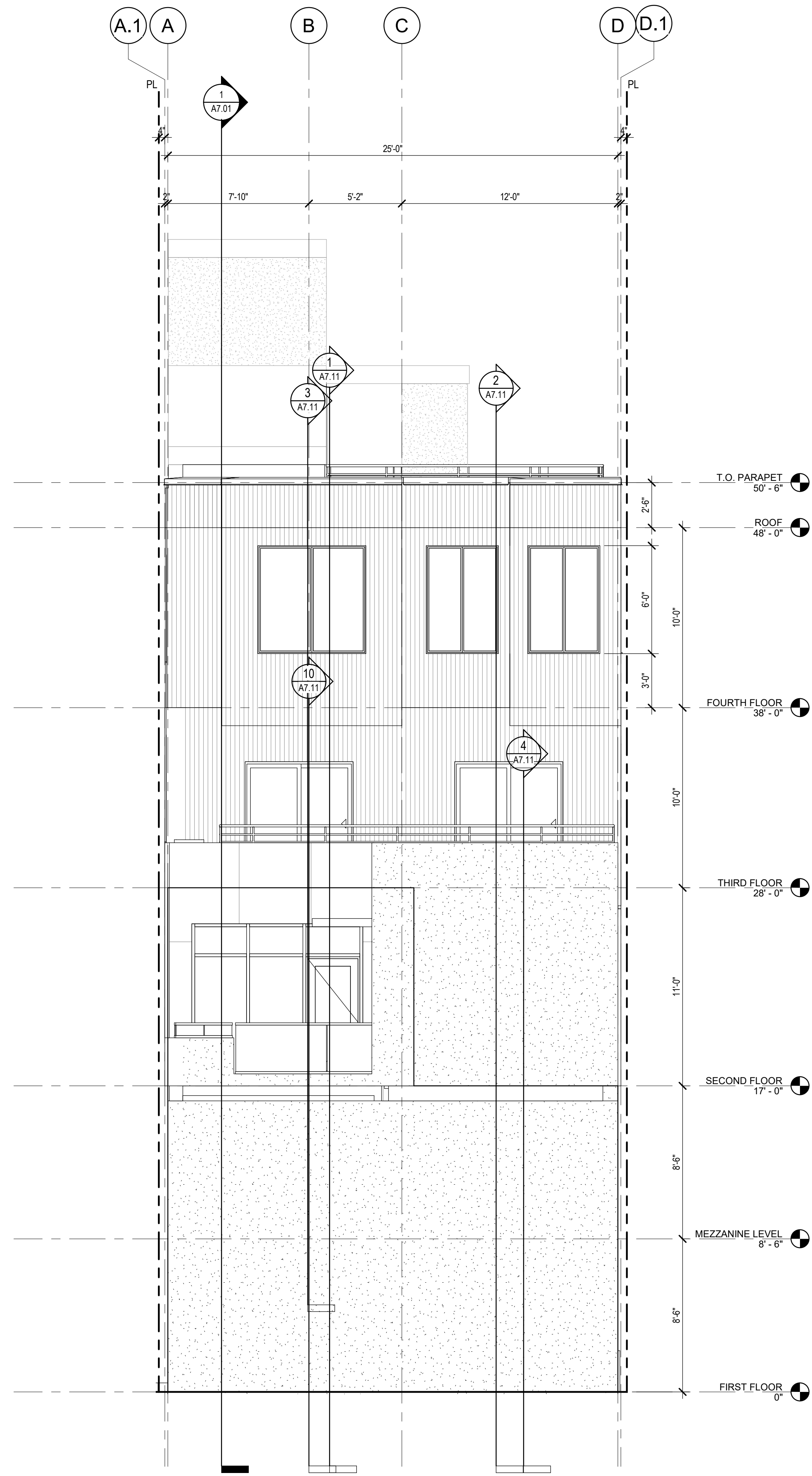
GENERAL NOTE: ROOF DECK SHALL BE ENTIRELY CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS PER SFBC SEC 1510.10

1 PROPOSED ROOF PLAN
1/4" = 1'-0"

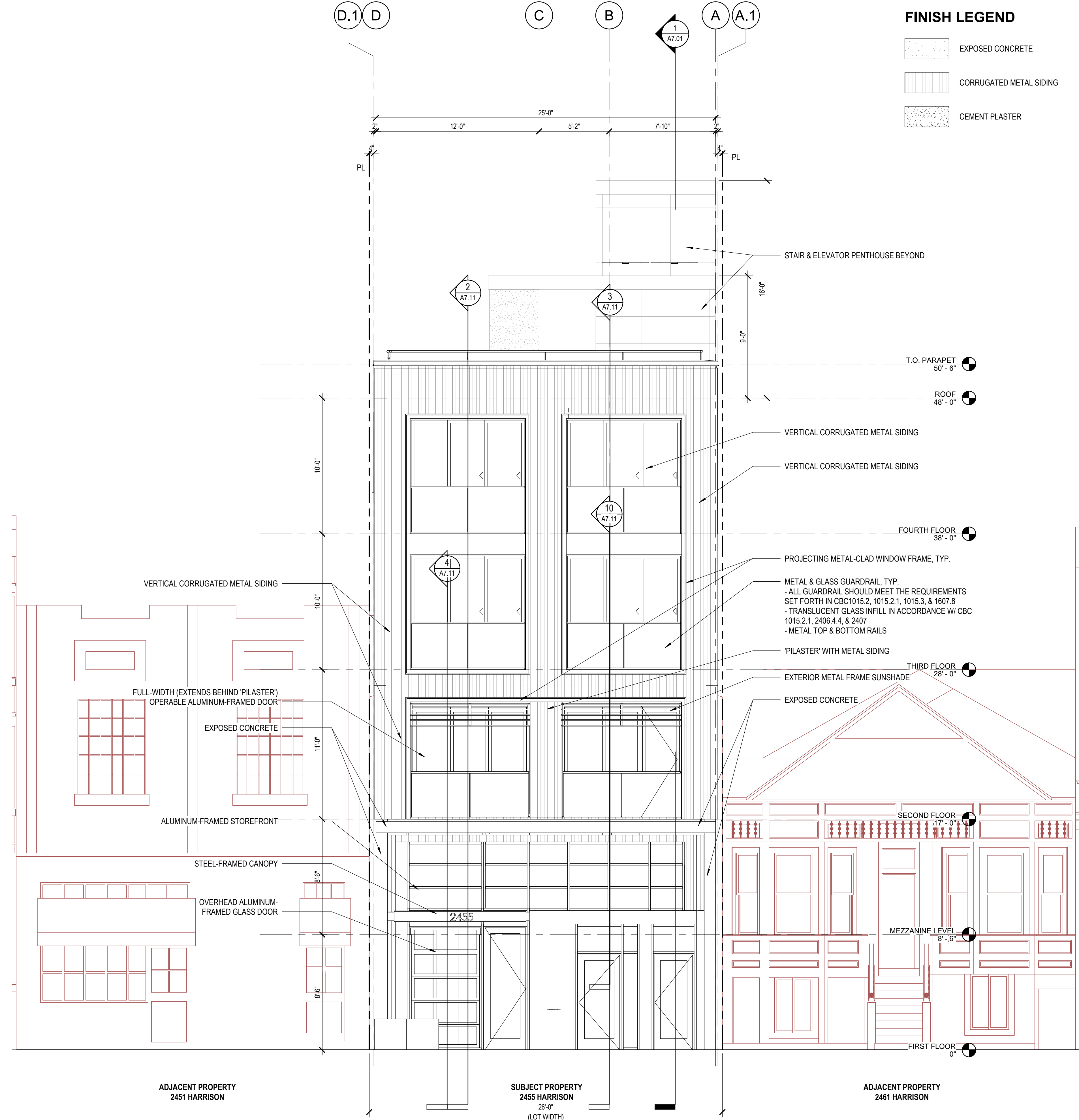


BM 360 (2455 Harrison) 1510 2455 Harrison, 8/21/14

12/10/2019 9:51:20 AM



3 PROPOSED ELEVATION - EAST
1/4" = 1'-0"



1 PROPOSED ELEVATION - WEST
1/4" = 1'-0"

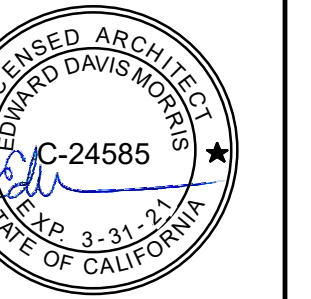
FINISH LEGEND

- EXPOSED CONCRETE
- CORRUGATED METAL SIDING
- CEMENT PLASTER



Revisions

No.	Description



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EAST & WEST EXTERIOR ELEVATIONS

DATE 04/19/2019

SCALE As indicated

DRAWN BY Author

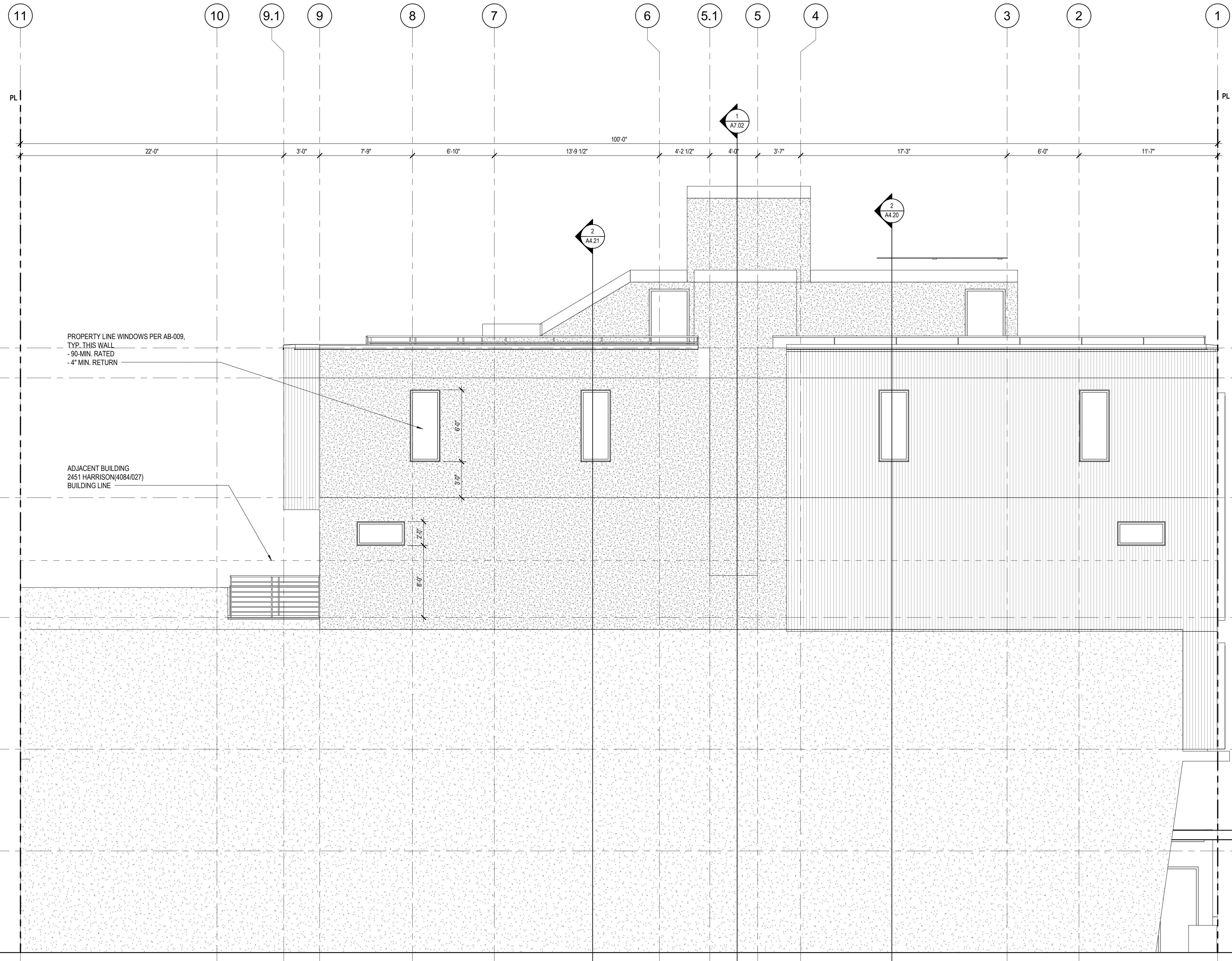
CHECKED BY Checker

JOB NO. 1816

A5.01

BAA 360 (2015) Harrison 1/11, 2/15/15 Harrison, B2/1/14

12/10/2019 7:58:07 PM

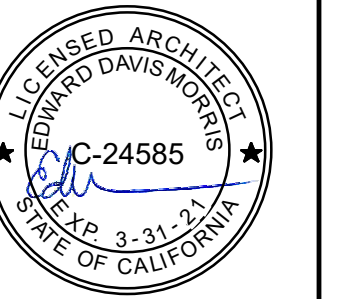


FINISH LEGEND

	EXPOSED CONCRETE
	CORRUGATED METAL SIDING
	CEMENT PLASTER



Revisions



2455 HARRISON
2455 HARRISON ST., SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

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NORTH EXTERIOR ELEVATION

DATE	04/19/2019
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816




1 PROPOSED ELEVATION - NORTH
1/4" = 1'-0"

A5.02

BM 360 (2455 Harrison) 1118 2455 Harrison 02/14

12/10/2019 7:59:09 PM

FINISH LEGEND

-  EXPOSED CONCRETE
-  CORRUGATED METAL SIDING
-  CEMENT PLASTER



Revisions

No.	Description



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SOUTH EXTERIOR ELEVATION

DATE 04/19/2019

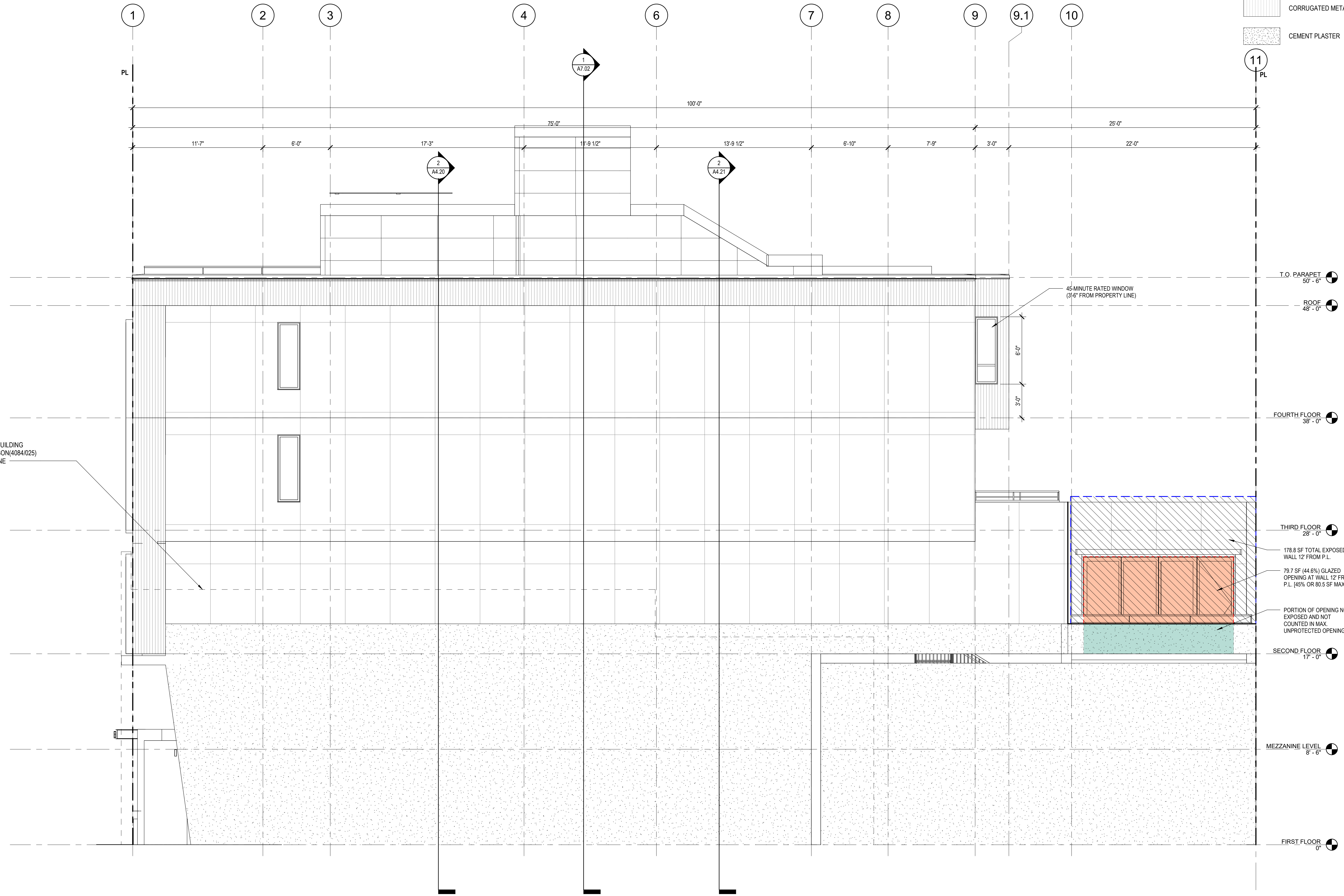
SCALE As indicated

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816

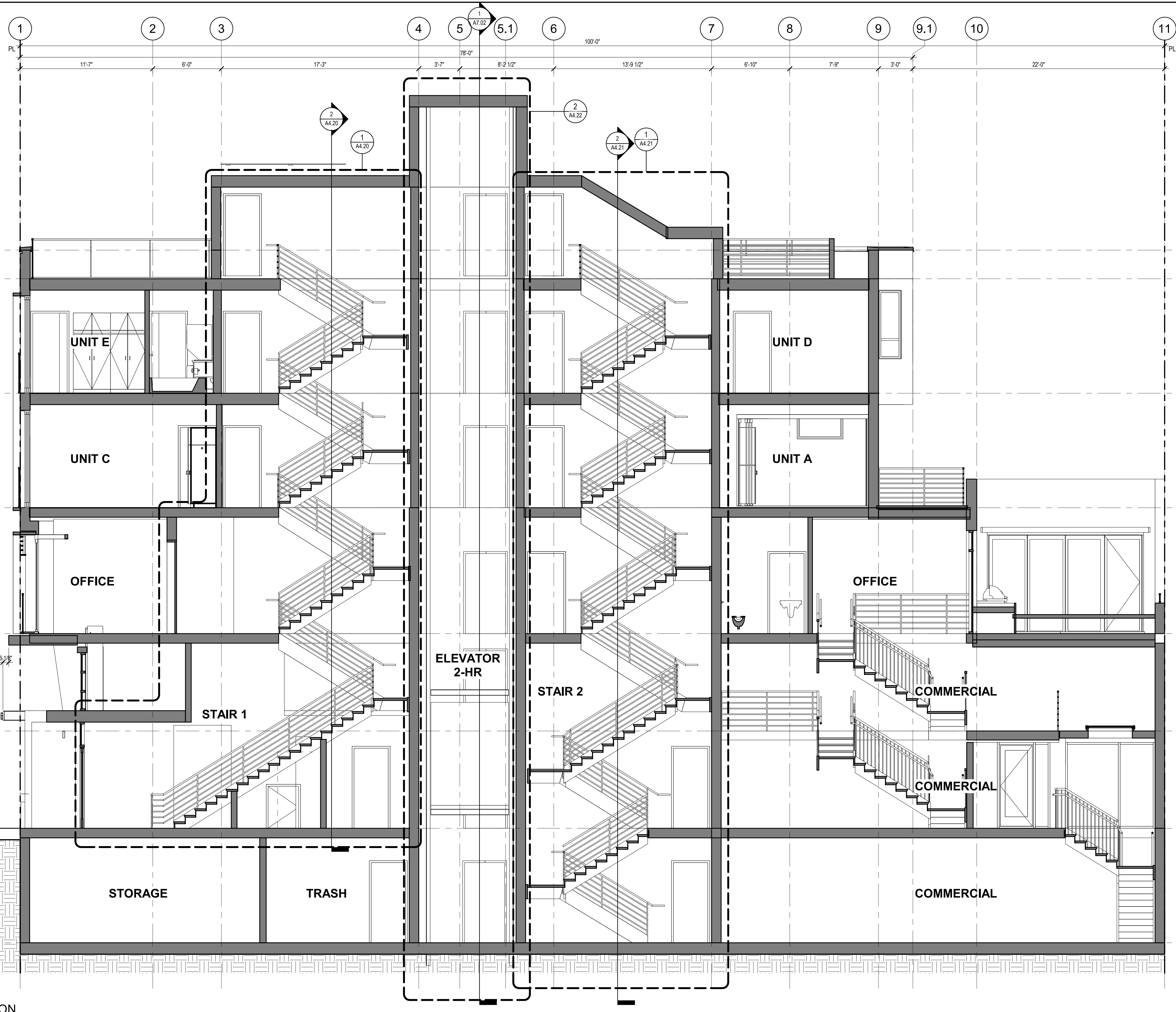
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1 PROPOSED ELEVATION - SOUTH
1/4" = 1'-0"

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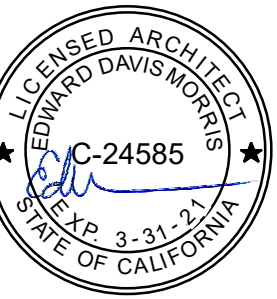
12/10/2020 7:50:11 PM



km
 kerman
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 architects llc
 139 New Street
 San Francisco, CA
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 415.749.0302

Revisions

NO.	DATE	DESCRIPTION



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BUILDING SECTION

DATE 04/19/2019

SCALE 1/4" = 1'-0"

DRAWN BY Author

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JOB NO. 1816

A7.01

1 EAST - WEST SECTION
 1/4" = 1'-0"

T.O. PARAPET 50'-6"

ROOF 48'-0"

FOURTH FLOOR 38'-0"

THIRD FLOOR 28'-0"

SECOND FLOOR 17'-0"

MEZZANINE LEVEL 8'-6"

FIRST FLOOR 0"

BASEMENT -10'-0"

48'-0" BUILDING HEIGHT

11'-0"

8'-6"

8'-6"

10'-0"

10'-0"

10'-0"

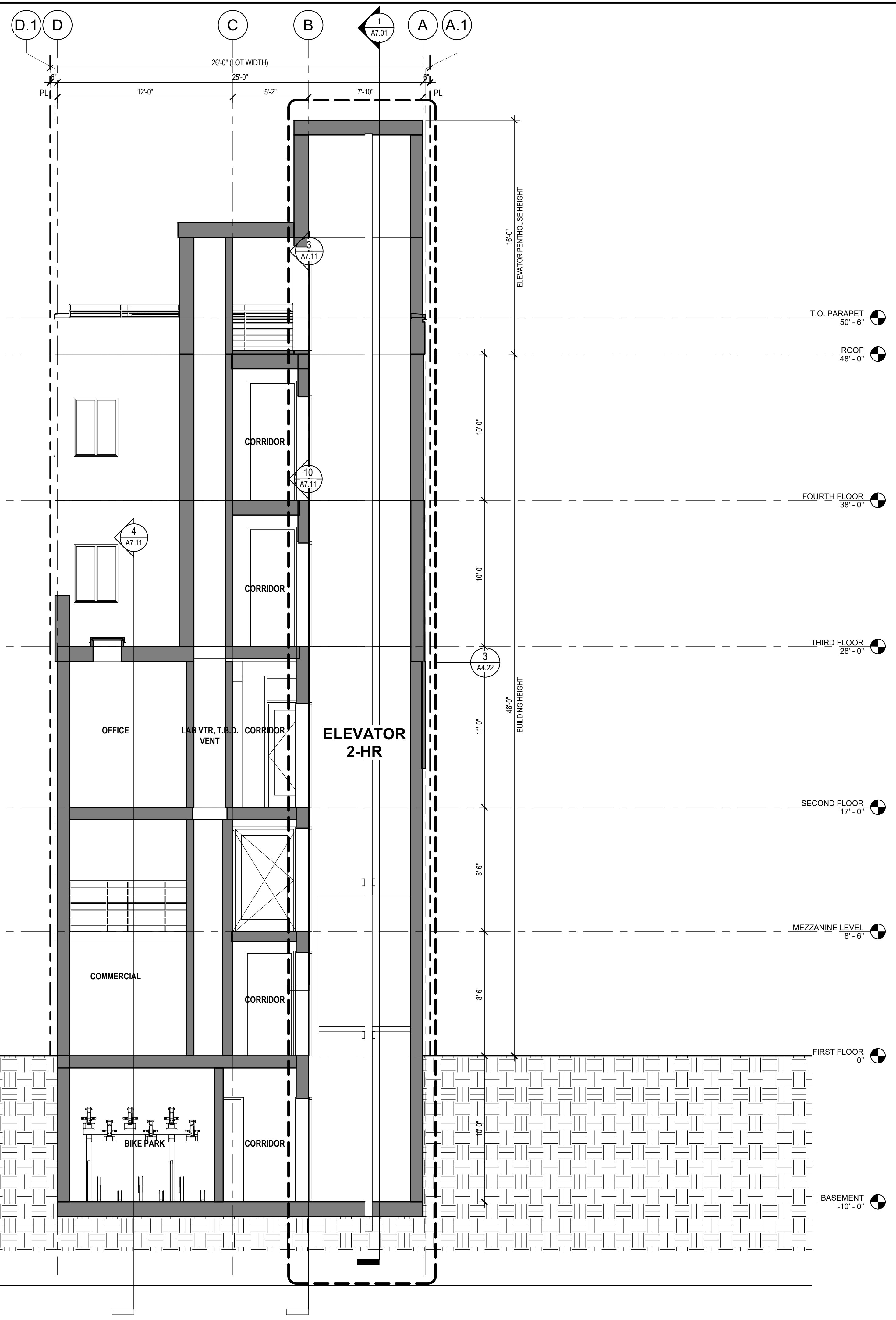
10'-0"

10'-0"

10'-0"

BM 360 (2455 Harrison) 1/18 2455 Harrison, B21.14

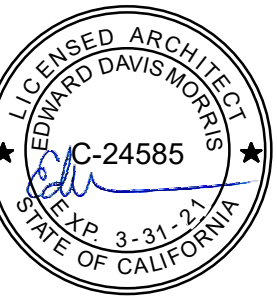
12/10/2019 2:38:12 PM



1 NORTH - SOUTH SECTION
 1/4" = 1'-0"

Revisions

No.	Description



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BUILDING SECTIONS

DATE 04/19/2019

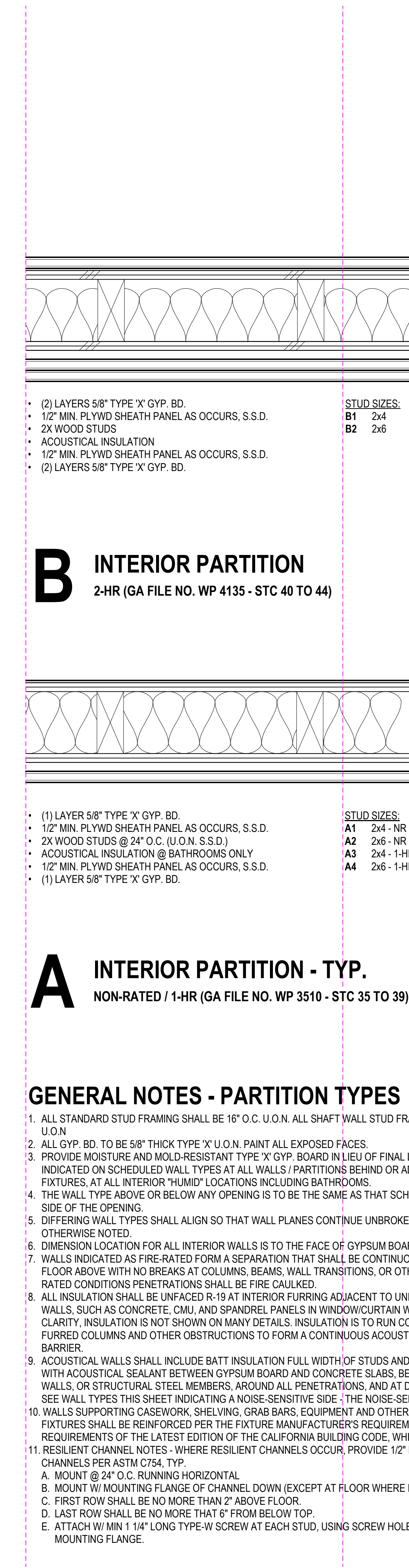
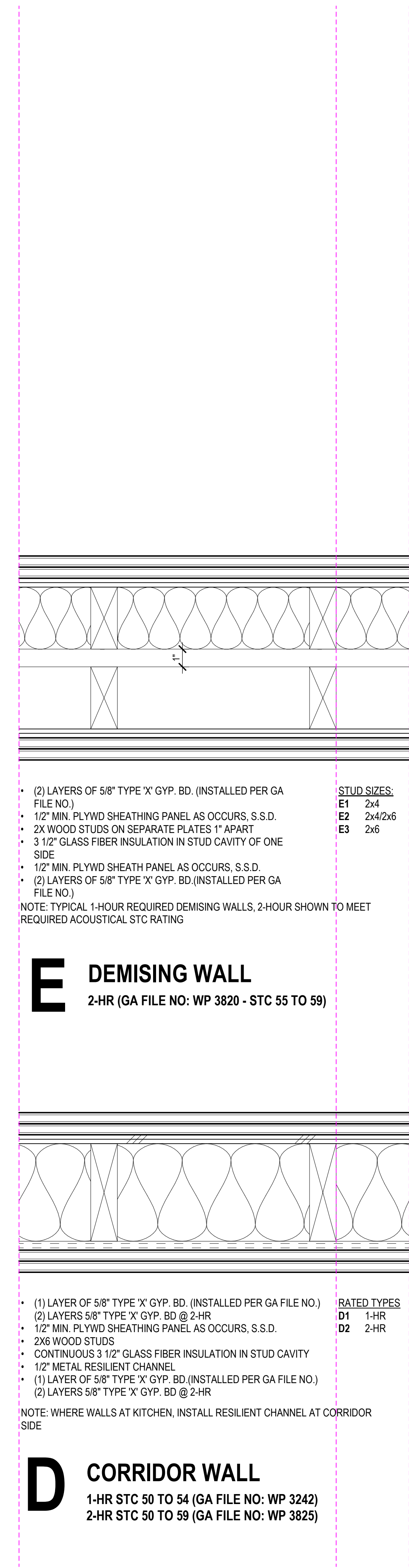
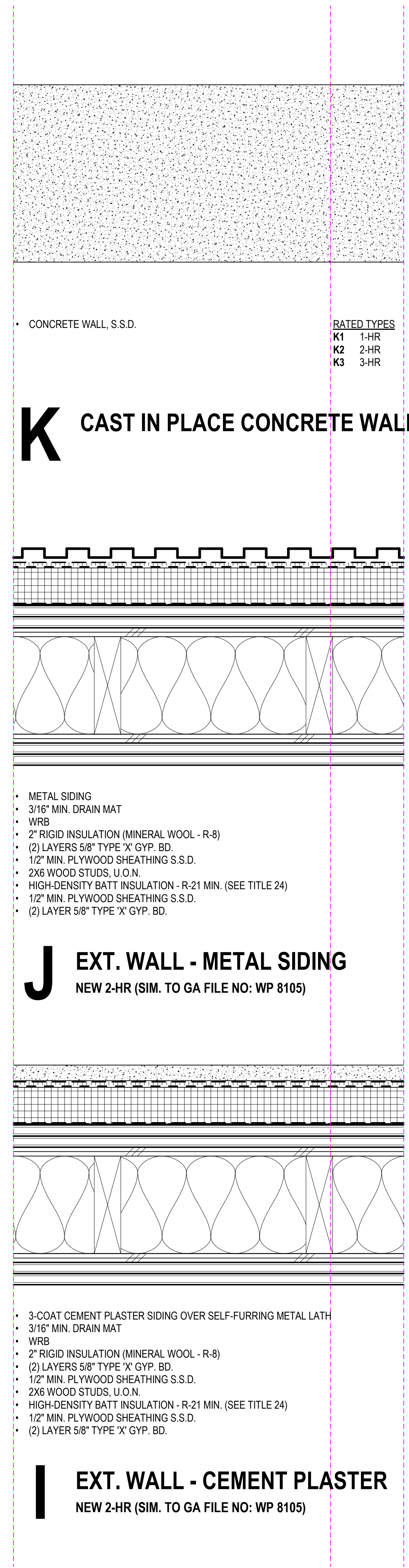
SCALE 1/4" = 1'-0"

DRAWN BY Author

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JOB NO. 1816

A7.02



GENERAL NOTES - PARTITION TYPES

- ALL STANDARD STUD FRAMING SHALL BE 16" O.C. U.O.N. ALL SHAFT WALL STUD FRAMING SHALL BE 24" O.C. U.O.N.
- ALL GYP. BD. TO BE 5/8" THICK TYPE 'X' U.O.N. PAINT ALL EXPOSED FACES.
- PROVIDE MOISTURE AND MOLD-RESISTANT TYPE 'X' GYP. BOARD IN LIEU OF FINAL LAYER OF GYP. BD. INDICATED ON SCHEDULED WALL TYPES AT ALL WALLS / PARTITIONS BEHIND OR ADJACENT TO PLUMBING FIXTURES, AT ALL INTERIOR "HUMID" LOCATIONS INCLUDING BATHROOMS.
- THE WALL TYPE ABOVE OR BELOW ANY OPENING IS TO BE THE SAME AS THAT SCHEDULED FOR EITHER SIDE OF THE OPENING.
- DIFFERING WALL TYPES SHALL ALIGN SO THAT WALL PLANES CONTINUE UNBROKEN IN ROOMS, UNLESS OTHERWISE NOTED.
- DIMENSION LOCATION FOR ALL INTERIOR WALLS IS TO THE FACE OF GYPSUM BOARD PANELS.
- WALLS INDICATED AS FIRE-RATED FORM A SEPARATION THAT SHALL BE CONTINUOUS FROM FLOOR TO FLOOR ABOVE WITH NO BREAKS AT COLUMNS, BEAMS, WALL TRANSITIONS, OR OTHER OBSTRUCTIONS. AT RATED CONDITIONS PENETRATIONS SHALL BE FIRE CAULKED.
- ALL INSULATION SHALL BE UNFACED R-19 AT INTERIOR FURRING ADJACENT TO UNINSULATED EXTERIOR WALLS, SUCH AS CONCRETE, CMU, AND SPANDREL PANELS IN WINDOW/CURTAIN WALLS, TYP. U.O.N. FOR CLARITY, INSULATION IS NOT SHOWN ON MANY DETAILS. INSULATION IS TO RUN CONTINUOUS AROUND FURRED COLUMNS AND OTHER OBSTRUCTIONS TO FORM A CONTINUOUS ACOUSTIC OR THERMAL BARRIER.
- ACOUSTICAL WALLS SHALL INCLUDE BATT INSULATION FULL WIDTH OF STUDS AND BE SEALED AIR TIGHT, WITH ACOUSTICAL SEALANT BETWEEN GYPSUM BOARD AND CONCRETE SLABS, BEAM, COLUMNS, AND WALLS, OR STRUCTURAL STEEL MEMBERS, AROUND ALL PENETRATIONS, AND AT DISSIMILAR MATERIALS. SEE WALL TYPES THIS SHEET INDICATING A NOISE-SENSITIVE SIDE - THE NOISE-SENSITIVE SIDE
- WALLS SUPPORTING CASEWORK, SHELVING, GRAB BARS, EQUIPMENT AND OTHER WALL-MOUNTED FIXTURES SHALL BE REINFORCED PER THE FIXTURE MANUFACTURER'S REQUIREMENTS AND THE REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, WHICHEVER IS GREATER.
- RESILIENT CHANNEL NOTES - WHERE RESILIENT CHANNELS OCCUR, PROVIDE 1/2" RESILIENT FURRING CHANNELS PER ASTM C754, TYP.
 - MOUNT @ 24" O.C. RUNNING HORIZONTAL
 - MOUNT W/ MOUNTING FLANGE OF CHANNEL DOWN (EXCEPT AT FLOOR WHERE IT MAY BE MOUNTED UP).
 - FIRST ROW SHALL BE NO MORE THAN 2" ABOVE FLOOR.
 - LAST ROW SHALL BE NO MORE THAN 6" FROM BELOW TOP.
 - ATTACH W/ MIN 1 1/4" LONG TYPE-W SCREW AT EACH STUD, USING SCREW HOLES PROVIDED IN MOUNTING FLANGE.



Revisions

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PARTITIONS TYPES

DATE 04/19/2019

SCALE 3" = 1'-0"

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A10.01