



EXECUTIVE SUMMARY SHADOW FINDING

HEARING DATE: MARCH 25, 2021

Record No.: 2019-006578SHD **Project Address:** 2455 Harrison Street

Zoning: Urban Mixed Use (UMU) Zoning District

48-X Height and Bulk District

Block/Lot: 4084/026

Project Sponsor: Edward "Toby" Morris

Kerman Morris Architects

139 Noe Street

San Francisco, CA 94114

Property Owner: Fahman Properties, LLC

San Francisco, CA 94066

Staff Contact: Alex Westhoff – (628) 652-7314

alex.westhoff@sfgov.org

Recommendation: Adopt Shadow Findings

Project Description

The Project includes demolition of the existing one-story industrial building and new construction of a 48-foot-tall, four-story-over-basement, mixed-use building (measuring approximately 11,125 square feet (sq. ft.)), with five residential dwelling units, approximately 4,288 sq. ft of non-life science laboratory use on the lower floors, and six Class 1 bicycle parking spaces. The Project does not include off-street automotive parking spaces.

Required Commission Action

In order for the Project to proceed, pursuant to Planning Code Section 295, the Commission must adopt findings that the additional shadow cast by the Project at 2455 Harrison Street would not be adverse to the use of the Mission Recreation Center.

Issues and Other Considerations

- Public Comment & Outreach.
 - Support/Opposition: Department staff have received no correspondence from the public in support or opposition to this Project.
 - o Outreach: The Sponsor held the required pre-application meeting on March 14, 2019.
- **Design Review Comments:** The Project has changed in the following significant ways since the original submittal to the Department:
 - o The base treatment was modified to be contained to the ground floor, and the upper story treatment was extended down to the second floor.
 - o The stacking effect of different floor expressions in the proposal was integrated for stronger horizontal expression.
 - o South façade windows were added.
 - o A stronger parapet was introduced.
 - o A more cohesive storefront design was introduced to more closely match the neighborhood precedent.
- **Project Updates:** Since the Project was originally submitted to the Department, it has changed in the following ways:
 - o The proposed non-life science laboratory space on the lower floors was originally proposed as office space. However, pursuant to San Francisco Ordinance 133-20, which went into effect September 20, 2020, office uses are no longer permitted in the UMU Zoning District.
- Neighborhood Notice. The Project is subject to a 30-day notification of property owners and residents within 150-feet of the subject property, pursuant to Planning Code Section 311. The neighborhood notice period extends from February 22, 2021 to March 24, 2021.
- Code-Complying. The Project is fully compliant with the Planning Code and is not seeking any variances or exceptions to any Planning Code requirements.

Environmental Review

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Mission Area Plan and the Objectives and Policies of the General Plan. Although the project results in net new shadow on the Mission Recreation center, the Project provides five new housing units, which is a top goal for the City. The amount of net new shadow on the Mission Recreation Center would be 406,324 annual net new sq. ft. hours of shadow and increasing shadow load by a .4% above current levels. The proposed project could cast net new shadow on the southern portion of the outdoor soccer field and the surface parking lot until 8:15 a.m. The Recreation Center opens at 9:00 am.



Attachments:

Draft Motion – Shadow Motion (Exhibit A)

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Shadow Report, dated February 2020

Exhibit E – Land Use Data

Exhibit F – Maps and Context Photos

Exhibit G - Project Sponsor Brief



3



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: March 25, 2021

Record No.: 2019-006578SHD Project Address: 2455 Harrison Street

Zoning: Urban Mixed Use (UMU) Zoning District

48-X Height and Bulk District

Block/Lot: 4084/026

Project Sponsor: Edward "Toby" Morris

Kerman Morris Architects

139 Noe Street

San Francisco, CA 94114

Property Owner: Fahman Properties, LLC

San Francisco, CA 94066

Staff Contact: Alex Westhoff - (628) 652-7314

alex.westhoff@sfgov.org

ADOPTING FINDINGS WITH THE RECOMMENDATION OF THE RECREATION AND PARK COMMISSION, THAT NET NEW SHADOW CAST BY THE PROPOSED PROJECT AT 2455 HARRISON STREET WOULD NOT BE SIGNIFICANT OR ADVERSE TO THE USE OF THE MISSION RECREATION CENTER.

PREAMBLE

Under Planning Code Section 295, a building permit application for a project exceeding a height of 40 feet cannot be approved if there is any shadow impact on a property under the jurisdiction of the Recreation and Park Department, unless the Planning Commission, upon recommendation from the Recreation and Park Commission, makes a determination that the shadow impact will not be significant or adverse.

On February 7, 1959, the Recreation and Park Commission and the Planning Commission adopted criteria establishing absolute cumulative limits for additional shadows on fourteen parks throughout San Francisco (Planning Commission Resolution No. 11595).

Planning Code Section 295 was adopted in 1985 in response to voter-approved Proposition K, which required Planning Commission disapproval of any structure greater than 40 feet in height that cast a shadow on property under the jurisdiction of the Recreation and Park Department, unless the Planning Commission found the shadow would not be significant. In 1989, the Recreation and Park Commission and Planning Commission jointly adopted a memorandum which identified quantitative and qualitative criteria for determinations of significant shadows in parks under the jurisdiction of the Recreation and Park Department.

Draft Motion Hearing Date: March 25, 2021

The Proposition K Memorandum established generic criteria for determining a potentially permissible quantitative limit for additional shadows, known as the absolute cumulative limit, for parks not named in the memorandum. The Mission Recreation Center was not named in the Proposition K memorandum, and at 0.63 acres (27,462 square feet), is considered a small park which is shadowed over 20% during the year. Quantitatively, the 1989 Memo provides guidance that for a park of this size with the existing shadow load amount, that there be no additional shadow. However, qualitative criteria to consider pursuant to the 1989 memo includes existing shadow profiles, important times of day and seasons in the year associated with the park's use, location of the new shadows, the size and duration of new shadows, and the public good served by the buildings casting new shadow. Approval of new shadow on Mission Recreation Center would require hearings at the Recreation and Park Commission and the Planning Commission.

The Mission Recreation Center is a 27,462 sq. ft. recreation center under the jurisdiction of the Recreation and Park Department (RPD) on an L-shaped through lot located mid-block on a block bounded by 20th Street to the north, 21st Street to the south, Treat Avenue to the west and Harrison Street to the east within the Mission neighborhood. The facility is open Tuesday to Friday from 9:00 am-9:00 pm, Saturdays from 9:00 am-5:00 pm, and is closed on Sundays and Mondays. The site is predominantly occupied by a two-story, rectangular-shaped, though lot brick building with frontages along Harrison Street and Treat Avenue. The site also includes a rectangular-shaped outdoor surface parking lot accessed off of Harrison Street with an outdoor soccer field at its rear. Pedestrian access to the building is provided along both the Harrison Street and Treat Avenue street frontages. Programmatically within the recreation center building, the first floor includes reception/office space, a two-story height atrium children's play area and a fitness studio/weight room. The second floor features a large gymnasium used of basketball, racquet ball and handball. Recreation programs offered include a basketball program, as well as, a variety of other sports-related programs and camps throughout the year, including boxing and indoor soccer. Most recently during the COVID-19 pandemic, the facility has been temporarily closed for normal sports activities but adapted as a day care/learning center for children.

On February 20, 2020, Edward "Toby" Morris of Kerman Morris Architects (hereinafter "Project Sponsor") filed Application No. 2019-006578SHD (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Shadow Analysis to construct a new four-story, 48-ft tall, mixed-use building with 4,288 square feet of non-life science laboratory on the ground-floor, second floor, and part of the basement; and at the third and fourth floors, the project would provide five residential units with 532 square feet of common open space, 170 square feet of private open space and six Class 1 bicycle spaces (hereinafter "Project") at 2455 Harrison St., Block 4084 Lot 026 (hereinafter "Project Site"). The project is located within the Urban Mixed-Use (UMU) Zoning District, Mission Alcoholic Beverage Restricted Use District (RUD) and a 48-X Height and Bulk District.

Under Existing Conditions, 76,730,227 sq ft hrs (sfh) (75.08% of Theoretical Annual Available Sunlight (TAAS)) of shadow covers the Recreation Center (all buildings and outdoor activity areas within the Rec/Park boundary) throughout the entire year, January 1 – December 31. A shadow analysis report, prepared by FastCast, was submitted in February 2020, analyzing the potential shadow impacts of the Project (Record Number 2019-006578SHD). The memo concluded that the Project would cast under the Existing Plus Project conditions, 406,324 sq ft hrs (0.40% of TAAS), annual net new sfh of shadow; thereby, increasing shadow load by +0.40% above current levels, bringing the estimate total annual shading of the Park to 77,136,551 sfh (75.48% of TAAS).



The new shadow resulting from the project would occur March 29th through September 13th (Spring -Summer); however, for only limited periods during the morning hours, starting at around 6:47 am and ending before 9:15 am. New shadow from the project would impact the southern portion of the outdoor soccer field until 8:15 am at the latest (occurring on August 16th-23rd and again April 19th–26th (mirrored)), as well as, the surface parking lot. On average, when present, new shadows would last for 1 hour 36 minutes. The time of the largest project shadow by area would occur on July 19th (May 24th mirrored) at 7:16 am totaling 4,236 sf (15.42% of site) and covering the parking lot and southern portion of the outdoor soccer field.

On January 12, 2021, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project.

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2019-006578SHD is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

On March 18, 2021, the San Francisco Recreation and Parks Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Shadow Analysis Application No. 2019-006578SHD and adopted a resolution finding that the shadow cast by the proposed Project would not have a significant adverse impact on the use of the Mission Recreation Center.

On March 25, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Shadow Analysis Application No. 2019-006578SHD.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.
- 2. The additional shadow cast by the Project would not be adverse and is not expected to interfere with the use of the Park for the following reasons:
 - a. The magnitude of the additional shadow is well below one percent of TAAS on an annual basis, and amounts to a reasonable and small loss of sunlight for a park in an area intended for increased building heights and residential density.
 - b. The areas affected include the outdoor surface parking lot and soccer field. However, the new shadow on the occur field would only last until 8:15 am at the latest, and the park does not open until 9 am. Therefore, shadow is only cast on the soccer field when it is not open and in use.
 - c. The eastern edge of the Recreation Center (trees, walkway and fence) would also be impacted



RECORD NO. 2019-006578SHD 2455 Harrison Street

However, the shadow is not projected to last past 9:15 am and only from late March to mid-September.

- 3. **Public Outreach and Comment.** The Planning Department has received no public correspondence in support or opposition to the project.
- 4. A determination by the Planning Commission and the Recreation and Park Commission to allocate new shadow to the Project does not constitute an approval of the Project.



4

Decision

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **DETERMINES**, under Shadow Analysis Application No. 2019-006578SHD that the net new shadow cast by the Project on the Mission Recreation Center will not be adverse to the use of the Mission Recreation Center.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 25, 2021.

Jonas P. Ionin Commission Secretary AYES:

ABSENT:

NAYS:

RECUSE:

ADOPTED: March 25, 2021



5

2455 HARRISON

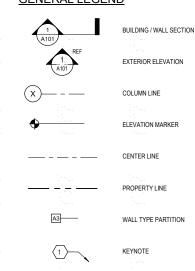
SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING



SHEET INDEX

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

GENERAL LEGEND



AA

DOOR TAG

WINDOW TAG

LOCATION MAP:



morris architects

Revisions

BUILDING DATA:

OWNER: FAHMAN PROPERTIES LLC (415)290-1437

PROJECT ADDRESS: 2455 HARRISON ST, SAN FRANCISCO, CA 94110

/ LOT SIZE: 2,600 SF 0.060 acres

ZONING DISTRICT: UMUL/48-X

OCCUPANCY GROUP: L, R-2

CONSTRUCTION TYPE: TYPE III-A

ARCHITECT: KERMAN MORRIS ARCHITECTS

139 NOF 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

2455 **HARRISON**

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

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

These drawings are an industry standards builders set for building permit and to assist the contractor construction. The drawings show

epresentative/typical details.

DESCRIPTION OF WORK

THE PROJECT CONSISTS OF THE DEMOLITION OF THE 1-STORY EXISTING STRUCTURE (INDUSTRIAL LISE PER PIM) AT THE REAR OF THE THE PROJECT CONSISTS OF THE DEMOLITION OF THE FISHORY EASTINGS TRUCTURE (INDUSTRIAL USE PER FINI) AT THE REAR OF THE LOT AND THE CONSTRUCTION OF A TYPE III.A, 4-STORY PLUS BASEMENT MIXED-USE BUILDING ON A UND 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

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

COVER SHEET

RAWN BY CHECKED BY

JOB NO.

| ABB | REVIATIONS | | | | |
|-------------|---|-------------|---|---------------|---|
| & | AND | GA | GAUGE | S | SOUTH |
| @ | AT DEGREES | GALV GC | GALVANIZED GENERAL CONTRACTOR | SCD SCHED | SEE CIVIL DRAWINGS SCHEDULE / SCHEDULING |
| Ø | DIAMETER OR ROUND | GEN | GENERAL | SD | STORM DRAIN |
| (E) | EXISTING | GFIC | GROUND FAULT INTERRUPT | SECT | SECTION |
| (N) | NEW FOOT / FEET | GND | CIRCUIT GROUND | SED SF | SEE ELECTRICAL DRAWINGS SQUARE FEET |
| | INCH / INCHES | GWB | GYPSUM WALL BOARD | SFD | SEE FIRE PROTECTION |
| % | PERCENT | GYP | GYPSUM | 0117 | DRAWINGS |
| ± # | PLUS / MINUS POUND OR NUMBER | HB | HOSE BIB | SHT | SHEET SIMILAR |
| # | FOUND OR NOWBER | HD | HEAVY DUTY | SLD | SEE LANDSCAPE DRAWINGS |
| AB | ANCHOR BOLT | HM | HOLLOW METAL | SMD | SEE MECHANICAL DRAWINGS |
| ADD'L | ADDITIONAL ADJACENT | HORZ HR | HORIZONTAL HOUR | SOG SPD | SLAB ON GRADE SEE PLUMBING DRAWINGS |
| ADJ AFF | ABOVE FINISH FLOOR | HSS | HOLLOW STEEL SECTION | SPEC | SPECIFICATIONS |
| ALT | ALTERNATE | HT | HEIGHT | SQ | SQUARE |
| ALUM | ALUMINUM APPROXIMATE | HVAC | HEATING, VENTILATING, AND AIR CONDITIONING | SS/SST SSD | STAINLESS STEEL SEE STRUCTURAL DRAWINGS |
| ARCH | ARCHITECTURAL | HWH | HOT WATER HEATER | STC | SOUND TRANSMISSION CLASS |
| | | IN | INCH OR INCHES | STD | STANDARD |
| B.O. BD | BOTTOM OF BOARD | INS | INSULATE / INSULATION / | STL STRL | STEEL STRUCTURAL |
| BLDG | BUILDING | | INSULATING | SUSP | SUSPENDED |
| | | INT | INTERIOR | SYM | SYMETRICAL |
| CAB CBC | CABINET CALIFORNIA BUILDING CODE | J BOX | JUNCTION BOX | SYST | SYSTEM |
| CEC | CALIFORNIA ENERGY CODE | JT | JOINT | T&B | TOP AND BOTTOM |
| CEM | CEMENT | L | ANGLE / LONG / LENGTH | T&G | TONGUE AND GROOVE |
| CER CF | CERAMIC CUBIC FEET | LAV | LAVATORY | T.O. T/TRD | TOP OF TREAD |
| CFC | CALIFORNIA FIRE CODE | LBS | POUND / POUNDS | TB | TOWEL BAR |
| CFCI | CONTRACTOR FURNISHED, | LF LVL | LINEAR FEET LEVEL | TEMP | TEMPORARY |
| CFOI | CONTRACTOR INSTALLED CONTRACTOR FURNISHED, | LWC | LIGHT WEIGHT CONCRETE | THK TOB | THICK TOP OF BEAM |
| | OWNER INSTALLED | 1447 | MAXIMUM | TOC | TOP OF CONCRETE |
| CL | CONTROL JOINT CENTER LINE | MAX MECH | MECHANICAL | TOS TP | TOP OF SLAB |
| CLG | CEILING | MFR | MANUFACTURER | TYP | TOILET PAPER TYPICAL |
| CLR | CLEAR | MH MIN | MANHOLE | | |
| CMU | CONCRETE MASONRY UNIT COLUMN | MISC | MINIMUM MISCELLANEOUS | UON | UNLESS OTHERWISE NOTED |
| CONC | CONCRETE | MTD | MOUNTED | ٧ | VOLTAGE / VOLT |
| CONST | CONSTRUCTION CONTINUOUS | MTG MTL | MOUNTING METAL | VERT | VERTICAL |
| CPC | CALIFORNIA PLUMBING CODE | | | VIF VPFAM | VERIFY IN FIELD VAPOR PERMEABLE FLUID |
| CPT | CARPET | N N/A | NORTH NOT ADDITION F | | APPLIED MEMBRANE |
| CTR | CENTER | N/A NIC | NOT APPLICABLE NOT IN CONTRACT | W | WEST / WIDTH / WIDE |
| d | PENNY | NO | NUMBER | W/ | WITH |
| DBL | DOUBLE | NRC | NOISE REDUCTION COEFFICIENT | W/O | WITHOUT |
| DEPT DF | DEPARTMENT DOUGLAS FIR | NTS | NOT TO SCALE | WC WD | WATER CLOSET WOOD |
| DH | DOUBLE HUNG | 00 | ON OFNITED | WDW | WINDOW |
| DIA | DIAMETER | OC OFCI | ON CENTER OWNER FURNISHED. | WH WP | WATER HEATER WATERPROOF(ING) |
| DIM DN | DIMENSION DOWN | | CONTRACTOR INSTALLED | WPT | WORKING POINT |
| DP | DRAIN PIPE | OFOI | OWNER FURNISHED, OWNER INSTALLED | WRB | WEATHER RESISTIVE BARRIER |
| DR DS | DOOR DOWNSPOUT | OH | OPPOSITE HAND | WT | WEIGHT |
| DTL | DETAIL | OPNG | OPENING | х | BY |
| DWG | DRAWING | PL | PROPERTY LINE | | |
| E | EAST | PLAM | | | |
| EA | EACH | | PLUMBING PLYWOOD | | |
| EERO | EMERGENCY ESCAPE AND RESCUE OPENING(S) | WD | | | |
| EL | ELEVATION | POC PSF | POINT OF CONNECTION POUNDS PER SQUARE FOOT | | |
| ELEC | ELECTRICAL | PSI | POUNDS PER SQUARE INCH | | |
| ELEV EQ | ELEVATOR / ELEVATION FOLIAL | PTDF | PRESSURE TREATED | | |
| EQUIP | EQUIPMENT | PTN | DOUGLAS FIR PARTITION | | |
| EXT | EXTERIOR | PV | PHOTOVOLTAIC | | |
| FA | FIRE ALARM | R | RADIUS (IN DIMENSION) / | | |
| FC | FOOT-CANDLE | IX. | RISER | | |
| FD FDC | FLOOR DRAIN FIRE DEPARTMENT | RAD RCP | RADIUS REFLECTED CEILING PLAN | | |
| | CONNECTION | RD | ROOF DRAIN | | |
| FDN | FOUNDATION FIRE EXTINGUISHER | REF | REFERENCE | | |
| FE FEC | FIRE EXTINGUISHER W/ | REFR REG | REFRIGERATOR REGISTER | | |
| FF | CABINET FINISH FLOOR | REINF | REINFORCED | | |
| FIN | FINISH FLOOR FINISH | REQ RM | REQUIRED POOM | | |
| FLR | FLOOR / FLOORING | RO RO | ROOM ROUGH OPENING | | |
| FLUOR FO | FLUORESCENT FACE OF | RWD | REDWOOD | | |
| FOC | FACE OF CONCRETE / CURB | RWL | RAIN WATER LEADER | | |
| FOF | FACE OF FINISH | | | | |
| FOS FT | FACE OF STUD FOOT OR FEET | | | | |
| FTG | FOOTING | | | | |
| FTS | FABRIC COVERED TACK SURFACE | | | | |
| FURG | FURRING | | | | |
| | | | | | |

GENERAL NOTES

A. GENERAL NOTES:

- THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
- 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.
- 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.

- 1. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF
- THE CONDITION NOTED.

 2. "SIMILAR" NIOLATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.

 3. "AS REQUIRED" NIOLATES COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS, SHALL BE PROVIDED.

 4. "ALICA" HIDIOLATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE AND PLUMB RELATION TO ADJACENT MATERIALS.

- 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
- 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".
- 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.
- 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:

- 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.

 SHEET SHE

 - 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
- 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.
- HEER'S MICLIDED IN THE DOCUMENT SET:

 EXAMPLE: EXPLORED THE DOCUMENT SET:

 EXAMPLE: EXPLORED SET BISCIPLINE THAT CREATED THE DRAWING AND THE DRAWING CONTENT =

 ELECTRICAL LIGHTING

 "A" INDICATES SECTOR "A" OF PLAN SHEET "201", REFER TO THE PROJECT KEY PLAN FOR COMPOSITE
 PLAN INDICATING THE CLATIONSHIP OF THE SECTORS.
- 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.
- 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

 - G EQUIPMENT
 F FIRE PROTECTION
 P PLUMBING
 M MECHANICAL
 E ELECTRICAL
 T TELECOMMUNICATIONS
- 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

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards 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.

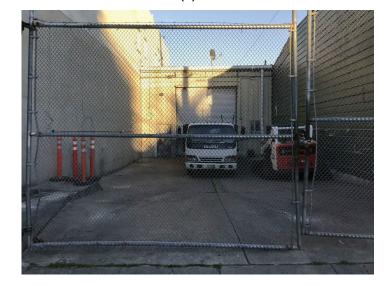
ABBREVIATIONS, GENERAL NOTES, & PROJECT INFORMATION

| IE. | 04/19/2019 |
|-----|------------|
| ALE | 1" = 1'-0' |

DRAWN BY CHECKED BY CHE

JOB NO. 1816

SUBJECT PROPERTY W/ (E) BUILDING



BIRD'S EYE VIEW OF REAR FACADES AND YARDS



BUILDING ON THE SAME SIDE OF HARRISON STREET



ADJACENT PROPERTY - ADJACENT PROPERTY - ADJACENT PROPERTY - 2451 HARRISON ST 2451 HARRISON ST

BIRD'S EYE VIEW OF FRONT FACADES



BUILDING ON THE OPPOSITE SIDE OF HARRISON STREET







kerman morris architects up

architects u 139 Noe Street San Francisco, C. 94114

Revisions



2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects

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 standards builders set for buildin permit and to assist the contract construction. The drawings short limited and only

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

SITE PHOTOS

 DATE
 04/19/2019

 SCALE
 DRAWN BY

 CHECKED BY
 Checker

JOB NO. 18

- 1. ALL SURVEY WERE CONDUCTED IN FEBRUARY 2019.
- 2. 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:

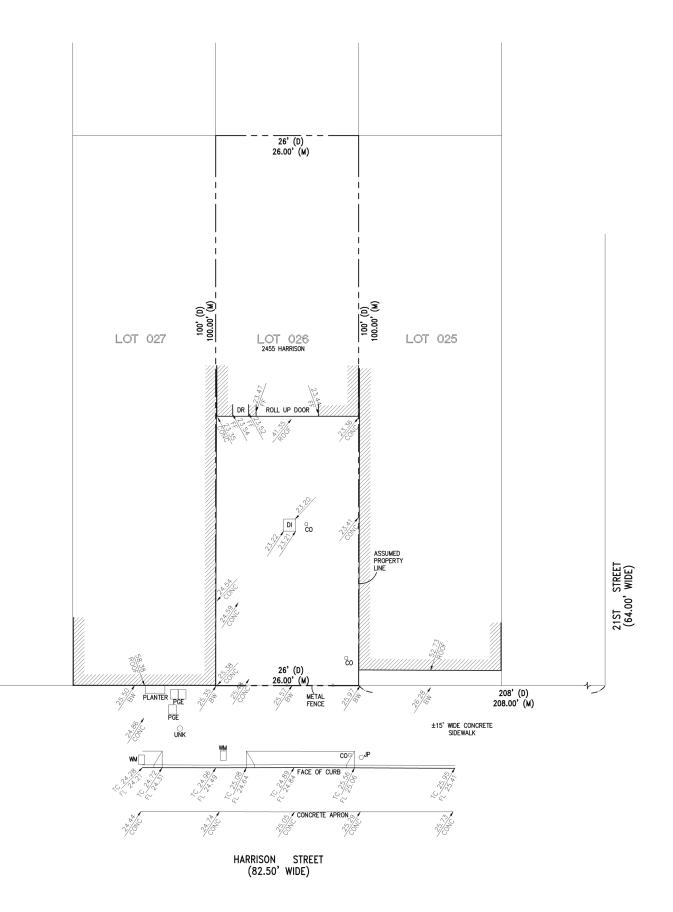
BEGINNING AT A POINT ON THE EASTERLY LINE OF HARRISON STREET, DISTANT HEREON 208 FEET NORTHERLY FROM THE NORTHERLY LINE OF 21ST STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF HARRISON STREET, 26 FEET; THENCE AT A RIGHT ANGLE EASTERLY 100 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 26 FEET; THENCE AT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

BEING A PART OF MISSION BLOCK NO 142.

BLOCK 4084; LOT 026.

ABBREVIATIONS:

DEED
BACK OF WALK
CLEAN OUT
DROP INLET
FLOW LINE
JOINT POLE
MEASURED DISTANCE
TOP OF CURB
WATER METER
UNKOWN UTILITY



SAN FRANCISCO

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 (IN FEET) 1 inch = 8 ft.

CALIFORNIA

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



APPROVED:

PROJECT NO. DES. TOM DRW. RL CKD. REVD. PJB DATE FEB 2019 6618

SITE SURVEY MAP FOR 2455 HARRISON STREET ASSESSOR'S BLOCK 4084 ~ LOT 026 HORIZ. 1" = 8' VERT.



Street View



3 View of Restaurant from Mezzanine



2 +Exterior View of Entry from street



4 Lobby View to Entry Door



139 Noe Street San Francisco, C 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

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards 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

| | | | | | | PRC | JECT S | SUMMA | NRY | | | | | | |
|-----------------|--------|--------|--------|-------|------------------|-------------|----------|-----------------|------------------------|---------|---------|----------|------------------------------|--------|--|
| | DW | ELLING | 3 UNIT | MIX | IX BU | | | | NG INTERIOR AREA (NET) | | | | EXTERIOR OPEN SPACE (NET) | | |
| | | | | | | RESIDENTIAL | | | COMMON | | N OTHER | | | | |
| LEVEL | STUDIO | 1BR | 2BR | TOTAL | DWELLING UNIT | CIRCULATION | SUBTOTAL | CIRCULATI ON | LABORATORY | STORAGE | UTILITY | TOTAL | PRIVATE | COMMON | |
| | | | | | | | | | | | | | | | |
| 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 | | | | | | |
|---------------------|-------------------|-----|-----|-------|--|--|
| | UNIT DISTRIBUTION | | | | | |
| Name | 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% | | | |

| ADDRESS : 2455 HARRISON ST. SAN FRAN | ICISCO 94110 | | ORIGINAL FILING: | T | |
|---|----------------------------|--|--|-----------------|--|
| BLOCK / LOT : 4084 / 026 | 101000 34110 | | HISTORIC STANDING : C - NO HISTORIC RESOURCE PRESENT / NOT AGE ELIGIBLE | Plannir Code | |
| Topic | Code Section | Required / Allowed | Provided | Orde | |
| T · | | | | | |
| 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 REO'D FOR RESTAURANT, AND PROVIDED 50 sqft AT THE GROUND FLOOR ENTRY. 1829 / 50 = 37 sqft REO'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 COMMERIAL USE | 16 | |
| GROUND FLOOR CEILING HEIGHT | SFPC 145.1 (c)(4) | ALL GROUND FLOOR USES 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% | T 72.3%, 72"(OPENING) / 99.5" (ACTIVE USE FRONTAGE) * 100% = 72.3% | | |
| 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. | | |
| 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 DEFINIT | ION OF "FLOOR A | | 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 | | 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 | STORAGE | 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) | |
| | 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 | | 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 | | |
| CIRCULATION COMMERCIAL ELEVATOR | COMMERCIAL CIRCULATION COMMERCIAL COMMERCIAL CIRCULATION | 129 SF 542 SF 77 SF | 129 SF 542 SF 77 SF | | |
| SECOND FLOOR | | 748 SF | 748 SF | | |
| COMMERCIAL | COMMERCIAL | 1,824 SF | 1,824 SF | | |
| COMMERCIAL OPEN | COMMERCIAL OPEN SPACE | 177 SF | 177 SF | | |
| SPACE | | | | | |
| ELEVATOR | CIRCULATION | 77 SF | 77 SF | F. J. J. J. J. OF DI | |
| GREASE VENT | ACCESSORY BUILDING OPERATIONS & MAINTENANCE | 21 SF | | Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1) | |
| STAIR 1 | CIRCULATION CIRCULATION | 164 SF 141 SF | 164 SF 141 SF | | |
| STAIR 2 TOILET ROOM | COMMERCIAL | 141 SF 69 SF | 141 SF 69 SF | | |
| TOILET ROOM | COMMERCIAL | 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 | | 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 1,830 SF | 134 SF 1,805 SF | | |
| OURTH 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 | | 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 1,884 SF | | |
| ROOF | | 1,908 SF | 1,884 SF | | |
| | | | | | |
| GREASE VENT STAIR/ELEV PENTHOUS | ACCESSORY BUILDING OPERATIONS & MAINTENANCE E CIRCULATION FOR ACCESSORY ROOF DECK & MECHANICA | 31 SF L 393 SF | | Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1) Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(10 | |



Revisions



2455 **HARRISON**

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards 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.

PLANNING, & PROJECT INFORMATION

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

G1.01

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

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 |

| GROSS BUILI | DING AREA BRE | AKDOWN 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 FLOO | | | | | |
|---------------------------------------|-----------|--|--|--|--|
| 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 | | | | |

| Description DESCR | Code Ref. (CBC, U.O.N.) 602.1 310.4 403.1 Table 504.3 & 508.4.3 Table 504.4 & 508.4.3 Table 505.2 505.2.1 505.2.3 Table 601 Table 601 Table 601 Table 601 Table 602 Table 602 Table 602 Table 602 Table 602 Table 602 Table 603 Table 601 Table 602 Table 601 Table 602 Table 602 Table 601 Table 602 Table 602 Table 603 Table 601 Table 602 Table 603 | Allowable N/A L: 65-0" / R-2: 85-0" L: 5 / R-2: 5 L: 28,500 SF / R-2: 24,000 SF 4= 1/3 OF AGGREGATE AREA OF ROOM/SPACE Open to room below with max. 42" SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 1 HR 1 HR 1 HR 1 HR 1 HR Not Required (NR) Not Required U.O.N. 1 HR | Min. Min. Min. Min. | Type III-A R-2 (5 UNITS), B N/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 85' is max. for most stringent use within type of construction (R-2 occupancy in Type V-A Construction) Per 508.4.3, the actual height of each occupancy is determined by its highest height above grade. Largest Story = Basement Total Gross Building Area 4 HR required between L and R-2 occupancy in buildings equipped throughout with automatic sprinkler |
|--|--|---|-------------------------------|--|--|
| DIECT INFORMATION CONSTRUCTION NCY CLASSIFICATION E BUILDING CLASSIFICATION REA LIMITATIONS HEIGHT STORIES ABOVE GRADE STORY AREA JULIONG AREA NE AREA LIMITATION NE OPENNESS PANCY & SPECIAL PROVISIONS COUPANCY CLASSIFICATION NCY SEPARATION NE OPENNESS PANCY & SPECIAL PROVISIONS SCUPANCY CLASSIFICATION NCY SEPARATION NCY SEPARATION DIE AREA AND HEIGHT NOE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR RING WALLS - EXTERIOR RING WALLS - INTERIOR RING WALLS - INTERIOR RING WALLS - RESIDENTIAL TENANT ION ONSTRUCTION AND ASSOCIATED RY MEMBERS NSTRUCTION AND ASSOCIATED RY MEMBERS RY M | U.O.N.) 602.1 310.4 403.1 Table 504.3 & 508.4.3 Table 504.4 & 508.4.3 Table 505.2.1 505.2.1 505.2.3 Table 601 | N/A L: 65'-0" / R-2: 85'-0" L: 57 / R-2: 5 L: 28,500 SF / R-2: 24,000 SF <= 1/3 OF AGGREGATE AREA OF ROOM/SPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 1 HR Varies are below 1 HR Not Required (NR) Not Required (NR) Not Required (U.O.N. 1 HR | Max. Max. Max. Min. Min. Min. | TYPE III-A R-2 (5 UNITS), B N/A 48'-0" B: 2 / R-2-4 2.500 SF 11.468 SF <= 17.2 AGGREGATE AREA OF ROOMISPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR | 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 85 is max. for most stringent use within type of construction (R-2 occupancy in Type V-A Construction) Per 508.4.3, the actual height of each occupancy is determined by its highest height above grade. Largest Story = Basement Total Gross Building Area 4 HR required between L and R-2 occupancy in buildings equipped throughout with automatic sprinkler |
| CONSTRUCTION NCY CLASSIFICATION RE BUILDING CLASSIFICATION REAL LIMITATIONS HEIGHT STORIES ABOVE GRADE STORIES ABOVE GRADE STORIES ABOVE GRADE STORY AREA JILDING AREA JILDING AREA JILDING AREA NE AREA LIMITATION NE OPENNESS PANCY & SPECIAL PROVISIONS COUPANCY CLASSIFICATION NCY SEPARATION REA RABA AND HEIGHT NCE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR WALLS - EXTERIOR RING WALLS - EXTERIOR RING WALLS - RESIDENTIAL TENANT ION RIS ONSTRUCTION AND ASSOCIATED RYMEMBERS ONSTRUCTION AND ASSOCIATED RYMEMBERS NISTRUCTION AND ASSOCIATED RYMEMBERS RY | 310.4 403.1 Table 504.3 & 508.4.3 Table 504.4 & 508.4.3 Table 506.2 505.2.1 505.2.1 505.2.3 Table 506.4 Table 601 Table 601 Table 601 Table 601 Table 601 Table 602 Table 601 | L: 65'-0" / R-2: 85'-0" L: 5 / R-2: 5 L: 28,500 SF / R-2: 24,000 SF <= 173 OF AGGREGATE AREA OF ROOM/SPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 1 HR Varies - see below 1 HR Not Required (U.O). Not Required U.O. 1 HR | Max. Max. Min. Min. Min. | R2 (5 UNITS), B N/A 48-0° B: 2 / R-2: 4 2,500 SF -(=1)2 ARGERGATE AREA OF ROOMISPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR | 85' is max. for most stringent use within type of construction (R-2 occupancy in Type V-A Construction) Ref 508.4.3, the actual height of each occupancy is determined by its highest height above grade. Largest Story = Basement Total Gross Building Area |
| ICY CLASSIFICATION E BUILDING CLASSIFICATION AREA LIMITATIONS HEIGHT STORIES ABOVE GRADE STORIES ABOVE GRADE STORY AREA JULIONG AREA WE AREA LIMITATION NE OPENNESS PANCY & SPECIAL PROVISIONS COLPANCY CLASSIFICATION NCY SEPARATION NE AREA AND HEIGHT NCE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR RING WALLS - EXTERIOR RIRG SEALS - EXTERIOR RIRG WALLS - RESIDENTIAL TENANT ION RIS SEPARATION DISTANCE (FSD) < 30" SD >/= 30" RING WALLS - RESIDENTIAL TENANT ION ONSTRUCTION AND ASSOCIATED RYMEMBERS NOSTRUCTION AND ASSOCIATED RYMEMBERS NOSTRUCTION AND ASSOCIATED RYMEMBERS NOSTRUCTION AND ASSOCIATED RYM MEMBERS RYM | 310.4 403.1 Table 504.3 & 508.4.3 Table 504.4 & 508.4.3 Table 506.2 505.2.1 505.2.1 505.2.3 Table 506.4 Table 601 Table 601 Table 601 Table 601 Table 601 Table 602 Table 601 | L: 65'-0" / R-2: 85'-0" L: 5 / R-2: 5 L: 28,500 SF / R-2: 24,000 SF <= 173 OF AGGREGATE AREA OF ROOM/SPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 1 HR Varies - see below 1 HR Not Required (U.O). Not Required U.O. 1 HR | Max. Max. Min. Min. Min. | R2 (5 UNITS), B N/A 48-0° B: 2 / R-2: 4 2,500 SF -(=1)2 ARGERGATE AREA OF ROOMISPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR | 85' is max. for most stringent use within type of construction (R-2 occupancy in Type V-A Construction) Ref 508.4.3, the actual height of each occupancy is determined by its highest height above grade. Largest Story = Basement Total Gross Building Area |
| EBUILDING CLASSIFICATION AREA LIMITATIONS HEIGHT STORIES ABOVE GRADE STORY AREA JULIONIG AREA NE AREA LIMITATION NE OPENNESS PANCY & SPECIAL PROVISIONS COUPANCY CLASSIFICATION NCY SEPARATION NE OPENNESS STRUCTURAL FRAME WALLS - INTERIOR RING WALLS - EXTERIOR WALLS - INTERIOR RING WALLS - EXTERIOR WING WALLS - EXTERIOR WING WALLS - EXTERIOR WING WALLS - EXTERIOR WING WALLS - EXTERIOR ON STRUCTURAL FRAME ON STRUCTURAL FRAME WALLS - EXTERIOR ON STRUCTURAL FRAME ON STRUCTURAL FRAME WALLS - INTERIOR RING WALLS - INTERIOR RING WALLS - RESIDENTIAL TENANT ION ON STRUCTION AND ASSOCIATED RY MEMBERS NISTRUCTION AND ASSOCIATED RY MEMBERS RY ME | 403.1 Table 504.3 & 508.4.3 Table 504.4 & 508.4.3 Table 506.2 505.2.1 505.2.3 510.2.4 Table 508.4 510.2.5 Table 601 Table 601 Table 601 Table 601 Table 602 Table 601 Table 602 Table 601 Table 602 Table 601 | L: 65'-0" / R-2: 85'-0" L: 5 / R-2: 5 L: 28,500 SF / R-2: 24,000 SF <= 173 OF AGGREGATE AREA OF ROOM/SPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 1 HR Varies - see below 1 HR Not Required (U.O). Not Required U.O. 1 HR | Max. Max. Min. Min. Min. | N/A 48:-0" B: 2 / R.2: 4 2.500 SF 11,468 SF <= 173 ARGREGATE AREA OF ROOM/SPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR | 85' is max. for most stringent use within type of construction (R-2 occupancy in Type V-A Construction) Per 508.4.3, the actual height of each occupancy is determined by its highest height above grade. Largest Story = Basement Total Gross Building Area 4. HR required between L and R-2 occupancy in buildings equipped throughout with automatic sprinkler |
| REA LIMITATIONS HEIGHT STORIES ABOVE GRADE STORY AREA JILDING AREA WE AREA LIMITATION NE OPENNESS PANCY & SPECIAL PROVISIONS COUPANCY CLASSIFICATION VCY SEPARATION NE RATEA AND HEIGHT NOE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR WALLS - EXTERIOR WALLS - INTERIOR RISE SEPARATION DISTANCE (FSD) < 30° SD > 1-30° RING WALLS - EXTERIOR RISE SEPARATION DISTANCE (FSD) < 30° SD > 1-30° RING WALLS - RESIDENTIAL TENANT ION RS ONSTRUCTION AND ASSOCIATED RY MEMBERS NOSTRUCTION AND ASSOCIATED RY MEMBERS RY | Table 504.3 & 506.4.3 Table 504.4 & 506.4.3 Table 504.4 & 506.4.3 Table 506.2 Table 506.2.1 Soc.2.1 Soc.2.3 Soc.2.1 Soc.2.4 Table 508.4 Soc.2.5 Table 601 Table 601 Table 601 Table 601 Table 601 Table 602 Table 602 Table 602 Table 602 Table 602 Table 601 Table 602 Table 603 Table 602 Table 604 Table 605 Ta | L: 65'-0" / R-2: 85'-0" L: 5 / R-2: 5 L: 28,500 SF / R-2: 24,000 SF <= 173 OF AGGREGATE AREA OF ROOM/SPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 1 HR Varies - see below 1 HR Not Required (U.O). Not Required U.O. 1 HR | Max. Max. Min. Min. Min. | 48'-0" B: 2 / R-2: 4 2,500 SF 11,488 SF √= 13 AGGREGATE APEA OF ROOM/SPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR | Per 508.4.3, the actual height of each occupancy is determined by its highest height above grade. Largest Story = Basement Total Gross Building Area 4. HR required between L and R-2 occupancy in buildings equipped throughout with automatic sprinkler |
| HEIGHT STORIES ABOVE GRADE STORY AREA JILDING AREA JILDING AREA WE AREA LIMITATION NE OPENNESS PANCY & SPECIAL PROVISIONS COLPANCY CLASSIFICATION CUT SEPARATION NE SEPARATION NE AREA AND HEIGHT NOE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR WALLS - INTERIOR WHILS - INTERIOR WIRE SEPARATION DISTANCE (FSD) < 30° SD >= 30° RING WALLS - RESIDENTIAL TENANT ION RIS ONSTRUCTION AND ASSOCIATED RING WALLS - RESIDENTIAL TENANT ION RIS ONSTRUCTION AND ASSOCIATED RING WALLS - RESIDENTIAL TENANT ION RIS ONSTRUCTION AND ASSOCIATED RING WALLS - RESIDENTIAL TENANT ION RIS ONSTRUCTION AND ASSOCIATED RING WALLS - RESIDENTIAL TENANT ION RIS ONSTRUCTION AND ASSOCIATED RIVE WIEMBERS NISTRUCTION AND ASSOCIATED RIVE WIEMBERS NISTRUCTION AND ASSOCIATED RIVE WIEMBERS NISTRUCTION AND ASSOCIATED RIVE MEMBERS RIVE ME | 508.43 Table 506.43 Table 506.2 505.21 505.2.3 510.2.4 Table 508.4 510.2.5 Table 601 Table 601 Table 601 Table 602 Table 602 Table 602 Table 602 Table 602 Table 602 Table 601 Table 602 Table 602 Table 602 Table 602 Table 601 Table 602 Table 601 Table 602 Table 602 Table 601 Table 602 | L: 5 / R: 2: 5 L: 28,500 SF / R: 2: 24,000 SF | Max. Max. Min. Min. Min. | B: 2 / R-2: 4 2.500 SF 11.468 SF <= 13 AGGREGATE APEA OF ROOMSPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR | Per 508.4.3, the actual height of each occupancy is determined by its highest height above grade. Largest Story = Basement Total Gross Building Area 4 HR required between L and R-2 occupancy in buildings equipped throughout with automatic sprinkler |
| HEIGHT STORIES ABOVE GRADE STORY AREA JILDING AREA JILDING AREA WE AREA LIMITATION NE OPENNESS PANCY & SPECIAL PROVISIONS COLPANCY CLASSIFICATION CUT SEPARATION NE SEPARATION NE AREA AND HEIGHT NOE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR WALLS - INTERIOR WHILS - INTERIOR WIRE SEPARATION DISTANCE (FSD) < 30° SD >= 30° RING WALLS - RESIDENTIAL TENANT ION RIS ONSTRUCTION AND ASSOCIATED RING WALLS - RESIDENTIAL TENANT ION RIS ONSTRUCTION AND ASSOCIATED RING WALLS - RESIDENTIAL TENANT ION RIS ONSTRUCTION AND ASSOCIATED RING WALLS - RESIDENTIAL TENANT ION RIS ONSTRUCTION AND ASSOCIATED RING WALLS - RESIDENTIAL TENANT ION RIS ONSTRUCTION AND ASSOCIATED RIVE WIEMBERS NISTRUCTION AND ASSOCIATED RIVE WIEMBERS NISTRUCTION AND ASSOCIATED RIVE WIEMBERS NISTRUCTION AND ASSOCIATED RIVE MEMBERS RIVE ME | 508.43 Table 506.43 Table 506.2 505.21 505.2.3 510.2.4 Table 508.4 510.2.5 Table 601 Table 601 Table 601 Table 602 Table 602 Table 602 Table 602 Table 602 Table 602 Table 601 Table 602 Table 602 Table 602 Table 602 Table 601 Table 602 Table 601 Table 602 Table 602 Table 601 Table 602 | L: 5 / R: 2: 5 L: 28,500 SF / R: 2: 24,000 SF | Max. Max. Min. Min. Min. | B: 2 / R-2: 4 2.500 SF 11.468 SF <= 13 AGGREGATE APEA OF ROOMSPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR | Per 508.4.3, the actual height of each occupancy is determined by its highest height above grade. Largest Story = Basement Total Gross Building Area 4 HR required between L and R-2 occupancy in buildings equipped throughout with automatic sprinkler |
| STORY AREA JILDING AREA JILDING AREA WE AREA LIMITATION NE OPENNESS PANCY & SPECIAL PROVISIONS COUPANCY CLASSIFICATION NCY SEPARATION ILE AREA AND HEIGHT NCE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR WALLS - EXTERIOR RING WALLS - EXTERIOR RING WALLS - INTERIOR RING WALLS - RESIDENTIAL TENANT ION RIS ONSTRUCTION AND ASSOCIATED RY MEMBERS NSTRUCTION AND ASSOCIATED RY MEMBERS NCIACULTURE AND ASSOCIATED RY MEMBERS RY | Table 504.4 & 508.4 3 Table 506.2 505.2.1 505.2.1 505.2.3 510.2.4 Table 506.4 510.2.5 Table 601 Table 601 Table 601 Table 602 Table 602 Table 601 Table 602 Table 601 | L: 28,500 SF / R-2: 24,000 SF <= 1/3 OF AGGREGATE AREA OF ROOM/SPACE Open to room below with max. 42* walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 1 HR 1 HR Varies - see below 1 HR Not Required U.O.N. 1 HR 1 HR | Max. Min. Min. Min. | 2.500 SF 11.468 SF <= 11.468 SF <= 12.500 AGGREGATE AREA OF ROOMSPACE Open to room below with max. 42° walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 2 HR | Largest Story = Basement Total Gross Building Area 4 HR required between L and R-2 occupancy in buildings equipped throughout with automatic sprinkler |
| JILDING AREA NE AREA LIMITATION NE OPENNESS PANCY & SPECIAL PROVISIONS COUPANCY CLASSIFICATION COY SEPARATION BLE AREA AND HEIGHT NCE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR WALLS - INTERIOR RING WALLS - EXTERIOR RING WALLS - RESIDENTIAL TENANT ION RS CONSTRUCTION AND ASSOCIATED RYM MEMBERS NISTRUCTION AND ASSOCIATED RYM MEMBERS | Table 506.2 505.2.1 505.2.3 510.2.4 Table 508.4 510.2.5 Table 601 Table 601 Table 602 Table 602 Table 602 Table 602 Table 602 Table 601 Table 602 Table 601 Table 602 Table 602 Table 601 Table 602 Table 601 | √= 17.0 F AGGREGATE AREA OF ROOM/SPACE Open to room below with max. 42' wals SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 1 HR 1 HR Varies - see below 1 HR Not Required (U.R) Not Required U.O.N. 1 HR 1 HR Not Required U.O.N. 1 HR Not Requir | Min. Min. Min. | 11.486 SF <= 13 AGGREGATE APEA OF ROOM/SPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 2 HR | Largest Story = Basement Total Gross Building Area 4 HR required between L and R-2 occupancy in buildings equipped throughout with automatic sprinkler |
| JILDING AREA NE AREA LIMITATION NE OPENNESS PANCY & SPECIAL PROVISIONS COUPANCY CLASSIFICATION COY SEPARATION BLE AREA AND HEIGHT NCE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR WALLS - INTERIOR RING WALLS - EXTERIOR RING WALLS - RESIDENTIAL TENANT ION RS CONSTRUCTION AND ASSOCIATED RYM MEMBERS NISTRUCTION AND ASSOCIATED RYM MEMBERS | 505.2.1 505.2.3 510.2.4 Table 508.4 510.2.5 Table 601 Table 601 Table 602 Table 602 Table 602 Table 602 Table 602 Table 602 Table 601 Table 602 Table 602 Table 600 Table 602 Table 600 | √= 17.0 F AGGREGATE AREA OF ROOM/SPACE Open to room below with max. 42' wals SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 1 HR 1 HR Varies - see below 1 HR Not Required (U.R) Not Required U.O.N. 1 HR 1 HR Not Required U.O.N. 1 HR Not Requir | Min. Min. Min. | 11.486 SF <= 13 AGGREGATE APEA OF ROOM/SPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 2 HR | Total Gross Building Area 4 HR required between L and R-2 occupancy in buildings equipped throughout with automatic sprinkler |
| NE OPENNESS ANCY & SPECIAL PROVISIONS COUPANCY CLASSIFICATION CVS SEPARATION BLE AREA AND HEIGHT NOE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR WALLS - EXTERIOR WALLS - INTERIOR RIS SEPARATION DISTANCE (FSD) < 30' SD > 1-30' RING WALLS - EXTERIOR RIS SEPARATION DISTANCE (FSD) < 30' RING WALLS - INTERIOR RING WALLS - RESIDENTIAL TENANT ION RIS ONSTRUCTION AND ASSOCIATED RYM MEMBERS NOTRUCTION AND ASSOCIATED RYM MEMBERS NISTRUCTION AND ASSOCIATED RYM MEMBERS RISTRUCTION AND RISTRUCTION AND ASSOCIATED RYM MEMBERS RISTRUCTION AND | 506.2.3 510.2.4 Table 508.4 510.2.5 Table 601 Table 601 Table 601 Table 602 Table 602 Table 601 Table 602 Table 601 Table 602 Table 601 Table 602 Table 601 Table 602 | OF ROOM/SPACE Open to room below with max. 42" SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 1 HR 1 HR Varies - see below 1 HR Not Required (NR) Not Required U.O.N. 1 HR | Min. Min. | ROOMSPACE Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 2 HR | |
| PANCY & SPECIAL PROVISIONS COUPANCY CLASSIFICATION CVS SEPARATION ILE AREA AND HEIGHT INCE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR WALLS - EXTERIOR WALLS - INTERIOR RING WALLS - EXTERIOR RIES SEPARATION DISTANCE (FSD) < 30' SD >= 30' RING WALLS - EXTERIOR RING WALLS - RESIDENTIAL TENANT ION RS ONSTRUCTION AND ASSOCIATED RY MEMBERS NOSTRUCTION AND ASSOCIATED RY MEMBERS KOLOSURES CONNECTING LESS THAN 4 | \$10.24 Table 508.4 \$10.2.5 Table 601 Table 601 Table 601 Table 601 Table 602 Table 602 Table 602 Table 602 Table 602 Table 601 Table 602 Table 602 Table 602 Table 602 Table 606 | Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 1 HR 1 HR Varies - see below 1 HR Nx Required (NR) Nxt Required (NO). 1 HR | Min. Min. | Open to room below with max. 42" walls SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR | |
| COUPANDY CLASSIFICATION NOT SEPARATION NE AREA AND HEIGHT NOE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR WALLS - EXTERIOR WALLS - INTERIOR WALLS - RESIDENTIAL TENANT ION RIS SEPARATION DISTANCE (FSD) < 30' SD >= 30' S | Table 508.4 510.2.5 Table 601 Table 601 Table 601 Table 601 Table 602 Table 602 Table 602 Table 602 Table 601 Table 601 Table 601 Table 601 Table 601 Table 601 | SEPARATED OCCUPANCIES 4 HR See above 1 HR 2 HR 1 HR 1 HR 1 HR Varies - see below 1 HR Not Required (NR) Not Required (U.O.N. 1 HR | Min. Min. | 4 HR See above 1 HR 2 HR | |
| COUPANDY CLASSIFICATION NOT SEPARATION NE AREA AND HEIGHT NOE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR WALLS - EXTERIOR WALLS - INTERIOR WALLS - RESIDENTIAL TENANT ION RIS SEPARATION DISTANCE (FSD) < 30' SD >= 30' S | Table 508.4 510.2.5 Table 601 Table 601 Table 601 Table 601 Table 602 Table 602 Table 602 Table 602 Table 601 Table 601 Table 601 Table 601 Table 601 Table 601 | 4 HR See above 1 HR 2 HR 1 HR 1 HR Varies - see below 1 HR Not Required (NR) Not Required U.O.N. 1 HR | Min. Min. | 4 HR See above 1 HR 2 HR | |
| ICY SEPARATION SLE AREA AND HEIGHT NCE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR WALLS - EXTERIOR RING WALLS - EXTERIOR RING WALLS - EXTERIOR RING WALLS - INTERIOR RING WALLS - RESIDENTIAL TENANT ION ONSTRUCTION AND ASSOCIATED RY MEMBERS NISTRUCTION AND ASSOCIATED RY MEMBERS NISTRUCTION AND ASSOCIATED RY MEMBERS KOLOSURES CONNECTING LESS THAN 4 | Table 508.4 510.2.5 Table 601 Table 601 Table 601 Table 601 Table 602 Table 602 Table 602 Table 602 Table 601 Table 601 Table 601 Table 601 Table 601 Table 601 | 4 HR See above 1 HR 2 HR 1 HR 1 HR Varies - see below 1 HR Not Required (NR) Not Required U.O.N. 1 HR | Min. Min. | 4 HR See above 1 HR 2 HR | |
| LE AREA AND HEIGHT NCE RATING REQUIREMENTS STRUCTURAL FRAME WALLS - EXTERIOR WALLS - INTERIOR WALLS - INTERIOR RIES SEPARATION DISTANCE (FSD) < 30' SD > 1- 30' RING WALLS - EXTERIOR RING WALLS - INTERIOR RING WALLS - RESIDENTIAL TENANT ION RIS ONDISTRUCTION AND ASSOCIATED RYM MEMBERS NISTRUCTION AND ASSOCIATED RYM MEMBERS NISTRUCTION AND ASSOCIATED RYM MEMBERS NISTRUCTION AND ASSOCIATED RYM MEMBERS KILOSURES CONNECTING LESS THAN 4 | Table 601 Table 601 Table 601 Table 601 Table 601 Table 601 Table 602 Table 602 Table 602 Table 601 420, 708 Table 1020.1 | 1 HR 2 HR 1 HR Varies - see below 1 HR Na Required (NR) Not Required U.O.N. 1 HR | Min. Min. | See above 1 HR 2 HR | |
| STRUCTURAL FRAME WALLS - EXTERIOR WALLS - INTERIOR WALLS - INTERIOR RING WALLS - EXTERIOR RING WALLS - INTERIOR RING WALLS - INTERIOR RING WALLS - INTERIOR RIS ONSTRUCTION AND ASSOCIATED RRY MEMBERS NSTRUCTION AND ASSOCIATED RRY MEMBERS KOLOSURES CONNECTING LESS THAN 4 | Table 601 Table 601 Table 601 Table 601 Table 602 Table 602 Table 601 420, 708 Table 1020.1 Table 601 | 2 HR 1 HR Varies - see below 1 HR Not Required (NR) Not Required U.O.N. 1 HR | Min. Min. | 2 HR | Non-combustible material required at exterior walls (fire-retardant treated wood okav) |
| STRUCTURAL FRAME WALLS - EXTERIOR WALLS - INTERIOR WALLS - INTERIOR RING WALLS - EXTERIOR RING WALLS - INTERIOR RING WALLS - INTERIOR RING WALLS - INTERIOR RIS ONSTRUCTION AND ASSOCIATED RRY MEMBERS NSTRUCTION AND ASSOCIATED RRY MEMBERS KOLOSURES CONNECTING LESS THAN 4 | Table 601 Table 601 Table 601 Table 601 Table 602 Table 602 Table 601 420, 708 Table 1020.1 Table 601 | 2 HR 1 HR Varies - see below 1 HR Not Required (NR) Not Required U.O.N. 1 HR | Min. Min. | 2 HR | Non-combustible material required at exterior walls (fire-retardant treated wood okav) |
| WALLS - INTERIOR RING WALLS - EXTERIOR RIRE SEPARATION DISTANCE (FSD) < 30' SD >= 30' RING WALLS - INTERIOR RING WALLS - RESIDENTIAL TENANT ION RS ONSTRUCTION AND ASSOCIATED ARY MEMBERS NOTRUCTION AND ASSOCIATED ARY MEMBERS RY MEMBERS VICLOSURES CONNECTING LESS THAN 4 | Table 601 Table 601 Table 602 Table 602 Table 602 Table 601 420, 708 Table 1020.1 Table 601 | 1 HR Varies - see below 1 HR Not Required (NR) Not Required U.O.N. 1 HR | Min. | | Non-combustible material required at exterior walls (fire-retardant treated wood okav) |
| RING WALLS - EXTERIOR IRE SEPARATION DISTANCE (FSD) < 30' SD >= 30' RING WALLS - INTERIOR RING WALLS - RESIDENTIAL TENANT ION RS ONSTRUCTION AND ASSOCIATED RY MEMBERS NSTRUCTION AND ASSOCIATED RY MEMBERS NSTRUCTION AND ASSOCIATED RY MEMBERS VCLOSURES CONNECTING LESS THAN 4 | Table 601 Table 602 Table 602 Table 602 Table 601 420, 708 Table 1020.1 Table 601 | Varies - see below 1 HR Not Required (NR) Not Required U.O.N. 1 HR | |] HR | |
| IRE SEPARATION DISTANCE (FSD) < 30' SD xi= 30' RING WALLS - INTERIOR RING WALLS - RESIDENTIAL TENANT ION RS ONSTRUCTION AND ASSOCIATED RY MEMBERS NSTRUCTION AND ASSOCIATED RY MEMBERS WISTRUCTION AND ASSOCIATED RY MEMBERS VICLOSURES CONNECTING LESS THAN 4 | Table 602 Table 602 Table 601 420, 708 Table 1020.1 Table 601 | 1 HR Not Required (NR) Not Required U.O.N. 1 HR | 10. | Varies - see below | Non-combustible material required at exterior walls (fire-retardant treated wood okay) |
| RING WALLS - INTERIOR RING WALLS - RESIDENTIAL TENANT ION RS ONSTRUCTION AND ASSOCIATED RY MEMBERS NISTRUCTION AND ASSOCIATED RY MEMBERS KITHURTION AND ASSOCIATED RY MEMBERS KICLOSURES CONNECTING LESS THAN 4 | Table 601 420, 708 Table 1020.1 Table 601 | Not Required U.O.N. 1 HR | Min. | 1 HR | The state of the s |
| RING WALLS - RESIDENTIAL TENANT ION RS ONSTRUCTION AND ASSOCIATED RY MEMBERS NOSTRUCTION AND ASSOCIATED RY MEMBERS RY MEMBERS SCLOSURES CONNECTING LESS THAN 4 | 420, 708 Table 1020.1 Table 601 | 1 HR | | 0 HR | |
| ION RS ONSTRUCTION AND ASSOCIATED RY MEMBERS NISTRUCTION AND ASSOCIATED RY MEMBERS NISTRUCTION AND ASSOCIATED RY MEMBERS VOLOSURES CONNECTING LESS THAN 4 | Table 1020.1 Table 601 | | Min. | Not Provided U.O.N. below 1 HR | Required at all Dwelling Unit demising walls |
| ONSTRUCTION AND ASSOCIATED ARY MEMBERS INSTRUCTION AND ASSOCIATED ARY MEMBERS VCLOSURES CONNECTING LESS THAN 4 | Table 601 | | | | |
| ARY MEMBERS NSTRUCTION AND ASSOCIATED ARY MEMBERS NCLOSURES CONNECTING LESS THAN 4 | | 1 HR / NR | Min. | 1 HR | No rating required at single occupancy residential corridors (<10 occupants) at 3rd and 4th floors and office of at 2nd floor; 1-hour required at Basement and 1st floor corridors for mixed use separation |
| NSTRUCTION AND ASSOCIATED ARY MEMBERS NCLOSURES CONNECTING LESS THAN 4 | T-11 001 | 1 HR | Min. | 1 HR | See OCCUPANCY SEPARATION for floor construction between 2nd and 3rd floors |
| ARY MEMBERS NCLOSURES CONNECTING LESS THAN 4 | Table 601 | 1 HR | Min. | 1 HR | |
| | | | | | |
| ICLOSURES CONNECTING 4 STORIES OR | 713.4 | 1 HR | Min. | 1 HR | |
| | 713.4 | 2 HR | Min. | 2 HR | This includes mechanical chases, stairway and elevator enclosures, etc. |
| | | | | | |
| OKE PROTECTION FEATURES | | | | | |
| AREA OF EXTERIOR WALL OPENINGS TECTION REQUIRED | | | | | |
| IRE SEPARATION DISTANCE (FSD) < 3' | SF DBI AB-009 | 90 MINUTES | Min. | 90 MINUTES | 90 minute rating required at 2-hour exterior walls |
| ' = FSD <5'</td <td>Table 705.8</td> <td>15% OPENING PERMITTED UNPROTECTED, SPRINKLERED</td> <td>Max.</td> <td>N/A</td> <td></td> | Table 705.8 | 15% OPENING PERMITTED UNPROTECTED, SPRINKLERED | Max. | N/A | |
| ' = FSD <10'</td <td>Table 705.8</td> <td>25% OPENING PERMITTED</td> <td>Max.</td> <td>N/A</td> <td></td> | Table 705.8 | 25% OPENING PERMITTED | Max. | N/A | |
| 01 4 500 45 | T.11. 705 0 | UNPROTECTED, SPRINKLERED | Maria | AFRA ODENINOS | On the State of State of State of On the Figure State of |
| 0' = FSD <15'</td <td>Table 705.8</td> <td>45% OPENING PERMITTED UNPROTECTED, SPRINKLERED</td> <td>Max.</td> <td><45% OPENINGS</td> <td>See windows in lightwells in North and South Elevations</td> | Table 705.8 | 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED | Max. | <45% OPENINGS | See windows in lightwells in North and South Elevations |
| 5' = FSD <20'</td <td>Table 705.8</td> <td>75% OPENING PERMITTED UNPROTECTED, SPRINKLERED</td> <td>Max.</td> <td>N/A</td> <td></td> | Table 705.8 | 75% OPENING PERMITTED UNPROTECTED, SPRINKLERED | Max. | N/A | |
| SD >/= 20' | Table 705.8 | No Limit | | | |
| | | | | I | |
| TION SYSTEMS FIC, FULLY SPRINKLERED SYSTEM | 903 and NFPA 13 | Required per CBC 903 and NFPA | 1 | YES, provided per CBC 903 and NFPA 14 | Г |
| | | 14 | | | |
| PE SYSTEMS | 905 AND NFPA 14 | Required per CBC 905 and NFPA 14 for buildings > 3 stories | | YES, provided per CBC 905 and NFPA 14 | |
| 1PS | 901.8, 913 and | Pending Fire Flow Calcs | | TBD, pending Fire Flow Calcs | |
| RM AND DETECTION SYSTEM | NFPA 20 907 and NFPA 72 | Required per CRC 007 and NEDA | | YES provided per CRC 007 and NEDA 70 | |
| | | 72 | | | |
| NCY VOICE / ALARM COMMUNICATION | 907 and NFPA 72 | Required per CBC 907 and NFPA | | 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 with 907.5.21.1 including min. 75 DBA sound pressure in R-occupancies. |
| NCY RESPONDER RADIO COMMUNICATION | 403.4.5, 916, AND | Per CFC 510 as required by Fire | | TBD, per 403.4.5, 916, AND CFC 510 | man sortion in managing tills. For both sound prosoure III NYOUGUPARICES. |
| | CFC 510 | Code Official | | | |
| GRESS & OCCUPANT LOAD | | | | | |
| Y WIDTH | 1005.3.1 & 10.11.2 | 36" | Min. | 36" Stairs Provided | The greater of 0.3"/Occupant x 105 Occupants / 2 Stairs = 15.75" per 1005.3.1 and 36" per 1011.2 Exception |
| GRESS COMPONENT WIDTHS | 1005.3.2 & 1020.2 | 36" | Min. | > 36" at all Egress Components | (occupant load is less than 50) Required: the greater of 0.2"/Occupant x 105 Occupants = 21" per 1005.3.1 and 36" at all other floors (less than 50). |
| | | | | | occupants) per Table 1020.2 |
| UF 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 prov Stair 1 exit has direct line of sight to exit at Entrance Lobby |
| OF EXITS - WITHIN DWELLING UNITS | 1006.2.1 | 1 | Min. | 1 | Per Exception 1, (1) exit permitted within and from unit |
| | 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 fire sprinklers |
| E BETWEEN EXIT ACCESS STAIRWAYS | 1009.2.1 | 1 Elevator with Standby power per | Min. | 1 Elevator with Standby power per CBC | |
| R AS ACCESSIBLE MEANS OF EGRESS | 1009.8 | CBC Chapter 27 and 3003 required Required at each elevator landing | | Chapter 27 and 3003 provided Provided at each elevator landing (except | |
| R AS ACCESSIBLE MEANS OF EGRESS | 1000.0 | (except at level of discharge) | | at level of discharge) | |
| R AS ACCESSIBLE MEANS OF EGRESS Y COMMUNICATION | | 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. |
| R AS ACCESSIBLE MEANS OF EGRESS | 1030.1 | | 1 | ı | , per a separation of a separa |
| R AS ACCESSIBLE MEANS OF EGRESS 7 COMMUNICATION NCY ESCAPE AND RESCUE | 1030.1 | | 1 | Dunished at 2nd Alternative A | |
| R AS ACCESSIBLE MEANS OF EGRESS Y COMMUNICATION NCY ESCAPE AND RESCUE CCESSIBILITY | | Dequired at registratial floors 2.1 | 1 | | T |
| R AS ACCESSIBLE MEANS OF EGRESS Y COMMUNICATION NCY ESCAPE AND RESCUE CCESSIBILITY F COMPLIANCE TO CHAPTER 11A | 1102A | Required at residential floors: 3rd and 4th floors, and roof | | Provided at 3rd, 4th, and roof levels | |
| R AS ACCESSIBLE MEANS OF EGRESS Y COMMUNICATION NCY ESCAPE AND RESCUE CCESSIBILITY | | | Min. | Provided at 3rd, 4th, and roof levels Min. 1 complying Bathroom provided | |
| R AS ACCESSIBLE MEANS OF EGRESS Y COMMUNICATION NCY ESCAPE AND RESCUE CCESSIBILITY F COMPLIANCE TO CHAPTER 11A | 1102A | and 4th floors, and roof | Min. | | |
| GRI GRI OF | Y RESPONDER RADIO COMMUNICATION LESS & OCCUPANT LOAD MIDTH ESS COMPONENT WIDTHS EXITS - COMMON AREAS EXITS - WITHIN DWELLING UNITS LETTES - WITHIN DWELLING UNITS AS ACCESSIBLE MEANS OF EGRESS | AND DETECTION SYSTEM | AND DETECTION SYSTEM | AND DETECTION SYSTEM | AND DETECTION SYSTEM |



139 Noe Street San Francisco, 0 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

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards 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.

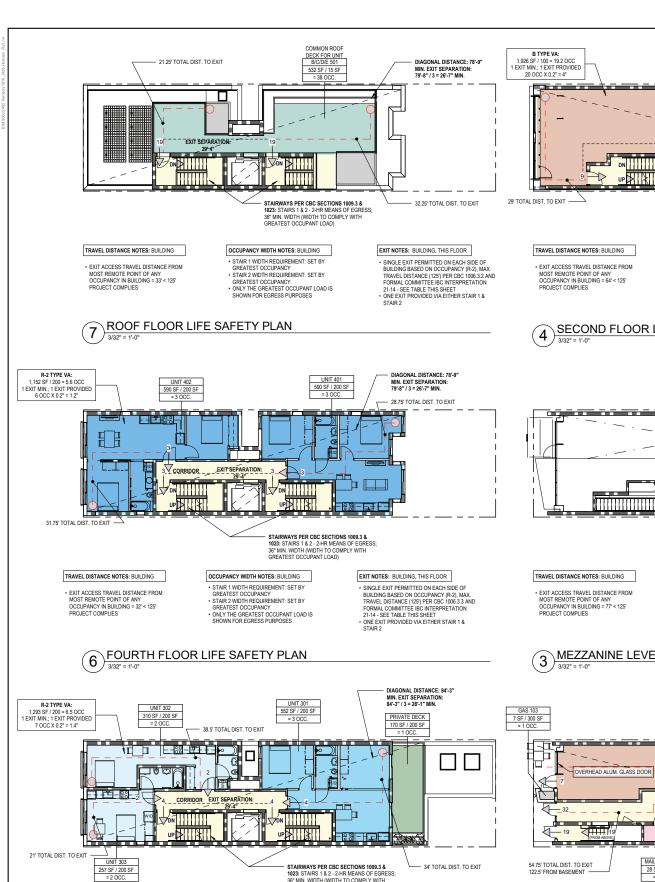
BUILDING CODE ANALYSIS

 DATE
 08/07/19

 SCALE
 DRAWN BY

 CHECKED BY
 Checker

 JOB NO.
 1816



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

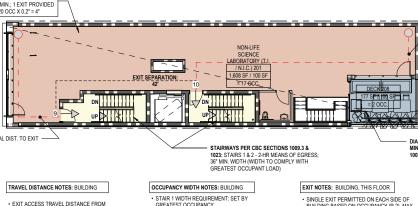
STAIR 1 WIDTH REQUIREMENT: SET BY

STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY

ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

GREATEST OCCUPANCY

5 THIRD FLOOR LIFE SAFETY PLAN



- · FXIT ACCESS TRAVEL DISTANCE FROM
- GREATEST OCCUPANCY

 STAIR 2 WIDTH REQUIREMENT: SET BY
 GREATEST OCCUPANCY

 ONLY THE GREATEST OCCUPANT LOAD IS
 SHOWN FOR EGRESS PURPOSES

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 64' TOTAL DIST. TO EXIT

PARTITION PLAN LEGEND

EGRESS PATH OF TRAVEL (WITH

VERTICAL CONTINUATION OF EGRESS AT GROUND FROM EERO ABOVE OR BELOW

NON-LIFE-SCIENCE LABORATORY (100 GROSS SF PER OCCUPANT)

OCCUPANT LOAD (OL) - SCHEDULE ON G0.06

STUDIO / 1BR / 2 BR RESIDENTIAL (200 GROSS SF

STORAGE / UTILITY (300 GROSS SF PER OCCUPANT)

OCCUPANCY SCHEDULE BY FLOOR

USE AND MIN. OCCUPANT LOAD

CPET - - COMMON PATH OF EGRESS TRAVEL

EXIT ACCESS TRAVEL DISTANCE

PARTITION / WALL / STRUCTURE NON-RATED

1-HR RATED

2-HR RATED

3-HR RATED

OCC.- - - CC.)

0-BASEMEN

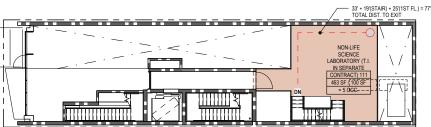
1-FIRST FLOOR

1.5-MEZZANINE LEVE

2-SECOND FLOOR

4-FOURTH FLOOR

(4) SECOND FLOOR LIFE SAFETY PLAN



EXIT ACCESS TRAVEL DISTANCE FROM

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

NON-LIFE SCIENCE ABORATORY (1

IN SEPARATE

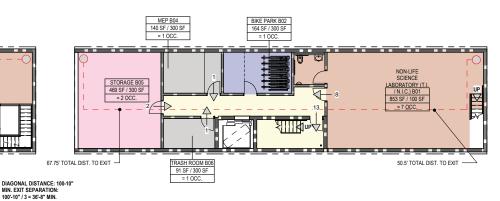
EXIT NOTES: BUILDING, THIS FLOOR

- 65 8' TOTAL DIST TO EXIT

- 46.5' TOTAL DIST. TO EXIT

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

MEZZANINE LEVEL LIFE SAFETY PLAN



TRAVEL DISTANCE NOTES: BUILDING

 SINGLE EXIT PERMITTED ON EACH SIDE OF EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 66' < 125' PROJECT COMPLIES BUILDING BASED ON OCCUPANCY (R-2), MAX. TRAVEL DISTANCE (125') PER CBC 1006.3.3 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET

EXIT NOTES: BUILDING, THIS FLOOR

ONE EXIT PROVIDED VIA EITHER STAIR 1 &

OCCUPANCY WIDTH NOTES: BUILDING

STAIRWAYS PER CBC SECTIONS 1009.3 &
 1023: STAIRS 1 & 2 - 2-HR MEANS OF EGRESS
 36" MIN. WIDTH (WIDTH TO COMPLY WITH

GREATEST OCCUPANT LOAD

 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 FRAVEL 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 &

TRAVEL DISTANCE NOTES: BUILDING

· EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 68' < 125' PROJECT COMPLIES

OCCUPANCY WIDTH NOTES: BUILDING

- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY STAIR 2 WIDTH REQUIREMENT: SET BY
- 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 &

FIRST FLOOR LIFE SAFETY PLAN

BASTMENT FLOOR LIFE SAFETY PLAN

EGRESS PLAN GENERAL NOTES

- I. CORRIDORS AND ACCESIBLE ROUTES SHALL COMPLY WITH: ENTRANCE SIGNAGE PER CBG SECTION 1110A.2 GLUE-DOWN CARPET PER CBG SECTION 1110A.3 & SECCTION 804.4.2 LEVEL CHANGES SHALL NOT EXCEED PER CBG SECTIONS 1111A.8 1121A
- SLOPES SHALL NOT EXCEED 5% PER CBC SECTION 1111A
- MINIMUM WIDTH PER CBC SECTIONS 1119A.3

 EXIT DESCHARGE 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
- BUILDING TO BE EQUIPPED WITH EMERGENCY VOICE ALARM SYSTEM. 3. AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3. EXCEPTION 5 &

- 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

C-24585

Kr

architects

Revisions

2455 **HARRISON**

FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all xisting conditions. Written 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 standards builders set for building permit and to assist the contractor construction. The drawings show imited and only epresentative/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

04/19/2019 As indicat RAWN BY CHECKED BY Checke

1816

JOB NO.

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) ustin Mikecz (KMA), Shao-Lun Chien (KMA), Jonathan Wickman (Owner), Aidan Fahy (Owner)

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

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

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

Type of Construction

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

Stories: Existing: 1 story

Proposed: 4 stories over basement

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 (5-1) to be demolished. The proposed new construction consists of 4-stories total with 2 stories including (5) new dwelling units (8-2) and common roof deck over 1-story of office space (8) 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

SEDBI SEED

ADDITIONAL TOPICS OF DISCUSSION

14. Horizontal circulation/hallway at 1st floor

Discussion: It was noted that the horizontal circulation on the 1^{tt} floor was incorrectly labeled a 'Corridor', It should be a 'Lobby' since It provides an extension of the exit discharge at Stair 3^{tt} 2, connecting it to the exterior, per 1028.1 Exception 1. It was also noted that it could <u>not</u> be considered an 'Exit Passageway' per 1024 since an elevator

sions: 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 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 4"floor), the minimum width increases to 6". The required daylight per 1205.2 in one of the opposing bedrooms on the 4" floor can be met by skylights. Jeff did mention it may be possible to apply for alternative compliance (i.e. local equivalency per AB-055) 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 could.

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

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 19" 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 brawing Revisions: in the attached revised or awings, the occupance area of me 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'.

MIXED USE AND OCCUPANCY

 Mixed Use Classification: Please confirm the building would be considered mixed use wi an A-2 occupancy (restaurant) at the 1st floor, a B occupancy (office) at the 2^{sd}, and R-2 occupancies (dwelling units) at the 3^{sd} and 4^{sd}. 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:

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

a Senaration: Per Table 508.4 please confirm the senaration between proposed ation: Per Table 508.4, please confirm the separation between proposed ancies A-2 and 5 at the 2nd floor would be 1-hour and the separation between sed occupancies B and R-2 at the 3nd floor would be 1-hour. Similarly, the ent uses in the Basement would have to be separated from adjacent uses (both ntally and vertically) with 1-hour separations.

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

| / | ALLOWABLE ABO' | ABOVE GRADE PLANE ACTUAL ABOVE GRADE | | | |
|------------------|----------------|--------------------------------------|--------|---------|--|
| OCCUPANCY | HEIGHT (504.3) | STORIES (504.4) | HEIGHT | STORIES | |
| Residential (R-2 | 95' | 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.

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



22. Glazed roof deck / skylight: It was pointed out that there is a propo 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, lie. at
the mezanine ceiling ismilar to what is required of property line windows in AB-009:
e.g. quick response head, 18" from a wall, 6" on center, and 3 gmp preserue, per JARAF 18TA
Alternatively, equivalency could be demonstrated with an equivalent rating or testing

Reviewed and agreed by

6/24/1

TYPES OF CONSTRUCTION

- 3. Type of Construction:
- a. Type V-A: Please confirm the proposed project could not be considered Type V-A mortruction since it does not have a complying egress path from the required mergency escape and rescue opening that would be required from the bedroom in the esponse: 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.

FIRE-RESISTANT CONSTRUCTION

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.

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.

 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 ccupant load on each floor is less than 10.

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 3"d and Presidential 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 kesponse: Property line windows per Ae-ubs are only anowed on the resulential floors. It was noted that property line windows must be at least of Prioritontally 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.





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 equired by Section 708.7 and hoistway door opening is protected by a listed and ment system complying with ICC ES AC 77. Please confirm Smake

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).

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.

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

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

e: 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,



SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

(415)290-1437

FAHMAN PROPERTIES LLC

Kn

architects

Revisions

C-24585

2455

HARRISON

FRANCISCO, CA 94110

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

The Contractor shall verify all xisting conditions. Writter 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 standards builders set for building permit and to assist the contractor 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.

FIRE FLOW INFO & DBI PRE-APPLICATION FINDING SUMMARY

> DATE 04/19/2019

DRAWN BY

CHECKED BY Checke 1816 JOB NO.

G2.21



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









19. Mezzanine area limitations

(dedicated for the commercial space) at the Basement level

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 zzanine 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

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 preapplication meeting earlier on the same day (5/14/13) 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 4" floor.
b) Per Response to #2.c above, a roof deck with less than 50 occupants would be
considered response to the predictions of the prediction of the prediction

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 4^{th} floor.

SAN FRANCISCO FIRE DEPARTMENT PLAN CHECK DIVISION/WATER FLOW FAX # 415-575-6933 Email: WaterflowSFFD@sfgov.org

REQUEST FOR WATER FLOW INFORMATION

| DATE: <u>02 / 26 /2019</u> | 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, LL | C_PHONE # (_415_) 239 / _4500 |
| ADDRESS FOR WATER FLOW INFORMAT | TION: PROVIDE SKETCH HERE: |
| 2455 Harrison Street | ₹ } |
| CROSS STREETS (BOTH ARE REQUIRED): 20fw _Harrison-Street / 21th Street | 3/15/19 |
| SPECIFY STREET FOR POINT OF CONNEC | CTION: 21TH Harrison Street |
| OCCUPANCY (CIRCLE ONE): R3(R2)LIV | VE/WORK COMMERCIAL OTHER |
| HAZARD CLASSIFICATION: LIGHT OR | |
| CAR-STACKER: YES NO 4-Stories over | etaid Flow Torn required or could be considered to the could be considered |

CAR-STACKER: YES NO NUMBER OF STORIES: Basement & Roof Deck HEIGHT OF BLDG.: 48' - 0" FT. payable to SFFD for

. SUBMIT FORM WITH A \$125 ON CHECK MADE PAYABLE TO 'S F.F.D.'

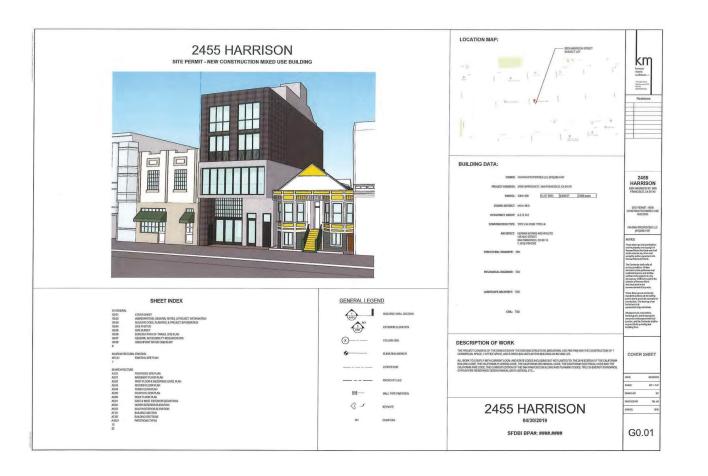
SUBMIT FORM WITH A \$125.00 CHECK MADE PAYABLE TO 'SEF.D.'
REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY FAX OR EMAIL, AND AN ADDITIONAL FEE OF \$250.00 WILL BE NECESSARY.

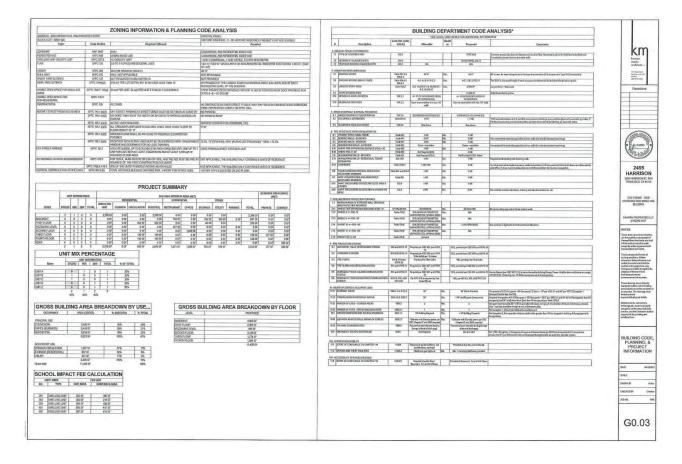
WATER FLOW INFORMATION WILL BE RETURNED BY FAX, MAIL, OR EMAIL, INCOMPLETE FORMS WILL NOT BE PROCESSED.

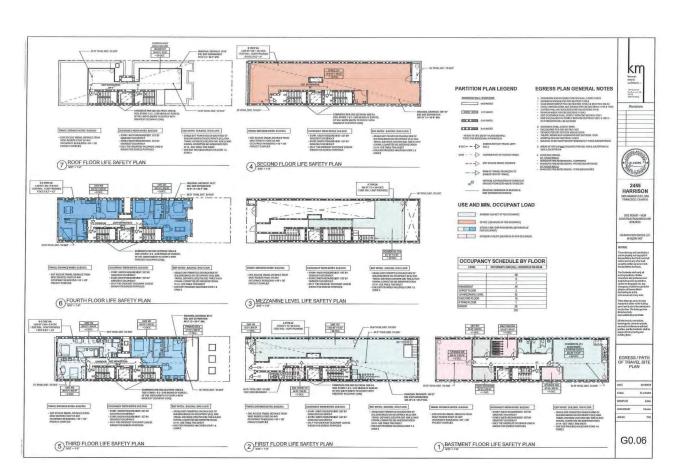
PLEASE ALLOW 7-14 WORKING DAYS FOR PROCESSING.

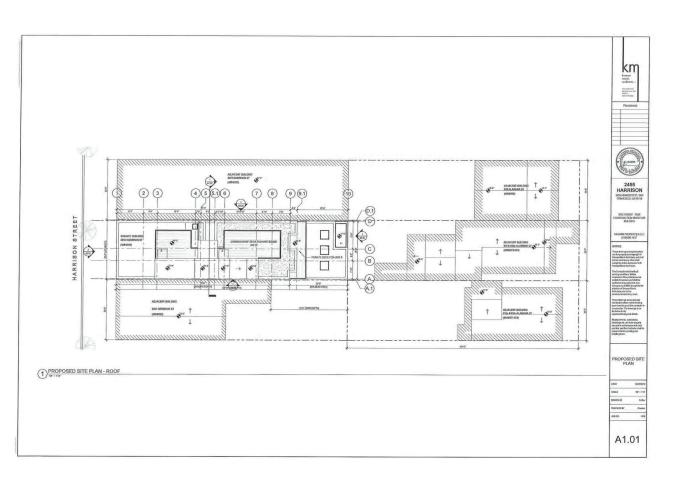
Flow data provided by: LAU Date Forwarded 5 7 19 STATIC 53 Flow data: FIELD FLOW TEST ______ RESIDUAL 52 PSI RECORDS ANALYSIS____ FLOW 876 GPM Gate Page 95/104 & " MAIN on Harn'son

F YOU HAVE ANY QUESTIONS PLEASE CONTACT INSPECTOR DEEN @ 415-558-6361 Rev. 09/01/2017









kerman morris architects up

> 139 Noe Street San Francisco, C 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

These drawings and specifications are the properly and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards 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.

DBI PRE-APPLICATION FINDING DRAWINGS

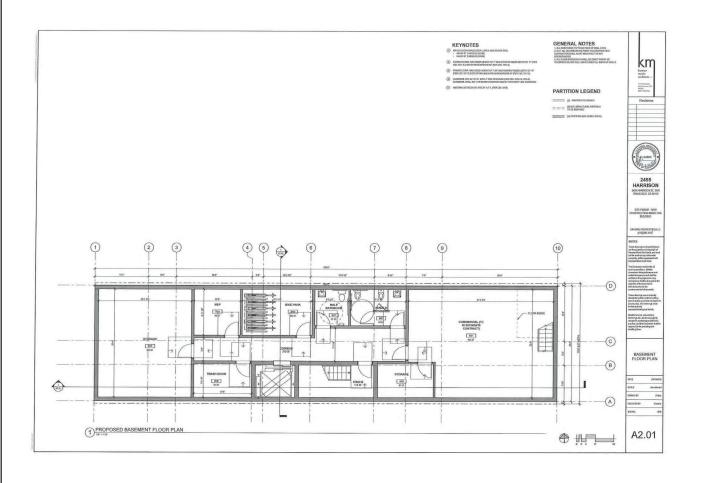
 DATE
 06/26/19

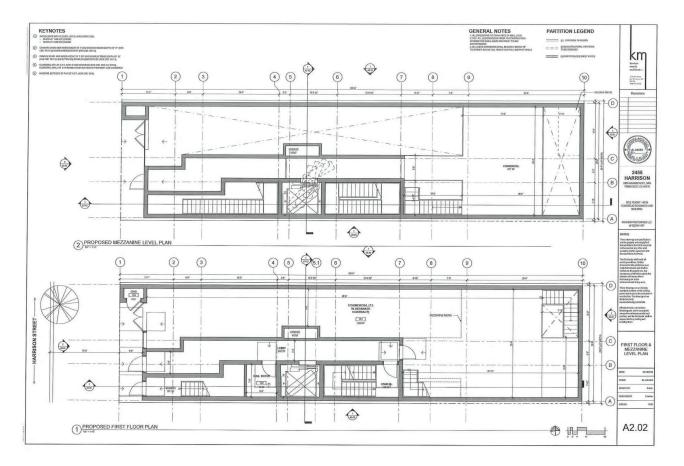
 SCALE
 DRAWN BY

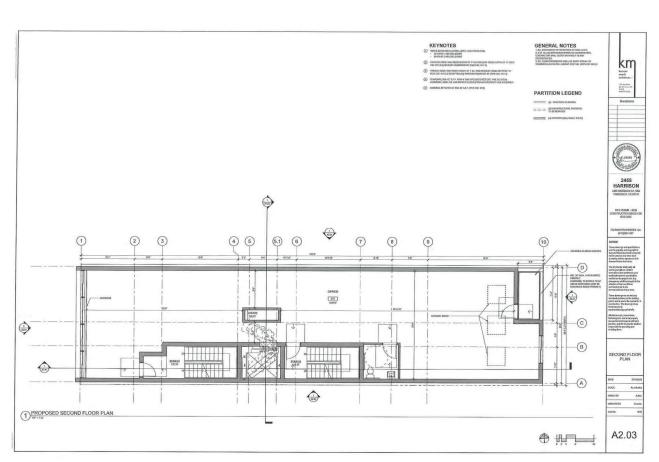
 Author
 CHECKED BY

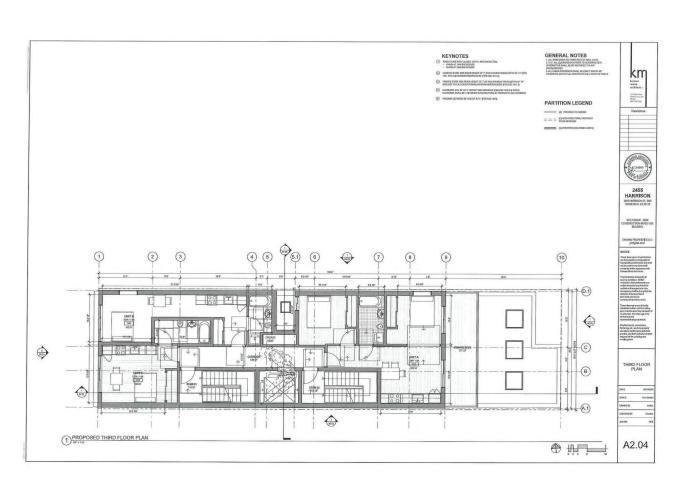
 Checker
 Checker

JOB NO. 1816









kerman morris architects up

Revisions



2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the properly and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards builders set for building permit and to assist the contractor in construction. Advantage 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.

DBI PRE-APPLICATION FINDING DRAWINGS

DATE 06/26/19

SCALE

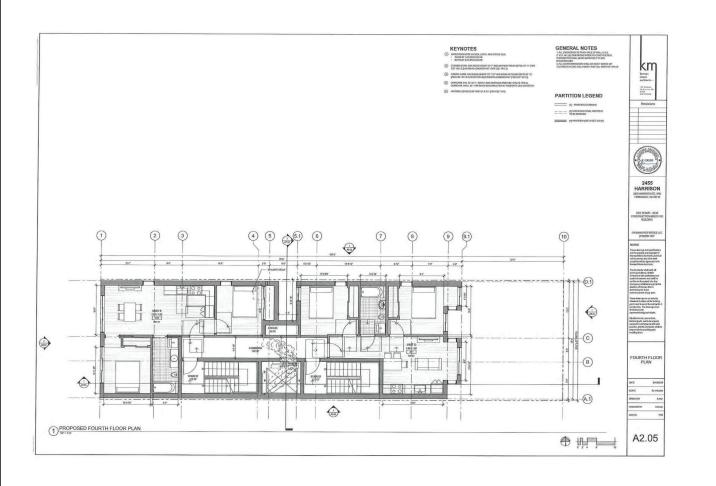
DRAWN BY Author

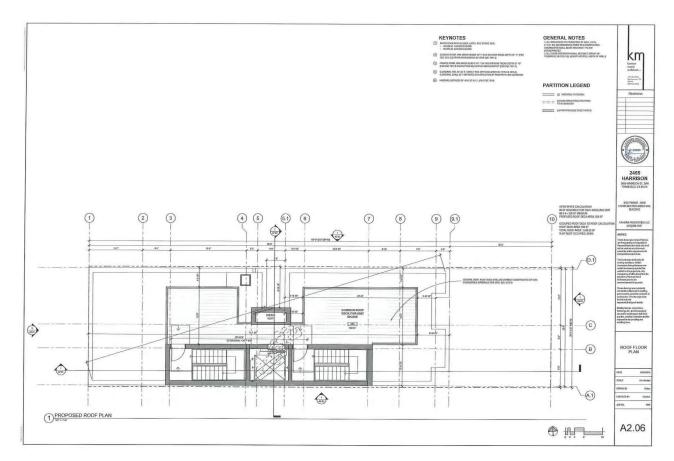
Checker

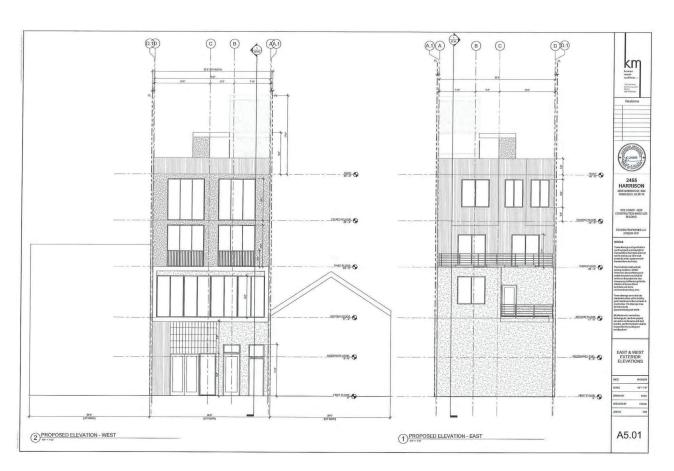
1816

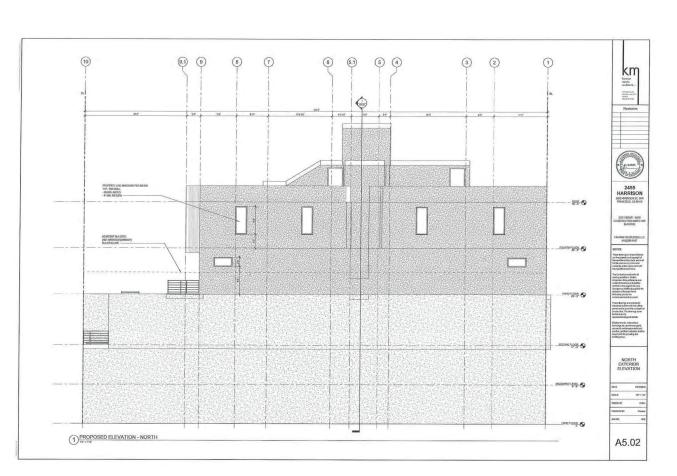
JOB NO.

CHECKED BY











139 Noe Street San Francisco, CA 94114

Revisions



2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the properly and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards builders set for building permit and to assist the contractor in construction. Advantage 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.

DBI PRE-APPLICATION FINDING DRAWINGS

 DATE
 06/26/19

 SCALE
 DRAWN BY

 CHECKED BY
 Checker

 JOB NO.
 1816

berman manda 1 (2) (3) 4 6 7 (8) 9 9.1 2455 HARRISON 2455 HANRISON ST, SAN FRANCISCO, CA 94110 - - HOOF- & SITE PERNIT - NEW CONSTRUCTION MAKED LISE BUILDING TOURTH FLOOR FAHMAN PROPERTIES LLC (415)290-1437 ACUNCENT BUILDING 2651 HARRISCON(4084025) BUILDING LINE THEO PLOOR O NETWORK TEALS PROPOSED ELEVATION - SOUTH A5.03



Revisions



2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards 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.

DBI PRE-APPLICATION FINDING DRAWINGS

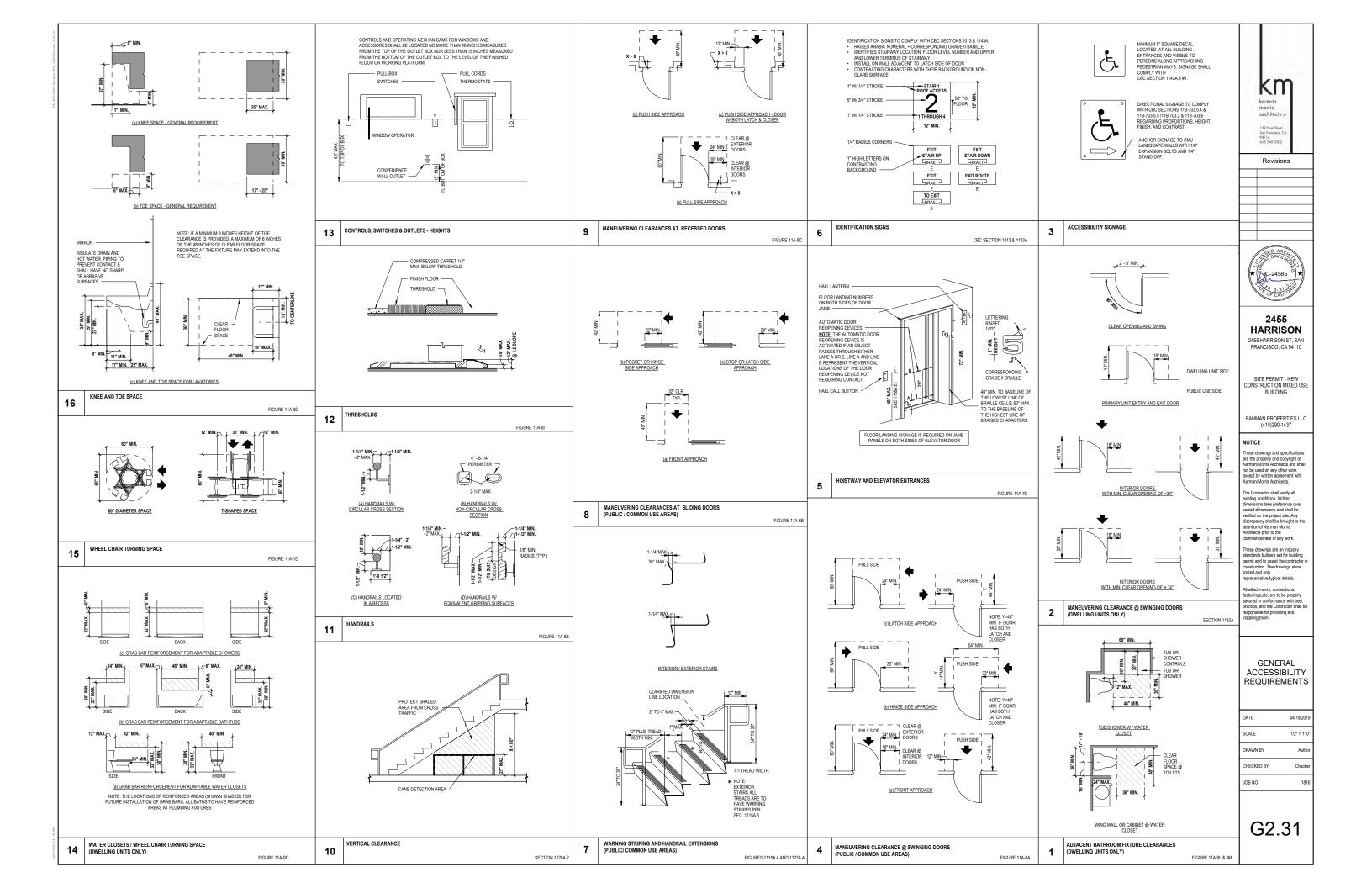
DATE 06/26/19

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816



GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects INSTRUCTIONS OTHER RESIDENTIAL VERIFICATION 1. Fill out the project information in the Verification box at the right **ALTERATIONS +** Indicate below who is responsible for ensuring green 2. Submittal must be a minimum of 11" x 17" **ADDITIONS** building requirements are met. Projects that increase 3. This form is for permit applications submitted January 2017 through December 2019. The prior version total conditioned floor area by ≥1,000 sq. ft. are required may be submitted until January 1, 2018. adds any amount of condition SOURCE OF to have a Green Building Compliance Professional of area, volume, or size TITLE REQUIREMENT **DESCRIPTION OF REQUIREMENT** Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by **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 <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are 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. required. FINAL COMPLIANCE VERIFICATION form FIREPLACES & CALGreen 4.503.1 Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances. will be required prior to Certificate of Completion WOODSTOVES 2455 HARRISON CAPILLARY BREAK, 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 CAI Green 4 505.2 SLAB ON GRADE PROJECT NAME 4084/026 MOISTURE CONTENT CAL Green 4 505 3 Wall + floor <19% moisture content before enclosure. BLOCK/LOT BATHROOM EXHAUST 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). CAI Green 4 506 1 2455 HARRISON STREET CALGreen 4.504.2.1-5, 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, A-2. B. R-2 LOW-EMITTING MATERIALS PRIMARY OCCUPANCY resilient flooring (80% of area), and composite wood products. 10,924 SF GROSS BUILDING AREA CALGreen 4.303.1, 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 INDOOR WATER USE SF Housing Code (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 10,924 SF REDUCTION INCREASE IN CONDITIONED FLOOR AREA sec.12A10 SF Housing Code sec.12A10. I have been retained by the project sponsor to verify that WATER-EFFICIENT Administrative Code 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 approved construction documents and construction fulfill IRRIGATION ch.63 restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area 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 **ENERGY EFFICIENCY** Comply with all provisions of the CA Energy Code. CA Energy Code 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 Planning Code **BICYCLE PARKING** Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2. if applicable responsible for assuring the compliance of the project with sec 155 1-2 the San Francisco Green Building Code. SF Building Code RECYCLING BY OCCUPANTS Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials. LICENSED PROFESSIONAL (sign & date) May be signed by applicant when <1,000 sq. ft. is added. CONSTRUCTION & DEMOLITION (C&D) 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 AFFIX STAMP BELOW: WASTE MANAGEMENT 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. Planning Code C-24585 **BIRD-SAFE BUILDINGS** Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity sec.139 TOBACCO SMOKE CONTROL Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas Health Code art.19F STORMWATER Public Works Code 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 if project extends CONTROL PLAN SFPUC Stormwater Management Requirements. Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professions of Record will verify compliance. art.4.2 sec.147 outside envelope CONSTRUCTION SITE Public Works Code if project extends Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. RUNOFF art.4.2 sec.146 outside envelope GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #) AIR FILTRATION CALGreen 4.504.1 Seal permanent HVAC ducts/equipment stored onsite before installation. (CONSTRUCTION) FIRM Indoor Water Efficiency Water Efficiency of Existing Non-Compliant Fixtures X I am a LEED Accredited Professional Each fixture must not exceed CALGreen 4.303 may All fixtures that are not compliant with the San Francisco Commercial Water Conservation FIXTURE TYPE MAXIMUM FIXTURE FLOW RATE Ordinance that serve or are located within the project area must be replaced with fixtures I am a GreenPoint Rater 1. For dual flush toilets, effective flush volume or fittings meeting the maximum flow rates and standards referenced above. For more is defined as the composite, average flush information, see the Commercial Water Conservation Program Brochure, available at SFDBI, Lavatory Faucets: residential 1.2 gpm @ 60 psi volume of two reduced flushes and one full I am an ICC Certified CALGreen Inspector Kitchen Faucets 1.8 gpm @ 60 psi default A112 19 14 and USEPA WaterSense Tank-NON-COMPLIANT PLUMBING FIXTURES INCLUDE: 1.8 gpm / 20 [rim space (inches) @ 60 psi] Wash Fountains Type High Efficiency Toilet Specification -1. Any toilet manufactured to use more than 1.6 gallons/flush 1.28 gal (4.8L) Metering Faucets GREEN BUILDING COMPLIANCE PROFESSIONAL .20 gallons per cycle 2. Any urinal manufactured to use more than 1 gallon/flush 2. The combined flow rate of all showerheads

3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm

Inspection pursuant to San Francisco Building Code Chapter 13A.

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

4. Any interior faucet that emits more than 2.2 gpm

Tank-type water closets

Urinals

1.28 gallons / flush1 and EPA WaterSense Certified

1.28 gallons / flush1

Wall mount: 0.125 gallons / flush

Floor mount: 0.5 gallons / flush

in one shower stall shall not exceed the

(CALGreen 5.303.2.1)

maximum flow rate for one showerhead, or

the shower shall be designed to allow only

one showerhead to be in operation at a time

KM

kerman morris architects

Revisions

★C-24585 6

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards builders set for building permit and to assist the contractor 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.

GREENPOINT RATED CHECKLIST

| DATE | 04/19/2019 |
|------------|------------|
| SCALE | |
| DRAWN BY | SC |
| CHECKED BY | Checker |
| JOB NO. | 1816 |

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

kerman morris architects up 139 Nas Street Son Francisco, CA 94/14 415 749 03002

km



2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards 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.

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"

PROPOSED SITE PLAN - ROOF

kerman morris architects ur

> in Francisco, CA 1114 15 749 0302

Revisions

STO DAYS TO SEE

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards 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.

PROPOSED SITE PLAN

 DATE
 04/19/2019

 SCALE
 1/8" = 1"-0"

 DRAWN BY
 Author

 CHECKED BY
 Checker

JOB NO.

A1.01

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
- (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

SENERAL 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

 $= = - \text{ (E) NON-STRUCTURAL PARTITION } \\ \text{TO BE REMOVED}$

(N) PARTITION (SEE SHEET A10.01)



km

kerman morris architects

Revisions

2455 **HARRISON**

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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.

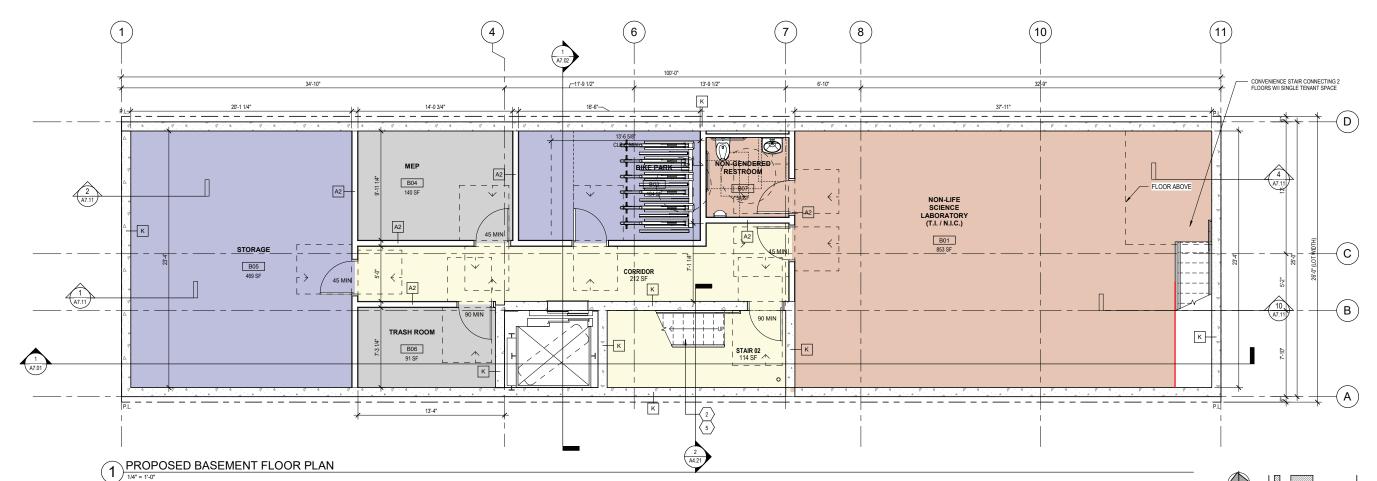
These drawings are an industry standards builders set for building permit and to assist the contractor in construction. Standards drawings show limited and only representative/typical details.

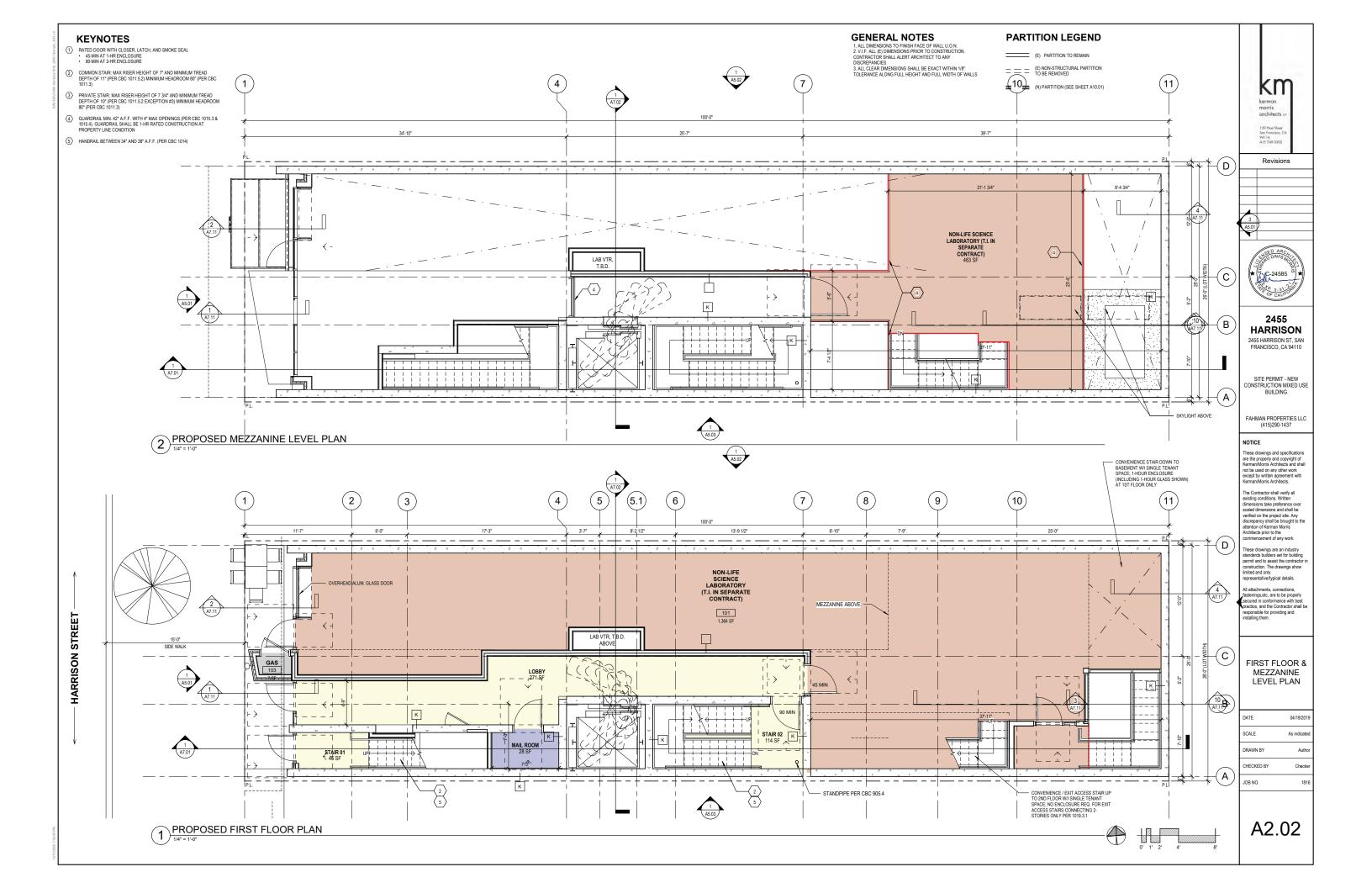
All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

BASEMENT FLOOR PLAN

| DATE | 04/19/20 |
|------------|------------|
| SCALE | As indicat |
| DRAWN BY | Auth |
| CHECKED BY | Check |

JOB NO.





PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

KEYNOTES

- (1) RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL

 4 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 18'
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



2455 **HARRISON**

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative/typical details.

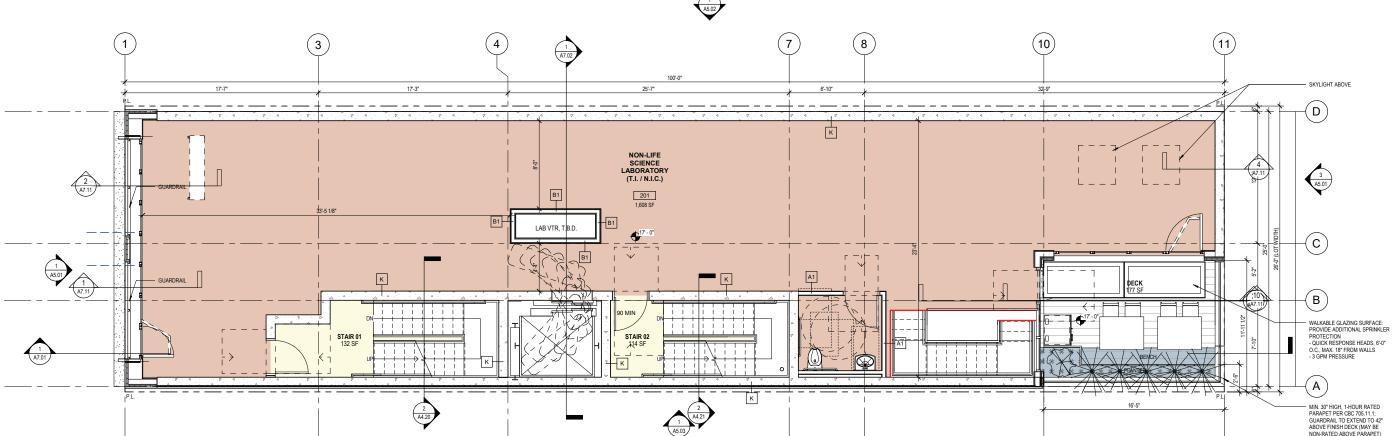
All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

SECOND FLOOR PLAN

04/19/2019 As indicated DRAWN BY

CHECKED BY Checker

JOB NO. 1816



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)
- PRIVATE STAIR: MAX RISER HEIGHT OF 7 34" AND MINIMUM TREAD DEPTH OF 10" (PER CBC 1011.52 EXCEPTION #3) MINIMUM HEADROOM 80" (PER CBC 1011.3)

 GUARDRAIL MIN. 42" A.F.F. WITH 4" MAX OPENINGS (PER CBC 1015.3 & 1015.4) GUARDRAIL SHALL BE 1-HR RATED CONSTRUCTION AT PROCPERTY LINE CONDITION.
- (5) HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014)

GENERAL NOTES

ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
 V.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)



139 Noe Street San Francisco, CA 94114

Revisions



2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards 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.

THIRD FLOOR PLAN

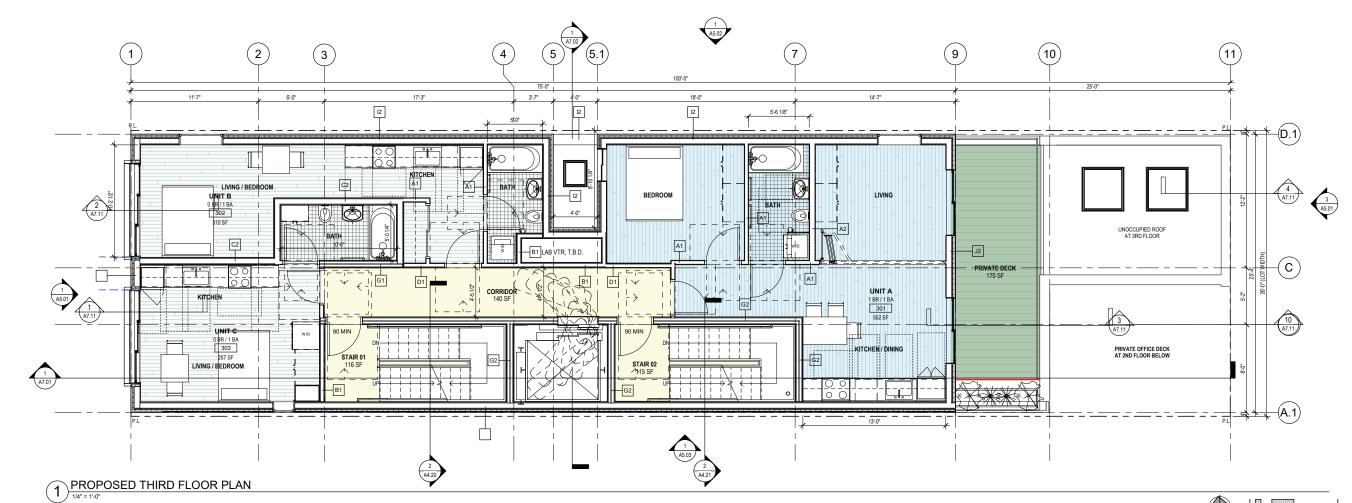
DATE 04/19/2019

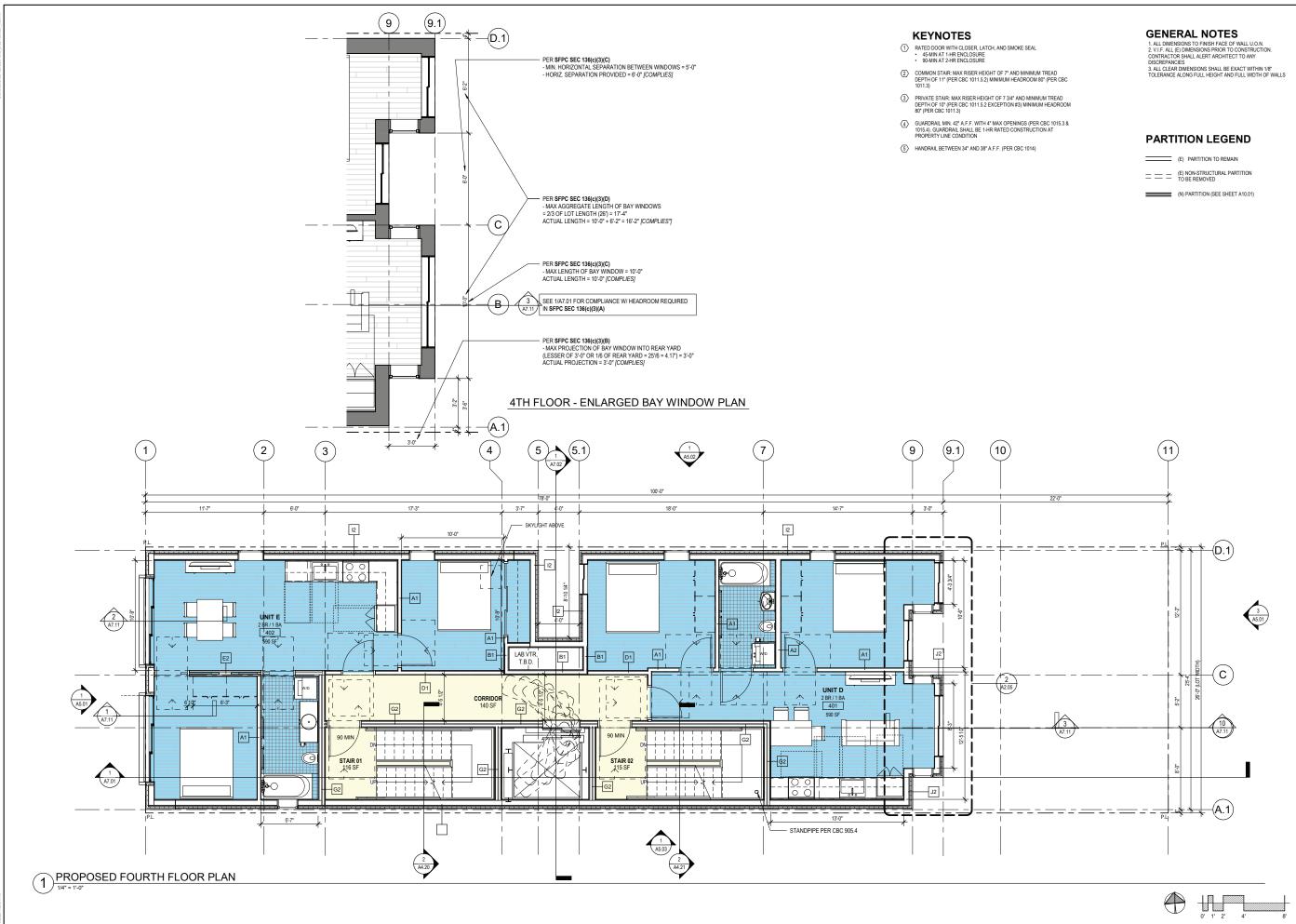
SCALE As indicated

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816







km

morris architects

Revisions

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards 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.

FOURTH FLOOR PLAN

DATE 04/19/2019
SCALE As indicated

DRAWN BY Autho

CHECKED BY Checke

JOB NO. 1816

KEYNOTES GENERAL NOTES 1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N. 2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION (1) RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL

4. 45-MIN AT 1-HR ENCLOSURE

90-MIN AT 2-HR ENCLOSURE CONTRACTOR SHALL ALERT ARCHITECT TO ANY CONTRACTOR STALL ALERT ARCHITECT TO ANY DISCREPANCIES

3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS (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) km (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) morris architects (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 **PARTITION LEGEND** 5 HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014) Revisions (E) PARTITION TO REMAIN = = (E) NON-STRUCTURAL PARTITION TO BE REMOVED (N) PARTITION (SEE SHEET A10.01) 2455 2455 HARRISON ST, SAN FRANCISCO, CA 94110 OPEN SPACE CALCULATION: 80 SF REQUIRED FOR EACH DWELLING UNIT 80 X 4 = 320 SF MINIMUM PROPOSED ROOF DECK AREA: 552 SF SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING 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% FAHMAN PROPERTIES LLC (415)290-1437 (2) (3) (5.1) 7 (5) (8) (9) (9.1) (10) (11)(6) NOTICE These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects. OBSTRUCTURE CALCULATIONS: OBSTRUCTURE AREA TOTAL: 467.36 SF TOTAL ROOF AREA: 1,426.32 SF % OF OBSTRUCTURE AREA: 32.7% 100'-0" (LOT DEPTH) 78'-0" 22'-0" The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions at 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. PLANTER THE PLANTE 12 4 These drawings are an industry standards builders set for building permit and to assist the contractor in construction. Advantage show limited and only representative/typical details. MECH EQUIP 39 SF 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. J2 LAB VTR DECK FOR DUIT T.B.D. (c) -(B) PLAN J2 SCREENING WALL PER SFPC 141 MECH EQUIP. 69 SF STAIR 01 G2 DATE 12 DRAWN BY STANDPIPE PER CBC 905.4 CHECKED BY JOB NO. PROPOSED ROOF PLAN

1/4" = 1'.0"

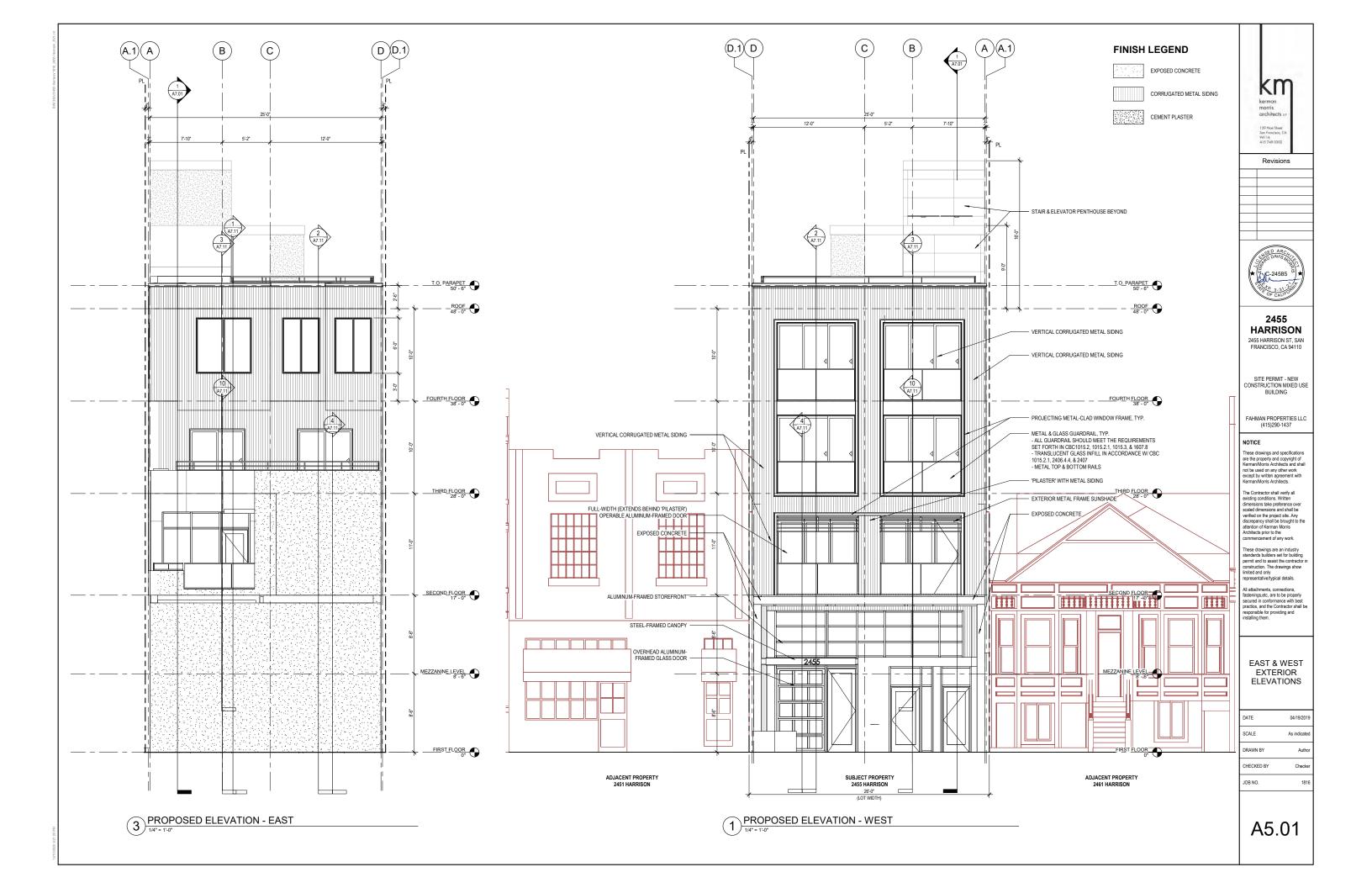
HARRISON

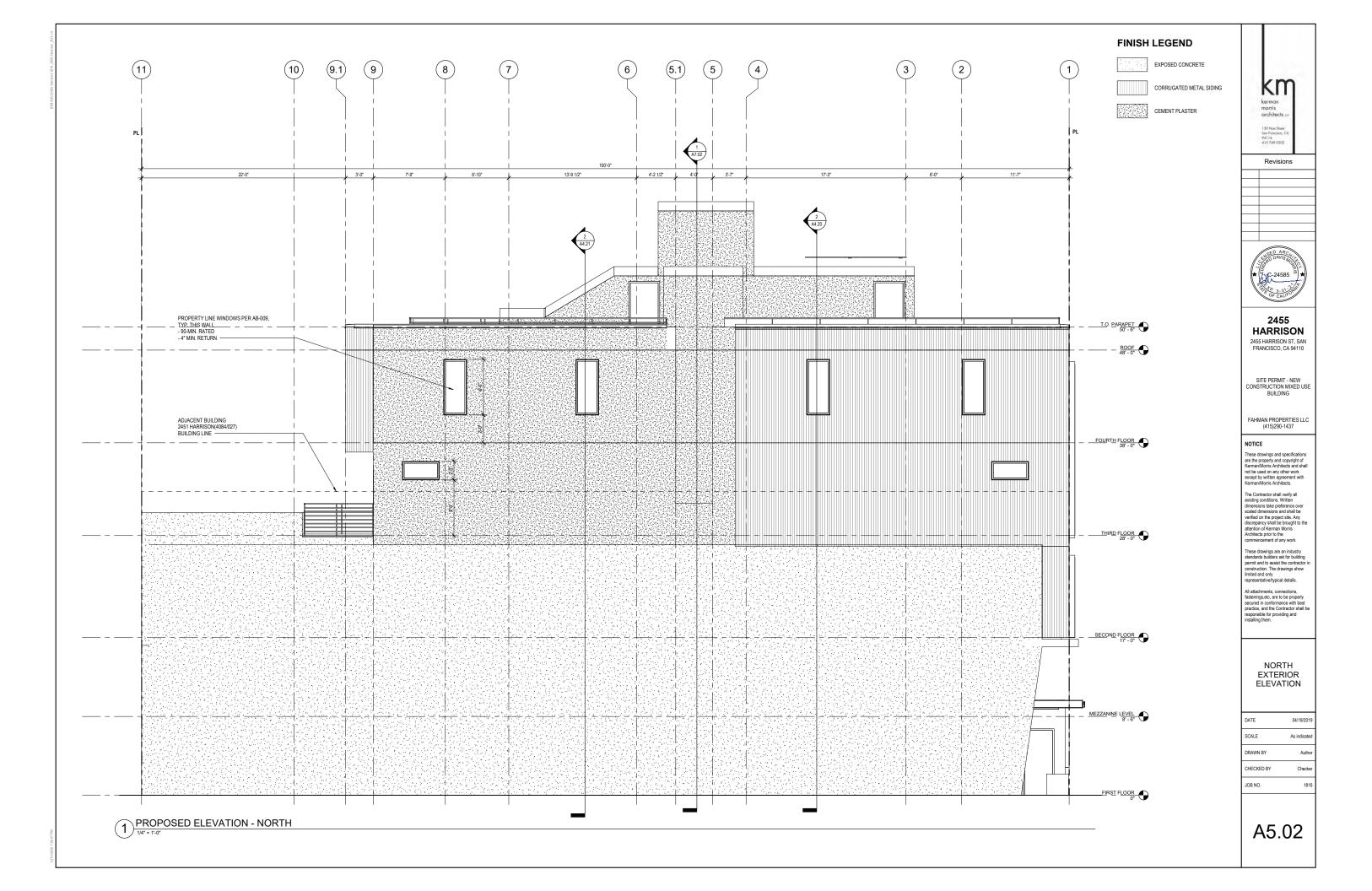
ROOF FLOOR

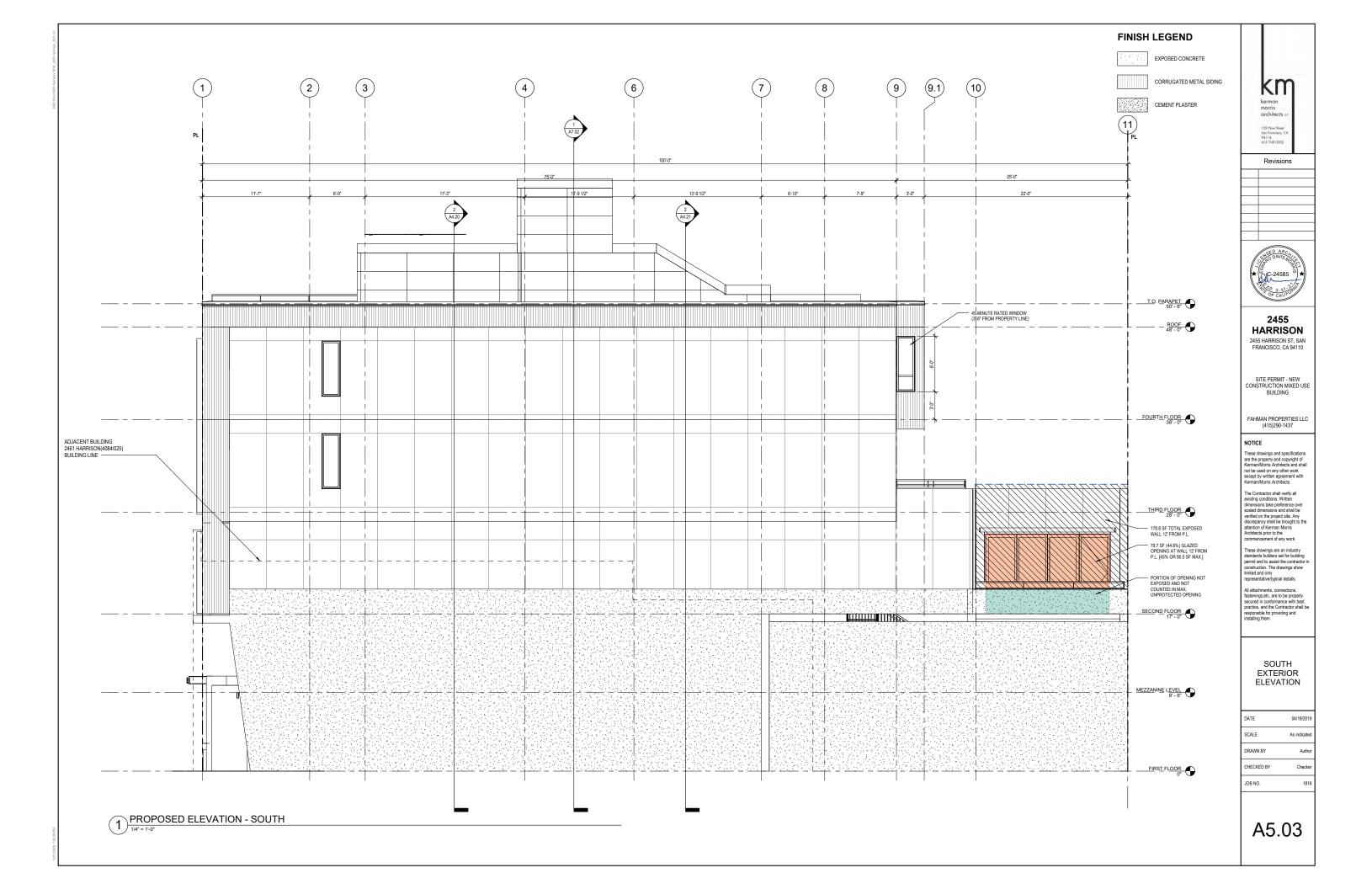
04/19/2019 As indicate

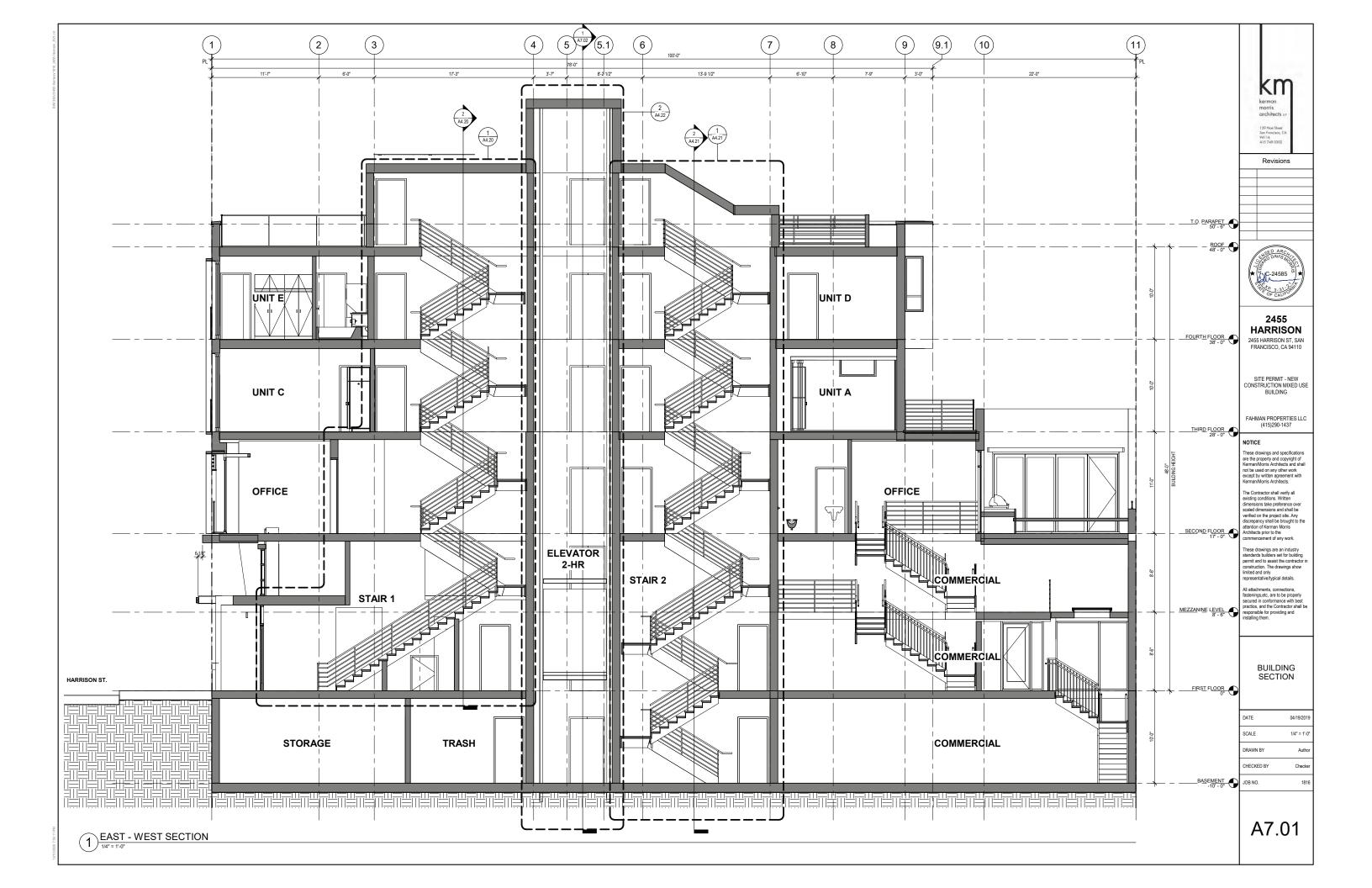
Checker

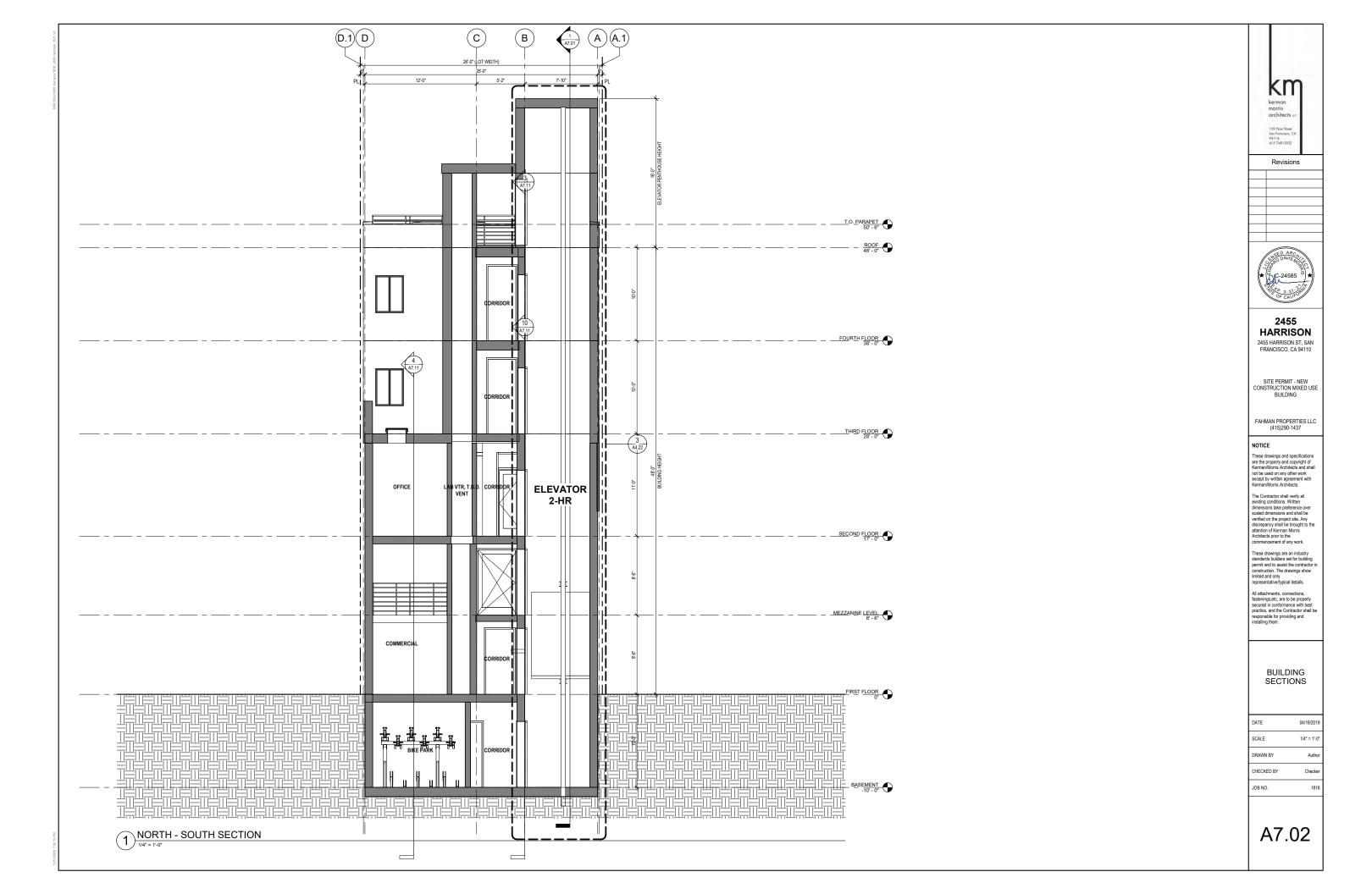
1816

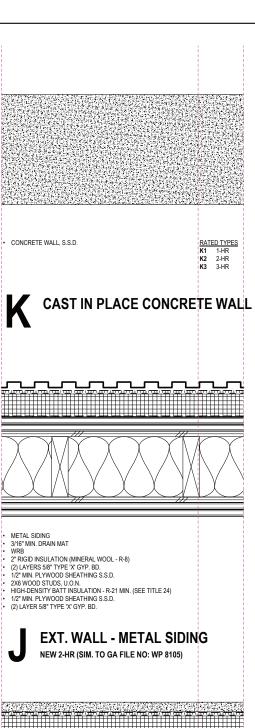












DEMISING WALL 2-HR (GA FILE NO: WP 3820 - STC 55 TO 59) (1) LAYER OF 5/8" TYPE 'X' GYP. BD. (INSTALLED PER GA FILE NO.)
(2) LAYERS 5/8" TYPE 'X' GYP. BD @ 2-HR
1/2" MIN. PLYWD SHEATHING PANEL AS OCCURS, S.S.D.
(D2 2-HR 2X6 WOOD STUDS

3-COAT CEMENT PLASTER SIDING OVER SELF-FURRING METAL LATH 3/16" MIN. DRAIN MAT

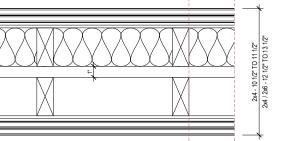
2" RIGID INSULATION (MINERAL WOOL - R-8)

(2) LAYERS 5/8" TYPE 'X' GYP. BD. 1/2" MIN. PLYWOOD SHEATHING S.S.D.

2X6 WOOD STUDS, U.O.N. HIGH-DENSITY BATT INSULATION - R-21 MIN. (SEE TITLE 24)

1/2" MIN. PLYWOOD SHEATHING S.S.D.
(2) LAYER 5/8" TYPE 'X' GYP. BD.

EXT. WALL - CEMENT PLASTER NEW 2-HR (SIM. TO GA FILE NO: WP 8105)



(2) LAYERS OF 5/8" TYPE 'X' GYP. BD. (INSTALLED PER GA

FILE NO.)

1/2" MIN. PLYWD SHEATHING PANEL AS OCCURS, S.S.D.

2X WOOD STUDS ON SEPARATE PLATES 1" APART 3 1/2" GLASS FIBER INSULATION IN STUD CAVITY OF ONE

SIDE

1/2" MIN. PLYWD SHEATH PANEL AS OCCURS, S.S.D.

(2) LAYERS OF 5/8" TYPE 'X' GYP. BD.(INSTALLED PER GA

FILE NO.) NOTE: TYPICAL 1-HOUR REQUIRED DEMISING WALLS, 2-HOUR SHOWN TO MEET REQUIRED ACOUSTICAL STC RATING

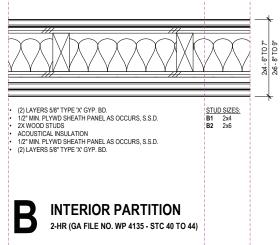
2 ZAWOOD STUDY
CONTINUOUS 3 1/2" GLASS FIBER INSULATION IN STUD CAVITY
12" METAL RESILIENT CHANNEL
(1) LAYER OF 5/8" TYPE "X" GYP. BD (INSTALLED PER GA FILE NO.)
(2) LAYERS 5/8" TYPE "X" GYP. BD (@ 2-HR)

NOTE: WHERE WALLS AT KITCHEN, INSTALL RESILIENT CHANNEL AT CORRIDOR



CORRIDOR WALL

1-HR STC 50 TO 54 (GA FILE NO: WP 3242) 2-HR STC 50 TO 59 (GA FILE NO: WP 3825)



(1) LAYER 5/8" TYPE 'X' GYP. BD. 1/2" MIN. PLYWD SHEATH PANEL AS OCCURS, S.S.D. 2X WOOD STUDS @ 24" O.C. (U.O.N. S.S.D.)

ACOUSTICAL INSULATION @ BATHROOMS ONLY 1/2" MIN. PLYWD SHEATH PANEL AS OCCURS, S.S.D. (1) LAYER 5/8" TYPE 'X' GYP. BD.

STUD SIZES: A1 2x4 - NR A2 2x6 - NR A3 2x4 - 1-HR A4 2x6 - 1-HR

INTERIOR PARTITION - TYP.

NON-RATED / 1-HR (GA FILE NO. WP 3510 - STC 35 TO 39)

GENERAL NOTES - PARTITION TYPES

- 1. 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.
 2. ALL GYD. BD. TO BE 5/8" THICK TYPE "X" U.O.N. PAINT ALL EXPOSED FACES.
 3. 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 "HUMD" 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. 6. 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.

 8. ALL INSULATION SHALL BE UNFACED R-19 AT INTERIOR FURRING ADJACENT TO UNINSULATED EXTERIOR WALLS, SUCH AS CONCRETE, CMU, AND SPANDREL PARLES 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
- BARKIER.

 9. 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

 10. WALLS SUPPORTING CASEWORK, SHELVING, GRAB BARS, EQUIPMENT AND OTHER WALL-MOUNTED
 FIXTURES SHALL BE REINFORCED PER THE FIXTURE WANUFACTURER'S REQUIREMENTS AND THE
 REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, WHICHEVER IS GREATER. 11 RESILIENT CHANNEL NOTES - WHERE RESILIENT CHANNELS OCCUR PROVIDE 1/2" RESILIENT FURRING
- RESILIENT CHANNELS PER ASTM C754, TYP.
 A. MOUNT @ 24" O.C. RUNNING HORIZONTAL
 B. MOUNT W MOUNTING FLANGE OF CHANNEL DOWN (EXCEPT AT FLOOR WHERE IT MAY BE MOUNTED UP).
- D. LAST ROW SHALL BE NO MORE THAT 6" FROM BELOW TOP.

 E. ATTACH W/ MIN 1 1/4" LONG TYPE-W SCREW AT EACH STUD, USING SCREW HOLES PROVIDED IN MOUNTING FLANGE.

C. FIRST ROW SHALL BE NO MORE THAN 2" ABOVE FLOOR.

KΜ architects

Revisions



2455 **HARRISON**

2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.

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 standards builders set for building permit and to assist the contractor i 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.

PARTITIONS TYPES

04/19/2019 3" = 1'-1 DRAWN BY CHECKED BY Checke

1816 JOB NO.

A10.01



49 South Van Ness Avenue, Suite 1400 San Francisco, CA 94103 628.652.7600 www.sfplanning.org

CEQA Exemption Determination

Block/Lot(s)

PROPERTY INFORMATION/PROJECT DESCRIPTION

| Proje | ct Address | | Block/Lot(s) | | |
|---|---|--|--|--|--|
| 2455 HARRISON ST | | | 4084026 | | |
| Case | No. | | Permit No. | | |
| 2019-006578ENV | | | 201904309262 | | |
| _ | ldition/ | Demolition (requires HRE for | New | | |
| | teration | Category B Building) | Construction | | |
| _ | = | Planning Department approval. | | | |
| 48-foo 12,09 labora projec deck. excav | ot-tall (64-foot-tall v 0 square feet in siz atory space at the c ct would provide fiv Off-street vehicle p | poses the demolition of the existing one-story induvith elevator penthouse), four-story over basement the Project would provide approximately 4,288 ground-floor, second floor, and part of the baseme e residential units. The project would include an apparking is not proposed. The project would require | t, mixed-use building approximately square feet of non-life science nt. At the third and fourth floors, the pproximately 532-square-foot roof | | |
| The p | project has been d | etermined to be exempt under the California En | vironmental Quality Act (CEQA). | | |
| | Class 1 - Existin | g Facilities. Interior and exterior alterations; additi | ions under 10,000 sq. ft. | | |
| | | construction. Up to three new single-family resident rcial/office structures; utility extensions; change of a CU. | - | | |
| | 10,000 sq. ft. and (a) The project is policies as well a (b) The proposed substantially surr (c) The project si (d) Approval of th water quality. | Development. New Construction of seven or more dimeets the conditions described below: a consistent with the applicable general plan design is with applicable zoning designation and regulation didevelopment occurs within city limits on a project rounded by urban uses. It is no value as habitat for endangered rare or the project would not result in any significant effects. | nation and all applicable general plan ons. t site of no more than 5 acres threatened species. s relating to traffic, noise, air quality, or | | |
| | | be adequately served by all required utilities and p | public services. | | |
| | Other | | | | |
| | | Exemption (CEQA Guidelines section 15061(b) bility of a significant effect on the environment. FO | * ** | | |

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

| 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.)? (refer to The Environmental Information tab on the San Francisco Property Information Map) |
|---|
| 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? 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) |
| 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? |
| 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. |
| 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? (refer to The Environmental Information tab on the San Francisco Property Information Map) If box is checked, Environmental Planning must issue the exemption. |
| 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? (refer to The Environmental Planning tab on the San Francisco Property Information Map) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption. |
| Seismic Hazard: Landslide or Liquefaction Hazard Zone: 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? (refer to The Environmental tab on the San Francisco Property Information Map) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption. |
| ments and Planner Signature (optional): Don Lewis |
| ASE SEE ATTACHED |
| |

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map) Category A: Known Historical Resource. GO TO STEP 5. Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. 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. 1. Change of use and new construction. Tenant improvements not included. 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. 3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations. 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows. 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 П 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. Project is not listed. GO TO STEP 5. Project does not conform to the scopes of work. GO TO STEP 5. Project involves four or more work descriptions. GO TO STEP 5. 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. 1. Reclassification of property status. (Attach HRER Part I) Reclassify to Category A Reclassify to Category C a. Per HRER (No further historic review) b. Other (specify): 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. 3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features. 4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.

5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

| | 6. Raising the building in a manner that does not remove, alter, or obscure character-defining features. | | | | |
|--------|---|---|--|--|--|
| | 7. Restoration based upon documented evidence of a building photographs, plans, physical evidence, or similar buildings. | s historic condition, such as historic | | | |
| | 8. Work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required): | | | | |
| | | | | | |
| | | | | | |
| | Work compatible with a historic district (Analysis required): | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | 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 Pres | ervation Planner MUST sign below. | | | |
| | Project can proceed with exemption review . The project has Preservation Planner and can proceed with exemption review. | | | | |
| Comm | ents (optional): | | | | |
| | | | | | |
| Preser | vation Planner Signature: | | | | |
| | TO A EVENING DETERMINATION | | | | |
| | EP 6: EXEMPTION DETERMINATION BE COMPLETED BY PROJECT PLANNER | | | | |
| | No further environmental review is required. The project is e | | | | |
| | unusual circumstances that would result in a reasonable po | ssibility of a significant effect. | | | |
| | Project Approval Action: | Signature: | | | |
| | Building Permit | 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 an exemption processing Administrative Code. | ursuant to CEQA Guidelines and Chapter 31of the | | | |
| | 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

| Modi | Modified Project Description: | | | | |
|------------|---|---|--|--|--|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| DE | TERMINATION IF PROJECT (| CONSTITUTES SUBSTANTIAL MODIFICATION | | | |
| Com | pared to the approved project, w | ould the modified project: | | | |
| | Result in expansion of the buil | ding envelope, as defined in the Planning Code; | | | |
| | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; | | | | |
| | Result in demolition as defined under Planning Code Section 317 or 19005(f)? | | | | |
| $ \Box $ | • | nted 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 I | east one of the above boxes is | checked, further environmental review is required. | | | |
| DET | ERMINATION OF NO SUBSTAI | NTIAL MODIFICATION | | | |
| | The proposed modification wo | uld 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 | | | | |
| website | 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. | | | | |
| Plan | ner Name: | Date: | | | |
| | | | | | |
| | | | | | |



FASTCAST

FEBRUARY, 2020

SHADOW ANALYSIS REPORT 2455 HARRISON STREET SAN FRANCISCO, CA



PREPARED BY: FASTCAST 34 CORTE MADERA AVE MILL VALLEY, CA 94941 SUBMITTED TO: SAN FRANCISCO PLANNING DEPARTMENT 1650 MISSION ST #400 SAN FRANCISCO, CA 94103

Enclosures:

Exhibit A.1 - 1816_2455 Harrison_Site Permit Set_20191106.pdf

Exhibit B.1 – Quantitative Shadow Results Mission Recreation Center

Exhibit C.1 – Graphical Shadow Projections 2455 Harrison Street

Fastcast conducted a review of the potential shadow effects that would be generated by the proposed 2455 Harrison Street project (proposed project) upon the parks and open spaces under the jurisdiction of the Recreation and Park Commission per San Francisco Planning Code Section 295 (Section 295) and other public open spaces for the purposes of the California Environmental Quality Act (CEQA) review. Fastcast also carried out a review of potential shadow effects on existing privately-owned public open spaces (POPOS) as well as on sidewalks in the project vicinity.

Fastcast's analysis found that the proposed project would cast new shadow on the Mission Recreation Center during late $March^1$ — mid-September no later than 9:15 a.m. Mission Recreation Center does not open until 9:00 a.m. Shadow from the project would impact the Recreation Center for 2 hours at its longest duration on July 5th (June 7th Mirrored). On this day, shadow coverage on the Rec Center from the project would range from approximately 8.12 percent of the Rec Center at 6:52 a.m., increase to 14.25 percent at 7:15 a.m. and decrease to 0.11 percent of the Rec Center at 8:45 a.m. By 9:00 a.m. no project shadow is present on the Rec Center for the remainder of the day. The greatest shadow extent by area would occur on July 19th (May 24th Mirrored) at 7:16 a.m., when shadow from the proposed project would shade 15.42 percent of the Rec Center and existing shadow combined with shadow from the proposed project would shade approximately 94.29 percent of the Rec Center. Surface areas of the building's footprint are considered always shadowed. During this time, the soccer field and parking lot would be affected by the net new shadows and existing shadows. The project creates no new shadow on the rooftop of the rec center structure. Net new shadow from the project would impact the soccer field until 8:15 a.m. at the latest. This impact would occur August 16th – 23rd, and again April 19th – 26th Mirrored.

A preliminary screening determined no active projects within the shadow reach the Mission Recreation Center and therefore no cumulative analysis is required.²

1. Introduction

Fastcast conducted a review of the potential shadow effects that would be generated by the construction of the proposed project on affected parks and open spaces for the purposes of the CEQA review. This technical memorandum presents the results of the shadow analysis and includes figures that detail the extent of the maximum shading that would result from the proposed project on each public open space.

A full set of graphical shadow projections on the hour, from sunrise plus 1 hour to sunset minus 1 hour as specified in Section 295, under the existing plus project conditions is included in **Exhibit C1**.

2. Report Organization

This report is organized as follows: 1) evaluation criteria for this shadow analysis; 2) description of the proposed project, the project site including existing uses and a description of surrounding properties; 3)

¹ All mirrored dates are represented by *italicized text*. Mirror dates represent the corresponding calendar day based on the solar year sample from the summer solstice of June 21 to the winter solstice of December 21. The solar year is calculated only from June 21 to December 21. Due to the symmetrical ecliptic movement of the earth in relation to the sun, the other days of the year are "mirrored" based on the dates calculated.

² Active project screening was performed by both Fastcast and Planning Staff using the PIM

a description of the potentially affected open spaces and their uses; 4) methodology for analysis; and 5) shadow findings including existing shadows, the proposed project's shadows, and a description of the "maximum shadow day" (day with greatest shading by area).

Attached exhibits supporting the analysis: Exhibit A.1 – 2455 Harrison Street Site Permit Plan; Exhibit B.1 – Quantitative Shadow Results Mission Recreation Center; Exhibit C.1 – Graphical Shadow Projections and Existing Projections.

3. Evaluation Criteria

3.1 Planning Code Section 295

Planning Code Section 295 was adopted in 1985 in response to voter-approved Proposition K, which requires that the Planning Commission disapprove the issuance of any building permit for any structure greater than 40 feet in height that casts a shadow on property under the jurisdiction of the Recreation and Park Commission unless the Planning Commission finds the shadow would not be significant. To implement Planning Code Section 295 and Proposition K, the Planning Commission and Recreation and Park Commission in 1989 jointly adopted a memorandum establishing criteria for evaluating shadows on open spaces. Shadows that would be cast by the project are expressed as a percentage of Theoretically Available Annual Sunlight ("TAAS") on a park. The TAAS is the amount of theoretically available sunlight on a park or open space in the absence of any structures that could cast shadow upon it. It is calculated in square-foot-hours (sfh) by multiplying the area of the park in square feet by 3,721.4, which is the number of hours in the year subject to Section 295.

The 1989 Memorandum sets forth qualitative criteria to determine when a shadow would be significant as well as information on how to quantitatively measure new shadows. Qualitatively, shadows effects are evaluated based on (1) existing shadow profiles, (2) important times of day, (3) important seasons in the year, (4) location of the new shadow, (5) size and duration of new shadows, and (6) the public good served by buildings casting a new shadow. Quantitatively, new shadows are to be measured by the additional annual amount of shadow sfh as a percent of TAAS.

3.2 CEQA Criteria for Shadow Impacts

A project that adds new shadow to sidewalks or a public open space (whether subject to Section 295 or not) does not necessarily result in a significant shadow impact under CEQA. The shadow analysis in the City's Initial Study CEQA Checklist examines whether a project would "substantially affect outdoor recreational facilities or other public areas," which examines the potential for a project to cause a substantial, adverse effect on the use and enjoyment of these areas.

4. Project Description

4.1 Site Description and Present Use

The existing one-story building is an auto repair shop. The Assessor's record indicates that it was built in 1983.



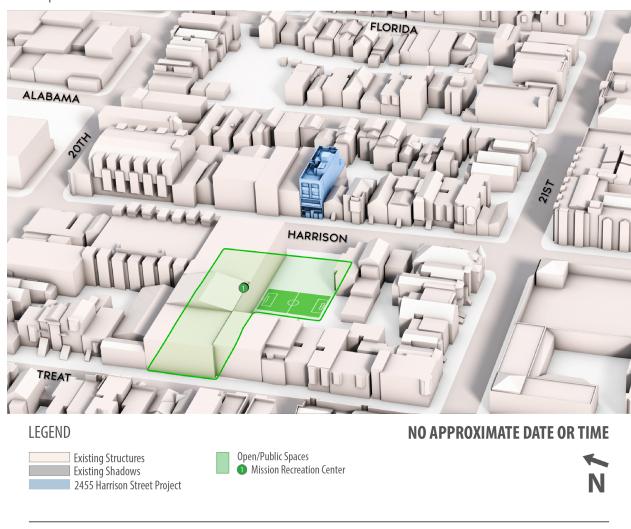
Figure 1 – Project Site and Nearby Open Spaces

4.2 Surrounding Properties and Neighborhood

Located in the Mission District, mixed-use commercial and residential buildings predominantly surround the project site. Directly west of the project site, across Harrison Street, is the 2-story Mission Recreation Center building and surrounding activity areas. The overall boundary of the Mission Recreation Center under the jurisdiction of the San Francisco Recreation and Parks Department includes a soccer field, parking lot, playground, and an indoor basketball court .Directly north of the project site is Santos & Urrutia Structural Engineers and Golden Gate Fencing Center. To the north and south of the project site are 2 and 3-story residential buildings spanning the entire block from $20^{th} - 21^{st}$ Streets. To the east are more residential buildings, consisting mostly of 3-storey structures.

2455 HARRISON STREET PROJECT

Perspective View



FASTCAST | 2455 HARRISON STREET PROJECT | JANUARY, 2020

Figure 2 – Perspective View of Proposed Project

4.3 Project Characteristics

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) commercial space occupying the ground floor and part of the basement, (1) office space at 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. ³



Figure 3 – 2455 Harrison Street Proposed Elevations

5. Potentially Affected Parks and Open Spaces

This section describes existing public parks and open spaces in the project site vicinity that would be affected by shadow from the proposed project. Public open spaces are classified into one of three

³ Source: Kerman Morris Architects

categories: parks subject to Section 295; public open spaces not subject to Section 295; and privately owned public open spaces (POPOS). A POPOS is an open space that is not subject to Section 295 controls and not operated or managed by a public agency, but is publicly accessible. However, parks and open spaces falling under any of these three categories are evaluated for potential shading under CEQA. Shadow from the proposed project would not reach any existing POPOS, and POPOS are therefore not discussed further.

Figure 4 shows the shadow fan of net new shadow that would result from the proposed project. The net new shadow fan analysis accounts for topography, the presence of existing buildings that can block the project shadow and existing shadows cast by buildings. Areas indicated in blue represent net new shadow, which would be cast by the proposed project at any point during the year. Areas not overlaid in blue represent areas which would not be affected by shadow from the project at any time throughout the year.

2455 HARRISON STREET PROJECT - NET NEW SHADOW FAN Plan View **COMBINED YEAR ROUND SHADOW FAN LEGEND** Open/Public Spaces Mission Recreation Center Existing Structures 2455 Harrison Street Project Proposed Project's Net New Shadow Project Shadow Extent

FASTCAST | 2455 HARRISON STREET PROJECT | FEBRUARY, 2020

Figure 4 – Net New Shadow Fan Resulting from the Proposed Project

5.1 Parks Subject to Section 295

The initial shadow fan prepared by the San Francisco Planning Department¹ indicated the proposed project would have potential to create additional shade on Mission Recreation Center. The results of a more detailed shadow analysis are described below in Section 7.

5.1.1 Mission Recreation Center

The Mission Recreation Center's indoor gymnasium consists of an indoor basketball court, volleyball, or indoor soccer. The fitness center also includes typical gym equipment including treadmills, stair masters, ellipticals, a weight room and offers various sports-related activities and programs including boxing, racquet/ handball, and table tennis. The facility also includes an outdoor soccer field, and children's jungle gym. Mission Recreation Center does not open until 9:00 a.m.

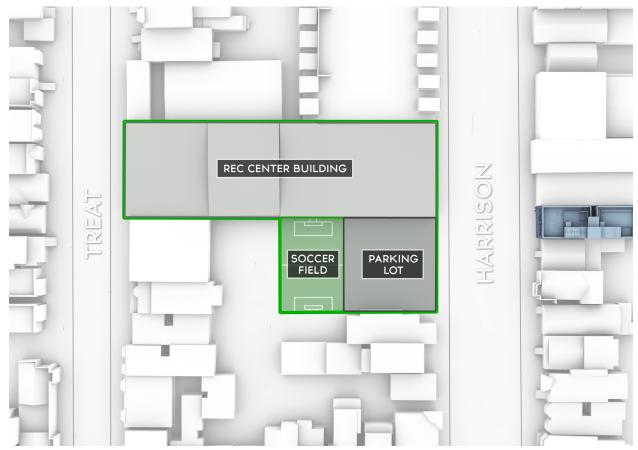


Figure 5 - Rec Center Building Diagram

Preliminary Project Assessment, Case No. 2005.0759PPA for 725 Harrison Street, January 6, 2016.

³ Source: Kerman Morris Architects

The Mission Rec Center is open Tuesday – Friday from 9:00 a.m. – 9:00 p.m., and Saturdays from 9:00 a.m. to 5:00 p.m. The Mission Recreation Center is closed on Sundays and Mondays.



Figure 6 – Outdoor Jungle Gym

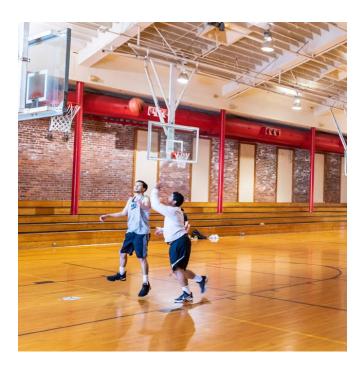


Figure 7 - Indoor Basketball Court



Figure 8 - Outdoor Soccer Field and Parking Lot

6. Shadow Analysis Methodology

6.1 Overview

A shadow modeling study was completed by Fastcast using a 3D computer model of the proposed project, existing and proposed parks and open spaces, and the existing urban environment to simulate and calculate levels of shading.

The model analyzed both existing and proposed amounts of shading, from one hour after sunrise to one hour before sunset (as specified in Section 295) on the affected parks. During these times, analyses were performed at 15-minute intervals, every seven days, from June 21st through December 20th. This half-year is referred to as "solar year" in this analysis. The sun angles during the "other" side of the calendar year (December 21st through June 20th) mirror the solar year sun angles.² Since the angles are mirrored, an analysis of the remaining time period is not conducted and, instead, a multiplier is used to put the sample results into calendar year units. Using a multiplier does not change the percentages of increased shadow. Graphical representations of net new shadow are created from the calculations. See **Exhibit B.1**.

² Shadow effects are presented in this document for both the "solar year" dates and the mirror dates are both provided. Mirror dates are shown in *italics*.

6.2 Quantitative Analysis

The shadow analysis performed for the proposed project is based on a GIS positioned 3D computer model developed from aerial photogrammetry at a dimensional precision of less than 3 inches. This high-resolution 3D city model includes the proposed project, predetermined target open spaces, and the surrounding structures and terrain to calculate existing shadows as well as any potential project net new shading. While this methodology is designed to meet the requirements of Section 295 of the San Francisco Planning Code, it is also useful in understanding shadow conditions for open spaces of concern such as community gardens, privately-owned public open spaces (POPOS) and sidewalks not under the jurisdiction of the Recreation and Park Commission and therefore not subject to Section 295 quantitative requirements.

Quantified shadow results are based on City-defined sun angles and are calculated weekly from June 21 through December 20 at 15-minute intervals 1 hour after sunrise to 1 hour prior to sunset on the sample day. Since the sun's movement is considered symmetrical the December 21 through June 20 the results are inferred as mirror dates and a predefined multiplier is used extrapolate the full calendar year results.

Quantitative analysis also describes the changes in the Total Available Annual Sunlight (TAAS) of a park as a result of the proposed project. TAAS, which represents the theoretically available annual sunlight at the park in the absence of any structures that cast shadow upon it, which is calculated in square-foot-hours (sfh) by multiplying the area of the park by 3,721.4 (the number of hours in the year subject to Section 295).

The difference between the current level of shading and the level of shading that would result from the construction of the proposed project yields the total annual increase in square-foot-hours. This increase is then taken as a percentage of the TAAS (in sfh) in the park to determine whether the new shadow created by the proposed project falls within the allowable limits. See **Exhibit B.1**.

6.3 Qualitative Analysis

Graphical depictions of the shadow cast on the Mission Recreation Center under the existing plus project conditions for the dates of June 21, September 20 and December 20 are provided in **Exhibit C1**. The outlines of the proposed project's shadow is in black. Existing shadows are shown in grey while net new shadow that results from the proposed project's shadow where no shadows currently exist is shown in dark blue This allows for a qualitative assessment of the shadow. Please see **Figure 9** for the maximum shadow by area.

It is important to note that the casting of shadows within urban areas is a complex phenomenon and that the figures provided in this analysis do not represent simply the addition of shadow coverage, but also the interaction between different buildings as they affect the sunlight cast on a park. Objects such as buildings cast shadows that fluctuate with Earth's constant rotation. The angle of the Sun, low in the sky to higher in the sky, changes the length of the shadow cast behind an object. In the morning, the Sun appears low in the sky; objects cast long shadows. As Earth rotates, the Sun appears higher in the sky, and the shadows get shorter. At noon, with the Sun overhead, objects cast short shadows or no shadow at all. As Earth continues to rotate and the Sun appears lower in the sky toward evening, the shadows get longer again. In an urban environment the shadow from one building dynamically interacts with shadows from other buildings predictably changing over the course of a day and through the year.

The Sun's position in relation to the 3D city model is simulated to identify and visualize shadow conditions from existing and proposed buildings at key times throughout the day and year on specific feature areas within an open space.

7. Evaluation of Shadow Effects

This section presents the findings of the quantitative and qualitative shadow analysis on the space that would be affected by the proposed project.

7.1 Parks Subject to Section 295

7.1.1 Mission Recreation Center

Existing Conditions

Under Existing Conditions, 76,730,227 sq ft hrs (75.08% of TAAS) of shadow covers the Rec Center (all buildings and outdoor activity areas within the Rec/Park boundary) throughout the entire year, January 1 – December 31.

Winter

During the months around the winter solstice, existing shadows from nearby buildings to the south and southeast of the Rec Center cover the majority of the soccer field and parking lot at 8:20 a.m. (sunrise + 1 hour), decreasing slightly throughout the morning and afternoon before increasing again at around 3:00 pm. Throughout the day, most of the Rec Center sees existing shadows from buildings surrounding the Rec Center until 3:54 p.m. (sunset – 1hr), when the entire soccer field and parking lot are covered by shadows.

Fall/Spring

During the months around the fall/spring equinox, existing shadow covers portions of the Rec Center soccer field and parking lot starting around 7:57 a.m. (sunrise + 1 hr), mainly due to the existing buildings directly east and south of the Rec Center. This lasts until 1:00 p.m. when the soccer field then becomes completely exposed to sun. The soccer field receives 100 percent of sunlight available until around 4:00 p.m. Shadows from existing structures to the west of the Rec Center quickly begin covering the Rec Center until it is fully covered in shadow by 6:10 p.m. (sunset – 1hr). During these times, the soccer field and parking lot are affected by existing shadow.

Summer

During the months around the summer solstice, existing shadows from nearby buildings to the east of the Rec Center shade the Rec Center during morning hours beginning at 6:47 a.m. (sunrise + 1hr). The eastern portion of the Rec Center does not begin to see sunlight until 7:00 a.m., and by 9:00 a.m. the entire Rec Center receives sunlight. These conditions mostly continue until 6:00 p.m. when existing shadows from buildings to the west and north of the Rec Center (all buildings and outdoor activity areas within the Rec/Park boundary) begin casting shadow on the Rec Center. By 7:36 p.m. (sunset – 1hr), the Rec Center is fully covered by existing shadow from surrounding buildings. During these times, the soccer field and parking lot would be affected by existing shadow.

Existing Plus Project Conditions

Under the Existing Plus Project conditions, 406,324 sq ft hrs (0.40% of TAAS) of new shadow from the proposed project would impact the Rec Center from *March 29* – September 13, generally for limited periods during the early morning hours, starting around 6:47 a.m. and ending before 9:15 a.m. Net new shadow from the project would impact the soccer field until 8:15 a.m. at the latest. This impact would occur August $16^{th} - 23^{rd}$, and again *April* $19^{th} - 26^{th}$ *Mirrored*.

Winter

During the months around the winter solstice, new shadow from the proposed project would not affect the Rec Center. As the new shadow moves from west to east, it would come within the vicinity of the Rec Center at around 8:20 a.m., but would be subsumed by existing shadows from nearby buildings, and then would quickly move east.

Fall/Spring

During the months around the fall/spring equinox, the Rec Center would see new shadow from the proposed project from 6:56 a.m. at its earliest, ending before 9:15 a.m. at its latest. During the time of largest project shadow by area, the eastern portion (edge) of the Rec Center would be primarily affected, which consists of trees, walkways, and fence. During this time, no new shadow would impact the soccer field or playground.

Summer

During the months around the summer solstice, the Rec Center would see new shadow from the proposed project from 6:47 a.m. at its earliest, ending before 9:15 a.m. at its latest. On July 5 (June 7 Mirrored), the Rec Center would see its longest duration of new shadow from the proposed project at 2 hours. On July 12 (May 31 Mirrored), the Rec Center would see its largest shadow day totaling 3,417 sq ft hrs. On this day, shadow coverage on the Rec Center from the project would range from approximately 9.63 percent of the Rec Center at 6:56 a.m., increase to 15.16 percent at 7:15 a.m. and decrease to 0.26 percent of the Rec Center at 8:45 a.m. By 9:00 a.m. no project shadow is present on the Rec Center for the remainder of the day.

The time of largest project shadow by area would occur on July 19 (May 24 Mirrored) at 7:16 a.m. totaling 4,236 sq ft, covering 15.42 percent of the Rec Center. As shown in **Figure 9**, during this time, the parking lot and southern portion of the soccer field would be shaded by net new shadow. Also during this time, approximately 94.29 percent of the Rec Center would be shaded by the proposed project and existing shadow (combined).

Table 1: Summary of Results for Mission Recreation Center

| Analysis Scenario | Mission Recreation Center |
|---|-------------------------------|
| Mission Recreation Center Area | 27,462 square feet 0.63 acres |
| Existing Shadow Load (percentage of TAAS) Net New Shadow from Proposed Project (percentage of TAAS) Total Shadow: Existing + Approved Plan (percentage of TAAS) | 75.08% 0.40% 75.48% |

Table 2: Quantitative shadow results for Mission Recreation Center

Mission Recreation Center

| THEORETICAL ANNUAL AVAILABLE SUNLIGHT (TAAS) | | |
|--|-----------------|--|
| Area of Mission Recreation Center | 27,462 sf | |
| Hours of annual available sunlight | 3,721.4 hrs | |
| TAAS for the Mission Recreation Center | 102,197,455 sfh | |

| EXISTING (CURRENT) SHADING CONDITIONS | | | |
|---|----------------|--|--|
| Existing annual total shading on rec center (sfh) | 76,730,227 sfh | | |
| Existing shading as percentage of TAAS | 75.08% | | |

| SHADING DETAILS | 2455 HARRISON | | |
|---|---------------------------------|--|--|
| New annual shading from Project only (sfh) | 406,324 sfh | | |
| Shading from Project only (% TAAS) | 0.40% | | |
| Total annual shading Existing + Project (sfh) | 77,136,551 sfh | | |
| Shading from Existing + Project (% TAAS) | 75.48% | | |
| Number of days when new Project shading occurs | 175 days annually | | |
| Dates when new Project shading occurs | March 29 – September 13 | | |
| Range in size of new shadow (sf) | Zero to 4,236 sf (up to 15.42%) | | |
| Date of maximum instantaneous shadow | July 19 (May 24 Mirrored) | | |
| Annual range of duration of new shadows | Zero to Approx. 2 hrs | | |
| Average daily duration of new shadow (when present) | Approx. 1 hr, 36 mins | | |
| DAY(S) OF MAXIMUM OVERALL SHADING | 2455 HARRISON | | |
| Date(s) where maximum new shading occurs | July 12 (May 31 Mirrored) | | |
| Percentage New shadow on date(s) of maximum shading | 0.05% | | |
| Largest new shadow on date(s) of maximum shading (sf) | 4,164 sf | | |
| Duration of shading on date(s) of maximum shading | Approx. 1 hr, 56 mins | | |
| Total new shading on date(s) of maximum shading (sfh) | 3,417 | | |

2455 HARRISON STREET PROJECT - MAXIMUM SHADOW IMPACT BY AREA July 19 (May 24 Mirror) TREAT NOSI RRI 7:16 AM **JULY 19** LEGEND (MAY 24 MIRROR)

Figure 9. Largest new shadow cast on the Mission Recreation Center by the proposed project

Open/Public Spaces

Mission Recreation Center

Existing Structures

Existing Shadows2455 Harrison Street ProjectProposed Project's Net New Shadow

FASTCAST | 2455 HARRISON STREET PROJECT | FEBRUARY, 2020

Land Use Information

PROJECT ADDRESS: 2455 HARRISON RECORD NO.: 2019-006578PRJ

| | EXISTING | PROPOSED | NET NEW | | | | |
|---|--------------------|-------------------|---------|--|--|--|--|
| GROSS SQUARE FOOTAGE (GSF) | | | | | | | |
| Parking GSF | 1,274 | 0 | -1,274 | | | | |
| Residential GSF | 0 | 3,274 | 3,274 | | | | |
| Retail/Commercial GSF | 0 | 0 | 0 | | | | |
| Office GSF | 0 | 0 | 0 | | | | |
| Industrial/PDR GSF Production, Distribution, & Repair | 1,326 | 0 | -1,326 | | | | |
| Medical GSF | 0 | 0 | 0 | | | | |
| Visitor GSF | 0 | 0 | 0 | | | | |
| CIE GSF | 0 | 0 | 0 | | | | |
| Usable Open Space | 0 | 702 | 702 | | | | |
| Public Open Space | 0 | 0 | 0 | | | | |
| Other (Non Life Science Laboratory) | 0 | 4,288 | 4,288 | | | | |
| Other (Common Circulation, Storage, Utility) | 0 | 2,861 | 2,861 | | | | |
| TOTAL GSF | 2,600 | 11,125 | 8,525 | | | | |
| | EXISTING | NET NEW | TOTALS | | | | |
| | PROJECT FEATURES (| Units or Amounts) | | | | | |
| Dwelling Units - Affordable | 0 | 0 | 0 | | | | |
| Dwelling Units - Market Rate | 0 | 5 | 5 | | | | |
| Dwelling Units - Total | 0 | 5 | 5 | | | | |
| Hotel Rooms | 0 | 0 | 0 | | | | |
| Number of Buildings | 1 | 1 | 1 | | | | |
| Number of Stories | 1 | 4 | 4 | | | | |
| Parking Spaces | 1 | 0 | 0 | | | | |
| Loading Spaces | 0 | 0 | 0 | | | | |
| Bicycle Spaces | 0 | 6 | 2 | | | | |
| Car Share Spaces | 0 | 0 | 0 | | | | |
| Other () | | | | | | | |

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: **415.558.6378**

Fax:

415.558.6409

Planning Information: **415.558.6377** 39 34·35-35A 38 MERGED

lot37 into lots43&44 for 1998 roll lot33 into lots45to48 for 1998 roll lot33 into lots45to48 for 2003 roll lot24 into lots69&70 for 2010 roll lot10 into lots71&72 for 2010 roll lot9 into lots73&74 for 2013 roll

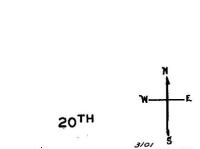
Lot 6 into lots 81 & 82 for 2015 roll

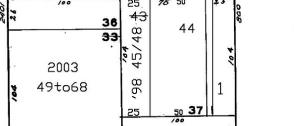
37 - '52

Parcel Map

MISSION BLK. 142

REVISED '59 " Revised 1998 Revised 2003 Revised 2010 Revised 2013 **REVISED 2015**





2 32

| ŝ | | oth Street |
|------------------|-----------|------------------------|
| <u>LDT</u> 45 | UNIT 1 | // C□MM. AREA 19.51 |
| 46 47 | 3 | 21.95 29.17 |
| 48 | 4 | 29.34 |

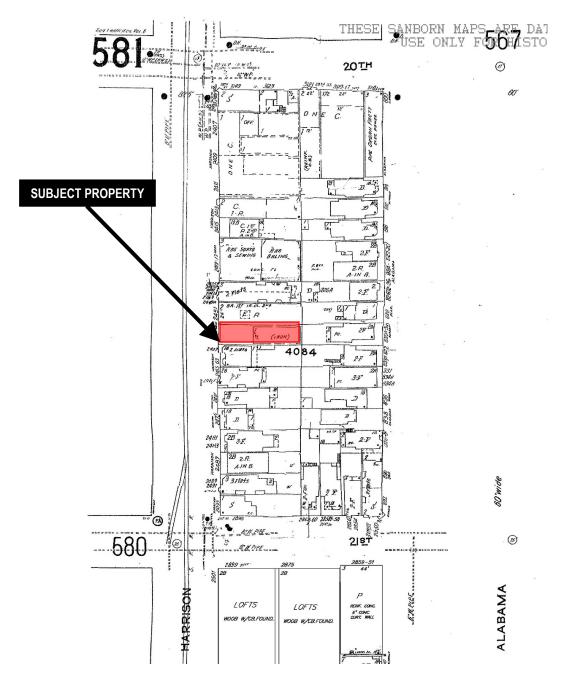
| . <u>2</u> | 407-241 | 1 Harrison St. |
|------------|---------|-----------------|
| 1 | A CONI | <u> MINIUM</u> |
| LOT | UNIT % | COMM. AREA |
| 49 | 1 | 4.46 |
| 50 | 1 2 | 5.23 |
| 51 | 3 | 5.37 |
| 52 | 4 5 | 3.30 |
| 53 | 5 | 5.73 |
| 54 | 6 | 4.12 |
| 55 | 7 | 3.78 |
| 56 | 8 | 3.81 |
| 57 | 9 | 3.81 |
| 58 | 10 | 3.46 |
| 59 | 11 | 5.88 |
| 60 | 12 | 5.88 |
| 61 | 13 | 5.88 |
| 62 | 14 | 5.88 |
| 63 | 15 | 5.15 |
| 64 | 16 | 6.54 |
| 65 | 17 | 6.58 |
| 66 | 18 | 6.58 |
| 67 | 19 | 5.99 |
| 68 | 20 | 2.57 |
| | | |

| | 26 | 32 | 42 | | | 98 |
|------------------|------|-------|-------------|-------|----------|------|
| | 26 | 31 | 4 | | | 26 |
| | | 29 | 5 | | | 26 |
| _ | 35 | | 8 20 |)15 | 81/82 | 26 |
| HARRISON | 2.6 | 28 | 7 | | | 26 |
| α α | | 27 | 8 | | | 26 |
| ±/ | 7.6 | 26 | y 20 | 13 | 73&7 | 4 % |
| | 9 | 25 | 2 کار | 010 | 71&7 | 72 % |
| | 2010 | 69&70 | ti. | | | 2.6 |
| | 2.6 | 23 | 12 | - 660 | | 2.6 |
| | 2.6 | 22 | 13 | | 00 | 7 9 |
| SUBJECT PROPERTY | 9 % | 21 | 17 | 16 | 50 14 | 25 |
| | 97 | 20 | 104 | * | 25 15 | 44 |
| | 92 | 19 | | ` | | 79 |
| | 7.6 | 18 | 25 | 25 | 25 | 25 |
| | | | ıst | | 2 | |

215T



Sanborn Map*



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



Aerial Photo – View 1



07/02/2020

SUBJECT PROPERTY



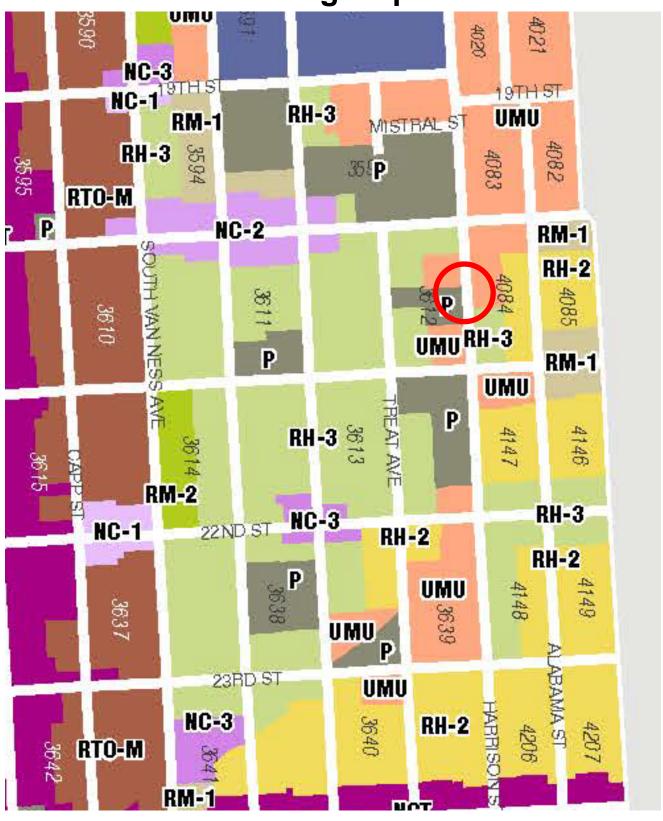
Aerial Photo - View 2



SUBJECT PROPERTY

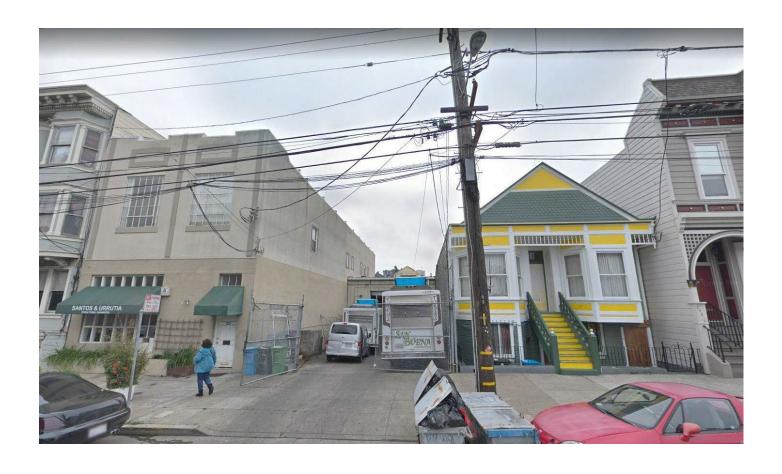


Zoning Map





Site Photo





March 16, 2021

Mr. Joel Koppel, President San Francisco Planning Commission 1650 Mission Street, Ste. 400 San Francisco, CA 94103

Re: 2455 Harrison Street (Case No. 2019-006578SHD/PRV)

Block and Lot: 4084/026

March 25, 2021 Hearing for adoption of Shadow Findings

Dear President Koppel and Commissioners,

On March 25, 2021 the Planning Commission will consider adoption of the Shadow Findings, pursuant to Planning Code Section 295 that net new shadows from the proposed project would not be adverse to the use of the Mission Recreation Center, which is under the jurisdiction of the Recreation and Park Commission. The Project proposes the demolition of the existing one-story industrial building and the new construction of a four-story-over basement, 48 ft tall, 11,125 gross square feet mixed-use building with five dwelling units, 4,288 square foot of laboratory use and six bicycle parking spaces.

The Project site is a 26' by 100' lot on Harrison Street in the UMU 48-X zoning and height district. The neighboring building fabric is mixed with generally 3-story and 4-story residential and industrial uses with buildings of mixed eras and styles. The project proposes (2) studio apartments, (1) 1-bedroom and (2) 2-bedroom apartments on stories 3 and 4, over the two-story non-life science lab use below.

The Project initially filed an application (BPA #2019-0430-9262 new construction and BPA #2019-0430-9260 demo) on April 30, 2019. A pre application meeting was held on 4/2/2019 and the project has been before the Recreation and Parks Capitol Committee on 3/3/2021 and will be coming before the full commission on 3/18/21. The Capitol Committee found that the shadow impact was negligible as it casts shadow on the Mission Recreation Center only for a limited time before operational hours.

The project is respectfully designed to acknowledge the surrounding context and still be of its own time and constructed of durable and quality materials. For these reasons and as discussed in more detail below, we respectfully request that the Planning Commission approve and adopt the Shadow Findings and allow the project to proceed into review by San Francisco Department of Building Inspection and for construction.

kerman morris architects up



1. Project Description

The Project proposes the demolition of the existing one-story industrial building and the new construction of a four-story-over basement, 48 ft tall, 11,125 square feet mixed-use building with five dwelling units, 4,288 square foot of laboratory use and six bicycle parking spaces.

2. Project Approvals

The Project requires adoption of Shadow Findings pursuant to Planning code section 295.

A. Shadow Findings

During a meeting on March 3rd, the Rec and Park Capital Committee reviewed the shadow study completed by Fastcast, LLC for this project. Due to the limited net new shadow cast that did not reach any active use areas (e.g. soccer field) during the hours of operation at the Rec Center, the Commission is passing on this item to the full Rec and Park hearing on March 18th with a **recommendation for approval**. There were no public comments on this project.

4. Community Outreach and Engagement

Our Pre-application community meeting was held on 4/2/2019. There were questions about shadows, property line conditions, the foundation, and hours of operations. All questions were answered.

We are currently in the midst of our 311 notification period from 2/22/21 to 3/24/21 and to date there have been no comments from the public, or questions for the project sponsor. On 3/12/2021 the project sponsor's design team met with representatives of United to Save the Mission (USM) regarding the project (Erick Arguello of Calle 24 and Larisa Pedroncelli of USM) and received design input which is being incorporated (changes to windows, addition of more color, consideration of mural). Project sponsor has agreed to incorporate notification of Carnaval Festival activities and the projects inclusion in the Calle 24 Special Use District. These accommodations are in process.

kerman morris architects up

139 Noe Street San Francisco, CA 94114 415 749 0302 kermanmorris.com



In sum, we respectfully request that the Planning Commission approve the shadow findings. The Project sponsor has conducted community outreach and taken steps to design a Project compatible with its setting.

If you have any questions or need any additional information, please feel free to contact me at 415-749-0302.

Very truly yours,

Justin Mikecz AIA, NCARB, LEED AP BD+C

kerman morris architects up
139 Noe Street
San Francisco,
CA 94114
T: 415.749.0302 Ext. 3
C: 415.722.6147
kermanmorris.com
justin@kermanmorris.com

kerman morris architects up