

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

# EXECUTIVE SUMMARY Shadow Finding

HEARING DATE: JUNE 03, 2021 Continued from: 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-foottall, 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:** One Discretionary Review was filed for this Project. Please refer to the separate staff report for details (See 2019-006578DRP).
  - 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:
  - The base treatment was modified to be contained to the ground floor, and the upper story treatment was extended down to the second floor.
  - 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.
  - 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:
  - 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**. Pursuant to Planning Code Section 311, the project required a 30-day notification of property owners and residents within 150-feet of the subject property. The neighborhood notice period occurred from February 22, 2021 to March 24, 2021.
- **Discretionary Review.** During the neighborhood notification period, a Request for Discretionary Review was received from Albert Urrutia on March 24, 2021. A separate staff report has been prepared for the Request for Discretionary Review (See 2019-006578DRP),
- **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 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





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# PLANNING COMMISSION DRAFT MOTION

HEARING DATE: JUNE 03, 2021

2019-006578SHD
2455 Harrison Street
Urban Mixed Use (UMU) Zoning District
48-X Height and Bulk District
4084/026
Edward "Toby" Morris
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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.

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 20<sup>th</sup> Street to the north, 21<sup>st</sup> 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 9:00am-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 29<sup>th</sup> through September 13<sup>th</sup> (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 16<sup>th</sup>-23<sup>rd</sup> and again April 19<sup>th</sup>-26<sup>th</sup> (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 19<sup>th</sup> (May 24<sup>th</sup> 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. At this hearing, the Project was continued to the public hearing on June 3, 2021.

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 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. One Discretionary Review was filed for this project. Please refer to case report 2019-006578DRP for details.
- 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.



# 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 June 3, 2021.

Jonas P. Ionin Commission Secretary

AYES:

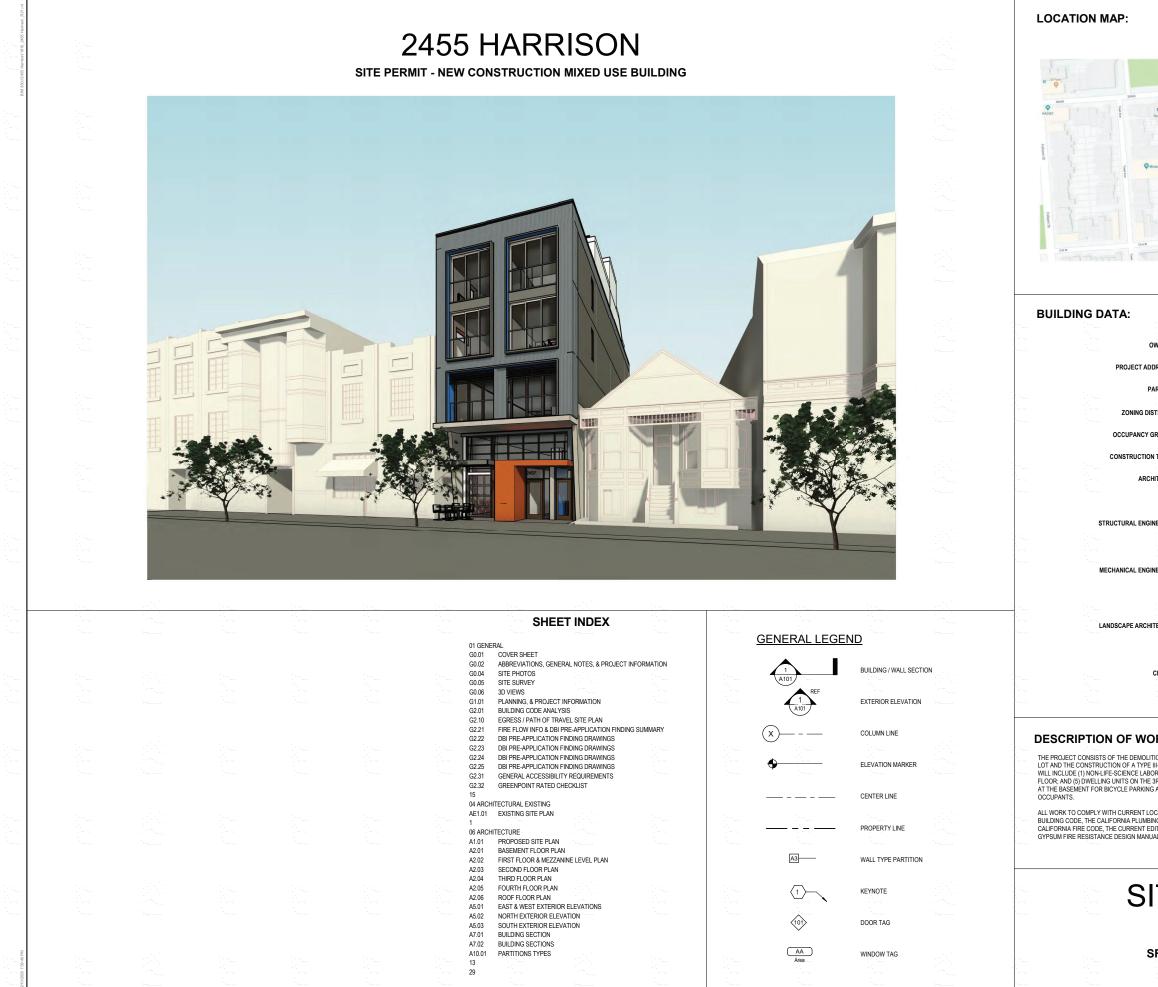
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ADOPTED: June 3, 2021





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## **ABBREVIATIONS**

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ø	DEGREES DIAMETER OR ROUND	GC GEN	GEN GEN
(E)	EXISTING	GFIC	GRO
(N)	NEW	CND	CIRC
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AB	ANCHOR BOLT	HM	HOLI
ADD'L	ADDITIONAL	HORZ	HOR
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ALL	ALTERNATE	HT	HEIG
ALUM	ALUMINUM	HVAC	HEAT
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ARCH	ARCHITECTURAL		
B.O.	BOTTOM OF	IN INS	INCH INSU
BD BLDG	BOARD BUILDING	INO	INSU
BLDG	BUILDING	INT	INTE
CAB	CABINET	J BOX	JUNG
CBC	CALIFORNIA BUILDING CODE CALIFORNIA ENERGY CODE	JT	JOIN
CEC CEM	CEMENT		
CER	CERAMIC	L LAV	ANG LAVA
CF	CUBIC FEET	LAV	POU
CFC CFCI	CALIFORNIA FIRE CODE CONTRACTOR FURNISHED,	LF	LINE
	CONTRACTOR INSTALLED	LVL	LEVE
CFOI	CONTRACTOR FURNISHED, OWNER INSTALLED	LWC	LIGH
CJ	CONTROL JOINT	MAX	MAX
CL	CENTER LINE	MECH	MEC
CLG CLR	CEILING CLEAR	MFR MH	MAN MAN
CMU	CONCRETE MASONRY UNIT	MIN	MINI
COL	COLUMN	MISC	MISC
CONC CONST	CONCRETE CONSTRUCTION	MTD MTG	MOU MOU
CONT	CONTINUOUS	MTL	MET
CPC	CALIFORNIA PLUMBING CODE		
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FF	CABINET FINISH FLOOR	REINF REQ	REIN REQ
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FLR FLUOR	FLOOR / FLOORING FLUORESCENT	RO	ROU
FLUOR	FACE OF	RWD	RED <sup>®</sup>
FOC	FACE OF CONCRETE / CURB	RWL	rvAIIN
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FUS	FOOT OR FEET		
FTG	FOOTING		
FTS	FABRIC COVERED TACK SURFACE		
FURG	FURRING		

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	TB	TOWEL BAR
LINEAR FEET	TEMP	TEMPORARY
LEVEL	THK	THICK
LIGHT WEIGHT CONCRETE	TOB	TOP OF BEAM
MAXIMUM	TOC	TOP OF CONCRETE
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MECHANICAL	TP	TOILET PAPER
MANUFACTURER	TYP	TYPICAL
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MINIMUM	UON	UNLESS OTHERWISE NOTED
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#### **GENERAL NOTES**

A. GENERAL NOTES:

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

#### B. DEFINITIONS:

- 1. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED
- THE CONDITION NOTED. 2. "SIMILAR" NINICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED. 3. "As REQUIRED' NINICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS, SHALL BE PROVIDED 4. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE AND PLUMB RELATION TO ADJACENT MATERIALS.

#### C. DIMENSIONS:

- 1. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.
- 2. ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:
- A. STRUCTURAL DRAWINGS B. LARGE SCALE DETAILS C. SMALL SCALE DETAILS D. ENLARGED VIEWS E. FLOOR PLANS AND ELEVATIONS
- 3. MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED
- 4. FLOOR ELEVATIONS ARE INDICATED TO THE FACE OF THE STRUCTURAL SLAB. UNLESS OTHERWISE NOTED.
- 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:

- 1. EACH DRAWING SET SHEET IS IDENTIFIED BY THE SHEET NUMBER IN THE LOWER RIGHT HAND CORNER OF THE DRAWING TITLE BLOCK. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEE
- SHEET I. SHEET I.MUBRE EXAMPLE: A201 "A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING "2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET "11" INDICATES THE SHEET NUMBER

2. SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS DRAWING CONTENT, PROJECT SECTOR OR PHASE. REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEET'S INCLUDE IN THE DOCUMENT SET.

- HEE'S INCLUDED IN THE DUCUMENT SET. SCHMPLE: LISUAL "EL" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING AND THE DRAWING CONTENT = ELECTRICAL LIGHTING "A" INDICATES SECTOR 'A' OF PLAN SHEET '201'. REFER TO THE PROJECT KEY PLAN OR COMPOSITE PLAN INDICATING THE RELATIONSHIP OF THE SECTORS.

3. DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCPLINE, SHEET WINGRE 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	0	FOUIPMENT

G	GENERAL INFORMATION		Q EQUIPMENT
С	CIVIL	F	FIRE PROTECTION
L	LANDSCAPE	P	PLUMBING
s	STRUCTURAL	Μ	MECHANICAL
А	ARCHITECTURAL	E	ELECTRICAL
I.	INTERIORS		T TELECOMMUNICA

STRUCTURAL	IVI	WEGRANIGAL
ARCHITECTURAL	Е	ELECTRICAL
NTERIORS		T TELECOMMUNICATIONS

DRAWING CATEGORY IDENTIFICATION. REFER TO THE DRAWING SET INDEX FOR DISCIPLINES, CATEGORIES AND SHEET NUMBERS CONTAINED IN THIS DRAWING SET:





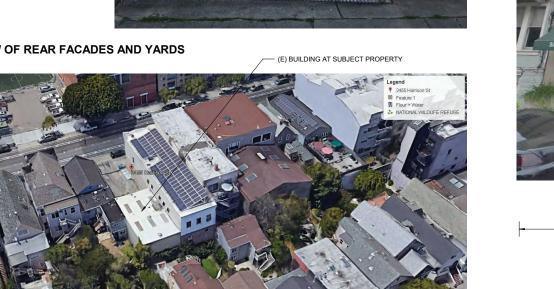
**BIRD'S EYE VIEW OF FRONT FACADES** 



- ADJACENT PROPERTY 2451 HARRISON ST

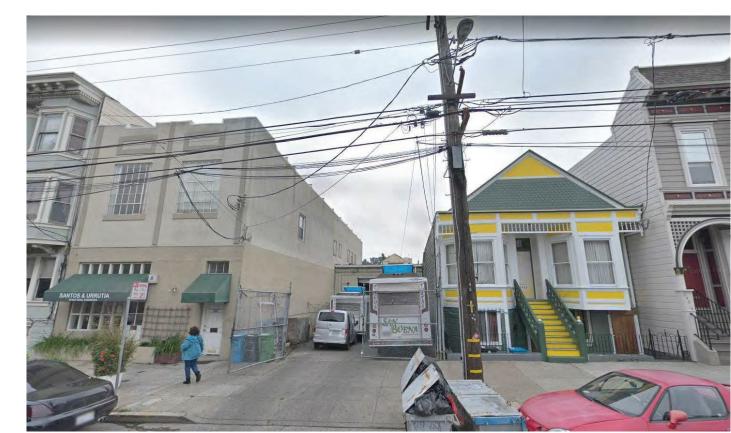






SUBJECT PROPERTY W/ (E) BUILDING

BIRD'S EYE VIEW OF REAR FACADES AND YARDS



SUBJECT PROPERTY 2455 HARRISON ST

## BUILDING ON THE SAME SIDE OF HARRISON STREET

- ADJACENT PROPERTY -2461 HARRISON ST



Kerman morris architects up 139 Nee deal Seriestics, CA 241 la 415 749 0002 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/Norris 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 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.	
SITE PHOTOS	
DATE 04/19/2019	
SCALE DRAWN BY Author	
CHECKED BY Checker	
JOB NO. 1816	
G0.04	

#### GENERAL NOTES:

- 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'.

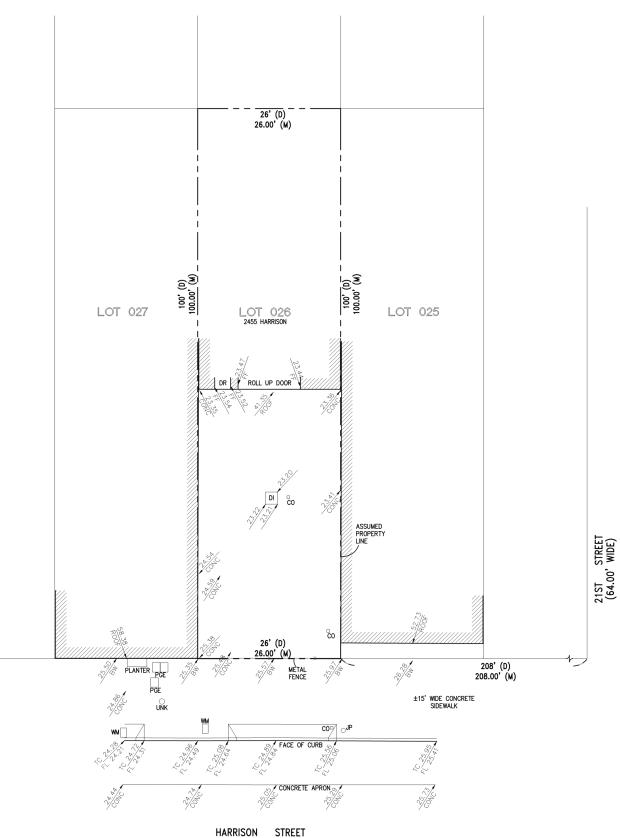
#### LEGAL DESCRIPTION:

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.



(82.50' WIDE)

## ABBREVIATIONS:

D	DEED
BW	BACK OF WALK
CO	CLEAN OUT
DI	DROP INLET
FL	FLOW LINE
JP	JOINT POLE
м	MEASURED DISTANCE
TC	TOP OF CURB

WM WATER METER UNK UNKOWN UTILITY

12/10/2020 7:39:51 PM	KCA ENGINEERS, INC. CONSULTING ENGINEERS • SURVEYORS • PLANNERS 118 BERNAM ST. • SAN ERANCISCO. CA 94107. (418) 546-7111. EAX. (419) 546-7472	APPROVED:	PROJECT NO. DES. TOM DRW. RL CKD. REVD. JB DATE FEB 2019 JOB NO. 6.618	SITE SURVEY I 2455 HARRISO ASSESSOR'S BLOCK 4 SAN FRANCISCO
PUT DATE	318 BRANNAN ST. • SAN FRANCISCO, CA.94107 • (415) 546-7111 • FAX: (415) 546-9472		- 6618 NO. DATE DESCRIPTION	SAN FRANCISCO

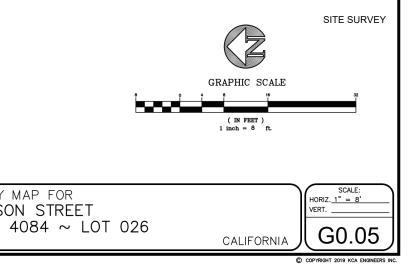




2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437





2+Exterior View of Entry from street





kerman morris architects ur 139 Nor Sheet See Francisco, CA 941 415 749 0002	Sana Sana Sana Sana Sana Sana Sana Sana
2455 HARRISON 2455 HARRISON 2455 HARRISON	
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 orly representative/bylcial details. All attachments, connections, fastenings, etc, are to be properly secured in conformance with best preactioe, 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	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1

						PRC	JECT S	SUMM/	ARY					
	DW	ELLING	G UNIT	міх		BUILDING INTERIOR AREA (NET)						EXTERIOR OPEN SPACE (NET)		
						RESIDENTIAL		COMMON		OTH	ER			
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 S
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 S
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 S
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 S
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 S
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 S
ROOF	0	0	0	0	0 SF	232 SF	232 SF	0 SF	0 SF	0 SF	108 SF	340 SF	0 SF	532 S
	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 S

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%					

		ZONING INFORMATION & PLANNING	CODE ANAL I 313			FLOOR AREA, GR
ADDRESS : 2455 HARRISON ST, SAN FRAN	ICISCO 94110		ORIGINAL FILING :	Planning		PER SF PLANNING CODE D
BLOCK / LOT : 4084 / 026		1	HISTORIC STANDING : C - NO HISTORIC RESOURCE PRESENT / NOT AGE ELIGIBLE	Code		
Торіс	Code Section	Required / Allowed	Provided	Order	USE	AREA TYPE PER CODE
ZONE/MAP	MAP ZN07	Тими	COMMERCIAL AND RESIDENTIAL MIXED USE	1	BASEMENT	
	SFPC 843	URBAN MIXED USE	COMMERCIAL AND RESIDENTIAL MIXED USE	1	BIKE PARKING	ACCESSORY BICYCLE PARKING
PERMITTED USE				2	CIRCULATION	SHARED CIRCULATION
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	COMMERCIAL	COMMERCIAL
DWELLING UNIT DENSITY LIMIT	SFPC 207.5	NO DENSITY LIMIT	1 UNIT COMMERCIAL, 1 UNIT OFFICE, 5 UNITS RESIDENTIAL	2	ELEVATOR	SHARED CIRCULATION
F.A.R		3.0 TO 1 FOR NON-RESIDENTIAL USES		3	MEP	ACCESSORY BUILDING OPERATIONS & MAINTENANC
r.a.r	5696 124	3.0 TO TFOR 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	STAIR 2	SHARED CIRCULATION
HEIGHT	SFPC 260	48-X (48' MAXIMUM HEIGHT)	48'- 0"	5	STORAGE	RESIDENTIAL STORAGE
BULK LIMIT		48-X : NOT APPLICABLE	NOT APPLICABLE	6	TOILET ROOM	TOILET ROOM
FRONT YARD SETBACK	SFPC 270	NOT REQUIRED IN UMU DISTRICTS	NOT AFFEIGABLE	7	TRASH	ACCESSORY BUILDING OPERATIONS & MAINTENANC
REAR YARD SETBACK		25% OF THE LOT DEPTH. BUT IN NO CASE LESS THAN 15'	25' PROVIDED AT THE LOWEST STORY CONTAINING DWELLING UNITS, AND AT EACH	/	THE WIT	
REAR TARD SETBACK	SFPC 134(a)(2)	25% OF THE LOT DEPTH, BUT IN NO CASE LESS THAN 15	SUCCEEDING LEVEL OF THE BUILDING	°	FIRST FLOOR	
USABLE OPEN SPACE FOR DWELLING	SEPC TABLE 135(a)	80 saft PER UNIT; 54 saft PER UNIT IF PUBLICLY ACCESSIBLE	175 SF PRIVATE DECK PROVIDED FOR UNIT A; 322 SF COMMON ROOF DECK PROVIDED	9	Area	COMMERCIAL
UNITS			FOR UNITS B - E = 81 SF/UNIT	<sup>-</sup>	COMMERCIAL	COMMERCIAL
USABLE OPEN SPACE FOR	SFPC 135.3	1 sqft PER 250 sqft of OCCUPIED FLOOR AREA OF NEW OR ADDED sqft FOR	2770 / 250 = 11 sqft REQ'D FOR RESTAURANT, AND PROVIDED 50 sqft AT THE GROUND	10	COMMERCIAL ELEVATOR	COMMERCIAL SHARED CIRCULATION
NON-RESIDENTIAL		EATING/DRINKING ESTABLISHMENTS. AND 1 sqft PER 50 sqft FOR OFFICE USE.	FLOOR ENTRY. 1829 / 50 = 37 sqft REQ'D FOR OFFICE SPACE, AND PROVIDED REAR OPEN		GAS ROOM	ACCESSORY BUILDING OPERATIONS & MAINTENANC
			SPACE 60 sqft AT SECOND FLOOR. PROJECT COMPLIES.		LOBBY	SHARED CIRCULATION
DBSTRUCTIONS	SFPC 136	ALLOWED	NO OBSTRUCTIONS OVER STREET / PUBLIC WAY; BAY WINDOW OBSTRUCTIONS OVER	11	MAIL ROOM	RESIDENTIAL
			REAR YARD / OPEN SPACE COMPLY W/ SFPC 136.c		STAIR 1	SHARED CIRCULATION
BIRD SAFE	SFPC 139	BIRD-SAFE GLAZING TREATMENT REQUIRED TO NEW CONSTRUCTION	PROJECT WILL PROPOSE BIRD-SAFE GLAZING TREATMENT	12	STAIR 2	SHARED CIRCULATION
		PROJECT.				
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	MECHANICAL EQUIPMENT ON ROOF TO BE SCREENED PER SFPC 141	13	MEZZANINE LEVEL CIRCULATION	COMMERCIAL CIRCULATION
		BUILDING.			COMMERCIAL	COMMERCIAL CIRCULATION
HEIGHT / STREET FRONTAGE REVIEW		OFF-STREET PARKING AT STREET GRADE MUST BE SET BACK AT LEAST 25'	NO PARKING	14	ELEVATOR	COMMERCIAL CIRCULATION
PARKING AND LOADING ENTRANCES	SFPC 145.1 (c)(1)	NO MORE THAN 1/3 OF THE WIDTH OR 20' GIVEN TO PARKING INGRESS OR	NO PARKING NO PARKING RAMP	14		
PARKING AND LUADING ENTRANCES	SFPC 145.1 (c)(2)	EGRESS		15	SECOND FLOOR	
ACTIVE USES REQUIRED	SFPC 145.1 (c)(3)	ACTIVE USES REQUIRED	GROUND FLOOR IS FOR COMMERIAL USE	16	COMMERCIAL	COMMERCIAL
GROUND FLOOR CEILING HEIGHT		ALL GROUND FLOOR USES IN UMU DIST. SHALL HAVE A MIN. FLOOR TO	17'-0"	17	COMMERCIAL OPEN SPACE	COMMERCIAL OPEN SPACE
SKOUND FLOOK CEILING HEIGHT	3FFC 143.1 (C)(4)	FLOOR HEIGHT OF 17'	17-0	17	ELEVATOR	CIRCULATION
STREET-FACING GROUND LEVEL	SFPC 145.1 (c)(5)	GROUND FLOOR SHALL BE AS CLOSE TO SIDEWALK ELEVATION AS		18	GREASE VENT	ACCESSORY BUILDING OPERATIONS & MAINTENANC
SPACES	0110140.1 (0)(0)	POSSIBLE			STAIR 1	CIRCULATION
TRANSPARENCY AND FENESTRATION	SFPC 145.1 (c)(6)	FRONTAGE WITH ACTIVE USES MUST BE FENESTRATED WITH TRANSPARENT	72.3%, 72"(OPENING) / 99.5" (ACTIVE USE FRONTAGE) * 100% = 72.3%	19	STAIR 2	CIRCULATION
		WINDOW AND DOORWAYS FOR NO LESS THAN 60%			TOILET ROOM	COMMERCIAL
GATES, RAILINGS AND GRILLWORK	SFPC 145.1 (c)(7)	ANY DECORATIVE RAILINGS OR GRILLWORK, OTHER THAN WIRE MESH	COMPLIES - SEE ELEVATIONS	20		
		WHICH IS PLACED IN FRONT OF OR BEHIND GROUND FLOOR WINDOWS			THIRD FLOOR	DEGIDENTIAL OROUT ATION
		SHALL BE MIN. 75% OPEN TO PERPENDICULAR VIEW.			CIRCULATION DWELLING UNITS	RESIDENTIAL CIRCULATION RESIDENTIAL
REDUCTION OF SHADOW ON CERTAIN	SFPC 147	NEW BUILDING AND ADDITIONS TO EXISTING BUILDINGS IN MIXED USE	STAIR PENTHOUSE HAS BEEN SHAPED TO REDUCE THE SHADOW TO NEIGHBORING REAR	21	DWELLING UNITS	RESIDENTIAL
PUBLIC OPEN SPACE		DISTRICT WHERE THE BUILDING HEIGHT EXCEEDS 50 FEET SHALL BE SHAPED. CONSISTENT WITH THE DICTATES OF GOOD DESIGN AND WITHOUT	YARD, AND PROJECT DOES NOT CAST SHADOW AT PUBLIC OPEN SPACE DURING OPERATING HOUR.		ELEVATOR	RESIDENTIAL CIRCULATION
		UNDULY RESTRICTING THE DEVELOPMENT POTENTIAL OF THE SITE IN	UPERATING HOUR.		GREASE VENT	ACCESSORY BUILDING OPERATIONS & MAINTENANC
		QUESTION, TO REDUCE SUBSTANTIAL SHADOW IMPACTS ON PUBLIC PLAZAS			STAIR 1	RESIDENTIAL CIRCULATION
		AND OTHER PUBLICLY ACCESSIBLE SPACES OTHER THAN THOSE			STAIR 2	RESIDENTIAL CIRCULATION
		PROTECTED UNDER SECTION 295.			FOURTH FLOOR	
BETTER ROOFS / LIVING ROOF	SFPC 149	15% OF ROOF AREA REQUIRED FOR SOLAR PANEL		22	CIRCULATION	RESIDENTIAL CIRCULATION
ALTERNATIVE					DWELLING UNITS	RESIDENTIAL
OFF-STREET PARKING	SFPC 151.1	NONE REQUIRED. UP TO 0.75 CARS FOR EACH DWELLING UNIT, AND UP TO 1	2 BIKE PARKING SPACE FOR EACH UNIT	23	DWELLING UNITS	RESIDENTIAL
		CAR FOR UNIT WITH AT LEAST 2 BEDROOMS AND AT LEAST 1,000 sqft OF			ELEVATOR	RESIDENTIAL CIRCULATION
	05500.000.0	OCCUPIED FLOOR AREA			GREASE VENT	ACCESSORY BUILDING OPERATIONS & MAINTENANC
DPERATING CONDITIONS FOR VARIOUS	SFPC 202.2			24	STAIR 1	RESIDENTIAL CIRCULATION
	SFPC 419.3			25	STAIR 2	RESIDENTIAL CIRCULATION
AFFORDABLE HOUSING REQUIREMENTS	5FPC 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	INUT APPLICABLE, THE BUILDING ONLY CONTAINS 5 UNITS OF RESIDENCE	25	ROOF	
	SEDC TABLE 410.5	30% OF THE UNITS TO MIDDLE INCOME HOUSEHOLDS	NOT APPLICABLE. THE BUILDING ONLY CONTAINS 5 UNITS OF RESIDENCE	26	GREASE VENT	ACCESSORY BUILDING OPERATIONS & MAINTENANC
GOOD NEIGHBOR POLICIES	SFPC TABLE 419.5 SFPC 803.5.	GOOD NEIGHBOR POLICY OF 803.5 AND THE LOCATION AND OPERATING	COMMERCIAL SPACE TO COMPLY WITH THESE SECTIONS	20		CIRCULATION FOR ACCESSORY ROOF DECK & MECH
JOOD NEIGHBUR PULICIES	202.2(a)(1)	CONDITIONS OF 202.2(a)(1) APPLY	UNIMERCIAL SPACE TO COMPLY WITH THESE SECTIONS	21		
JSES IN MIXED-USE DISTRICTS		PER TABLE 803.9 (f), A MAXIMUM OF (1) STORY MAY BE DESIGNATED AS AN	IN THIS PROJECT, THE 2ND FLOOR-AND ONLY THE 2ND FLOOR-IS DESIGNATED AS AN	29		
IN MIALD-OOL DIG TRIC TO	01 0 000.9 AND 043	OFFICE STORY IN A 2-4 STORY BUILDING AND IS NOT PERMITTED ON THE 1ST	OFFICE STORY. A RECORDATION OF DESIGNATION SHALL BE RECORDED PRIOR TO THE	23		
	1	FLOOR.	ISSUANCE OF THE FIRST BUILDING PERMIT			

R SF PLANNING CODE DEFINITION	V OF "FLOOR A		SEC. 102
PE PER CODE	TOTAL AREA	AREA INCLUDED IN GROSS	COMMENTS
NG	189 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(8)
	242 SF	242 SF	
	872 SF	872 SF	
	73 SF	73 SF	
RATIONS & MAINTENANCE	162 SF		Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1
	134 SF	134 SF	
	527 SF	527 SF	
	105 SF 72 SF	105 SF 72 SF	
ATIONS & MAINTENANCE	105 SF		Evoluted and CE Dispring Code 102 #Elans Area Connet (h)(1
CATIONS & MAINTENANCE	2,480 SF	2,025 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1
	2,400 31	2,023 31	
	0 SF	0 SF	
	1,326 SF	1,326 SF	
	199 SF	199 SF	
	77 SF	77 SF	
RATIONS & MAINTENANCE	16 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
	318 SF	318 SF	
	41 SF	41 SF	
	109 SF	109 SF	
	141 SF	141 SF	
	2,227 SF	2,211 SF	
	129 SF	129 SF	
	542 SF	542 SF	
	77 SF 748 SF	77 SF 748 SF	
	740 01	740 31	
	1,824 SF	1,824 SF	
	177 SF	177 SF	
	77 SF	77 SF	
ATIONS & MAINTENANCE	21 SF		Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1
	164 SF	164 SF	
	141 SF	141 SF	
	69 SF	69 SF	
	2,473 SF	2,452 SF	
	162 SF	162 SF	
	674 SF	674 SF	
	629 SF	629 SF	
	72 SF	72 SF	
RATIONS & MAINTENANCE	24 SF		Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1
	135 SF	135 SF	
	134 SF	134 SF	
	1,830 SF	1,805 SF	
	162 SF	162 SF	
	680 SF	680 SF	
	683 SF	683 SF	
	76 SF	76 SF	
RATIONS & MAINTENANCE	24 SF		Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1
	142 SF	142 SF	
	141 SF	141 SF	
	1,908 SF	1,884 SF	
RATIONS & MAINTENANCE	31 SF	0.05	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1
BY BOOF DECK & MECHANICAL	303 CE	0.00	
ORY ROOF DECK & MECHANICAL	393 SF 424 SF	0 SF 0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1

kermon morris architects up 139 Nos Skeet A15 749 0302 Revisions	
2455 HARRISON 2455 HARRISON ST, SAN FRANCISCO, CA 94110	
SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING	
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PLANNING, & PROJECT INFORMATION	
DATE 04/19/2019	
SCALE	
DRAWN BY Author	
CHECKED BY Checker	
JOB NO. 1816	
G1.01	

		Code Ref. (CBC,	SEE G0.00	Min/M	30.06.2 FOR ADDITIONAL INI
#	Description	U.O.N.)	Allowable	ах	Proposed
1 - GE	NERAL PROJECT INFORMATION				
1.1	TYPE OF CONSTRUCTION	602.1			TYPE III-A
1.2	OCCUPANCY CLASSIFICATION	310.4			R-2 (5 UNITS), B
1.3	HIGH-RISE BUILDING CLASSIFICATION	403.1	N/A		N/A
3 - HE	IGHT AND AREA LIMITATIONS				
3.1	BUILDING HEIGHT	Table 504.3 &	L: 65'-0" / R-2: 85'-0"	Max.	48'-0"
3.2	BUILDING STORIES ABOVE GRADE	508.4.3 Table 504.4 &	L: 5 / R-2: 5	Max.	B: 2 / R-2: 4
		508.4.3			
3.3	LARGEST STORY AREA TOTAL BUILDING AREA	Table 506.2	L: 28,500 SF / R-2: 24,000 SF	Max.	2,500 SF 11.468 SF
3.51	MEZZANINE AREA LIMITATION	505.2.1	= 1/3 OF AGGREGATE AREA</td <td></td> <td><!--= 1/3 AGGREGATE AREA</td--></td>		= 1/3 AGGREGATE AREA</td
3.52	MEZZANINE OPENNESS	505.2.3	OF ROOM/SPACE Open to room below with max. 42"		ROOM/SPACE Open to room below with max. 4
0.02		000.2.0	walls		Open to toom below with high. 4
4 - MD	ED OCCUPANCY & SPECIAL PROVISIONS				
4.1	MIXED OCCUPANCY CLASSIFICATION	510.2.4	SEPARATED OCCUPANCIES		SEPARATED OCCUPANCI
4.2	OCCUPANCY SEPARATION	Table 508.4	4 HR		4 HR
4.3	ALLOWABLE AREA AND HEIGHT	510.2.5	See above		See above
	E RESISTANCE RATING REQUIREMENTS				
6.1	PRIMARY STRUCTURAL FRAME	Table 601	1 HR	Min.	1 HR
6.2	BEARING WALLS - EXTERIOR BEARING WALLS - INTERIOR	Table 601 Table 601	2 HR 1 HR	Min. Min.	2 HR 1 HR
6.4	NON-BEARING WALLS - EXTERIOR	Table 601	Varies - see below		Varies - see below
6.41	WHERE FIRE SEPARATION DISTANCE (FSD) < 30'	Table 602	1 HR	Min.	1 HR
6.42	WHERE FSD >/= 30' NON-BEARING WALLS - INTERIOR	Table 602 Table 601	Not Required (NR) Not Required U.O.N.		0 HR Not Provided U.O.N. below
6.51	NON-BEARING WALLS - RESIDENTIAL TENANT	420, 708	1 HR	Min.	1 HR
6.52	SEPARATION	Table 1020.1	1 HR / NR	Min.	1 HR
6.6	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	1 HR	Min.	1 HR
6.7	ROOF CONSTRUCTION AND ASSOCIATED	Table 601	1 HR	Min.	1 HR
6.81	SECONDARY MEMBERS SHAFT ENCLOSURES CONNECTING LESS THAN 4	713.4	1 HR	Min.	1 HR
	STORIES				
6.82	SHAFT ENCLOSURES CONNECTING 4 STORIES OR MORE	713.4	2 HR	Min.	2 HR
	E AND SMOKE PROTECTION FEATURES				
7 - FIR 7.1	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED				
7.1 7.11	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3'	SF DBI AB-009	90 MINUTES	Min.	90 MINUTES
7.1	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED	SF DBI AB-009 Table 705.8	90 MINUTES 15% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Min. Max.	90 MINUTES N/A
7.1 7.11	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3'		15% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED		
7.1 7.11 7.12	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 3' <= FSD <5' WHERE 5' <= FSD <10'	Table 705.8	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A N/A
7.1 7.11 7.12 7.13 7.14	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 3' < = FSD <10' WHERE 5' < = FSD <10' WHERE 10' < = FSD <15'	Table 705.8 Table 705.8 Table 705.8	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max. Max. Max.	N/A N/A <45% OPENINGS
7.1 7.11 7.12 7.13	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 3' <= FSD <5' WHERE 5' <= FSD <10'	Table 705.8 Table 705.8	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED 75% OPENING PERMITTED	Max. Max.	N/A N/A
7.1 7.11 7.12 7.13 7.14	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 3' < = FSD <10' WHERE 5' < = FSD <10' WHERE 10' < = FSD <15'	Table 705.8 Table 705.8 Table 705.8	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max. Max. Max.	N/A N/A <45% OPENINGS
7.1 7.11 7.12 7.13 7.14 7.15 7.16	MAXIMIM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 3' <= FSD <5' WHERE 5' <= FSD <10' WHERE 15' <= FSD <15' WHERE 15' <= FSD <20' WHERE FSD >= 20'	Table 705.8 Table 705.8 Table 705.8 Table 705.8	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED 75% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max. Max. Max.	N/A N/A <45% OPENINGS
7.1 7.11 7.12 7.13 7.14 7.15 7.16	MAXIMM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 5' < = FSD <10' WHERE 5' < = FSD <10' WHERE 10' < = FSD <15' WHERE 15' < = FSD <20'	Table 705.8 Table 705.8 Table 705.8 Table 705.8	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED 75% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max. Max. Max.	N/A N/A <45% OPENINGS N/A
7.1 7.12 7.13 7.14 7.15 7.16 9 - FIR 9.1	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE 51 <= FSD <5 WHERE 51 <= FSD <5 WHERE 51 <= FSD <10 <sup>+</sup> WHERE 151 <= FSD <10 <sup>+</sup> WHERE 151 <= FSD <10 <sup>+</sup> WHERE 151 <= FSD <20 <sup>+</sup> WHERE FSD >= 20 <sup>+</sup> E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM	Table 705.8           903 and NFPA 13	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED 75% OPENING PERMITTED UNPROTECTED, SPRINKLERED No Limit Required per CBC 903 and NFPA 14	Max. Max. Max.	N/A N/A <45% OPENINGS N/A YES, provided per CBC 903 and I
7.1 7.12 7.13 7.14 7.15 7.16 9 - FIR	MAXIMM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 5' <= FSD <5' WHERE 5' <= FSD <10' WHERE 15' <= FSD <15' WHERE 15' <= FSD <20' WHERE 5D >= 20' E PROTECTION SYSTEMS	Table 705.8           Table 705.8           Table 705.8           Table 705.8           Table 705.8           Table 705.8	19% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED UMPROTECTED, SPRINKLERED 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED UNPROTECTED, SPRINKLERED No Limit Required per CBC 903 and NFPA	Max. Max. Max.	N/A N/A <45% OPENINGS N/A YES, provided per CBC 903 and I YES, provided per CBC 903 and I YES, provided per CBC 903 and I
7.1 7.12 7.13 7.14 7.15 7.16 9 - FIR 9.1	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE 51 <= FSD <5 WHERE 51 <= FSD <5 WHERE 51 <= FSD <10 <sup>+</sup> WHERE 151 <= FSD <10 <sup>+</sup> WHERE 151 <= FSD <10 <sup>+</sup> WHERE 151 <= FSD <20 <sup>+</sup> WHERE FSD >= 20 <sup>+</sup> E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM	Table 705.8 Table 705.8 Table 705.8 Table 705.8 Table 705.8 Table 705.8 903 and NFPA 13 905 AND NFPA 14 901.8, 913 and	19% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED VNPROTECTED, SPRINKLERED No Limit Required per CBC 903 and NFPA 14 Required per CBC 903 and NFPA	Max. Max. Max.	N/A N/A <45% OPENINGS
7.1 7.11 7.12 7.13 7.14 7.15 7.16 9 - FIR 9.1 9.2	MAXIMM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 5' < = FSD <5' WHERE 5' < = FSD <10' WHERE 10' < = FSD <15' WHERE 15' < = FSD <20' WHERE FSD > = 20' E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM STANDPIPE SYSTEMS	Table 705.8           Table 705.8           Table 705.8           Table 705.8           Table 705.8           Table 705.8           903 and NFPA 13           905 AND NFPA 14	19% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED UNPROTECTED, SPRINKLERED NG Limit Required per CBC 903 and NFPA 14 for buildings - 3 stories	Max. Max. Max.	N/A N/A <45% OPENINGS N/A YES, provided per CBC 903 and I YES, provided per CBC 905 and I TBD, pending Fire Flow Ca
7.1 7.11 7.12 7.13 7.14 7.15 7.16 9 - FIR 9.1 9.2 9.3 9.4	MAXIMM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 3' <= FSD <10' WHERE 15' <= FSD <10' WHERE 15' <= FSD <10' WHERE 15' <= FSD <10' WHERE 15' <= FSD <20' WHERE FSD >= 20' E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM STANDPIPE SYSTEMS FIRE PUMPS FIRE ALARM AND DETECTION SYSTEM	Table 705.8 Table 705.8 Table 705.8 Table 705.8 Table 705.8 Table 705.8 903 and NFPA 13 905 AND NFPA 14 901.8, 913 and NFPA 20 907 and NFPA 72	19% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED NPROTECTED, SPRINKLERED No Limit Required per CBC 903 and NFPA 14 for buildings > 3 stories Pending Fire Flow Cales Required per CBC 907 and NFPA 72	Max. Max. Max.	N/A N/A <45% OPENINGS N/A YES, provided per CBC 903 and 1 YES, provided per CBC 905 and 1 TBD, pending Fire Flow Cal YES, provided per CBC 907 and 1
7.1 7.11 7.12 7.13 7.14 7.15 7.16 9 - FIR 9.1 9.2 9.3	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 5' <= FSD <5' WHERE 5' <= FSD <10' WHERE 5' <= FSD <10' WHERE 15' <= FSD <15' WHERE FSD >>= 20' E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM STANDPIPE SYSTEMS FIRE PUMPS	Table 705.8 Table 705.8 Table 705.8 Table 705.8 Table 705.8 903 and NFPA 13 905 AND NFPA 14 901.8, 913 and NFPA 20	19% OPENING PERMITTED UNPROTECTED. SPRINKLERED 25% OPENING PERMITTED UNPROTECTED. SPRINKLERED 45% OPENING PERMITTED UNPROTECTED. SPRINKLERED 75% OPENING PERMITTED UNPROTECTED. SPRINKLERED No Limit Required per CBC 903 and NFPA 14 for buildings - 3 stories Pending Fine Flow Calss Required per CBC 907 and NFPA	Max. Max. Max.	N/A N/A <45% OPENINGS N/A YES, provided per CBC 903 and 1 YES, provided per CBC 905 and 1 TBD, pending Fire Flow Cal YES, provided per CBC 907 and 1
7.1 7.11 7.12 7.13 7.14 7.15 7.16 9 - FIR 9.1 9.2 9.3 9.4	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE 51 <= FSD <5 WHERE 51 <= FSD <5 WHERE 51 <= FSD <10 <sup>+</sup> WHERE 151 >= 20 <sup>+</sup> E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM STANDPIPE SYSTEMS FIRE PUMPS FIRE ALARM AND DETECTION SYSTEM EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM EMERGENCY RESPONDER RADIO COMMUNICATION	Table 705.8           Table 705.8           Table 705.8           Table 705.8           Table 705.8           Table 705.8           903 and NFPA 13           905 AND NFPA 14           901.8, 913 and NFPA 20           907 and NFPA 72           907 and NFPA 72           907 and NFPA 72	19% OPENING PERMITTED UNPROTECTED, SPRINKLERED 2%, OPENING PERMITTED UNPROTECTED, SPRINKLERED 4%, OPENING PERMITTED UNPROTECTED, SPRINKLERED 7%, OPENING PERMITTED UNPROTECTED, SPRINKLERED No Limit Required per CBC 903 and NFPA 14 for building > 3 storia Pending Fire Flow Calcs Required per CBC 907 and NFPA 72 Required per CBC 907 and NFPA	Max. Max. Max.	N/A N/A <45% OPENINGS N/A YES, provided per CBC 903 and 1 YES, provided per CBC 903 and 1 TBD, pending Fire Flow Cal YES, provided per CBC 907 and 1 YES, provided per CBC 907 and 1
7.1 7.11 7.12 7.13 7.14 7.15 7.16 9 - FIR 9.1 9.2 9.3 9.4 9.5	MAXIMM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 3' <= FSD <10' WHERE 5' <= FSD <10' WHERE 15' <= FSD <10' WHERE 15' <= FSD <10' WHERE FD >= 20' E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM STANDPIPE SYSTEMS FIRE PUMPS FIRE PUMPS FIRE PUMPS FIRE PUMPS SYSTEM	Table 705.8           903 and NFPA 13           905 AND NFPA 14           9018.913 and NFPA 20           907 and NFPA 72           907 and NFPA 72	19% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED VNPROTECTED, SPRINKLERED No Limit Required per CBC 903 and NFPA 14 for buildings - 3 stories Pending Fire Flow Calcs Required per CBC 907 and NFPA 72 Required per CBC 907 and NFPA	Max. Max. Max.	N/A N/A <45% OPENINGS N/A YES, provided per CBC 903 and 1 YES, provided per CBC 903 and 1 TBD, pending Fire Flow Cal YES, provided per CBC 907 and 1 YES, provided per CBC 907 and 1
7.1 7.11 7.12 7.13 7.14 7.15 7.16 9.1 9.1 9.2 9.3 9.4 9.5 9.6 10 - M	MAXIMIM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 5' <= FSD <5' WHERE 5' <= FSD <10' WHERE 10' <= FSD <15' WHERE 15' <= FSD <15' WHERE 15' <= FSD <20' WHERE FSD >= 20' E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM STANDPIPE SYSTEMS FIRE PUMPS FIRE ALARM AND DETECTION SYSTEM EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM EANS OF EGRESS & OCCUPANT LOAD	Table 705.8           903 and NFPA 13           905 AND NFPA 14           901.8, 913 and NFPA 20           907 and NFPA 72           907 and NFPA 72           403.4, 5, 916, AND CFC 510	19% OPENING PERMITTED UNPROTECTED, SPRINKLERD 25% OPENING PERMITTED UNPROTECTED, SPRINKLERD 45% OPENING PERMITTED UNPROTECTED, SPRINKLERD 17% OPENING PERMITTED UNPROTECTED, SPRINKLERD No Limit Required per CBC 903 and NFPA 14 for buildings - 3 stories Pending Fire Flow Cals Required per CBC 903 and NFPA 17 2 Per CBC 907 and NFPA 2 Per CBC 907 and NFPA 2 Per CBC 907 and NFPA 2 Per CBC 907 and NFPA 2 Per CBC 907 and NFPA	Max. Max. Max. Max.	N/A N/A N/A <45% OPENINGS N/A YES, provided per CBC 903 and I YES, provided per CBC 905 and TBD, pending Fire Flow Ca YES, provided per CBC 907 and I YES, provided per CBC 907 and I TBD, per 403.4.5, 916, AND CF
7.1 7.11 7.12 7.13 7.14 7.15 7.16 9.1 9.1 9.2 9.3 9.4 9.5 9.6 10 - M	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 5' < = FSD <5' WHERE 5' < = FSD <10' WHERE 15' < = FSD <10' WHERE 15' < = FSD <10' WHERE 15' < = FSD <20' WHERE FSD > = 20' E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM STANDPIPE SYSTEMS FIRE PUMPS FIRE ALARM AND DETECTION SYSTEM EMRERENCY ROLE / ALARM COMMUNICATION SYSTEM	Table 705.8           Table 705.8           Table 705.8           Table 705.8           Table 705.8           Table 705.8           903 and NFPA 13           905 AND NFPA 14           901.8, 913 and NFPA 20           907 and NFPA 72           907 and NFPA 72           907 and NFPA 72	19% OPENING PERMITTED UNPROTECTED, SPRINKLERED 2%, OPENING PERMITTED UNPROTECTED, SPRINKLERED 4%, OPENING PERMITTED UNPROTECTED, SPRINKLERED 7%, OPENING PERMITTED UNPROTECTED, SPRINKLERED No Limit Required per CBC 903 and NFPA 14 for building > 3 storia Pending Fire Flow Calcs Required per CBC 907 and NFPA 72 Required per CBC 907 and NFPA	Max. Max. Max.	N/A N/A <45% OPENINGS N/A YES, provided per CBC 903 and YES, provided per CBC 903 and TBD, pending Fire Flow Ca YES, provided per CBC 907 and YES, provided per CBC 907 and
7.1 7.11 7.12 7.13 7.14 7.15 7.16 9.1 9.1 9.2 9.3 9.4 9.5 9.6 10 - M	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 5' <= FSD <5' WHERE 5' <= FSD <10' WHERE 10' <= FSD <15' WHERE 15' <= FSD <20' WHERE FSD >= 20' E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM STANDPIPE SYSTEMS FIRE PUMPS FIRE ALARM AND DETECTION SYSTEM EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM EANS OF EGRESS & OCCUPANT LOAD STARWAY WIDTH	Table 705.8           903 and NFPA 13           905 AND NFPA 14           901.8, 913 and NFPA 20           907 and NFPA 72           907 and NFPA 72           403.4, 5, 916, AND CFC 510	19% OPENING PERMITTED UNPROTECTED, SPRINKLERD 25% OPENING PERMITTED UNPROTECTED, SPRINKLERD 45% OPENING PERMITTED UNPROTECTED, SPRINKLERD 17% OPENING PERMITTED UNPROTECTED, SPRINKLERD No Limit Required per CBC 903 and NFPA 14 for buildings - 3 stories Pending Fire Flow Cals Required per CBC 903 and NFPA 17 2 Per CBC 907 and NFPA 2 Per CBC 907 and NFPA 2 Per CBC 907 and NFPA 2 Per CBC 907 and NFPA 2 Per CBC 907 and NFPA	Max. Max. Max. Max.	N/A N/A N/A <45% OPENINGS N/A YES, provided per CBC 903 and YES, provided per CBC 903 and TBD, pending Fire Flow Ca YES, provided per CBC 907 and YES, provided per CBC 907 and TBD, per 403.4.5, 916, AND Cf 36" Stairs Provided
7.1 7.11 7.12 7.13 7.14 7.15 7.16 9 - FIR 9.1 9.2 9.3 9.4 9.5 9.6 10 - M 10.11 10.12	MAXIMM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 5' <= FSD <5' WHERE 5' <= FSD <10' WHERE 10' <= FSD <15' WHERE 15' <= FSD <20' WHERE FSD >= 20' E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM STANDRIPE SYSTEMS FIRE PUMPS FIRE ALARM AND DETECTION SYSTEM EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM EANS OF EGRESS & OCCUPANT LOAD STAIRWAY WIDTH	Table 705.8           903 and NFPA 13           905 AND NFPA 14           901.8, 913 and NFPA 20           907 and NFPA 72           907 and NFPA 72           1005.3.1 & 10.11.2           1005.3.1 & 10.11.2	19% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED 75% OPENING PERMITTED UNPROTECTED, SPRINKLERED No Limit Required per CBC 903 and NFPA 14 for buildings - 3 stories Pending Fine Row Cals Required per CBC 907 and NFPA 72 Per CBC 907 and NFPA 72 Per CBC 907 and NFPA 736° Per CBC 907 and NFPA 736°	Max. Max. Max. Max. Max. Min. Min.	N/A N/A N/A VES, provided per CBC 903 and I YES, provided per CBC 903 and I TBD, pending Fire Flow Cal TBD, pending Fire Flow Cal YES, provided per CBC 907 and I YES, provided per CBC 907 and I TBD, per 403.4.5, 916, AND CF 36° Stairs Provided > 36° Stairs Provided
7.1 7.11 7.12 7.13 7.14 7.15 7.16 9. FIR 9.1 9.2 9.3 9.4 9.5 9.6 9.6 10 M 10.11 10.12	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED AND PROTECTION REQUIRED WHERE 5' <= FSD <5' WHERE 5' <= FSD <5' WHERE 5' <= FSD <10' WHERE 15' <= FSD <15' WHERE 15' <= FSD <20' WHERE FSD >= 20' E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM STANDRIPE SYSTEMS FIRE PUMPS FIRE ALARM AND DETECTION SYSTEM EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM STAIPONDER STAINA COMMUNICATION SYSTEM STAIPONDER SOCUPANT LOAD STAIRWAY WIDTH OTHER EGRESS & OCCUPANT WIDTHS NUMBER OF EXTS - COMMON AREAS	Table 705.8 Table 705.8 Table 705.8 Table 705.8 Table 705.8 Table 705.8 903 and NFPA 13 905 AND NFPA 14 901.8, 913 and NFPA 20 907 and NFPA 72 907 and NFPA 72 907 and NFPA 72 1005.3.1 & 10.11.2 1005.3.2 & 1020.2 1006.2	19% OPENING PERMITTED UNPROTECTED, SPRINKLERED 2%, OPENING PERMITTED UNPROTECTED, SPRINKLERED 4% OPENING PERMITTED UNPROTECTED, SPRINKLERED 7% OPENING PERMITTED UNPROTECTED, SPRINKLERED 7% OPENING PERMITTED UNPROTECTED, SPRINKLERED No Limit Required per CBC 903 and NFPA 4 for buildings > 3 stories Pending Fine Flow Calcs Required per CBC 907 and NFPA 72 Per CBC 907 and NFPA 72 Per CBC 907 and NFPA 736° 36° 36°	Max. Max. Max. Max. Max. Min. Min. Min.	N/A N/A N/A VES, provided per CBC 903 and 1 YES, provided per CBC 903 and 1 TBD, pending Fire Flow Ca YES, provided per CBC 907 and 1 YES, provided per CBC 907 and 1 YES, provided per CBC 907 and 1 Stars Provided per CBC 907 and 1
7.1 7.11 7.12 7.13 7.14 7.15 7.16 9 - FIR 9.1 9.2 9.3 9.4 9.5 9.6 10 - M 10.11 10.22	MAXIMM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 3' <= FSD <10' WHERE 5' <= FSD <10' WHERE 10' <= FSD <15' WHERE 15' <= FSD <10' WHERE 15' <= FSD <20' WHERE FSD >= 20' E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM STANDPIPE SYSTEMS FIRE PUMPS FIRE PUMPS FIRE PUMPS FIRE PUMPS FIRE ALARM AND DETECTION SYSTEM EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM CONSOFE EGRESS & OCCUPANT LOAD STARWAY WIDTH OTHER EGRESS COMPONENT WIDTHS NUMBER OF EXITS - COMMON AREAS NUMBER OF EXITS - WITHIN DWELLING UNITS	Table 705.8 Table 705.8 Table 705.8 Table 705.8 Table 705.8 Table 705.8 903 and NFPA 13 905 AND NFPA 14 901.8, 913 and NFPA 20 907 and NFPA 72 907 and NFPA 72 907 and NFPA 72 1005.3.1 & 10.11.2 1005.3.2 & 1020.2 1006.2	19% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED 75% OPENING PERMITTED UNPROTECTED, SPRINKLERED No Limit Required per CBC 903 and NFPA 14 for buildings - 3 stories Pending Fire Flow Calcs Required per CBC 907 and NFPA 72 Required per CBC 907 and NFPA 72 Required per CBC 907 and NFPA 72 Per CFC 510 as required by Fire Code Official 36" 2 1	Max. Max. Max. Max. Max. Min. Min. Min. Min.	N/A N/A N/A <45% OPENINGS N/A YES, provided per CBC 903 and I YES, provided per CBC 905 and I TBD, pending Fire Flow Cal YES, provided per CBC 907 and I YES, provided per CBC 907 and I TBD, per 403.4.5, 916, AND CF 36° Stairs Provided > 36° Stairs Provided > 36° at all Egress Compone 2 1
7.1 7.11 7.12 7.13 7.14 7.15 7.16 9. FIR 9.1 9.2 9.3 9.4 9.5 9.6 9.6 10 M 10.11 10.12	MAXIMM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 5' <= FSD <10' WHERE 5' <= FSD <10' WHERE 15' <= FSD <10' WHERE 15' <= FSD <10' WHERE 15' <= FSD <20' WHERE FDD >= 20' E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM STANDPIPE SYSTEMS FIRE PLARM AND DETECTION SYSTEM STANDPIPE SYSTEMS FIRE PLARM AND DETECTION SYSTEM EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM CANS OF EGRESS & OCCUPANT LOAD STAIRWAY WIDTH OTHER EGRESS COMPONENT WIDTHS NUMBER OF EXITS - COMMON AREAS NUMBER OF EXITS - COMMON AREAS NUMBER OF EXITS - WITHIN DWELLING UNITS DISTANCE BETWEEN EXIT ACCESS STAIRWAYS	Table 705.8 Table 705.8 Table 705.8 Table 705.8 Table 705.8 Table 705.8 903 and NFPA 13 905 AND NFPA 14 901.8, 913 and NFPA 20 907 and NFPA 72 907 and NFPA 72 907 and NFPA 72 1005.3.1 & 10.11.2 1005.3.1 & 10.11.2 1005.3.2 & 1020.2 1006.2 1006.2.1	19% OPENING PERMITTED UNPROTECTED, SPRINKLERED 25% OPENING PERMITTED UNPROTECTED, SPRINKLERED 45% OPENING PERMITTED UNPROTECTED, SPRINKLERED 75% OPENING PERMITTED UNPROTECTED, SPRINKLERED No Limit Required per CBC 903 and NFPA 14 for buildings - 3 stories Pending Fire Flow Calcs Required per CBC 907 and NFPA 12 Required per CBC 907 and NFPA 12 Per CFC 510 as required by Fire Code Official 36" 2 1 13 Building Diagonal	Max. Max. Max. Max. Max. Min. Min. Min.	N/A N/A N/A <45% OPENINGS N/A YES, provided per CBC 903 and YES, provided per CBC 903 and TBD, pending Fire Flow Ca YES, provided per CBC 907 and YES, provided per CBC 907 and TBD, per 403.4.5, 916, AND Cf 36° Stairs Provided > 36° Stairs Provided > 36° at all Egress Compone 2 1 > 1/3 Building Diagonal
7.1 7.11 7.12 7.13 7.14 7.15 7.16 9 - FIR 9.1 9.2 9.3 9.4 9.5 9.6 10 - M 10.11 10.22	MAXIMM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED WHERE FIRE SEPARATION DISTANCE (FSD) < 3' WHERE 3' <= FSD <10' WHERE 5' <= FSD <10' WHERE 10' <= FSD <15' WHERE 15' <= FSD <10' WHERE 15' <= FSD <20' WHERE FSD >= 20' E PROTECTION SYSTEMS AUTOMATIC, FULLY SPRINKLERED SYSTEM STANDPIPE SYSTEMS FIRE PUMPS FIRE PUMPS FIRE PUMPS FIRE PUMPS FIRE ALARM AND DETECTION SYSTEM EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM CONSOFE EGRESS & OCCUPANT LOAD STARWAY WIDTH OTHER EGRESS COMPONENT WIDTHS NUMBER OF EXITS - COMMON AREAS NUMBER OF EXITS - WITHIN DWELLING UNITS	Table 705.8 Table 705.8 Table 705.8 Table 705.8 Table 705.8 Table 705.8 903 and NFPA 13 905 AND NFPA 14 901.8, 913 and NFPA 20 907 and NFPA 72 907 and NFPA 72 907 and NFPA 72 1005.3.1 & 10.11.2 1005.3.2 & 1020.2 1006.2	19% OPENING PERMITTED UNPROTECTED, SPRINKLERED 4% OPENING PERMITTED UNPROTECTED, SPRINKLERED 4% OPENING PERMITTED UNPROTECTED, SPRINKLERED 7% OPENING PERMITTED UNPROTECTED, SPRINKLERED TS% OPENING PERMITTED UNPROTECTED, SPRINKLERED No Limit Required per CBC 003 and NFPA 14 for buildings > 3 stories Pending Fire Flow Calks Required per CBC 007 and NFPA 72 Per CFC 510 as required by Fire Code Official 36" 36" 2 1 13 Building Diagonal 1 Elevator with Standby power per	Max. Max. Max. Max. Max. Min. Min. Min. Min.	N/A N/A N/A <45% OPENINGS N/A YES, provided per CBC 903 and I YES, provided per CBC 903 and I TBD, pending Fire Flow Cal YES, provided per CBC 907 and I YES, provided per CBC 907 and I YES, provided per CBC 907 and I YES, provided per CBC 907 and I Stairs Provided per CBC 907 and I a table, per 403.4.5, 916, AND CF 36° Stairs Provided > 36° stairs Provided > 36° at all Egress Compone 2 1 > 1/3 Building Diagonal
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11B-201 Required at public floors: Basement, 1st, and 2nd Floors

Provided at Basement, 1st and 2nd Floors

11B - ACCESSIBILITY TO PUBLIC BUILDINGS 11.6 SCOPE OF COMPLIANCE TO CHAPTER 11B

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

OCCUPANC	Y SCHEDULE BY FLOOR
LEVEL	OCCUPANT LOAD (OL) - SCHEDULE ON G0.06

0-BASEMENT	12
1-FIRST FLOOR	16
1.5-MEZZANINE LEVEL	5
2-SECOND FLOOR	19
3-THIRD FLOOR	8
4-FOURTH FLOOR	6
5-ROOF	38
	104

GROSS BUILDING AREA BREAKDOWN BY USE						
OCCUPANCY	AREA (GROSS)	% SUBTOTAL	% TOTAL			
PRINCIPAL USE						
COMMERCIAL	2,417 SF	28%	21%			
OFFICE (BUSINESS)	2,406 SF	28%	21%			
RESIDENTIAL	3,691 SF	43%	32%			
	8,514 SF	100%	73%			
ACCESSORY USE						
COMMON CIRCULATION	2,181 SF	70%	19%			
STORAGE (RESIDENTIAL)	697 SF	22%	6%			
JTILITY	227 SF	7%	2%			
	3,105 SF	100%	27%			
Grand total	11.618 SF		100%			

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

## ANALYSIS\*

NATION

Comments

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

Non-combustible material required at exterior walls (fire-retardant treated wood okay) Non-combustible material required at exterior walls (fire-retardant treated wood okay)

Required at all Dwelling Unit demising walls

No rating required at single occupancy residential corridors (<10 occupants) at 3rd and 4th floors and office corridor at 2nd floor, 1-hour required at Basement and 1st floor corridors for mixed use separation See OCCUPANCY SEPARATION for floor construction between 2nd and 3rd floors

This includes mechanical chases, stairway and elevator enclosures, etc.

90 minute rating required at 2-hour exterior walls

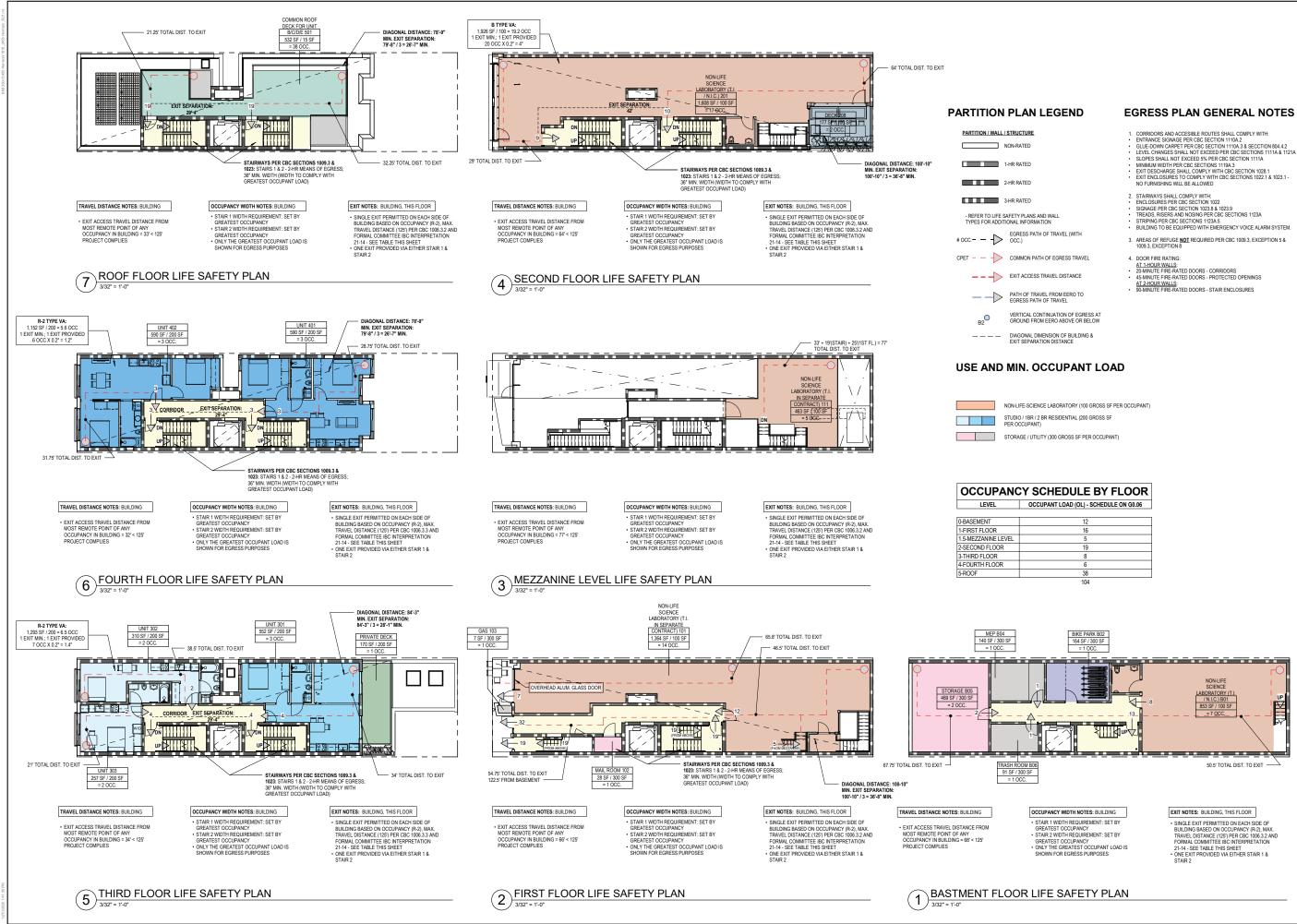
See windows in lightwells in North and South Elevations

2 Smoke Alarms (per CBC 907.2.11) to be hard-wired to Building Primary Power. Audible alarm notification to comply with 907.5.21.1 including min. 75 DBA sound pressure in R-occupancies.

The greater of 0.3\*/Occupant x 105 Occupants / 2 Stairs = 15.75° per 1005.3.1 and 36° per 1011.2 Exception 1 (cocupant 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 13de 1020.2 Occupant Load exceeds 50 = 2 Exits provided with doors swinging in the direction of travel. 2 Stairways provided. Stair 1 axit has direct line of synthe owit at Entrance Lobby Per Exception 1, (1) exit permitted within and from unit Per Exception 2, the separation distance shall not be greater than 1/3 the diagonal in buildings fully equipped with fire spinklers.

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.

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Kr kerman morris architects Revisions C-24585 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 shal 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 presentative/typical details. All attachments, connections, fastenings,etc, are to be properly secured in conformance with best practice, and the Contractor shall b responsible for providing and installing them. EGRESS / PATH OF TRAVEL SITE PLAN DATE 04/19/2019 SCALE As indicat RAWN BY Auth CHECKED BY Checke 1816 JOB NO. G2.10

#### 28 May 2019

San Francisco, CA 94103

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Plan Review Supervisor for Pre-Application Meeting Department of Building Inspection 1660 Mission Street, 2<sup>nd</sup> Floor

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 14<sup>th</sup>, 2019 PRE-APPLICATION MEETING FINDINGS

2455 Harrison Street New Construction Existing: Single story Industrial Structure Proposed: 5-Unit Residential over Business / Assembly (A2) and Basement 2016 California Building Code BPA # 201904309262

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

Type of Construction Existing: TYPE-V-B,

d: TYPE III-A, fully sprinklered (NFPA 13 sprinkler system per Proposed: 1 903.3.1.2) Stories: Existing: 1 story

Proposed: 4 stories over basement Occupancy

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

#### PROJECT SCOPE

This work consists of new structure over basement in an UMU (Urban Mixed Use) zoning district. The subject property consists of an existing 3-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 (R-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

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ADDITIONAL TOPICS OF DISCUSSION

#### 14. Horizontal circulation/hallway at 1st floor

Discussion: It was noted that the horizontal circulation on the 1<sup>st</sup> floor was incorrectly labeled a 'Corrido'. It should be a 'Lobby' since it provides an extension of the exit discharge at Stair flaz, 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 opens to it.

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

15. Courts per 1206.3

Discussion: It was noted that the light court shown (6' wide x ~7.5' long) in the 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<sup>th</sup> floor), the minimum width increases to 6'. The required daylight per 2105.2 in one of the opposing bedroms on the 4<sup>th</sup> floor can be met by skylights. Jeff did mention it may be possible to apply for alternative compliance (i.e. local equivalency per A8-005) with the court requirement. An example would be if we could not meet the 10' length requirement, we may be able to demonstrate local equivalency with a wider than required court to meet the intent of the code. of the code

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

16. Single Exit at Basement

Discussion: A single exit is allowed at this level provided the total occupant for this level is 49 occupants or less per Table 1006.3.2.(2). While the commercial space does have (2) means of egress when you include the open stair to the "If floor, the rest of the basement is served by one exit. The drawings should demonstrate that the most the basement bearved by the served by the serve 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 analysis, the occupate area of the basement level of the commercial space has been reduced "90 sf in order to reduce the total occupant load of the Basement Level to 49 people. The drawings also demonstrate the maximum exit access travel distance to the entry to the exit stair is less than 125'. om this point to the exit discharge at grade, there is a continuous 2-hour er

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

#### MIXED USE AND OCCUPANCY

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

#### Response: Confirmed.

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

#### Response: Confirmed.-

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

#### Response: Confirmed.

Allowable Building Area – Please confirm the use of S08.4 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	
		-1	1

- Response: Confirmed. to be verified during plan che 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 ABOVE GRADE PLANE ACTUAL ABOVE GRADE 
   OCCUPANCY
   HEIGHT 15043
   STORES
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   Residential (R-2)
   85'
   5
   48'
   4

   Commercial (A-2)
   85'
   4
   17'
   1

   Office (B)
   85'
   6
   28'
   2

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

#### TYPES OF CONSTRUCTION 3. Type of Construction:

a. Type V-A: Please confirm the proposed project could not be considered Type V-A ype 4 At Please commutate information project count (<u>not</u> be considered type 4 A) onstruction 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 ear unit of the 3<sup>rd</sup> floor

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. Response: Confirme

### FIRE-RESISTANT CONSTRUCTION

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

#### Response: Confirmed.

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

#### Response: Confirmed

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<sup>ed</sup> and 4<sup>ed</sup> residential floors) if the opening is protected by a fire sprinkler system installed as required by AB-009.

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

22. Glazed roof deck / skylight: It was pointed out that there is a proposed translucent, walkable roof deck / skylight at the rear deck provided at the 2<sup>nd</sup> 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 sprinkley protection below the skylight (i.e. at the mezzanine celling) similar to what is required of property line windows in AB-009: e.g. quick response head, BF\* from a wall, 6\*0° on center, and 3 gm pressure, pc. head, \* from T. Alternatively, equivalency could be demonstrated with an equivalent rating or testing provided the XFTM provided by ASTM.

## Reviewed and agreed by 6/12/13 na 6/24/19 Tom Hany

## ADDRESS FOR WA 2455 Harrison Str CROSS STREETS ( 20fh \_Harrison-Street

SPECIFY STREET

OCCUPANCY (CII

HAZARD CLASSIF CAR-STACKER:

#### NUMBER OF STO

- . SUBMIT FOR REQUESTS WATER FLC
- INCOMPLE PLEASE ALL

Gate Page 95 /

IF YOU HAVE ANY



Response: Confirmed

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.

17. Mixed use of elevator: please confirm it is okay, generally, for the different occupancy

(dedicated for the commercial space) at the Basement level

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



20. Accessibility at proposed mezzanine in commercial space: Please confirm the zanine 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 ting is provided at the main level)

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

be provided by a corridor/bridge connecting it to a mezzanine stop for the elevator or with a LULA within the commercial space.

the mezzanine level with a bridge connecting the elevator to the mezzanine

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

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

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Response: Technical Services indicated that since this was a new mezzanine, accessibility per Chapter 11B would have to be provided. The accessible route could

Drawing Revisions: In the attached drawings, we are now showing an elevator stop at

21. Roof Deck Considerations

#### MEANS OF EGRESS

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8. Enclosed Elevator lobbies: Please confirm that an enclosed elevator lobby is not required: her CES Section 3006-35, where elevator tools a relevator tooly is not required; her CES Section 3006-35, where elevator door has a fire-protection rating required by Section 708.7 and holstway door opening is protected by a listed and labeled smoke containment system complying with ICC ES AC 77. Please confirm Smake Guard enable autication is accordable. Guard smoke curtain is accentable

Response: Confirmed.

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

Response: Confirmed.

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 FILE. 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.

Response: Confirmed.

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

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

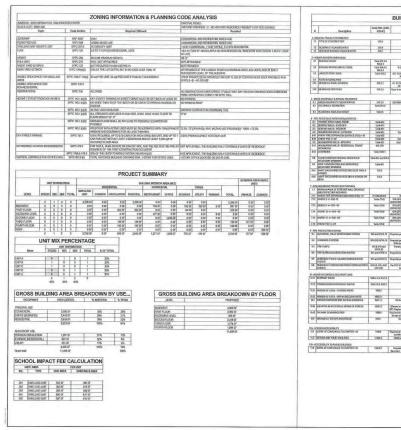
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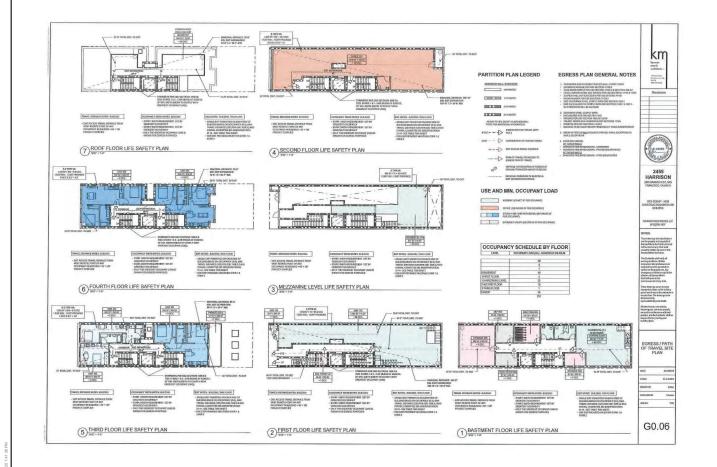
#### REQUEST FOR WATER FLOW INFORMATION

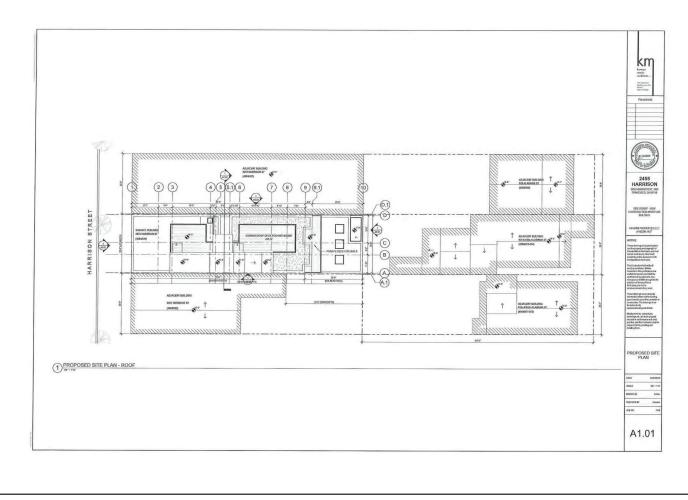
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PHONE NO. ( 415 ) 749 / 0302 FAX NO.	()/	permit and to assist the contract construction. The drawings show limited and only
EMAIL: toby@kermanmorris.com		representative/typical details.
OWNER'S NAME: Fahman Properties, LLC PHONE	# ( <u>415</u> ) 239/ 4500	All attachments, connections, fastenings,etc, are to be properly
ADDRESS FOR WATER FLOW INFORMATION:	PROVIDE SKETCH HERE:	secured in conformance with bee practice, and the Contractor sha responsible for providing and installing them.
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Revelations

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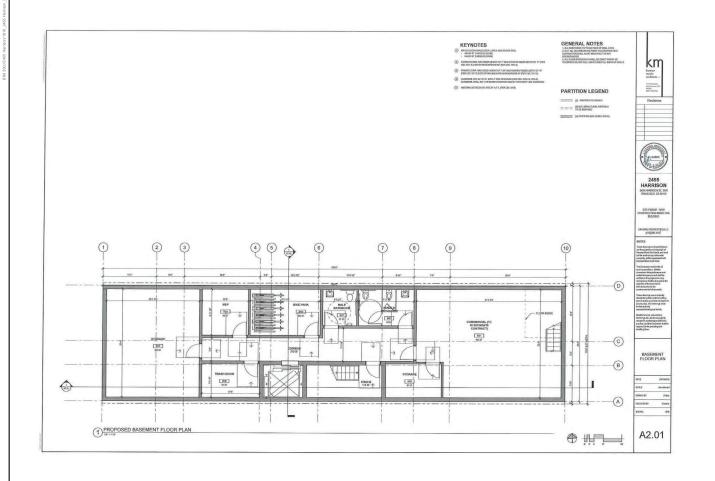
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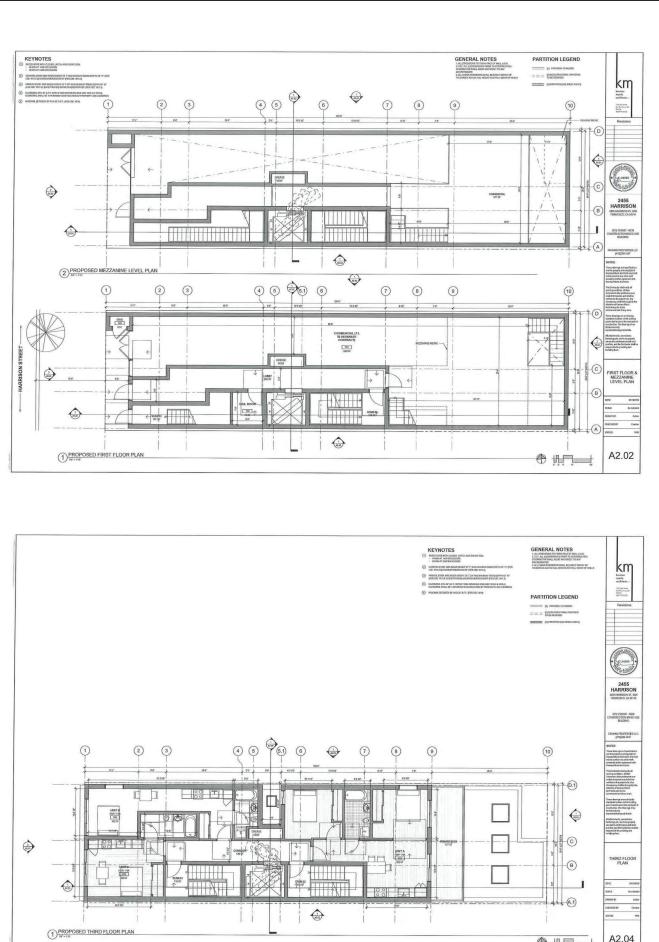
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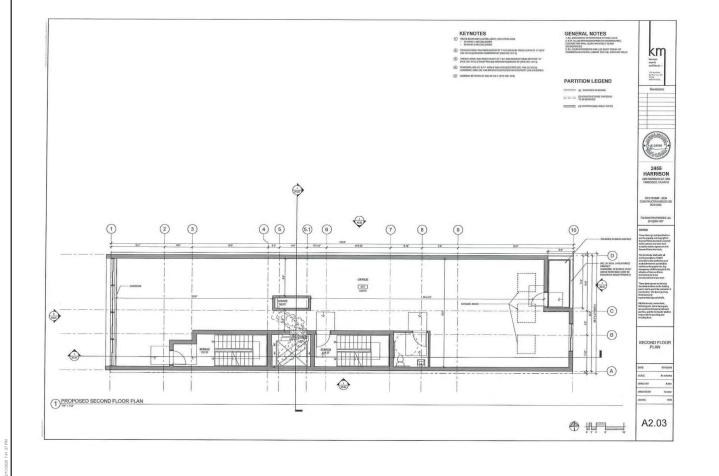
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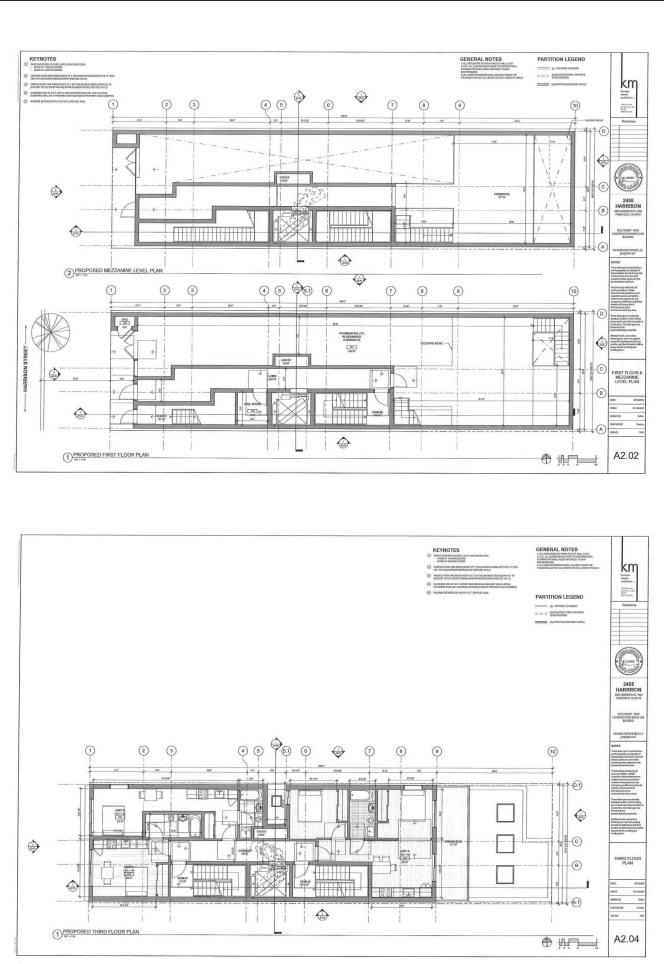
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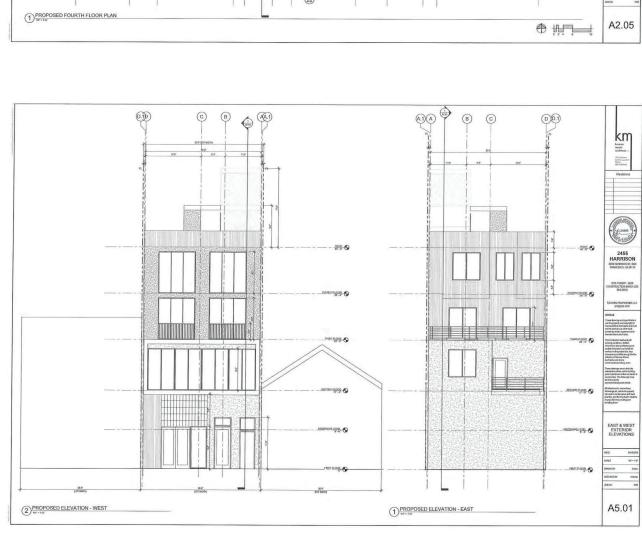


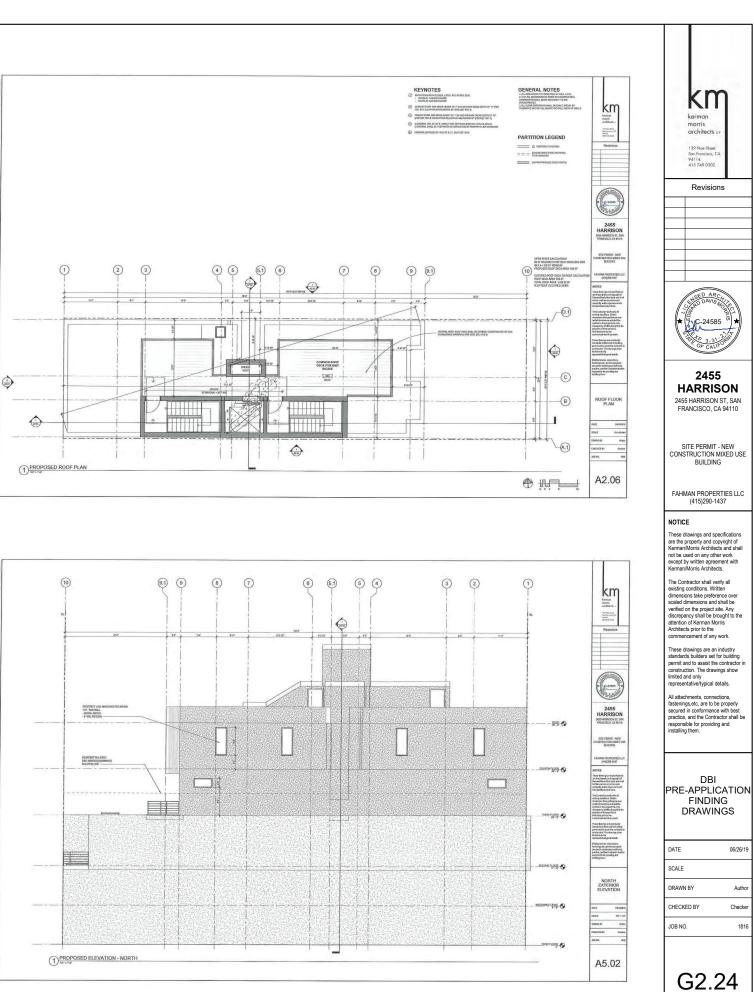






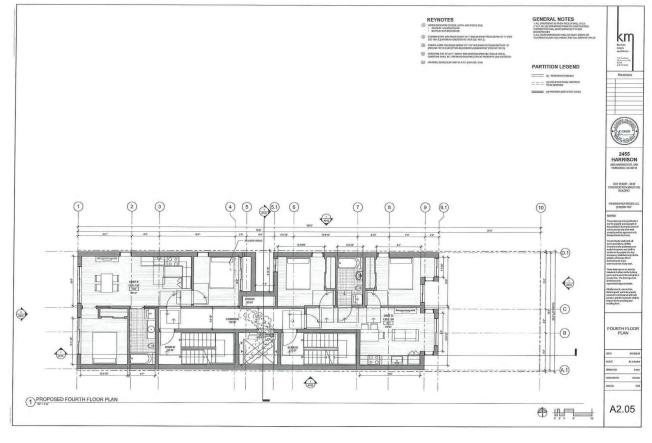
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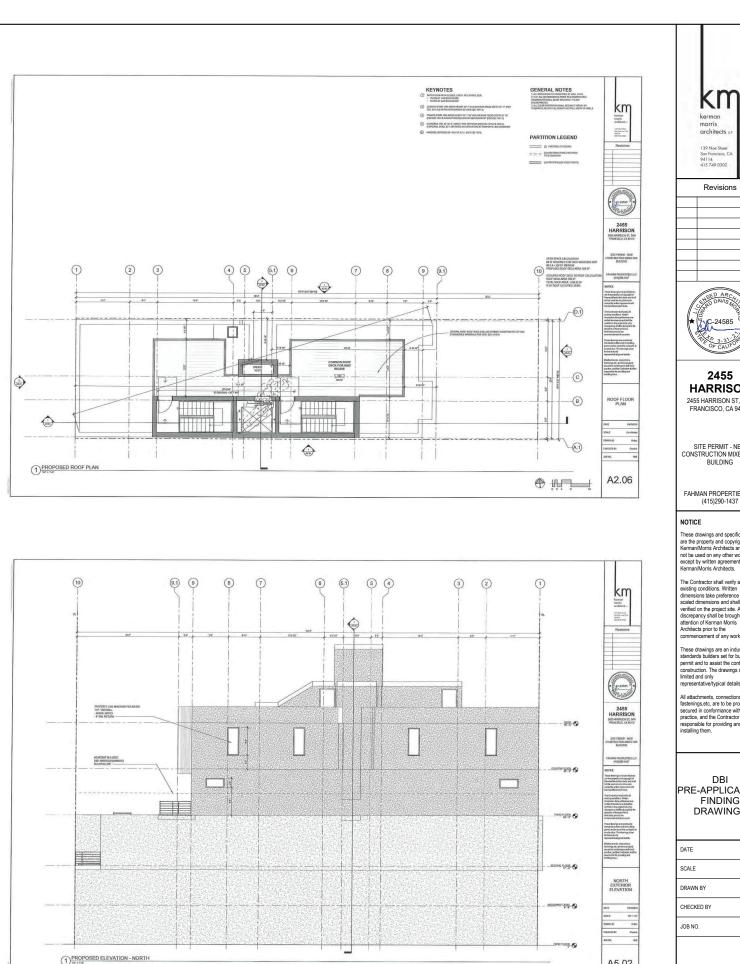


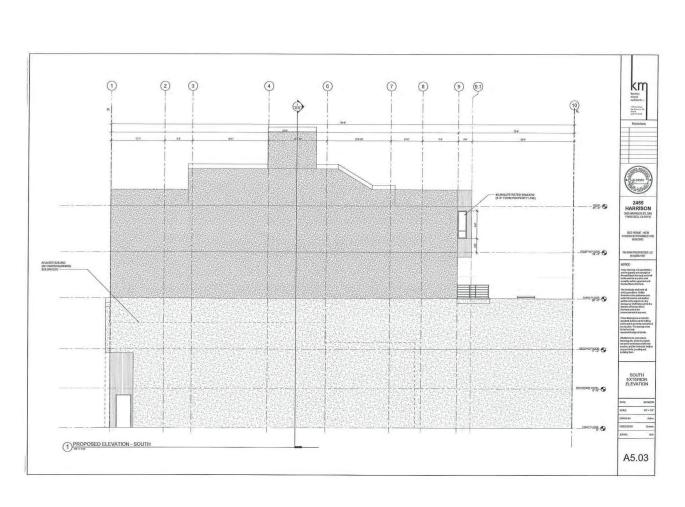


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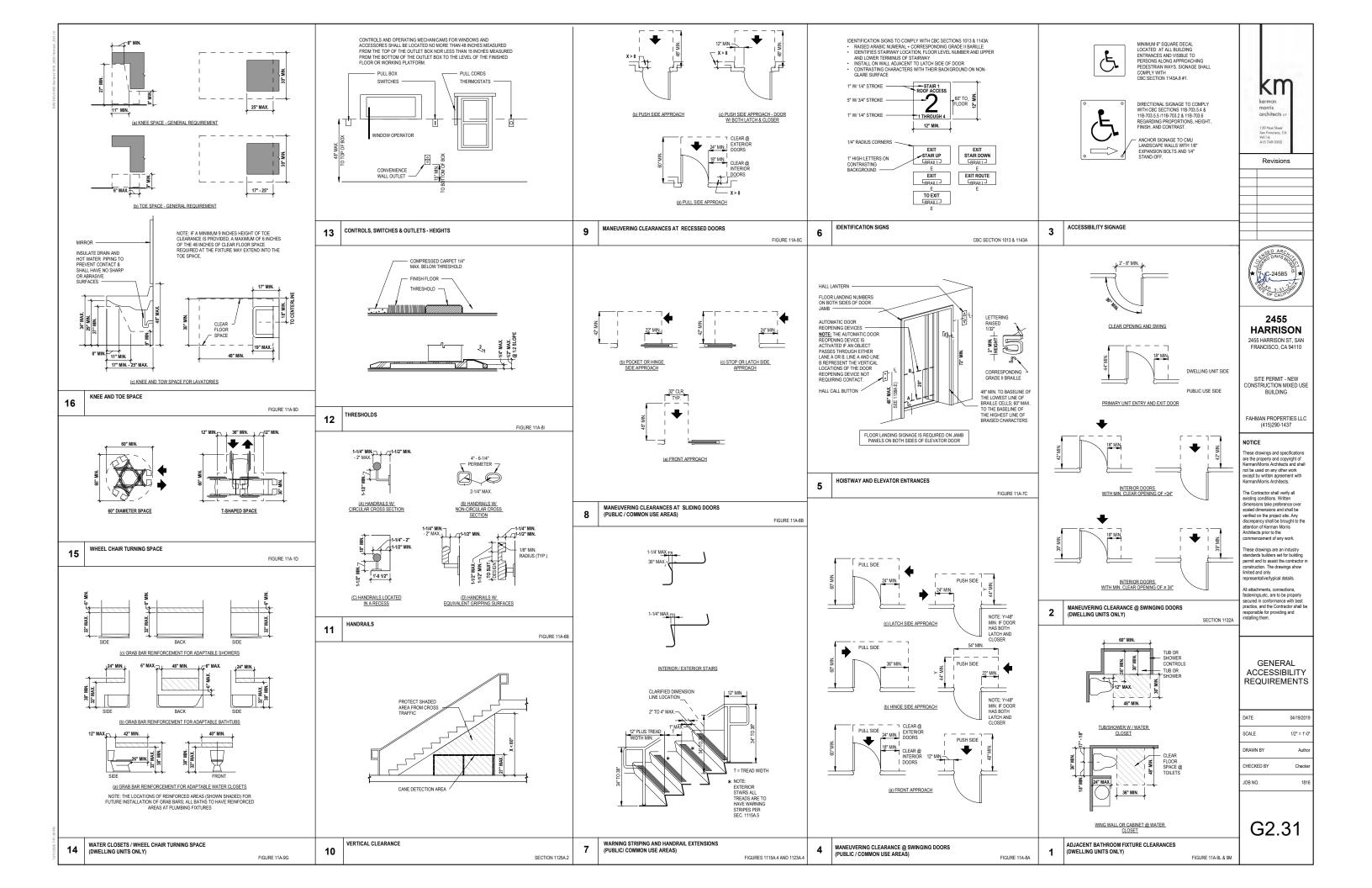
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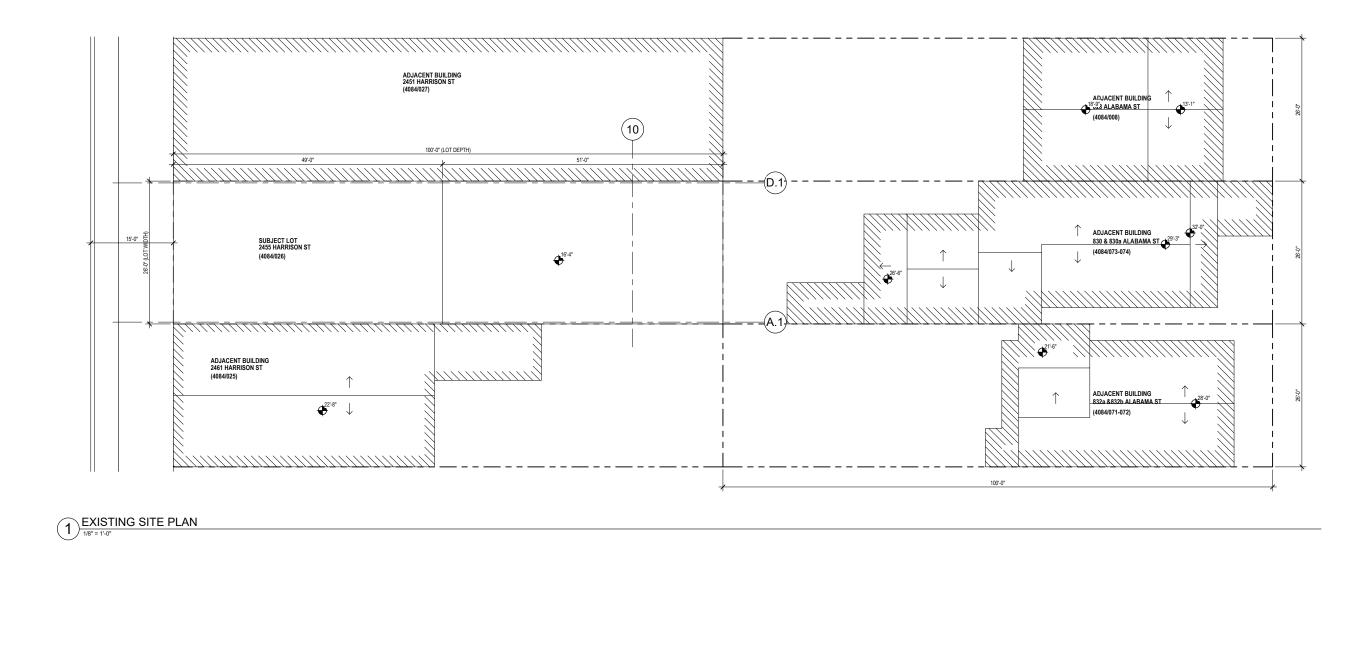
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JOB NO. 1816	
G2.25	



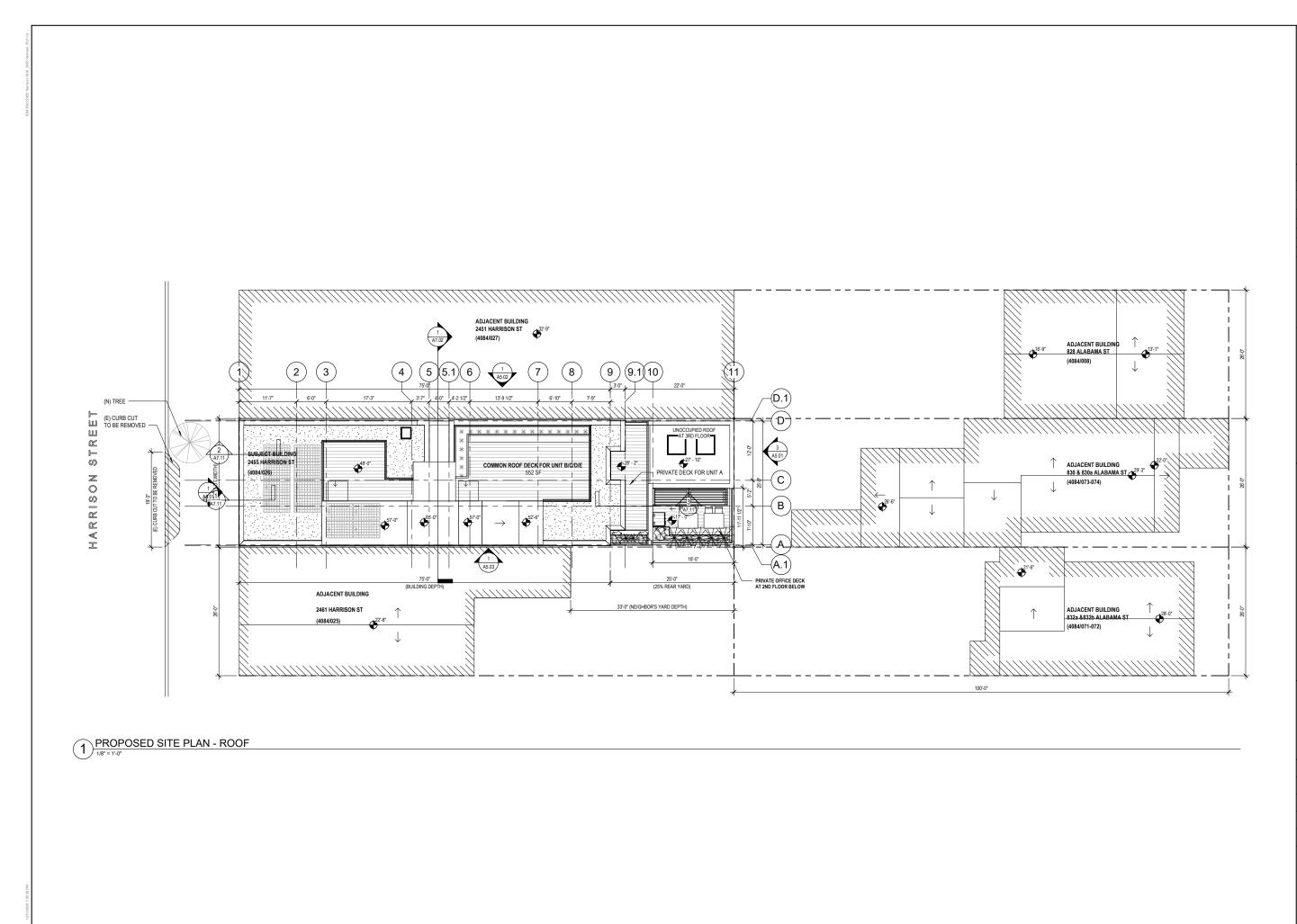
# GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition

1. Fill o 2. Subr	RUCTIONS: ut the project information in the Verificatio nittal must be a minimum of 11" x 17". form is for permit applications submitted		er 2019. The prior version		OTHER RESIDENTIA ALTERATIONS + ADDITIONS	
	be submitted until January 1, 2018. TITLE	SOURCE OF REQUIREMENT		FREQUIREMENT	adds any amount of condition area, volume, or size	
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention ar		if applicable	
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior w	valls with cement mortar or DBI-approved similar method.	•	
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compl		•	
RESIDE	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a professional.	capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed	•	
ш	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.			
_	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, an	nd its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	Use products that comply with the emission limit requirements of resilient flooring (80% of area), and composite wood products.	4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives,	•	
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10		pf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets ood waste disposers (1gpm/8gpm). Residential major improvement projects must upgrade all non-compliant fixtures per	•	
MA	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plan restrictions by calculated ETAF of ≤.55 or by prescriptive complian	nts or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance nce for projects with ≤2,500 sq.ft. of landscape area.	•	
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	ply with all provisions of the CA Energy Code.		
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements o	of SF Planning Code sec.155.1-2.	if applicable	
NO N	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection,	, and loading of compostable, recyclable and landfill materials.	•	
MASTE	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3	For 100% of mixed C&D debris use registered transporters and re	egistered processing facilities with a minimum of 65% diversion rate.	•	
Q	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.		•	
HVAC	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.		•	
GOOD	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Re	efuges may need to treat their glass for opacity.	•	
NEIGH	TOBACCO SMOKE CONTROL	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and	d operable windows and enclosed common areas.	•	
	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer a SFPUC Stormwater Management Requirements.	reas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting	if project extends outside envelope	
PREV	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan	and implement SFPUC Best Management Practices.	if project extends outside envelope	
ENVIRONMENTAL	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before insta	allation.		
FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY		Ater Efficiency CALGreen 4.303 maximum II MAXIMUM FIXTURE FLOW R/ 2 gpm @ 80 psi 1.2 gpm @ 60 psi 1.8 gpm @ 60 psi default 1.8 gpm / 20 (nm space (inches) @ .20 gallons per cycle 1.28 gallons / flush' and EPA W 1.28 gallons / flush' Wall mount: 0.125 gallons / flus Floor mount: 0.5 gallons / flush	ATE         NOTES:           1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)           (#aerSense Certified         2. The combined flow rate of all showerheads in one shower shall be designed to allow only one shower shall be designed to allow only	Water Efficiency of Existing Non-Compliant Fixtures         All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDBI. org.         NON-COMPLIANT PLUMBING FIXTURES INCLUDE:       1. Any toilet manufactured to use more than 1.6 gallons/flush         2. Any urinal manufactured to use more than 1 gallon/flush       3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm         4. Any interior faucet that emits more than 2.2 gpm       Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.		

Projects rm version: October 11, 2017 (For permit applications January 2017 - December 2019)	km
VERIFICATION	kerman morris
Indicate below who is responsible for ensuring green puilding requirements are met. Projects that increase otal conditioned floor area by $\geq$ 1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by c1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are equired. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion	ISP Nor Sheet Shee Fixed CA A Sheet Fixed CA A Sheet Fixed CA A Sheet CA A Sh
2455 HARRISON	
PROJECT NAME	
4084/026 BLOCK/LOT	
2455 HARRISON STREET	USED ARCH
ADDRESS	LURAD DAVIS MOLT
A-2. B. R-2 PRIMARY OCCUPANCY	★ <sup>(4)</sup> C-24585 <sup>(6)</sup> ★
10,924 SF	OF CALLFORN
GROSS BUILDING AREA	
10,924 SF	2455
NCREASE IN CONDITIONED FLOOR AREA have been retained by the project sponsor to verify that pproved construction documents and construction fulfill be requirements of San Francisco Green Building Code. It my professional opinion that the requirements of the San	HARRISON 2455 HARRISON ST, SAN FRANCISCO, CA 94110
rancisco Green Building Code will be met. I will notify the epartment of Building Inspection if the project will, for any pason, not substantially comply with these requirements, if am no longer the Green Building Compliance Professional f Record for the project, or if I am otherwise no longer	SITE PERMIT - NEW CONSTRUCTION MIXED U BUILDING
esponsible for assuring the compliance of the project with the San Francisco Green Building Code.	FAHMAN PROPERTIES LI (415)290-1437
معند 04/19/2019 LICENSED PROFESSIONAL (sign & date)	NOTICE
May be signed by applicant when <1,000 sq. ft. is added. AFFIX STAMP BELOW:	These drawings and specification are the property and copyright of Kerman/Morris Architects and sh not be used on any other work except by written agreement with Kerman/Morris Architects.
tenseD ARCAULTE CENSED DAVIS 1000 ★ C-24585 5 ★	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 th attention of Kerman Morris Architects prior to the commencement of any work.
The OF CALIFORT	These drawings are an industry standards builders set for building permit and to assist the contracto construction. The drawings show
Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.	limited and only representative/typical details. All attachments, connections, fastenings,etc, are to be properly secured in conformance with best
GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)	practice, and the Contractor shall responsible for providing and installing them.
FIRM	GREENPOINT
I am a LEED Accredited Professional	RATED CHECKLIST
I am an ICC Certified CALGreen Inspector	DATE 04/19/
GREEN BUILDING COMPLIANCE PROFESSIONAL	SCALE
(sign & date)	DRAWN BY
Signature by a professional holding at least one of the above certifications is required. If the Licensed	CHECKED BY Che
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 equirements are met.	JOB NO.



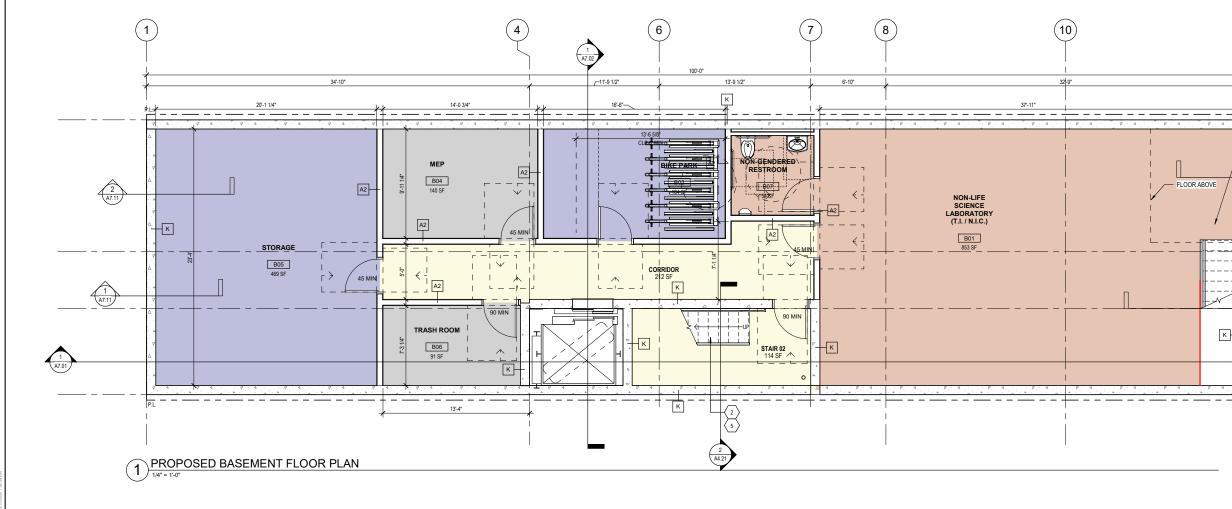
kerman morris architects ur	
San Francisco, CA 94114 415 749 0302	
Revisions	
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2455 HARRISON 2455 HARRISON ST, SAN FRANCISCO, CA 94110	
SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING	
FAHMAN PROPERTIES LLC (415)290-1437	
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EXISTING SITE PLAN	
DATE 04/19/2019	
SCALE 1/8" = 1'-0"	
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CHECKED BY Checker	
JOB NO. 1816	
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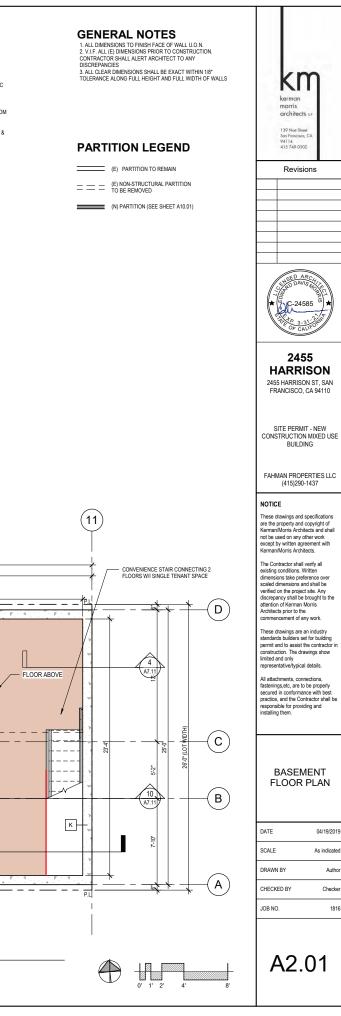


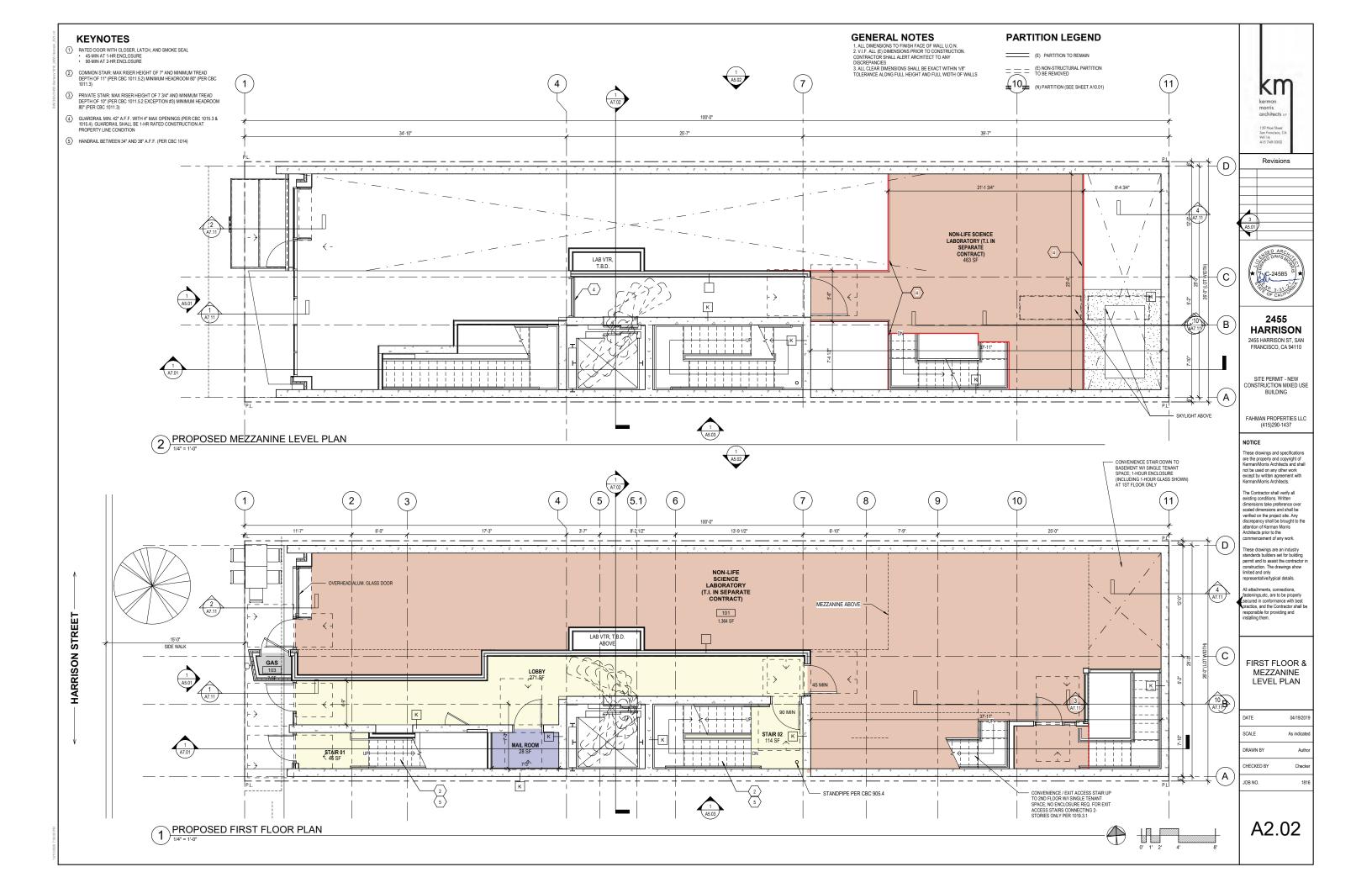
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PROPOSED SITE PLAN		
DATE 04/19/2019		
SCALE 1/8" = 1'-0"		
DRAWN BY Author		
CHECKED BY Checker		
JOB NO. 1816		
A1.01		

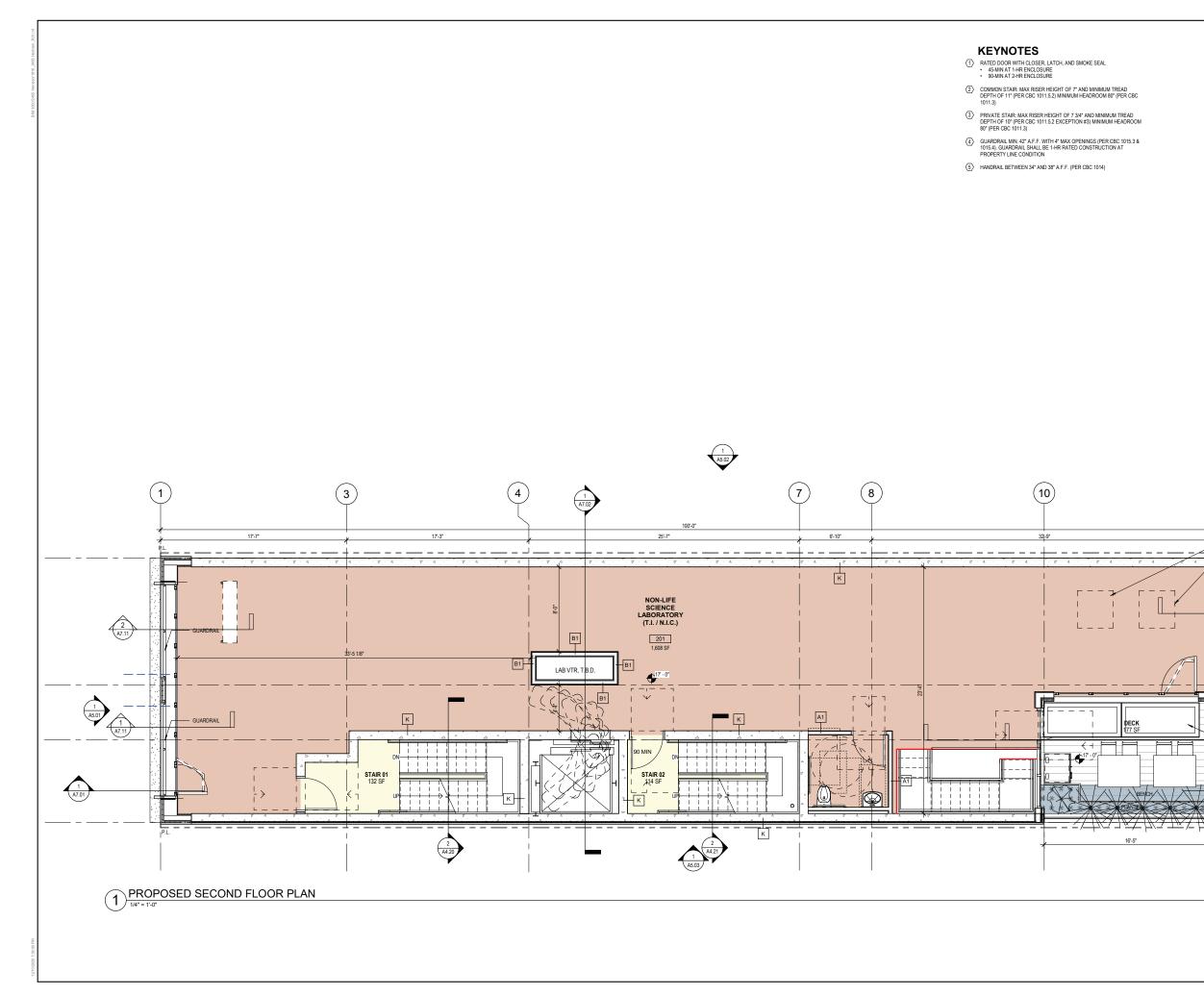
## KEYNOTES

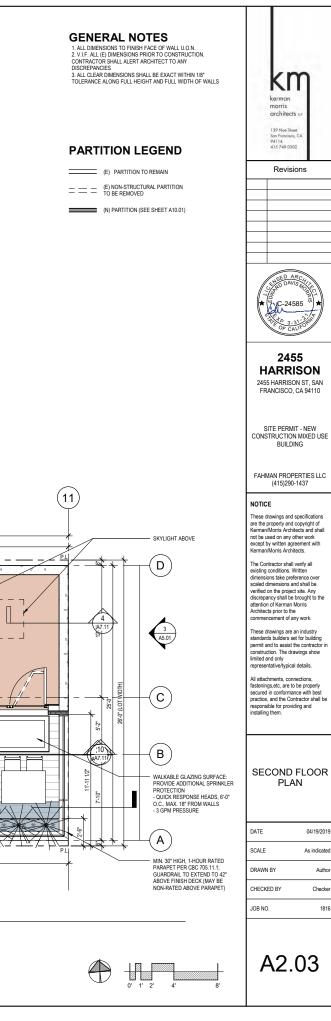
- ATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
   45-MIN AT 1-HR ENCLOSURE
   90-MIN AT 2-HR ENCLOSURE
- COMMON STAIR: MAX RISER HEIGHT OF 7\* AND MINIMUM TREAD DEPTH OF 11\* (PER CBC 1011.5.2) MINIMUM HEADROOM 80\* (PER CBC 1011.3)
- (3) PRIVATE STAIR: MAX RISER HEIGHT OF 7 3/4" AND MINIMUM TREAD DEPTH OF 10" (PER CBC 1011.5.2 EXCEPTION #3) MINIMUM HEADROOM 80" (PER CBC 1011.3)
- 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)

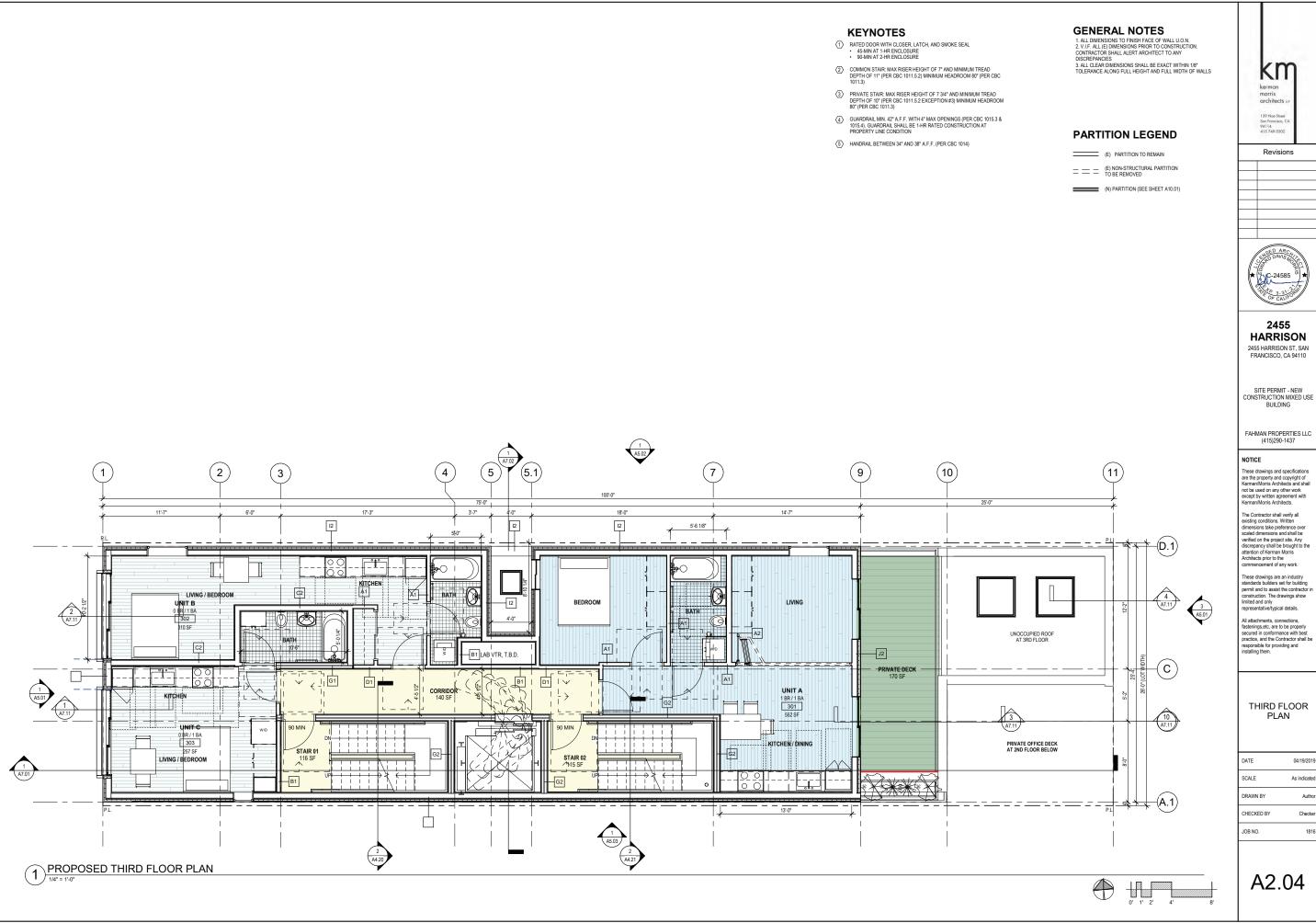


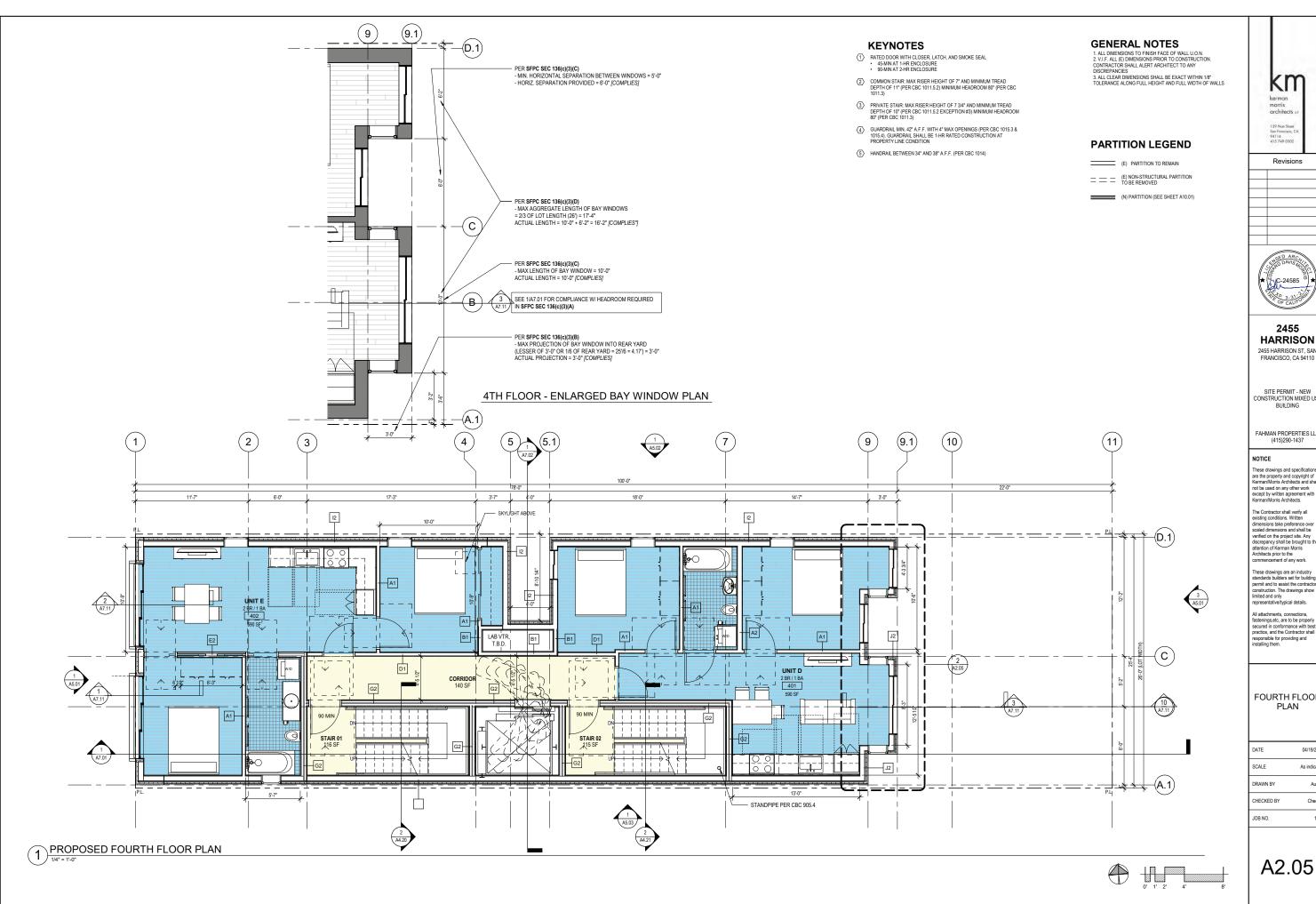








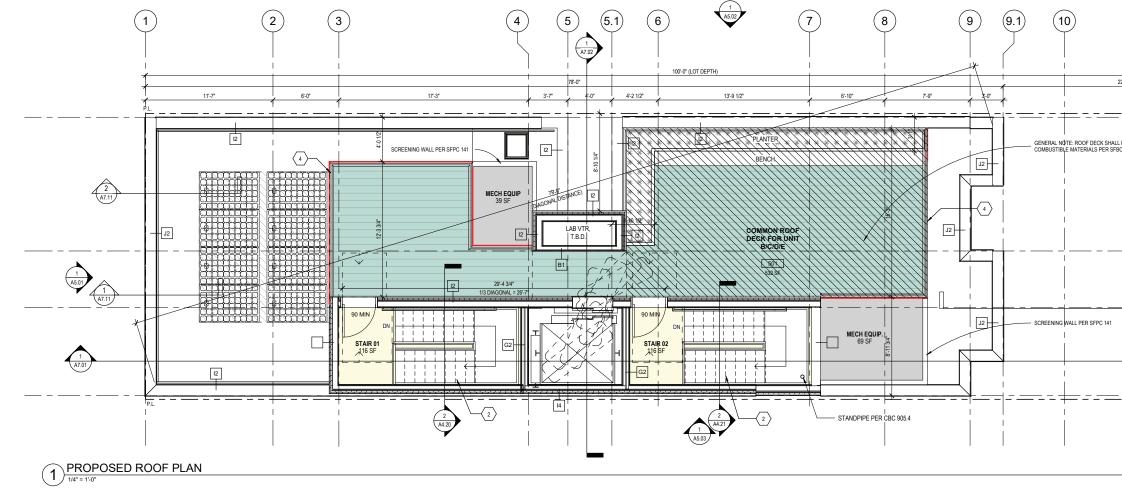


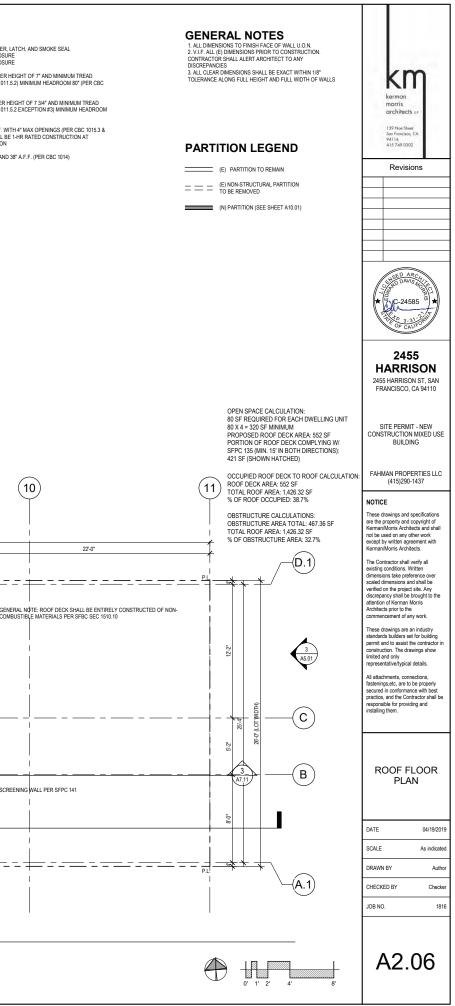


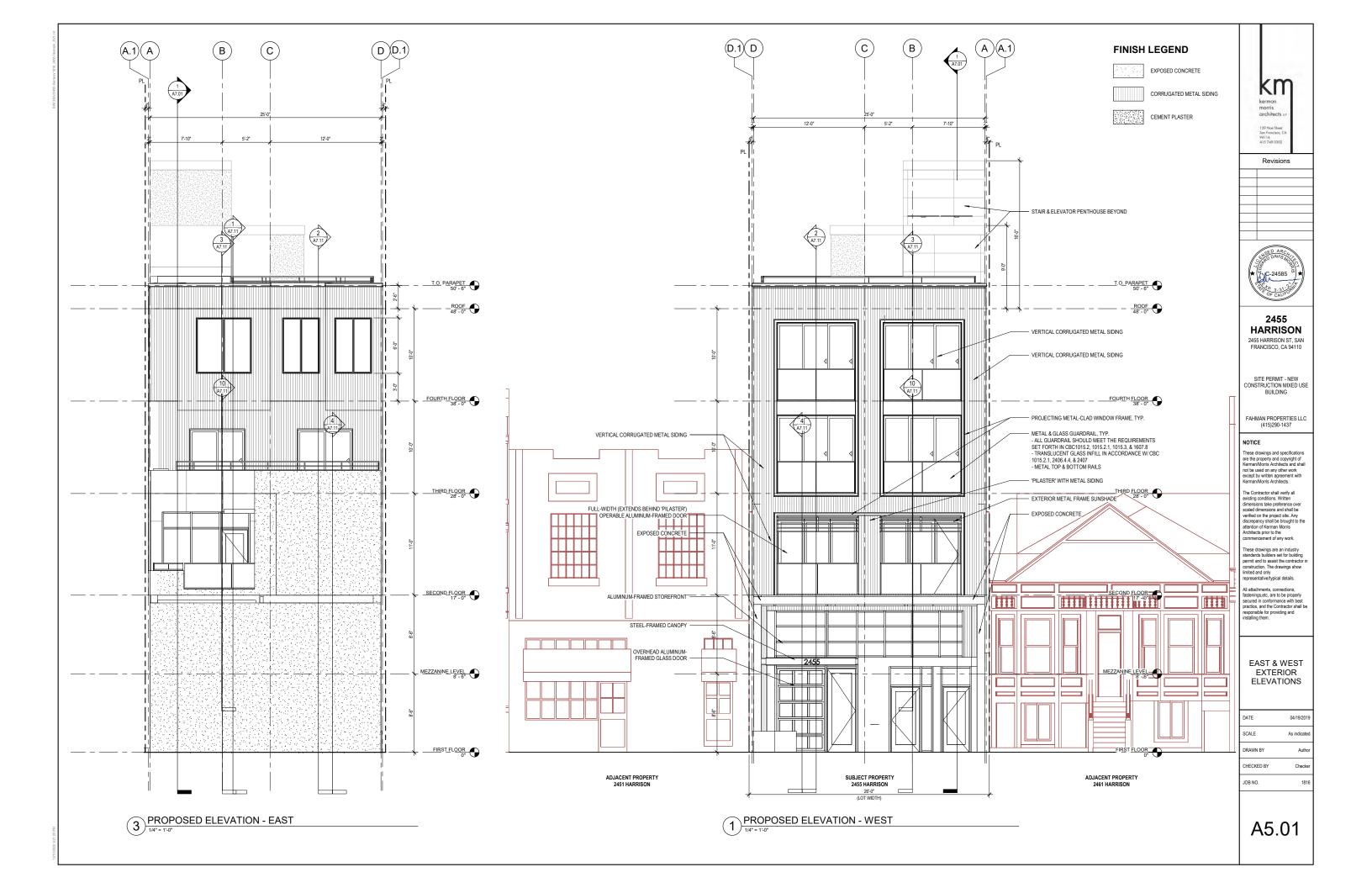
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SITE PERMIT CONSTRUCTION BUILDIN	MIXED USE	
FAHMAN PROPE (415)290-		
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The Contractor shall v existing conditions. W dimensions take prefe scaled dimensions an verified on the project discrepancy shall be b attention of Kerman N Architects prior to the commencement of an	rerify all ritten d shall be site. Any prought to the lorris	
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FOURTH FLOOR PLAN		
DATE	04/19/2019	
SCALE	As indicated	
DRAWN BY	Author	
CHECKED BY	Checker	
JOB NO.	1816	

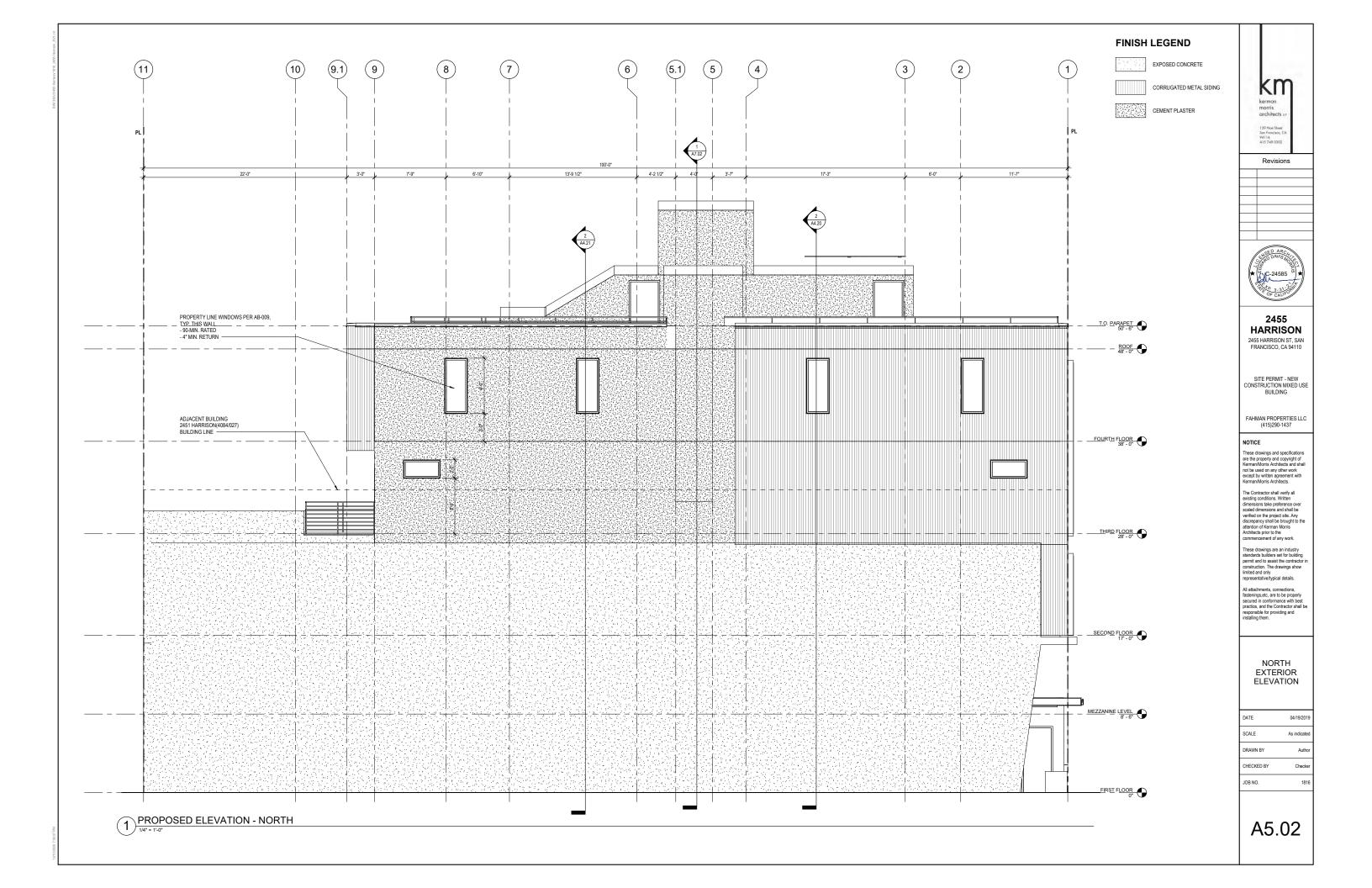
#### **KEYNOTES**

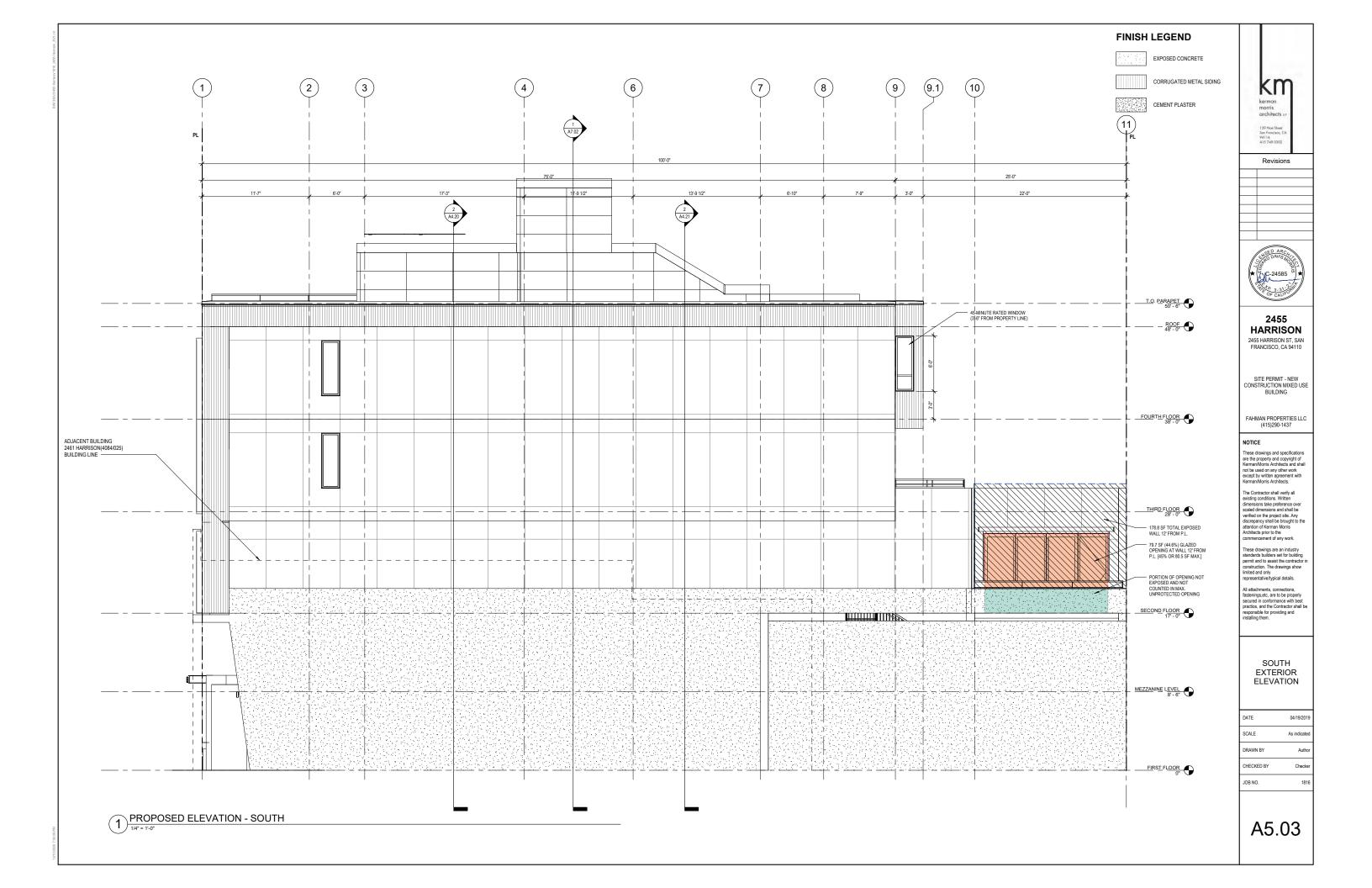
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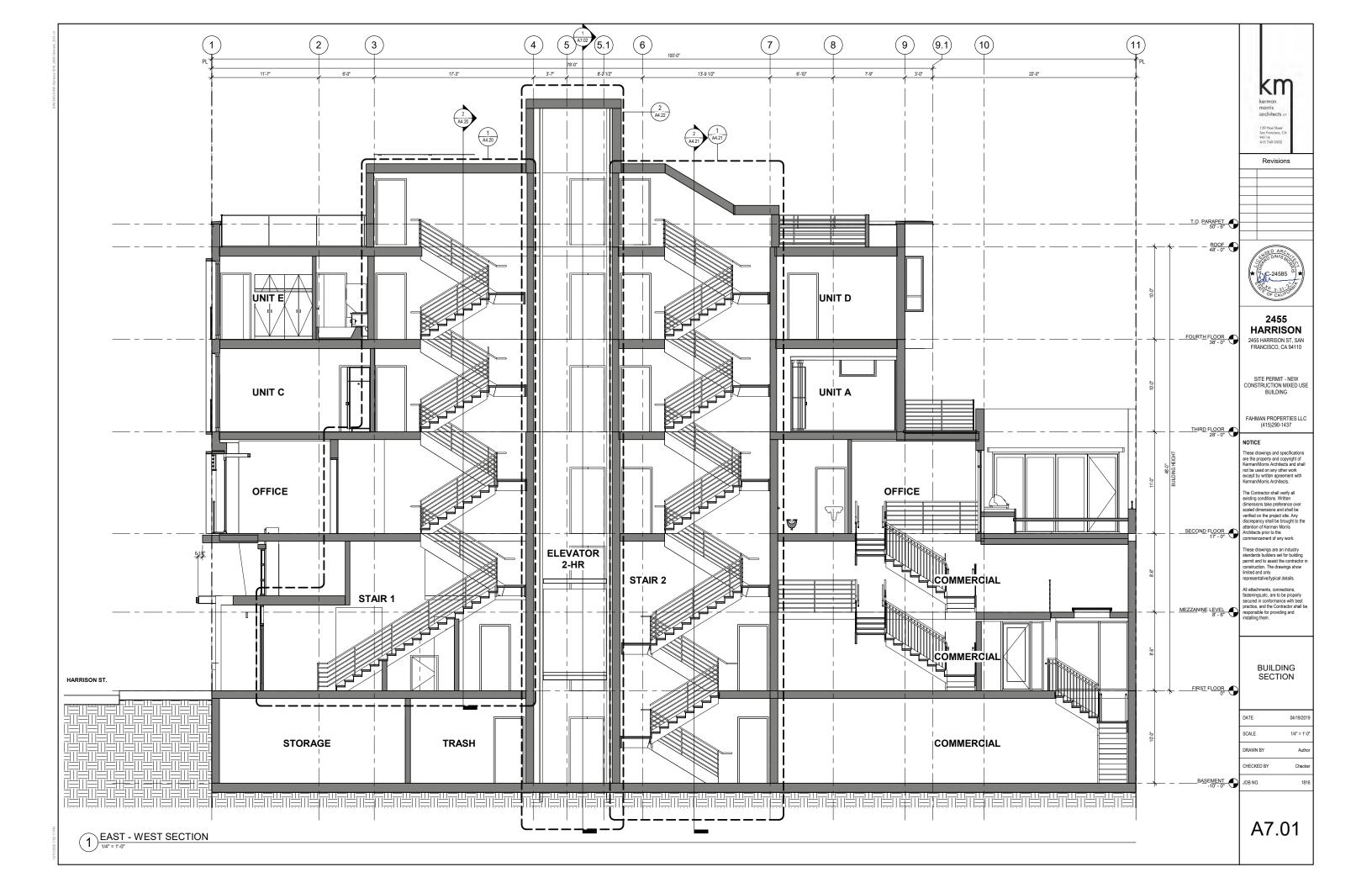


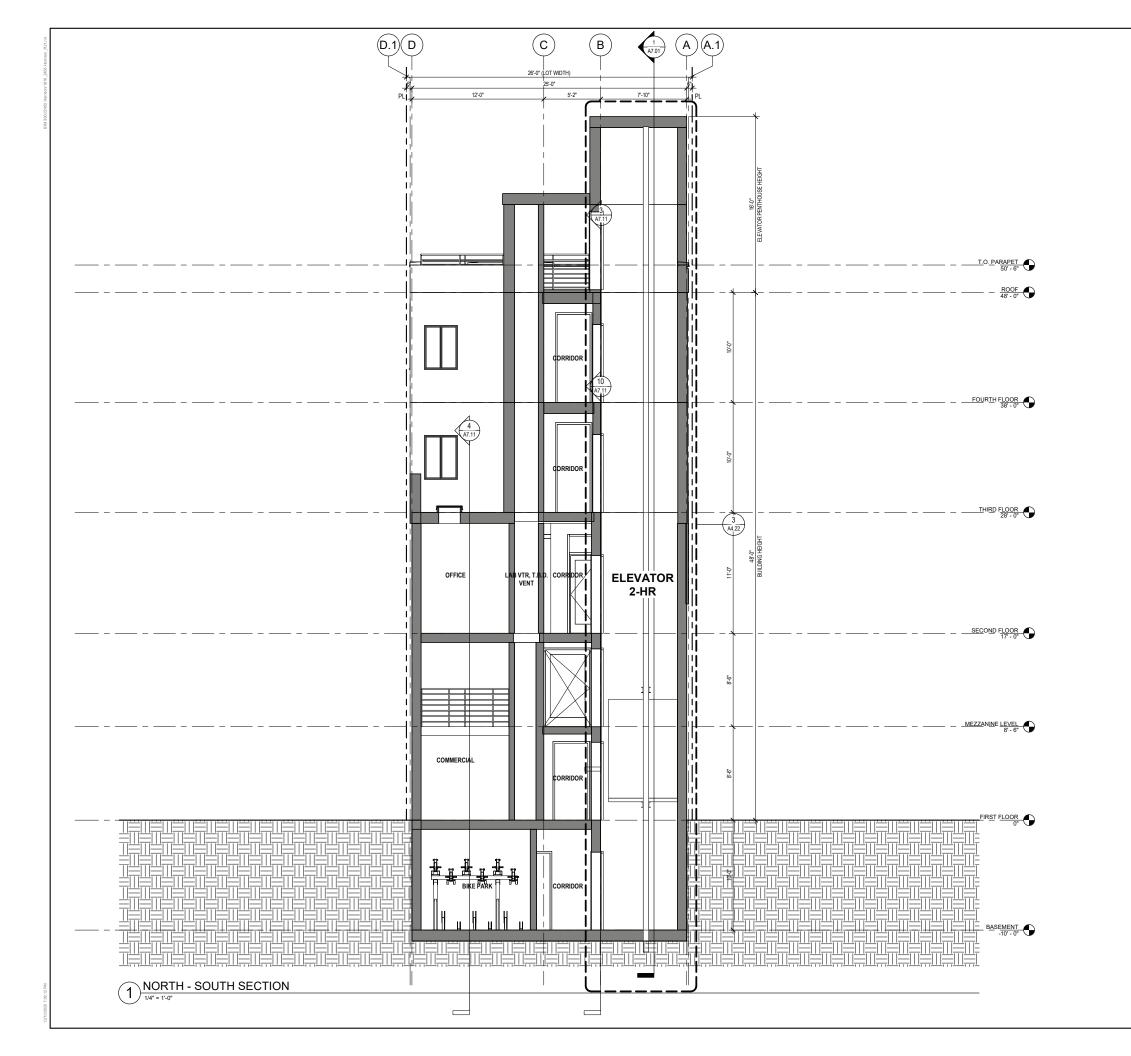




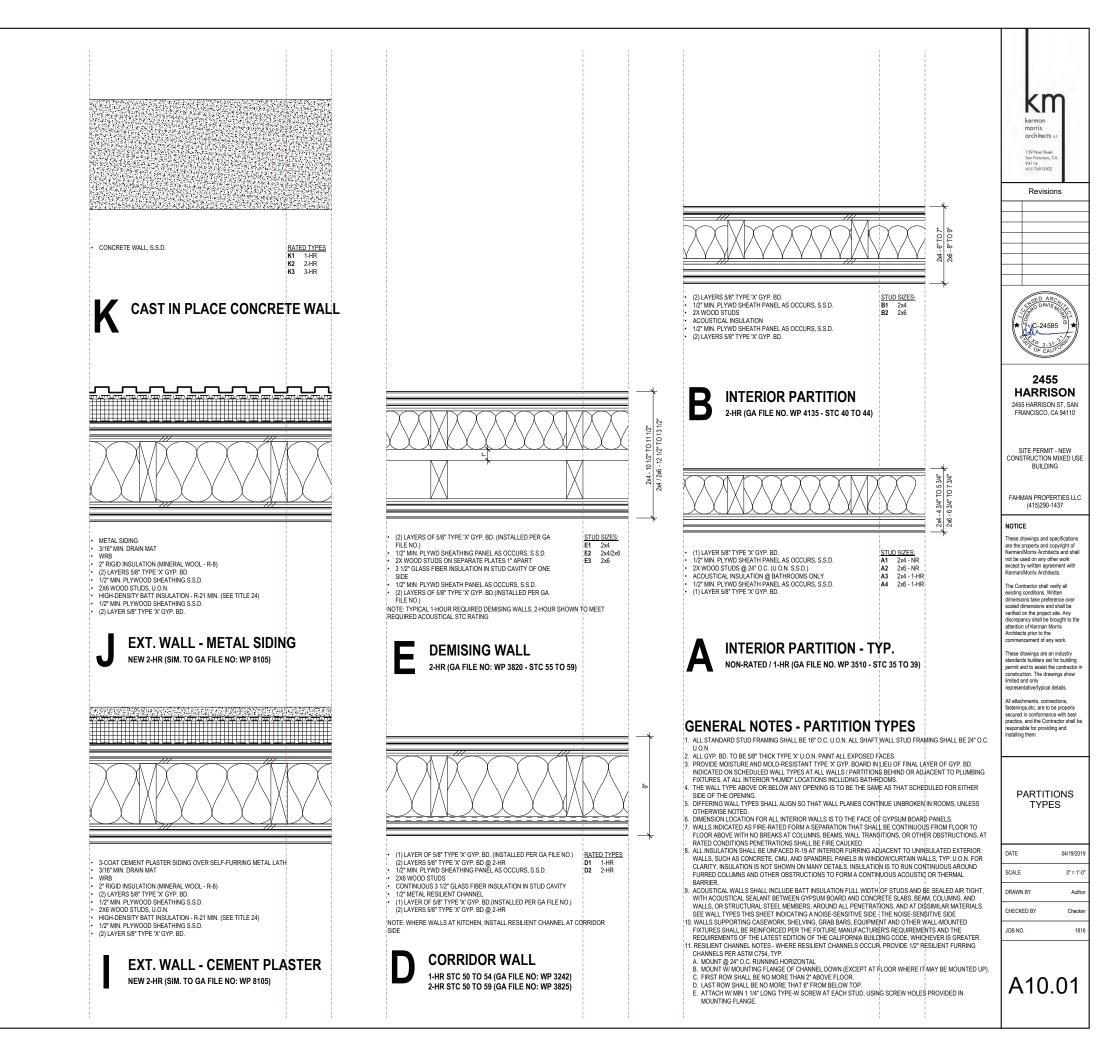
















# **CEQA Exemption Determination**

#### **PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)	
2455 HARRISON ST		4084026	
Case No.		Permit No.	
2019-006578ENV		201904309262	
Addition/ Alteration	Demolition (requires HRE for Category B Building)	New Construction	

#### Project description for Planning Department approval.

The project sponsor proposes the demolition of the existing one-story industrial building and construction of a 48-foot-tall (64-foot-tall with elevator penthouse), four-story over basement, mixed-use building approximately 12,090 square feet in size. The project would provide approximately 4,288 square feet of non-life science laboratory space at the ground-floor, second floor, and part of the basement. At the third and fourth floors, the project would provide five residential units. The project would include an approximately 532-square-foot roof deck. Off-street vehicle parking is not proposed. The project would require approximately 100 cubic yards of excavation.

#### **STEP 1: EXEMPTION TYPE**

Class 1 - Existing Facilities.       Interior and exterior alterations; additions under 10,000 sq. ft.		
<ul> <li>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:         <ul> <li>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</li> <li>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</li> <li>(c) The project site has no value as habitat for endangered rare or threatened species.</li> <li>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</li> <li>(e) The site can be adequately served by all required utilities and public services.</li> </ul> </li> </ul>		
	Other	
	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY	

#### STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT TO BE COMPLETED BY PROJECT PLANNER

	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? ( <i>refer to The Environmental Information tab on the San Francisco Property Information Map</i> )
	<ul> <li>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?</li> <li>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)</li> </ul>
	<b>Transportation:</b> 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?
	<b>Archeological Resources:</b> 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.
	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? ( <i>refer to The Environmental Information tab on the San Francisco</i> <i>Property Information Map</i> ) 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? ( <i>refer to The Environmental Planning tab on the San Francisco Property Information Map</i> ) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
	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.
Com	ments and Planner Signature (optional): Don Lewis
PLE/	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 A. Rhown Historical Resource. Co To CTEL C.
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.	
	<ol> <li>Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations.</li> </ol>	
	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.	
<ul> <li>5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.</li> <li>6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.</li> </ul>		
	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.	
Note: Project Planner must check box below before proceeding.		
	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 <b>known historical resource (CEQA Category A)</b> 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.		

	<ol> <li>Raising the building in a manner that does not remove, alter, or obscure character-defining features.</li> </ol>		
	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.		
	8. Work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required):		
	9. 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 Preservation Planner MUST sign below.		
	<b>Project can proceed with exemption review</b> . The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>		
Comments ( <i>optional</i> ):			
Preser	Preservation Planner Signature:		

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

No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
Project Approval Action:	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 a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

#### **Step 2: Environmental Screening Comments**

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

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

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

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

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

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

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

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

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

#### STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

#### TO BE COMPLETED BY PROJECT PLANNER

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

#### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

#### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:		
	Result in expansion of the building 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)?	
	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?	
If at least one of the above boxes is checked, further environmental review is required.		

#### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

	Date.



# FNSTCNST

FEBRUARY, 2020

SHADOW ANALYSIS REPORT 2455 HARRISON STREET SAN FRANCISCO, CA



#### 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

2

#### **Executive Summary**

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 5<sup>th</sup> (June 7<sup>th</sup> 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 19<sup>th</sup> (May 24<sup>th</sup> Mirrored) at 7:16 a.m., when 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 16<sup>th</sup> – 23<sup>rd</sup>, and again *April 19<sup>th</sup> – 26<sup>th</sup> Mirrored*.

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

## 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)

<sup>&</sup>lt;sup>1</sup> 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.

<sup>&</sup>lt;sup>2</sup> 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.



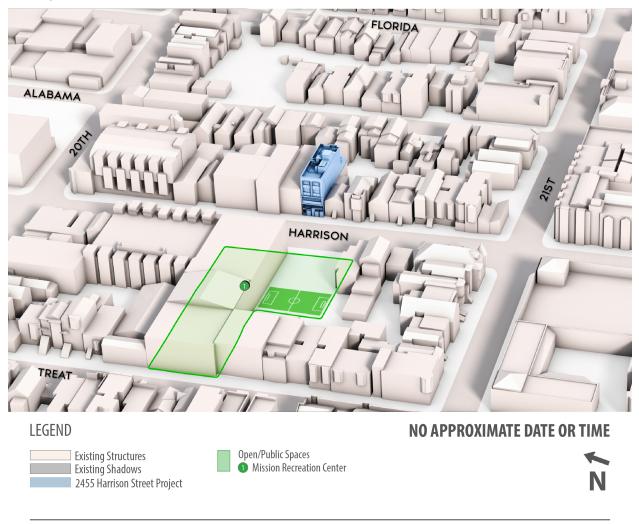
Figure 1 – Project Site and Nearby Open Spaces

## 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



### **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 2<sup>nd</sup> floor, and (5) dwelling units on the 3<sup>rd</sup> and 4<sup>th</sup> 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.<sup>3</sup>



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

<sup>&</sup>lt;sup>3</sup> 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.



FASTCAST | 2455 HARRISON STREET PROJECT | FEBRUARY, 2020



### 5.1 Parks Subject to Section 295

The initial shadow fan prepared by the San Francisco Planning Department<sup>1</sup> 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.

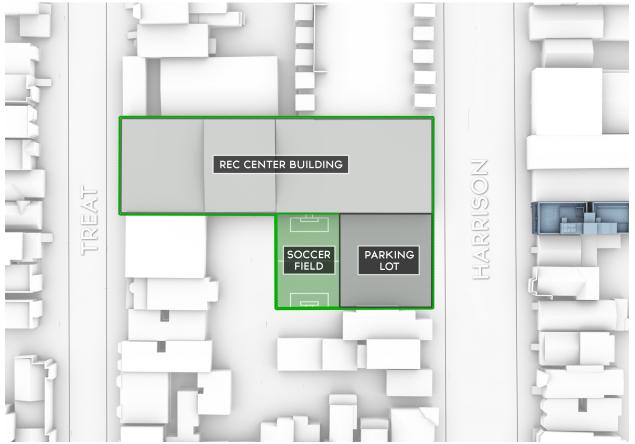


Figure 5 – Rec Center Building Diagram

<sup>&</sup>lt;sup>3</sup> Source: Kerman Morris Architects

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

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 21<sup>st</sup> through December 20<sup>th</sup>. This half-year is referred to as "solar year" in this analysis. The sun angles during the "other" side of the calendar year (December 21<sup>st</sup> through June 20<sup>th</sup>) mirror the solar year sun angles.<sup>2</sup> 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**.

<sup>&</sup>lt;sup>2</sup> 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<sup>th</sup> – 26<sup>th</sup> 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).

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 1: Summary of Results for Mission Recreation Center

#### 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

# TREAT ISON RR --7:16 AM **JULY 19** LEGEND (MAY 24 MIRROR) Open/Public Spaces Existing Structures 1 Mission Recreation Center Existing Shadows 2455 Harrison Street Project

## 2455 HARRISON STREET PROJECT - MAXIMUM SHADOW IMPACT BY AREA

July 19 (*May 24 Mirror*)

FASTCAST | 2455 HARRISON STREET PROJECT | FEBRUARY, 2020

Proposed Project's Net New Shadow

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



# SAN FRANCISCO PLANNING DEPARTMENT

# Land Use Information

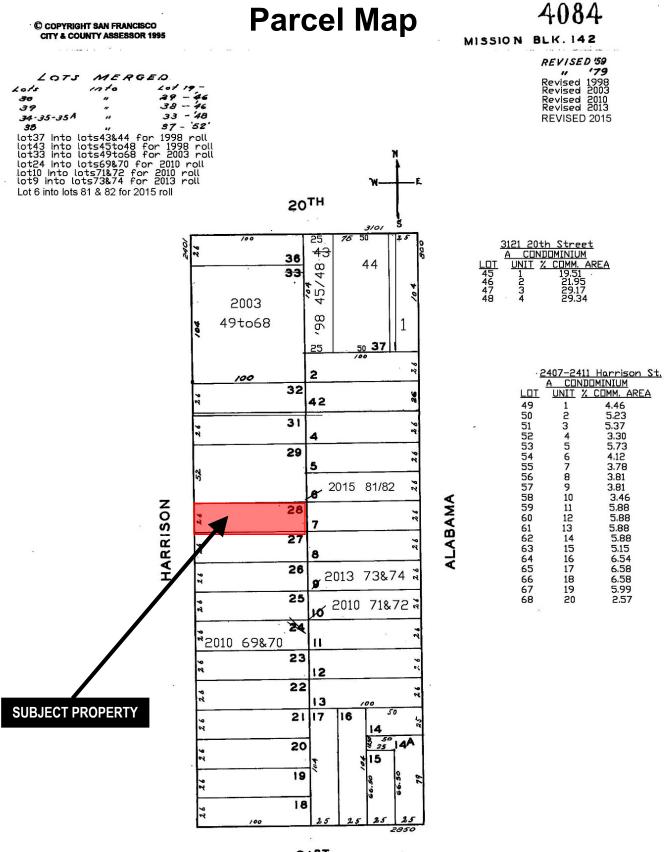
PROJECT ADDRESS: 2455 HARRISON RECORD NO.: 2019-006578PRJ 1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

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 1,326 0 -1,326 Production, Distribution, & Repair 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 0 4,288 4.288 Laboratory) Other (Common Circulation, 0 2,861 2,861 Storage, Utility) 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 ( )

Fax: 415.558.6409

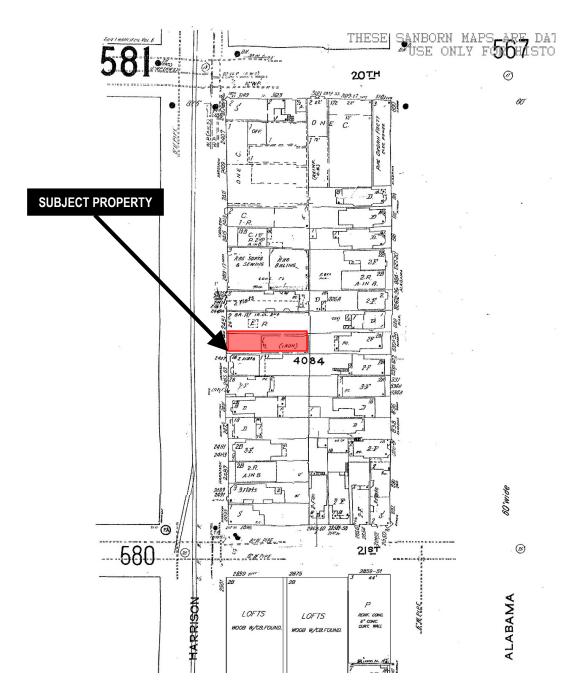
Planning Information: **415.558.6377** 



21ST



# 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



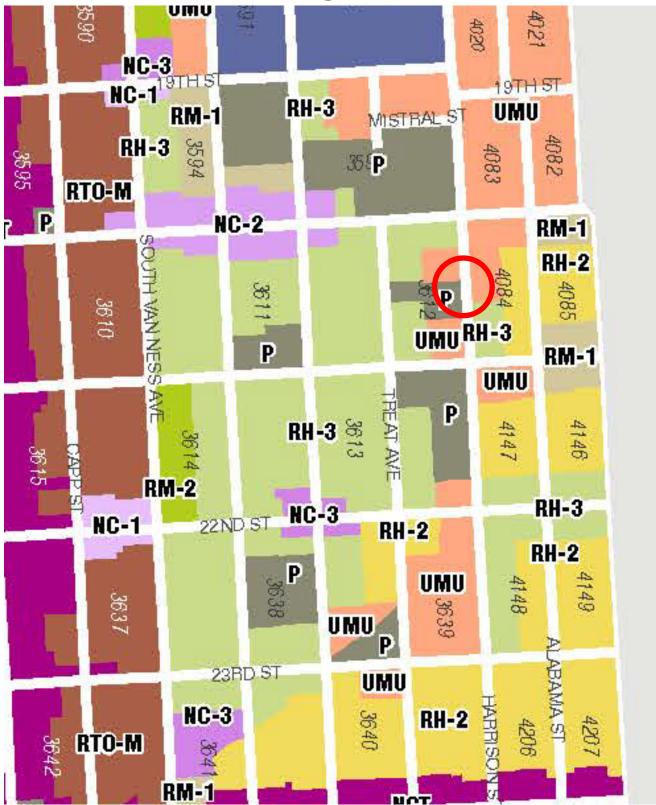
# Aerial Photo – View 2



SUBJECT PROPERTY

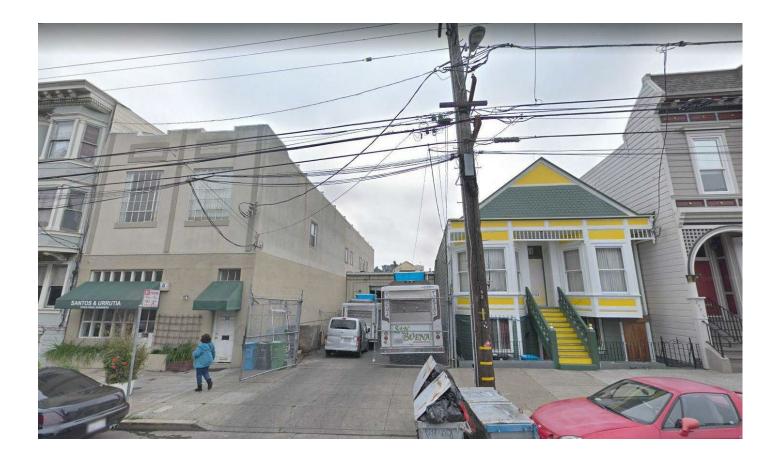


# **Zoning Map**





# **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

139 Noe Street San Francisco, CA 94114 415 749 0302 kermanmorris.com 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 3<sup>rd</sup>, 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.

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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

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