



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

Required Commission Action

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

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** One Discretionary Review was filed for this Project. Please refer to the separate staff report for details (See 2019-006578DRP).
 - **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.
 - South façade windows were added.
 - 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



PLANNING COMMISSION DRAFT MOTION

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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 20th Street to the north, 21st Street to the south, Treat Avenue to the west and Harrison Street to the east within the Mission neighborhood. The facility is open Tuesday to Friday from 9:00am-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 29th through September 13th (Spring -Summer); however, for only limited periods during the morning hours, starting at around 6:47 am and ending before 9:15 am. New shadow from the project would impact the southern portion of the outdoor soccer field until 8:15 am at the latest (occurring on August 16th-23rd and again April 19th-26th (mirrored)), as well as, the surface parking lot. On average, when present, new shadows would last for 1 hour 36 minutes. The time of the largest project shadow by area would occur on July 19th (May 24th mirrored) at 7:16 am totaling 4,236 sf (15.42% of site) and covering the parking lot and southern portion of the outdoor soccer field.

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

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

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

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

NAYS:

ABSENT:

RECUSE:

ADOPTED: June 3, 2021

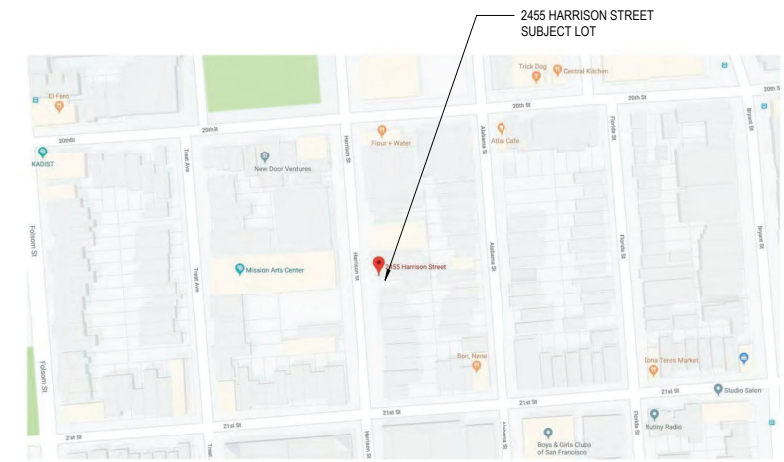
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2455 HARRISON

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING



LOCATION MAP:



Revisions

No.	Description	Date

2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

NOTICE
These drawings and specifications are the property and copyright of Kerman/Morris Architects and shall not be used on any other work except by written agreement with Kerman/Morris Architects.
The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project site. Any discrepancy shall be brought to the attention of Kerman/Morris Architects prior to the commencement of any work.
These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative typical details.
All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practices, and the Contractor shall be responsible for providing and installing them.

BUILDING DATA:

OWNER: FAHMAN PROPERTIES LLC (415)290-1437

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

PARCEL: 4084 / 026 /LOT SIZE: 2,600 SF 0.060 acres

ZONING DISTRICT: UMU / 48-X

OCCUPANCY GROUP: L, R-2

CONSTRUCTION TYPE: TYPE III-A

ARCHITECT: KERMAN MORRIS ARCHITECTS
139 NOE STREET
SAN FRANCISCO, CA 94114
T: (415) 749-0302

STRUCTURAL ENGINEER: ONE DESIGN
2845 CALIFORNIA ST.
SAN FRANCISCO, CA 94115
415-828-4412

MECHANICAL ENGINEER: MK ENGINEERS
3450 3RD STREET, SUITE 4B
SAN FRANCISCO, CA 94124
CONTACT: EMMANUEL VELOZ
T: (415) 282 3100
E: EMMANUEL.VELOZ@MKENGRS.COM

LANDSCAPE ARCHITECT: TBD

CIVIL: TBD

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GENERAL LEGEND

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

DESCRIPTION OF WORK

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

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

SITE PERMIT

12/11/2020

SFDBI BPA#: 201904309262

COVER SHEET

DATE	12/11/2020
SCALE	1/8" = 1'-0"
DRAWN BY	SC
CHECKED BY	TM, JM
JOB NO.	1816

G0.01

201904309262
DBI PERMIT APPLICATION NUMBER:

ABBREVIATIONS

Table of abbreviations with columns for symbol, description, and category. Includes symbols like GA, GALV, GC, GEN, GFIC, GND, GWB, GYP, HB, HD, HM, HORZ, HR, HSS, HT, HVAC, HWH, IN, INS, INT, J BOX, JT, L, LAV, LBS, LF, LVL, LWC, MAX, MECH, MFR, MH, MIN, MISC, MTD, MTG, MTL, N, N/A, NIC, NO, NRC, NTS, OC, OFCI, OFOI, OH, OPNG, PL, PLAM, PLUMB, PLY/PLY, WD, POC, PSF, PSI, PTFD, PTN, PV, R, RAD, RCP, RD, REF, REFR, REG, REINF, REQ, RM, RO, RWD, RWL, S, SCD, SCHED, SD, SECT, SED, SF, SFD, SHT, SIM, SLD, SMD, SOG, SPD, SPEC, SQ, SSI/SST, SSD, STC, STD, STL, STRL, SUSP, SYM, SYST, T&B, T&G, T.O, T/TRD, TB, TEMP, THK, TOB, TOC, TOS, TP, TYP, UON, V, VERT, VIF, VPFAM, W, W/O, WC, WD, WDW, WH, WP, WPT, WRB, WT, x, Y, Z, etc.

GENERAL NOTES

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



Revisions

Table with 2 columns: Description, Date. Contains 6 empty rows for revisions.



2455 HARRISON 2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

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

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

ABBREVIATIONS, GENERAL NOTES, & PROJECT INFORMATION

DATE 04/19/2019

SCALE 1" = 1'-0"

DRAWN BY DRN

CHECKED BY CHK

JOB NO. 1816

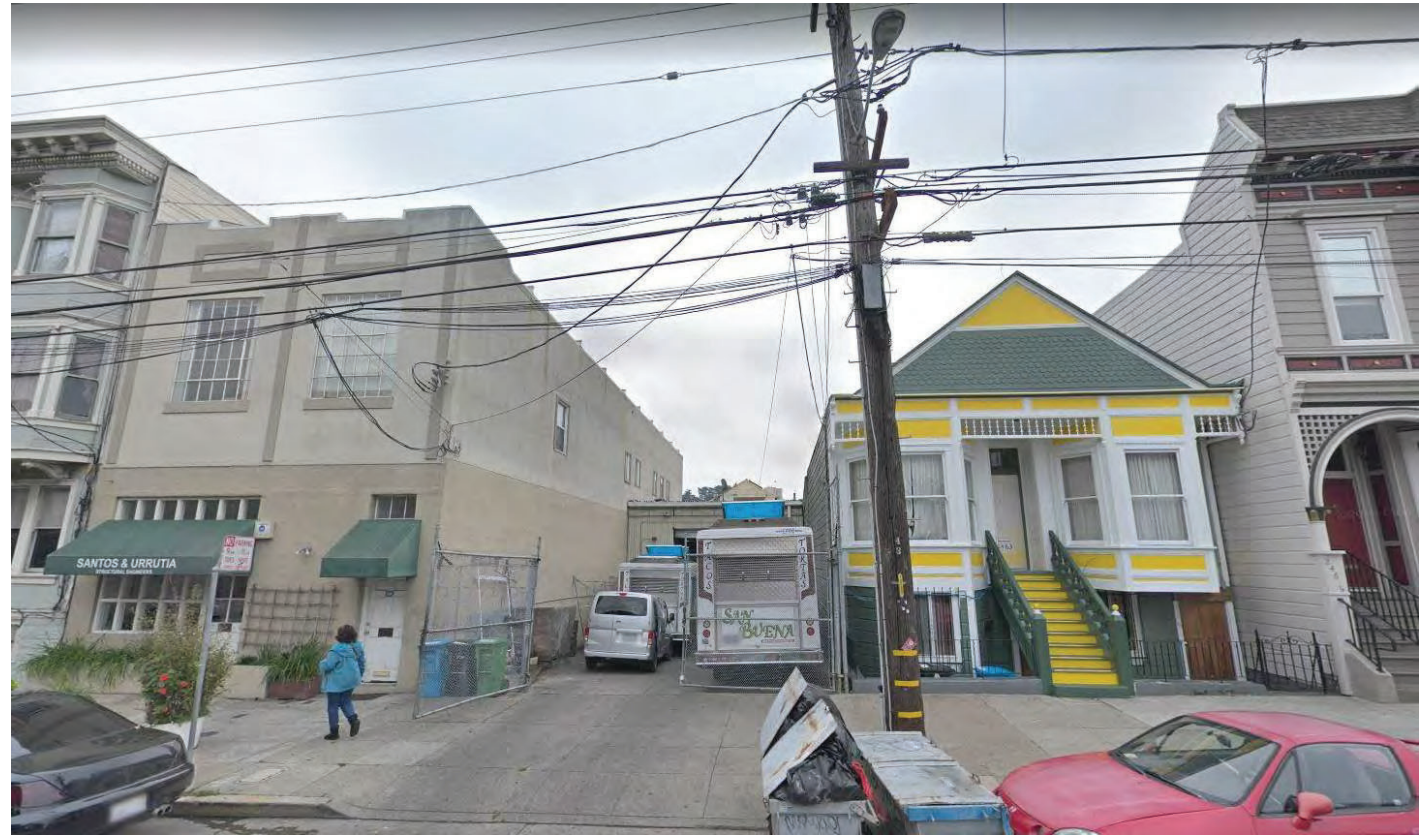
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8/11/2019 10:45 AM Harrison 2455 Harrison 02/1/19

SUBJECT PROPERTY W/ (E) BUILDING



BUILDING ON THE SAME SIDE OF HARRISON STREET



BIRD'S EYE VIEW OF REAR FACADES AND YARDS



(E) BUILDING AT SUBJECT PROPERTY



BIRD'S EYE VIEW OF FRONT FACADES



(E) BUILDING AT SUBJECT PROPERTY

BUILDING ON THE OPPOSITE SIDE OF HARRISON STREET



Revisions

NO.	DATE	DESCRIPTION



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2455 HARRISON ST, SAN FRANCISCO, CA 94110

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SITE PHOTOS

DATE 04/19/2019

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816

G0.04

12/10/2020 7:28:50 PM

B:\1500\2455 Harrison\1500_2455 Harrison_1521.rvt

GENERAL NOTES:

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

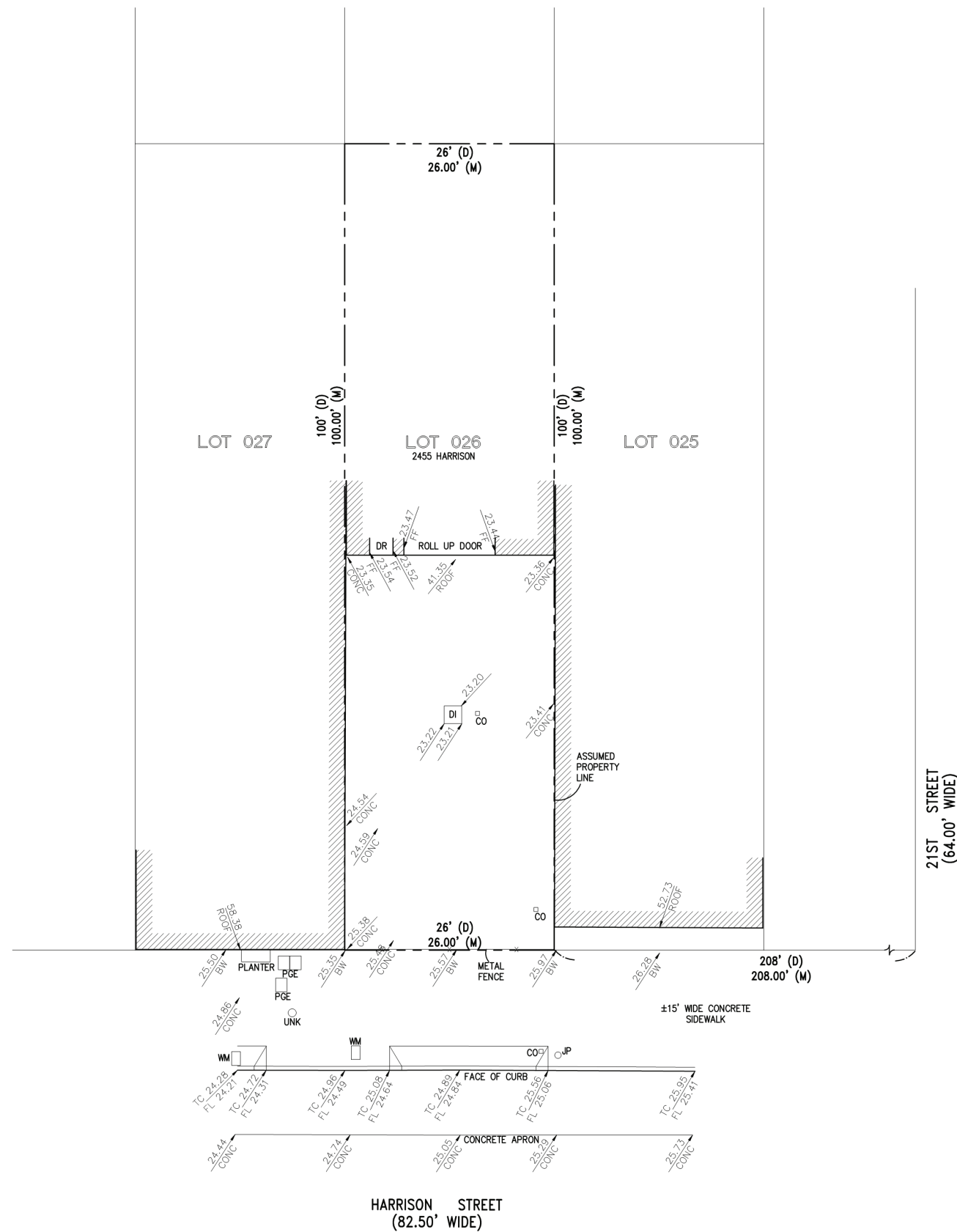
LEGAL DESCRIPTION:

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

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

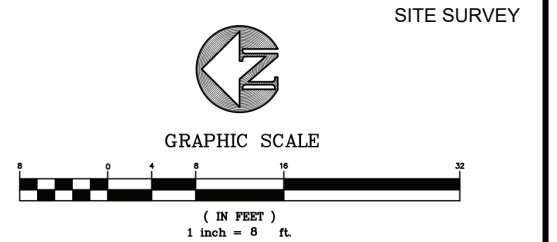
BEING A PART OF MISSION BLOCK NO 142.

BLOCK 4084; LOT 026.



ABBREVIATIONS:

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



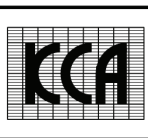
Revisions	

2455 HARRISON
 2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
 (415)290-1437

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



APPROVED: _____
 APPROVED: _____

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

SAN FRANCISCO

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

CALIFORNIA

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

G0.05



1 Street View



2 +Exterior View of Entry from street



3 View of Restaurant from Mezzanine



4 Lobby View to Entry Door

Revisions

No.	Revision	Date



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

SITE PERMIT - NEW
 CONSTRUCTION MIXED USE
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3D VIEWS

DATE 08/26/19

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816



139 Alca Street
San Francisco, CA
94114
415 749 0302



2455
HARRISON
2455 HARRISON ST, SAN
FRANCISCO, CA 94110

SITE PERMIT - NEW
CONSTRUCTION MIXED USE
BUILDING
FAHMAN PROPERTIES LLC
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PLANNING, &
PROJECT
INFORMATION

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

G1.01

PROJECT SUMMARY

Table with columns: LEVEL, DWELLING UNIT MIX (STUDIO, 1BR, 2BR, TOTAL), RESIDENTIAL (DWELLING UNIT, CIRCULATION, SUBTOTAL), COMMON CIRCULATION, LABORATORY, STORAGE, UTILITY, TOTAL, EXTERIOR OPEN SPACE (PRIVATE, COMMON). Rows include BASEMENT, FIRST FLOOR, MEZZANINE LEVEL, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, and ROOF.

UNIT MIX PERCENTAGE

Table with columns: Name, STUDIO, 1BR, 2BR, TOTAL. Rows include UNIT A, UNIT B, UNIT C, UNIT D, UNIT E, and a summary row showing percentages (40%, 20%, 40%).

ZONING INFORMATION & PLANNING CODE ANALYSIS

Table with columns: Topic, Code Section, Required / Allowed, Provided, Planning Code Order. Rows include ZONE/ MAP, PERMITTED USE, SPECIAL USE DISTRICT, DWELLING UNIT DENSITY LIMIT, F.A.R., HEIGHT, BULK LIMIT, FRONT YARD SETBACK, REAR YARD SETBACK, USABLE OPEN SPACE FOR DWELLING UNITS, USABLE OPEN SPACE FOR NON-RESIDENTIAL, OBSTRUCTIONS, BIRD SAFE, ROOFTOP SCREENING, HEIGHT / STREET FRONTAGE REVIEW, PARKING AND LOADING ENTRANCES, ACTIVE USES REQUIRED, GROUND FLOOR CEILING HEIGHT, STREET-FACING GROUND LEVEL SPACES, TRANSPARENCY AND FENESTRATION, GATES, RAILINGS AND GRILLWORK, REDUCTION OF SHADOW ON CERTAIN PUBLIC OPEN SPACE, BETTER ROOFS / LIVING ROOF ALTERNATIVE, OFF-STREET PARKING, OPERATING CONDITIONS FOR VARIOUS USES, AFFORDABLE HOUSING REQUIREMENTS, GOOD NEIGHBOR POLICIES, and USES IN MIXED-USE DISTRICTS.

FLOOR AREA, GROSS PER PLANNING CODE

Table with columns: USE, AREA TYPE PER CODE, TOTAL AREA, AREA INCLUDED IN GROSS, COMMENTS. Rows include BASEMENT, FIRST FLOOR, MEZZANINE LEVEL, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, and ROOF.

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

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

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

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

BUILDING DEPARTMENT CODE ANALYSIS*						
* SEE G0.06.1 AND G0.06.2 FOR ADDITIONAL INFORMATION						
#	Description	Code Ref. (CBC, U.O.N.)	Allowable	Min/M ax	Proposed	Comments
1 - GENERAL PROJECT INFORMATION						
1.1	TYPE OF CONSTRUCTION	602.1			TYPE III-A	Concrete construction from the Basement to the 2nd Floor; Wood framing from the 3rd Floor to the Roof with fire-retardant treated lumber at exterior walls
1.2	OCCUPANCY CLASSIFICATION	310.4			R-2 (5 UNITS), B	
1.3	HIGH-RISE BUILDING CLASSIFICATION	403.1	NIA		N/A	
3 - HEIGHT AND AREA LIMITATIONS						
3.1	BUILDING HEIGHT	Table 504.3 & 508.4.3	L: 65'-0" / R-2: 85'-0"	Max.	46'-0"	85' is max. for most stringent use within type of construction (R-2 occupancy in Type V-A Construction)
3.2	BUILDING STORIES ABOVE GRADE	Table 504.4 & 508.4.3	L: 5 / R-2: 5	Max.	B: 2 / R-2: 4	Per 508.4.3, the actual height of each occupancy is determined by its highest height above grade.
3.3	LARGEST STORY AREA	Table 506.2	L: 28,500 SF / R-2: 24,000 SF	Max.	2,500 SF	Largest Story = Basement
3.4	TOTAL BUILDING AREA				11,468 SF	Total Gross Building Area
3.51	MEZZANINE AREA LIMITATION	505.2.1	<= 1/3 OF AGGREGATE AREA OF ROOM/SPACE		<= 1/3 AGGREGATE AREA OF ROOM/SPACE	
3.52	MEZZANINE OPENNESS	505.2.3	Open to room below with max. 42" walls		Open to room below with max. 42" walls	
4 - MIXED OCCUPANCY & SPECIAL PROVISIONS						
4.1	MIXED OCCUPANCY CLASSIFICATION	510.2.4	SEPARATED OCCUPANCIES		SEPARATED OCCUPANCIES	
4.2	OCCUPANCY SEPARATION	Table 508.4	4 HR		4 HR	4 HR required between L and R-2 occupancy in buildings equipped throughout with automatic sprinkler
4.3	ALLOWABLE AREA AND HEIGHT	510.2.5	See above		See above	
6 - FIRE RESISTANCE RATING REQUIREMENTS						
6.1	PRIMARY STRUCTURAL FRAME	Table 601	1 HR	Min.	1 HR	
6.2	BEARING WALLS - EXTERIOR	Table 601	2 HR	Min.	2 HR	Non-combustible material required at exterior walls (fire-retardant treated wood okay)
6.3	BEARING WALLS - INTERIOR	Table 601	1 HR	Min.	1 HR	
6.4	NON-BEARING WALLS - EXTERIOR	Table 601	Varies - see below		Varies - see below	Non-combustible material required at exterior walls (fire-retardant treated wood okay)
6.41	WHERE FIRE SEPARATION DISTANCE (FSD) < 30'	Table 602	1 HR	Min.	1 HR	
6.42	WHERE FSD >= 30'	Table 602	Not Required (NR)		0 HR	
6.5	NON-BEARING WALLS - INTERIOR	Table 601	Not Required U.O.N.		Not Provided U.O.N. below	
6.51	NON-BEARING WALLS - RESIDENTIAL TENANT SEPARATION	420, 708	1 HR	Min.	1 HR	Required at all Dwelling Unit demising walls
6.52	CORRIDORS	Table 1020.1	1 HR / NR	Min.	1 HR	No rating required at single occupancy residential corridors (<10 occupants) at 3rd and 4th floors and office corridor at 2nd floor; 1-hour required at Basement and 1st floor corridors for mixed use separation
6.6	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	1 HR	Min.	1 HR	See OCCUPANCY SEPARATION for floor construction between 2nd and 3rd floors
6.7	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	1 HR	Min.	1 HR	
6.81	SHAFT ENCLOSURES CONNECTING LESS THAN 4 STORIES	713.4	1 HR	Min.	1 HR	
6.82	SHAFT ENCLOSURES CONNECTING 4 STORIES OR MORE	713.4	2 HR	Min.	2 HR	This includes mechanical chases, stairway and elevator enclosures, etc.
7 - FIRE AND SMOKE PROTECTION FEATURES						
7.1	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED					
7.11	WHERE FIRE SEPARATION DISTANCE (FSD) < 3'	SF DBI AB-009	90 MINUTES	Min.	90 MINUTES	90 minute rating required at 2-hour exterior walls
7.12	WHERE 3' <= FSD < 5'	Table 705.8	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.13	WHERE 5' <= FSD < 10'	Table 705.8	25% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.14	WHERE 10' <= FSD < 15'	Table 705.8	45% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	<45% OPENINGS	See windows in lightwells in North and South Elevations
7.15	WHERE 15' <= FSD < 20'	Table 705.8	75% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.16	WHERE FSD >= 20'	Table 705.8	No Limit			
9 - FIRE PROTECTION SYSTEMS						
9.1	AUTOMATIC, FULLY SPRINKLERED SYSTEM	903 and NFPA 13	Required per CBC 903 and NFPA 13		YES, provided per CBC 903 and NFPA 14	
9.2	STANDPIPE SYSTEMS	905 and NFPA 14	Required per CBC 905 and NFPA 14 for buildings > 3 stories		YES, provided per CBC 905 and NFPA 14	
9.3	FIRE PUMPS	901.8, 913 and NFPA 20	Pending Fire Flow Calcs		TBD, pending Fire Flow Calcs	
9.4	FIRE ALARM AND DETECTION SYSTEM	907 and NFPA 72	Required per CBC 907 and NFPA 72		YES, provided per CBC 907 and NFPA 72	
9.5	EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM	907 and NFPA 72	Required per CBC 907 and NFPA 72		YES, provided per CBC 907 and NFPA 72	Smoke Alarms (per CBC 907.2.1) to be hard-wired to Building Primary Power. Audible alarm notification to comply with 907.5.2.1 including min. 75 dBA sound pressure in R-occupancies.
9.6	EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM	403.4.5, 916, AND CFC 510	Per CFC 510 as required by Fire Code Official		TBD, per 403.4.5, 916, AND CFC 510	
10 - MEANS OF EGRESS & OCCUPANT LOAD						
10.11	STAIRWAY WIDTH	1005.3.1 & 10.11.2	36"	Min.	36" Stairs Provided	The greater of 0.3*(Occupant x 105 Occupants / 2 Stairs = 15.75" per 1005.3.1 and 36" per 1011.2 Exception 1 (occupant load is less than 50)
10.12	OTHER EGRESS COMPONENT WIDTHS	1005.3.2 & 1020.2	36"	Min.	> 36" at all Egress Components	Required: the greater of 0.2*(Occupant x 105 Occupants = 21" per 1005.3.1 and 36" at all other floors (less than 50 occupants) per Table 1002.2
10.21	NUMBER OF EXITS - COMMON AREAS	1006.2	2	Min.	2	Occupant Load exceeds 50 = 2 Exits provided with doors swinging in the direction of travel. 2 Stairways provided. Stair 1 exit has direct line of sight to exit at Entrance Lobby
10.22	NUMBER OF EXITS - WITHIN DWELLING UNITS	1006.2.1	1	Min.	1	Per Exception 1, (1) exit permitted within and from unit
10.3	DISTANCE BETWEEN EXIT ACCESS STAIRWAYS	1007.1.1	1/3 Building Diagonal	Min.	> 1/3 Building Diagonal	Per Exception 2, the separation distance shall not be greater than 1/3 the diagonal in buildings fully equipped with fire sprinklers
10.41	ELEVATOR AS ACCESSIBLE MEANS OF EGRESS	1009.2.1	1 Elevator with Standby power per CBC Chapter 27 and 3003 required	Min.	1 Elevator with Standby power per CBC Chapter 27 and 3003 provided	
10.42	TWO-WAY COMMUNICATION	1009.8	Required at each elevator landing (except at level of discharge)		Provided at each elevator landing (except at level of discharge)	
10.5	EMERGENCY ESCAPE AND RESCUE	1030.1	Not Required		Not provided	Per 1030.1 Exception 1, Emergency Escape and Rescue Openings (EERO) not required at R-2 occupancies constructed of Type III-A construction and equipped throughout with an automatic sprinkler system.
11A - HOUSING ACCESSIBILITY						
11.1	SCOPE OF COMPLIANCE TO CHAPTER 11A	1102A	Required at residential floors: 3rd and 4th floors, and roof		Provided at 3rd, 4th, and roof levels	
11.2	BATHING AND TOILET FACILITIES	1134A.2	1 Bathroom per Option 2	Min.	Min. 1 complying Bathroom provided	
11B - ACCESSIBILITY TO PUBLIC BUILDINGS						
11.6	SCOPE OF COMPLIANCE TO CHAPTER 11B	11B-201	Required at public floors: Basement, 1st, and 2nd Floors		Provided at Basement, 1st and 2nd Floors	



Revisions	
#	Description



2455 HARRISON
 2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

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 (415)290-1437

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BUILDING CODE ANALYSIS

DATE 08/07/19

SCALE

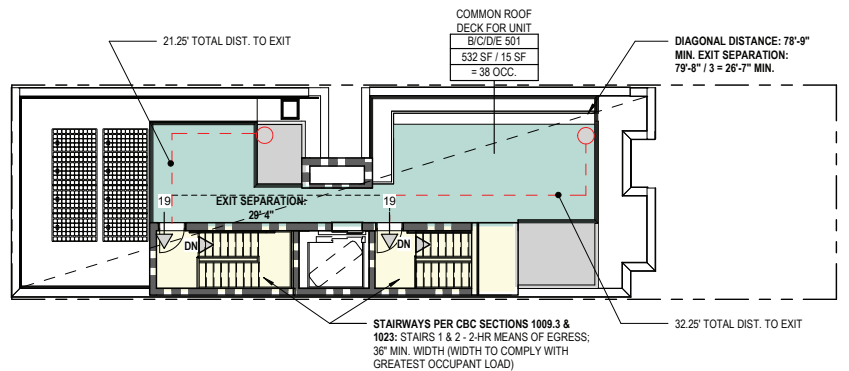
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CHECKED BY Checker

JOB NO. 1816

G2.01

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TRAVEL DISTANCE NOTES: BUILDING

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

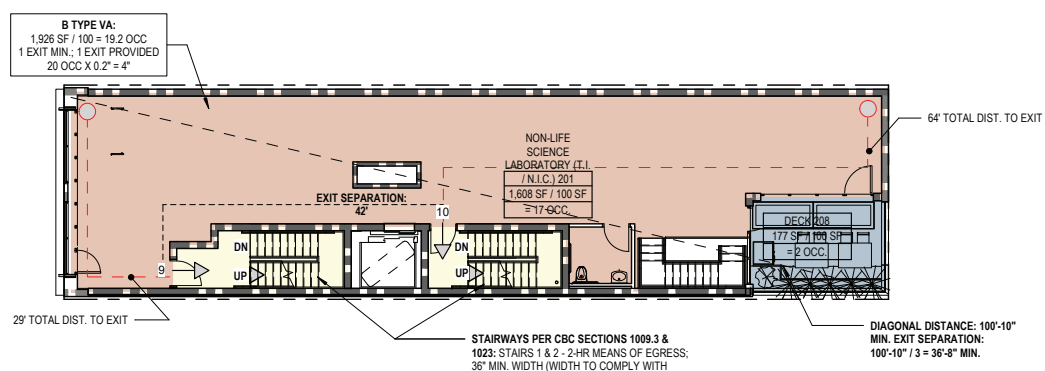
OCCUPANCY WIDTH NOTES: BUILDING

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

EXIT NOTES: BUILDING, THIS FLOOR

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

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



TRAVEL DISTANCE NOTES: BUILDING

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

OCCUPANCY WIDTH NOTES: BUILDING

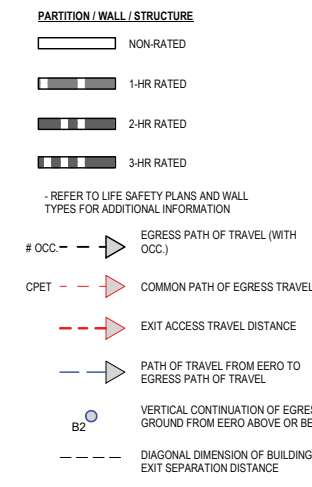
- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

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

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

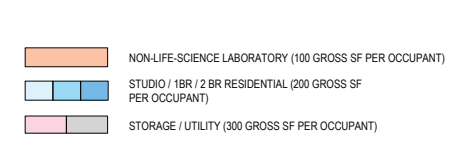
PARTITION PLAN LEGEND



EGRESS PLAN GENERAL NOTES

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

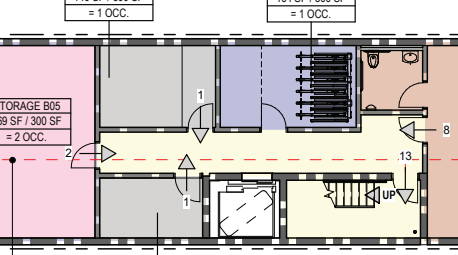
USE AND MIN. OCCUPANT LOAD



OCCUPANCY SCHEDULE BY FLOOR

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

OCCUPANCY SCHEDULE BY FLOOR



TRAVEL DISTANCE NOTES: BUILDING

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

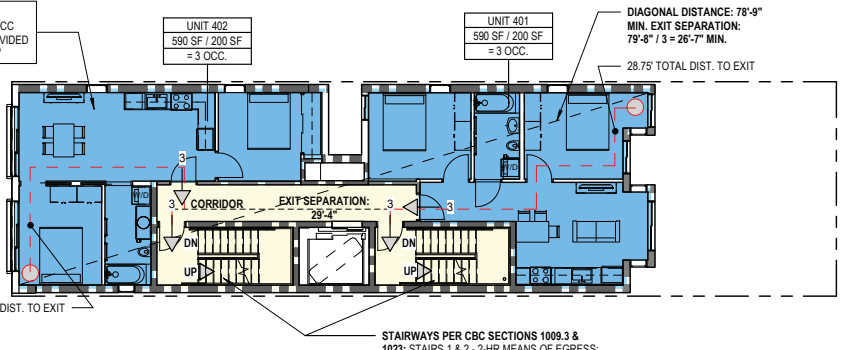
OCCUPANCY WIDTH NOTES: BUILDING

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

EXIT NOTES: BUILDING, THIS FLOOR

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

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



TRAVEL DISTANCE NOTES: BUILDING

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

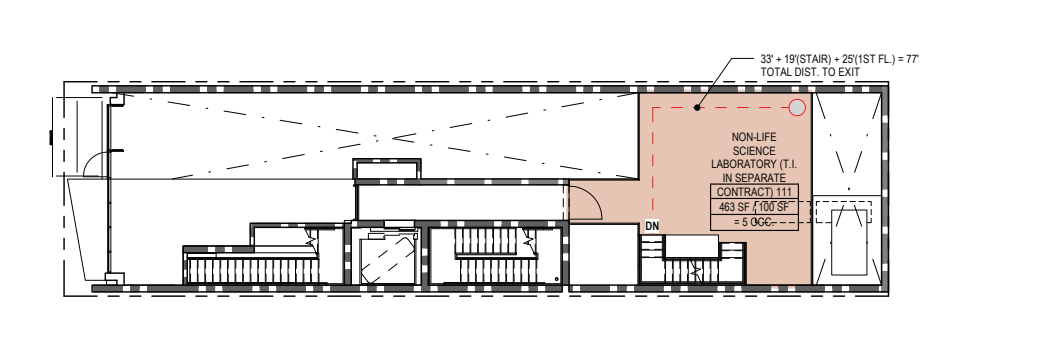
OCCUPANCY WIDTH NOTES: BUILDING

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

EXIT NOTES: BUILDING, THIS FLOOR

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

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



TRAVEL DISTANCE NOTES: BUILDING

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

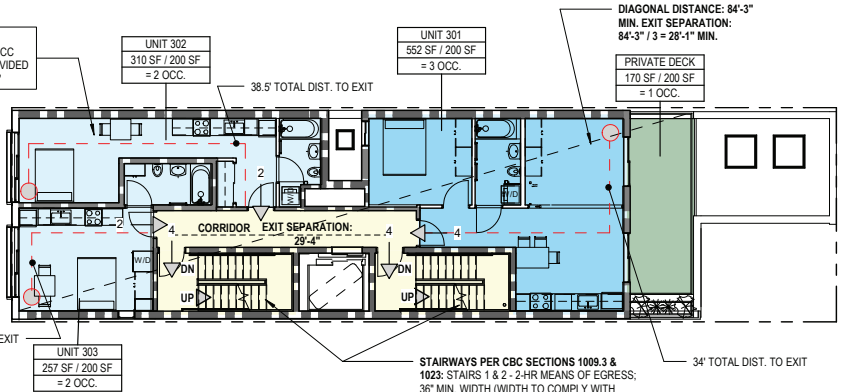
OCCUPANCY WIDTH NOTES: BUILDING

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

EXIT NOTES: BUILDING, THIS FLOOR

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

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



TRAVEL DISTANCE NOTES: BUILDING

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

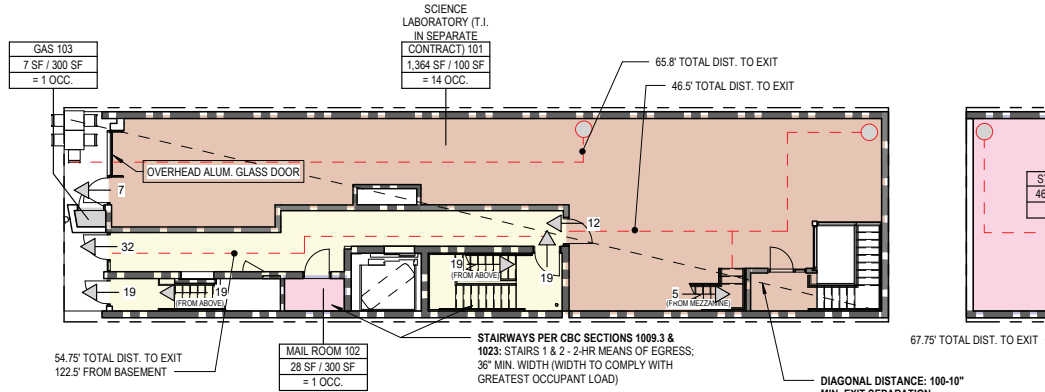
OCCUPANCY WIDTH NOTES: BUILDING

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

EXIT NOTES: BUILDING, THIS FLOOR

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

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



TRAVEL DISTANCE NOTES: BUILDING

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

OCCUPANCY WIDTH NOTES: BUILDING

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

EXIT NOTES: BUILDING, THIS FLOOR

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

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



Revisions

NO.	DESCRIPTION



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

NOTICE

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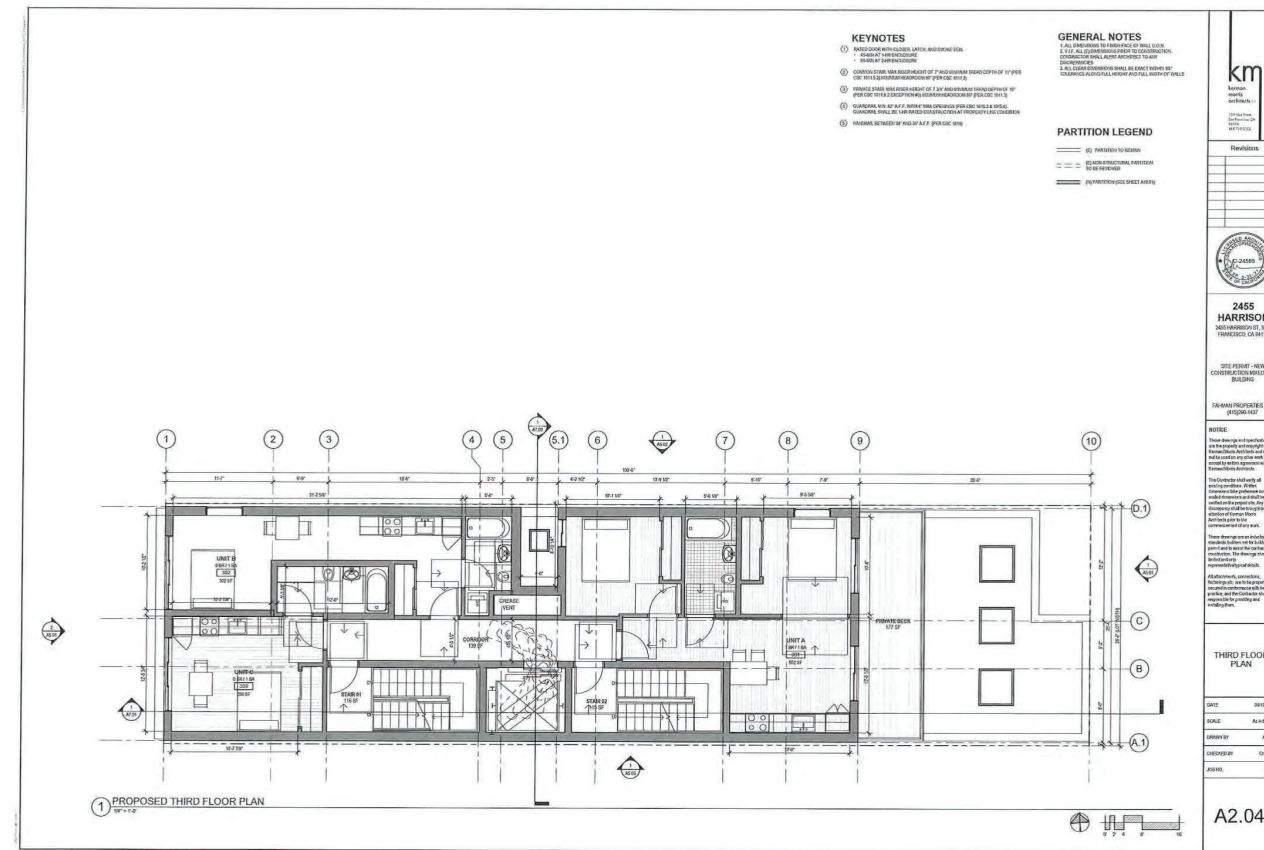
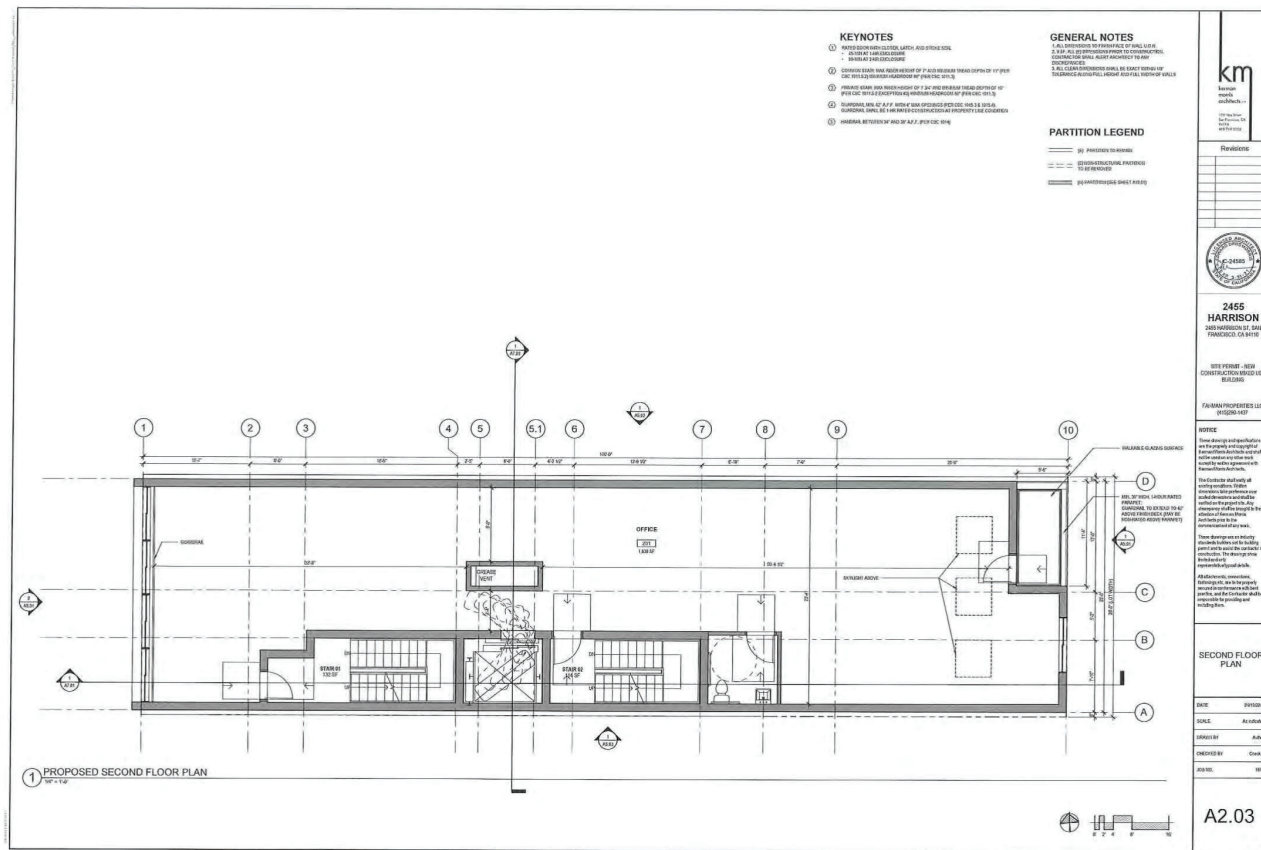
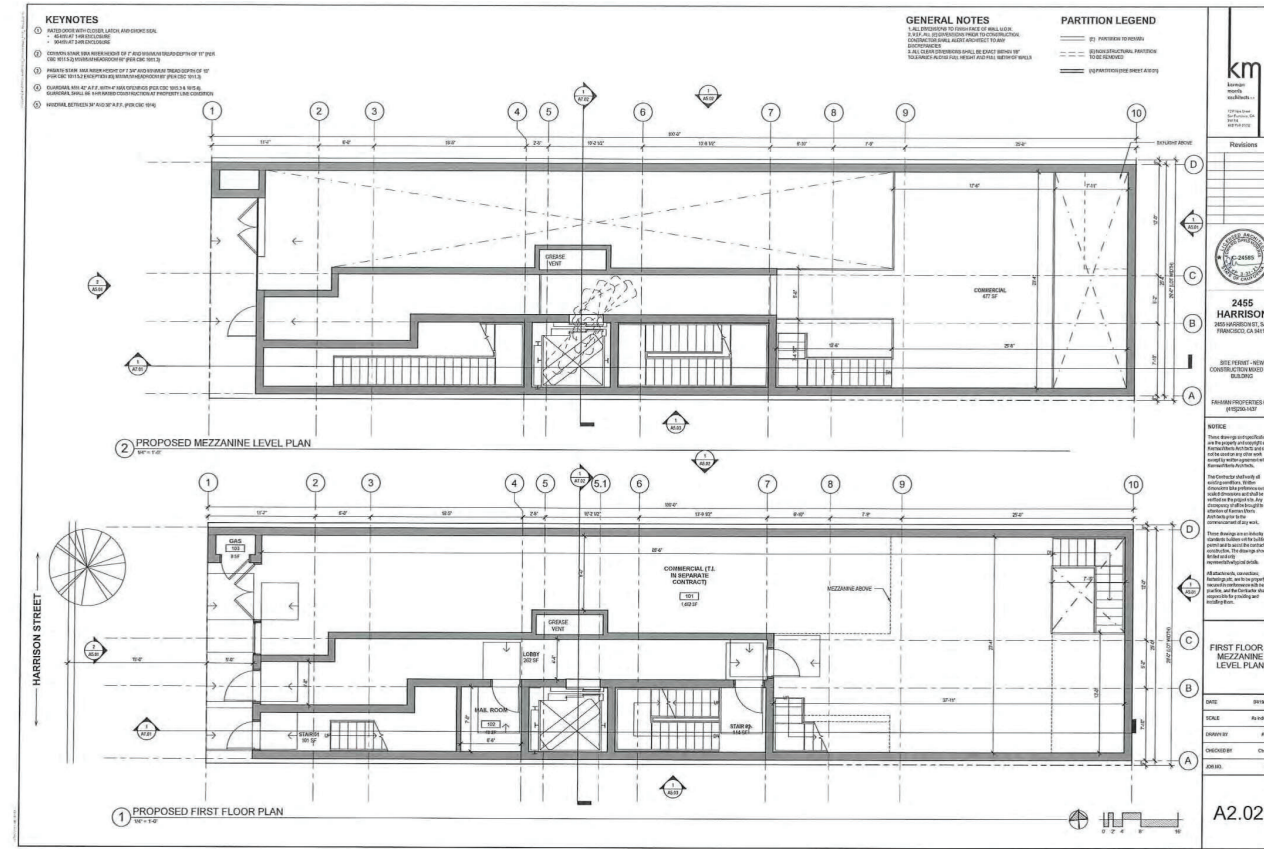
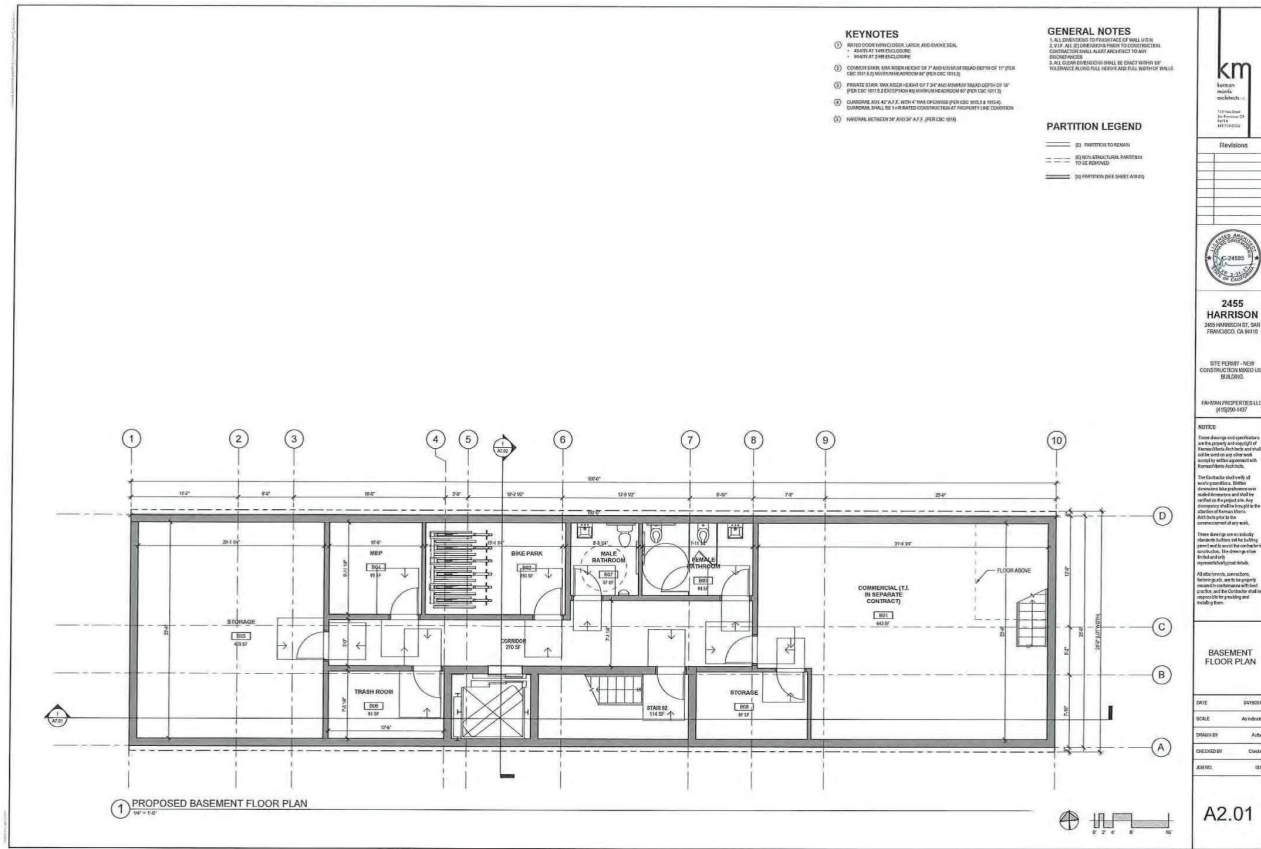
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EGRESS / PATH OF TRAVEL SITE PLAN

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

G2.10



Revisions



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

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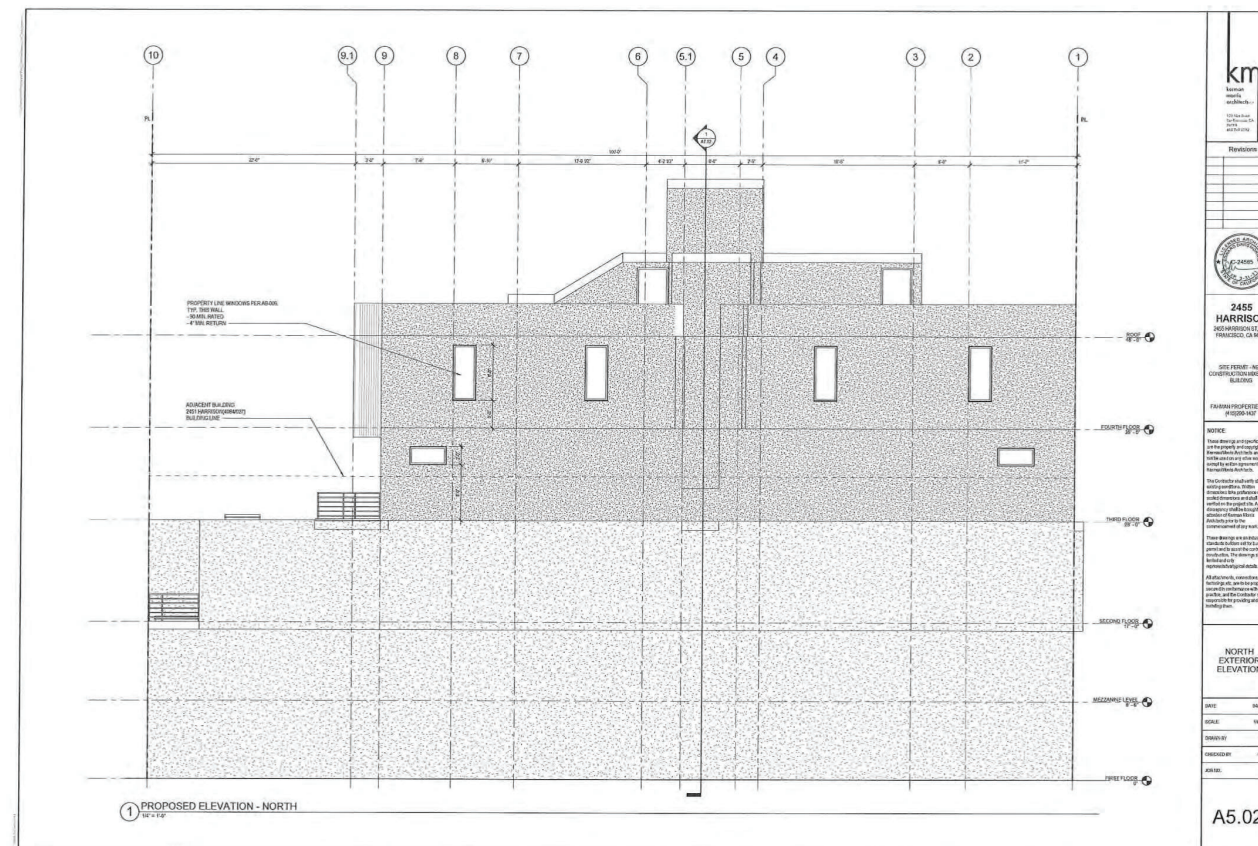
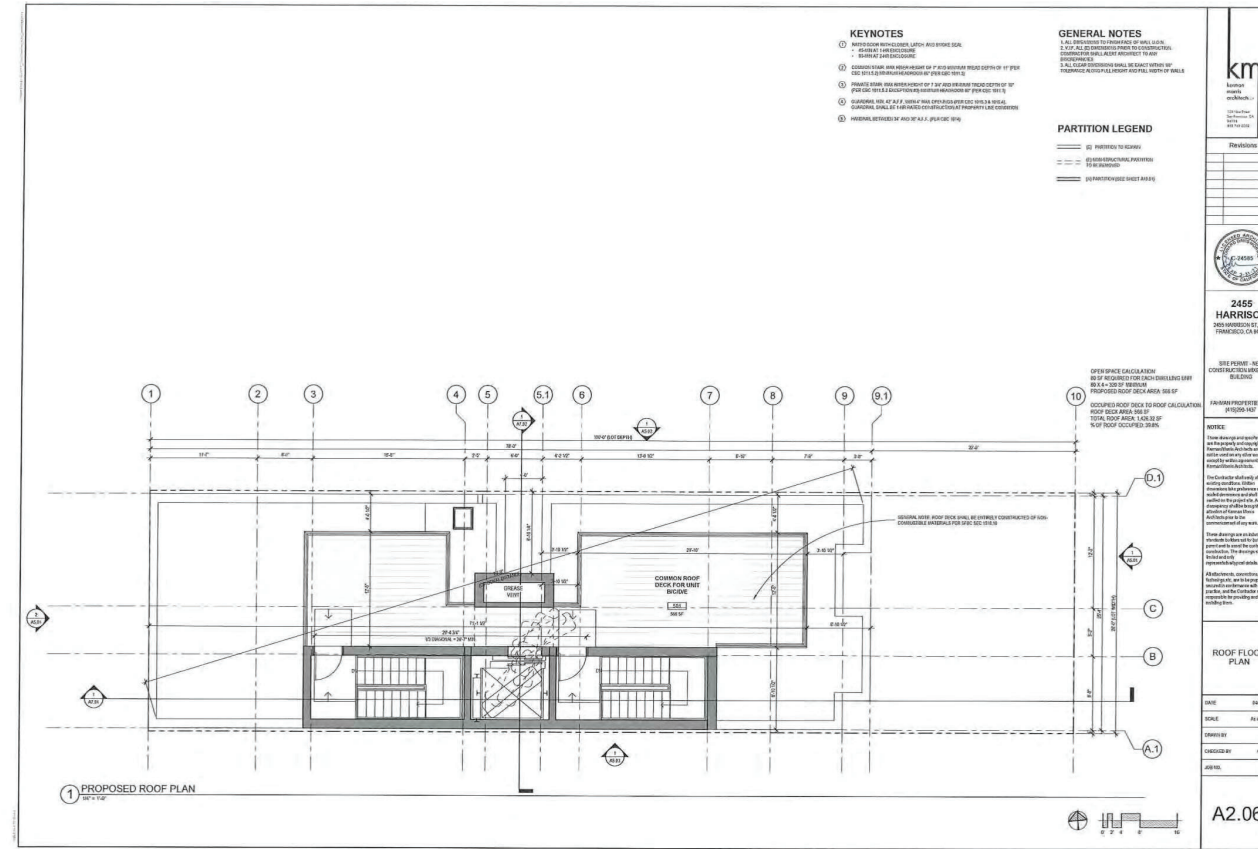
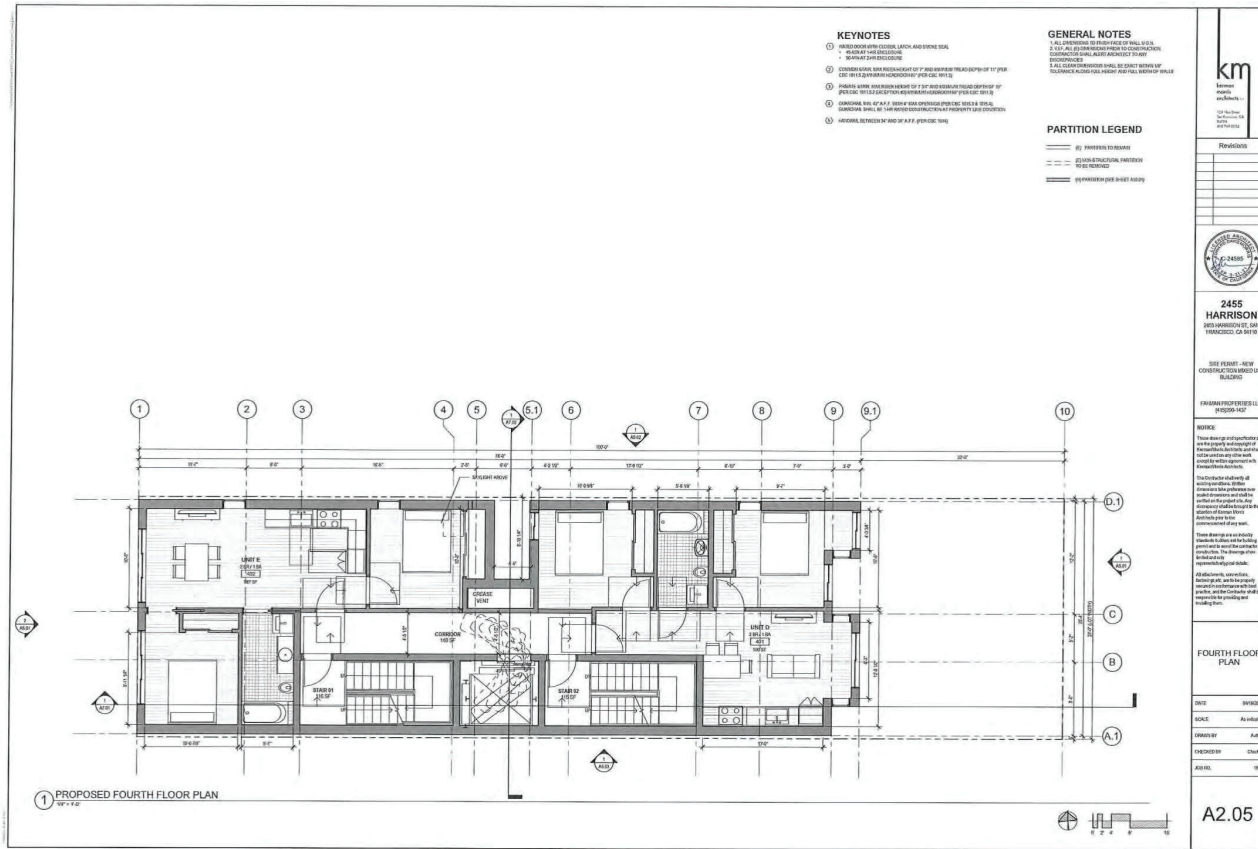
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DBI PRE-APPLICATION FINDING DRAWINGS

DATE	06/26/19
SCALE	Author
DRAWN BY	Checker
CHECKED BY	1816
JOB NO.	1816



Revisions

NO.	DESCRIPTION	DATE



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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DBI PRE-APPLICATION FINDING DRAWINGS

DATE 06/26/19

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1816

G2.24

Revisions



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

SITE PERMIT - NEW
CONSTRUCTION MIXED USE
BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

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**DBI
PRE-APPLICATION
FINDING
DRAWINGS**

DATE 06/26/19

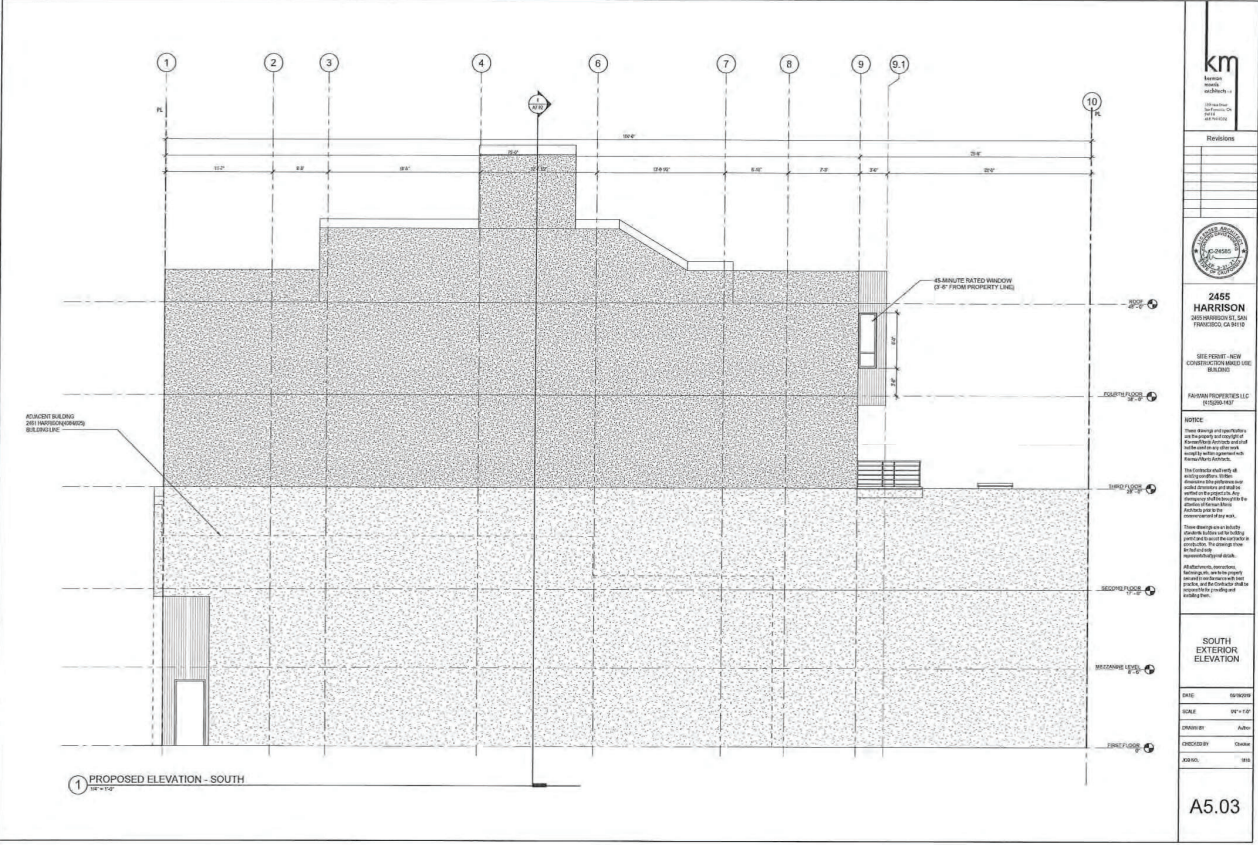
SCALE

DRAWN BY Author

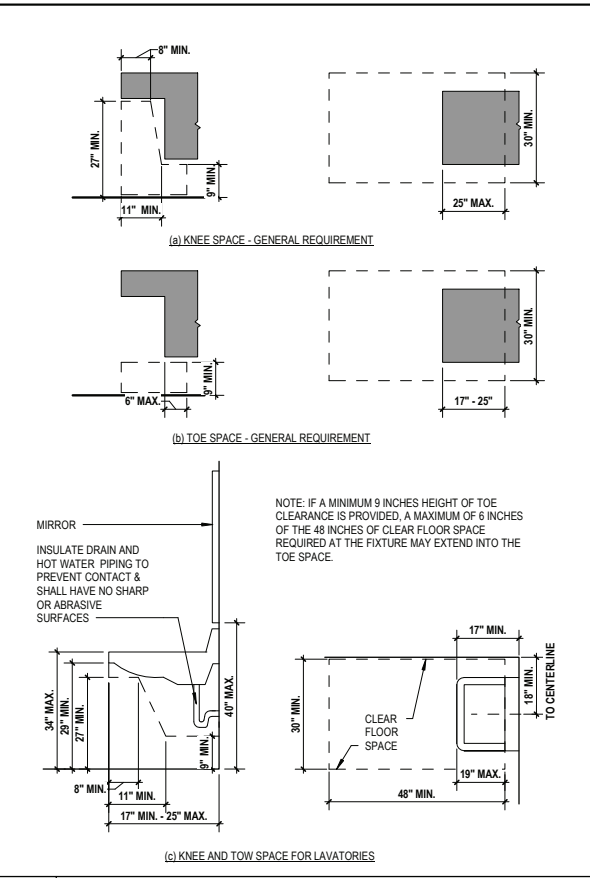
CHECKED BY Checker

JOB NO. 1816

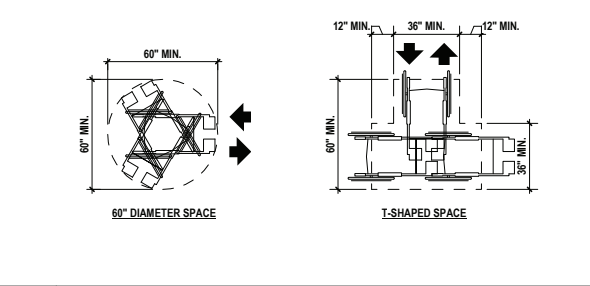
G2.25



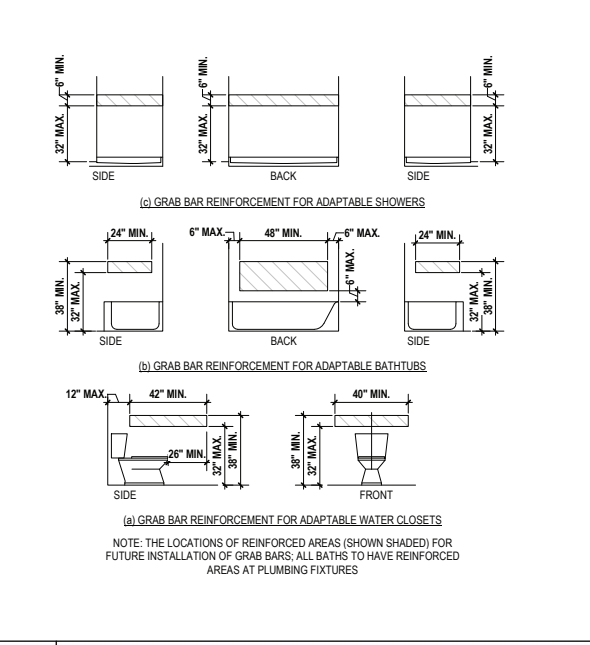
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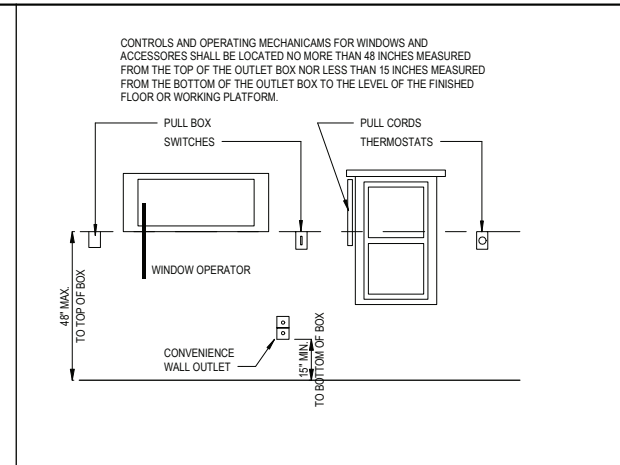
16 KNEE AND TOE SPACE FIGURE 11A-9D



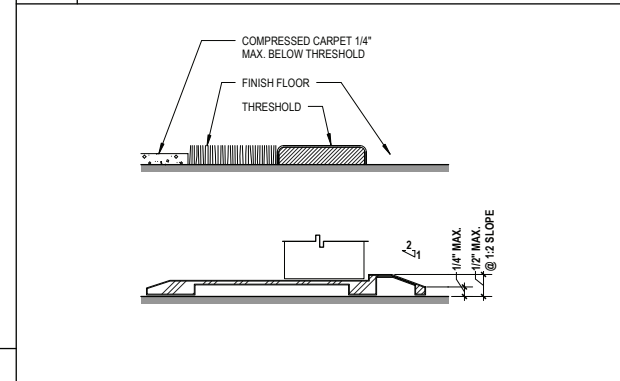
15 WHEEL CHAIR TURNING SPACE FIGURE 11A-1D



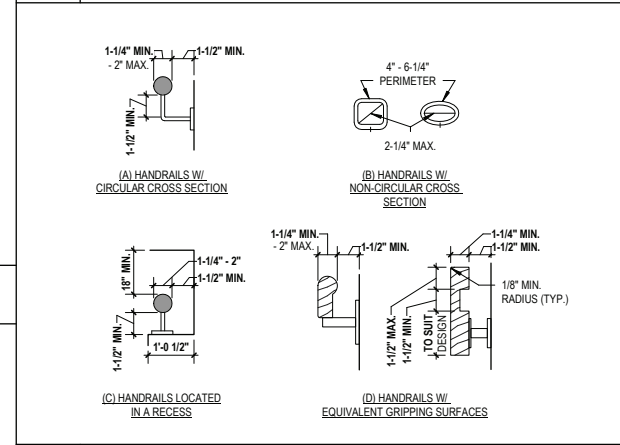
14 WATER CLOSETS / WHEEL CHAIR TURNING SPACE (DWELLING UNITS ONLY) FIGURE 11A-9G



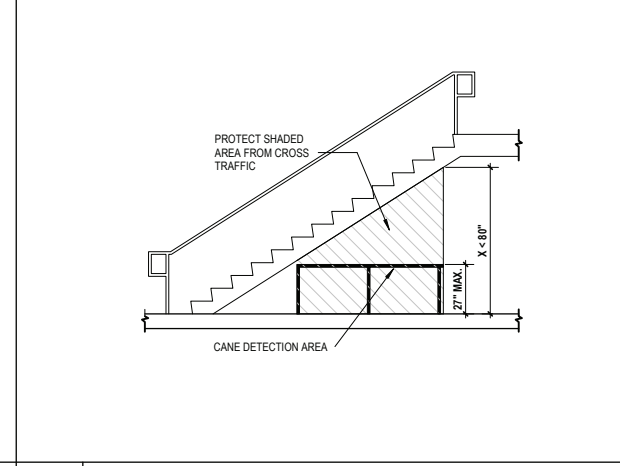
13 CONTROLS, SWITCHES & OUTLETS - HEIGHTS



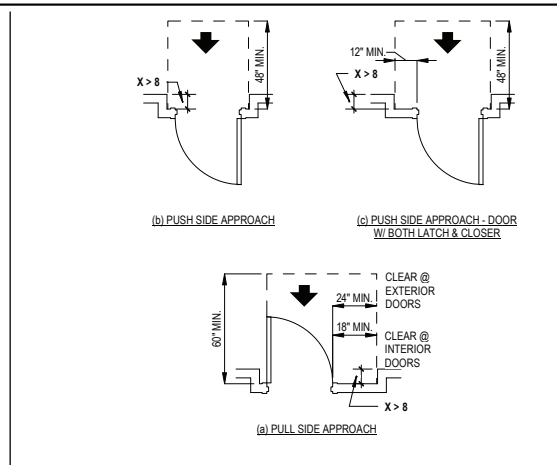
12 THRESHOLDS FIGURE 11A-8I



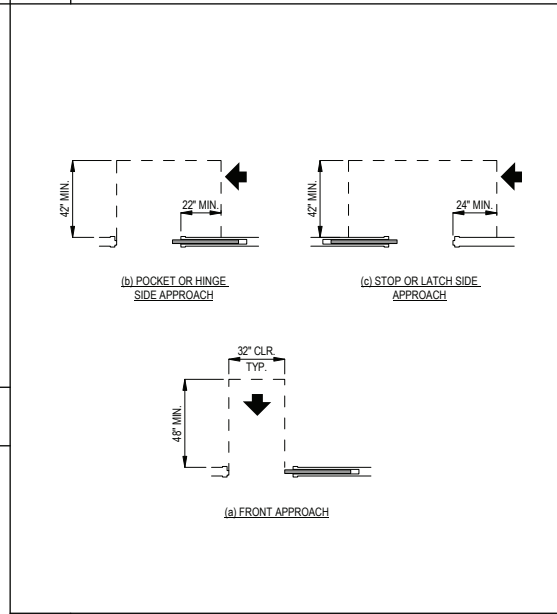
11 HANDRAILS FIGURE 11A-6B



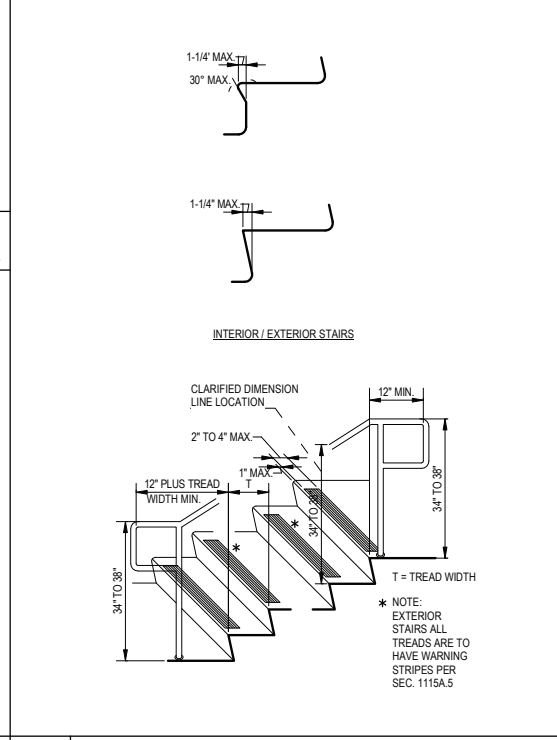
10 VERTICAL CLEARANCE SECTION 1125A.2



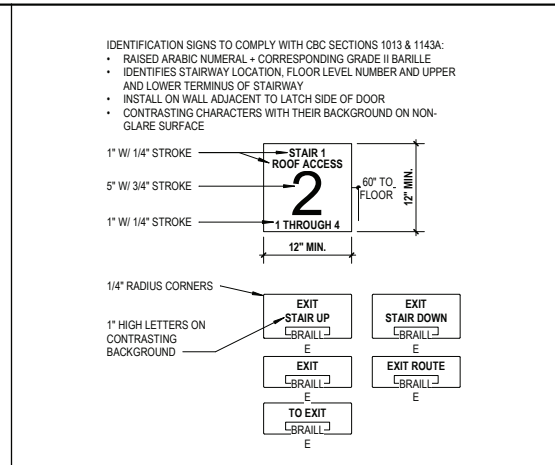
9 MANEUVERING CLEARANCES AT RECESSED DOORS FIGURE 11A-8C



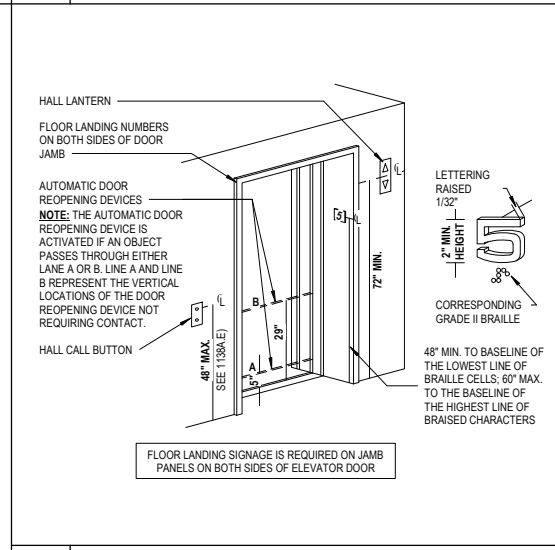
8 MANEUVERING CLEARANCES AT SLIDING DOORS (PUBLIC / COMMON USE AREAS) FIGURE 11A-8B



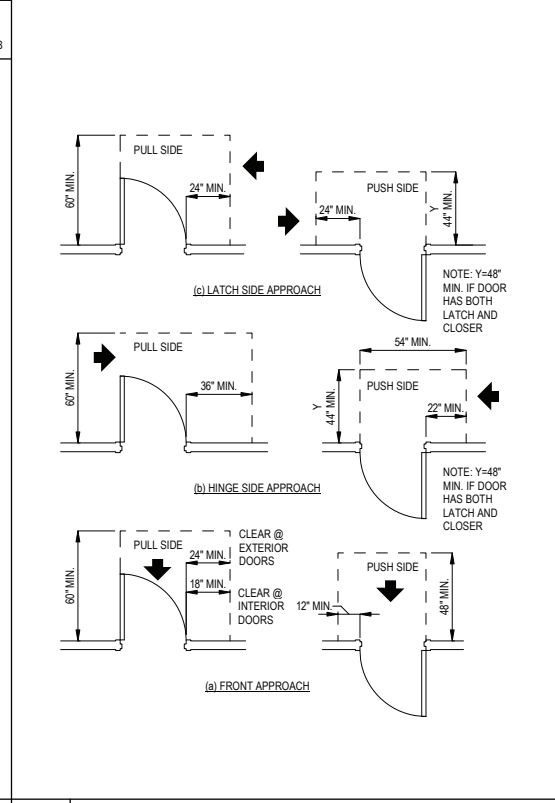
7 WARNING STRIPING AND HANDRAIL EXTENSIONS (PUBLIC / COMMON USE AREAS) FIGURES 1115A.4 AND 1123A.4



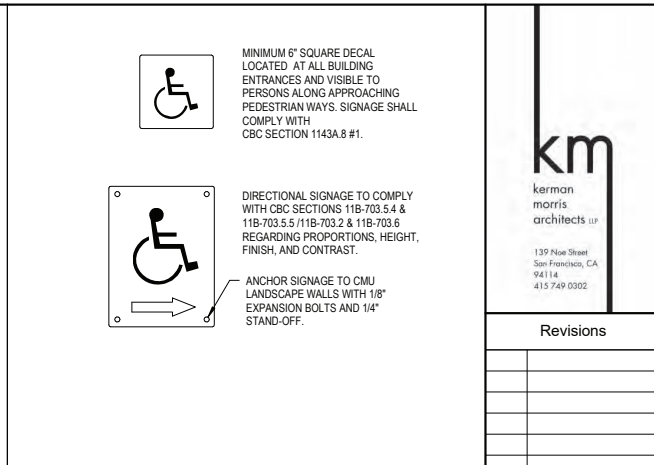
6 IDENTIFICATION SIGNS CBC SECTION 1013 & 1143A



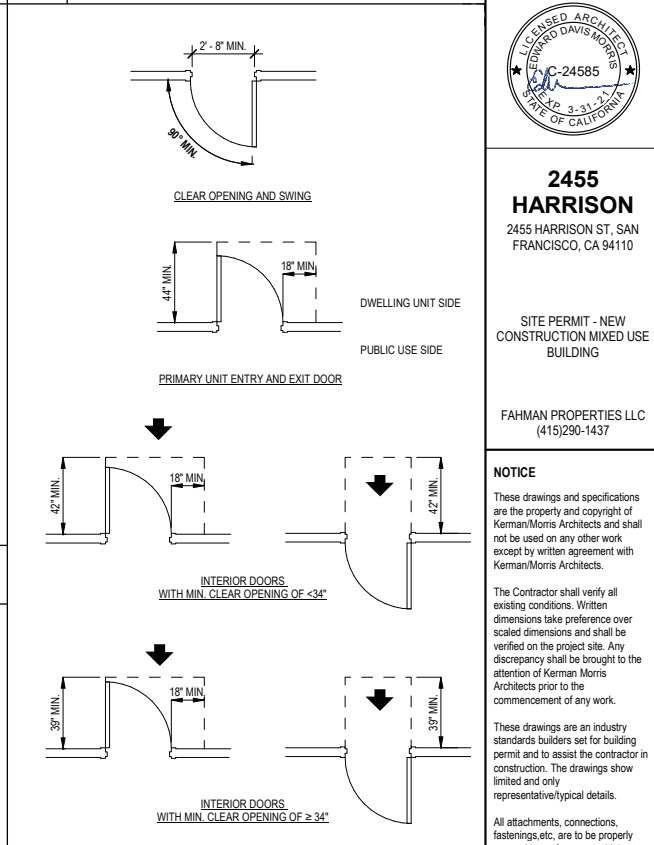
5 HOISTWAY AND ELEVATOR ENTRANCES FIGURE 11A-7C



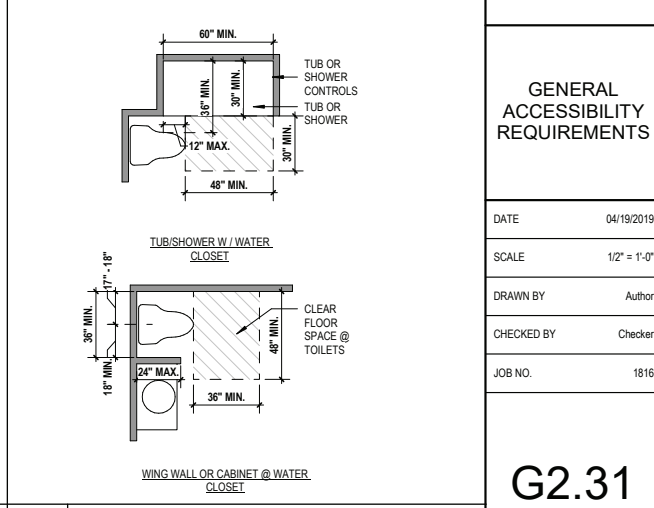
4 MANEUVERING CLEARANCE @ SWINGING DOORS (PUBLIC / COMMON USE AREAS) FIGURE 11A-8A



3 ACCESSIBILITY SIGNAGE



2 MANEUVERING CLEARANCE @ SWINGING DOORS (DWELLING UNITS ONLY) SECTION 1132A



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



kerman
morris
architects llp

139 Aliso Street
San Francisco, CA
94114
415.749.0302

Revisions

No.	Description	Date



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

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GENERAL ACCESSIBILITY REQUIREMENTS

DATE	04/19/2019
SCALE	1/2" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

G2.31

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

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

INSTRUCTIONS:

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

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

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

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

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.

NOTES:

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

OTHER RESIDENTIAL ALTERATIONS + ADDITIONS

adds any amount of conditioned area, volume, or size

VERIFICATION

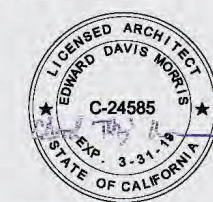
Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total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

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

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

04/19/2019

LICENSED PROFESSIONAL (sign & date)
May be signed by applicant when <1,000 sq. ft. is added.
AFFIX STAMP BELOW:



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

GREEN BUILDING COMPLIANCE PROFESSIONAL
(name & contact phone #)

FIRM

I am a LEED Accredited Professional

I am a GreenPoint Rater

I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL
(sign & date)

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



Revisions

NO.	DATE	DESCRIPTION



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

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GREENPOINT RATED CHECKLIST

DATE: 04/19/2019

SCALE:

DRAWN BY: SC

CHECKED BY: Checker

JOB NO.: 1816

G2.32



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

Revisions



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

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EXISTING SITE PLAN

DATE 04/19/2019

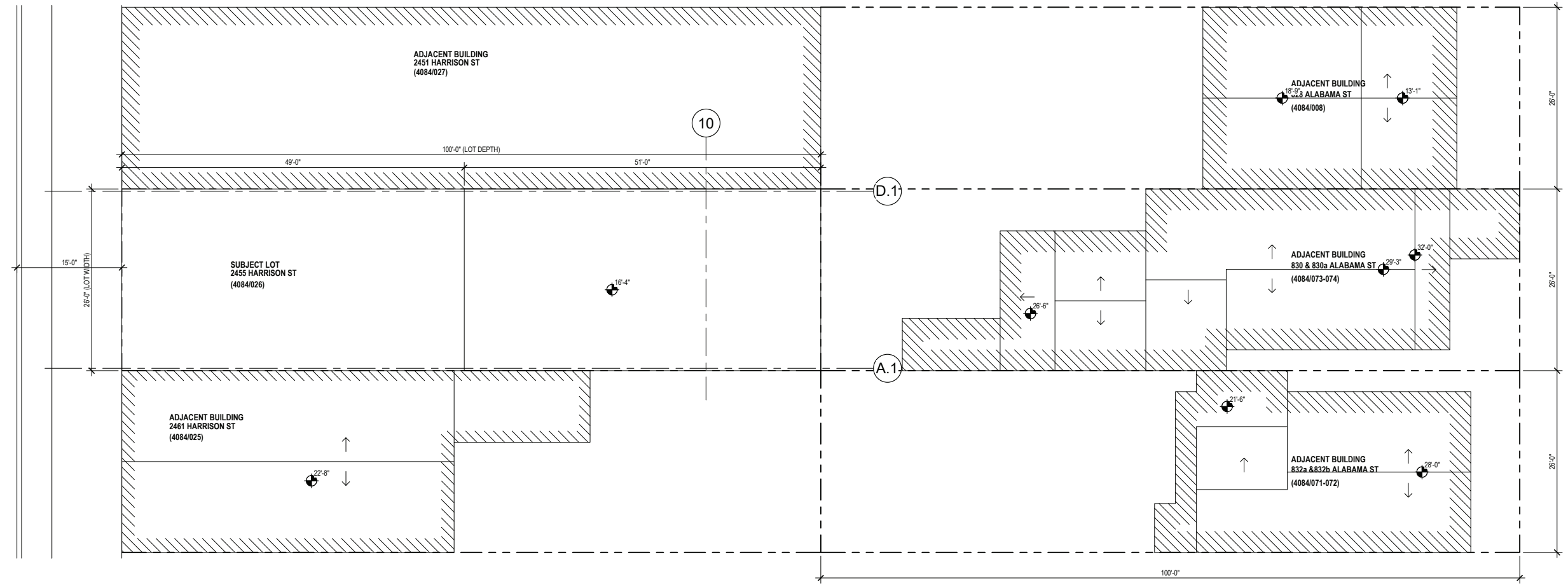
SCALE 1/8" = 1'-0"

DRAWN BY Author

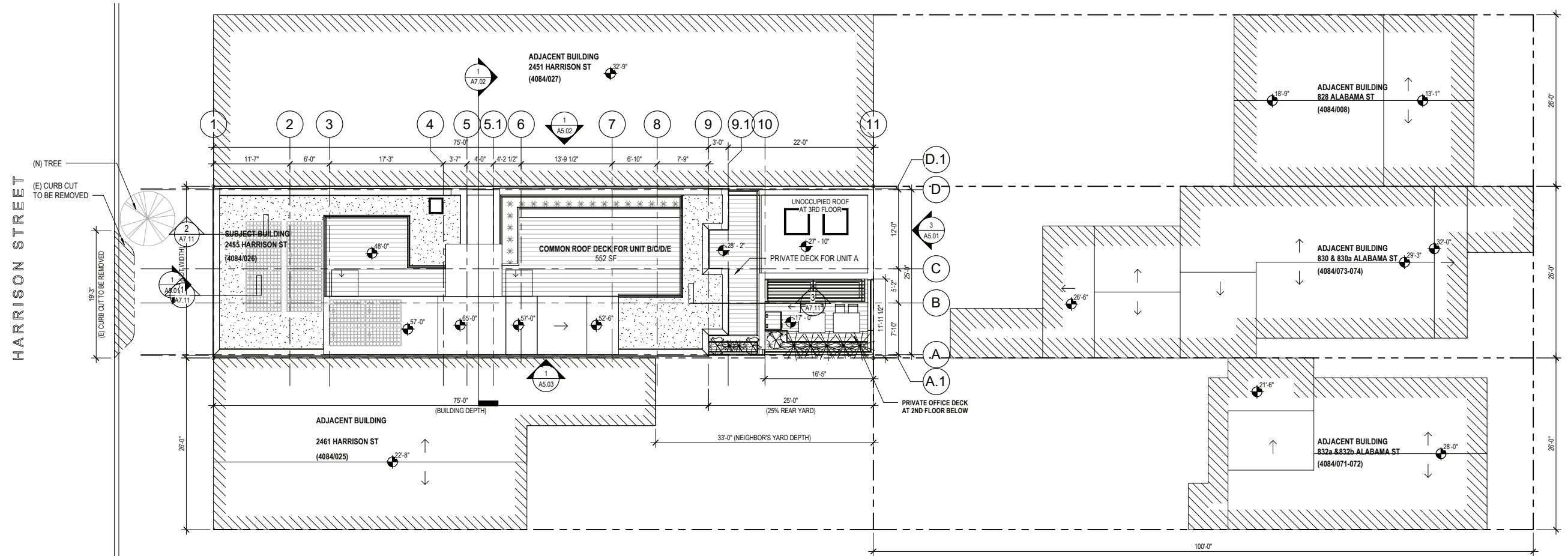
CHECKED BY Checker

JOB NO. 1816

AE1.01



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



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

Revisions

NO.	DATE	DESCRIPTION



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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

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KEYNOTES

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

GENERAL NOTES

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

PARTITION LEGEND

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



Revisions

No.	Description



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

NOTICE

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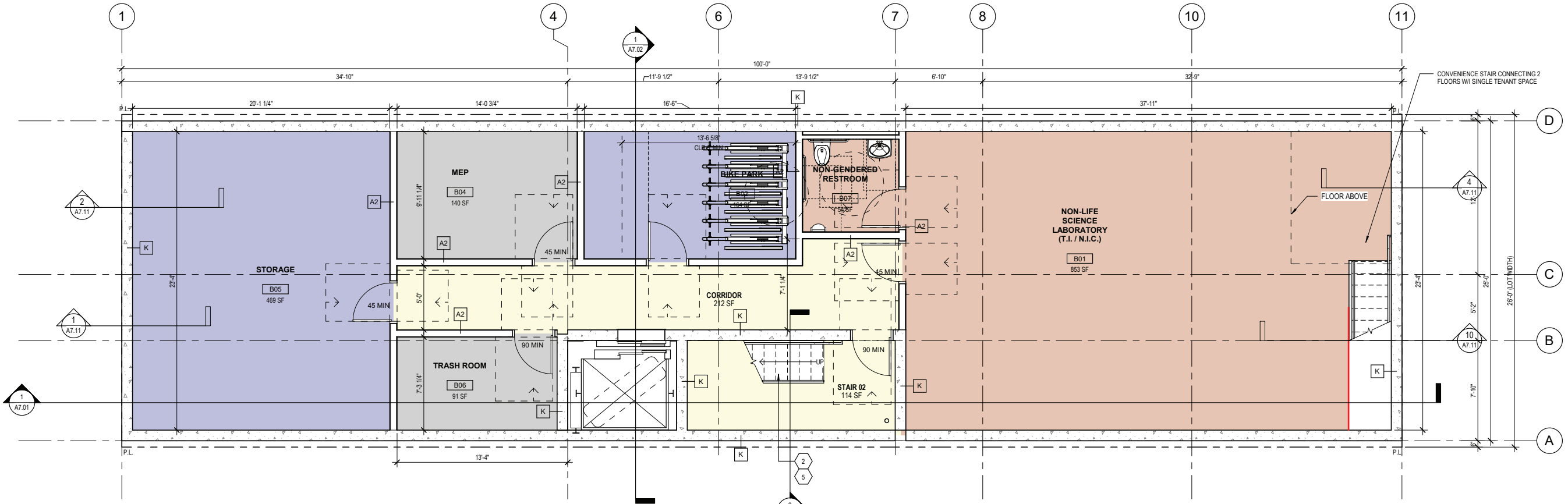
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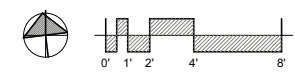
BASEMENT FLOOR PLAN

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

A2.01



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



12/10/2019 7:28:59 PM

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KEYNOTES

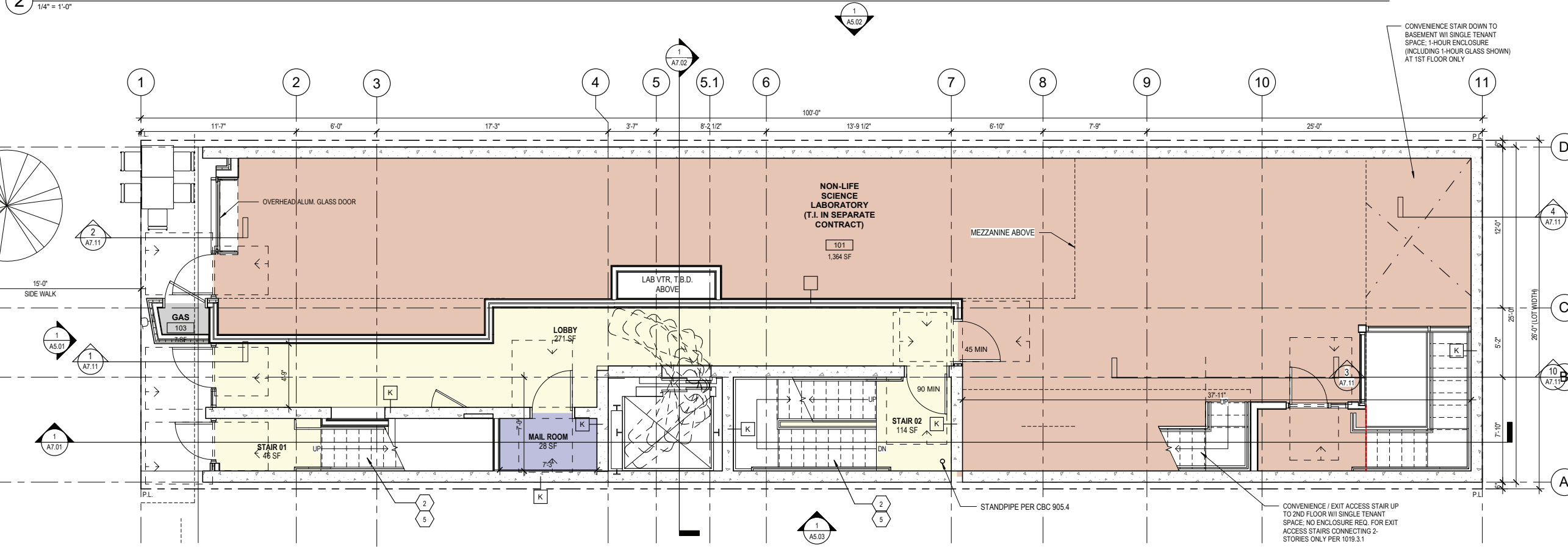
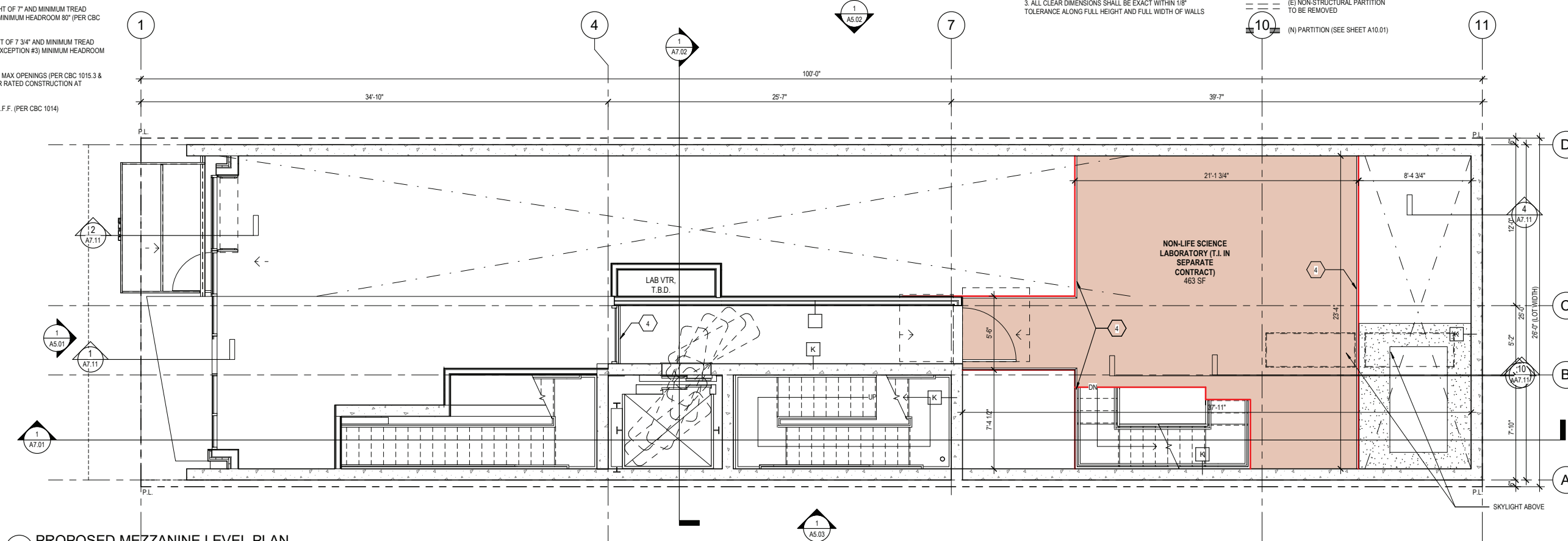
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 - 45-MIN AT 1-HR ENCLOSURE
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PARTITION LEGEND

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



Revisions

NO.	DESCRIPTION
3	A5.01



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

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FIRST FLOOR & MEZZANINE LEVEL PLAN

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

A2.02

12/10/2020 7:28:00 PM

BM 1.00/2.00 Harrison 1810_2455 Harrison_0217.rvt

12/10/2019 7:59:00 PM

KEYNOTES

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

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



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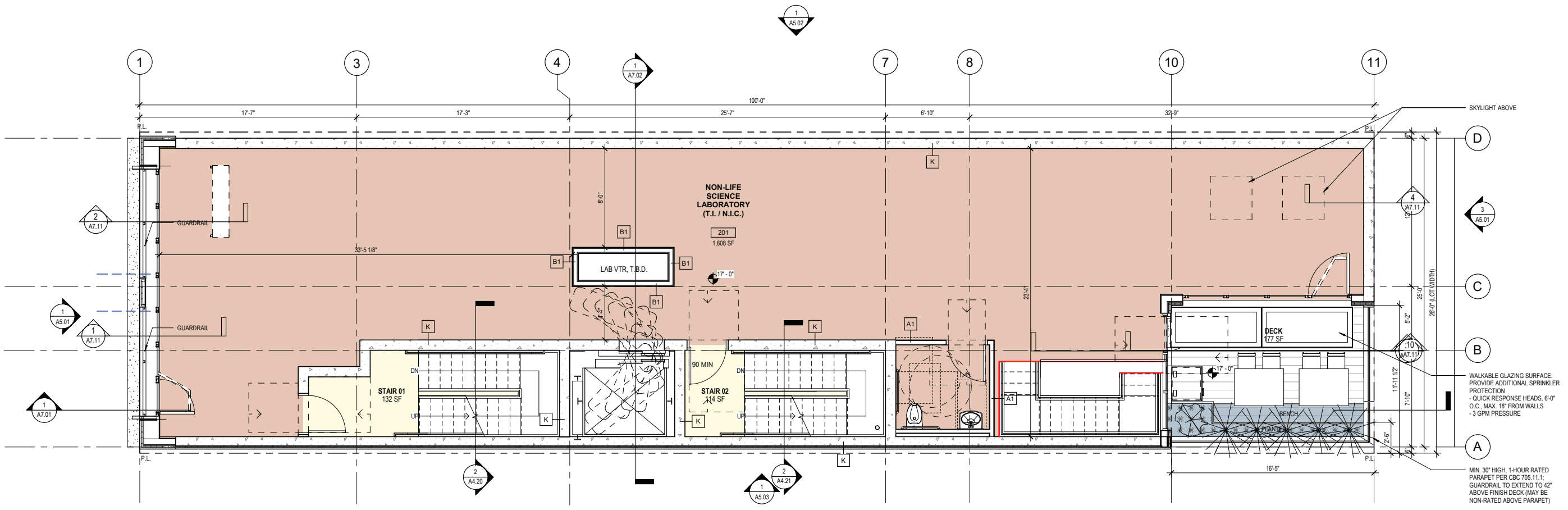
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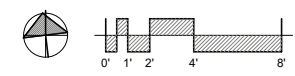
SECOND FLOOR PLAN

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

A2.03



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



KEYNOTES

- ① RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
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GENERAL NOTES

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PARTITION LEGEND

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



Revisions

No.	Description



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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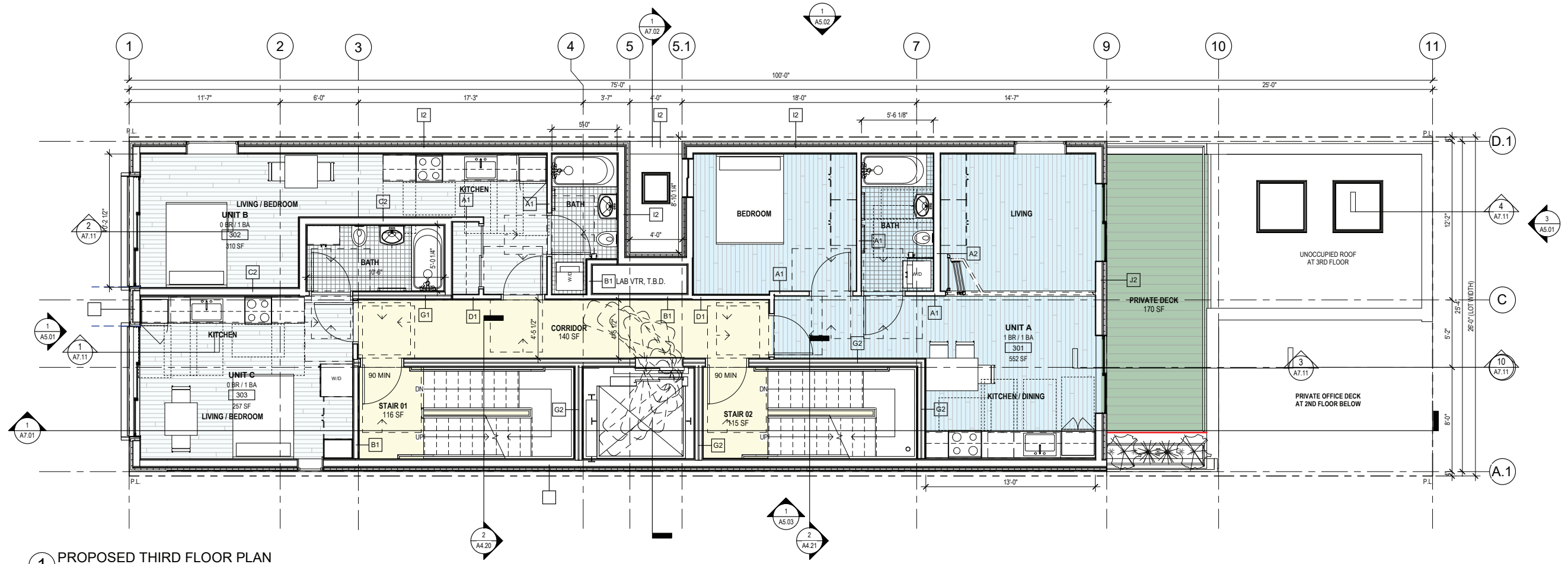
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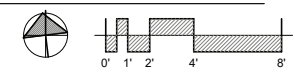
THIRD FLOOR PLAN

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

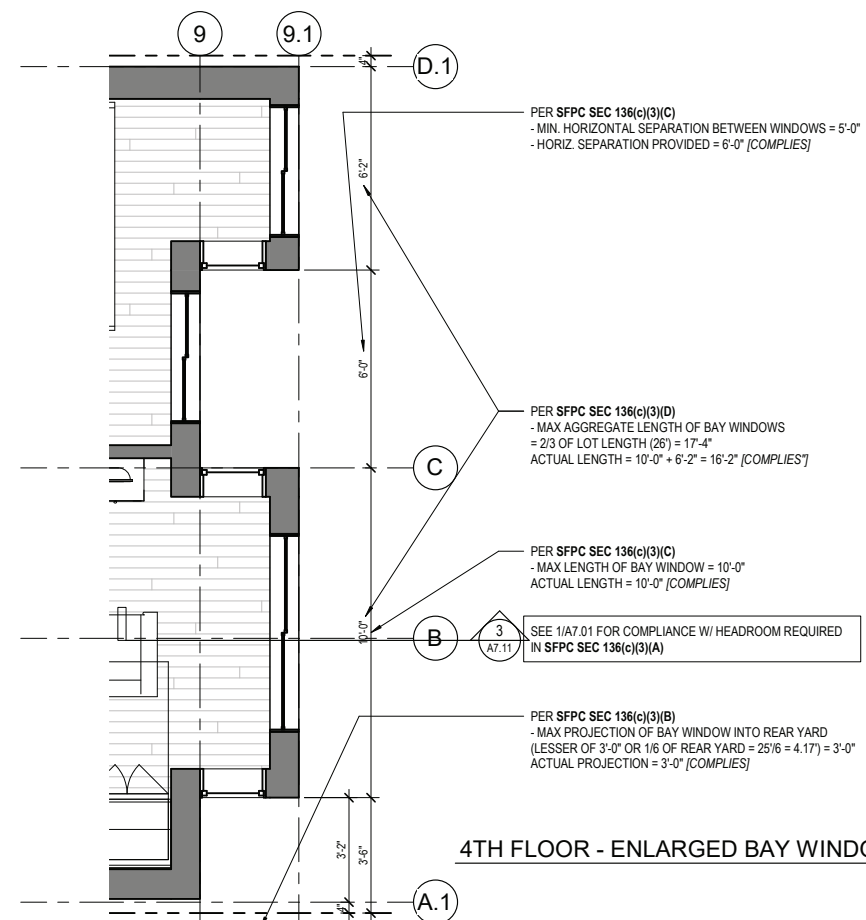
A2.04



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



BM 1.00/2.00 Harrison 2455 Harrison 02/1/19



KEYNOTES

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PARTITION LEGEND

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



Revisions

No.	Description



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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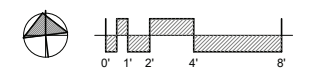
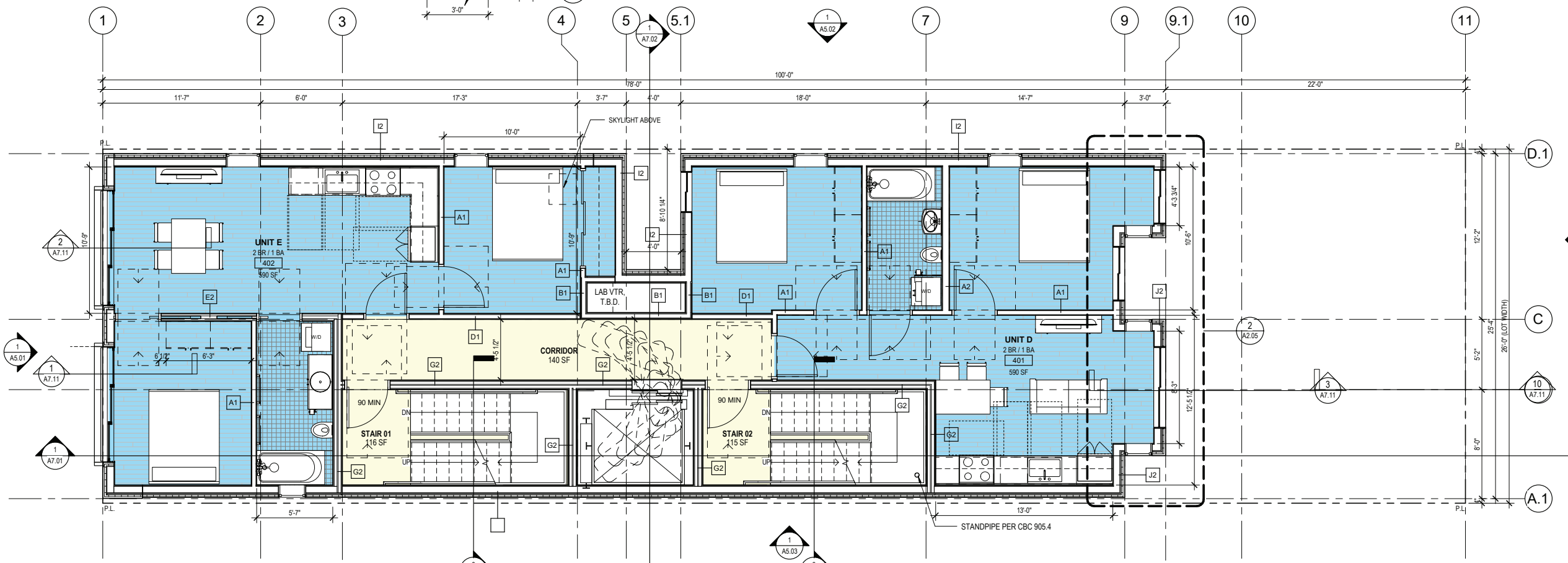
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FOURTH FLOOR PLAN

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

A2.05



12/10/2019 7:39:01 PM

B.M. 100/2/455 Harrison 1810_2455 Harrison_1811.rvt

KEYNOTES

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

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



Revisions

NO.	DESCRIPTION



2455 HARRISON
 2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

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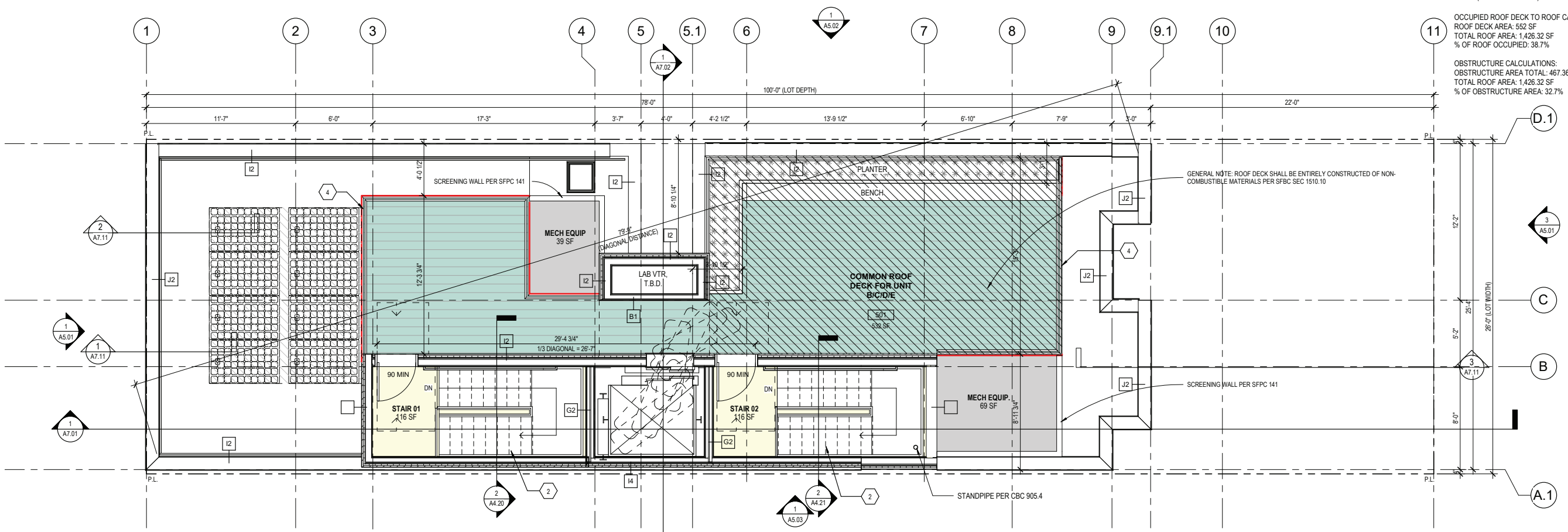
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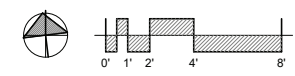
OPEN SPACE CALCULATION:
 80 SF REQUIRED FOR EACH DWELLING UNIT
 80 X 4 = 320 SF MINIMUM
 PROPOSED ROOF DECK AREA: 552 SF
 PORTION OF ROOF DECK COMPLYING W/ SFPC 135 (MIN. 15' IN BOTH DIRECTIONS): 421 SF (SHOWN HATCHED)

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

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



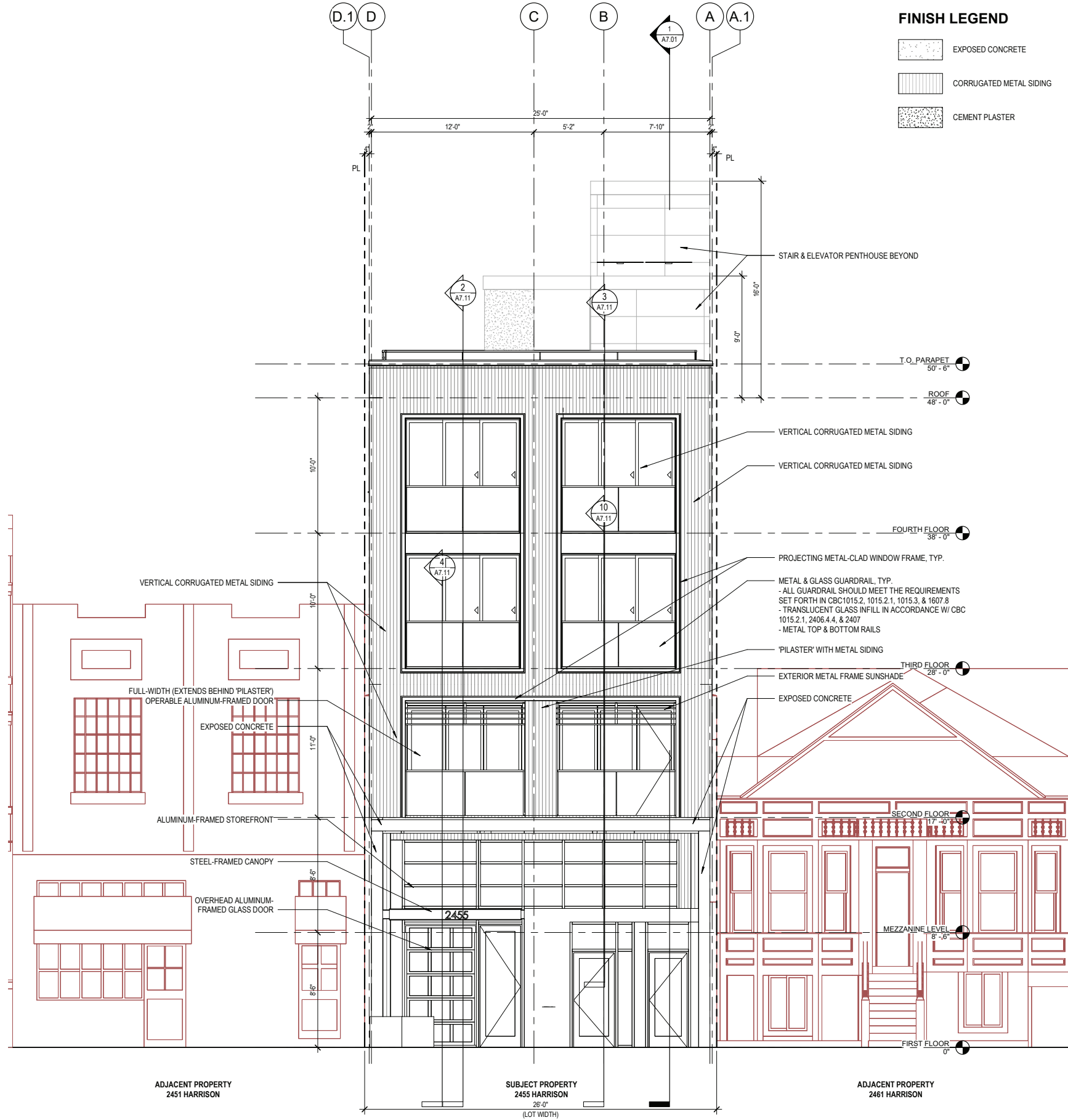
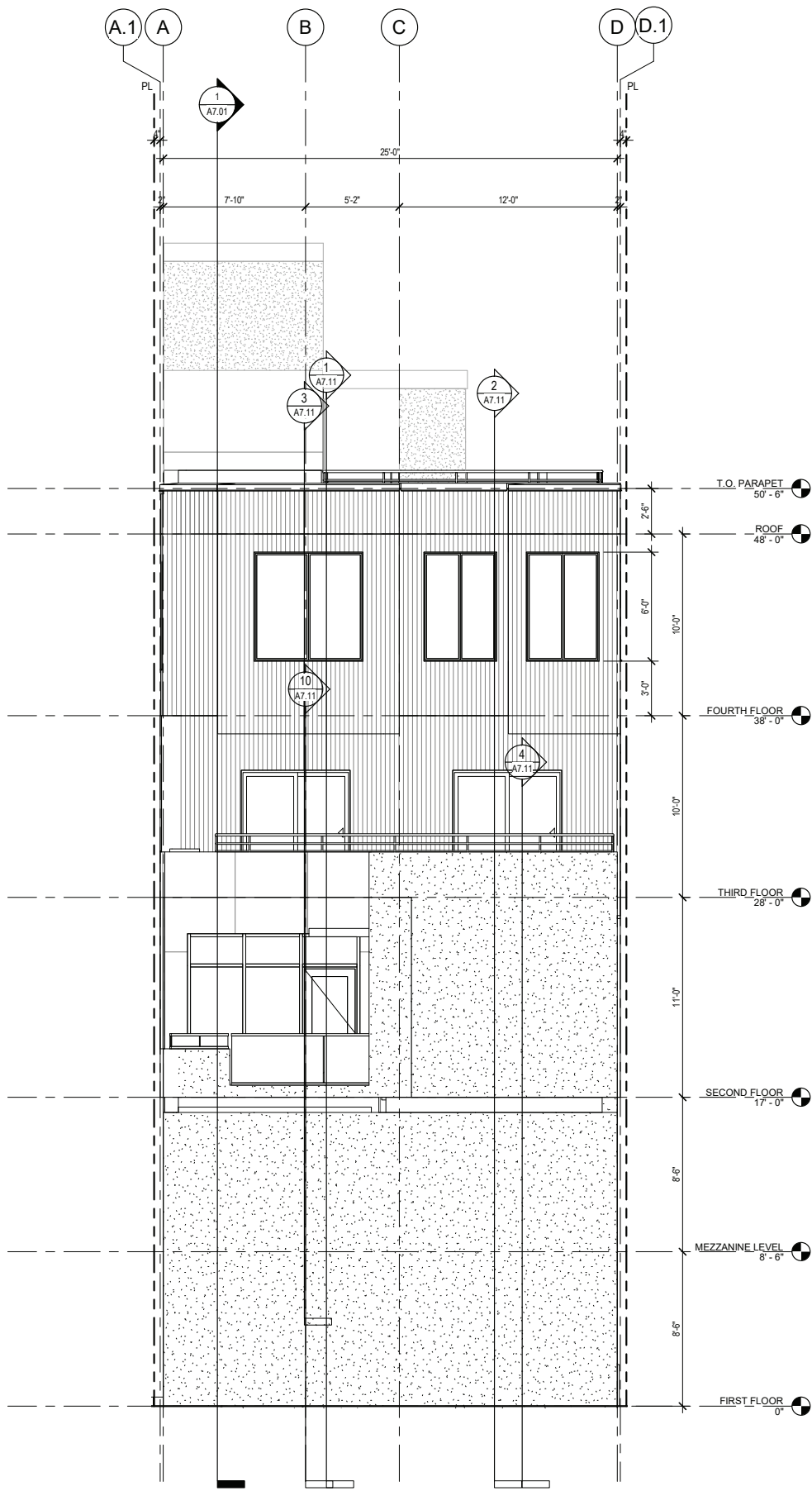
1 PROPOSED ROOF PLAN
 1/4" = 1'-0"



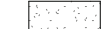

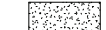
ROOF FLOOR PLAN

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

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FINISH LEGEND

-  EXPOSED CONCRETE
-  CORRUGATED METAL SIDING
-  CEMENT PLASTER



Revisions	



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

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EAST & WEST EXTERIOR ELEVATIONS

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




A5.01

12/10/2019 9:51:30 PM

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12/10/2019 7:28:07 PM

FINISH LEGEND

-  EXPOSED CONCRETE
-  CORRUGATED METAL SIDING
-  CEMENT PLASTER



Revisions

NO.	DESCRIPTION



2455 HARRISON
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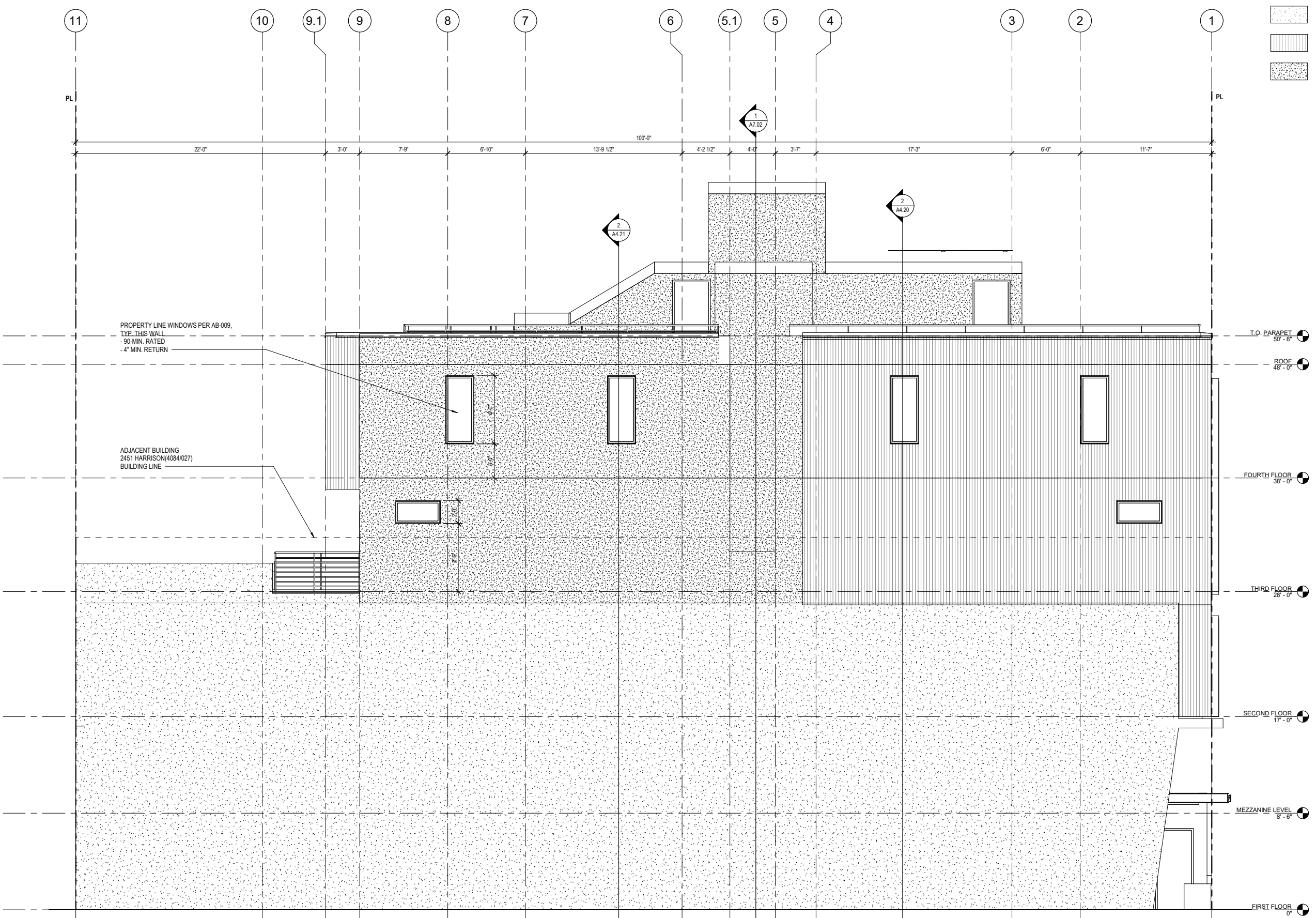
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NORTH EXTERIOR ELEVATION

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

A5.02






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

B.M. 1/10/2019 2:45 Harrison 010_2455 Harrison_0121.rvt

1/10/2019 7:39:09 PM

FINISH LEGEND

-  EXPOSED CONCRETE
-  CORRUGATED METAL SIDING
-  CEMENT PLASTER



Revisions

No.	Description



2455 HARRISON
 2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

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SOUTH EXTERIOR ELEVATION

DATE 04/19/2019

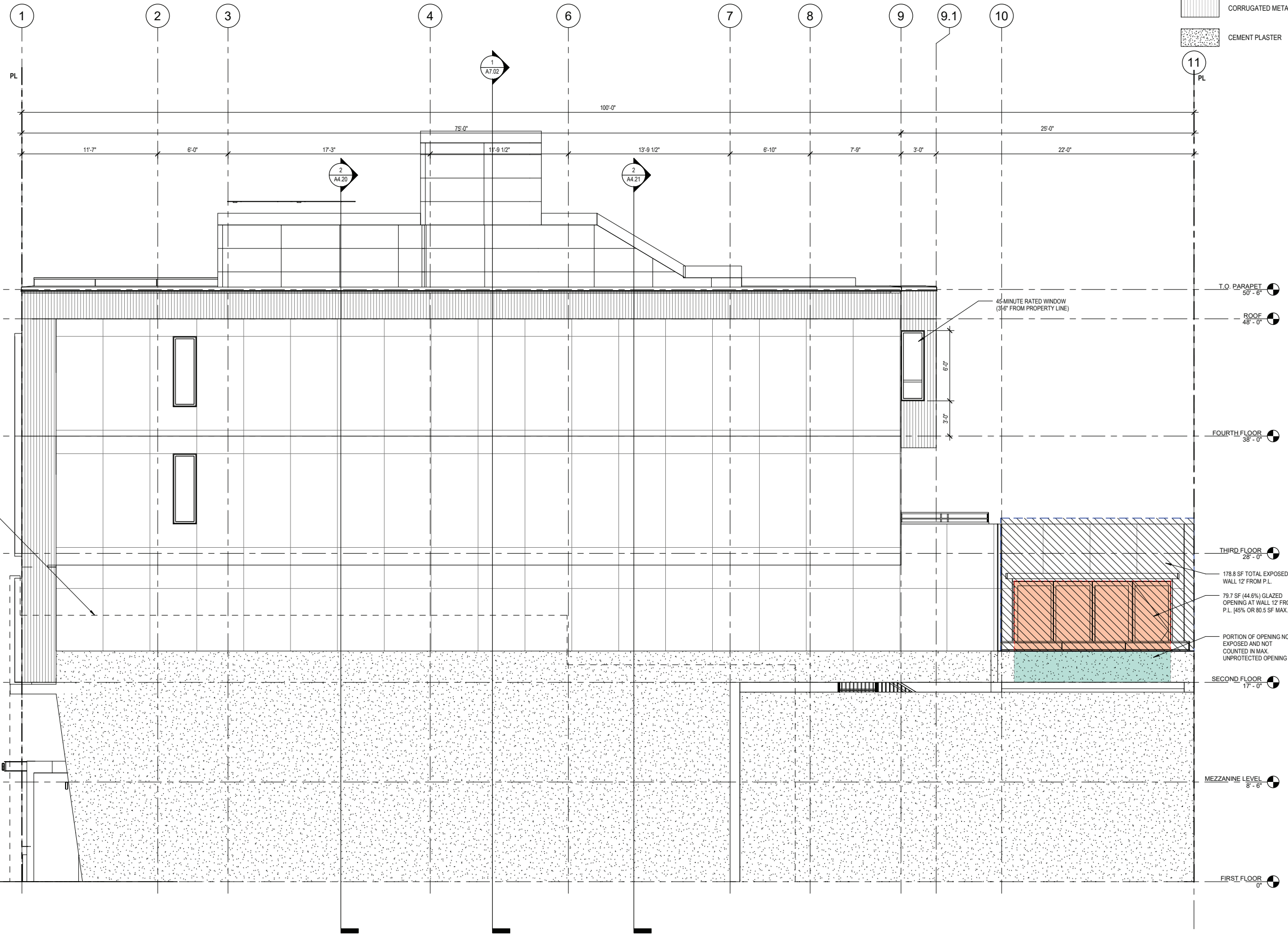
SCALE As indicated

DRAWN BY Author

CHECKED BY Checker

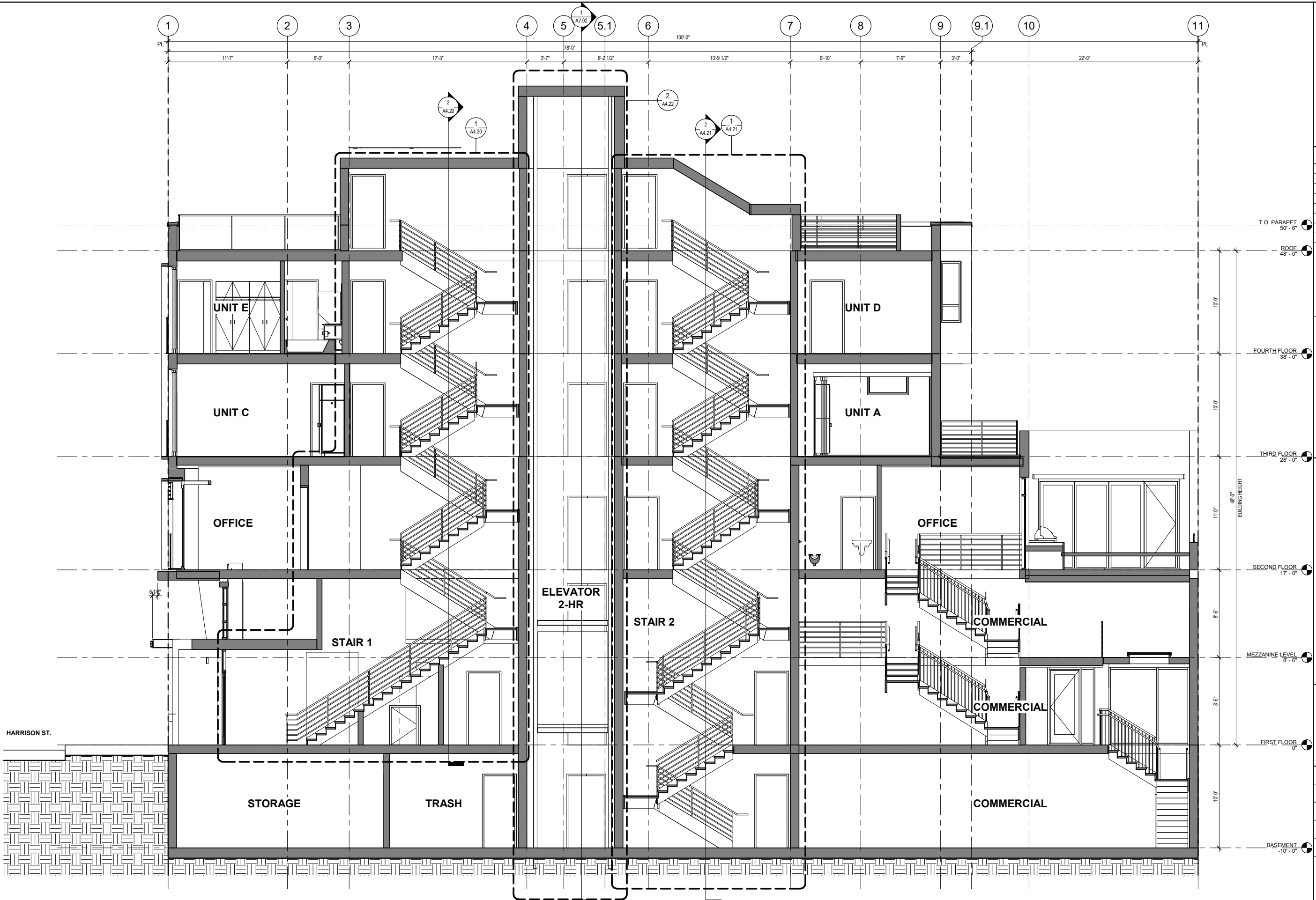
JOB NO. 1816

A5.03



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

8/11/2019 7:28:11 PM



km
 kerman
 morris
 architects llp

137 Alca Street
 San Francisco, CA
 94114
 415.749.0302

Revisions

No.	Description



2455 HARRISON
 2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

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BUILDING SECTION

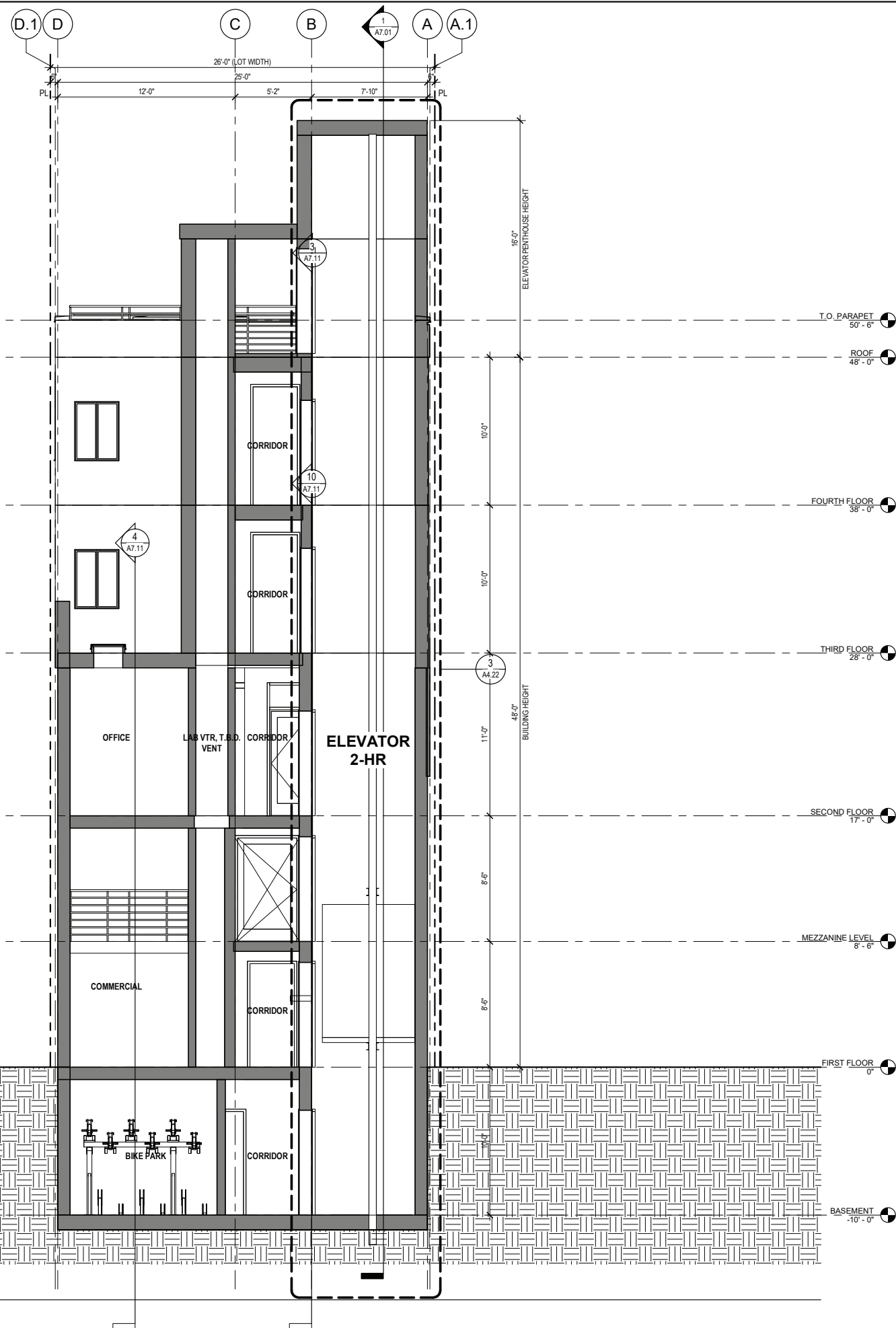
DATE	04/19/2019
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A7.01

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

8/11/2019 7:28:12 PM

12/10/2019 7:28:12 PM



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



Revisions	



2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

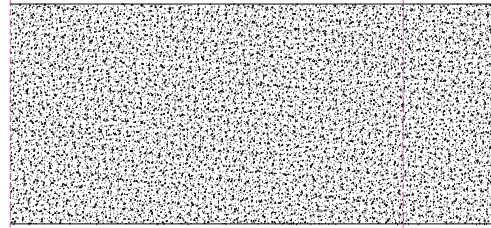
NOTICE
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These drawings are an industry standards builders set for building permit and to assist the contractor in construction. The drawings show limited and only representative typical details.
All attachments, connections, fastenings, etc., are to be properly secured in conformance with best practice, and the Contractor shall be responsible for providing and installing them.

BUILDING SECTIONS

DATE	04/19/2019
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A7.02

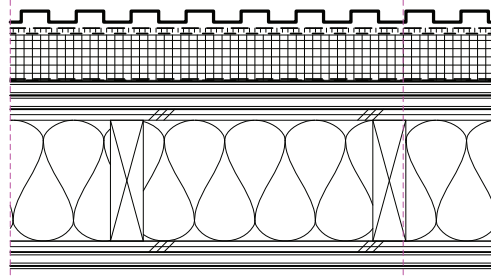


• CONCRETE WALL, S.S.D.

RATED TYPES

K1	1-HR
K2	2-HR
K3	3-HR

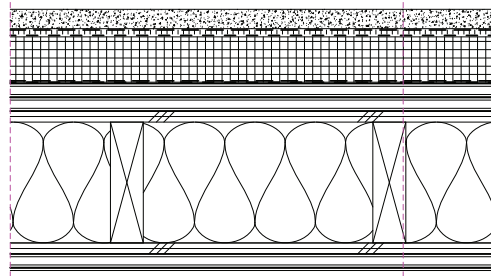
K CAST IN PLACE CONCRETE WALL



- METAL SIDING
- 3/16" MIN. DRAIN MAT
- WRB
- 2" RIGID INSULATION (MINERAL WOOL - R-8)
- (2) LAYERS 5/8" TYPE 'X' GYP. BD.
- 1/2" MIN. PLYWOOD SHEATHING S.S.D.
- 2X6 WOOD STUDS, U.O.N.
- HIGH-DENSITY BATT INSULATION - R-21 MIN. (SEE TITLE 24)
- 1/2" MIN. PLYWOOD SHEATHING S.S.D.
- (2) LAYER 5/8" TYPE 'X' GYP. BD.

J EXT. WALL - METAL SIDING

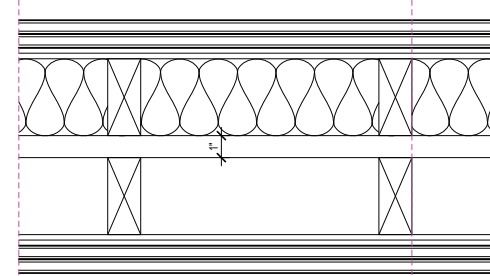
NEW 2-HR (SIM. TO GA FILE NO: WP 8105)



- 3-COAT CEMENT PLASTER SIDING OVER SELF-FURRING METAL LATH
- 3/16" MIN. DRAIN MAT
- WRB
- 2" RIGID INSULATION (MINERAL WOOL - R-8)
- (2) LAYERS 5/8" TYPE 'X' GYP. BD.
- 1/2" MIN. PLYWOOD SHEATHING S.S.D.
- 2X6 WOOD STUDS, U.O.N.
- HIGH-DENSITY BATT INSULATION - R-21 MIN. (SEE TITLE 24)
- 1/2" MIN. PLYWOOD SHEATHING S.S.D.
- (2) LAYER 5/8" TYPE 'X' GYP. BD.

I EXT. WALL - CEMENT PLASTER

NEW 2-HR (SIM. TO GA FILE NO: WP 8105)

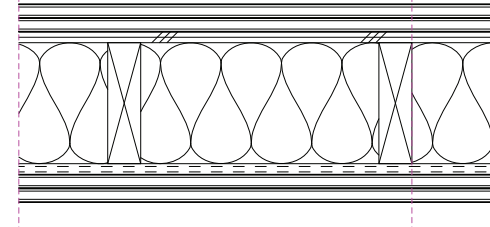


- (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. (INSTALLED PER GA FILE NO.)
- 1/2" MIN. PLYWD SHEATHING PANEL AS OCCURS, S.S.D.
- 2X WOOD STUDS ON SEPARATE PLATES 1" APART
- 3 1/2" GLASS FIBER INSULATION IN STUD CAVITY OF ONE SIDE
- 1/2" MIN. PLYWD SHEATH PANEL AS OCCURS, S.S.D.
- (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. (INSTALLED PER GA FILE NO.)

NOTE: TYPICAL 1-HOUR REQUIRED DEMISING WALLS, 2-HOUR SHOWN TO MEET REQUIRED ACOUSTICAL STC RATING

E DEMISING WALL

2-HR (GA FILE NO: WP 3820 - STC 55 TO 59)

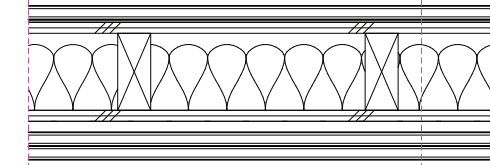


- (1) LAYER OF 5/8" TYPE 'X' GYP. BD. (INSTALLED PER GA FILE NO.)
- (2) LAYERS 5/8" TYPE 'X' GYP. BD @ 2-HR
- 1/2" MIN. PLYWD SHEATHING PANEL AS OCCURS, S.S.D.
- 2X6 WOOD STUDS
- CONTINUOUS 3 1/2" GLASS FIBER INSULATION IN STUD CAVITY
- 1/2" METAL RESILIENT CHANNEL
- (1) LAYER OF 5/8" TYPE 'X' GYP. BD. (INSTALLED PER GA FILE NO.)
- (2) LAYERS 5/8" TYPE 'X' GYP. BD @ 2-HR

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

D CORRIDOR WALL

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



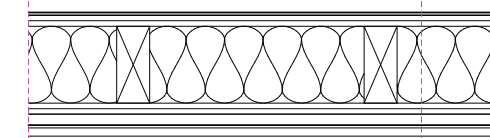
- (2) LAYERS 5/8" TYPE 'X' GYP. BD.
- 1/2" MIN. PLYWD SHEATH PANEL AS OCCURS, S.S.D.
- 2X WOOD STUDS
- ACOUSTICAL INSULATION
- 1/2" MIN. PLYWD SHEATH PANEL AS OCCURS, S.S.D.
- (2) LAYERS 5/8" TYPE 'X' GYP. BD.

STUD SIZES:

B1	2x4
B2	2x6

B INTERIOR PARTITION

2-HR (GA FILE NO. WP 4135 - STC 40 TO 44)



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

STUD SIZES:

A1	2x4 - NR
A2	2x6 - NR
A3	2x4 - 1-HR
A4	2x6 - 1-HR

A INTERIOR PARTITION - TYP.

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

GENERAL NOTES - PARTITION TYPES

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



Revisions



2455 HARRISON
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SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

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PARTITIONS TYPES

DATE	04/19/2019
SCALE	3" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A10.01



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

STEP 1: EXEMPTION TYPE

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

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

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

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

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

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

Step 2: Environmental Screening Comments

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

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

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

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

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

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

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

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

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

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

FASTCAST

FEBRUARY, 2020

SHADOW ANALYSIS REPORT 2455 HARRISON STREET SAN FRANCISCO, CA



PREPARED BY:
FASTCAST
34 CORTE MADERA AVE
MILL VALLEY, CA 94941

SUBMITTED TO:
SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION ST #400
SAN FRANCISCO, CA 94103

Enclosures:

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

Exhibit B.1 – Quantitative Shadow Results Mission Recreation Center

Exhibit C.1 – Graphical Shadow Projections 2455 Harrison Street

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 5th (*June 7th Mirrored*). On this day, shadow coverage on the Rec Center from the project would range from approximately 8.12 percent of the Rec Center at 6:52 a.m., increase to 14.25 percent at 7:15 a.m. and decrease to 0.11 percent of the Rec Center at 8:45 a.m. By 9:00 a.m. no project shadow is present on the Rec Center for the remainder of the day. The greatest shadow extent by area would occur on July 19th (*May 24th Mirrored*) at 7:16 a.m., when shadow from the proposed project would shade 15.42 percent of the Rec Center and existing shadow combined with shadow from the proposed project would shade approximately 94.29 percent of the Rec Center. Surface areas of the building's footprint are considered always shadowed. During this time, the soccer field and parking lot would be affected by the net new shadows and existing shadows. The project creates no new shadow on the rooftop of the rec center structure. Net new shadow from the project would impact the soccer field until 8:15 a.m. at the latest. This impact would occur August 16th – 23rd, and again *April 19th – 26th Mirrored*.

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

1. Introduction

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

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

2. Report Organization

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

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

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

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

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

3. Evaluation Criteria

3.1 Planning Code Section 295

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

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

3.2 CEQA Criteria for Shadow Impacts

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

4. Project Description

4.1 Site Description and Present Use

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



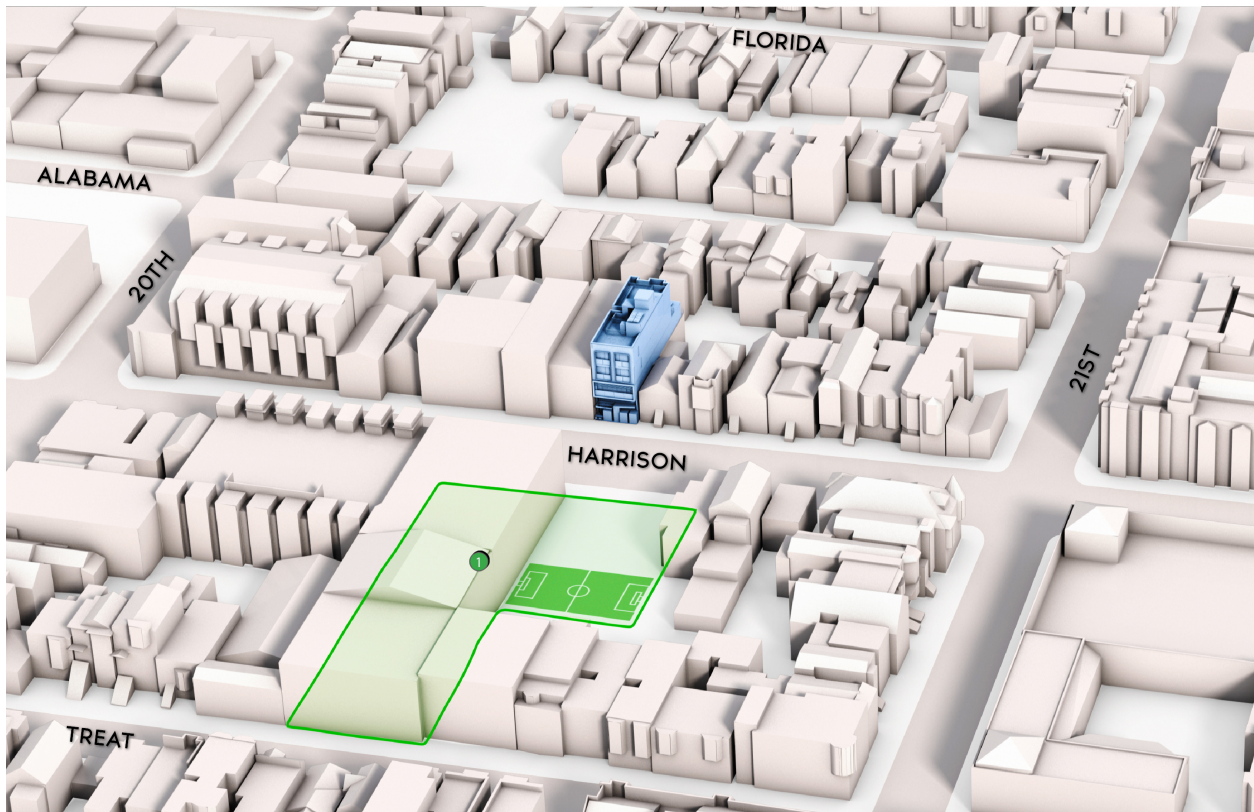
Figure 1 – Project Site and Nearby Open Spaces

4.2 Surrounding Properties and Neighborhood

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

2455 HARRISON STREET PROJECT

Perspective View



LEGEND

-  Existing Structures
-  Existing Shadows
-  2455 Harrison Street Project
-  Open/Public Spaces
-  Mission Recreation Center

NO APPROXIMATE DATE OR TIME



FASTCAST | 2455 HARRISON STREET PROJECT | JANUARY, 2020

Figure 2 – Perspective View of Proposed Project

4.3 Project Characteristics

The project consists of the demolition of the 1-story existing structure (industrial use per PIM) at the rear of the lot and the construction of a type III-A, 4-story plus basement mixed-use building on a UMU lot. The use of the building will include (1) commercial space occupying the ground floor and part of the basement, (1) office space at the 2nd floor, and (5) dwelling units on the 3rd and 4th floors in this building. Accessory residential space will be provided at the basement for bicycle parking and general storage; and

at the roof for a small roof deck with less than 50 occupants.³



Figure 3 – 2455 Harrison Street Proposed Elevations

5. Potentially Affected Parks and Open Spaces

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

³ Source: Kerman Morris Architects

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

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

f.01

2455 HARRISON STREET PROJECT - NET NEW SHADOW FAN

Plan View



LEGEND

- Existing Structures
- 2455 Harrison Street Project
- Proposed Project's Net New Shadow
- Project Shadow Extent
- Open/Public Spaces
- Mission Recreation Center

COMBINED YEAR ROUND SHADOW FAN



FASTCAST | 2455 HARRISON STREET PROJECT | FEBRUARY, 2020

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

5.1 Parks Subject to Section 295

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

5.1.1 Mission Recreation Center

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

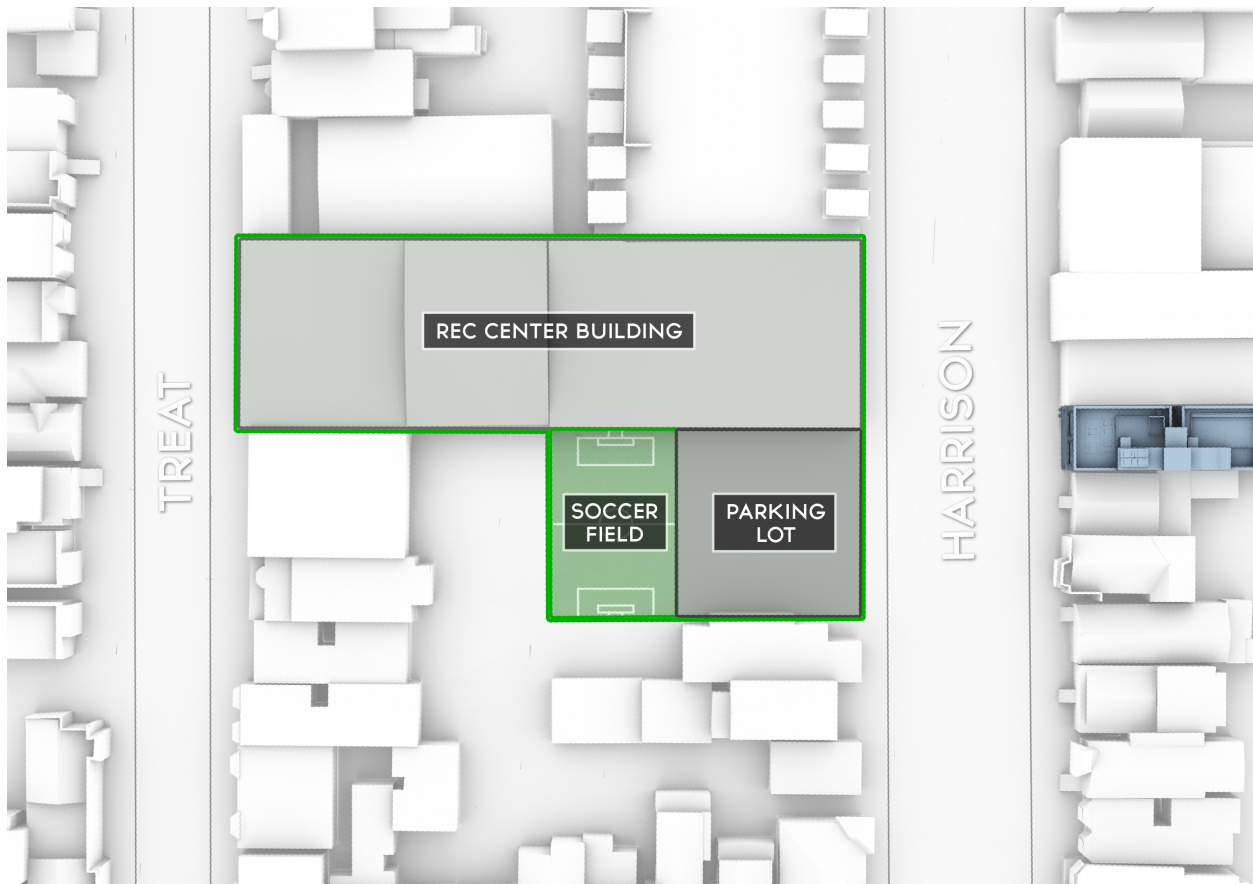


Figure 5 – Rec Center Building Diagram

³ 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

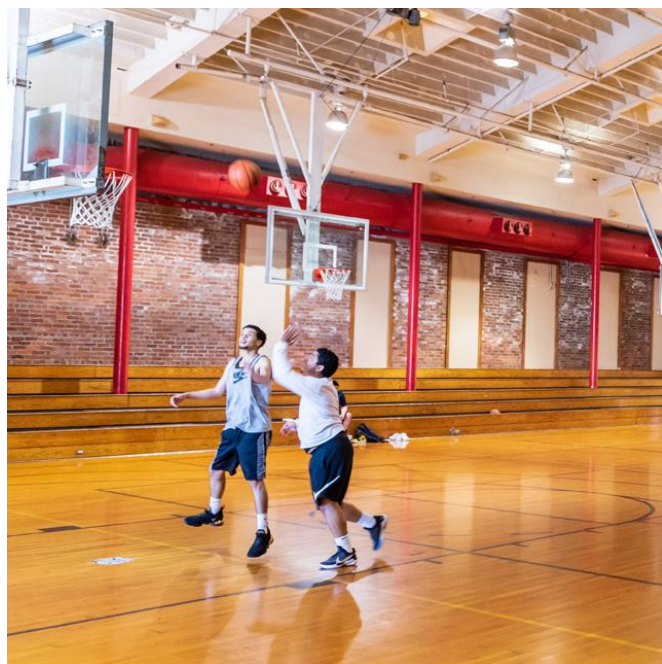


Figure 7 – Indoor Basketball Court



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 21st through December 20th. This half-year is referred to as “solar year” in this analysis. The sun angles during the “other” side of the calendar year (December 21st through June 20th) mirror the solar year sun angles.² Since the angles are mirrored, an analysis of the remaining time period is not conducted and, instead, a multiplier is used to put the sample results into calendar year units. Using a multiplier does not change the percentages of increased shadow. Graphical representations of net new shadow are created from the calculations. See **Exhibit B.1**.

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

6.2 Quantitative Analysis

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

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

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

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

6.3 Qualitative Analysis

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

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

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

7. Evaluation of Shadow Effects

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

7.1 Parks Subject to Section 295

7.1.1 Mission Recreation Center

Existing Conditions

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

Winter

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

Fall/Spring

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

Summer

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

Existing Plus Project Conditions

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

Winter

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

Fall/Spring

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

Summer

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

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

Table 1: Summary of Results for Mission Recreation Center

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

Table 2: Quantitative shadow results for Mission Recreation Center

Mission Recreation Center

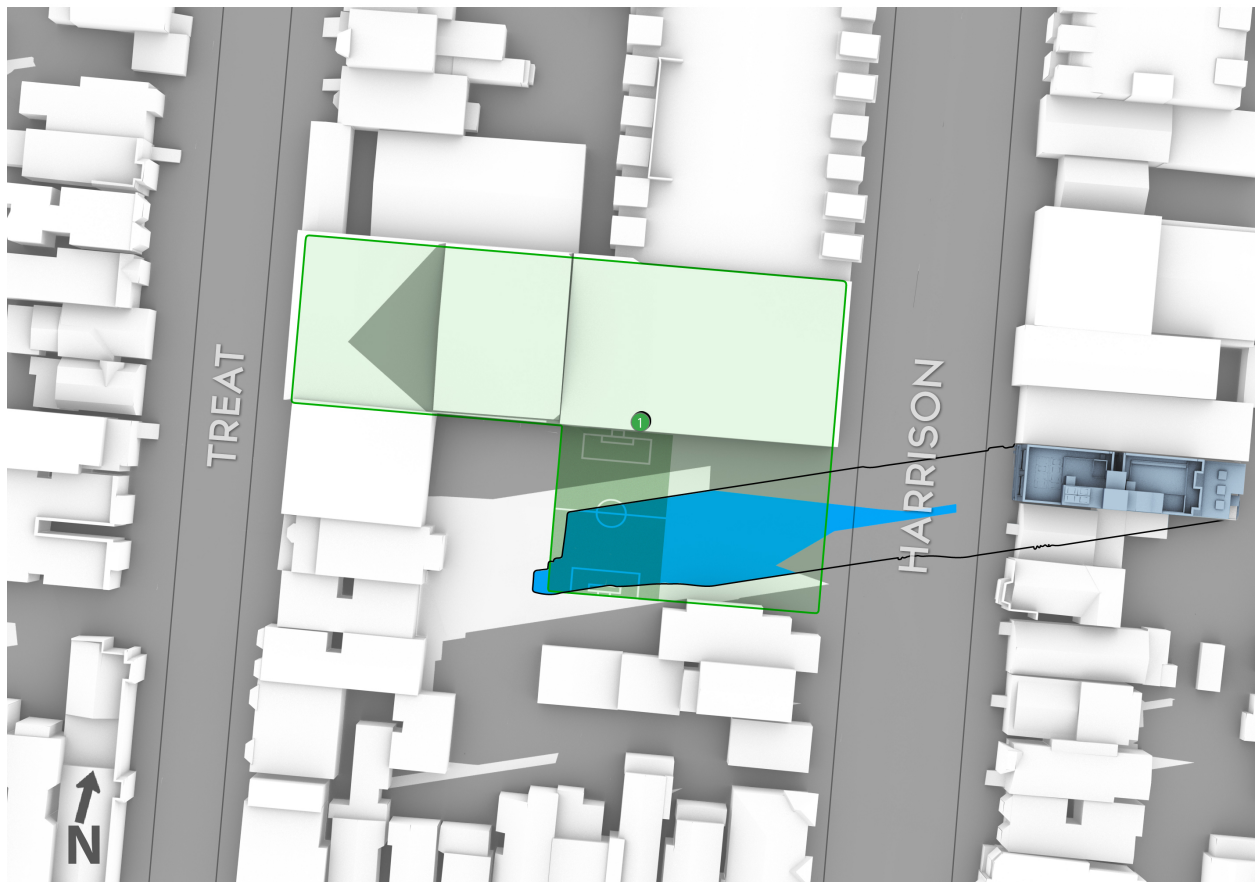
THEORETICAL ANNUAL AVAILABLE SUNLIGHT (TAAS)	
Area of Mission Recreation Center	27,462 sf
Hours of annual available sunlight	3,721.4 hrs
TAAS for the Mission Recreation Center	102,197,455 sfh

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

SHADING DETAILS	2455 HARRISON
New annual shading from Project only (sfh)	406,324 sfh
Shading from Project only (% TAAS)	0.40%
Total annual shading Existing + Project (sfh)	77,136,551 sfh
Shading from Existing + Project (% TAAS)	75.48%
Number of days when new Project shading occurs	175 days annually
Dates when new Project shading occurs	March 29 – September 13
Range in size of new shadow (sf)	Zero to 4,236 sf (up to 15.42%)
Date of maximum instantaneous shadow	July 19 (<i>May 24 Mirrored</i>)
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 (<i>May 31 Mirrored</i>)
Percentage New shadow on date(s) of maximum shading	0.05%
Largest new shadow on date(s) of maximum shading (sf)	4,164 sf
Duration of shading on date(s) of maximum shading	Approx. 1 hr, 56 mins
Total new shading on date(s) of maximum shading (sfh)	3,417

2455 HARRISON STREET PROJECT - MAXIMUM SHADOW IMPACT BY AREA

July 19 (May 24 Mirror)



JULY 19
(MAY 24 MIRROR)

7:16 AM

LEGEND

- Existing Structures
- Existing Shadows
- 2455 Harrison Street Project
- Proposed Project's Net New Shadow
- Open/Public Spaces
- Mission Recreation Center

FASTCAST | 2455 HARRISON STREET PROJECT | FEBRUARY, 2020

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

Fax:
415.558.6409

Planning
Information:
415.558.6377

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

Parcel Map

4084

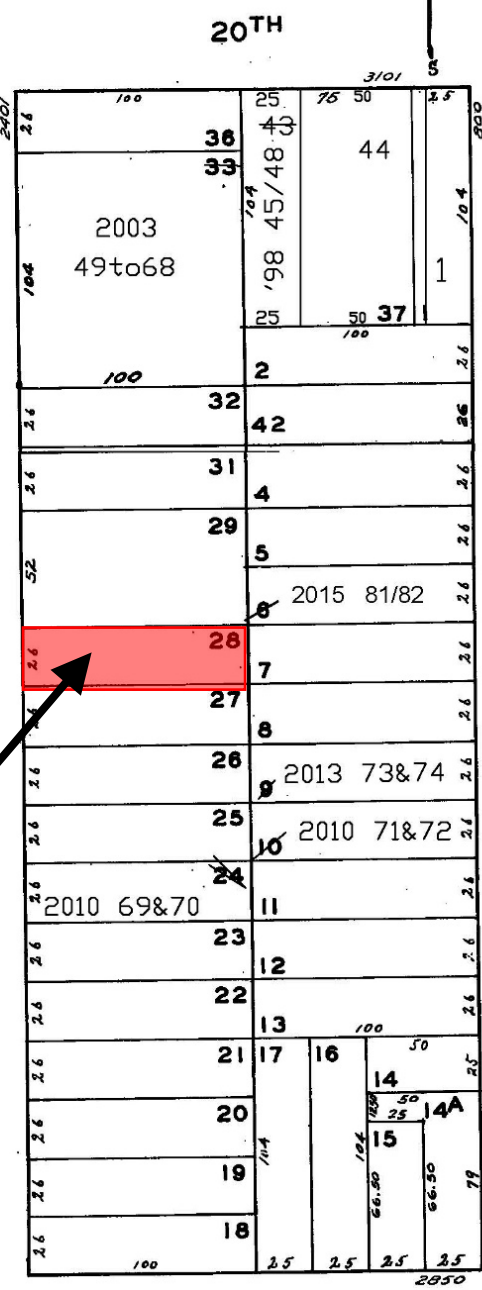
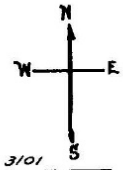
MISSION BLK. 142

LOTS MERGED

lots	into	Lot 19 -
30	"	29 - 46
39	"	38 - 46
34-35-35A	"	33 - 48
38	"	37 - 52

lot37 into lots43&44 for 1998 roll
lot43 into lots45to48 for 1998 roll
lot33 into lots49to68 for 2003 roll
lot24 into lots69&70 for 2010 roll
lot10 into lots71&72 for 2010 roll
lot9 into lots73&74 for 2013 roll
Lot 6 into lots 81 & 82 for 2015 roll

REVISED '59
" '79
Revised 1998
Revised 2003
Revised 2010
Revised 2013
REVISED 2015



3121 20th Street
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
45	1	19.51
46	2	21.95
47	3	29.17
48	4	29.34

2407-2411 Harrison St.
A CONDOMINIUM

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

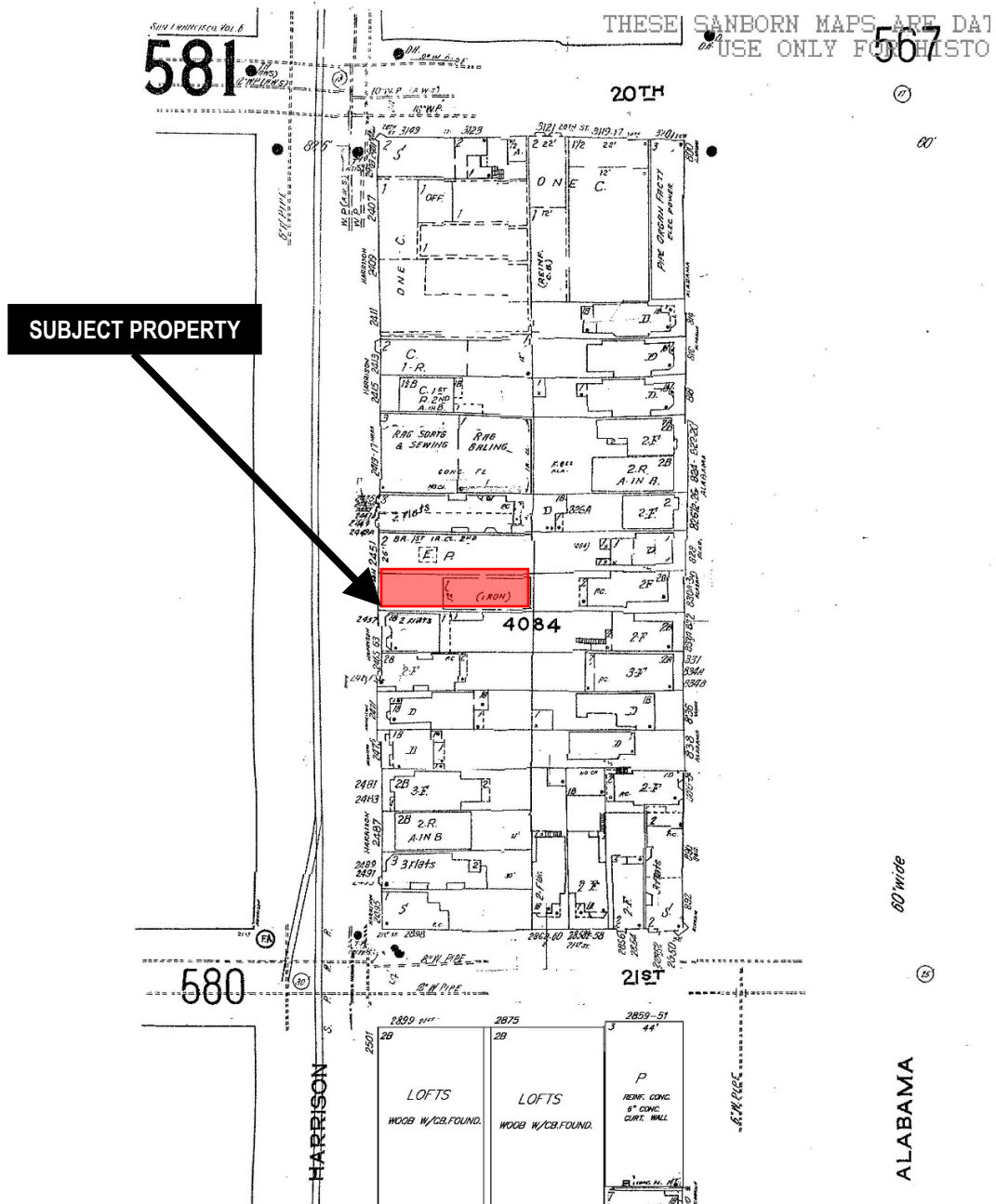
SUBJECT PROPERTY

21ST



Shadow Findings Hearing
Case Number 2019-006578SHD
UMU – Urban Mixed Use District
2455 Harrison Street

Sanborn Map*



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

Shadow Findings Hearing
 Case Number 2019-006578SHD
 UMU – Urban Mixed Use District
 2455 Harrison Street



Aerial Photo – View 1



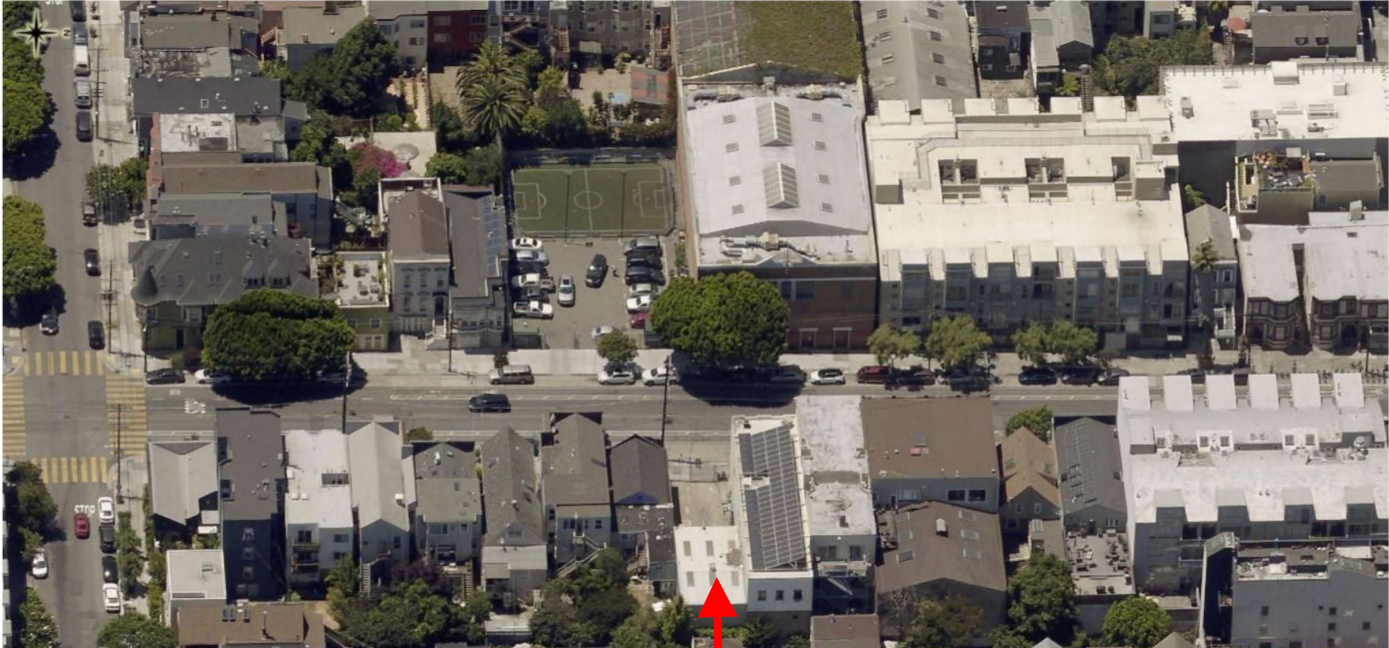
07/02/2020

SUBJECT PROPERTY



Shadow Findings Hearing
Case Number 2019-006578SHD
UMU – Urban Mixed Use District
2455 Harrison Street

Aerial Photo – View 2

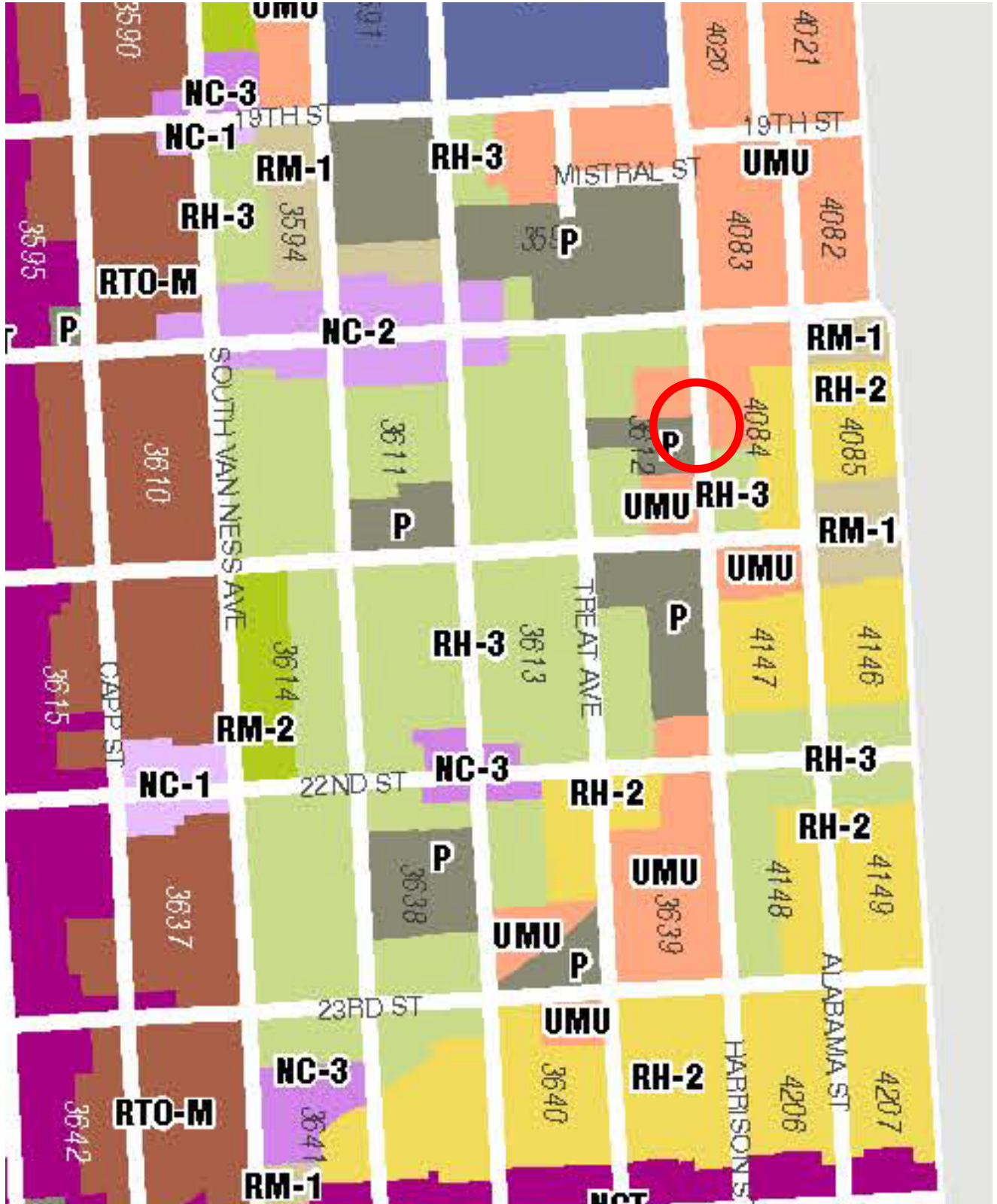


SUBJECT PROPERTY



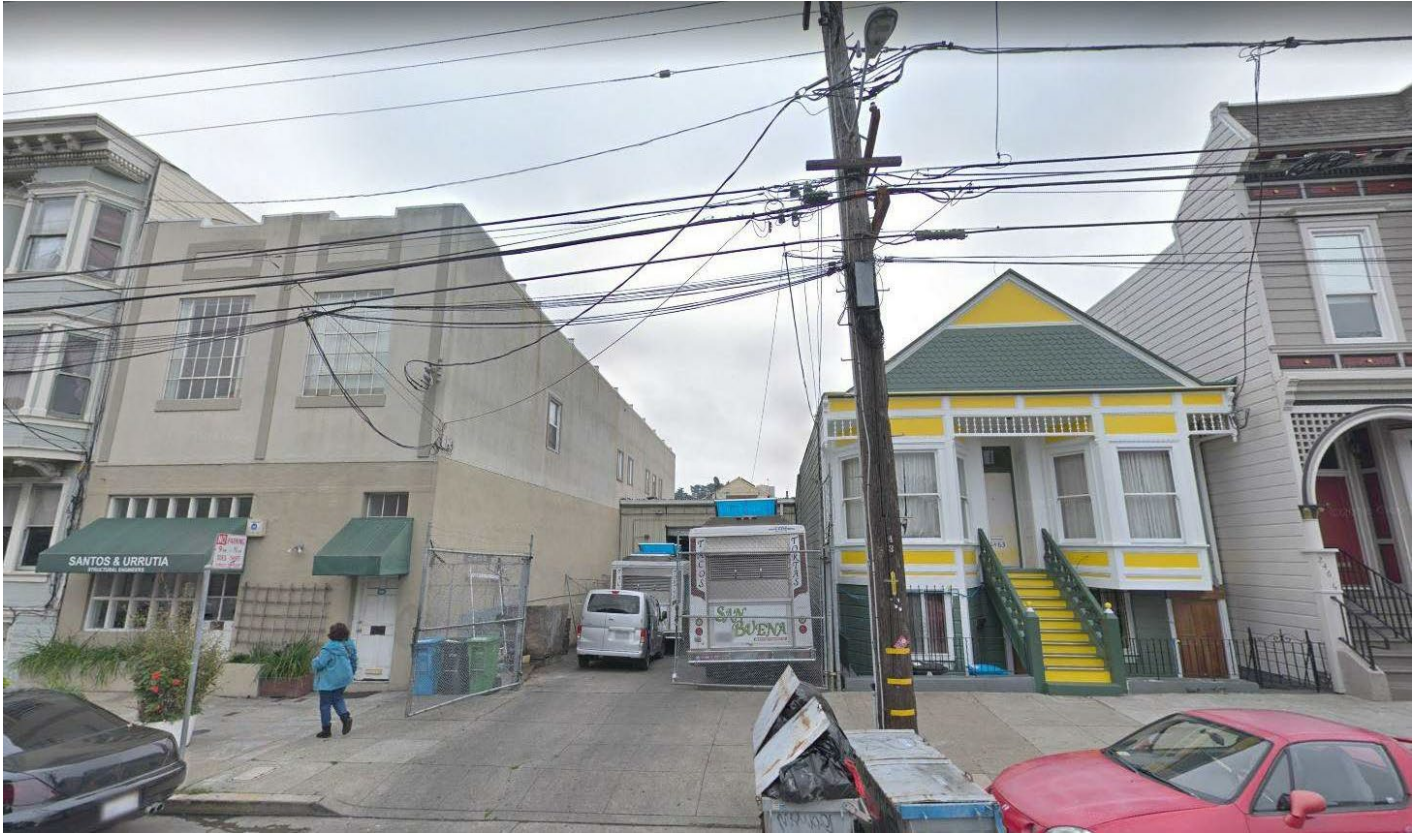
Shadow Findings Hearing
Case Number 2019-006578SHD
UMU – Urban Mixed Use District
2455 Harrison Street

Zoning Map



Shadow Findings Hearing
Case Number 2019-006578SHD
UMU – Urban Mixed Use District
2455 Harrison Street

Site Photo



Shadow Findings Hearing
Case Number 2019-006578SHD
UMU – Urban Mixed Use District
2455 Harrison Street



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 LLP

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

4. Community Outreach and Engagement

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

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

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

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

Very truly yours,

Justin Mikecz
AIA, NCARB, LEED AP BD+C

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

kerman
morris
architects LLP

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