



CERTIFICATE OF APPROPRIATENESS EXECUTIVE SUMMARY

HEARING DATE: DECEMBER 16, 2020

Record No.: 2019-021869COA
Project Address: 1216 Fulton Street
Landmark: Contributor, Alamo Square Historic District
Zoning: RH-3 RESIDENTIAL- HOUSE, THREE FAMILY Zoning District
40-X Height and Bulk District
Block/Lot: 1180/009
Project Sponsor: Toby Morris, Kerman Morris Architects
139 Noe Street
San Francisco, CA 94114
Staff Contact: Shannon M. Ferguson - 628-652-7354
Shannon.Ferguson@sfgov.org

Recommendation: Approval

Property Description

1216 Fulton Street (Assessors Block 1180, lot 009, subject property) is located on the north side of Fulton Street between Divisadero and Scott streets. The subject property is a contributor to the Alamo Square Historic District, locally designated under Article 10, Appendix E of the Planning Code.

The Italianate-style, two-family residence was designed in 1883 by Henry Geilfuss. The two-story, plus basement, wood-framed building is set back from the public right of way and has a shallow front yard enclosed by a low concrete wall topped by wrought iron fencing. The building is clad in horizontal wood siding and has a gable roof behind a high false parapet. The west bay of the front façade contains a prominent porch with turned wood balustrades and carved wood columns supporting a curved pedimented roof. The porch shelters inset partially glazed paneled wood doors that are flanked by wood paneling. Above the porch at the second floor is a segmentally arched, double-hung wood window in a flat wood surround with ghosting of wood detailing at the upper corners of the surround. The east bay of the front facades contains an angled bay window that spans the basement to the second story. A curved cornice separates the first and second stories of the bay window. Segmentally arched, double-hung wood windows with flat wood surround with ghosting of wood detailing at

the upper corners fill the bay window. A remnant of a turned wood pilaster is located at the east side of the bay window at the first and second stories. A flat, carved wood pilaster is located at the corner of the façade at the second floor. The building terminates in an overhanging stepped cornice. Alterations include removal of historic wood detailing at front façade at an unknown date, including pilasters at bay window and frieze and brackets at the cornice. Original wood detailing is extant at the stepped back portion of the façade and includes molded window surrounds and a decorative frieze and brackets at the cornice.

The subject property is one of four similarly designed buildings in a row on Fulton Street on the western edge of the Alamo Square Historic District. The neighboring properties have been stripped of their original wood details and re-clad in T-111 siding or stuccoed. All neighboring properties have received an insensitive garage insertion. 1216 Fulton Street is the only property to retain the original configuration of the angled bay window spanning the basement to second floors, historic horizontal wood siding, and some historic wood detailing.

Project Description

The proposed project involves a rear horizontal addition and a vertical addition, plus excavation of the basement to add a third dwelling unit. At the public right of way, the existing wrought iron fencing will be salvaged and reinstalled on a new low concrete wall. The existing horizontal wood siding will be retained and repaired. The columned and pedimented front porch and double doors, pilasters will also be retained. All existing segmentally arched double-hung wood sash windows will be retained and repaired. New window openings with wood awning windows will be added to the basement level of the angled bay window. The vertical addition with angled roof will be set back from the front façade behind the existing high parapet. It will be clad in horizontal wood siding and have a glazed wood door and wood casement window accessing a new rooftop deck. At the east elevation, new paired and single window openings filled with double hung wood windows will be added to the basement, first and second stories. The rear (north) elevation of the horizontal addition will be clad in horizontal wood siding and will have wood sliding doors and double-hung windows surmounted by transom windows and new balconies with wood railings. The west elevation will be a blind wall clad in horizontal wood siding. Please see photographs and plans for details.

Compliance with Planning Code

PLANNING CODE DEVELOPMENT STANDARDS.

The proposed project is in compliance with all other provisions of the Planning Code.

In order to proceed, a building permit from the Department of Building Inspection is required.

APPLICABLE PRESERVATION STANDARDS.

The proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 1006.6 of the Planning Code, and complies with the [*Secretary of the Interior's Standards for Rehabilitation*](#), in that:

- The proposed project retains the historic purpose and use of the building as a multiple-family residence and adds a third dwelling unit in the basement that will require minimal change to the front façade of

the subject property;

- The proposed project will retain the original configuration of the angled bay window spanning the basement to the second story;
- The proposed project retains extant distinctive features and examples of skilled craftsmanship at the front facade;
- Sightline studies show that the vertical addition will be minimally visible from the street. The angled roof helps to differentiate it from the old and it is compatible in size and scale;
- The rear addition is contemporary and compatible with the massing of the subject property.;
- All new materials will be compatible with historic materials in composition and design.

The Department has determined that the proposed project is in conformance with the requirements of Article 10 of the Planning Code and the *Secretary of Interior's Standards for Rehabilitation*. The proposed project will not damage or destroy distinguishing original qualities or character of the façade of the subject building. The overall proposal includes the addition of a third dwelling unit as well as retention of the original configuration of the bay window and extant historic details. The new wood windows at the basement level of the bay window at the facade and east elevation are compatible in materials and with the existing fenestration pattern. The vertical addition is set back from the front elevation behind the high parapet and is minimally visible from the street, yet the angled roof allows it to be differentiated from the old. The rear horizontal addition is contemporary and compatible.

Public/Neighborhood Input

The Department has received one email from the public (attached) at the time of writing. Specifically, the public correspondence states that a garage should be inserted in the building because parking is difficult in the neighborhood and will increase in difficulty due to the addition of a dwelling unit, and it will make the building uniform with the neighboring buildings that already have garages.

Issues & Other Considerations

The Project is fully code compliant and is supported by Department Staff. As originally submitted the proposed project included two, two level dwelling units, a new garage, and incompatible materials at the rear elevation of the horizontal addition. As the Planning Code does not require parking, the building is located in an RH-3 zoning district, and is the only building in a row of four similar buildings on Fulton Street in Alamo Square Historic District to retain the original configuration of bay window and historic wood details, the Project Sponsor worked extensively with Department staff to retain the façade as originally configured, add an additional dwelling unit to the basement, and use compatible wood materials at the new rear elevation.

Conditions of Approval

None.

Environmental Review Status

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

Basis for Recommendation

The Department recommends approval of the proposed project as it meets the provisions of Article 10 of the Planning Code regarding Major Alteration to a contributing resource in a Landmark District and the *Secretary of the Interior Standards for Rehabilitation*.

Attachments

Draft Motion – Certificate of Appropriateness
Plans and Renderings
Environmental Determination
Maps and Context Photos
Public Correspondence



CERTIFICATE OF APPROPRIATENESS DRAFT MOTION

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR MAJOR ALTERATIONS DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10 OF THE SAN FRANCISCO PLANNING CODE, AND TO MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED AT 1216 FULTON STREET, ASSESSOR'S BLOCK 1180, LOT 009, IN A RH-3 RESIDENTIAL-HOUSE, THREE FAMILY ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

Preamble

On November 8, 2019, Toby Morris of Kerman Morris Architects (hereinafter "Project Sponsor") filed Application No. 2019-021869COA (hereinafter "Application") with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for a rear horizontal addition and a vertical addition, plus the excavation of the basement to add a dwelling unit at a subject building located in Assessor's Block 1180, Lot 009, which is a contributing resource to Alamo Square Landmark District and locally designated under Article 10, Appendix E of the Planning Code.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption. The Historic Preservation Commission (hereinafter “Commission”) has reviewed and concurs with said determination.

On December 16, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Certificate of Appropriateness Application No. 2019-021869COA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-021869COA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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.

MOVED, that the Commission hereby APPROVES the Certificate of Appropriateness, as requested in Application No. 2019-021869COA in conformance with the architectural plans dated November 8, 2020 and labeled Exhibit B based on the following findings:

Findings

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

- 1. The above recitals are accurate and also constitute findings of the Commission.**
- 2. Project Description.** The proposed project involves a rear horizontal addition and a vertical addition, plus the excavation of the basement to add a dwelling unit. At the public right of way, the existing wrought iron fencing will be salvaged and reinstalled on a new low concrete wall. The existing horizontal wood siding will be retained and repaired. The columned and pedimented front porch and double doors, as well as all existing segmentally arched double-hung wood sash windows are proposed to be retained and repaired. New window openings with wood awning windows will be added to the basement level of the angled bay window. The vertical addition with angled roof will be set back from the front façade behind the existing high parapet. It will be clad in horizontal wood siding and have a glazed wood door and wood casement window accessing a new rooftop deck. At the east elevation, new paired and single window openings filled with double hung wood windows will be added to the basement, first and second floors. The rear (north) elevation of the horizontal addition will be clad in horizontal wood siding and will have wood sliding doors and double-hung windows surmounted by transom windows and new balconies with wood railings. The west elevation will be a blind wall clad in horizontal wood siding. Please see photographs and plans for details.
- 3. Property Description.** 1216 Fulton Street is located on the north side of Fulton Street between Divisadero Street and Scott Street (Assessor’s Block 1180; Lot 009, subject property). The subject property is a contributor to the Alamo Square Landmark District, locally designated under Article 10, Appendix E of the Planning Code. The Italianate-style, two-family residence was designed in 1883 by

Henry Geilfuss. The two-story, plus basement, wood-framed building is set back from the public right of way and has a shallow front yard enclosed by concrete and wrought iron fencing. The building is clad in horizontal wood siding and has a gable roof behind a high false parapet. The west bay of the front façade contains a prominent porch with turned wood balustrades and carved wood columns supporting a curved pedimented roof. The porch shelters an inset partially glazed paneled wood double doors that are flanked by wood paneling. Above the porch at the second floor is a segmentally arched, double-hung wood window in a flat wood surround with ghosting of wood detailing at the upper corners of the surround. The east bay of the front facades contains an angled bay window that spans the basement to the second story. A curved cornice separates the first and second stories. Segmentally arched, double-hung wood with flat wood surround with ghosting of wood detailing at the upper corners fill the bay window. A remnant of a turned wood pilaster is located at the east side of the bay window at the first and second stories. A flat, carved wood pilaster is located at the corner of the façade at the second floor. The building terminates in an overhanging stepped cornice. Alterations include removal of historic wood detailing at front façade. Original wood detailing is extant at a portion of the stepped back portion of the façade and includes molded window surrounds and decorative frieze and brackets at the cornice.

4. **Surrounding Properties and Neighborhood.** The subject property is one of four similarly designed buildings in a row on the north side of Fulton Street. The neighboring properties have been stripped of their original wood details and re-clad in T-111 siding or stuccoed. All neighboring properties have received an insensitive garage insertion. 1216 Fulton Street is the only one of the remaining four properties to retain the original configuration of the angled bay window spanning the basement to second floors and some historic wood detailing.
5. **Public Outreach and Comments.** The Department received one email from the public. Specifically, the public correspondence states that a garage should be inserted in the building because parking is difficult in the neighborhood and will increase in difficulty due to the addition of a dwelling unit, and will make the building uniform with the neighboring buildings that already have garages.
6. **Planning Code Compliance.** The Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject property and meets the requirements of Article 10 of the Planning Code in the following manner:

- A. **Article 10 of the Planning Code.** Pursuant to Section 1006.6 of the Planning Code, the proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 10.

The proposed project is consistent with Article 10 of the Planning Code.

- B. **Secretary of the Interior's Standards.** Pursuant to Section 1006.6(b) of the Planning Code, the proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for significant and contributory buildings, as well as any applicable guidelines, local interpretations, bulletins, or other policies. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The [Standards for Rehabilitation](#) provide, in relevant part(s):

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The subject property is a two dwelling unit building. The proposed project will add a third dwelling unit in the basement. The new unit retains the historic purpose and use of the building as a multiple-family residence. The addition of a new dwelling unit requires minimal change to character defining features of the building.

- (2) The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project will retain the original configuration of the angled bay window spanning the basement to the second story, thus retaining and preserving the historic character of the subject property. The proposed project will not remove historic materials or alter character defining features of the subject property as it will retain extant historic wood details at the front façade.

- (3) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

The proposed project retains historic materials and original configuration of the subject property. It recognizes the physical record of the subject property's time place and use. The proposed project does not include changes that create a false sense of historical development of add conjectural features or elements from other historic properties.

- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Wood detailing at the front façade, including window pilasters, and frieze and brackets at the cornice, was removed at an unknown date. The proposed project retains and preserves extant historical detailing and materials.

- (5) Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property shall be preserved.

The proposed project preserves extant distinctive features and finishes, such as the finely crafted wood columns and curved pediment at the front porch and bay window, window surrounds, cornice and pilasters.

- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project will retain and repair in-kind any deteriorated extant historic features such as horizontal wood siding and segmentally arched double-hung wood windows.

- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not include any chemical or physical treatments that would cause damage to historic materials.

- (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The proposed project includes 12-feet of excavation at the basement level, approximately 689 cubic yards total. However, the subject property is not located in an archaeologically sensitive area.

- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project includes a vertical addition and a horizontal addition at the rear. Both additions will be clad in horizontal wood siding and have wood windows compatible with the historic materials of the subject property. Sightline studies show that the vertical addition will be minimally visible from the street. The angled roof helps to differentiate the vertical addition from the old and it is compatible in size and scale. The rear addition is contemporary and compatible with the massing of the subject property. Overall, the proposed project will not destroy historic materials or features that characterize the building. The new work is compatible with the massing and architectural features to protect the historic integrity of the subject property and the Alamo Square historic district.

- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

It is unlikely that the new additions will be removed in the future. However, the proposed project preserves the essential form of the front façade by retaining the original form of the angled bay window and preserves extant historic wood detailing thus preserving the integrity of the subject property and that of the Alamo Square historic district.

- C. **Landmarks/Historic District.** Article 10 of the Planning Code outlines specific findings for the Commission to consider when evaluating applications for alterations to Landmarks or within designated Historic Districts.

Historic Districts

1. Pursuant to Section 1006.6(d) of the Planning Code, for applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

The project is in conformance with Article 10, and as outlined in Appendix E, as the horizontal and vertical additions will be compatible with the character of the historic district. The proposed project makes reasonable efforts to preserve and repair the exterior architectural features of the subject property that are compatible with the character of the historic districts.

2. Pursuant to Section 1006.6(e) of the Planning Code, for applications pertaining to all property in historic districts, the proposed work shall also conform to such further standards as may be embodied in the ordinance designating the historic district.

The project is in conformance with Article 10, and as outlined in Appendix E, as the proposed work conforms to standards embodied in the ordinance designating the historic district.

7. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT concerns the physical character and order of the city, and the relationship between people and their environment.

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by retaining, repairing and preserving the character-defining features of the subject property for the future enjoyment and education of San Francisco residents and visitors.

8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have an impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the City's affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not have a direct impact on the displacement of industrial and service sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

9. **For these reasons, the proposal overall, appears to meet the Secretary of the Interior's Standards and the provisions of Article 10 of the Planning Code regarding Major Alterations.**

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 **APPROVES a Certificate of Appropriateness** for the subject property located at Assessor's Block **1180**, Lot **009** for proposed work in conformance with the architectural submittal dated November 8, 2019 and labeled Exhibit B on file in the docket for Record No. **2019-021869COA**.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days after the date of this Motion No. XXXXXX. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 or call (628) 652-1150.

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on December 16, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 16, 2020

EXHIBIT A

Authorization Update

This authorization is for a Certificate of Appropriateness to allow Alterations located at 1216 Fulton Street, Block 1180, and Lot 009 pursuant to Planning Code Section(s) 1006 within the RH-3 District and a 40-X Height and Bulk District; in general conformance with plans, dated November 8, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2019-021869COA and subject to conditions of approval reviewed and approved by the Historic Preservation Commission on December 16, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Historic Preservation Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Certificate of Appropriateness and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Historic Preservation Commission approval of a new Certificate of Appropriateness. In instances when Planning Commission also reviews additional authorizations for the project, Planning Commission may make modifications to the Certificate of Appropriateness based on majority vote and not required to return to Historic Preservation Commission.

Conditions of Approval

None.

1216 FULTON

ADDITIONS/ALTERATIONS TO (E) 2-UNIT STRUCTURE; ADDITION OF A DWELLING UNIT



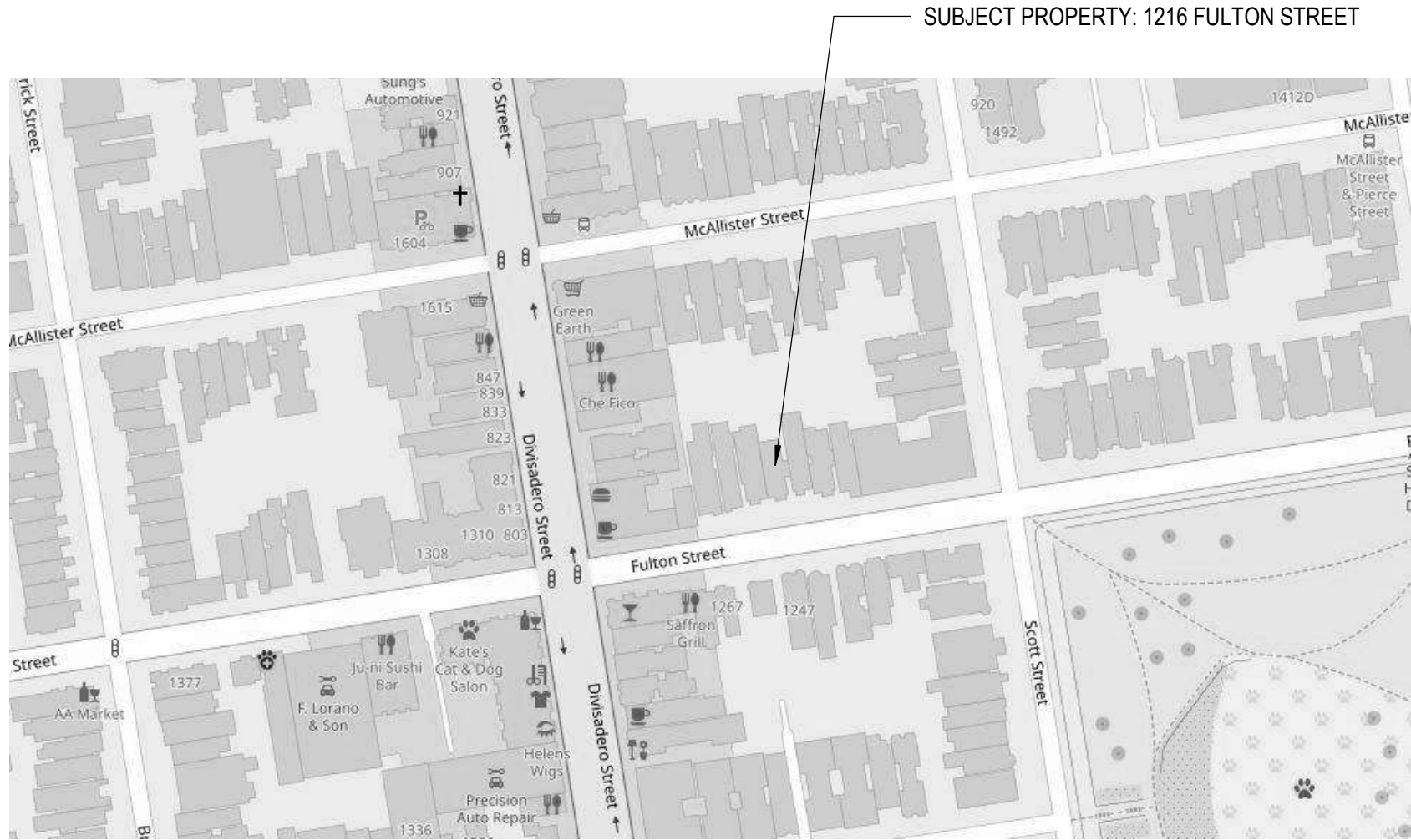
GENERAL LEGEND

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

SHEET INDEX

GENERAL	
G0.01	COVER SHEET
G0.02	ABBREVIATIONS, SYMBOLS, & GENERAL NOTES
G0.03	PLANNING & PROJECT INFORMATION, BUILDING CODE ANALYSIS
G0.04	SITE PHOTOS
G0.05	SITE SURVEY
G0.06	EGRESS / PATH OF TRAVEL SITE PLAN
G0.07	OPENING CALCULATIONS
G0.08A	FIRE FLOW INFO & DBI PRE-APPLICATION FINDING SUMMARY
G0.08B	DBI PRE-APPLICATION FINDINGS
G0.09	GREENPOINT RATED CHECKLIST
ARCHITECTURE EXISTING / DEMO	
D1.01	EXISTING / DEMO SITE PLANS
D2.01	EXISTING / DEMO FLOOR PLANS
D5.01	EXISTING / DEMO EXTERIOR ELEVATIONS
ARCHITECTURE	
A1.01	SITE PLANS
A2.01	FLOOR PLANS
A2.02	FLOOR PLANS
A5.01	EXTERIOR ELEVATIONS
A5.02	EXTERIOR ELEVATIONS
A7.01	BUILDING SECTIONS
A7.02	SITE ANALYSIS
A10.13	WINDOW SCHEDULE
SHEET COUNT: 21	

LOCATION MAP



BUILDING DATA

OWNER:	411B LLC (415) 334-0100
PROJECT ADDRESS:	1216 FULTON STREET SAN FRANCISCO, CA 94117
PARCEL:	1180/009
ZONING DISTRICT:	RH-3
UNITS:	(2) EXISTING; (3) PROPOSED
OCCUPANCY GROUP:	R-3 EXISTING (2 UNITS); R-2 PROPOSED (3 UNITS)
CONSTRUCTION TYPE:	V-B EXISTING (UN-SPRINKLERED); V-A/1-HOUR PROPOSED (FULLY SPRINKLERED UNDER SEPARATE PERMIT)
STORIES:	(2) EXISTING; (3) OVER BASEMENT PROPOSED
ARCHITECT:	KERMAN MORRIS ARCHITECTS 139 NOE STREET SAN FRANCISCO, CA 94114 CONTACT: TOBY MORRIS E: TOBY@KERMANMORRIS.COM T: (415) 749-0302
STRUCTURAL ENGINEER:	TBD
CONTRACTOR:	TBD

DESCRIPTION OF WORK

THE PROJECT CONSISTS OF ADDITIONS AND ALTERATIONS TO AN EXISTING TWO STORY/2-UNIT BUILDING THAT IS A KNOWN HISTORIC RESOURCE (CLASS 'A'). WORK CONSISTS OF EXCAVATION TO CREATE A NEW STREET/BASEMENT LEVEL THIRD DWELLING UNIT (FLAT) WITH EXPOSURE TO FRONT AND REAR, RENOVATION OF THE EXISTING FIRST AND SECOND FLOORS, AND REAR/HORIZONTAL AND VERTICAL/THIRD FLOOR ADDITIONS. THE COMPLETED BUILDING WILL CONSIST OF 3 DWELLING UNITS ON THIS RH-3 LOT. NO PARKING IS PROPOSED AND THE MAJORITY OF THE EXISTING FRONT YARD WILL REMAIN (SMALL PATH CREATED FOR ACCESS TO NEW UNIT). WORK HAS BEEN MINIMIZED TO THE HISTORIC FACADE

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

10/28/2020
RESPONSE TO PCL #1
SFDBI BPA#: BPA#2019-1108-6888
PROJECT TO BE FULLY SPRINKLERED TO NFPA 13R UNDER SEPARATE PERMIT



Revisions

1216 FULTON

1216 FULTON STREET
SAN FRANCISCO, CA 94117

BPA#2019-1108-6888
BLOCK / LOT: 1180/009

NOTICE

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COVER SHEET

DATE	09/25/2020
SCALE	1/8" = 1'-0"
DRAWN BY	SC
CHECKED BY	BZ
JOB NO.	1804

G0.01

BPA#2019-1108-6888
DBI PERMIT APPLICATION NUMBER:

ABBREVIATIONS

&	AND
@	AT
°	DEGREES
Ø	DIAMETER OR ROUND
(E)	EXISTING
(N)	NEW
'	FOOT / FEET
"	INCH / INCHES
%	PERCENT
±	PLUS / MINUS
#	POUND OR NUMBER
AB	ANCHOR BOLT
ADDL	ADDITIONAL
ADJ	ADJACENT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
B.O.	BOTTOM OF
BD	BOARD
BLDG	BUILDING
CAB	CABINET
CBC	CALIFORNIA BUILDING CODE
CEC	CALIFORNIA ENERGY CODE
CEM	CEMENT
CER	CERAMIC
CF	CUBIC FEET
CFC	CALIFORNIA FIRE CODE
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED, OWNER INSTALLED
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPC	CALIFORNIA PLUMBING CODE
CPT	CARPET
CTR	CENTER
d	PENNY
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DOUGLAS FIR
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DP	DRAIN PIPE
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EERO	EMERGENCY ESCAPE AND RESCUE OPENING(S)
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR / ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FA	FIRE ALARM
FC	FOOT-CANDLE
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER W/ CABINET
FF	FINISH FLOOR
FIN	FINISH
FLR	FLOOR / FLOORING
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE / CURB
FOF	FACE OF FINISH
FOS	FACE OF STUD
FT	FOOT OR FEET
FTG	FOOTING
FTS	FABRIC COVERED TACK SURFACE
FURG	FURRING

GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFIC	GROUND FAULT INTERRUPT CIRCUIT
GND	GROUND
GWB	GYP SUM WALL BOARD
GYP	GYP SUM
HB	HOSE BIB
HD	HEAVY DUTY
HM	HOLLOW METAL
HORZ	HORIZONTAL
HR	HOUR
HSS	HOLLOW STEEL SECTION
HT	HEIGHT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HWH	HOT WATER HEATER
IN	INCH OR INCHES
INS	INSULATE / INSULATION / INSULATING
INT	INTERIOR
J BOX	JUNCTION BOX
JT	JOINT
L	ANGLE / LONG / LENGTH
LAV	LAVATORY
LBS	POUND / POUNDS
LF	LINEAR FEET
LVL	LEVEL
LWC	LIGHT WEIGHT CONCRETE
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OPPOSITE HAND
OPNG	OPENING
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PLY/PLY	PLYWOOD
WD	
POC	POINT OF CONNECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTDF	PRESSURE TREATED DOUGLAS FIR
PTN	PARTITION
PV	PHOTOVOLTAIC
R	RADIUS (IN DIMENSION) / RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REQ	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RWD	REDWOOD
RWL	RAIN WATER LEADER

S	SOUTH
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE / SCHEDULING
SD	STORM DRAIN
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FEET
SFD	SEE FIRE PROTECTION DRAWINGS
SHT	SHEET
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATIONS
SQ	SQUARE
SS/SST	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STRL	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYST	SYSTEM
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
T/TRD	TREAD
TB	TOWEL BAR
TEMP	TEMPORARY
THK	THICK
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TP	TOILET PAPER
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VOLTAGE / VOLT
VERT	VERTICAL
VIF	VERIFY IN FIELD
VPFAM	VAPOR PERMEABLE FLUID APPLIED MEMBRANE
W	WEST / WIDTH / WIDE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WP	WATERPROOF(ING)
WPT	WORKING POINT
WRB	WEATHER RESISTIVE BARRIER
WT	WEIGHT
x	BY

GENERAL NOTES

A. GENERAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
2. WORK WITHIN THE AREA BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATION, & ORDINANCE REQUIREMENTS. OCCUPANTS ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
3. VERIFY FIELD CONDITIONS AND COORDINATION WITH THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK.
4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
5. PERFORM THE WORK AT THE PROJECT SITE DURING NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.
6. COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PROVIDED BY THE OWNER.

B. DEFINITIONS:

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

C. DIMENSIONS:

1. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF PARTITION AS SCHEDULED, UNLESS OTHERWISE NOTED.
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
"2" INDICATES THE DRAWING CATEGORY CONTAINED ON THE SHEET
"01" INDICATES THE SHEET NUMBER
2. SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS DRAWING CONTENT, PROJECT SECTOR OR PHASE. REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEETS INCLUDED IN THE DOCUMENT SET.
EXAMPLE: EL201A
"EL" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING AND THE DRAWING CONTENT = ELECTRICAL LIGHTING
"A" INDICATES SECTOR "A" OF PLAN SHEET "201". REFER TO THE PROJECT KEY PLAN OR COMPOSITE PLAN INDICATING THE RELATIONSHIP OF THE SECTORS.
3. DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE. IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY BE NOT USED IN THE DRAWING SET.
4. DISCIPLINE IDENTIFICATION, IN ORDER BOUND IN THE DRAWING SET. REFER TO THE DRAWING SET INDEX FOR DISCIPLINE CONTAINED IN THIS DRAWING SET:

G	GENERAL INFORMATION	Q	EQUIPMENT
C	CIVIL	F	FIRE PROTECTION
L	LANDSCAPE	P	PLUMBING
S	STRUCTURAL	M	MECHANICAL
A	ARCHITECTURAL	E	ELECTRICAL
I	INTERIORS	T	TELECOMMUNICATIONS
5. DRAWING CATEGORY IDENTIFICATION. REFER TO THE DRAWING SET INDEX FOR DISCIPLINES, CATEGORIES AND SHEET NUMBERS CONTAINED IN THIS DRAWING SET:



139 Hoes Street
San Francisco, CA
94114
415.749.0302

Revisions



1216 FULTON

1216 FULTON STREET
SAN FRANCISCO, CA 94117

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ABBREVIATIONS, SYMBOLS, & GENERAL NOTES

DATE 11/08/2019

SCALE 1" = 1'-0"

DRAWN BY DRN

CHECKED BY CHK

JOB NO. 1804

G0.02

ZONING INFORMATION & PLANNING CODE ANALYSIS

ADDRESS : 1216 FULTON STREET, SAN FRANCISCO, CA 94117			ORIGINAL FILING:	
BLOCK / LOT : 1180/009			HISTORIC STANDING: A - HISTORIC RESOURCE PRESENT	
Topic	Code Section	Required / Allowed	Existing	Provided
ZONE/MAP	MAP ZN02	RH-3		RESIDENTIAL-HOUSE, THREE FAMILY
PERMITTED USE	SFPC 207	RESIDENTIAL_ HOUSE		RESIDENTIAL HOUSE
DWELLING UNIT DENSITY LIMIT	SFPC 207	UP TO THREE UNITS PER LOT.	2 DWELLING UNITS	3 DWELLING UNITS
F.A.R	SFPC 124	1.8 TO 1 FOR NON-RESIDENTIAL USES	N/A	N/A
HEIGHT	SFPC 260	40-X (40' MAXIMUM HEIGHT)	32'-6"	37'-3"
BULK LIMIT	SFPC 270	X = NO BULK LIMIT	N/A	N/A
FRONT YARD SETBACK	SFPC 132	REQUIRED. BASED ON AVERAGE OF ADJACENT PROPERTIES OR IF SUBJECT PROPERTY HAS A LEGISLATED SETBACK. WHEN FRONT SETBACK IS BASED ON ADJACENT PROPERTIES, IN NO CASE SHALL THE REQUIRED SET BACK BE GREATER THAN 15 FEET	16'-0"	KEEP EXISTING CONDITION, NO CHANGE.
REAR YARD SETBACK	SFPC 134(a)(2)	45% OF LOT DEPTH OR AVERAGE OF ADJACENT NEIGHBORS. IF AVERAGED, NO LESS THAN 25% OR 15 FEET, WHICHEVER IS GREATER.	63'-6"	53'-3" FROM AVERAGE OF ADJACENT BUILDING, WITH EXCEPTION FROM SEC. 136(C)(23). EXCEPT IN REQUIRED SIDE YARDS, DECKS, AND ENCLOSED AND UNENCLOSED EXTENSIONS OF BUILDINGS, THE STRUCTURE SHALL EXTEND NO MORE THAN 12 FEET INTO THE REQUIRED OPEN AREA; AND SHALL NOT OCCUPY ANY SPACE WITHIN THE REAR 25 PERCENT OF THE TOTAL DEPTH OF THE LOT, OR WITHIN THE REAR 15 FEET OF THE DEPTH OF THE LOT, WHICHEVER IS GREATER.
USABLE OPEN SPACE FOR DWELLING UNITS	SFPC TABLE 135(a)	MIN. 100 sqft REQUIRED FOR PRIVATE, AND 133 sqft REQUIRED IF COMMON	320 sqft	ALL UNITS HAVE COMPLYING PRIVATE OPEN SPACE; SEE PROJECT SUMMARY CHART BELOW
OBSTRUCTIONS	SFPC 136	ALLOWED		KEEP EXISTING CONDITION, NO CHANGE.
OFF-STREET PARKING	SFPC 151.1	NONE REQUIRED. UP TO 1.5 CARS FOR EACH DWELLING UNIT.	N/A	NO PARKING PROPOSED
BICYCLE PARKING	SFPC 155.1	(1) CLASS 1 SPACE PER UNIT	N/A	(3) CLASS 1 SPACES PROVIDED.
STREETSCAPE AND PEDESTRIAN IMPROVEMENTS (STREET TREES)	SFPC 202.2	REQUIRED.	(1) EXISTING TREE	KEEP EXISTING CONDITION, NO CHANGE.
RESIDENTIAL DESIGN GUIDELINES	SFPC 311	SUBJECT TO THE RESIDENTIAL DESIGN GUIDELINES.		

PROJECT SUMMARY

LEVEL	BEDROOMS	BATHROOMS	DWELLING UNIT	EXTERIOR OPEN SPACE (NET)	
				PRIVATE	COMMON
UNIT A					
BASEMENT	3	2.5	1432 SF	153 SF	0 SF
			1432 SF	153 SF	0 SF
UNIT B					
FIRST FLOOR	3	2.5	1468 SF	806 SF	0 SF
			1468 SF	806 SF	0 SF
UNIT C					
FIRST FLOOR	0	0	52 SF	0 SF	0 SF
SECOND FLOOR	3 +DEN	2	1353 SF	235 SF	0 SF
THIRD FLOOR	0	0.5	817 SF	281 SF	0 SF
			2222 SF	516 SF	0 SF
GRAND TOTAL:	9+DEN		5123 SF	1475 SF	0 SF

GROSS BUILDING AREA BREAKDOWN

BY FLOOR (ENCLOSED AREA)			
LEVEL	EXISTING	ADDITIONAL	TOTAL
(N) BASEMENT	1169 SF	469 SF	1638 SF
FIRST FLOOR	1246 SF	466 SF	1712 SF
SECOND FLOOR	1267 SF	214 SF	1482 SF
THIRD FLOOR	0 SF	905 SF	905 SF
	3682 SF	2055 SF	5737 SF

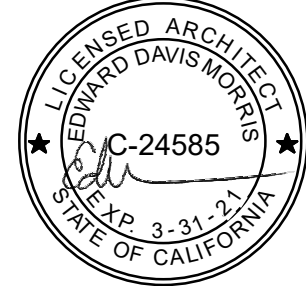
BUILDING DEPARTMENT CODE ANALYSIS*

* SEE G0.06.1 AND G0.06.2 FOR ADDITIONAL INFORMATION						
#	Description	Code Ref. (CBC, U.O.N.)	Allowable	Min/ Max	Proposed	Comments
1 - GENERAL PROJECT INFORMATION						
1.1	TYPE OF CONSTRUCTION	602.1			TYPE V-A	
1.2	OCCUPANCY CLASSIFICATION	310.4			R-2 (3 UNITS)	
1.3	HIGH-RISE BUILDING CLASSIFICATION	403.1	N/A		N/A	
3 - HEIGHT AND AREA LIMITATIONS						
3.1	BUILDING HEIGHT	Table 504.3 & 508.4.3	40'-0"	Max.	37'-3"	
3.2	BUILDING STORIES ABOVE GRADE	Table 504.4 & 508.4.3	R-3: 3	Max.	3-STORY O/ BASEMENT	
3.3	LARGEST STORY AREA	Table 506.2	7,000 SF	Max.	1,712 SF	Largest Story = First Floor
3.4	TOTAL BUILDING AREA				5,742 SF	Total Gross Building Area
6 - FIRE RESISTANCE RATING REQUIREMENTS						
6.1	PRIMARY STRUCTURAL FRAME	Table 601	1 HR	Min.	1 HR	
6.2	BEARING WALLS - EXTERIOR	Table 601	1 HR	Min.	1 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)
6.4.1	WHERE FIRE SEPARATION DISTANCE (FSD) < 5'	Table 602	1 HR	Min.	1 HR	
6.4.2	WHERE 5' <= FSD <10'	Table 602	1 HR	Min.	1 HR	
6.4.3	WHERE 10' <= FSD <30'	Table 602	Not Required (NR)		0 HR	
6.4.4	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	
6.5.1	NON-BEARING WALLS - RESIDENTIAL TENANT SEPARATION	420, 708	1 HR	Min.	1 HR	Required at all Dwelling Unit demising walls
6.5.2	CORRIDORS	Table 1020.1	1 HR / NR	Min.	Not Provided	No rating required at single occupancy residential corridors (<10 occupants)
6.6	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601 and 510.4	1 HR	Min.	1 HR	Only required between units
6.7	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	1 HR	Min.	1 HR	
6.8.1	SHAFT ENCLOSURES CONNECTING LESS THAN 4 STORIES	713.4	1 HR	Min.	1 HR	
7 - FIRE AND SMOKE PROTECTION FEATURES						
7.1	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED					
7.1.2	WHERE 3' <= FSD <5'	Table 705.8	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	<15% OF OPENING, SEE G0.07	
7.1.3	WHERE 5' <= FSD <10'	Table 705.8	25% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.1.4	WHERE 10' <= FSD <15'	Table 705.8	45% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.1.5	WHERE 15' <= FSD <20'	Table 705.8	75% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.1.6	WHERE FSD >= 20'	Table 705.8	No Limit			
9 - FIRE PROTECTION SYSTEMS						
9.1	AUTOMATIC, FULLY SPRINKLERED SYSTEM	903 and NFPA 13	Required per CBC 903 and NFPA 13		YES, provided per CBC 903 and NFPA 13	
9.2	STANDPIPE SYSTEMS	905 AND NFPA 14	Not Required		Not Required	
9.3	FIRE PUMPS	901.8, 913 and NFPA 20	Not Required		Not Required	
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	Not Required		Not Required	
9.6	EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM	403.4.5, 916, AND CFC 510	Not Required		Not Required	
10 - MEANS OF EGRESS & OCCUPANT LOAD						
10.11	STAIRWAY WIDTH	1005.3.1 & 10.11.2	36"	Min.	36" Stairs Provided	The greater of 0.2'/Occupant x 32 Occupants = 6.4" per 1005.3.1 and 36" per 1011.2 Exception 1 (occupant load is less than 50)
10.5	EMERGENCY ESCAPE AND RESCUE	1030.1	Required		Required	



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94114
415.749.0302

Revisions



1216 FULTON

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PLANNING & PROJECT INFORMATION, BUILDING CODE ANALYSIS

DATE 11/08/2019

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1804

G0.03

BM 3001218 Fulton St, 1216 Fulton, 20218, Central CA
11/20/2019 6:12:21 PM

SUBJECT BUILDING W/
ADJACENT BUILDING (1218 FULTON)



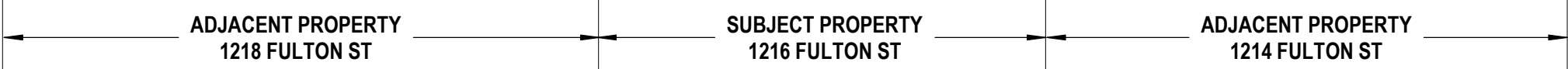
SUBJECT BUILDING (1216 FULTON)



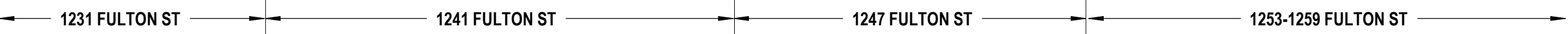
ADJACENT BUILDING (1214 FULTON)



BUILDING ON THE SAME SIDE OF FULTON STREET



BUILDING ON THE OPPOSITE SIDE OF FULTON STREET



SUBJECT BUILDING W/ ADJACENT BUILDING (1214 FULTON)



SUBJECT BUILDING REAR FACADE



km
kerman
morris
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Revisions

LICENSED ARCHITECT
JENNIFER DAVIS MORRIS
C-24585
EXP. 3-31-21
STATE OF CALIFORNIA

1216 FULTON
1216 FULTON STREET
SAN FRANCISCO, CA 94117

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SITE PHOTOS

DATE 11/08/2019
SCALE
DRAWN BY Author
CHECKED BY Checker
JOB NO. 1804

G0.04

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

1. THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.

2. NO PRELIMINARY TITLE REPORT WAS REVIEWED IN CONJUNCTION WITH THIS MAPPING. IT IS RECOMMENDED THAT A TITLE REPORT BE RECEIVED FROM THE OWNER TO VERIFY THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD OR LOT LINE ADJUSTMENTS THAT MAY HAVE ALTERED THE INFORMATION SHOWN HEREON PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.

3. THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR TIMOTHY BROWN AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.

4. THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: BUILDING PERMIT. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES, INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISAVOWS ANY AND ALL RESPONSIBILITY.

5. THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.

6. THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 4 ABOVE.

7. THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.

8. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

9. THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

LEGEND

ADJ ADJACENT BUILDING
ASP ASPHALT
ATT AT&T
BK BACK OF WALK
BW BOTTOM OF WALL
CNC CONCRETE
COR CORNER
ELB ELECTRIC BOX
EC EDGE OF CONCRETE
FF FINISHED FLOOR ELEVATION
FL FLOW LINE
GB GRADE BREAK
GND GROUND
GV GAS VALVE
PACB PACIFIC BELL
PG&E PACIFIC GAS AND ELECTRIC
RF ROOF
RFP ROOF PEAK
RFPF ROOF PARAPET
SCO SANITARY SEWER CLEAN OUT/VENT
TC TOP OF CURB
TW TOP OF WALL
WM WATER METER

Ø DIAMETER

PAINT STRIPE

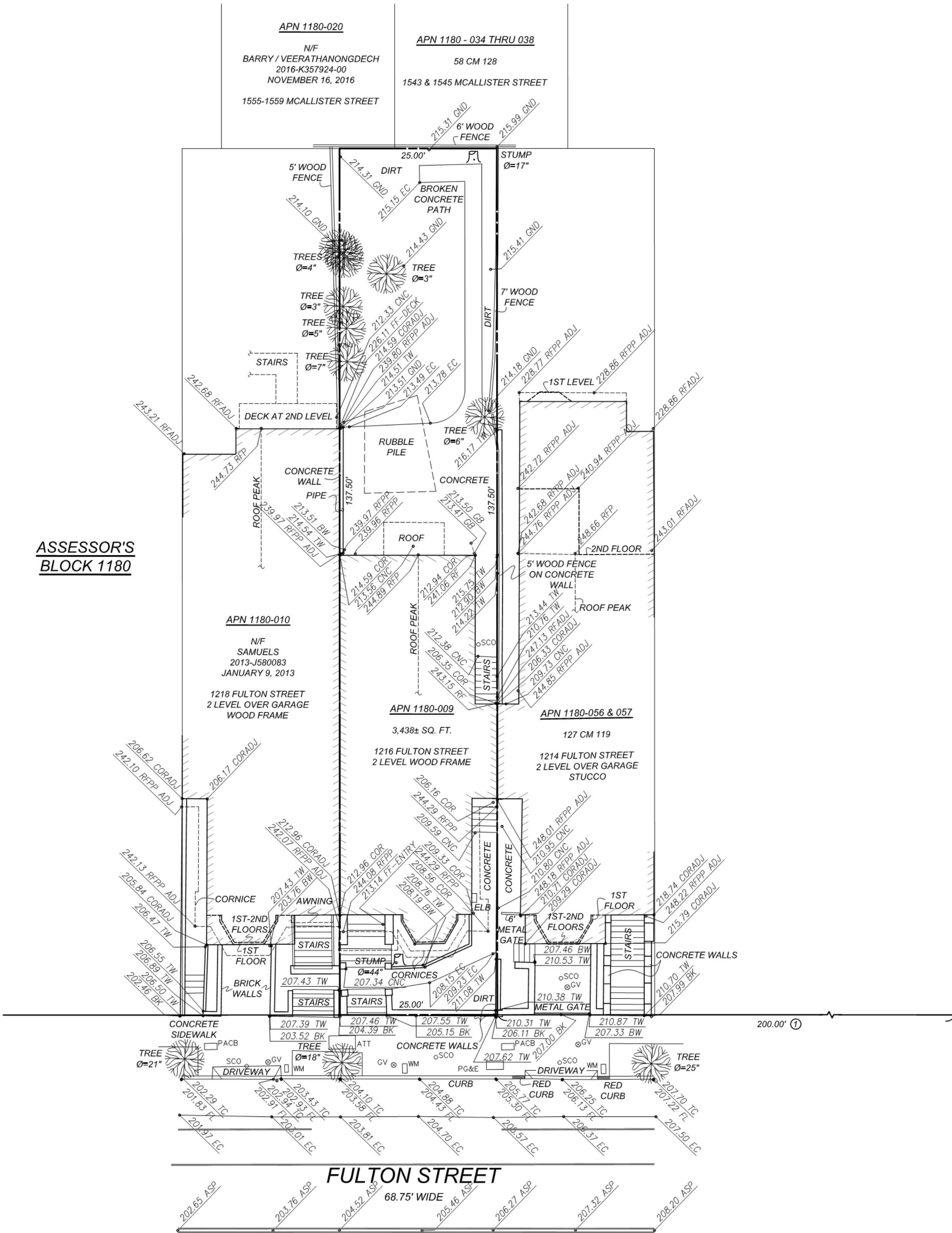
ELEV DESC SPOT ELEVATION



TREE STUMP

10' 0 10' 20'
SCALE: 1" = 10'

ASSESSOR'S BLOCK 1180



PRELIMINARY FOR REVIEW PURPOSES ONLY

BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON OCTOBER 17, 2018.

SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:
APN 1180-009; RECORDED JULY 26, 2018, DOCUMENT NUMBER 2018-K645371-00.

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF FULTON AND SCOTT STREETS. ELEVATIONS ARE BASED ON CITY AND COUNTY OF SAN FRANCISCO DATUM. N.W. CORNER 30'W, + CUT W END LOWER TERRAZZO STEP.
ELEVATION = 219.006'

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIPLINES THEREOF.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

DATE

FREDERICK T. SEHER, PLS
LICENSE NO. 6216

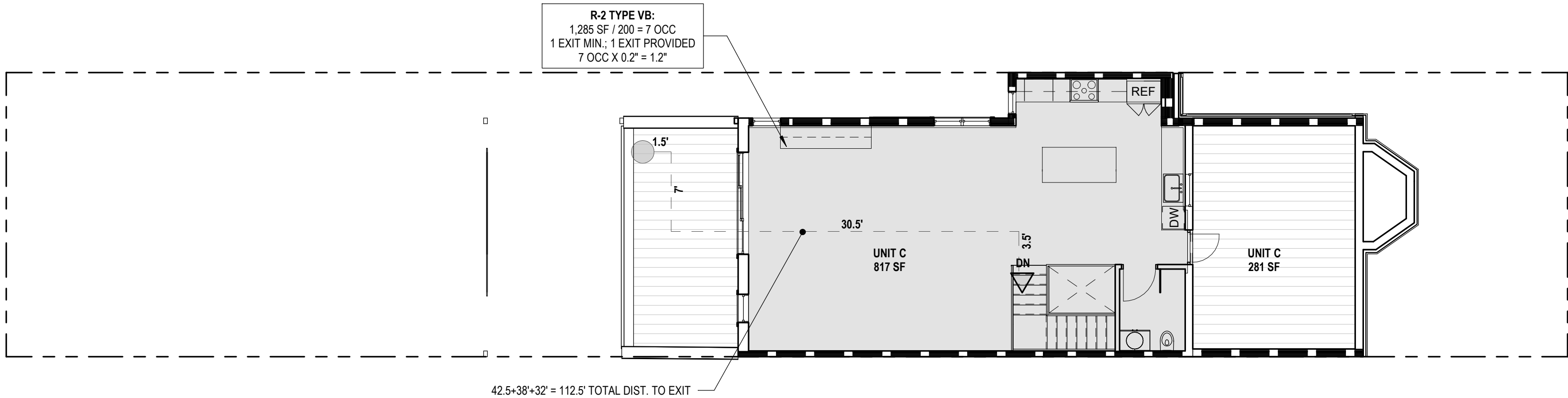
DATE: OCTOBER, 2018	△			
SCALE: 1" = 10'	△			
DRAWN BY: JC	△			
DRAWING NAME: 2177-18	△			
SURVEYED BY: FTS	△			
CHECKED BY: EF	△			
CHECKED BY:	△			
NO.	BY	DATE	REVISIONS	



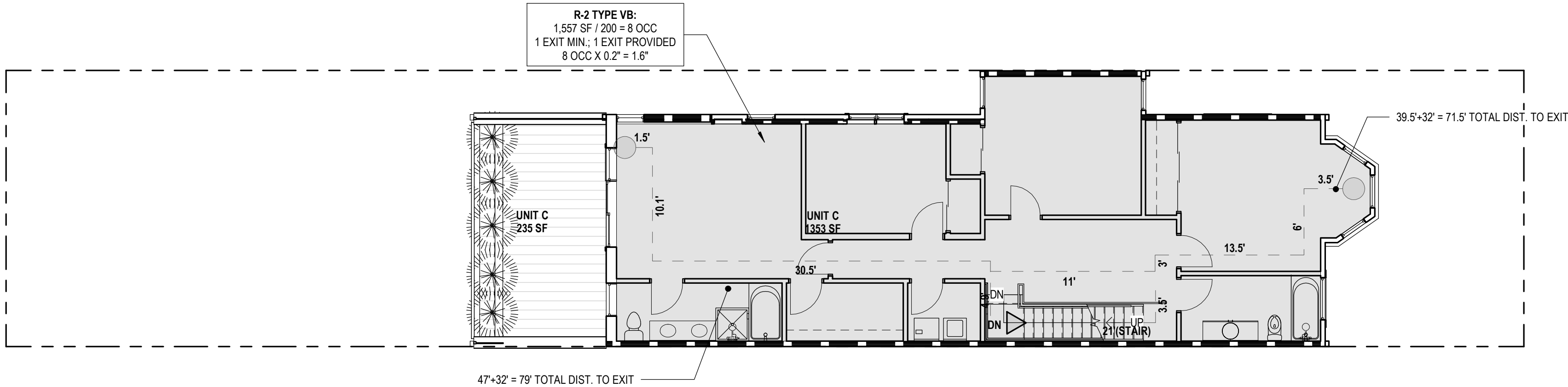
FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

ARCHITECTURAL SITE SURVEY
ASSESSOR'S PARCEL NUMBER: 1180-009
1216 FULTON STEET, SAN FRANCISCO, CA

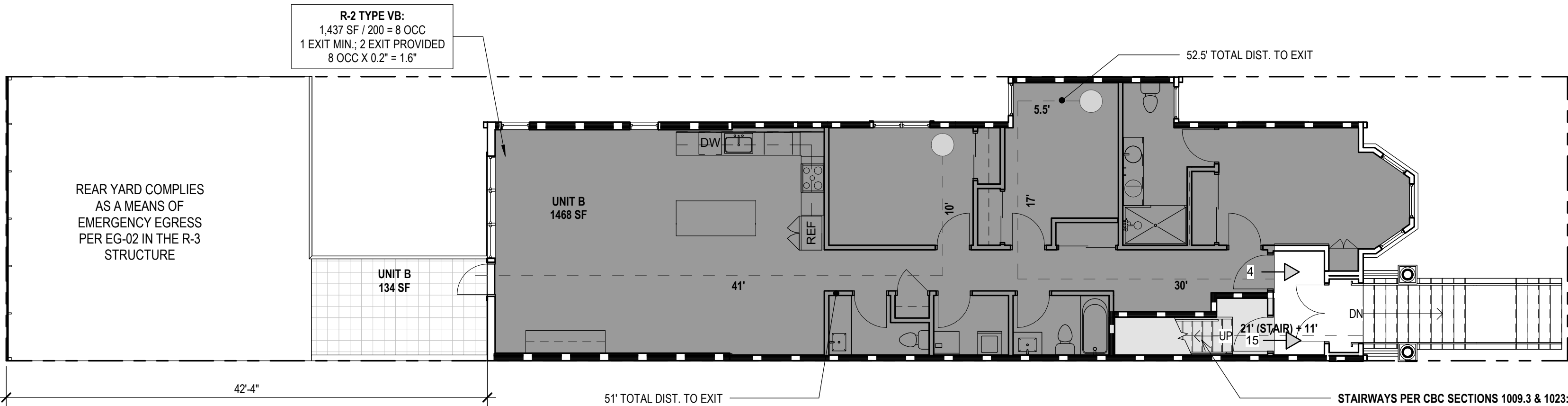
SHEET	
G0.05	
OF 1 SHEETS	
JOB NO.:	
2177-18	



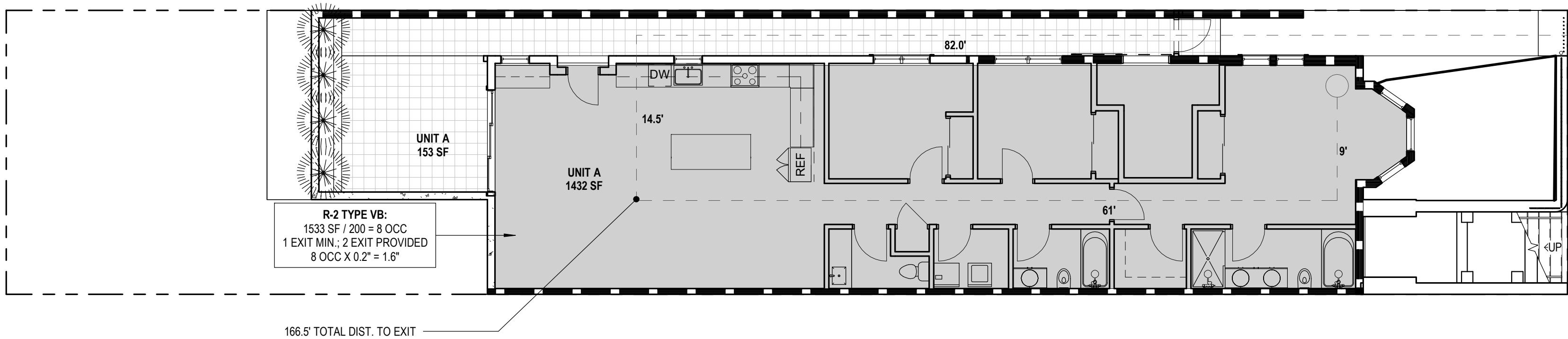
4 THIRD FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



3 SECOND FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



2 FIRST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



1 BASEMENT FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 112.5' < 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 1006.3.3 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET

TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 79' < 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 1006.3.3 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET

TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 57.5' < 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 1006.3.3 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET

TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 98.5' < 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 1006.3.3 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET

PARTITION PLAN LEGEND

PARTITION / WALL / STRUCTURE

NON-RATED

1-HR RATED

2-HR RATED

- REFER TO LIFE SAFETY PLANS AND WALL TYPES FOR ADDITIONAL INFORMATION

- # OCC. -- EGRESS PATH OF TRAVEL (WITH OCC.)
- CPET -- COMMON PATH OF EGRESS TRAVEL
- -- EXIT ACCESS TRAVEL DISTANCE
- -- PATH OF TRAVEL FROM EERO TO EGRESS PATH OF TRAVEL
- BZ -- VERTICAL CONTINUATION OF EGRESS AT GROUND FROM EERO ABOVE OR BELOW
- -- DIAGONAL DIMENSION OF BUILDING & EXIT SEPARATION DISTANCE

USE AND MIN. OCCUPANT LOAD

- UNIT A(200 GROSS SF PER OCCUPANT)
- UNIT B (200 GROSS SF PER OCCUPANT)
- UNIT C (200 GROSS SF PER OCCUPANT)

EGRESS PLAN GENERAL NOTES

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

OCCUPANCY SCHEDULE BY FLOOR

LEVEL	OCCUPANT LOAD (OL) - SCHEDULE ON G0.06
(N) BASEMENT	5
FIRST FLOOR	8
SECOND FLOOR	8
THIRD FLOOR	7
	28



139 Noe Street
San Francisco, CA
94114
415.749.0302

Revisions



1216 FULTON
1216 FULTON STREET
SAN FRANCISCO, CA 94117

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

These drawings are an industry 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.

EGRESS / PATH OF TRAVEL SITE PLAN

DATE 11/08/2019

SCALE 1/8" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1804

G0.06



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OPENING CALCULATIONS

DATE 11/08/2019

SCALE 3/16" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1804

NOTE: THIS PRE-APPLICATION MEETING WAS DONE WHEN THE PROJECT WAS TO BE 2-DWELLING UNITS. THE SCOPE IS NOW 3-DWELLING UNITS (R-2 OCCUPANCY) AND WITH NO GARAGE



December 19, 2019

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

Participants: Irene Wong (SFDBI), Elizabeth Kerman-Morris (KMA), Shao-Lun Chien (KMA)

PRE-APPLICATION MEETING FINDINGS

1216 Fulton Street
Remodel of Existing 2-Story Building and Addition of Level 3
2016 California Building Code
BPA # 2019-1108-6888

PROJECT INFORMATION

Address: 1216 Fulton Street, San Francisco, CA 94117
Block/ Lot: 1180 / 009
Application No.: 2019-1108-6888
Type of Construction: Existing: TYPE-VB NON-SPRINKLERED (non-rated)
Proposed: TYPE-VB, FULLY SPRINKLERED (NFPA 13R sprinkler system)
Stories: Existing: 2 stories O/ basement
Proposed: 3 stories O/ basement
Occupancy: Existing: 2-Units (R-3)
Proposed: 2-Units (R-3) (No change)

PROJECT SCOPE

The project proposes the remodel of an existing 2-story, 2-unit building on 1216 Fulton street. New work consists of remodeling first and second floor, converting partial of uninhabited basement floor to a master bedroom and a bedroom to be included in lower unit, and adding one-story to the existing building as a master bedroom of upper unit.

ATTACHED DOCUMENTS:

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

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

GENERAL BUILDING HEIGHT AND AREA

- Type of Construction:** Please confirm that building additions may be up to 40'-0" tall, and 3stories o/ basement per 504.3 and Table 504.4 with the installation of sprinklers throughout the entire building per NFPA 13D, CBC Chapter 9.

Response: Confirmed.

Additional Discussion: Per CBC Section 1006.2.1, NFPA 13D is not included in the exception when egress travel distance is more than 75 feet. The project requires NFPA 13R throughout the entire building.

FIRE-RESISTANCE CONSTRUCTION

- Modified Wall Ratings:** Please confirm that the existing walls may be considered 1-hr by adding one layer of 5/8" type-X gypsum board on the interior face of the wall.

Response: Confirmed. Along the property line, the existing walls should be upgraded to 1hr rating.

- Wall Rating:** Please confirm that the exterior walls where FSD less than 5 feet from the property line need only be 1-hr rated per CBC Tables 601 and 602

Response: Confirmed.

- Exterior Wall Opening:** Please confirm that per local, equivalency, windows in the 1-hr rated property line walls may be fixed 3/4 -hr. rated assemblies if the opening is protected by a fire sprinkler system installed as required by AB-009.

Response: Confirmed. Please look at AB-009 fire sprinkler location requirements.

MEANS OF EGRESS

- Single Exit:** Please confirm that only one exit is required in this fully sprinklered building for both unit/spaces on the basement per CBC section 1006.3.1 and Table 1006.3.2(1), provided that the common path of egress travel does not exceed 125 feet.

Response: Confirmed.

- Roof Access:** Please confirm that SFFD access to the roof shall not be required as the building has less than four stories per CBC 1011.12

Response: Confirmed.

- Door Swing:** Door swings are not required to swing in the direction of egress travel because the building occupancy is less than 50 occupants per CBC section 1010.1.2.1

Response: Confirmed.

- Panic Hardware:** Panic hardware shall not be required on the doors along the path of egress travel as the occupant load is less than 50 persons per CBC section 1010.1.10

Response: Confirmed.

- Stair Width:** Please confirm that the exit stairs may be 36" wide, per Sec. 1011.2, exception #1 when the occupant load is less than 50.

Response: Confirmed.

ACCESSIBILITY

- Applicability:** Please confirm that the proposed privately-funded project is subject to neither CBC Chapter 11A nor CBC Chapter 11B.

Response: Confirmed. The project does not require.

- Parking Accessibility:** Please confirm that no accessible parking spaces will be required as CBC Chapter 11A and 11B are not required per question 10 above.

Response: Confirmed. The project does not require.

Reviewed and agreed by

Irene Wong, SFDBI

1/23/20
Date



SAN FRANCISCO FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
PLAN CHECK DIVISION / WATER FLOW
1660 MISSION STREET, 4TH FLOOR
SAN FRANCISCO, CA 94103
Email: WaterflowSFFD@sfgov.org
Phone: 415-558-6361
Payment (VISA/MC): 415-558-6177 (M-F; 8am-4pm)

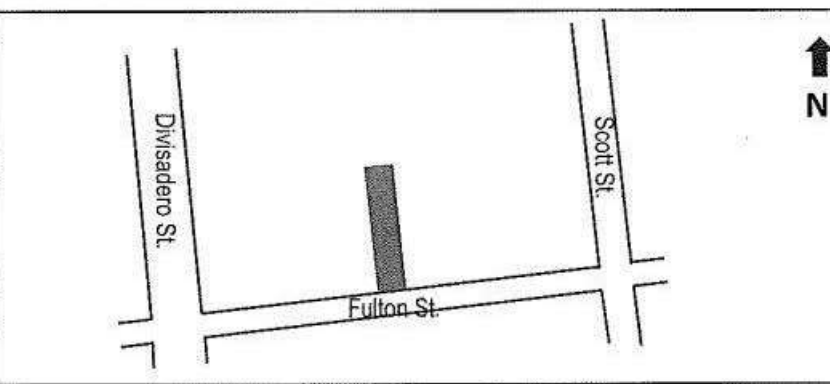
REQUEST FOR WATER FLOW INFORMATION

(For additional information, see Water Flow FAQs at: <https://sf-fire.org/plan-check/water/>)

REQUEST IS FOR: FIRE FLOW- YES ☒ NO ☐ SPRINKLER DESIGN- YES ☐ NO ☒

DATE: 10/16/2019
CONTACT PERSON: Toby Morris ADDRESS: 139 Noe St., San Francisco, CA 94114
PHONE #: 415-749-0302 EMAIL: toby@kermanmorris.com
OWNER'S NAME: Tim Brown PHONE #: 415-334-0100

ADDRESS FOR WATER FLOW INFORMATION: 1216 Fulton St., San Francisco, CA 94117
CROSS STREETS (BOTH ARE REQUIRED): Divisadero St. / Scott St.
SPECIFY STREET FOR WATER DEPT CONNECTION: Fulton St.
PROVIDE PROJECT LOCATION SKETCH HERE:



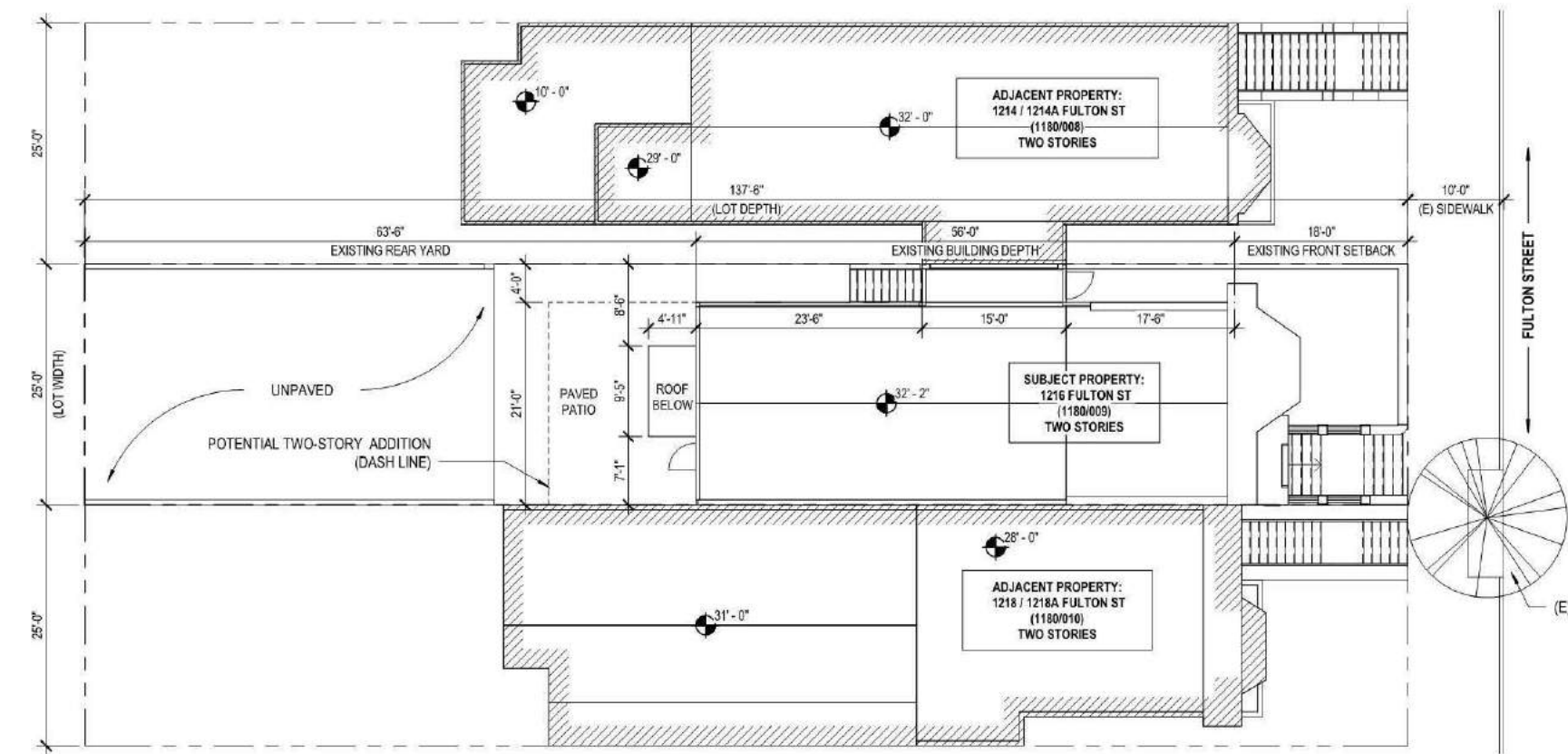
OCCUPANCY TYPE (CIRCLE ONE): R3 (R2) LIVE/WORK COMMERCIAL OTHER
HAZARD CLASSIFICATION: (CIRCLE ONE) LIGHT ORD 1 ORD 2 EXT 1 EXT 2 OTHER
CAR-STACKER: YES (NO)
NUMBER OF STORIES: 3-Stories over basement HEIGHT OF BLDG (FT): 36'-6"

- SUBMIT FORM WITH A \$130.00 CHECK (PAYABLE TO "SFFD") OR PAY BY CREDIT CARD (PHONE # ABOVE)
- REQUESTS REQUIRING A FIELD FLOW TEST WILL BE NOTIFIED BY EMAIL AND AN ADDITIONAL FEE OF \$200.00 WILL BE REQUIRED
- WATER FLOW INFORMATION WILL BE RETURNED BY EMAIL
- INCOMPLETE FORMS WILL NOT BE PROCESSED
- PLEASE ALLOW FOR A MINIMUM OF 7 TO 14 BUSINESS DAYS FOR PROCESSING

Flow data provided by: S.A.M.S.D.U. Date forwarded: 11/7/19

Flow data: ☐ FIELD FLOW TEST ☒ RECORDS ANALYSIS
Gate Page 30
STATIC 64 PSI
RESIDUAL 62 PSI
FLOW 1200 GPM
8" INCH MAIN on Fulton

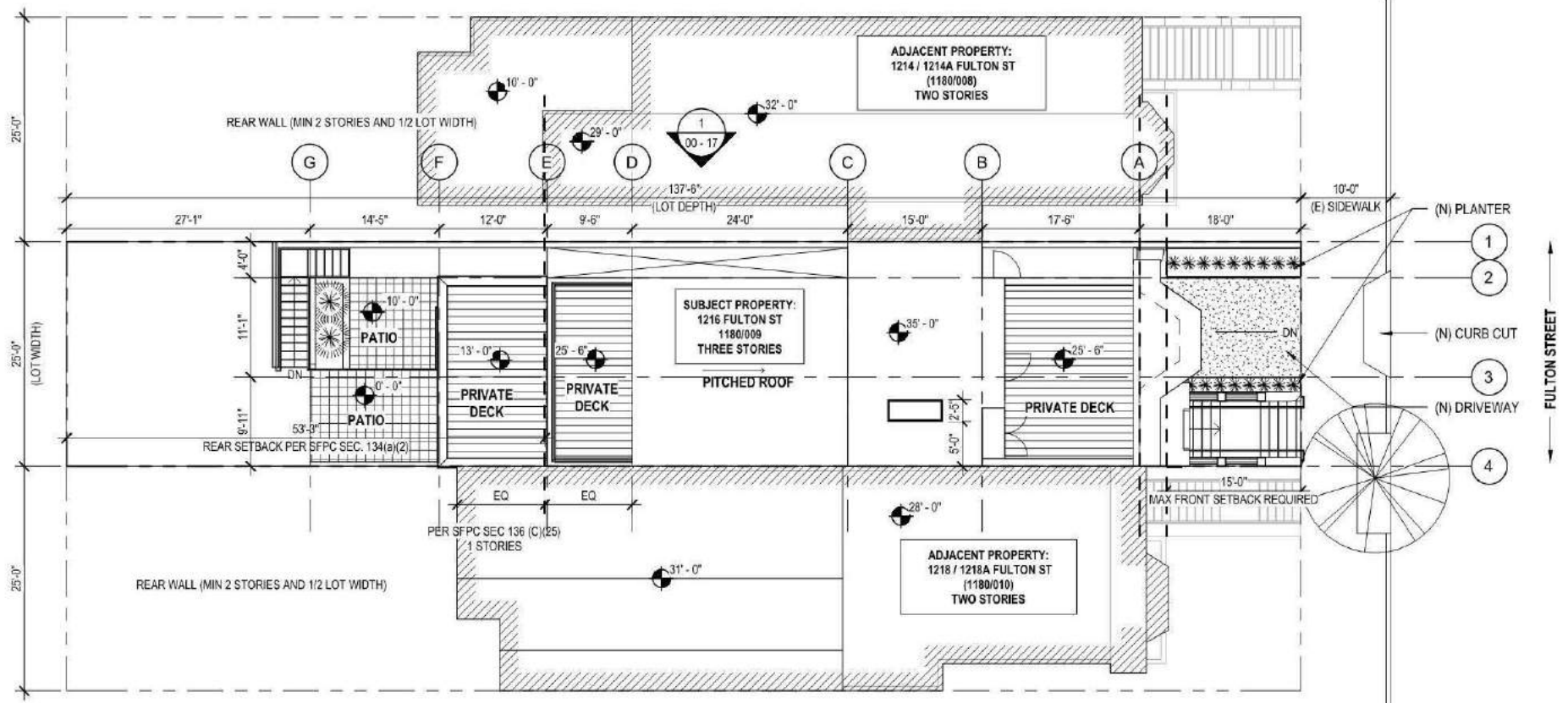
Rev. 09/08/2019



1216 FULTON

11/20/2019
DBI PRE-APPLICATION MEETING

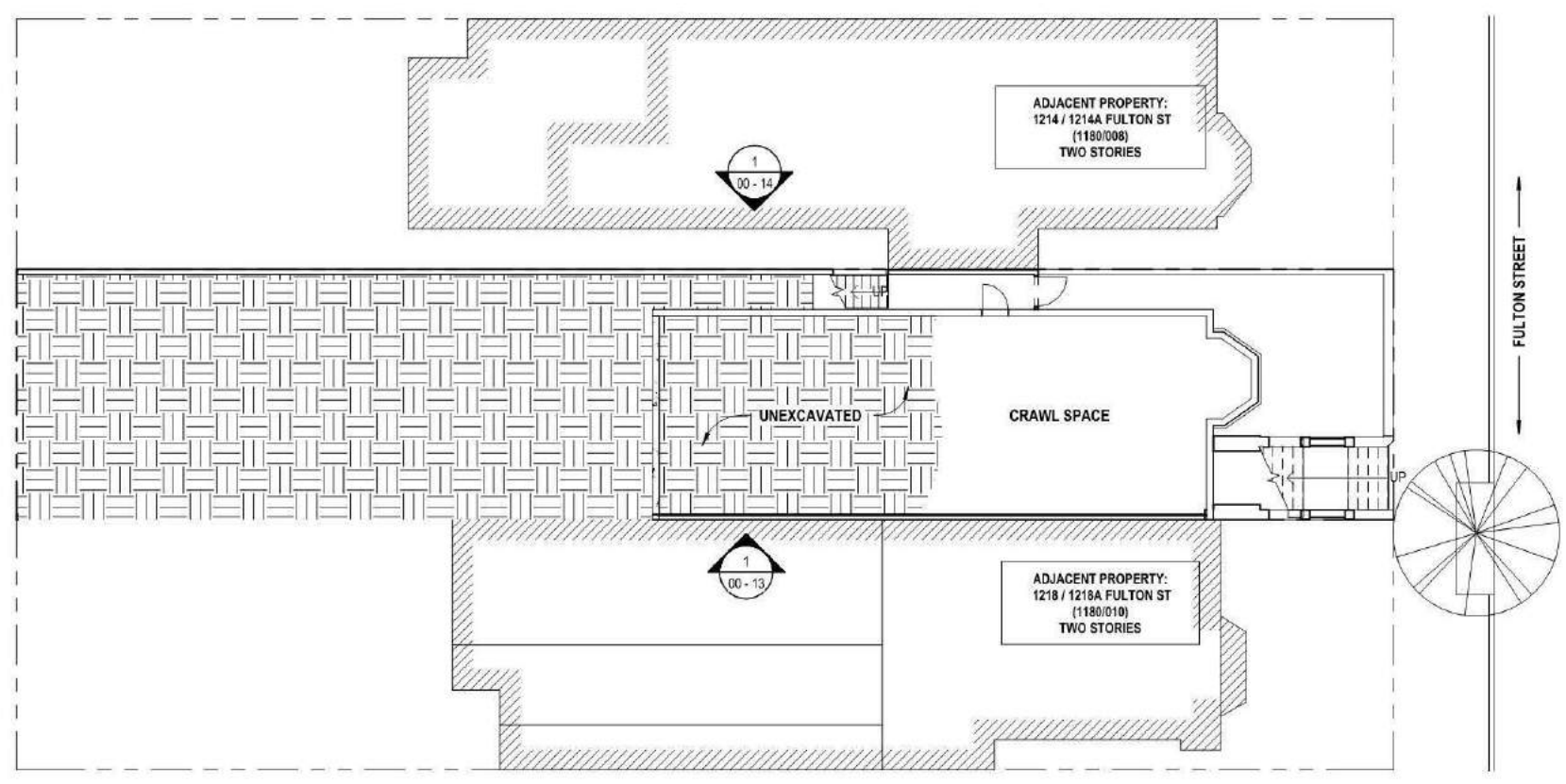
EXISTING SITE PLAN 00 - 01



1216 FULTON

11/20/2019
DBI PRE-APPLICATION MEETING

PROPOSED SITE PLAN 00 - 02



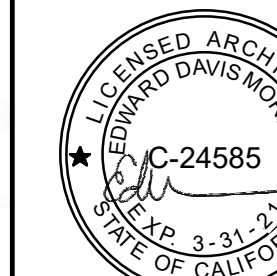
1216 FULTON

11/20/2019
DBI PRE-APPLICATION MEETING

EXISTING BASEMENT FLOOR PLAN 00 - 03



Revisions



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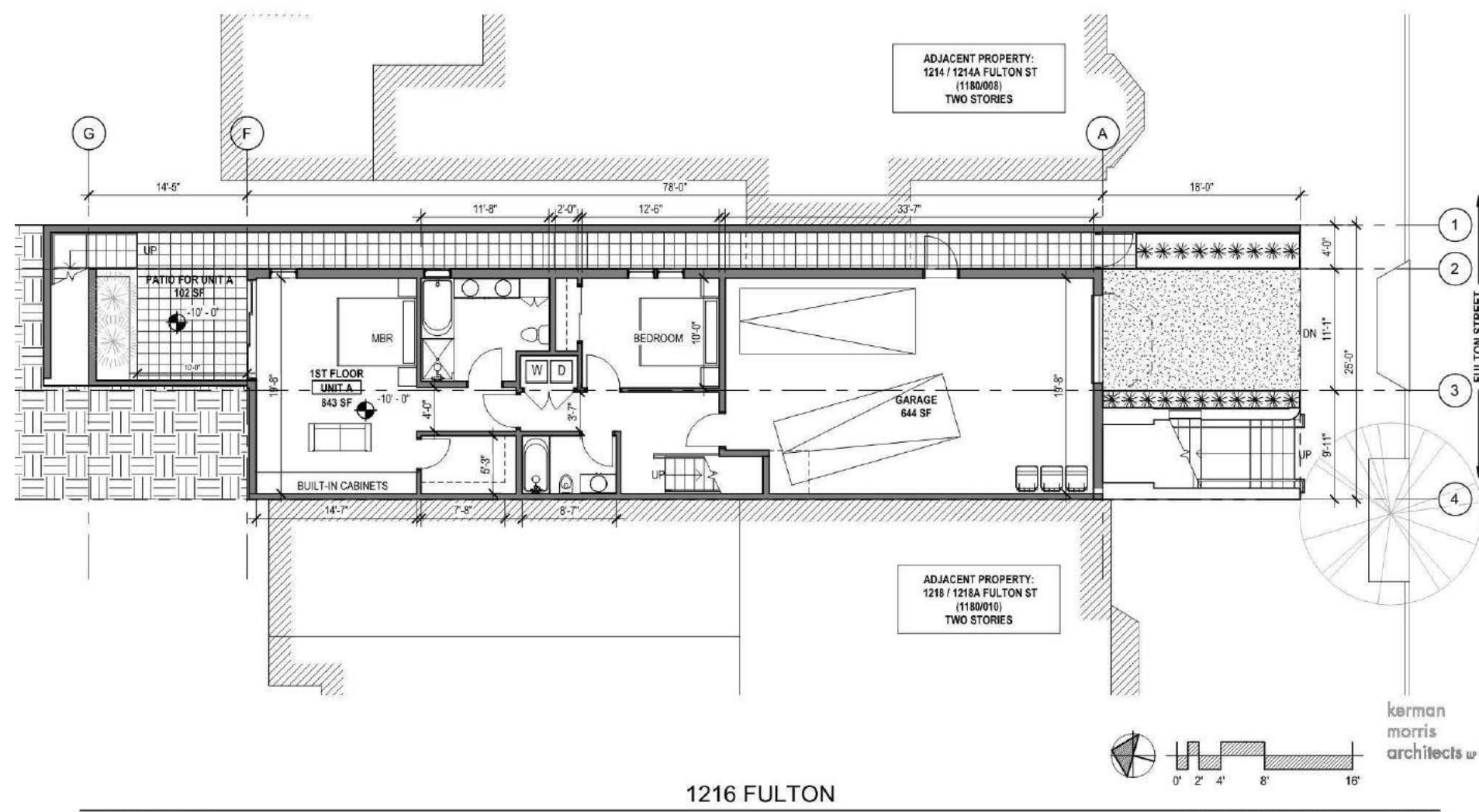
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FIRE FLOW INFO & DBI PRE-APPLICATION FINDING SUMMARY

DATE	11/08/2019
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1804

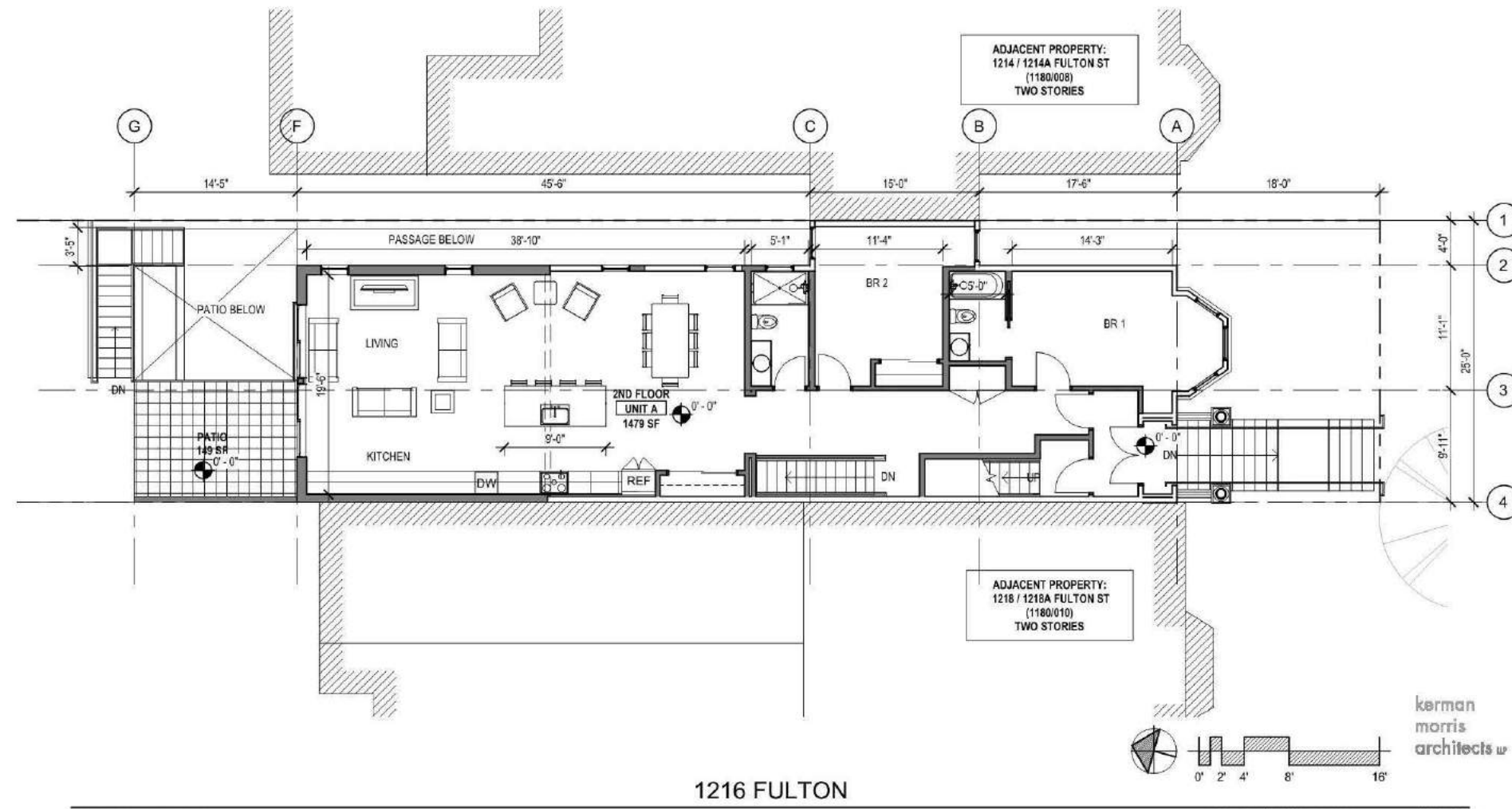
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11/20/2019
DBI PRE-APPLICATION MEETING

1216 FULTON
BASEMENT FLOOR PLAN 00 - 06

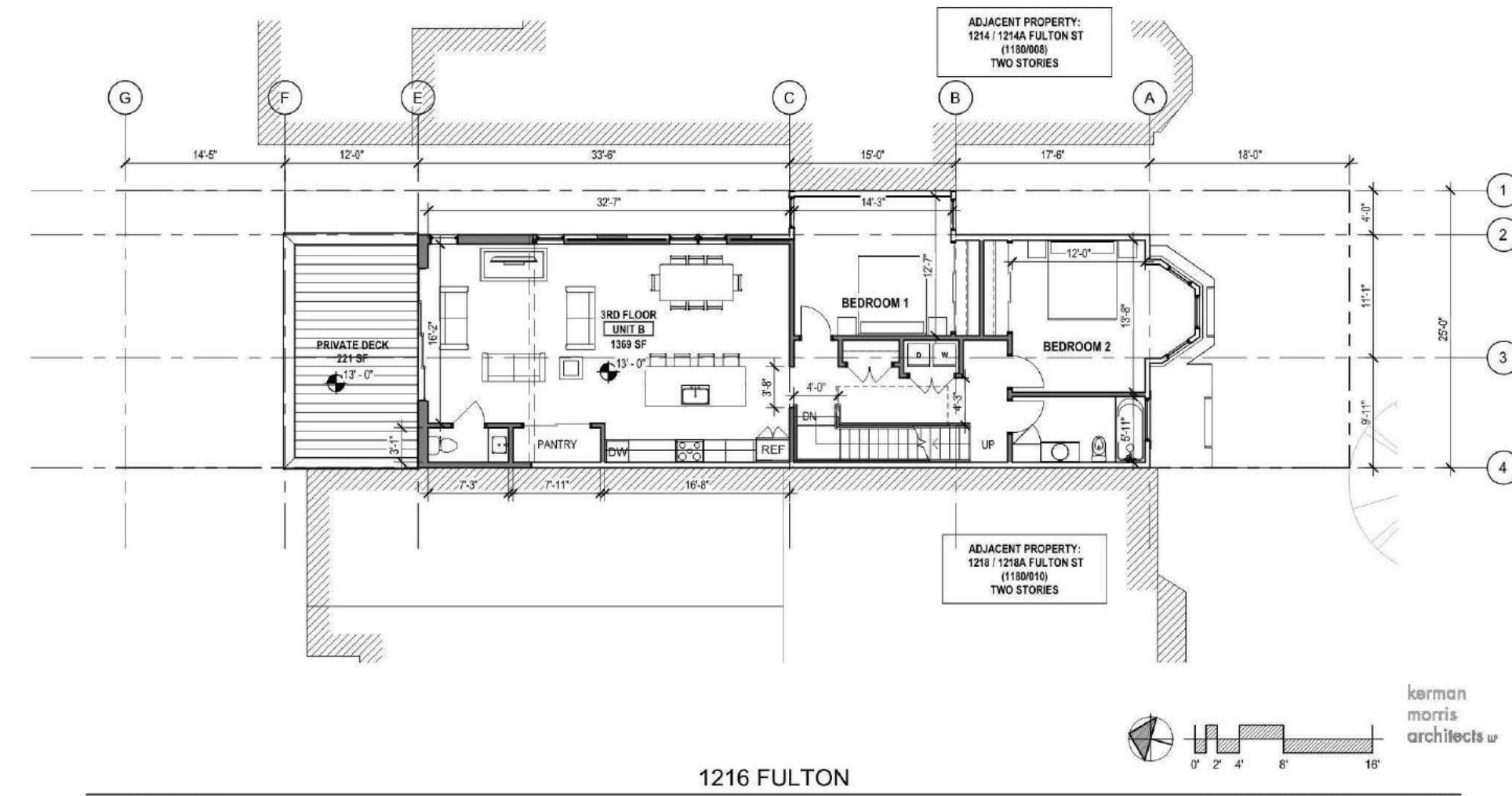
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94114
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kermanmorris.com



11/20/2019
DBI PRE-APPLICATION MEETING

1216 FULTON
FIRST FLOOR PLAN 00 - 07

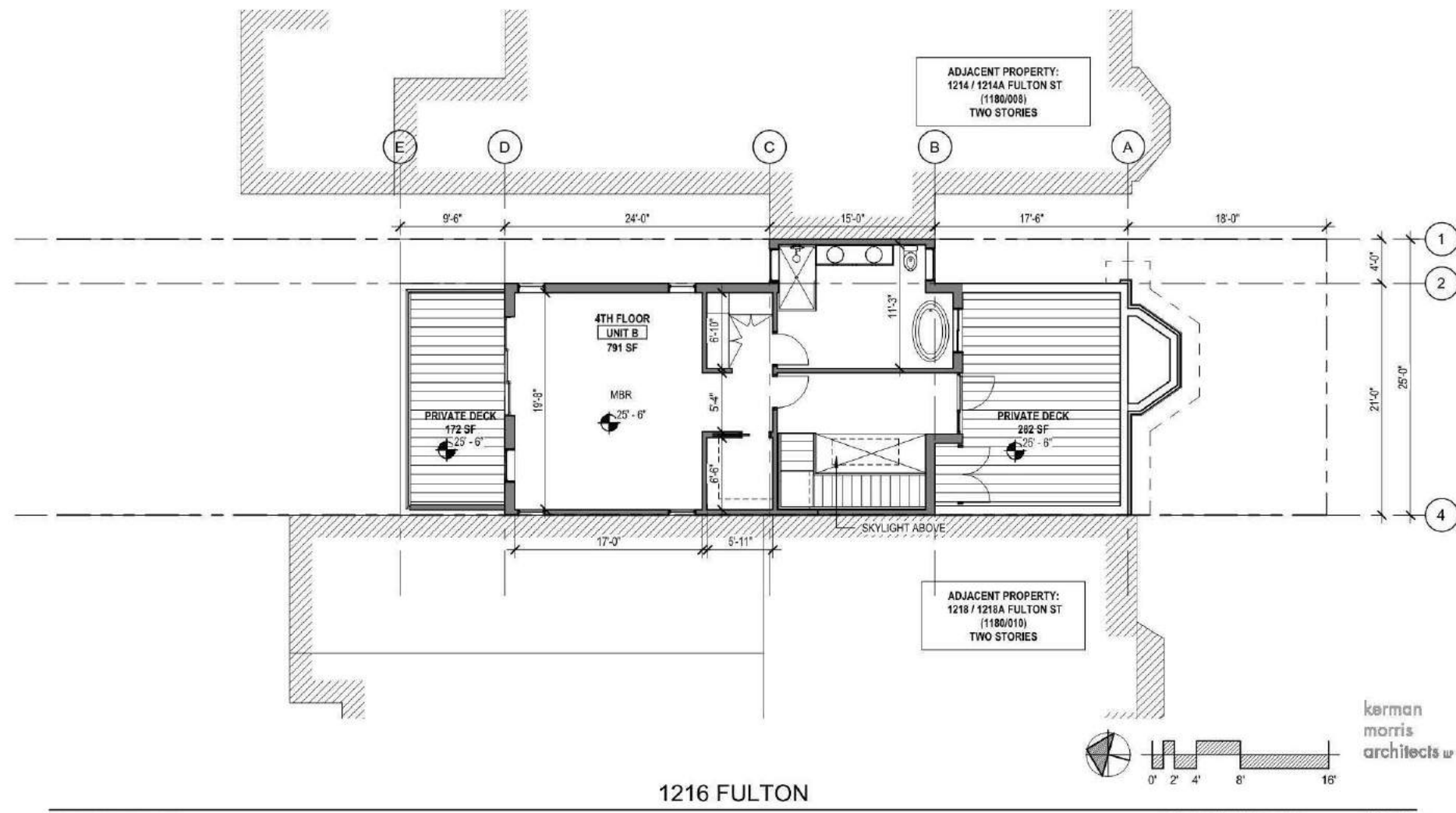
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11/20/2019
DBI PRE-APPLICATION MEETING

1216 FULTON
SECOND FLOOR PLAN 00 - 08

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11/20/2019
DBI PRE-APPLICATION MEETING

1216 FULTON
THIRD FLOOR PLAN 00 - 09

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11/06/2019
PRE-APPLICATION MEETING SET 10

1216 FULTON
BUILDING SECTION 00 - 10

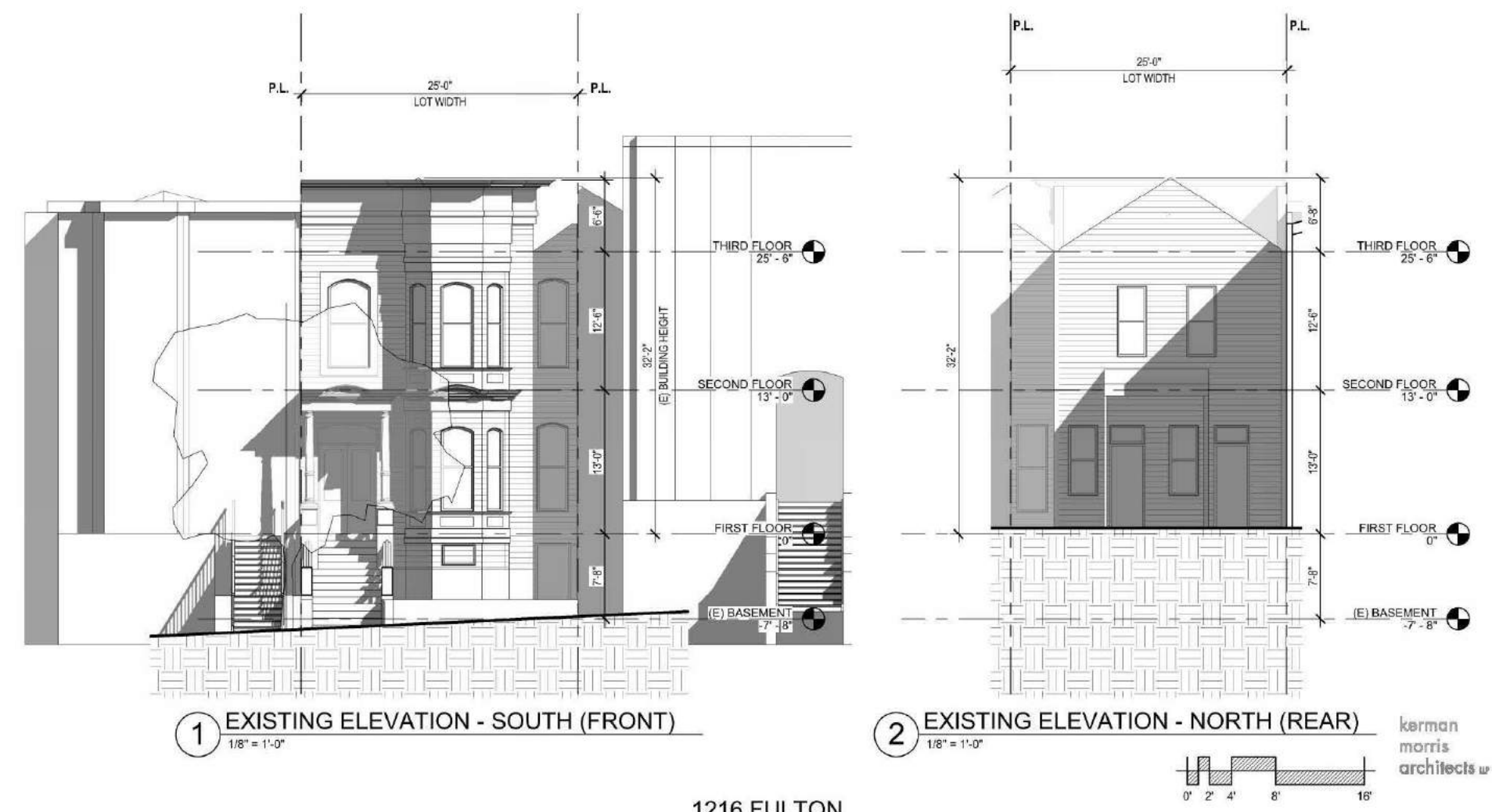
1216 Fulton Street
San Francisco, CA
94114
415.749.0302
kermanmorris.com



11/06/2019
PRE-APPLICATION MEETING SET 11

1216 FULTON
BUILDING SECTION 00 - 11

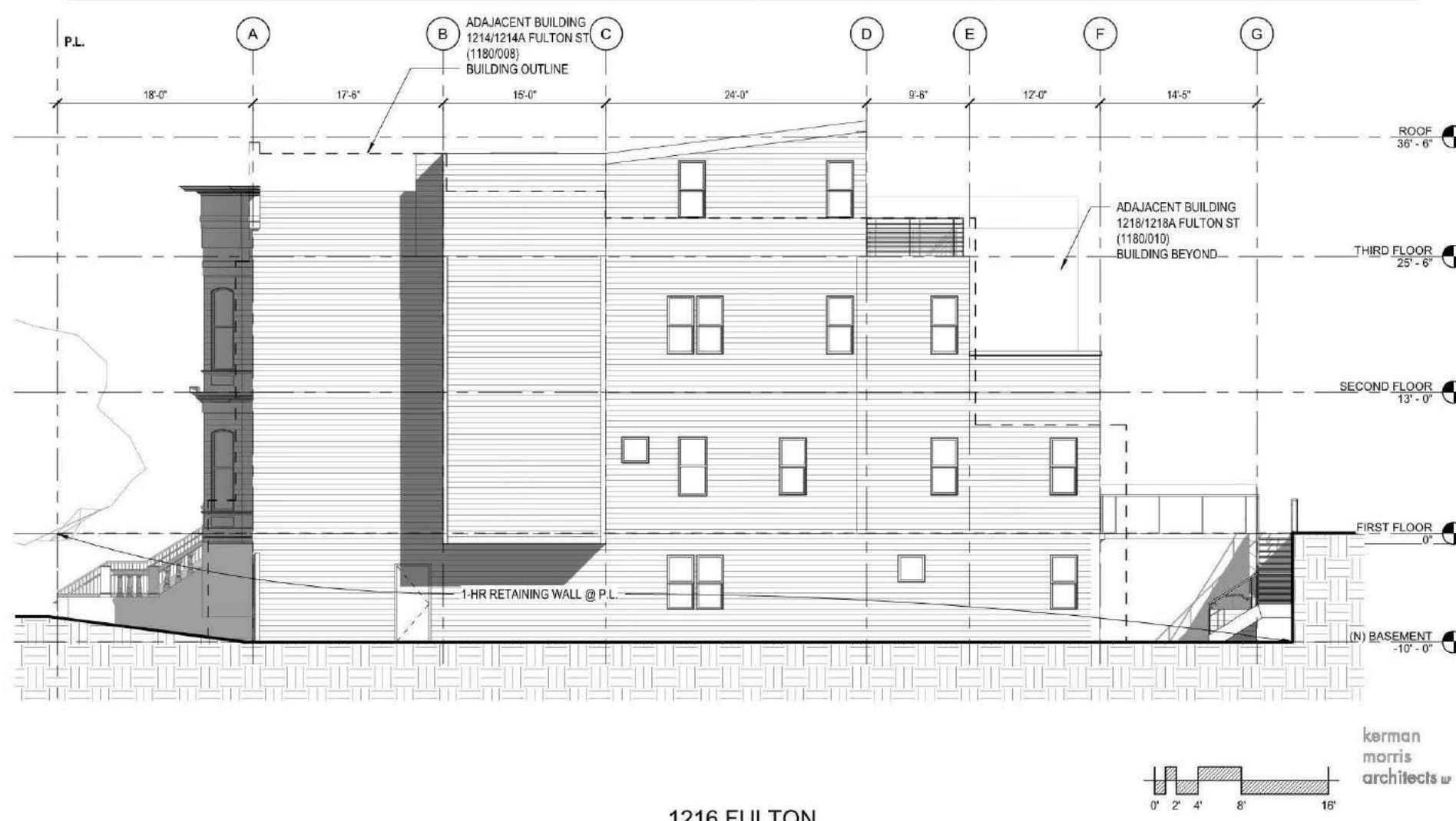
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11/20/2019
DBI PRE-APPLICATION MEETING

1216 FULTON
EXISTING ELEVATIONS 00 - 12

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11/20/2019
DBI PRE-APPLICATION MEETING

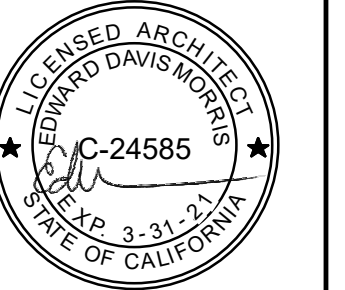
1216 FULTON
PROPOSED ELEVATION - EAST 00 - 17

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morris
architects llp

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415.749.0302

Revisions



1216 FULTON
1216 FULTON STREET
SAN FRANCISCO, CA 94117

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DBI
PRE-APPLICATION
FINDINGS

DATE 03/04/20

SCALE

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1804

G0.08B

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

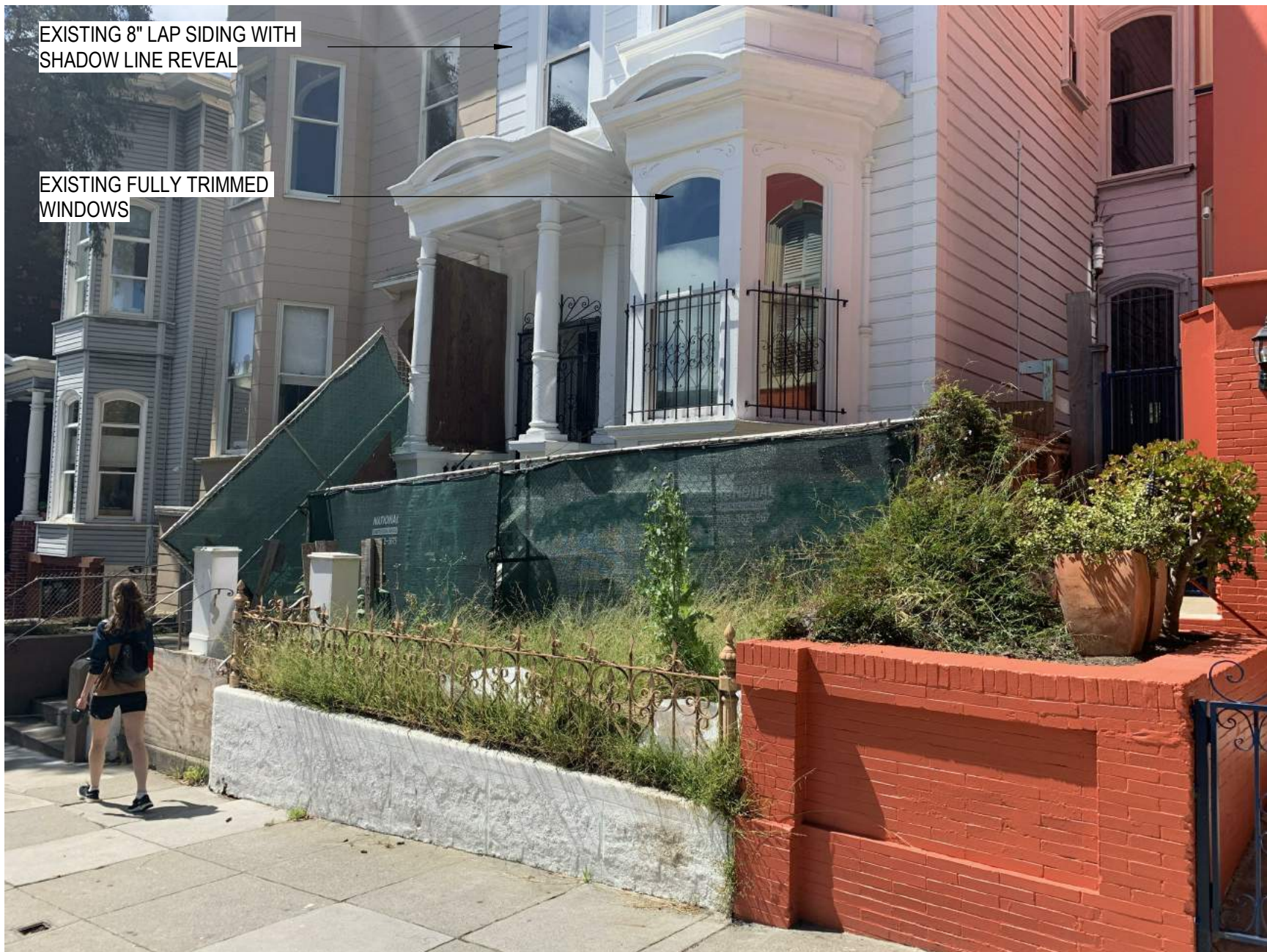
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3 REAR YARD VIEW
12" = 1'-0"



EXISTING WINDOW TRIMS



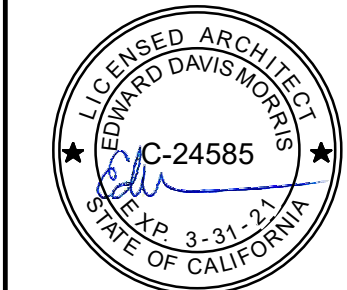
EXISTING ENTRY VIEW



2 ENTRY STRAIGHT VIEW
12" = 1'-0"



1 ENTRY PERSPECTIVE
12" = 1'-0"



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RENDERING & MATERIALS

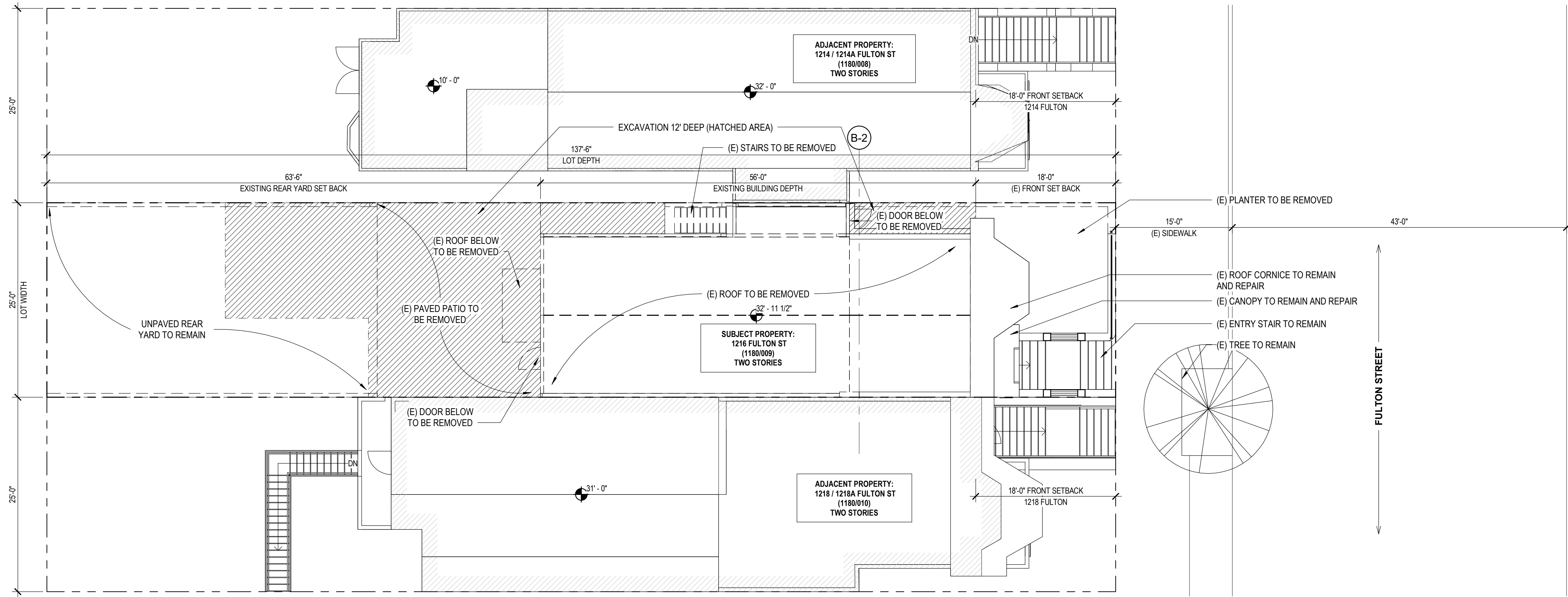
DATE 11/23/20

SCALE 12" = 1'-0"

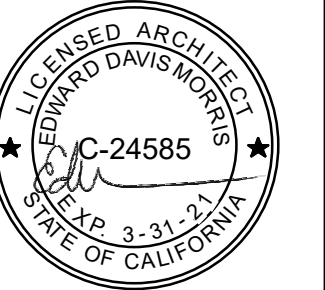
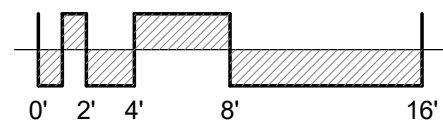
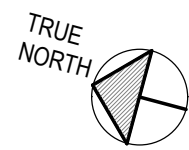
DRAWN BY Author

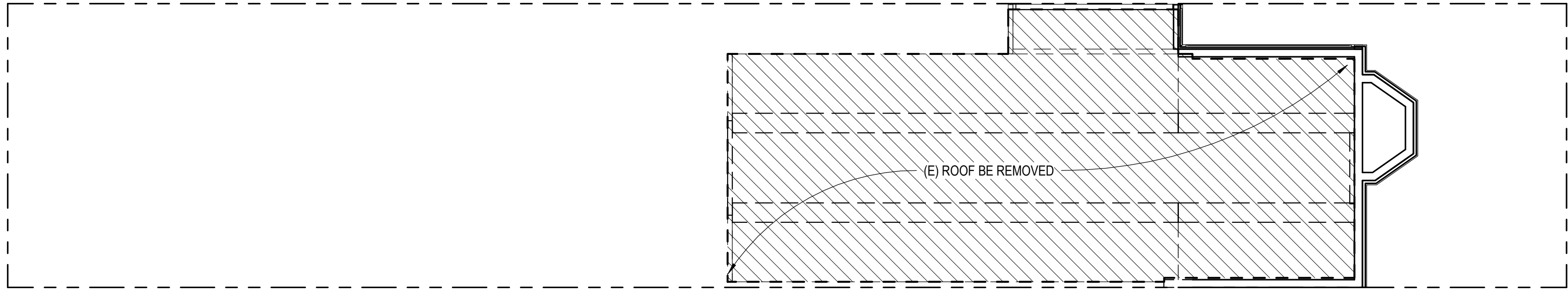
CHECKED BY Checker

JOB NO. 1804

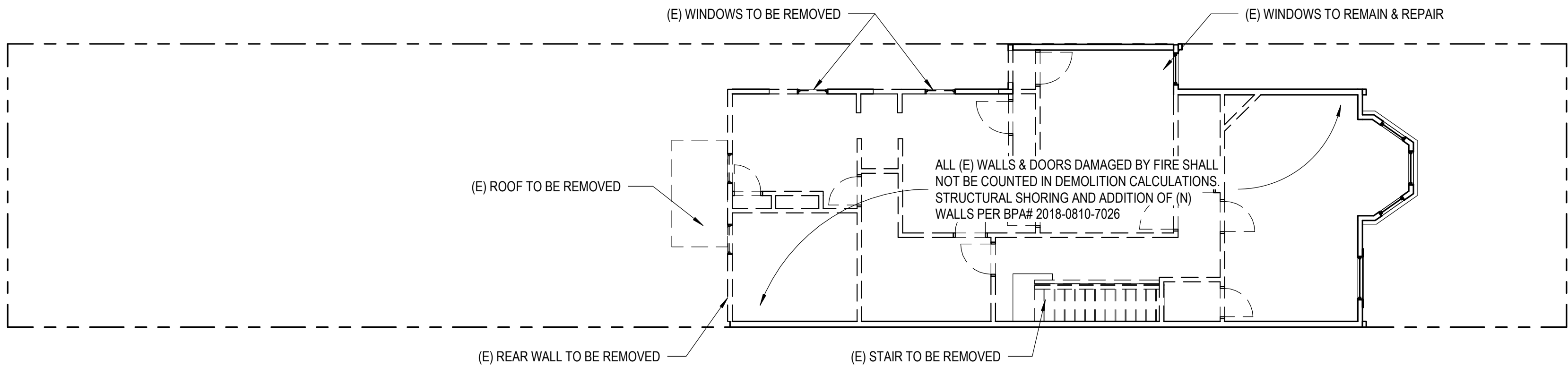


1 EXISTING / DEMO SITE PLAN
1/8" = 1'-0"



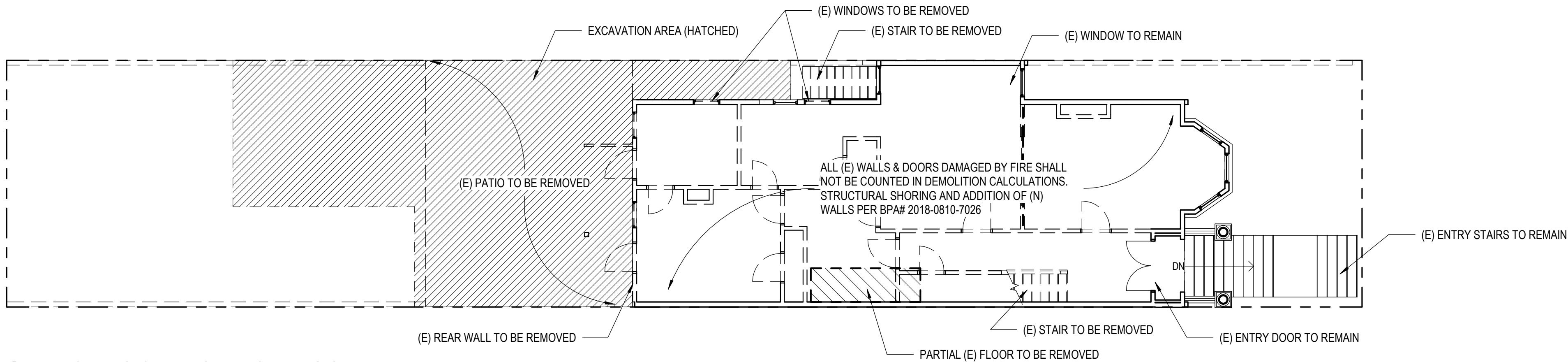


4 EXISTING / DEMO THIRD FLOOR PLAN
1/8" = 1'-0"



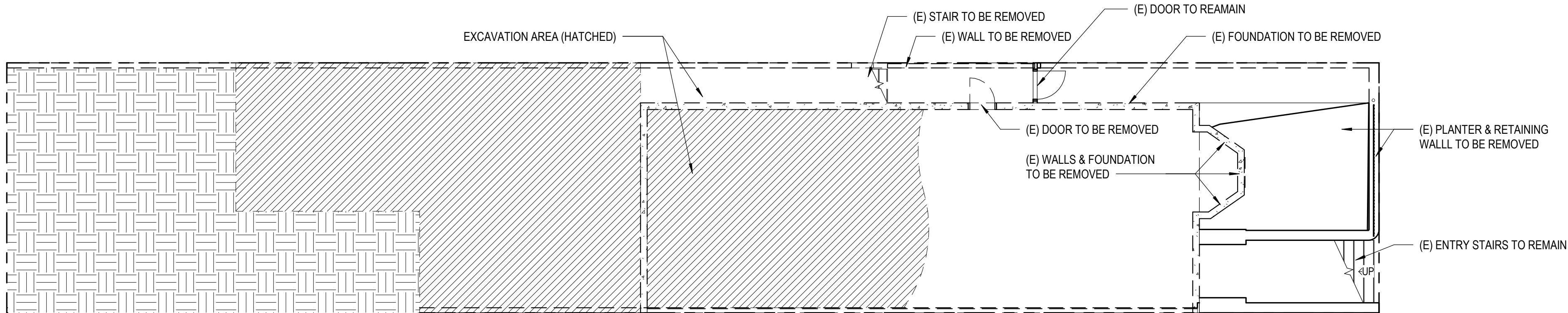
3 EXISTING / DEMO SECOND FLOOR PLAN
1/8" = 1'-0"

NOTE: APPROXIMATE OUTLINE OF (E) WALLS & STRUCTURAL FRAMEWORK DESTROYED OR COMPROMISED IN FIRE

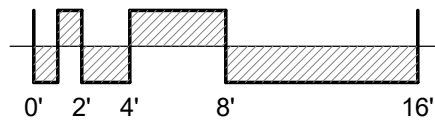
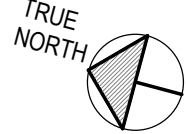


2 EXISTING / DEMO FIRST FLOOR PLAN
1/8" = 1'-0"

NOTE: APPROXIMATE OUTLINE OF (E) WALLS & STRUCTURAL FRAMEWORK DESTROYED OR COMPROMISED IN FIRE



1 EXISTING / DEMO BASEMENT FLOOR PLAN
1/8" = 1'-0"



PARTITION LEGEND

- (E) PARTITION TO REMAIN
- (E) NON-STRUCTURAL PARTITION TO BE REMOVED
- (E) BUILDING OUTLINE
- FLOOR PLATE / WALL AREA TO BE DEMOLISHED

DEMO CALCULATION PER SFPC SEC. 1005(f)
HORIZONTAL ELEMENTS (PER SFPC SEC. 1005(f)(4))

FLOOR	TOTAL (E) FLOOR PLATE	TOTAL DEMO FLOOR PLATE	PERCENTAGE
BASEMENT	N/A	N/A	N/A
FIRST FLOOR	1,197.64 SF	37.94 SF	3%
SECOND FLOOR	1,162.51 SF	0 SF	0%
THIRD FLOOR	1,167.18 SF	1,167.18 SF	100%
TOTAL	3,524.33 SF	1205.12 SF	34%
MAX PERMITTED			75%
CODE COMPLIANT			YES

INTERIOR STRUCTURAL FRAMEWORK (PER SFPC SEC. 1005(f)(3))
NOTE: N/A, INTERNAL WALLS ARE COMPROMISED BY FIRE

DEMO CALCULATION PER SFPC SEC. 317

REMOVAL OF VERTICAL ELEMENTS, MEASURED IN SF OF ARCTURAL SURFACE AREA				MAX PERMITTED	CODE COMPLIANT? (EITHER ONE)
ELEVATION	TOTAL (E) FLOOR PLATE	TOTAL DEMO FLOOR PLATE	PERCENTAGE		
WEST	2,249.55 SF	269.14 SF	11.96%		
SOUTH (FRONT)	988.45 SF	83.29 SF	8.42%		
EAST	2,249.55 SF	246.47 SF	10.96%		
NORTH (REAR)	768 SF	595.74 SF	35.04%		
TOTAL	6,255.55 SF	1,194.64 SF	19.10%	50%	YES
REMOVAL OF HORIZONTAL ELEMENTS, MEASURED IN SF OF ARCTURAL SURFACE AREA				MAX PERMITTED	CODE COMPLIANT? (EITHER ONE)
FLOOR	TOTAL (E) FLOOR PLATE	TOTAL DEMO FLOOR PLATE	PERCENTAGE		
BASEMENT	N/A	N/A	N/A		
FIRST FLOOR	1,197.64 SF	37.94 SF	3%		
SECOND FLOOR	1,162.51 SF	0 SF	0%		
THIRD FLOOR	1,167.18 SF	1,167.18 SF	100%		
TOTAL	3,524.33 SF	1205.12 SF	34%	50%	YES



Revisions

1216 FULTON
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SAN FRANCISCO, CA 94117

NOTICE

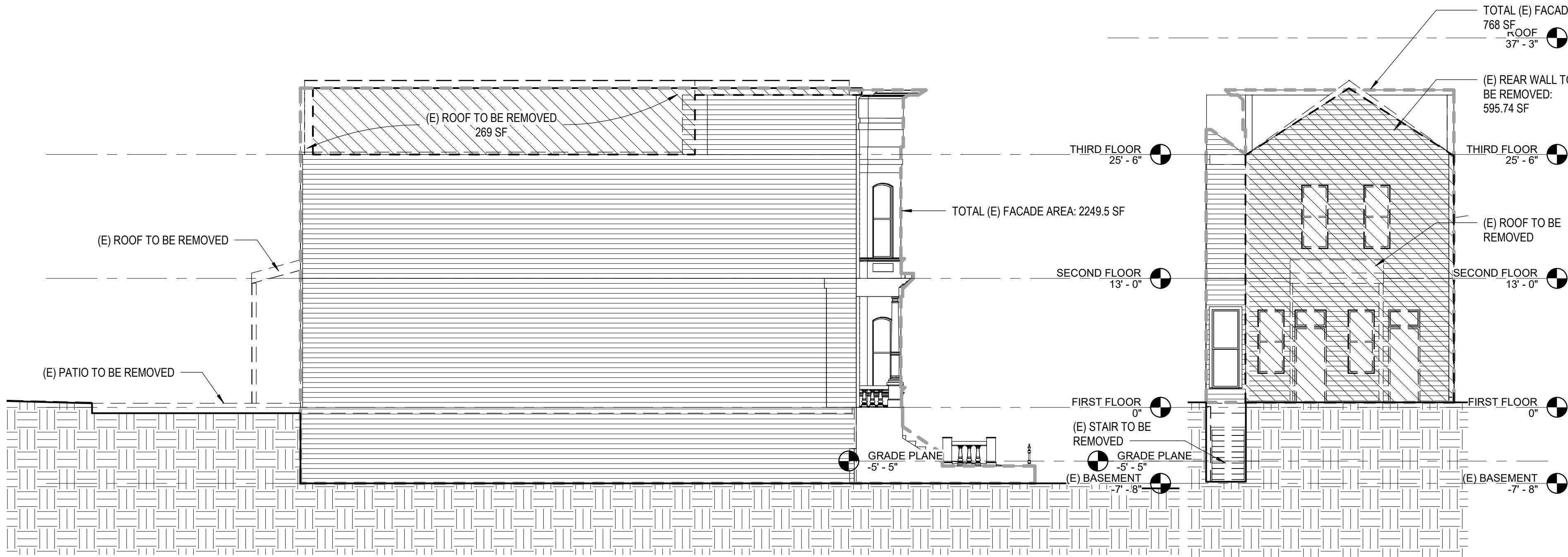
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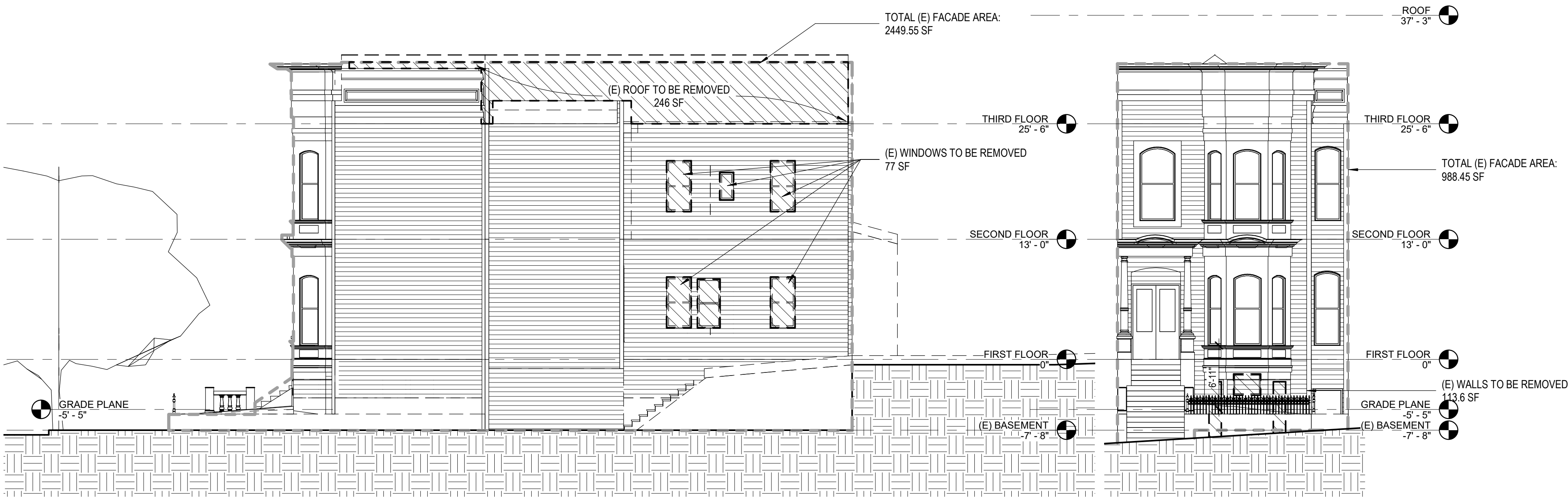
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EXISTING / DEMO FLOOR PLANS	
DATE	11/08/2019
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1804



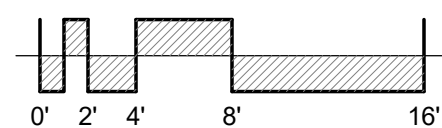
4 DEMO ELEVATION - WEST
1/8" = 1'-0"

2 DEMO ELEVATION - NORTH/REAR
1/8" = 1'-0"



3 DEMO ELEVATION - EAST
1/8" = 1'-0"

1 DEMO ELEVATION - SOUTH/FRONT
1/8" = 1'-0"



PARTITION LEGEND

- (E) PARTITION TO REMAIN
- (E) NON-STRUCTURAL PARTITION TO BE REMOVED
- (E) BUILDING OUTLINE
- FLOOR PLATE / WALL AREA TO BE DEMOLISHED

DEMO CALCULATION PER SFPC SEC. 1005(f)

ALL PUBLIC FACING (PER SFPC SEC. 1005(f)(1))

FACADE	TOTAL (E) WALL AREA	TOTAL DEMO WALL AREA	PERCENTAGE
SOUTH (FRONT)	988.45 SF	22.68 SF	2.29%
MAX PERMITTED			25%
PROJECT COMPLIANT			YES

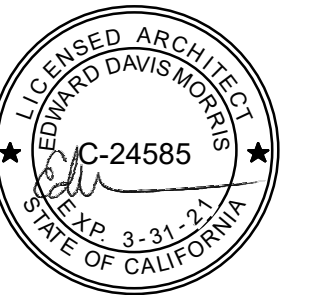
EXTERNAL WALLS FUNCTION AS EXT. WALLS (PER SFPC SEC. 1005(f)(2))

FACADE	TOTAL (E) WALL AREA	TOTAL DEMO WALL AREA	PERCENTAGE
WEST	2,249.55 SF	269.14 SF	11.96%
SOUTH (FRONT)	988.45 SF	22.68 SF	2.29%
EAST	2,249.55 SF	246.47 SF	10.96%
NORTH (REAR)	768 SF	595.74 SF	35.04%
TOTAL	6,255.55 SF	1,112.03 SF	17.78%
MAX PERMITTED			50%
CODE COMPLIANT			YES

DEMO CALCULATION PER SFPC SEC. 317

REMOVAL OF FRONT FACADE AND REAR FACADE, MEASURED IN LINEAR FEET AT THE FOUNDATION LEVEL				MAX PERMITTED	CODE COMPLIANT? (EITHER ONE)
ELEVATION	(E) FEET	DEMO FEET	PERCENTAGE		
SOUTH (FRONT)	25'-0"	5'-8"	22.67%		
NORTH (REAR)	25'-0"	21'-0"	84%		
TOTAL	50'-0"	26'-8"	53.3%		
REMOVAL OF ALL EXTERNAL WALLS, MEASURED IN LINEAR FEET AT THE FOUNDATION LEVEL				65%	YES
ELEVATION	(E) FEET	DEMO FEET	PERCENTAGE		
WEST	74'-0"	0'-0"	0%		
SOUTH (FRONT)	25'-0"	5'-8"	22.67%		
EAST	74'-0"	0'-0"	0%		
NORTH (REAR)	25'-0"	21'-0"	84%		
TOTAL	194'-0"	26'-8"	13.75%		

Revisions



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EXISTING /
DEMO
EXTERIOR
ELEVATIONS

DATE 11/08/2019

SCALE 1/8" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

JOB NO. 1804

D5.01



3 REAR PERSPECTIVE OF WESTERN NEIGHBOR'S PROPERTY



5 REAR PERSPECTIVE OF EASTERN NEIGHBOR'S PROPERTY

GRADE PLANE CALCULATION:

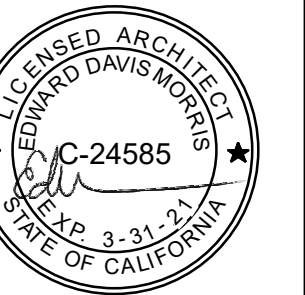
POINT A= -9'-6"
POINT B= -3'-0"
POINT C= -10'-0"
POINT D= 1'-0"

AVERAGE = -5'-5"
=>LOWEST LEVEL = BASEMENT



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Revisions



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SITE PLANS

DATE 11/08/2019

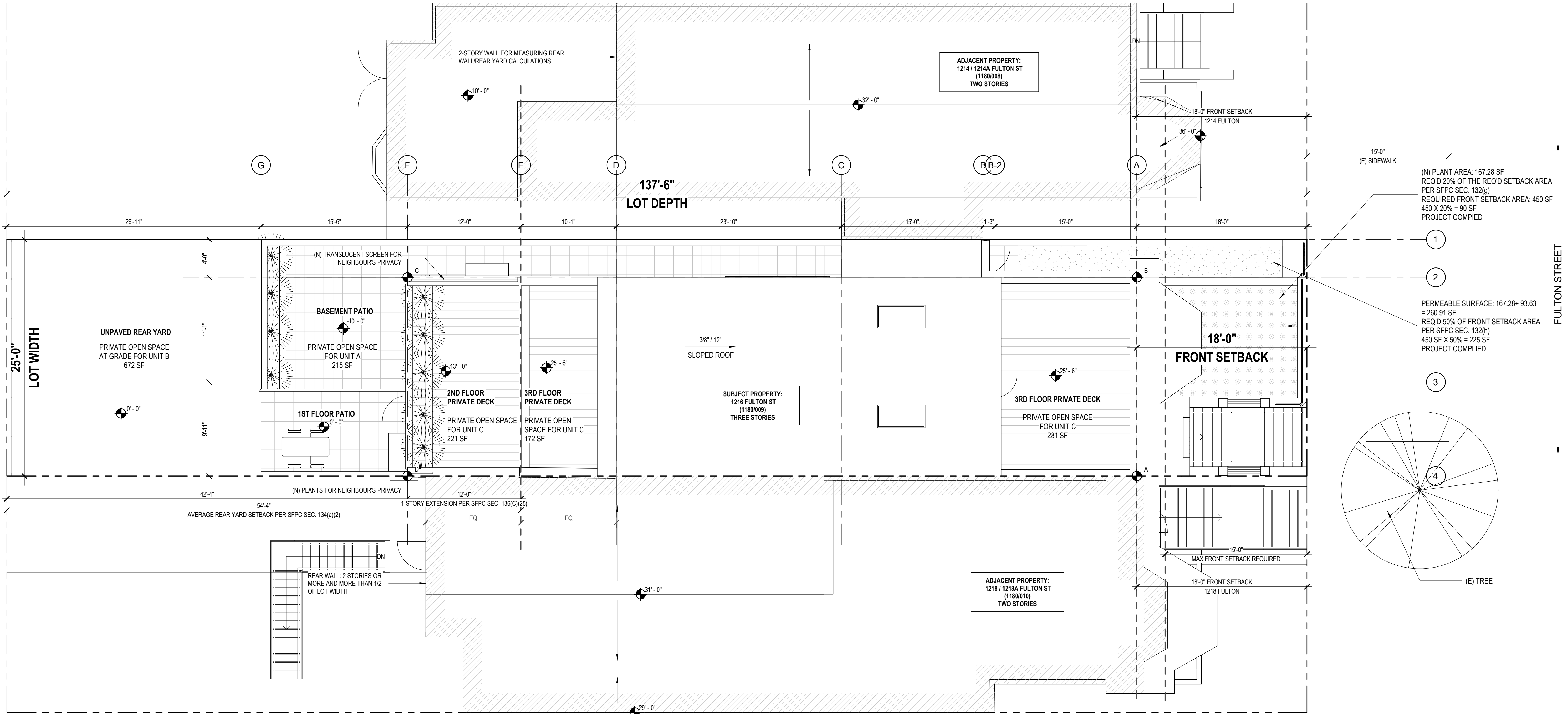
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DRAWN BY Author

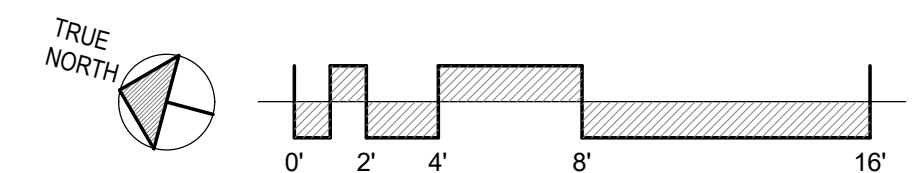
CHECKED BY Checker

JOB NO. 1804

A1.01



1 PROPOSED SITE PLAN
3/16" = 1'-0"



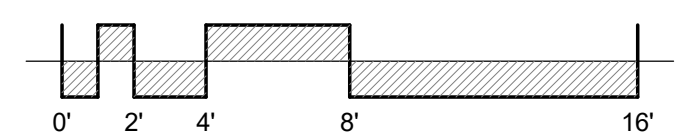


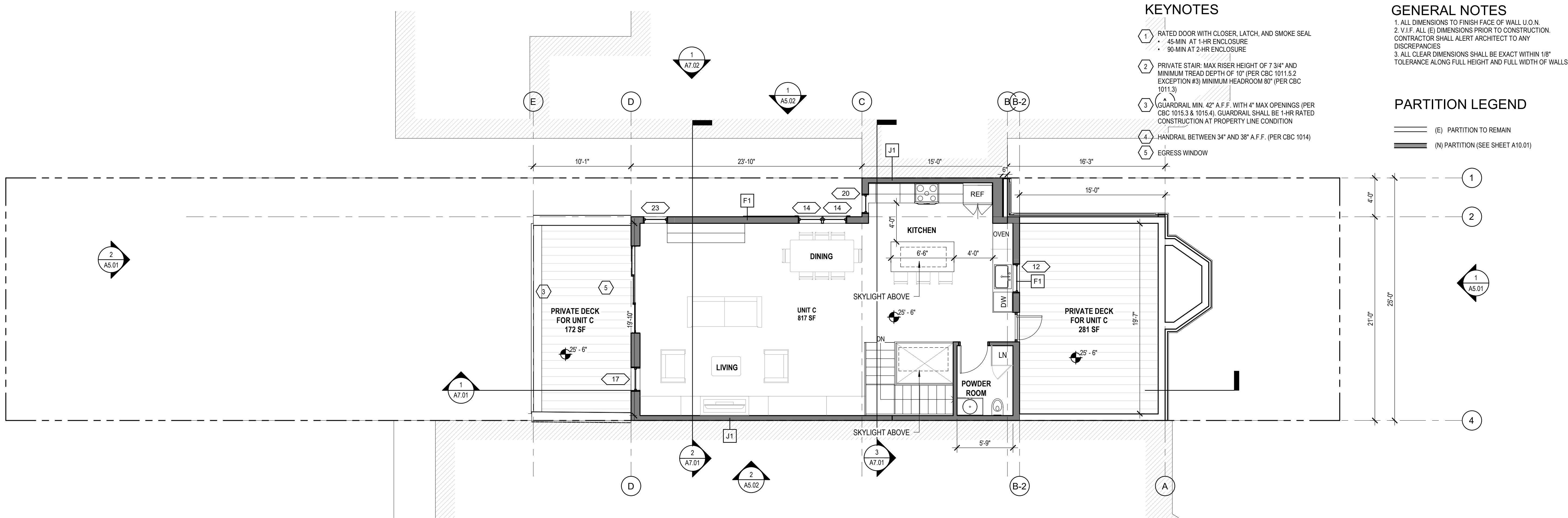
A2.01

Revisions	

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

 (E) PARTITION TO REMAIN
 (N) PARTITION (SEE SHEET A10.01)
 1-HR FIRE SEPERATION





KEYNOTES

- 1 RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
 - 45-MIN AT 1-HR ENCLOSURE
 - 90-MIN AT 2-HR ENCLOSURE
- 2 PRIVATE STAIR: MAX RISER HEIGHT OF 7 3/4" AND MINIMUM TREAD DEPTH OF 10" (PER CBC 10111.5.2 EXCEPT #3) MINIMUM HEADROOM 80" (PER CBC 10111.3)
- 3 GUARDRAIL MIN. 42" A.F.F. WITH 4" MAX OPENINGS (PER CBC 1015.3 & 1015.4) GUARDRAIL SHALL BE 1-HR RATED CONSTRUCTION AT PROPERTY LINE CONDITION
- 4 HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014)
- 5 EGRESS WINDOW

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

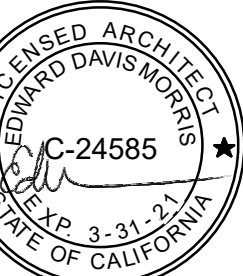
PARTITION LEGEND

- (E) PARTITION TO REMAIN
- (N) PARTITION (SEE SHEET A10.01)



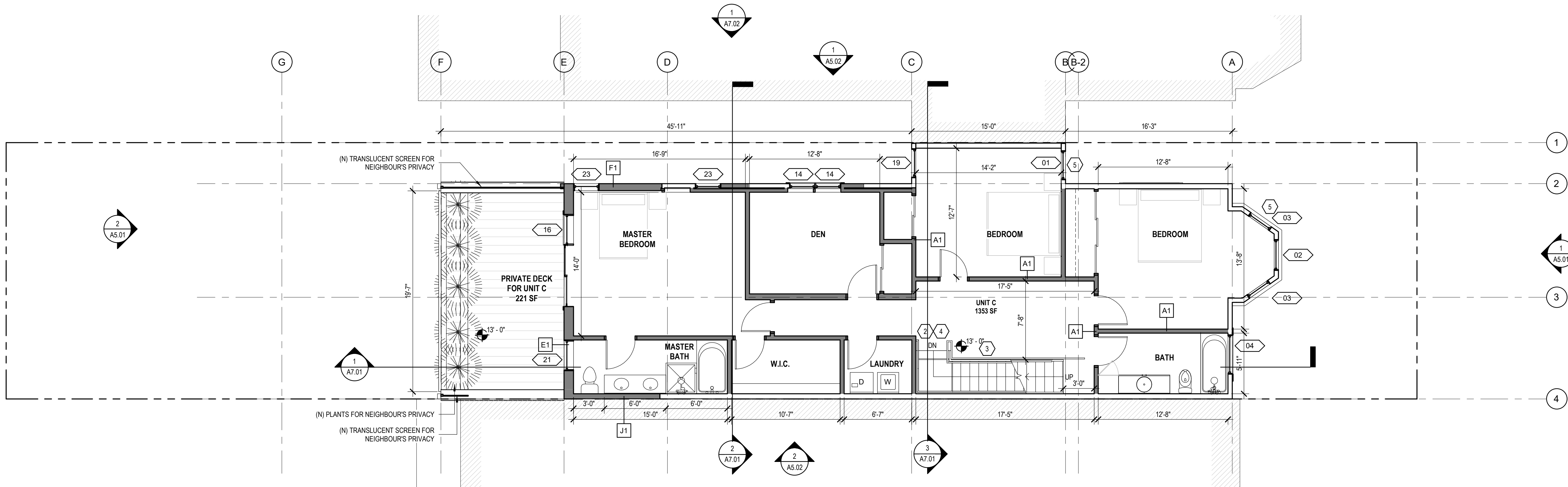
Revisions

NO.	DESCRIPTION	DATE



1216 FULTON
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SAN FRANCISCO, CA 94117

2 THIRD FLOOR PLAN
3/16" = 1'-0"



1 SECOND FLOOR PLAN
3/16" = 1'-0"

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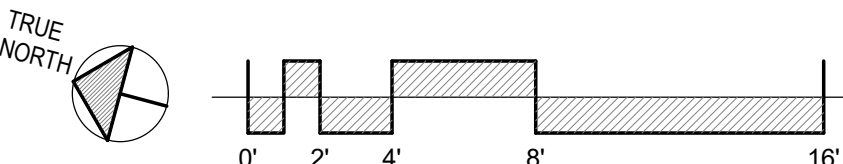
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FLOOR PLANS

DATE	11/08/2019
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1804

A2.02



The firm's logo consists of the letters "km" in a large, bold, lowercase serif font. To the right of the "m" is a vertical line that extends upwards and downwards beyond the height of the letters. Below the logo, the firm's name "kerman morris architects llp" is written in a smaller, lowercase sans-serif font. Further down, the address "139 New Street San Francisco, CA 94114 415.749.0302" is listed.

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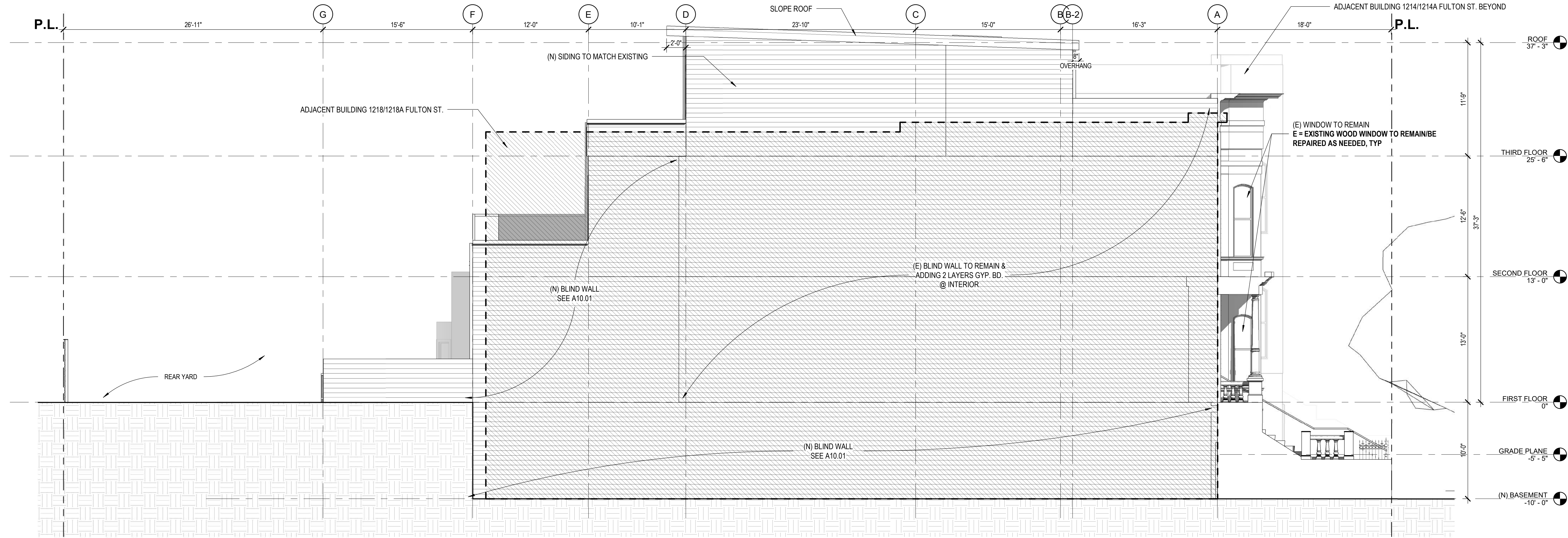
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DATE	11/08/2019
SCALE	3/16" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1804

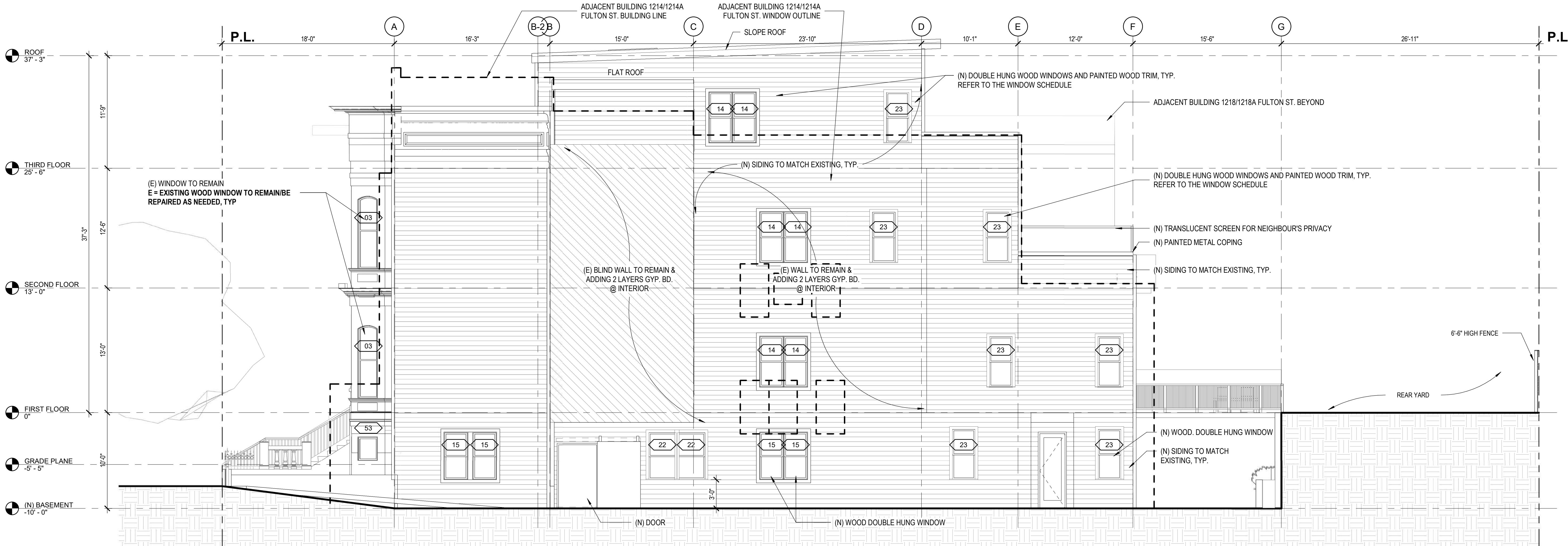
A5.01



1 PROPOSED ELEVATION - SOUTH (FRONT)
3/16" = 1'-0"

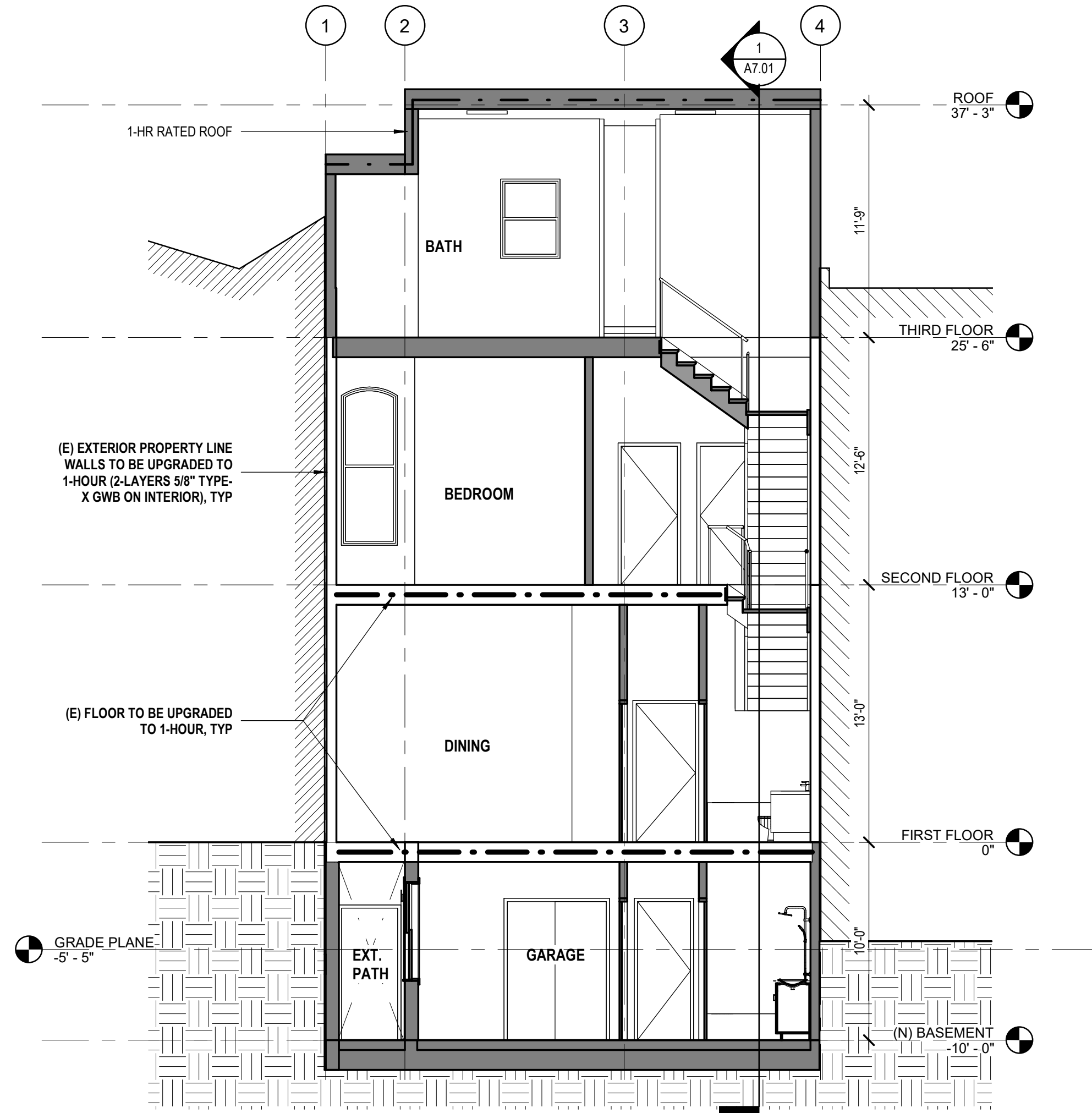


2 PROPOSED ELEVATION - WEST
3/16" = 1'-0"

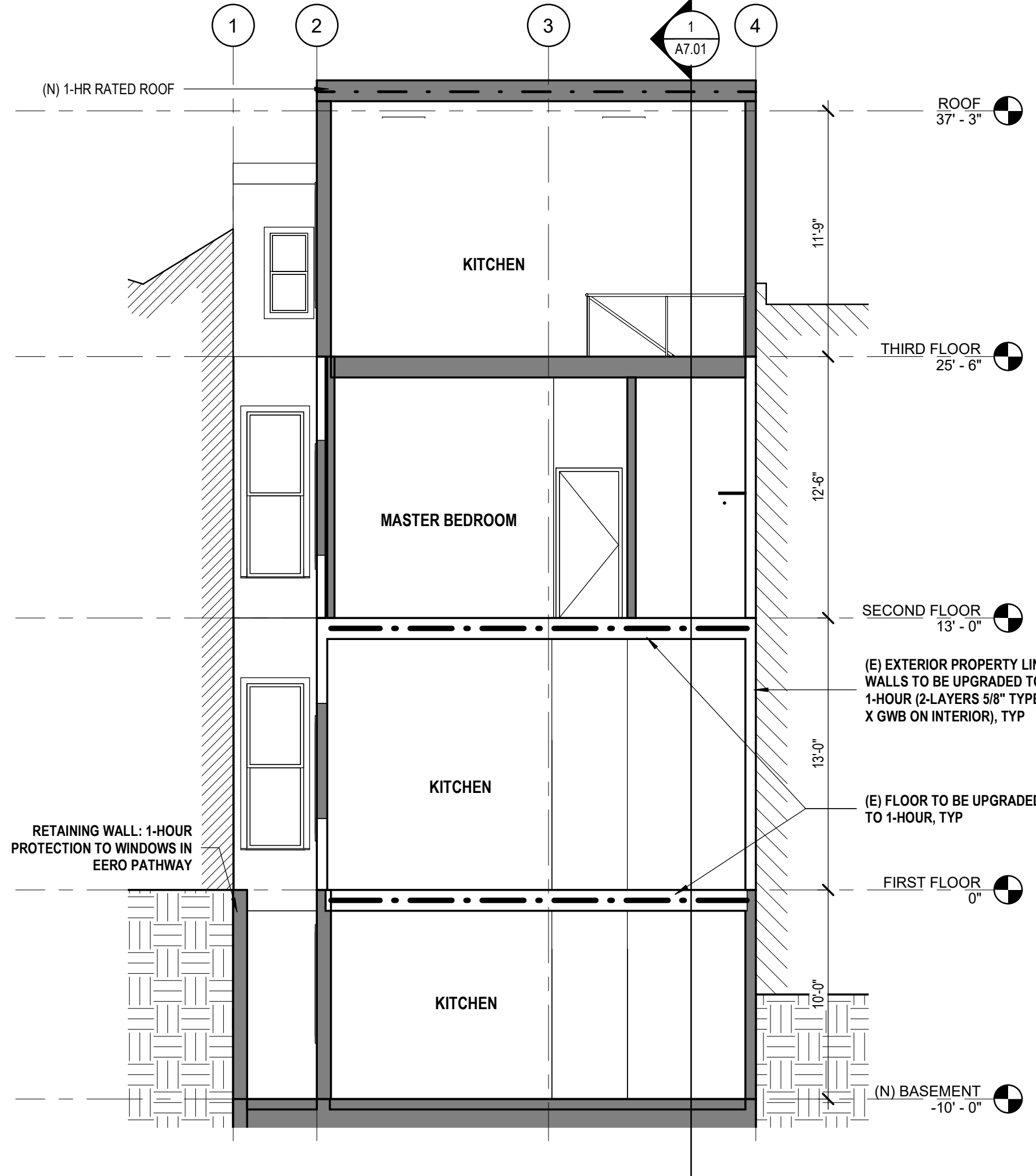


1 PROPOSED ELEVATION - EAST
3/16" = 1'-0"

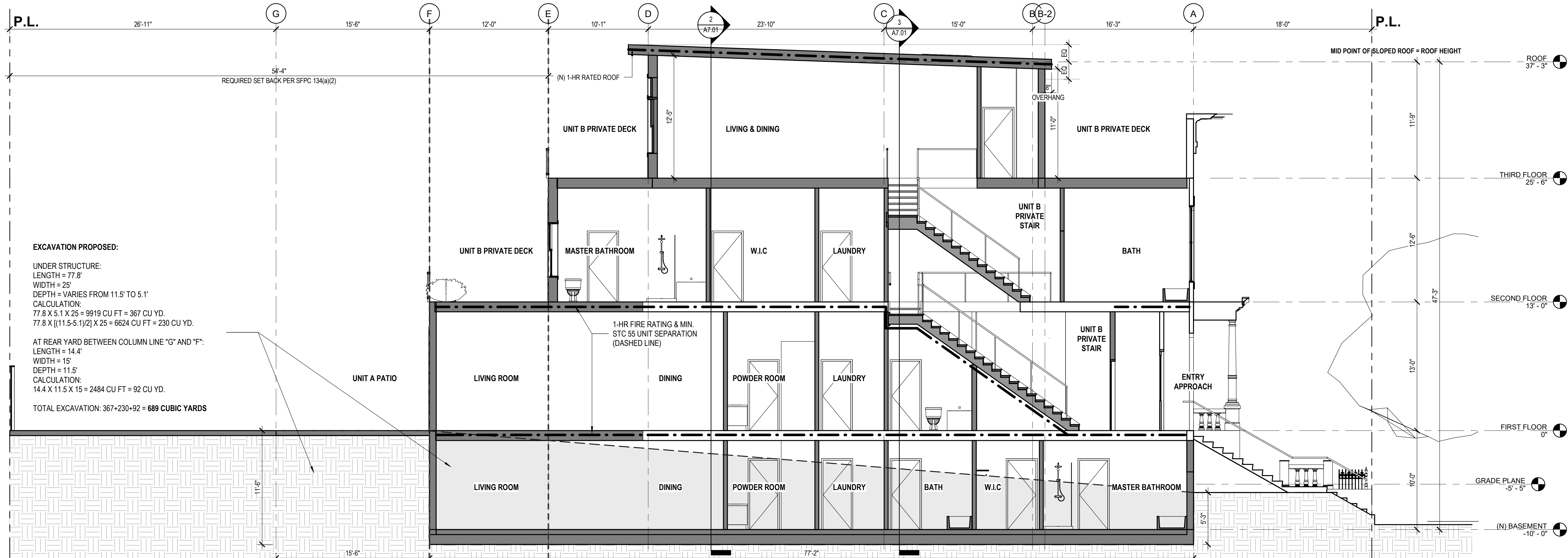
BM 3601/1218 Fulmont04, 1218 Fulton, 2021B, Central 01
2021/03/26 12:24:43



3 SECTION - NORTH / SOUTH 02
3/16" = 1'-0"



2 SECTION - NORTH / SOUTH 01
3/16" = 1'-0"



1 SECTION - EAST / WEST
3/16" = 1'-0"

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
- (N) PARTITION (SEE SHEET A10.01)
- 1-HR FIRE SEPERATION

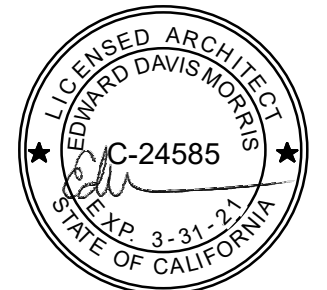
KEYNOTES

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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4. HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014)
5. EGRESS WINDOW

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morris
architects llp

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415.749.0302

Revisions



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BUILDING SECTIONS

DATE 11/08/2019

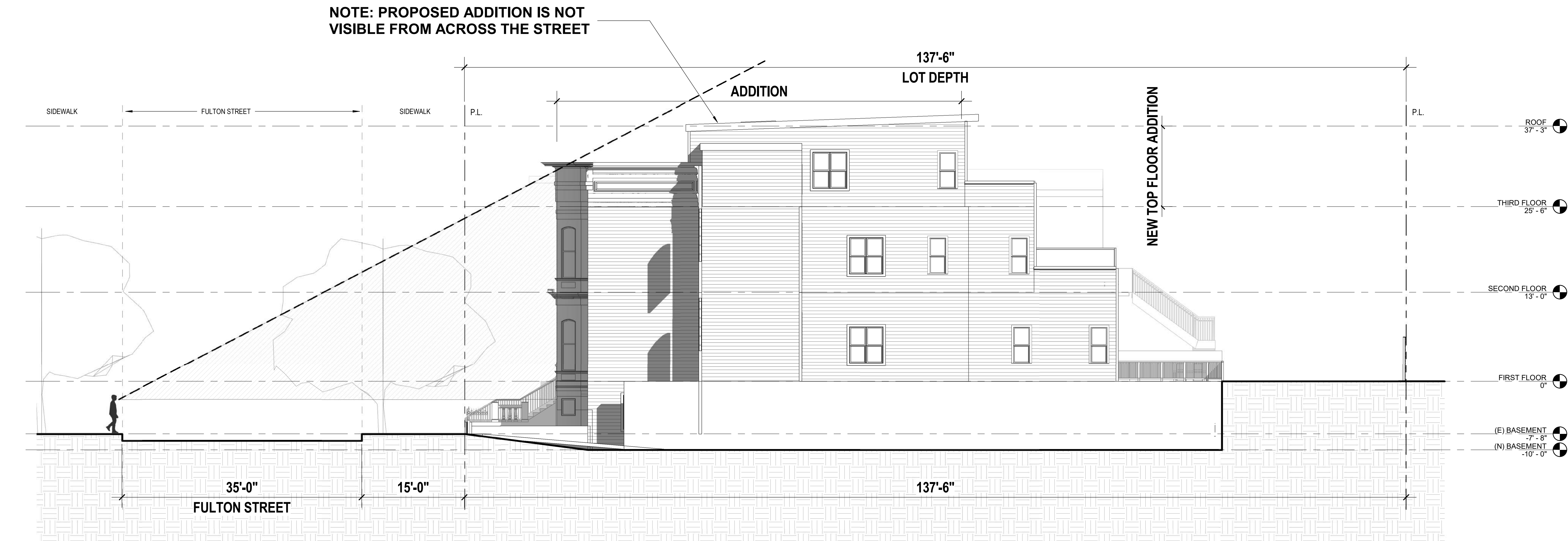
SCALE As indicated

DRAWN BY Author

CHECKED BY Checker

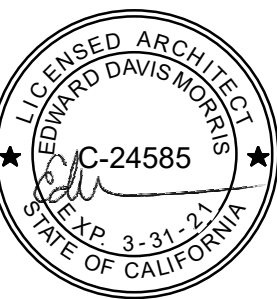
JOB NO. 1804

A7.01



1 SITE ANALYSIS
1/8" = 1'-0"

Revisions



1216 FULTON
1216 FULTON STREET
SAN FRANCISCO, CA 94117

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

SITE ANALYSIS

DATE	05/15/17
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1804

A7.02



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1216 Fulton Street		1180009
Case No.		Permit No.
2019-021869ENV		201911086888
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The project involves the adding a third story to the existing two-story, two-unit residential building. The project also involves interior alterations and adding habitable space to the basement. The project would add approximately 2,063 square feet. The new building would be three stories and 5,745 gross square feet in size. The project would require approximately 12 feet of excavation.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" 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 type="checkbox"/>	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: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	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., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
<input type="checkbox"/>	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?
<input type="checkbox"/>	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, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): 	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<input checked="" 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 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 checked="" 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: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. 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"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Third story addition will be minimally visible from public right of way as detailed in sightline study provided in plans. Rear addition will not be visible from the street. Facade alterations include compatible new wood windows	
Preservation Planner Signature: Shannon Ferguson	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically 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: Shannon Ferguson
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	12/06/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination 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 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

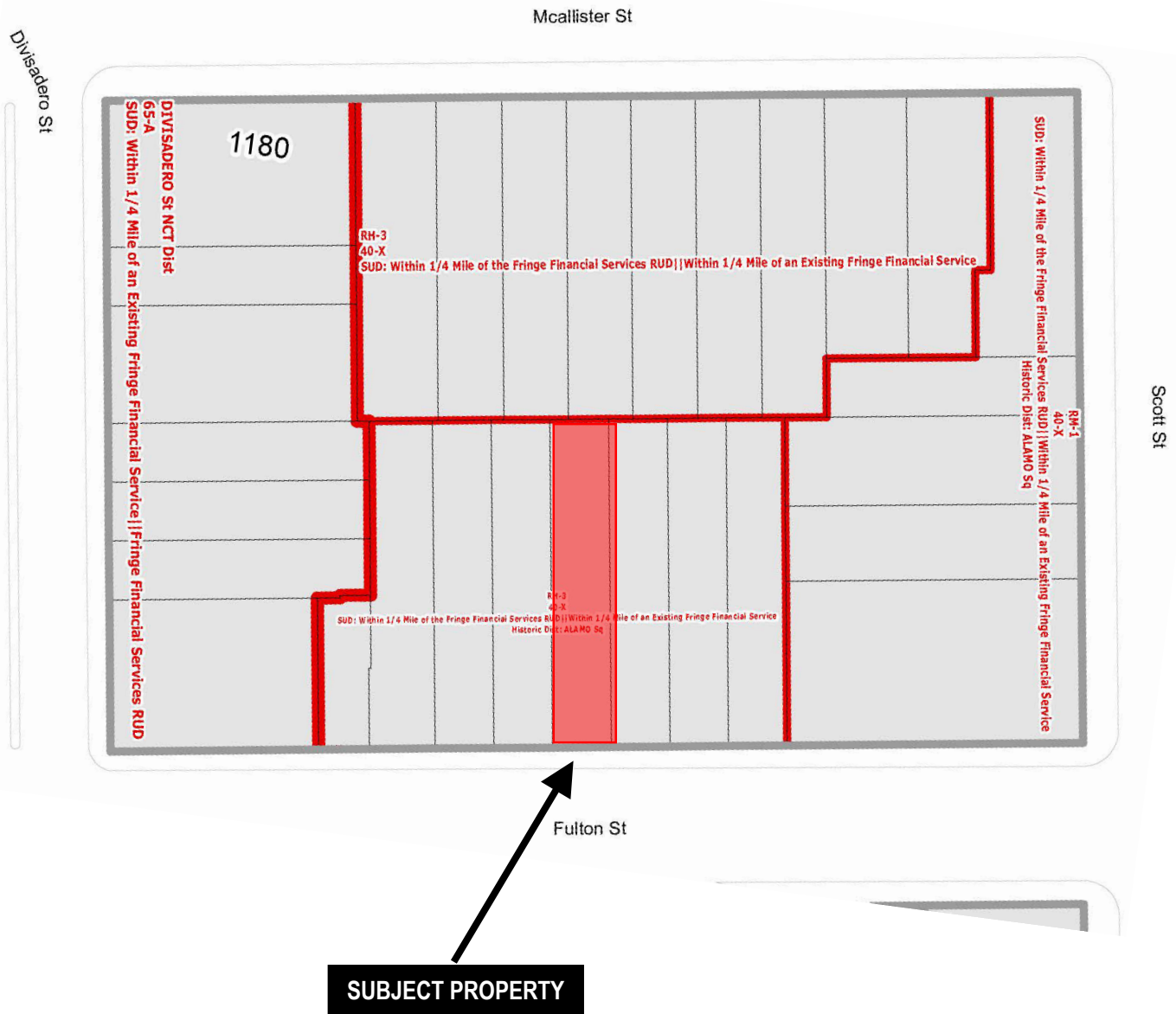
- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically 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 within 10 days of posting of this determination.

Planner Name:

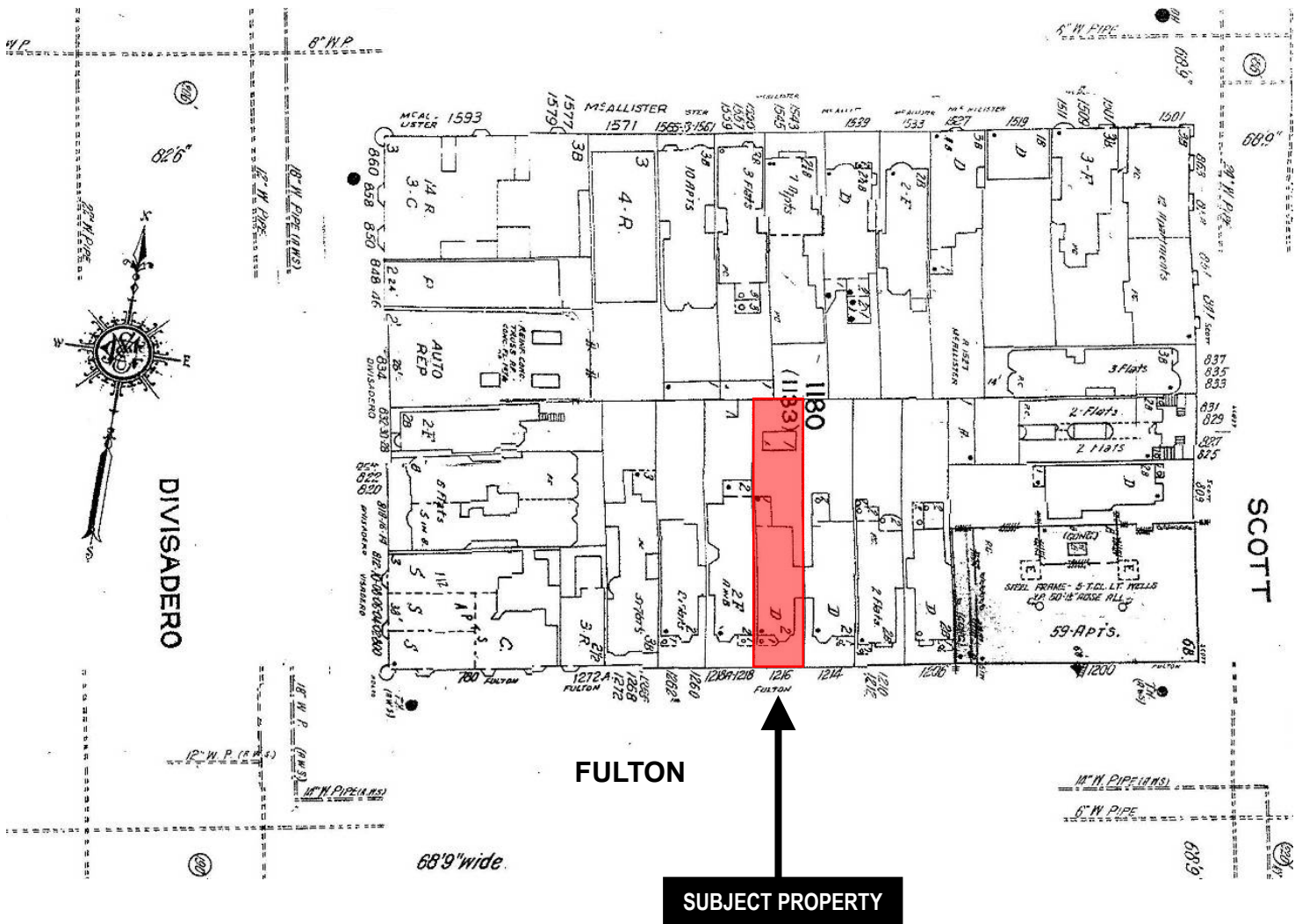
Date:

Parcel Map



Case Number 2019-021869COA
 Certificate of Appropriateness Hearing
 1216 Fulton Street

Sanborn Map*

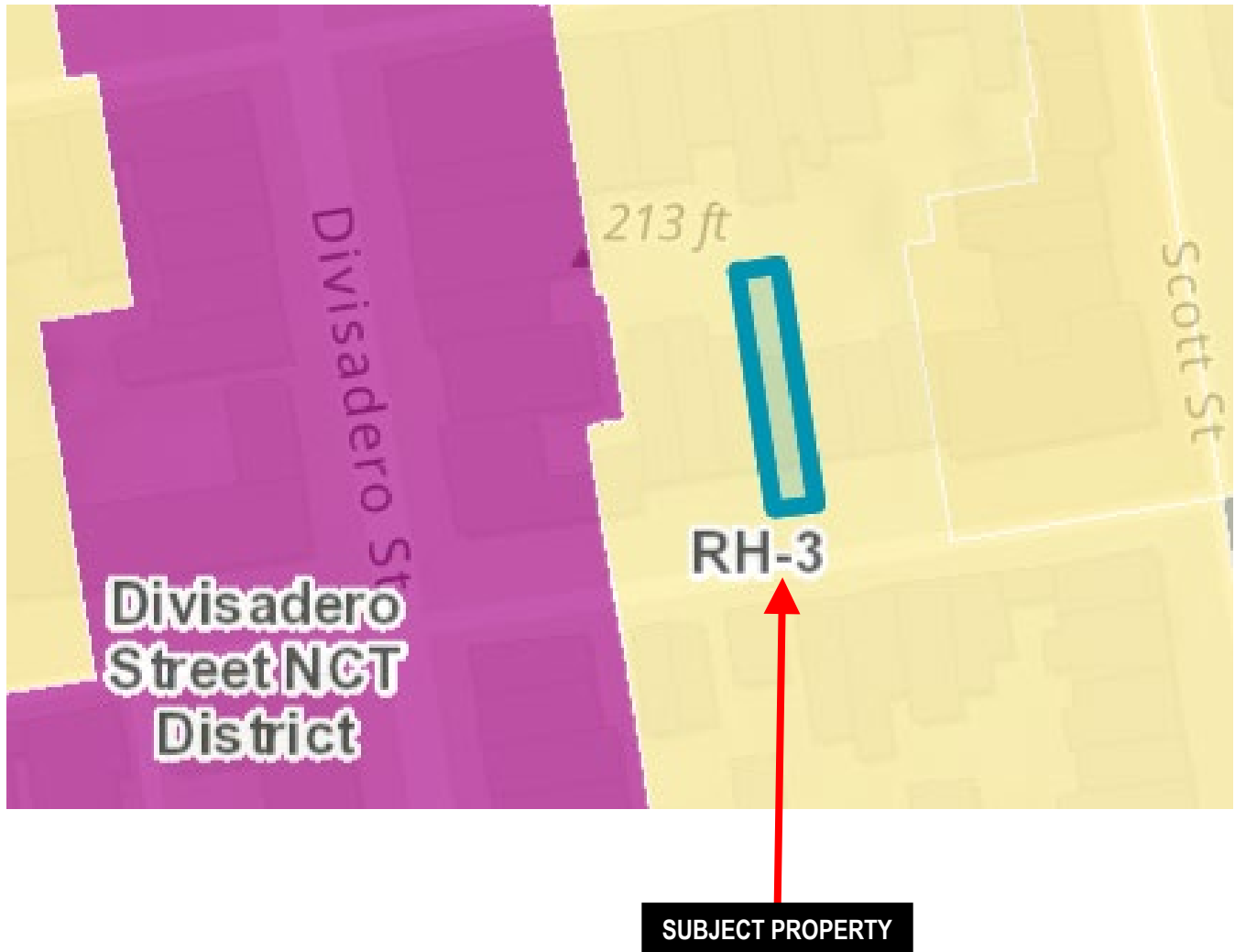


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

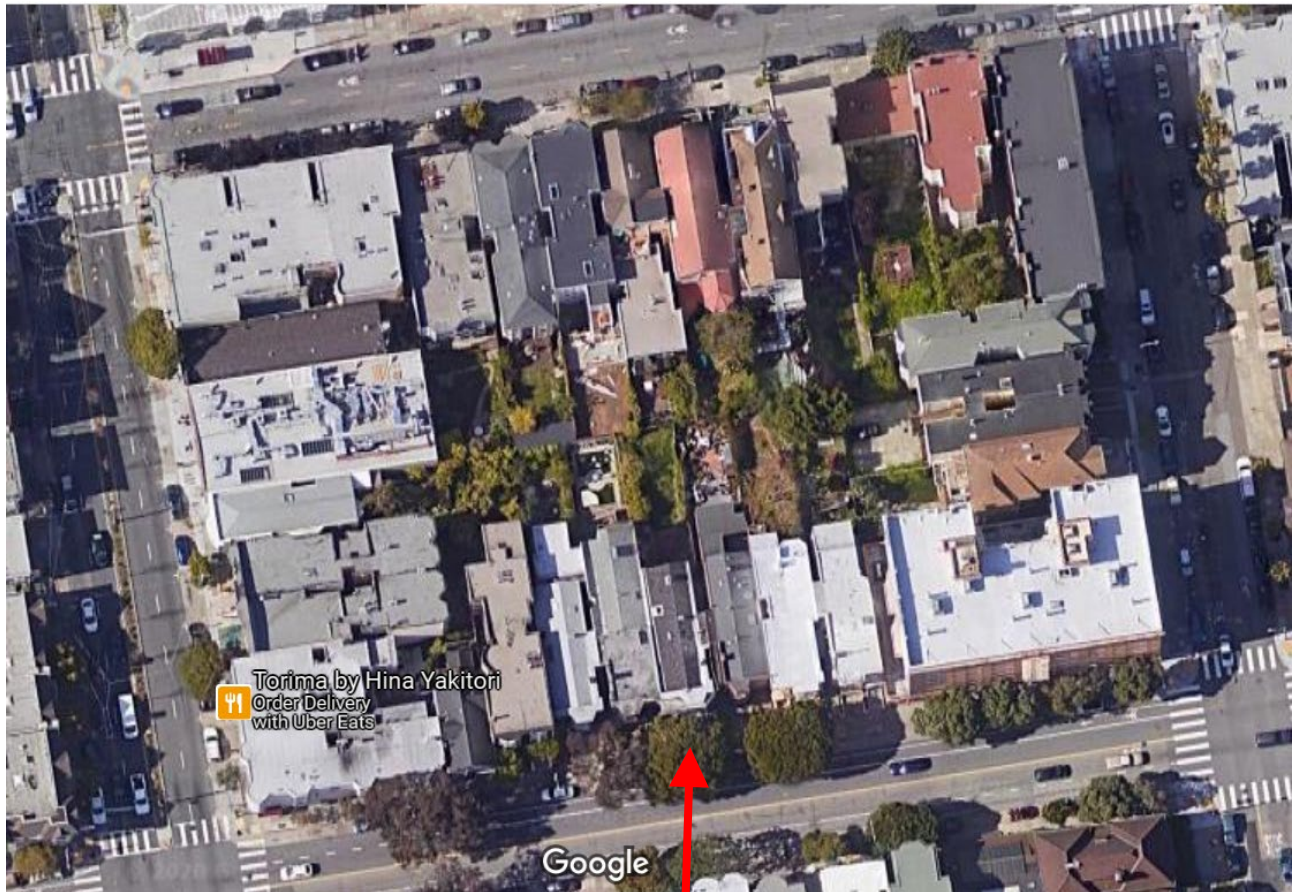


Case Number 2019-021869COA
Certificate of Appropriateness Hearing
1216 Fulton Street

Zoning Map



Aerial Photo



SUBJECT PROPERTY



Case Number 2019-021869COA
Certificate of Appropriateness Hearing
1216 Fulton Street

Site Photo



Case Number 2019-021869COA
Certificate of Appropriateness Hearing
1216 Fulton Street

Context Photo



SUBJECT PROPERTY

Case Number 2019-021869COA
Certificate of Appropriateness Hearing
1216 Fulton Street

From: [Joan](#)
To: [Ferguson, Shannon \(CPC\)](#)
Subject: 1216 Fulton Street
Date: Saturday, December 05, 2020 10:44:48 AM

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

Ref: Record No 2019-021869COA

Dear Shannon,

I call a few days ago. However I have received a response. I understand with covid restrictions you may not be in the office so I decided to send an email.

This property as you are aware is in the historical block. We are neighbors with concerns about the proposed project.

Each house on this block has a garage with the exception of 1216. We would like a garage to be included as it will be uniform with all other building on this block. We as home owners realize the necessity of providing parking. We have all experienced the need to have our own garages due to the population density increase. This will only add to the already frustration problems attached to parking on our street despite having neighborhood permit parking.

How much protection does the Historical Preservation exert on the entire property. I understand the front of the property is protected. Are there any considerations given to the rear of the building for the proposed changes? We understand some modification to Victorian design but not total modern design that alters original appearance and is not consistent with existing homes.

We believe in the historical protection of Victorian homes and we appreciate your endeavor to protect the remaining historical homes of San Francisco.

Thank you for reviewing our concerns. We look forward to a reply.

Joan and neighbors.

Sent from [Mail](#) for Windows 10