BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
ALBERT URRUTIA and PATRICIA URRUTIA, Appellant(s)
vs.
DEPARTMENT OF BUILDING INSPECTION, PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **23-027**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on June 7, 2023, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the issuance on May 23, 2023, to Fahman properties LLC, of a demolition permit (demolish an existing auto repair (industrial) building) at 2455 Harrison Street.

APPLICATION NO. 2019/04/30/9260

FOR HEARING ON July 26, 2023

Address of Appellant(s):	Address of Other Parties:
Albert Urrutia and Patricia Urrutia, Appellant(s) c/o Stephen M. Williams, Attorney for Appellant(s) The Law Office of Stephen M. Williams 1934 Divisadero Street San Francisco, CA 94115	Fahman Properties LLC, Permit Holder(s) c/o Toby Morris, Agent for Permit Holder(s) Kerman Morris Architects LLP 139 Noe Street San Francisco, CA 94114

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
ALBERT URRUTIA and PATRICIA URRUTIA,)
Appellant(s))
)
vs.)
)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **23-026**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on June 7, 2023, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the issuance on May 23, 2023, to Fahman Properties LLC, of a permit to erect a building (erect a four-story, five-dwelling with one-basement mixed building Type 3a over 1-a) at 2455 Harrison Street.

APPLICATION NO. 2019/04/30/9262

FOR HEARING ON July 26, 2023

Address of Appellant(s):	Address of Other Parties:
Albert Urrutia and Patricia Urrutia, Appellant(s) c/o Stephen M. Williams, Attorney for Appellant(s) The Law Office of Stephen M. Williams 1934 Divisadero Street San Francisco, CA 94115	Fahman Properties LLC, Permit Holder(s) c/o Toby Morris, Agent for Permit Holder(s) Kerman Morris Architects LLP 139 Noe Street San Francisco, CA 94114

Date Filed: June 7, 2023

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 23-027

I / We, **Albert and Patricia Urrutia**, hereby appeal the following departmental action: **ISSUANCE** of **Demolition Permit No. 2019/04/30/9260** by the **Department of Building Inspection** which was issued or became effective on: **May 23, 2023**, to: **Fahman Properties LLC,** for the property located at: **2455 Harrison Street**.

BRIEFING SCHEDULE:

Appellants' Brief is due on or before: 4:30 p.m. on **July 6, 2023**, **(no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org and toby@kermanmorris.com.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **July 20, 2023**, **(no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org, smw@stevewilliamslaw.com and aurrutia@atriumstructural.com.

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, July 26, 2023, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place.** The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:
See attachment to the preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Steve Williams, attorney for appellants

Statement in Support of Notice of Appeals of Permit ## 201904309262 & 201904309260

To The San Francisco Board of Appeals:

This letter shall serve as statement in support of the notice of appeal on behalf of Patricia and Albert Urrutia, the owners of 2451-2453 Harrison Street in San Francisco, regarding permit application # # 201904309262 & 201904309260 that were issued for 2455 Harrison Street on May 23, 2023. The subject property at 2455 Harrison Street is adjacent to and directly south of the Appellants' property on Harrison Street. The reasons for the appeals are as follows. The project to demolish the existing auto repair shop and erect a new structure of 65' feet in height (to the top of the penthouse) violates the plan area objectives applicable to the Mission Area and the newly formed Urban Mixed-Use District by failing to respect the lower scale development that typifies much of the established residential areas throughout the area.

The height, (two stories taller than Appellants' building) bulk and mass proposed for the project site will have a devastating impact on the naturally affordable rent-controlled units next door by completely blocking at the property line the south facing windows of the building at 2451-2453 Harrison Street and blocking the long-term solar panels on the neighboring building as well. There are no proposed setbacks (even on the upper floors) and no light wells or other accommodations or mitigations for the residential units next door to the north. New buildings in existing neighborhoods must be designed to be compatible with the surroundings. Building massing should be broken up, development above a certain height should be set back to allow light and air to reach existing units of housing. This tall building will cast shadows on the public recreation center and playground across the street. Setbacks and reductions are needed to ensure the negative impacts of the proposed building are eliminated or at reduced or mitigated. Appellants were also threatened with unfair personal harm by the developers of the project.

- Stephen M. Williams, Attorney for Appellants

Permit Details Report

Report Date: **5/30/2023 2:27:45 PM**

Application Number: 201904309260
Form Number: 6
Address(es): 4084 / 026 / 0 2455 HARRISON ST
Description: DEMOLISH AN EXISTING AUTO REPAIR (INDUSTRIAL) BLDG.
Cost: $8,406.84
Occupancy Code:
Building Use: -

Disposition / Stage:

Action Date	Stage	Comments
4/30/2019	TRIAGE	
4/30/2019	FILING	
4/30/2019	FILED	
5/23/2023	APPROVED	
5/23/2023	ISSUED	

Contact Details:

Contractor Details:

License Number: 970768
Name: JONATHAN WICKMAN
Company Name: WICKMAN DEVELOPMENT AND CONSTRUCTION
Address: 5616 MISSION STREET * SAN FRANCISCO CA 94112-0000
Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	4/30/19	4/30/19			4/30/19	GUTIERREZ NANCY	MAILING PACKAGE RECEIVED
2	CP-ZOC	4/30/19	8/17/21			8/17/21	WESTOFF ALEX	Approved to demolish 1-story industrial structure.
3	BLDG	8/18/21	12/7/21			12/7/21	HUANG VIVIAN	approved
4	SFFD	12/8/21	5/25/22			5/25/22	RHAB BOUGHN	5/25/22: N/A; routed to PPC with 201904309262-S Assigne to rhab.boughn@sfgov.org
5	DPW-BSM	12/30/21	12/31/21			12/31/21	DENNIS RASSENDYLL	Pre-construction site meeting required by PUBLIC WORKS/BSM Street Inspection to schedule. -RD
6	HEALTH	3/21/22	6/29/22			6/29/22		N/A for Health as this is a demolition permit per Rachel Cheng - cp
7	CP-ZOC	10/27/20	10/27/20			10/5/22	WESTOFF ALEX	Prior to permit issuance, applicant shall comply with required environmental mitigation measures. Email CPC.EnvironmentalMonitoring@sfgov.org. Per 10/5/22 discussion with EP, ok to approve plans.
8	PPC	8/26/22	8/26/22			12/7/22	TAING SOK-IM	12/9/22: To Calvin Mok (CPB) w/ 9262s; ST 11/30/22: Traveling w/ 9262s to Rhab Boughn (SFFD); ST 11/17/22: Traveling w/ 9262 to Vivian Huang (BLDG); ST 10/25/22: Retrieved from CPB per Alex Westoff (Planning) and return to Planning for further review of Env. document; ST 09/30/22: TO PLANNING for signoff w/9262 ;me 8/26/22: To CPB w/ 9262s; ST 8/18/22: Traveling to Planning w/ 9262s; ST 08/15/22: TRAVELLING TO PUC w/9262;me 8/10/22: Traveling to Ryan Casey (Health) w/ 9262s; ST 8/9/22: Traveling to Vivian Huang (BLDG) w/ 9262s; ST 7/1/22: Traveling to BSM w/ 201904309262s; ST 5/25/22: To hold bin #62 w/ 9262 pending Health approval; ST 3/31/22: to #62 hold bin pending approval from Health-MH and SFFD (w/ 9262);Ec. 3/21/22: To Health w/ 9262; ST 01/03/22: TRavelling to puc w/9262;me 12/30/21: To BSM w/ 9262; ST 12/8/21: To SFFD w/ 9262; ST 8/18/21: To BLDG w/ 201904309262;nl 4/30/19: to DCP; am

9	CPB	8/26/22	5/23/23			5/23/23	MOK CALVIN	05/23/2023: Issued; cm 05/18/2023: Asbesto removal permit filed under PA#: 202305117633; cm 02/01/2023: Returned to hold bin 62; applicant to email dbi.cpbrequest@sfgov.org upon issuance; cm 01/10/2023: Extension Paid. New cancel date: 08/08/2023.ay 12/21/2022: Extension fee required. 1st extension fee $1,310.55. When pay fee, new cancel date: 08/08/2023.ay 10/25/2022: Per PPC route to DCP for additional plan review. Plans and application travel together with 201904309262; cm 9/29/22: return to PPC. Planning needs to sign off. gs 10/25/2022: route to PPC, DCP to review additional info, travel with 201904309262; cm

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

Date Filed: June 7, 2023

CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS

PRELIMINARY STATEMENT FOR APPEAL NO. 23-026

I / We, **Albert and Patricia Urrutia**, hereby appeal the following departmental action: **ISSUANCE** of **Building Permit No. 2019/04/30/9262** by the **Department of Building Inspection** which was issued or became effective on: **May 23, 2023**, to: **Fahman Properties LLC,** for the property located at: **2455 Harrison Street**.

BRIEFING SCHEDULE:

Appellants' Brief is due on or before: 4:30 p.m. on **July 6, 2023**, **(no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org and toby@kermanmorris.com.

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The reasons for this appeal are as follows:
See attachment to the preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Steve Williams, attorney for appellants

Statement in Support of Notice of Appeals of Permit ## 201904309262 & 201904309260

To The San Francisco Board of Appeals:

This letter shall serve as statement in support of the notice of appeal on behalf of Patricia and Albert Urrutia, the owners of 2451-2453 Harrison Street in San Francisco, regarding permit application # # 201904309262 & 201904309260 that were issued for 2455 Harrison Street on May 23, 2023. The subject property at 2455 Harrison Street is adjacent to and directly south of the Appellants' property on Harrison Street. The reasons for the appeals are as follows. The project to demolish the existing auto repair shop and erect a new structure of 65' feet in height (to the top of the penthouse) violates the plan area objectives applicable to the Mission Area and the newly formed Urban Mixed-Use District by failing to respect the lower scale development that typifies much of the established residential areas throughout the area.

The height, (two stories taller than Appellants' building) bulk and mass proposed for the project site will have a devastating impact on the naturally affordable rent-controlled units next door by completely blocking at the property line the south facing windows of the building at 2451-2453 Harrison Street and blocking the long-term solar panels on the neighboring building as well. There are no proposed setbacks (even on the upper floors) and no light wells or other accommodations or mitigations for the residential units next door to the north. New buildings in existing neighborhoods must be designed to be compatible with the surroundings. Building massing should be broken up, development above a certain height should be set back to allow light and air to reach existing units of housing. This tall building will cast shadows on the public recreation center and playground across the street. Setbacks and reductions are needed to ensure the negative impacts of the proposed building are eliminated or at reduced or mitigated. Appellants were also threatened with unfair personal harm by the developers of the project.

- Stephen M. Williams, Attorney for Appellants

Permit Details Report

Report Date: **5/30/2023 2:26:48 PM**

Application Number: 201904309262
Form Number: 1
Address(es): 4084 / 026 / 0 2455 HARRISON ST
Description: ERECT A 4-STORY, 5-DWELLING W/ 1-BASEMENT MIXED BLDG TYPE 3A OVER 1-A.
Cost: $2,700,000.00
Occupancy Code: L,R-2
Building Use: 24 - APARTMENTS

Disposition / Stage:

Action Date	Stage	Comments
4/30/2019	TRIAGE	
4/30/2019	FILING	
4/30/2019	FILED	
5/23/2023	APPROVED	
5/23/2023	ISSUED	
5/26/2023	SUSPEND	NSF e-check - account cannot be used to pay online

Contact Details:

Contractor Details:

License Number: 970768
Name: JONATHAN WICKMAN
Company Name: WICKMAN DEVELOPMENT AND CONSTRUCTION
Address: 5616 MISSION STREET * SAN FRANCISCO CA 94112-0000
Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	4/30/19	4/30/19			4/30/19	GUTIERREZ NANCY	
2	CPB	10/25/22	10/25/22			10/25/22	MOK CALVIN	10/25/2022: Per PPC route to DCP for additi review. Plans and application travel together 201904309260.
3	CP-ZOC	4/30/19	6/16/20			8/17/21	WESTOFF ALEX	Application deemed complete 7/1/19; Assigne Jardines on 07/03/19 (PCL due on 09/30/19 Alex Westhoff on 06/16/20; The project spon the demolition of the existing one-story indus and construction of a 48-foot-tall (64-foot-tal penthouse), four-story over basement, mixed approximately 9,609 square feet in size. The p provide approximately 4,288 square feet of n laboratory space at the ground-floor, second f of the basement. At the third and fourth floor would provide five residential units. The proj include an approximately 532-square-foot ro street vehicle parking is not proposed. The pr require approximately 100 cubic yards of exc Approved 8/17/21. See Planning Record 2019
3	CP-NP	2/5/21	2/5/21			2/10/21	WESTOFF ALEX	2/5/21: Emailed the 311 cover letter. (Jennife Mailed the 311 notice on 2/22/21; expires on (Jennifer) 8/5/21: Hard copy revisions receiv A. Westhoff at Planning. (Jennifer)
3	CP-ZOC	11/16/22	11/16/22			11/16/22	WESTOFF ALEX	Route back to Planning. Building and site per approved until the clean construction plan ha approved by planning. 11.15.22 - Clean constr approved, thus approved by Planning. Note tl replaced sheets A1.01 and A2.02. Route back
4	BLDG	8/18/21	12/7/21	5/4/22		5/13/22	HUANG VIVIAN	approved, to SFFD
5	SFFD	12/8/21	12/30/21	12/30/21	5/24/22	5/24/22	RHAB BOUGHN	12/30/21: not approved; issued comments let applicant; plans on hold; routed to ppc assign rhab.bough@sfgov.org kh
6	SFFD	5/24/22	5/24/22			5/25/22	RHAB BOUGHN	5/25/22: revised (R3) plans approved; no ins ppc
7	DPW-BSM	12/30/21	12/31/21			12/31/21	DENNIS RASSENDYLL	12.31 Approved SITE Permit only. ADDENDA requirement(s) for sign off: Street Improveme inspection and curb cut removal) Urban Fore All sidewalk applications and plans MUST be Download sidewalk applications at http://www.sfpublicworks.org/services/perm application will be ON-HOLD until all necess

								WORKS-BSM permits are completed or plan could recommend sign off to the satellite offic RD
8	SFPUC	1/3/22	2/28/22	3/21/22	3/22/22	3/22/22	GARCIA JOBEL	Requested documents and information receiv released - 03/22/22. On Hold until PDFs of t drawings are received - 03/21/22. Permit has Capacity Charge. DBI will collect charges. See attached to application. Route to PPC - 03/21 reminder to Architect/Designer for the reque information and pdfs - 3/18/22. Sent email re Architect/Designer for the requested informa 3/04/22. Requested additional information a Architect/Designer - 02/28/22.
9	HEALTH	3/21/22	3/21/22	3/21/22	8/11/22	8/11/22	CHENG RACHEL	HOLD - Non Compliant with SFHC Article 22 program. Contact rachel.cheng@sfdph.org fo (SMED Case No. 1854). Updated 8/11/2022 - SFBC: 106A.3.2.4.2 (b)(1) (REF 106A.3.4.2) I addendum approval required prior to the star exacavation or construction. SFBC: 106A.3.2. apply (Construction Dust/HC Article 22B).
10	HEALTH-FD	3/31/22	3/31/22			3/31/22	AGUILA SHARON	03/31/22: DPH-Food Plan Check approved p submit T.I. plans if any of the commercial spa food establishment; call/text 628-219-4214 fo
11	DPW-BSM	7/1/22	7/5/22			7/6/22	CHOY CLINTON	Approved SITE Permit only *revision*. 7/6/2 ADDENDUM requirement(s) for sign off: Str Improvement (curb cut removal per Sheet A1 sidewalk application(s) at http://www.sfpublicworks.org/services/perm forms and submit electronically to bsmpermitdivision@sfdpw.org. Your constru addendum will be ON-HOLD until all necessa are approved or the assigned BSM plan check recommend sign off to the satellite office via e call the office at (628) 271-2000 or email at bsmpermitdivision@sfdpw.org for more infor
12	DPW-BUF	8/3/22	8/3/22			8/3/22	NAWBARY SUSAN	Approved SITE PERMIT ONLY. requirement sign-off are 1) note 24" box sized tree on plan size), 2) ensure tree is 5' from sewer, 3' from g water at a minimum 3) update plans in adden aforementioned items. Can stamp SITE plans BUF
13	SFPUC	8/15/22	8/17/22	8/17/22	8/18/22	8/18/22	GARCIA JOBEL	Requested documents received, hold released Hold until PDFs of the requested drawings ar 08/17/22. RESTAMP - Permit has been asses Charge. DBI will collect charges. See Invoice a application. Route to PPC - 08/17/22.
14	CP-ZOC	8/18/22	8/24/22			8/24/22	WESTOFF ALEX	8.24.2022. Alex Westhoff. Restamp. Interior per DBI comments.
15	CP-ZOC	10/27/20	10/27/20			10/5/22	WESTOFF ALEX	Prior to permit issuance, applicant shall comp required environmental mitigation measures. CPC.EnvironmentalMonitoring@sfgov.org. P correspondence with EP staff, ok to approve.
16	DFCU	8/26/22	8/26/22			8/26/22	BLACKSHEAR JOHN	8/26/22: Planning entered a Child Care, Tran Sustainability Fee and Eastern Neighborhood this permit. These impact fees will be collecte issuance. The DPW-Bureau of Urban Forestry requirment to plant (1) tree. The project spon contact DPW-BUF at urbanforestry@sfdpw.o 8733 to have the planting inspected and signe requirement must be completed before a fina be scheduled with DBI. The project may requ fee report from john.blackshear@sfgov.org
17	BLDG	11/17/22	11/30/22			11/30/22	HUANG VIVIAN	STAMP 2 REVISED SHEETS
18	SFFD	11/30/22	12/9/22			12/9/22	FASSO DOMINIC	Re-stamp 2 sheets for Boughn. Plans with PP
19	PPC	8/26/22	8/26/22	12/7/22		12/9/22	TAING SOK-IM	12/9/22: To Calvin Mok (CPB) w/ 9260; ST 1 hold bin at 49 S. Van Ness Ave. 5th floor penc 11/30/22: To Rhab Boughn (SFFD) w/ 9260 slipped sheets; ST 11/17/22: To Vivian Huang 9260 to review 2 slipsheeted pages then to SF 10/25/22: Retrieved from CPB per Alex West and return to Planning for further review of E ST 10/18/22: To CPB; ST 09/30/22: TO PLA signoff w/201904309260;me 8/26/22: To CI To Alex Westoff(CP-ZOC) w/ 9260 to review received 5/10/22; ST 08/15/22: TO PUC for r plans (then to Planning for re stamp) w/2019 8/10/22: To Ryan Casey (Health) w/ 9260 to set received 5/10/22; ST
								05/23/2023: Issued; cm 02/01/2023: Return 62; applicant to email dbi.cpbrequest@sfgov. issuance; cm 01/12/2023: Extension fee paid date: 07/28/2025.ay 12/21/2022: Extension

20	CPB	8/26/22	5/23/23			5/23/23	MOK CALVIN	extension fee $3,104.71. When pay fee, new c 07/28/2025.ay 10/25/2022: Per PPC route t additional plan review. Plans and application with 201904309260. 9/29/22: return to PPC needs to sign off. travelling w/ demo PA #201 09/15/2022: SFUSD fee included to issuance ready to be issued if at CPB Station.ay 09/13/ form sent for calculation, permit not ready to

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

BRIEF SUBMITTED BY THE APPELLANT(S)

San Francisco Board of Appeals
Appeal Nos.23-026 & 23-027

Albert & Patricia Urrutia,
Appellants,
v.
San Francisco Dept. of Building Inspection,
Respondent.

Permit Holders,
Fahlman Properties LLC,

Appellants' Brief

BPA Nos. 2019/04/30/9262 & 2019/04/30/9260 2455 Harrison Street

Date: Wednesday, July 26, 2023
Time: 5:00 PM
Location: City Hall, Room 416
#1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Stephen M. Williams SBN: 122103
1934 Divisadero Street
San Francisco, CA 94115
Tel: (415) 292-3656
smw@stevewilliamslaw.com
Attorney for Appellants

Table of Contents

I. INTRODUCTION

This office represents Appellants Albert and Patricia Urrutia, the owners of the adjacent building to the north at 2451-2453 Harrison Street. The project site at 2451 Harrison Street is located between 20th and 21st Streets in the Outer or South Mission District Neigbhorhood.

APPELLANT PROPERTY 2451 & 2453 | SUBJECT PROPERTY: 2455 HARRISON ST. | ADJACENT PROP. 2461 & 2463

Although the site is zoned Urban Mixed Use, the neighborhood is mostly residential (note the small historically significant Victorian home adjacent to the south of the site above) intermixed with community, retail, smaller, older homes, and apartment buildings. The subject site served variously as a warehouse and auto repair shop since it was erected in the 1980's. A residential unit was removed from the site in 2018 when a Notice of Violation issued (NOV # 201833381) requiring the removal of a sleeping mezzanine and shower installed without permits.

Appellants have owned the adjacent building to the north for more than 25 years. It serves as the headquarters for their business, Atrium Structural Engineering, Inc. The building also has a

residential unit upstairs which occupies most of the second floor of the two-story building. That flat has been continuously occupied since the Urrutia's have owned the building. The flat has five (5) south facing lot line windows (shown below) that provide the light and air for the flat.

As shown above, the roof of the Appellants' building is covered with solar panels that were installed in 2007 and have been continually in operation since that time. Appellants have appealed against this project because of the devastating impacts it will have on their building and tenants in their building. No mitigations have been built into the project to offer some relief to the northside neighbor. No lightwells, no setbacks, no design plan or massing consideration are part of the project to soften the impacts of a blind 20' foot wall flush against the south side of Appellants' building, blocking all light and air and creating exposure issues for interior bedrooms. The project, at sixty-four feet (64') with penthouse, mid-block, will be the tallest building on either side of the block and will throw permanent shadows in all directions. It makes

little sense, as a matter of public policy, to rush to build housing if the new housing is constructed so that it makes the existing, naturally affordable, rent-controlled housing unlivable.

II. THE PROJECT AND ITS IMPACTS

The project consists of the demolition of the existing one-story industrial building and construction of a 48-foot-tall (64-foot-tall with elevator penthouse), four-story over a basement, mixed-use building approximately 9,700 square feet in size. Although the proposed ground floor may have changed, the initial proposal was to provide approximately 4,300 square feet of non-life science laboratory space on the ground-floor, second floor, and part of the basement. At the third and fourth floors, the project would provide five residential units. The project would include an approximately 532-square-foot roof deck. Off-street vehicle parking is not proposed. The project would require approximately 100 cubic yards of excavation. The Project site is a 26' foot by 100' foot lot on Harrison Street in the UMU 48-X zoning and height district. The neighboring buildings are nearly all residential with a mix but generally two-story and three-story and very few four-story residential and industrial uses with buildings of mixed eras and styles (many historically significant). The project proposes two studio apartments, one 1-bedroom and two 2-bedroom apartments on stories three and four, over the two-story commercial use below.

Obviously, the negative impacts to the Appellants' building from the proposed project will be overwhelming. Virtually all light will be blocked from the residential unit and the impacted bedrooms will have no light at all and no ventilation once the only windows are completely blocked by the new project's north facing wall. Further, the solar panels on Appellants' roof will also be in shadow. Attached hereto as Exhibit 1 is a photo of the solar panels and a letter from Albion Power Company, Appellants' solar provider. Appellants provided access to their building

for the architectural firm for the sponsor and Mr. Morris walked through Appellants building and is aware of the negative impacts that the project will have. The Sponsors were not willing to make any significant changes to the project which might alleviate the impacts. Below is a photo taken from the living room of the adjacent flat. All three windows will be completely blocked.

A. The Project Was Not Reviewed at the Planning Commission Because Appellants Withdrew Their Discretionary Review Application Under Personal Threats

Albert Urrutia, as a licensed structural engineer for more than thirty years, has long been a respected member of the development community in San Francisco. Unfortunately, his former partner Rodrigo Santos was dishonest, and his crimes have been used to stain Mr. Urrutia's reputation. After years of investigation by the FBI and local investigators, multiple civil and criminal charges were brought against Mr. Santos. However, authorities concluded that Mr.

Urrutia did nothing wrong; he was not charged by criminal authorities (state or federal) with the acts of his former partner. He was not part of his former partner's fraudulent acts. Beginning just three years ago in 2020, Mr. Urrutia took on the challenge of rebuilding his life and his professional practice during the covid lockdowns and construction downturn with threats of possible prosecution hanging over his head from his former partner's misdeeds.

When first notified of this project, Mr. Urrutia reached out to the architect and the project sponsors to demonstrate to them the extraordinary negative impacts the project would have on his building and his tenants. Afterall, he had been on the other side of such circumstances dozens of times while working on multiple projects. He invited the project architect to investigate and explore his building, hoping there would be a path to some mitigations or design change to reduce the impacts from the project. After exploring all possible avenues of compromise, all rejected by the sponsors, Appellants filed a request for Discretionary Review, on March 24, 2021. A copy of that Discretionary Review Application is attached as Exhibit 2.

In the Discretionary Review Application Appellants make the same case as is being made before the Board. The project is too large for this block face, towers over the adjacent buildings, is out of context with the buildings in the area and will have dramatic negative impacts of blocking light and air to the adjacent budlings. Here is a quote from the DR Application:

> The building located at 2455 Harrison is much taller than all the other buildings on the block. At the parapet it Is 52 feet above the sidewalk and at the top of the penthouse it is 65 feet. It is out of context with the other buildings on the block. 2451 Harrison Street, next door, is 34 feet at the parapet, the apartment building north of 2451 is 40 feet at the parapet. The next door building at 2463 is only 28 feet tall at the ridge. The 2455 building would remove rented bedrooms from the 2451 Harrison building as it is being built to the north property line blocking existing bedroom windows in the property line wall. These windows have been in place since the building was originally built.

After filing the Discretionary Review Application, Mr. Urrutia continued to try and work with sponsors and their architect to reach some compromise that might reduce the impacts on his tenants and his solar collectors. As stated in the DR Application he, "suggested changes to the architect to allow for property line windows but the architect says the owner refused." Suggested alternatives included light wells, setbacks for the upper floors or to reduce the overall height of the project to be more compatible with the neighborhood and to allow some light to reach the neighboring buildings. All compromise was refused.

While his DR Application was pending, Mr. Urrutia was threatened and pressured first by the architect (who later rethought his threats) and the project sponsor who threatened to try and smear Mr. Urrutia with the acts of his former partner. On May 13, 2021, the architect sent Mr. Urrutia the email attached hereto as Exhibit 3 threatening him with all sorts of dire consequences (not related to the project) if he pursued his right to a hearing on the project. The next day, the two men spoke by telephone and the architect rethought his threats and sent an apology letter (Exhibit 4) to Mr. Urrutia promising not to personally attack Mr. Urrutia through the DR process but stating that his client (project sponsor) might take such steps. Finally, just before the scheduled DR Hearing, the architect forwarded an email to Mr. Urrutia from his client (Exhibit 5) making clear that he would "*not pull any punches*" and was determined to try and stain Mr., Urrutia with the fraudulent acts of his former partner and was going to contact "*planning, the chronicle, mission local, the SF Rent Board, current and past tenants and everyone in the world that will listen*," in an effort to destroy Mr. Urrutia and the new business he was trying to build. Numerous threatening telephone messages were left at his office.

In the face of these overt personal threats to him and his family, during covid lockdown and while still under investigation and at the same time trying to rebuild his professional and

personal life, Mr. Urrutia dismissed his Discretionary Review Application before the hearing before the Planning Commission. Appellants believe that if the case had been heard at the Planning Commission certain design issues may have been corrected that were highlighted by staff in the review process and which are set forth herein.

B. Planning Noted the Negative Impacts and Requested Accommodation for the Neighboring Buildings—Sponsor Did Not Make the Changes Requested

During the internal review process the Planning Department issued a thorough check list of issues to be completed by the Project Sponsors in order to have the project meet the Planning Code and the Urban Design Guidelines. The Department uses a detailed "matrix" to attempt to ensure that the projects comply with the black letter of the Planning Code as well as the more elusive aspects of the design parameters and Design Guidelines. In this instance, the staff pointed out a problem with the design of the building during review and requested changes that match exactly the objections raised by Appellants in this appeal before the Board of Appeals.

The issue raised by staff in its review of the project was the impacts to light and privacy to the neighboring buildings. The staff requested a *"stepping back of the building from north to south to improve the relationship."* No setbacks from north to south were made at the upper floors as requested during design review. Below is the portion of the Matrix referenced. (Yellow highlight in the original from Planning).

A3	The building volume in the rear would impact light and privacy to neighboring residential. Recommend stepping back building on the 2nd-4th floors from the north to south to improve relationship. Recommend that the street-facing upper windows be divided more to take on more of a residential quality.	Based on San Francisco Planning Code Section 134(a)(2), we provided 25' set back at the two residential floors (3rd and 4th floor). A rear setback on the second level, which is an office space, is not required. The building to the north also has two stories that extend all the way to the rear property line with no setbacks. The daylight in the rear yard of the neighbor to the south (since it is to the south) would have little to no impact. The upper street-facing windows have been revised to be shorter and wider to fit more with the proportions of the adjacent buildings. The new clerestory windows at the first floor are divided in a way that reflects the division of windows in the adjacent industrial buildings to the north.

This type of change to the design was the same as requested by Mr. Urrutia in his discussions with the architect and the sponsors. As determined by staff and as set forth below, the project openly and obviously violates the applicable Urban Design Guidelines.

C. The Project Violates the Letter and the Spirit of the Urban Design Guidelines

A thoughtful application of the Urban Design Guidelines is especially important in a mixed-use district such as that involved in the instant case. Residential, community, commercial and industrial uses may all be found in this neighborhood (and indeed, on this block) side by side.

The building to be demolished is a former auto repair shop and falls under the PDR designation (Production, Distribution and Repair) put in place by the Eastern Neighborhoods Plan in 2016. For the convenience of the Board a copy of the Urban Design Guidelines("UDG") applicable to this project are included herewith as Exhibit 6.

The Guidelines emphasize being a "Good Neighbor" with design. (Exhibit 6, UDG page 4). That is the lead paragraph and opening introduction directing how the Guidelines are to be applied and used for new construction in existing neighborhoods. In this vein, the Guidelines stress supporting design that addresses "human needs" and "sustaining the quality of life" for those people that live in our urban neighborhoods to bring "harmony" to the landscape and shaping buildings based on adjacent street types. (Exhibit 6, UDG pages 12-16)

The proposed building is between 20'feet and 36" feet taller than the Appellants' building and between 22'feet and 38" feet taller the adjacent historic building to the south. It blocks off completely the six (6) windows on Appellants' building used to provide light and air to offices, tenants' bedrooms and living room in the second floor flat. It will block light from reaching the solar panels on Appellants roof that have been in place for more than 16 years. This project cannot have been designed with any of the Guidelines in mind or put any of the Guidelines to practical use. The Guidelines and the San Francisco General Plan both emphasize that new buildings, above all else, are required to relate to and respond to the context of the existing neighborhood, street patterns, existing buildings (especially adjacent buildings and the adjacent volumes and proportions) into which the new buildings may be placed. The over-arching goal is to harmonize a new structure into a block with site specific concerns front and center.

These general principals and lofty goals are specifically addressed in the Urban Design Guidelines. The Guidelines urge architects and design principals to:

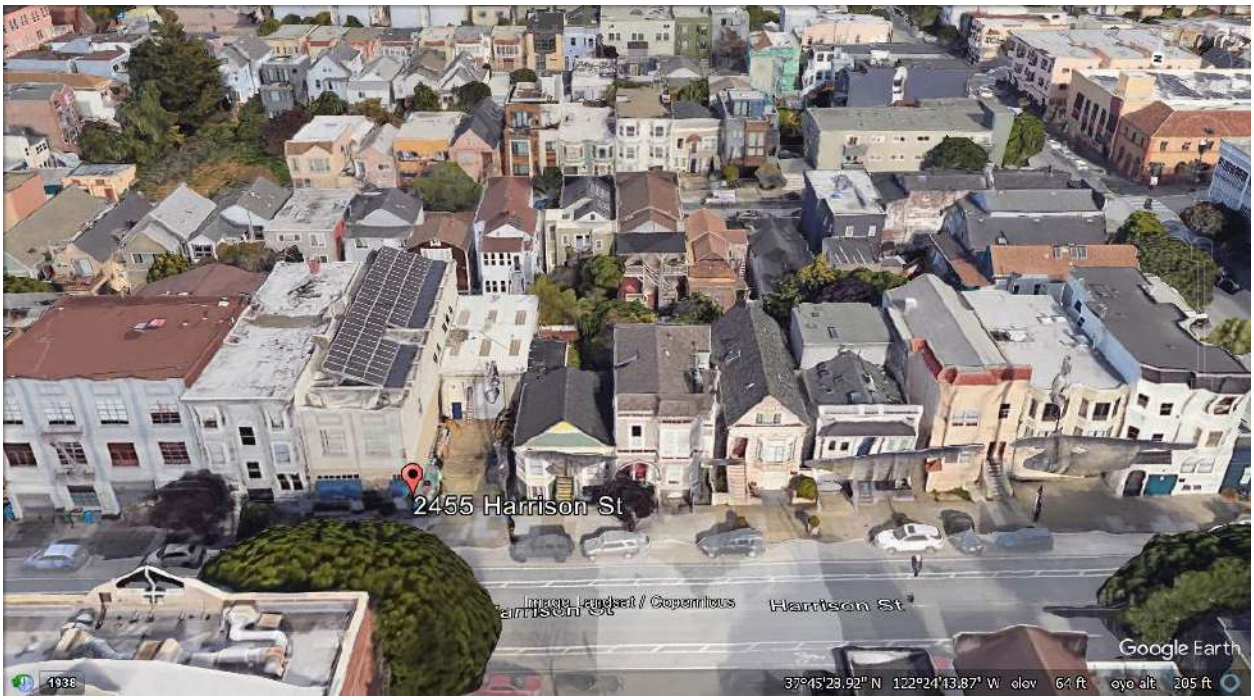
"*Relate building scale and massing to the size and scale of existing buildings. Consider setbacks and side terracing to reduce light and air impacts on adjacent buildings, provide more interesting side facades, or transition to smaller-scaled residential neighborhoods*." (Exhibit 6, Page 16 UDG)

"*As groups of buildings create their own topography, shape new buildings to respond to, reconcile, or moderate differences between existing ones*." (Exhibit 6, Page 16 UDG)

"*The relationship between areas of low, fine-scaled buildings and areas of high, large-scaled buildings can be more harmonious if the transition in building height and mass between such areas is managed in an intentional and sensitive manner.*" (Exhibit 6, Page 16 UDG)

The Guidelines urge that new buildings should be shaped to avoid impacting adjacent building's access to light and air and that new projects should reflect the scale of existing street frontages. (Exhibit 6, Page 17 UDG)

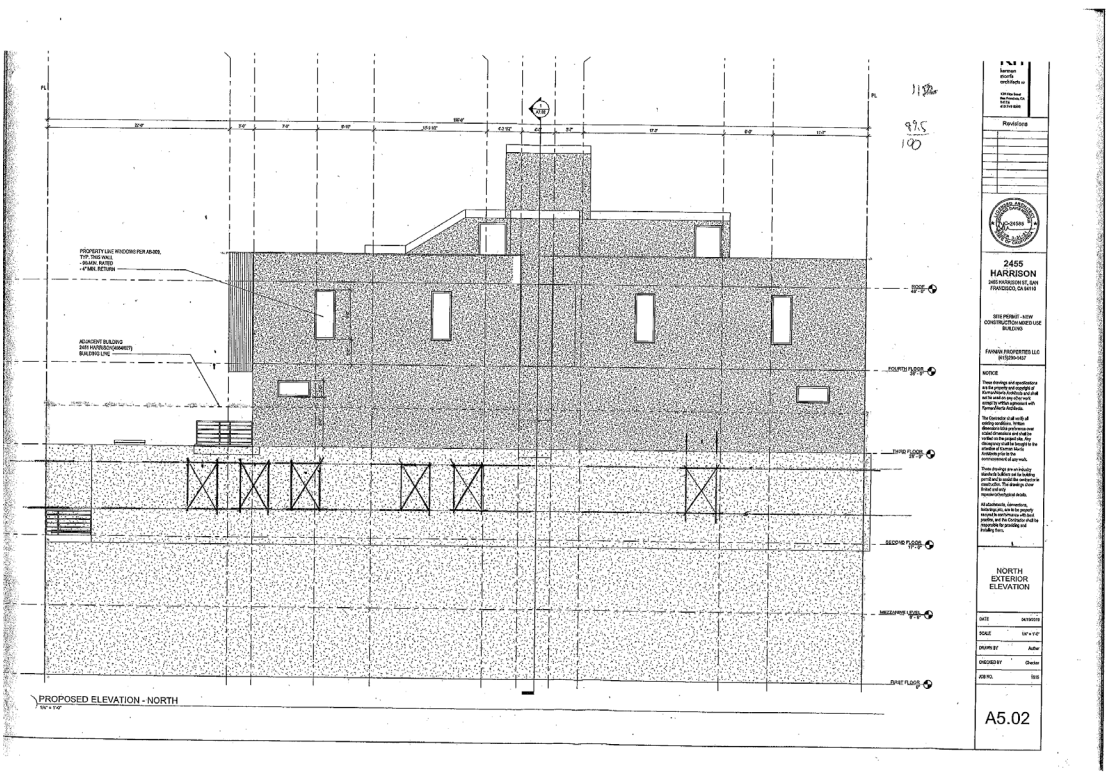
The proposed project does not comply with any of these Guidelines unless "alternative facts" are applied to the situation. The proposed structure is a massive block in the center of the block face and simply towers over both adjacent structures. Applying the words quoted above as used in the Guidelines (and their accepted English usage), it is impossible to reconcile the Guidelines and the project with the adjacent buildings and the neighborhood. The proposed project provides no reasonable setbacks and side terracing to reduce light and air impacts on adjacent buildings and makes no attempt to "transition" to its much smaller neighbors. It is simply there as a maximum square footage proposal in the middle of the block, jutting above its neighbors and virtually all other buildings on the street. The black coloring makes it appear even more monolithic and ominous. It simply doesn't "fit in" as the Guidelines envision and mandate. There is nothing at all "sensitive" about its "shaping" or impacts and its scale and size does nothing to relate to the existing buildings on the block face and it is NOT "shaped," "sensitive," in "harmony" with, "transitioning" or "relating" to its surroundings. It completely ignores the existing neighborhood. It is a jarring contrast to the adjacent buildings, two to three floors higher.


2455 Harrison St
Harrison St
Google Earth

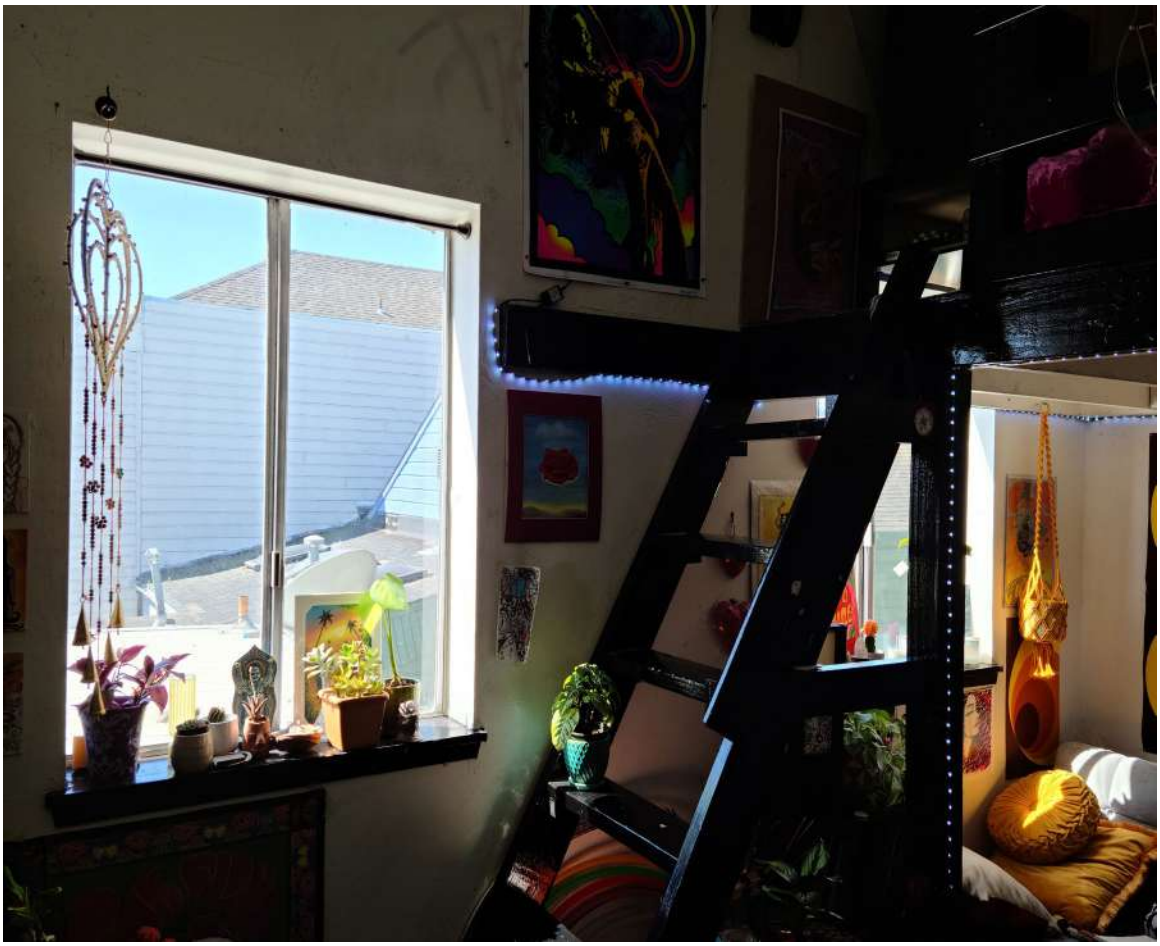
No mention is made of the many historic resources on this block face including the three buildings directly next door to the south of the project. Those are part of the South Mission Historic Resource survey and were determined to be built between 1885 and 1895 and eligible for inclusion in the California Register of Historic Places. Again, because this project was not reviewed at the Planning Commission many important issues were no doubt overlooked.

D. <u>The Windows on Appellants' Building are Legal, Existing Non-Conforming Uses</u>

The lot line windows on Appellants' building that provide light and air to the bedrooms and living room of the residential flat are part of the original construction of the building and have been shown as existing on approved plan sets for work at the building for more than 50 years. Attached here to as Exhibit 7 is a plan set from 1972 when both lots were owned by the Mission Contractors Association, Inc. The "existing" windows on the plan match the drawing below with the new project in profile with Appellants' building. Blocked windows are marked with an "X."



Ironically, as shown above in the plan drawing, the subject project now proposes numerous lot line windows to provide light and air to the new occupants of the apartments in the project while at the same time removing all light now received by Appellants' building to the north. Below is a photo of a bedroom in Appellants' building with the two windows to be blocked by the proposed project. The unit will be lost if the project goes through as planned with the complete walling off the windows on Appellants' building. Such construction will create code violations on Appellants' property for exposure and other issues related to fire and exiting.

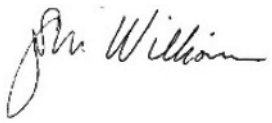


The retention of these rent-controlled apartments, what is termed "naturally affordable" housing by the Planning Department is, and should remain the top priority for the interpretation and enforcement of the Planning and Building Codes. It is a "priority policy" of the General Plan.

III. CONCLUSION

The Project does not comply with the Urban Design Guidelines and will have severe negative impacts on the building to the north resulting in a loss of a naturally affordable rent-controlled unit, and blocking of the light that can reach the solar panels on the building. Rent-controlled, "naturally affordable" housing should not be lost for the construction of new, much more expensive housing. We ask that the Appeal be granted, and the building be reconfigured to unblock some of the windows and provide a light well for other windows so that the existing apartment next door may remain viable.

Respectfully Submitted, July 6, 2023



_____

STEPHEN M. WILLIAMS,
For Appellants Albert and Patricia Urrutia

San Francisco Board of Appeals
Appeal Nos.23-026 & 23-027

Albert & Patricia Urrutia,
Appellants,
v.
San Francisco Dept. of Building Inspection,
Respondent.

Permit Holders,
Fahlman Properties LLC,

Appellants' Exhibits 1-7

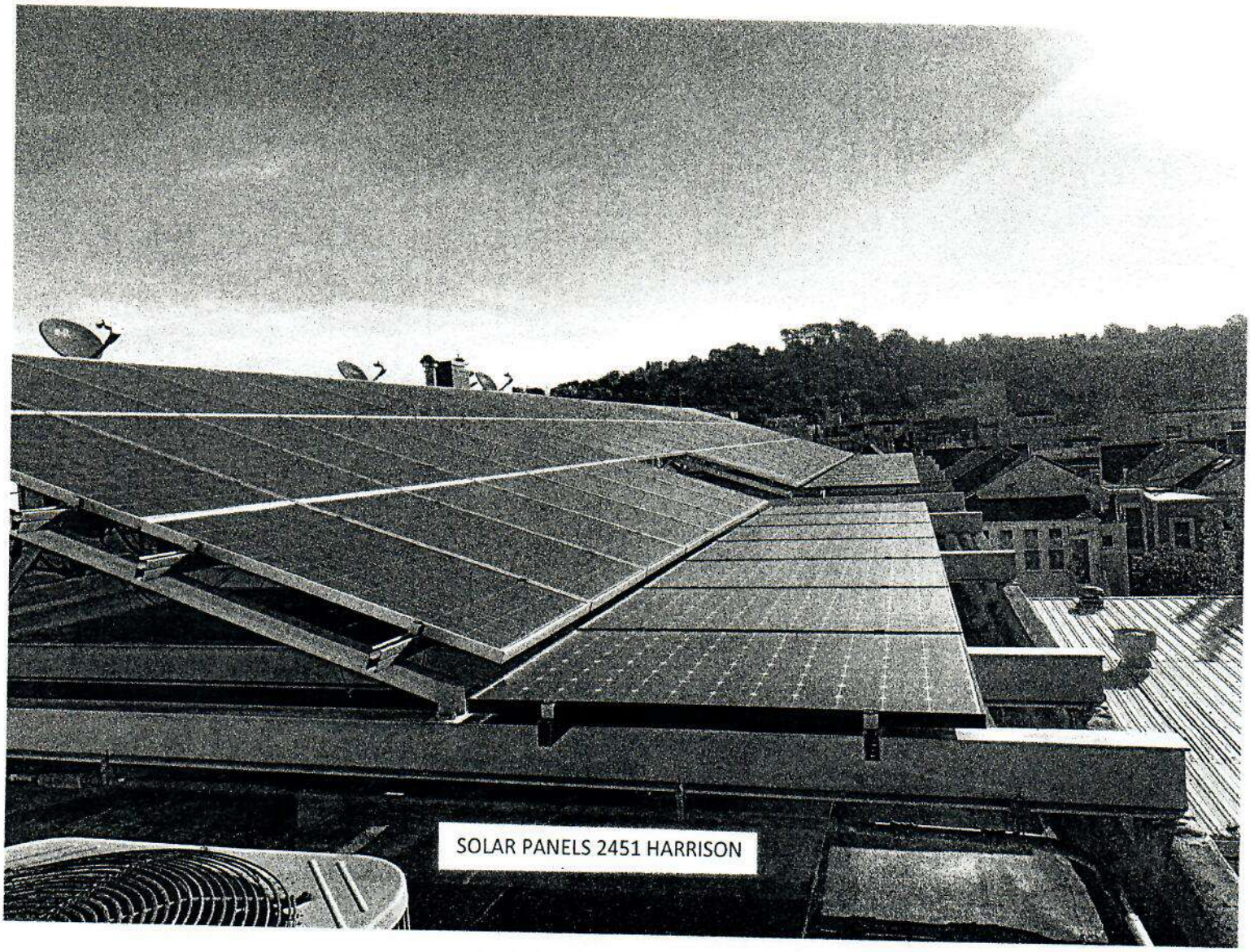
BPA Nos. 2019/04/30/9262 & 2019/04/30/9260 **2455 Harrison Street**

Date:	Wednesday, July 26, 2023
Time:	5:00 PM
Location:	City Hall, Room 416 #1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102

Stephen M. Williams SBN: 122103
1934 Divisadero Street
San Francisco, CA 94115
Tel: (415) 292-3656
smw@stevewilliamslaw.com
Attorney for Appellants

Table of Exhibits

EXHIBIT 1


SOLAR PANELS 2451 HARRISON

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

March 3, 2021

RE: 2451 Harrison Street Solar Installation

To whom it may concern,

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

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

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

Regards,

Charles Adams

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

none

CSI & MASH Calculators

Developed by AESC, Inc.

Incentive Calculator - CSI Standard PV

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

	Proposed	Reference
Site Specifications:		
Project Name	2541 Harrison PH 1	
ZIP Code	94110	92867
City	San Francisco	Orange
Utility	PG&E	
Customer Type	Commercial	
Incentive Type	EPBB	
PV System Specifications:		
PV Module	Sharp:ND-208U1 208.0W STC, 180.1W PTC, 183.6W PTC_{adj} [1]	
Number of Modules	72	
Mounting Method	>6" average standoff	
DC Rating (kW STC)	14.9760	
DC Rating (kW PTC)	12.9672	
Inverter	SMA America:SB6.0-1TP-US-40 (240V)	
Number of Inverters	3	
Inverter Efficiency (%)	97.00 %	
Shading	Minimal Shading	Minimal Shading
Array Tilt (degrees)	15	

none

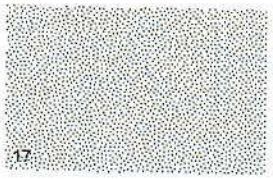
none

Array Azimuth (degrees)

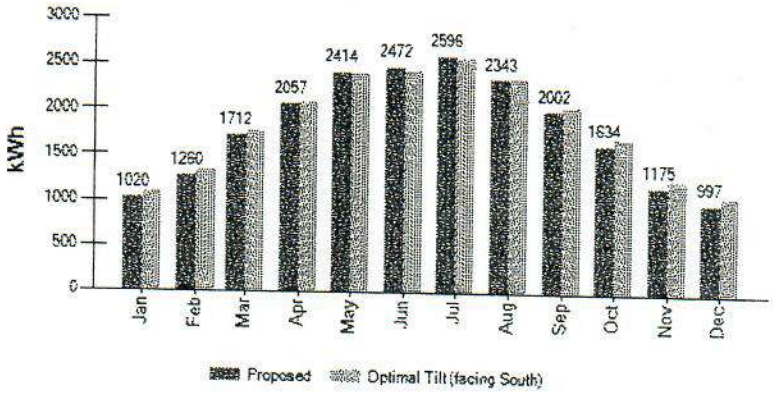
178 True North 0°

Optimal Tilt (proposed azimuth) 20

Optimal Tilt (facing South) 20



Estimated Monthly Production



none

none

Results	Proposed	Reference
Annual kWh	21,681 (a)	
at optimal tilt	22,081 (b)	
facing south at optimal tilt	22,081 (c)	22,746 (d)
Summer Months	May-October	May-October
Summer kWh	13,461 (e)	
at optimal tilt	13,511 (f)	
facing south at optimal tilt	13,511 (g)	13,123 (h)
CEC-AC Rating	12.578 kW	
Design Correction[2]	99.630%	
Geographic Correction[3]	97.076%	
Installation Correction[4]	100.000%	
Design Factor[5]	96.717%	
CSI Rating[6]	12.165 kW	
Incentive Rate	$0.00/Watt	
Incentive[7]	$0	
	The CSI Program has closed and is no longer accepting applications.	
Report Generated on	3/3/2021 10:48:13 PM	

Notes:

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

none

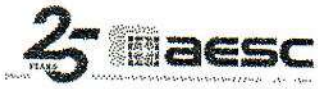
none

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

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

none

none



CSI & MASH Calculators

Developed by AESC, Inc.

Incentive Calculator - CSI Standard PV

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

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

none

none

Array Azimuth (degrees)

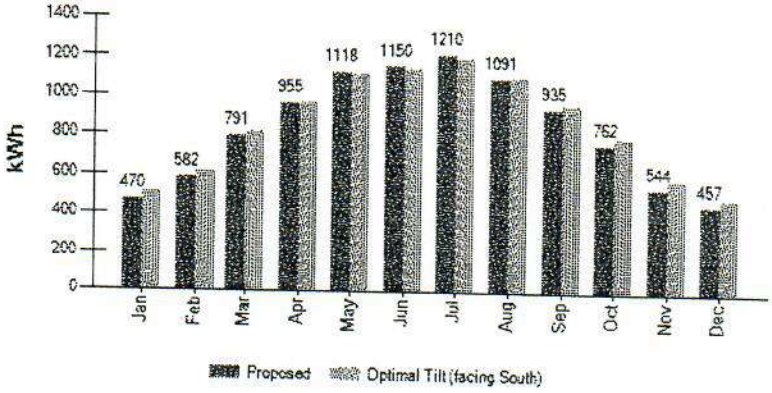
178 True North 0°

Optimal Tilt (proposed azimuth) 20

Optimal Tilt (facing South) 20

17

Estimated Monthly Production



none

none

Results	Proposed	Reference
Annual kWh	10,066 (a)	
at optimal tilt	10,257 (b)	
facing south at optimal tilt	10,257 (c)	10,701 (d)
Summer Months	May-October	May-October
Summer kWh	6,267 (e)	
at optimal tilt	6,292 (f)	
facing south at optimal tilt	6,292 (g)	6,204 (h)
CEC-AC Rating	6.140 kW	
Design Correction[2]	99.603%	
Geographic Correction[3]	95.851%	
Installation Correction[4]	100.000%	
Design Factor[5]	95.470%	
CSI Rating[6]	5.862 kW	
Incentive Rate	$0.00/Watt	
Incentive[7]	$0	
	The CSI Program has closed and is no longer accepting applications.	
Report Generated on	3/3/2021 10:51:33 PM	

Notes:

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

none

none

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

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

none

EXHIBIT 2

PROJECT APPLICATION RECORD NUMBER (PRJ)

San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP)
APPLICATION

Discretionary Review Requestor's Information

Name: Albert Urrutia

Address: 2451 Harrison Street, San Francisco, CA 94110

Email Address: aurrutia@atriumstructural.com

Telephone: 415-642-7722

Information on the Owner of the Property Being Developed

Name: Fahman Properties LLC

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

Address:

Email Address:

Telephone: 415-290-1437

Property Information and Related Applications

Project Address: 2455 Harrison Street

Block/Lot(s): 4084/026

Building Permit Application No(s): 2019-0430-9262

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	✓	
Did you discuss the project with the Planning Department permit review planner?		✓
Did you participate in outside mediation on this case? (including Community Boards)	✓	

Changes Made to the Project as a Result of Mediation.
If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

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

DISCRETIONARY REVIEW REQUEST

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

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

The building located at 2455 Harrison is much taller than all the other buildings on the block. At the parapet it is 52 feet above the sidewalk and at the top of the penthouse it is 65 feet. It is out of context with the other buildings on the block. 2451 Harrison Street, next door, is 34 feet at the parapet, the appartment building north of 2451 is 40 feet at the parapet. The next door buildin at 2463 is only 28 feet tall at the ridge.
The 2455 building would remove rented bedrooms from the 2451 Harrison building as it is being built to the north property line blocking existing bedroom windows in the property line wall. These windows have been in place since the building was originally built.

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

The building at 2455 Harrison is to the south of my building at 2451 Harrison. At the top of the penthouse it is 65 feet tall and would cast a large shadow on my roof top solar panels. At their highest point my solar panels are at a height of 40 feet. The penthouses are on the north side of the building, casting a larger shadow. As California is moving away from natural gas to renewable electricity this will put a tremendous electrical burden on 2451 Harrison going forward. Commencing in 2021 all new buildings will be required to be 100% electric, no gas. 2451 Harrison at certain times of the day sends electricity back into the grid. We have an analysis by our solar energy company that is attached.
2451 Harrison Street is a zero-lot line building, the upper rear unit 2453 Harrison has been a continuously rented space for at least the 24 years that I have owned the property and I believe many years before. This unit has bedroom windows that face 2455. By building the 2455 building up to the property line it would block all these windows, removing bedrooms.

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

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

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Signature

Albert Urrutia

Name (Printed)

Same

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

415-642-7722

Phone

aurrutia@atriumstructural.com

Email

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

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

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

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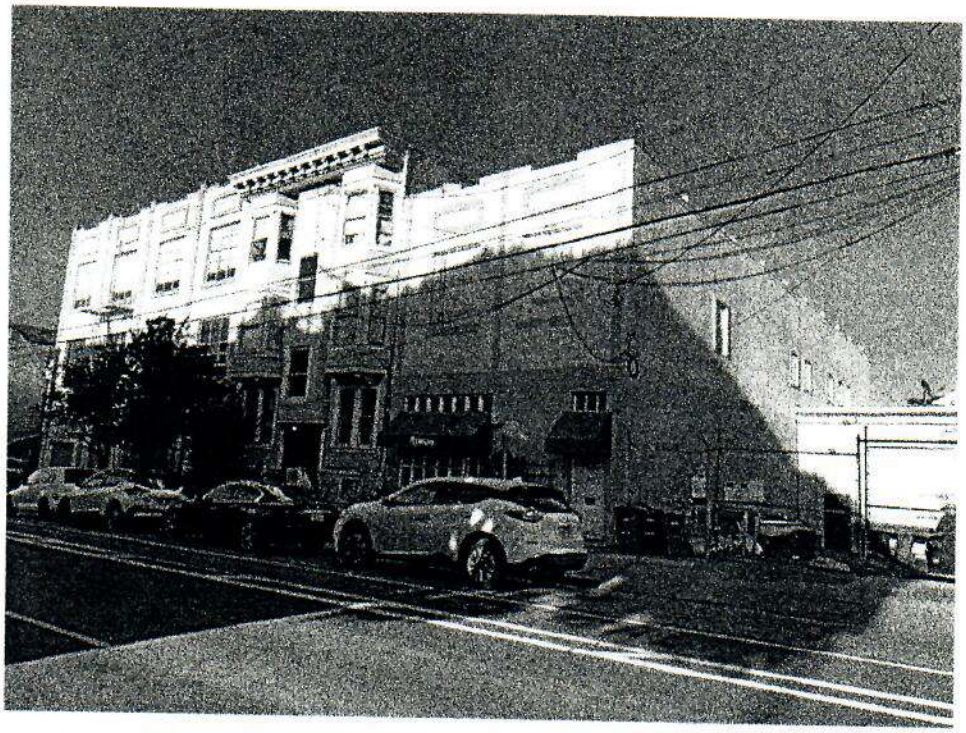
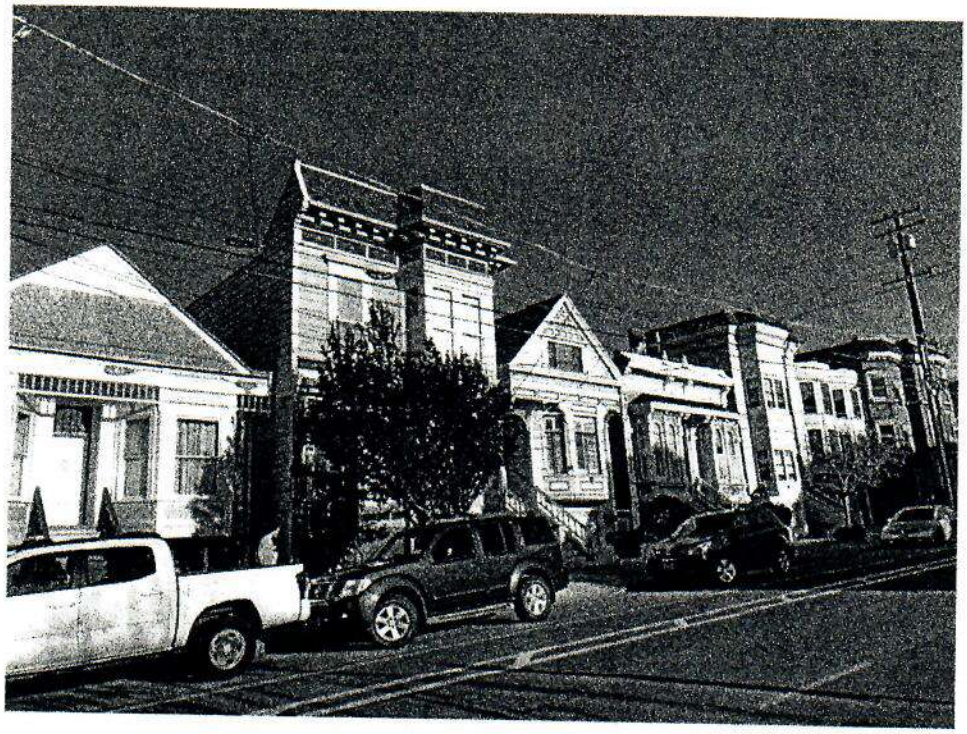


2451 HARRISON WITH PROPERTY LINE WINDOWS AND NORTH STREET VIEW

2455 HARRISON WITH STREET VIEW



2463 HARRISON WITH SOUTH STREET VIEW

EXHIBIT 3

From: Bluebeam Revu <toby@kermanmorris.com>
Date: Thursday, May 13, 2021 at 9:15 AM
To: Albert Urrutia <aurrutia@atriumstructural.com>
Cc: Jonathan Wickman <jonathan@wickmandev.com>, Aidan Fahy <aidan@wickmandev.com>
Subject: !! Re: Appeal: please drop DR of 2455 Harrison

Hi Albert,

I have reached out to you, but we have not connected since our last zoom meeting on 4/1/21. As you know, our DR hearing is coming up on 6/3/21.

I have been hoping that you would contact me stating you have decided to withdraw your DR appeal, but as I cannot count on that I need to begin preparing my brief for the Planning Department which I will submit next week.

I wanted you to understand what is at stake for both you and us assuming you go forward with the appeal.

First you and I have had an open communication about the proposal abutting your building:

- You were gracious enough to invite me to come walk your space on 7/30/19. In that meeting I saw the general location of your non-permitted unit and you described to me what each of the windows on the property line do for the unit.
- You articulated two concerns: preserving your non-permitted unit and keeping shade off your roof which has an abundance of PV panels.
    - I discussed with the owners of 2455 Harrison what it would mean to their plans to pull away from your non-permitted windows and given where they are this just does not make sense on our side. We are trying to produce 2 levels of lab space and only have (5) very small dwelling units on the upper level. Any pulling back further means we lose bedrooms or a unit, so ultimately we cannot do that for you.
    - On the PV issue, we did change our plans to move the stair and elevator towers to the south, where they will have less shadow impact on your roof and PV system.

Second, I want to make sure you to understand what your persistence with the appeal will mean for you:

- KMA will defend our legally proposed (5) dwelling units, without any variances on this site.
- We will discuss our meetings with you and your requests, but ask the Commission to consider the facts as follows:
    - We have already made changes to our design to benefit your non-protected PV array (I already mentioned this to you; you should discuss with David Winslow the number of DRs that have been upheld over shadowing of PV – none).
    - The existing dwelling unit on your property is illegal and does not deserve protection:
        - The windows face a property line and present a fire hazard.
        - Property line windows are not allowed by the Building Code to provide required light and air as they are against a property line (even the windows on the back) and are not allowed to be operable (they should be 45 minute fixed fire rated – which they are not).
        - Hence the existing illegal unit does not have adequate access to light and air.

        - A single exit from a dwelling unit in a mixed occupancy building requires sprinklering.
        - The illegal unit does not meet building codes and presents a life safety hazard to your tenants.
        - The bedrooms lack code compliant emergency egress windows that lead to the public way.
    - Despite having built the dwelling 30 or 40 years ago (per your own description), you (the owner of a practiced and prolific engineering firm which has submitted permits for and stamped hundreds of residential projects) never took the time to legalize this existing un-permitted, illegal unit, which does not meet building codes and presents a life safety hazard to your tenants.

Third there is the optics of your appeal:

- The appeal to protect his illegal unit is coming from the partner of an engineer who is under investigation by the City for fraudulent practices, including work without proper permits and skirting around meeting building and planning codes.
- The owners of 2455 Harrison also have not closed the door on issuing comment to Mission Local or the Chronicle regarding the background of this appeal.

Finally, assuming you are willing to take on the personal and political risks outlined above, there is the likelihood that you will lose your appeal of our building permit.

- Please remember that the case will be heard by the San Francisco Planning Commission which has shown intolerance for the practices of Santos & Urrutia, and like it or not, may well apply their displeasure of your partner's alleged practices directly to you.
- If you lose this appeal you will likely be required by DBI and or SF Planning under a Notice of Violation to remove your dwelling unit or make it legal.
    - Making the unit legal would require legal exiting, sprinklering, removal of unit area to pull away from the property line in order to get required light and air and emergency egress from bedrooms.
    - Also, because the Planning code requires complying open space at the lowest level in a building containing a dwelling unit (see the setback at our residential levels at the rear) in order to keep a dwelling unit in your commercial building at the second floor you would have to demolish the rear 25% of the building's second floor to create the required open space, before you could rebuild a unit facing onto this open space.

I have taken the time to produce this unhappy list of liabilities simply to say, please drop this appeal. If you do so you can avoid a great deal of pain (you can keep your unit; we will not make mention of it). This is not something I wish for you and honestly, I just don't think this is a battle worth fighting. Right or wrong, you have much to lose to persist with this DR.

Albert, please understand that I have nothing against you or your wife and I wish you the best. I really do not want to go forward with this, as it is unnecessary, unlikely to produce the results you wish for and will sour our relationship too. You are trying to rebuild your practice, and this will not help.

Please give this some serious consideration. You can reach me on my cell whenever is convenient for you (**415-377-6502**).

If I don't hear something from you by this coming Monday 5/17, I will assume you are moving forward with the DR and I will use the bullet points above as my outline for the required "Response to the DR Applicant" I will produce for the Planning Department's file next week in advance of the public hearing before the Planning Commission.

I hope to hear from you.

Sincerely,

Toby

Edward "Toby" Morris
AIA, LEED AP

kerman morris architects LLP
139 Noe Street
San Francisco,
CA 94114
T: 415 749.0302
kermanmorris.com

EXHIBIT 4

From: Toby Morris <toby@kermanmorris.com>
Sent: Friday, May 14, 2021 2:34 PM
To: Albert Urrutia <aurrutia@atriumstructural.com>
Cc: Toby Morris <toby@kermanmorris.com>
Subject: Re: !! Re: Appeal: please drop DR of 2455 Harrison

Hi Albert,

Thank you for your call just now. I appreciate that you called as it gave me an opportunity to see that despite my efforts to be level-headed and clear in my email below, still my intent was not clearly understood. I apologize for that.

- I have no intention of adding to your troubles.

I cannot say for certain what the owners may or may not do; and I cannot say for certain whether the Planning Commission would connect your intent to protect this unit with any broader issues. I will not do that; that is my promise to you and your family. I do mean it that I do not want this DR to poison our relationship; that is one of the reasons I hope we can avoid it.

David Winslow is the Planner who is in charge of writing all staff reports concerning DRs. It is he who I called to discuss the merits of this DR appeal. I recommend you have a conversation with him. David can be reached here:

David Winslow
Principal Architect
Design Review | Citywide and Current Planning
San Francisco Planning Department
49 South Van Ness, Suite 1400 | San Francisco, California, 94103
T: (628) 652-7335
Winslow, David (CPC) david.winslow@sfgov.org

Thanks,

Toby

Edward "Toby" Morris
AIA, LEED AP

kerman morris architects LLP
139 Noe Street
San Francisco,
CA 94114
T: 415.749.0302
kermanmorris.com

EXHIBIT 5

From: Toby Morris <toby@kermanmorris.com>
Sent: Wednesday, June 2, 2021 8:23 AM
To: Albert Urrutia <aurrutia@atriumstructural.com>
Cc: Toby Morris <toby@kermanmorris.com>
Subject: FW: 2455 Harrison Discretionary Review Remote Hearing Instructions

Hello Albert,

Please see the email I got last night in anticipation of the hearing. The owners are very frustrated and will not hold back.

If you have any inclination of dropping the appeal please do it quickly, otherwise we will just play this out in front of the Commission and before the court of public opinion.

This is what I have been trying to avoid.

Thanks,

-Toby

Edward "Toby" Morris
AIA, LEED AP

kerman morris architects LLP
139 Noe Street
San Francisco,
CA 94114
T: 415.749.0302
kermanmorris.com

From: jonathan wickman <jdwickman@gmail.com>
Date: Tuesday, June 1, 2021 at 8:36 PM
To: Bluebeam Revu <toby@kermanmorris.com>
Cc: Aidan Fahy <aidan@wickmandev.com>, Justin Mikecz <justin@kermanmorris.com>
Subject: Re: FW: 2455 Harrison Discretionary Review Remote Hearing Instructions

Toby-

As I understand it we have five minutes to present our case. I understand that you will be presenting the project and the technical response to the DR. I was hoping Albert would withdraw and maybe he still will. But I want to make sure I have a minute to explain to the planning commission that this is Albert Urutia of Santos and Uruthia who undermined the planning process as a standard business practice by pulling OTC permits for kitchen remodels and then proceeding and signing off on 4 floor complete remodels/structural upgrades, etc. Defrauding clients and participating in bank fraud. Designing and signing off on shoring that resulted in a house sliding down a hill into a neighbors property, the list goes on and we intend to tell it to planning, the chronicle, mission local, the SF rent board, his current and past tenants and everyone in the world that will listen if this is still a DR come thursday. No one can make him pull the DR but if it is still there for the commission we are going to not pull any punches and we want to make sure we have a minute to do so.

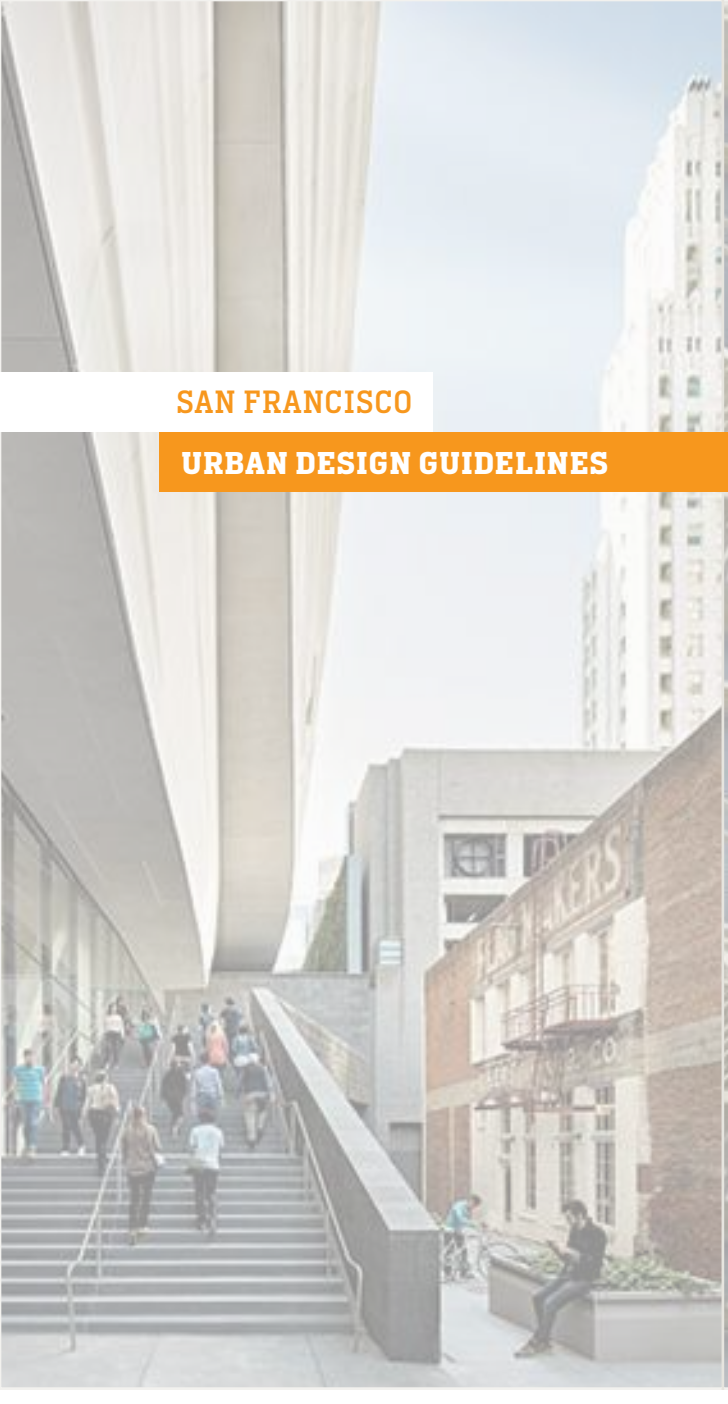
He needs to understand that the additional months of carrying costs he has caused us along with the months of lost rent are already a much larger financial burden then what he will ultimately indur. He needs to legalize his unit on his property at his cost and deal with the loss in solar which we have adjusted for already and even further offered him a concession of a reduced parapet. These are his financial issues and we are not going to assist at all.

We want a good relationship but we do not take lightly what he has already done and what he has already cost us. I would assume you would present first and we should go next. Does that sound right?

With Best Regards,

Jonathan Wickman
Principal | PE, CCM, LEED AP
Wickman Development & Construction
License #970768 Classifications A & B
C: 415-215-3473 | F: 415-341-0155
319 Rutledge St., San Francisco, CA 94110

EXHIBIT 6



SAN FRANCISCO

URBAN DESIGN GUIDELINES

San Francisco Planning

San Francisco Planning

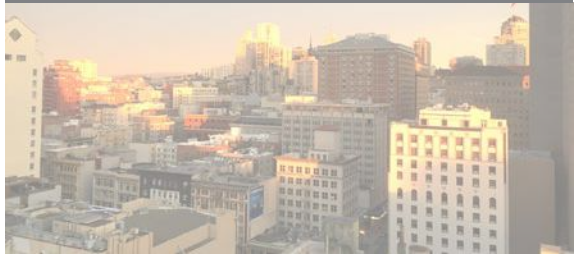
March 22, 2018

San Francisco Planning Department
1650 Mission Street Suite 400
San Francisco, CA 94103-3114
www.sfplanning.org

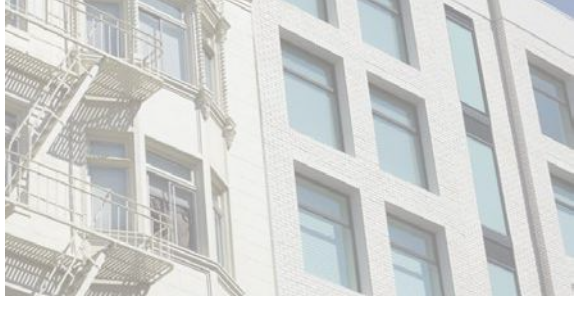
CONTENTS

Urban Design Guidelines

SITE DESIGN



ARCHITECTURE



PUBLIC REALM

Built Environment Values for the City of San Francisco

Being a Good Neighbor

Good urban design is characterized by the thoughtful orchestration of buildings, landscape, open space, and streets. Such compositions result from fundamental principles that apply universally, as well as a deep understanding and response to site-specific conditions. San Francisco's architecture spans various eras and architectural styles, but its urban fabric maintains a high degree of continuity and consistency within the variety of buildings. The Urban Design Guidelines establish that new buildings have the responsibility to sensitively respond to their context and existing patterns of development while being of their moment.

San Francisco's urban design policy supports contextual sensitivity for two primary reasons: the first is that site-responsive design enhances our connection to our environment by maintaining a sense of orientation and familiarity. The second is that buildings that unduly distinguish themselves in form, materials, or character compete for attention with the larger urban fabric or buildings of greater public significance.

This expression of context occurs at three scales:

- *Site design*, where massing, open space, and site organization patterns respond to these values;
- *Architecture*, where design organization reflects adjacent volumes, proportions, and facade rhythms; and lastly,
- *Details*, where context informs the appropriate use of particular materials, tones, detailing, and placement of elements.

While projects should address all three scales, a context-specific response is not a prescription and each project should be evaluated on balance. The guidelines are especially important to help large projects with significant frontages contribute to fine-grained neighborhoods and new projects avoid creating substantial contrasts in scale or expression with existing neighborhoods. Over time, appropriate design will result in thoughtful layers that both uphold San Francisco's unique neighborhoods and support their evolution.

Designing Sustainably

With the inclusion of sustainable design principles and practices, dense urban development is inherently environmentally-friendly. Concentrating people near shared infrastructure reduces environmental burdens and conserves natural areas for habitat, recreation, and undisturbed ecological function. Walkable and transit-friendly development reduces energy use, improves air quality, and enhances the health of individuals.

Preservation is a key piece of sustainable development. As the city grows, retaining significant and irreplaceable buildings or fabric may be as much a measure of achievement as building the new. Not only is it resource-conserving, it retains, refreshes, and infuses the future with the city's historical values, culture, and identity.

Supporting Human Needs

People interact with the built environment in and between their homes and workplaces, neighborhood streets, and public open spaces. Urban form that considers the quality and functionality of the building fabric, streets, and open spaces contributes to the livability of San Francisco. Buildings and building features that are scaled for human interaction such as steps, doors, windows, and seating contribute to physical and psychological well-being. Buildings that enhance the connection between the inner life of buildings and the outer public realm also help engage people to the larger sense of activity and spirit of place. All of these goals support an experience of urban life in which people are the measure.

Endeavor. San Francisco is a global hub for invention, creativity, and economic vibrancy supported by density, diversity, and places for people to interact. This healthy economy depends on promoting and balancing a diverse range of options for housing, work, and recreation as well as physical and cultural infrastructure.

A beautiful, diverse, and sustainable city encourages thriving neighborhood commercial districts, healthy housing development, and the growth of educational and cultural institutions. Enhancing the quality of the pedestrian experience and transportation supports employment and quality of life, and encourages people to shop locally, which in turn supports small businesses and local jobs.

Though better design need not cost more, a well-designed building with high-quality construction ensures longer term value and promotes a higher

quality of life for the occupants and public alike. Higher quality construction along with integrated sustainable design ensures that buildings will endure and perform better over the life of the project, reducing operating costs and environmental impacts.

Culture and Social Well-being. The vibrancy that defines San Francisco—its diversity, rich culture and social history, along with its dynamic political life—is supported by buildings and spaces that foster robust urban social life. Fundamentally, the built environment is a physical manifestation of a city's cultural values and experiences layered over time. New projects should provide thoughtful and accessible places and buildings that express their neighborhood culture and identity.

Quality of Life. There are many reasons people live in and love San Francisco—its unique and beautiful physical setting, mild climate, proximity to nature and open space. Along with promoting a safe and healthy environment, new development should support the individual experience, including senses of human-scale, beauty, and well-being. Human comfort is experienced spatially and visually through scale, enclosure, proportion, visual richness and compositional clarity. While we expect cities to feel dense, they can also remain familiar at the human-scale.

New development should contribute to an individual's connection to place. Some people find delight in cities because of the achievement and physical beauty found in the spaces and buildings, while others enjoy a sense of community. The Guidelines are intended to promote the quality of individual buildings, and to enhance the experience of the city as a whole.

Guideline Origin

The Urban Design Guidelines are based on existing policies, principles, and values established in the Urban Design Element of the San Francisco General Plan. The Guidelines elaborate on those policies and other adopted policies and plans with more specific guidance to inform the shape of development in applicable areas. In doing so, the Guidelines reinforce the collective values of the City and County of San Francisco to ensure that buildings contribute to the overall environment in a manner that both sustains and delights. A detailed analysis of the correlation between specific guidelines and all existing city policy has been developed as a companion document and is available from the Planning Department.

Guidelines Organized by Values

Establish relationships and logics
S1 Recognize and Respond to Urban Patterns
A1 Express a Clear Organizing Architectural Idea
P1 Design Public Open Spaces to Connect with and Complement the Streetscape

Respond to context
S2 Harmonize Relationships between Buildings, Streets, and Open Spaces
A2 Modulate Buildings Vertically and Horizontally
P2 Locate and Design Open Spaces to Maximize Physical Comfort and Visual Access

Enhance unique neighborhoods
S3 Recognize and Enhance Unique Conditions
A3 Harmonize Building Designs with Neighboring Scale and Materials
P3 Express Neighborhood Character in Open Space Designs

Engage larger viewpoints and systems
S4 Create, Protect, and Support View Corridors
A4 Design Buildings from Multiple Vantage Points
A5 Shape the Roofs of Buildings
P4 Support Public Transportation and Bicycling

Design the building interface with the public realm
S5 Create a Defined and Active Streetwall
A6 Render Building Facades with Texture and Depth
A7 Coordinate Building Elements
P5 Design sidewalks to Enhance the Pedestrian Experience

Use program to support the urban experience
S6 Organize Uses to Complement the Public Environment
A8 Design Active Building Fronts
P6 Program Public Open Spaces to Encourage Social Activity, Play, and Rest

Support sustainability
S7 Integrate Common Open Space and Landscape with Architecture
S8 Respect and Exhibit Natural Systems and Features
A9 Employ Sustainable Principles and Practices in Building Design
P7 Integrate Sustainable Practices into the Landscape

Application of the Guidelines

Applicability

Good neighbors make great neighborhoods and great neighborhoods make a beloved city. Design review ensures that new development will appropriately contribute to fostering vibrant, healthy, livable urban places that express and advance San Francisco's unique cultures and qualities.

The Urban Design Guidelines establish a set of goals, values, and qualities by which projects are evaluated in design review. They outline clear expectations that projects must demonstrate to be successfully entitled.

Application of and compliance with the Urban Design Guidelines is mandatory in the permit review process. Note that other guidelines may also apply depending on the zoning, location, building type, and scale of the project. In such cases where multiple sets of guidelines apply, the respective guidelines are viewed as "layers," where the most specific guidelines– in the unlikely event of a conflict– would take precedent.

General Applicability. The Urban Design Guidelines apply to buildings in all districts outside RH-, RM-, and RTO-, M- and PDR-districts. They do not apply to sites in Article 10, 11, National Register, or California Register Historic Districts.

Special Areas. Where the Urban Design Guidelines apply, sites in certain designated areas must also comply with Special Area Guidelines. Special Area Guidelines are neighborhood-specific guidelines adopted by the Planning Commission that have been developed to work in-concert with the Urban Design Guidelines to help projects be more intentionally responsive to unique neighborhood characteristics. In the event of a conflict, Special Area Guidelines supersede the Urban Design Guidelines.

Residential Districts. In Residential Districts, the Urban Design Guidelines only apply to non-residential projects, or to projects that have either twenty-five units or more or a frontage longer than 150' feet. The Residential Design Guidelines also apply. In the event of a conflict, the Residential Design Guidelines supersede the Urban Design Guidelines.

Historic Resources. Individual resources, and sites in designated Historic Districts, must comply with any applicable historic guidelines.

Design Review

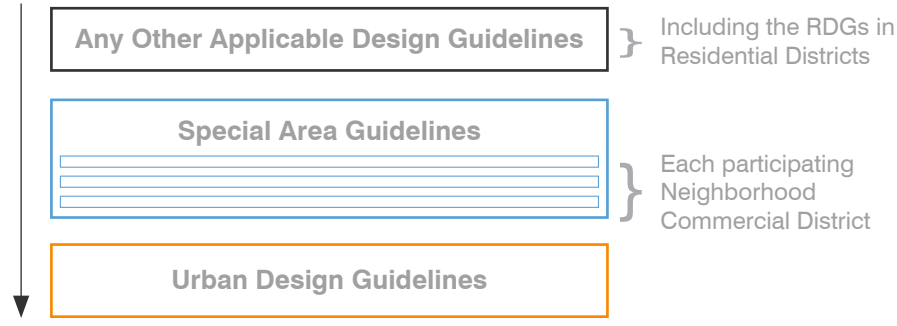
Design Review is an integral step in the permitting and entitlement process. The Urban Design Advisory Team (UDAT) is an internal Planning Department staff team that reviews new construction based on the Urban Design Guidelines and other relevant design guidelines, the Planning Code, and the policies in the General Plan.

Design Review typically occurs during a Preliminary Project Assessment (PPA) and at the site permit or entitlement stage. The intent of initial Design Review stage is to identify and respond to basic design issues early that may affect the approval process.

The second stage of Design Review occurs before entitlement action and encompasses a more detailed review of the project's design. In this second stage, UDAT review focuses on all the components that relate to the overall policies of the Department, and the relationship of context and urban design principles. The scope of UDAT review includes massing, scale, articulation, materials, composition of open space, relation of the new building to existing buildings and street pattern, and location of functions especially as they relate to the public realm and aesthetics.

UDAT is comprised of staff planners with expertise in architecture, landscape architecture, historic preservation, and urban design. Design

Order of Guideline Precedence



Review comments are communicated through the case planner and may involve subsequent review as the project evolves. Design findings are included in the planners' case reports. The Planning Commission, in turn, will accept or enhance those findings as projects note their final review motions. In addition to graphic renditions of a project, sponsors should provide a narrative that articulates how their project's design complies with the Urban Design Guidelines.

Demonstrated adherence to these guidelines will speed the entitlement process. These guidelines attempt to address the range of urban design considerations, and most, but not necessarily all, will apply to every building.

Guideline Structure

Where they apply, the Urban Design Guidelines promote a thoughtful approach to city building based on well-established patterns of building and habitation. They establish a baseline for appropriate design response, but are not intended to be a proxy for superior design.

Each guideline is described at the top of the page, followed by a sidebar that explains the rationale for the guideline, a range of means by which one might achieve that guideline, and illustrations that further describe its application. The range of means describes important parameters and methods by which a project can meet the guideline, but is not a prescriptive list. Projects may satisfy the guideline by applying one or all of the means or by suggesting something unique to the project that meets the intent. Each project will be evaluated on balance.

The illustrations are existing built examples in San Francisco that exemplify the means for the guideline indicated but are not necessarily exemplary of every guideline in the Urban Design Guidelines. Neighborhood commercial examples are highlighted to show the unique expression of those contexts. Note that photos with an *R* designation indicate that, while the example clarifies the means or intent of the indicated guideline, the Department recognizes that the specific site depicted is in a residential district in which the guidelines would not apply.

Glossary

Adjacent
Near, close, or contiguous.

Articulation
The act of giving expression. In architecture, it is the definition of the formal elements of architectural design. Through degrees of articulation, each part is united with the whole in such a way that the joined parts are put together. The articulation of a building reveals how the parts fit into the whole by emphasizing each part separately.

Appropriate
Fitting or suitable to a particular situation, location, or setting.

Cadence
The flow or rhythm of events, especially the pattern in which something is experienced. This is a common design metaphor for how a series of elements (building detail or urban scale) can express a legible and harmonious rhythm that defines itself as a set. (See: *variation*)

Character
Prevailing existing architectural elements, including building mass, scale, and era they were built.

Comfort
To ease the trouble of. This document uses the word comfort to describe the physical ease—temperature, wind pressure, glare, safety, air quality—of the human body in an outdoor place.

Compatible
Able to exist or occur together without conflict.

Complement
Something that goes well with something. This document uses this term to express how elements can be adjacent and agreeable in scale, proportion, composition, and type but not identical in style or manner.

Context
Setting. The interrelated conditions in which something exists or occurs. Context in urban design parlance typically refers to the physical and cultural environment around a specific site or how a proposed building may be described within its surroundings.

When reviewing a project for contextual compatibility, the Department considers a site's context to include buildings and open spaces immediately adjacent to the subject site, the entire block face on which it sits, the facing block from the site, and the overall block pattern ranging in all directions by two or more blocks. The Department also considers the character of special or unique nearby structures, access to or frontage onto civic places and streets, and important nearby public environments such as neighborhood commercial districts.

Districts
*Relatively large sections of the city distinguished by some identity or character. (*From Kevin Lynch, Image of the City.)

Edges
*Perceived boundaries such as walls, buildings, and shorelines. (*From Kevin Lynch, Image of the City.)

Fenestration
The arrangement of windows and doors on the elevations of a building. Fenestration is often examined as a pattern.

Glazing
Glass windows, doors, and walls.

Harmonize
To be combined or go together in a pleasing way. Like complement, this document uses this term to describe how elements can visually fit together, or make meaningful relationships without being identical or duplicative.

Historicism
Reference or influence of patterns or approaches of the past. False or cursory historicism is often used to suggest an unwarranted or excessive regard of the importance of past styles.

Human-Scale
The set of physical qualities and quantities of information characterizing the human body, its motor, sensory, or mental capabilities, and human social institutions. This document uses human-scale to set or describe the size of and relationships between elements.

Inflection
A bend or angle. In urban design, a point of inflection is where a consistent block or street pattern changes often where two streets come together at an unusual angle.

Landmarks
*Readily identifiable objects which serve as external reference points. (*From Kevin Lynch, Image of the City.)

Mass
A quantity or aggregate of matter usually of considerable size. The act of creating an amount of matter. In architecture, mass is used to describe the three-dimensional volume or shape of a building or part of a building or the act of creating it.

Mid-block open space
Public or private site area, often including multiple lots, left as open space in the center of city blocks. This is typically created by an ensemble of many lots that follow a similar pattern, for example, consistent application and compliance with rear yard requirements.

Modulation
A volumetric regulating according to measure or proportion. A three-dimensional modelling and definition of form that repeats, and supports the overall design. Recesses, projections, or other changes in facade planes, along with windows, materials, patterns and colors, and other similarly scaled elements can be used to modulate.

Parti
The chief organizing thought or decision behind an architect's design presented in the form of a basic diagram and/or a simple statement. A parti often explains a building's form, circulation, program, or overall site strategy.

Program
An architectural program or brief is a statement of a client's requirements. A program typically includes a list of uses, adjacencies, and circulation issues of the project.

Proportion
The relationships of the various objects and spaces that make up a structure to one another and to the whole. These relationships are often governed by multiples of a standard unit of length known as a "module."

POPOS
Privately-owned public open space. Shared open spaces that are owned and managed by private entities but available for public use.

Reflect
To give back or exhibit as an image, likeness, or outline. This document uses "reflect" to describe how new elements may seem of the same family or extend a series of similar older elements. It is not intended to imply a mirror-like copy.

Relate
Indicate its connections with (something else). For the purposes of this document, one element relates to another if it expresses aspects of the other's geometry, form, circulation, detailing, materiality, or use.

Scale
A proportionate size, extent, or degree, usually judged in relation to some standard point of reference.

Sidewalk
An elevated paved path for pedestrians at the side of a road and often between the roadway and a building. For the purposes of this document, sidewalks do not include private property or vehicular travel lanes.

Solid / Void ratio
A comparison between the amount of openings or windows to the amount of wall on a facade. A facade may have different kinds or numbers of openings than another but its solid/void ratio could be the same.

Streetwall
Combined facades of buildings generally built to the property line facing a street or open space. A clear streetwall helps define "the urban room" or the public realm. A consistent streetwall that is visually interesting and active ground floor uses promotes pedestrian activity.

Variation
A change or difference in condition, amount, or level, typically with certain limits. In design, variation describes how adjacent elements can contain different attributes with enough similarity to be recognizable as related. A pattern of variation generally requires the repetition of three or more elements. (See: *cadence*)

Volume
A three-dimensional measure of space that comprises a length, a width, and a height. In architecture, a volume can describe a three-dimensional portion of a building or shaped element.

The American dream starts with the neighborhoods.

Harvey Milk

S SITE DESIGN

S1 Recognize and Respond to Urban Patterns

S2 Harmonize Relationships between Buildings, Streets, and Open Spaces

S3 Recognize and Enhance Unique Conditions

S4 Create, Protect, and Support View Corridors

S5 Create a Defined and Active Streetwall

S6 Organize Uses to Complement the Public Environment

S7 Integrate Common Open Space and Landscape with Architecture

S8 Respect and Exhibit Natural Systems and Features

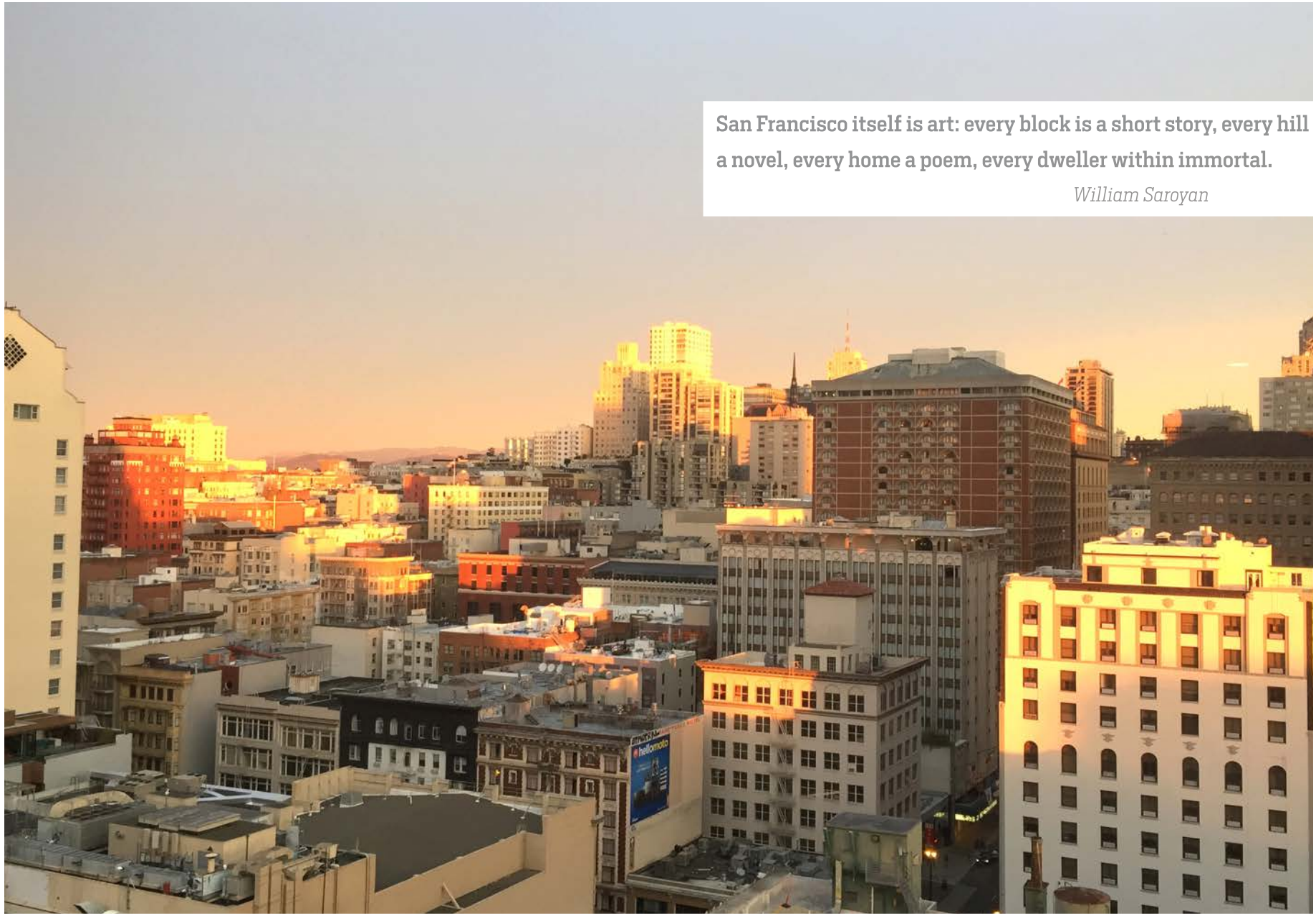
Site Design

The combination of San Francisco's built elements and topography give it a unique identity among cities and its individual neighborhoods reveal its many cultures. The guidelines in this section guide the form, massing, and placement of development as it arrives in a evolving city.

Site design determines the massing of buildings and their relationship to topography, open space and the overall city fabric. Each building plays a role in the block, set of blocks, and street environment and should support the larger existing patterns of open space, circulation, uses, access to sunlight, and pedestrian experience. Three key patterns repeat in this section's guidelines: enhancing mid-block open space, defining the streetwall, and shaping buildings based on adjacent street types.

Every increment of construction must be made in a way as to heal the city.

Christopher Alexander



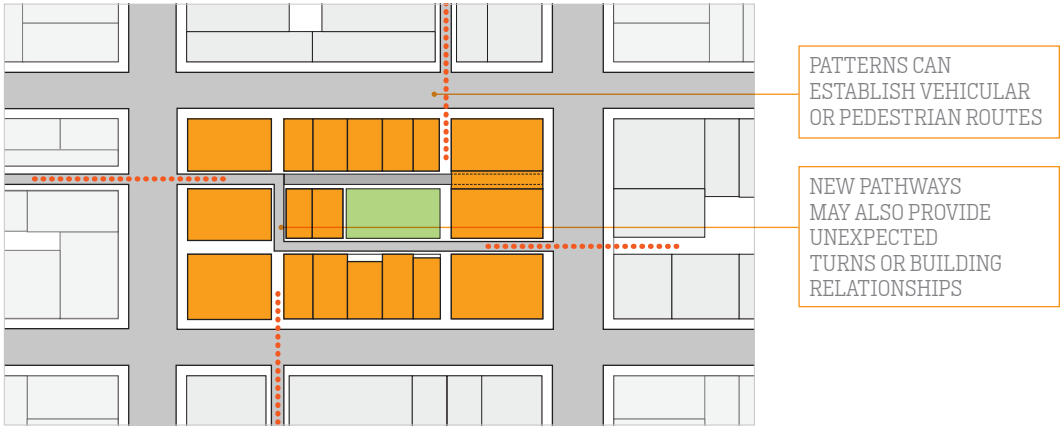
San Francisco itself is art: every block is a short story, every hill a novel, every home a poem, every dweller within immortal.

William Saroyan

S1 RECOGNIZE AND RESPOND TO URBAN PATTERNS

Urban patterns are the streets, blocks, lots, buildings, and open spaces which, when taken together, give a cohesive structure to the city. Many of San Francisco's blocks are divided by a variety of smaller alleys, open spaces, and stair walks which promote walkability and modulate the scale of buildings. Sites that reinforce and continue existing urban patterns enrich and support these familiar qualities of the city.

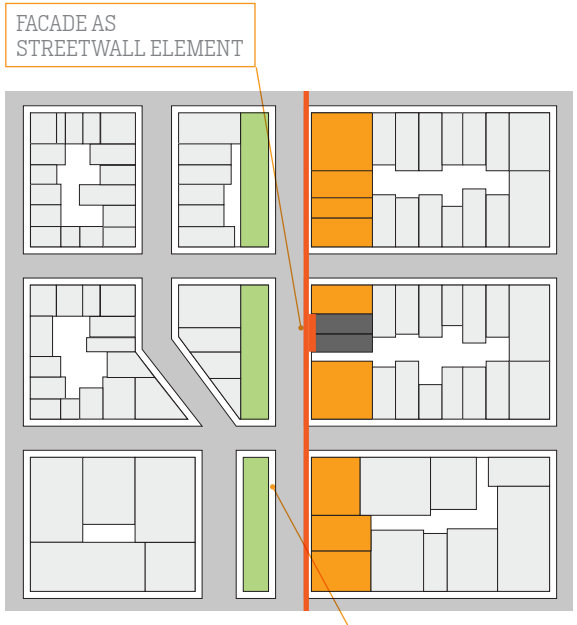
- Design sites to improve or augment existing land use, open space, and building patterns.
- Design sites to help connect and define edges, landmarks, paths or districts.
- Extend and enhance the fabric of streets, alleys, sidewalks, paths, stairwalks, and open spaces to create walkable neighborhoods typical of San Francisco.
- Reduce the scale of blocks wherever possible by providing new streets, mid-block alleys, pedestrian paths, courtyards, and plazas that connect with other streets and public or common open spaces.



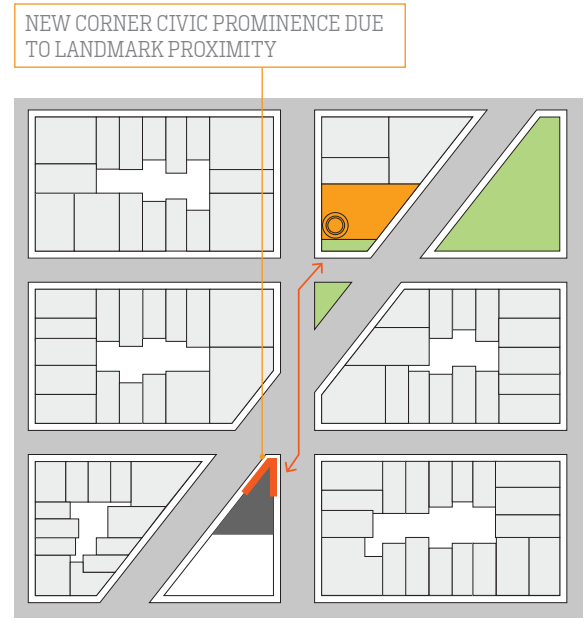
Site design can extend existing patterns or help historic ones re-emerge.

Stairways promote walkability where topography is challenging.

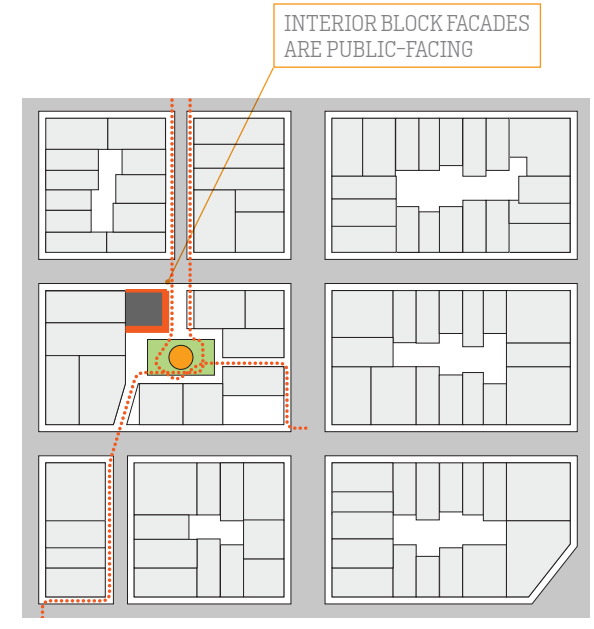
Alleys and mid-block passageways encourage activity and pedestrian movement.



Streetwalls may not only define the line of the block, but the edge of a boulevard, district, or neighborhood.



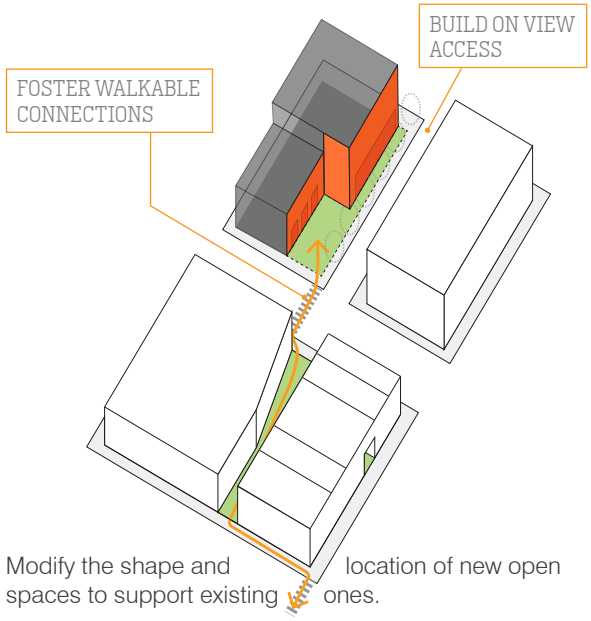
Civic buildings can act as markers of public space, gateways, or centerpieces in a neighborhood.



Design projects to orient to key neighborhood elements as well as the street environment.

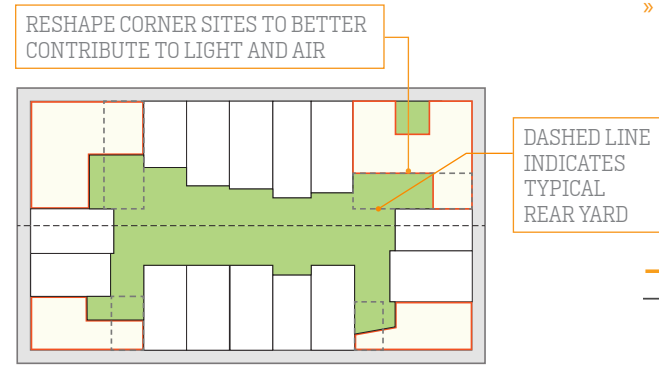
S2 HARMONIZE RELATIONSHIPS BETWEEN BUILDINGS, STREETS, AND OPEN SPACES

A building that relates to city fabric, to its immediate context, and adjacent human activity helps unify neighborhood experience and character. The relationship between areas of low, fine-scaled buildings and areas of high, large-scaled buildings can be more harmonious if the transition in building height and mass between such areas is managed in an intentional and sensitive manner.



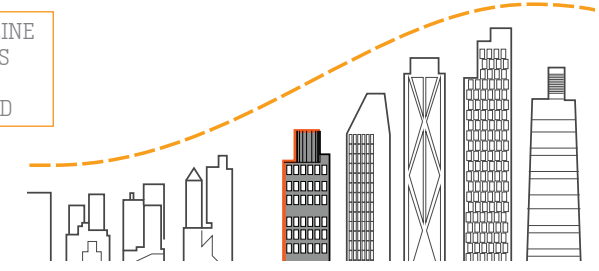
Modify the shape and location of new open spaces to support existing ones.

- Develop site and building design to establish, respect, or enhance the mid-block open space and minimize their impacts to privacy and access to light. Different configurations for rear yards may be acceptable due to site conditions.
- Relate building scale and massing to the size and scale of existing buildings. Consider setbacks and side terracing to reduce light and air impacts on adjacent buildings, provide more interesting side facades, or transition to smaller-scaled residential neighborhoods.
- Reflect the existing patterns of side spacing and side setbacks.
- Sculpt building massing vertically and/or horizontally to a scale compatible to its context.

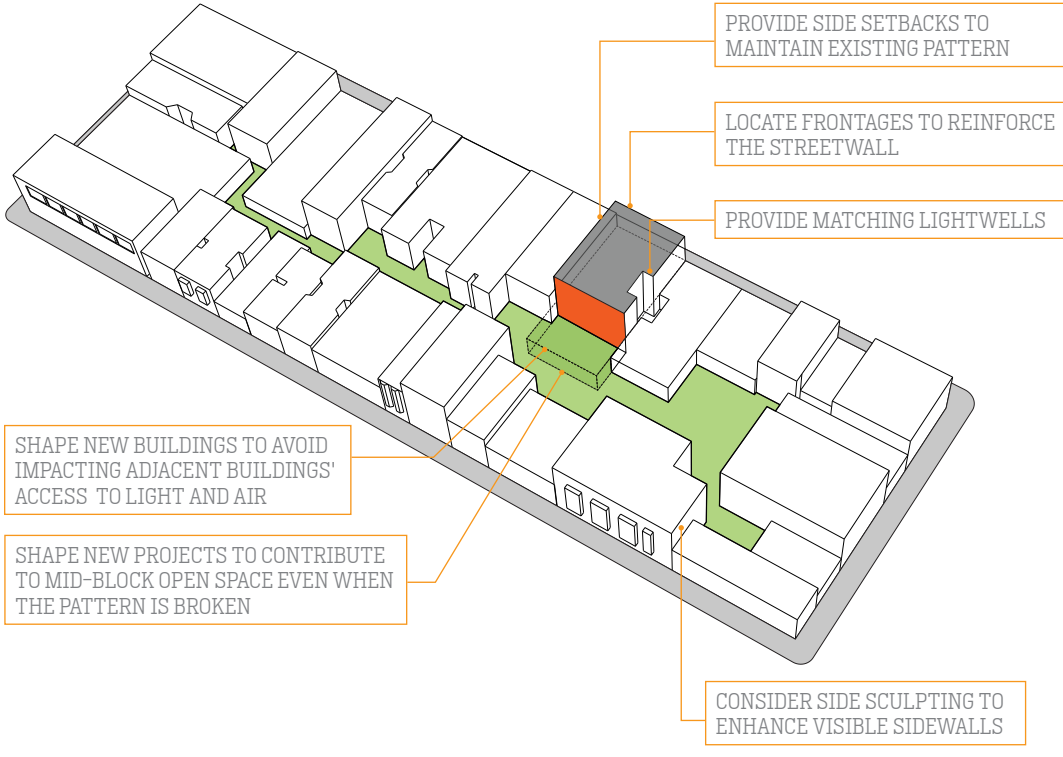


By modifying typical rear yards, corner sites can better support streetwalls and mid-block open space.

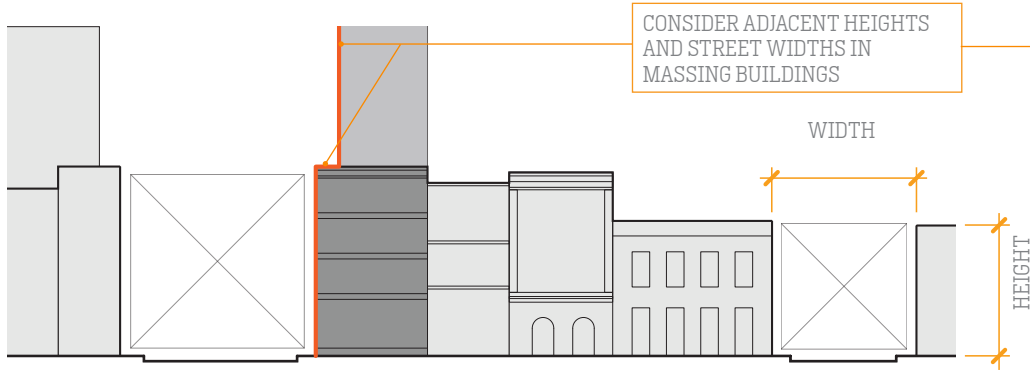
- Provide matching lightwells to augment livability and access to light and air.
- As groups of buildings create their own topography, shape new buildings to respond to, reconcile, or moderate differences between existing ones.
- Modify tall buildings to minimize wind impacts at the street level.
- Mass buildings to minimize shadow impacts on residential areas, lower buildings, parks, and open space.
- Use street widths to help establish the general massing, scale, and proportions of the building.
- Shape the height and bulk of towers with respect to views from important vantage points around the city.
- Place, orient, and shape open space to support adjacent existing open space conditions.



Building massing should respect larger patterns in the urban fabric.

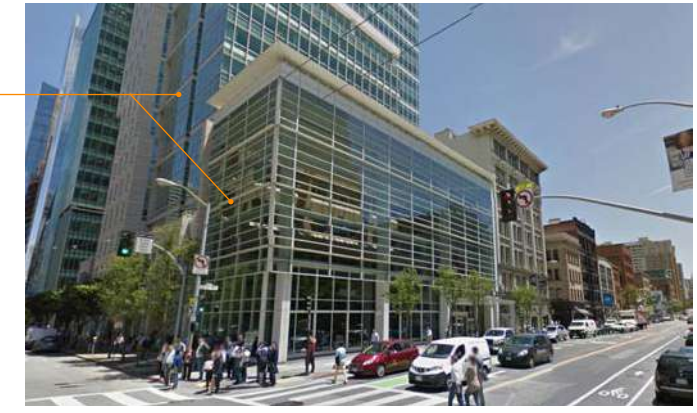


Place and shape front, side, and rear facades to support the overall urban design of the block.



Massing should reflect similar dimensions to street widths and surrounding buildings.

New projects should reflect the scale of existing street frontages.



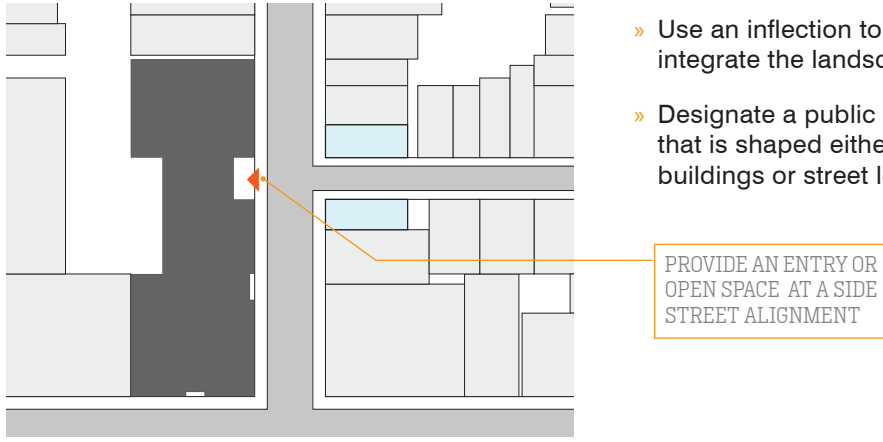
Individual buildings can sculpt massing to respond to both a taller streetwall and a lower one.

S3 RECOGNIZE AND ENHANCE UNIQUE CONDITIONS

The multiple grids of the City roll over its hills, creating transitions, interruptions, and irregularities in its geometry and lot patterns.

Projects can use terminated vistas, curves, and grid offsets to define local places, offering spatial variety and orientation.

Sites that respond to and celebrate these variations create unique places that support civic identity.



Develop unique design responses to atypical street patterns.

- Site and shape buildings to express unexpected adjacencies, ending points, crossings, and convergences that honor unique histories and places.
- Seize design opportunities to celebrate and reinforce irregularities, alignments, and juxtapositions of the urban fabric as points of identity.
- Design responses may create multiple important facades, frame a facade by a perpendicular street, or use angular site geometry to influence form.
- Consider celebrating corner buildings with traditional or reinterpreted treatments such towers, belvederes, cupolas, awnings, marquees, gables, art and prominent entries.
- Use an inflection to create open space and integrate the landscape with the building.
- Designate a public space with an inflection that is shaped either by unique responses to buildings or street locations.

Corners can have special treatments.

ILLUSTRATIVE EXAMPLES

Building massing can articulate a unique change in neighborhood scale and orientation.

Inflections in architecture can note important street crossings, transit access, or civic places.

Built geometry can highlight important crossings without directly aligning with them.

Inflection points can shape special open spaces.

S4 CREATE, PROTECT, AND SUPPORT VIEW CORRIDORS

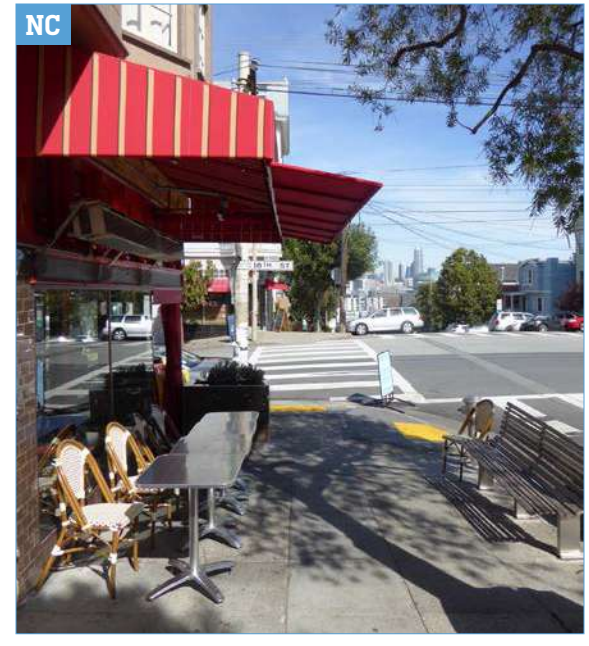
While views from private property are not protected in city regulations, the General Plan does protect specific view corridors from the public realm.

Seeing the city's hilltops, open areas, and surrounding water help people orient themselves in the city and beyond.

- Design sites, buildings massing, pathways, and the approach to sites to respect existing view corridors as defined by the General Plan and create new viewpoints from public streets and spaces where feasible.
- Consider providing views to above or alongside physical elements and not just to vistas below.
- Step back or shape street walls to organize or frame long-range views.
- Exhibit skyline or bay vistas from publicly-accessible roof areas. Such views may change over time.
- Consider using bay windows, familiar San Francisco architectural features, as they not only offer views down street corridors to residents, but frame similar views for pedestrians.

Design roof gardens and POPOS to offer vistas.

Public buildings can establish special visual connections. Such views may change over time.



Building orientation and uses can take advantage of views from the public realm.

Organize buildings to shape long-range vistas where feasible.

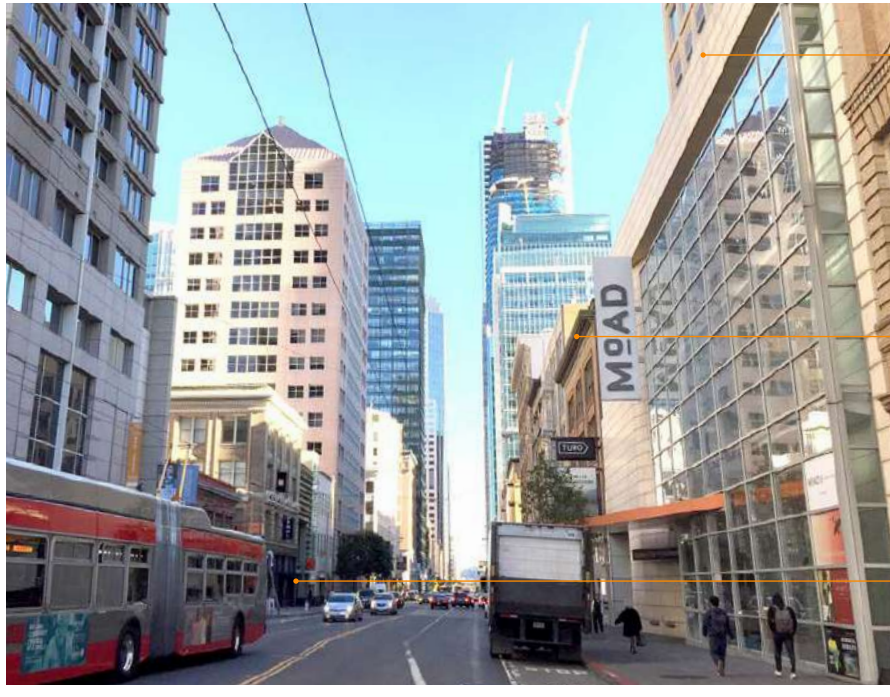
Vistas may be above sites as well as below.

Sculpted streetwalls help define view corridors.

S5 CREATE A DEFINED AND ACTIVE STREETWALL

Streetwalls help define public space, city identity, and promote interesting pedestrian spaces. The scale and design of building fronts at the street can support an active, engaging, and pedestrian-oriented street life.

- Positively reinforce the shape of the street or public space with the building; design the building to define the street and frame views.
- Design all public building frontages to allow active and direct engagement with the street to support pedestrian-oriented activity. Consider the width of the sidewalk in establishing the articulation of the streetwall.



Mid-rise districts may present variable streetwall heights but should relate to each other in expression to help define the public realm and experience.

- Provide a side setback or inset doorway if the context presents a consistent pattern of them.
- Absolute consistency in streetwall presences is not always necessary. In some settings, designing a street front with a variety of forecourts, setbacks, loggias, and recesses that act as a lively counterpoint to a streetwall may be appropriate, but not to such an extent that the overall sense of urban room enclosure is eroded.
- Where a project offers a forecourt or front setback, design it as an inviting spatial transitional element between the building wall and the street environment.
- Avoid dark, cavernous spaces when designing recesses and setbacks to create a safe and inviting environment.
- Consider sun and sky access in the design of street walls as appropriate to the use and character of the neighborhood.
- Relate setbacks to the established pattern of planes. Create a well-defined rhythm with architectural components.
- Shape upper floors of buildings to reinforce strong or predominant streetwall heights.

In downtown, streetwalls should both relate to the pedestrian realm and express district density.

VERTICAL PROJECTIONS AND INDENTATIONS HELP BREAK DOWN SCALE

Larger projects can continue a smaller existing pattern of streetwall scale.

Neighborhood commercial streetwalls should be present at the sidewalk.

WINDOW SCALES EXPRESS THE RESIDENTIAL USE ABOVE THE GROUND FLOOR

CONSISTENT PATTERN OF SMALL-SCALED RECESSED STORE ENTRIES

The ground level of the streetwall should be active and permeable.

S6 ORGANIZE USES TO COMPLEMENT THE PUBLIC ENVIRONMENT

Sites should organize new uses to support neighboring ones to help catalyze or even initiate larger block activity.

As all streets--even alleys--include public space, design projects with inviting frontages on all accessible sides.

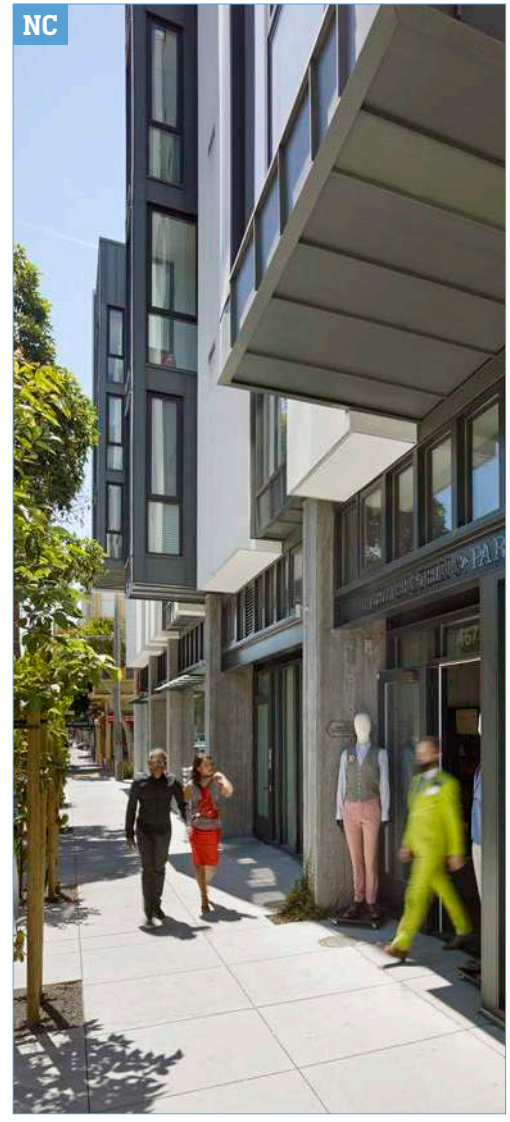
The public realm can be connected to active uses at grade or immediately above.

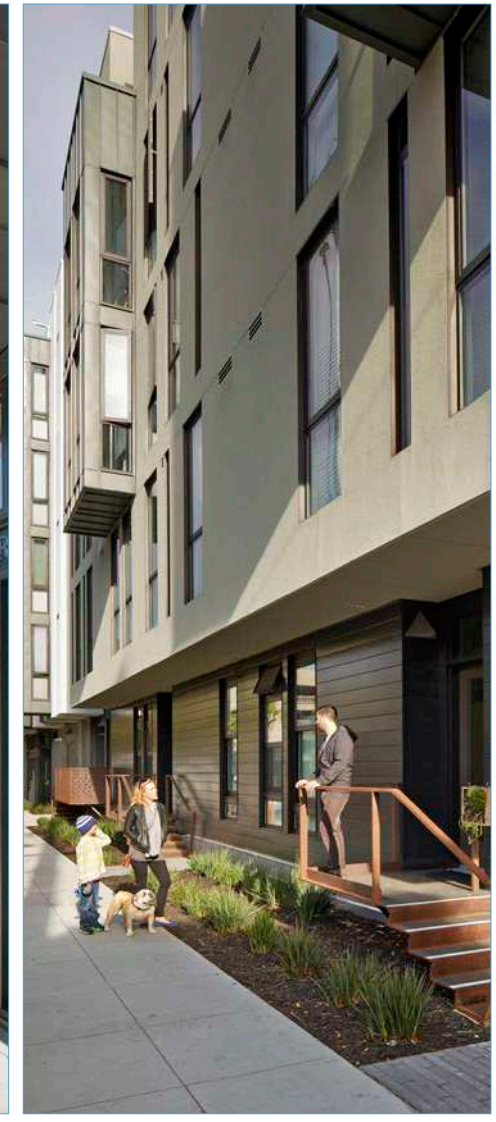
- Align mid-block passages, courtyards, and entries with existing pedestrian paths and program their frontages.
- Locate retail uses near neighborhood commercial areas and ground floor residential units near adjacent housing.
- Support adjacent institutional or civic uses with more public programming, including retail.
- Where visible loading docks or other more utilitarian built features are necessary, consider their adaptable use during off hours or for alternative purposes, for example as seating, for events, or as outdoor workspace.
- Where more than one frontage is possible, locate uses appropriate to the scale and intensity of each street or interface.
- Locate and design vehicular areas and appurtenances to enhance the pedestrian environment.
- Minimize the location, size, and number of curb cuts and locate parking access to minimize impacts on transit, bicycles, and pedestrian circulation.
- Screen at-grade parking from street view with ground floor uses such as residential, commercial, or office.
- Maximize active ground floor uses and street front quality.
- Integrate landscaping, screening, and physical barriers to lessen conflicts between pedestrians and motorists.

Civic entries can align with public pathways.

More utilitarian features, such as loading docks, can serve off-hour functions, such as lunchtime seating.

Organize internal uses and reconsider building openings in creative ways to connect to exterior spaces.





Locate ground floor uses in mixed-use projects to reflect and support existing uses on a block or street: retail with retail and residential with residential.

S7 INTEGRATE COMMON OPEN SPACE AND LANDSCAPE WITH ARCHITECTURE

When integrated into the built environment, common open space—such as rear yards, front setbacks, courtyards, and roof decks—enhance the quality of urban life.

A continuous landscape conceived of mutually supportive interior and exterior spaces imparts a better human experience.

- Complement the surrounding pattern of both public and private open space.
- Use open space to moderate the scale of buildings and use buildings to positively shape open space.
- Provide a gradient of private space (nearest residences) to semi-public space (in central and shared areas) to pass-through spaces (accessible to people from outside).
- Provide a sequence of spaces that transition between public and private realms.
- Offer views from open space.
- Connect building entries and circulation with pathways and access points.
- Create space that is active and protective.
- Locate and orient open space to maximize solar exposure during a useful part of the day and protection from wind.
- Provide seating or active elements to help enliven a space.
- Use trees, planting, and paving to develop defined human-scaled spaces.
- Maximize opportunities for sustainable plantings and permeable surfaces in sidewalks, roofs, courtyards, and rear yards.
- Complement building architecture with compatible landscape architecture in concept, form, and materials.

Include plantings in thresholds between inside and out.

Sculpt and detail building mass to add richness and spatial variety to frame open space.

Landscape and buildings together can frame entries.

Buildings can form intimate exterior spaces that relate to interior uses.

Buildings can capture space and create active, civic environments.

Connect building uses and circulation with exterior environments.

S8 RESPECT AND EXHIBIT NATURAL SYSTEMS AND FEATURES

Natural features provide contrast from the intensity of the built urban environment. Sites should support ways for residents to see and experience waterways, sand dunes, hills, cliffs and trees.

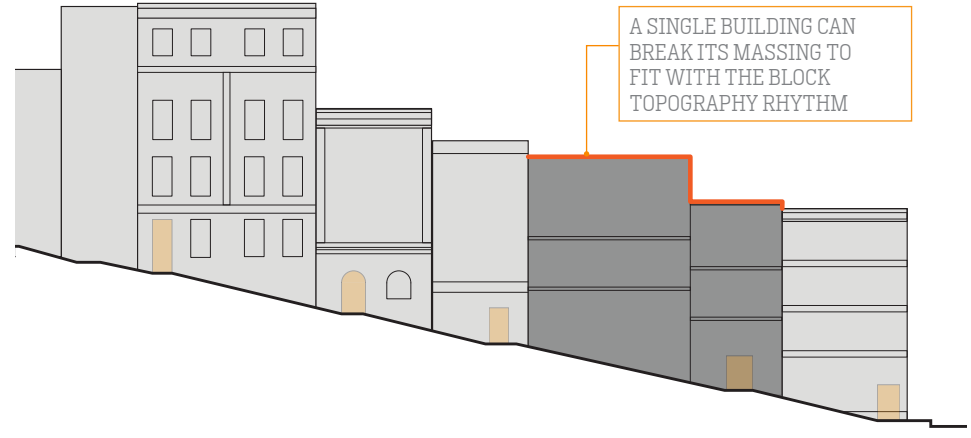
Retaining the natural environment promotes its health and our connection to it. Buildings that reflect the existing site topography and retain natural features help express city identities.

- Site, orient and sculpt buildings to reinforce and accentuate built and natural topography.
- Retain and highlight existing features, such as natural areas, rock outcroppings, waterways, and specimen trees.
- Use site design to frame visual connections to natural features such as waterways and hilltops.
- Employ environmental technologies and green infrastructure best practices to respond to the site, its surroundings, and local and regional ecological systems.
- Express a project's sustainable operation, significance or efforts through explanation or physical/visual evidence.
- Preserve and introduce flora that provide wildlife habitat.

Encouraging a variety of elements that follow topography supports the city's overall physical identity.

Buildings reinforce the natural topography by stepping up a hill.

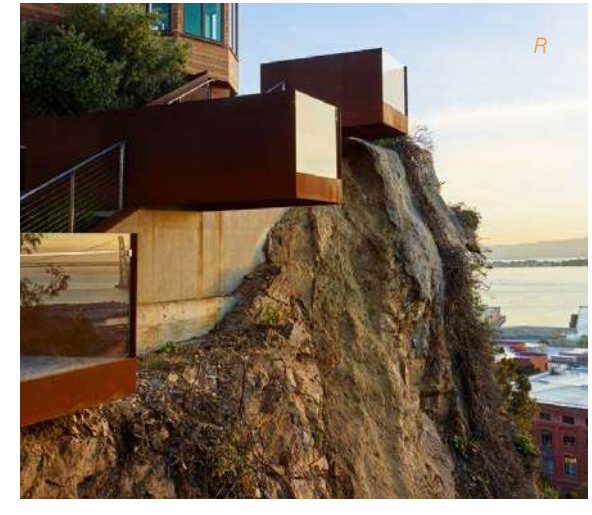
Building mass can frame special natural elements.



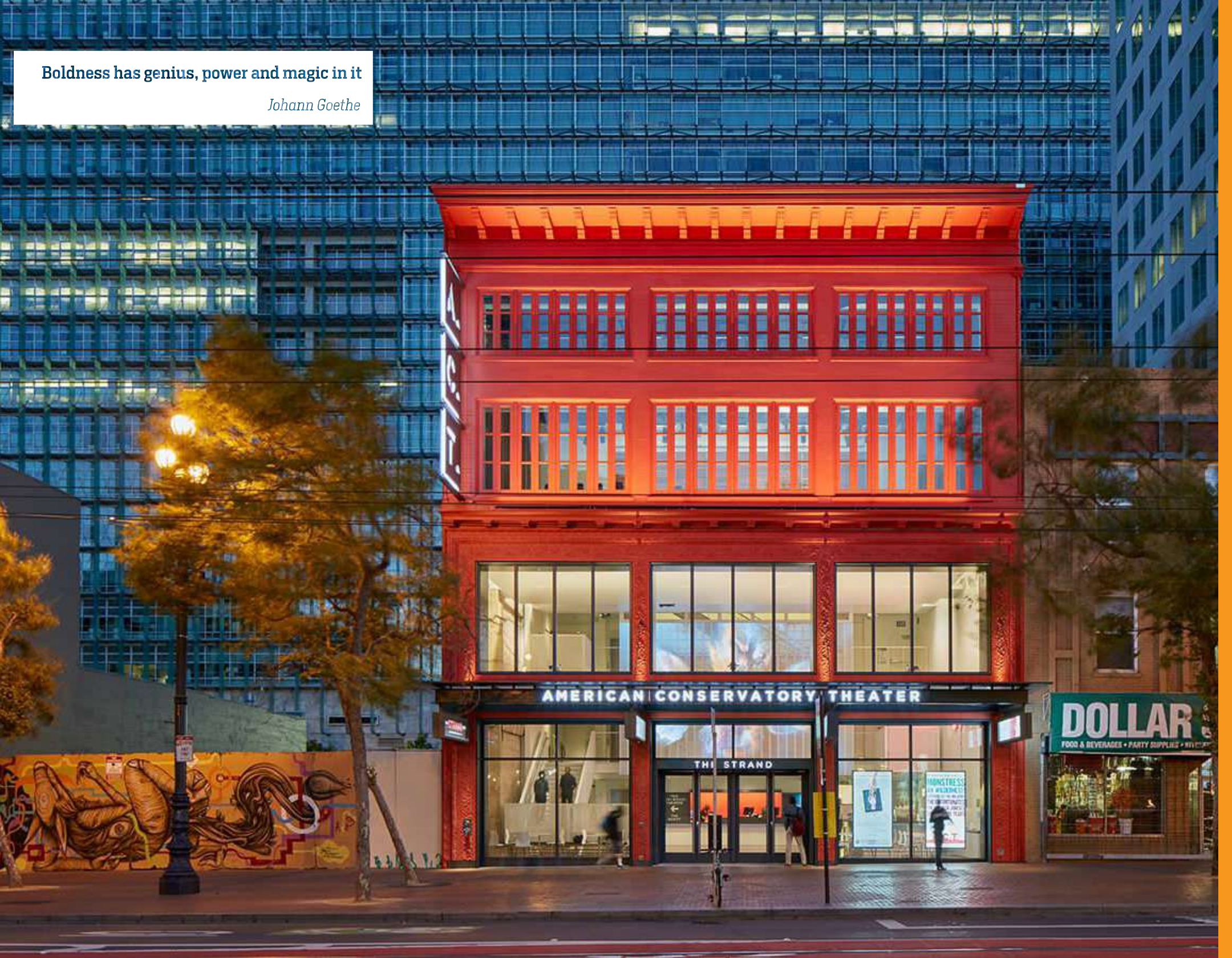
Reinforce existing topography and lot widths with building form.

Design can enhance the experience of natural elements including weather.

Orient interior uses to open into southern-exposed spaces.



Shape landscape and building form to express natural features and textures.



Boldness has genius, power and magic in it

Johann Goethe

A ARCHITECTURE

A1 Express a Clear Organizing Architectural Idea

A2 Modulate Buildings Vertically and Horizontally

A3 Harmonize Building Designs with Neighboring Scale and Materials

A4 Design Buildings from Multiple Vantage Points

A5 Shape the Roofs of Buildings

A6 Render Building Facades with Texture and Depth

A7 Coordinate Building Elements

A8 Design Active Building Fronts

A9 Employ Sustainable Principles and Practices in Building Design

Architecture

San Francisco has compelling architecture, not just because of individual buildings, but because they work together to form larger rhythms of urban fabric in a distinctive landscape. As cities change over time, the challenge is to allow this fabric to evolve so that contemporary expressions of architecture, culture, creativity, materials, and construction methods fold into historic ones without dramatic disruption. Great cities encourage this evolution and great buildings accept that they enter a place where they can both respectfully join their neighbors and express the values, technologies, and design sensibilities of their time.

Older buildings characterize city neighborhoods by contributing a richness of character, texture, and human scale—all established goals within the City's built environment values. New projects should reinforce or enhance the physical patterns of neighborhoods to support these goals and are encouraged to do so with their own voice. In areas with a defined visual character, new buildings may have a higher obligation to be compatible with the physical attributes and features of surrounding buildings.

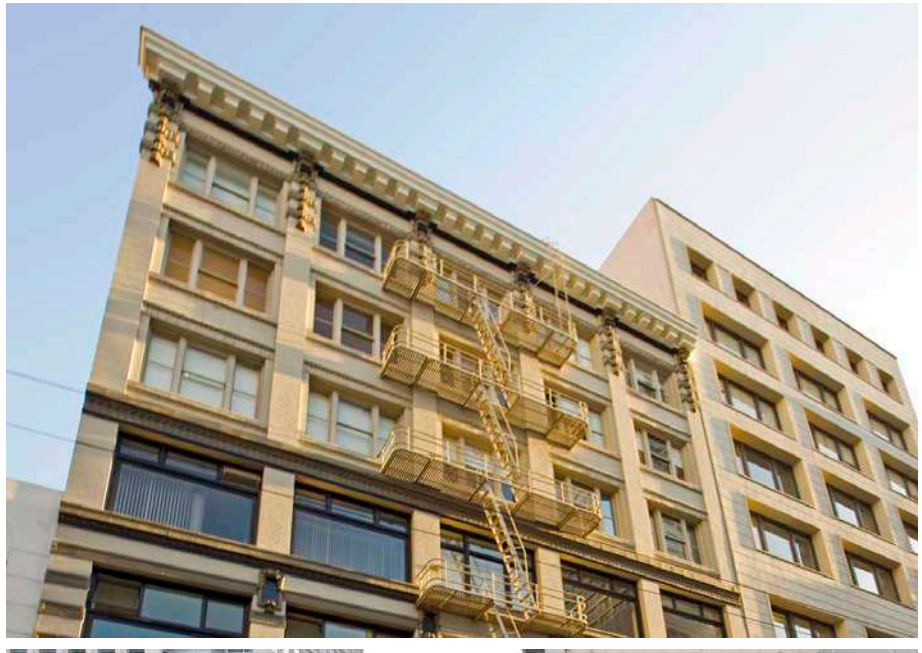
These guidelines are not intended to restrict a project's specific architectural system or materials, but to support contemporary expressions in which local patterns can be respectfully evoked.

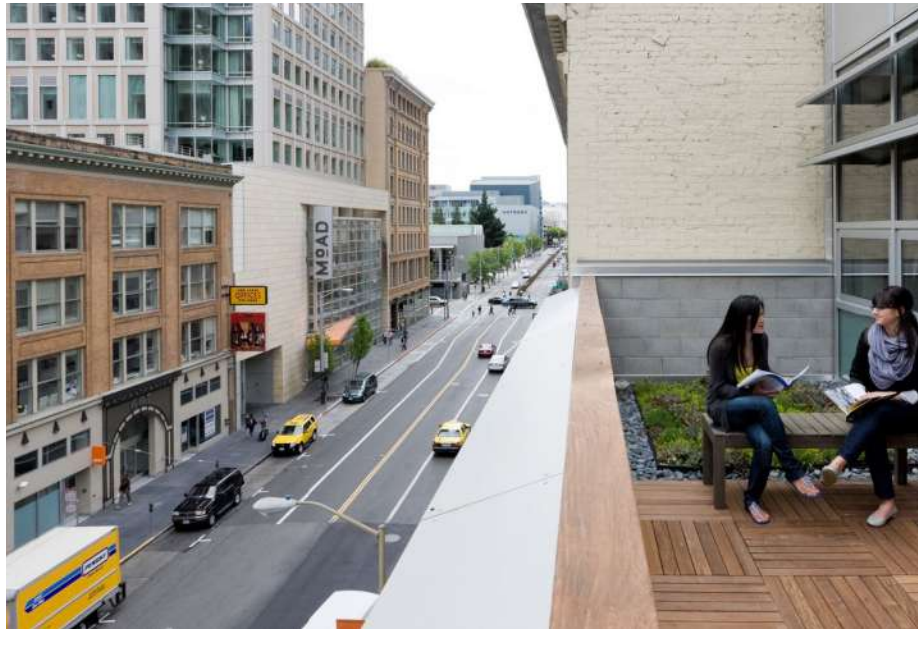
Rather than necessarily replicating historic treatments, shapes, and styles, new buildings are encouraged to respond to their context through their massing, siting, scale, proportions, facade design, material choice, and roof form. In addition to architectural elements, projects can also support neighboring context by extending or complementing use or programming, connecting to public space, supporting circulation patterns or spatial connections, or reflecting cultural influences within the neighborhood.

Through these types of responses, the City's environments can achieve a balance of variation with consistency and unexpected with familiarity.

In architecture it isn't enough to just have the right building that works well. It can also be beautiful. It can also be different. It can create surprise. And surprise is the main thing in a work of art.

Oscar Niemeyer





A city is not measured by its length and width, but by the broadness of its vision and height of its dreams

Herb Caen

A1 EXPRESS A CLEAR ORGANIZING ARCHITECTURAL IDEA

Whether originating in cultural meaning, pragmatic strategy, artistic vision, or neighborhood context, good architecture comes from design intention. Architecture that starts with a clear organizing idea, or parti, is more likely to convey meaning and withstand the whims of style.

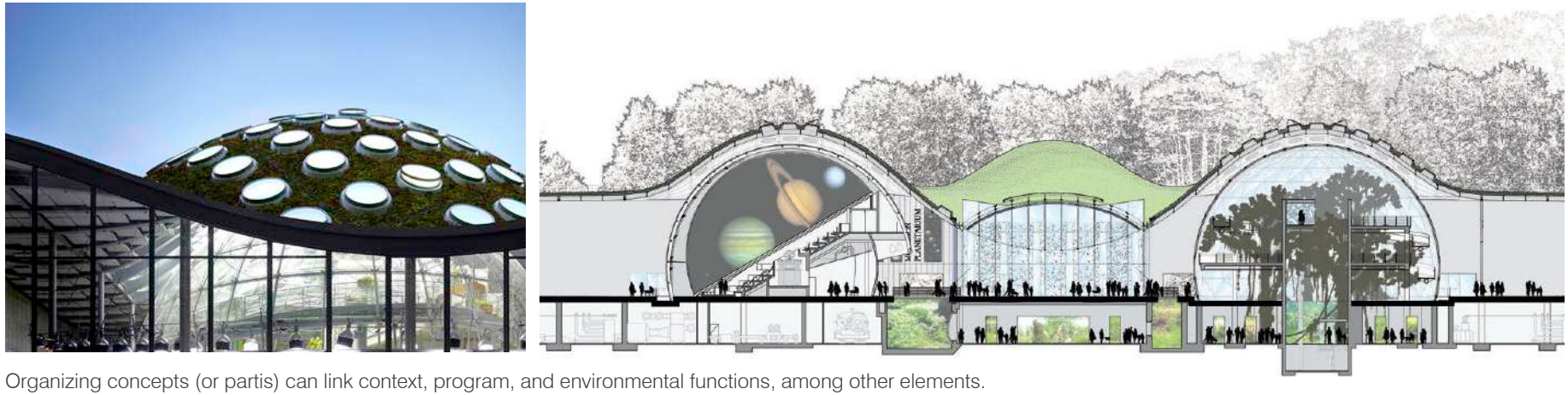
Buildings in an urban setting should respond to context and maintain their own compositional rigor and coherence.

- Make architectural concepts clear, compelling, and compatible with a site's context.
- Make architecture consistent to its own rules and logic.
- Develop details and select materials that are consistent with the overall architectural strategy and neighborhood compatibility.
- Express a spatial sequence or experience, material system, structural organization, hierarchy, or relationship to site or context through a parti.
- Provide a cohesive expression or composition of neighborhood compatible components.

Materials can support concepts at both volumetric and fine-grained levels.

Clear and coherent formal concepts can elevate utilitarian projects.

Reinterpretations of traditional elements can generate a clear organizing strategy.



Organizing concepts (or partis) can link context, program, and environmental functions, among other elements.

Concepts can structure the relationship between new and historic structures and highlight their best features.

Neighborhood patterns can help establish a cohesive system of architectural components.

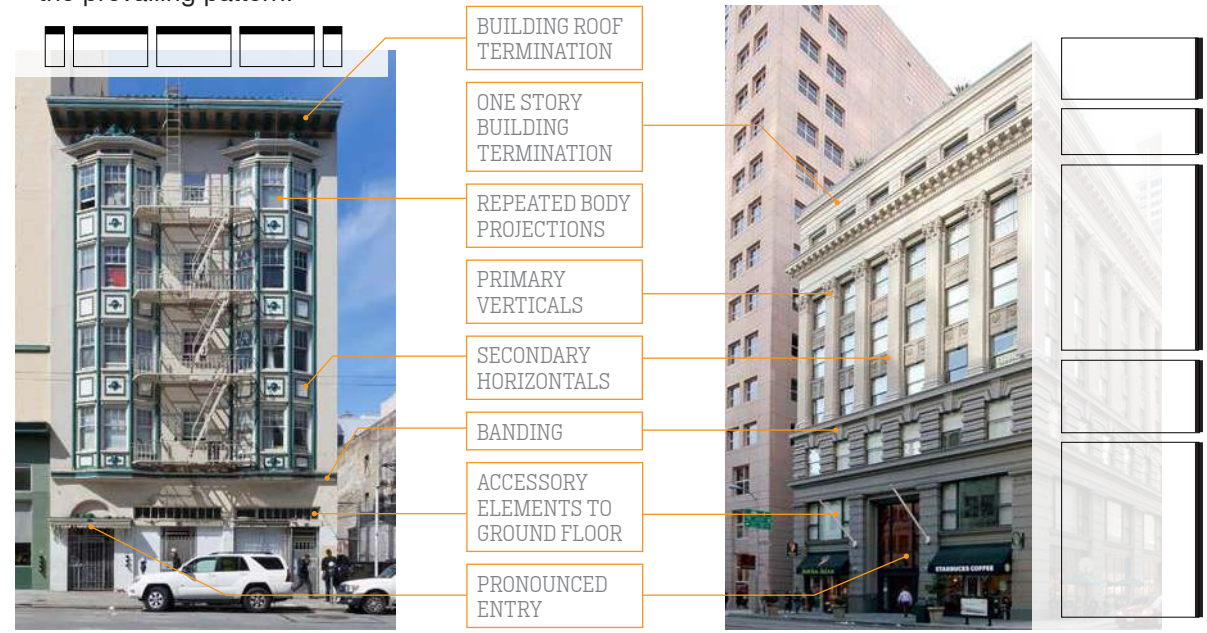
A2 MODULATE BUILDINGS VERTICALLY AND HORIZONTALLY

San Francisco is predominantly a city of narrow lots with vertically-oriented facades composed of bays and recesses. In many cases, buildings are horizontally composed of strongly defined and differentiated bases, bodies, and tops.

Buildings that relate to the city fabric and the human activity within them help unify the existing neighborhood experience and character.

- Reflect neighborhood-prevailing lot widths and proportion and size of architectural elements in the scaling and ordering of the proposed building.
- Sculpt massing to harmonize with the rhythm of adjacent buildings and add a human-scale. Adjacent buildings may include an entire block face and the block face across the street in mixed-character locations.
- Provide bays and balconies where found in the prevailing pattern.
- Use the internal building program or circulation to externally express different volumetric or facade elements.
- Utilize a hierarchy of scales within the overall values established in these guidelines if there is no consistent neighborhood pattern
- Proportion the scale, the amount of transparency, and the character of entrances at the ground floor to the type of uses and street interaction.

Structure can help establish a vertical or horizontal building rhythm.

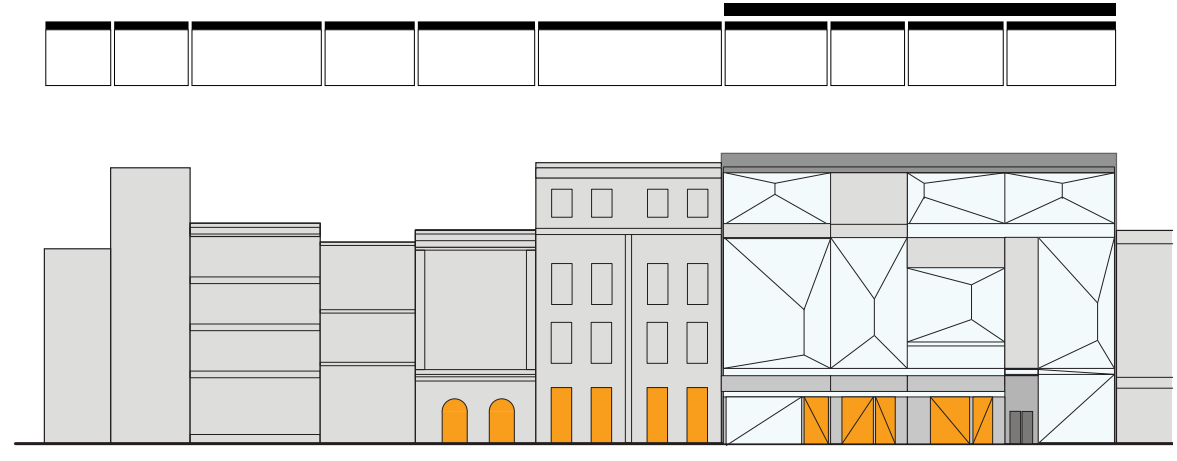


Traditional elements provide horizontal and vertical modulation. Consider meaningful adaptations for contemporary projects to address the same scale or rhythm of familiar inflections.

Consistent building and element heights and widths can help unify a variable streetwall.

Infill projects should reflect horizontal and vertical proportions with the adjacent streetwall pattern.

Breaking down a large facade can enhance a sense of residential scale.



Larger sites can support existing neighborhood geometries, proportions, and rhythms through modulation.

A3 HARMONIZE BUILDING DESIGNS WITH NEIGHBORING SCALE AND MATERIALS

New buildings should recognize and respond to existing patterns of scale, form, materials, and proportion to create continuity within a neighborhood and enhance San Francisco's appealing and walkable nature.

Building materials should resonate with San Francisco's soft and diffuse light quality created by its light colored buildings and the atmospheric effects of the bay. Strong contrast draws attention and importance to a building and should be reserved for public facilities.

- Either use common neighborhood material types or contemporary material strategies that complement neighborhood material characteristics.
- Balance light and transparent materials with solid, durable materials.
- Avoid or limit the use of dark and highly reflective materials. Large amounts of glazing may appear dark and reflective, particularly on cloudy days. Towers should be predominantly light in color.
- Use high-quality and durable primary materials such as stone, steel, masonry, and concrete for on all visible facades. High-grade wood may be appropriate on larger buildings in residential areas.
- Exhibit human-scaled detailing, components, and features.
- Use joints, panel patterns, and cladding attachments to reinforce a finer scale of material and expression.
- Consider the pattern of glazing, openings and material divisions on a building as a visual and three-dimensional fabric that demonstrates appropriate scale and clear ideas about the use of cladding or structural components.
- Respect neighboring fenestration patterns in the design of building facades through type, proportions, scales, and frequency.
- Employ the number and scale of planes and depths of walls found in the surrounding context to inform the planar variations in new development.

Neighborhood commercial areas typically express a strong residential character above the ground floor.

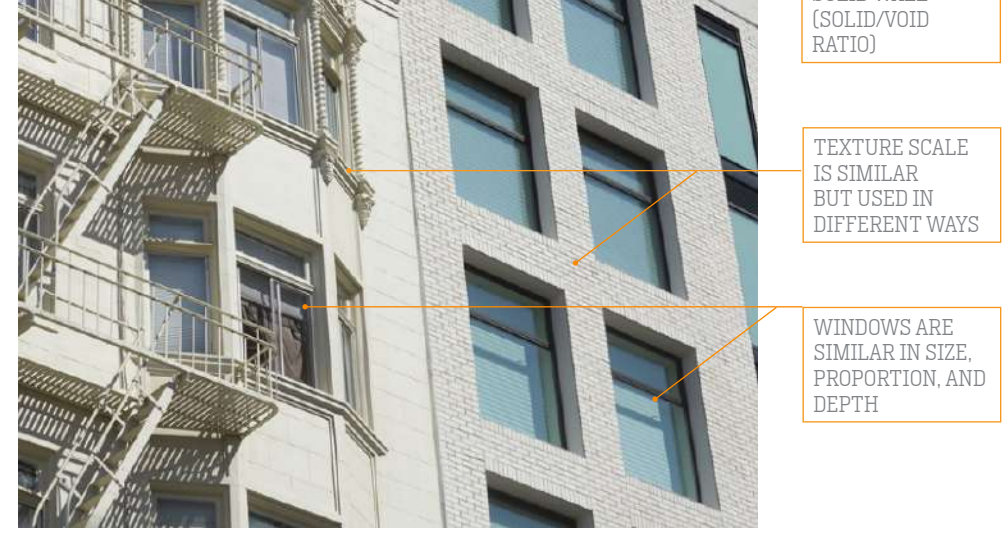
Window and doorway systems should be similar in proportion, scale, and amount to nearby structures.

Geometry relationships and use of similar materials can support compatibility in streetwalls.

Scale and texture similarities can allow differences in color or style.

Projects should both reflect context and be internally consistent.

Neighborhood commercial uses are often embeded within a residential context and should defer in character and scale.



Timeless, high-quality materials can both express different eras and harmonize a block streetwall.

A4 DESIGN BUILDINGS FROM MULTIPLE VANTAGE POINTS

Although street fronts of urban buildings are typically primary facades, buildings should, when seen from different distances and vantage points, reveal considered yet unexpected things. In a city of undulating hills, all visible facades and roofs are design opportunities.

Building projections can help frame the pedestrian experience.

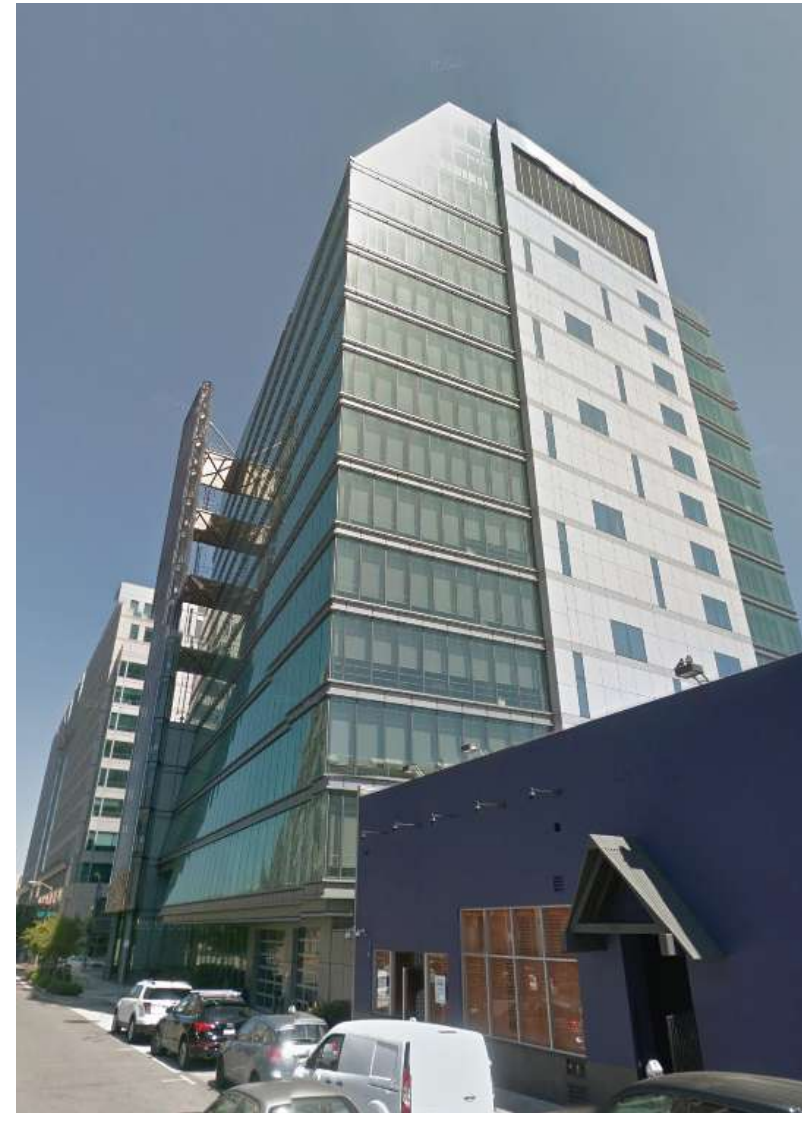
- Design all visible facades with similar effort and consideration as primary facades.
- Design all aspects of buildings, including the roofscape, to enhance views from above and at night.
- Minimize, combine, and integrate rooftop utilities into the overall building architecture.
- Decking and green/living roofs support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.
- Sculpt and articulate sidewalls that are likely to be significantly exposed.
- Architecturally screen roof top mechanical equipment.
- Sculpt towers to enhance the city skyline.

Upviewing is a common perspective from the sidewalk.

San Francisco hills offer overhead views of city buildings.

Tall buildings should contribute to the beauty of the skyline.

The bay window, a characteristic San Francisco feature, is often viewed from the side.



Design all sides of an exposed building envelope.

A5 SHAPE THE ROOFS OF BUILDINGS

Viewed from its many hills, San Francisco is a city of roofs. The shape that building roof terminations make with the sky can positively shape the street wall, reinforce the building's design intent, and contribute to the image of the city from a distance. Roofs may also provide amenities such as common or private open space.

Roofs should complete the composition of the building and streetwall and express their various functions.

- Sculpt roof forms to be cohesive and integral to the building's overall form and composition. Stories that project above the predominant heights along a blockface may want to be setback and rendered more simply to allow the primary front facade to complete the streetwall.
- Design roof forms to complement the rooflines of surrounding buildings.
- Shape rooflines in response to existing topography.
- Create an intentional facade termination and avoid glass railings at the top of building facades. Roof guardrails should be set back a minimum of 5' from primary wall planes and/or lot edges.
- A termination feature need not project from other facade features, but rather it should define the building's top. Non-projection examples include a recess, material fade, or taper. A building top may include the definiton of a full story.

Use a full top floor to articulate the top of a building facade.

Crenelation has historically been employed to mesh the building edge with the sky and the built with the natural.

Detail and depth on the top story can help terminate the building.

Skyline-defining elements help establish neighborhood character.

Roofing materials can help unify variable roofscapes.

The shape and location of roofs with clear delineations can create layers of history and scale.

A6 RENDER BUILDING FACADES WITH TEXTURE AND DEPTH

Facades composed of long expanses of homogenous surfaces create dull streetscapes that lack scale, visual interest, and character. Facades designed as three-dimensional ensembles create street walls that engage the eye and enhance the experience of the pedestrian. Manipulation of light and shadow render various scales and components of buildings more vividly.

- Avoid large expanses of undifferentiated blank surfaces. Simple changes of color or material in the same plane are rarely sufficient.
- Consider differentiating facade articulation between lower floors and upper floors.
- Evolve the specific character of relief for a building or ensemble from the overall architectural idea.
- Texture buildings by adding deep relief including punched openings in scale with adjacent facade systems.
- Compose window patterns that correspond to programmatic needs.
- Vary the heights and widths of facade features, and articulate forms with materials.
- Respond to the ornamental scale of adjacent buildings. Historic features may be reinterpreted but should be identifiable as from their own era. Avoid cursory historicism and facade elements that mimic neighbors.
- Consider a rhythm of horizontal and vertical elements, such as bay windows, cornices, belt courses, window moldings, balconies, etc.
- Design curtain walls that modulate the facade and provide scale and three-dimensional texture.
- Consider externalizing structure to help modulate a long or tall facade.

Ornament at the tops of buildings helps to add visual interest and expression.

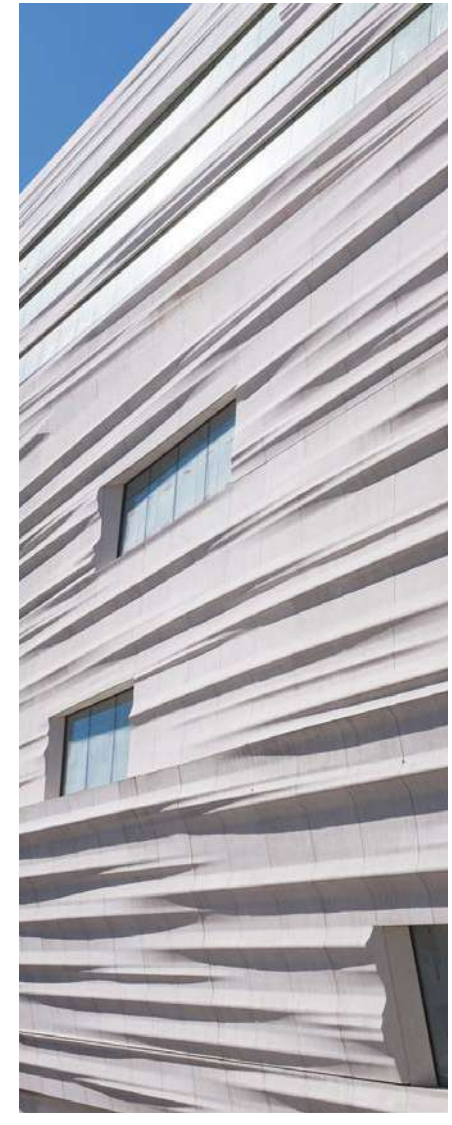
Form and materials can work together at different scales of detail and variability.

Add smaller, human-scaled features at the ground where they can be easily seen.

Fine-grained architectural detail help to enliven the streetwall.

Artful ornamentation brings delight and a human-scale to facades.

Depth and detail can be invitational.



Dimensional variation can create texture in facades.

A7 COORDINATE BUILDING ELEMENTS

Signage, lighting, canopies and other finer-grained architectural elements provide additional means of animating and harmonizing a project with its environment.

Signage and lighting, when compositionally integrated, can convey information, impart a human-scale, and enhance the public realm.

Lighting should contribute to the public realm and highlight significant features while being careful not to disrupt neighbors or dominate the night sky.

Coordinated lighting, signage, sunshading, storefronts, and canopies enliven buildings.

- Use lighting to highlight significant building features but do not over-light buildings nor project light into the sky. Employ sustainable or "dark sky" measures to reduce illumination when not needed or visible.
- Lighting or excessive rear or side glazing should not be placed in a manner that will disturb neighbors, especially in residential districts.
- Design lighting to reinforce pedestrian comfort at the ground level.
- Control the intensity of building and signage lighting and allow for dimming and color variation.
- Orient and size signs to the pedestrian scale, and so as to not overwhelm the building facade.
- Design building signs to reflect the type and sensibility of their use. Consider marquees where programmatically appropriate.
- Design signs and canopies appropriately to illustrate the hierarchy of entrances and information along facades where there are many elements or uses.
- Railings for stairs and upper level terraces should be either setback from the edge of the building or designed as thoughtful extensions of the architecture that terminate the structure top.
- While separate from the building design, art can be placed to focus attention to aspects of the site or building orientation.
- Note that the underside of balconies and soffits should also be integrated into the overall building palette.

Lighting can accentuate form and building tops.

Coordinated scales of retail space, architectural details, and signage contribute to the identity of neighborhoods.

Materials, lighting, modulation, and guardrails can mutually reinforce an architectural idea.

Signage can be inventively incorporated as a facade element.

Retractable canopies and moveable furnishings express more day-to-day active use and stewardship of the sidewalk.

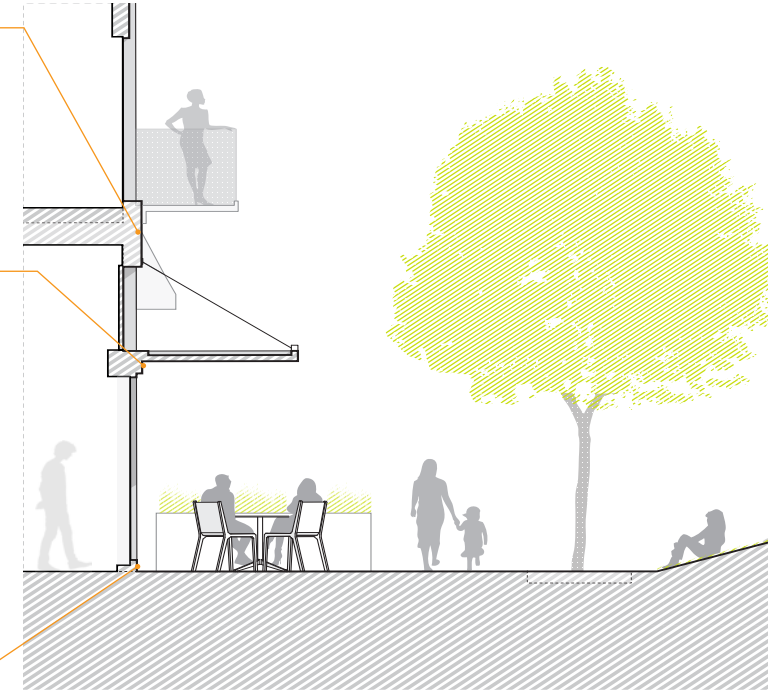
A8 DESIGN ACTIVE BUILDING FRONTS

Buildings that provide an active and transparent interface between their interior uses and the street support well-being and safety through natural surveillance.Ground floors with residential stoops, setbacks, retail, lobby entrances, and upper levels with balconies create an engaging, human-scale street experience.

Retail, second-floor balconies, open space, and lobbies can work together to animate frontage

- Design the base of the building to foster positive activity. Orient and integrate courts, entries, lobbies, large windows and balconies to face streets, public parks, plazas and open spaces to provide more opportunity for safety and interaction.
- Consider how the rhythm of the streetwall and level of detail at the ground floor correspond to walking speed.
- Locate main building entries on the main street. Design entrance lobbies to create a gracious transition between the street and interior – wide, high, and set back enough to clearly signal 'entrance.' Incorporate overhead projections and landscaping. Building entrances should be celebrated and more significant than garage entrances.
- Locate mailboxes and other facilities used daily in residential building lobbies to increase their pedestrian activity.
- Provide ground floor residential dwellings with appropriate transition space between street and sidewalk per the Department's Guidelines for Ground Floor Residential Design. Minimize the height and opacity of front screens, fences, railings and gates. Make defensible and useful space outside individual apartments.
- Avoid or minimize expansive blank and blind walls at the ground floor.
- Include operable windows and seating to help animate a building.
- Match the scale and openness of the ground floor to the scale and role of the street it faces. Maintain the prevailing pattern of floor to ceiling height at the ground floor retail space.
- Provide upper story balconies where appropriate to allow interface between private and public space.
- Maximize transparency of ground floor commercial facades, but avoid continuous, floor to ceiling glazing. Use or re-interpret traditional storefront elements.
- Develop and express programmatic relationships between inside and outside. Use furniture, displays, signage, and landscaping to help animate the building edge and sidewalk.
- Minimize frontages devoted to utilities, storage, services and parking access, and integrate with the overall articulation and fenestration of the facade. Where possible, locate trash rooms below grade, place transformers in sub-sidewalk vaults or at the interior of the site, and combine loading with vehicular access to minimize curb cuts. Enclose all utility appurtenances.
- Distinguish commercial entrances from residential entrances through integrated signage, changes in materials and colors, or by elevating the residential entry.
- Avoid long frontages without active entries. Widths between entrances should fit a common neighborhood pattern.

Storefront elements bring human-scaled features to the street.



Balconies can help upper stories connect to the public realm.

Furnishings and openings can connect interior and exterior uses.

Building entrances can activate the public realm.

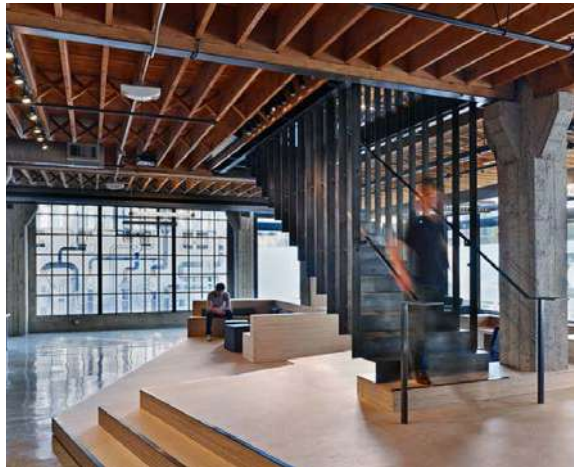
A9 EMPLOY SUSTAINABLE PRINCIPLES AND PRACTICES IN BUILDING DESIGN

Thoughtful building design practices can reduce the negative impact of construction on the environment.

By choosing building materials and systems that help conserve resources and reduce carbon emissions, new projects can better support the health of natural systems.

See the San Francisco Better Roofs Ordinance.

- Use building materials that are made of recycled or renewable resources and/or from local sources.
- Employ passive solar design in facade configurations, treatments, and materials.
- Design wall and roof fenestration to enhance natural lighting without negatively impacting interior comfort.
- Create daylit living and working environments to not only reduce energy use, but to connect people to the natural cycle of day and night.
- Provide natural ventilation to reduce energy use and allow access to air flow.
- Exceed energy performance requirements for the building envelope by employing supportive passive design strategies and high-performance building components.
- Create inviting circulation to reduce reliance on elevator and escalator use.
- Reuse existing structures to reduce the use of natural resources.
- Provide systems that reduce water use.
- Design roofs and/or walls to generate renewable energy.
- Design roofs and/or walls to provide habitat-supportive vegetation.



Select recycled or renewable materials or structures when possible.

Provide easy access to bicycle parking to encourage their use.

Built surfaces can foster habitat-supportive vegetation.

Inviting stairs encourages walking rather than taking the elevator.

Light shelves help protect interiors from heat gain while bringing daylight into interior space.

Use unprogrammed surfaces for energy generation or water collection.

Reuse existing buildings and clerestory daylighting to reduce resource and energy use.

Create daylight working areas to encourage connection to natural cycles and reduce energy use.

Money lives in New York. Power sits in Washington. Freedom sips cappuccino in a sidewalk café in San Francisco.

Joe Flower

P PUBLIC REALM

P1 Design Public Open Spaces to Connect with and Complement the Streetscape

P2 Locate and Design Open Spaces to Maximize Physical Comfort and Visual Access

P3 Express Neighborhood Character in Open Space Designs

P4 Support Public Transportation and Bicycling

P5 Design Sidewalks to Enhance the Pedestrian Experience

P6 Program Public Open Spaces to Encourage Social Activity, Play, and Rest

P7 Integrate Sustainable Practices into the Landscape

Public Realm

San Francisco's public realm is a network of open spaces that consists of parks, parklets, plazas, sidewalks, streets, alleys, and privately-owned public open spaces (POPOS). The city's landmark parks and plazas host community, political, and recreational events; its finer-grained urban spaces support more local activities; and its streetscapes nurture everyday life. Together they build and support the public experience, express the identity of individual neighborhoods, and foster the complexity of the city.

This section addresses the three primary contributions of private development to the public realm: streetscape, POPOS, and building frontages.

San Francisco is a transit-first city and its design of streetscapes should encourage walking, bicycling, and the use of public transportation. The Better Streets Plan supports pedestrian safety, sustainability, accessibility, use of public transit, and the development of beautiful places for people. The Better Streets Plan has a specific range of options, including details, types of street furniture, paving materials, and planting.

POPOS also supports pedestrians by providing access to natural light and air, activities that link people to each other, a respite from the day to day routine, and extensions of interior activities. A POPOS should be responsive to local community or neighborhood culture or recreational needs, reflective of local design character, and inviting to all. All urban open spaces should be compatible with or support habitat, natural systems, and cultural history.

Buildings adjacent to streets, alleys, sidewalks, paths, and open spaces should reinforce the fabric of vibrant and walkable neighborhoods. Street facing facades should contribute to vibrant and inviting sidewalks. Similarly, urban open spaces work best when engaged with and connected to active building frontages.

> Identity is the extent to which a person can recognize a place or recall a place as being distinct from other places – as having a vivid, or unique, or at least a particular, character of its own.
>
> *Kevin Lynch*

Cities have the ability of providing something for everybody, only because and only when they are created by everybody

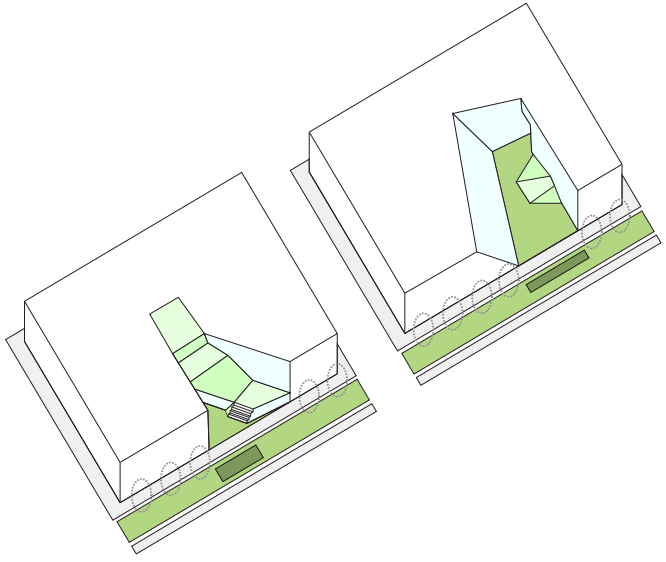
Jane Jacobs

P1 DESIGN PUBLIC OPEN SPACES TO CONNECT WITH AND COMPLEMENT THE STREETSCAPE

Publicly-accessible open spaces are most welcoming to all when they act as extensions of sidewalks.

Open spaces provide relief and rhythm to the urban experience when thoughtfully incorporated with neighboring uses.

Design and quality of open space is more important than size.



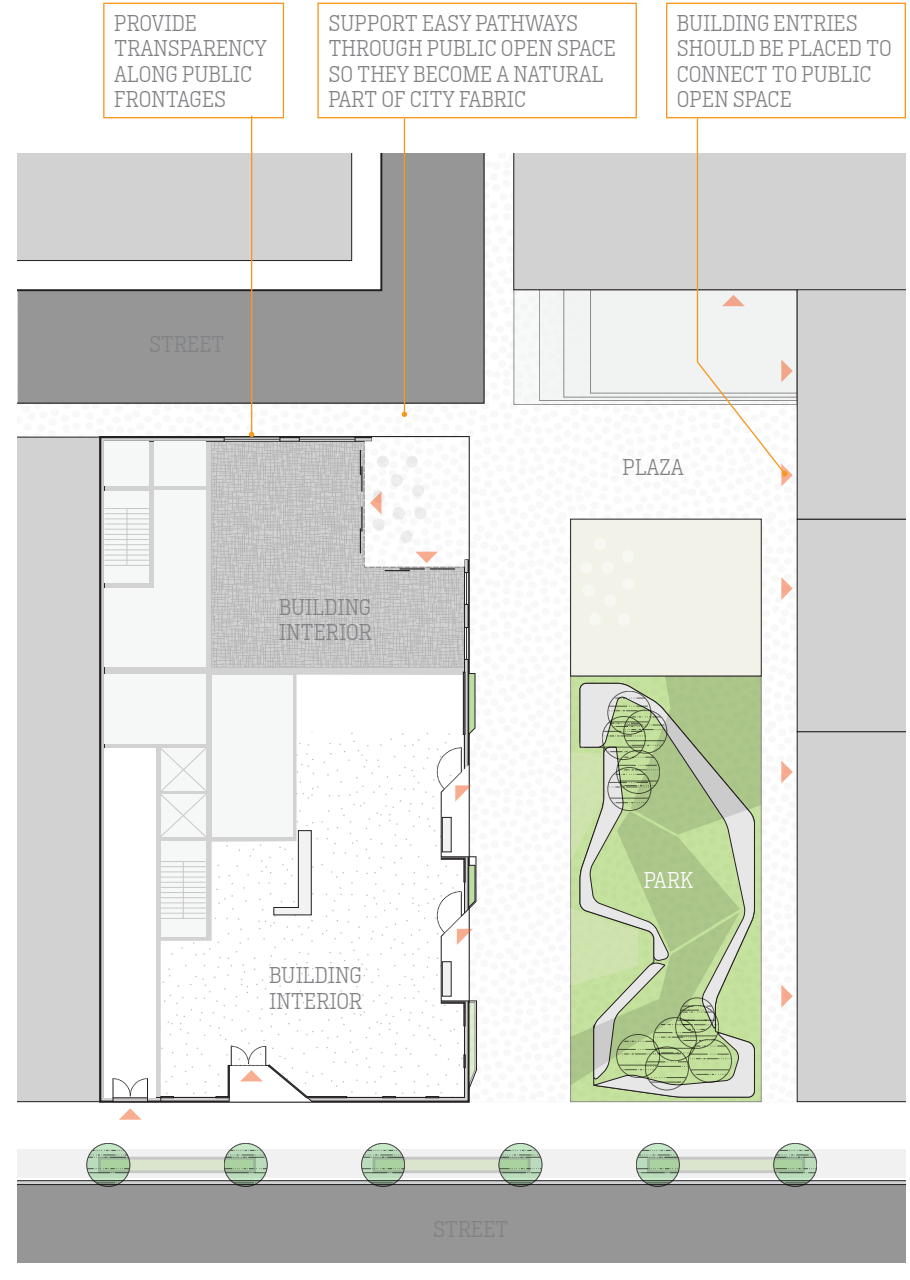
Courtyards connected at the level of the street support sidewalk activity.

- Locate open spaces so they are physically and visually accessible from the sidewalk.
- Provide open spaces at the ground level and adjacent to the sidewalk.
- Program public space to support adjacent interior uses.
- Access to rooftop public open spaces should be evident and as welcoming as possible.
- Avoid designs that appear to privatize public open space or elements.
- Align or coordinate doorways with public pathways wherever possible.
- Locate public open space to connect to existing or planned open space networks.
- Connect interior public spaces to the sidewalk as directly and overtly as possible without security or other design elements that promote exclusivity.
- Public open space should be open during typical hours of neighborhood activity, including weekends.
- While public open space may be closed at off-hours, design security barriers to be invisible and unobtrusive when the space is open and comfortable and visually contributory when closed.
- Integrate windows, courtyards, balconies, and wind breaks adjacent to plazas and gathering spaces to provide more opportunity for human interaction and connection between inside and outside uses.
- Define larger open spaces with smaller spaces to encourage different uses or activities.

Plazas surrounded by active building uses mutually support each other.

Open spaces can extend from the public sidewalk.

Courtyards can be effective public space if they are open and directly connected to the public realm.



Access to many entries, buildings, and public rights-of-way helps encourage natural pedestrian flow and safety.

P2 LOCATE AND DESIGN OPEN SPACES TO MAXIMIZE PHYSICAL COMFORT AND VISUAL ACCESS

San Francisco's generally mild microclimates, tempered by westerly ocean wind and fog, provide opportunities in the design of its open space.

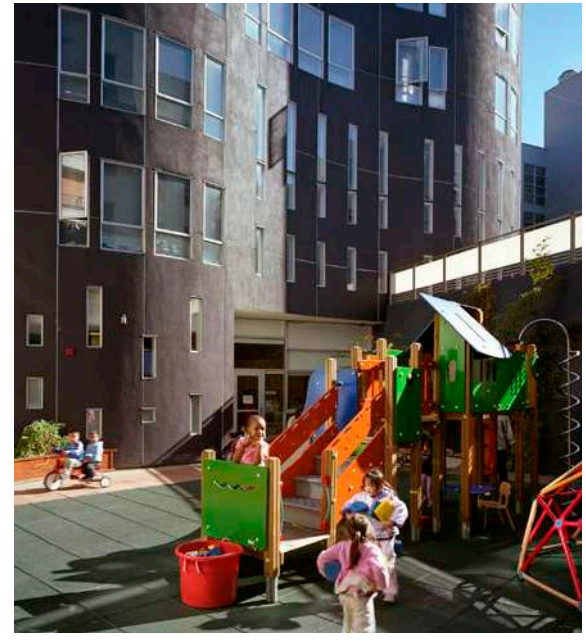
Protection from the elements, a variety of amenities, and many access points enable and encourage people to use and enjoy an outdoor space.

Sightlines can help people be aware of their surroundings and feel at ease in public open spaces.

- Orient and design publicly accessible open space to maximize physical comfort. Consider solar orientation, exposure, shading, shadowing, noise, and wind.
- Design seating for casual gathering in both sunny and shaded locations and in both quiet and active zones where possible.
- Consider how orientation and visual connection may support an individual's perception of personal safety.
- Consider the change in season and solar angles when designing open spaces for light, weather protection, or shade.
- Use landscape, structures, and buildings to define spaces while, at the same time, provide visual access to encourage their use and enhance safety.
- Provide different scales of space when possible.
- Consider San Francisco's unique microclimates when developing a space's intended program.

Locate foliage and seating to offer both shade and wind protection.

Provide appropriate lighting and sightlines for evening access.



Connect sightlines from windows to open space activities.

Offer a range of seating and activity options.

Create a variety of sun, shade, and lit areas.

Use landscape and architectural components to form different scales of space.

P3 EXPRESS NEIGHBORHOOD CHARACTER IN OPEN SPACE DESIGNS

The public realm of every neighborhood should serve and express its unique character and culture.

Open spaces should be inclusive, interactive, and accessible.

- Consider neighborhood needs in programming and arranging spaces and amenities that support distinct and neighborhood activities and events.
- Find specific qualities of open space or landscape that express the culture or history of the community.
- Provide places that support positive and spontaneous activities or events.
- Engage local residents, businesses, and cultural leaders to design and program activities and events.
- Respect neighborhood patterns of materials and public space.
- Provide dedicated spaces for children's play and separate spaces for dogs.
- Incorporate art, murals, and local artifacts as key public features, located with attention to visibility and educational opportunities.

Simple changes can mark specific places.

Parklets are temporary programmed uses of a public parking space that can express a neighborhood use.

Local initiatives create unique places and foster stewardship.

Materials and textures can both support expression and play.

Architectural elements in open space can help express neighborhood identity.

P4 SUPPORT PUBLIC TRANSPORTATION AND BICYCLING

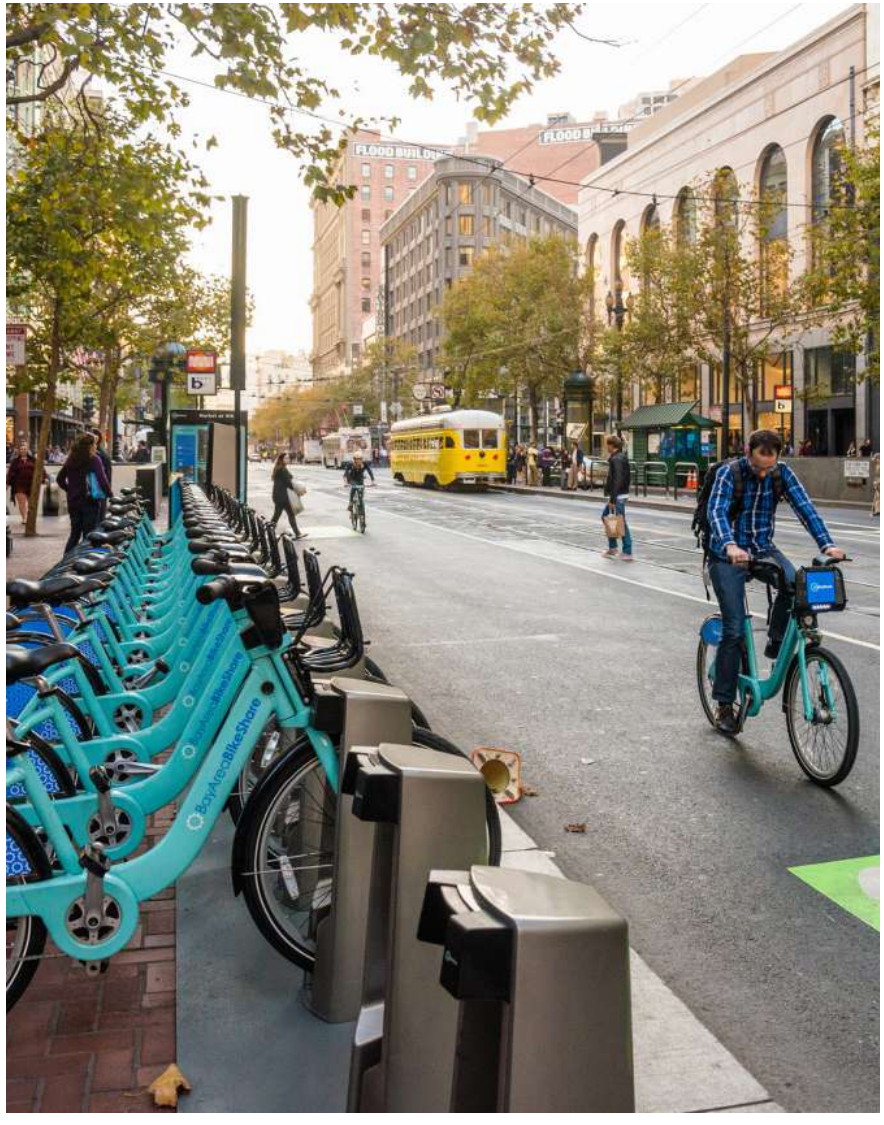
Locating bike parking close to building, open spaces, entrances at grade—especially when combined with amenities including bike repair or sales or other commercial activities—facilitates bike use, reduces the need for automobile parking, and augments an active street life.

Protected seating and active street life encourages transit use. For more detailed requirements and examples, see the San Francisco Better Streets Plan.

Innovative design can safely enhance the relationship between pedestrians and transit.

- Provide bike racks at access points to open spaces and buildings.
- Organize uses and connections on the ground level to support the types of travel modes that are available. Locate and orient retail and other commercial entrances towards transit options wherever possible.
- Reduce or eliminate off-street parking in transit-rich locales.
- Provide broader sidewalks, weather-protected seating, and real-time scheduling for transit users at bus stop locations.
- Minimize automobile access conflicts with pedestrians and cyclists.
- Locate bike racks near building entrances and other areas of activity to maximize visibility and convenience.
- Consider amenities for electric and room for larger-sized bicycles.

Locate bicycle parking near pedestrian entrances and access points. Provide racks in an orientation so that cargo bikes can also fit without interrupting pedestrians.



Make space for bicycle sharing hubs at transit and activity rich areas of the city.

Provide outdoor uses near transit stops.

Provide bicycle parking and seating near transit stops.

P5 DESIGN SIDEWALKS TO ENHANCE THE PEDESTRIAN EXPERIENCE

A well-designed pedestrian environment increases walking, the success of the neighborhood, and overall comfort and safety.

Sidewalk design helps to connect the public realm to ground floor activities.

For more detailed requirements and examples, see the San Francisco Better Streets Plan.

- Locate exterior uses and amenities to support and connect to interior activities.
- Design the furnishing zone as a buffer between the sidewalk and roadway.
- Sidewalk elements should be scaled according to their context, including the intensity of activity, building heights, and noise.
- Coordinate building elements such as furnishings, lighting, overhangs, storefronts, and signage to create an engaging sidewalk space.
- Locate bicycle racks and seating near building entrances and open spaces.
- Minimize conflicts between pedestrians and automobiles by locating building entrances away from curb cuts.
- Align trees and other sidewalk landscape features to provide a direct and continuous path of travel.
- Size tree wells and planters to support healthy trees and increased foliage. Consider permeable paving wherever possible to reduce water flow during heavy rain.
- Integrate pedestrian lighting into the composition of architecture and open space design.

Parklets offer public space that can support sidewalk activity.

Extended sidewalks add usable public space.

Building frontages and buffers work together to frame sidewalk space.

Exterior seating supports interior uses.

Foliage can help create the edge of pedestrian areas.

Add storefront-adjacent elements where feasible.

P6 DESIGN PUBLIC OPEN SPACES TO ENCOURAGE SOCIAL ACTIVITY, PLAY, AND REST

Design places for people of all ages, abilities, and backgrounds to maximize use.

Furnishing open space to accommodate social, recreational, or restful activities ensures activity and engagement.

- Design spaces for specific and flexible uses. Programming and design should be considered in the context of neighborhood uses.
- Consider maintenance and stewardship in development of uses and features.
- Include spaces for programmed events and performance where appropriate.
- Use planters, ledges, and low walls to provide places for people to view, socialize, and rest.
- Consider site factors such as circulation and adjacent uses when selecting and placing temporary or permanent art.
- Provide individual and group recreational amenities to encourage physical activity, including courts or game boards. Consult with neighbors for area-specific options.
- Include seating and tables in a variety of ways for people to sit alone, in pairs, and in small or large groups.
- Place art to engage people and enhance the open space and architecture. Consider art that interprets a natural or cultural story.
- Provide play areas for a variety of ages and groups. Design landscape with opportunities for immersive experiences of nature and varied, challenging, and stimulating play elements.
- Include convenience establishments such as food, flower, or news stands and kiosks with amenities such as charging stations, water fountains, etc.
- Integrate art, lighting, paving, seating, planting, building materials, entries, and windows to provide human-scaled elements.

Playground elements can be added in smaller spaces.

Play can be inventively included in design elements in public space.

People can use spaces differently by season.

Flexible and stepped seating helps activate public spaces.

Encourage the exploration of nature or natural elements in public environments

Recreational elements can help define space.

Coordinate seating, planting, and building entries to create areas for groups and individuals.

P7 INTEGRATE SUSTAINABLE PRACTICES INTO THE LANDSCAPE

Sustainable and habitat-friendly landscaping and other green infrastructure features can promote local biodiversity, water, and energy conservation, as well as provide a unique, more natural experience for the public the urban environment.

Landscape elements along sidewalks offer shade, a rhythm or walking cadence, texture and finer-grained scale, a sense of street enclosure, and a soft buffer from traffic.

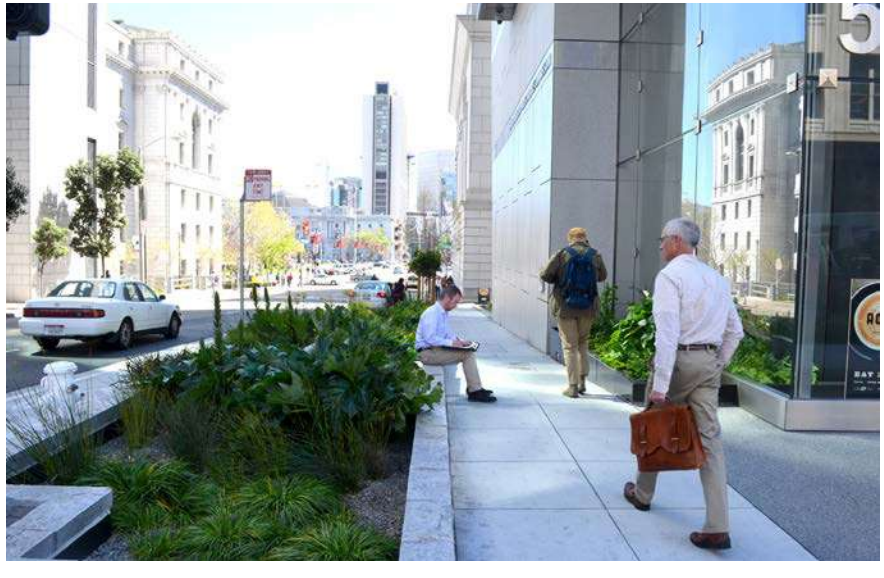
Plantings can enhance the change in season.

- Include materials and natural features that conserve and promote wildlife habitat and local biodiversity.
- Use trees to provide shade and buffer from wind or exposure.
- Extend or enhance existing tree planting patterns to define public space.
- Select trees species to be compatible with the local microclimate and support habitat.
- Plant trees in rows to define an edge, in groves to define a specific area, or as individuals to offer a special place to gather.
- Use native or drought resistant plantings.
- Use permeable paving and below-grade infrastructure to capture storm-water and improve the health of street trees. Trees and vegetation thrive in larger soil wells or trenches because they develop root systems more naturally and gain better access to replenishing water.
- Use front setbacks to accommodate landscaping where sidewalk space prevents landscaping or tree planting.
- Consider using recycled permeable and/or concrete paving for curbs or benches to contain new planting. Reuse site or construction materials wherever possible.

Provide native or drought-resistant plantings.

Support agricultural uses in open space.

Provide trees and foliage in public space, especially otherwise unused.



Sidewalk features can contribute to the enjoyment of public space as well as provide water reclamation infrastructure.

Street trees help shade buildings and reduce solar heat gain.

Photo Credits

Photographer or firm listed by page, clockwise from top left. All diagrams, except where credited under A1, were drawn by SF Planning.

	LEFT-HAND PAGE		
Cover Contents Application of the Guidelines	Henrik Kam	Natoma Architects	Bruce Damonte
Site design frontice			
Site Design Introduction	SF Planning; Maia Small		
S1	Lottie Kendall	BrokenSphere / Wikimedia Commons	
S2	TheSomewhere.com	SF Planning; Maia Small	SF Planning; Maia Small
S3	gocurrycracker.com		
S4	SF Planning	luvtoexplore.blogspot.com	SF Planning; Maia Small
S5	SF Planning; Maia Small		
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Architecture frontice	Bruce Damonte		
Architecture Introduction			
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A4	SF Planning	Fougeron Architecture	Rien van Rijthoven
A5	SF Planning	Tim Griffith	
A6	SF Planning; Maia Small	Fougeron Architecture	SF Planning; Maia Small
A7	Wilson Meany	Tim Griffith/Polytech	
A8	Pyatok		
A9	Bruce Damonte	Bruce Damonte	SF Planning
Public Realm frontice	6MintPlaza.com		
Public Realm Introduction			
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P4	Bruce Damonte	Hood Design Studio	
P5	Tim Griffith	Castro CBD	
P6	Erica Marquez	James Young	Union Square Ice Rink via SFMTA
P7	Rae Van Heirseele	Katherine Gustafson	

	RIGHT-HAND PAGE				
Cover					
Contents	Iwan Bahn	Natoma Architects	SF Planning; Maia Small		
Application of the Guidelines	See A2				
Site design frontice					
Site Design Introduction	Unknown	SF Planning; Maia Small			
S1	SF MUNI	Malcolm Czopinski	Matthew Millman		
S2	SF Planning; Maia Small	SF Planning; Maia Small	SF Planning; Maia Small	Google Maps	SFP: Maia Small
S3	Google Maps	SF Planning; Maia Small	Bruce Damonte	Craig Hudson, The Chronicle	
S4	Guliolopez / Wikimedia Commons	Tim Farmer	SF Planning; Maia Small	SF Planning; Maia Small	
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S6	Kendra Aronson.	Matthew Millman	Bruce Damonte		
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S8	Andrea Cochran	Bruce Damonte	SFARMLS	Bruce Damonte	SurfaceDesign
Architecture frontice					
Architecture Introduction	Land8	Bruce Damonte	Creative Commons/Flickr/Thomas Hawk	SPUR	
A1	California Academy of Sciences	RPBW	Wikimedia Commons; Sanfranman59	Martin Building Company	
A2	Bruce Damonte	Iwan Bahn	SF Planning; Maia Small	Leddy Maytum Stacy	
A3	Google Maps	Bruce Damonte	Leddy Maytum Stacy	SF Planning; Maia Small	
A4	SF Planning; Maia Small	Google Maps	SF Planning		
A5	SF Planning	skyscraperPage.com; Commandant	Matthew Millman	SF Planning	
A6	SF Planning; Maia Small	SF Planning; Maia Small	Henrik Kam	Doug Dun	
A7	SF Planning; Maia Small	David Wakely	SF Planning; Maia Small	SF Planning; Maia Small	Bruce Damonte
A8	Campfire Gallery	SF Planning	SF Planning	SF Planning: Andrew Doyle	
A9	Bruce Damonte	Bruce Damonte	Bruce Damonte	Bruce Damonte	Marion Brenner
Public Realm frontice					
Public Realm Introduction	Paul Churcher				
P1	Christine Ting	SF Planning; Maia Small			
P2	SF Planning	CMG Landscape Architecture	Ron W. on yelp.com		
P3	indybay.org	calebinthecity.wordpress.com	David Yu/Flickr		
P4	Sergio Daniel Ruiz	Castro CDB	César Rubio		
P5	SF Planning	Chris Rochelle	bittenbythetravelbug.com	shenanigreat	
P6	Jenn Chen	Damien Raffa	Damien Raffa	SF Planning	Dennis Anderson
P7	Matthew Millman	Chris Carlsson	SF Planning; Maia Small	Living Machine Systems	

San Francisco Planning

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415.558.6409**
WEB: **http://www.sfplanning.org**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

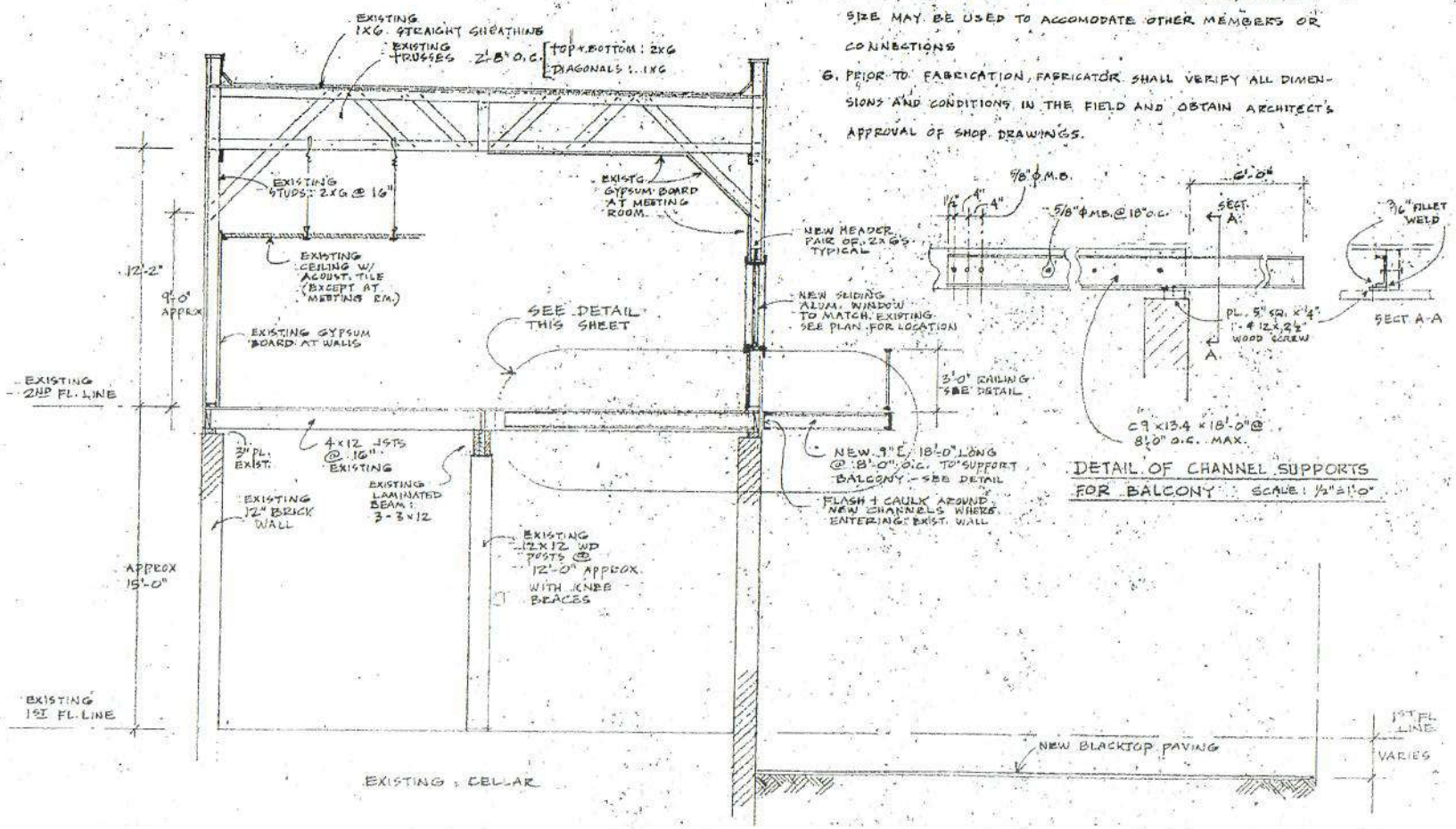
TEL: **415.558.6377**

Planning staff are available by phone and at the PIC counter.
No appointment is necessary.

EXHIBIT 7

NOTES: All exterior metal parts to be galvanized.

1. ALL WORK SHALL CONFORM TO SAN FRANCISCO BLDG. CODE
2. STEEL SHALL BE ASTM A-36; CONCRETE 2500 PSI AT 28 DAYS
3. WELDING SHALL BE DONE BY CERTIFIED WELDER ONLY
4. STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS SHOWING ALL DETAILS INCLUDING HANDRAILS, STAR LANDINGS, STEPS AND ALL CONNECTIONS
5. STRINGERS CALLED FOR ARE REQUIRED MINIMUM; LARGER SIZE MAY BE USED TO ACCOMODATE OTHER MEMBERS OR CONNECTIONS
6. PRIOR TO FABRICATION, FABRICATOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND OBTAIN ARCHITECT'S APPROVAL OF SHOP DRAWINGS.

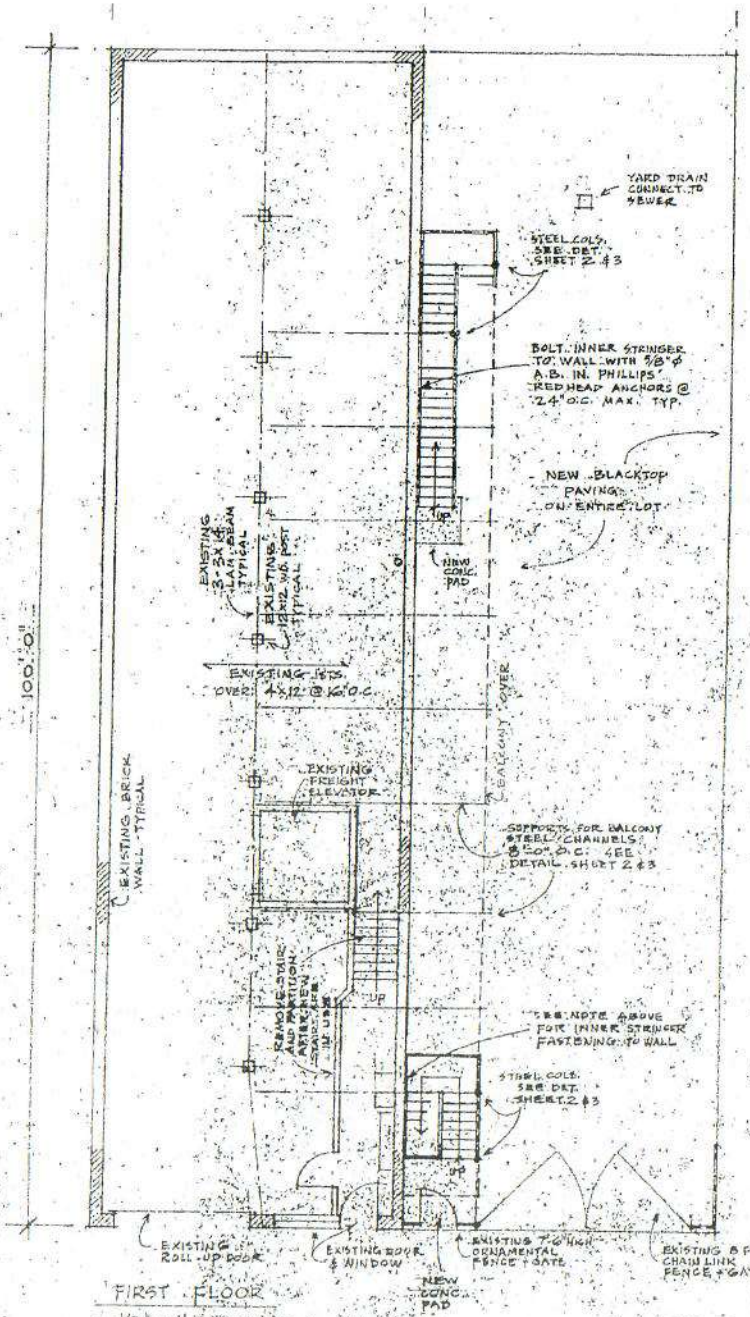


DETAIL OF CHANNEL SUPPORTS FOR BALCONY : SCALE: ½"=1'-0"

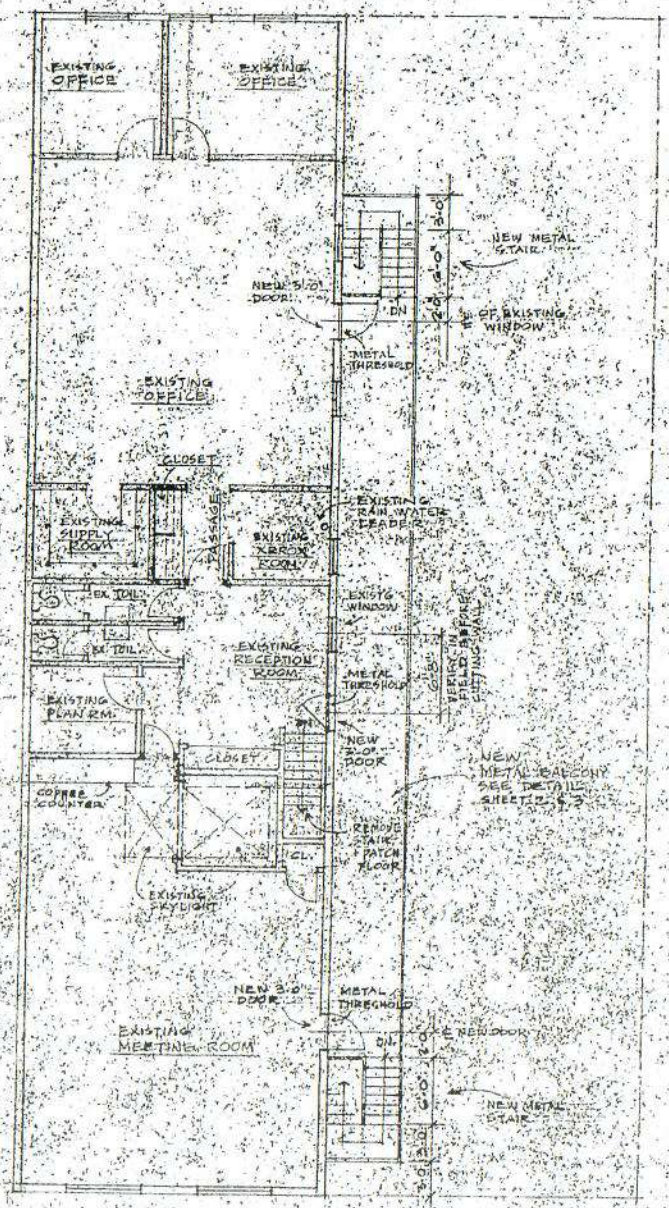
CROSS SECTION LOOKING EAST
1/4" = 1'-0"

4 1 4428/3

PROPOSED REMODELLING OF BUILDING: 2451 & 2455 HARRISON ST., SAN FRANCISCO



FIRST FLOOR
1/8" = 1'-0"



SECOND FLOOR
1/8" = 1'-0"

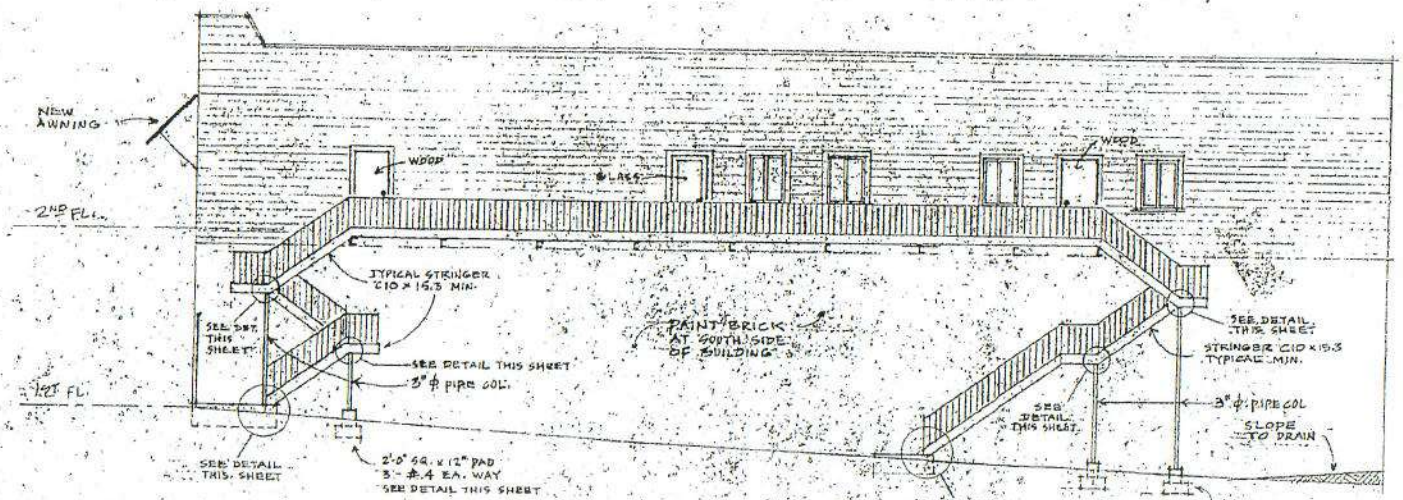
NORTH

PROPOSED REMODELLING OF BUILDING 2451 & 2455 HARRISON ST. SAN FRANCISCO
OFFICES OF THE MISSION CONTRACTORS ASSOCIATION, INC.

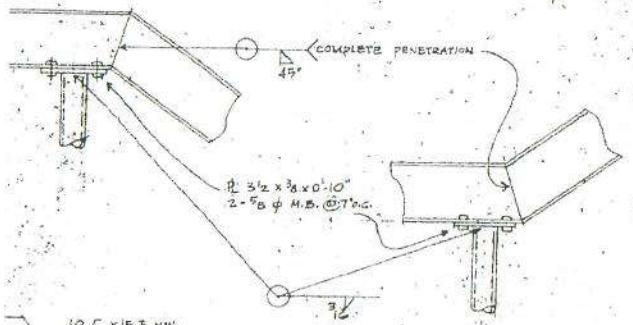
Del Campo Associates
Architects/Planners
1601 SHRADER ST
SAN FRANCISCO 94117
Martin Del Campo
ARCHITECT C12357

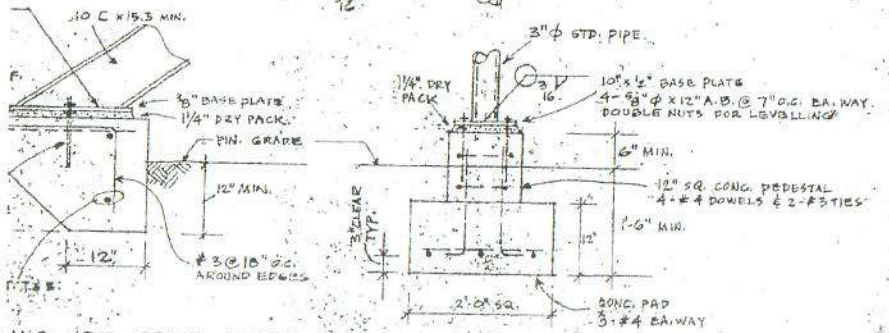
24 SEPT 1972

SHEET 1

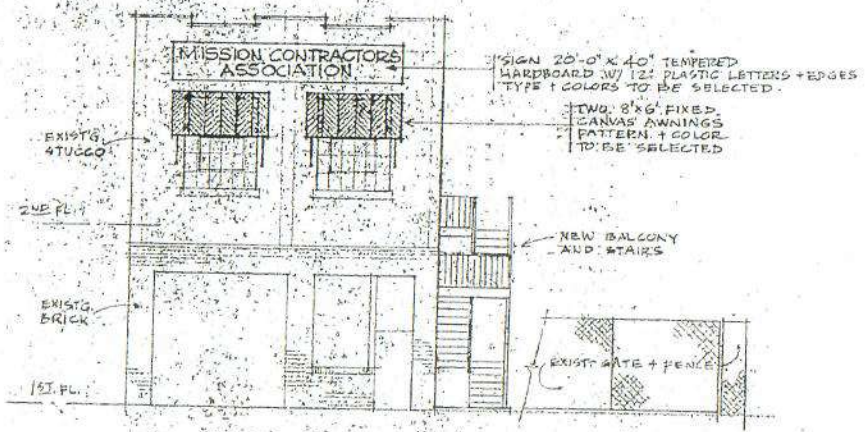


ELEVATION FROM PARKING LOT (SOUTH)
1/8" = 1'-0"





DETAILS OF STAIR STRINGERS, COLUMNS & FOOTINGS
1/2" = 1'-0"



EXISTING HARRISON STREET ELEVATION (WEST)
1/8" = 1'-0"

PROPOSED REMODELLING OF BUILDING 2451 & 2455 HARRISON ST. SAN FRANCISCO
OFFICES OF THE MISSION CONTRACTORS ASSOCIATION, INC.

Del Campo Associates
Architects/Planners
1601 SHRADER ST.
SAN FRANCISCO 94117
Matthew del Campo
ARCHITECT
C-2357

24 SEPT 1972 SHEET 3

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

San Francisco Board of Appeals
Appeal No. 23-026 and No. 23-027

Albert & Patricia Urrutia, Appellants
v.
San Francisco Department of Building Inspection, Respondent
Fahman Properties LLC, Permit Holder

Respondent's Brief

Respondent:	Toby Morris, Agent to Project Sponsor/Permit Holder Kerman Morris Architects LLP 139 Noe Street San Francisco, CA 94114
Subject Property:	2455 Harrison Street
Permit Type:	Permit to Erect A Building
Bldg. Permit Nos.:	2019/0430/9262 (new construction) 2019/0430/9260 (demolition)
Hearing Date:	Wednesday, July 26, 2023
Hearing Time:	5:00 pm
Hearing Location:	City Hall, Room 416 #1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102

kerman
morris
architects LLP

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

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Appeal No. 23-026 and No. 23-027

July 18, 2023

Email Delivery

President Rick Swig and Members of the SF Board of Appeals
49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103

Re: Site Permit Holder's Brief in Opposition to Appeal

Appeal No.:	23-026 and 23-027
Appeal title:	Urrutia vs. DBI, PDA
Subject Property:	2455 Harrison Street
Permit Type:	Permit to Erect A Building
Bldg. Permit No.:	2019/0430/9262 (new construction)
	2019/0430/9260 (demolition)

Dear President Swig and Board Members,

I am the Architect/Agent acting on behalf of Fahman Properties LLC, Owner of 2455 Harrison Street in San Francisco. On 05/21/23 the project was issued the approved a site permit (BPA #2019/0430/9262) to construct a 4-story mixed-use building on this site, consisting of a non-life science laboratory on the first and second floors and five (5) residential units on floors three and four. The project meets all Building and Planning codes and seeks no variances. The project is a model example of the kind of mixed-use structure (PDR and housing) which was envisioned for this neighborhood when it was rezoned UMU/48-x in 2008 as part of the Eastern Neighborhoods Rezoning on the Mission.

- Please see **attached Exhibit A - City Approved Plans: "Site Permit R3" (05/02/22)**

ACTION REQUESTED:

- **We ask that the Board deny this Appeal of the site permit BPA #2019/0430/9262 and demolition permit BPA #2019/0430/9260 and uphold the entitlement as is with no new conditions.**

SETTING THE RECORD STRAIGHT:

I consider Albert Urrutia a friend. He is an outstanding engineer; and I mean him no harm. I never threated Albert. All this is evident in the emails Mr. Williams references (Appellant's Exhibits 3-5) in his Appeal Brief. I acknowledge the trying circumstances of Albert's former partnership and the cloud that Mr. Santos' acknowledged fraud cast on the engineering firm they shared and by association Mr. Urrutia's reputation. I am glad that Albert has been cleared of any wrongdoing and wish him the best in rebuilding his practice as Atrium Engineering.

- None of this, however, is before the Board of Permit Appeals. This appeal is about two issues:

APPELLANT'S TWO (2) ISSUES:

1) Appellant is concerned of loss of light cast on his photovoltaic roof top array.
2) Appellant would like my client to alter the proposed design to allow the maintenance of light to his existing property line windows which currently serve an unpermitted residential unit, present a fire hazard, and do not provide required light, air, or emergency exiting as required in a residential occupancy.

PURPORTED IMPACTS OF THE PROPOSED PROJECT AND APPELLANT CLAIMS:

Appellant's Attorney organizes his ***Appellants' Brief*** around the discussion of four (4) Project Impacts. For simplicity's sake, this ***Respondent's Brief*** is organized around the same basic topics:

- Review by SF Planning Department was Extensive prior to Appellants' DR
    - Appellant filed DR and Project Sponsor Addressed Feasible Requests
- SF Planning Noted an Urban Design Impact but Supported Project as Designed
- Urban Design Guidelines – Project Sponsor Responded in Letter and Spirit
- Appellant's Property Line Windows: Planned for Office Use

A. REVIEW BY SF PLANNING DEPARTMENT WAS EXTENSIVE PRIOR TO APPELLANTS' DR:

This project (now in its 5th year of City review) has been subject to a high level of agency review, neighborhood notification, including conversations with Appellant Urrutia:

- A noticed Pre-Application Community Meeting (held on the subject property 4/2/19 and attended by the Appellant, Mr. Urrutia),
- Multiple phone conversations, zoom meetings and face to face meetings with Mr. Urrutia and myself (Architect), including a 2019 walk-through of the Appellants' dwelling unit to look at its property line windows and discuss how the Project Proposal may impact this dwelling unit,
- Review by SF Planning Design Review staff and issuance of 9/21/19 Urban Design Guidelines Matrix (**see Exhibit B – Urban Design Guidelines Matrix**),
- Meetings with Calle 24 Latino Cultural District and United to Save the Mission (3/12 and 3/15/21) concerning the aesthetics of the proposal for consistency with local cultural values,
- Recreation and Park's Hearings before Capital Committee (3/3/21) and Full Commission (3/18/21) with approval unanimously recommended,
- 311-Neighborhood Notification of BPA #2019/0430/9262 in February/March 2021,
- Discretionary Review Preparations by SF Planning and Project Sponsor, including negotiations with Appellant prior to DR being withdrawn,
- SF Planning Commission Hearing on Shadow Findings (6/3/2021), with finding of no adverse impact on Mission Recreation Center (SF Rec and Park).

APPELLANT FILED DR AND PROJECT SPONSOR ADDRESSED FEASIBLE REQUESTS:

Mr. Williams characterizes the multiple conversations I had with Mr. Urrutia as being about threat, (not the substance of the issues) and he represents these perceived threats as the reason the DR was

withdrawn. This is wrong and misrepresents the spirit of the negotiations, and the actual project revisions that Kerman Morris Architects undertook to address Mr. Urrutia's concerns. Mr. Urrutia and I had discussed his primary concerns in detail (shadowing of his PV array; loss of light to his property line windows). We also discussed at depth the very solutions Mr. Urrutia proposed in his March 2021 DR Application, explained here:

- **Request #1:** Set back upper stories 3' to 5' from Appellants' property line windows:

This modification was rejected for two key reasons:

  - Providing a 3 foot to 5 foot setback in front of Mr. Urrutia's property line windows would come at the loss of bedrooms or units (or both) in the Proposed Project.
  - Also, altering/minimizing our structure as requested still would not address Mr. Urrutia's code violations: Property line windows are required to be fixed, prohibited from being used for required ventilation, and they cannot be used for code required emergency egress from sleeping rooms.

- **Request #2:** Move Project's penthouses south for minimal impact on Mr. Urrutia's property:

This modification was fully complied with: Project sponsor agreed, and Architect modified the drawings to move the vertical circulation cores to the south of the site where they would have minimal shadow impact on Mr. Urrutia's PV arrays.

- **Request #3**: Consider removing a floor:

This modification was rejected due to the severe economic and housing loss of removing a story from the proposed structure. Removing the top floor would have reduced the project from 5 dwelling units on the top two floors, to providing only 2 dwelling units as the dwelling unit mix requirements would have required the sole residential level to have 2-Bedroom units.

B. SF PLANNING NOTED AN URBAN DESIGN IMPACT BUT SUPPORTED PROJECT AS DESIGNED:

Mr. Williams suggests the perceived threats on the Appellant were the reason the DR was withdrawn; and that had the DR gone forward to the Planning Commission, the "*appellants believe that...certain design issues may have been corrected that were highlighted by staff in the review process*." Considering the Planning Department's 08/21/19 Urban Design review (**see Exhibit B - Urban Design Guidelines Matrix**) Mr. Williams notes staff recommended "stepping back building on the 2nd-4th floors from the north to south to improve relationship." We disagree.

The Planning Department's "Discretionary Review - Abbreviated Analysis" (**see Exhibit C – SF Planning DR Analysis**), prepared in anticipation of the Discretionary Review Hearing (which Mr. Urrutia withdrew at the 11th hour), indicates full support for the project as designed with no setback from Appellants' property line windows, stating in **SF Planning DR Staff Analysis**:

> ***"Staff supports the proposed project without modification despite its impacts to the adjacent building*** *[emphasis added] and its dwelling unit. In this case, the windows of the DR requestor's residential unit are non-compliant – with respect to both the Planning Code per exposure and the Building Code - regardless of whether the neighboring property builds or not. It is generally accepted that the condition of any dwelling unit with respect to compliance is the responsibility of the property owner. A remedy from the project sponsor is not available to the correct this condition," AND…*
>
> ***"Solar panels are not protected by state or local law*** *[emphasis added] as doing so would allow them to act as de facto impediments to development."*

SF Planning supports the Proposed Project, regardless of Appellant's property line window and PV array concerns.

C. URBAN DESIGN GUIDELINES – PROJECT SPONSOR RESPONDED IN LETTER AND SPIRIT:

Before discussing specific points raised by Appellant regarding SF Urban Design Guidelines and their application to this project it is worth noting that San Francisco's adopted January 2023 Housing Element, has been scrubbed of words like "contextual sensitivity" and "appropriate." Policy Makers now understand that the aesthetic considerations embedded in the *SF Urban Design Guidelines* and the *Residential Design Guidelines* have systematically been used by NIMBY parties to quash housing development (as they are being used in this Appeal). This practice cannot continue. Per State Law, San Francisco's RHNA (Regional Housing Needs Allocation) allocation, and the SF Board adopted Housing Element, the City must produce 82,000 units of housing across all neighborhoods between now and 2033. San Francisco

- Decision Makers must promote and approve legal housing production, such as proposed here, along with all efforts to keep and legalize informally developed, unwarranted housing such as Mr. Urrutia's unit.

This project was subject to Design Review by Planning staff. The "Urban Design Guidelines Matrix" served as the tool by which Planners expressed their opinions regarding strengthening the proposal. Revisions were affected to address those requests (note: they are "requests," not "requirements") in good faith by the Architect working with Planning staff.

The **first issue** Appellant references in his Urban Design Review is *"stepping back of the building form north to south to improve the relationship:"* Project Sponsor explained to Planning staff our Project Sponsor's unwillingness to sacrifice units and/or bedrooms to preserve Appellant's illegal property line windows' access to light. The illegal use of operable property line windows to provide a dwelling unit light and air, as well as the Planning Code non-

compliances (open space, rear yard) were discussed in detail. Planning Department staff scrapped this concern (see italicized DR Findings above).

The **second issue** Appellant references in his Urban Design Review is "*Being a Good Neighbor.*" This aspiration is such a lofty and generic calling that it is hardly actionable; and is understandable that it was not brought up in the Department's Urban Design Guidelines Matrix.

The **third issues** in Mr. Williams' urban design critique of Project Proposal concern *"fitting in.*" Mr. Williams points to "*scale and massing," "sensitive shaping,"* and making *appropriate "transitions"* as lacking in Project Proposal. The scale/height and proportions of the building (base to upper stories), the level of detail (railings, divided-lites, storefront patterns and transoms), and the finishes (even color!) were all reviewed and commented upon by Staff until they were satisfied the changes made were consistent with the Urban Design Guidelines (please **see Exhibit D - Proposed Revisions for UDAT** for a glimpse at how these issues get resolved hand in hand by Architect and Planning Department).

It is the Appellant's position that Project Sponsors should not be taking advantage of the height limits that were afforded when the 2008 Eastern Neighborhoods Rezoning defined this as UMU/48x zoning (48' height limit). Actually, in this part of the Mission, this block face and that across the street have many tall blocky industrial-styled buildings built to the height limit in its DNA. Some examples within a stone's throw of this proposed project are 2405 Harrison, 2425 Harrison, 2450 Harrison, and 2412 Harrison (**see Exhibit E – Large Neighbors**).

Many of the above buildings were constructed to maximize the 40 foot height limit of the time. The current 48 foot height limit (adopted in 2008) envisioned a ground floor PDR use with high ceilings (17 feet) that facilities production activities. The proposed lab at the first and second floors will do just that;

with housing complementing these uses at the 3rd and 4th floors. Indeed, 2455 Harrison will be a "*good neighbor*" in this mixed-use context of housing, industrial, commercial, and institutional buildings.

D. APPELLANTS' PROPERTY LINE WINDOWS; PLANNED FOR OFFICE USE:

Mr. Williams goes to lengths to cast the windows at the Appellant's property as longstanding infrastructure serving a continuous residential use: "*The lot line windows on Appellants' building that provide light and air to the bedrooms and living room of the residential flat are part of the original construction of the building and have been shown as existing on approved plan sets for work at the building for more than 50 years*" (p. 12 Appellants Brief). He characterizes them as "*existing non-conforming uses*." Actually, **this narrative masks years of reckless non-permitted work** and a lack of code compliance at the Appellant's property.

The 1972 Plans included in Appellants' exhibits indicate the second floor Office Occupancy (for Mission Contractor's Association), supported by a new deck and exterior stairs on the abutting property (**see Exhibit F - Appellant Property 1972 Plans**). The five second story windows that the Appellant's attorney claims are legal were installed for the benefit of the Offices at the second floor; NOT for any Residential Unit. While this 1972 Permit was approved and issued, it was never finalized (**see Exhibit G - Appellant Property Permit History**). This makes sense, because DBI does not allow a single building to occupy two lots, and the permit appears to have been issued in error.

THERE IS NO LEGAL RESIDENTIAL USE AT APPELLANT PROPERTY:

DBI permit records for the Appellant's property at 2451 Harrison indicate that no permits were ever pulled on the Appellant's property to create a legal residential unit (see **Exhibit G - Appellant Property Permit History**):

In 1997 Mr. Urrutia's firm (formerly Santos & Urrutia Structural Engineers, Inc.) submitted plans for a "seismic upgrade and bathrooms" associated with 2451 Harrison (BPA #9723979), the new home for his business. The Appellant's plans represent the second floor as Offices. Mr. Urrutia's attorney states, "*Appellants have owned the adjacent building to the north for more than 25 years. It serves as the headquarters for their business, Atrium Structural Engineering, Inc. The building also has a residential unit upstairs which occupies most of the second floor of the two-story building. That flat has been continuously occupied since the Urrutia's have owned the building*." 1997 is approximately 25 years ago. When Mr. Urrutia's firm submitted this permit, they represented the upstairs was OFFICE SPACE (plans are available at Records Management on microfiche, however non-owners are prohibited from securing copies without owner approval). Now we are told by Mr. Urrutia's attorney that this second floor space has indeed been in RESIDENTIAL use for the same 25 years.

- Did Mr. Urrutia's firm mis-represent to DBI the use of the space in BPA #9723979 as "Office" space because the dwelling unit was in service prior to his purchasing the property and he did not want DBI to know that?, or
- Did Mr. Urrutia's firm install the residential unit themselves without permits subsequent issuance of BPA #9723979?
- Either way, there is no permit legalizing this use, despite 25 years available to do so.
    - Note 1: This 1997 permit (BPA #9723979) was extended in year 2000, and again in year 2005, when it was ultimately finalized (**see Exhibit G - Appellant Property Permit History**) per plan. As the plans represent the second floor area as office

space the District Inspector never saw the residential use or finalized the permit in error.

- Note 2: There is a current active complaint #202295525 on the Appellants' property entitled "Illegal Conversion/#Units (see **Exhibit H – Open Complaint on Appellants' Dwelling Unit**). Complaints were filed alleging that the Appellants' dwelling unit lacked smoke detectors and a proper range hood. Housing Inspector Barber came to the property to investigate, but was apparently denied access to the unit by the Owner/Appellant. Why all this secrecy regarding this (unpermitted) unit the Appellant seeks to protect?

Mr. Urrutia's Engineering firm has executed and submitted hundreds of residential permit sets for countless clients; Appellant understands the differences between permitted and unpermitted work. Despite that knowledge, the firm chose never to submit for a building permit to legally convert that upstairs space into Residential Use. Generously categorized, this dwelling unit is non-permitted, unwarranted and has never been inspected for basic life safety provisions.

THE APPELLANT'S PROPERTY LINE WINDOWS DO NOT MEET SF BUILDING CODES:

The south facing property line windows in Appellants' second floor unit were permitted for Office Use (BPA #414428 in 1972). The Appellants' attorney represents a Residential Use has existed in this space for 25 years. The functional/code requirements for Office versus Residential occupancies are different:

- Residential sleeping rooms are required by the California Building Code (CBC) and SF Building Code to have 1) natural light, 2) to provide fresh air/ventilation, and 3) to have an emergency

egress window which leads to a space on the property giving access to the public way. By definition, none of these requirements can be satisfied by a property line window.

With San Francisco's zero lot line layout, fire-rated property line walls are the first line of defense against fire transfer from one building to the abutting one. Because a property line window is installed in a fire rated wall, it is held to the same fire rating standard as the wall in which it is installed.

Administrative Bulletin-009 regulates property line windows and has these standard Conditions of Local Equivalencies for the provision of a property line window (see **Exhibit J – AB-009 Requirements**):

1) The openings may not be used to provide required light and ventilation, required egress, or for required emergency escape and rescue (in other words they cannot serve a bedroom),
2) Openings shall be fixed (they cannot supply required ventilation to a bedroom),
3) The openings shall be protected with fire assemblies with ¾ hour rating, and
4) The owner of a building with such openings shall provide a recorded statement that they will be closed in the event that the adjoining property is improved in such a manner that the openings no longer comply with the provisions of the AB.

At the Proposed Project, all proposed property line windows were reviewed by DBI for compliance with AB-009, the Declaration of Use Limitation was recorded with the City, and is included in the approved plans (see **Exhibit A – City Approved Plans, sheet G2.33 and G2.34**). Had Appellant pulled a permit to convert the former Mission Contractor's Association Office space to Residential Use it would have to meet the AB-009 requirements. From a Planning Code standpoint, the new dwelling unit would also have needed to provide a "rear yard" at the

level of the dwelling unit, "open space" for tenant use, and meet "dwelling unit exposure" requirements of looking out to the street or to a code complying rear yard. The Appellants' unwarranted residential unit does not comply with any of these requirements.

PROPOSED PROJECT IN THE CONTEXT OF PUBLIC POLICY AND THE PUBLIC WELFARE:

Appellant's attorney makes these lofty claims: "*The retention of these rent-controlled apartments, what is termed "naturally affordable" housing by the Planning Department is, and should remain, the top priority for the interpretation and enforcement of the Planning and Building Codes*" and it "*should not be lost for the construction of much more expensive housing*." We ask the Board of Appeals, is it worth diminishing housing production of code compliant, small scale ("naturally affordable") units (as proposed at the subject property) to protect a single unpermitted dwelling unit that does not meet basic life safety provisions of the Building Code, and is inconsistent with Planning Code? We think not.

CONCLUSION AND REQUEST:

Project sponsor requests the Board of Appeals review the proposed code compliant project and we hope you will see it as it is: a strong mix of PDR and housing along the very lines that were envisioned for UMU zoning in the Mission District; a good neighbor which will bring five (5) more housing units to the neighborhood. **We request you deny this Appeal of the site permit BPA #2019/0430/9262 and demolition permit BPA #2019/0430/9260 and uphold the entitlement as is with no new conditions**.

Sincerely yours,

Edward D. Morris, Architect ("Toby")
Kerman Morris Architects LLP

INDEX OF EXHIBITS

Appeal No. 23-026 and No. 23-027

EXHIBITS

EXHIBIT A - CITY APPROVED PLANS
2455 HARRISON
BPA # 2019-0430-9262

July 1st, 2022

Building Inspector
Department of Building Inspection
City and County of San Francisco
49 S Van Ness Ave,
San Francisco, CA 94103

RECEIVED
MAY 10 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING
ACCEPTED

Subject: Addendum Filing
2455 Harrison Street
BPA #2019-0430-9262

Dear Building Supervisor:

We would like to submit the following addenda schedule to the Site Permit. Please acknowledge our request to proceed with the plan review as follows:

- Addendum 1 – Health
- Addendum 2 – Structural
- Addendum 3 – Architectural & MEP
- Addendum 4 – Elevator
- Addendum 5 – Signage, Disabled Access / Communication

The Fire Sprinkler and Fire Alarm systems will be under separate permits.

RECEIVED
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR REPRODUCTION
ACCEPTED

If you have any questions, please let me know.

Sincerely,

Edward D. Morris
Kerman Morris Architects, LLP

Mark Walls, DBI
JUL 01 2022

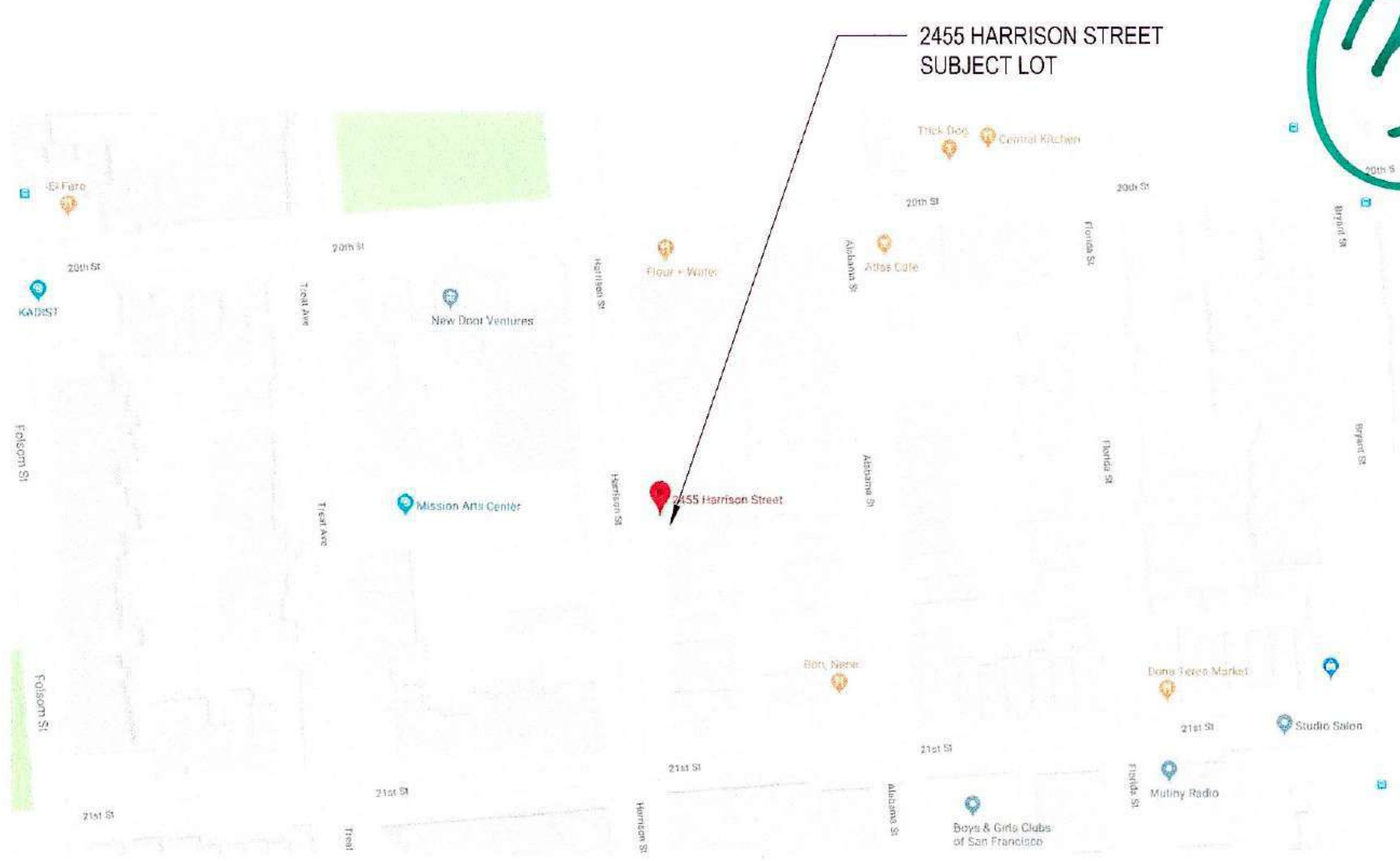
APPROVED
Dept. of Building Insp.
- San Francisco -
MAY 23 2023

PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

2455 HARRISON

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

LOCATION MAP:



BUILDING DATA:

OWNER: FAHMAN PROPERTIES LLC (415)290-1437

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

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

ZONING DISTRICT: UMU / 48-X

OCCUPANCY GROUP: L (1 UNIT), R-2 (5 UNITS)

CONSTRUCTION TYPE: TYPE III-A OVER I-A

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

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

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

LANDSCAPE ARCHITECT: TBD

CIVIL: TBD

SFPUC – Please be advised
Your plans and fixtures count indicate a larger water meter is required. Please apply for a water meter upgrade at SFPUC New Service Installations, 525 Golden Gate Ave, 2nd Floor, San Francisco, CA 94102, Tel: (415) 551-2900.

SFPUC Capacity Charges
See attached SFPUC Capacity Charge Invoice for total amount due. DBI will collect charges.

Capacity Charges
Water: $6,759
Wastewater: $17,240
56 8/17/22

SFPUC Jobe Garza

Vivian Huang DBI
MAY 11 2022

PLAN REVIEW BY SFFD LIMITED TO:
1. FIRE DEPARTMENT ACCESS
2. FIRE FLOW REQUIREMENTS

REVIEWED BY FIRE DEPT.
FIRE DEPT. INSPECTIONS NOT REQUIRED

SITE PERMIT ONLY. SUBMIT CONSTRUCTION PLANS.
FIRE DEPT. PLAN CHECKER

Rhab Boughn, SFFD
MAY 25 2022

APPROVED BY ALEX WESTHOFF
PLANNING DEPARTMENT
AUG 24 2022

APPROVED
Dept. of Building Insp.
San Francisco
MAY 23 2023

DEPT. OF BUILDING INSPECTION

Accepted by the San Francisco Department of Public Health Maher Program with the following conditions: Obtain copies and follow the requirements of the Site Mitigation Plan, Environmental Health and Safety Plan, Dust Control Plan and other documents and requirements to ensure compliance with the S.F. Maher Ordinance.
R-Cheng 8/11/2022

RECEIVED
MAY 10 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR ROUTING
ACCEPTED

DESCRIPTION OF WORK

THE PROJECT CONSISTS OF THE DEMOLITION OF THE 1-STORY EXISTING STRUCTURE (INDUSTRIAL USE PER PIM) AT THE REAR OF THE LOT AND THE NEW CONSTRUCTION OF A 4-STORY PLUS BASEMENT, MIXED-USE BUILDING ON AN UMU LOT. THE PROPOSED BUILDING INCLUDES 2 STORIES OF TYPE III-A CONSTRUCTION WITH (5) DWELLING UNITS OVER A 2-STORY PLUS BASEMENT, TYPE I-A CONSTRUCTION PODIUM WITH A SINGLE TYPE 'L' NON-LIFE SCIENCE LABORATORY USE UNIT OCCUPYING THE GROUND FLOOR, PART OF THE BASEMENT AND THE 2ND FLOOR. (3)

ACCESSORY RESIDENTIAL SPACE WILL BE PROVIDED AT THE BASEMENT FOR BICYCLE PARKING AND GENERAL STORAGE; AND AT THE ROOF FOR A SMALL ROOF DECK WITH LESS THAN 50 OCCUPANTS.

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

TOTAL EXCAVATION AMOUNT: 1,111 CU. YD.

PROJECT WILL BE FULLY-SPRINKLERED PER NFPA 13 & CBC SEC. 903 UNDER SEPARATE PERMIT (3)

SITE PERMIT R3

04/30/19
Rev. 05/02/22
SFDBI BPA#: 201904309262-S

SHEET INDEX

SHEET INDEX

PRE-CONSTRUCTION SITE MEETING REQUIRED BY SFPW/BSM STREET INSPECTION
Call (415) 554-7149 to schedule

To plant or remove trees/landscape in the sidewalk area obtain a separate permit from the Bureau of Urban Forestry. Please note that a 30-day posting is required to remove trees. Call (415) 554-6700 for information. (628) 652-8733

SFPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL
CALL (628) 271-2000 TO SCHEDULE
7/6/2022
By Clinton Chov, SFPW/BSM

GENERAL LEGEND

Symbol	Meaning
1 / A101	BUILDING / WALL SECTION
1 / A101 REF	EXTERIOR ELEVATION
X	COLUMN LINE
	ELEVATION MARKER
	CENTER LINE
	PROPERTY LINE
A3	WALL TYPE PARTITION
1	KEYNOTE
101	DOOR TAG
AA Area	WINDOW TAG

km
kerman
morris
architects LLP
139 Noe Street
San Francisco, CA
94114
415 749 0302

	Revisions	
	04/30/19	SITE PERMIT SUB.
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT
EDWARD DAVIS MORRIS
C-24585
RENEWAL DATE 3-31-23
STATE OF CALIFORNIA

2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

NOTICE

The Contractor shall verify all existing conditions. Written dimensions take preference over scaled dimensions and shall be verified on the project 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.

COVER SHEET

DATE	04/18/2022
SCALE	1/8" = 1'-0"
DRAWN BY	SC
CHECKED BY	TM, JM
JOB NO.	1816

G0.01

DBI PERMIT APPLICATION NUMBER: 201904309262-S R3 / 2019·0430·9260

326

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
ADD'L	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	GYPSUM WALL BOARD
GYP	GYPSUM
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 WD	PLYWOOD
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	SYMETRICAL
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
VTR	VENT THROUGH ROOF
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:

APPROVED
Dept. of Building Insp.
- San Francisco -
MAY 23 2023
DIRECTOR
DEPT. OF BUILDING INSPECTION

MAY 10 2022

Vivian Huang, DBI
MAY 11 2022

Rhab Boughn, SFFD
MAY 25 2022

km
kerman morris architects LLP
139 Noe Street
San Francisco, CA 94114
415 749 0302

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT
EDWARD DAVIS MORRIS
C-24585
EXP. 3-31-23
STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026
SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

NOTICE

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

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

ABBREVIATIONS, GENERAL NOTES, & PROJECT INFORMATION

DATE	04/30/19
SCALE	1" = 1'-0"
DRAWN BY	DRN
CHECKED BY	CHK
JOB NO.	1816

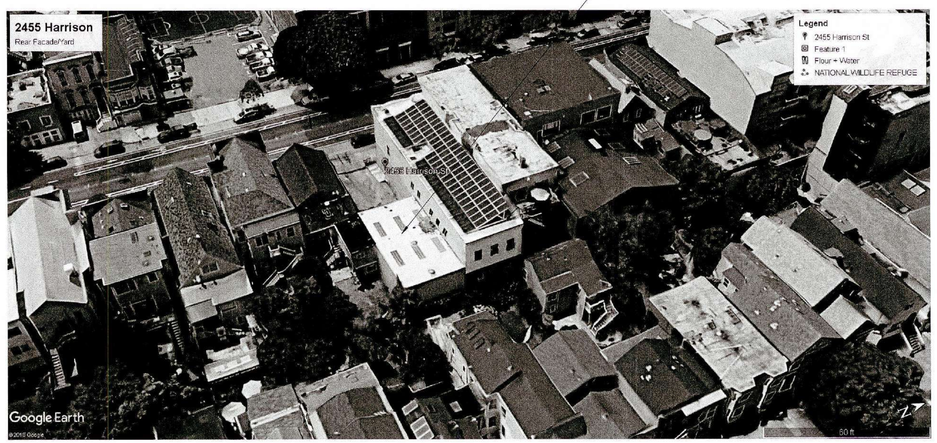
G0.02

SUBJECT PROPERTY W/ (E) BUILDING

BUILDING ON THE SAME SIDE OF HARRISON STREET

BIRD'S EYE VIEW OF REAR FACADES AND YARDS

(E) BUILDING AT SUBJECT PROPERTY



ADJACENT PROPERTY
2451 HARRISON ST

SUBJECT PROPERTY
2455 HARRISON ST

ADJACENT PROPERTY
2461 HARRISON ST

APPROVED
Dept. of Building Insp.
- San Francisco -
MAY 23 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

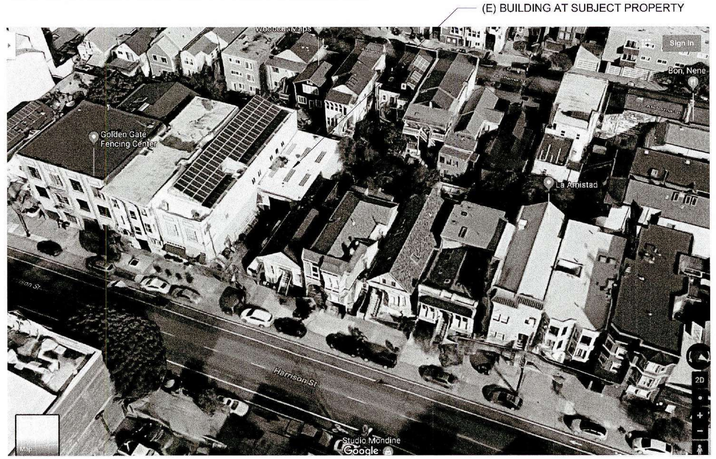
APPROVED BY ALEX WESTHOFF
PLANNING DEPARTMENT
AUG 24 2022

RECEIVED
MAY 10 2022

Rhab Boughn, SFFD
MAY 25 2022

BIRD'S EYE VIEW OF FRONT FACADES

(E) BUILDING AT SUBJECT PROPERTY



BUILDING ON THE OPPOSITE SIDE OF HARRISON STREET

kerman morris architects LLP
139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

NO.	DATE	DESCRIPTION

LICENSED ARCHITECT
EDWARD DAVIS MORRIS
C-24585
EXP. 3-31-23
STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026

SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

SITE PHOTOS

DATE	04/30/19
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

G0.04

GENERAL NOTES:

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

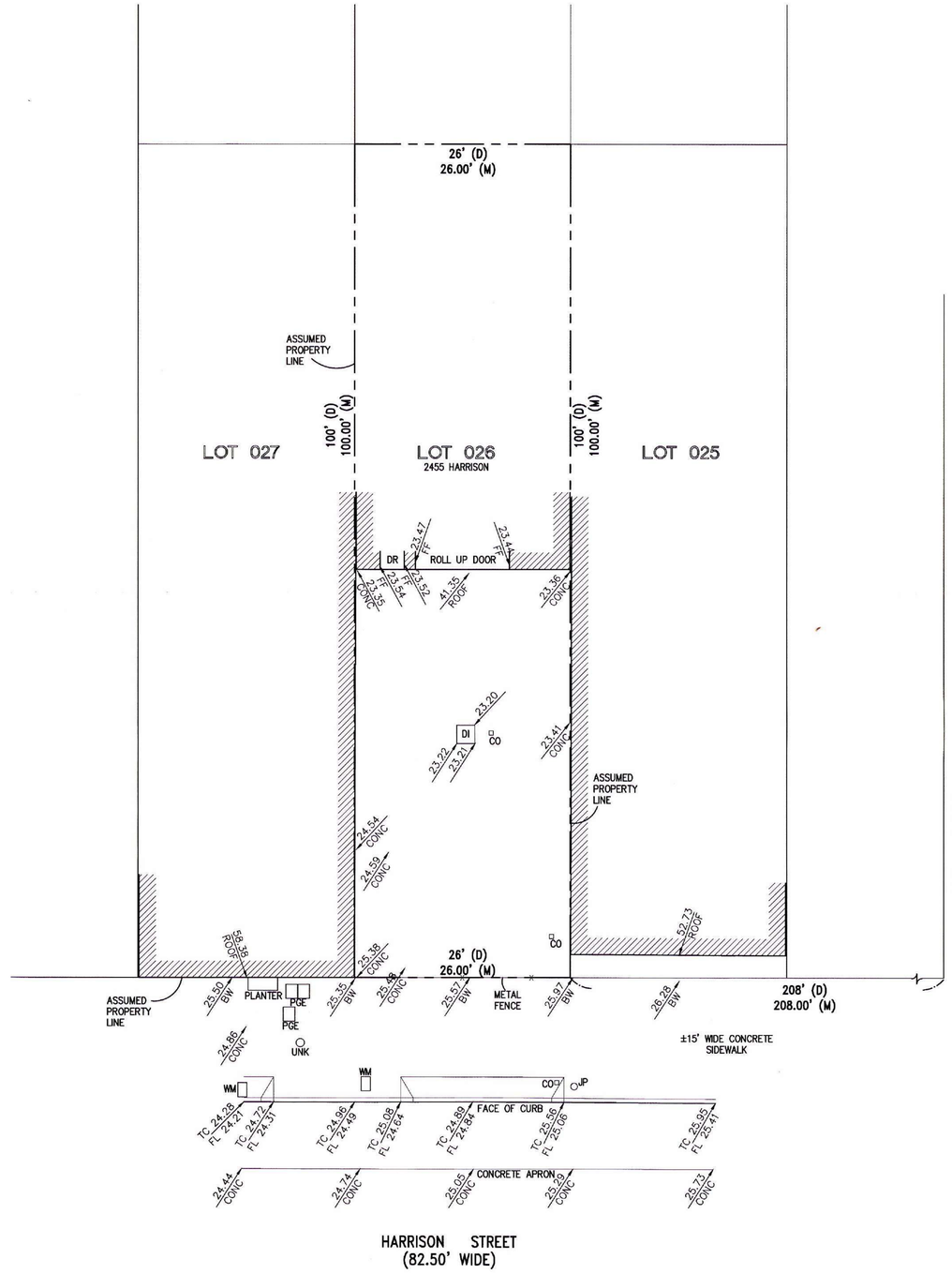
LEGAL DESCRIPTION:

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

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

BEING A PART OF MISSION BLOCK NO 142.

BLOCK 4084; LOT 026.



ABBREVIATIONS:

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

APPROVED
Dept. of Building Insp.
- San Francisco -
MAY 23 2023
DEPT. OF BUILDING INSPECTION

RECEIVED
MAY 10 2022
PLANNING DEPARTMENT

Rhab Boughn, SFFD
MAY 25 2022

APPROVED BY ALEX WESTHOFF
PLANNING DEPARTMENT
AUG 24 2022

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

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

APPROVED:

APPROVED:

PROJECT NO.

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

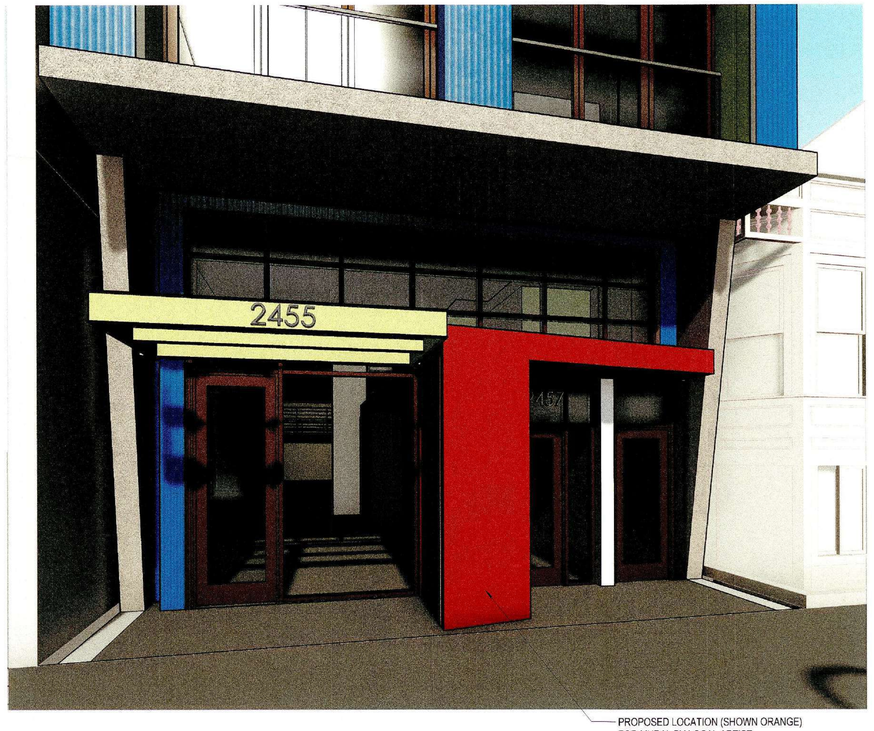
NO.	DATE	DESCRIPTION
	03.14.19	FINAL
	03.08.19	PRELIMINARY

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

SCALE:
HORIZ. 1" = 8'
VERT.

1 OF 1

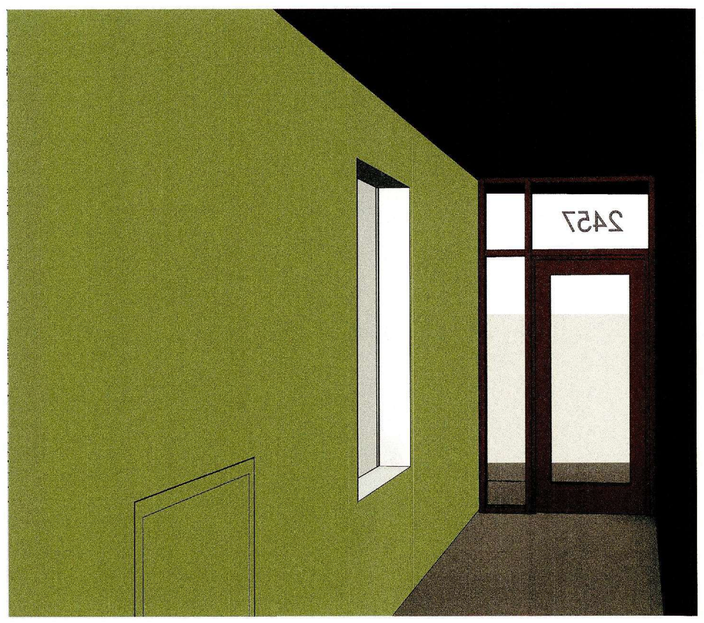
1 Street View



PROPOSED LOCATION (SHOWN ORANGE)
FOR MURAL BY LOCAL ARTIST
- MURAL CAN WRAP CORNER

2 +Exterior View of Entry from street

3 View of Laboratory 1st Floor from Mezzanine



4 Lobby View to Entry Door

APPROVED
Dept. of Building Insp.
- San Francisco -
MAY 23 2023
PATRICIA HOGAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

APPROVED BY ALEX WESTHOFF
PLANNING DEPARTMENT
AUG 24 2022

Rhab Boughn, SFFD
MAY 25 2022

RECEIVED
MAY 10 2022
DEPARTMENT

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139 Noe Street
San Francisco, CA
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Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT
EDWARD DAVIS MORRIS
C-24585
EXP. 3-31-23
STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026

SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

3D VIEWS

DATE	04/30/19
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

G0.06
3

PROJECT SUMMARY

LEVEL	DWELLING UNIT MIX: STUDIO	1BR	2BR	TOTAL	BUILDING INTERIOR AREA (NET): RESIDENTIAL: DWELLING UNIT	RESIDENTIAL: CIRCULATION	RESIDENTIAL: SUBTOTAL	COMMON CIRCULATION	LABORATORY	OTHER: STORAGE	OTHER: UTILITY	TOTAL	EXTERIOR OPEN SPACE (NET): PRIVATE	COMMON
BASEMENT	0	0	0	0	0 SF	0 SF	0 SF	332 SF	832 SF	638 SF	233 SF	2,035 SF	0 SF	0 SF
FIRST FLOOR	0	0	0	0	0 SF	0 SF	0 SF	457 SF	1,393 SF	29 SF	8 SF	1,887 SF	0 SF	0 SF
MEZZANINE LEVEL	0	0	0	0	0 SF	0 SF	0 SF	0 SF	682 SF	0 SF	0 SF	682 SF	0 SF	0 SF
SECOND FLOOR	0	0	0	0	0 SF	0 SF	0 SF	251 SF	1,625 SF	0 SF	0 SF	1,876 SF	0 SF	0 SF
THIRD FLOOR	2	1	0	3	1,122 SF	382 SF	1,504 SF	0 SF	0 SF	0 SF	0 SF	1,504 SF	170 SF	0 SF
FOURTH FLOOR	0	0	2	2	1,183 SF	376 SF	1,560 SF	0 SF	0 SF	0 SF	0 SF	1,560 SF	0 SF	0 SF
ROOF	0	0	0	0	0 SF	235 SF	235 SF	0 SF	0 SF	0 SF	107 SF	342 SF	0 SF	541 SF
	2	1	2	5	2,305 SF	993 SF	3,298 SF	1,039 SF	4,533 SF	667 SF	348 SF	9,885 SF	170 SF	541 SF

3

UNIT MIX PERCENTAGE

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

APPROVED Dept. of Building Insp. - San Francisco - MAY 23 2023
PATRICK O'RIORDAN DIRECTOR DEPT. OF BUILDING INSPECTION

Vivian Huang, DBI MAY 11 2022

RECEIVED MAY 10 2022 DEPT. OF BUILDING INSPECTION

APPROVED BY ALEX WESTHOFF PLANNING DEPARTMENT AUG 24 2022

ZONING INFORMATION & PLANNING CODE ANALYSIS

ADDRESS : 2455 HARRISON ST, SAN FRANCISCO 94110
BLOCK / LOT : 4084 / 026
ORIGINAL FILING :
HISTORIC STANDING : C - NO HISTORIC RESOURCE PRESENT / NOT AGE ELIGIBLE

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

FLOOR AREA, GROSS PER PLANNING CODE

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

USE	AREA TYPE PER CODE	TOTAL AREA	AREA INCLUDED IN GROSS	COMMENTS
Not Placed				
ELEVATOR	COMMERCIAL CIRCULATION	Not Placed		
		0 SF	0 SF	
BASEMENT				
BIKE PARKING	ACCESSORY BICYCLE PARKING	188 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(8)
CIRCULATION	SHARED CIRCULATION	245 SF	245 SF	
ELEVATOR	SHARED CIRCULATION	77 SF	77 SF	
LABORATORY	NON-LIFE SCIENCE LABORATORY	900 SF	900 SF	
MEP	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	159 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR 2	SHARED CIRCULATION	141 SF	141 SF	
STORAGE	RESIDENTIAL	533 SF	533 SF	
TOILET ROOM	TOILET ROOM	148 SF	148 SF	
TRASH	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	111 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
		2,500 SF	2,043 SF	
FIRST FLOOR				
ELEVATOR	SHARED CIRCULATION	77 SF	77 SF	
GAS ROOM	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	15 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
LABORATORY	NON-LIFE SCIENCE LABORATORY	1,507 SF	1,507 SF	
LOBBY	SHARED CIRCULATION	343 SF	343 SF	
MAIL ROOM	RESIDENTIAL	40 SF	40 SF	
MECH. SHAFT	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	8 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR 1	SHARED CIRCULATION	107 SF	107 SF	
STAIR 2	SHARED CIRCULATION	141 SF	141 SF	
		2,239 SF	2,216 SF	
MEZZANINE LEVEL				
CIRCULATION	COMMERCIAL CIRCULATION	64 SF	64 SF	
LABORATORY	NON-LIFE SCIENCE LABORATORY	668 SF	668 SF	
		732 SF	732 SF	
SECOND FLOOR				
COMMERCIAL OPEN SPACE	COMMERCIAL OPEN SPACE	175 SF	175 SF	
ELEVATOR	CIRCULATION	77 SF	77 SF	
LABORATORY	NON-LIFE SCIENCE LABORATORY	1,737 SF	1,737 SF	
MECH. SHAFT	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	9 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR 1	CIRCULATION	163 SF	163 SF	
STAIR 2	CIRCULATION	141 SF	141 SF	
TOILET ROOM	COMMERCIAL	73 SF	73 SF	
		2,374 SF	2,365 SF	
THIRD FLOOR				
CIRCULATION	RESIDENTIAL CIRCULATION	175 SF	175 SF	
DWELLING UNITS	RESIDENTIAL	690 SF	690 SF	
DWELLING UNITS	RESIDENTIAL	637 SF	637 SF	
ELEVATOR	RESIDENTIAL CIRCULATION	75 SF	75 SF	
MECH. SHAFT	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	8 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR 1	RESIDENTIAL CIRCULATION	140 SF	140 SF	
STAIR 2	RESIDENTIAL CIRCULATION	139 SF	139 SF	
		1,865 SF	1,857 SF	
FOURTH FLOOR				
CIRCULATION	RESIDENTIAL CIRCULATION	173 SF	173 SF	
DWELLING UNITS	RESIDENTIAL	689 SF	689 SF	
DWELLING UNITS	RESIDENTIAL	683 SF	683 SF	
ELEVATOR	RESIDENTIAL CIRCULATION	76 SF	76 SF	
MECH. SHAFT	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	8 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR 1	RESIDENTIAL CIRCULATION	142 SF	142 SF	
STAIR 2	RESIDENTIAL CIRCULATION	141 SF	141 SF	
		1,912 SF	1,904 SF	
ROOF				
GREASE VENT	ACCESSORY BUILDING OPERATIONS & MAINTENANCE	17 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(1)
STAIR/ELEV PENTHOUSE	CIRCULATION FOR ACCESSORY ROOF DECK & MECHANICAL	396 SF	0 SF	Excluded per SF Planning Code 102 "Floor Area, Gross" (b)(10)
		413 SF	0 SF	
		12,035 SF	11,115 SF	

Rhab Boughn, SFFD MAY 25 2022

kerman morris architects LLP
139 Noe Street
San Francisco, CA 94114
415 749 0302

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 EXP. 3-31-23 STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026
SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

PLANNING, & PROJECT INFORMATION

DATE	04/30/19
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

G1.01

PLUMBING FIXTURE / OCCUPANCY TABLE

ROOM NAME	USAGE TYPE	AREA	OCCUPANCY USER	PLUMBING OCCUPANCY TYPE	PLUMBING OCCUPANT LOAD FACTOR (CPC TABLE 4-1)	PLUMBING OCCUPANT LOAD TOTAL	PLUMBING OCCUPANT LOAD FEMALE	PLUMBING OCCUPANT LOAD MALE
NON-LIFE SCIENCE LABORATORY (T.I. / N.I.C.)	LABORATORY, NON-EDUCATIONAL	4,444 SF	LABORATORY	L	100	44	22	22
		4,444 SF				44	22	22

PLUMBING FIXTURE COUNTS

NOTES: 1) 'L' LABORATORY OCCUPANCY TYPE NOT LISTED IN TABLE CPC 422.1, 'B' BUSINESS OCCUPANCY (MOST SIMILAR USE) USED INSTEAD; 2) PER CPC 422.2, IN BUSINESS OR MERCANTILE OCCUPANCIES WITH < 50 OCCUPANTS OR OTHER OCCUPANCIES W/ < 10 OCCUPANTS, (1) SINGLE OCCUPANCY TOILET ROOM IS OKAY. 3) WHERE (1) SINGLE-OCCUPANT TOILET ROOM IS REQUIRED FOR EACH SEX, (2) NON-GENDERED TOILET ROOMS MAY BE USED INSTEAD

FIXTURE TYPE	FIXTURES PER PERSON REQUIRED FEMALE	FIXTURES PER PERSON REQUIRED MALE	FIXTURES REQUIRED FEMALE	FIXTURES REQUIRED MALE	FIXTURES REQUIRED TOTAL (1)	FIXTURES PROVIDED FEMALE	FIXTURES PROVIDED MALE	FIXTURES PROVIDED NON-GENDER	FIXTURES PROVIDED TOTAL	Comments
LABORATORY										
DRINKING FOUNTAINS / FACILITIES*	1 : 150 (TOTAL)	1 : 150 (TOTAL)			0				0	*WATER STATION PROVIDED IN LIEU. [PER CPC 415.2, DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR OCCUPANT LOADS OF 30 OR LESS; WHERE FOOD IS CONSUMED, WATER STATIONS MAY BE USED INSTEAD]
LAVATORIES	1 : 50	1 : 75			1				1	
SERVICE SINKS	1 SINK (TOTAL)	1 SINK (TOTAL)			1				1	
TOILETS	1 : 15	1 : 50	2	1	3			3	3	
URINALS**	N/A	1 : 100			0				0	**PER CPC TABLE 422.1 FOOTNOTE 3, THE REQUIRED NUMBER OF URINALS MAY BE OMITTED FOR OCCUPANCIES W/ AN OCCUPANT LOAD < 50.

: 5

OCCUPANCY SCHEDULE BY FLOOR

LEVEL	OCCUPANT LOAD (OL) - SCHEDULE ON G0.06
0-BASEMENT	13
1-FIRST FLOOR	16
1.5-MEZZANINE LEVEL	7
2-SECOND FLOOR	19
3-THIRD FLOOR	8
4-FOURTH FLOOR	6
5-ROOF	36
	105

GROSS BUILDING AREA BREAKDOWN BY USE Co...

OCCUPANCY	AREA (GROSS)	% SUBTOTAL	% TOTAL
PRINCIPAL USE			
NON-LIFE SCIENCE LABORATORY	5,460 SF	59%	46%
RESIDENTIAL	3,728 SF	41%	32%
	9,187 SF	100%	78%
ACCESSORY USE			
COMMON CIRCULATION	1,234 SF	47%	10%
RESIDENTIAL CIRCULATION	396 SF	15%	3%
STORAGE (RESIDENTIAL ACCESSORY)	720 SF	27%	6%
UTILITY (ACCESSORY)	285 SF	11%	2%
	2,635 SF	100%	22%
Grand total	11,823 SF		100%

GROSS BUILDING AREA BREAKDOWN BY FLOOR

LEVEL	PROPOSED
BASEMENT	2,500 SF
FIRST FLOOR	2,270 SF
MEZZANINE LEVEL	731 SF
SECOND FLOOR	2,197 SF
THIRD FLOOR	1,832 SF
FOURTH FLOOR	1,896 SF
ROOF	396 SF
	11,823 SF

BUILDING 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 I-A PODIUM / III-A ABOVE	Type I-A concrete, podium construction from the Basement to the 2nd Floor; Type III-A from the 3rd Floor to the Roof with fire-retardant treated lumber at exterior walls
1.2	OCCUPANCY CLASSIFICATION	310.4			R-2 (5 UNITS) OVER L	
1.3	HIGH-RISE BUILDING CLASSIFICATION	403.1	N/A		N/A	
3 - HEIGHT AND AREA LIMITATIONS						
3.1	BUILDING HEIGHT	Table 504.3 & 508.4.3	L: UL / R-2: 85'-0"	Max.	48'-0"	85' is max. for most stringent use within type of construction (R-2 occupancy in Type III-A Construction)
3.2	BUILDING STORIES ABOVE GRADE	Table 504.4, 508.4.3, & 510.5	L: 20 / R-2: 6	Max.	L: 2 / R-2: 4	Per 508.4.3, the actual height of each occupancy is determined by its highest height above grade.
3.3	LARGEST STORY AREA	Table 506.2	L: UL SF / R-2: 24,000 SF	Max.	2,500 SF	Largest Story = Basement
3.4	TOTAL BUILDING AREA				11,815 SF	Total Gross Building Area
3.51	MEZZANINE AREA LIMITATION	505.2.1	</= 1/2 OF AGGREGATE AREA OF ROOM/SPACE (1357 SF / 2 = 658 SF)		628 SF < 1/2 AGGREGATE AREA OF ROOM/SPACE	Max. 1/2 of aggregate area per 505.2.1 Exception 2: Podium Construction is Type I, fully sprinklered, and an approved emergency voice/alarm communication system is required
3.52	MEZZANINE OPENNESS	505.2.3	Open to room below with max. 42" walls		Open to room below with max. 42" walls	Per Exception 2, openness would not be required at mezzanines where 2 exits are provided
4 - MIXED OCCUPANCY & SPECIAL PROVISIONS						
4.1	MIXED OCCUPANCY CLASSIFICATION	510.2.4	SEPARATED OCCUPANCIES		SEPARATED OCCUPANCIES	
4.2	OCCUPANCY SEPARATION	Table 508.4	4 HR FIRE BARRIER		4 HR FIRE BARRIER	4 HR required between L and R-2 occupancy in buildings equipped throughout with automatic sprinkler
4.3	HORIZONTAL BUILDING SEPARATION	510.2	3 HR FIRE BARRIER		4 HR FIRE BARRIER	
5 - GROUP L (LABORATORY) PROVISIONS						
5.1	QUANTITY OF LAB SUITES PER FLOOR	TABLE 453.7.2.1	10 / UL	Max.	1	MAX. (10) AT BASEMENT; UNLIMITED ON 1ST AND 2ND FLOORS
5.2	TECHNICAL REPORT	453.1.1	TECHNICAL REPORT TO BE PROVIDED W/ TENANT IMPROVEMENTS		TECHNICAL REPORT TO BE PROVIDED W/ TENANT IMPROVEMENTS	Technical Report to identify and develop methods of protection from the hazards presented by the hazardous materials per 453.1.1.
5.3	LABORATORY SUITE REQUIREMENTS	453.3	10,000 SF PER SUITE; MAX (1) TENANT PER SUITE	Max.	4,256 SF SUITE W/ (1) TENANT	
5.4	SEPARATION FROM CONTROL AREAS	453.4.1.3	1 HR	Min.	N/A	2-HR REQ. AT 4TH FLOOR & ABOVE (N/A)
5.5	MEANS OF EGRESS	453.6	(2) REQ.; DOOR SWING IN DIRECTION OF TRAVEL; PANIC HARDWARE REQ AT DOORS W/ LATCH OR LOCK	Min.	(2) EXITS PER FLOOR; OUTSWING EXIT DOOR W/ PANIC HARDWARE PROVIDED	
5.6	SECONDARY POWER SYSTEMS	453.4.6	STANDBY SYSTEMS SHALL HAVE AUTOMATIC TRANSFER TIME OF 10 SECONDS OR LESS	Max.	AUTOMATIC TRANSFER TIME OF 10 SECONDS OR LESS	
5.71	HAZARDOUS MATERIALS - PERCENT OF MAX. ALLOWABLE QUANTITY PER SUITE	TABLE 453.7.2.1	75% / 100%	Max.	0% / 100%	0% AT BASEMENT (OFFICE ACCESSORY TO LAB ONLY THIS FLOOR); 100% AT 1ST AND 2ND FLOOR
5.72	HAZARDOUS MATERIALS - HANDLING AND TRANSPORTATION	453.7.3 & CFC 5003.10	MUST COMPLY W/ TABLE 5003.1.1 W/ ADJUSTMENT FACTOR % IN 4.61 ABOVE		0% / 100% OF ALLOWABLE MAX. HAZARDOUS MATERIALS AT BASEMENT / 1ST-2ND FLOORS	NO HAZARDOUS MATERIAL STORAGE OR HANDLING ALLOWED IN BASEMENT
6 - FIRE RESISTANCE RATING REQUIREMENTS						
6.1	PRIMARY STRUCTURAL FRAME	Table 601	4 HR / 3 HR / 1 HR	Min.	4 HR / 3 HR / 1 HR	4-HR rating required at bearing walls and columns supporting horizontal separation/assembly at 3rd floor / 3-HR at Type I-A Podium / 1-HR at Type III-A Floors 3 to Roof
6.2	BEARING WALLS - EXTERIOR	Table 601	4 HR / 3 HR / 2 HR	Min.	4 HR / 3 HR / 2 HR	4-HR rating required at bearing walls and columns supporting horizontal separation/assembly at 3rd floor / 3-HR at Type I-A Podium / 2-HR at Type III-A Floors 3 to Roof
6.3	BEARING WALLS - INTERIOR	Table 601	4 HR / 3 HR / 1 HR	Min.	4 HR / 3 HR / 1 HR	4-HR rating required at bearing walls and columns supporting horizontal separation/assembly at 3rd floor / 3-HR at Type I-A Podium / 1-HR at Type III-A Floors 3 to Roof
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) at Type III-A Floors 3-Roof
6.41	WHERE FIRE SEPARATION DISTANCE (FSD) < 10'	Table 601	3 HR / 1 HR		3 HR / 1 HR	3-HR at Type I-A Podium / 1 HR at Type III-A Floors 3 to Roof
6.42	WHERE 10' </= FSD < 30'	Table 602	2 HR / 1 HR	Min.	2 HR / 1 HR	2-HR at Type I-A Podium / 1-HR at Type III-A Floors 3 to Roof
6.43	WHERE FSD >/= 30'	Table 602	Not Required (NR) / NR		0 HR / 0 HR	NR all Floors
6.5	NON-BEARING WALLS - INTERIOR	Table 601	Not Required U.O.N.		Not Provided U.O.N. below	
6.51	NON-BEARING WALLS - RESIDENTIAL TENANT SEPARATION	420, 708	1 HR	Min.	1 HR	Required at all Dwelling Unit demising walls
6.52	CORRIDORS	Table 1020.1	1 HR / NR	Min.	1 HR	No rating required at single occupancy residential corridors (<10 occupants) at 3rd and 4th floors and office corridor at 2nd floor; 1-hour required at Basement and 1st floor corridors for mixed use separation
6.6	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	2 HR / 1 HR	Min.	2 HR / 1 HR	See OCCUPANCY SEPARATION for floor construction between 2nd and 3rd floors. 2-HR at Type I-A Floor 1 & 2 / 1-HR at Type III-A Floors 4 to Roof; 4-HR at 3rd Floor Occupancy Separation
6.7	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	1 1/2 HR / 1 HR	Min.	1 1/2 HR / 1 HR	1 1/2-HR at lower Type I-A roof / 1-HR at upper Type III-A roof
6.81	SHAFT ENCLOSURES CONNECTING LESS THAN 4 STORIES	713.4	1 HR	Min.	1 HR	
6.82	SHAFT ENCLOSURES CONNECTING 4 STORIES OR MORE	713.4	2 HR	Min.	2 HR	This includes mechanical chases, stairway and elevator enclosures, etc. Shaft enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours
7 - FIRE AND SMOKE PROTECTION FEATURES						
7.1	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED					
7.11	WHERE FIRE SEPARATION DISTANCE (FSD) < 3'	SF DBI AB-009	90 MINUTES	Min.	90 MINUTES	90 minute rating and property line windows complying with DBI AB-009 required at 2-hour exterior walls
7.12	WHERE 3' </= FSD <5'	Table 705.8	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.13	WHERE 5' </= FSD <10'	Table 705.8	25% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.14	WHERE 10' </= FSD <15'	Table 705.8	45% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	<45% OPENINGS	See windows in lightwells in North and South Elevations
7.15	WHERE 15' </= FSD <20'	Table 705.8	75% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	< 75% OPENINGS	
7.16	WHERE FSD >/= 20'	Table 705.8	No Limit		No Limit	
9 - FIRE PROTECTION SYSTEMS						
9.1	AUTOMATIC, FULLY SPRINKLERED SYSTEM	903 and NFPA 13	Required per CBC 903 and NFPA 14		YES, provided per CBC 903 and NFPA 14	
9.2	STANDPIPE SYSTEMS	905 AND NFPA 14	Required per CBC 905 and NFPA 14 for buildings > 3 stories		YES, provided per CBC 905 and NFPA 14	
9.3	FIRE PUMPS	901.8, 913 and NFPA 20	Pending Fire Flow Calcs		TBD, pending Fire Flow Calcs	
9.4	FIRE ALARM AND DETECTION SYSTEM	907 and NFPA 72	Required per CBC 907 and NFPA 72		YES, provided per CBC 907 and NFPA 72	
9.5	EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM	907 and NFPA 72	Required per CBC 907 and NFPA 72		YES, provided per CBC 907 and NFPA 72	Smoke Alarms (per CBC 907.2.11) to be hard-wired to Building Primary Power. Audible alarm notification to comply with 907.5.21.1 including min. 75 DBA sound pressure in R-occupancies.
9.6	EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM	403.4.5, 916, AND CFC 510	Per CFC 510 as required by Fire Code Official		TBD, per 403.4.5, 916, AND CFC 510	
10 - MEANS OF EGRESS & OCCUPANT LOAD						
10.11	STAIRWAY WIDTH	1005.3.1 & 10.11.2	36"	Min.	36" Stairs Provided	The greater of 0.3"/Occupant x 105 Occupants / 2 Stairs = 15.75" per 1005.3.1 and 36" per 1011.2 Exception 1 (occupant load is less than 50)
10.12	OTHER EGRESS COMPONENT WIDTHS	1005.3.2 & 1020.2	36"	Min.	> 36" at all Egress Components	Required: the greater of 0.2"/Occupant x 105 Occupants = 21" per 1005.3.1 and 36" at all other floors (less than 50 occupants) per Table 1020.2
10.21	NUMBER OF EXITS - COMMON AREAS	1006.2	2	Min.	2	Occupant Load exceeds 50 = 2 Exits provided with doors swinging in the direction of travel. 2 Stairways provided. Stair 1 exit has direct line of sight to exit at Entrance Lobby
10.22	NUMBER OF EXITS - WITHIN DWELLING UNITS	1006.2.1	1	Min.	1	Per Exception 1, (1) exit permitted within and from unit; max. common path of travel = 125'
10.31	DISTANCE BETWEEN EXIT ACCESS STAIRWAYS	1007.1.1	1/3 Building Diagonal	Min.	> 1/3 Building Diagonal	Per Exception 2, the separation distance shall not be greater than 1/3 the diagonal in buildings fully equipped with fire sprinklers
10.32	EXIT ACCESS TRAVEL DISTANCE	1017.2	200' / 250'		<200' / 250'	200' MAX AT 'L' OCCUPANCY / 250' MAX AT 'R-2' OCCUPANCY - SEE G2.10 FOR COMPLIANCE
10.41	ELEVATOR AS ACCESSIBLE MEANS OF EGRESS	1009.2.1	1 Elevator with Standby power per CBC Chapter 27 and 3003 required	Min.	1 Elevator with Standby power per CBC Chapter 27 and 3003 provided	
10.42	TWO-WAY COMMUNICATION	1009.8	Required at each elevator landing (except at level of discharge)		Provided at each elevator landing (except at level of discharge)	
10.5	EMERGENCY ESCAPE AND RESCUE	1030.1	Not Required		Not provided	Per 1030.1 Exception 1, Emergency Escape and Rescue Openings (EERO) not required at R-2 occupancies constructed of Type III-A construction and equipped throughout with an automatic sprinkler system.
11A - HOUSING ACCESSIBILITY						
11.1	SCOPE OF COMPLIANCE TO CHAPTER 11A	1102A	Required at residential floors: 3rd and 4th floors, and roof		Provided at 3rd, 4th, and roof levels	
11.2	BATHING AND TOILET FACILITIES	1134A.2	1 Bathroom per Option 2	Min.	Min. 1 complying Bathroom provided	
11B - ACCESSIBILITY TO PUBLIC BUILDINGS						
11.6	SCOPE OF COMPLIANCE TO CHAPTER 11B	11B-201	Required at public floors: Basement, 1st, Mezzanine, and 2nd Floors		Provided at Basement, 1st, Mezzanine, and 2nd Floors	

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Dept. of Building Insp.
- San Francisco -
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PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

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[illegible] SFFD
MAY 25 2022

Vivian Huang, DBI
MAY 11 2022

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415 749 0302

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT
EDWARD DAVIS MORRIS
C-24585
EXP 3-31-23
STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026
SFDBI BPA: 201904309262-S

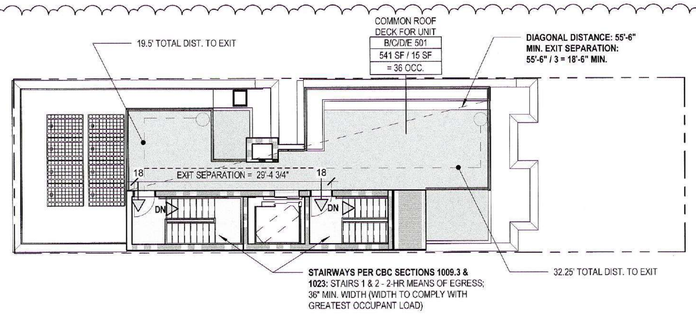
SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

BUILDING CODE ANALYSIS

DATE	04/30/19
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

G2.01



TRAVEL DISTANCE NOTES: BUILDING

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

OCCUPANCY WIDTH NOTES: BUILDING

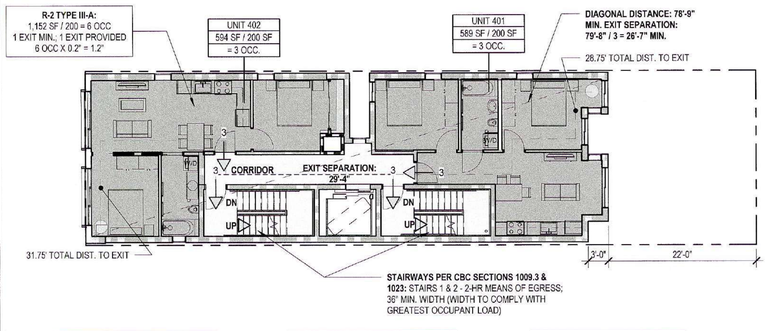
- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- SINGLE EXIT PERMITTED ON EACH SIDE OF BUILDING BASED ON OCCUPANCY (R-2). MAX. TRAVEL DISTANCE (125') PER CBC 1008.3.2 AND FORMAL COMMITTEE IBC INTERPRETATION 21-14 - SEE TABLE THIS SHEET
- ONE EXIT PROVIDED VIA EITHER STAIR 1 & STAIR 2

7 ROOF FLOOR LIFE SAFETY PLAN (TYPE III-A)

3/32" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY UNIT ON FLOOR = 32' < 125' PROJECT COMPLIES

OCCUPANCY WIDTH NOTES: BUILDING

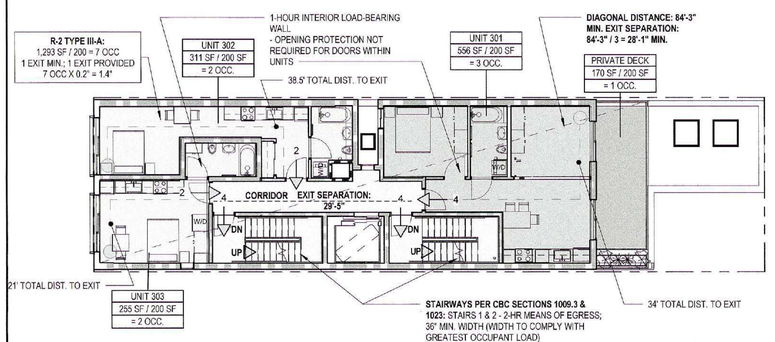
- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- TWO EXITS PROVIDED FROM EXIT ACCESS CORRIDOR
- ONE EXIT PROVIDED WITHIN EACH INDIVIDUAL UNIT MEETING THE CRITERIA OF CBC 1006.3.3 EXCEPTION 5:
  1. <20 OCCUPANTS (I.E. </= 3,800 SF)
  2. EXIT FROM UNIT DISCHARGES DIRECTLY TO EXIT ACCESS (CORRIDOR) W/ ACCESS TO (2) APPROVED INDEPENDENT EXITS

6 FOURTH FLOOR LIFE SAFETY PLAN (TYPE III-A)

3/32" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY UNIT ON FLOOR = 34' < 125' PROJECT COMPLIES

OCCUPANCY WIDTH NOTES: BUILDING

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

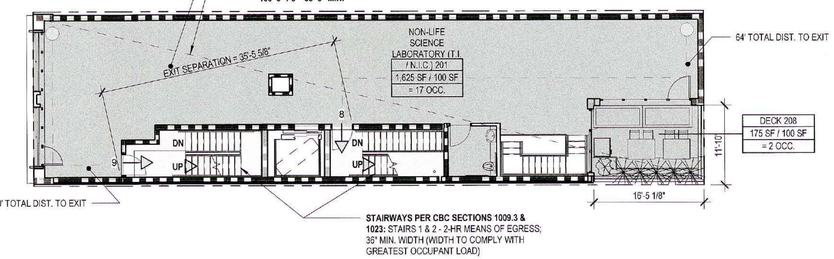
EXIT NOTES: BUILDING, THIS FLOOR

- TWO EXITS PROVIDED FROM EXIT ACCESS CORRIDOR
- ONE EXIT PROVIDED WITHIN EACH INDIVIDUAL UNIT MEETING THE CRITERIA OF CBC 1006.3.3 EXCEPTION 5:
  1. <20 OCCUPANTS (I.E. </= 3,800 SF)
  2. EXIT FROM UNIT DISCHARGES DIRECTLY TO EXIT ACCESS (CORRIDOR) W/ ACCESS TO (2) APPROVED INDEPENDENT EXITS

5 THIRD FLOOR LIFE SAFETY PLAN (TYPE III-A)

3/32" = 1'-0"

PER 1007.1.1.1.1, THE SEPARATION DISTANCE TO EXITS CAN BE MEASURED TO ANY POINT ALONG WIDTH OF DOORWAY



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 64' < 200' 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

- TWO EXITS PROVIDED

4 SECOND FLOOR LIFE SAFETY PLAN (TYPE I-A PODIUM)

3/32" = 1'-0"

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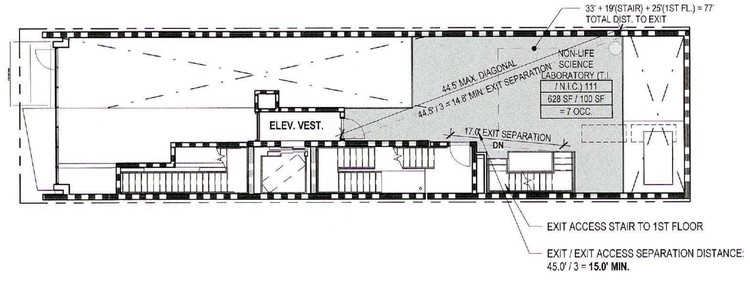
- San Francisco -
MAY 2 9 2023
PATRICK O'RIORDAN
DEPT. OF BUILDING INSPECTION



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 77' < 200' (CBC TABLE 1017.2) **PROJECT COMPLIES**

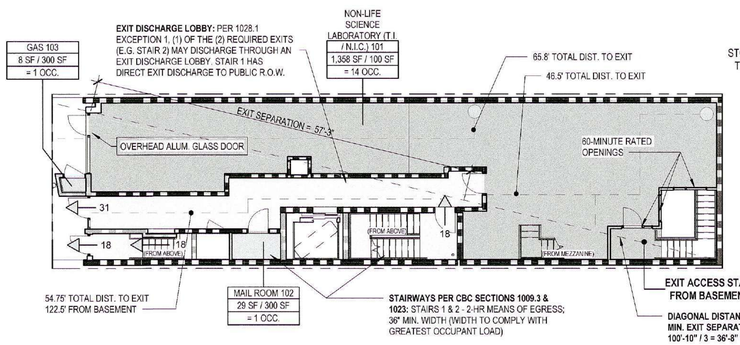
AREA LIMITATION (PER CBC 505.2.1 EXCEPTION 2): 1/2 x 1,357 SF (AREA OF 1ST FLOOR SPACE THAT CONNECTS TO MEZZANINE) = 678.5 SF **PROJECT COMPLIES**

EXIT NOTES: BUILDING, THIS FLOOR

- MEZZANINE IS CONSIDERED PART OF 1ST FLOOR
- (2) EXITS PROVIDED: (1) AT EXIT STAIR 2 AND (1) AT EXIT ACCESS STAIRS DOWN TO 1ST FLOOR

3 MEZZANINE LEVEL LIFE SAFETY PLAN (TYPE I-A)

3/32" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

- EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT OF ANY OCCUPANCY IN BUILDING = 66' < 200' PROJECT COMPLIES

OCCUPANCY WIDTH NOTES: BUILDING

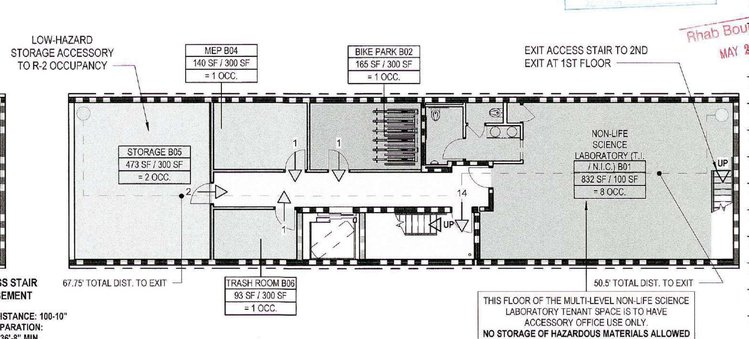
- STAIR 1 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- STAIR 2 WIDTH REQUIREMENT: SET BY GREATEST OCCUPANCY
- ONLY THE GREATEST OCCUPANT LOAD IS SHOWN FOR EGRESS PURPOSES

EXIT NOTES: BUILDING, THIS FLOOR

- TWO EXITS PROVIDED
- EXIT ACCESS STAIR WITHIN LAB UNIT SERVES THE PARTIAL BASEMENT AND MEZZANINE

2 FIRST FLOOR LIFE SAFETY PLAN (TYPE I-A PODIUM)

3/32" = 1'-0"



TRAVEL DISTANCE NOTES: BUILDING

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

OCCUPANCY WIDTH NOTES: BUILDING

- STAIR 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 NON-'L' OCCUPANCY PORTION OF BASEMENT (R-2 / R-2 ACCESSORY). MAX. TRAVEL DISTANCE (125') PER CBC 1006.3.2
  1. ONE EXIT PROVIDED VIA STAIR 2
- TWO EXITS PROVIDED FROM BASEMENT PORTION OF MULTI-STORY SINGLE-TENANT NON-LIFE SCIENCE LABORATORY (GROUP 'L') UNIT

1 BASEMENT FLOOR LIFE SAFETY PLAN (TYPE I-A PODIUM)

3/32" = 1'-0"

PARTITION PLAN LEGEND

PARTITION / WALL / STRUCTURE

- NON-RATED
- 1-HR RATED
- 2-HR RATED
- 3-HR RATED
- 4-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
- B2 — VERTICAL CONTINUATION OF EGRESS AT GROUND FROM EERO ABOVE OR BELOW
- DIAGONAL DIMENSION OF BUILDING & EXIT SEPARATION DISTANCE

USE AND MIN. OCCUPANT LOAD

- NON-LIFE-SCIENCE LABORATORY (100 GROSS SF PER OCCUPANT)
- STUDIO / 1BR / 2 BR RESIDENTIAL (200 GROSS SF PER OCCUPANT)
- STORAGE / UTILITY (300 GROSS SF PER OCCUPANT)

EGRESS PLAN GENERAL NOTES

1. CORRIDORS AND ACCESIBLE ROUTES SHALL COMPLY WITH:
   - ENTRANCE SIGNAGE PER CBC SECTION 11B-703
   - LEVEL CHANGES SHALL NOT EXCEED PER CBC SECTIONS 11B-403, 1111A & 1121A
   - SLOPES SHALL NOT EXCEED 5% PER CBC SECTION 11B-403.3, 1111A
   - MINIMUM WIDTH PER CBC SECTIONS 11B-403.5.1, 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
2. STAIRWAYS SHALL COMPLY WITH:
   - ENCLOSURES PER CBC SECTION 1022
   - SIGNAGE PER CBC SECTION 1023.8 & 1023.9
   - TREADS, RISERS AND NOSING PER CBC SECTIONS 11B-504, 1123A
   - STRIPING PER CBC SECTIONS 11B-504.4.1, 1123A.5
   - BUILDING TO BE EQUIPPED WITH EMERGENCY VOICE ALARM SYSTEM.
3. AREAS OF REFUGE **NOT** REQUIRED PER CBC 1009.3, EXCEPTION 5 & 1009.3, EXCEPTION 8
4. DOOR FIRE RATING:

   AT 1-HOUR WALLS:
   - 20-MINUTE FIRE-RATED DOORS - CORRIDORS
   - 60-MINUTE FIRE-RATED DOORS - STAIR ENCLOSURES < 4 STORIES, EXIT PASSAGEWAYS, ETC.
   - NON-RATED DOORS - INTERIOR LOAD-BEARING WALLS WITHIN UNIT
   - 45-MINUTE FIRE-RATED DOORS - OTHER FIRE BARRIERS AND PARTITIONS NOT LISTED ABOVE

   AT 2-HOUR WALLS:
   - 90-MINUTE FIRE-RATED DOORS - TYP., U.O.N.

   AT 3-HOUR WALLS:
   - 180-MINUTE FIRE-RATED DOORS [(2) 90-MINUTE DOORS ALLOWED IN LIEU PER TABLE 716.1(2) FOOTNOTE (a)] - *N/A - NONE PROPOSED*

   AT 4-HOUR WALLS:
   - 180-MINUTE FIRE-RATED DOORS AT 'L' LABORATORY OCCUPANCY SEPARATION WALLS [(2) 90-MINUTE DOORS ALLOWED IN LIEU PER TABLE 716.1(2) FOOTNOTE (a)]
   - 90-MINUTE AT 4-HOUR STAIR ENCLOSURE WALLS THAT DO NOT ALSO SERVE AS OCCUPANCY SEPARATIONS. THESE WALLS ARE 4-HOUR INTERIOR LOAD-BEARING WALLS WHERE ADDITIONAL OPENING PROTECTION IS NOT REQUIRED PER 802.1

OCCUPANCY SCHEDULE BY FLOOR

LEVEL	OCCUPANT LOAD (OL) - SCHEDULE ON G0.06
0-BASEMENT	13
1-FIRST FLOOR	16
1.5-MEZZANINE LEVEL	7
2-SECOND FLOOR	19
3-THIRD FLOOR	8
4-FOURTH FLOOR	6
5-ROOF	36
	105

Vivian Huang, DBI
MAY 1 1 2022

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MAY 10 2022
PLANNING DEPARTMENT

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MAY 9 2022

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94114
415.749.0302

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 RENEWAL 3-31-23 STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026

SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

FIRE & LIFE SAFETY PLANS

DATE	04/30/19
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

G2.10

28 May 2019

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

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

May 14th, 2019
PRE-APPLICATION MEETING FINDINGS
2455 Harrison Street
New Construction
Existing: Single story Industrial Structure
Proposed: 5-Unit Residential over Business / Assembly (A2) and Basement
2016 California Building Code
BPA # 201904309262

PROJECT INFORMATION

Address:	**2455 Harrison Street, San Francisco, CA**
Block/ Lot:	**4084 / 026**
Type of Construction:	**Existing: TYPE-V-B,** **Proposed: TYPE III-A, fully sprinklered (NFPA 13 sprinkler system per 903.3.1.2)**
Stories:	**Existing: 1 story** **Proposed: 4 stories over basement**
Occupancy:	**Existing: 1 vacant Auto Repair garage (S-1)** **Proposed: Mixed Use: 5 Dwelling Units (R-2) over Office (B) over Restaurant (A-2) and mixed-use Basement (A-2 and accessory R-2)**

PROJECT SCOPE

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

ATTACHED DOCUMENTS:

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

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

MIXED USE AND OCCUPANCY

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

   Response: Confirmed.

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

   ~~**Response: Confirmed.**~~

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

   Response: Confirmed.

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

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

   Response: Confirmed. to be verified during plan che

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

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

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

TYPES OF CONSTRUCTION

3. **Type of Construction:**

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

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

   Response: Confirmed.

FIRE-RESISTANT CONSTRUCTION

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

   Response: Confirmed.

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

   Response: Confirmed.

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

   Response: Confirmed.

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

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

MEANS OF EGRESS

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

   Response: Confirmed.

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

   Response: Confirmed.

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

    Response: Confirmed.

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

    Response: Confirmed. WOOD TO BE FIRE-TREATED

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

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

    Response: Confirmed.

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

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

APPROVED
Dept. of Building Insp.
San Francisco
MAY 23 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

RECEIVED
MAY 10 2022
DEPT. OF BUILDING INSPECTION

ADDITIONAL TOPICS OF DISCUSSION

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

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

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

15. **Courts per 1206.3**

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

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

16. **Single Exit at Basement**

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

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

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

    Response: Confirmed.

18. **Door Maneuvering Clearances at Interior Stair Enclosures**

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

19. **Mezzanine area limitations**

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

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

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

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

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

21. **Roof Deck Considerations**

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

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

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

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

Reviewed and agreed by

SFDBI — Date 6/12/19

SFFD Tom Haney — Date 6/24/19

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

REQUEST FOR WATER FLOW INFORMATION

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

CONTACT PERSON: Toby Morris **ADDRESS:** 139 Noe Street

PHONE NO. (415) 749 / 0302 **FAX NO.** (____)____/______

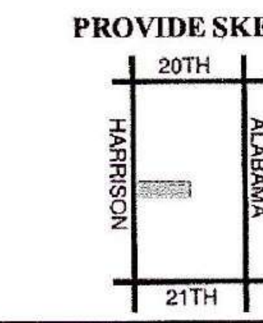
EMAIL : toby@kermanmorris.com

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

Rhab Boughn, SFFD
MAY 25 2022

ADDRESS FOR WATER FLOW INFORMATION: 2455 Harrison Street

PROVIDE SKETCH HERE:



Harrison Street

3/15/19

CROSS STREETS (*BOTH ARE REQUIRED*): 20th ~~Harrison Street~~ / 21th Street

SPECIFY STREET FOR POINT OF CONNECTION:______

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

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

CAR-STACKER: YES (NO)

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

Field Flow Test required. Payment by check or credit card, made payable to SFFD for $ 250.—

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

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

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

Flow data: **FIELD FLOW TEST** X **STATIC** 53 **PSI**

RESIDUAL 52 **PSI**

RECORDS ANALYSIS______ **FLOW** 876 **GPM**

Gate Page 95/104 8 " **MAIN on** Harrison

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

ok

kerman morris architects LLP
139 Noe Street
San Francisco, CA 94114
415 749 0302

Revisions

NO.	DATE	DESCRIPTION

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 EXP 3-31-23 STATE OF CALIFORNIA

2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110
BLOCK 4084 / LOT 4084 / 026
SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

FIRE FLOW INFO & DBI PRE-APPLICATION FINDING SUMMARY

DATE	04/30/19
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

G2.21

2455 HARRISON

SITE PERMIT - NEW CONSTRUCTION MIXED USE BUILDING

SHEET INDEX

01 GENERAL

G0.01	COVER SHEET
G0.02	ABBREVIATIONS, GENERAL NOTES, & PROJECT INFORMATION
G0.03	BUILDING CODE, PLANNING, & PROJECT INFORMATION
G0.04	SITE PHOTOS
G0.05	SITE SURVEY
G0.06	EGRESS / PATH OF TRAVEL, SITE PLAN
G0.07	GENERAL ACCESSIBILITY REQUIREMENTS
G0.08	GREENPOINT RATED CHECKLIST
8	

04 ARCHITECTURAL EXISTING

AE1.01	EXISTING SITE PLAN
1	

06 ARCHITECTURE

A1.01	PROPOSED SITE PLAN
A2.01	BASEMENT FLOOR PLAN
A2.02	FIRST FLOOR & MEZZANINE LEVEL PLAN
A2.03	SECOND FLOOR PLAN
A2.04	THIRD FLOOR PLAN
A2.05	FOURTH FLOOR PLAN
A2.06	ROOF FLOOR PLAN
A5.01	EAST & WEST EXTERIOR ELEVATIONS
A5.02	NORTH EXTERIOR ELEVATION
A5.03	SOUTH EXTERIOR ELEVATION
A7.01	BUILDING SECTION
A7.02	BUILDING SECTIONS
A10.01	PARTITIONS TYPES
13	
22	

GENERAL LEGEND

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

LOCATION MAP:

BUILDING DATA:

OWNER: FAHMAN PROPERTIES LLC (415)290-1437

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

PARCEL: 4084 / 026 | LOT SIZE: 2,500 SF | 0.060 acres

ZONING DISTRICT: UMU / 48-X

OCCUPANCY GROUP: A-2, B, R-2

CONSTRUCTION TYPE: TYPE V-A OVER TYPE I A

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

STRUCTURAL ENGINEER: TBD

MECHANICAL ENGINEER: TBD

LANDSCAPE ARCHITECT: TBD

CIVIL: TBD

DESCRIPTION OF WORK

THE PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING STRUCTURE (INDUSTRIAL USE PER PIM) AND THE CONSTRUCTION OF 1 COMMERCIAL SPACE, 1 OFFICE SPACE, AND 5 DWELLING UNITS IN THIS BUILDING ON AN UMU LOT.

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...

2455 HARRISON

04/30/2019

SFDBI BPA#: ####.####

COVER SHEET

DATE	04/30/2019
SCALE	1/8" = 1'-0"
DRAWN BY	SC
CHECKED BY	TM, JM
JOB NO.	1816

G0.01

ZONING INFORMATION & PLANNING CODE ANALYSIS

ADDRESS : 2455 HARRISON ST, SAN FRANCISCO 94110

BLOCK / LOT : 4084 / 026

ORIGINAL FILING :

HISTORIC STANDING : C - NO HISTORIC RESOURCE PRESENT / NOT AGE ELIGIBLE

Topic	Code Section	Required / Allowed	Provided
ZONE/MAP	MAP ZN07	UMU	COMMERCIAL AND RESIDENTIAL MIXED USE
PERMITTED USE	SFPC 843	URBAN MIXED USE	COMMERCIAL AND RESIDENTIAL MIXED USE
DWELLING UNIT DENSITY LIMIT	SFPC 207.5	NO DENSITY LIMIT	1 UNIT COMMERCIAL, 1 UNIT OFFICE, 5 UNITS RESIDENTIAL
F.A.R.	SFPC 124	3.0 TO 1 FOR NON-RESIDENTIAL USES	<3.0:1 (<7,800 SF GROSS AREA ON NON-RESIDENTIAL BASEMENT AND FLOORS 1 AND 2 : 2,500 SF LOT)
HEIGHT	SFPC 250	48-X (48' MAXIMUM HEIGHT)	48'-0"
BULK LIMIT	SFPC 270	48-X : NOT APPLICABLE	NOT APPLICABLE
FRONT YARD SETBACK	SFPC 132	NOT REQUIRED IN UMU DISTRICTS	NOT PROVIDED
REAR YARD SETBACK	SFPC 134(a)(2)	25% OF THE LOT DEPTH, BUT IN NO CASE LESS THAN 15'	25' PROVIDED AT THE LOWEST STORY CONTAINING DWELLING UNITS, AND AT EACH SUCCEEDING LEVEL OF THE BUILDING
USABLE OPEN SPACE FOR DWELLING UNITS	SFPC TABLE 135(a)	80 sq.ft PER UNIT; 54 sq.ft PER UNIT IF PUBLICLY ACCESSIBLE	175 SF PRIVATE DECK PROVIDED FOR UNIT A; 322 SF COMMON ROOF DECK PROVIDED FOR UNITS B - E = 81 SF/UNIT
USABLE OPEN SPACE FOR NON-RESIDENTIAL	SFPC 135.3		
OBSTRUCTIONS	SFPC 136	ALLOWED	NO OBSTRUCTIONS OVER STREET / PUBLIC WAY; BAY WINDOW OBSTRUCTIONS OVER REAR YARD / OPEN SPACE COMPLY W/ SFPC 136.c
HEIGHT / STREET FRONTAGE REVIEW	SFPC 145.1 (c)(1)	OFF-STREET PARKING AT STREET GRADE MUST BE SET BACK AT LEAST 25'	NO PARKING
	SFPC 145.1 (c)(2)	NO MORE THAN 1/3 OF THE WIDTH OR 20' GIVEN TO PARKING INGRESS OR EGRESS	NO PARKING RAMP
	SFPC 145.1 (c)(3)	ACTIVE USES REQUIRED	GROUND FLOOR IS FOR COMMERIAL USE
	SFPC 145.1 (c)(4)	ALL GROUND FLOOR USES IN UMU DIST. SHALL HAVE A MIN. FLOOR TO FLOOR HEIGHT OF 17'	17'-0"
	SFPC 145.1 (c)(5)	GROUND FLOOR SHALL BE AS CLOSE TO SIDEWALK ELEVATION AS POSSIBLE	
	SFPC 145.1 (c)(6)	FRONTAGE WITH ACTIVE USES MUST BE FENESTRATED WITH TRANSPARENT WINDOW AND DOORWAYS FOR NO LESS THAN 60%	72.3%, 72' (OPENING) / 99.5' (ACTIVE USE FRONTAGE) * 100% = 72.3%
OFF-STREET PARKING	SFPC 151.1	NONE REQUIRED. UP TO 0.75 CARS FOR EACH DWELLING UNIT, AND UP TO 1 CAR FOR UNIT WITH AT LEAST 2 BEDROOMS AND AT LEAST 1,000 sq.ft OF OCCUPIED FLOOR AREA	2 BIKE PARKING SPACE FOR EACH UNIT
AFFORDABLE HOUSING REQUIREMENTS	SFPC 419.3	FOR TIER A, 14.4% ON SITE OR 23% OFF SITE, AND THE FEE MUST BE PAID AT ISSUANCE OF THE FIRST CONSTRUCTION DOCUMENT	NOT APPLICABLE, THE BUILDING ONLY CONTAINS 5 UNITS OF RESIDENCE
	SFPC TABLE 419.5	30% OF THE UNITS TO MIDDLE INCOME HOUSEHOLDS	NOT APPLICABLE, THE BUILDING ONLY CONTAINS 5 UNITS OF RESIDENCE
VERTICAL CONTROLS FOR OFFICE USES	SFPC 803.9 (h)	TOTAL 4 STORIES BUILDING CAN HAVE MAX. 1-STORY FOR OFFICE USES	1-STORY OFFICE LOCATED ON 2ND FLOOR

PROJECT SUMMARY

	UNIT DISTRIBUTION				BUILDING INTERIOR AREA (NET)										EXTERIOR OPEN SPACE (NET)	
					RESIDENTIAL				COMMERCIAL		OTHER					
LEVEL	STUDIO	1BR	2BR	TOTAL	DWELLING UNIT	COMMON	CIRCULATION	SUBTOTAL	RESTAURANT	OFFICE	STORAGE	UTILITY	PARKING	TOTAL	PRIVATE	COMMON
	2	1	2	5	2,298 SF	0 SF	0 SF	2,298 SF	0 SF	0 SF	0 SF	0 SF		2,298 SF	0 SF	0 SF
BASEMENT	0	0	0	0	0 SF	0 SF	0 SF	0 SF	794 SF	0 SF	706 SF	190 SF	0 SF	897 SF	0 SF	0 SF
FIRST FLOOR	0	0	0	0	0 SF	0 SF	262 SF	262 SF	0 SF	0 SF	46 SF	9 SF		318 SF	0 SF	0 SF
MEZZANINE LEVEL	0	0	0	0	0 SF	0 SF	0 SF	0 SF	477 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
SECOND FLOOR	0	0	0	0	0 SF	0 SF	0 SF	0 SF	0 SF	1,836 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
THIRD FLOOR	0	0	0	0	0 SF	0 SF	139 SF	139 SF	0 SF	0 SF	0 SF	0 SF	0 SF	139 SF	177 SF	0 SF
FOURTH FLOOR	0	0	0	0	0 SF	0 SF	140 SF	140 SF	0 SF	0 SF	0 SF	0 SF	0 SF	140 SF	0 SF	0 SF
ROOF	0	0	0	0	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	566 SF
	2	1	2	5	2,298 SF	0 SF	542 SF	2,840 SF	1,271 SF	1,836 SF	752 SF	199 SF		3,791 SF	177 SF	566 SF

UNIT MIX PERCENTAGE

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

GROSS BUILDING AREA BREAKDOWN BY USE...

OCCUPANCY	AREA (GROSS)	% SUBTOTAL	% TOTAL
PRINCIPAL USE			
COMMERCIAL	3,186 SF	35%	28%
OFFICE (BUSINESS)	2,418 SF	26%	21%
RESIDENTIAL	3,618 SF	39%	32%
	9,223 SF	100%	81%
ACCESSORY USE			
COMMON CIRCULATION	1,257 SF	57%	11%
STORAGE (RESIDENTIAL)	697 SF	32%	6%
UTILITY	251 SF	11%	2%
	2,205 SF	100%	19%
Grand total	11,428 SF		100%

GROSS BUILDING AREA BREAKDOWN BY FLOOR

LEVEL	PROPOSED
BASEMENT	2,500 SF
FIRST FLOOR	2,392 SF
MEZZANINE LEVEL	499 SF
SECOND FLOOR	2,418 SF
THIRD FLOOR	1,774 SF
FOURTH FLOOR	1,844 SF
	11,428 SF

SCHOOL IMPACT FEE CALCULATION

UNIT / AREA		PER UNIT	
NO.	TYPE	UNIT AREA	HABITABLE AREA
301	DWELLING UNIT	552 SF	390 SF
302	DWELLING UNIT	302 SF	214 SF
303	DWELLING UNIT	266 SF	188 SF
401	DWELLING UNIT	590 SF	417 SF
402	DWELLING UNIT	587 SF	415 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 III-A	Concrete construction from the Basement to the 2nd Floor; Wood framing from the 3rd Floor to the Roof with fire-retardant treated lumber at exterior walls
1.2	OCCUPANCY CLASSIFICATION	310.4			R-2 (5 UNITS), A-2, B	
1.3	HIGH-RISE BUILDING CLASSIFICATION	403.1	N/A		N/A	
3 - HEIGHT AND AREA LIMITATIONS						
3.1	BUILDING HEIGHT	Table 504.3 & 508.4.3	85'-0"	Max.	48'-0"	85' is max. for most stringent use within type of construction (R-2 occupancy in Type V-A Construction)
3.2	BUILDING STORIES ABOVE GRADE	Table 504.4 & 508.4.3	A-2 4 / B 6 / R-2 5	Max.	A-2 1 / B 2 / R-2 4	Per 508.4.3, the actual height of each occupancy is determined by its highest height above grade.
3.3	LARGEST STORY AREA	Table 506.2	A-2: 11,000 SF / B: 36,000 SF / R-2: 24,000 SF	Max.	2,500 SF	Largest Story = Basement
3.4	TOTAL BUILDING AREA				11,468 SF	Total Gross Building Area
3.51	MEZZANINE AREA LIMITATION	505.2.1	<= 1/3 OF AGGREGATE AREA OF ROOM/SPACE		<= 1/3 AGGREGATE AREA OF ROOM/SPACE	
3.52	MEZZANINE OPENNESS	505.2.3	Open to room below with max. 42" walls		Open to room below with max. 42" walls	
4 - MIXED OCCUPANCY & SPECIAL PROVISIONS						
4.1	MIXED OCCUPANCY CLASSIFICATION	510.2.4	SEPARATED OCCUPANCIES		SEPARATED OCCUPANCIES	
4.2	OCCUPANCY SEPARATION	Table 508.4	1 HR		> 1 HR	1 HR required between A-2, B, and R-2 occupancies in buildings equipped throughout with automatic sprinklers; 2 HR floor construction provided at 2nd Floor per Item 5.6 and 3 HR at 3rd Floor per Item 4.21 below
4.3	ALLOWABLE AREA AND HEIGHT	510.2.5	See above		See above	
6 - FIRE RESISTANCE RATING REQUIREMENTS						
6.1	PRIMARY STRUCTURAL FRAME	Table 601	1 HR	Min.	1 HR	
6.2	BEARING WALLS - EXTERIOR	Table 601	2 HR	Min.	2 HR	Non-combustible material required at exterior walls (fire-retardant treated wood okay)
6.3	BEARING WALLS - INTERIOR	Table 601	1 HR	Min.	1 HR	
6.4	NON-BEARING WALLS - EXTERIOR	Table 601	Varies - see below		Varies - see below	Non-combustible material required at exterior walls (fire-retardant treated wood okay)
6.41	WHERE FIRE SEPARATION DISTANCE (FSD) < 30'	Table 602	1 HR	Min.	1 HR	
6.42	WHERE FSD >/= 30'	Table 602	Not Required (0 HR)		0 HR	
6.5	NON-BEARING WALLS - INTERIOR	Table 601	Not Required U.O.N.		Not Provided U.O.N. below	
6.51	NON-BEARING WALLS - RESIDENTIAL TENANT SEPARATION	420, 708	1 HR	Min.	1 HR	Required at all Dwelling Unit demising walls
6.52	CORRIDORS	Table 1020.1	1 HR / NR	Min.	1 HR	No rating required at single occupancy residential corridors (<10 occupants) at 3rd and 4th floors and office corridor at 2nd floor; 1-hour required at Basement and 1st floor corridors for mixed use separation
6.6	FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601 and 510.4	1 HR	Min.	1 HR	
6.7	ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	Table 601	1 HR	Min.	1 HR	
6.81	SHAFT ENCLOSURES CONNECTING LESS THAN 4 STORIES	713.4	1 HR	Min.	1 HR	
6.82	SHAFT ENCLOSURES CONNECTING 4 STORIES OR MORE	713.4	2 HR	Min.	2 HR	This includes mechanical chases, chimney and elevator enclosures, etc.
7 - FIRE AND SMOKE PROTECTION FEATURES						
7.1	MAXIMUM AREA OF EXTERIOR WALL OPENINGS AND PROTECTION REQUIRED					
7.11	WHERE FIRE SEPARATION DISTANCE (FSD) < 3'	SF DBI AB-009	90 MINUTES	Min.	90 MINUTES	90 minute rating required at 2-hour exterior walls
7.12	WHERE 3' </= FSD <5'	Table 705.8	15% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.13	WHERE 5' </= FSD <10'	Table 705.8	25% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.14	WHERE 10' </= FSD <15'	Table 705.8	45% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	<45% OPENINGS	See windows in lightwells in North and South Elevations
7.15	WHERE 15' </= FSD <20'	Table 705.8	75% OPENING PERMITTED UNPROTECTED, SPRINKLERED	Max.	N/A	
7.16	WHERE FSD >/= 20'	Table 705.8	No Limit			
9 - FIRE PROTECTION SYSTEMS						
9.1	AUTOMATIC, FULLY SPRINKLERED SYSTEM	903 and NFPA 13	Required per CBC 903 and NFPA 13		YES, provided per CBC 903 and NFPA 13	
9.2	STANDPIPE SYSTEMS	905 AND NFPA 14	Required per CBC 905 and NFPA 14 for buildings > 3 stories		YES, provided per CBC 905 and NFPA 14	
9.3	FIRE PUMPS	901.8, 913 and NFPA 20	Pending Fire Flow Calcs		TBD, pending Fire Flow Calcs	
9.4	FIRE ALARM AND DETECTION SYSTEM	907 and NFPA 72	Required per CBC 907 and NFPA 72		YES, provided per CBC 907 and NFPA 72	
9.5	EMERGENCY VOICE / ALARM COMMUNICATION SYSTEM	907 and NFPA 72	Required per CBC 907 and NFPA 72		YES, provided per CBC 907 and NFPA 72	Smoke Alarms (per CBC 907.2.11) to be hard-wired to Building Primary Power. Audible alarm notification to comply with 907.5.2.1.1 including min. 75 DBA sound pressure in R-occupancies.
9.6	EMERGENCY RESPONDER RADIO COMMUNICATION SYSTEM	403.4.5, 916, AND CFC 510	Per CFC 510 as required by Fire Code Official		TBD, per 403.4.5, 916, AND CFC 510	
10 - MEANS OF EGRESS & OCCUPANT LOAD						
10.11	STAIRWAY WIDTH	1005.3.1 & 1011.2	36"	Min.	36" Stairs Provided	The greater of 0.2"/Occupant x 190 Occupants / 2 Stairs = 19" per 1005.3.1 and 36" per 1011.2 Exception 1 (occupant load is less than 50)
10.12	OTHER EGRESS COMPONENT WIDTHS	1005.3.2 & 1020.2	36"	Min.	> 44" at all Egress Components	Required, the greater of 0.15"/Occupant x 190 Occupants = 28.5" per 1005.3.1 and 44" at 1st Floor (greater than 50 occupants) and 36" at all other floors (less than 50 occupants) per Table 1020.2
10.21	NUMBER OF EXITS - COMMON AREAS	1006.2	2	Min.	2	Occupant Load exceeds 50 = 2 Exits provided with doors swinging in the direction of travel. 2 Stairways provided. Stair 1 exit has direct line-of-sight to exit at Entrance Lobby
10.22	NUMBER OF EXITS - WITHIN DWELLING UNITS	1006.2.1	1	Min.	1	Per Exception 1, (1) exit permitted within and from unit
10.3	DISTANCE BETWEEN EXIT ACCESS STAIRWAYS	1007.1.1	1/3 Building Diagonal	Min.	> 1/3 Building Diagonal	Per Exception 2, the separation distance shall not be greater than 1/3 the diagonal in buildings fully equipped with fire sprinklers
10.41	ELEVATOR AS ACCESSIBLE MEANS OF EGRESS	1009.2.1	1 Elevator with Standby power per CBC Chapter 27 and 3003 required	Min.	1 Elevator with Standby power per CBC Chapter 27 and 3003 provided	
10.42	TWO-WAY COMMUNICATION	1009.8	Required at each elevator landing (except at level of discharge)		Provided at each elevator landing (except at level of discharge)	
10.5	EMERGENCY ESCAPE AND RESCUE	1030.1	Not Required		Not provided	Per 1030.1 Exception 1, Emergency Escape and Rescue Openings (EERO) not required at R-2 occupancies constructed of Type III-A construction and equipped throughout with an automatic sprinkler system.
11A - HOUSING ACCESSIBILITY						
11.1	SCOPE OF COMPLIANCE TO CHAPTER 11A	1102A	Required at residential floors: 3rd and 4th floors, and roof		Provided at 3rd, 4th, and roof levels	
11.2	BATHING AND TOILET FACILITIES	1134A.2	1 Bathroom per Option 2	Min.	Min. 1 complying Bathroom provided	
11B - ACCESSIBILITY TO PUBLIC BUILDINGS						
11.6	SCOPE OF COMPLIANCE TO CHAPTER 11B	11B-201	Required at public floors: Basement, 1st, and 2nd Floors		Provided at Basement, 1st and 2nd Floors	

BUILDING CODE, PLANNING, & PROJECT INFORMATION

G0.03

PARTITION PLAN LEGEND

PARTITION / WALL / STRUCTURE

- NON-RATED
- 1-HR RATED
- 2-HR RATED
- 3-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
- B2 VERTICAL CONTINUATION OF EGRESS AT GROUND FROM EERO ABOVE OR BELOW
- DIAGONAL DIMENSION OF BUILDING & EXIT SEPARATION DISTANCE

EGRESS PLAN GENERAL NOTES

1. CORRIDORS AND ACCESSIBLE ROUTES SHALL COMPLY WITH:
   - ENTRANCE SIGNAGE PER CBC SECTION 1110A.2
   - GLUE-DOWN CARPET PER CBC SECTION 1118A.3 & SECTION 804.4.2
   - LEVEL CHANGES SHALL NOT EXCEED PER CBC SECTIONS 1111A & 1121A
   - SLOPES SHALL NOT EXCEED 5% PER CBC SECTION 1113A
   - MINIMUM WIDTH PER CBC SECTIONS 1118A.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
2. 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.
3. AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3, EXCEPTION 5 & 1009.3, EXCEPTION 6
4. DOOR FIRE RATING:
   AT 1-HOUR WALLS
   - 20-MINUTE FIRE-RATED DOORS - CORRIDORS
   - 45-MINUTE FIRE-RATED DOORS - PROTECTED OPENINGS
   AT 2-HOUR WALLS
   - 90-MINUTE FIRE-RATED DOORS - STAIR ENCLOSURES

USE AND MIN. OCCUPANT LOAD

- ASSEMBLY (15 NET SF PER OCCUPANT)
- OFFICE (100 GROSS SF PER OCCUPANT)
- STUDIO / 1BR / 2 BR RESIDENTIAL (200 GROSS SF PER OCCUPANT)
- STORAGE / UTILITY (300 GROSS SF PER OCCUPANT)

OCCUPANCY SCHEDULE BY FLOOR

LEVEL	OCCUPANT LOAD (OL) - SCHEDULE ON G0.06
	58
	6
	7
0-BASEMENT	49
1-FIRST FLOOR	2
1.5-MAZZANINE LEVEL	32
2-SECOND FLOOR	19
3-THIRD FLOOR	1
5-ROOF	38
	252

EGRESS / PATH OF TRAVEL SITE PLAN

G0.06

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Dept. of Building Insp.
- San Francisco -
MAY 2 3 2023
PATRICK O'RIORDAN
DIRECTOR
DEPT. OF BUILDING INSPECTION

RECEIVED
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DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING
ACCEPTED

Rhab Boughn, SFFD
MAY 2 5 2022

1 PROPOSED SITE PLAN - ROOF

PROPOSED SITE PLAN

A1.01

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kerman morris architects LLP

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San Francisco, CA
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415 749 0302

Revisions

NO.	DATE	DESCRIPTION

C-24585
EXP. 3-31-23

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026
SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

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(415)290-1437

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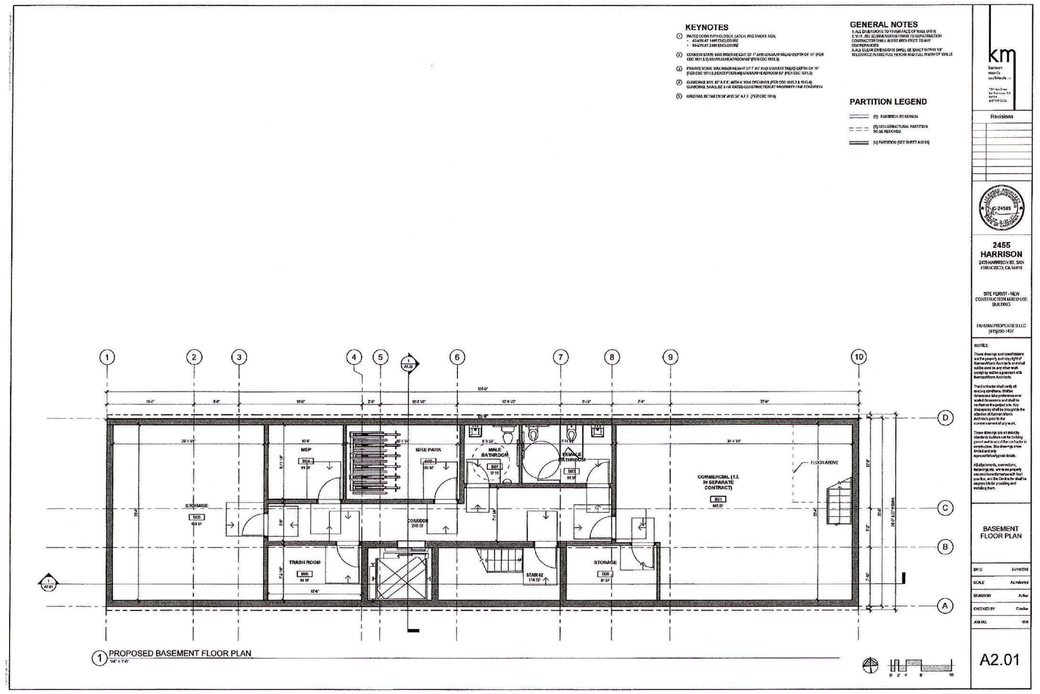

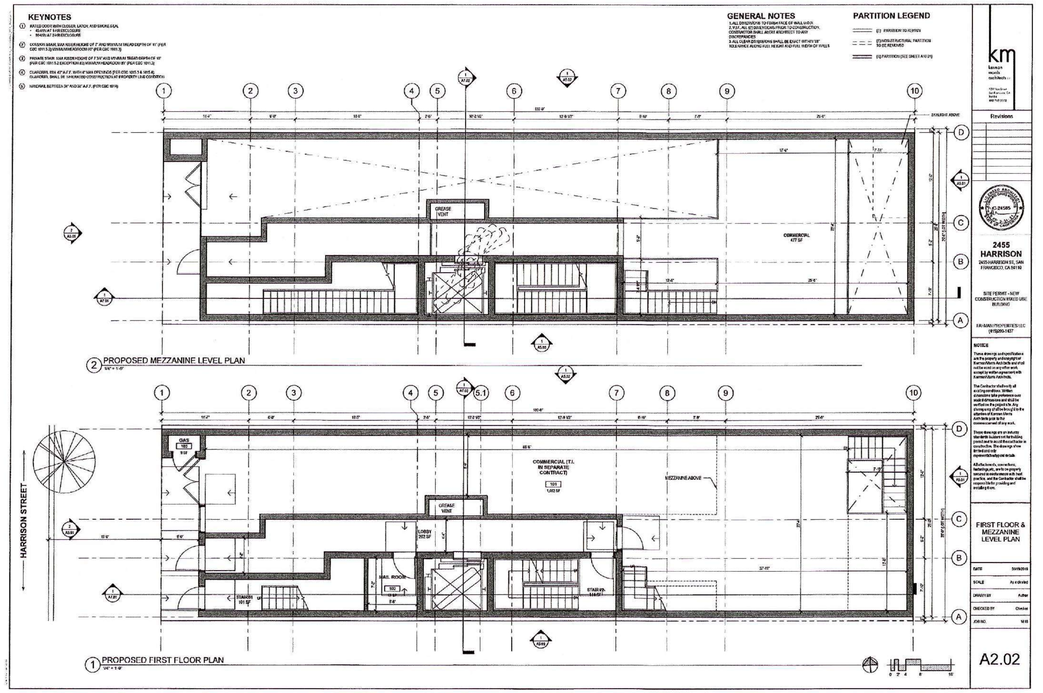

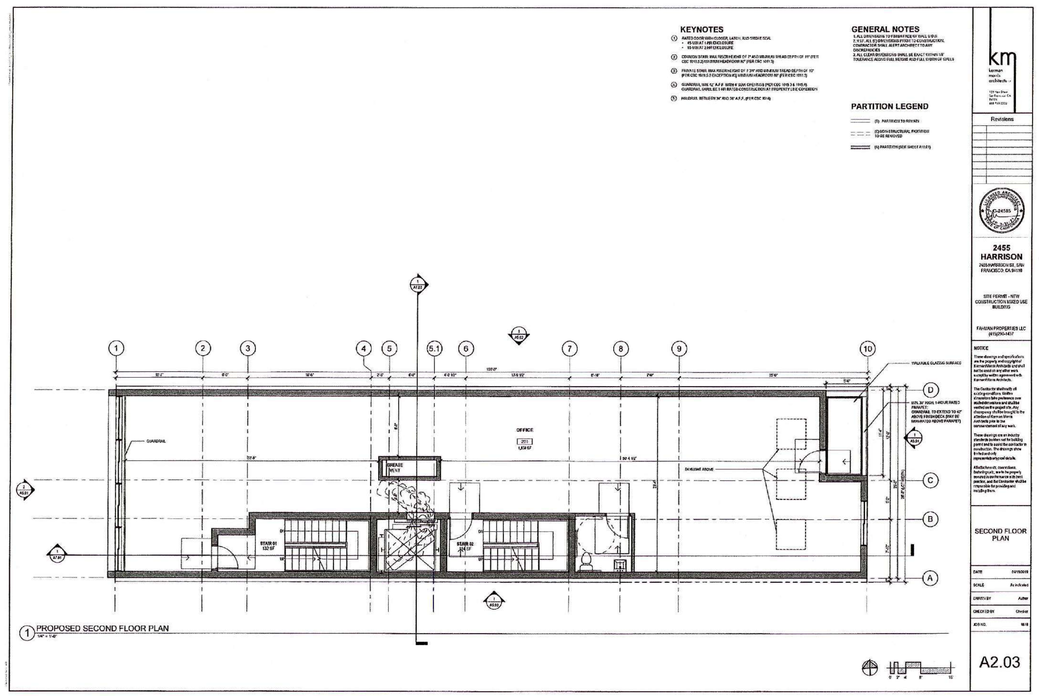

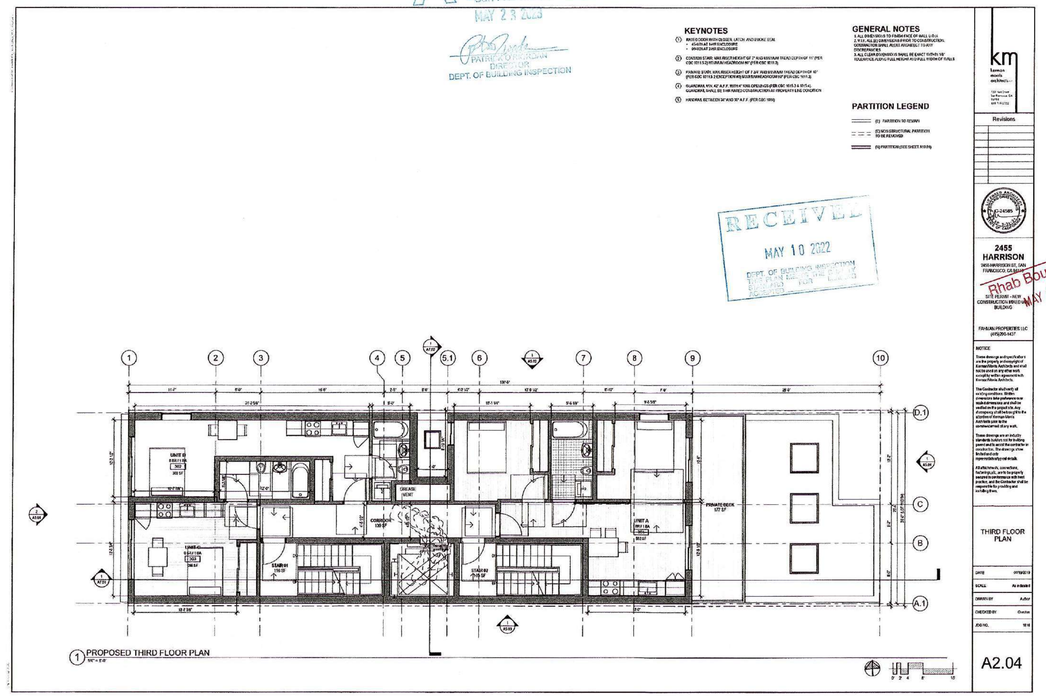

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C-24585
EXP. 3-31-2023
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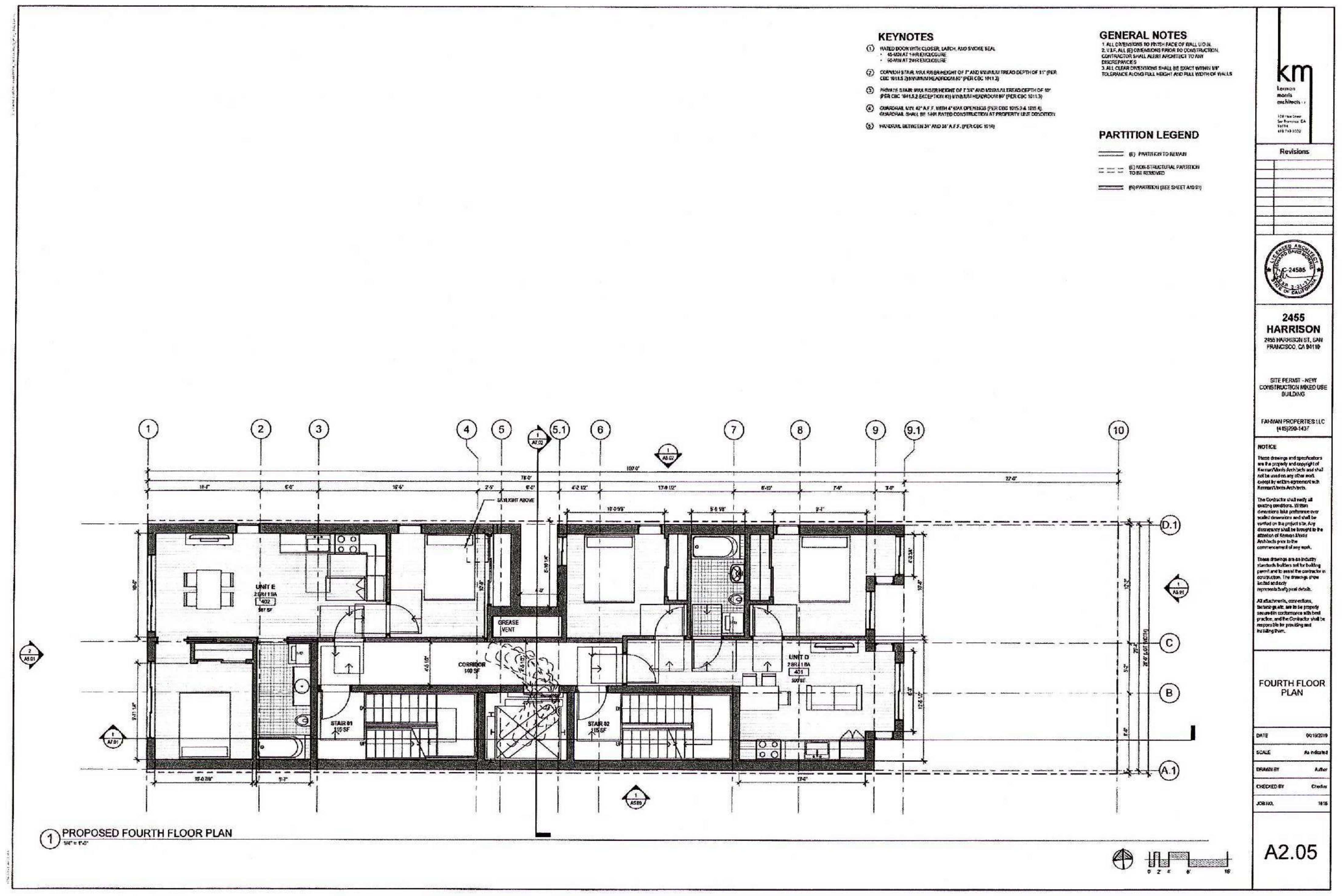
BASEMENT FLOOR PLAN — A2.01

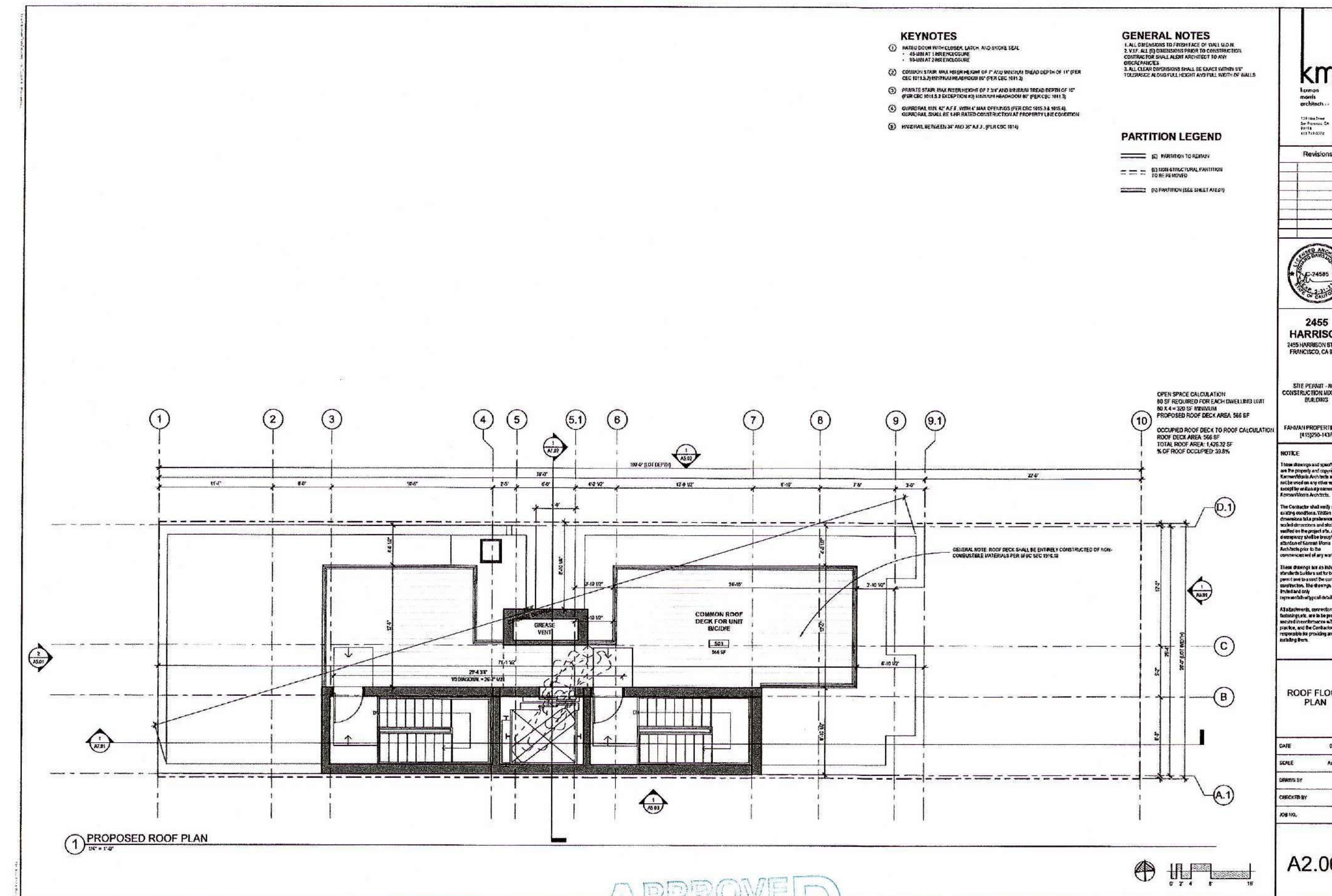
FIRST FLOOR & MEZZANINE LEVEL PLAN — A2.02

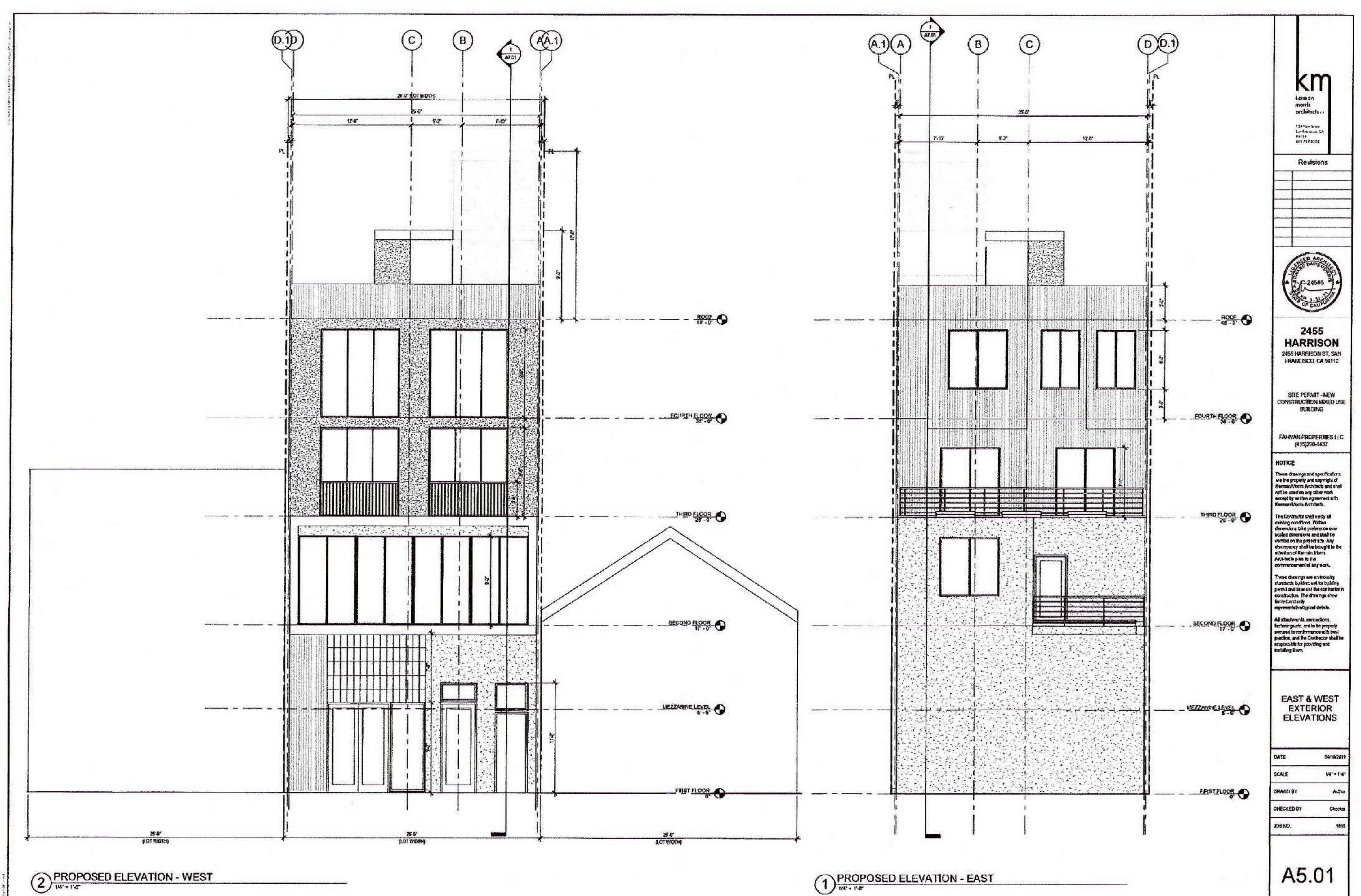
SECOND FLOOR PLAN — A2.03

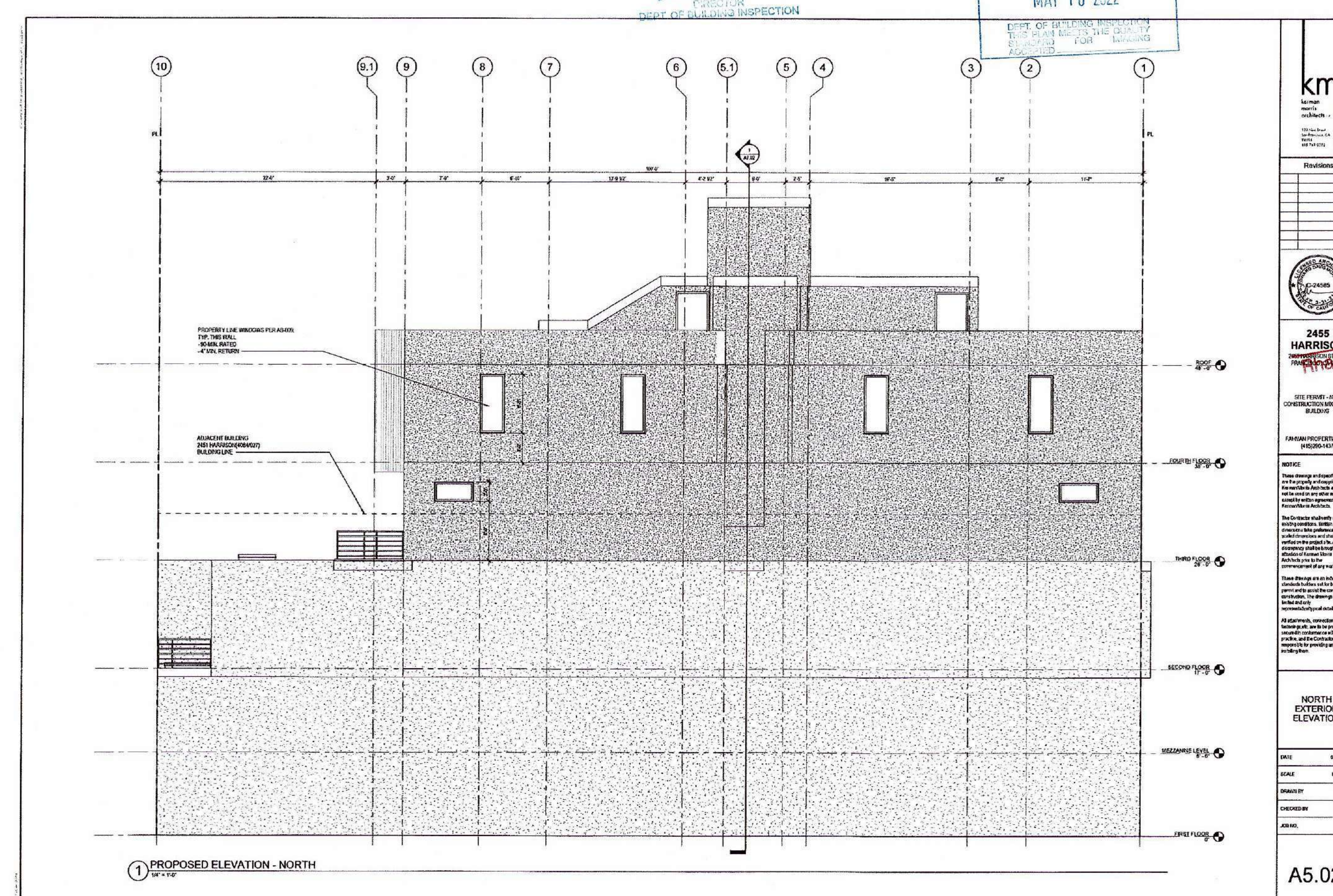
THIRD FLOOR PLAN — A2.04

5/5/2022 5:14:29 PM









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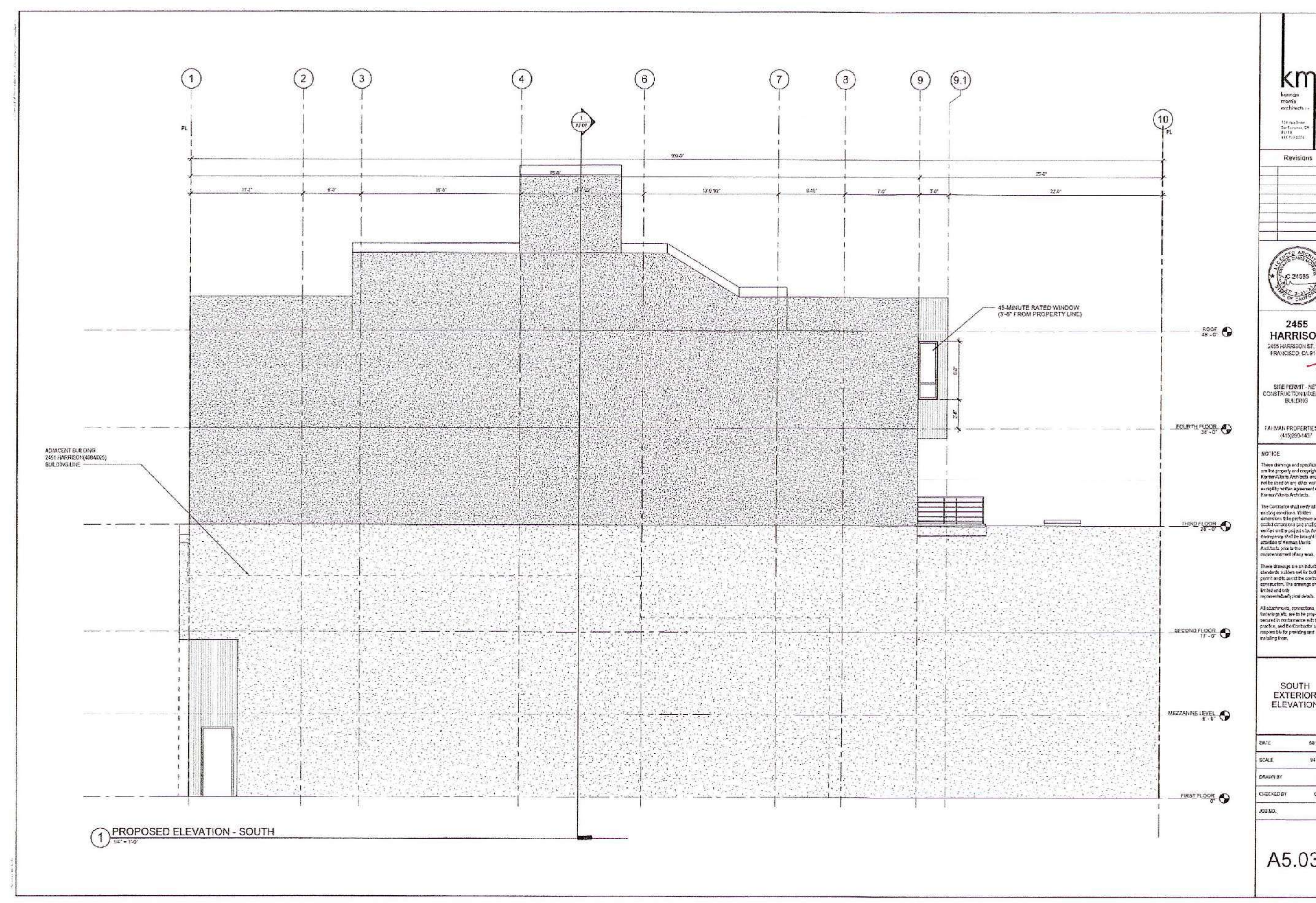

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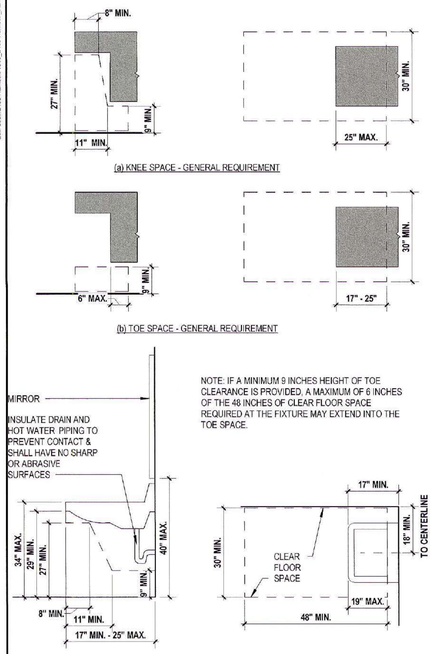
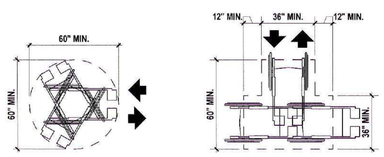
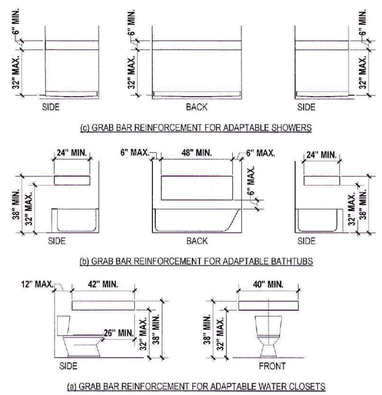


16 KNEE AND TOE SPACE — FIGURE 11A-9D

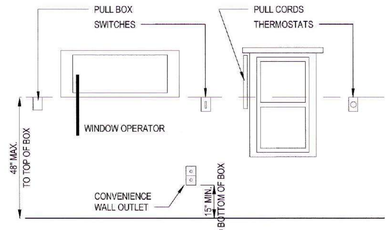


15 WHEEL CHAIR TURNING SPACE — FIGURE 11A-1D

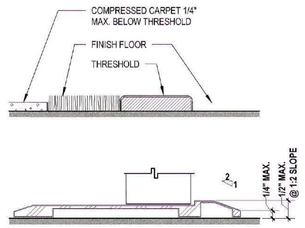


14 WATER CLOSETS / WHEEL CHAIR TURNING SPACE (DWELLING UNITS ONLY) — FIGURE 9G

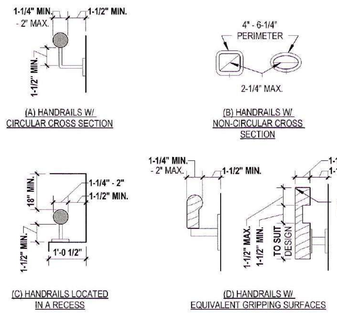
CONTROLS AND OPERATING MECHANICAMS FOR WINDOWS AND ACCESSORES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM.



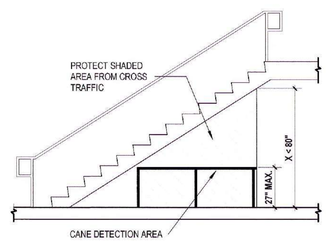
13 CONTROLS, SWITCHES & OUTLETS - HEIGHTS



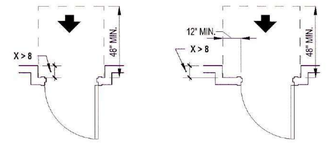
12 THRESHOLDS — FIGURE 11A-8I

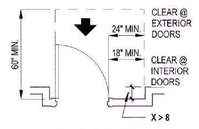


11 HANDRAILS — FIGURE 11A-6B

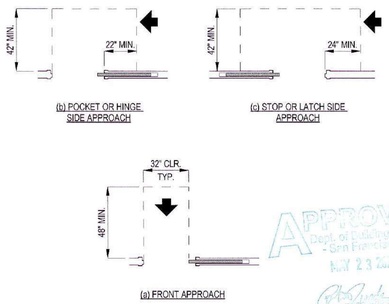


10 VERTICAL CLEARANCE — SECTION 1125A.2

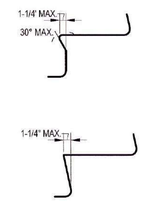


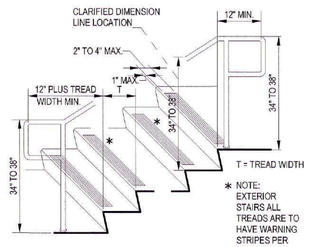


9 MANEUVERING CLEARANCES AT RECESSED DOORS — FIGURE 11A-8C



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

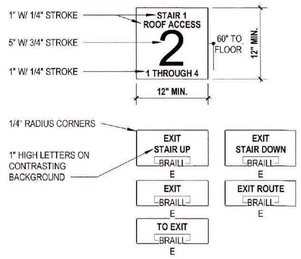




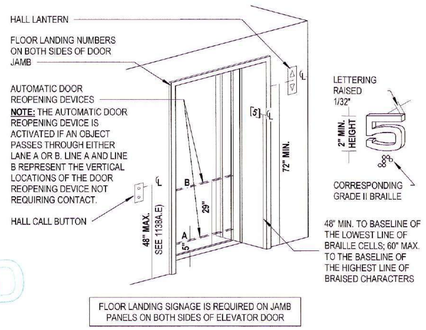
7 WARNING STRIPING AND HANDRAIL EXTENSIONS (PUBLIC/ COMMON USE AREAS) — FIGURES 1115A.4 AND 1123A.4

IDENTIFICATION SIGNS TO COMPLY WITH CBC SECTIONS 1013 & 1143A:

- RAISED ARABIC NUMERAL + CORRESPONDING GRADE II BARILLE
- IDENTIFIES STAIRWAY LOCATION, FLOOR LEVEL NUMBER AND UPPER AND LOWER TERMINUS OF STAIRWAY
- INSTALL ON WALL ADJACENT TO LATCH SIDE OF DOOR
- CONTRASTING CHARACTERS WITH THEIR BACKGROUND ON NON-GLARE SURFACE

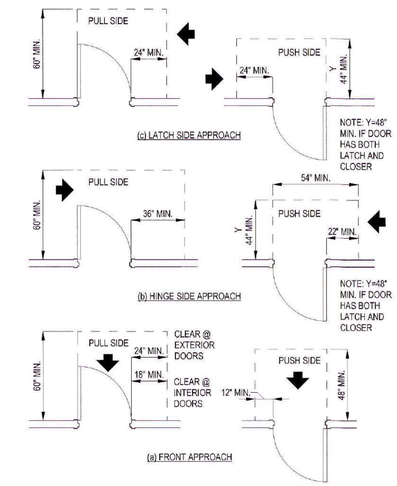


6 IDENTIFICATION SIGNS — CBC SECTION 1013 & 1143A



5 HOISTWAY AND ELEVATOR ENTRANCES — FIGURE 11A-7C

Vivian Huang, DBI
MAY 11 2022



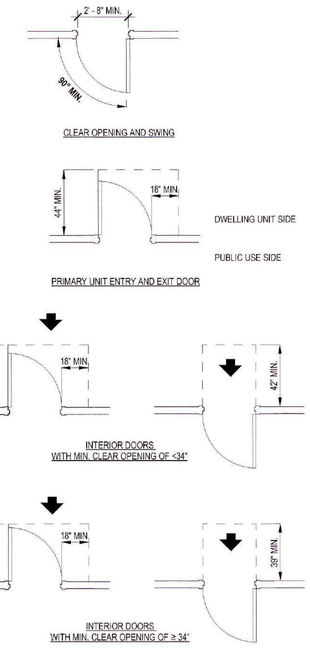
4 MANEUVERING CLEARANCE @ SWINGING DOORS (PUBLIC / COMMON USE AREAS) — FIGURE 11A-8A

MINIMUM 6" SQUARE DECAL LOCATED AT ALL BUILDING ENTRANCES AND VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. SIGNAGE SHALL COMPLY WITH CBC SECTION 1143A.8 #1.

DIRECTIONAL SIGNAGE TO COMPLY WITH CBC SECTIONS 11B-703.5.4 & 11B-703.5.5 /11B-703.2 & 11B-703.6 REGARDING PROPORTIONS, HEIGHT, FINISH, AND CONTRAST.

ANCHOR SIGNAGE TO CMU LANDSCAPE WALLS WITH 1/8" EXPANSION BOLTS AND 1/4" STAND-OFF.

3 ACCESSIBILITY SIGNAGE



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

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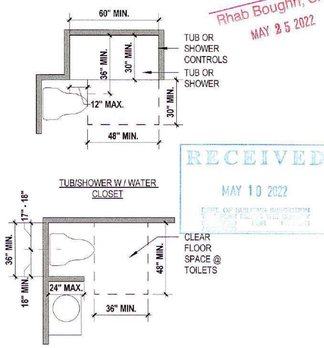
MAY 25 2022



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MAY 10 2022

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

km
kerman morris architects LLP
139 Noe Street
San Francisco, CA 94114
415 749 0302

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 EXP. 3-31-23 STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026

SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

GENERAL ACCESSIBILITY REQUIREMENTS

DATE	04/30/19
SCALE	1/2" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

G2.31

Form version: April 1, 2020 (For permit applications January 2020 - December 2022)

GS1: San Francisco Green Building Site Permit Submittal Form

INSTRUCTIONS:

1. **Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.**
2. **Provide the Project Information in the box at the right.**

To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". A LEED or GreenPoint Rated Scorecard is not required with site permit application, but using such tools as early as possible is recommended.

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION: ☐ LOW-RISE RESIDENTIAL — R 1-3 Floors	NEW CONSTRUCTION: ☒ HIGH-RISE RESIDENTIAL — R 4+ Floors	NEW CONSTRUCTION: ☐ LARGE NON-RESIDENTIAL — A,B,E,I,M 25,000 sq.ft. or greater	NEW CONSTRUCTION: ☐ OTHER NON-RESIDENTIAL — F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	ALTERATIONS + ADDITIONS: ☐ RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS — R 25,000 sq.ft. or greater	ALTERATIONS + ADDITIONS: ☐ OTHER RESIDENTIAL ALTERATIONS + ADDITIONS — R adds any amount of conditioned area	ALTERATIONS + ADDITIONS: ☐ NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS — B,M 25,000 sq.ft. or greater	ALTERATIONS + ADDITIONS: ☐ FIRST-TIME NON-RESIDENTIAL INTERIORS — A,B,I,M 25,000 sq.ft. or greater	ALTERATIONS + ADDITIONS: ☐ OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS — A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or $200,000
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r
	Adjustment for Retention/Demolition of Historic Features/Buildings	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable adjustments to LEED or GPR point requirements in box at right.				n/r		n/r			n/r
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems meeting GPR measures K2, K3 and L2 or LEED EQc2. New large non-residential interiors and major alterations to existing residential and non-residential buildings: interior paints, coatings, sealants, adhesives when applied on-site, flooring and composite wood must meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (1.8gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEc2).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•
	WATER METERING	CALGreen 5.303.1, Plumbing Code 601.2.1	Provide submeters or utility meters for: Nonresidential spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings ≥ 50,000 sq. ft. AND each individual residential dwelling unit.	•	•	•	•	n/r	n/r	•	•	•
ENERGY	ALL-ELECTRIC CONSTRUCTION	SFBC 106A.1.17	**Application for Permit June 1, 2021 or after:** Newly constructed buildings must be all-electric, with no gas piping systems or infrastructure. See Administrative Bulletin 112 for details.	•	•	•	•	n/r	n/r	n/r	n/r	n/r
	ENERGY EFFICIENCY	CA Title 24 Part 6, SFGBC 4.201.3, 5.201.1.1	**Application for Permit Jan 2 through Feb 16, 2020:** Comply with Title 24 Part 6 (2019) and meet GreenPoint Rated or LEED energy prerequisites. See Attachment H for details. **Application for permit Feb 17, 2020 or after:** All-Electric buildings of any occupancy: Comply with all provisions of Title 24 2019. Mixed-fuel: In isolated situations where natural gas may be permitted per Admin Bulletin 112, comply with Electric Ready Design Guidelines, installing wiring and electrical infrastructure for future conversion of all mixed-fuel loads to all-electric AND New low-rise residential mixed fuel (with natural gas): Demonstrate Total Energy Design Rating ≤14. New buildings mixed fuel (with natural gas) of any occupancy excepting F, L, or H: Reduce energy use at least 10% compared to Title 24 2019.	•	•	•	•	•	•	•	•	•
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2 T24 110.10; 150.1(c)14; & 150.1(c)8 iv	New non-residential buildings >2,000 square feet and ≤ 10 floors, and new residential buildings of ≥4 and ≤10 floors, must designate 15% of roof as Solar Ready, applying Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems. New single family buildings and residential buildings of ≤3 floors must install photovoltaics.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r
	RENEWABLE ENERGY	SFGBC 5.201.1.3	New commercial buildings ≥ 11 floors must Generate ≥1% of annual energy cost on-site with renewables (LEEDv4 EAc5), OR Reduce energy use an additional ≥10% compared to Title 24 Part 6 2019, OR Purchase Green-E renewable energy for 50% of electricity use (LEEDv4 EAc7).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft. include Owners Project Requirements, Basis of Design, and commissioning plan in design & construction. Perform commissioning. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. For help estimating adequate space for collection by hauler, see supporting materials including a design guide and calculator at: www.sfenvironment.org/refusecalculator.	•	•	•	•	•	•	•	•	•
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	SFGBC 4.103.2.3, 5.103.1.3.1, CalGreen, Environment Code ch.14, SF Building Code ch.13B	100% of mixed debris must be taken by a Registered Transporter to a Registered Facility and be processed for recycling. Divert a minimum of 65% or 75% of total C&D debris as noted at right. See www.sfdbi.org for details.	≥65% diversion	≥75% diversion	≥75% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥75% diversion	≥65% diversion
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•
	SHADE TREES	CalGreen 5.106.12	Plant trees to sufficient to provide shade within 15 years for 20% of landscape and hardscape area. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation.	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-13 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-13 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r
RESIDENTIAL	ELECTRIC READY	Title 24 2019 150.0(n) SFGBC 4.103.1, 4.103.2	For each gas water heater serving an individual dwelling unit, include a dedicated 125v 20A electrical receptacle with 120/240v 3-conductor 10AWG copper branch circuit adjacent to the water heater. Label both ends of the unused conductor "spare". Reserve one circuit breaker in the electrical panel and label "Future 240V Use". Pre-wire gas dryers with conductor rated for 40-amp circuit; pre-wire gas ranges with conductor rated for 50-amp circuit.	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r
	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	CAPILLARY BREAK	CALGreen 4.505.2	Slab on grade foundation with vapor retarder requires capillary break, such as 4 inches 1/2-in aggregate & slab design by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80%. (Humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r

PROJECT INFO

2455 HARRISON
PROJECT NAME

4084/026
BLOCK/LOT

2455 HARRISON STREET
ADDRESS

L, R-2
PRIMARY OCCUPANCY

10,924 SF
GROSS BUILDING AREA

Edward Davis Morris
12/13/2021
DESIGN PROFESSIONAL *or* PERMIT APPLICANT *(sign & date)*

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 EXP. 3-31-23 STATE OF CALIFORNIA

APPROVED Department of Building Inspection MAY 25 2022 DEPT. OF BUILDING INSPECTION

Rhab Boughn, SFFD MAY 25 2022

RECEIVED MAY 10 2022 DEPT. OF BUILDING INSPECTION SAN FRANCISCO

km kerman morris architects LLP
139 Noe Street
San Francisco, CA 94114
415 749 0302

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 EXP. 3-31-23 STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026

SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

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

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

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

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

GS1 - SF GREEN BUILDING SUBMITTAL FORM

DATE	04/30/19
SCALE	
DRAWN BY	SC
CHECKED BY	Checker
JOB NO.	1816

G2.32

City and County of San Francisco
Department of Building Inspection

Mark Farrell, Mayor
Tom C. Hui, S.E., C.B.O., Director

ADMINISTRATIVE BULLETIN

NO. AB-009	:	
DATE	:	September 18, 2002 (Updated 01/01/2017 for code references)
SUBJECT	:	Fire and Life Safety
TITLE	:	**Local Equivalency for Approval of New Openings in New and Existing Building Property Line Walls**

PURPOSE : The purpose of this Administrative Bulletin is to provide standards and procedures for the application and case-by-case review of requests for a modification based on local equivalency to allow openings in exterior walls closer to property lines than are permitted by the 2016 San Francisco Building Code (SFBC).

This bulletin permits the continuing application of code provisions of former editions of the SFBC regarding property line openings. In conformance with current State law, requests for approval of openings closer to the property line than permitted under the SFBC will be considered on a case-by-case basis when reasonable equivalency is proposed.

REFERENCES : 2016 San Francisco Building Code
- Section 104A.2.7, Modification
- Section 104A.2.8, Alternate materials, alternate design and methods of construction
- Section 705.8, Openings

DBI Administrative Bulletin AB-005, Procedures for Approval of Local Equivalencies.
San Francisco Administrative Code Article 5, Section 23.47, Lot Line Window

DISCUSSION : Project sponsors may request the application of this local equivalency allowing openings in building walls closer to property lines than allowed by SFBC Section 705.8 when it can be demonstrated on a case-by-case basis that there are practical difficulties in meeting the provisions of the code, that the modification is in conformance with the intent and purpose of the code, and that reasonable equivalency is provided in fire protection and structural integrity.

Such proposed modification may conform with the below listed standard provisions. The Department of Building Inspection (DBI) and other City departments may impose additional requirements in the approval of any request for a code modification or alternate based upon individual building and property conditions. Other City agencies that may review such requests include the San Francisco Fire Department, the Planning Department and, for buildings adjoining City-owned property, the Department of Real Estate.

If a project sponsor wishes to propose methods of opening protection different than those listed below, proposals for the use of alternate materials, designs, or methods of construction may be submitted for review in the same manner as for this local equivalency. The Department of Building Inspection may require that additional substantiation be provided supporting any claims made for such proposals.

TECHNICAL SERVICES DIVISION
1660 Mission Street – San Francisco CA 94103
Office (415) 558-6205 – FAX (415) 558-6401
Website: www.sfdbi.org

Recording Requested by and when Recorded Mail to:

San Francisco
Department of Building Inspection
49 South Van Ness Avenue
San Francisco, CA 94103-2414

Doc # 2022035461

City and County of San Francisco
Joaquin Torres, Assessor – Recorder

4/6/2022	2:35:41 PM	Fees	$17.00
Pages 2	Title 398 AM	Taxes	$0.00
Customer	001	Other	$0.00
		SB2 Fees	$75.00
		Paid	$92.00

PARCEL (BLOCK/LOT #):

PROPERTY ADDRESS:

DECLARATION OF USE LIMITATION

This page added to provide adequate space for recording information (additional recording fee applies)

ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED 02/02/2022 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # 2019-0430-9262

Property Address: 2455 Harrison Street

Block and Lot: 4084 / 026 Occupancy Group: L, R-2 Type of Construction: III-A No. of Stories: 4

Describe Use of Building 1 Non-life-science laboratory space and 5 dwelling units

Under the authority of the 2016 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2016 San Francisco Mechanical Code, Section 302.2; the 2016 San Francisco Electrical Code, Section 89.117; and the 2016 San Francisco Plumbing Code, Section 301.3; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)
Per CBC 2016 Section 705.8; openings between 0 and 3 feet from property line are not permitted.

Proposed Modification or Alternate
(6) Property line windows on north façade:
Unit A – One north-facing 4' wide x 2' high window.
Unit B – One north-facing 4' wide x 2' high window.
Unit D – Two north-facing 2'-6" wide x 6' high windows.
Unit E – Two north-facing 2'-6" wide x 6' high windows

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.
All property line windows will bring natural light into bedrooms and living rooms, conserving energy.
All windows shall be 90 minutes rated, non-operable windows in building with automatic fire sprinkler system in entire building.

Requested by:	PROJECT SPONSOR	ARCHITECT/ENGINEER
Print Name:	Jonathan Wickman	Edward D. Morris
Signature:	[signature]	[signature]
Telephone:	415-215-3473	415-749-0302

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 EXP 3-31-23 STATE OF CALIFORNIA

APPROVED Dept. of Building Insp. San Francisco MAY 23 2022
PATRICK O'RIORDAN DIRECTOR DEPT. OF BUILDING INSPECTION

RECEIVED
MAY 10 2022
DEPT. OF BUILDING INSPECTION THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING ACCEPTED

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS:	Approve	Approve with conditions	Disapprove
[signed off/dated by:]	Vivian Huang, DBI		
Plan Reviewer:	[signature] MAY 11 2022		
Division Manager:	[signature] 5/11/22 SPRINKLER HEAD @ EA. P.L. WINDOW		
for Director of Bldg. Inspection			
for Fire Marshal:	[signature] 5/25/2022	Comply with AB009	

CONDITIONS OF APPROVAL or OTHER COMMENTS

ATTACHMENT B

Recording Requested By And When Recorded

Return To: DIRECTOR, DEPARTMENT OF BUILDING INSPECTION
1660 MISSION STREET, SAN FRANCISCO, CA 94103-2414

or

DIVISION

DECLARATION OF USE LIMITATION

I/We, Jonathan Wickman owner/s of the herein described property Commonly known as 2455 Harrison Street in San Francisco, Assessor's Block No. 4084 Lot No. 026 hereby consent to the within described limitations that:

In the event that the property located at 2451 Harrison Street commonly known as Block No. 4084 Lot No 027 is improved in such a matter that the openings in the building located at 2455 Harrison Street no longer comply with the San Francisco Building Code, then said openings shall be closed off or protected as required by the **Director of the Department of Building Inspection.**

The herein limitations shall be binding on me/us until amended by conforming to the San Francisco Building Code Requirements.

Signed: [signature]
OWNER/S

Date of Execution: 02/02/2022

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
County of San Francisco
On February 02, 2022 before me, Estrella L. Hernandez Merlin, Notary Public,
personally appeared, Jonathan Wickman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [signature] (Seal)

ESTRELLA LAURA HERNANDEZ MERLIN
Notary Public - California
San Francisco County
Commission # 2265244
My Comm. Expires Oct 30, 2022

ATTACHMENT C

SAN FRANCISCO ADMINISTRATIVE CODE
CHAPTER 23: REAL PROPERTY TRANSACTIONS
ARTICLE V: LOT LINE WINDOW AGREEMENTS

SEC. 23.45. AUTHORITY OF DIRECTOR OF PROPERTY.

An owner of Real Property adjoining Real Property of the City may request that the City consent to openings in building walls on the owner's Real Property that are closer to the common property line than the distances prescribed in the San Francisco Building Code by filing with the Director of Property an original and two copies of a written application, together with plans, specifications and other supporting documents, and paying the required application fee. Upon such filing, the Director of Property shall investigate the application and consult with the department that has jurisdiction over the Real Property. Copies of the application and its supporting documents shall be delivered by the Director of Property to the Department of City Planning and the Bureau of Building Inspection for review and comment as that department and that bureau may deem appropriate. If the department having jurisdiction over the Real Property approves and the Director of Property concludes that it is in the best interest of the City to give the requested consent, the Director of Property is authorized to approve and execute a lot line window agreement which complies with all of the provisions of this Article.

(Formerly Sec. 23.27; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.46. DETERMINATION OF VALUE.

The Director of Property shall determine a monthly fee for the privilege of installing the openings in building walls that are made possible by the City's consent. The monthly fee shall be based upon an appraisal by the Director of Property of the enhancement in fair market value of the building owner's Real Property that will result from installation of the proposed openings in building walls.

If the original monthly fee based upon the Director of Property's appraisal is more than $50 the agreement shall provide for payment by the building owner, in advance, of the monthly fee so determined by the Director of Property. The monthly fee may, at the Director of Property's discretion, be payable monthly, quarterly, semiannually or annually. The agreement shall contain a provision for annual adjustment of the monthly fee to reflect increases or decreases in the Consumer Price Index for all Urban Consumers for the San Francisco-Oakland Metropolitan Area and a provision for a redetermination of the monthly fee by the Director of Property, upon the same appraisal basis as the original fee determination, at the end of each five-year period.

If the original monthly fee based upon the Director of Property's appraisal is $50 or less, a one-time fee of $1,000 shall be paid by the building owner and no monthly fees shall be payable.

(Formerly Sec. 23.28; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.47. REQUIREMENTS FOR LOT LINE WINDOW AGREEMENTS.

All lot line window agreements shall comply with the following requirements:

1. The building to which the agreement relates shall comply with the Building Code and all other applicable codes, ordinances and regulations of the City and with all applicable federal and State laws and regulations.

2. The building shall be constructed or remodeled in conformity with the plans and specifications submitted with the application for a lot line window agreement and shall be used for the purposes stated in the application.

3. The agreement shall be terminable at any time, with or without cause and without penalty, by either party. The termination will not be effective, however, unless the terminating party gives at least 90 days prior written notice of termination which is mailed or delivered to the other party. The notice of termination shall contain the legal descriptions of both properties and shall be acknowledged by the terminating party. The notice of termination may be recorded by either party at any time and, after the termination date, the recorded notice shall be conclusive proof of termination of the agreement.

4. The building owner shall agree that, in the event the agreement is revoked, the openings consented to by the agreement shall be protected or closed, as required by the Building Code, and the building otherwise modified as may be necessary to comply with those Building Code requirements that become applicable because of protecting or closing the openings.

5. The building owner shall indemnify the City, its officers, employees and agents, against all liabilities that may result from or be connected with the agreement.

6. During the life of the agreement, the building owner shall maintain comprehensive personal liability insurance with limits satisfactory to the Risk Manager of the City and with the City, its officers, agents and employees named as additional insureds.

7. The agreement shall be binding upon and inure to the benefit of the parties, their successors and assigns.

8. The agreement shall be executed by both parties and shall contain the legal descriptions of both properties. The Director of Property shall execute the agreement for and on behalf of the City, provided the agreement has been previously approved by the City Attorney and the head of the department having jurisdiction over the City's Real Property. The agreement shall be acknowledged by both parties and the Director of Property shall cause the agreement to be recorded.

(Formerly Sec. 23.29; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

SEC. 23.48. FEES AND FEE PAYMENTS.

The application fee which is to accompany each application shall be $2,500 unless changed by appropriate action of the Board of Supervisors. If the Director of Property determines, after his investigation of the application, that the application fee is inadequate to cover the cost of preparing and processing an agreement, the Director of Property shall notify the building owner of the additional amount that is required. The additional amount shall be paid by the building owner as a prerequisite to preparation and processing of an agreement by the Real Estate Department.

The Real Estate Department is authorized to collect the fees due under lot line window agreements and shall deposit such fees to the credit of the department having jurisdiction over the City's Real Property.

The application fees and any additional amounts required to cover the cost of preparing and processing agreements shall be deposited to the credit of the Real Estate Department.

(Formerly Sec. 23.30; added by Ord. 559-85, App. 12/27/85; amended and renumbered by Ord. 15-01, File No. 001965, App. 2/2/2001)

Rhab Boughn, SFFD MAY 25 2022

Vivian Huang, DBI
MAY 11 2022

---

kerman morris architects LLP
139 Noe Street
San Francisco, CA 94114
415 749 0302

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 EXP 3-31-23 STATE OF CALIFORNIA

2455 HARRISON
2455 HARRISON ST, SAN FRANCISCO, CA 94110
BLOCK 4084 / LOT 4084 / 026
SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

NOTICE

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

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

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

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

AB-009 (NORTH-FACING WINDOWS)

DATE	04/30/19
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

G2.33

City and County of San Francisco
Department of Building Inspection

Mark Farrell, Mayor
Tom C. Hui, S.E., C.B.O., Director

ADMINISTRATIVE BULLETIN

NO. AB-009 :

DATE : September 18, 2002 (Updated 01/01/2017 for code references)

SUBJECT : Fire and Life Safety

TITLE : **Local Equivalency for Approval of New Openings in New and Existing Building Property Line Walls**

PURPOSE : The purpose of this Administrative Bulletin is to provide standards and procedures for the application and case-by-case review of requests for a modification based on local equivalency to allow openings in exterior walls closer to property lines than are permitted by the 2016 San Francisco Building Code (SFBC).

This bulletin permits the continuing application of code provisions of former editions of the SFBC regarding property line openings. In conformance with current State law, requests for approval of openings closer to the property line than permitted under the SFBC will be considered on a case-by-case basis when reasonable equivalency is proposed.

REFERENCES : 2016 San Francisco Building Code
- Section 104A.2.7, Modification
- Section 104A.2.8, Alternate materials, alternate design and methods of construction
- Section 705.8, Openings

DBI Administrative Bulletin AB-005, Procedures for Approval of Local Equivalencies.
San Francisco Administrative Code Article 5, Section 23.47, Lot Line Window

DISCUSSION : Project sponsors may request the application of this local equivalency allowing openings in building walls closer to property lines than allowed by SFBC Section 705.8 when it can be demonstrated on a case-by-case basis that there are practical difficulties in meeting the provisions of the code, that the modification is in conformance with the intent and purpose of the code, and that reasonable equivalency is provided in fire protection and structural integrity.

Such proposed modification may conform with the below listed standard provisions. The Department of Building Inspection (DBI) and other City departments may impose additional requirements in the approval of any request for a code modification or alternate based upon individual building and property conditions. Other City agencies that may review such requests include the San Francisco Fire Department, the Planning Department and, for buildings adjoining City-owned property, the Department of Real Estate.

If a project sponsor wishes to propose methods of opening protection different than those listed below, proposals for the use of alternate materials, designs, or methods of construction may be submitted for review in the same manner as for this local equivalency. The Department of Building Inspection may require that additional substantiation be provided supporting any claims made for such proposals.

TECHNICAL SERVICES DIVISION
1660 Mission Street – San Francisco CA 94103
Office (415) 558-6205 – FAX (415) 558-6401
Website: www.sfdbi.org

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: [signed off/dated by:] Approving DBI Approve with conditions Disapprove

Plan Reviewer: Vivian Huang, DBI MAY 11 2022

Division Manager: 8-26-22

for Director of Bldg. Inspection

for Fire Marshal: 5/25/2022 comply with AB 009

CONDITIONS OF APPROVAL or OTHER COMMENTS

Recording Requested by and when Recorded Mail to:

San Francisco
Department of Building Inspection
49 South Van Ness Avenue
San Francisco, CA 94103-2414

Doc # **2022035460**

City and County of San Francisco
Joaquin Torres, Assessor – Recorder

4/6/2022	2:35:41 PM	Fees	$17.00
Pages	2 Title 398 AM	Taxes	$0.00
Customer	001	Other	$0.00
		SB2 Fees	$75.00
		Paid	$92.00

PARCEL (BLOCK/LOT #):

PROPERTY ADDRESS:

DECLARATION OF USE LIMITATION

This page added to provide adequate space for recording information (additional recording fee applies)

ATTACHMENT B

Recording Requested By And When Recorded

Return To: DIRECTOR, DEPARTMENT OF BUILDING INSPECTION
1660 MISSION STREET, SAN FRANCISCO, CA 94103-2414
or
_____ DIVISION

DECLARATION OF USE LIMITATION

I/We, Jonathan Wickman owner/s of the herein described property Commonly known as 2455 Harrison Street in San Francisco, Assessor's Block No. 4084 Lot No. 026

hereby consent to the within described limitations that:

In the event that the property located at 2461 Harrison Street commonly known as Block No. 4084 Lot No 025 is improved in such a matter that the openings in the building located at 2455 Harrison Street no longer comply with the San Francisco Building Code, then said openings shall be closed off or protected as required by the **Director of the Department of Building Inspection.**

The herein limitations shall be binding on me/us until amended by conforming to the San Francisco Building Code Requirements.

Signed: Jonathan Wickman
OWNER/S

Date of Execution: 02/02/2022

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

County of San Francisco

On February 02, 2022 before me, Estrella L. Hernandez Merlin, Notary Public,

personally appeared, Jonathan Wickman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ESTRELLA LAURA HERNANDEZ MERLIN
Notary Public - California
San Francisco County
Commission # 2262244
My Comm. Expires Oct 30, 2023

ATTACHMENT A

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED 02/02/2022 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # 2019-0430-9262

Property Address: 2455 Harrison Street

Block and Lot: 4084 / 026 Occupancy Group: 1, R-2 Type of Construction: III-A No. of Stories: 4

Describe Use of Building 1 Non-life-science laboratory space and 5 dwelling units

Under the authority of the 2016 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2016 San Francisco Mechanical Code, Section 302.2; the 2016 San Francisco Electrical Code, Section 89.117; and the 2016 San Francisco Plumbing Code, Section 301.3; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)
Per CBC 2016 Section 705.8; openings between 0 and 3 feet from property line are not permitted.

Proposed Modification or Alternate
(2) Property line windows on south façade:
Unit C – One south-facing 2' wide x 6' high window.
Unit E – One south facing 2' wide x 6' high window.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.
All property line windows will bring natural light into bedrooms and living rooms, conserving energy.
All windows shall be 90 minutes rated, non-operable windows in building with automatic fire sprinkler system in entire building.

	PROJECT SPONSOR	ARCHITECT/ENGINEER
Print Name:	Jonathan Wickman	Edward D. Morris
Signature:		
Telephone:	415-215-3473	415-749-0302

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 EXP. 3-31-23 STATE OF CALIFORNIA

APPROVED Dept. of Building Insp. San Francisco MAY 23 2023
DEPT. OF BUILDING INSPECTION

ATTACHMENT C

SAN FRANCISCO ADMINISTRATIVE CODE
CHAPTER 23: REAL PROPERTY TRANSACTIONS
ARTICLE V: LOT LINE WINDOW AGREEMENTS

Sec. 23.45. Authority of Director of Property.
Sec. 23.46. Determination of Value.
Sec. 23.47. Requirements for Lot Line Window Agreements.
Sec. 23.48. Fees and Fee Payments.

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Vivian Huang, DBI MAY 11 2022

Rhab Boughn, SFFD Dec. 28 2022

RECEIVED MAY 10 2022 DEPT OF BUILDING INSPECTION SAN FRANCISCO

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

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 EXP. 3-31-23 STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026

SFDBI BPA: 201904309262-S

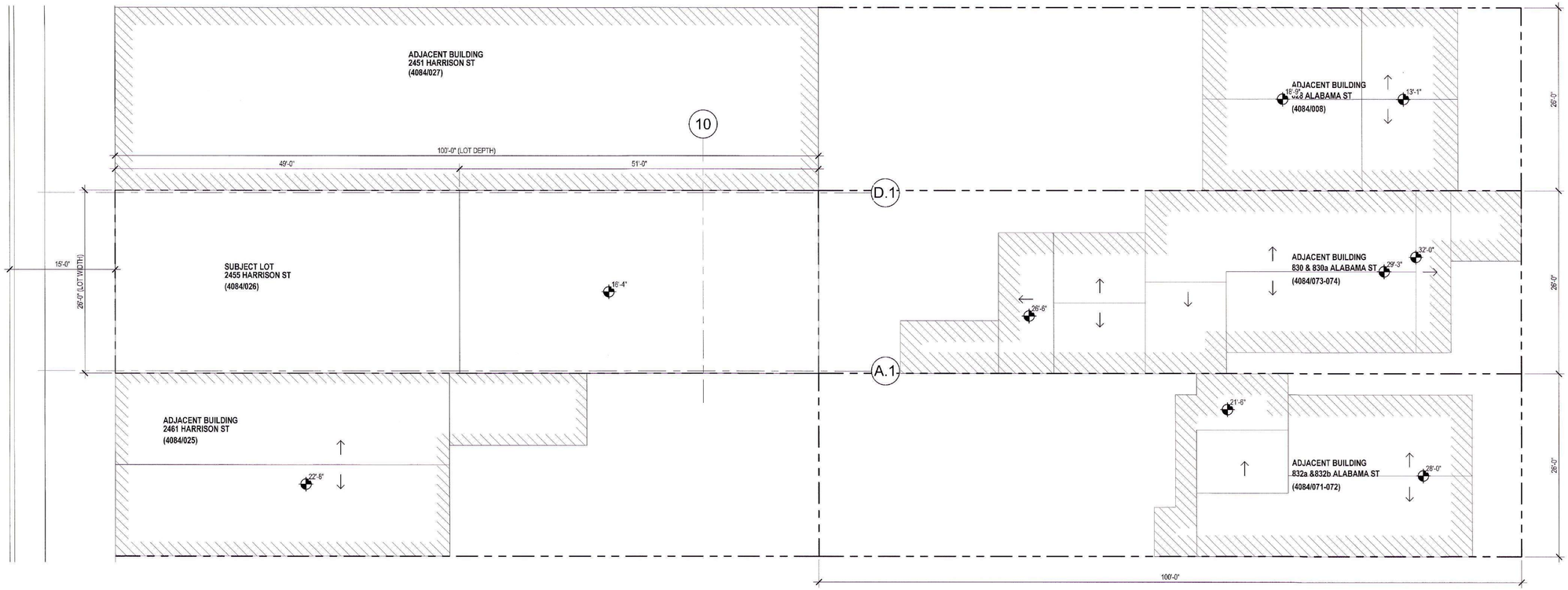
SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

AB-009 (SOUTH-FACING WINDOWS)

DATE	04/30/19
SCALE	
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

G2.34



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

Rhab Boughn, SFPD
MAY 25 2022

APPROVED
- SAN FRANCISCO -
MAY 23 2023
DEPT. OF BUILDING INSPECTION

Vivian Huang, DBI
MAY 11 2022

RECEIVED
MAY 10 2022
DEPT. OF BUILDING INSPECTION
SAN FRANCISCO, CA

APPROVED BY ALEX WESTHOFF
PLANNING DEPARTMENT
AUG 24 2022

km
kerman morris architects LLP
139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

NO.	DATE	DESCRIPTION

LICENSED ARCHITECT
EDWARD DAVIS MORRIS
C-24585
EXP. 3-31-23
STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026

SFDBI BPA: 201904309262-S

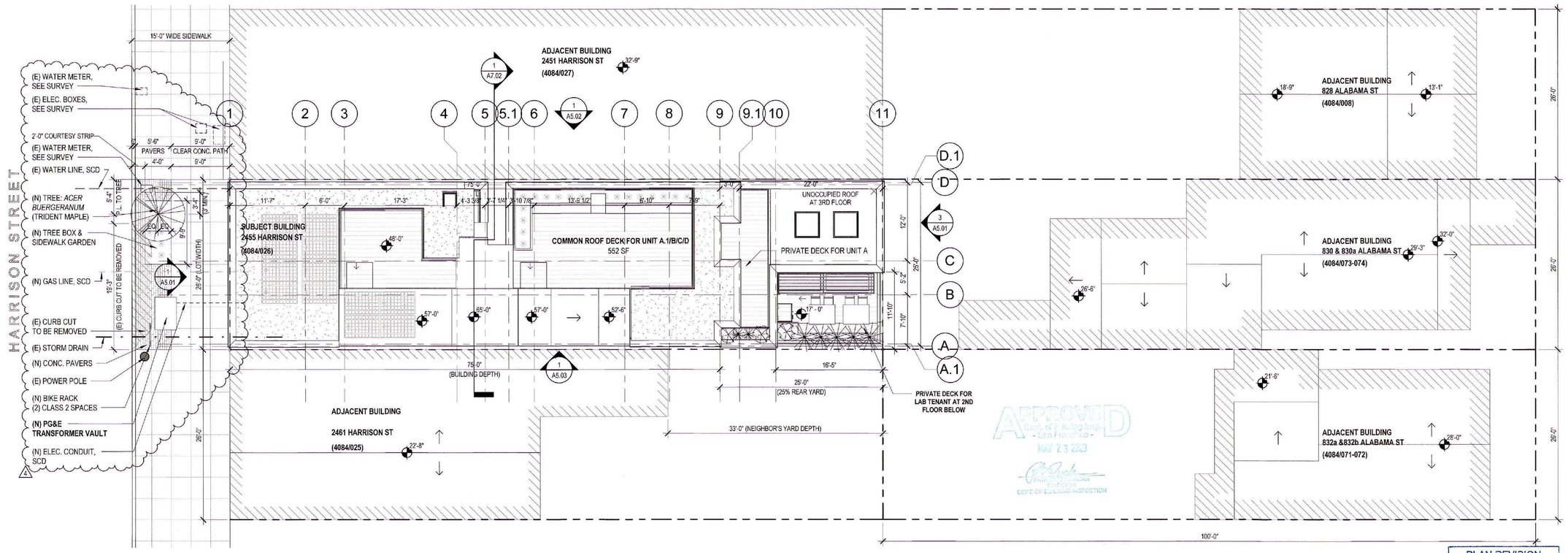
SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

EXISTING SITE PLAN

DATE	04/30/19
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

AE1.01



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

PLAN REVISION
NOV 15 2022
DEPARTMENT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR IMAGING
ACCEPTED BY

Dominic Fasso, SFFD
DEC 09 2022

APPROVED BY ALEX WESTHOFF
PLANNING DEPARTMENT
NOV 15 2022

Vivian Huang, DBI
NOV 30 2022

0' 2' 4' 8' 16'

km
kerman morris architects LLP
139 Noe Street
San Francisco, CA 94114
415 749 0302

Revisions

	04/30/19	SITE PERMIT SUB.
4	11/09/22	SITE PERMIT R4

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2455 HARRISON ST, SAN FRANCISCO, CA 94110

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SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

PROPOSED SITE PLAN

DATE	11/09/22
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A1.01

KEYNOTES

1. RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
   - 45-MIN AT 1-HR ENCLOSURE
   - 90-MIN AT 2-HR ENCLOSURE
2. COMMON STAIR: MAX RISER HEIGHT OF 7" AND MINIMUM TREAD DEPTH OF 11" (PER CBC 1011.5.2) MINIMUM HEADROOM 80" (PER CBC 1011.3)
3. PRIVATE STAIR: MAX RISER HEIGHT OF 7 3/4" AND MINIMUM TREAD DEPTH OF 10" (PER CBC 1011.5.2 EXCEPTION #3) MINIMUM HEADROOM 80" (PER CBC 1011.3)
4. GUARDRAIL MIN. 42" A.F.F. WITH 4" MAX OPENINGS (PER CBC 1015 & CONT.)
5. HANDRAILS ... AND 38" A.F.F. (PER CBC 1014)

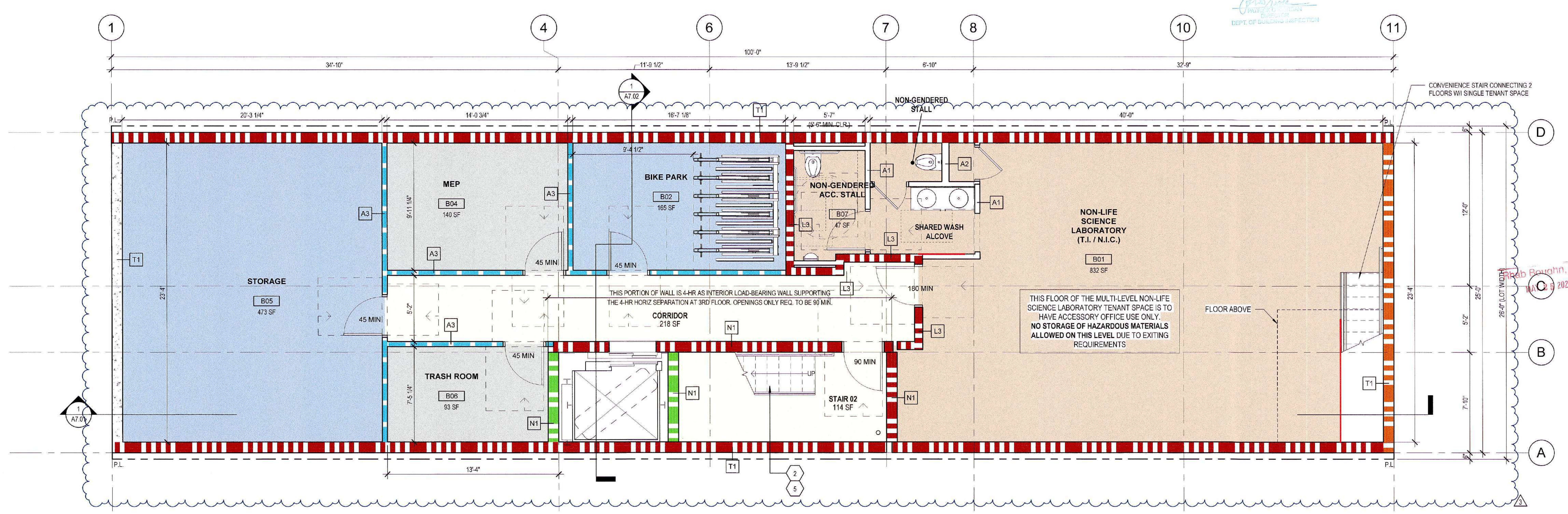
GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS
4. SEE PARTITION / WALL TYPE DETAILS ON **A10.01 - A10.02**

WALL / PARTITION LEGEND

REQUIRED MIN. RATING SHOWN BELOW. ACTUAL RATING MAY BE HIGHER (E.G. AT CONCRETE WALLS)

- NO RATING (NR) REQUIRED
- 1-HOUR RATED ASSEMBLY
- 2-HOUR RATED ASSEMBLY
- 3-HOUR RATED ASSEMBLY
- 4-HOUR RATED ASSEMBLY



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

APPROVED BY ALEX WESTHOFF PLANNING DEPARTMENT AUG 2 4 2022

RECEIVED MAY 10 2022

APPROVED MAY 2 3 2022

Vivian Huang, DBI MAY 1 1 2022

Raab Boughn, SFFD MAY 2 5 2022

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BASEMENT FLOOR PLAN

DATE	04/30/19
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A2.01

KEYNOTES

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

GENERAL NOTES

1. ALL DIMENSIONS TO FINISH FACE OF WALL U.O.N.
2. V.I.F. ALL (E) DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ALERT ARCHITECT TO ANY DISCREPANCIES
3. ALL CLEAR DIMENSIONS SHALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS
4. SEE PARTITION / WALL TYPE DETAILS ON **A10.01 - A10.02**

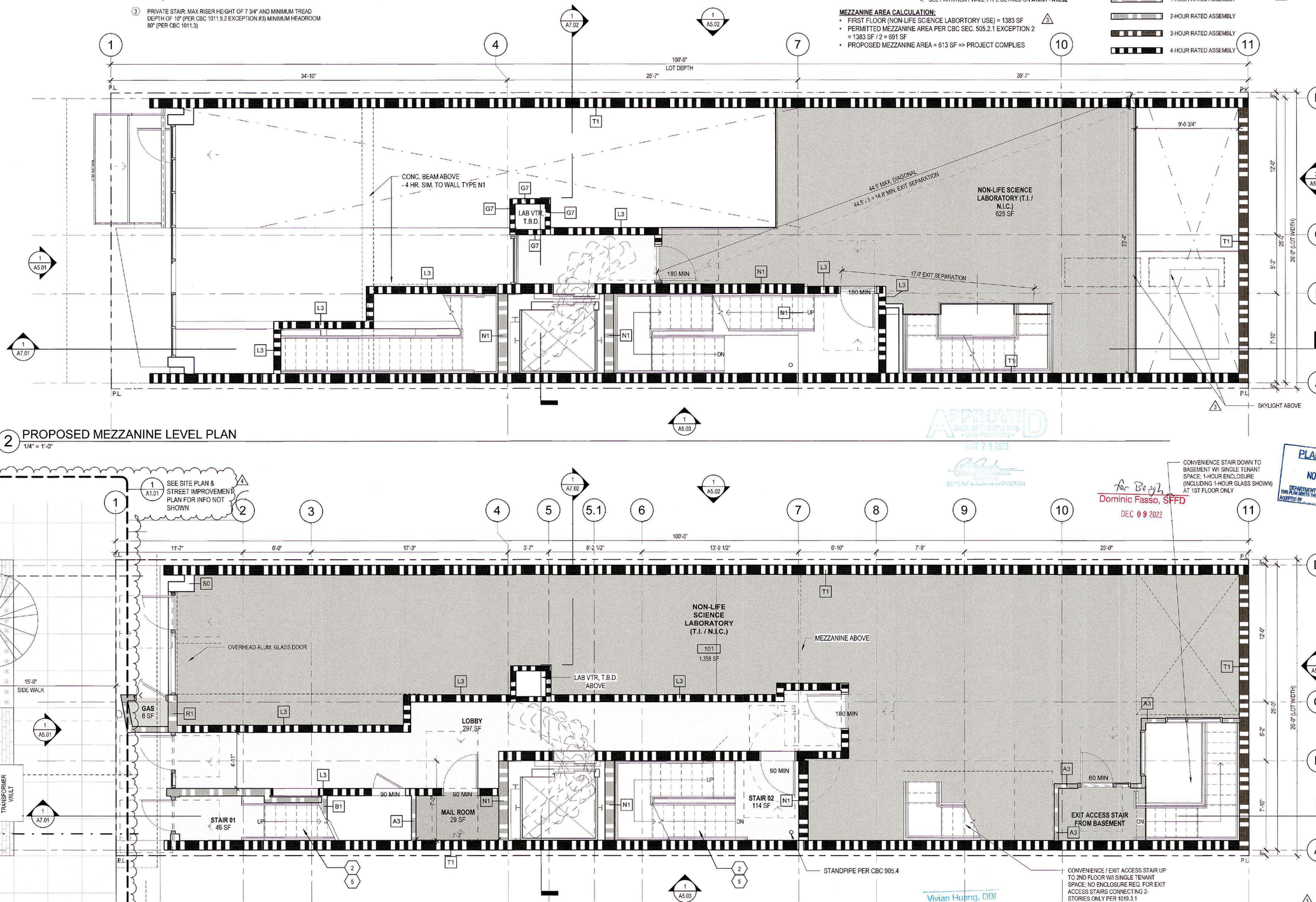
MEZZANINE AREA CALCULATION:

- FIRST FLOOR (NON-LIFE SCIENCE LABORTORY USE) = 1383 SF
- PERMITTED MEZZANINE AREA PER CBC SEC. 505.2.1 EXCEPTION 2 = 1383 SF / 2 = 691 SF
- PROPOSED MEZZANINE AREA = 613 SF => PROJECT COMPLIES

WALL / PARTITION LEGEND

REQUIRED MIN. RATING SHOWN BELOW. ACTUAL RATING MAY BE HIGHER (E.G. AT CONCRETE WALLS)

- NO RATING (NR) REQUIRED
- 1-HOUR RATED ASSEMBLY
- 2-HOUR RATED ASSEMBLY
- 3-HOUR RATED ASSEMBLY
- 4-HOUR RATED ASSEMBLY



2 PROPOSED MEZZANINE LEVEL PLAN

1/4" = 1'-0"

1 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

APPROVED
Dept of Building Insp.
- San Francisco -
MAY 23 2023
DEPT OF BUILDING INSPECTION

PLAN REVISION
NOV 15 2022
DEPARTMENT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARDS OF THE
ACCEPTED BY

for Boyd
Dominic Fasso, SFFD
DEC 09 2022

Vivian Huang, DBI
NOV 30 2022

REVIEWED BY ALEX WESTHOFF
PLANNING DEPARTMENT
NOV 15 2022

km
kerman morris architects LLP
139 Noe Street
San Francisco, CA 94114
415 749 0302

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3
4	11/09/22	SITE PERMIT R4

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 REG. 3-31-23 STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026

SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

NOTICE

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FIRST FLOOR & MEZZANINE LEVEL PLAN

DATE	11/09/22
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A2.02

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
4. SEE PARTITION / WALL TYPE DETAILS ON **A10.01 - A10.02**

WALL / PARTITION LEGEND

REQUIRED MIN. RATING SHOWN BELOW. ACTUAL RATING MAY BE HIGHER (E.G. AT CONCRETE WALLS)

- NO RATING (NR) REQUIRED
- 1-HOUR RATED ASSEMBLY
- 2-HOUR RATED ASSEMBLY
- 3-HOUR RATED ASSEMBLY
- 4-HOUR RATED ASSEMBLY

3

KEYNOTES

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

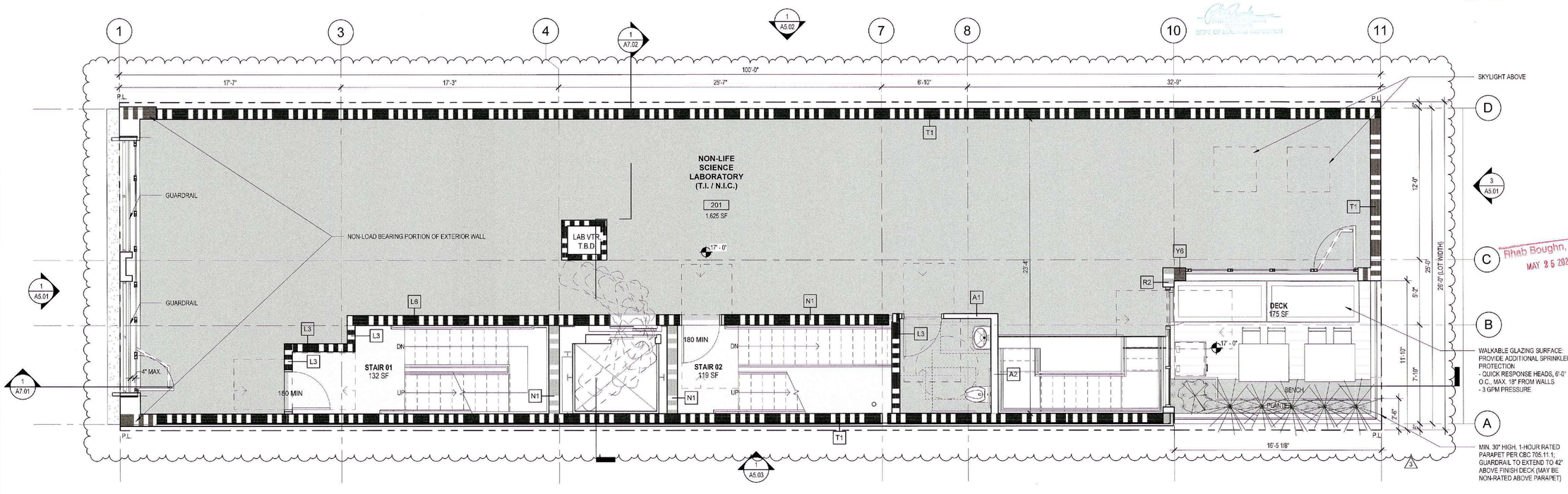
APPROVED BY ALEX WESTHOFF
PLANNING DEPARTMENT
AUG 2 9 2022

RECEIVED
MAY 10 2022
DEPT. OF BUILDING INSPECTION
SAN FRANCISCO

APPROVED
MAY 2 5 2023
DEPT OF BUILDING INSPECTION

Vivian Huang, DBI
MAY 11 2022

Rhab Boughn, SFFD
MAY 25 2022



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

km
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San Francisco, CA 94114
415.749.0302

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 EXP. 3-31-23 STATE OF CALIFORNIA

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2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026

SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC (415)290-1437

SECOND FLOOR PLAN

DATE	04/30/19
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A2.03

KEYNOTES

1. RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
   - 45-MIN AT 1-HR ENCLOSURE
   - 90-MIN AT 2-HR ENCLOSURE
2. COMMON STAIR: MAX RISER HEIGHT OF 7" AND MINIMUM TREAD DEPTH OF 11" (PER CBC 1011.5.2) MINIMUM HEADROOM 80" (PER CBC 1011.3)
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5. HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014)

GENERAL NOTES

F WALL U.O.N. PRIOR TO CONSTRUCTION. ALERT ARCHITECT TO ANY DISCREPANCIES

LL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS

4. SEE PARTITION / WALL TYPE DETAILS ON **A10.01 - A10.02**

WALL / PARTITION LEGEND

REQUIRED MIN. RATING SHOWN BELOW. ACTUAL RATING MAY BE HIGHER (E.G. AT CONCRETE WALLS)

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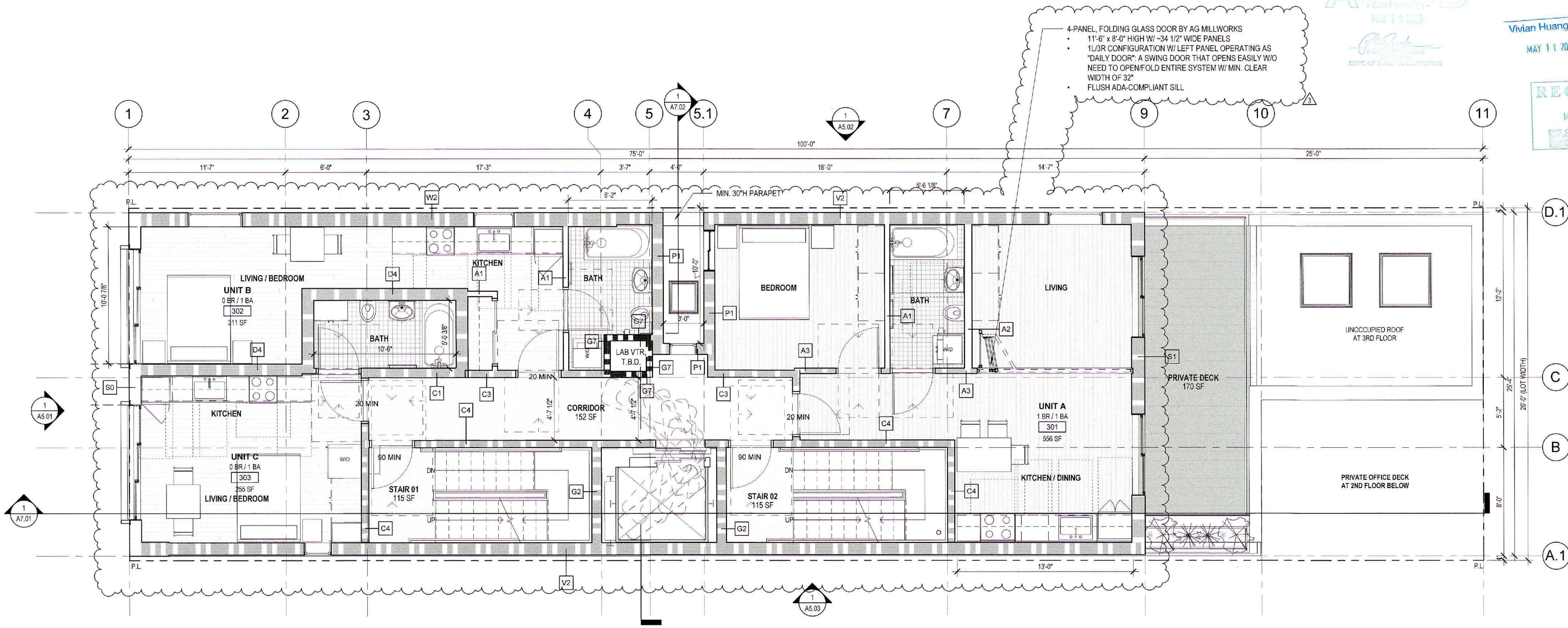
- 1-HOUR RATED ASSEMBLY
- 2-HOUR RATED ASSEMBLY
- 3-HOUR RATED ASSEMBLY
- 4-HOUR RATED ASSEMBLY



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

APPROVED BY ALEX WESTHOFF PLANNING DEPARTMENT AUG 24 2022

Vivian Huang, DBI MAY 11 2022

RECEIVED MAY 10 2022

Rhab Boughn, SFFD MAY 25 2022

km kerman morris architects LLP

139 Noe Street
San Francisco, CA 94114
415.749.0302

Revisions		
NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 REN. 3-31-23 STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026
SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

NOTICE

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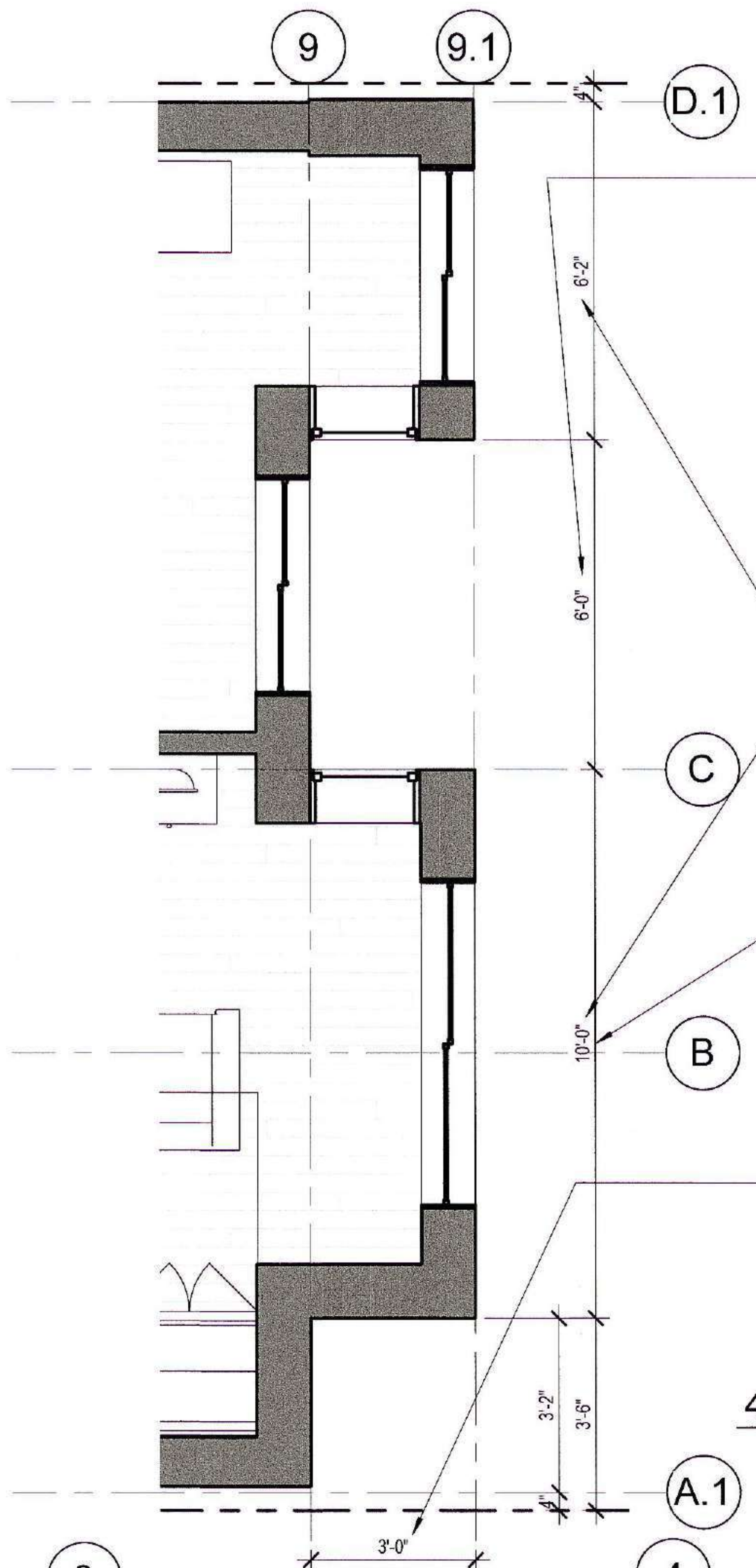
THIRD FLOOR PLAN

DATE	04/30/19
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A2.04



PER **SFPC SEC 136(c)(3)(C)**
- MIN. HORIZONTAL SEPARATION BETWEEN WINDOWS = 5'-0"
- HORIZ. SEPARATION PROVIDED = 6'-0" *[COMPLIES]*

PER **SFPC SEC 136(c)(3)(D)**
- MAX AGGREGATE LENGTH OF BAY WINDOWS
= 2/3 OF LOT LENGTH (26') = 17'-4"
ACTUAL LENGTH = 10'-0" + 6'-2" = 16'-2" *[COMPLIES"]*

PER **SFPC SEC 136(c)(3)(C)**
- MAX LENGTH OF BAY WINDOW = 10'-0"
ACTUAL LENGTH = 10'-0" *[COMPLIES]*

SEE 1/A7.01 FOR COMPLIANCE W/ HEADROOM REQUIRED IN **SFPC SEC 136(c)(3)(A)**

PER **SFPC SEC 136(c)(3)(B)**
- MAX PROJECTION OF BAY WINDOW INTO REAR YARD
(LESSER OF 3'-0" OR 1/6 OF REAR YARD = 25'/6 = 4.17') = 3'-0"
ACTUAL PROJECTION = 3'-0" *[COMPLIES]*

4TH FLOOR - ENLARGED BAY WINDOW PLAN

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
4. SEE PARTITION / WALL TYPE DETAILS ON **A10.01 - A10.02**

WALL / PARTITION LEGEND

REQUIRED MIN. RATING SHOWN BELOW. ACTUAL RATING MAY BE HIGHER (E.G. AT CONCRETE WALLS)

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- 1-HOUR RATED ASSEMBLY
- 2-HOUR RATED ASSEMBLY
- 3-HOUR RATED ASSEMBLY
- 4-HOUR RATED ASSEMBLY

KEYNOTES

1. RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
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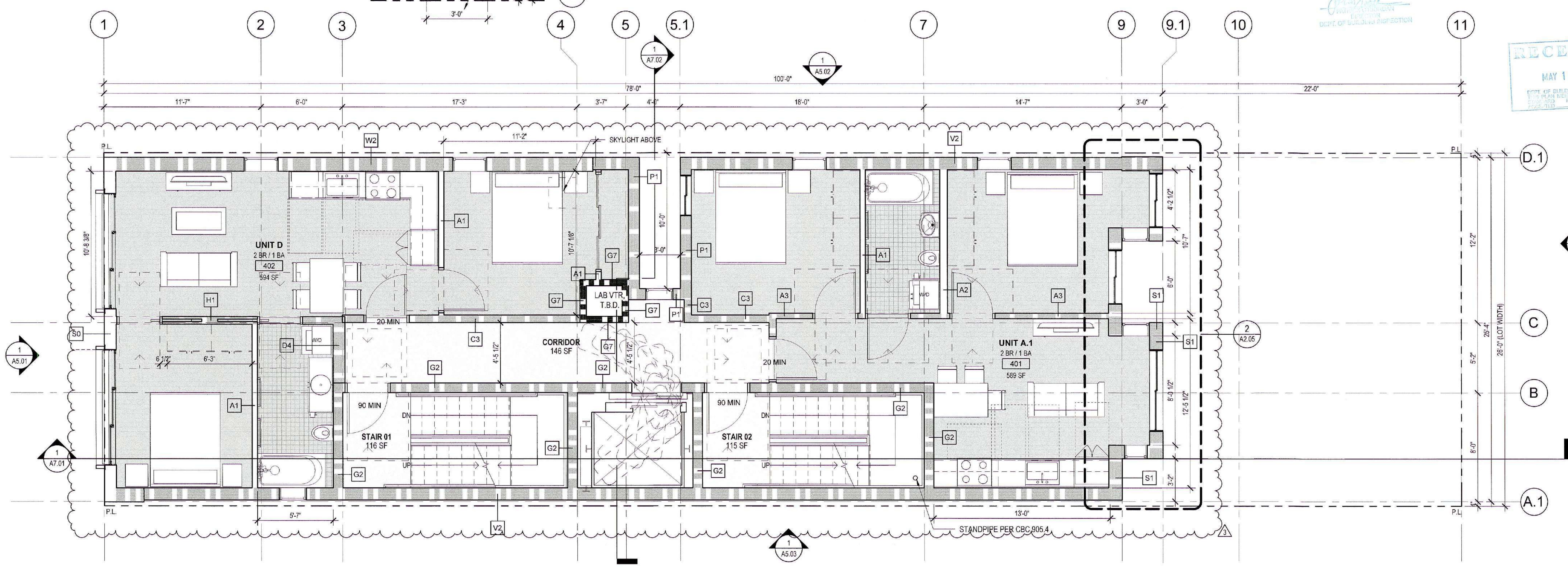
5. HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014)

APPROVED BY ALEX WESTHOFF
PLANNING DEPARTMENT
AUG 24 2022

Vivian Huang, DBI
MAY 11 2022

RECEIVED
MAY 10 2022

Rhab Boughn SFFD
MAY 25 2022



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

km
kerman morris architects LLP

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 EXP. 3-31-23 STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026
SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

FOURTH FLOOR PLAN

DATE	04/30/19
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A2.05

KEYNOTES

1. RATED DOOR WITH CLOSER, LATCH, AND SMOKE SEAL
   - 45-MIN AT 1-HR ENCLOSURE
   - 90-MIN AT 2-HR ENCLOSURE
2. COMMON STAIR: MAX RISER HEIGHT OF 7" AND MINIMUM TREAD DEPTH OF 11" (PER CBC 1011.5.2) MINIMUM HEADROOM 80" (PER CBC 1011.3)
3. PRIVATE STAIR: MAX RISER HEIGHT OF 7 3/4" AND MINIMUM TREAD DEPTH OF 10" (PER CBC 1011.5.2 EXCEPTION #3) MINIMUM HEADROOM 80" (PER CBC 1011.3)
4. GUARDRAIL MIN. 42" A.F.F. WITH 4" MAX OPENINGS (PER CBC 2F WALL U.O.N. 1015.3 & 1015.4). GUARDRAIL SHALL BE 1-HR RATED 3 PRIOR TO CONSTRUCTION. CONSTRUCTION AT PROPERTY LINE CONDITION ALERT ARCHITECT TO ANY DISCREPANCIES
5. HANDRAIL BETWEEN 34" AND 38" A.F.F. (PER CBC 1014)ALL BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS
4. SEE PARTITION / WALL TYPE DETAILS ON **A10.01 - A10.02**

GENERAL NOTES

WALL / PARTITION LEGEND

REQUIRED MIN. RATING SHOWN BELOW. ACTUAL RATING MAY BE HIGHER (E.G. AT CONCRETE WALLS)

- NO RATING (NR) REQUIRED
- 1-HOUR RATED ASSEMBLY
- 2-HOUR RATED ASSEMBLY
- 3-HOUR RATED ASSEMBLY
- 4-HOUR RATED ASSEMBLY

APPROVED BY ALEX WESTHOFF
PLANNING DEPARTMENT
AUG 24 2022

APPROVED
DEPT. OF BUILDING INSPECTION
AUG 23 2022
DEPT. OF BUILDING INSPECTION

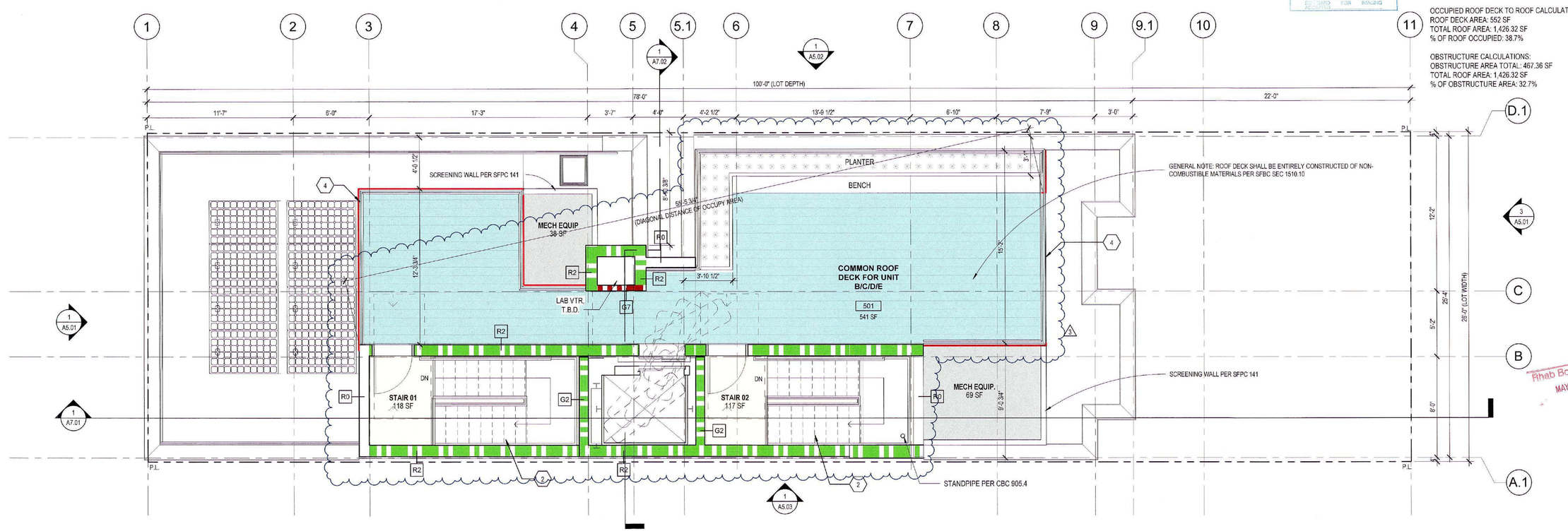
Vivian Huang, DBI
MAY 11 2022

RECEIVED
MAY 10 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY REQUIRED FOR IMAGING

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

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

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



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

0' 1' 2' 4' 8'

Rhab Boughn, SFFD
MAY 25 2022

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

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT
EDWARD DAVIS MORRIS
C-24585
EXP. 3-31-23
STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026

SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

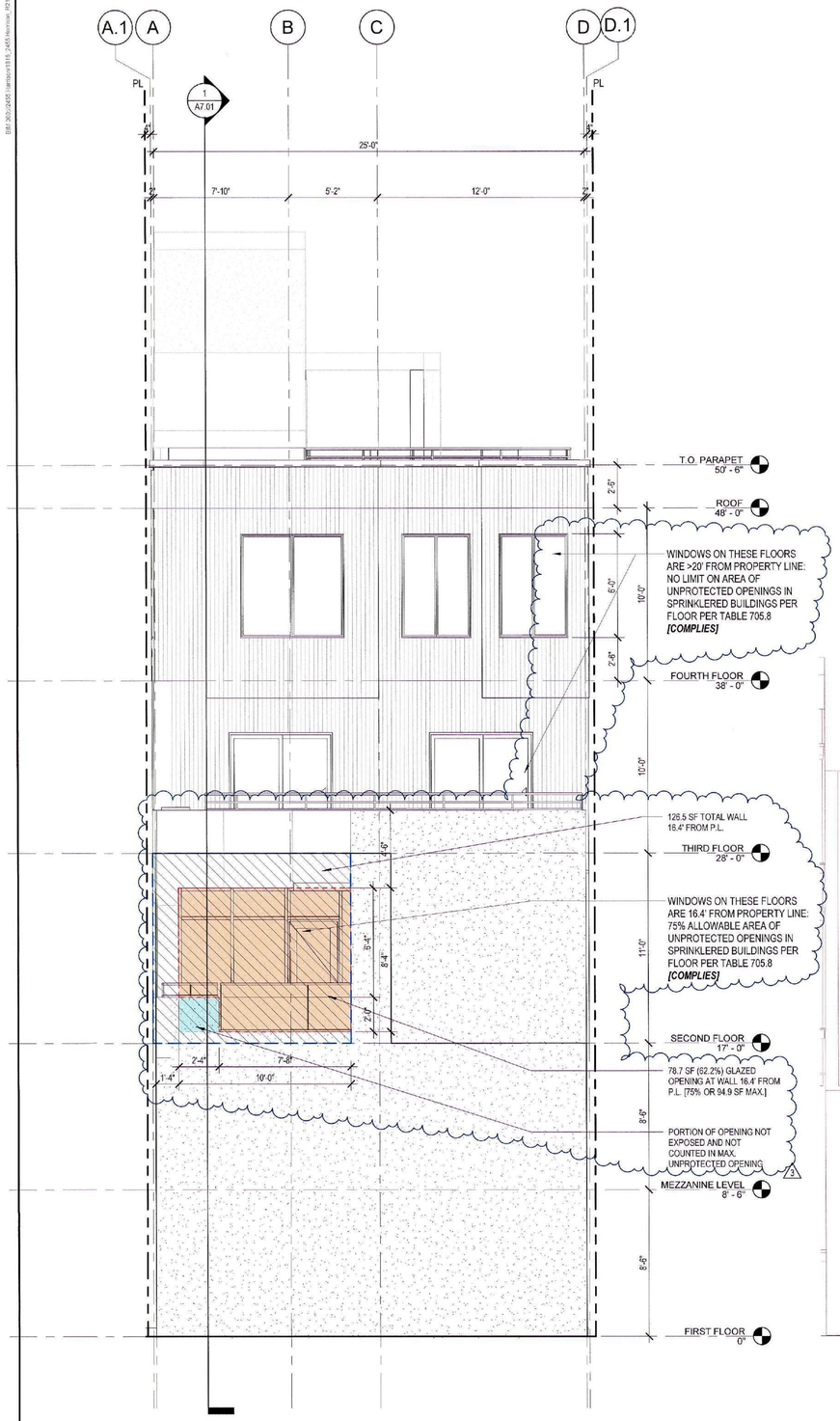
FAHMAN PROPERTIES LLC
(415)290-1437

NOTICE

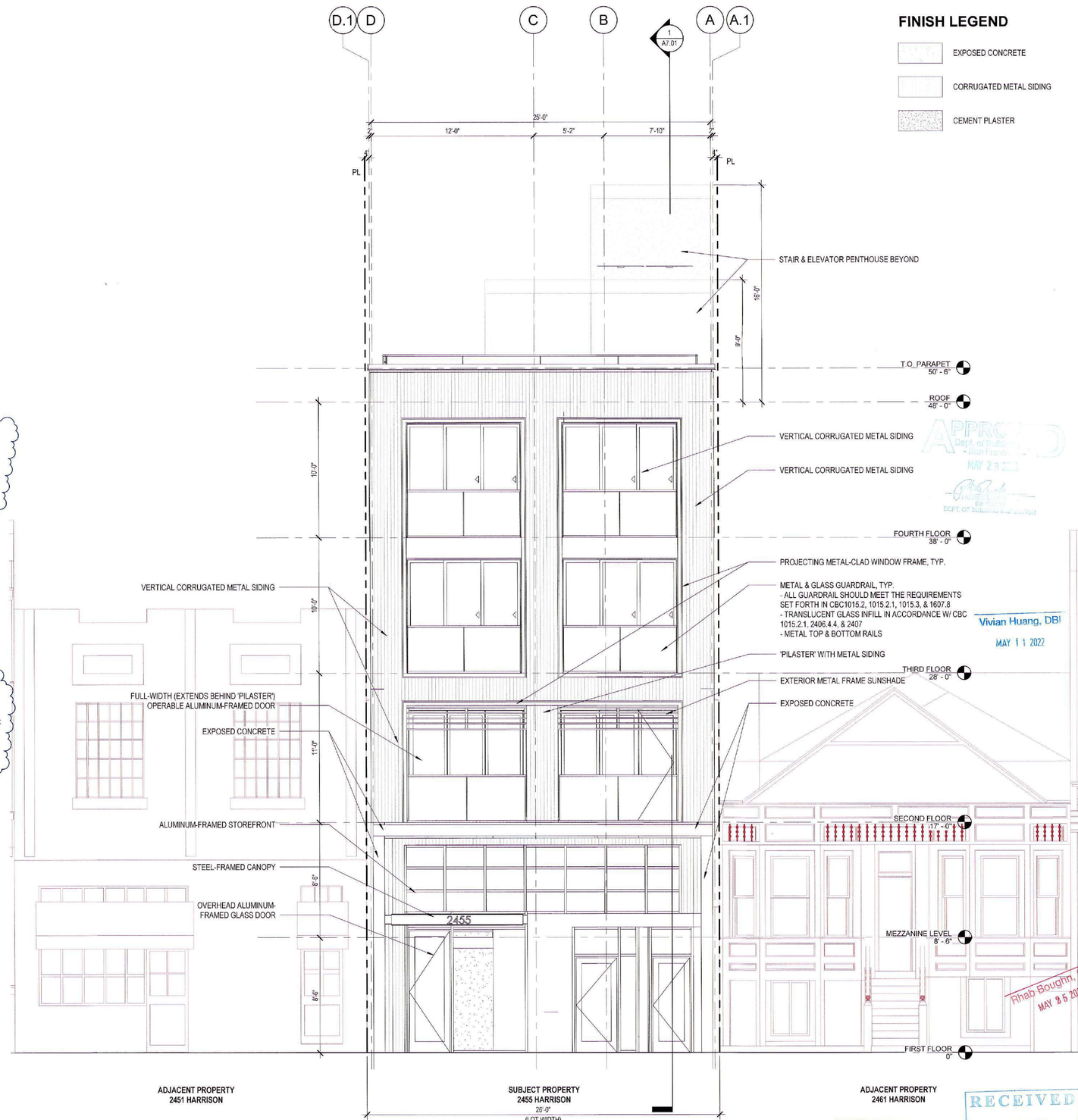
ROOF FLOOR PLAN

DATE	04/30/19
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A2.06



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



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

FINISH LEGEND

- EXPOSED CONCRETE
- CORRUGATED METAL SIDING
- CEMENT PLASTER

APPROVED
Dept. of Public Health
MAY 23 2022
for DIRECTOR
DEPT. OF BUILDING INSPECTION

Vivian Huang, DBI
MAY 11 2022

APPROVED BY ALEX WESTHOFF
PLANNING DEPARTMENT
AUG 29 2022

RECEIVED
MAY 10 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARDS FOR ENERGY ACCEPTED

Rhab Boughn, SFFD
MAY 25 2022

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

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT
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C-24585
EXP. 3-31-23
STATE OF CALIFORNIA

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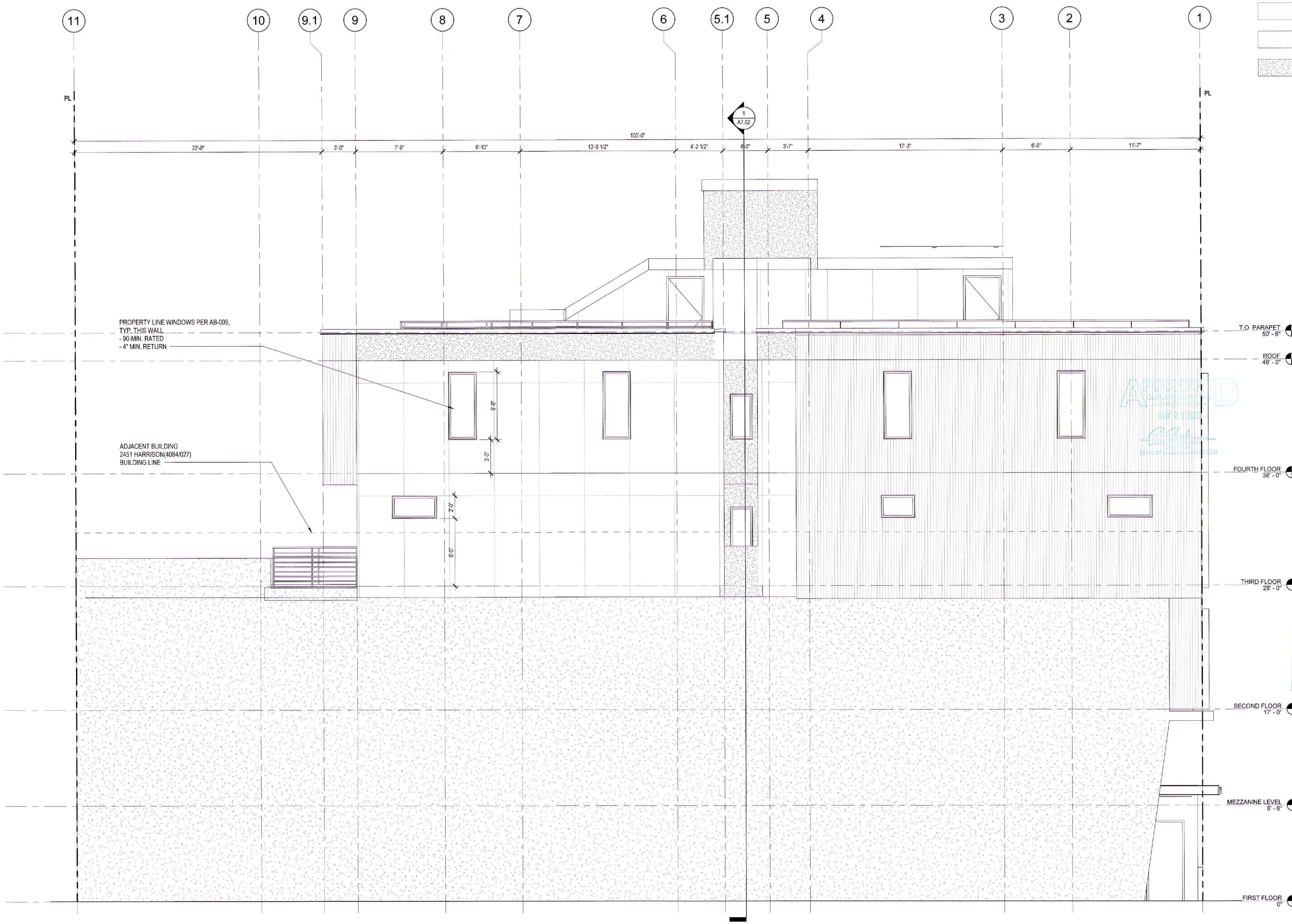
FAHMAN PROPERTIES LLC
(415)290-1437

NOTICE

EAST & WEST EXTERIOR ELEVATIONS

DATE	04/30/19
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A5.01



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

FINISH LEGEND

- EXPOSED CONCRETE
- CORRUGATED METAL SIDING
- CEMENT PLASTER

Vivian Huang, DBI
MAY 11 2022

RECEIVED
MAY 10 2022

Rhab Boughn, SFFD
MAY 25 2022

APPROVED BY ALEX WESTHOFF
PLANNING DEPARTMENT
AUG 24 2022

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architects LLP

Revisions

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C-24585
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STATE OF CALIFORNIA

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SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

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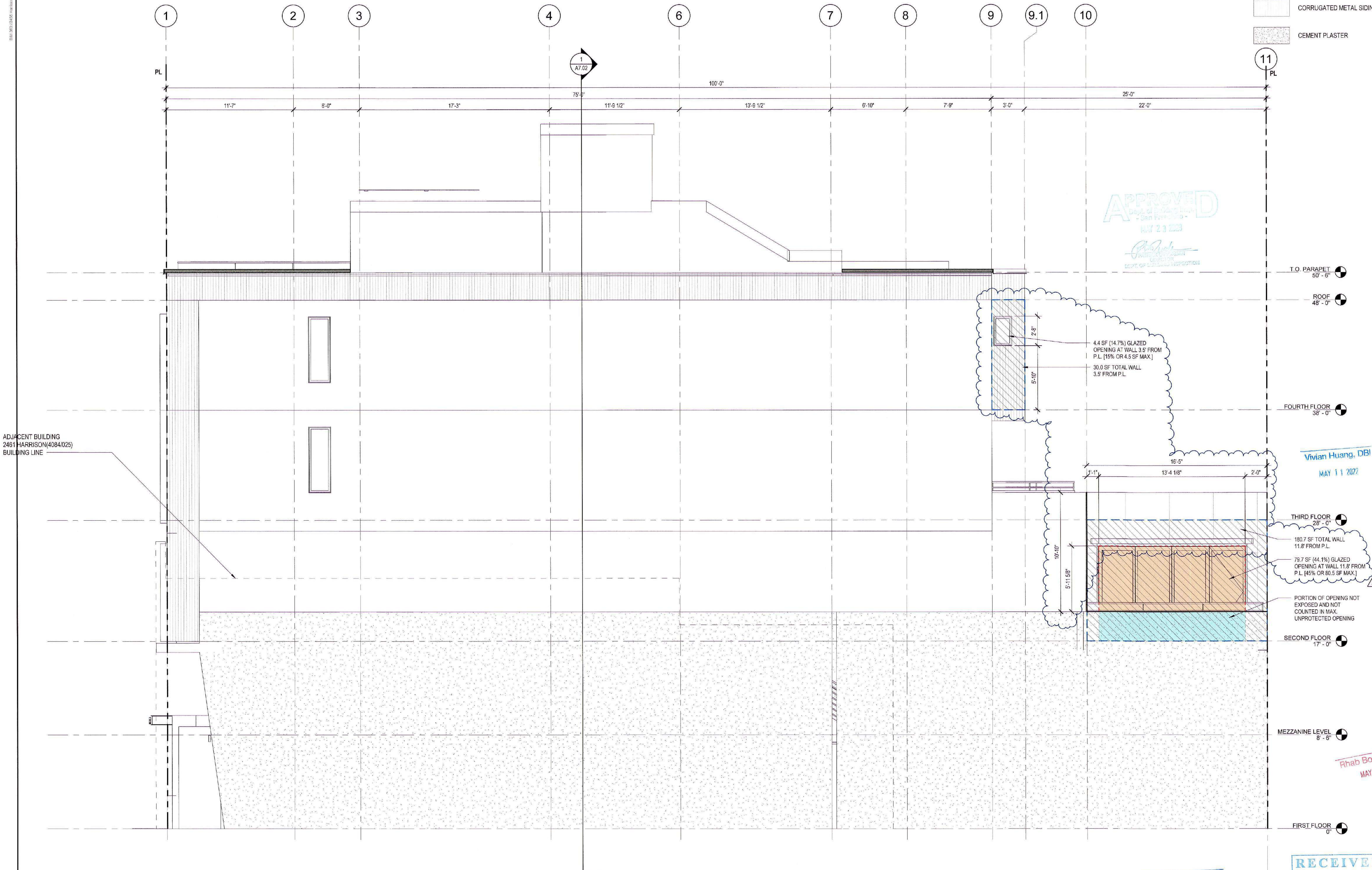
NORTH EXTERIOR ELEVATION

DATE	04/30/19
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A5.02

FINISH LEGEND

- EXPOSED CONCRETE
- CORRUGATED METAL SIDING
- CEMENT PLASTER



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

km
kerman morris architects LLP
139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 REN. 3-31-23 STATE OF CALIFORNIA

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BLOCK 4084 / LOT 4084 / 026
SFDBI BPA: 201904309262-S

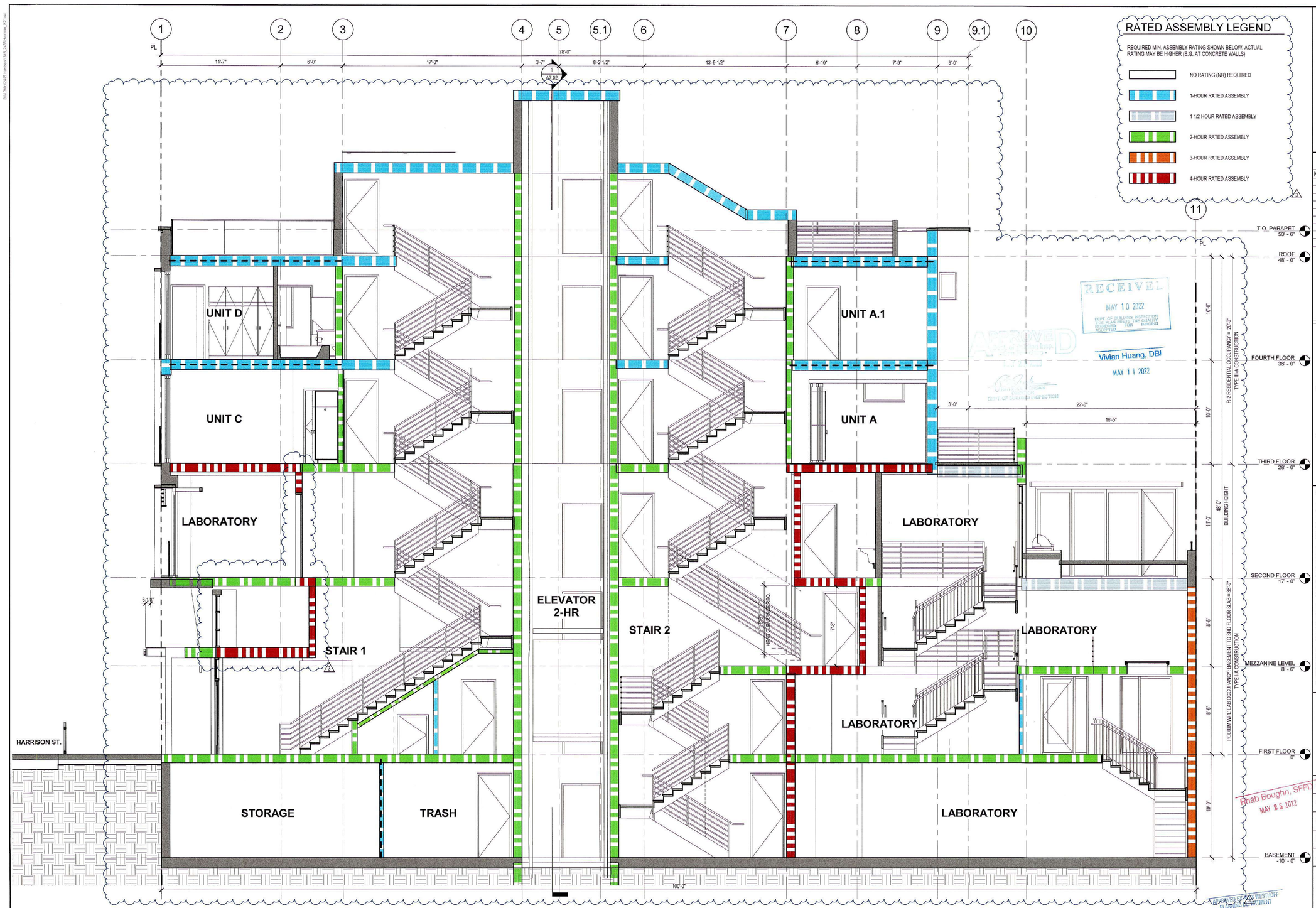
SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

SOUTH EXTERIOR ELEVATION

DATE	04/30/19
SCALE	As indicated
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A5.03



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

RECEIVED
MAY 10 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR INTAKE ACCEPTED

APPROVED
AS NOTED
Vivian Huang, DBI
MAY 11 2022
DEPT OF BUILDING INSPECTION

APPROVED BY SAX WESTHOFF
PLANNING DEPARTMENT
AUG 24 2022

Phab Boughn, SFFD
MAY 25 2022

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LICENSED ARCHITECT
EDWARD DAVIS MORRIS
C-24585
RENEW 3-31-23
STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026

SFDBI BPA: 201904309262-S

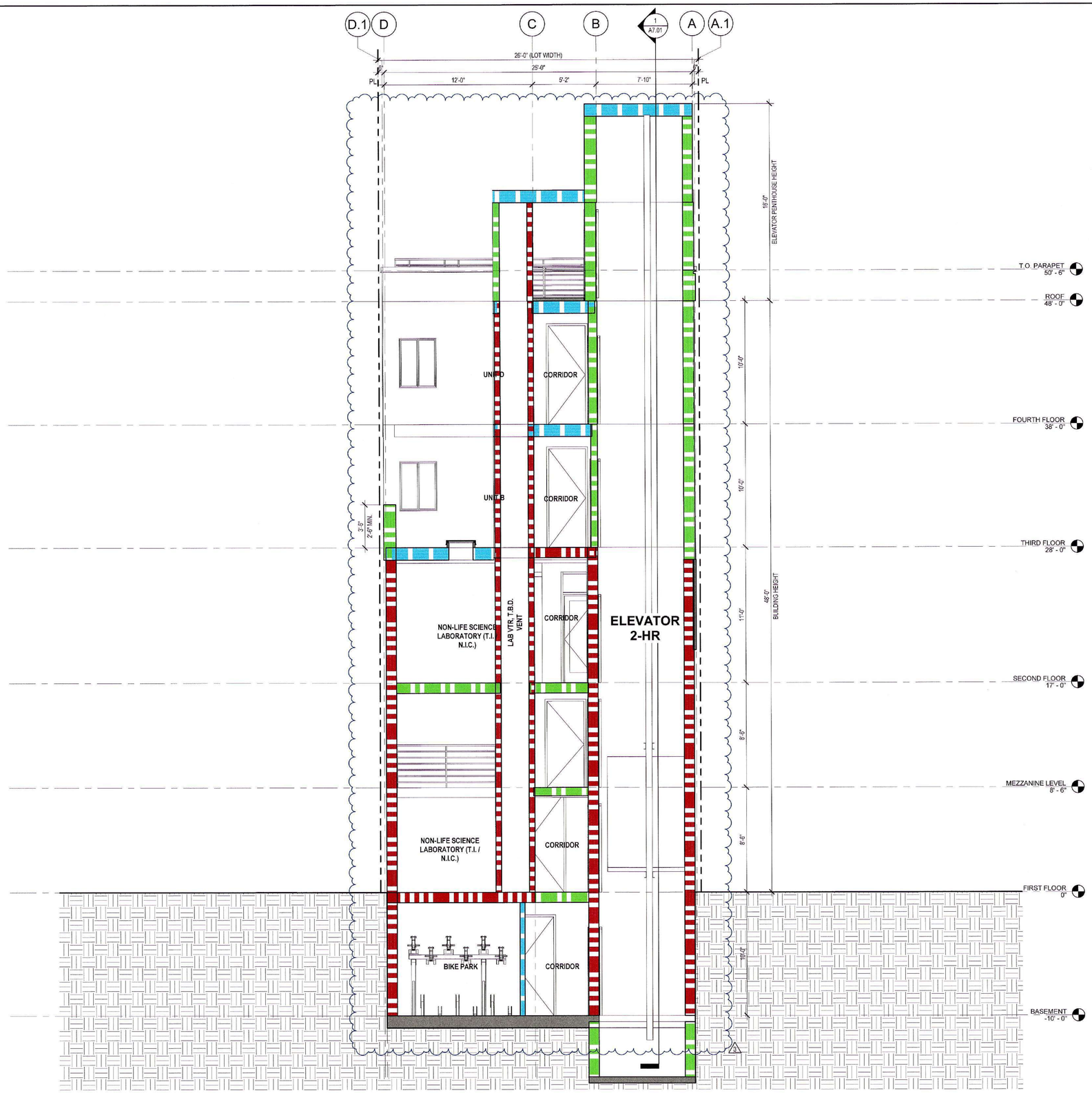
SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

BUILDING SECTION

DATE	04/30/19
SCALE	1/4" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A7.01



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

RATED ASSEMBLY LEGEND

REQUIRED MIN. ASSEMBLY RATING SHOWN BELOW. ACTUAL RATING MAY BE HIGHER (E.G. AT CONCRETE WALLS)

- NO RATING (NR) REQUIRED
- 1-HOUR RATED ASSEMBLY
- 1 1/2 HOUR RATED ASSEMBLY
- 2-HOUR RATED ASSEMBLY
- 3-HOUR RATED ASSEMBLY
- 4-HOUR RATED ASSEMBLY

APPROVED
Dept. of Building Inspection
San Francisco
MAY 23 2022
DEPUTY DIRECTOR
DEPT. OF BUILDING INSPECTION

Vivian Huang, DBI
MAY 11 2022

RECEIVED
MAY 10 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARDS FOR BUILDING ACCEPTED

Rhab Boughn, SFFD
MAY 25 2022

APPROVED BY ALEX WESTHELP
PLANNING DEPARTMENT
AUG 24 2022

kerman morris architects LLP
139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

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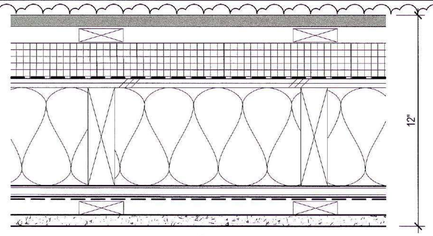
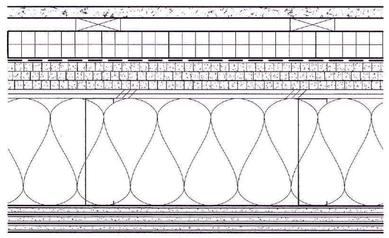


- 5/8" THICK HORIZ. FIBER CEMENT ARTISAN HZ10 SIDING W/ LOCK JOINT SYSTEM AND 9" EXPOSURE BY JAMES HARDIE, INC.: PROFILE TYPE (BEVEL CHANNEL VS. SHIPLAP) AS SHOWN ON ELEVATIONS
- 3/4" AIR GAP W/ 3/4" x 2 1/2" MIN. VERT. PLYWOOD STRAPPING @ EA. STUD, SCREWED TO STUD (SIZE, SPACING, AND EMBED PER INSUL. MFR.)
- 2" RIGID INSULATION (R-8 MINERAL WOOL: ROCKWOOL COMFORTBOARD 80)
- WRB
- PLYWOOD SHEATHING* S.S.D.
- WOOD STUDS @ 16" O.C., S.S.D.
- MINERAL WOOL BATT INSULATION - R-23 MIN. AT 2x6 STUDS; R-15 MIN. AT 2x4 STUDS (ROCKWOOL COMFORT BATT INSULATION, SEE TITLE 24)
- (1) LAYER 5/8" TYPE 'X' GYP. BD.
- WRB
- 3/4" AIR GAP W/ 3/4" x 2 1/2" MIN. VERT. PLYWOOD STRAPPING @ EA. STUD, SCREWED TO STUD
- 5/8" THICK HORIZ. FIBER CEMENT ARTISAN HZ10 SIDING W/ LOCK JOINT SYSTEM AND 9" EXPOSURE BY JAMES HARDIE, INC.: PROFILE TYPE (BEVEL CHANNEL VS. SHIPLAP) AS SHOWN ON ELEVATIONS

RATED TYPES / STUD SIZES
Y0 NON-RATED / 2x6
Y1 1-HR / 2x6
Y2 NON-RATED / 2x4
Y3 1-HR / 2x4

Z PARAPET WALL - HORIZ. FIBER CEMENT SIDING

NEW WALL NON-RATED / 1-HR (INTERTEK NO. RI/MFF 60-01)

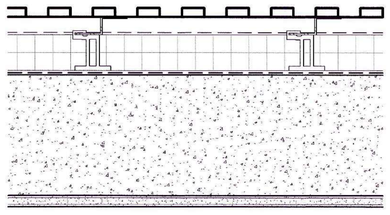


- 5/8" THICK HORIZ. FIBER CEMENT ARTISAN HZ10 SIDING W/ LOCK JOINT SYSTEM AND 9" EXPOSURE BY JAMES HARDIE, INC.: PROFILE TYPE (BEVEL CHANNEL VS. SHIPLAP) AS SHOWN ON ELEVATIONS
- 3/4" AIR GAP W/ 3/4" x 2 1/2" MIN. VERT. PLYWOOD STRAPPING @ EA. STUD, SCREWED TO STUD (SIZE, SPACING, AND EMBED PER INSUL. MFR.)
- 2" RIGID INSULATION (R-8 MINERAL WOOL: ROCKWOOL COMFORTBOARD 80)
- WRB
- TYPE-X GYPSUM SHEATHING LAYERS: EITHER (3) LAYERS OF 1/2" OR 5/8" OR (2) LAYERS OF 3/4"
- PLYWOOD SHEATHING* S.S.D.
- METAL STUDS @ 16" O.C., S.S.D.
- MINERAL WOOL BATT INSULATION - R-23 MIN. AT 2x6 STUDS; R-15 MIN. AT 2x4 STUDS (ROCKWOOL COMFORT BATT INSULATION, SEE TITLE 24)
- 5/8" TYPE 'X' GYP. BD LAYERS: EITHER (3) LAYERS OF 1/2" OR 5/8" OR (2) LAYERS OF 3/4"

STUD SIZES
Y3 3 5/8" METAL STUDS
Y6 6" METAL STUDS

Y EXT. WALL - HORIZ. FIBER CEMENT SIDING

3-HR (UL U419)

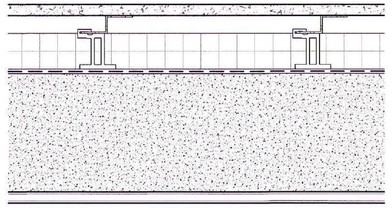


- CORRUGATED METAL CLADDING PANELS
- 1" VERTICAL Z-GIRT PER MFR.
- 2 1/2" R-10.5 CONT. RIGID MINERAL WOOL INSULATION W/ FIBERGLASS, THERMALLY-BROKEN CLIPS AT EACH INSULATION JOINT, 24" O.C.; VERTICAL SPACING MAX. PER CLIP MFR.
- ATTACH E/ CLIP W/ (2) SST SCREWS PER CLIP MFR. (STAINLESS NEEDED FOR THERMAL BREAK)
- WRB
- 6" CONCRETE WALL - ALIGN INSIDE FACE W/ 10" CONC. WALLS BELOW, S.S.D.
- (1) LAYER 5/8" TYPE-X GYPSUM BOARD; ADD 2ND LAYER FOR 2-HR FIRE RATING

REQ RATING
S2 2-HR

W METAL PANEL RAINSCREEN ASSEMBLY

NEW WALL FIRE RATINGS PER CBC TABLE 722.2.1.1:
2-HR + FOR CONCRETE WALLS ≥ 5" THICK

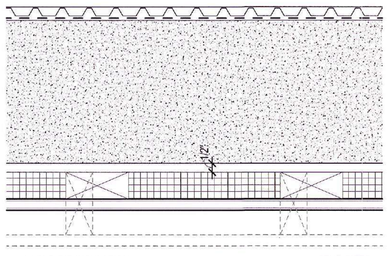


- 5/8" THICK HORIZ. FIBER CEMENT ARTISAN HZ10 SIDING W/ LOCK JOINT SYSTEM AND 9" EXPOSURE BY JAMES HARDIE, INC.: PROFILE TYPE (BEVEL CHANNEL VS. SHIPLAP) AS SHOWN ON ELEVATIONS
- 1" AIR GAP W/ 1" VERTICAL Z-GIRT PER MFR.
- 2 1/2" R-10.5 CONT. RIGID MINERAL WOOL INSULATION W/ FIBERGLASS, THERMALLY-BROKEN CLIPS AT EACH STUD HORIZ.; VERTICAL SPACING MAX. PER CLIP MFR.
- WRB
- CONCRETE STRUCTURAL WALL, S.S.D. FOR THICKNESS
- (1) LAYER 5/8" TYPE 'X' GYP. BD.

RATED TYPES / STUD SIZES
V2 2-HR

V EXT. WALL - HORIZ. FIBER CEMENT SIDING

NEW WALL FIRE RATINGS PER CBC TABLE 722.2.1.1:
2-HR + FOR CONCRETE WALLS ≥ 5" THICK

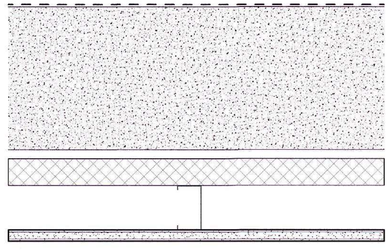


- 1 1/2" RIGID INSULATION
- PLASTIC COMPOSITE DRAINAGE MAT BELOW GRADE
- REINFORCED THERMOPLASTIC MEMBRANE WITH ACTIVE POLYMER CORE FACING CONCRETE (DASHED LINE). MIN. 12" UNDER SLAB AND UP WALL. FULLY WELD ALL SEAMS WHERE SHOWN W/ 4" MIN. OVERLAP, REFER TO
- CONCRETE FOUNDATION WALL, S.S.D.
- 1/2" AIR GAP
- 2x4 FLAT FRAMED, TYP. - PERPENDICULAR FRAMING @ PLUMBING WALLS, W/
- MIN. 1 1/2" RIGID INSULATION BETWEEN STUDS
- (1) LAYER 5/8" TYPE 'X' GYP. BD.

STUD SIZES:
U1 2X4 FLAT FRAMED
U2 2X4 PLUMBING

U EXT. WALL - FOUNDATION WALL

AT BASEMENT FOUNDATION / SHORING WALL



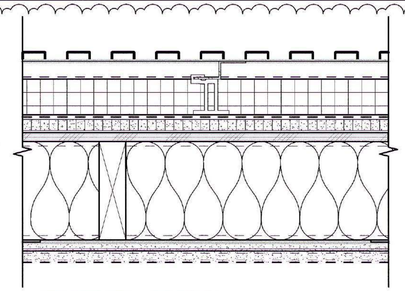
- CLEAR 100% SILICONE ELASTOMERIC WATERPROOF COATING (OPTIC 3101 BY MOMENTIVE)
- CONCRETE STRUCTURAL WALL, S.S.D. FOR THICKNESS
  1. COMPOSED OF WHITE CEMENT PER INDUSTRY STANDARDS
- 1/2" AIR GAP
- 1 1/2" R-8 CONT. RIGID MINERAL WOOL INSULATION
- 2 1/2" METAL STUDS @ 24" O.C. MAX.*
- (1) LAYER 5/8" TYPE 'X' GYP. BD.

USE MIN. 3 5/8" STUDS @ 16" O.C. AT PARTITIONS WITH CASEWORK OR PLUMBING

CONCRETE THICKNESS, S.S.D.
T1 10" 4-HR+
T2 12" 4-HR+
T8 8" 4-HR+

T EXPOSED CONCRETE WALL ASSEMBLY

FIRE RATINGS PER CBC TABLE 722.2.1.1
1-HR+ FOR CONCRETE WALLS >/= 3.5" THICK
2-HR+ FOR CONCRETE WALLS >/= 5.0" THICK
3-HR+ FOR CONCRETE WALLS >/= 6.2" THICK
4-HR+ FOR CONCRETE WALLS >/= 7.0" THICK

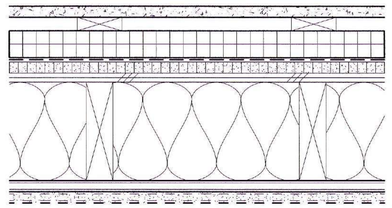


- CORRUGATED METAL CLADDING PANELS
- 1" VERTICAL Z-GIRT PER MFR.
- 2" R-8.4 CONT. RIGID MINERAL WOOL INSULATION W/ FIBERGLASS, THERMALLY-BROKEN CLIPS AT EACH STUD HORIZ.; VERTICAL SPACING MAX. PER CLIP MFR.
- WRB
- 5/8" TYPE-X GYPSUM SHEATHING (MAY BE OMITTED AT NON-RATED ASSEMBLIES)
- NOMINAL 1/2" PLYWOOD SHEATHING, S.S.D.
- 2x6 WOOD STUDS @ 16" O.C.
- R-23 MINERAL WOOL BATT INSULATION - FILL ALL STUD CAVITIES
- (1) LAYER 5/8" TYPE-X GYPSUM BOARD; ADD 2ND LAYER FOR 2-HR FIRE RATING

REQ RATING
S0 NON-RATED
S1 1-HR
S2 2-HR
S3 3-HR

S METAL PANEL RAINSCREEN ASSEMBLY

NON-RATED / 1-HR (PER TABLE 721.1(2) 16-1.1) / 2-HR / 3-HR



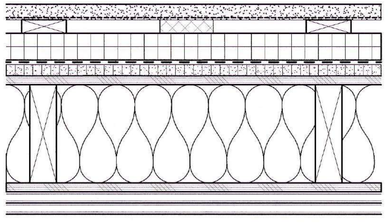
- 5/8" THICK HORIZ. FIBER CEMENT ARTISAN HZ10 SIDING W/ LOCK JOINT SYSTEM AND 9" EXPOSURE BY JAMES HARDIE, INC.: PROFILE TYPE (BEVEL CHANNEL VS. SHIPLAP) AS SHOWN ON ELEVATIONS
- 3/4" AIR GAP W/ 3/4" x 2 1/2" MIN. VERT. PLYWOOD STRAPPING @ EA. STUD, SCREWED TO STUD (SIZE, SPACING, AND EMBED PER INSUL. MFR.)
- 2" RIGID INSULATION (R-8 MINERAL WOOL: ROCKWOOL COMFORTBOARD 80) (2 1/2" R-10.5 @ R2 WALLS)
- WRB
- 5/8" TYPE-X GYPSUM SHEATHING *(REQ. ONLY AT 2-HR ASSEMBLIES*)*
- PLYWOOD SHEATHING* S.S.D.
- WOOD STUDS @ 16" O.C., S.S.D.
- MINERAL WOOL BATT INSULATION - R-23 MIN. AT 2x6 STUDS; R-15 MIN. AT 2x4 STUDS (ROCKWOOL COMFORT BATT INSULATION, SEE TITLE 24)
- (1) LAYER 5/8" TYPE 'X' GYP. BD.; ADD 2ND LAYER AT 2-HR ASSEMBLY

RATED TYPES / STUD SIZES
R0 NON-RATED / 2x6
R1 1-HR / 2x6
R2 2-HR / 2x6
R3 NON-RATED / 2x4
R4 1-HR / 2x4

* GYPSUM SHEATHING NOT REQUIRED IN 1-HR RATED (& NON-RATED) WALLS PER INTERTEK DESIGN NO. RI/MFF 60-01 OR QAI DESIGN B1067-1b IN ACCORDANCE W/ ASTM E119-18

R EXT. WALL - HORIZ. FIBER CEMENT SIDING

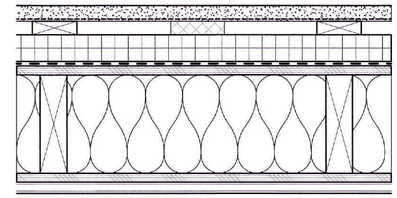
NEW WALL NON-RATED / 1-HR (INTERTEK NO. RI/MFF 60-01 / QAI DESIGN B1067-1b) / 2-HR (GA FILE NO. WP 8415)



- 7/8" 3-COAT CEMENT PLASTER SIDING
- GRADE D 60-MINUTE PAPER-BACKED LATH
- 3/4" AIR GAP W/ 3/4" x 2 1/2" MIN. VERT. PLYWOOD STRAPPING @ EA. STUD, SCREWED TO STUD (SIZE, SPACING, AND EMBED PER INSUL. MFR.) AND 3/4" x 2 1/2" THICK MINERAL WOOL CONT. VERT. SPACER AT HALF-POINT B/T EA. STRAP
- 1 1/2" RIGID INSULATION (MINERAL WOOL - R-6)
- PERM-A-VAPOR VPS SELF-ADHERED, VAPOR PERMEABLE AIR/WATER BARRIER BY GCP
- 5/8" TYPE-X GYPSUM SHEATHING
- 1/2" NOMINAL MIN. PLYWOOD SHEATHING S.S.D.
- 2x6 FIRE-RETARDANT TREATED WOOD STUDS W/
- MINERAL WOOL BATT INSULATION - R-23 MIN.
- 1/2" NOMINAL MIN. PLYWOOD SHEATHING, WHERE REQUIRED, S.S.D.
- (2) LAYERS 5/8" TYPE 'X' GYP. BD.

Q EXT. WALL - CEMENT PLASTER

NEW 2-HR [PER CBC TABLE 721.1(2), ITEM 15-1.6]



- 7/8" 3-COAT CEMENT PLASTER SIDING
- GRADE D 60-MINUTE PAPER-BACKED LATH
- 3/4" AIR GAP W/ 3/4" x 2 1/2" MIN. VERT. PLYWOOD STRAPPING @ EA. STUD, SCREWED TO STUD (SIZE, SPACING, AND EMBED PER INSUL. MFR.) AND 3/4" x 2 1/2" THICK MINERAL WOOL CONT. VERT. SPACER AT HALF-POINT B/T EA. STRAP
- 1 1/2" RIGID INSULATION (MINERAL WOOL - R-6)
- PERM-A-VAPOR VPS SELF-ADHERED, VAPOR PERMEABLE AIR/WATER BARRIER BY GCP
- 1/2" NOMINAL MIN. PLYWOOD SHEATHING S.S.D.
- 2x WOOD STUDS MIN. W/
- MINERAL WOOL BATT INSULATION - R-23 MIN. AT 2x6 STUDS; R-15 MIN. AT 2x4 STUDS
- 1/2" NOMINAL MIN. PLYWOOD SHEATHING, WHERE REQUIRED, S.S.D.
- (1) LAYER 5/8" TYPE 'X' GYP. BD.

STUD SIZES:
P0 2x6 - NR
P1 2x6 - 1-HR

P EXT. WALL - CEMENT PLASTER

NEW 1-HR (PER QAI DESIGN B1067-1b / CBC 722.6.2
CALCULATED FIRE RESISTANCE ALSO DEMONSTRATED)

APPROVED
JUN 23 2020
DEPT. OF BUILDING INSPECTION

Vivian Huang, DBI
MAY 11 2022

RECEIVED
MAY 10 2022
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY REQUIRED FOR PERMITS ACCEPTED

WALL / PARTITION GENERAL NOTES

1. NON-COMBUSTIBLE FRAMING (E.G. METAL STUD OR CONCRETE) REQUIRED AT ALL WALLS AND PARTITIONS IN TYPE I-A PODIUM LEVELS (BASEMENT - 2ND FLOOR) AND AT *EXTERIOR* WALLS AND PARTITIONS AT TYPE III-A UPPER LEVELS (3RD - 4TH FLOORS)
   A. *EXCEPTION:* FIRE-RETARDENT-TREATED WOOD STUDS ALLOWED IN THESE LOCATIONS WHERE THE REQUIRED FIRE RATING IS 2 HOURS OR LESS
2. DIMENSION CONVENTION FOR ALL WALLS AND PARTITIONS SHALL BE PER GENERAL CONDITION NOTES ON .
3. SEE STRUCTURAL DRAWINGS AND WALL / PARTITION DETAILS FOR FRAMING SIZES. NOTIFY ARCHITECT OF DISCREPANCIES.
4. ALL STANDARD STUD FRAMING SHALL BE 16" O.C. U.O.N. ALL SHAFT WALL STUD FRAMING SHALL BE 24" O.C. U.O.N.
5. PROVIDE AND INSTALL CONTINUOUS SHEAR PANELS PER STRUCTURAL DRAWINGS WHERE REQUIRED.
6. ALL GYP. BD. TO BE 5/8" THICK, U.O.N. PAINT ALL EXPOSED FACES. USE TYPE-X AT ALL RATED WALLS / PARTITIONS.
7. PROVIDE MOISTURE AND MOLD-RESISTANT GYP. BOARD IN LIEU OF FINAL LAYER OF GYP. BD. INDICATED ON SCHEDULED WALL TYPES AT ALL WALLS / PARTITIONS BEHIND OR ADJACENT TO PLUMBING FIXTURES AND AT ALL INTERIOR "HUMID" LOCATIONS INCLUDING BATHROOMS, KITCHEN SINKS, WASHERS, ETC. USE TYPE-X MOISTURE AND MOLD-RESISTANT AT ALL RATED WALLS / PARTITIONS IN THESE LOCATIONS.
8. THE WALL TYPE ABOVE OR BELOW ANY OPENING IS TO BE THE SAME AS THAT SCHEDULED FOR EITHER SIDE OF THE OPENING.
9. DIFFERING WALL TYPES SHALL ALIGN SO THAT WALL PLANES CONTINUE UNBROKEN IN ROOMS, UNLESS OTHERWISE NOTED. SHIM GYP BOARD OF ADJACENT WALLS AS REQUIRED FOR ALIGNMENT.
10. WALLS INDICATED AS FIRE-RATED FORM A SEPARATION THAT SHALL BE CONTINUOUS FROM UNFINISHED FLOOR TO UNDERSIDE OF FLOOR ABOVE WITH NO BREAKS AT COLUMNS, BEAMS, WALL TRANSITIONS, OR OTHER OBSTRUCTIONS. AT RATED CONDITIONS PENETRATIONS SHALL BE FIRE CAULKED.
11. EXTERIOR WALL NOTES
    A. ALL INSULATION SHALL BE AS NOTED IN WALL TYPE DETAILS.
    B. INSULATION IS NOT SHOWN ON MANY DETAILS FOR CLARITY. INSULATION IS TO RUN CONTINUOUS AROUND THE PERIMETER OF THE BUILDING TO FORM A CONTINOUS ACOUSTIC AND THERMAL BARRIER. THIS INCLUDES, BUT IS NOT LIMITED TO:
       a. PROVIDE INSULATION AT INTERIOR FURRING ADJACENT TO UNINSULATED EXTERIOR WALLS, SUCH AS CONCRETE, CMU, AND SPANDREL PANELS IN WINDOW/CURTAIN WALLS, TYP. U.O.N.
       b. PROVIDE INSULATION AROUND FURRED COLUMNS AND OTHER OBSTRUCTIONS
12. INTERIOR / ACOUSTICAL PARTITION NOTES
    A. PER CBC 1206.2, ALL WALLS AND PARTITION ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A STC OF NOT LESS THAN 50.
    B. SOUND ATTENUATION BATT INSULATION SHALL BE PROVIDED PER NOTE #12 AND WALL / PARTITION DETAILS AT NOISE-SENSITIVE AREAS INCLUDING, BUT NOT LIMITED TO:
       a. ALL DWELLING UNIT DEMISING PARTITIONS
       b. ALL PARTITIONS ADJACENT TO BEDROOMS, BATHROOMS, SHAFTS, AND ROOMS/CLOSETS WITH EQUIPMENT (E.G. WASHER/DRYER, HOT WATER HEATER, MECH EQUIP, ELEVATORS, ETC.)
       c. WHERE OTHERWISE NOTED IN PARTITION TYPES OR NOTES
13. ACOUSTICAL (INTERIOR AND EXTERIOR) WALLS AND PARTITIONS SHALL INCLUDE BATT INSULATION FULL WIDTH OF STUDS AND BE SEALED AIR TIGHT, WITH ACOUSTICAL SEALANT BETWEEN GYPSUM BOARD AND CONCRETE SLABS, BEAM, COLUMNS, AND WALLS, OR STRUCTURAL STEEL MEMBERS, AROUND ALL PENETRATIONS, AND AT DISSIMILAR MATERIALS.
14. SEE DETAIL FOR ALL ELECTRICAL OUTLET, SWITCH, A/V, IT BOXES, ETC. IN ACOUSTIC WALLS.
15. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR ITEMS INCLUDING, BUT NOT LIMITED TO, PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, DUCTWORK, ETC. SHALL BE SEALED, LINED, INSULATED, OR OTHERWISE TREATED TO MAINTAIN REQUIRED SOUND AND FIRE RATINGS. REFER TO APPROPRIATE PENETRATION DETAILS. NOTIFY ARCHITECT IF CORRESPONDING DETAIL DOES NOT EXIST.
16. WALLS SUPPORTING CASEWORK, SHELVING, GRAB BARS, EQUIPMENT AND OTHER WALL-MOUNTED FIXTURES SHALL BE REINFORCED PER THE FIXTURE MANUFACTURER'S REQUIREMENTS OR THE REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, WHICHEVER IS GREATER.
17. RESILIENT CHANNEL NOTES - WHERE RESILIENT CHANNELS OCCUR, PROVIDE 1/2" RC DELUXE RESILIENT FURRING CHANNELS BY CLARK DIETRICH. INSTALL PER ASTM C754, TYP.
    A. MOUNT HORIZONTALLY @ 24" O.C.
    B. MOUNT W/ MOUNTING FLANGE OF CHANNEL DOWN (EXCEPT AT FLOOR WHERE IT MAY BE MOUNTED UP).
    C. FIRST ROW SHALL BE NO MORE THAN 2" ABOVE FLOOR.
    D. LAST ROW SHALL BE NO MORE THAT 6" FROM BELOW TOP.
    E. ATTACH W/ MIN 1 1/4" LONG DRYWALL SCREWS AT EACH STUD, USING SCREW HOLES PROVIDED IN MOUNTING FLANGE.
    F. GYPSUM BOARD TO BE ATTACHED TO RESILIENT CHANNELS W/ 1" SELF-DRILLING, SELF-TAPPING STEEL SCREWS @ 12" O.C. PER ASTM C754. SCREWS SHALL NOT REACH STUDS BEYOND.
18. REFER TO ACOUSTIC REPORT FOR ADDITIONAL ACOUSTIC REQUIREMENTS & INFORMATION.
19. REFER TO FOR PRODUCT SPECIFICATIONS.

Reviewed by Planning, SFFD
MAY 9 5 2022

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Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 EXP. 3-31-23 STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026
SFDBI BPA: 201904309262-S

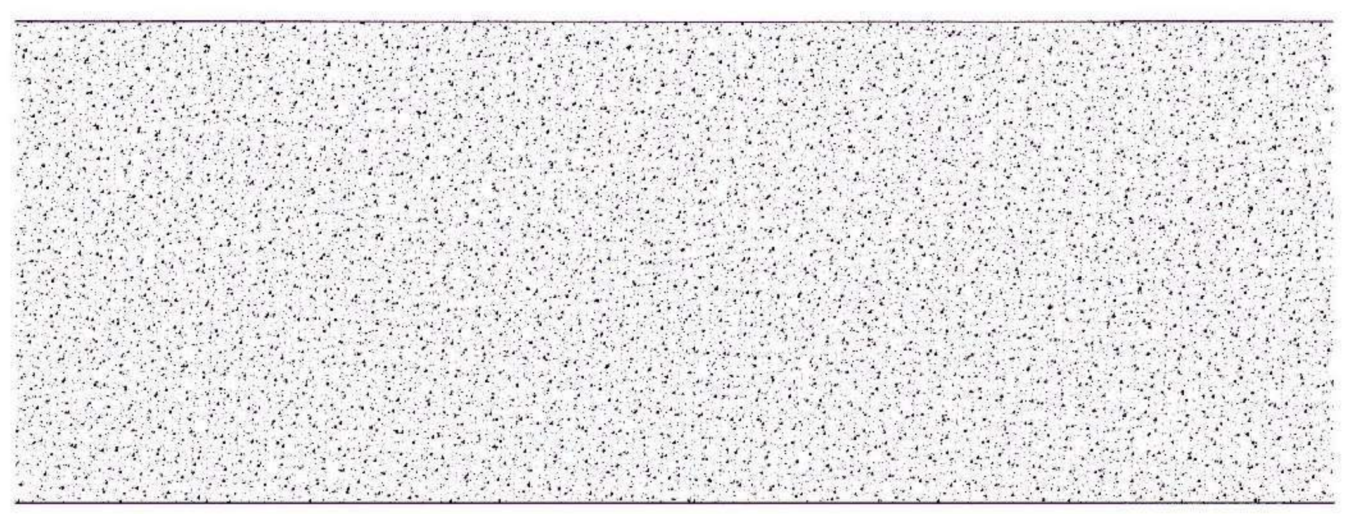
SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

EXTERIOR WALL TYPES

DATE	04/30/19
SCALE	3" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A10.01

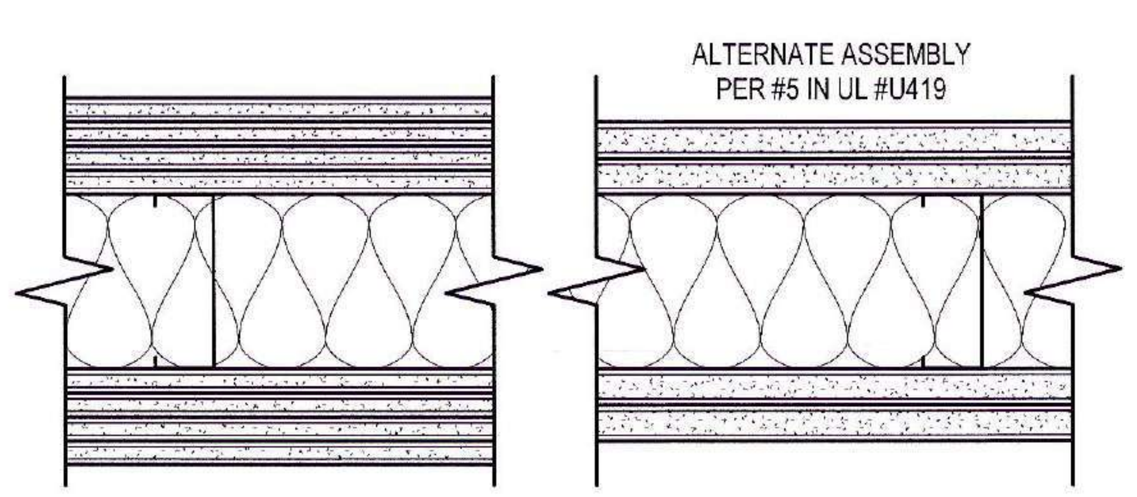


- CONCRETE STRUCTURAL WALL, S.S.D. FOR THICKNESS
  1. COMPOSED OF WHITE CEMENT PER INDUSTRY STANDARDS

CONCRETE THICKNESS		
N1	10"	4-HR+

N EXPOSED CONCRETE WALL ASSEMBLY

FIRE RATINGS PER CBC TABLE 722.2.1.1
1-HR+ FOR CONCRETE WALLS >/= 3.5" THICK
2-HR+ FOR CONCRETE WALLS >/= 5.0" THICK
3-HR+ FOR CONCRETE WALLS >/= 6.2" THICK
4-HR+ FOR CONCRETE WALLS >/= 7.0" THICK

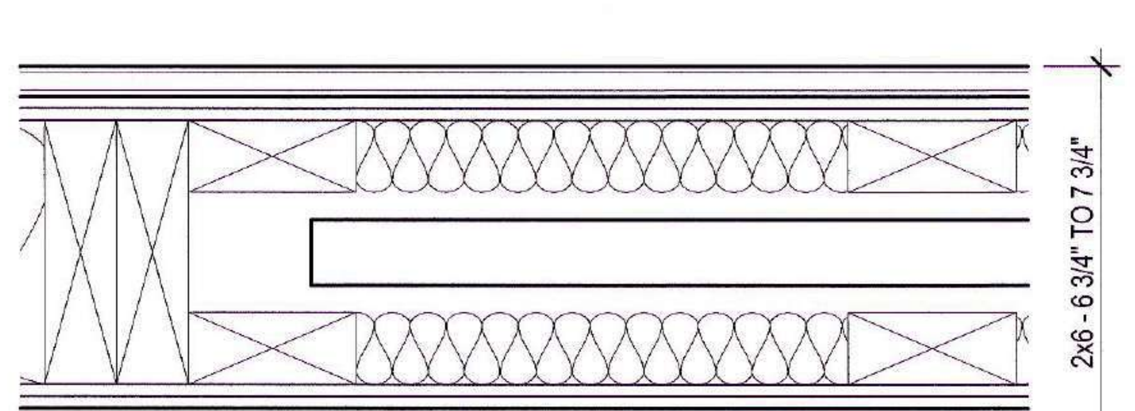


- (4) LAYERS 1/2" TYPE 'X' GYP. BD., EACH SIDE
  1. ALT. PER UL# 419: (2) LAYERS 3/4" TYPE-X GYP. BD., EACH SIDE
- 20 GA METAL STUDS @ 24" O.C. W/
- FRICTION-FIT ACOUSTIC BATT INSULATION:
  - 3 1/2" (2" MIN.) MINERAL WOOL INSULATION

STUD SIZES:	
L3	3-5/8"
L6	6"

L INTERIOR PARTITION

4-HR (UL DESIGN# U419; GA FILE NO: WP 1522; STC 44 TO 49)

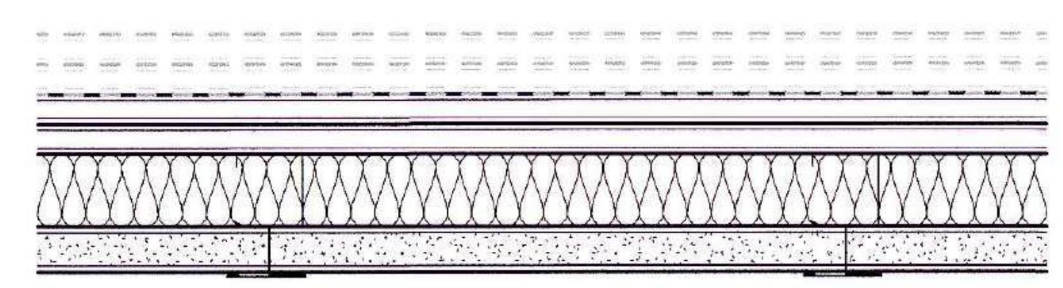


- (1) LAYER 5/8" TYPE 'X' GYP. BD.
- 1/2" MIN. PLYWOOD SHEATHING, WHERE REQUIRED, S.S.D.
- 2x6 WOOD STUDS @ 24" O.C. MAX. (U.O.N. S.S.D.)
- 2x4 FLAT WOOD (OR LVL FOR ADDED RIGIDITY) STUDS @ 16" O.C., EACH SIDE, AT POCKET
- SOUND ATTENUATION BATT INSULATION
- 1/2" MIN. PLYWOOD SHEATHING, WHERE REQUIRED, S.S.D.
- (1) LAYER 5/8" TYPE 'X' GYP. BD.

REQ. RATING	
H0	NON-RATED
H1	1-HR

H INTERIOR PARTITION AT POCKET DOOR

NON-RATED / 1-HR (UL U309)

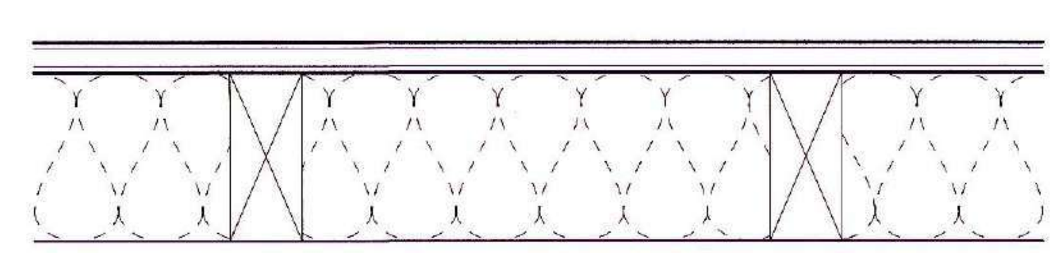


- (2) LAYER 1/2" OR 5/8" TYPE 'X' GYP. BD. (INSTALLED PER UL OR GA FILE NO.) AT 2-HR ASSEMBLY
- (4) LAYERS 3/4" TYPE 'X' GYP. BD. (INSTALLED PER UL FILE NO.) AT 4-HR ASSEMBLY
- 2 1/2" OR 4" C-T / C-H STUD (J OR T RUNNERS @ FLOOR & CLG.); VERIFY SPAN LIMITS GIVEN ALLOWABLE DEFLECTION BY MATERIAL
- ACOUSTIC BATT INSULATION AT NOISE SENSITIVE AREAS (NOT REQUIRED FOR FIRE RATING)
- 1" TYPE 'X' GYPSUM PANELS (SHAFTLINER) BETWEEN STUDS

C-H STUD SIZES		RATING
G2	2 1/2"	2-HR
G4	4"	2-HR
G7	2 1/2"	4-HR

G SHAFT WALL

2-HR (UL U417, SYSTEM A / GA FILE NO: WP 7051); STC >/= 50
4-HR (UL U415, SYSTEM I)
2HR / 4HR JOINT SYSTEM, HEAD/BASE/ETC (UL HW-D-0079)



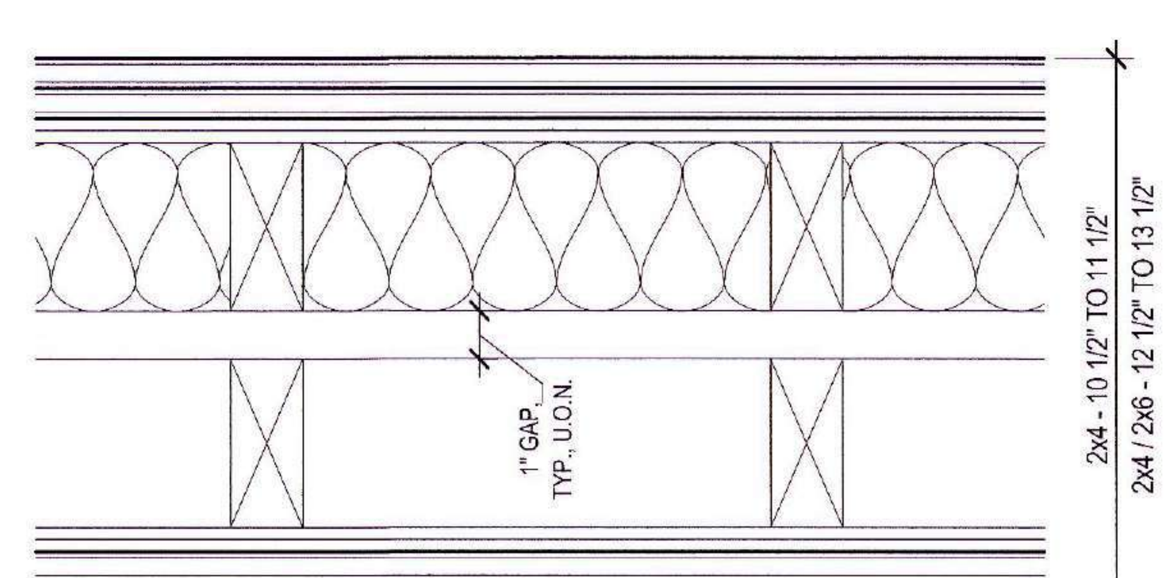
- (1) LAYER 5/8" TYPE 'X' MOISTURE RESISTANT GYP. BD. (INSTALLED PER GA FILE NO.)
- 2x WOOD STUDS AS SCHEDULED
- SOUND ATTENUATION BATT INSULATION*

STUD SIZES:	
F2	2x4 FLAT
F4	2x4
F6	2x6

** INSULATION MAY BE OMITTED IN PARTITIONS NOT CONSIDERED NOISE-SENSITIVE (AS DEFINED IN THE GENERAL NOTES).*

F FURRING WALL

NON-RATED



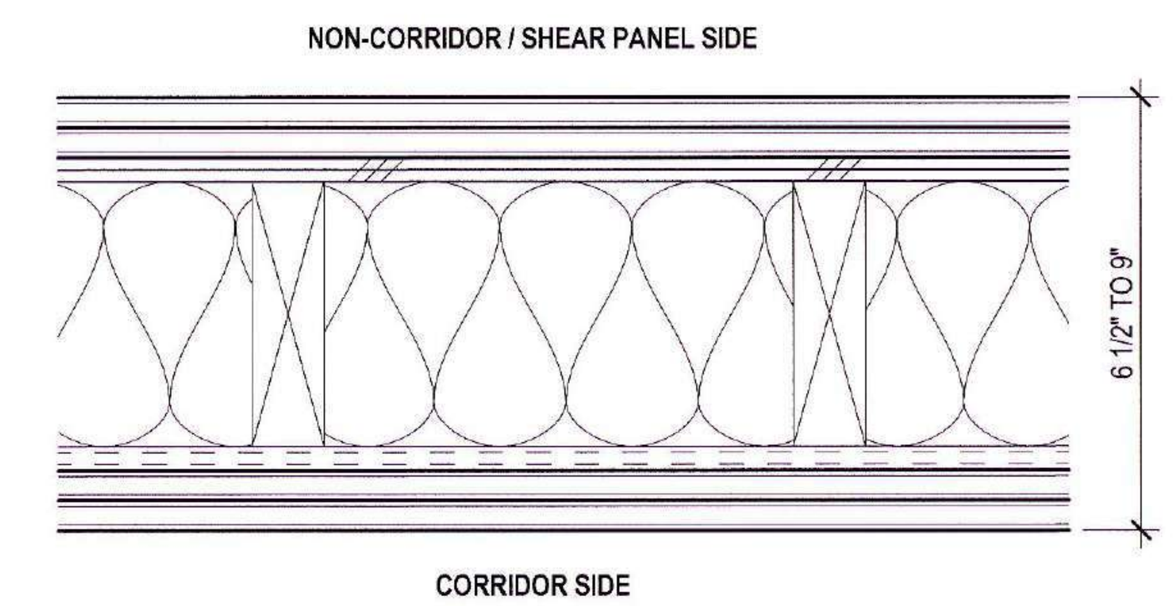
- (2) LAYERS* OF 5/8" TYPE 'X' GYP. BD. (INSTALLED PER GA FILE NO.)
- 1/2" MIN. PLYWD SHEATHING, WHERE REQUIRED, S.S.D.
- WOOD STUDS ON SEPARATE PLATES, 1" APART
- 3 1/2" MINERAL WOOL BATT INSULATION IN STUD CAVITY OF ONE SIDE
- 1/2" MIN. PLYWOOD SHEATHING, WHERE REQUIRED, S.S.D.
- (2) LAYERS* OF 5/8" TYPE 'X' GYP. BD.(INSTALLED PER GA FILE NO.)

STUD SIZES:		REQ. RATING
D1	_x4	2 HR*
D2	_x4 / 2x6	1 HR*
D3	2x6	1 HR*
D4	_x4	1 HR
D5	_x4 / 2x6	2 HR
D6	_x4	2 HR (4 3/8" GAP)

**NOTE: AT 1-HOUR PARTITIONS, (2) LAYERS GYP BOARD TO BE INSTALLED ON BOTH SIDES FOR ACOUSTIC RATING*
*** SEE STRUCTURAL FOR MINIMUM STUD SIZES. PLEASE NOTE IN SOME CASES 3x STUDS ARE REQ.*

D DEMISING WALL

2-HR (GA FILE NO: WP 3820 - STC 55 TO 59)
1HR OR 2HR JOINT SYSTEM, HEAD/BASE/ETC (UL HW-D-0079)



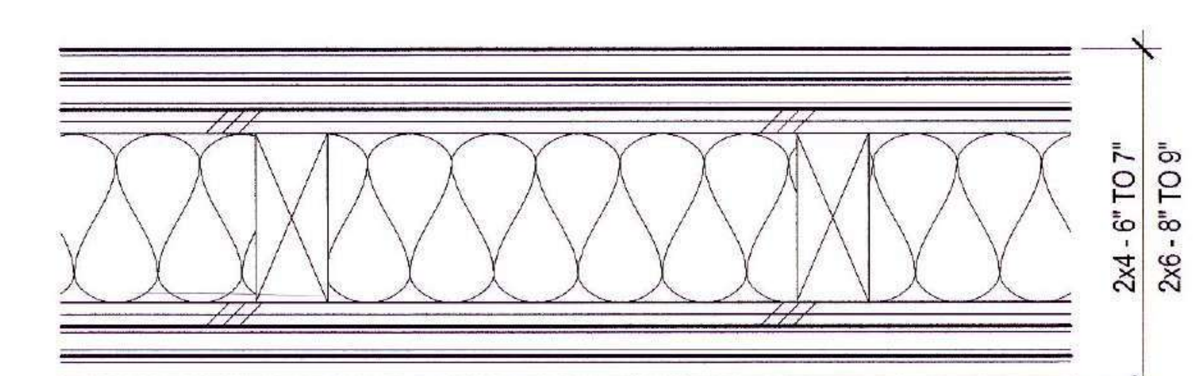
- (1) LAYER OF 5/8" TYPE 'X' GYP. BD. (INSTALLED PER GA FILE NO.) (2) LAYERS 5/8" TYPE 'X' GYP. BD @ 2-HR
- 1/2" MIN. PLYWD SHEATHING PANEL WHERE REQ., S.S.D.
- WOOD STUDS @ 16" O.C., SIZED AS SCHEDULED
- CONTINUOUS 3 1/2" MINERAL WOOL ACOUSTIC INSULATION IN STUD CAVITY
- 1/2" HORIZ. METAL RESILIENT CHANNELS @ 24" O.C.
- (1) LAYER OF 5/8" TYPE 'X' GYP. BD.(INSTALLED PER GA FILE NO.) (2) LAYERS 5/8" TYPE 'X' GYP. BD @ 2-HR

** SEE STRUCTURAL FOR MINIMUM STUD SIZES. PLEASE NOTE IN SOME CASES 3x STUDS ARE REQ.*

STUD SIZES*:		REQ. RATING
C1	2x6	1 HR
C2	2x6	2 HR
C3	2x4	1 HR
C4	2x4	2 HR

C CORRIDOR WALL

1-HR STC 50 TO 54 (UL U305 / GA FILE NO: WP 3242)
2-HR STC 50 TO 59 (UL U301 / GA FILE NO: WP 3825)
1-HR OR 2-HR JOINT SYSTEM, HEAD/BASE/ETC (UL HW-D-0079)



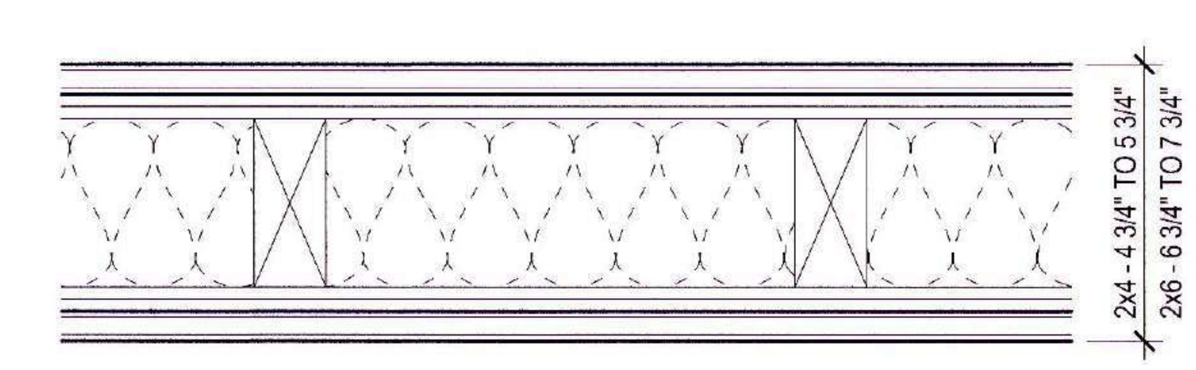
- (2)* LAYERS 5/8" TYPE 'X' GYP. BD.
- 1/2" MIN. PLYWOOD SHEATHING, WHERE REQUIRED, S.S.D.
- 2x WOOD STUDS @ 16" O.C. (U.O.N., S.S.D.)
- SOUND ATTENUATION BATT INSULATION
- 1/2" MIN. PLYWOOD SHEATHING, WHERE REQUIRED, S.S.D.
- (2)* LAYERS 5/8" TYPE 'X' GYP. BD.

STUD SIZES**:		REQ. RATING
B1	_x4	2-HR
B2	2x6	2-HR
B3	2x6	1-HR*

**NOTE: AT 1-HOUR PARTITIONS, (2) LAYERS GYP BOARD TO BE INSTALLED ON BOTH SIDES FOR ACOUSTIC RATING*
*** SEE STRUCTURAL FOR MINIMUM STUD SIZES. PLEASE NOTE IN SOME CASES 3x STUDS ARE REQ.*

B INTERIOR PARTITION

2-HR (UL U301 / GA FILE NO. WP 4135 - STC 40 TO 44)
2HR JOINT SYSTEM, HEAD/BASE/ETC (UL HW-D-0079)



- (1) LAYER 5/8" TYPE 'X' GYP. BD.
- 1/2" MIN. PLYWOOD SHEATHING WHERE REQ., S.S.D.
- 2x WOOD STUDS @ 16" O.C. (U.O.N. S.S.D.)
- SOUND ATTENUATION BATT INSULATION*
- 1/2" MIN. PLYWOOD SHEATHING, WHERE REQUIRED, S.S.D.
- (1) LAYER 5/8" TYPE 'X' GYP. BD.*

** INSULATION IS REQUIRED FOR SOUND RATING, BUT NOT FIRE RATING. IT MAY BE OMITTED IN PARTITIONS NOT CONSIDERED NOISE-SENSITIVE (AS DEFINED IN THE GENERAL NOTES.)*
*** SEE STRUCTURAL FOR MINIMUM STUD SIZES. PLEASE NOTE IN SOME CASES 3x STUDS ARE REQ.*

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

A INTERIOR PARTITION - TYP.

NON-RATED / 1-HR (UL U305 / GA FILE NO. WP 3510 - STC 35 TO 39)
1HR JOINT SYSTEM, HEAD/BASE/ETC (UL HW-D-0079)

RECEIVED
MAY 10 2022
DEPT. OF BUILDING INSPECTION

Vivian Huang, DBI
MAY 11 2022

DEPT. OF BUILDING INSPECTION

WALL / PARTITION GENERAL NOTES

1. NON-COMBUSTIBLE FRAMING (E.G. METAL STUD OR CONCRETE) REQUIRED AT ALL WALLS AND PARTITIONS IN TYPE I-A PODIUM LEVELS (BASEMENT - 2ND FLOOR) AND AT *EXTERIOR* WALLS AND PARTITIONS AT TYPE III-A UPPER LEVELS (3RD - 4TH FLOORS)
   A. *EXCEPTION:* FIRE-RETARDENT-TREATED WOOD STUDS ALLOWED IN THESE LOCATIONS WHERE THE REQUIRED FIRE RATING IS 2 HOURS OR LESS
2. DIMENSION CONVENTION FOR ALL WALLS AND PARTITIONS SHALL BE PER GENERAL CONDITION NOTES ON
3. SEE STRUCTURAL DRAWINGS AND WALL / PARTITION DETAILS FOR FRAMING SIZES. NOTIFY ARCHITECT OF DISCREPANCIES.
4. ALL STANDARD STUD FRAMING SHALL BE 16" O.C. U.O.N. ALL SHAFT WALL STUD FRAMING SHALL BE 24" O.C. U.O.N.
5. PROVIDE AND INSTALL CONTINUOUS SHEAR PANELS PER STRUCTURAL DRAWINGS WHERE REQUIRED.
6. ALL GYP. BD. TO BE 5/8" THICK, U.O.N. PAINT ALL EXPOSED FACES. USE TYPE-X AT ALL RATED WALLS / PARTITIONS.
7. PROVIDE MOISTURE AND MOLD-RESISTANT GYP. BOARD IN LIEU OF FINAL LAYER OF GYP. BD. INDICATED ON SCHEDULED WALL TYPES AT ALL WALLS / PARTITIONS BEHIND OR ADJACENT TO PLUMBING FIXTURES AND AT ALL INTERIOR "HUMID" LOCATIONS INCLUDING BATHROOMS, KITCHEN SINKS, WASHERS, ETC. USE TYPE-X MOISTURE AND MOLD-RESISTANT AT ALL RATED WALLS / PARTITIONS IN THESE LOCATIONS.
8. THE WALL TYPE ABOVE OR BELOW ANY OPENING IS TO BE THE SAME AS THAT SCHEDULED FOR EITHER SIDE OF THE OPENING.
9. DIFFERING WALL TYPES SHALL ALIGN SO THAT WALL PLANES CONTINUE UNBROKEN IN ROOMS, UNLESS OTHERWISE NOTED. SHIM GYP BOARD OF ADJACENT WALLS AS REQUIRED FOR ALIGNMENT.
10. WALLS INDICATED AS FIRE-RATED FORM A SEPARATION THAT SHALL BE CONTINUOUS FROM UNFINISHED FLOOR TO UNDERSIDE OF FLOOR ABOVE WITH NO BREAKS AT COLUMNS, BEAMS, WALL TRANSITIONS, OR OTHER OBSTRUCTIONS. AT RATED CONDITIONS PENETRATIONS SHALL BE FIRE CAULKED.
11. EXTERIOR WALL NOTES
    A. ALL INSULATION SHALL BE AS NOTED IN WALL TYPE DETAILS.
    B. INSULATION IS NOT SHOWN ON MANY DETAILS FOR CLARITY. INSULATION IS TO RUN CONTINUOUS AROUND THE PERIMETER OF THE BUILDING TO FORM A CONTINOUS ACOUSTIC AND THERMAL BARRIER. THIS INCLUDES, BUT IS NOT LIMITED TO:
       a. PROVIDE INSULATION AT INTERIOR FURRING ADJACENT TO UNINSULATED EXTERIOR WALLS, SUCH AS CONCRETE, CMU, AND SPANDREL PANELS IN WINDOW/CURTAIN WALLS, TYP. U.O.N.
       b. PROVIDE INSULATION AROUND FURRED COLUMNS AND OTHER OBSTRUCTIONS
12. INTERIOR / ACOUSTICAL PARTITION NOTES
    A. PER CBC 1206.2, ALL WALLS AND PARTITION ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A STC OF NOT LESS THAN 50.
    B. SOUND ATTENUATION BATT INSULATION SHALL BE PROVIDED PER NOTE #12 AND WALL / PARTITION DETAILS AT NOISE-SENSITIVE AREAS INCLUDING, BUT NOT LIMITED TO:
       a. ALL DWELLING UNIT DEMISING PARTITIONS
       b. ALL PARTITIONS ADJACENT TO BEDROOMS, BATHROOMS, SHAFTS, AND ROOMS/CLOSETS WITH EQUIPMENT (E.G. WASHER/DRYER, HOT WATER HEATER, MECH EQUIP, ELEVATORS, ETC.)
       c. WHERE OTHERWISE NOTED IN PARTITION TYPES OR NOTES
13. ACOUSTICAL (INTERIOR AND EXTERIOR) WALLS AND PARTITIONS SHALL INCLUDE BATT INSULATION FULL WIDTH OF STUDS AND BE SEALED AIR TIGHT, WITH ACOUSTICAL SEALANT BETWEEN GYPSUM BOARD AND CONCRETE SLABS, BEAM, COLUMNS, AND WALLS, OR STRUCTURAL STEEL MEMBERS, AROUND ALL PENETRATIONS, AND AT DISSIMILAR MATERIALS.
14. SEE DETAIL FOR ALL ELECTRICAL OUTLET, SWITCH, A/V, IT BOXES, ETC. IN ACOUSTIC WALLS.
15. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR ITEMS INCLUDING, BUT NOT LIMITED TO, PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, DUCTWORK, ETC. SHALL BE SEALED, LINED, INSULATED, OR OTHERWISE TREATED TO MAINTAIN REQUIRED SOUND AND FIRE RATINGS. REFER TO APPROPRIATE PENETRATION DETAILS. NOTIFY ARCHITECT IF CORRESPONDING DETAIL DOES NOT EXIST.
16. WALLS SUPPORTING CASEWORK, SHELVING, GRAB BARS, EQUIPMENT AND OTHER WALL-MOUNTED FIXTURES SHALL BE REINFORCED PER THE FIXTURE MANUFACTURER'S REQUIREMENTS OR THE REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, WHICHEVER IS GREATER.
17. RESILIENT CHANNEL NOTES - WHERE RESILIENT CHANNELS OCCUR, PROVIDE 1/2" RC DELUXE RESILIENT FURRING CHANNELS BY CLARK DIETRICH. INSTALL PER ASTM C754, TYP.
    A. MOUNT HORIZONTALLY @ 24" O.C.
    B. MOUNT W/ MOUNTING FLANGE OF CHANNEL DOWN (EXCEPT AT FLOOR WHERE IT MAY BE MOUNTED UP).
    C. FIRST ROW SHALL BE NO MORE THAN 2" ABOVE FLOOR.
    D. LAST ROW SHALL BE NO MORE THAT 6" FROM BELOW TOP.
    E. ATTACH W/ MIN 1 1/4" LONG DRYWALL SCREWS AT EACH STUD, USING SCREW HOLES PROVIDED IN MOUNTING FLANGE.
    F. GYPSUM BOARD TO BE ATTACHED TO RESILIENT CHANNELS W/ 1" SELF-DRILLING, SELF-TAPPING STEEL SCREWS @ 12" O.C. PER ASTM C754. SCREWS SHALL NOT REACH STUDS BEYOND.
18. REFER TO ACOUSTIC REPORT FOR ADDITIONAL ACOUSTIC REQUIREMENTS & INFORMATION.
19. REFER TO FOR PRODUCT SPECIFICATIONS.

Rhab Boughn, SFFD
MAY 25 2022

km
kerman morris architects LLP
139 Noe Street
San Francisco, CA
94114
415 749 0302

Revisions

NO.	DATE	DESCRIPTION
3	05/02/22	SITE PERMIT R3

LICENSED ARCHITECT EDWARD DAVIS MORRIS C-24585 EXP. 3-31-23 STATE OF CALIFORNIA

2455 HARRISON

2455 HARRISON ST, SAN FRANCISCO, CA 94110

BLOCK 4084 / LOT 4084 / 026
SFDBI BPA: 201904309262-S

SITE PERMIT - NEW CONSTRUCTION MIXED-USE BUILDING

FAHMAN PROPERTIES LLC
(415)290-1437

INTERIOR PARTITION TYPES

DATE	04/30/19
SCALE	3" = 1'-0"
DRAWN BY	Author
CHECKED BY	Checker
JOB NO.	1816

A10.02

EXHIBIT B - URBAN DESIGN MATRIX

URBAN DESIGN GUIDELINES MATRIX			
Project address	**2455 HARRISON ST**	REVIEW TYPE	UDAT
Application number	2019-006578PRJ	Date of Review / Response	8/21/2019
Quadrant		Date of Drawings	6/20/2019
Assigned Planner	Esmeralda Jardines	Comment author	Trent Greenan
Assigned Design Review staff		Meeting Attendees	Esmeralda Jardines, Trent Greenan, Maia Small, Allison Albericci, Claudine Asbagh, Rich Sucre

#	Guideline	
	Site Design	
S1	Recognize and Respond to Urban Patterns	MEETS GUIDELINE
S2	Harmonize Relationships between Buildings, Streets, and Open Spaces	The two story base treatment is tall relative to the height of the building and taller than others on the street. Recommend containing the base treatment to the ground floor an extending the upper stories treatment down to the second.
S3	Recognize and Enhance Unique Conditions	N/A
S4	Create, Protect, and Support View Corridors	N/A
S5	Create a Defined and Active Streetwall	See comment A8.
S6	Organize Uses to Complement the Public Environment	MEETS GUIDELINE
S7	Integrate Common Open Space and Landscape with Architecture	MEETS GUIDELINE
S8	Respect and Exhibit Natural Systems and Features	N/A
	Architecture	

URBAN DESIGN GUIDELINES MATRIX			
Project address	**2455 HARRISON ST**	REVIEW TYPE	UDAT
Application number	2019-006578PRJ	Date of Review / Response	8/21/2019
Quadrant		Date of Drawings	6/20/2019
Assigned Planner	Esmeralda Jardines	Comment author	Trent Greenan
Assigned Design Review staff		Meeting Attendees	Esmeralda Jardines, Trent Greenan, Maia Small, Allison Albericci, Claudine Asbagh, Rich Sucre

A1	Express a Clear Organizing Architectural Idea	MEETS GUIDELINE
A2	Modulate Buildings Vertically and Horizontally	Most industrial and residential buildings in the neighborhood have stronger vertical articulation. The stacking effect of three different floor expressions in the proposal results in stronger horizontal expression. Recommendations in comment S3 should help balance the proportions.
A3	Harmonize Building Designs with Neighboring Scale and Materials	The building volume in the rear would impact light and privacy to neighboring residential. Recommend stepping back building on the 2nd-4th floors from the north to south to improve relationship. Recommend that the street facing upper windows be divided more to take on more of a residential quality.
A4	Design Buildings from Multiple Vantage Points	Consider adding windows to the south façade.
A5	Shape the Roofs of Buildings	Recommend clearly terminating parapet at front. It is unclear from the elevations what is being proposed here. Reference nearby buildings for possible treatments.

URBAN DESIGN GUIDELINES MATRIX			
Project address	**2455 HARRISON ST**	REVIEW TYPE	UDAT
Application number	2019-006578PRJ	Date of Review / Response	8/21/2019
Quadrant		Date of Drawings	6/20/2019
Assigned Planner	Esmeralda Jardines	Comment author	Trent Greenan
Assigned Design Review staff		Meeting Attendees	Esmeralda Jardines, Trent Greenan, Maia Small, Allison Albericci, Claudine Asbagh, Rich Sucre

A6	Render Building Facades with Texture and Depth	Show window type and material in plans. Include window details to demonstrate recess.
A7	Coordinate Building Elements	The stair penthouses have an outsized impact on the building volume. Look for opportunities to minimize or relocate. Note that one of the bedrooms does not meet exposure requirements.
A8	Design Active Building Fronts	The ground floor would benefit from a more cohesive storefront treatment. Recommend aligning elements such as storefront windows with entry doors, and aligning clerestory/ transom windows across the façade with a similar treatment. The deep recess does not have a precedent on the street. Recommend minimizing recess.
A9	Employ Sustainable Principles and Practices in Building Design	Implement Better Roofs Ordinance in the design.
	Public Realm	
P1	Design Public Open Spaces to Connect with and Complement the Streetscape	N/A
P2	Locate and Design Open Spaces to Maximize Physical Comfort and Visual Access	N/A
P3	Express Neighborhood Character in Open Space Designs	N/A

URBAN DESIGN GUIDELINES MATRIX			
Project address	**2455 HARRISON ST**	REVIEW TYPE	UDAT
Application number	2019-006578PRJ	Date of Review / Response	8/21/2019
Quadrant		Date of Drawings	6/20/2019
Assigned Planner	Esmeralda Jardines	Comment author	Trent Greenan
Assigned Design Review staff		Meeting Attendees	Esmeralda Jardines, Trent Greenan, Maia Small, Allison Albericci, Claudine Asbagh, Rich Sucre

P4	Support Public Transportation and Bicycling	MEETS GUIDELINE
P5	Design Sidewalks to Enhance the Pedestrian Experience	MEETS GUIDELINE
P6	Program Public Open Spaces to Encourage Social Activity, Play, and Rest	N/A
P7	Integrate Sustainable Practices into the Landscape	N/A

EXHIBIT C - SF PLANNING DR ANALYSIS

San Francisco Planning

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

DISCRETIONARY REVIEW ABBREVIATED ANALYSIS

HEARING DATE: JUNE 3, 2021

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

Recommendation:	Do Not Take DR and approve

Project Description

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

Site Description and Present Use

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

Surrounding Properties and Neighborhood

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

Building Permit Notification

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

Hearing Notification

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

Public Comment

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

Environmental Review

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

DR Requestor

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

DR Requestor's Concerns and Proposed Alternatives

DR requestor Is concerned that the proposed project will:

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

Proposed alternatives:

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

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

Project Sponsor's Response to DR Application

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

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

Department Review

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

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

Recommendation: Do Not Take DR and Approve

Attachments:

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

EXHIBIT D - PROPOSED REVISIONS FOR UDAT

kerman morris architects LLP

2455 HARRISON

sheet name | scale

HARRISON STREET ELEVATION MONTAGE

sheet number

01

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

10/25/2019 12:44:03 PM

1816

PREVIOUS DESIGN FROM UDAT REVIEW

REVISIONS SINCE 10/17 MEETING:

[A2] ENHANCED VERT. ARTICULATION BY GROUPING STACKED 3RD & 4TH FLOOR WINDOWS; CONTINUE VERTICAL DATUMS OF MULLIONS TO WINDOWS BELOW;

[S2] CONT. CORRUGATED METAL FROM RESIDENTIAL FLOORS TO BOTH SIDES OF OPENING AT 2ND FLOOR

[S2] GUARDRAIL BROUGHT FROM INTERIOR SIDE OF SLIDING DOORS TO EXTERIOR SIDE. PROVIDES HORIZ. DIVISION TO DOORS SIM. TO DOORS ABOVE AND WINDOWS IN ADJACENT BUILDINGS

REVISIONS SINCE UDAT REVIEW:

[A8] MORE COHESIVE STOREFRONT TREATMENT W/ FULL WIDTH CLERESTORY W/ MULLIONS THAT ALIGN WITH THE WINDOWS ABOVE

2463 HARRISON
'A' HISTORIC RESOURCE BUILDING
- 2455 RESPONDS TO HORIZ. DATUMS AT BOTTOM OF ROOF & ENTABLATURE ON THIS FRONT FACADE, WHICH WILL BE PRESERVED BY THIS HISTORIC STATUS

kerman morris architects LLP

2455 HARRISON

sheet name | scale

ELEVATION PERSPECTIVE

12" = 1'-0"

1816

sheet number

02

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10/25/2019 12:44:08 PM

REVISIONS SINCE UDAT REVIEW:

[A4] ADDED WINDOWS TO SOUTH FACADE

[A7] REDUCED HEIGHT AND REVISED MATERIALITY (LIGHT-COLORED PANELS) TO REDUCE VISUAL IMPACT OF STAIR & ELEVATOR PENTHOUSES; CREATED HORIZONTAIL TERMINATION DATUM FOR MAIN RESIDENTIAL MASS BELOW

PREVIOUS DESIGN FROM UDAT REVIEW

2455 HARRISON

sheet name | scale

VIEW FROM SOUTHWEST

12" = 1'-0"

1816

sheet number

03

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2455 HARRISON

sheet name | scale

VIEW FROM NORTHWEST

sheet number

04

1816

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10/25/2019 12:44:21 PM

[A8] RECESS AT FRONT FACADE PROTECTS ANGLED VIEW FROM NEIGHBOR'S BAY WINDOW PER PREVIOUS PLANNING DEPT. COMMENT

REVISIONS SINCE UDAT REVIEW:

[A8] MORE COHESIVE STOREFRONT TREATMENT W/ FULL WIDTH CLERESTORY W/ MULLIONS THAT ALIGN WITH THE WINDOWS ABOVE

[A8] ADDED CANOPIES TO MINIMIZE PERCEIVED DEPTH OF RECESS AND PROVIDE COVER FOR ENTRIES

kerman
morris
architects LLP

2455 HARRISON

sheet name | scale

VIEW OF ENTRY FROM NORTHWEST

1816

sheet number

05

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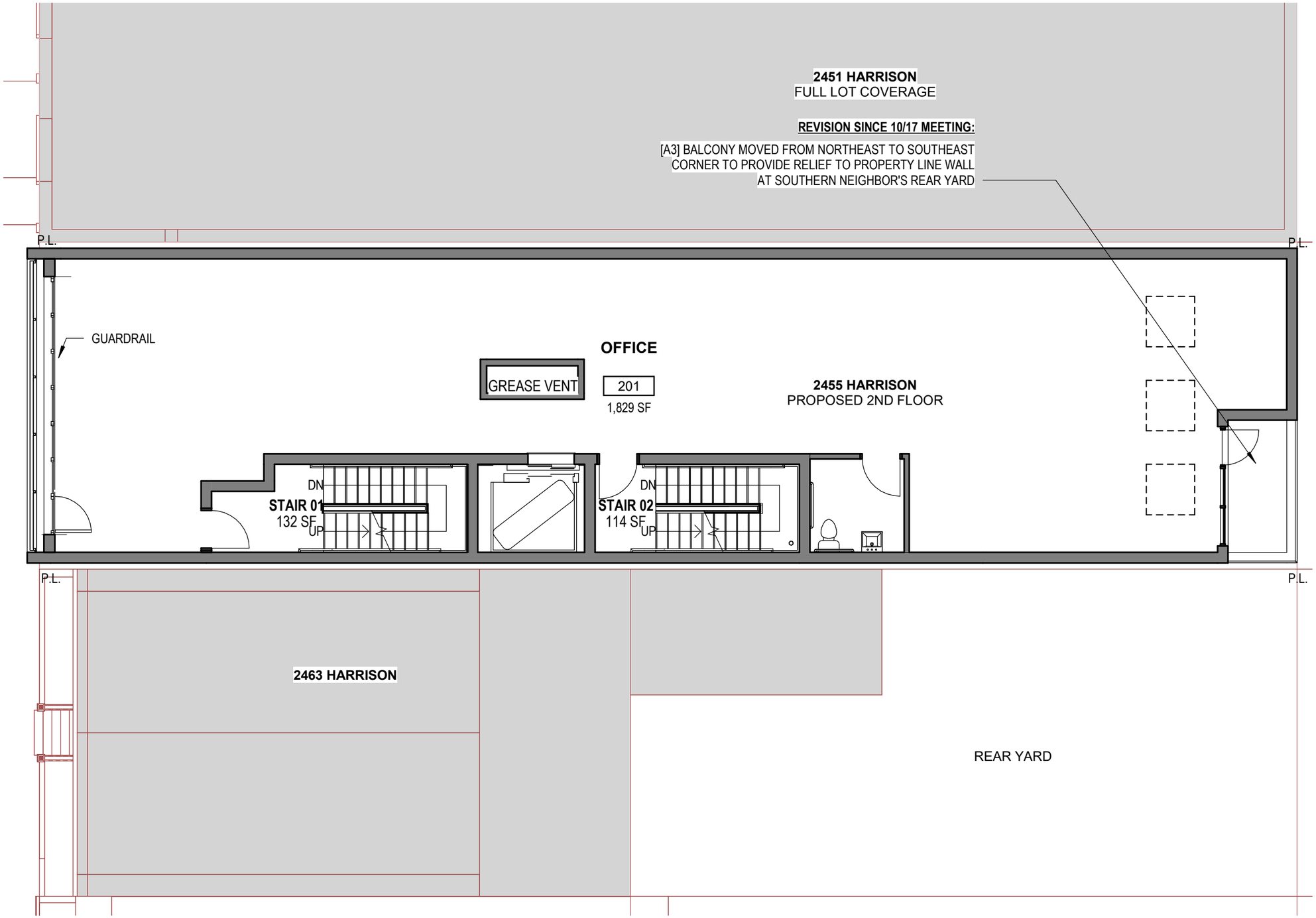

2455 HARRISON

sheet name | scale

REVISED 2ND FLOOR PLAN

1/8" = 1'-0"

1816

sheet number

06

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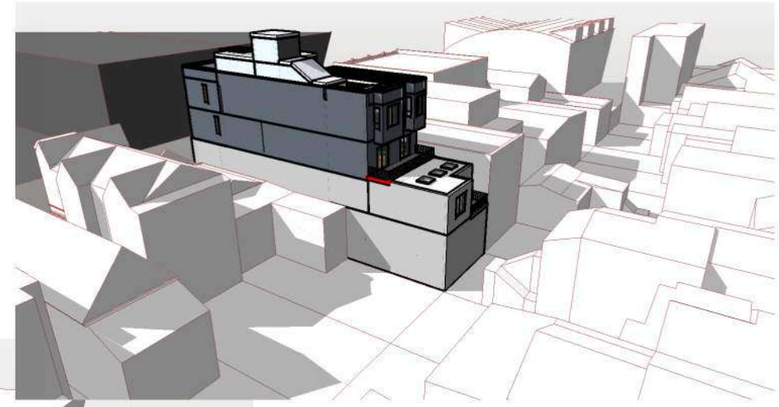
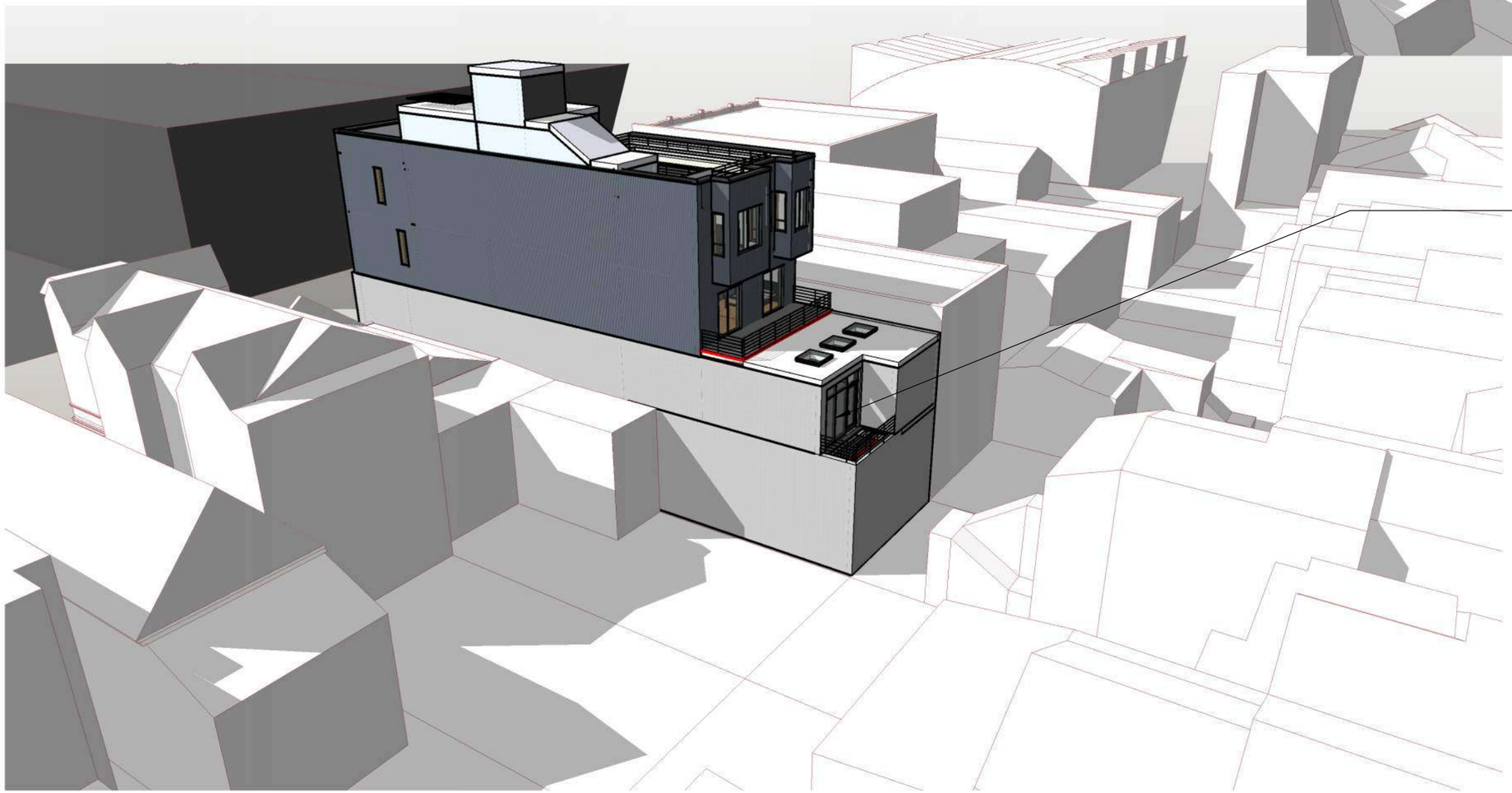


PREVIOUS DESIGN BEFORE 10/17 MEETING



REVISIONS SINCE 10/17 MEETING:

[A3] MOVED BALCONY FROM NORTHEAST TO SOUTHEAST CORNER OF 2ND FLOOR TO PROVIDE SOME RELIEF IN THE PROPERTY LINE WALL FOR THE ADJACENT SOUTHERN NEIGHBOR.

kerman
morris
architects LLP

2455 HARRISON

sheet name | scale

BIRDS EYE VIEW OF REAR YARD

sheet number

07

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10/25/2019 12:44:35 PM

1816

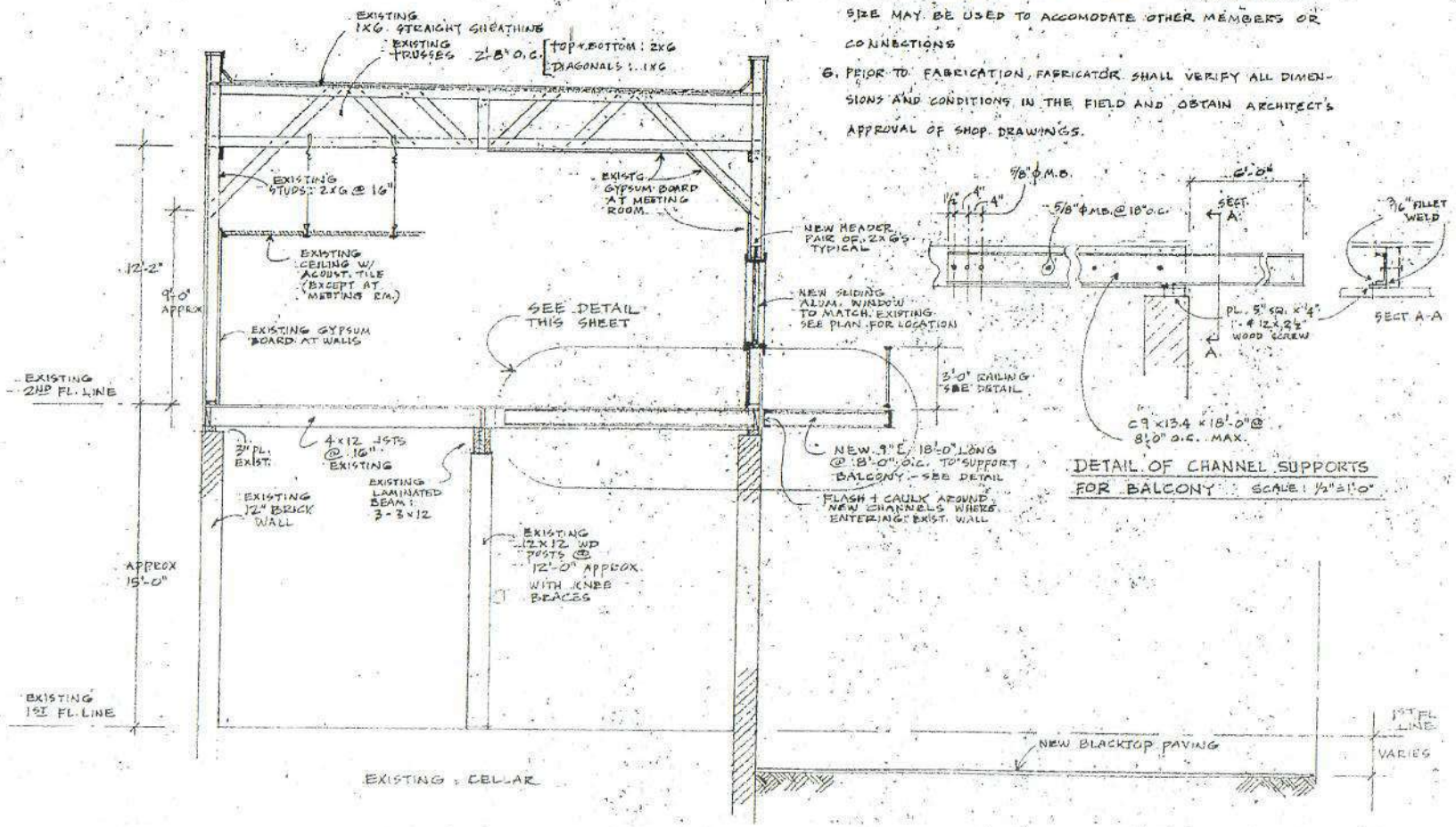
EXHIBIT E - LARGE NEIGHBORS: TALL/BOXY BUILDINGS NEAR 2455 HARRISON (SUBJECT PROPERTY) - BLOCK FACE

EXHIBIT E - LARGE NEIGHBORS: TALL/BOXY BUILDINGS NEAR 2455 HARRISON (SUBJECT PROPERTY) - OPPOSITE SIDE OF STREET

EXHIBIT F - APPELLANT PROPERTY 1972 PLANS

NOTES: All exterior metal parts to be galvanized.

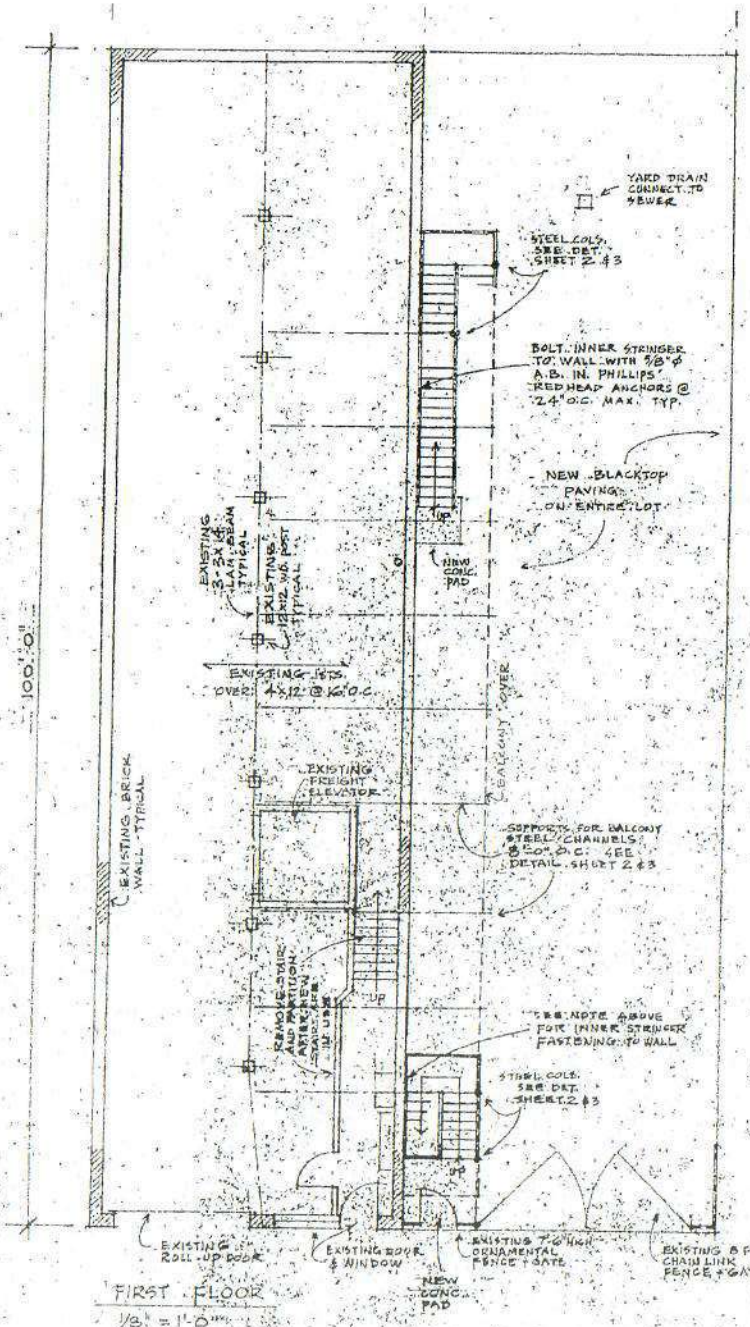
1. ALL WORK SHALL CONFORM TO SAN FRANCISCO BLDG. CODE
2. STEEL SHALL BE ASTM A-36; CONCRETE 2500 PSI AT 28 DAYS
3. WELDING SHALL BE DONE BY CERTIFIED WELDER ONLY
4. STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS SHOWING ALL DETAILS INCLUDING HANDRAILS, STAR LANDINGS, STEPS AND ALL CONNECTIONS
5. STRINGERS CALLED FOR ARE REQUIRED MINIMUM; LARGER SIZE MAY BE USED TO ACCOMODATE OTHER MEMBERS OR CONNECTIONS
6. PRIOR TO FABRICATION, FABRICATOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND OBTAIN ARCHITECT'S APPROVAL OF SHOP DRAWINGS.



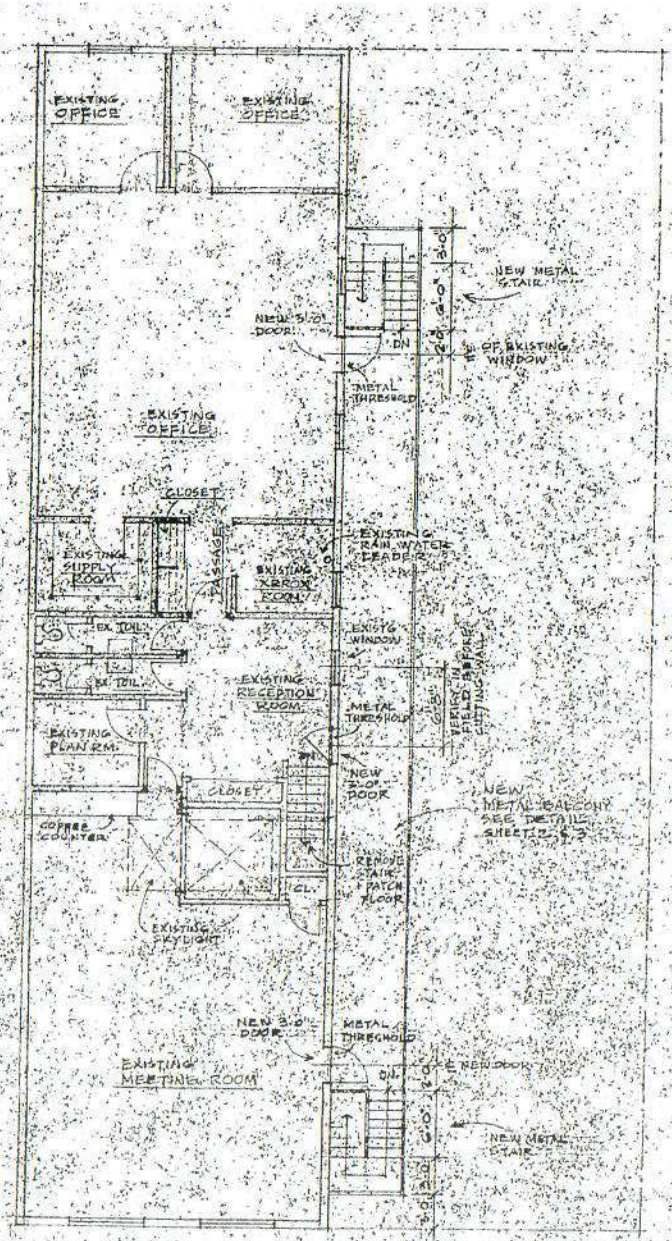
CROSS SECTION LOOKING EAST
1/4" = 1'-0"

4 1 4428/3

PROPOSED REMODELLING OF BUILDING 2451 & 2455 HARRISON ST. SAN FRANCISCO



FIRST FLOOR
1/8" = 1'-0"



SECOND FLOOR
1/8" = 1'-0"

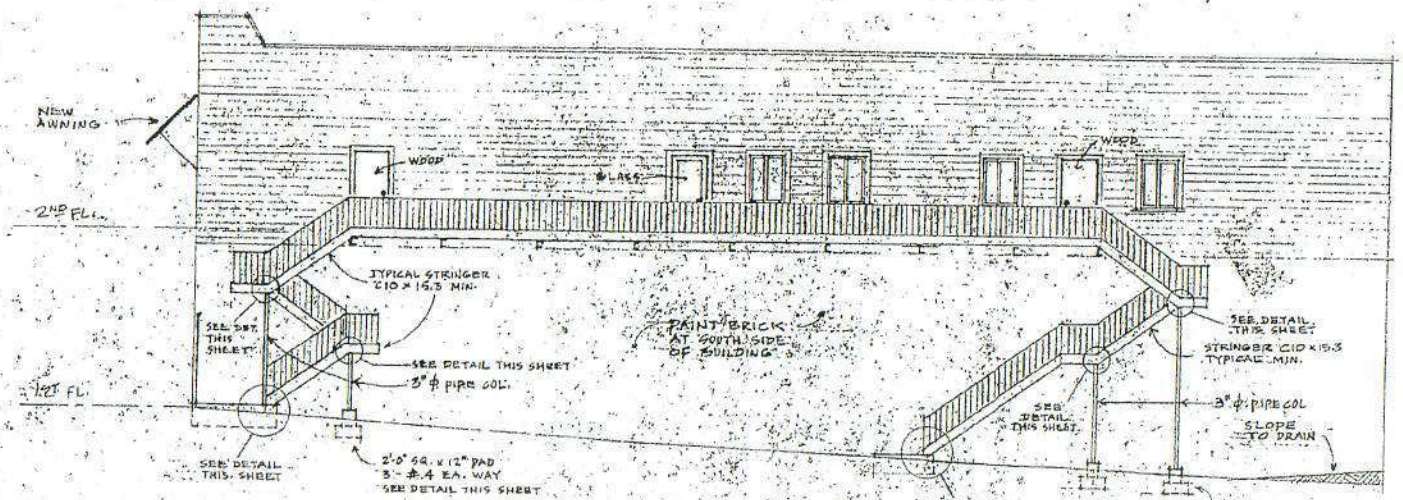
NORTH

PROPOSED REMODELLING OF BUILDING 2451 & 2455 HARRISON ST. SAN FRANCISCO
OFFICES OF THE MISSION CONTRACTORS ASSOCIATION, INC.

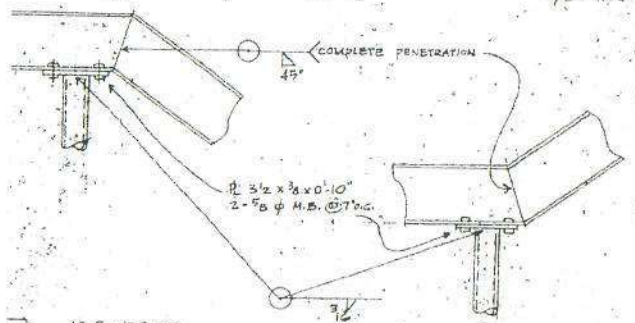
Del Campo Associates
Architects/Planners
1601 SHRADER ST
SAN FRANCISCO 94117
Martin Del Campo
ARCHITECT C12357

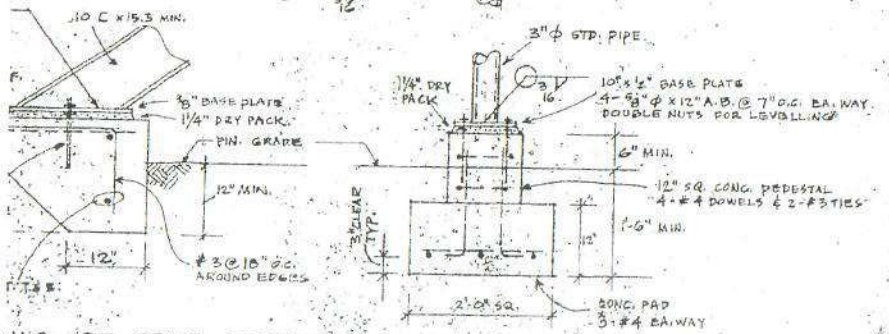
24 SEPT 1972

SHEET 1

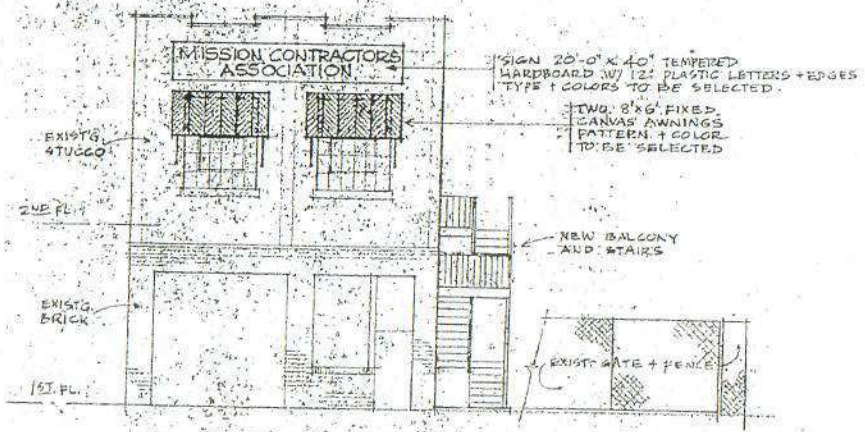


ELEVATION FROM PARKING LOT (SOUTH)
1/8" = 1'-0"





DETAILS OF STAIR STRINGERS, COLUMNS & FOOTINGS



EXISTING HARRISON STREET ELEVATION (WEST)
1/8" = 1'-0"

PROPOSED REMODELLING OF BUILDING 2451 & 2455 HARRISON ST. SAN FRANCISCO
OFFICES OF THE MISSION CONTRACTORS ASSOCIATION, INC.

Del Campo Associates
Architects/Planners
1601 SHRADER ST. SAN FRANCISCO 94117
Matthew del Campo
ARCHITECT C-2357

24 SEPT 1972 SHEET 3

EXHIBIT G - APPELLANT PROPERTY PERMIT HISTORY

2451 Harrison Permit History
Per review of all permit records available through Records Management Division - 07/14/2023

1937 (Original Building Permit)
BPA # 27012
2 stories with basement
Purpose of occupancy: Storage
"None" of rooms, and "None" of family
Lot Size: 26' Front x 100' Deep
Records management staff confirmed there are no drawings of this permit

1967
BPA# 338884
Fire damage, tear out roof, walls, windows, and electrical. Replace with same material.

1972
BPA #414428
Install rear stairway outside of building.

This is the permit set Mr. Williams uses as evidence that the five (5) property line windows extant on the south wall of the Appellant's building are legal.

09/05/1973 Inspector job record shows: the balcony and stairways were never constructed and the permit was never finalized/signed off.
Notes:

- It is understandable that this permit was never finalized as it was issued in error. A long standing policy, never has DBI allowed a portion of a building's use to occur on one lot (4084/027 housing Mr. Urrutia's building) and exiting infrastructure on a different lot (4084/027, Respondent Project Sponsor's lot abutting to the south).
- The south facing windows indicated in the 1972 in these plans were likely installed at this time. It is on the basis of this non-finalized permit that Mr. Williams maintains that "the windows on the Appellants' Building are Legal, Existing Non-Conforming,"; however this ignores two important facts: 1) the window permit was never finalized, and more importantly, 2) these windows in service today illegally provide light and air to an unpermitted residential use while exposing both the Appellant's property and that of the Respondent to fire life-safety hazards which are forbidden in the Building Code.

After this, the permits show up in the DBI Permit Tracking System:

1997
BPA #9723979
Seismic Upgrade and Bathrooms, not finalized
Notes:

- The drawings shows the second floor is all open office space.
- No residential unit is recorded.

2000
BPA #2000-1115-5848
Extension of Application #9723979, not finalized

2005
BPA #2005-0928-4186
Renew PA #9723979 and PA #2000-1115-5848 for final inspection only
This permit was finalized.
Notes:

- With this permit DBI indicated 9/30/2005 that the work was complete and final inspection was approved. As no permit was ever pulled to convert the second floor office space to residential use, presumably the inspector never saw the residential unit are that Mr. Williams contends has existed for 25 years. In any case, the permit approves its occupancy as office space.

2007
BPA #2007-0619-4323
Reroofing

2007
BPA #2007-0706-6132
Install solar panels and steel support framing on existing roof.

EXHIBIT H - OPEN COMPLAINT ON APPELLANT DWELLING UNIT

COMPLAINT DATA SHEET

Complaint Number:	**202294525**		
Owner/Agent:	OWNER DATA SUPPRESSED	Date Filed:	
Owner's Phone:	--	Location:	2451 HARRISON ST
Contact Name:		Block:	4084
Contact Phone:	--	Lot:	027
Complainant:	COMPLAINANT DATA SUPPRESSED	Site:	
		Rating:	
		Occupancy Code:	R-2
		Received By:	Tina McNeal
Complainant's Phone:		Division:	HIS
Complaint Source:	TELEPHONE		
Assigned to Division:	HIS		
Description:	NO SMOKE ALARMS, NO VENT ABOVE STOVE		

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
HIS	BARBER	6334	16	

REFFERAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
08/17/22	GENERAL MAINTENANCE	HIS	Barber	TELEPHONE CALLS	Called complainant, left voicemail.
08/17/22	CASE OPENED	HIS	Barber	CASE RECEIVED	
08/19/22	GENERAL MAINTENANCE	HIS	Barber	TELEPHONE CALLS	Called complainant, left voicemail.
08/22/22	GENERAL MAINTENANCE	HIS	Barber	TELEPHONE CALLS	Spoke to complainant.
08/23/22	ILLEG CNVRSN/# UNITS	HIS	Barber	INSPECTION OF PREMISES MADE	Inspector Barber attempted to perform an inspection of the subject premises on 8/23/22. Inspector observed office space, but no dwelling unit. Spoke to owner, left business card.

COMPLAINT ACTION BY DIVISION

NOV (HIS): **NOV (BID):**

Inspector Contact Information

Online Permit and Complaint Tracking home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

EXHIBIT J - AB-009 REQUIREMENTS

AB-009 Local Equivalency for Approval of New Openings in New and Existing Building Property Line Walls

NO. AB-009 :	
DATE :	September 18, 2002 (Updated 1/1/2023 for code references)
SUBJECT :	Fire and Life Safety
TITLE :	**Local Equivalency for Approval of New Openings in New and Existing Building Property Line Walls**
PURPOSE :	The purpose of this Administrative Bulletin is to provide standards and procedures for the application and case-by-case review of requests for a modification based on local equivalency to allow openings in exterior walls closer to property lines than are permitted by the latest edition of the San Francisco Building Code (SFBC). This bulletin permits the continuing application of code provisions of former editions of the SFBC regarding property line openings. In conformance with current State law, requests for approval of openings closer to the property line than permitted under the SFBC will be considered on a case-by-case basis when reasonable equivalency is proposed.
REFERENCES :	Current edition of the San Francisco Building Code - Section 104A .2.7, Modification - Section 104A .2.8, Alternate materials, design, and methods of construction - Section 705 .8, Openings DBI Administrative Bulletin AB-005, Procedures for Approval of Local Equivalencies. San Francisco Administrative Code Article V, Section 23.47, Requirements for Lot Line Window Agreements
DISCUSSION :	Project sponsors may request the application of this local equivalency allowing openings in building walls closer to property lines than allowed by SFBC Section 705 .8 when it can be demonstrated on a case-by-case basis that there are practical difficulties in meeting the provisions of the code, that the modification is in conformance with the intent and purpose of the code, and that reasonable equivalency is provided in fire protection and structural integrity.

Such proposed modification may conform with the below listed standard provisions. The Department of Building Inspection (DBI) and other City departments may impose additional requirements in the approval of any request for a code modification or alternate based upon individual building and property conditions. Other City agencies that may review such requests include the San Francisco Fire Department, the Planning Department and, for buildings adjoining City-owned property, the Department of Real Estate.

If a project sponsor wishes to propose methods of opening protection different than those listed below, proposals for the use of alternate materials, designs, or methods of construction may be submitted for review in the same manner as for this local equivalency. The Department of Building Inspection may require that additional substantiation be provided supporting any claims made for such proposals.

Procedure for Application of Local Equivalencies

Project sponsors wishing to apply local equivalencies must fill out and submit the Request for Approval of Local Equivalency form (Attachment A). Fees to be paid and scheduling of review of requests are as noted on that form. Following DBI review, each request will either be approved, approved with conditions, disapproved, or placed on Hold pending submittal of additional information.

Further details of procedures for the review of local equivalencies may be found in AB-005, Procedures for Approval of Local Equivalencies.

Conditions of Local Equivalencies

Openings in new building walls and new openings in existing building walls in Groups B, M, and R occupancies that are closer to property lines than permitted under SFBC Section 705 .8 and Table 705 .8 may be permitted on a case-by-case basis when the following provisions or approved equivalent provisions are met and the project sponsor provides documentation of the practical difficulties involved in carrying out the provisions of the regular code.

The standard provisions for this Local Equivalency include all of the following:

1. The openings may not be used to provide required light and ventilation, required egress, or for required emergency escape and rescue.

2. The openings shall be fixed (non-operable) unless more than 50 feet above the roof of any adjoining building or more than the distance prescribed for protected openings in Table 705.8 in any direction from an adjoining building.

3. The openings shall be located entirely above any adjoining roof or at least six feet laterally beyond any wall of an adjoining building.

4. The openings shall be protected with fire assemblies, such as fire shutters or rated window assemblies, having a rating of at least 3/4 hour. Openings in walls which have a fire-protection rating of greater than 1-hour shall be protected by a fire assembly having a three-hour fire-protection rating in four-hour fire-resistive walls, a two-hour fire-protection rating in three-hour fire-resistive walls, and one- and one-half hour fire-protection rating in two-hour fire- resistive walls. Fire shutters, if provided, shall be actuated by smoke detectors located inside and by fusible links or other approved devices on the outside of the protected openings.

5. The opening shall be protected by a fire sprinkler system having ordinary temperature, quick-response type heads installed within 18" of the openings and spaced at 6 feet on center or at the manufacturer's recommended minimum spacing, whichever provides the closer spacing.

Exception: Openings in Group R Division 3 occupancies.

6. If the adjoining building contains R occupancy uses, proposed openings shall not be located closer than six feet measured in any direction to any existing opening on the adjoining building unless the adjoining owner gives written consent. A copy of the statement giving such consent shall be attached to the permit application.

7. The owner of a building with such openings shall provide a recorded statement that these openings will be closed or protected with approved fire resistive wall construction in the event that the adjoining property is improved in such a manner that the openings no longer comply with the provisions of this Administrative Bulletin. A copy of a Declaration of Use Limitation (Attachment B) shall be submitted to the plan reviewer prior to completion of Department of Building inspection plan review.

8. Property line openings which open onto property owned by the City and County of San Francisco shall meet the requirements of San Francisco Administrative Code, Article VI, Sections 23.27 through 23.30 (Attachment C). An approved and executed "Lot Line Window Agreements" shall be submitted as part of the documents required under Item 9 (below).

9. A permit application and related submittal documents shall detail all construction which is approved as a result of this request for local equivalency.

Originally signed by:

Frank Y. Chiu, Director

October 3, 2002

Gary Massetani, Fire Marshal

October 9, 2002

Approved by the Building Inspection Commission on September 18, 2002

Attachment A: Request for Approval of Local Equivalency

Attachment B: Assessor/Recorder's Office Document - "Declaration of Use Limitation" (Rev. April 2021)

Attachment C: San Francisco Administrative Code Article V, Lot Line Window Agreements (https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_admin/0-0-0-14202#JD_Ch.23Art.V)

PUBLIC COMMENT

From: Cameron Lucas
To: BoardofAppeals (PAB)
Subject: Letter of Opposition - Appeal Nos. 23-026 and 23-027; Harrison Street
Date: Monday, July 10, 2023 6:17:29 PM

To Whom It May Concern:

My name is Cameron Lucas and I am the occupant at 822 1/2 Alabama St., San Francisco, CA 94110. I live roughly one block over from the named property and am in complete and total support of the redevelopment of the property. I am unaware of what possible reason there would be to appeal the demolition of the autoshop and the building of new housing, but I can guarantee it pales in comparison to the need for new housing in our community.

I ask that the board deny the appeal and allow the developer to proceed so that new housing can be made available in our neighborhood.

Best,

Cameron Lucas