

# GS1: San Francisco Green Building Site Permit Submittal Form

Form version: October 5, 2017 (For permit applications January 2017 - December 2019)

### INSTRUCTIONS:

- Select one (1) column to identify project requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. Provide the Project Information in the column at right.
- To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36".
- This form is for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2018.
- LEED or GreenPoint Rated scorecards are not required with Site Permit applications, but should be used as early as possible.

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

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →

INSTRUCTIONS:			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MIXED-USE ADDITION
			LOW-RISE RESIDENTIAL	HIGH-RISE RESIDENTIAL	LARGE NON-RESIDENTIAL	OTHER NON-RESIDENTIAL	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	FIRST-TIME NON-RESIDENTIAL INTERIORS	OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS	PROJECT NAME
			R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	BLOCK 3726, LOT 030 & 031
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	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	1088 HOWARD STREET
	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.									ADDRESS
	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.									R-2 / M / U
	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 that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that 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	24,023 S.F.
	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 (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential 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)						DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)
	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	
	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	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r			n/r	n/r			
	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.									
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per 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.		≤10 floors			n/r	n/r	n/r	n/r	
	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	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 OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1		n/r	n/r			
	BICYCLE PARKING	CALGreen 5.106.4, Planning Code sec.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	CALGreen 4.106.4 & 5.106.5.3	Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (5.106.5.3), 3% of spaces for multifamily with ≥17 units (4.106.4.2), and each space in 1-2 unit dwellings (4.106.4.1). Installation of chargers is not required.					n/r	n/r	n/r	n/r	n/r
	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.									
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.		75% diversion	75% diversion				75% diversion		
	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			
	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			1/22/19 NOPDR
	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.									1/30/19 DECK
	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.									12/15/19 ROOF
	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
	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			8/6/20 DBI NOTES
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.									10/6/20 VARIANCE
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 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-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	3"x2" DBI STAMP SPACE
	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	
	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	
	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	
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.			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	
	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	

GREEN BUILDING SITE PERMIT SUBMITTAL



Date: 6/28/18  
By: MYL  
1/22/19 NOPDR  
1/30/19 DECK  
12/15/19 ROOF  
6/4/20 DR HEARING  
8/6/20 DBI NOTES  
10/6/20 VARIANCE

SITE PERMIT REVISION  
OCT 23 2020  
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

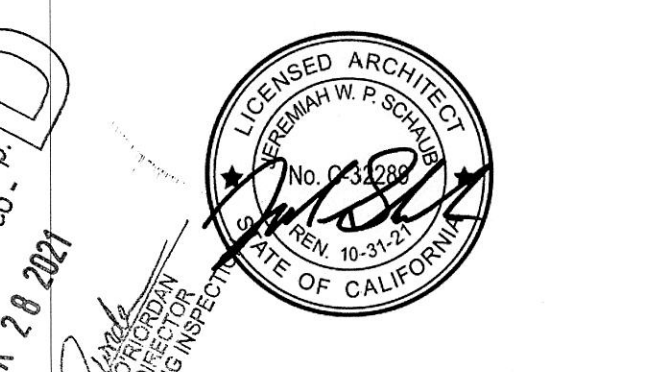
3"x2" DBI STAMP SPACE  
Thomas P. Schmitt, SFPD  
David Jones, DBI  
JAN 25 2021  
Job 160118  
Sheet

**A-4.0**

C:\Users\Jeremy Work\Documents\GS1\A-4.0\A-4.0\_S1 (1) PROJECT - 1088 Howard St (1) Last saved on Tuesday, October 06, 2020 by Jeremy Work

**MIXED-USE ADDITION**  
 1088 HOWARD STREET  
 BLOCK 3726, LOTS 030 & 031  
 SAN FRANCISCO, CA 94103

**EXISTING & PROPOSED CROSS SECTIONS**



Date	By
6/28/18	MYL
1/22/19 NOPDR	MYL
1/30/19 DECK	JS
12/15/19 ROOF	JS
6/4/20 DR HEARING	JS
8/6/20 DBI NOTES	JS
10/6/20 VARIANCE	JS

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3"x2" DBI STAMP SPACE

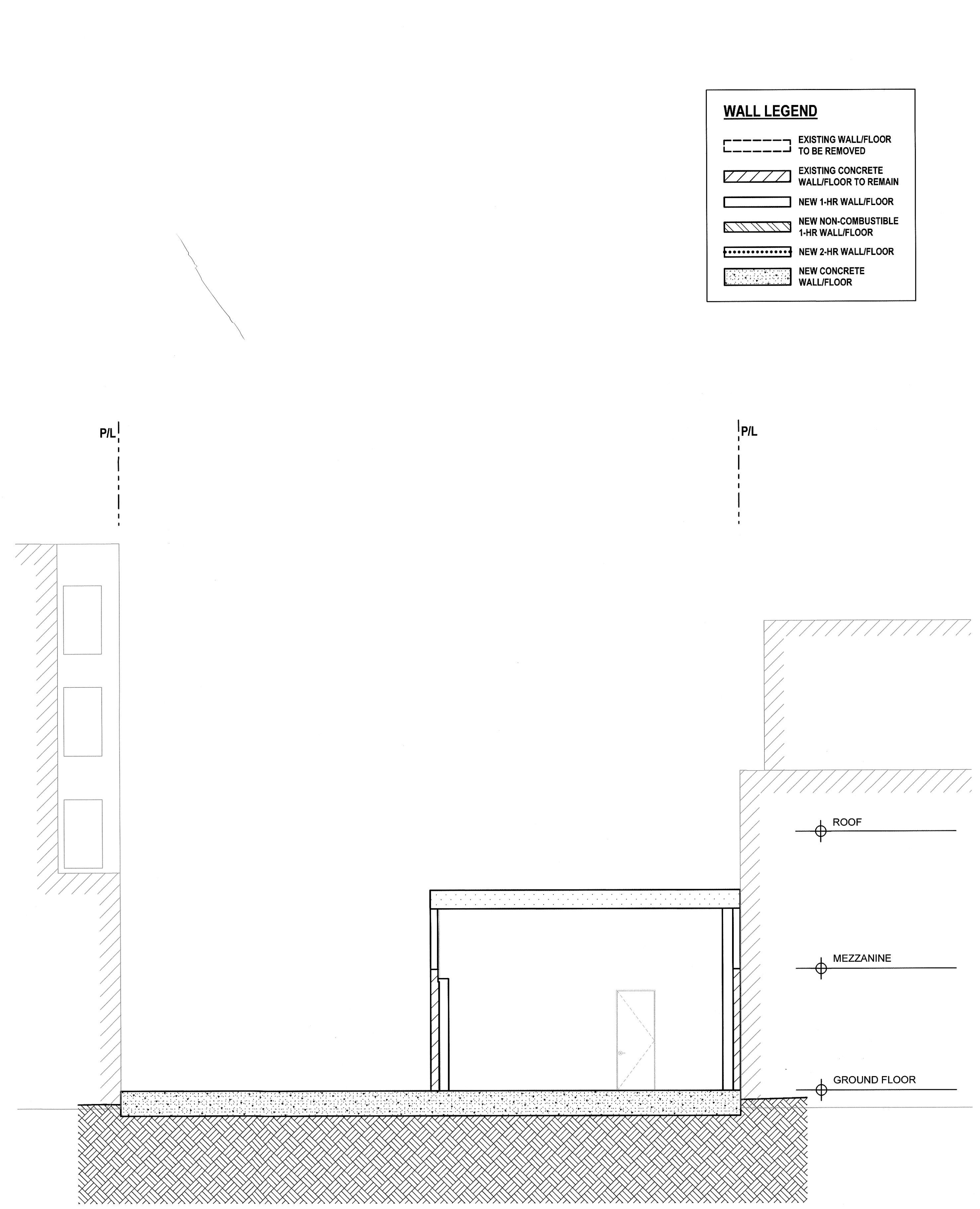
David Jones, DBI  
 JAN 25 2021

Job 160118  
 Sheet

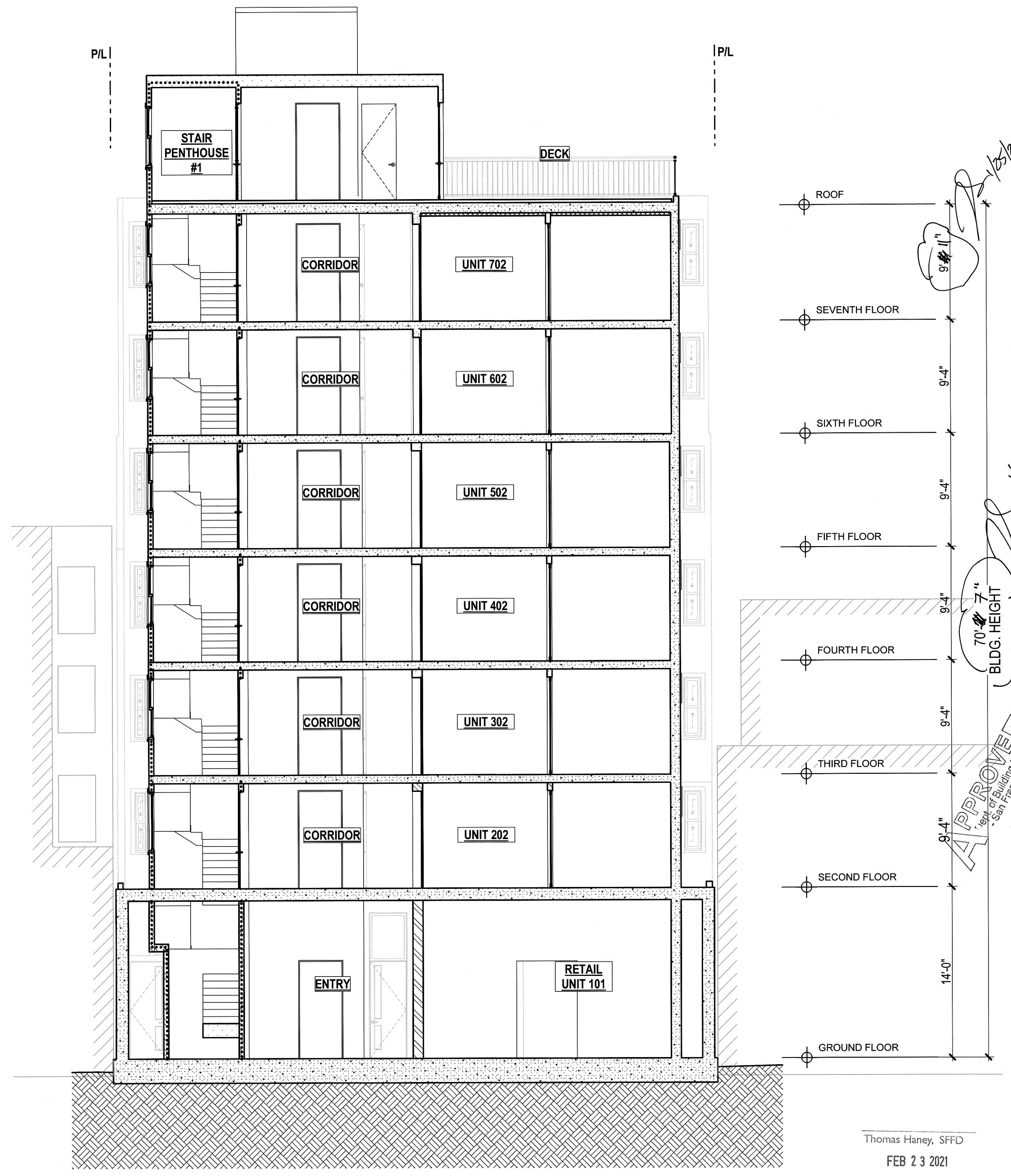
**A-3.5**

**WALL LEGEND**

	EXISTING WALL/FLOOR TO BE REMOVED
	EXISTING CONCRETE WALL/FLOOR TO REMAIN
	NEW 1-HR WALL/FLOOR
	NEW NON-COMBUSTIBLE 1-HR WALL/FLOOR
	NEW 2-HR WALL/FLOOR
	NEW CONCRETE WALL/FLOOR



**EXISTING CROSS SECTION C**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/16" = 1'-0"



**PROPOSED CROSS SECTION C**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/16" = 1'-0"

Thomas Haney, SFPD  
 FEB 23 2021

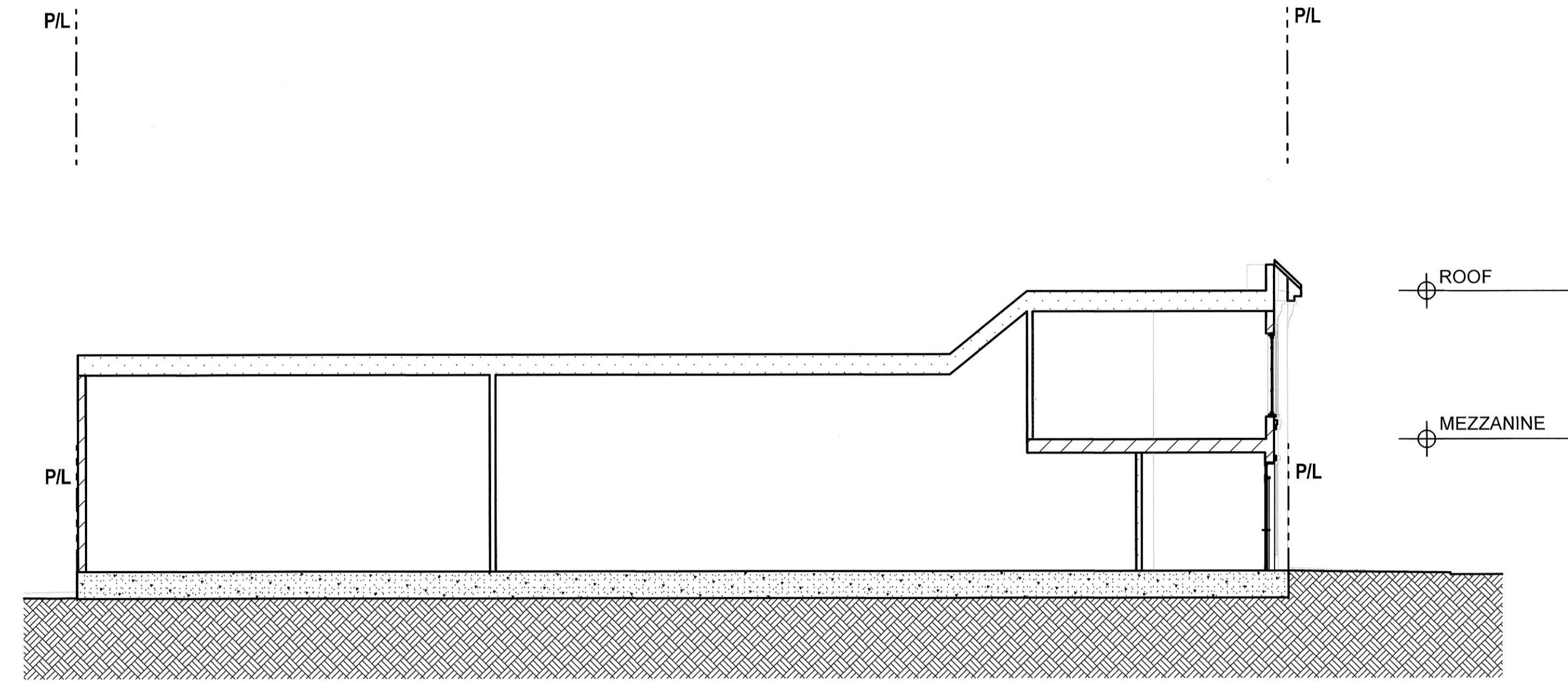
MA 10/23/20  
 Approved Planning Dept. Mhica Giacurrucci

**MIXED-USE ADDITION**  
 1088 HOWARD STREET  
 BLOCK 3726, LOTS 030 & 031  
 SAN FRANCISCO, CA 94103

**EXISTING & PROPOSED  
 LONGITUDINAL SECTIONS**

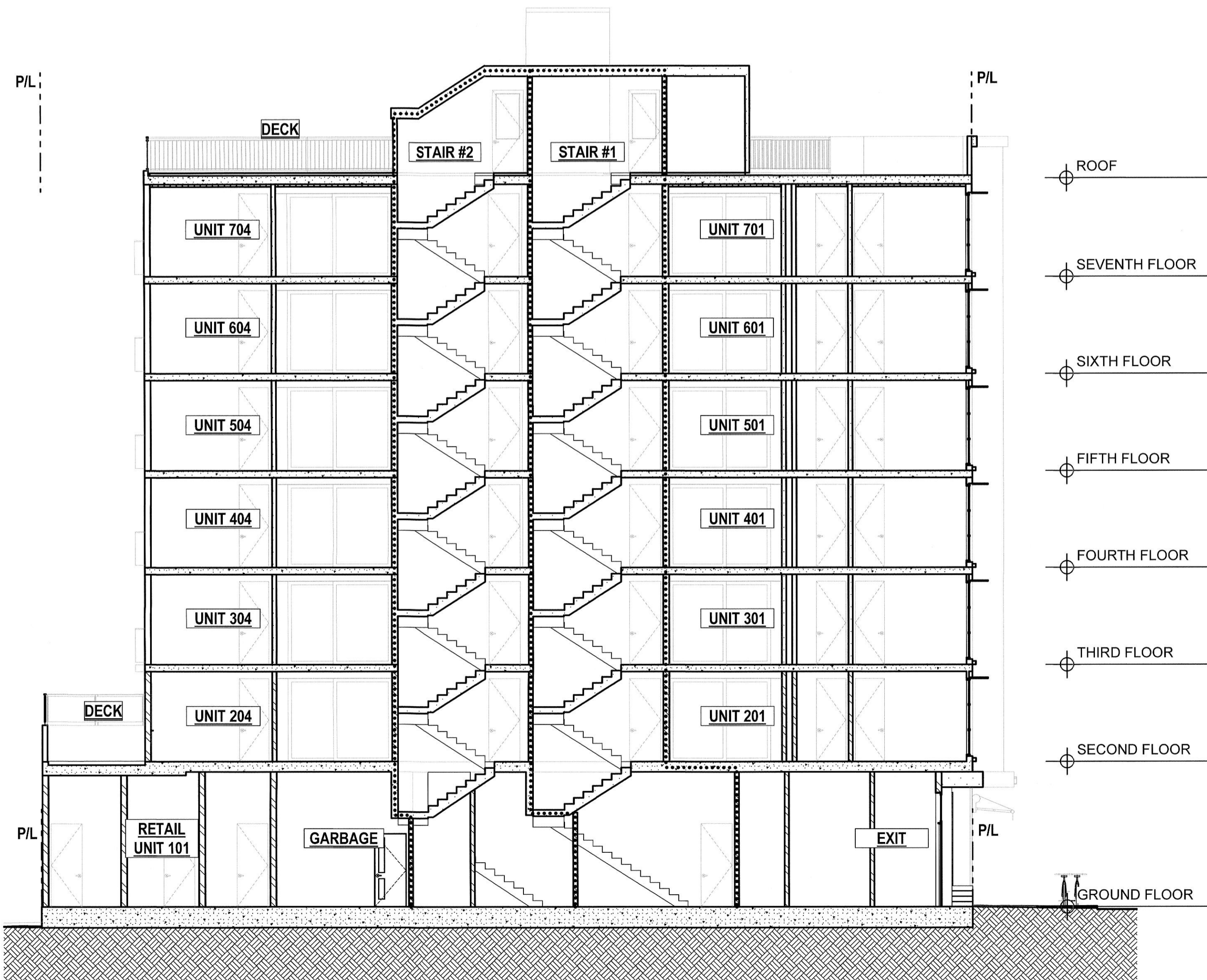
**WALL LEGEND**

	EXISTING WALL/FLOOR TO BE REMOVED
	EXISTING CONCRETE WALL/FLOOR TO REMAIN
	NEW 1-HR WALL/FLOOR
	NEW NON-COMBUSTIBLE 1-HR WALL/FLOOR
	NEW 2-HR WALL/FLOOR
	NEW CONCRETE WALL/FLOOR



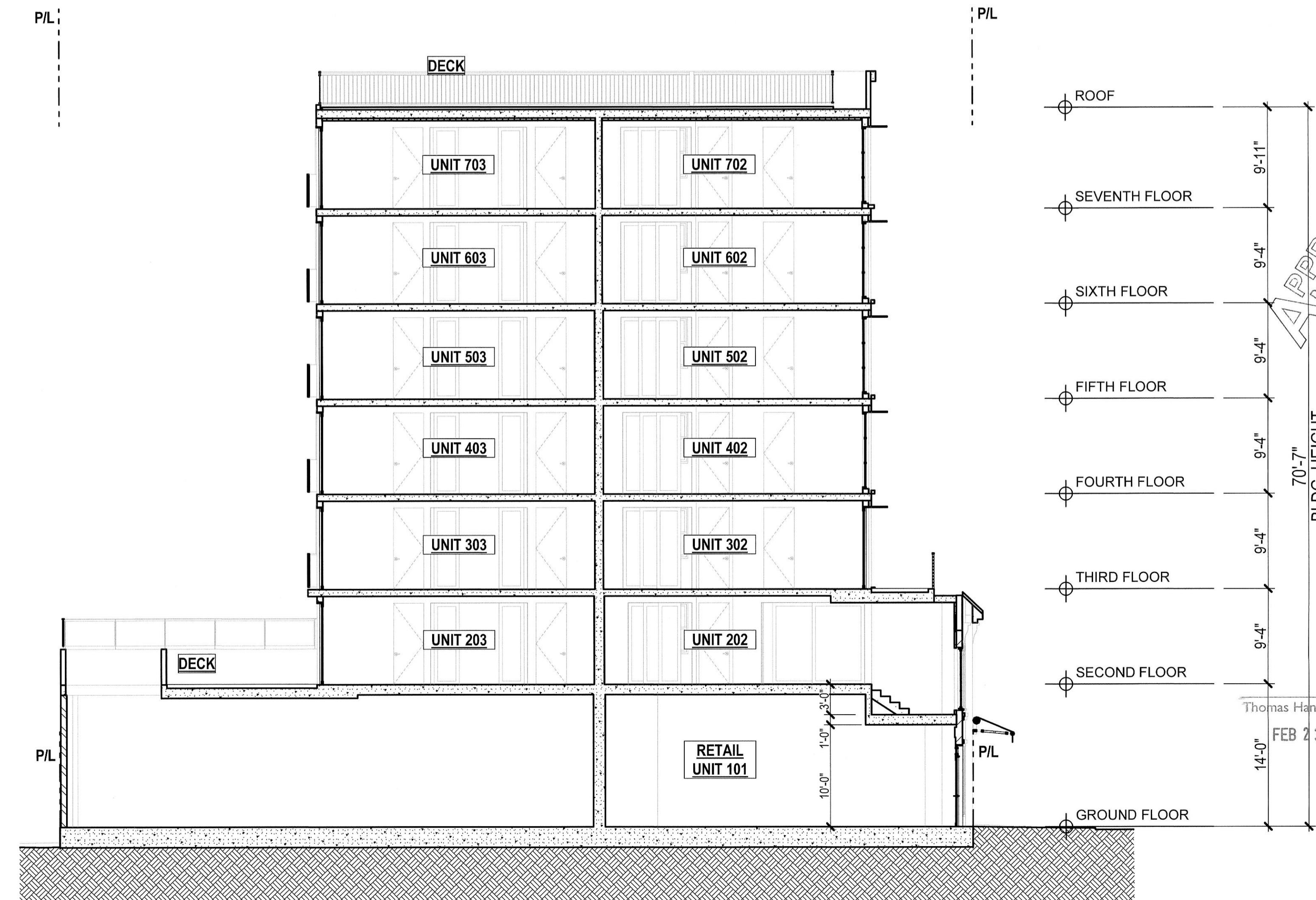
**EXISTING LONGITUDINAL SECTION A**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



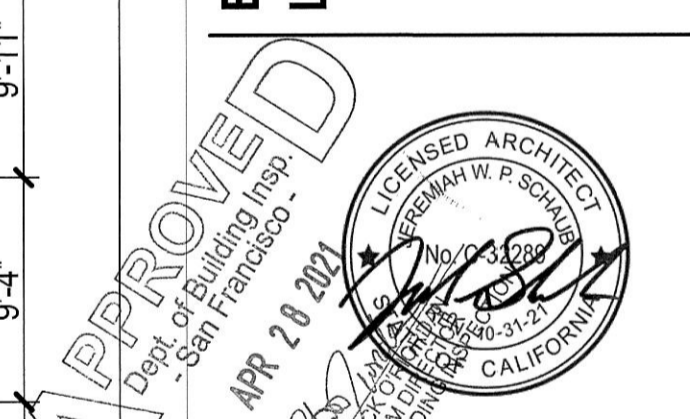
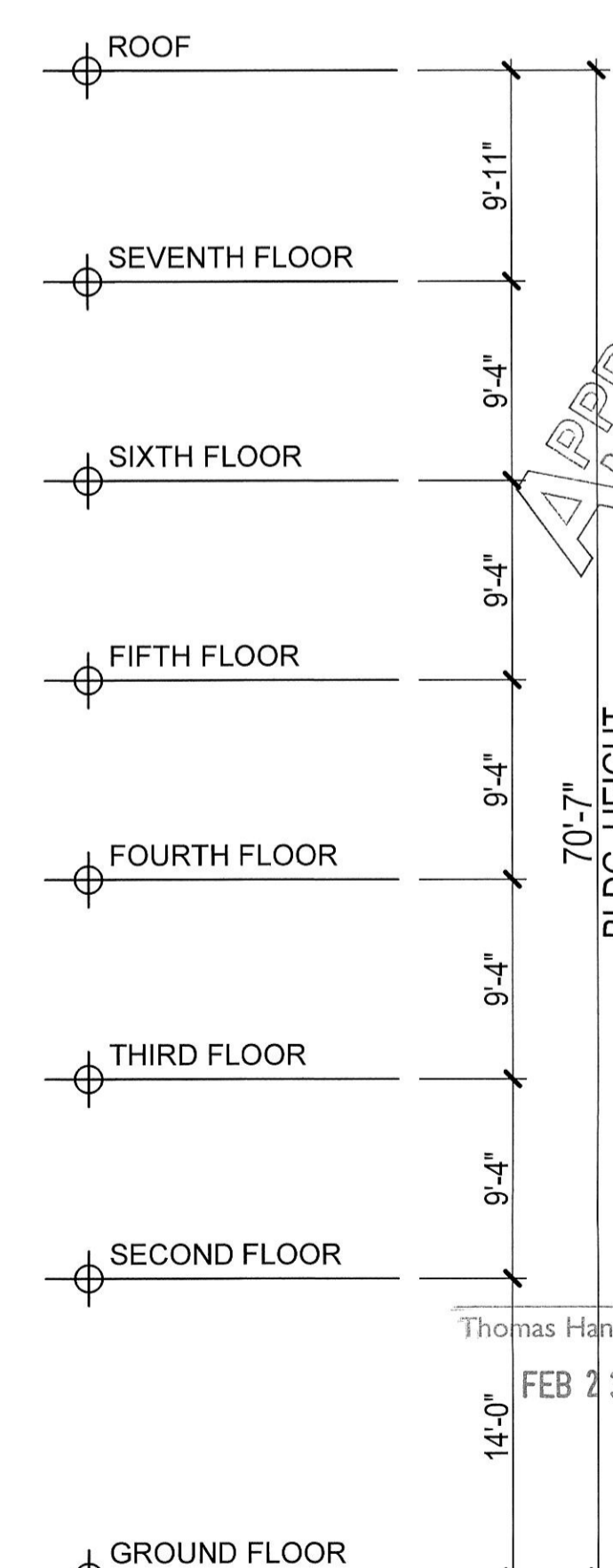
**PROPOSED LONGITUDINAL SECTION B**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



**PROPOSED LONGITUDINAL SECTION A**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



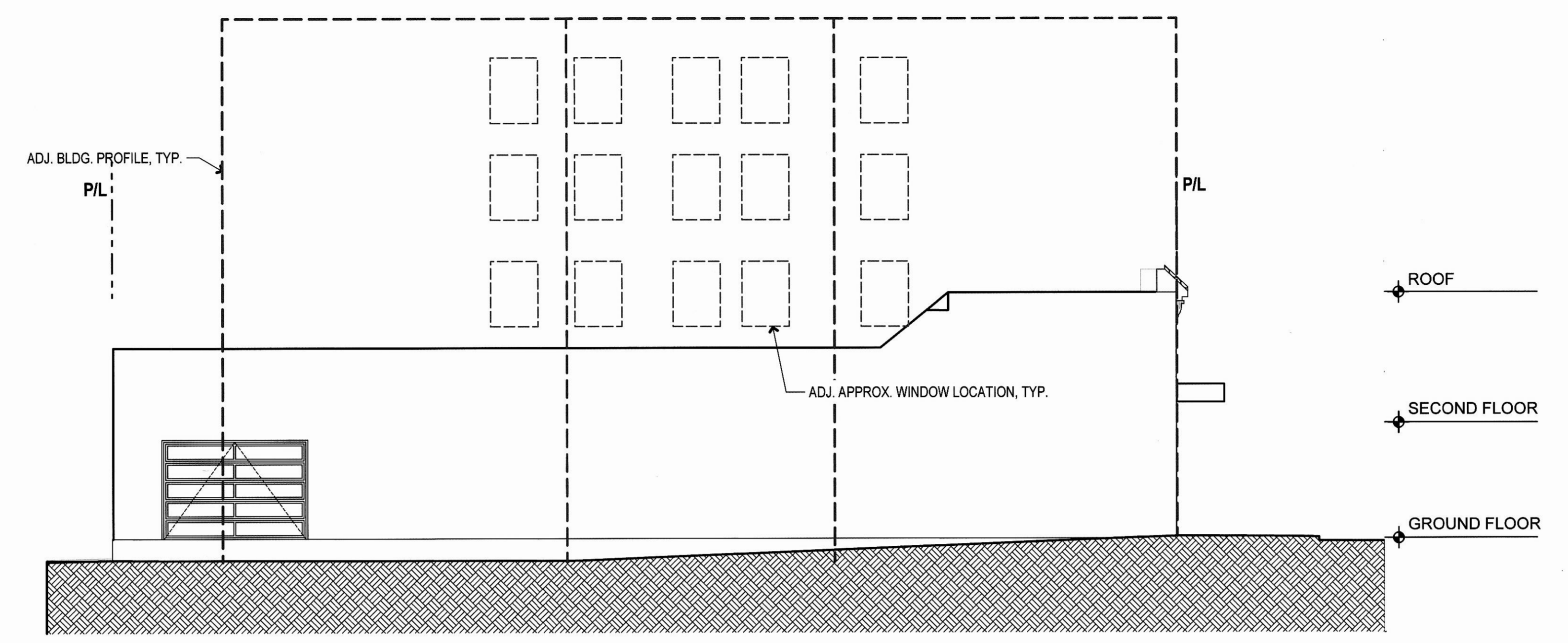
Date	By
6/28/18	MYL
1/22/19 NOPDR	MYL
1/30/19 DECK	JS
12/15/19 ROOF	JS
6/4/20 DR HEARING	JS
8/6/20 DBI NOTES	JS
10/6/20 VARIANCE	JS

**SITE PERMIT REVISION**  
 OCT 23 2020  
 THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PERMITS HAVE BEEN APPROVED.  
 9x2 DBI STAMP SPACE

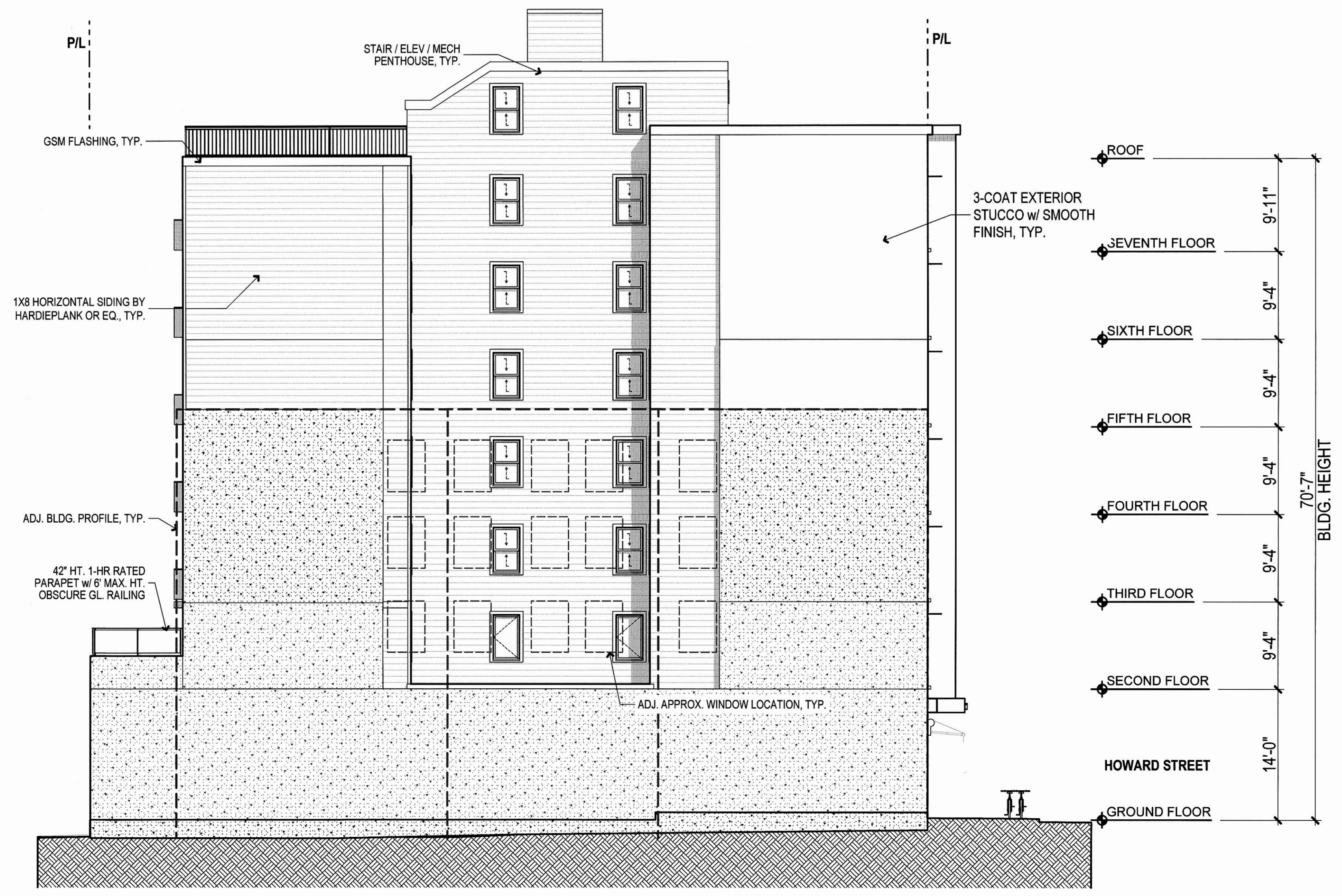
Thomas Haney, SFPD  
 FEB 23 2021  
 David Jones, DBI  
 JAN 25 2021

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**MIXED-USE ADDITION**  
**1088 HOWARD STREET**  
**BLOCK 3726, LOTS 030 & 031**  
**SAN FRANCISCO, CA 94103**



**EXISTING LEFT ELEVATION**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



**PROPOSED LEFT ELEVATION**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

**EXISTING & PROPOSED LEFT ELEVATION**



**APPROVED**  
 Date: 6/28/18  
 Dept. of Building Inspection - San Francisco  
 APR 28 2021  
 DEPT. OF BUILDING INSPECTION

Date	By
1/22/19	MYL
1/30/19	JS
12/15/19	JS
6/4/20	JS
8/6/20	JS
10/6/20	JS

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Thomas Haney, SFFD  
 FEB 23 2021

3"x2" DBI STAMP SPACE

David Jones, DBI  
 JAN 25 2021

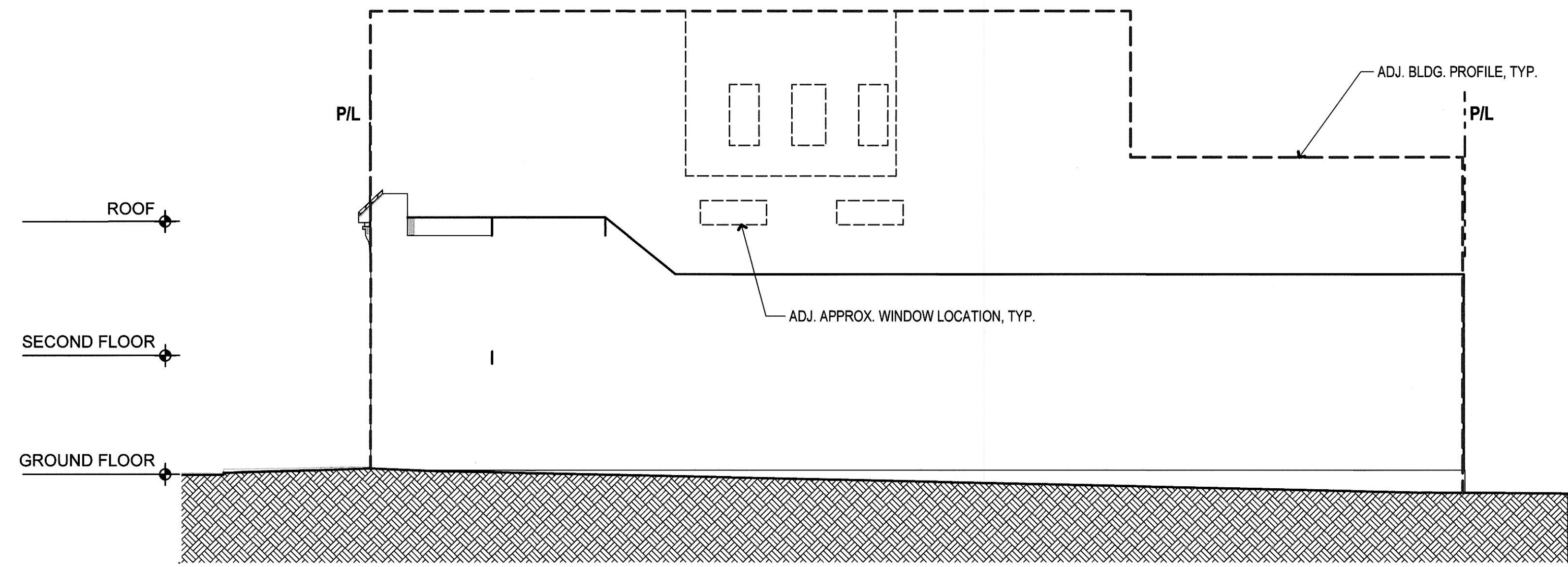
Approved Flashing Dept. Monika Giacomucci

Job 160118

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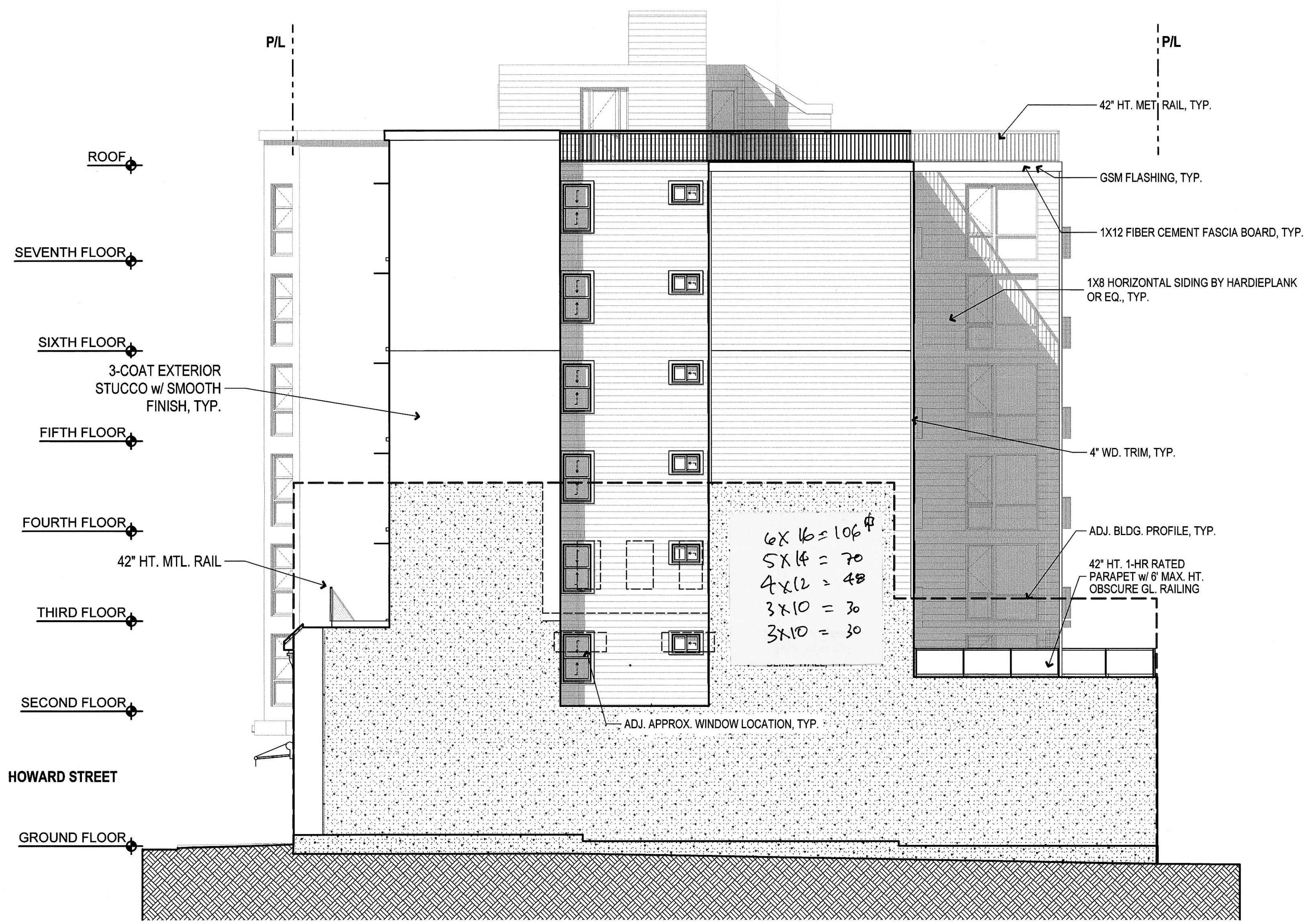
**A-3.3**

MIXED-USE ADDITION  
 1088 HOWARD STREET  
 BLOCK 3726, LOTS 030 & 031  
 SAN FRANCISCO, CA 94103



**EXISTING RIGHT ELEVATION**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



**PROPOSED RIGHT ELEVATION**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

EXISTING & PROPOSED RIGHT  
 ELEVATIONS



Date	By
6/28/18	MYL
1/22/19 NOPDR	MYL
1/30/19 DECK	JS
12/15/19 ROOF	JS
6/4/20 DR HEARING	JS
8/6/20 DBI NOTES	JS
10/6/20 VARIANCE	JS

SITE PERMIT  
 REVISION  
 OCT 23 2020  
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 CONSTRUCTION PLANS HAVE BEEN APPROVED.

Thomas Haney, SFFD  
 FEB 23 2021

David Jones, DBI  
 JAN 25 2021

Job 160118

Sheet

**A-3.2**

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**MIXED-USE ADDITION**  
**1088 HOWARD STREET**  
**BLOCK 3726, LOTS 030 & 031**  
**SAN FRANCISCO, CA 94103**

**EXISTING & PROPOSED REAR ELEVATION**



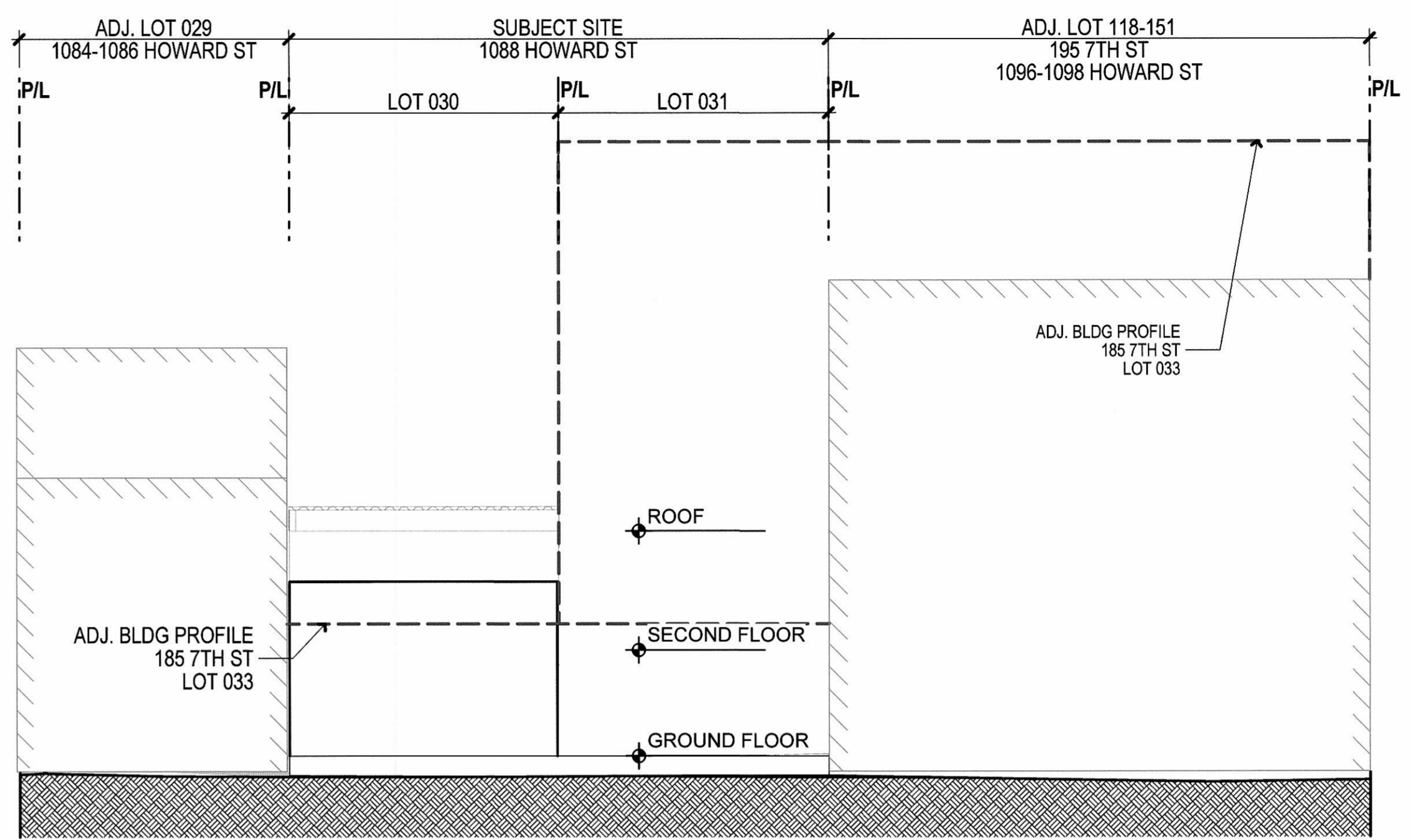
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6/28/18	MYL
1/22/19 NOPDR	MYL
1/30/19 DECK	JS
12/15/19 ROOF	JS
6/4/20 DR HEARING	JS
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**SITE PERMIT REVISION**  
 OCT 23 2020  
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 3"x2" DBI STAMP SPACE

David Jones, DBI  
 JAN 25 2021

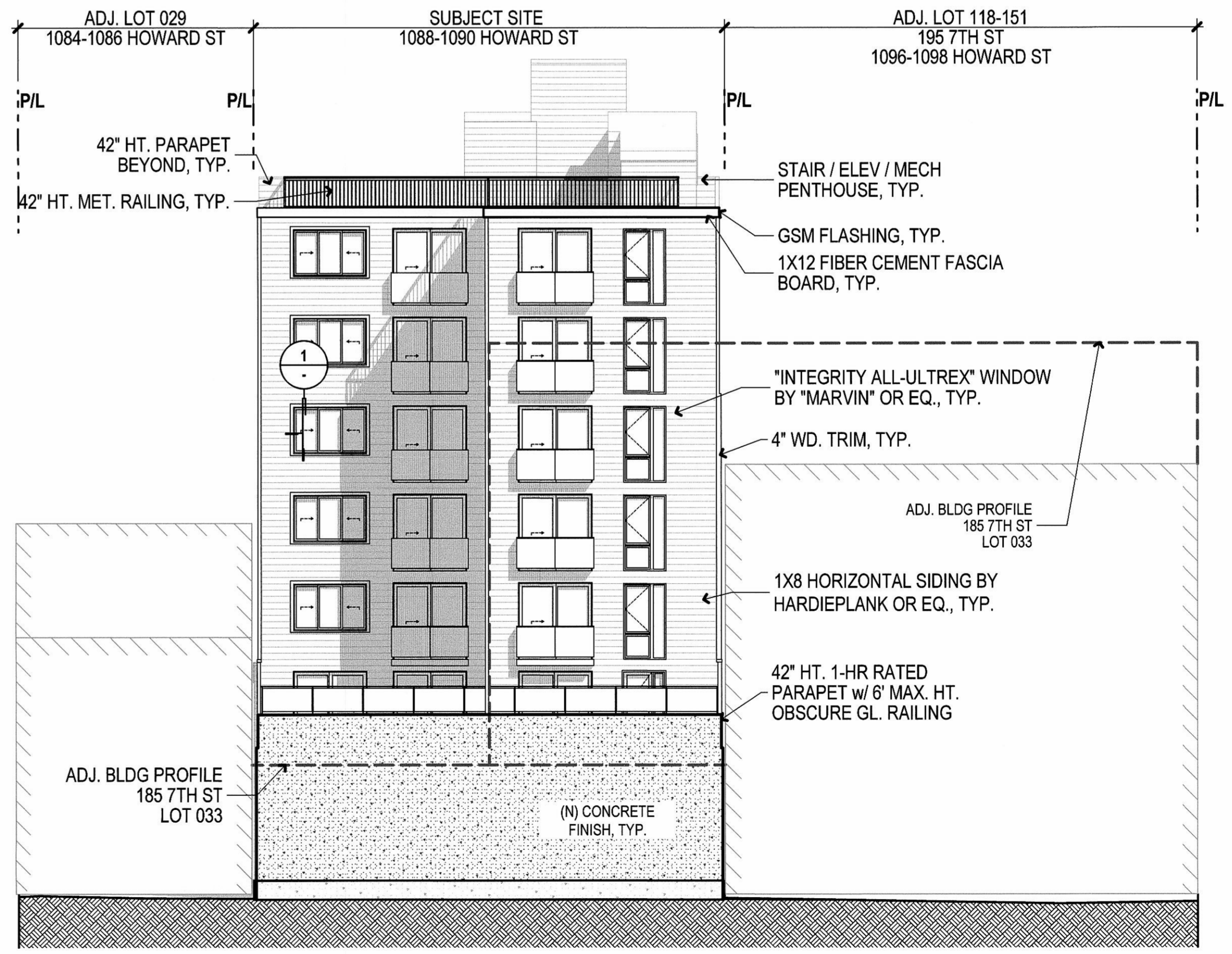
Job 160118  
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**A-3.1**



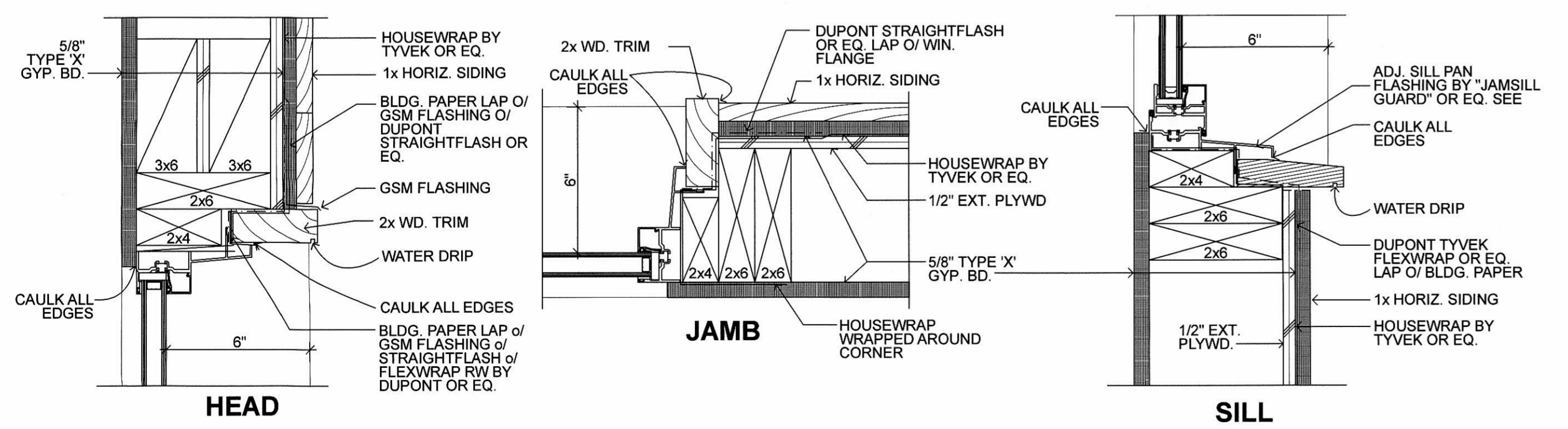
**EXISTING REAR ELEVATION**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/32" = 1'-0"



**PROPOSED REAR ELEVATION**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/32" = 1'-0"



**1 WINDOW DETAIL - WOOD SIDING**  
 SCALE 3" = 1'-0"

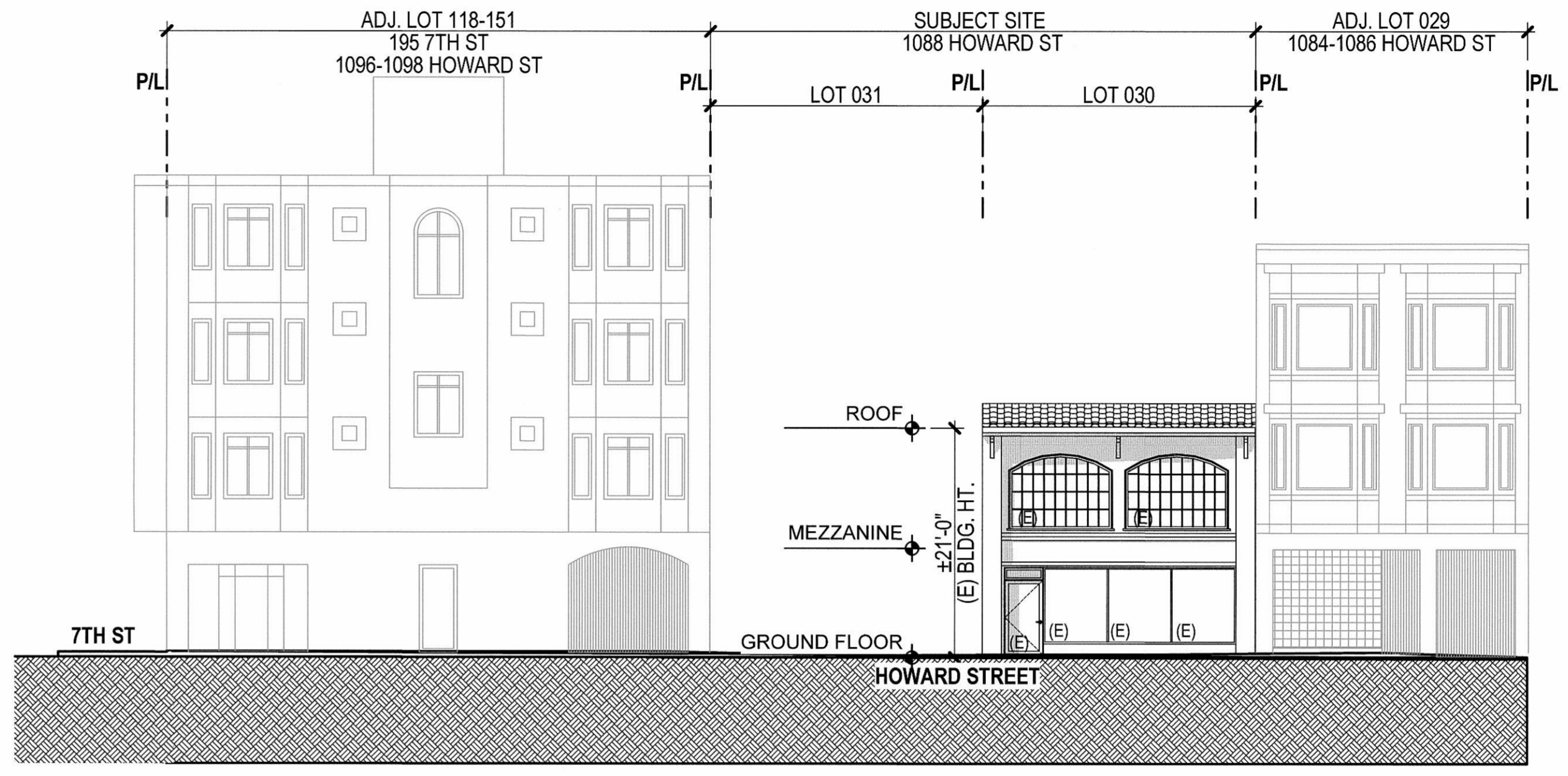
1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
3. VERIFY EGRESS SIZES W/ MANUFACTURER

ALUM. WINDOW BY ALL WEATHER OR EQ., TYP.

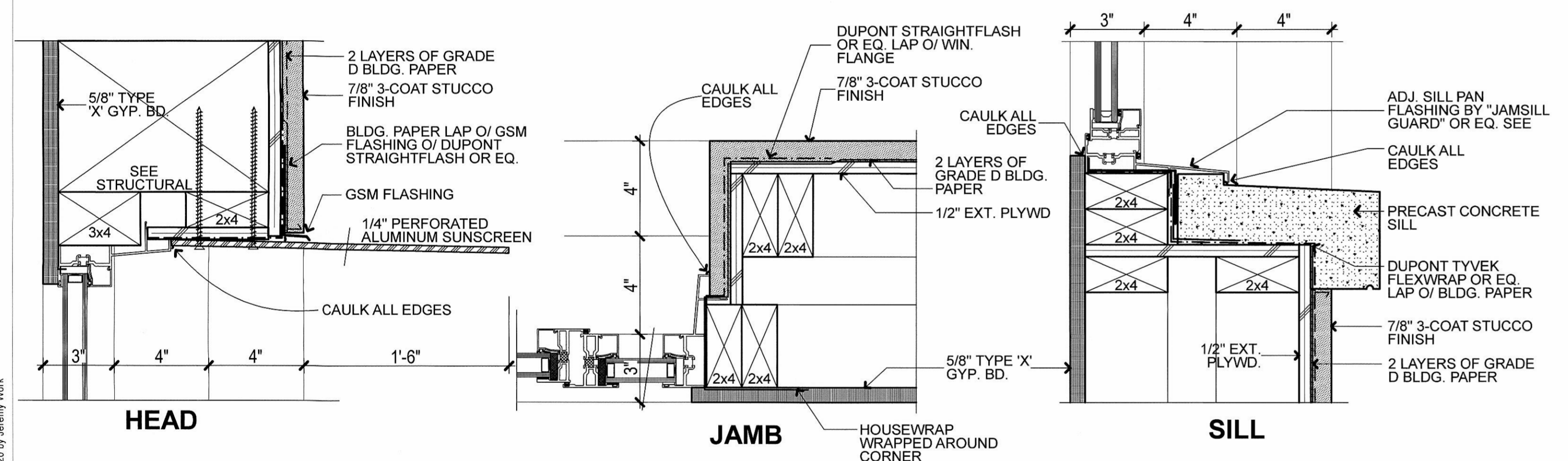
Thomas Haney, SFFD  
 FEB 23 2021  
 Approved Planning Dept. Monica Giacomucci

**MIXED-USE ADDITION**  
**1088 HOWARD STREET**  
**BLOCK 3726, LOTS 030 & 031**  
**SAN FRANCISCO, CA 94103**

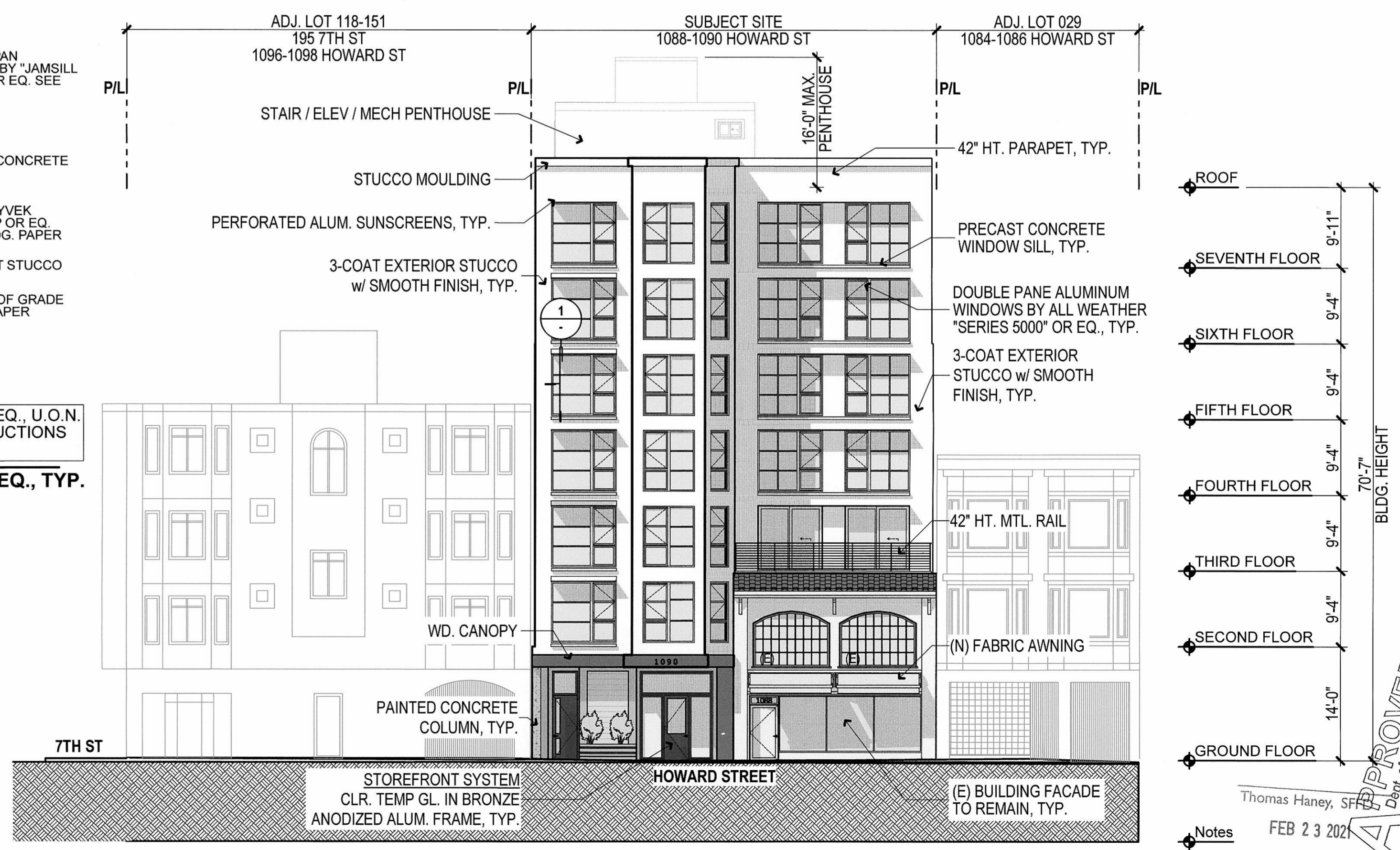
**EXISTING & PROPOSED FRONT ELEVATION**



**EXISTING FRONT ELEVATION**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/32" = 1'-0"



1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
  2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
  3. VERIFY EGRESS SIZES W/ MANUFACTURER
- ALUM. WINDOW BY ALL WEATHER OR EQ., TYP.**



**PROPOSED FRONT ELEVATION**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 3/32" = 1'-0"



Date	By
6/28/18	MYL
1/22/19	NOHDR
1/30/19	DECK
12/15/19	ROOF
6/4/20	DR HEARING
8/6/20	DBI NOTES
10/6/20	VARIANCE

**SITE PERMIT REVISION**  
 OCT 23 2020

THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

**APPROVED**

APR 28 2021

3"x2" DBI STAMP SPACE

JAN 25 2021

Job 160118  
 Sheet

**A-3.0**

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**MIXED-USE ADDITION**  
 1088 HOWARD STREET  
 BLOCK 3726, LOTS 030 & 031  
 SAN FRANCISCO, CA 94103

**COMMERCIAL ACCESSIBLE  
 RESTROOM DETAILS**



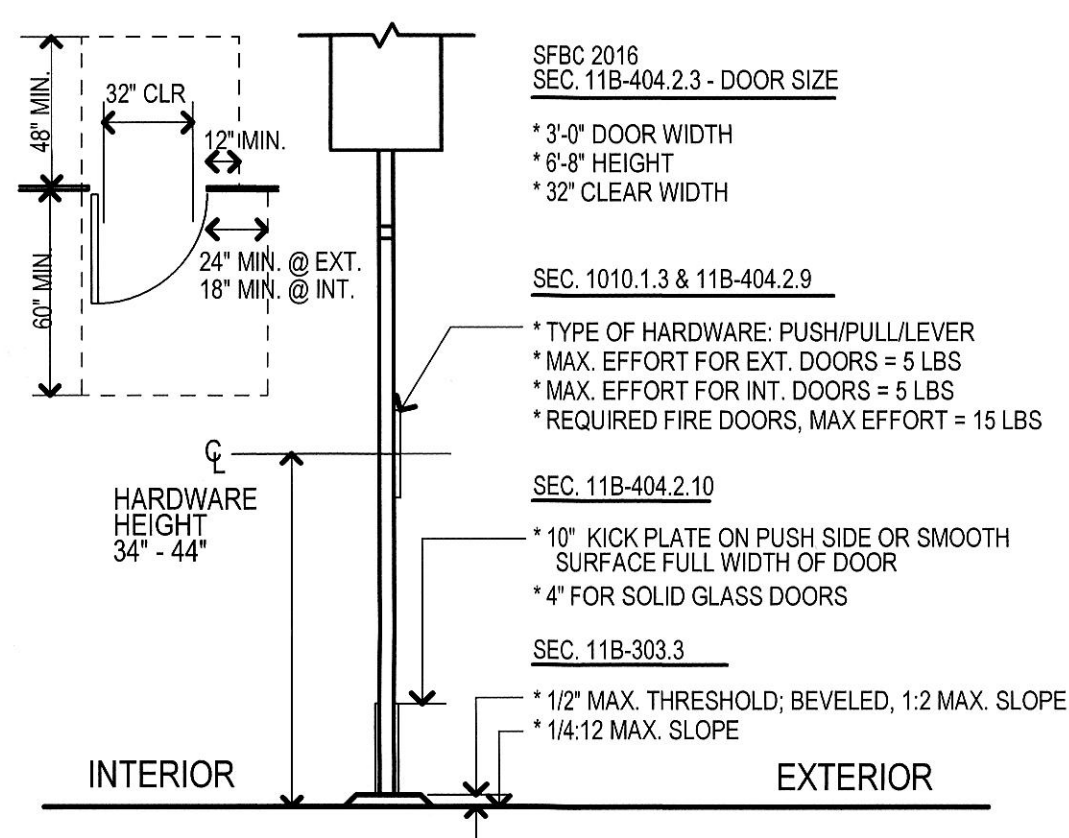
Date	6/28/18	By	MYL
1/22/19	NOPDR		MYL
3/30/19	DECK		JS
12/15/19	ROOF		JS
6/4/20	DR HEARING		JS
8/6/20	DBI NOTES		JS
10/6/20	VARIANCE		JS

**SITE PERMIT REVISION**  
 OCT 23 2020  
 THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.  
 3"x2" DBI STAMP SPACE

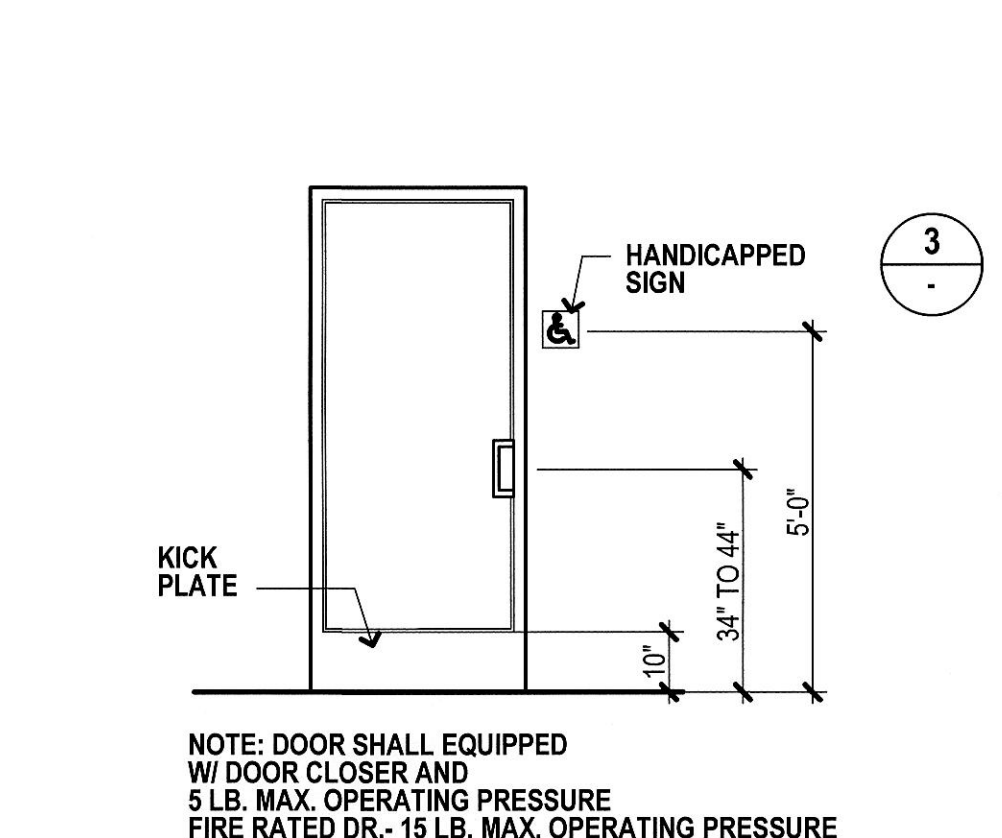
David Jones, DBI  
 JAN 25 2021

Job 160118  
 Sheet

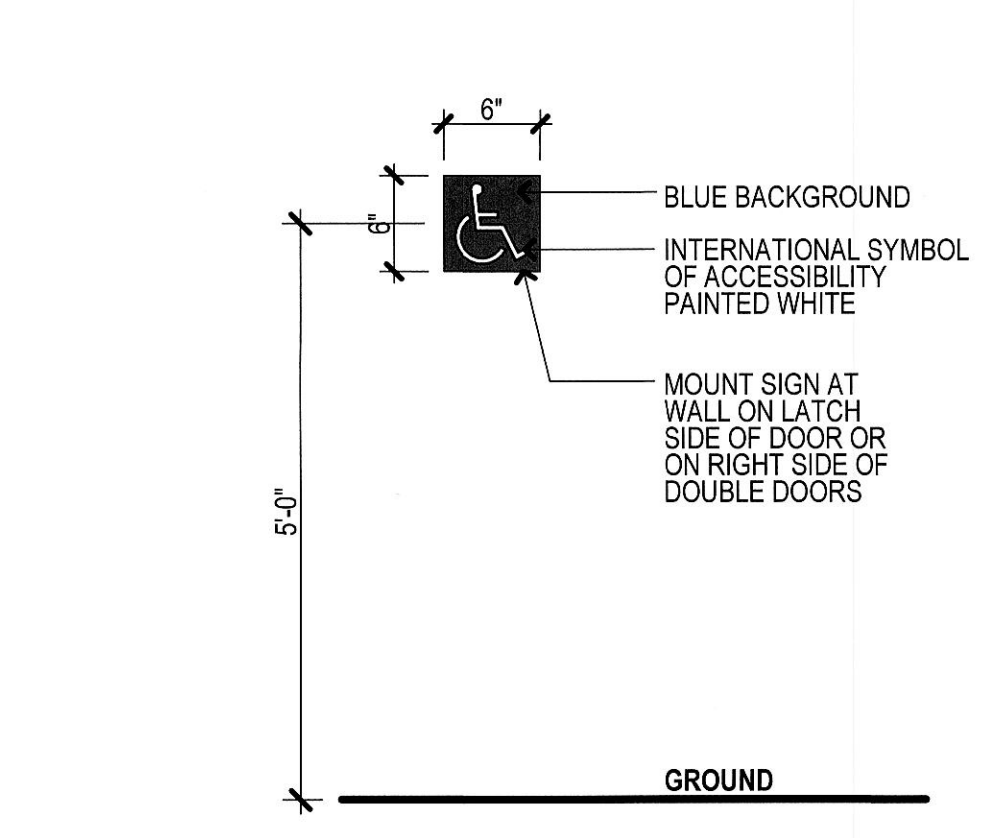
**A-2.8**



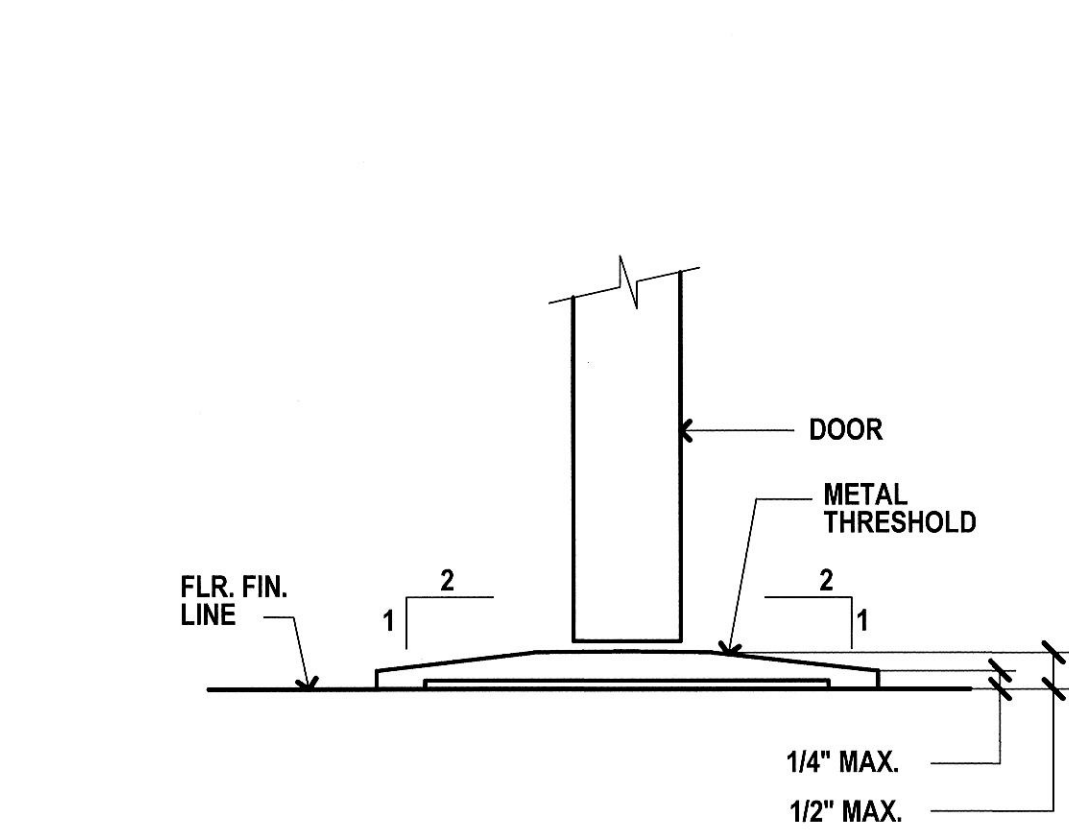
**1 PATH OF TRAVEL @ ENTRANCE**  
 N.T.S.



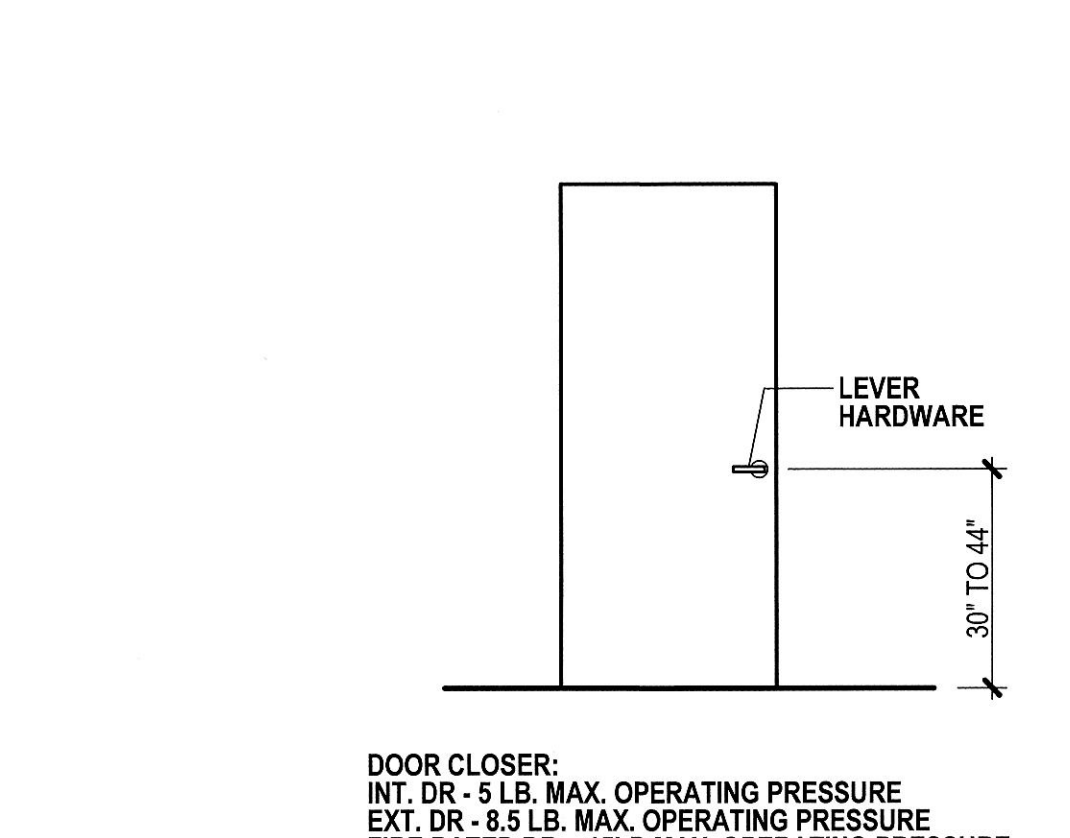
**2 ENTRANCE DOOR**  
 SCALE 3/8" = 1'-0"



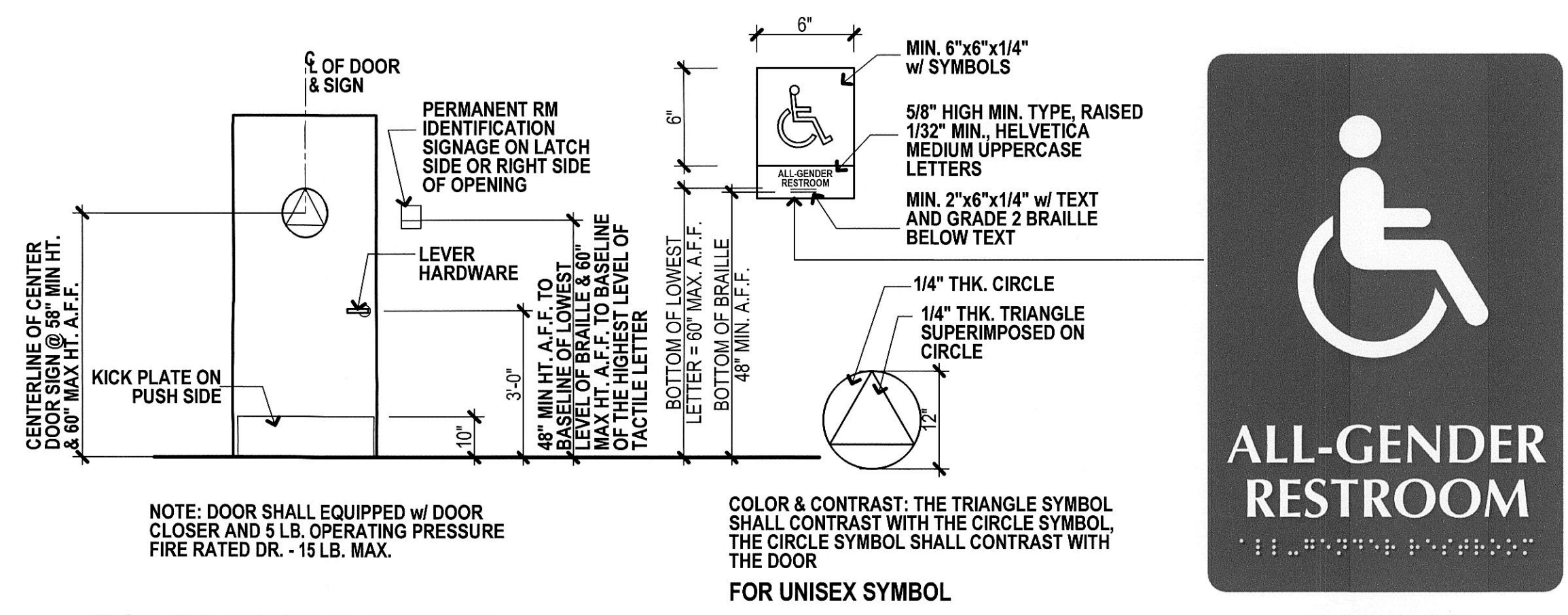
**3 ACCESSIBLE ENTRANCE SIGN**  
 N.T.S.



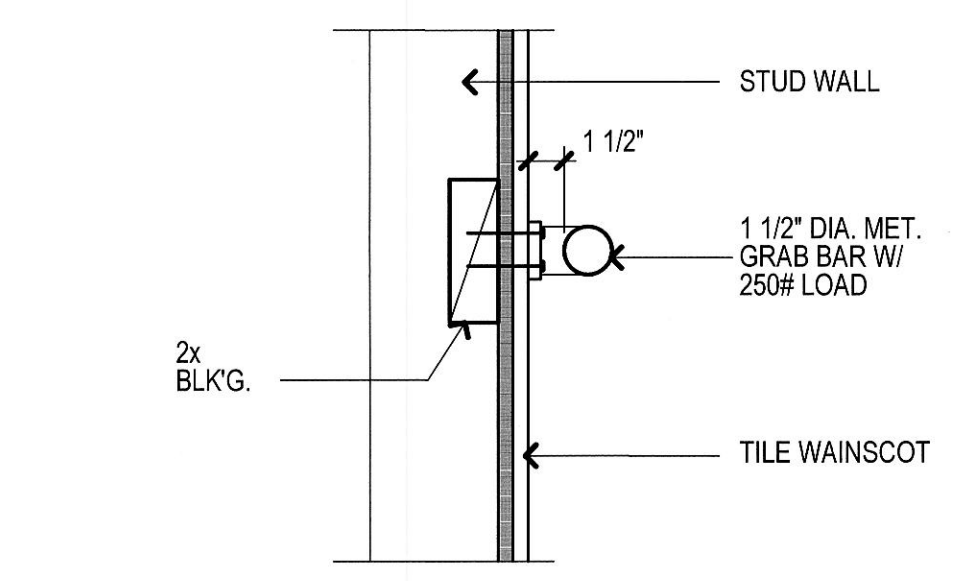
**4 THRESHOLD**  
 N.T.S.



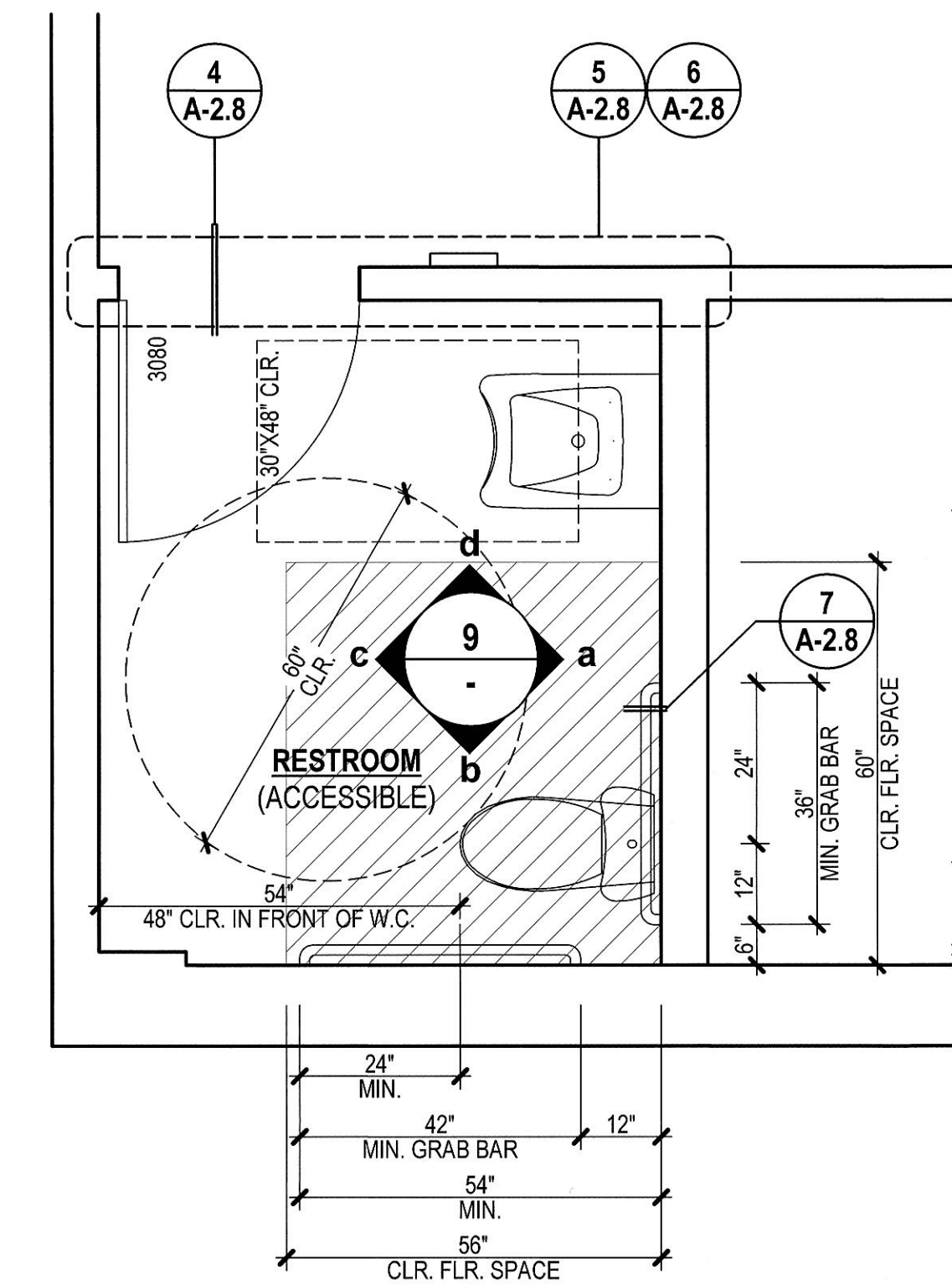
**5 DOOR**  
 SCALE 3/8" = 1'-0"



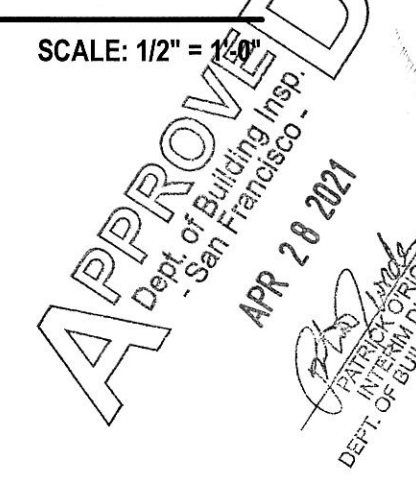
**6 TOILET DOOR & SYMBOL**  
 SCALE 3/8" = 1'-0"



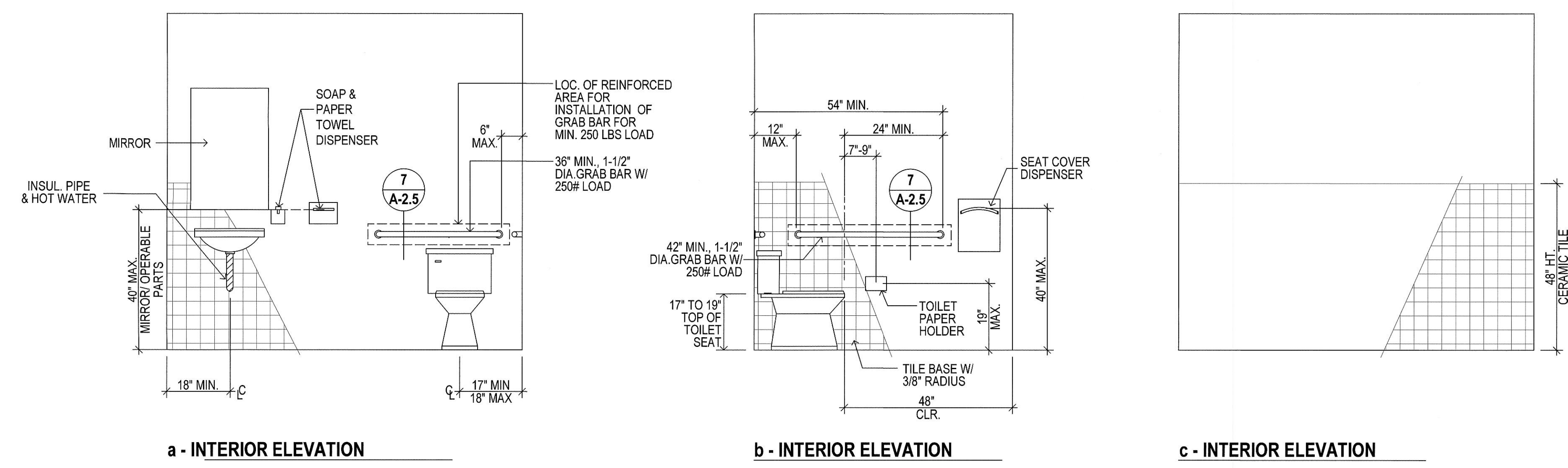
**7 GRAB BAR**  
 SCALE 1 1/2" = 1'-0"



**8 COMMERCIAL ADA RESTROOM ENLARGED PLAN**  
 ALL DIM. ARE MEASURED FROM FIN. TO FIN., U.O.N.



Thomas Haney, SFFD  
 FEB 23 2021



**9 COMMERCIAL ADA RESTROOM ELEVATION**  
 ALL DIM. ARE MEASURED FROM FIN. TO FIN., U.O.N.

SCALE: 1/2" = 1'-0"



C:\Users\Jeremy\Work\Dropbox (3A-A)\SLA Projects (1)\PROJECT-1088 Howard St (1720203)\1088 Howard St (1720203) 1088 Howard St, Last saved on Tuesday, October 06, 2020 by Jeremy Work

- PLAN NOTES:
- 1-1/2" DIA. SHAPED HANDRAIL, 34" TO 38" HT., PROVIDE SOLID BLOCKING BEHIND SUPPORT
  - 1-1/2" DIA. SHAPED HANDRAIL, 34" TO 38" HT. ATTACHED TO 42" HT. GUARDRAIL W/ OPEN RAILING AT 4" O.C.
  - 42" HT. GUARDRAIL W/ OPEN RAILING AT 4" O.C.
  - 1-3/4" S.C. W/ CLOSER & LATCH, 60 MIN. RATING. FIRE RATED DOOR & FRAMES SHALL BE LABELED W/ SUCH PROTECTION RATING PER 715.4.4.
  - 1-3/4" S.C. W/ CLOSER & LATCH, 90 MIN. RATING. FIRE RATED DOOR & FRAMES SHALL BE LABELED W/ SUCH PROTECTION RATING PER 715.4.5.1.
  - TEMP. (SAFETY) GLASS AT HAZARDOUS LOCATION PER SEC. 2406.4

**MIXED-USE ADDITION**  
**1088 HOWARD STREET**  
**BLOCK 3726, LOTS 030 & 031**  
**SAN FRANCISCO, CA 94103**

**PROPOSED ROOF PLAN**



**APPROVED**  
Date: 6/28/18  
12/2/19 NOPDR  
12/30/19 DECK  
12/15/19 ROOF  
6/4/20 DR HEARING  
8/6/20 DBI NOTES  
10/6/20 VARIANCE

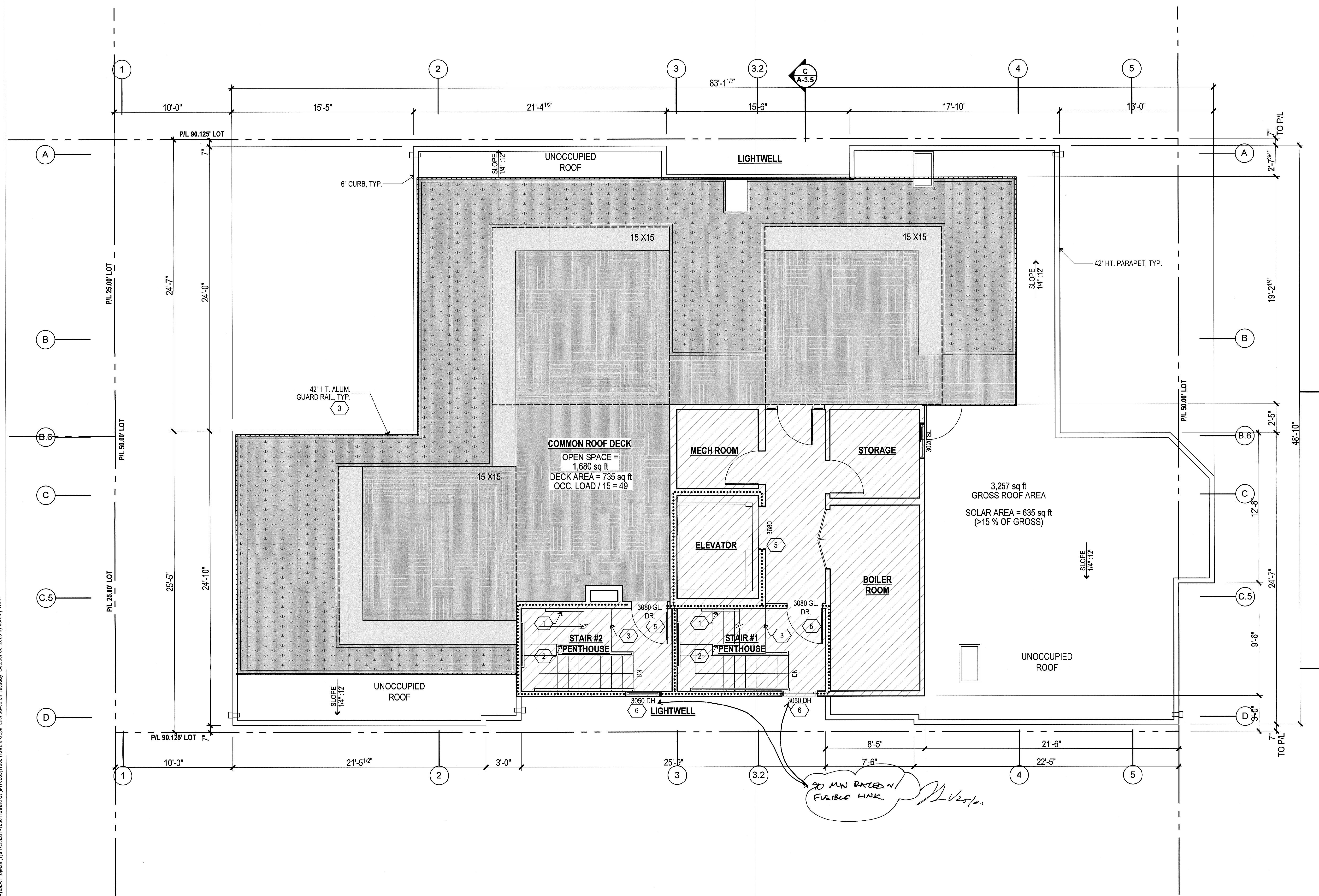
Thomas Haney, SFFD  
FEB 23 2021

**SITE PERMIT REVISION**  
OCT 23 2020  
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.  
3"x2" DBI STAMP SPACE

David Jones, DBI  
JAN 23 2021

Job 160118  
Sheet

**A-2.7**



**ROOF PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

**WALL LEGEND**

	EXISTING WALL/FLOOR TO BE REMOVED
	EXISTING CONCRETE WALL/FLOOR TO REMAIN
	NEW 1-HR WALL/FLOOR
	NEW NON-COMBUSTIBLE 1-HR WALL/FLOOR
	NEW 2-HR WALL/FLOOR
	NEW CONCRETE WALL/FLOOR

90 MIN RATED W/ FIBRE LINK. *1/25/21*

*10/23/20*  
Approved Planning Dept. Monica Giacomucci

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- PLAN NOTES:
- 1-1/2" DIA. SHAPED HANDRAIL, 34" TO 38" HT., PROVIDE SOLID BLOCKING BEHIND SUPPORT
  - 1-1/2" DIA. SHAPED HANDRAIL, 34" TO 38" HT. ATTACHED TO 42" HT. GUARDRAIL W/ OPEN RAILING AT 4" O.C.
  - 42" HT. GUARDRAIL W/ OPEN RAILING AT 4" O.C.
  - 1-3/4" S.C. W/ CLOSER & LATCH, 60 MIN. RATING. FIRE RATED DOOR & FRAMES SHALL BE LABELED W/ SUCH PROTECTION RATING PER 715.4.4.
  - 1-3/4" S.C. W/ CLOSER & LATCH, 90 MIN. RATING. FIRE RATED DOOR & FRAMES SHALL BE LABELED W/ SUCH PROTECTION RATING PER 715.4.5.1.
  - TEMP. (SAFETY) GLASS AT HAZARDOUS LOCATION PER SEC. 2406.4

**SLA**  
SCHAUBLY ARCHITECTS  
SCHAUBLY ARCHITECTS, INC.  
1360 9TH AVENUE, SUITE 210  
SAN FRANCISCO CA 94122  
415-682-8060 www.slsaf.com

**MIXED-USE ADDITION**  
**1088 HOWARD STREET**  
**BLOCK 3726, LOTS 030 & 031**  
**SAN FRANCISCO, CA 94103**

**PROPOSED SEVENTH FLOOR PLAN**



Date	By
8/28/18	MYL
12/21/19 NODPR	MYL
1/30/19 DECK	JS
12/15/19 ROOF	JS
6/4/20 DR HEARING	JS
8/6/20 DBI NOTES	JS
10/6/20 VARIANCE	JS

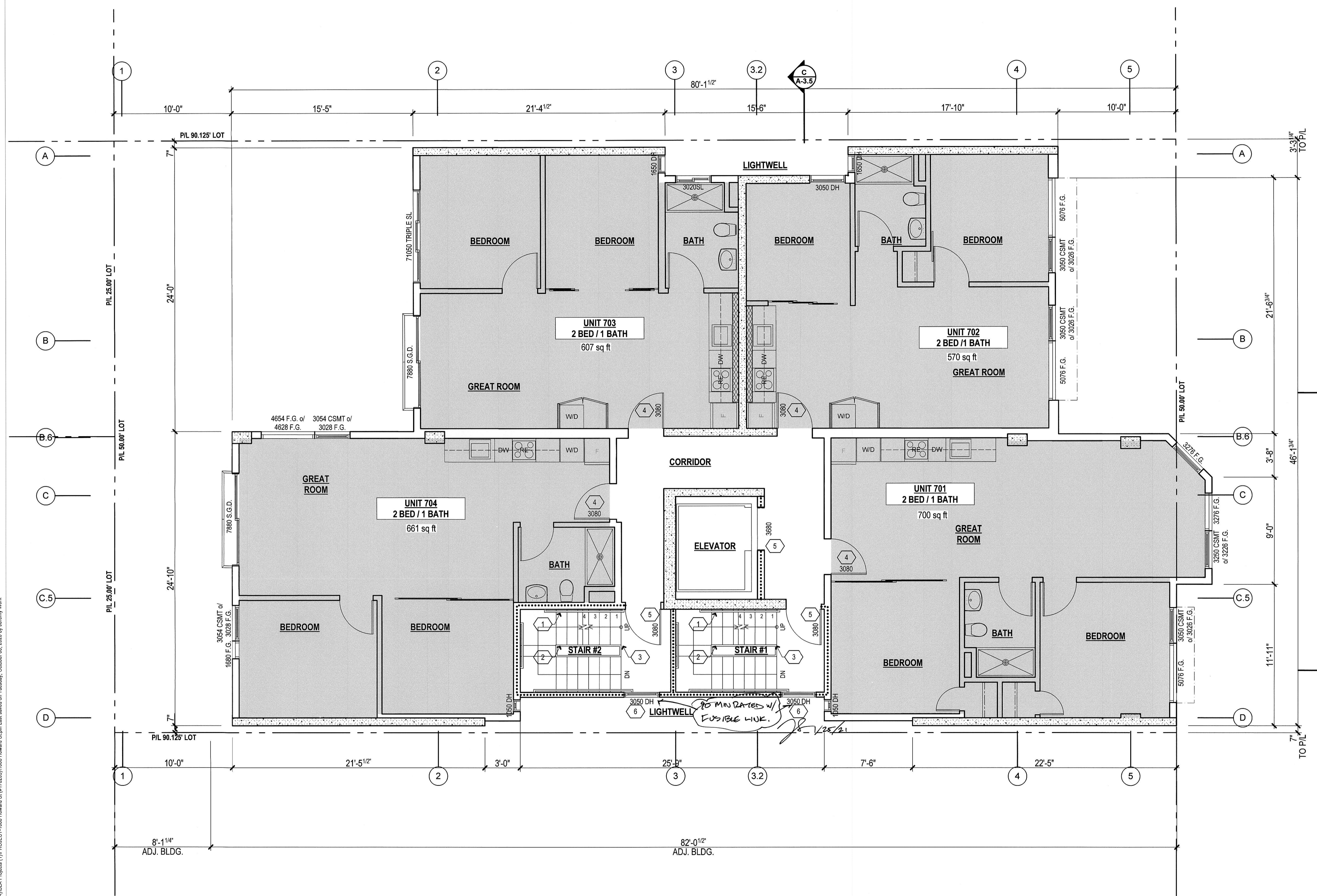
**APPROVED**  
Thomas Haney, SFFD  
FEB 23 2021

**SITE PERMIT REVISION**  
OCT 23 2020  
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

David Jones, DBI  
JAN 25 2021

Job 160118  
Sheet

**A-2.6**



**WALL LEGEND**

	EXISTING WALL/FLOOR TO BE REMOVED
	EXISTING CONCRETE WALL/FLOOR TO REMAIN
	NEW 1-HR WALL/FLOOR
	NEW NON-COMBUSTIBLE 1-HR WALL/FLOOR
	NEW 2-HR WALL/FLOOR
	NEW CONCRETE WALL/FLOOR

Approved Planning Dept. Monica Giacomucci  
10/23/20

**SEVENTH FLOOR PLAN (TYPE III-A CONSTRUCTION)**  
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.  
SCALE: 1/4" = 1'-0"

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- PLAN NOTES:**
- 1-1/2" DIA. SHAPED HANDRAIL, 34" TO 38" HT., PROVIDE SOLID BLOCKING BEHIND SUPPORT
  - 1-1/2" DIA. SHAPED HANDRAIL, 34" TO 38" HT. ATTACHED TO 42" HT. GUARDRAIL W/ OPEN RAILING AT 4" O.C.
  - 42" HT. GUARDRAIL W/ OPEN RAILING AT 4" O.C.
  - 1-3/4" S.C. W/ CLOSER & LATCH, 60 MIN. RATING. FIRE RATED DOOR & FRAMES SHALL BE LABELED W/ SUCH PROTECTION RATING PER 715.4.4.
  - 1-3/4" S.C. W/ CLOSER & LATCH, 90 MIN. RATING. FIRE RATED DOOR & FRAMES SHALL BE LABELED W/ SUCH PROTECTION RATING PER 715.4.5.1.
  - TEMP. (SAFETY) GLASS AT HAZARDOUS LOCATION PER SEC. 2406.4

**SLA**  
 SCHAUB LY  
 ARCHITECTS  
 SCHAUB LY  
 ARCHITECTS, INC.  
 1360 9TH AVENUE, SUITE 210  
 SAN FRANCISCO CA 94122  
 415-682-8060 www.slsaf.com

**MIXED-USE ADDITION**  
 1088 HOWARD STREET  
 BLOCK 3726, LOTS 030 & 031  
 SAN FRANCISCO, CA 94103

**PROPOSED SIXTH FLOOR PLAN**



**APPROVED**  
 Dept. of Building Insp.  
 - San Francisco -  
 APR 28 2021

Date	By
6/28/18	MYL
1/20/19	MYL
1/30/19	JS
12/15/19	JS
6/4/20	JS
8/6/20	JS
10/6/20	JS

Thomas Haney, SFFD  
 FEB 23 2021

**SITE PERMIT REVISION**  
 OCT 23 2020  
 THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

3'x2' DBI STAMP SPACE

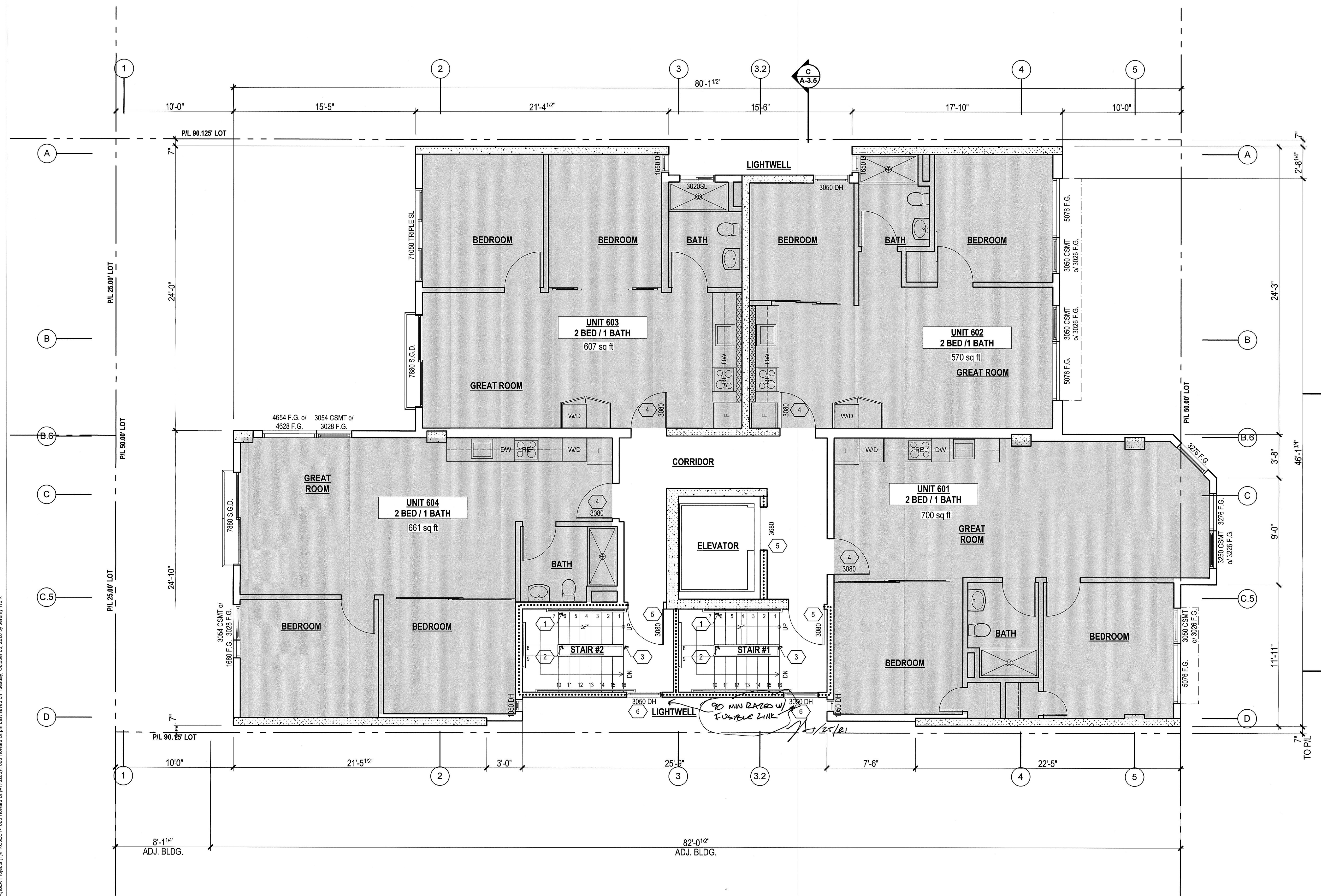
David Jones, DBI  
 JAN 25 2021

Job 160118

Sheet

**A-2.5**

12 Of 22 Sheets

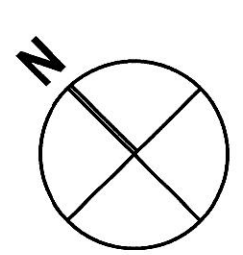


**WALL LEGEND**

[Dashed Line]	EXISTING WALL/FLOOR TO BE REMOVED
[Diagonal Hatching]	EXISTING CONCRETE WALL/FLOOR TO REMAIN
[Solid Line]	NEW 1-HR WALL/FLOOR
[Diagonal Hatching]	NEW NON-COMBUSTIBLE 1-HR WALL/FLOOR
[Dotted Line]	NEW 2-HR WALL/FLOOR
[Stippled Pattern]	NEW CONCRETE WALL/FLOOR

WJH 10/23/20  
 Approved Planning Dept. Monica Giacometti

**SIXTH FLOOR PLAN (TYPE III-A CONSTRUCTION)**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



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- PLAN NOTES:
- 1-1/2" DIA. SHAPED HANDRAIL, 34" TO 38" HT., PROVIDE SOLID BLOCKING BEHIND SUPPORT
  - 1-1/2" DIA. SHAPED HANDRAIL, 34" TO 38" HT. ATTACHED TO 42" HT. GUARDRAIL W/ OPEN RAILING AT 4" O.C.
  - 42" HT. GUARDRAIL W/ OPEN RAILING AT 4" O.C.
  - 1-3/4" S.C. W/ CLOSER & LATCH, 60 MIN. RATING. FIRE RATED DOOR & FRAMES SHALL BE LABELED W/ SUCH PROTECTION RATING PER 715.4.4.
  - 1-3/4" S.C. W/ CLOSER & LATCH, 90 MIN. RATING. FIRE RATED DOOR & FRAMES SHALL BE LABELED W/ SUCH PROTECTION RATING PER 715.4.5.1.
  - TEMP. (SAFETY) GLASS AT HAZARDOUS LOCATION PER SEC. 2406.4

**SLA**  
 SCHAUB LY  
 ARCHITECTS

SCHAUB LY  
 ARCHITECTS, INC.  
 1360 9TH AVENUE, SUITE 210  
 SAN FRANCISCO CA 94132  
 415.682.8060 www.slaa.com

**MIXED-USE ADDITION**  
 1088 HOWARD STREET  
 BLOCK 3726, LOTS 030 & 031  
 SAN FRANCISCO, CA 94103

**PROPOSED FIFTH FLOOR PLAN**



**APPROVED**  
 APR 28 2021  
 Dept. of Building Insp.  
 -San Francisco-

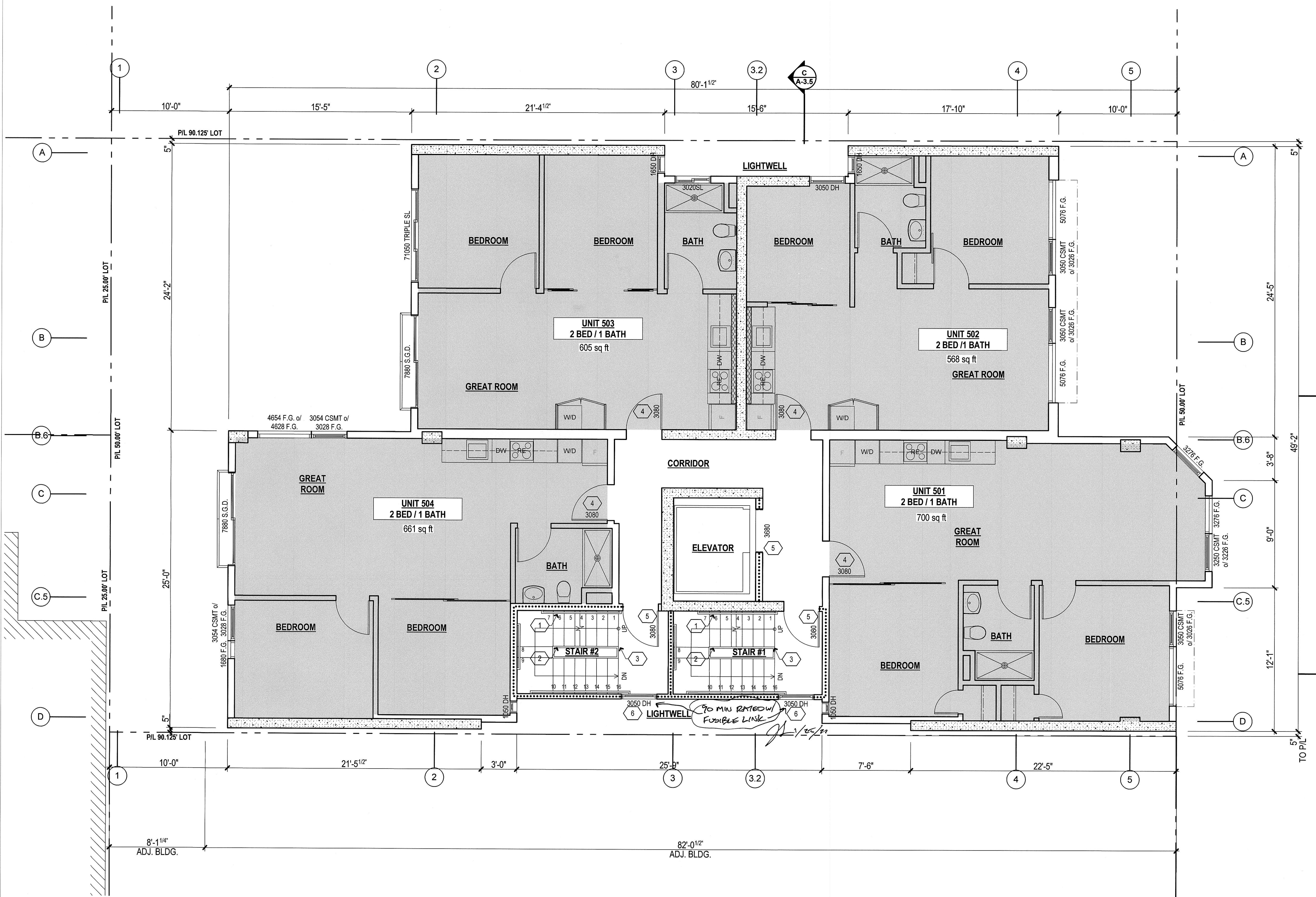
Date	By
8/28/18	MYL
12/21/19 NOPDR	MYL
1/30/19 DECK	JS
12/15/19 ROOF	JS
6/4/20 DR HEARING	JS
8/6/20 DBI NOTES	JS
10/6/20 VARIANCE	JS

**SITE PERMIT REVISION**  
 OCT 23 2020  
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David Jones, DBI  
 JAN 25 2021

Job 160118  
 Sheet

**A-2.4**

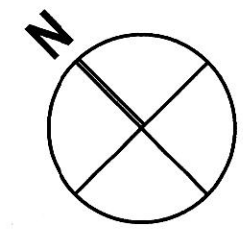


**WALL LEGEND**

	EXISTING WALL/FLOOR TO BE REMOVED
	EXISTING CONCRETE WALL/FLOOR TO REMAIN
	NEW 1-HR WALL/FLOOR
	NEW NON-COMBUSTIBLE 1-HR WALL/FLOOR
	NEW 2-HR WALL/FLOOR
	NEW CONCRETE WALL/FLOOR

10/23/20  
 Approved Planning Dept. Monica Giacomucci

**FIFTH FLOOR PLAN (TYPE III-A CONSTRUCTION)**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



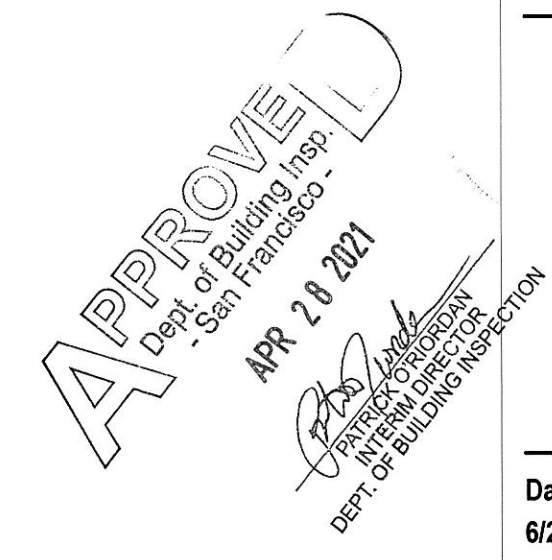
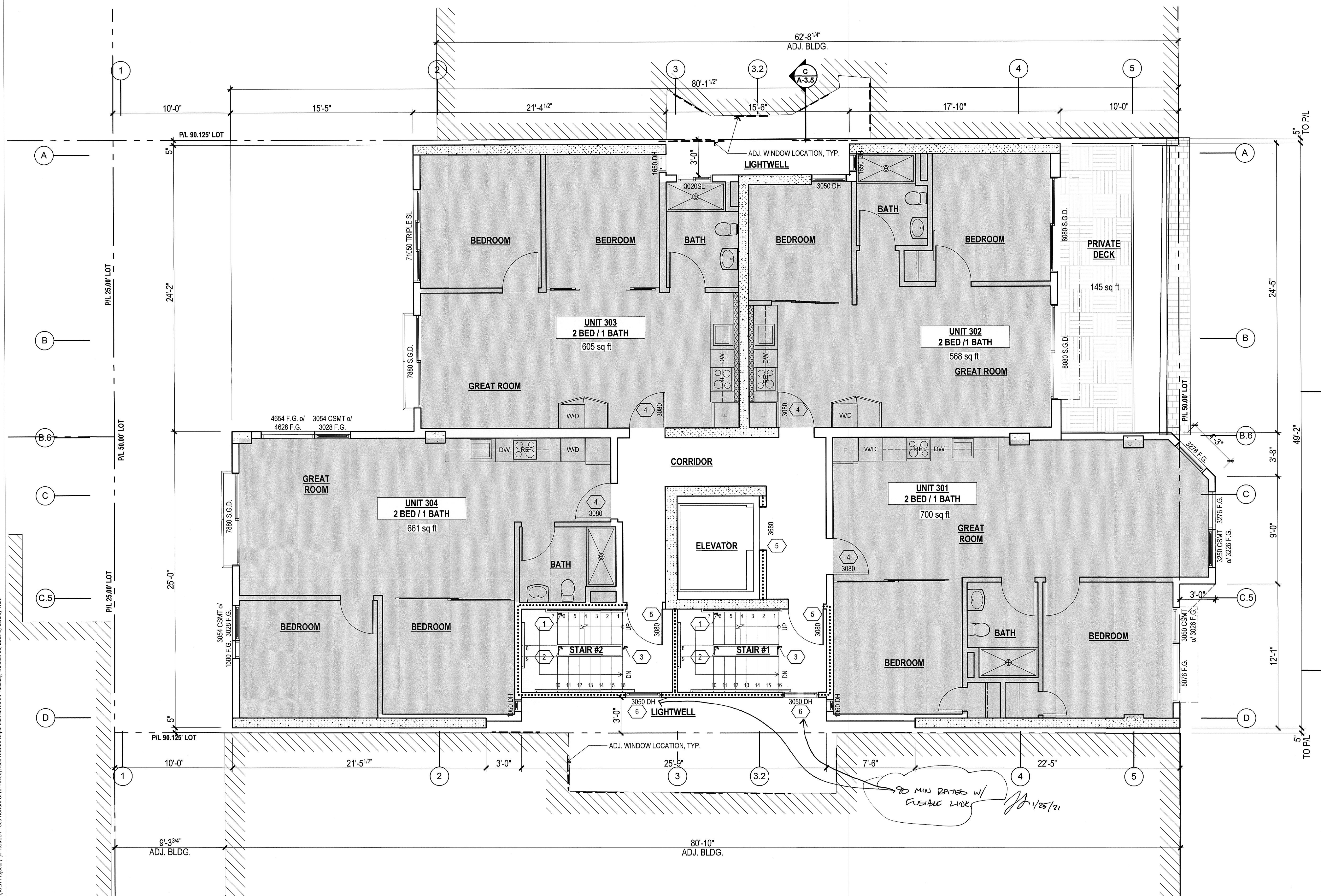


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- PLAN NOTES:
- 1-1/2" DIA. SHAPED HANDRAIL, 34" TO 38" HT., PROVIDE SOLID BLOCKING BEHIND SUPPORT
  - 1-1/2" DIA. SHAPED HANDRAIL, 34" TO 38" HT. ATTACHED TO 42" HT. GUARDRAIL W/ OPEN RAILING AT 4" O.C.
  - 42" HT. GUARDRAIL W/ OPEN RAILING AT 4" O.C.
  - 1-3/4" S.C. W/ CLOSER & LATCH, 60 MIN. RATING. FIRE RATED DOOR & FRAMES SHALL BE LABELED W/ SUCH PROTECTION RATINGS PER 715.4.4.
  - 1-3/4" S.C. W/ CLOSER & LATCH, 90 MIN. RATING. FIRE RATED DOOR & FRAMES SHALL BE LABELED W/ SUCH PROTECTION RATINGS PER 715.4.5.1.
  - TEMP. (SAFETY) GLASS AT HAZARDOUS LOCATION PER SEC. 2406.4

**MIXED-USE ADDITION**  
**1088 HOWARD STREET**  
**BLOCK 3726, LOTS 030 & 031**  
**SAN FRANCISCO, CA 94103**

**PROPOSED THIRD FLOOR PLAN**



Thomas Haney, SFFD  
FEB 23 2021

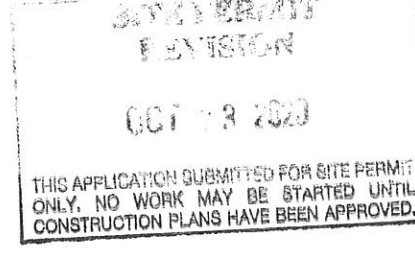
**SITE PERMIT REVISION**  
OCT 23 2020  
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

**WALL LEGEND**

	EXISTING WALL/FLOOR TO BE REMOVED
	EXISTING CONCRETE WALL/FLOOR TO REMAIN
	NEW 1-HR WALL/FLOOR
	NEW NON-COMBUSTIBLE 1-HR WALL/FLOOR
	NEW 2-HR WALL/FLOOR
	NEW CONCRETE WALL/FLOOR



Date	By
6/28/18	MYL
1/22/19 NOPDR	MYL
1/30/19 DECK	JS
12/15/19 ROOF	JS
6/4/20 DR HEARING	JS
8/6/20 DBI NOTES	JS
10/6/20 VARIANCE	JS



3"x2" DBI STAMP SPACE  
David Jones, DBI  
JAN 25 2021

Job 160118  
Sheet

**A-2.2**

**THIRD FLOOR PLAN (TYPE III-A CONSTRUCTION)**  
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

**MIXED-USE ADDITION**  
 1088 HOWARD STREET  
 BLOCK 3726, LOTS 030 & 031  
 SAN FRANCISCO, CA 94103

**PROPOSED SECOND FLOOR PLAN**



Date	By
6/28/18	MYL
1/22/19 NOPDR	MYL
1/30/19 DECK	JS
12/15/19 ROOF	JS
6/4/20 DR HEARING	JS
8/6/20 DBI NOTES	JS
10/6/20 VARIANCE	JS

**SITE PERMIT REVISION**  
 OCT 23 2020  
 THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

3'x2' DBI STAMP SPACE  
 David Jones, DBI  
 JAN 25 2021

Job 160118  
 Sheet

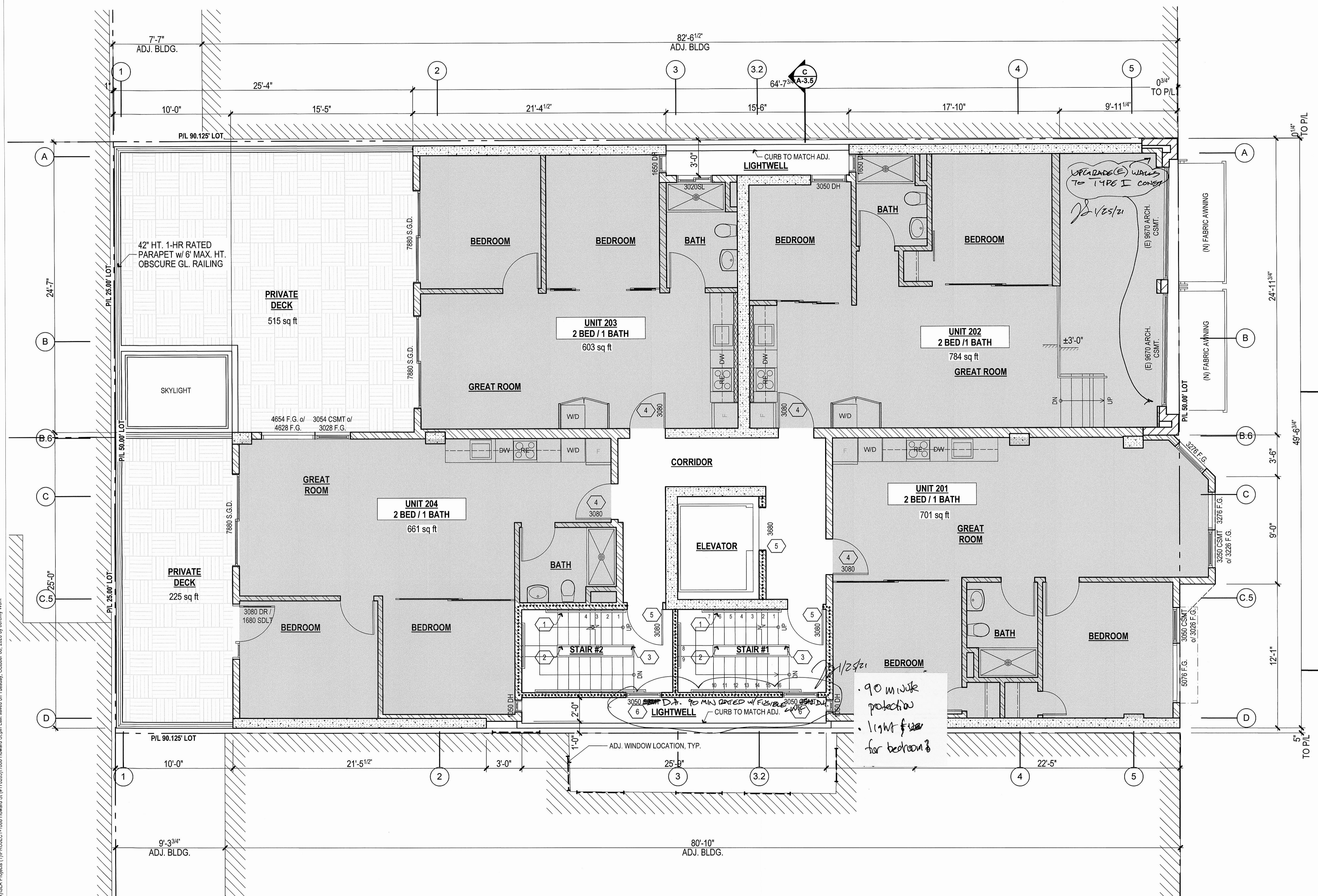
**A-2.1**

- PLAN NOTES:**
- 1-1/2" DIA. SHAPED HANDRAIL, 34" TO 38" HT., PROVIDE SOLID BLOCKING BEHIND SUPPORT
  - 1-1/2" DIA. SHAPED HANDRAIL, 34" TO 38" HT., ATTACHED TO 42" HT. GUARDRAIL W/ OPEN RAILING AT 4" O.C.
  - 42" HT. GUARDRAIL W/ OPEN RAILING AT 4" O.C.
  - 1-3/4" S.C. W/ CLOSER & LATCH, 60 MIN. RATING. FIRE RATED DOOR & FRAMES SHALL BE LABELED W/ SUCH PROTECTION RATING PER 715.4.4.
  - 1-3/4" S.C. W/ CLOSER & LATCH, 90 MIN. RATING. FIRE RATED DOOR & FRAMES SHALL BE LABELED W/ SUCH PROTECTION RATING PER 715.4.5.1.
  - TEMP. (SAFETY) GLASS AT HAZARDOUS LOCATION PER SEC. 2406.4

**WALL LEGEND**

[Symbol: Dashed line]	EXISTING WALL/FLOOR TO BE REMOVED
[Symbol: Diagonal hatching /]	EXISTING CONCRETE WALL/FLOOR TO REMAIN
[Symbol: Solid line]	NEW 1-HR WALL/FLOOR
[Symbol: Diagonal hatching \]	NEW NON-COMBUSTIBLE 1-HR WALL/FLOOR
[Symbol: Dotted line]	NEW 2-HR WALL/FLOOR
[Symbol: Stippled pattern]	NEW CONCRETE WALL/FLOOR

**APPROVED**  
 Thomas Haney, SFFPD  
 FEB 23 2021  
 Dept. of Building Inspection  
 San Francisco  
 APR 28 2021  
 DIVISION OF BUILDING INSPECTION  
 DEPT. OF PUBLIC WORKS



**SECOND FLOOR PLAN (TYPE I-A CONSTRUCTION)**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

10/23/20  
 Approved Righting Dept. Monica Giacomucci



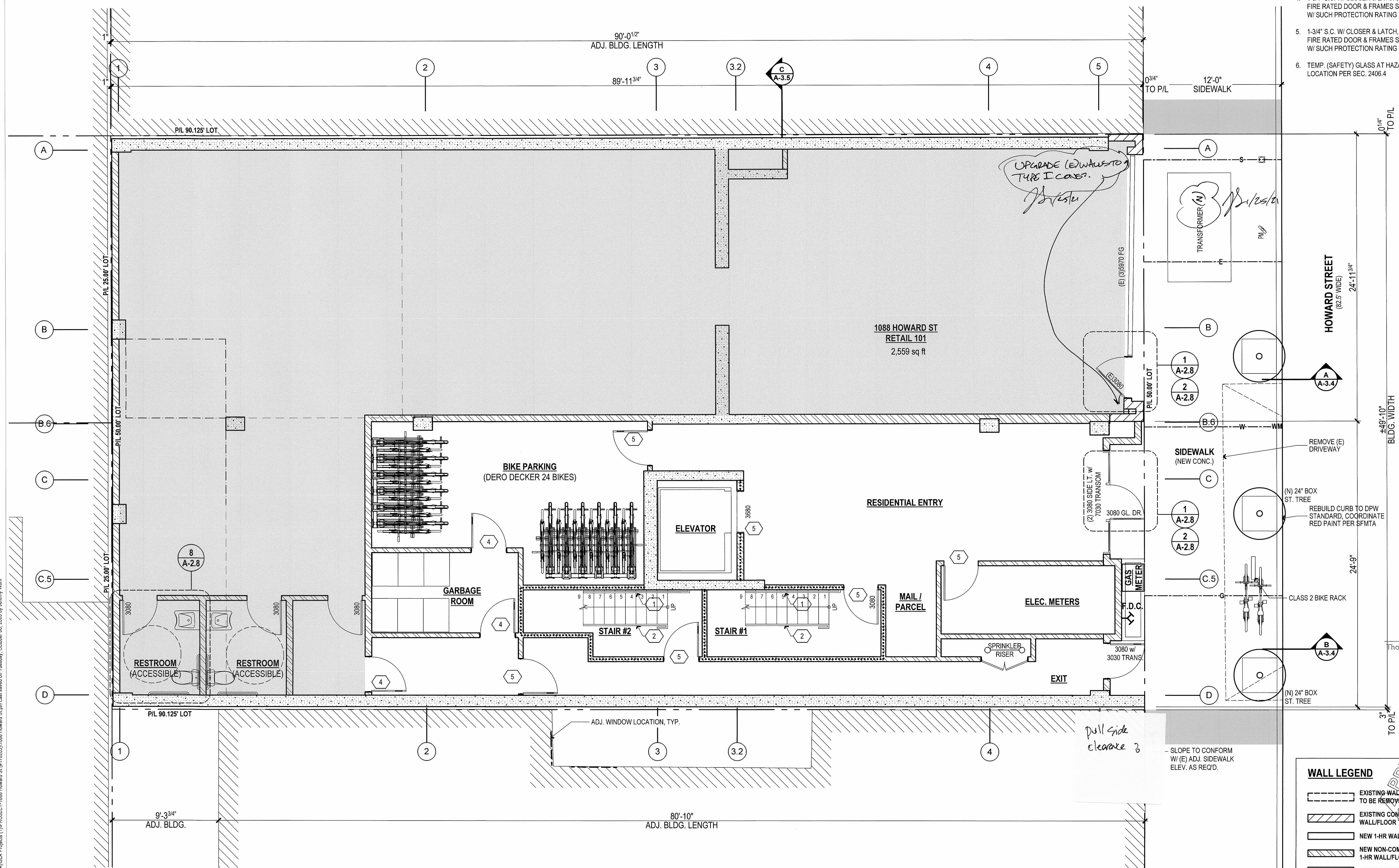
Date	6/28/18	By	MYL
1/22/19	NOPDR	MYL	
1/30/19	DECK	JS	
12/15/19	ROOF	JS	
6/4/20	DR HEARING	JS	
8/6/20	DBI NOTES	JS	
10/6/20	VARIANCE	JS	

**APPROVED**  
 Department of Building Inspection  
 City and County of San Francisco  
 APR 28 2021

**SITE PERMIT REVISION**  
 OCT 23 2020  
 3"x2" DBI STAMP SPACE

Job 160118  
 Sheet  
**A-2.0**  
 7 Of 22 Sheets

- PLAN NOTES:**
- 1-1/2" DIA. SHAPED HANDRAIL, 34" TO 38" HT., PROVIDE SOLID BLOCKING BEHIND SUPPORT
  - 1-1/2" DIA. SHAPED HANDRAIL, 34" TO 38" HT. ATTACHED TO 42" HT. GUARDRAIL W/ OPEN RAILING AT 4" O.C.
  - 42" HT. GUARDRAIL W/ OPEN RAILING AT 4" O.C.
  - 1-3/4" S.C. W/ CLOSER & LATCH, 60 MIN. RATING. FIRE RATED DOOR & FRAMES SHALL BE LABELED W/ SUCH PROTECTION RATING PER 715.4.4.
  - 1-3/4" S.C. W/ CLOSER & LATCH, 90 MIN. RATING. FIRE RATED DOOR & FRAMES SHALL BE LABELED W/ SUCH PROTECTION RATING PER 715.4.5.1.
  - TEMP. (SAFETY) GLASS AT HAZARDOUS LOCATION PER SEC. 2406.4



**GROUND FLOOR PLAN (TYPE I-A CONSTRUCTION)**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.  
 SCALE: 1/4" = 1'-0"

C:\Users\Jeremy\Work\Dropbox\GH-A\SLA Projects\1\PROJECT-1088 Howard St (#170203)1088 Howard St.ppt, Last saved on Tuesday, October 06, 2020 by Jeremy Work

*MA 10/23/20*  
 Approved Reimaging Dept. Monica Giacomucci



**MIXED-USE ADDITION**  
 1088 HOWARD STREET  
 BLOCK 3726, LOTS 030 & 031  
 SAN FRANCISCO, CA 94103

**EXISTING / DEMOLITION FLOOR PLANS**



Date	By
6/28/18	MYL
1/22/19 NOPDR	MYL
1/30/19 DECK	JS
12/15/19 ROOF	JS
6/4/20 DR HEARING	JS
8/6/20 DBI NOTES	JS
10/6/20 VARIANCE	JS

**SITE PERMIT REVISION**  
 OCT 23 2020

THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

3"x2" DBI STAMP SPACE

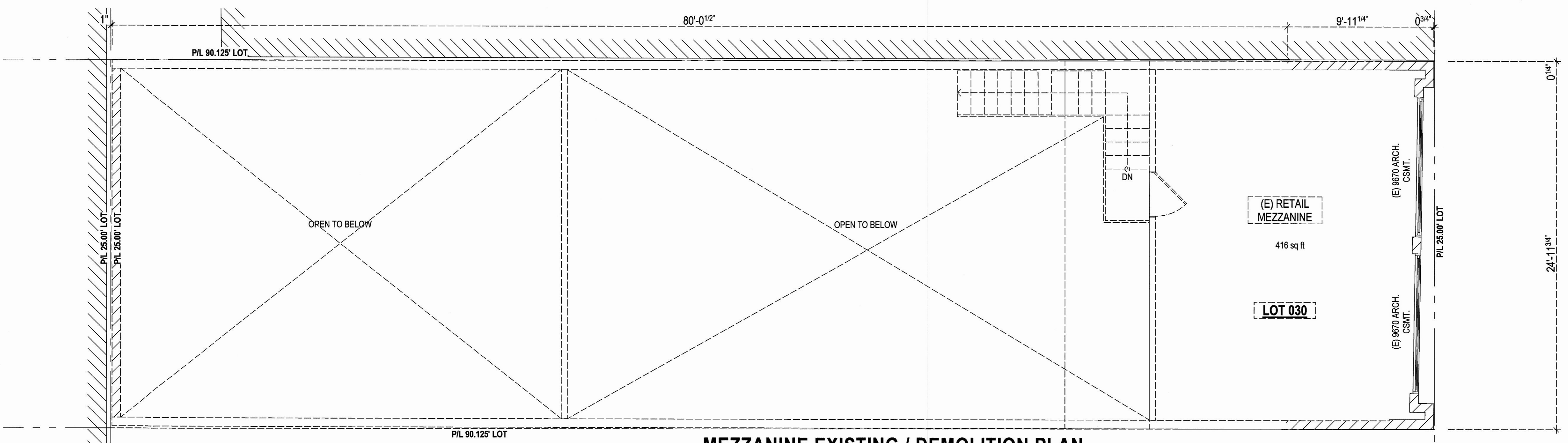
David Jones, DBI  
 JAN 25 2021

Job 160118  
 Sheet

**A-1.1**

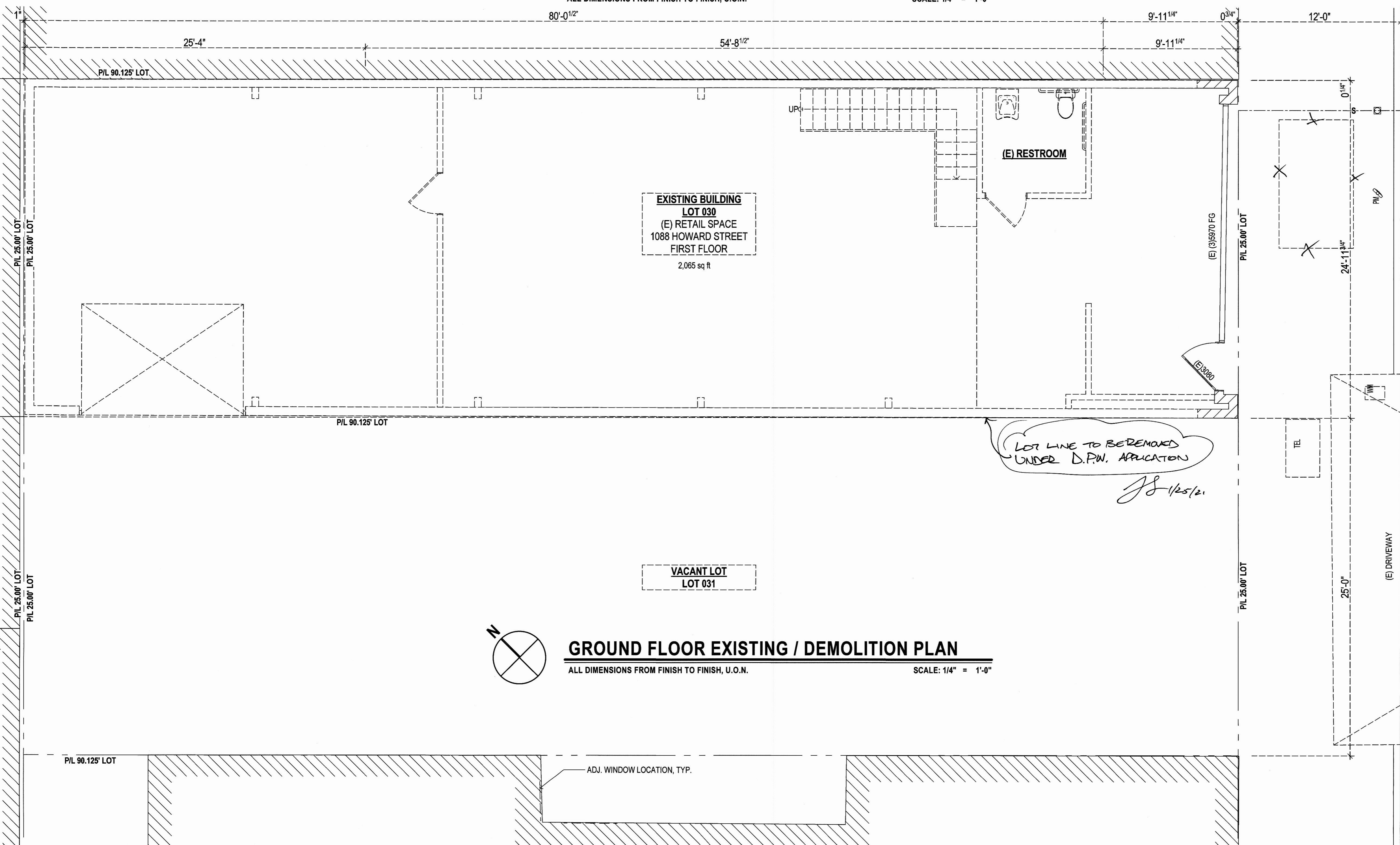
**WALL LEGEND**

	EXISTING WALL/FLOOR TO BE REMOVED
	EXISTING CONCRETE WALL/FLOOR TO REMAIN
	NEW 1-HR WALL/FLOOR
	NEW NON-COMBUSTIBLE 1-HR WALL/FLOOR
	NEW 2-HR WALL/FLOOR



**MEZZANINE EXISTING / DEMOLITION PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



**GROUND FLOOR EXISTING / DEMOLITION PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

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10/23/20  
 Approved Planning Dept. Monica Giacomucci

**MIXED-USE ADDITION**  
 1088 HOWARD STREET  
 BLOCK 3726, LOTS 030 & 031  
 SAN FRANCISCO, CA 94103

**EXISTING & PROPOSED SITE PLANS**



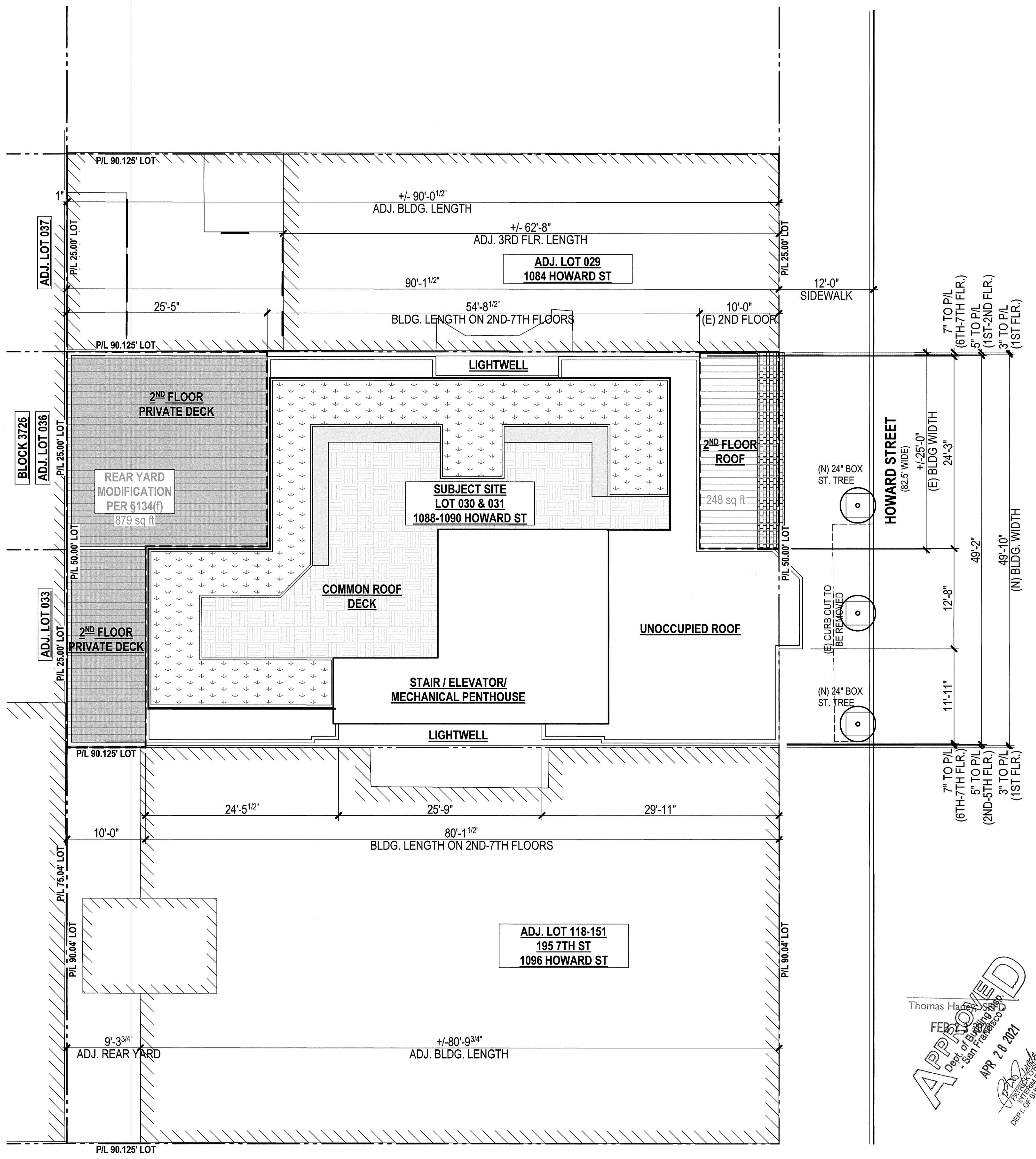
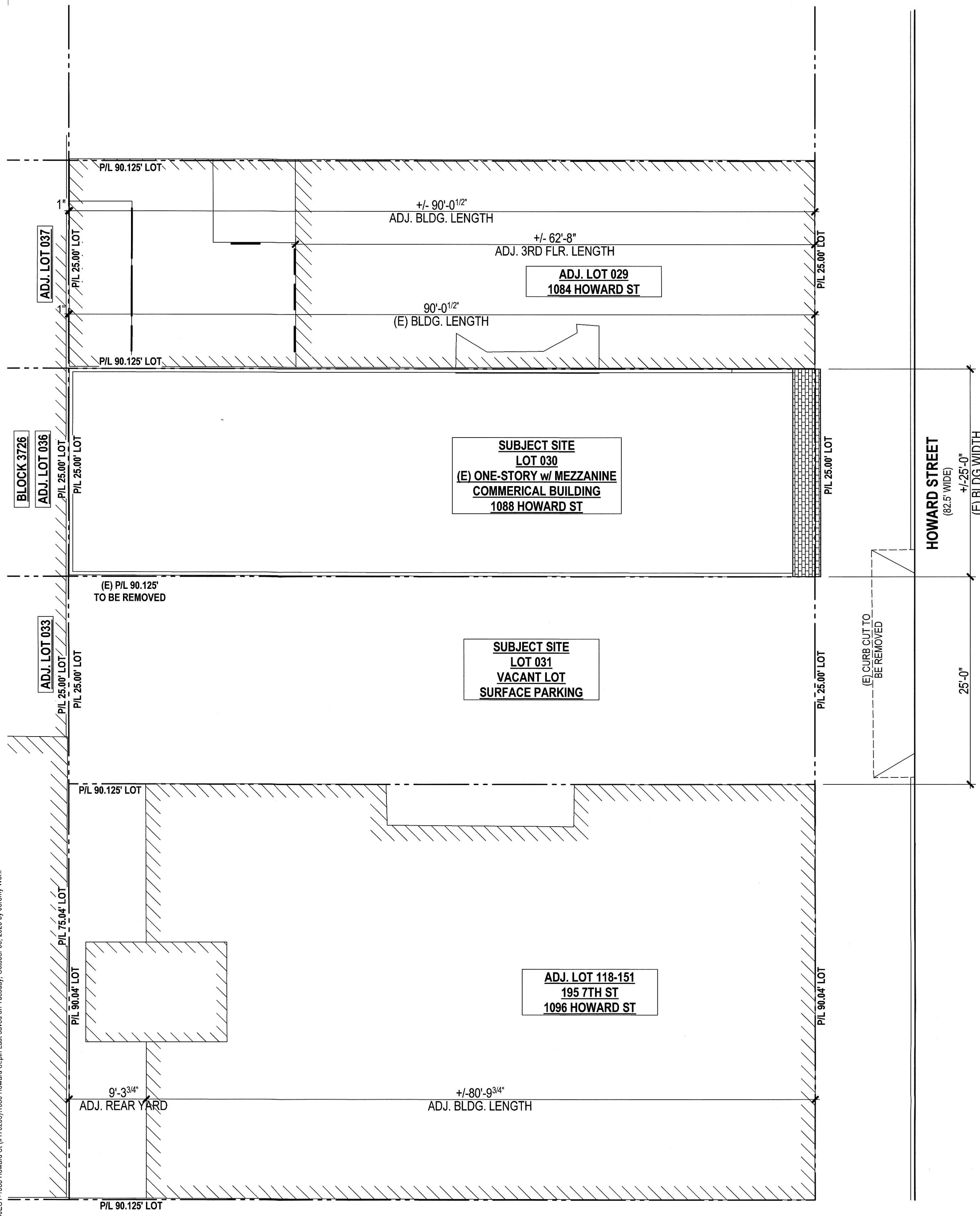
Date	By
6/28/18	MYL
1/22/19 NOPDR	MYL
1/30/19 DECK	JS
12/15/19 ROOF	JS
6/4/20 DR HEARING	JS
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**SITE PERMIT REVISION**  
 OCT 23 2020  
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 3"x2" DBI STAMP SPACE

David Jones, DBI  
 JAN 25 2021

Job 160118  
 Sheet

**A-1.0**



**APPROVED**  
 Thomas Harkness  
 Licensed Architect  
 No. 13328  
 State of California  
 APR 28 2021

10/23/20  
 Approved Planning Dept. Monica Giacomucci

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**MIXED-USE ADDITION**  
 1088 HOWARD STREET  
 BLOCK 3726, LOTS 030 & 031  
 SAN FRANCISCO, CA 94103

**EGRESS PLANS**



Date	6/28/18	By	MYL
	1/22/19 NOPDR		MYL
	1/30/19 DECK		JS
	12/15/19 ROOF		JS
	6/4/20 DR HEARING		JS
	8/6/20 DBI NOTES		JS
	10/6/20 VARIANCE		JS

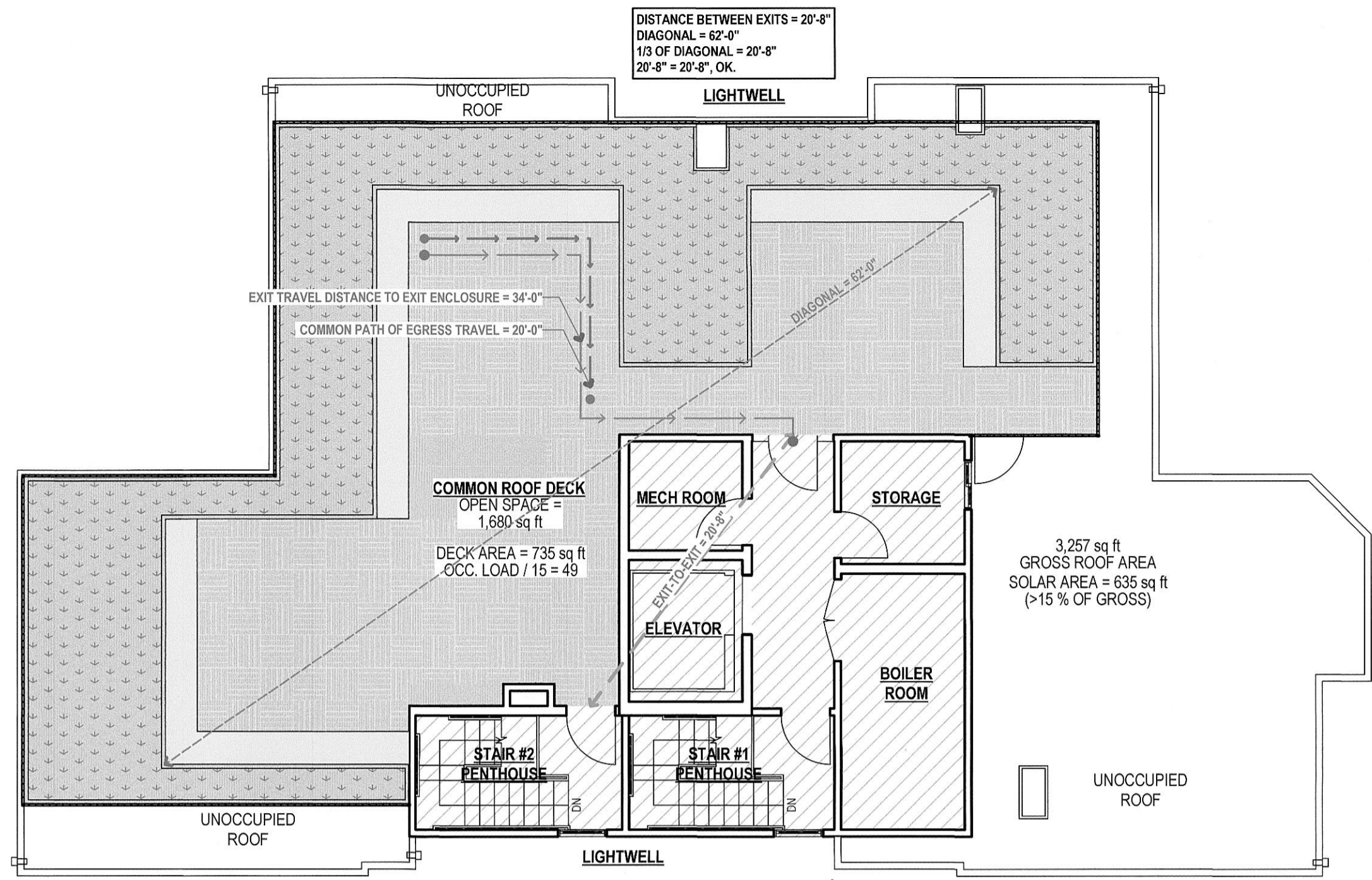
APPROVED  
 FEB 23 2021  
 Thomas Haney, State Architect  
 Dept. of Building Inspection  
 2, San Francisco, CA  
 APR 28 2021  
 State of California Building Division

SITE PERMIT REVISION  
 OCT 23 2020  
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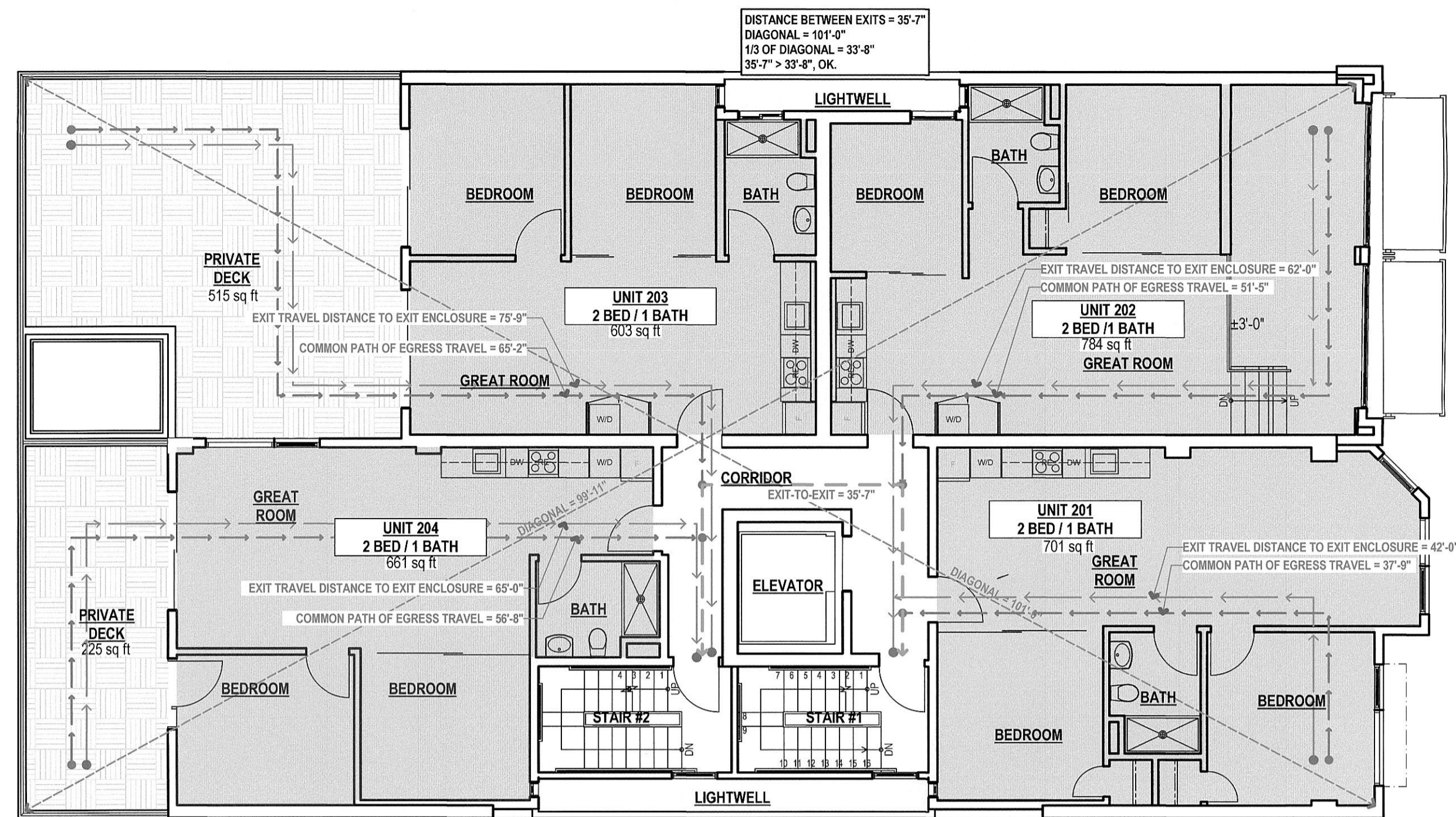
David Jones, DBI  
 JAN 25 2021

Job 160118  
 Sheet

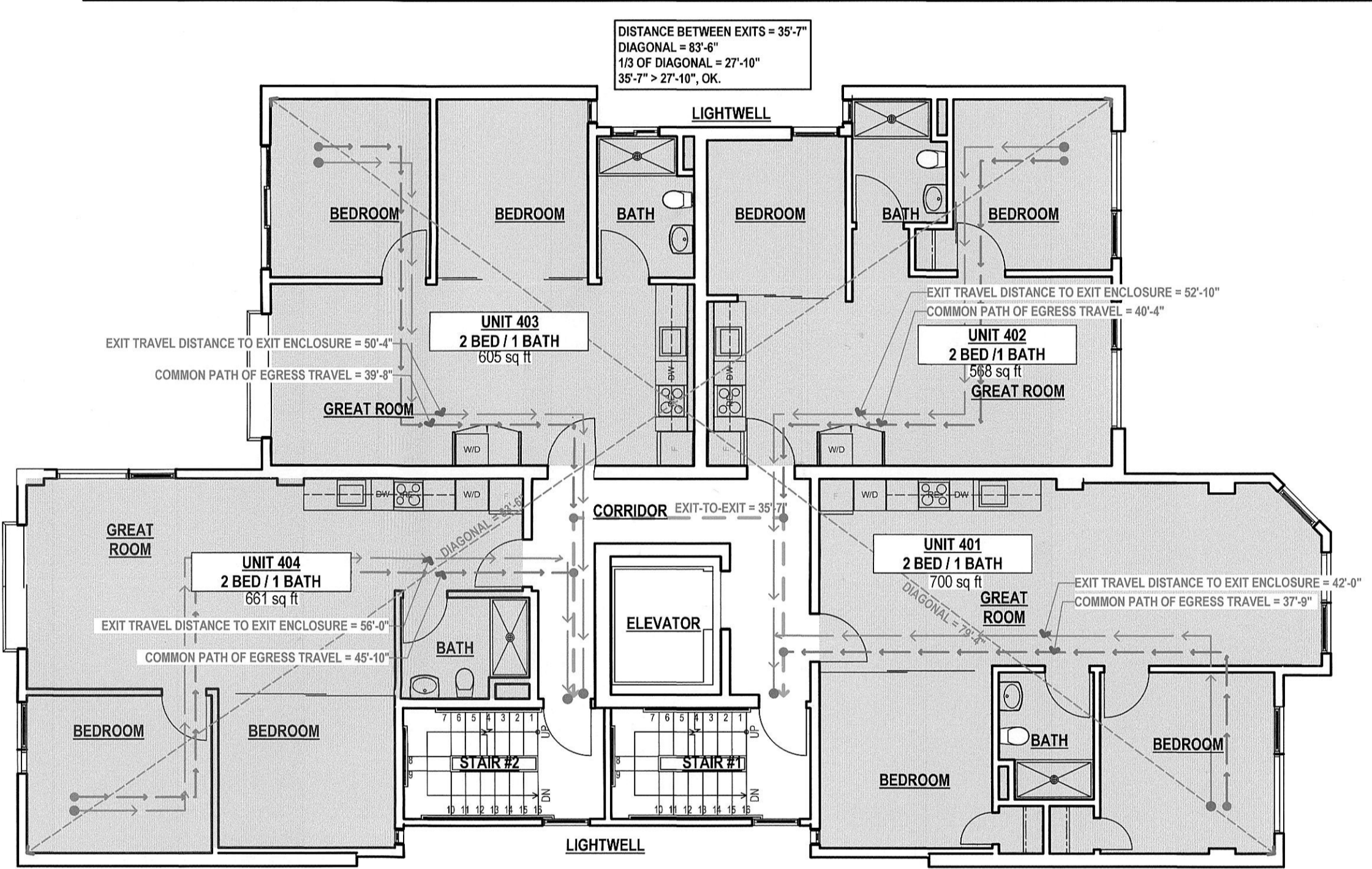
**A-0.3**  
 4 of 22 Sheets



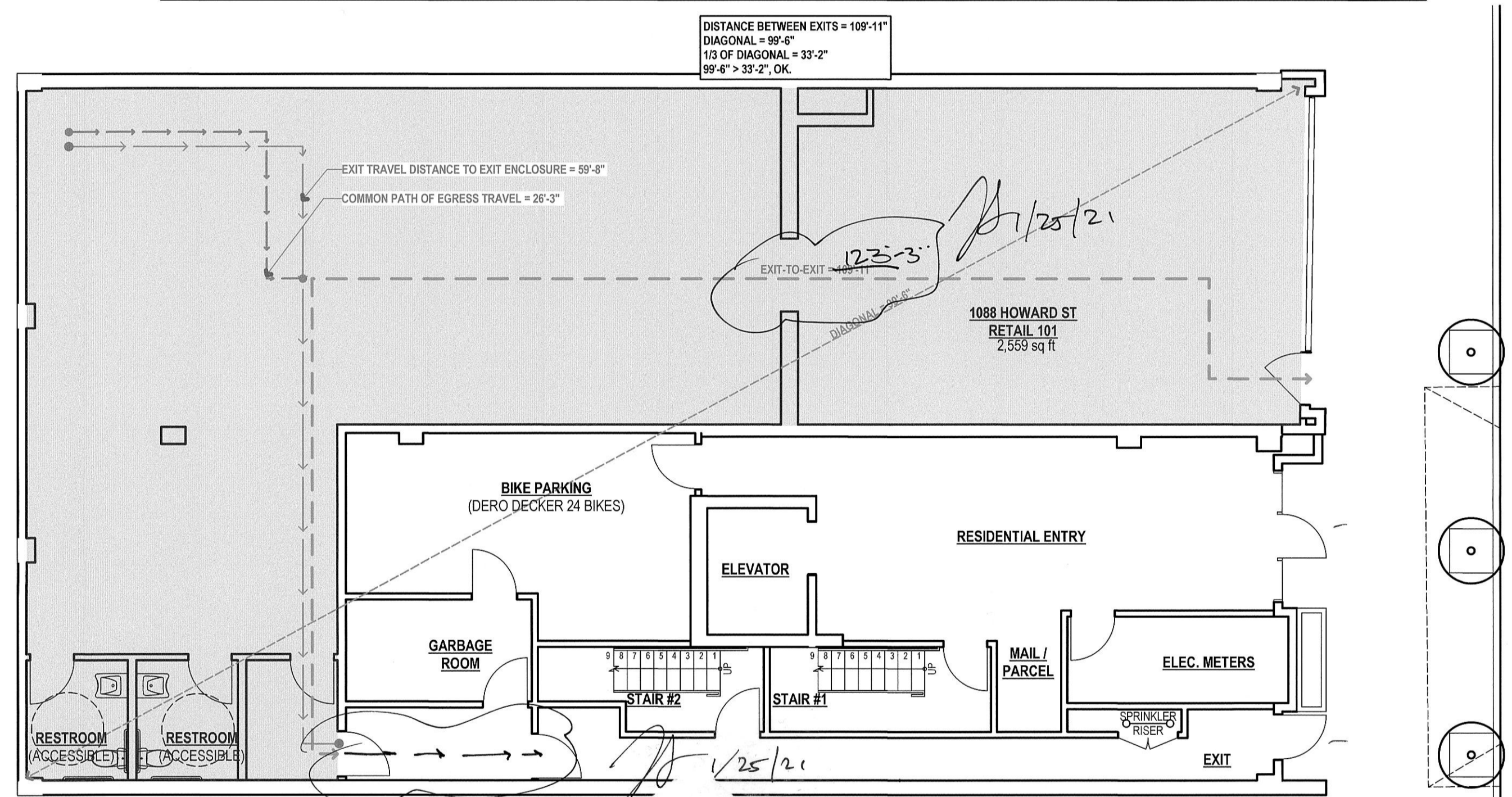
**ROOF EGRESS PLAN**



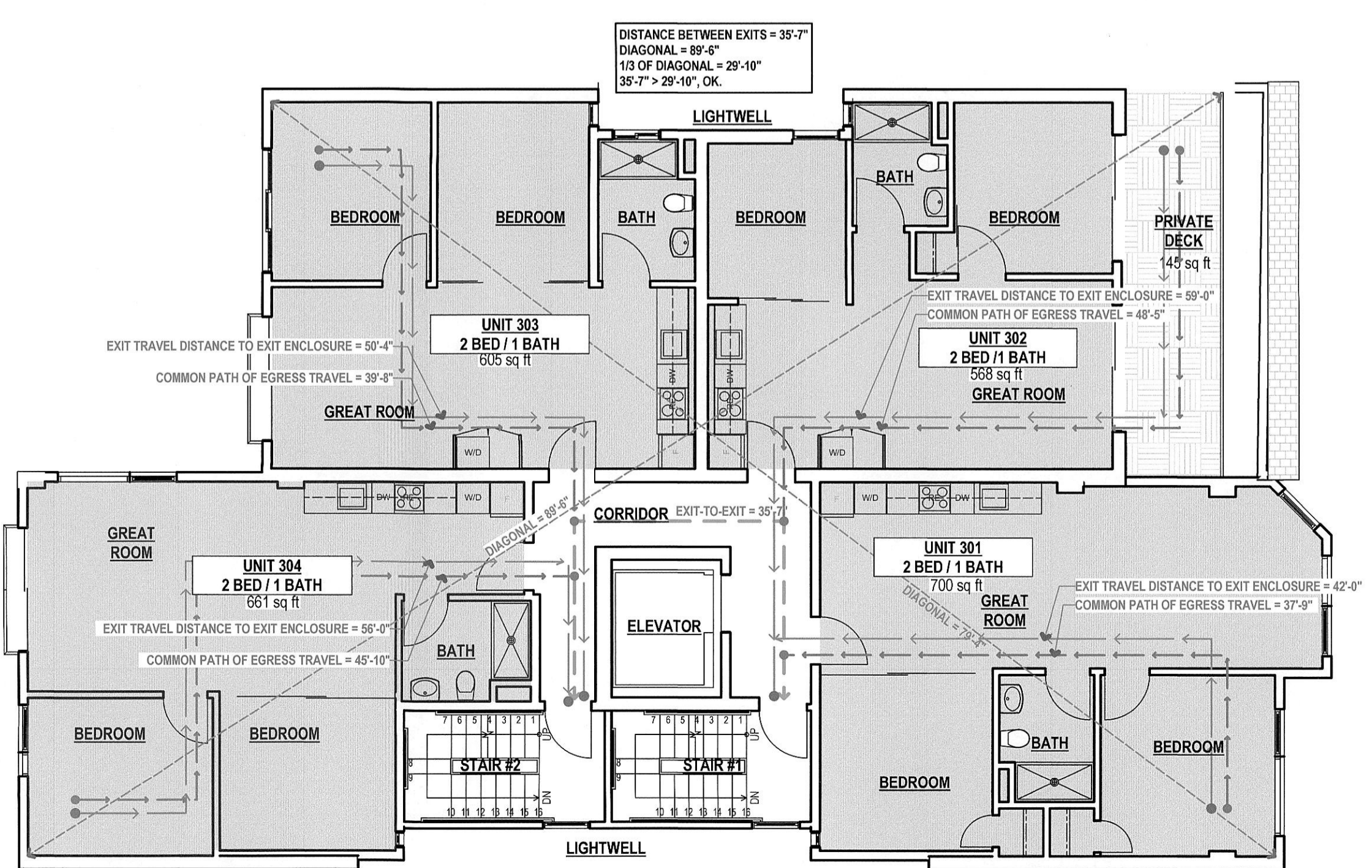
**2ND FLOOR EGRESS PLAN**



**4TH TO 7TH FLOOR EGRESS PLANS**



**1ST FLOOR EGRESS PLAN**



**3RD FLOOR EGRESS PLAN**

**EXIT SYSTEM ANALYSIS** FOR SPRINKLERED BUILDINGS PER 2016 SFGC

	OCCUPANT LOAD PER TABLE 1004.1.2			# OF EXITS		EXIT SEPARATION PER SECTION 1007.1.1			EXIT ACCESS DISTANCE PER TABLE 1006.2.1 AND PER TABLE 1017.2			
	TOTAL AREA	OCCUPANT LOAD FACTOR	OCCUPANTS	REQUIRED	PROVIDED	DIAGONAL DISTANCE	1/3 DIAGONAL DISTANCE	DISTANCE BETWEEN 2 EXITS	MAX. COMMON PATH OF TRAVEL	MAX. EXIT ACCESS TRAVEL DISTANCE TO EXIT ENCLOSURE OR EXIT DISCHARGE		
COMMON ROOF DECK	735	15	49	2	2	62'-0"	20'-8"	< 20'-8"	20'-0"	< 125'	34'-0"	< 250'
4TH - 7TH FLOORS	2,534	200	13	2	2	83'-6"	27'-10"	< 35'-7"	45'-10"	< 125'	56'-0"	< 250'
3RD FLOOR	2,534	200	13	2	2	89'-6"	29'-10"	< 35'-7"	48'-5"	< 125'	59'-0"	< 250'
2ND FLOOR	2,749	200	14	1	1	101'-0"	33'-8"	< 35'-7"	65'-2"	< 125'	75'-9"	< 250'
1ST FLOOR (RETAIL)	2,559	30	86	2	2	99'-6"	33'-2"	< 409'-44" / 123'-5"	26'-3"	< 75'	59'-8"	< 75'

1/25/21  
 1/6/2021  
 Approved Planning Dept. Monica Giacomuzzi

March 6<sup>th</sup>, 2019  
**Mr. Jeff Ma**  
 Department of Building Inspection  
 1660 Mission Street  
 San Francisco, CA 94103

**Ms. Ketty Fedigan**  
 San Francisco Fire Department

**Subject: Pre-Application Meeting Confirmation**  
 1088 Howard Street, Block 3726, Lots 030 & 031  
 Application #2018-0702-3483

Dear Mr. Ma & Ms. Fedigan,  
 I am writing to confirm the items discussed in the meeting we had on February 28<sup>th</sup>, 2019 regarding the above referenced project.

The proposed project is a seven story residential addition to an existing historic commercial building. The final project would have 24 dwellings, 5 vehicle parking spaces, and one retail area. The addition would be Type III-A over Type I-A, measuring 74'-1" to the top of the roof deck. It will be fully sprinklered per NFPA13. I would like to confirm the following code compliance issues under SFBC 2016:

**1. Construction Type**  
 We are proposing that the construction be 5 stories of Type III-A over 2 stories Type I-A. The separation would be 3-hours, per section 510.2. Does this comply with section 504 for the building height and number of stories?

*Response: Yes, that is allowed for construction below 85'-0". Wood construction of the existing historic facade must comply with Section 603 for Combustible Material in Type I and II Construction.*

*SFDBI* *SFFD*

**2. Egress Separation**  
 The maximum overall diagonal dimension at the second floor of the building is 88'-6", and the egress separation is 29'-6". Does that meet the 1/3 requirement under 1007.1.1 for two exits?

*Response: Yes, that dimension meets the minimum requirement. A rated corridor may take the separation measurement as the path of travel, not strictly the diagonal distance.*

*SFDBI* *SFFD*

**3. Building Height**  
 The roof deck measures 74'-1" above the lowest door. I would like to confirm this excludes us from being considered a high-rise building.

*Response: Yes, provided that the lot is level.*

*SFDBI* *SFFD*



1088 Howard Street, San Francisco, CA Page 2 of 4

**4. Rescue Windows**  
 Rear facing dwellings have bedroom windows that open to the rear yard. The construction type is proposed as Type III-A. Do we require Emergency Escape and Rescue Windows per 1030?

*Response: Agreed that no emergency escape and rescue windows will be required for Type III-A or I-A.*

*SFDBI* *SFFD*

**5. Rear Yard Egress**  
 The rear yard provides usable open space for the residents. It is currently proposed as private. May we use the occupant load of 200 square feet per person?

*Response: Yes, that occupant load is appropriate for private decks.*

*SFDBI* *SFFD*

**6. Roof Deck Egress**  
 The roof deck measures 1,856 square feet. What is the occupant load factor for a common deck?

*Response: The occupant load factor is 15 square feet for a common deck. A roof deck with more than 50 occupants is considered an assembly, which is not allowed on the 6<sup>th</sup> level of a Type III-A construction. Landscaping or other means may be used to reduce the occupiable space to below that threshold.*

*SFDBI* *SFFD* *Subject to plan check*

**7. Light & Air at Lightwell**  
 The building features two lightwells. The small one of the right side of the building is not required for light or air. The large one on left side provides light and air the great room of the rear unit. The long dimension is oversized due to the adjacent condition. However, a six story lightwell should measure 7'x 24'8" providing 126 s.f. area. Our lightwell only measures 5' wide, but is 36' long, providing 180 s.f. area. May we file AB-005 for this local equivalency?

*Response: AB-005 is approvable for this local equivalency, based on Planning Department requirements.*

*SFDBI* *SFFD*

**8. Light & Air at Unit #1 on All Floors**  
 The great room of the front left-side units is provided only via an adjoining space. The common wall with the bedroom is at least 50% open, at least 25 square feet. Does this comply with 1203.5 & 1205.2 for natural light and ventilation?

*Response: Yes this complies with the code. Note, the dimensions of the space are similar to that of a kitchen alone, which is allowed to have mechanical light and air if the room name is changed.*

*SFDBI* *SFFD*

SCHAUB LY ARCHITECTS INC.  
 1360 9<sup>th</sup> Avenue Suite 210 - San Francisco - CA - 94122 | (415) 682-8060 | www.slasf.com

1088 Howard Street, San Francisco, CA Page 3 of 4

**9. Residential Lobby**  
 The entry is also one of the exits. We are proposing to use this entry to serve the garage. Are there any concerns with this use category in the exit?

*Response: Stair #1 is allowed to serve as an exit per Section 1028.1 Exception 1.1, the exterior exit door must be readily visible from the point of termination of the enclosure. Either the stair enclosure needs to be re-routed, or an egress passageway from the stair must lead directly to the public way.*

*SFDBI* *SFFD*

**10. Restroom Accessibility**  
 In units with multiple restrooms, may we provide only one complying bathroom per 1134A.2?

*Response: Yes, agreed if at least one of each fixture is accessible.*

*SFDBI* *SFFD*

**11. Accessible Means of Egress**  
 The elevator will be provided with standby power, via a battery backup located on the roof. Does this comply with Section 1009.4?

*Response: Yes, this complies. It is allowed to be submitted under separate permit. Two way communication systems shall be provided per 1009.8.*

*SFDBI* *SFFD*

**12. Egress Stair Accessibility**  
 The elevator serves as the accessible means of entry for the building. The two staircases provide for emergency egress only. Effectively the doors will only be used to enter the stairway on the way to the exit. Do we need to provide door maneuvering clearances on the inside of the stairway doors as well?

*Response: Yes, because the doorways to the stairs only serve stairways, the interior of the stair is exempt from accessibility regulations under chapter 11. Pull clearances and maneuvering space are not required. This interpretation is based on the 2013 code exempting stairs from providing an "area of refuge" when buildings are equipped with throughout with an automatic sprinkler system, and an elevator with battery backup. The maneuvering space into the staircase must retain appropriate clearances.*

*SFDBI* *SFFD*

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1088 Howard Street, San Francisco, CA Page 4 of 4

**13. Doors serving stairways only**  
 Per 11B-206.4.1 Exception 1, doors serving stairways only do not need to be accessible per 11B-404. Does the exit door from Stair #2 need to be accessible?

*Response: No, doors only serving stairs do not need to be accessible. If the roof deck occupant load is reduced to less than 50, the door is also allowed to swing in from the street.*

*SFDBI* *SFFD*

We would appreciate your prompt attention to this letter. Thank you.

Sincerely yours,

*Jeremy Schaub*

Jeremy Schaub, Principal Architect

Agreed to the above determination:

*Jeffrey Ma, DBY*

By: Jeffrey Ma, DBY

3/19/19

Date:

*Ketty Fedigan*

By: Ketty Fedigan, SFFD

3.21.19

Date:

*Subject to plan check*  
*Comply with code*

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 1360 9<sup>th</sup> Avenue Suite 210 - San Francisco - CA - 94122 | (415) 682-8060 | www.slasf.com



MIXED-USE ADDITION  
 1088 HOWARD STREET  
 BLOCK 3726, LOTS 030 & 031  
 SAN FRANCISCO, CA 94103

DBI & SFFD CODE NOTES

December 30<sup>th</sup>, 2019  
**Mr. Jeff Ma**  
 Department of Building Inspection  
 1660 Mission Street  
 San Francisco, CA 94103

**Ms. Diane Van Der Heiden**  
 San Francisco Fire Department

**Subject: Pre-Application Meeting Confirmation #2**  
 1088 Howard Street, Block 3726, Lots 030 & 031  
 Application #2018-0702-3483

Dear Mr. Ma & Ms. Van Der Heiden,  
 I am writing to confirm the items discussed in the meeting we had on December 10<sup>th</sup>, 2019, regarding the above referenced project.

The proposed project is a seven story residential addition to an existing historic commercial building. The final project would have 24 dwellings and one retail area. The addition would be Type III-A over Type I-A, measuring 74'-1" to the top of the roof deck. It will be fully sprinklered per NFPA13. I would like to confirm the following code compliance issues under SFBC 2016:

**1. Egress Separation**  
 The maximum overall diagonal dimension at the second floor of the building is 100'-10", and the egress separation is 36'-6". Does that meet the 1/3 requirement under 1007.1.1 for two exits?

*Response: Yes, this complies with a rated passageway. Comply with CBC Sect. 1007.1.1*

*SFDBI* *SFFD*

**2. Rear Yard Egress**  
 The rear yard provides usable open space for the residents. It is currently proposed as private. May we use the occupant load of 200 square feet per person?

*Response: Yes, if the space is limited only to the residents of a specific dwelling.*

*SFDBI* *SFFD*

**3. Light & Air at Lightwell**  
 The building features two lightwells. The rooms adjacent to them borrow natural light and ventilation from the adjoining great rooms with glass doors. The common wall with the bedroom is at least 50% open, at least 25 square feet. That means the lightwells are not supplying any required light and air. Are there any dimensional requirements? Is an air intake needed?

*Response: If the lightwells are not required for light and ventilation, then there is no size requirement. However, if operable windows are utilized, then a 30 square foot air intake is needed.*

*SFDBI* *SFFD*

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1088 Howard Street, San Francisco, CA Page 2 of 2

**4. Residential Lobby**  
 The entry is also one of the exits. Are there any concerns with this use category in the exit?

*Response: One of the exits is allowed to go through the lobby, so long as the main door is visible from the bottom of the stair shaft. Comply with CBC Sect. 1028.1.*

*SFDBI* *SFFD* *passageway*

**5. Retail Egress**  
 The commercial space is 2,559 square feet. It has a second means of egress that combines with Stair #2. Are there any concerns with this use category in the exit?

*Response: The retail second exit is allowed to combine with the stair #2 from above.*

*SFDBI* *SFFD*

We would appreciate your prompt attention to this letter. Thank you.

Sincerely yours,

*Jeremy Schaub*

Jeremy Schaub, Principal Architect

Agreed to the above determination:

*Jeffrey Ma, DBY*

By: Jeffrey Ma, DBY

1/16/20

Date:

*Diane Van Der Heiden*

By: Diane Van Der Heiden, SFFD

*Subject to Plan Review*

1/17/20

Date:

SCHAUB LY ARCHITECTS INC.  
 1360 9<sup>th</sup> Avenue Suite 210 - San Francisco - CA - 94122 | (415) 682-8060 | www.slasf.com



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: 6 / 29 / 18 REQUEST IS FOR:  FIRE FLOW  SPRINKLER DESIGN

CONTACT PERSON: Jeremy Schaub ADDRESS: 1360 9th Ave. Ste. 210, SF 94122

PHONE NO. (415) 682 / 8060 FAX NO. ( ) / ( )

EMAIL: jeremy@slasf.com

OWNER'S NAME: Ivy Ye PHONE # (415) 792 / 3564

ADDRESS FOR WATER FLOW INFORMATION: PROVIDE SKETCH HERE:

1088 Howard St

CROSS STREETS (BOTH ARE REQUIRED):

7th St / Moss

SPECIFY STREET FOR POINT OF CONNECTION: Howard Street

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: 7 HEIGHT OF BLDG.: 74' FT.

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

Flow data provided by: JMS Date Forwarded: 8-2-18

Flow data: FIELD FLOW TEST STATIC 59 PSI

RECORDS ANALYSIS RESIDUAL 57 PSI

Gate Page 111 FLOW 1185 GPM

8" MAIN on Howard

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

**Fire Flow Calculation - 2016 California Fire Code**

Address: 1088 Howard Street  
 Building Permit Application: 2018-0702-3483

Type of Construction	IIA or IIIA	NO
High-Rise	R1	NO
Occupancy Group	R2	NO
Garage	NO	NO
Total Building Area	24,023 S.F.	NO
Area Separation	NO	NO

**Water Flow Information**

Q1 = Test Flow =	1185	GPM
S = Static Pressure =	59	PSI
R1 = Residual Pressure =	57	PSI
R2 = Residual Pressure of	20	PSI
Q2 = Available Fire Flow		
Q2 = Q1 x ((S-R2) <sup>0.84</sup> / ((S-R1) <sup>0.84</sup> )	5893	GPM

**Fire Flow Requirement**

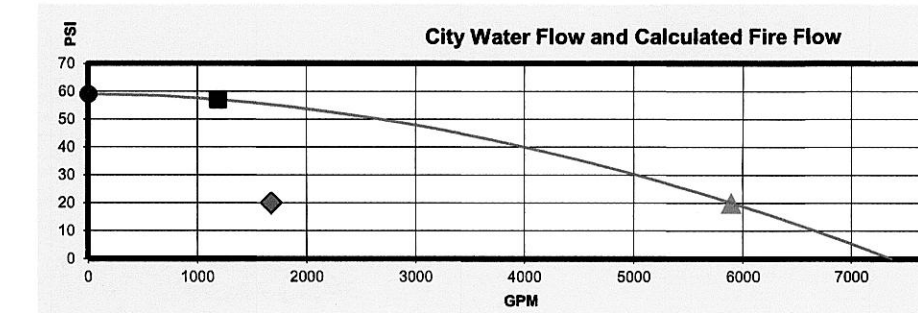
Floor Area = 24,023 S.F.

**Building Fire Flow**

Required Fire Flow (w/o hazard class modifier or reductions) =	2250	Per Table B105.1 CFC
Reduction per Sprinkler Protection =	2250 x 25% = 562.5	(Per Sec.B105.2, Exception 1)
Min Required Fire Flow =	562.5	gpm < 1500
Required Fire Flow =	USE 1500	gpm @ 20psi

Fire Flow Due to Sprinkler Hazard	175	gpm
Fire Flow due to Sprinkler Hazard Group of LH	0	gpm
Fire Flow due to Car Stacker =	175	gpm
Total Fire Flow by Calculation =	175	gpm @ 20psi
Total Required Fire Flow =	USE 1675	gpm @ 20psi

Available Fire Flow: 5893 ≥ Minimum Required Fire Flow: 1675 OK

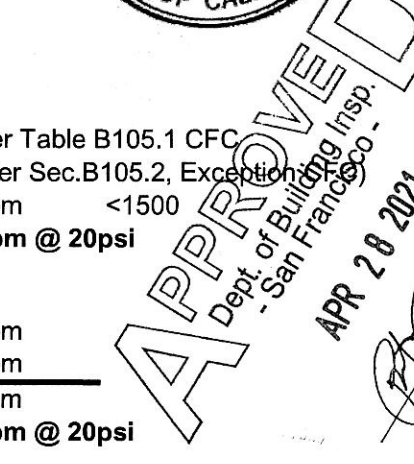
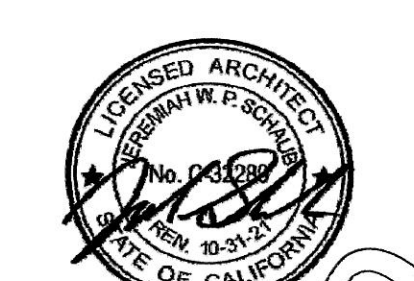


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 1360 9<sup>th</sup> Avenue Suite 210 - San Francisco - CA - 94122 | (415) 682-8060 | www.slasf.com



Thomas Haney, SFFD

FEB 23 2021



Date	By
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10/6/20 VARIANCE	JS

SITE PERMIT REVISION  
 OCT 23 2020

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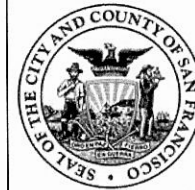
3'x2' DBI STAMP SPACE

David Jones, DBI  
 JAN 25 2021

Job 160118  
 Sheet

**A-0.2**

C:\Users\Jeremy Work\Desktop\GM-A\SLA Projects\11\PROJECT\1088 Howard St\plan Last saved on Tuesday, October 06, 2020 by Jeremy Work



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0699 HEARING DATE: JUNE 4, 2020

Record No.: 2017-009796DRP
Project Address: 1088 Howard Street
Building Permit: 2018.0702.3483
Zoning: MUG (Mixed Use - General) District
Block/Lot: 3726 / 030-031
Project Sponsor: Jeremy Schaub
Dr requestor: Julian Castaneda
Staff Contact: David Winslow

1650 Mission St. Suite 400 San Francisco, CA 94103-2479
Reception: 415.558.8378
Fax: 415.558.6409
Planning Information: 415.558.6377

ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF RECORD NO. 2017-009796DRP AND THE APPROVAL OF BUILDING PERMIT APPLICATION NO. 2018.0702.3483 PROPOSING TO MERGE LOTS 030 AND 031 AND CONSTRUCT A SIX-STORY VERTICAL AND HORIZONTAL ADDITION (APPROXIMATELY 24,000 SQUARE FEET) ABOVE A ONE-STORY COMMERCIAL BUILDING RESULTING IN 24 RESIDENTIAL UNITS AT 1088 HOWARD STREET WITHIN THE MUG (MIXED USE - GENERAL) DISTRICT ZONING DISTRICT AND 85-X HEIGHT AND BULK DISTRICT.

PREAMBLE
On July 2, 2018, Jeremy Schaub filed for Building Permit Application No. 2018.0702.3483 proposing to merge lots 030 and 031 and construct a six-story vertical and horizontal addition (approximately 24,000 square feet) above a one-story commercial building resulting in 24 residential units at 1088 Howard Street within the MUG (Mixed Use - General) Zoning District and 85-X Height and Bulk District.

On January 15, 2020 Julian Castaneda of 195 7th Street, (hereinafter "Discretionary Review (DR Requestor)") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2017-009796DRP) of Building Permit Application No. 2018.0702.3483.

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.

www.sfplanning.org

DRA-0699 Record No. 2017-009796DRP June 4, 2020 1088 Howard Street

On June 4, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2017-009796DRP.

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

ACTION
The Commission found exceptional and extraordinary circumstances with respect to impacts to the existing adjacent properties' rear yards and hereby takes Discretionary Review requested in Record No. 2017-009796DRP and approves Building Permit Application 2018.0702.3483 with the following condition:

- 1. Set the building wall back 1'-0" from the western interior property line to allow adjacent property line windows to function.

SAN FRANCISCO PLANNING DEPARTMENT

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DRA-0699 Record No. 2017-009796DRP June 4, 2020 1088 Howard Street

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals only after the Department of Building Inspection (DBI) takes action (issuing or disapproving) the permit. Such appeal must be made within fifteen (15) days of DBI's action on the permit. For further information, please contact the Board of Appeals at (415) 415-575-6880, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission took Discretionary Review and approved the building permit as referenced in this action memo on June 4, 2020.

Jonas P. Ionin Commission Secretary

AYES: Chan, Diamond, Fung, Imperial, Koppel, Moore

NAYS: None

ABSENT: Johnson

ADOPTED: June 4, 2020

SAN FRANCISCO PLANNING DEPARTMENT

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Branch :F41,User :AT07 Comment: Station Id :MB7S

NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

RECORDING REQUESTED BY

And When Recorded Mail To:

Name: James Nuremacher

Address: 2501 Mission Street

City: San Francisco

State: CA ZIP: 94110

Doc # 2020014736
City and County of San Francisco
City Assessor - Recorder
9/9/2020 11:48:36 AM Fees \$26.00
Pages 5 Title 304 MH Taxes \$0.00
Customer 002 Other \$0.00
SBE Fees \$150.00
Total \$176.00

BEING ASSESSOR'S BLOCK: 3726 LOTS: 030 & 031;

COMMONLY KNOWN AS: 1088 HOWARD STREET;

hereby give notice that there are special restrictions on the use of said property under the Planning Code.

Said Restrictions consist of conditions attached to Variance Application No. 2017-009796VAR authorized by the Zoning Administrator of the City and County of San Francisco on August 21, 2020, to merge lots 030 and 031 and construct a six-story vertical and horizontal addition (approximately 24,000 square feet) above a one-story commercial building creating 24 residential units.

The restrictions and conditions of which notice is hereby given are:

- 1. The authorization and rights vested by virtue of this decision letter shall be deemed void and canceled if (1) a Site or Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Site or Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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SAN FRANCISCO, CA Document: CA 2020.14736

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NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

- 2. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application to be sought and justified.
3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
4. Minor modifications as determined by the Zoning Administrator may be permitted.
5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
6. This Variance Decision and the recorded Notice of Special Restrictions shall be reproduced on the index sheet of the construction plans submitted with the Site or Building Permit Application for the Project, if applicable.

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NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE

The use of said property contrary to these special restrictions shall constitute a violation of the Planning Code, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco; except that in the event that the zoning standards above are modified so as to be less restrictive and the uses therein restricted are thereby permitted and in conformity with the provisions of the Planning Code, this document would no longer be in effect and would be null and void.

James Nuremacher, Managing Member
Dated: 8/31/20 at San Francisco, California.

Dated: 8/31/20 at San Francisco, California.

Dated: 8/31/20 at San Francisco, California.

Each signature must be acknowledged by a notary public before recording; add Notary Public Certification(s) and Official Notarial Seal(s).

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EXHIBIT A LEGAL DESCRIPTION

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

PARCEL ONE:
BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF HOWARD STREET, DISTANT THEREON 50 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF SEVENTH STREET; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF HOWARD STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 90 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 90 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:
BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF HOWARD STREET, DISTANT THEREON 75 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF SEVENTH STREET; THENCE NORTHEASTERLY ALONG SAID LINE OF HOWARD STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 90 FEET; THENCE AT RIGHT ANGLE SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 90 FEET TO THE POINT OF BEGINNING.

APN: Lot 030, Block 3726, Lot 031, Block 3726

CLTA Preliminary Report Form (Modified 11/17/05) (Printed) (DBI Rev. 10/28/16)

Page 3

Last Saved: 3/5/2019 2:58 PM by PH Order No.: 1560269-1567M1-MI

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CALIFORNIA ACKNOWLEDGMENT

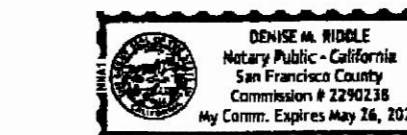
CIVIL CODE § 11609

A notary public or other officer completing this certificate certifies that 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 8/31/20 before me, Denise M. Riddle
personally appeared James Nuremacher

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: Denise M. Riddle

OPTIONAL
Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Notice of Special Restrictions Under the Planning Code
Document Date: August 31, 2020 Number of Pages: 7

Capacity(ies) Claimed by Signer(s)
Signer's Name: James Nuremacher
Corporate Officer - Title(s):
Partner - Limited General
Individual - Attorney in Fact
Trustee - Guardian or Conservator
Other: Managing Member

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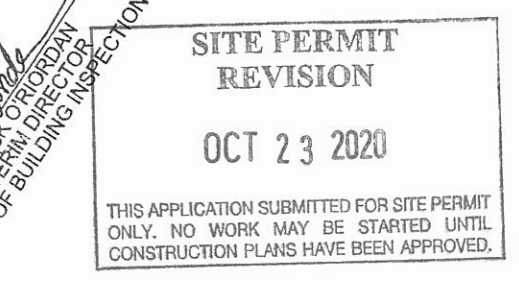


MIXED-USE ADDITION
1088 HOWARD STREET
BLOCK 3726, LOTS 030 & 031
SAN FRANCISCO, CA 94103

PLANNING COMMISSION MOTION & VARIANCE DECISION LETTER



Table with columns: Date, By, MYL, JS



David Jones, DBI
JAN 25 2021

Job 160118
Sheet

A-0.1

**ABBREVIATIONS**

- & @ C O S # R AND AT CENTER LINE DIAMETER FOUND OR NUMBER PROPERTY LINE
- A.D. AREA DRAIN
- ADJ. ADJACENT
- ALUM. ALUMINUM
- APPROX. APPROXIMATE
- ARCH. ARCHITECTURAL
- AWN. AWNING WINDOW
- BD. BOARD
- BLDG. BUILDING
- BLKG. BLOCKING
- BM. BEAM
- BOT. BOTTOM
- C.B. CATCH BASIN
- C.O. CLEANOUT
- CAB. CABINET
- CLG. CEILING
- CLO. CLOSET
- CLR. CLEAR
- COL. COLUMN
- CONC. CONCRETE
- CONST. CONSTRUCTION
- CORR. CORRIDOR
- CSMT. CASEMENT WINDOW
- D.H. DOUBLE HUNG WINDOW
- DBL. DOUBLE
- DEPT. DEPARTMENT
- DET. DETAIL
- DIA. DIAMETER
- DIM. DIMENSION
- DN. DOWN
- DR. DOOR
- DW. DISHWASHER
- DWG. DRAWING
- E. EAST
- (E) EXISTING
- EA. EACH
- EL. ELEVATION
- ELEC. ELECTRICAL
- ELEV. ELEVATOR
- EQ. EQUAL
- EXT. EXTERIOR
- F.D. FLOOR DRAIN
- F.D.C. FIRE DEPT. CONNECTION
- F.G. FIXED GLASS WINDOW
- F.P. FIREPLACE
- FDN. FOUNDATION
- FIN. FINISH
- FLR. FLOOR
- FLUOR. FLUORESCENT
- FT. FOOT OR FEET
- FTG. FOOTING
- G.F.I. GROUND FAULT INTERRUPTER
- G.S.M. GALVANIZED SHEET METAL
- GA. GAUGE
- GL. GLASS
- GND. GROUND
- GYP. GYPSUM
- H.B. HOSE BIBB
- HDWD. HARDWOOD
- HORIZ. HORIZONTAL
- HR. HOUR
- HT. HEIGHT
- INSUL. INSULATION
- INT. INTERIOR
- LAV. LAVATORY
- LT. LIGHT
- MAX. MAXIMUM
- MECH. MECHANICAL
- MET. METAL
- MFR. MANUFACTURER
- MIN. MINIMUM
- MISC. MISCELLANEOUS
- N. NORTH
- (N) NEW
- N.T.S. NOT TO SCALE
- NO. OR # NUMBER
- O.C. ON CENTER
- O.F.D. OVERFLOW DRAIN
- O.H. OVERHANG
- OBS. OBSOLETE
- OPNG. OPENING
- P.L. PROPERTY LINE
- PL. PLATE
- PLYWD. PLYWOOD
- PT. POINT
- Q.T. QUARRY TILE
- R. RISER
- R.D. ROOF DRAIN
- R.W. REDWOOD
- R.W.L. RAIN WATER LEADER
- RAD. RADIUS
- REFR. REFRIGERATOR
- REINF. REINFORCED
- REQ. REQUIRED
- RET. RETAINING
- S. SOUTH
- S.G.D. SLIDING GLASS DOOR
- S.H. SINGLE HUNG WINDOW
- SIM. SIMILAR
- SL. SLIDER WINDOW
- SPEC. SPECIFICATION
- SO. SQUARE
- STD. STANDARD
- STL. STEEL
- STOR. STORAGE
- STR. STRUCTURAL
- SYM. SYMMETRICAL
- T.&G. TONGUE & GROOVE
- THK. THICK
- TYP. TYPICAL
- T.G. TEMPERED GLASS
- U.O.N. UNLESS OTHERWISE NOTED
- VERT. VERTICAL
- W. WEST
- W/ WITH
- WD. WOOD
- W/O WITHOUT
- WP. WATERPROOF
- WT. WEIGHT



SUBJECT BUILDING

SFPUC - Please be advised  
Your plans and fixtures count indicate a larger water meter is required. A water meter upgrade is recommended.  
Please contact SFPUC - New Installations, 525 Golden Gate Street, San Francisco, CA 94102. Tel: (415) 551-7500 for more SFPUC Capacity Charge Invoice for total amount due. DBI will collect charges.

Capacity Charge  
Water Meter 3,250.00  
Wastewater 3,250.00  
Total 6,500.00  
SFPUC  
Jobel Garcia

PERMIT NUMBER  
2018-0702-3483 "S" R-1  
REVIEWED

For Compliance with City and County Ordinances and State Codes.  
The stamping of this plan and these specifications SHALL NOT be held to permit or to be an approval of the violation of any City and County ordinance or State Law  
Approval is subject to field inspection by the Fire Department  
Tom Haney

These plans must be kept on the premises and accessible to the Inspector at all times.

SFFD-PC DECKS TO BE NON-COMBUSTIBLE

SOLAR PANELS TO COMPLY WITH 2016 CFC 605.11

SUBMIT THE FOLLOWING ITEMS ON SEPARATE APPLICATION:

- ARCHITECTURAL
- MECHANICAL
- FIRE ALARM
- SPRINKLERS
- STANDPIPE
- HOOD AND DUCT
- FIRE SUPPRESSION SYSTEM
- EMERGENCY GENERATOR
- SMOKE CONTROL
- ELEVATOR

SITE PERMIT ONLY. SUBMIT CONSTRUCTION PLANS.

TH  
FIRE DEPT. PLAN CHECKER

**NOTES**

- PROVIDE FIRE SPRINKLER SYSTEM AND STANDPIPES THROUGHOUT THE BLDG. UNDER SEPARATE PERMIT.
- FIRE SPRINKLER SYSTEM TO BE DESIGN-BUILT BY A LICENSED FIRE PROTECTION CONTRACTOR.
- PROVIDE FIRE ALARM SYSTEM UNDER SEPARATE PERMIT.
- CONSTRUCTION COST OF THIS PERMIT DOES NOT INCLUDE SPRINKLER AND FIRE ALARM SYSTEM.
- PROVIDE EMERGENCY LIGHTING PER SEC. 1006.3
- PROVIDE EXIT SIGNS PER SEC. 1011
- PROVIDE STAIR IDENTIFICATION WITH SIGN PER SEC. 1022.8.1
- TWO HOUR STAIR ENCLOSURE FOR 4 OR MORE STORIES WITH 90 MIN. DOOR WITH CLOSER PER SEC. 1022.2
- PROVIDE ONE HOUR CONSTRUCTION W/ SOUND INSULATION BETWEEN UNIT AND PUBLIC AREA
- MINIMUM ONE HOUR CORRIDOR TYPICAL
- PROVIDE SMOKE ALARMS PER SEC. 907.2.11.2
- PROVIDE CARBON MONOXIDE ALARMS PER SEC. 420.6
- FOR TYPE ONE CONSTRUCTION NO COMBUSTIBLE MATERIALS
- PROVIDE TEMPERED (SAFETY) GLASS AT HAZARDOUS LOCATIONS PER SEC. 2406.4
- ROOF DRAIN AND OVERFLOW DRAIN AT ROOF OR DECK SHALL CONNECT TO CITY SEWER

- TRASH ROOM COMPLY W/ SEC. 713.13
- COMPLY W/ SECURITY REQUIREMENTS PER S.F.B.C. SEC. 10054A
- EXIT ENCLOSURE VENTILATION PER S.F.B.C. SEC. 1022.6
- PROVIDE PUBLIC CORRIDOR VENTILATION PER S.F.B.C. SEC. 1203.4
- PROVIDE FLOOR DRAIN AT GARAGE PER SEC. 406.4.5
- ALL LIGHTS SHALL COMPLY WITH 2016 CALIFORNIA TITLE 24 RESIDENTIAL STANDARDS
- UNDERPINNING & SHORING IF REQUIRED UNDER SEPARATE PERMIT.
- STATE INDUSTRIAL SAFETY PERMIT IS REQUIRED
- SEE SOIL REPORT PREPARED BY NINYO & MOORE DATED 7/28/17

- ACCESSIBILITY STATEMENT**
- PER SEC. 1134A.2 - ONLY 1 BATHROOM IN EACH DWELLING UNIT NEEDS TO COMPLY W/ THE REQUIREMENTS FOR THE PHYSICALLY DISABLED, AND INDICATED AS "ADA" ON PLANS.
- FOR MULTI-STORY DWELLING UNITS IN BUILDING WITH ELEVATOR PROVIDE ADA ACCESSIBLE FACILITIES PER SEC. 1102A.3.2
- COMMERCIAL SPACE TO FULLY COMPLY W/ THE REQUIREMENTS FOR THE PHYSICALLY DISABLED

	RETAIL #1088			RESIDENTIAL #1090				COMMON	TOTAL GROSS	
	EXIST.	ADD.	TOTAL	1	2	3	4			
7TH FLOOR				700	570	607	661	2,538	689	3,227
6TH FLOOR				700	570	607	661	2,538	689	3,227
5TH FLOOR				700	568	605	661	2,534	707	3,241
4TH FLOOR				700	568	605	661	2,534	707	3,241
3RD FLOOR				700	568	605	661	2,534	707	3,241
2ND FLOOR	416	-416	0	701	784	603	661	2,749	718	3,467
1ST FLOOR	2,065	494	2,559						1,820	4,379
<b>TOTAL</b>	<b>2,481</b>	<b>78</b>	<b>2,559</b>					<b>15,427</b>	<b>6,037</b>	<b>24,023</b>

TOTAL EXISTING RETAIL GROSS AREA = 2481 S.F.  
TOTAL PROPOSED LIVING AREA = 15,427 S.F.  
TOTAL PROPOSED COMMON AREA = 6,037 S.F.  
TOTAL PROPOSED RETAIL AREA = 2,559 S.F.  
TOTAL GROSS AREA = 24,023 S.F. 78 S.F. REMOVED 21,542 S.F. ADDED

NOTE:  
AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQUARE FOOTAGE AND FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

- \* UNIT AREA INCLUDES NET AREA INSIDE OF UNIT ONLY
- \*\* COMMON AREA INCLUDES ALL AREAS OUTSIDE OF UNIT (COMMON STAIR/HALLWAY, EXTERIOR WALLS, ETC.)

SFPW/BSM SIGN OFF ON JOB CARD REQUIRED PRIOR TO DBI FINAL CALL (415) 551-7500 TO SCHEDULE (202) 271-2200  
By: [Signature] 03/05/2021  
DANIELS CONSTRUCTION, SFPW/BSM

**GENERAL NOTES**

- PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY SCHAUB LY ARCHITECTS, INC. FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.
- THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMENSHIP STANDARDS.

- ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE IBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT.
- THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.

- THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED.
- AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE ARCHITECT SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES. FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

- ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.
- ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.
- DO NOT SCALE DRAWINGS.

**DRAWING INDEX**

- A-0 PROJECT INFORMATION & RENDERINGS
- A-0.1 PLANNING COMMISSION MOTION & VARIANCE DECISION LETTER
- A-0.2 DBI & SFFD CODE NOTES
- A-0.3 EGRESS PLANS
- A-1.0 EXISTING & PROPOSED SITE PLANS
- A-1.1 EXISTING / DEMOLITION FLOOR PLANS
- A-2.0 PROPOSED GROUND FLOOR PLAN
- A-2.1 PROPOSED SECOND FLOOR PLAN
- A-2.2 PROPOSED THIRD FLOOR PLAN
- A-2.3 PROPOSED FOURTH FLOOR PLAN
- A-2.4 PROPOSED FIFTH FLOOR PLAN
- A-2.5 PROPOSED SIXTH FLOOR PLAN
- A-2.6 PROPOSED SEVENTH FLOOR PLAN
- A-2.7 PROPOSED ROOF PLAN
- A-2.8 COMMERCIAL ACCESSIBLE RESTROOM DETAILS
- A-3.0 EXISTING & PROPOSED FRONT ELEVATION
- A-3.1 EXISTING & PROPOSED REAR ELEVATION
- A-3.2 EXISTING & PROPOSED RIGHT ELEVATIONS
- A-3.3 EXISTING & PROPOSED LEFT ELEVATION
- A-3.4 EXISTING & PROPOSED LONGITUDINAL SECTIONS
- A-3.5 EXISTING & PROPOSED CROSS SECTIONS
- A-4.0 GREEN BUILDING SITE PERMIT SUBMITTAL

**APPLICABLE CODES & ORDINANCES**

- 2016 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS
- 2016 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENTS
- 2016 CALIFORNIA FIRE CODE, W/ SAN FRANCISCO AMENDMENTS
- 2016 CALIFORNIA ENERGY CODE - TITLE 24
- 2016 NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS

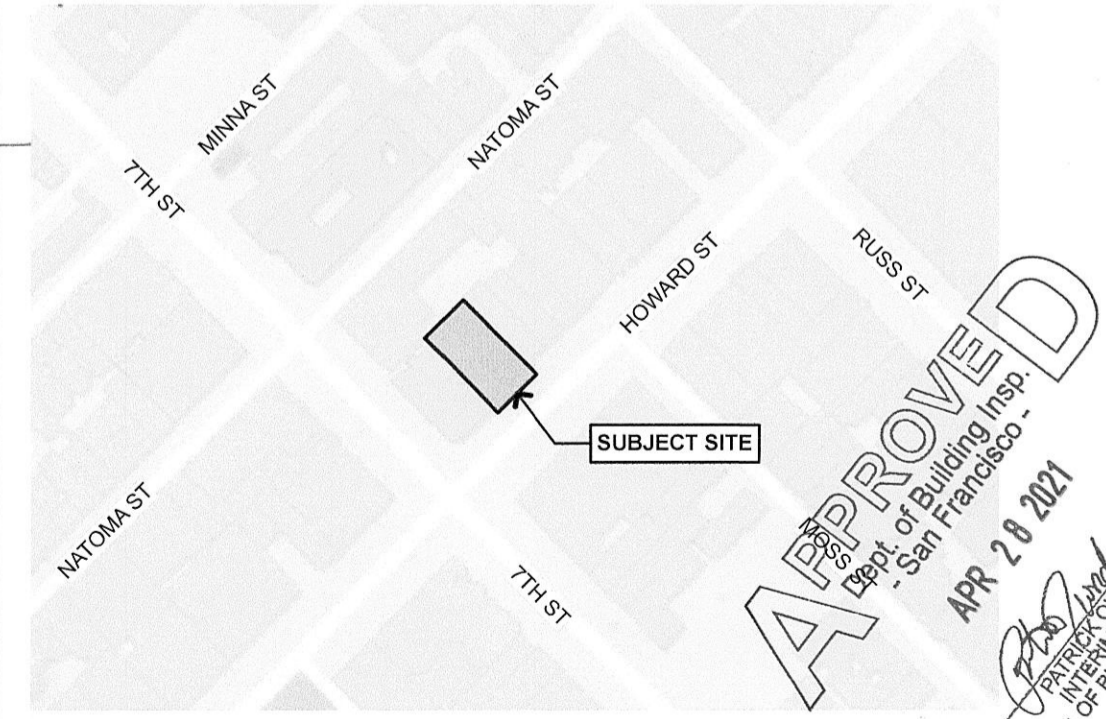
**SCOPE OF WORK**

MERGE LOTS 030 & 031. HORIZONTAL & VERTICAL ADDITION TO (E) COMMERCIAL BUILDING. ADD 24 DWELLING UNITS OF ~~RESIDENTIAL~~ COMMERCIAL SPACE.

**PROJECT DATA**

- BUILDING PERMIT APPLICATION #: 2018-0702-3483
- BLOCK/LOT: 3726 / 030 & 031
- ZONING: MUG
- OCCUPANCY: R-2 / M / U
- NUMBER OF UNITS: 24 RESIDENTIAL; 1 RETAIL
- NUMBER OF STORIES: 7
- TYPE OF CONSTRUCTION: III-A (3RD-7TH FLR) / I-A (1ST-2ND FLR)
- SPRINKLER SYSTEM: FULLY SPRINKLERED PER NFPA 13

**VICINITY MAP**



**SYMBOLS**

- (1) COLUMN GRID LINE
- (2) SECTION / DETAIL IDENTIFICATION SHEET NUMBER
- (3) INTERIOR ELEVATION ID
- (4) INTERIOR ELEVATION # SHEET NUMBER
- (5) ENLARGED PLAN, SECTION OR DETAIL REFERENCE
- (6) DOOR NUMBER
- (7) WINDOW NUMBER
- EL = XX.XX' ELEVATION
- EXISTING STUD WALL
- NEW STUD WALL
- NEW DOOR
- EXISTING WALL/DOOR TO BE REMOVED
- EXISTING WALL/DOOR TO REMAIN
- WALL DETAIL NUMBER

**SLA**  
SCHAUB LY ARCHITECTS  
SCHAUB LY ARCHITECTS, INC.  
1360 9TH AVENUE, SUITE 210  
SAN FRANCISCO, CA 94122  
415-682-8060 www.slsf.com

MIXED-USE ADDITION  
1088 HOWARD STREET  
BLOCK 3726, LOTS 030 & 031  
SAN FRANCISCO, CA 94103

PROJECT INFORMATION & RENDERINGS



Date	By
6/28/18	MYL
1/22/19	NOPDR
1/30/19	DECK
12/15/19	ROOF
6/4/20	DR HEARING
8/6/20	DBI NOTES
10/6/20	VARIANCE

SITE PERMIT REVISION  
OCT 23 2020  
THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.

3"x2" DBI STAMP SPACE  
David Jones, DBI  
JAN 25 2021  
Job 160118  
Sheet **A-0**  
1 Of 22 Sheets