

Appendix H

2550 Irving Street Project Plans

AB	ANCHOR BOLT	JAN	JANITOR
ABV	ABOVE	JT	JOINT
A/C	AIR CONDITIONING	K	
ACC	ASPHALTIC CONCRETE	KD	KILN DRIED
ACC	ACCESSIBLE	KIT	KITCHEN
A.C.P.	ACOUSTIC CEILING PANEL	KPL	KICK PLATE
A.C.T.	ACOUSTIC CEILING TILE	L	ANGLE
A.D.	AREA DRAIN	LAU	LAUNDRY
ADDL	ADDITIONAL	LAV	LAVATORY
ADDM	ADDENDUM	LIN	LINOLEUM
ADH	ADHESIVE	LVT	LUXURY VINYL TILE
ADJ	ADJACENT OR ADJUSTABLE	LVL	LEVEL
AFF	ABOVE FINISHED FLOOR	M	
ALUM	ALUMINUM	MAX	MAXIMUM
ALT	ALTERNATIVE	MB	MACHINE BOLT
AMT	AMOUNT	MC	MEDICINE CABINET
ANOD	ANODIZED	MECH	MECHANICAL
AP	ACCESS PANEL	MTL	METAL
APL	ASSUMED PROPERTY LINE	MFR	MANUFACTURER
APPROX	APPROXIMATE	MIN	MINIMUM
ARCH	ARCHITECT(URAL)	MTD	MOUNTED
ASSY	ASSEMBLY	N	
AV	AUDIO VISUAL	N/A	NOT APPLICABLE
AUTO	AUTOMATIC	NIC	NOT IN CONTRACT
B		NTS	NOT TO SCALE
BATT	BATTING	O	
BALC	BALCONY	O/	OVER
BATT	BATTING	OC	ON CENTER
BD	BOARD	OD	OUTSIDE DIAMETER
BLDG	BUILDING	OF	OFFICE
BLKG	BLOCKING	OFD	OVERFLOW DRAIN
BM	BEAM	OH	OVERHEAD
B.O.C.	BOTTOM OF CURB	OITC	OUTSIDE-INSIDE TRANSMISSION CLASS
B.O.D.	BASIS OF DESIGN	OPP	OPPOSITE
BOT	BOTTOM	OPH HD,	OPPOSITE HAND
B.O.W.	BACK OF SIDEWALK	OPH	
BRKT	BRACKET	OPNG	OPENING
BRK	BRICK	P	
BTW, BW	BETWEEN	PCC	PRECAST CONCRETE
BUR	BUILT UP ROOFING	PERF	PERFORATED
C		PL	PLATE
CAB	CABINET	P.L.	PROPERTY LINE
CEM	CEMENT	PLAM	PLASTIC LAMINATE
CEM PLAS	CEMENT PLASTER	PR	PAIR
CIP	CAST IN PLACE	PT	PRESSURE TREATED OR POST
CJ	CONTROL JOINT		TENSIONED
CL	CENTERLINE	PTD	PAINTED
CL	CLOSET	PLYWD,	PLYWOOD
CLG	CEILING	PLY	
CLKG	CAULKING	PREFAB	PREFABRICATED
CLR	CLEAR	PV	POLYVOLTAIC
CMU	CONCRETE MASONRY UNIT	PVC	POLYVINYL CHLORIDE (RIGID)
COL	COLUMN	Q	
CONC	CONCRETE	QTY	QUANTITY
CONN	CONNECTION	R	
CONT	CONTINUOUS	R	RISER
CONST	CONSTRUCTION	RCP	REFLECTED CEILING PLAN
CONTR	CONTRACTOR	REF	REFERENCE(OR) REFRIGERATOR
CSMT	CASEMENT	REINF	REINFORCE(D) (ING) (MENT)
CT	CERAMIC TILE	REQ	REQUIRED
CTSK	COUNTERSINK	RESIL	RESILIENT
D		RFG	ROOFING
D	DRYER	RM	ROOM
DBL	DOUBLE	RO	ROUGH OPENING
DEMO	DEMOLISH OR DEMOLITION	RWL	RAINWATER LEADER
DF	DOUGLAS FIR	S	
DIA	DIAMETER	SF	SELF-ADHERED FLASHING
DIM	DIMENSION	SC	SOLID CORE
DN	DOWN	S.C.D.	SEE CIVIL DRAWINGS OR SEE CONCRET
DS	DOWNSPOUT		DRAWINGS
DTL	DETAIL	SD	STORM DRAIN
DW	DISHWASHER	SHV	SHELVES (ING)
DWG	DRAWING	SQ IN	SQUARE INCH
E		S.S.D.	SEE STRUCTURAL DRAWINGS
(E)	EXISTING	SECT	SECTION
EA	EACH	S.E.D.	SEE ELECTRICAL DRAWINGS
EB	EXPANSION BOLD	SF	SQUARE FOOT OR SUBFLOOR
EJ	EXPANSION JOINT	SG	SAFETY GLAZING
ELEV	ELEVATION OR ELEVATOR	SIM	SIMILAR
ELEC	ELECTRIC	S.L.D.	SEE LANDSCAPE DRAWINGS
ENCL	ENCLOSURE, ENCLOSED	SM	SHEET METAL
EP	ELECTRIC PANEL	S.M.D.	SEE MECHANICAL DRAWINGS
EQ	EQUAL	SP	STANDPIPE
EQPT	EQUIPMENT	S.P.D.	SEE PLUMBING DRAWINGS
EXP	EXPANSION	SPECS	SPECIFICATIONS
EXT	EXTERIOR	SQ	SQUARE
F		SS	STAINLESS STEEL OR SANITARY SEWER
FACP	FAIRE ALARM CONTROL PANEL	STSL	STAINLESS STEEL
FAU	FORCED AIR UNIT	STD	SOUND TRANSMISSION CLASS
FCB	FIBER CEMENT BOARD	STD	STANDARD
FCP	FIBER CEMENT PANEL	STL	STEEL
FD	FLOOR DRAIN OR FIRE DEPARTMENT	STR	STORAGE
FDN	FOUNDATION	STRUCT,	STRUCTURAL
FE	FIRE EXTINGUISHER	STR/L	
FEC	FIRE EXTINGUISHER CABINET	SUSP	SUSPENDED
FF	FINISHED FLOOR	SUSP CLG	SUSPENDED CEILING
FIN	FINISH OR FINISHED	SV	SHUT VINYL
FLEX	FLEXIBLE	SYS	SYSTEM
FLR	FLOOR	T	
F.O.B.	FACE OF BEAM	T	TEMPERED
F.O.C.	FACE OF CONCRETE	T&G	TONGUE AND GROOVE
F.O.F.	FACE OF FINISH	TDS	TIE DOWN SYSTEM
F.O.S.	FACE OF STUD	TEL	TELEPHONE
F.O.W.	FACE OF WALL	TEMP	TEMPORARY OR TEMPERATURE
FR	FIRE RESISTANCE	TEMP GL	TEMPERED GLASS
FRTW	FIRE RETARDANT TREATED WOOD	THK	THICKNESS
FRP	FIBER REINFORCED PLASTIC	T.O.	TOP OF
FT	FOOT	T.O.C.	TOP OF CONCRETE
FTG	FOOTING	T.O.PL	TOP OF PLATE
G		T.O.S.	TOP OF SLAB
GA	GUAGE	T.O.SF.	TOP OF SUBFLOOR
GALV	GALVANIZED	T.O.W.	TOP OF WALL
GAR	GARAGE	TPD	TOILET PAPER DISPENSER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TPY	TYPICAL
GLAZ	GLAZING	U	
GSM	GALVANIZED SHEET METAL	UL	UNDERWRITER'S LABORATORY
GWB	GYPNUM WALL BOARD	UNON	UNLESS OTHERWISE NOTED
GYP	GYPNUM	V	
H		VCT	VINYL COMPOSITION TILE
HB	HOSE BIB	VERT	VERTICAL
HC	HOLLOW CORE	VEST	VESTIBULE
HD	HOLD-DOWN	VGDF	VERTICAL GRAIN DOUGLAS FIR
HM	HOLLOW METAL	VIF	VERIFY IN FIELD
HORIZ	HORIZONTAL	W	</

<u>CLIENT / OWNER</u>	<u>ARCHITECT</u>
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An architectural rendering of a modern building facade. The building features large, dark-framed windows and a prominent overhang supported by thick, vertical wooden columns. A wide, paved walkway runs alongside the building, shaded by the overhang. Several people are depicted: some are walking along the path, while others are sitting on low, rectangular concrete benches. Mature trees with green foliage are planted along the sidewalk, casting shadows. The overall scene suggests a vibrant, pedestrian-friendly urban environment.

PROJECT TO COMPLY WITH THE CA TAX CREDIT ALLOCATION COMMITTEE (TCAC) GUIDELINES, CBC CHAPTERS 11-A & 11-B AND THE FAIR HOUSING ACT.	UNIT TYPE - ACCESSIBILITY TYPE	COUNT	% OF TYPE
	STUDIO - ADAPTABLE	5	56%
	STUDIO - MOBILITY ACCESSIBLE	3	33%
	STUDIO - ADAPTABLE, COMMUNICATIONS	1	11%
	STUDIO - TOTAL	9	
	1BEDROOM - ADAPTABLE	25	74%
	1BEDROOM - MOBILITY ACCESSIBLE	5	15%
	1BEDROOM - ADAPTABLE, COMMUNICATIONS	4	12%
	1BEDROOM - TOTAL	34	
	2BEDROOM - ADAPTABLE	14	61%
	2BEDROOM - MOBILITY ACCESSIBLE	6	26%
	2BEDROOM - ADAPTABLE, COMMUNICATIONS	3	13%
	2BEDROOM - TOTAL	23	
	3BEDROOM - ADAPTABLE	15	63%
	3BEDROOM - MOBILITY ACCESSIBLE	6	25%
	3BEDROOM - ADAPTABLE, COMMUNICATIONS	3	13%
	3BEDROOM - TOTAL	24	
	ADAPTABLE - TOTAL	59	66%
	MOBILITY ACCESSIBLE - TOTAL	20	22%
	ADAPTABLE COMMUNICATIONS - TOTAL	11	12%
	GRAND TOTAL	90	

2500 IRYING STREET IS A 100% AFFORDABLE/HOHD FUNDED, FAMILY HOUSING RESIDENTIAL DEVELOPMENT, OF 90 UNITS IN SEVEN STORIES, 73 FEET TALL, EXCLUDING MECHANICAL, STAIR AND ELEVATOR PENDBOXES, WITH GROUND FLOOR RESIDENTAL AMENITIES AND SUPPORT SERVICE PROGRAM OFFICES, PROPERTY MANAGEMENT OFFICES, ELECTRICAL ROOM, SERVICE SPACES, TRASH TERMINATION ROOM, BICYCLE PARKING, AND RESIDENT PARKING UTILIZING A PUZZLE LIFT AND PIT STACKER SYSTEM.

THE PROPOSED UNIT MIX INCLUDES STUDIOS, ONE-BEDROOM, TWO-BEDROOM, AND THREE-BEDROOM UNITS AT LEAST 50% OF THE UNITS WILL BE TWO- AND THREE-BEDROOM UNITS. OPEN SPACE IS PROVIDED IN AN AT-GRADE BACKYARD, AND A ROOF DECK. STREETSCAPE IMPROVEMENTS WILL INCLUDE NEW LANDSCAPING, STREET TREES, AND VEHICLE CURB CUTS FOR GARAGE ENTRY. EXISTING PEDESTRIAN CURB CUTS AT CROSSWALKS TO REMAIN.

THE PROJECT WILL PURSUE SB35 AND STATE DENSITY BONUS LAW AB 1763 FOR ZONING MODIFICATIONS AND PRIORITY PROCESSING. UNDER STATE DENSITY BONUS LAW AB 1763, THE PROJECT SEEKS CONCESSIONS AND WAIVERS AS NOTED IN THE ZONING SUMMARY TABLE (THIS SHEET).

THE EXISTING 2-STORY STRUCTURE AND SITE ELEMENTS (THE SAN FRANCISCO POLICE CREDIT UNION, SURFACE PARKING AND LANDSCAPING) WILL BE DEMOLISHED FOR THE NEW CONSTRUCTION.

NAME	DESCRIPTION	DATE
ADDENDA #1	GRADING	
ADDENDA #2	SUBSTRUCTURE	
ADDENDA #3	SUPERSTRUCTURE	
ADDENDA #4	ARCHITECTURAL & MEP	
ADDENDA #5	FIRE SPRINKLER	
ADDENDA #6	FIRE ALARM	
ADDENDA #7	PRE MANUFACTURED STAIRS	
ADDENDA #8	DAS / ERRCS	
ADDENDA #9	EXTERIOR BUILDING MAINTENANCE	
ADDENDA #10	SOLAR	
ADDENDA #11	EXTERIOR BUILDING SIGNAGE	
ADDENDA #12	TOWER CRANE	

ADDRESS: 2550 IRVING STREET, SAN FRANCISCO PARCEL (BLK/LOT): 1724/039 ZONING: NCD - IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT (SCE 732)		HEIGHT/BULK DISTRICT: 40'-3" LOT SIZE: 19,125 SF (0.44 ACRES)
PLANNING GROSS FLOOR AREA: 102,118 SF. SEE SHEET G2.01		UNIT COUNT & MIX:
CONSTRUCTION TYPE (PER CBC): (7) TYPE I-B		(9) STUDIO 10.0% (24) 1 BEDROOM 37.8% (23) 2BED 25.6% (24) 3BED 26.7%
OCCUPANCY / USE TYPES (PER CBC): RESIDENTIAL GROUP R-2, STORAGE GROUP S-2, ASSEMBLY GROUP A-3, BUSINESS GROUP B		(90) TOTAL UNITS

ROOM NAME — ROOM NUMBER

101 — VIEW REFERENCE

Classification

Classification — UNIT CLASSIFICATION

SECTION NUMBER

A10.00 — SHEET NUMBER

— SHEET NUMBER

— INTERIOR ELEVATION NUMBER

REVISION NUMBER

00-00-00 — KEYNOTE

AA — GRID NUMBER/LETTER

GRID LINE

CONCRETE GRID NUMBER/LETTER

GRID LINE

SECTION DETAIL NUMBER

A10.00 — SHEET NUMBER

CALLOUT DETAIL NUMBER

A10.00 — SHEET NUMBER

ELEVATION NUMBER

A10.00 — SHEET NUMBER

WINDOW, STOREFRONT, OR LOUVER TYPE

DOOR OR GATE TYPE

101 — ROOM NUMBER

OCCUPANCY — OCCUPANCY TYPE

PROJECT NORTH

TRUE NORTH

GOLDEN GATE PARK

Approx. 700 ft

IRVING ST

26TH AVE

27TH AVE

28TH AVE

29TH AVE

30TH AVE

31ST AVE

32ND AVE

33RD AVE

34TH AVE

35TH AVE

36TH AVE

37TH AVE

38TH AVE

39TH AVE

40TH AVE

41ST AVE

42ND AVE

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265TH AVE

266TH AVE

267TH AVE

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270TH AVE

271ST AVE

272ND AVE

273RD AVE

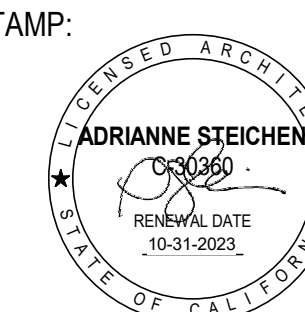
274TH AVE

275TH AVE

276TH AVE</

ZONING CATEGORY	REFERENCE	CONTROLS	PROPOSED	CONCESSION / WAIVER / EXCEPTION
MASSING AND SETBACKS				
HEIGHT AND BULK LIMITS	§ 260	BUILDING LOCATED IN 40'-X" HEIGHT DISTRICT +48 1763 DENSITY BONUS LAW (+ 3 STORES / 33 FEET)	73 FT PROPOSED BUILDING HEIGHT - MEASURED TO TOP OF FINISHED ROOF SURFACE	
ROOF APPURTENANCES & PENTHOUSES		16" MAXIMUM FOR BUILDINGS WITH HEIGHT LIMITS OVER 60 PER SF PLANNING CODE (§ 260B)(1)(B)	16" MAXIMUM ABOVE ROOF LEVEL	
REAR YARD	§ 134	25% LOT DEPTH, NO LESS THAN 15 FT. REQUIRED AT 2ND STORY AND EACH SUCCEEDING STORY 90 FT X 25% = 22.50 FT.; 60 FT X 25% = 15 FT.	DEPTH VARIES. SEE PLANS.	WAIVER
FRONT SET BACK & SIDE YARD	§§ 130, 131, 132, 133	NOT REQUIRED (§ 732)	N/A	
STREET FRONTAGE AND PUBLIC REALM				
STREET SCAPE AND PEDESTRIAN IMPROVEMENTS	§ 138.1	REQUIRED	PROVIDED ON 26TH AND 27TH AVENUES, IRVING STREET	
STREET FRONTAGE REQUIREMENTS - ABOVE GRADE PARKING SETBACKS	§ 145.1	OFF-STREET PARKING AT STREET GRADE ON A DEVELOPMENT LOT MUST BE SET BACK AT LEAST 25 FEET ON THE GROUND FLOOR.	SCREENED PARKING WITHIN 25 FOOT SETBACK AT GROUND LEVEL	WAIVER
STREET FRONTAGE REQUIREMENTS - GROUND FLOOR TRANSPARENCY	§ 145.1	NO LESS THAN 60% OF THE STREET FRONTAGE AT ACTIVE USES ON THE GROUND LEVEL. (§ 145.1)	ACTIVE USE LOBBY & NEIGHBORHOOD MEETING ROOM/FRONTAGE + 35 FT. LENGTH OF TRANSPARENT GLATE AND TRANSPARENT WINDOW + 35 FT. COMPLES	
ACTIVE USES REQUIRED	§ 145.1	ACTIVE USES SHALL BE PROVIDED WITHIN THE FIRST 25 FEET OF BUILDING DEPTH AT THE GROUND FLOOR AT STREET FACING FACADES	COMBINATION OF ACTIVE AND NON-ACTIVE USES WITHIN THE FIRST 25 FEET	WAIVER
GROUND FLOOR CEILING HEIGHT	§ 145.1	AT GROUND FLOOR NON-RESIDENTIAL USES, MINIMUM FLOOR-TO-FLOOR HEIGHT OF 10 FEET	COMPLES	
GROUND FLOOR COMMERCIAL (VEHICULAR ACCESS) RESTRICTIONS	§ 145.4	NOT REQUIRED (§ 732)	N/A	
MISCELLANEOUS	§ 155	NOT REQUIRED (§ 732)	N/A	
SIGNS	§§ 262, 602- 604, 607- 607.1, 608, 609	AS PERMITTED BY § 607.1	SIGN APPLICATIONS TO BE SUBMITTED SEPARATELY	
DEVELOPMENTAL STANDARDS				
USABLE OPEN SPACE (PER DWELLING UNIT)	§§ 135, 136	133 SF PER UNIT IF COMMON + 11,970 SF	5,840 SF TOTAL USABLE OPEN SPACE 3,140 SF GROUND LEVEL, BACKYARD 2,800 SF ROOF DECK	WAIVER
OFF-STREET PARKING REQUIREMENTS - CARS	§§ 145.1, 150, 151, 153- 156, 161, 204.5	NOT REQUIRED (§ 732)	19 TOTAL SPACES (1) 12' X 18' VAN ACC. SPACE (1) 12' X 18' STANDARD SPACE (16) SPACES & PUZZLE STACKER WITH PIT	
OFF-STREET PARKING REQUIREMENTS - BICYCLES (ZAB #09)	§ 155.2	ONE CLASS 1 SPACE FOR EVERY DWELLING UNIT = 90 CLASS 1 SPACES ONE CLASS 2 SPACE FOR EVERY 20 DWELLING UNITS = 5 CLASS 2 SPACES	(90) CLASS 1 SPACES IN BIKE ROOM (5) CLASS 2 SPACES AT SIDEWALK	
FREIGHT LOADING	§§ 152.1, 161	1 SPACE ON-SITE LOADING FOR 100,001-200,000 SF EXEMPTIONS ARE PERMITTED DUE TO SITE CONSTRAINTS (§ 161)	NONE PROVIDED	WAIVER
CAR-SHARING	§ 166	CAR-SHARE PARKING SPACE REQUIRED	NONE PROVIDED	CONCESSION
PARKING COSTS SEPARATED FROM HOUSING COSTS	§ 167	OFF-STREET PARKING SPACES SHALL BE LEASED SEPARATELY FROM DWELLING UNITS	PER AFFORDABLE HOUSING TAX CREDIT FINANCING REQUIREMENTS, CHARGING FOR PARKING IS NOT PERMITTED.	EXCEPTION
RESIDENTIAL USES				
DWELLING UNIT - DENSITY	§§ 102, 207	AB 1763 STATE DENSITY BONUS LAW: NO DENSITY LIMIT WITHIN 1/2 MILE OF TRANSIT	90 UNITS / 44 ACRES + 205 DUA	
OTHER				
BETTER ROOFS (ZAB #11)		15% ROOF AREA PLANT READY	TOTAL ROOF AREA = 15,575 SF PLANT READY AREA +3,575 SF 3,575 SF / 15,575 SF = 23%	
BIRD SAFETY	§ 139	LOCATION RELATED STANDARDS - APPLIES WITHIN 300 FEET OF URBAN BIRD REFUGE FEATURE RELATED STANDARDS - APPLIES TO WINDSCREEN GLASS PANELS 24 SF OR GREATER	LOCATION RELATED STANDARDS - NA. NOT WITHIN 300 FEET FEATURE RELATED STANDARDS - NA. ROOFTOP WINDSCREEN PANELS LESS THAN 24 SF	
DWELLING UNIT EXPOSURE	§ 140	REQUIRED WINDOWS TO FACE PUBLIC STREET OR REAR YARD MEETING THE REQUIREMENTS OF THE CODE	REQUIRED WINDOWS FACE PUBLIC STREET OR REAR YARD	WAIVER

2550 IRVING ST
2550 Irving Street
San Francisco, CA 94122



REVISION SCHEDULE	
NO. ISSUE	DATE
SITE PERMIT	04/27/2021

JOB NUMBER: 1941
DRAWN BY: CA, JB
CHECKED BY: AS, SP
ISSUE DATE: 04/27/2022
SCALE: 6" = 1'-0"
TITLE:
COVER PAGE

SHEET:

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SHEET NUMBER	SHEET NAME	SITE PERMIT
GENERAL		
G0.00	COVER PAGE	•
G0.01	DRAWING INDEX	•
G1.01	AREA PLANS - BOMA	•
G2.00	SITE PHOTOS	•
G2.01	PLANNING CODE DIAGRAMS	•
G2.02	PLANNING CODE DIAGRAMS	•
G2.03	PLANNING CODE DIAGRAMS	•
G2.10	RENDERINGS	•
G2.11	RENDERINGS	•
G2.12	RENDERINGS	•
G3.01	CODE SUMMARY	•
G3.02	CODE DIAGRAMS - OCCUPANT LOAD & FIRE RATED SHAFTS	•
G3.03	EGRESS PLAN	•
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201 Eddy Street
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94102

2550 IRVING ST
2550 Irving Street
San Francisco, CA 94122



REVISION SCHEDULE	
NO. ISSUE	DATE
SITE PERMIT	04/27/2021

JOB NUMBER:	1941
DRAWN BY:	CA_48
CHECKED BY:	SP
ISSUE DATE:	04/27/2022

SCALE:
TITLE:
DRAWING INDEX

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G0.01