



**1846 GROVE STREET**  
**BOARD OF SUPERVISORS APPEAL HEARING**



**San Francisco**  
**Planning**

# 1846 Grove Street Site Plan



TROY KASHANIPOUR ARCHITECTURE 220 3RD STREET SUITE 404, SF 94107 PH: 415.431.0889

1821 FULTON STREET

OWNER:  
GREEN GROVE SF LLC  
225 3RD STREET, SUITE 401  
SAN FRANCISCO, CA 94107  
PHONE: 415.431.0889

DATE:  
ISSUED FOR VARIANCE & OIA 08.15.2019  
PLANNING REVIEWING 08.13.2019  
PLANNING REVIEWING 08.02.2019  
PLANNING C.O. RESPONSE 02.17.2020

CONSULTANT:  
-

APPROVAL:  
-

DRAWN:  
TK  
CHECKED:  
TK  
SCALE:  
3/32" = 1'-0"

PROPOSED SITE PLAN

A1.1

Department of Building Inspection  
1860 Mission Street  
San Francisco, CA 94103-2414  
Phone: 415.558.6133 Fax: 415.558.6886

May 1, 2017

Re: Pre-Application Plan Review Meeting  
Project Address: 1846 Grove Street, Block 1187 Lot 003H  
Code Basis: SFBC 2016

Reviewers: Jeff Ma (DBI), Lt. Janice Hayes (SFFD)  
Meeting Attendees: Troy Kashani pour (Architect), Sasha Plotitsa  
Meeting Date: May 16, 2017

### Background and Project Summary Information:

The existing vacant parcel is a flag lot accessed through a gate on Fulton Street. The lot is 7,869 square feet. The access is through a 4' wide space between buildings, six inches of which belong to the adjacent corner parcel on Lot 1. Planning Department density allows, and Planning staff supports 5 dwelling units on a parcel of this size. Five R-3 dwellings are proposed. An existing mature oak tree will be maintained. The proposed 3-R dwellings will be limited in height to 2 story with an internal open courtyard. Also proposed on-site are smaller accessory storage structures. Window area for the dwellings on each parcel shall be based on an assumed property line between buildings per 706.3 and shall conform with fire separation distances as defined in 705.8.

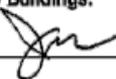
Construction type shall be Type V-A unless otherwise required by Fire and DBI. The buildings on-site and the Site shall have Egress per CBC Chapter 10.

### Code Discussion Items:

#### 1. Number of Exits and Exit Access Doorways from each Dwelling – CBC 1006.

- The exit from each dwelling. CBC 1006.2.1 Single Exits are permitted from each R-3 dwelling with an occupant load of less than 20 where the dwelling unit is equipped with sprinklers and the common path of egress travel is less than 125'.

**DBI RESPONSE: Agreed. Access to dwelling unit exit (door to exterior court) less than 125'. Maximum 3 Story Buildings.**

 , Jeff Ma

#### 2. Outdoor Area occupant load: Please confirm that outdoor areas are accessory to the residential units No additional occupant load is required per Exception 1 and 2 of 1004.5

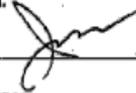
*CBC 1004.5 Outdoor areas: Yards, patios, courts and similar outdoor areas accessible to and*

*usable by the building occupants shall be provided with means of egress as required by this chapter. The occupant load of such outdoor areas shall be assigned by the building official in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.*

### Exceptions:

- Outdoor areas used exclusively for service of the building need only have one means of egress.
- Both outdoor areas associated with Group R-3 and individual dwelling units of Group R-2

**DBI RESPONSE: Agreed, outdoor areas are accessory to the residential use and do not have their own occupant load.**

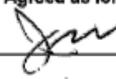
 , Jeff Ma

#### 3. The Exit Discharge:

**The passage between the existing buildings on lot 1 and lot 13 is 3'-6" wide is considered an Egress Court.**

- Per 1028.4.1: The required width is 36" for R-3 occupancies.
- Per 1028.4.2: The Construction of an egress court serving R-3 occupancies requires no rating per Exception 1.

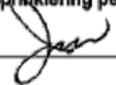
**DBI RESPONSE: Agreed as long as less than 50 total occupants are served by egress court**

 , Jeff Ma

#### 4. Sprinklering - The following is proposed:

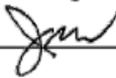
- A dedicated fire sprinkler line shall be brought into the property. This line will be provide with a backflow preventer and a check-valve.
- After the valves the main line shall split and, there shall be independent service to each dwelling unit.
- Each unit will be equipped with an independent monitoring service.
- Each R-3 dwelling shall be sprinklered to NFPA-13R standards.
- Small independent accessory to the main structure shall have fire ratings as required by code but are not proposed to be sprinklered. They shall be used for light storage such as bicycles, garden and household equipment.

**FIRE DEPARTMENT RESPONSE: Applicants to meet with Fire Department to discuss Fire Department Access.**

DBI RESPONSE: Sprinklering per NFPA-13. *subject to Fire Dept. plan review.*  
 , Jeff Ma

5. Alternate Senario:

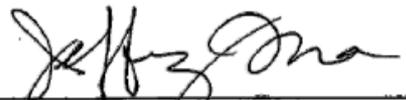
Combine Units 1&2 into a single R-3 Occupancy, Combine Units 3&4 into an R-3 Occupancy, Unit 3 shall remain as R-3. This is permitted per 705.3 Exception 1. Please advise of acceptability.

DBI RESPONSE: Combining units as proposed above is acceptable.  
 , Jeff Ma

Please advise of any additional Fire Department or Building Department requirements for this parcel based on the scheme presented that are anticipated for this parcel.

*Troy Kashanipour*

Troy Kashanipour, Architect & Agent for Owner

*Reviewed and agreed by*  
 6/13/17  
 Jeffrey Ma SFDBI

# FIRE DEPARTMENT: ACCESS REVIEW APPROVAL:

1821 Fulton Street (5 units R-3 Dwelling units)

Block 1187/ lot 003H

The Architecture plans has been reviewed and SFFD comments:

Condition of approval.

Revise the Architecture plans

- 1- licensed architect need to stamp and sign the Architecture plans.
- 2- Architecture plans must be approved from San Francisco Building department.
- 3- Indicate in the Architecture plans:
  - Each R-3 dwelling shall be sprinklered and monitored per 2016 NFPA 13 and 2016 CFC 903.3.1.1. per pre-application meeting on 2/6/2018.
  - The sprinkler system for each R-3 dwelling shall be monitored.
  - The Maximum height at the second story will not exceed 20 feet above grade.
  - The type construction of each R-3 dwelling shall be Type III per pre-application meeting on 2/6/2018.
  - Standpipe system 2ways X 3 inches outlets shall be provided at the entry, in middle and far end of the property per pre-application meeting on 2/6/2018.
  - Removal of the street tree at sidewalk near entry gate per pre-application meeting on 2/6/2018.
  - A minimum 3.5 feet clear width without obstruction at any access point of the exist discharge shall be provided.
  - A red fire zone curb\* NO PARKING\* shall be provided in front of property.

Kamal Anderawes, P.E



Fire Protection Engineer

4/27/18

San Francisco Fire Department

Captain/ Michael Patt



Bureau of Fire Prevention

San Francisco Fire Department

**APPROVED**  
DATE 4/27/18  
Daniel Poles  
CHIEF, DIVISION OF FIRE  
PREVENTION & INVESTIGATION

AS NOTED  
in addition:  
rescue windows  
required