



PRE-APPLICATION MEETING MINUTES

1660 Mission Street, Meeting Date April 15, 2026, 2pm (Virtual TEAMS mtg.)

ATTENDEES:

Applicant Owners: City and County of San Francisco through the Department of Public Health

Applicant Team:

- **SFDPW, 49 S. Van Ness Ave., San Francisco, CA 94103 &**
 - Youcef Bouhamama (DPW PM) youcef.bouhamama@sfdpw.org (628) 271-2837
 - M. Magdalena Ryor (DPW – Bureau Manager) magdalena.ryor@sfdpw.org (628) 271-2758
 - Raymond Lui (DPW – Section Manager) raymond.lui@sfdpw.org (628) 271-2624
- **SFDPH, 1145 Market St, 11th Floor, San Francisco, CA 94103**
 - Zaid Alzaid (DPH PM) zaid.alzaid@sfdph.org (628) 271-7586
 - Frederic Simmons (DPH PM) frederic.simmons@sfdph.org (628) 271-7553
 - Kathy Jung (DPH - Director of Facilities and Capital Planning) kathy.jung@sfdph.org (628) 271-6571

Department of Building Inspection & San Francisco Fire Department Team:

- 49 S. Van Ness Ave., San Francisco, CA 94103
 - Willy Yau, P.E. (DBI), willy.yau@sfgov.org (628) 652-3754
 - Jonathan Lo, P.E. (SFFD), Jonathan.lo@sfgov.org (628) 652-3271
 - Mohsin Shaikh, P.E. (DBI, Mech.) mohsin.shaikh@sfgov.org (628) 652-3717
 - David Delos Santos, P.E. (DBI, Elect.) david.delossantos@sfgov.org (628) 652-37

PROJECT ADDRESS:

1660 Mission Street (Assessor Blk. 3512/Lot 005)

BUILDING INFORMATION:

1660 Mission Street is an existing Type II-A, B-occupancy, six-story building, under 75' in height, over a basement, approximately 103,000 square feet, formerly occupied by DBI and other City functions, currently vacant, and proposed for renovation for Department of Public Health uses. The building includes a basement parking level, Levels 1 through 6, and a rooftop mechanical penthouse.

PROJECT WORK SCOPE:

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The project team described the proposed project as a renovation of the existing building for Department of Public Health uses, including a sobering center, Behavioral Health Access Center (BHAC), Bringing Expanded Access for Medication Opioid Use Disorder (BEAM), Behavioral Health Pharmacy, City Clinic, and administrative offices. The concept discussed at the meeting included interior reconfiguration; limited work on portions of some floors and more extensive work on others; potential HVAC replacement; fire alarm and fire protection modifications; full roof replacement with rooftop equipment work; exterior accessibility and site work; possible convenience stair between Levels 1 through 3; modernization of the existing elevators; and a shuttle elevator serving Levels 1, 3, and 4.

The project team stated that the budget is highly constrained and that avoiding a mandatory seismic upgrade is critical to maintaining project feasibility.

REFERENCING CODES AND VERSIONS:

The meeting discussion referenced the 2022 California Existing Building Code with San Francisco amendments, the 2022 California Building Code, applicable San Francisco Building Code Chapter 1 permit provisions, and relevant SFFD administrative bulletins. The applicant stated that the site permit was filed on December 15, 2025 and intends to proceed under the 2022 code cycle for the site permit / building permit addendum path, subject to DBI and SFFD confirmation regarding permit type and applicable code cycle. (SFBC §§106A.3.4.2 “Site Permit”, ~~106A.3.4.2.3~~; SFFD AB 2.01 on Fire Alarm)

BACKGROUND INFORMATION:

The project team requested this pre-application meeting to obtain DBI and SFFD direction on a focused set of code interpretation questions, primarily regarding the application of **SFBC §§304.5 Minimum Lateral Force For Existing Buildings, & 503.11.1 Non-structural Alterations** to the proposed renovation strategy, particularly for the rear of Level 3 and Levels 5 and 6, where the applicant is attempting to limit the extent of permitted work in order to avoid triggering a mandatory seismic upgrade. Additional questions addressed roof and penthouse work, site work, possible new stair and elevator openings, atrium implications, and the hypothetical I-2 option for the Sobering Center. (SFBC §§304.4, ~~304.5~~, 503.11)

QUESTIONS, ANALYSES, & RESPONSES:

QUESTION 1:

When should a story count toward the 2/3 rule?

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RESPONSE to Question 1:

DBI stated that a story is considered to count toward the substantial non-structural alteration threshold when alteration work affects 2/3 of the area of a particular floor with respect to the listed elements, i.e. walls, partitions, or ceilings. DBI further stated that the analysis is applied by story, excluding basements, and that walls, partitions, and ceilings are to be evaluated separately, such that if any one of those listed elements exceeds the 2/3 threshold on a given floor, that floor would count toward the overall threshold. (SFEBc §304.4 5; see also SFEBc §304.4 §503.11 & 503.11.1)

As such, in past practices, there has been some small variation in the extent that a story is considered being substantially having non-structural alteration, however, the latest current position DBI will consider 2/3 of the area of a story going through non-structural alteration will be counted as a story with substantial non-structural alteration. And if 2/3 of the total number of such stories having substantial alteration, SFEBc §304.4 will be invoked to provide lateral upgrade of building per SFEBc §503.11.1.

Response to Question 1 Approved by:



Willy Yau, DBI: _____ Date: _____; Jonathan Lo (SFFD): _____ Date: _____

Mohsin Shaikh (DBI, Mech.): N/A Date: _____; David Delos Santos (DBI, Elect) N/A Date: _____

QUESTION 2:

If only part of a story is renovated, does the whole story count?

RESPONSE to Question 2:

See Response to Question 1.

DBI stated that the same analysis applies where work is limited to only part of a story. The issue is whether the alteration to any of the listed elements — walls, partitions, or ceilings — exceeds the 2/3 threshold on that story. If it does not, then the story would not count on that basis. (SFEBc §304.4 304.5)

Response to Question 2 Approved by:



Willy Yau, DBI: _____ Date: _____; Jonathan Lo (SFFD): _____ Date: _____

Mohsin Shaikh (DBI, Mech.): N/A Date: _____; David Delos Santos (DBI, Elect) N/A Date: _____

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QUESTION 3:

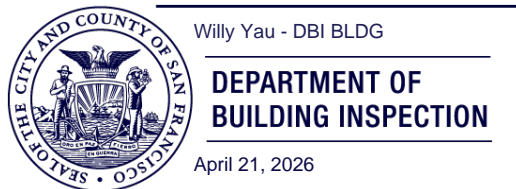
Can limited compliance work be performed on the rear of Level 3 and on Levels 5 and 6 without making those stories count?

RESPONSE to Question 3:

See Response to Question 1.

DBI stated that limited accessibility, path-of-travel, life-safety, and similar work is still alteration work if it requires a permit and is not exempt under SFBC Chapter 1. Accordingly, such work would count toward the analysis if it affects walls, partitions, or ceilings beyond the threshold described in Response to Question 1. DBI further stated that if certain finish work or similar items are exempt from permit under SFBC Chapter 1, such exempt work would not be counted. **(SFBC §304.4 ~~304.5~~; SFBC §106A.2)**

Response to Question 3 Approved by:



Willy Yau, DBI: _____ Date: _____; Jonathan Lo (SFFD): _____ Date: _____

Mohsin Shaikh (DBI, Mech.): N/A Date: _____; David Delos Santos (DBI, Elect) N/A Date: _____

QUESTION 4:

If we clearly separate permitted work, deferred work, limited compliance work, and permit-exempt work, will DBI count only the permitted work?

RESPONSE to Question 4:

DBI stated that the key distinction is whether the work requires a permit and whether it affects the listed elements under the substantial non-structural alteration analysis. Work exempt from permit under SFBC Chapter 1 is not counted toward the story-count analysis. However, any work that requires a permit and affects walls, partitions, or ceilings is part of the alteration analysis. **(SFBC §§106A.2, 106A.3.1, 106A.3.4.2-4; SFBC §304.4 ~~304.5~~)**

DBI further stated that if certain improvements are being deferred for budget reasons, the project team may consider delaying those improvements until later, but noted that the 2-year / completion rule is intended to prevent circumvention of the substantial alteration requirement through phasing. **(SFBC 304.4 ~~304.5~~, 503.11.1)**

Response to Question 4 Approved by:



Willy Yau, DBI: _____ Date: _____; Jonathan Lo (SFFD): _____ Date: _____

Mohsin Shaikh (DBI, Mech.): N/A Date: _____; David Delos Santos (DBI, Elect) N/A Date: _____

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QUESTION 5:

How does DBI treat permit-exempt work and minor removals under SFBC §106A.2 when evaluating the story-count analysis? If we clearly separate permitted work, deferred work, limited compliance work, and permit-exempt work, will DBI count only the permitted work?

RESPONSE to Question 5:

DBI stated that permit-exempt work under SFBC Chapter 1, §106A.2 does not count toward the story-count analysis. DBI cautioned, however, that some items described as “finish work” may still require a permit depending on the actual scope. (SFBC §106A.2; SFBC 304.4 ~~304.5~~)

With respect to counters, casework, built-ins, desks, and similar non-structural millwork, DBI stated that those items may count toward valuation, but are not necessarily treated as wall / partition work unless they are attached to a partition such that the work also alters the partition. If casework or counters are attached to a partition, the partition work would count. If the work is only casework or counters by themselves, DBI indicated that it would generally not be treated as wall / partition work for purposes of the story-count analysis. (SFBC §106A.2(4); SFBC 304.4 ~~304.5~~)

DBI also stated that demolition is considered alteration work. If non-structural partition elements are removed, that removal counts as alteration of those elements. (SFBC §304.4 ~~304.5~~)

Response to Question 5 Approved by:



Willy Yau, DBI: _____ Date: _____; Jonathan Lo (SFFD): _____ Date: _____

Mohsin Shaikh (DBI, Mech.): N/A Date: _____; David Delos Santos (DBI, Elect) N/A Date: _____

QUESTION 6:

If limited work on the rear of Level 3 and on Levels 5 and 6 is performed under separate trade permits, does DBI count only the actual wall / partition / ceiling impacts on those floors?

RESPONSE to Question 6:

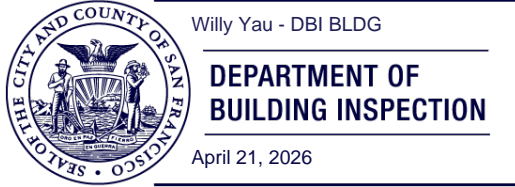
See Responses to Questions 4 and 5.

DBI recommended that the minutes avoid using the term “trade permits” loosely and instead refer to MEP addenda or deferred separate permits, as applicable. DBI stated that mechanical, electrical, plumbing, fire alarm, and sprinkler work are not themselves listed elements under the story-count analysis. Therefore, such work does not count toward the threshold unless it results in actual alteration of walls, partitions, or ceilings. DBI gave the example that local removal and replacement of an acoustical panel ceiling system for MEP access would count only to the extent of the actual ceiling disturbance. (SFBC §304.4 ~~304.5~~; SFBC §106A.3.4.2 ~~3~~)

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Response to Question 6 Approved by:



Willy Yau, DBI: _____ Date: _____; Jonathan Lo (SFFD): _____ Date: _____

Mohsin Shaikh (DBI, Mech.): N/A Date: _____; David Delos Santos (DBI, Elect) N/A Date: _____

QUESTION 7:

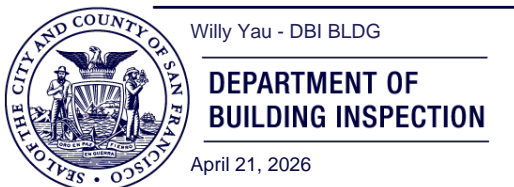
How will DBI apply the 2-year rule to this site permit, future addenda permits, and related permits?

RESPONSE to Question 7:

DBI stated that the relevant timing is tied to the completion and inspection signoff of work scope in the permit /final approval, not simply the date the original site permit application was filed. DBI explained that the intent of the provision is to prevent applicants from circumventing the substantial alteration threshold by spreading related work over time a number of consecutive permit applications. DBI stated that the clock is understood in relation to when the work is completed and finalized.

DBI did not concur with the applicant’s interpretation that the 2-year period is measured solely from the original site permit filing date. The underlying code provision discussed at the meeting states that “all such work included in alteration permits issued within two years of the date of a permit application shall be included in the determining whether the application is proposing substantial change to the building or structure”. (SFBC 304.4 304.5; SFBC §503.11.1, SFBC§106A.3.4.2, 106A 3.4.2.3, 106A 4.4)

Response to Question 7 Approved by:



Willy Yau, DBI: _____ Date: _____; Jonathan Lo (SFFD): _____ Date: _____

Mohsin Shaikh (DBI, Mech.): N/A Date: _____; David Delos Santos (DBI, Elect) N/A Date: _____

QUESTION 8:

If Levels 3, 5, and 6 are mostly excluded from the main submitted permit, can sprinkler and fire alarm approval still be completed without pulling those stories back into the major scope?

RESPONSE to Question 8:

See Response to Question 6.

DBI and SFFD indicated that sprinkler and fire alarm work do not, by themselves, control the story-count analysis unless the work results in actual alteration to the listed elements — walls, partitions, or ceilings —

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beyond the applicable threshold. DBI stated that this same caveat applies throughout the project: if the scope triggers alteration to those elements, then that work must be counted. (~~SFBC 304.4 304.5~~; ~~SFBC §106A.3.4.2~~; ~~SFFD AB 2.01~~)

Response to Question 8 Approved by:



Willy Yau, DBI: _____ Date: _____; Jonathan Lo (SFFD): _____ Date: _____

Mohsin Shaikh (DBI, Mech.): N/A Date: _____; David Delos Santos (DBI, Elect) N/A Date: _____

QUESTION 9:

Does full roof replacement and work within the rooftop penthouse count as part of the 2/3-story count?

RESPONSE to Question 9:

DBI stated that the rooftop penthouse, as described during the meeting, appears to be a mechanical penthouse and would not be counted as an additional story, provided it is not occupiable space other than for mechanical functions. DBI further stated that, in that case, roof and penthouse work do not count as additional stories for purposes of the story-count analysis. Instead, work on the mechanical penthouse would be considered to occur on the story directly below per CBC 1511.2. (~~CBC §§1511.2, 202~~; ~~SFBC 304.4 304.5~~)

DBI added that roof / penthouse work may still trigger localized structural review if new equipment loads, redistributed loads, or structural changes cause affected elements to exceed the applicable gravity / lateral thresholds at the element level. (~~SFBC §503.11~~; ~~SFBC §§304.3.2, 304.4.3~~; ~~CEBC §805.3 503.3 & 503.4~~)

Response to Question 9 Approved by:



Willy Yau, DBI: _____ Date: _____; Jonathan Lo (SFFD): _____ Date: _____

Mohsin Shaikh (DBI, Mech.): N/A Date: _____; David Delos Santos (DBI, Elect) N/A Date: _____

QUESTION 10:

Does exterior work in the sidewalk, parking, and drop-off areas affect the 2/3-story count?

RESPONSE to Question 10:

DBI stated that exterior work in the sidewalk, parking, and drop-off areas does not affect the story-count analysis because that work is outside the building stories. (~~CBC §202~~; ~~SFBC 304.4 304.5~~; ~~SFBC §106A.2(7)~~).

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However, street and sidewalk permits are likely to be required from the DPW/BSM.

Response to Question 10 Approved by:



Willy Yau, DBI: _____ Date: _____; Jonathan Lo (SFFD): _____ Date: _____

Mohsin Shaikh (DBI, Mech.): N/A Date: _____; David Delos Santos (DBI, Elect) N/A Date: _____

QUESTION 11:

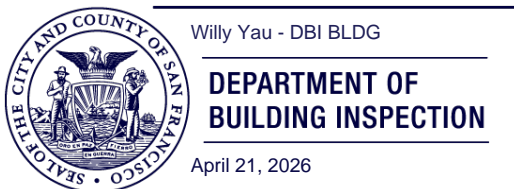
Does the proposed convenience stair and proposed shuttle elevator trigger a separate seismic upgrade?

RESPONSE to Question 11:

DBI stated that the proposed convenience stair and shuttle elevator do not automatically trigger a mandatory seismic upgrade simply by virtue of being new openings. However, DBI stated that the work must be evaluated for its local structural effects, including whether the new openings or redistributed loads cause any affected element to exceed the applicable 5% gravity / 10% lateral threshold before and after the alteration. If those thresholds are exceeded, structural analysis and any required strengthening would be required. (SFBC §503.11; SFBC §§~~304.3.2, 304.4.3~~; CEBC ~~§805.3~~ 503.3 & 503.4)

DBI characterized this as an element-level evaluation rather than a global story-count trigger. (**distinguished from SFBC ~~§304.5~~ 304.4**)

Response to Question 11 Approved by: `1



Willy Yau, DBI: _____ Date: _____; Jonathan Lo (SFFD): _____ Date: _____

Mohsin Shaikh (DBI, Mech.): N/A Date: _____; David Delos Santos (DBI, Elect) N/A Date: _____

QUESTION 12:

If the proposed convenience stair connects three floors, what additional atrium requirements would that trigger beyond the building's existing sprinkler and fire alarm systems?

RESPONSE to Question 12:

DBI and SFFD stated that the open convenience stair may connect two levels, but that if it connects more than two stories, the project would need to comply with the applicable atrium / vertical opening provisions. DBI specifically referenced the code path under which only the two lowest stories may be open to the atrium,

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while any story above must be separated from the atrium in accordance with the shaft provisions. **(CBC §§404.4, 404.5 Exception 2, 713.4)**

DBI and SFFD indicated that, for the proposed condition, one compliant approach would be to keep the lowest two levels open and separate the third floor from the opening in a manner equivalent to a shaft enclosure. Under that approach, smoke control may not be required. If the upper level is not properly separated, smoke control would likely be required. **(CBC §§404.5 Exception 2, 404.7, 713.4)**

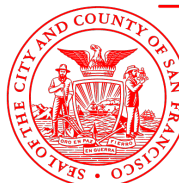
SFFD also stated that another possible code path may involve sprinkler-protected glazing, subject to the applicable code and administrative bulletin requirements.

SFFD further stated that if fire alarm work proceeds under a fire-only permit path, the applicable code may be governed by the code cycle in effect at the time that fire-only permit is first received per SFFD AB2.01 which states "FIRE Only permits shall utilize the applicable code requirements from the date of the 'RECEIVED' stamp of the 1st submission of the FIRE Only permit. This includes FIRE Only permits under an addenda schedule." **(SFFD AB 2.01, p. 2; see also Fire Alarm Plan Submittal, smoke-control coordination requirements)**

Response to Question 12 Approved by:



Willy Yau - DBI BLDG
**DEPARTMENT OF
BUILDING INSPECTION**
April 21, 2026



Jonathan Lo
FIRE
April 22, 2026

Willy Yau, DBI: _____ **Date:** _____ ; **Jonathan Lo (SFFD):** _____ **Date:** _____



Mohsin Shaikh - DBI MECH
**DEPARTMENT OF
BUILDING INSPECTION**
April 22, 2026



David Delos Santos - DBI
MECH-E
**DEPARTMENT OF
BUILDING INSPECTION**
April 22, 2026

Mohsin Shaikh (DBI, Mech.): _____ **Date:** _____ ; **David Delos Santos (DBI, Elect)** _____ **Date:** _____

QUESTION 13:

If the Sobering Center is classified as Group I-2, what specific code requirements would that trigger, and can those requirements remain limited to that area?

RESPONSE to Question 13:

During the meeting, the applicant team stated that the project is no longer pursuing the I-2 option for the Sobering Center due to budget and scope considerations. Accordingly, DBI and SFFD did not provide a final formal determination on that path.

The meeting discussion indicated, however, that if an I-2 path were pursued, the principal impacts would likely include occupancy separation, I-2-specific requirements, controlled egress provisions, associated fire alarm interfaces, and emergency power / essential electrical requirements serving that area. **(CBC §§407, 508, 1010.2.13, 2702.2.8)**

Also, enhanced ventilation requirements could apply if the resulting use is treated as a sensitive use under San

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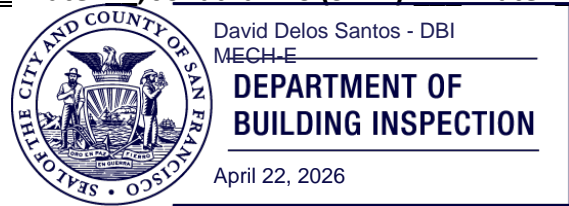
Francisco Health Code Article 38. (Health Code Article 38, including §3804 “Sensitive Use”)

The team also discussed an alternative operational approach under which the area would be treated as a ‘B – Business’ occupancy with delayed egress provided instead, which could avoid some of the more burdensome code consequences, provided that the delayed egress is compliant with **CBC §1010.2.12**. Controlled egress in Group I-2 is addressed separately in **CBC §1010.2.13**.

Response to Question 13 Approved by:



Willy Yau, DBI: To be determined at Plan Review Date: _____ ; Jonathan Lo (SFFD): _____ Date: _____



Mohsin Shaikh (DBI, Mech.): _____ Date: _____ ; David Delos Santos (DBI, Elect) _____ Date: _____

QUESTION 14:

What is the start date and expiration date of the site permit validity period for this project?

RESPONSE to Question 14:

DBI distinguished between:

- permit application expiration from filing to issuance, and
- time allowed to complete work after permit issuance.

DBI stated that the duration from application to issuance is governed under the San Francisco Building Code permit application expiration provisions, while the post-issuance completion period is governed by the San Francisco Building Code permit duration / completion provisions. DBI stated that for a project of ~~this~~ \$2.5 Million or more construction cost ~~value~~, the project falls within the category allowing 1440 days to complete the work, with the ability to request extensions for an additional 720 days, subject to payment of fees. DBI indicated that the project team should therefore have sufficient time to proceed under the current permit path if managed properly. (SFBC §§106A.3.7 and Table A; 106A.4.4 and Table B; 106A.3.4.2-3)

Response to Question 14 Approved by:



Willy Yau, DBI: _____ Date: _____ ; Jonathan Lo (SFFD): _____ Date: _____

Mohsin Shaikh (DBI, Mech.): N/A Date: _____ ; David Delos Santos (DBI, Elect) N/A Date: _____

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Additional discussion (information only):

- DBI mechanical noted that because this is a municipal project, the team should consider documenting the claimed San Francisco Administrative Code Section 6.76 exemption path from the San Francisco Environment Code through a waiver request to the Municipal Green Building Task Force so plan review has a clear paper trail. **(SF Admin Code §6.76)**
- SFFD noted that emergency responder radio coverage does not appear to be triggered per SFFD AB2.01 Addendum G if the building remains non-high-rise and without the relevant occupancy change. **(SFFD AB 2.01, Addendum G / ERCES-ERRCS section)**
- The team discussed generator and fuel tank removal as a separate operational / permitting issue.
- The team discussed that adding EV charging in the basement could create additional fire protection implications.

DBI Pre-Application Meeting Minutes approval is based on Pre-Application Meeting Request Exhibits and discussions during meeting. ALL ITEMS ARE SUBJECT TO PLAN REVIEW. Proposed Project Plans shall include these signed Pre-Application minutes and shall be accompanied by all Pre-App Exhibits for reference. PRESENTED REFERENCE PLANS HAVE NOT BEEN REVIEWED NOR APPROVED BY DBI AND SFFD, AND ARE INCLUDED ONLY FOR ILLUSTRATION AND SUPPORT TO THE QUESTIONS POSTED.

Meeting Minutes Approved by:



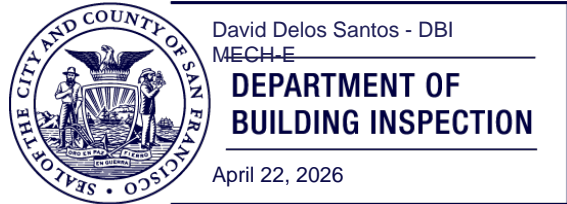
Willy Yau, DBI: _____ **Date:** _____



Jonathan Lo (SFFD): _____ **Date:** _____



Mohsin Shaikh (DBI, Mech.): _____ **Date:** _____

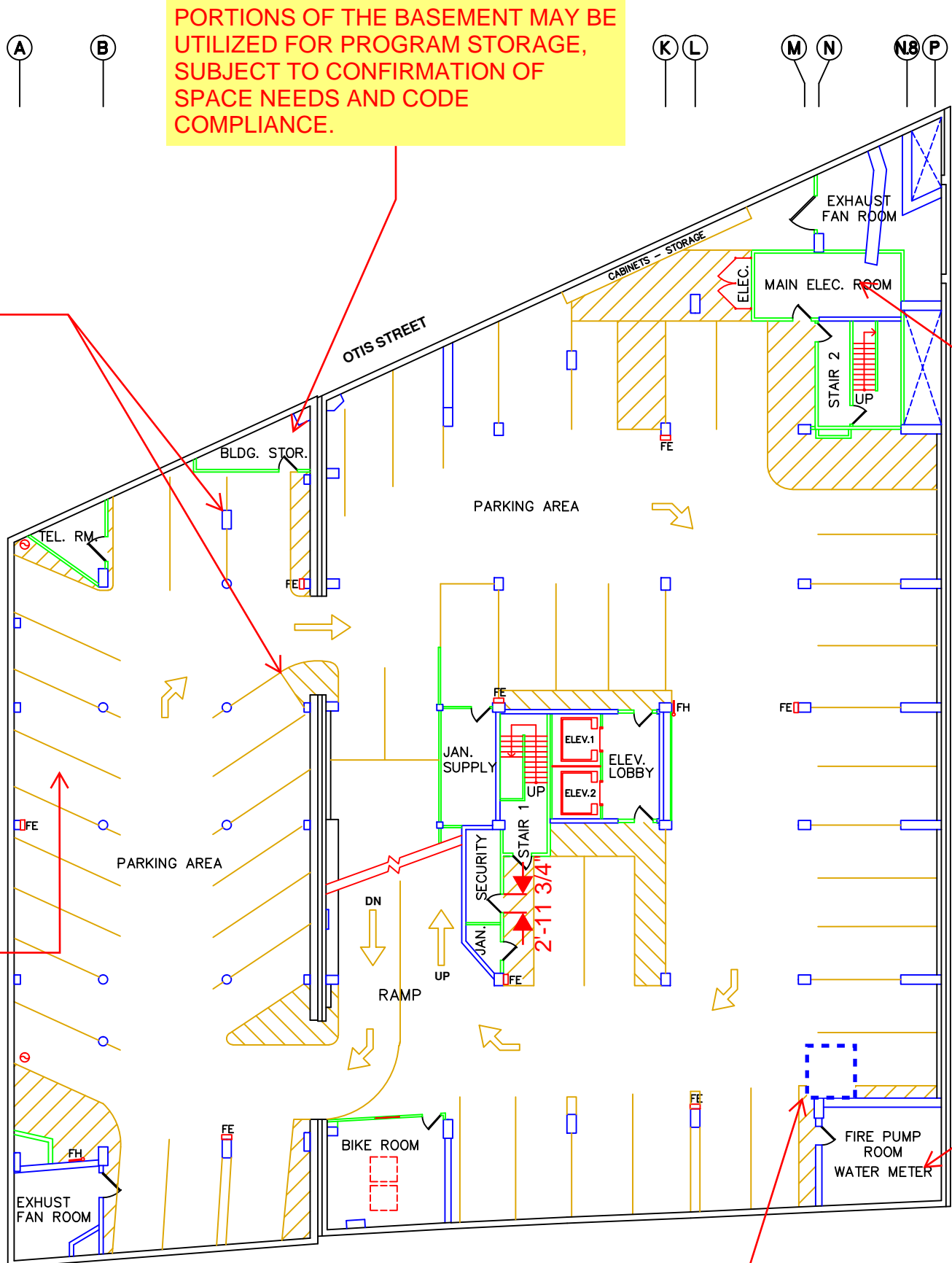


David Delos Santos (DBI, Elect) _____ **Date:** _____

Original Pre-application meeting request with (8) Sheets of plans attached, all undated for Pre-Application meeting reference only:

- A-B Basement Floor
- A-1 First Floor
- A-2 Second Floor
- A-3 Third Floor
- A-4 Fourth Floor
- A-5 Fifth Floor
- A-6 Sixth Floor
- A-R Roof Floor

END OF MEETING MINUTES



PORTIONS OF THE BASEMENT MAY BE UTILIZED FOR PROGRAM STORAGE, SUBJECT TO CONFIRMATION OF SPACE NEEDS AND CODE COMPLIANCE.

PARKING STRIPING SHALL BE STUDIED AND REVISED AS NEEDED TO OPTIMIZE FLEET STORAGE AND VEHICLE MANEUVERING.

THE BASEMENT SHALL FUNCTION PRIMARILY AS DPH FLEET VEHICLE STORAGE. THIS IS THE PRIMARY PROGRAMMATIC PRIORITY FOR THIS LEVEL.

INSTALLATION OF ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE IS BEING CONSIDERED AND SHALL BE INCLUDED AS AN ALTERNATE.

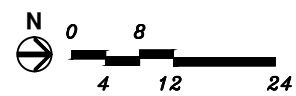
ANY INTERVENTION AT THIS LEVEL SHOULD BE MINIMAL AND LIMITED TO STRIPING, INFRASTRUCTURE UPGRADES, AND NECESSARY CODE COMPLIANCE WORK.

ITEMS IN RED INDICATE ELEMENTS DIRECTLY REFERENCED IN THE LIST OF QUESTIONS SENT TO DBI

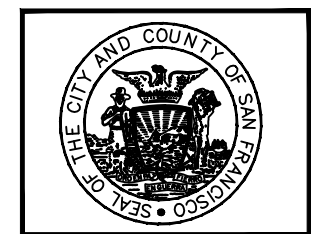
ITEMS IN YELLOW DESCRIBE PROGRAM AND SCOPE OF WORK

EXISTING BUILDING SUPPORT SPACES (INCLUDING ELECTRICAL ROOMS, FIRE PUMP ROOMS, AND OTHER MEP INFRASTRUCTURE) SHALL REMAIN IN PLACE AND THEIR FOOTPRINTS ARE NOT ANTICIPATED TO BE MODIFIED, ALTHOUGH WORK IS EXPECTED TO OCCUR WITHIN THEM AS NECESSARY.

LOCATION OF ELEVATOR ABOVE - QUESTION #11



REVISION			
NO.	DATE	BY	DESCRIPTION



ISSUE: ISSUE
 DATE: 01/10/2015
 SCALE: 1/8"
 DRAWN BY: J.GELMAN
 CHECKED BY: M.JABER
 PROJECT NUMBER: 0115

BASEMENT FLOOR
 TITLE:
A-B
 SHEET:

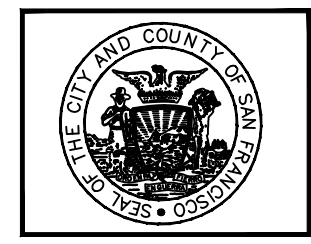
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE SAME MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.



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 FAX: 415.552.9216
 Email: RealEstate.GSA.311@sfgov.org

1660 MISSION ST.
 SAN FRANCISCO, CA

REVISION			
NO.	DATE	BY	DESCRIPTION



ISSUE: ISSUE
 DATE: 01/29/2015
 SCALE: 1/8"
 DRAWN BY: J.GELMAN
 CHECKED BY: M.JABER
 PROJECT NUMBER: 0115

SECOND FLOOR

TITLE:
A-2
 SHEET:

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RESTROOMS CAN BE MODIFIED INTO 4-SINGLE OCCUPANT ALL-GENDER RR (2 FOR STAFF, 1 FOR PUBLIC, 1 FOR CLIENTS), BUT RECOMMEND KEEP EXISTING PLUMBING CHASES

BHAC, BEAM, & LMS WILL SHARE LEVEL 2, INCLUDING THE WAITING AREA, RECEPTION, EXAM ROOMS, ASSESSMENT ROOMS, LAB, MEDICATION ROOM, WELLNESS / LACTATION ROOM, LUNCH / BREAK ROOM, AND A SHARED OPEN OFFICE AREA.

A TOTAL OF SEVEN (7) PRIVATE OFFICES ARE REQUIRED ON THIS LEVEL: THREE (3) FOR BEAM AND FOUR (4) FOR BHAC.

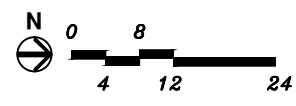
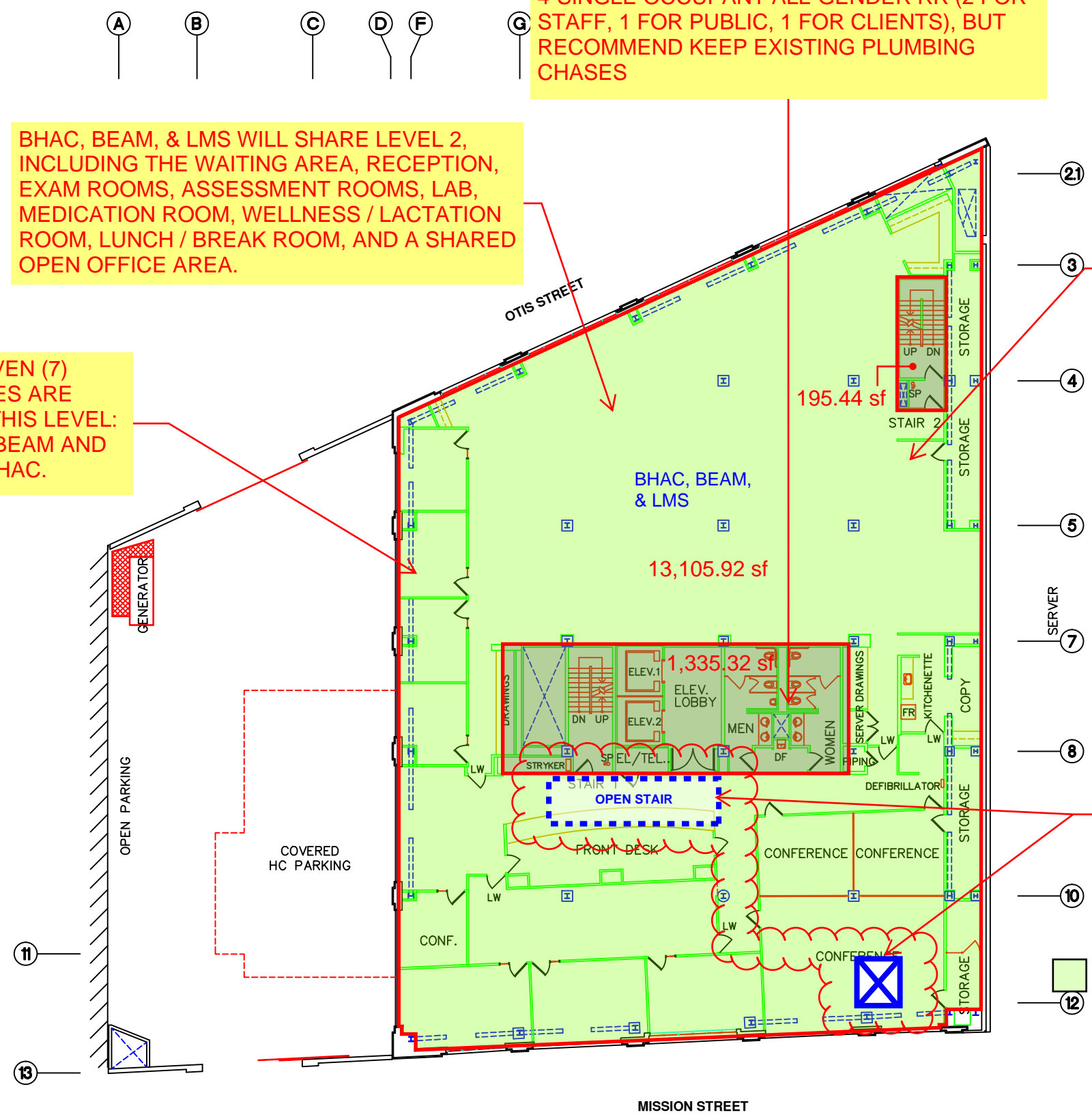
THIS FLOOR IS A MAJOR INTERVENTION AREA

SHUTTLE ELEVATOR AND CONVENIENCE STAIR - QUESTIONS #11&12

MENTAL HEALTH SERVICES CENTER PROGRAMS ON SECOND FLOOR:

- BEHAVIORAL HEALTH ACCESS CENTER (BHAC)
- BRINGING EXPANDED ACCESS TO MOUD - MEDICATION FOR OPIOID USE DISORDER - (BEAM)
- LINKAGE MEDICATION SUPPORTS (LMS)

SUPPORT / EGRESS



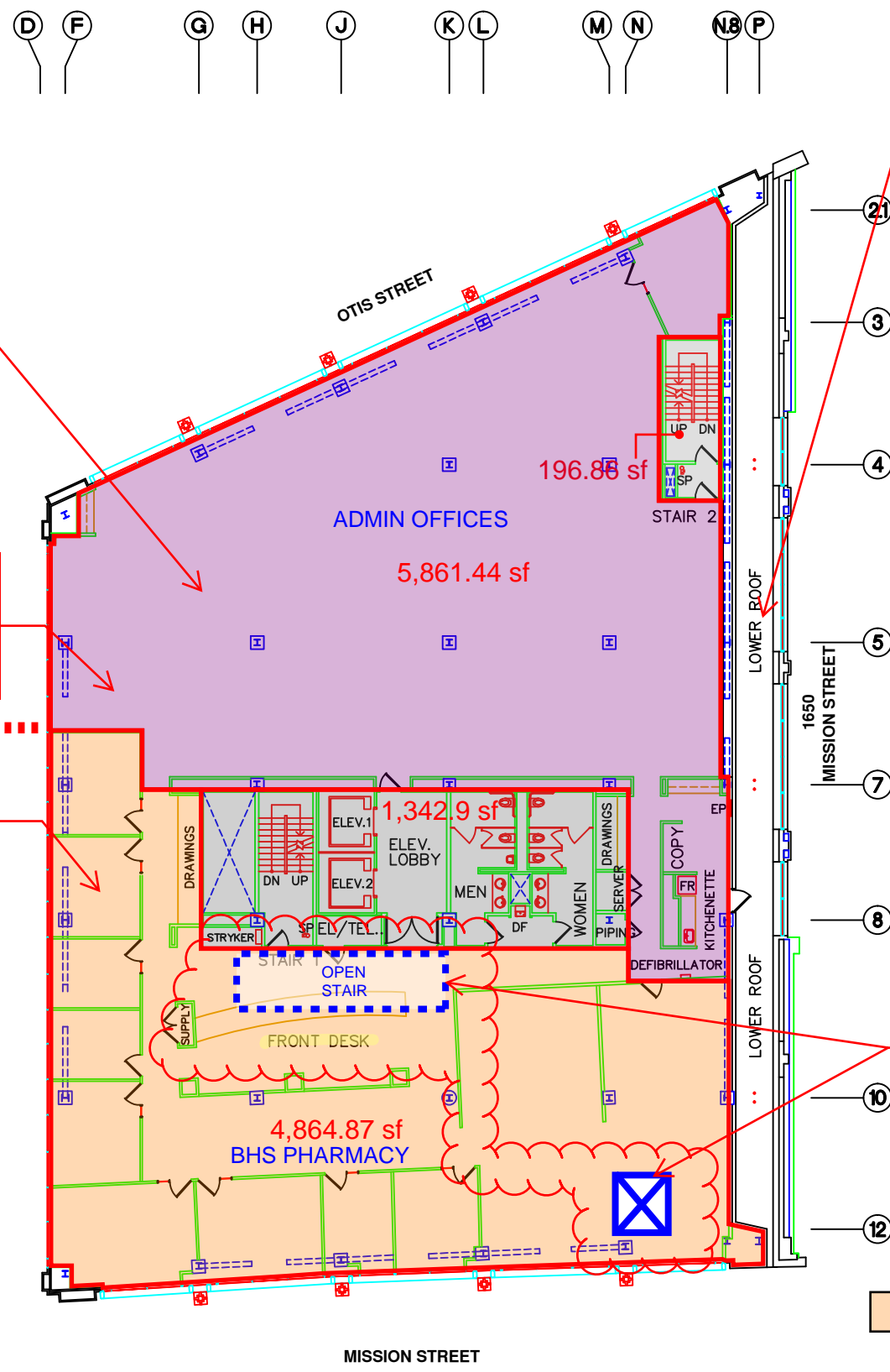
THE EXISTING OPEN OFFICE AREA ON THIS LEVEL IS A STRONG CANDIDATE FOR MINIMAL OR NO INTERVENTION AND SHOULD BE TARGETED TO REMAIN LARGELY UNMODIFIED TO SUPPORT THE LESS THAN 2/3's COMPLIANCE STRATEGY.

LEVELS 3-6 HAVE A REDUCED FLOOR PLATE DUE TO BUILDING TAPERING, WITH PORTIONS OF THESE LEVELS CONSISTING OF ROOF AREA. EXISTING ROOF ACCESS AND CURRENT ROOF CONDITIONS ARE UNKNOWN (NO ACCESS KEY HAS BEEN LOCATED); HOWEVER, REPLACEMENT OF THIS ROOF SHALL BE INCLUDED AS PART OF THIS PROJECT. THE DESIGN TEAM SHALL INVESTIGATE ROOF ACCESS, EXISTING ROOF CONDITIONS, AND ANY POTENTIAL IMPACTS ON PROGRAMMATIC PLANNING AT THESE LEVELS.

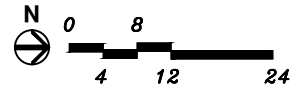
LIMITED COMPLIANCE / TARGETED WORK AREA - REFERENCED IN Q3, Q6, Q7, & Q8

MAJOR INTERVENTION AREA

SHUTTLE ELEVATOR AND CONVENIENCE STAIR - QUESTIONS #11&12



- MENTAL HEALTH SERVICES CENTER PROGRAMS ON THIRD FLOOR:
- BEHAVIORAL HEALTH SERVICES (BHS) PHARMACY
- ADMIN OFFICES
- SUPPORT / EGRESS



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THIRD FLOOR
TITLE:
A-3
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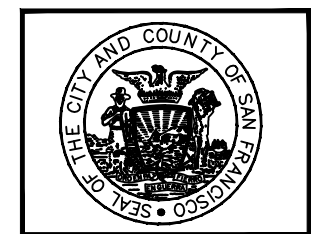
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 PROJECT NUMBER: 0215

FOURTH FLOOR

TITLE:
A-4
 SHEET:

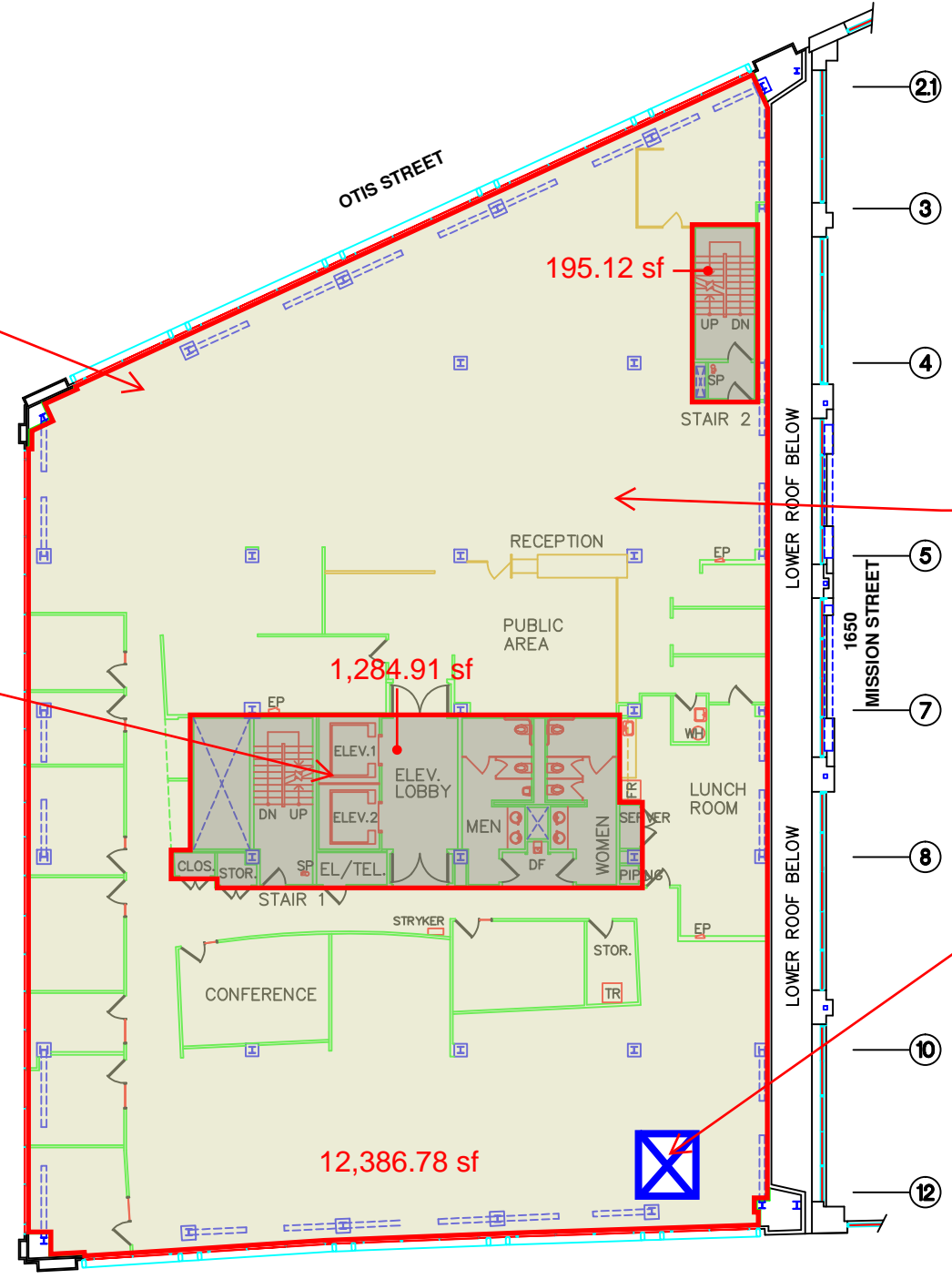
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LEVEL 4 IS FULLY DEDICATED TO CITY CLINIC AND MAY BE RENOVATED IN ITS ENTIRETY TO SUPPORT ITS OPERATIONAL AND PROGRAMMATIC NEEDS.

WHILE THE TWO EXISTING ELEVATORS SERVE CITY CLINIC CLIENTS AND STAFF, PRIMARY CLIENT TRAFFIC IS ANTICIPATED TO ARRIVE VIA THE NORTHEAST CITY CLINIC ELEVATOR.

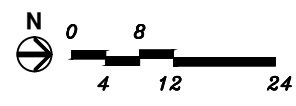
THIS FLOOR IS A MAJOR INTERVENTION AREA

SHUTTLE ELEVATOR - QUESTION #11



MISSION STREET

CITY CLINIC
 SUPPORT / EGRESS





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FIFTH FLOOR

TITLE:

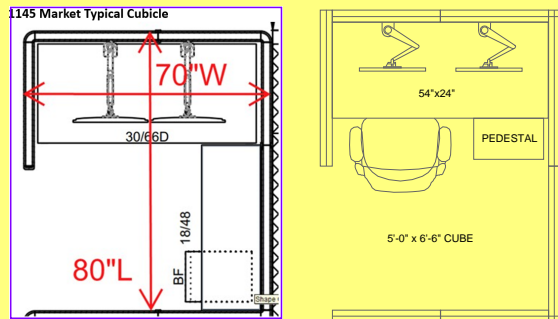
A-5

SHEET:

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DPH UTILIZES TWO CUBICLE SIZES: 5'-4" x 6'-10" (EXISTING INVENTORY) AND 5'-10" x 6'-8" (DPH STANDARD). DESIGN TEAM SHALL CONSIDER BOTH CONFIGURATIONS DURING SPACE PLANNING. TEST FIT SHOWN IS FOR STAFFING STUDY ONLY AND IS NOT PRESCRIPTIVE.

THE DESIGN TEAM SHALL DEVELOP A PROGRAMMATICALLY RESPONSIVE LAYOUT THAT OPTIMIZES WORKFLOW, DAYLIGHT, EGRESS, AND SYSTEM COORDINATION. THE TEST FIT MAY BE USED AS A REFERENCE, BUT SHALL NOT BE RELIED UPON AS THE FINAL DESIGN DIRECTION.



DPH STANDARD

EXG INVENTORY

OPEN COLLABORATION AREAS WITH CONFERENCE TABLES AND SMALL MEETING TABLES FOR IMPROMPTU USE (NON-ACOUSTICALLY PRIVATE) SHOULD BE STRATEGICALLY DISTRIBUTED THROUGHOUT THE FLOOR.

THE EXISTING LUNCH / BREAK ROOM AND KITCHENETTE SHALL BE RETAINED. GIVEN ITS CENTRAL LOCATION, STRATEGIES TO INTRODUCE DAYLIGHT (GLAZED DOORS, BORROWED LIGHT WINDOWS, OR SIMILAR) SHOULD BE STUDIED.

THIS LEVEL IS ALREADY CONFIGURED AS AN OPEN FLOOR PLATE AND IS WELL-SUITED TO ACCOMMODATE OPEN OFFICE FUNCTIONS.

LIMITED COMPLIANCE / TARGETED WORK AREA - REFERENCED IN Q3, Q6, Q7, & Q8

EXISTING KITCHENETTES / CASEWORK IF RELEVANT TO EXEMPT-WORK - QUESTIONS #4&5

EXISTING BUILDING SERVICES SUCH AS SERVER ROOMS, STORAGE ROOMS, RESTROOMS, AND EVS SPACES SHALL BE MAINTAINED IN THEIR CURRENT LOCATIONS WHERE POSSIBLE WITH NEW FINISHES AND FIXTURES.

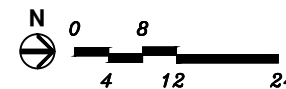
ELEVATOR OVERRUN

D F



113 CUBICLES (6'-6" X 5'-0")
 113 SEATS TOTAL

ADMIN OFFICES
 SUPPORT / EGRESS

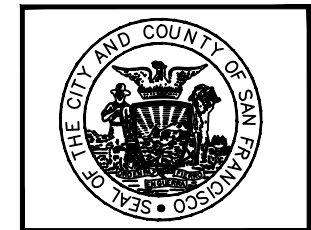




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SIXTH FLOOR
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 A-6
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(D) (F) (G) (H) (J) (K) (L) (M) (N) (NB) (P)

AN INITIAL STAFFING LAYOUT HAS BEEN DEVELOPED TO STUDY CAPACITY; HOWEVER, THIS LAYOUT IS NOT PRESCRIPTIVE. THE DESIGN TEAM IS ENCOURAGED TO EXPLORE ALTERNATIVE CONFIGURATIONS THAT BETTER ALIGN WITH PROGRAMMATIC NEEDS.

THIS FLOOR CONTAINS A HIGH NUMBER OF PRIVATE OFFICES AND CONFERENCE ROOMS THAT WILL REMAIN AND IS WELL-SUITED TO SUPPORT EXECUTIVE, LEADERSHIP, AND ADMINISTRATIVE FUNCTIONS.

THE EXISTING OPEN OFFICE AREA CAN ACCOMMODATE A SIGNIFICANT NUMBER OF STAFF. IF ADDITIONAL CAPACITY IS REQUIRED, PRIVATE OFFICES ARE LARGE ENOUGH TO SUPPORT TWO (2) TO THREE (3) OCCUPANTS WHERE APPROPRIATE.

- 61 CUBICLES (6'-6" X 5'-0")
- 6 PRIVATE OFFICES (6 SEATS)
- 5 TWO-PERSON OFFICES (10 SEATS)
- 1 THREE-PERSON OFFICE (3 SEATS)
- 80 SEATS TOTAL

IMPORTANT TO NOTE:
 LEVEL 6 IS A KEY STRATEGY FLOOR FOR MAINTAINING RENOVATION AREA BELOW THE TWO-THIRDS (2/3) THRESHOLD (EXCLUDING BASEMENTS) AND SHOULD REMAIN LARGELY UNMODIFIED.
 THIS FLOOR SHOULD BE PLANNED AS A HIGH-FUNCTIONING ADMINISTRATIVE AND MEETING HUB, SUPPORTING ACOUSTIC PRIVACY AND HYBRID TECHNOLOGY NEEDS.

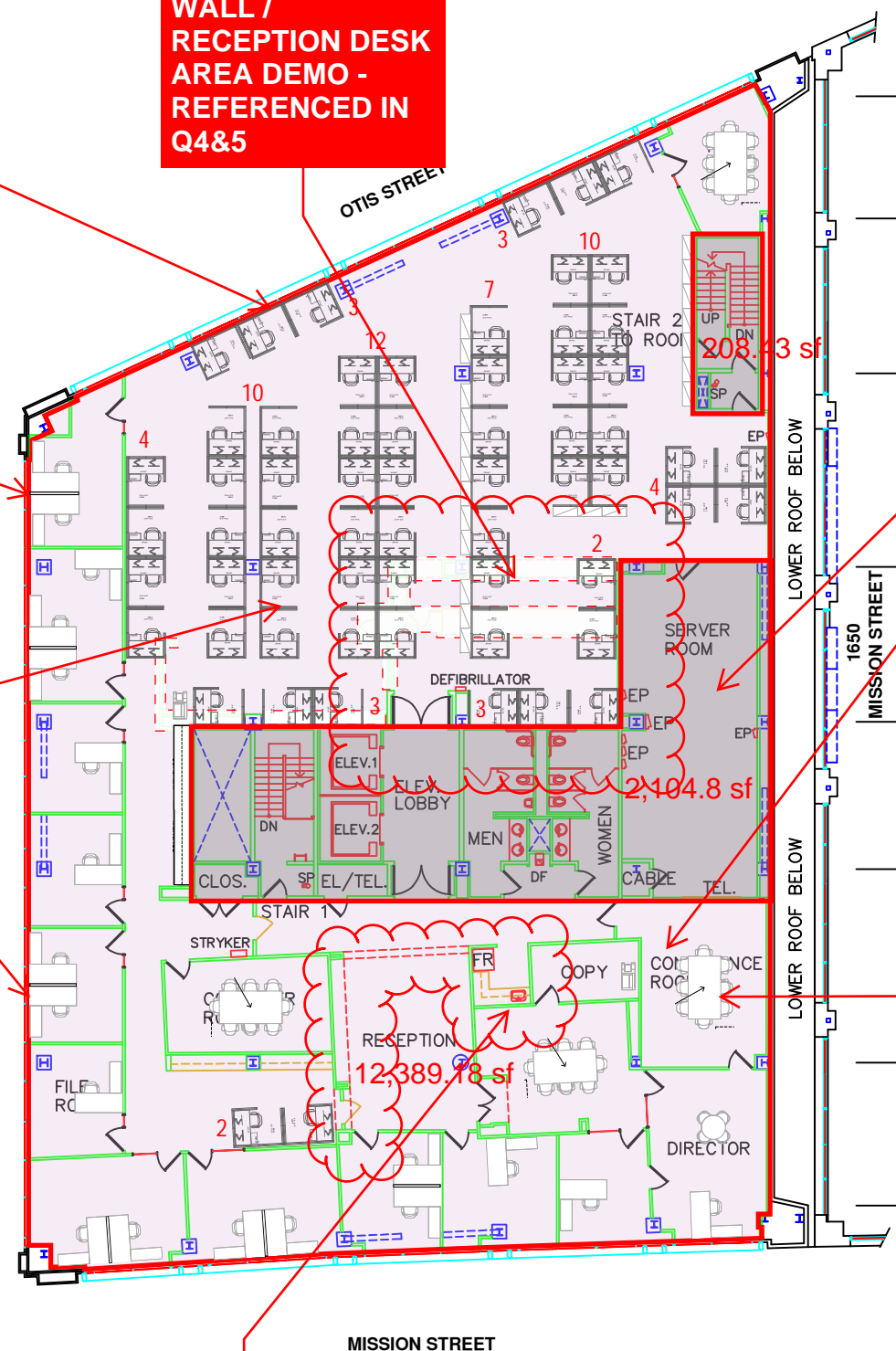
DAHSED LINE SHOW PROPOSED WALL / RECEPTION DESK AREA DEMO - REFERENCED IN Q4&5

EXISTING INFRASTRUCTURE SPACES (SERVER ROOMS, EVS, LUNCH / BREAK ROOMS, RESTROOMS, AND KITCHENETTES) SHALL REMAIN IN PLACE. DEMOLITION SHOULD BE MINIMAL AND GENERALLY LIMITED TO FIXTURES AND FINISH UPGRADES.

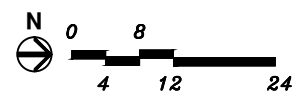
LIMITED COMPLIANCE / TARGETED WORK AREA - REFERENCED IN Q3, Q6, Q7, & Q8

LEVEL 6 IS WELL-SUITED TO SERVE AS A PRIMARY CONFERENCE AND ALL-STAFF MEETING FLOOR. EXISTING CONFERENCE ROOMS MAY SUPPORT HYBRID MEETINGS AND, WHERE FEASIBLE, FLEXIBLE CONFIGURATIONS SUCH AS MOVABLE PARTITION

EXISTING KITCHENETTES / CASEWORK IF RELEVANT TO EXEMPT-WORK - QUESTION #4&5



ADMIN OFFICES
 SUPPORT / EGRESS / STAFF

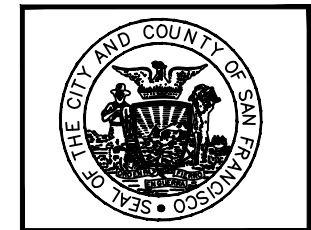




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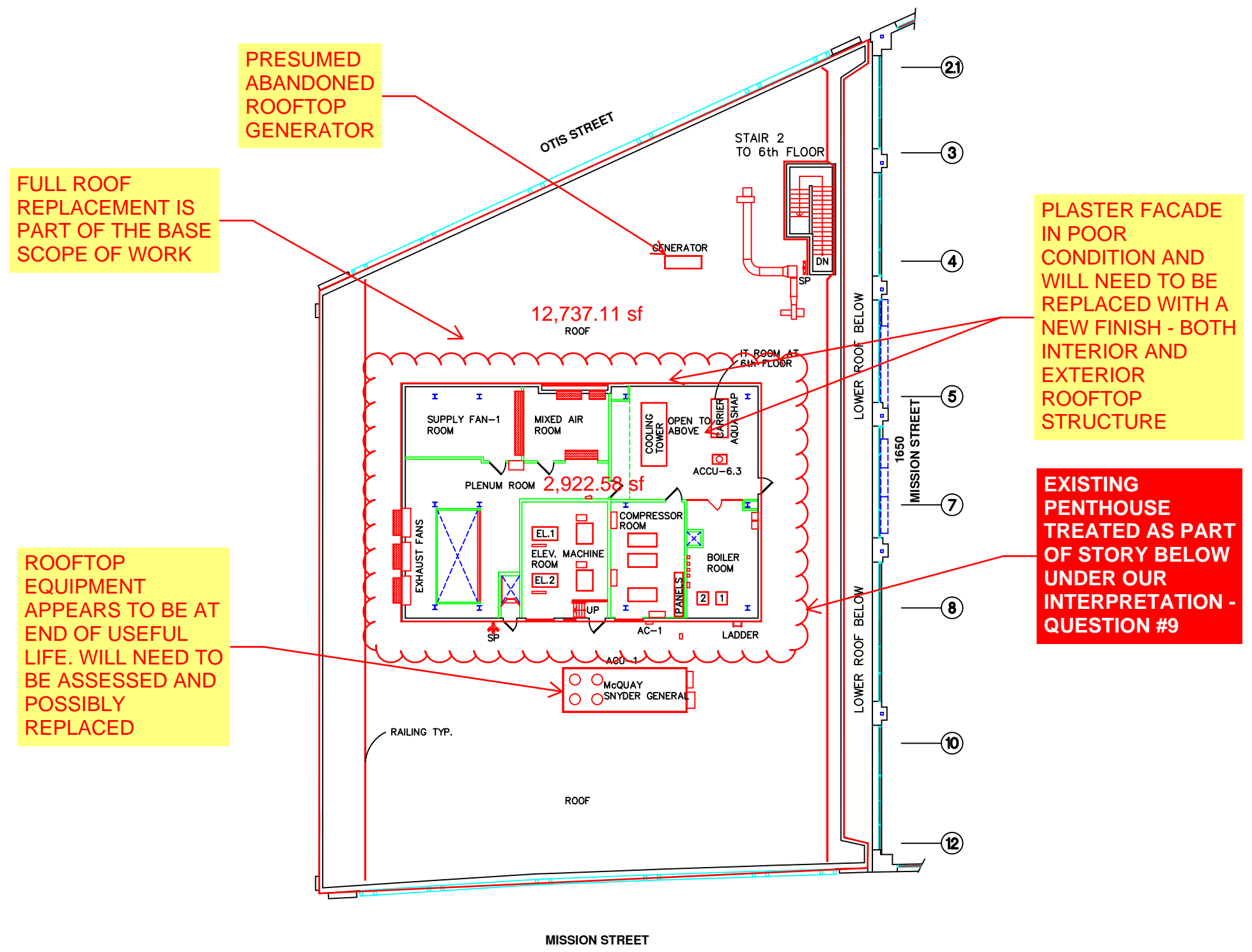
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ROOF FLOOR

TITLE:
A-R
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D F G H J K L M N N8 P



PRESUMED ABANDONED ROOFTOP GENERATOR

FULL ROOF REPLACEMENT IS PART OF THE BASE SCOPE OF WORK

ROOFTOP EQUIPMENT APPEARS TO BE AT END OF USEFUL LIFE. WILL NEED TO BE ASSESSED AND POSSIBLY REPLACED

PLASTER FACADE IN POOR CONDITION AND WILL NEED TO BE REPLACED WITH A NEW FINISH - BOTH INTERIOR AND EXTERIOR ROOFTOP STRUCTURE

EXISTING PENTHOUSE TREATED AS PART OF STORY BELOW UNDER OUR INTERPRETATION - QUESTION #9

