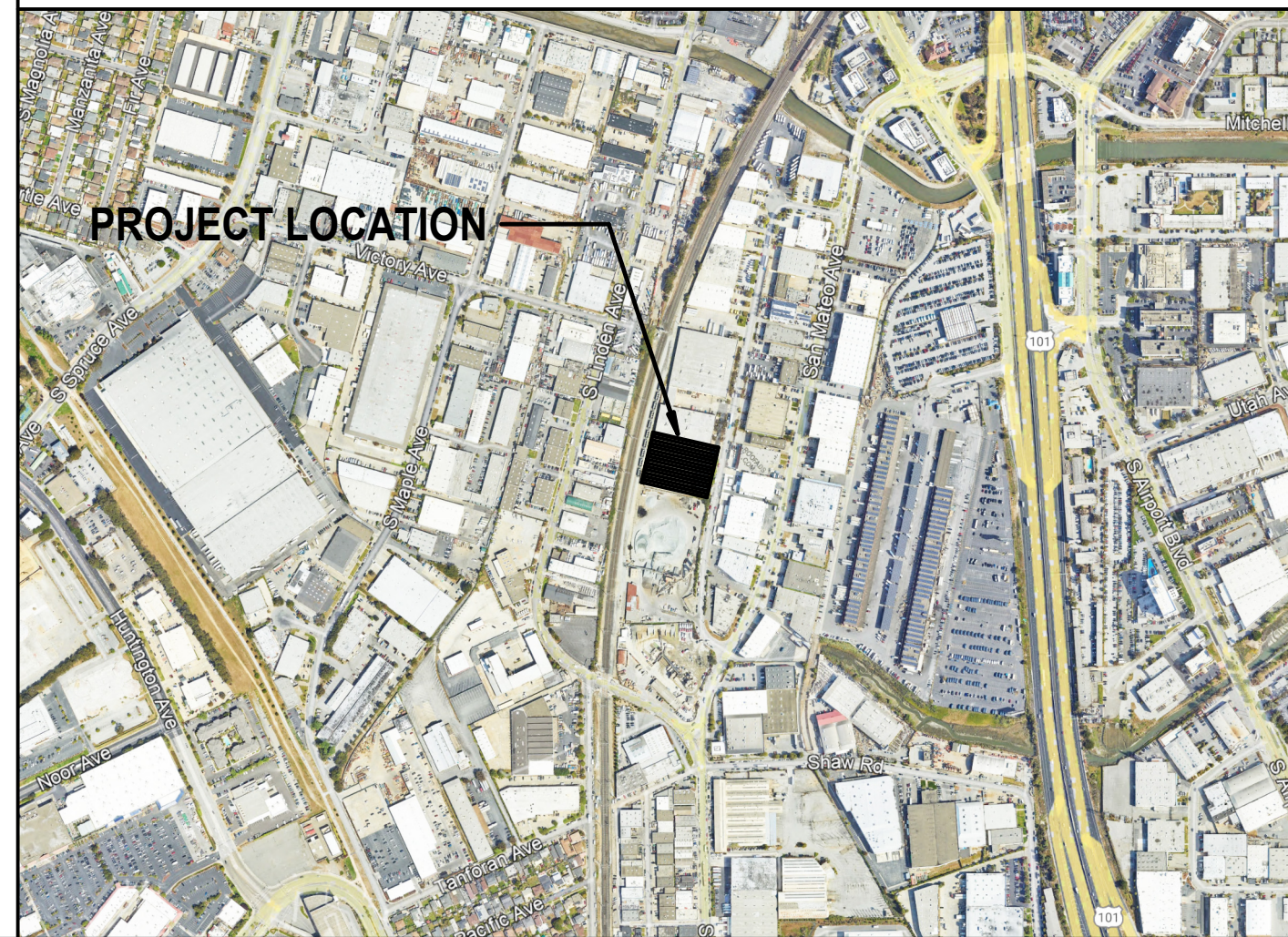


VICINITY MAP



1333 Lowrie Avenue

NEW FENCE INSTALLATION

MINOR USE PERMIT SUBMITTAL

1333 LOWRIE FENCE
MINOR USE PERMIT

PROJECT ADDRESS
1333 LOWRIE AVENUE
SOUTH SAN FRANCISCO, CA 94080



PIER 1, BAY 2
THE EMBARCADERO
SAN FRANCISCO, CA 94111

INFO@EHDD.COM
+1 415-285-9193

RAILWAY TRACKS

240' - 0"

APN 015115290
APN 015115290

APN 015115290
APN 015115450

APN 015115450
APN 015115460

1349 LOWRIE AVE.

13451 LOWRIE AVE.

1347 LOWRIE AVE.

1343/1345 LOWRIE AVE.

1353 LOWRIE AVE.

1341 LOWRIE AVE.

ROOF OF EXISTING WAREHOUSE BUILDING

334' - 1"

331' - 9"

EXTERIOR LIGHT POLE
UNDER SEPARATE
PERMIT

(E) ACCESSIBLE PARKING SPACES
PER REQUIREMENTS OF CBC 11B-502

(E) PARKING AREA

(E) LOADING RAMP

PROPOSED 6' HIGH
VEHICULAR SWING GATE

24' - 0"

(E) WOOD FENCE

(E) MONUMENT SIGN

(E) MONUMENT SIGN

PROPOSED 36" WIDE
PEDESTRIAN GATE
PER REQUIREMENTS
OF CBC 11B-404

(E) TREE, TYP

PROPOSED NEW 6' HIGH
ALUMINUM PICKET FENCE

LOWRIE AVE.

20' - 0" SETBACK PER SSFZO TABLE 20.100.003

ARCHITECTURAL SITE PLAN LEGEND

- (E) - EXISTING ADJACENT BUILDING
- PROPERTY LINE
- LIMIT OF WORK
- ACCESSIBLE BUILDING ENTRANCES
- ACCESSIBLE BUILDING EXITS
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE FEATURE
- EXISTING CONDITION PHOTO ON MUP-02

PROJECT DESCRIPTION

THE SUBJECT PROPERTY CONTAINS A STORAGE WAREHOUSE WITH PARKING AND LOADING AREAS ALONG ITS LOWRIE AVENUE FRONTAGE. THE PROPOSED PROJECT CONSISTS OF THE INSTALLATION OF A NEW 6-FOOT-HIGH VERTICAL PICKET (TRANSPARENT) FENCE AND GATES ALONG THIS FRONTAGE, PORTIONS OF WHICH ARE WITHIN THE FRONT SETBACK OF THE PROPERTY. THE PROPOSED FENCE WILL ENCLOSE THE PARKING AREA AND FACILITY ENTRANCE, BUT NOT THE LOADING AREA.

THIS MINOR USE PERMIT APPLICATION IS REQUIRED BY THE SOUTH SAN FRANCISCO ZONING ORDINANCE TABLE 20.300.006 TO ALLOW FOR A FENCE AND GATE EXCEEDING 4 FEET HEIGHT WITHIN THE FRONT STREET-FACING SETBACK.

Consultant

Stamp

PROJECT DATA

ADDRESS: 1333 LOWRIE AVENUE, SOUTH SAN FRANCISCO 94080

APN: 015115290

ZONING: MIH - MIXED INDUSTRIAL HIGH

USE: WAREHOUSING, STORAGE, AND DISTRIBUTION
(INDOOR WAREHOUSING AND STORAGE)

APPLICABLE CODES (BASIS OF DESIGN):
CODE REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

APPLICABLE MUNICIPAL CODES
SOUTH SAN FRANCISCO ZONING ORDINANCE

APPLICABLE STATE CODES:
2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, CBSC
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, CBSC
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, CBSC
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, CBSC
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, CBSC
2022 CALIFORNIA ENERGY CODE (CPC), PART 6, CBSC
2022 CALIFORNIA FIRE CODE, PART 9, CBSC
2022 CALIFORNIA EXISTING BUILDING CODE, PART 10, CBSC
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, CBSC
TITLE 8 C.C.R., CH. 4, SUB-CH. 6-ELEVATOR SAFETY ORDERS
TITLE 19 C.C.R., PUBLIC SAFETY, SFM REGULATIONS

APPLICABLE FEDERAL CODES & STANDARDS:
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

EXISTING PARKING SPACES: 32 ON SUBJECT PARCEL INCLUDING
2 ACCESSIBLE PARKING SPACES

PROPOSED PARKING SPACES: 32 ON SUBJECT PARCEL INCLUDING
2 ACCESSIBLE PARKING SPACES (NO CHANGES)

Printing Date

MINOR USE PERMIT SUBMITTAL 10/23/2024

Revisions and Description Date

SHEET INDEX

MUP-01 COVER SHEET AND SITE PLAN
MUP-02 ELEVATION AND EXISTING PHOTOS

Scale
As indicated

Drawn by
Author

EHDD Job Number
24056

Sheet Title

**COVER SHEET AND
SITE PLAN**

Sheet Number

MUP-01

10/25/2024 4:52:36 PM



1 EXISTING SITE PHOTO

2 EXISTING SITE PHOTO

3 EXISTING SITE PHOTO

1333 LOWRIE FENCE
MINOR USE PERMIT

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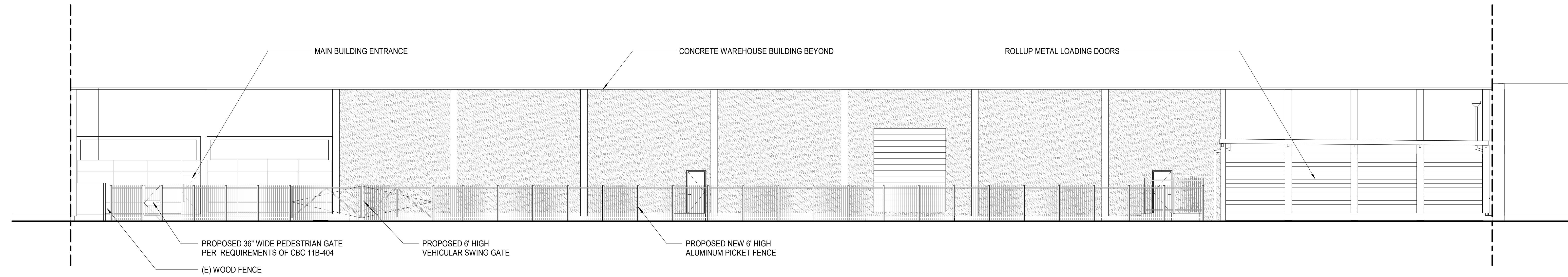
Scale
1/8" = 1'-0"

Drawn by
Author
EHDD Job Number
24056

Sheet Title
**ELEVATION AND
EXISTING PHOTOS**

Sheet Number

MUP-02



4 EAST ELEVATION
MUP-02 SCALE: 1/8" = 1'-0"

Autodesk_Docs://24056 LUVVO Tenant Improvements/24056-A-LUVVO-TL-BLDGS-R24.rvt