



## Projects

### LOCATION

San Francisco

### CLIENT

Eric Rice

### ARCHITECT

Mark Topetcher Architecture

### PROJECT TYPE

Multi-Family Residential

### BUILDING AREA

10,000 SF

### COST

\$3M (approx)

## 141 Albion Street Residences

This existing structure, the original German Social Hall, was built in the early 1900's on the site of the original Mission Dolores Chapel. The Social Hall was converted to residences in the 1960's. The client wanted to remodel, fully modernize and convert to condos. FTF did a full seismic upgrade, bringing the structural systems up to current seismic standards, including preserving the open spaces of the original assembly hall area.

Given its location on the shores of the historic Dolores Lagoon, the foundation design had to accommodate the poor soils and liquefaction potential. Property line excavations would undermine the adjacent 4-story apartment building supported on brick foundations. In order to avoid the added cost and schedule delays of underpinning the adjacent foundations, FTF devised an innovative design for the property line foundations to avoid the need for underpinning, keeping the project moving along despite these technical challenges.





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